20 CONTACTS

OWNER/DEVELOPER:
PERRY MANN INVESTMENTS, L.L.C.
7272 EAST INDIAN SCHOOL ROAD, SUITE 219
SCOTTSDALE, ARIZONA 85251
CONTACT: PERRY MANN
PHONE: 480-949-4406
FAX: 480-949-4486

ARCHITECT:
K & I ARCHITECTS AND INTERIORS, L.L.C.
16850 N. CENTRAL AVE. SUITE 320
PHOENIX, AZ 85054
CONTACT: KRISTI LEE SIGURDSSON, REGISTRATION # 32401
PHONE: 602-252-5002, EXT. 221
FAX: 602-252-9209

STRUCTURAL:
TLCP STRUCTURAL INC.
2502 E. INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85016
CONTACT: SCOTT LARSON, REGISTRATION # 21832
PHONE: (602) 553-8155
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CIVIL:
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LANDSCAPE ARCHITECT
T.J. McGUIEN & ASSOCIATES
1121 E. MISSOURI, SUITE 216
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GEOTECH:
FORRE & VANN, INC.
4013 NORTH 34TH AVENUE, SUITE 1
PHOENIX, ARIZONA 85021
CONTACT: DANIEL W. FORRE
PHONE: 623-943-8991
FAX: 602-943-7119

M P & E, FP & FA:
AIR-ZONA SYSTEMS ENGINEERING, INC.
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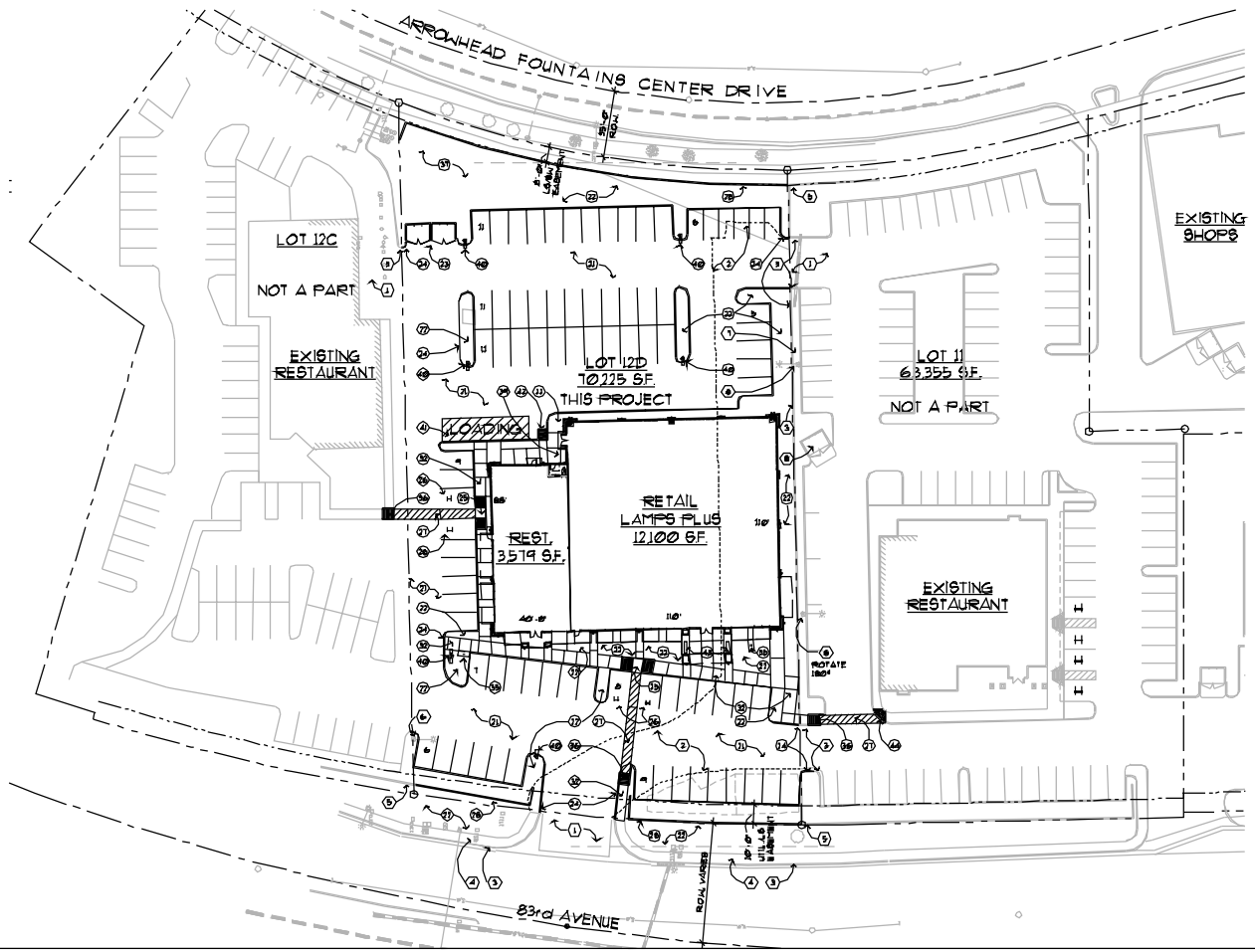
PHOENIX, AZ 85018
CONTACT: CHARMAINE MORAN, REGISTRATION # 3473
PHONE: 602-261-0300
FAX: 602-261-0600

12 KEY NOTES

1. EXISTING DRIVEWAY.
2. EXISTING PAVEMENT TO BE REMOVED.
3. EXISTING CURB TO REMAIN.
4. EXISTING SIDEWALK.
5. EXISTING SCREEN WALL
6. EXISTING LIGHT POLE
7. EXISTING LANDSCAPE AREA
8. EXISTING TRASH ENCLOSURE
21. NEW ASPHALT PAVING AND STRIPING, SEE CIVIL DRAWINGS.
22. NEW LANDSCAPING, SEE LANDSCAPE PLANS.
23. NEW TRASH ENCLOSURE.
24. NEW CAST IN PLACE CONCRETE CURB.
25. ACCESSIBLE RAMP.
26. ACCESSIBLE PARKING STALL.
27. STRIPED ACCESSIBLE PATH MAX. 5% SLOPE AND 2% CROSS SLOPE.
28. NEW 3'-0" HIGH CMU SCREEN WALL TO MATCH ADJACENT EXISTING.
30. NEW SIDEWALK, SEE CIVIL DRAWINGS.
31. NEW STRIPING AT EXISTING ASPHALT.
32. NEW FIRE HYDRANT, SEE CIVIL DRAWINGS.
33. BIKE RACK.
34. SIDEWALK RAMP
35. NEW RETENTION BASIN, SEE CIVIL DRAWINGS.
36. NEW F.D.C. LOCATION.
37. NEW GES.
38. NEW LIGHT POLE AND BASE.
39. LOADING AREA (12'-0" x 45'-0")
40. LOADING AREA RAMP
41. BENCH SEAT
42. SIDEWALK RAMP
E. INDICATES EXISTING IMPROVEMENTS.
P. INDICATES NEW WORK.

17 SITE PLAN



SITE DATA

PROJECT NAME:	ARROWHEAD FOUNTAINS CENTER
PROJECT DESCRIPTION:	NEW 15,679 SF. SINGLE STORY MASONRY MULTI-TENANT RETAIL/RESTAURANT BUILDING ON EXISTING PAD SITE. BUILDING SHALL HAVE NEW GRADING/DRAINAGE, LANDSCAPE, REFUSE ENCLOSURE, AND PARKING LOT.
BUILDING ADDRESS:	BELL ROAD AND 83RD AVENUE
ZONING:	PAD
OCCUPANCY:	M - RETAIL A-3 - RESTAURANT
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
SITE AREA:	GROSS AREA: 87,633 SF. (2.01 ACRES) NET AREA: 40,225 SF. (1.023 ACRES)
BUILDING AREA:	RETAIL : 12,100 SF. RESTAURANT : 3,579 SF. TOTAL : 15,679 SF.
LOT COVERAGE:	39% (15,679/40,225)
PARKING REQUIRED:	77% RETAIL: 12,100 SF. (12,100/400) = 49 SPACES 23% RESTAURANT: 3,579 SF. (3,579 X 50%)/50 = 49 SPACES
TOTAL REQUIRED:	83 SPACES
PARKING PROVIDED:	83 SPACES 73 STANDARD 6 COMPACT (83 X 15%) = 12 ALLOWABLE 4 ACCESSIBLE SPACES

LEGAL DESCRIPTION
LOTS 12D, ARROWHEAD FOUNTAINS CENTER LOT 12 SUBDIVISION,
BOOK 540 OF MAPS, PAGE 15 RECORDS OF MARICOPA COUNTY, ARIZONA

3 PROJECT DATA

CODE INFO.
ALL CONSTRUCTION WITHIN THIS CITY OF PEORIA SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES

2003 IBC, WITH PEORIA AMENDMENTS
2003 UPC, WITH PEORIA AMENDMENTS
2003 IECC, WITH PEORIA AMENDMENTS
2003 NEC, WITH PEORIA AMENDMENTS
2003 UMC, WITH STATE AMENDMENTS
2003 UFC, WITH PEORIA AMENDMENTS
2003 ADAAG ACCESSIBILITY GUIDELINES

ALLOWABLE AREA:
B-3 ALLOWABLE AREA (A-3) = 9,000 SF. (PER TABLE 503)
B-3 ALLOWABLE AREA (M) = 9,000 SF. (PER TABLE 503)
AREA INCREASE FOR FULLY SPRINKLERED BUILDING = (3) X B-3 ALLOWABLE SF.
TOTAL ALLOWABLE AREA (A-3) = 18,000 SF. (3 X 9,000 SF.) (PER SECTION 506.3)
TOTAL ALLOWABLE AREA (M) = 27,000 SF. (3 X 9,000 SF.) (PER SECTION 506.3)

ACTUAL AREA: 12,100 SF. (A-3) + 3,579 SF. (M) = 15,679 SF. TOTAL

SUM OF THE RATIOS: 15,679/9,000 = 1.74 ≤ 1

BUILDING HEIGHT : PER REVIEW AND APPROVAL OF ADJACENT LAND COMPATIBILITY

OCCUPANCY SEPARATION: A-3 / M = 2 HOUR (PER TABLE 508.3.3)

OCCUPANT LOAD: A-3 (12,100 SF. / 30) = 403 (PER TABLE 1004.1.2)
OCCUPANT LOAD: M (3,600 SF. / 60) = 324 (PER TABLE 1004.1.2)
OCCUPANT LOAD: M (3,600 SF. / 300) = 12 (PER TABLE 1004.1.2)

EGRESS:
EXIT WIDTH REQUIRED (A-3): 403 x .20 = 81" (PER TABLE 1005.3.2)
EXIT WIDTH REQUIRED (M): 336 x .20 = 67.2" (PER TABLE 1005.3.2)
EXIT WIDTH PROVIDED (A-3): 156"
EXIT WIDTH PROVIDED (M): 156"

EXITS:
REQUIRED: (A-3) = 2, (M) = 2, TOTAL = 4 (PER TABLE 1006.2.1)
PROVIDED: (A-3) = 3, (M) = 2, TOTAL = 5

2 CODE DATA

1 VICINITY MAP

K & I ARCHITECTS INTERIORS
16850 N. CENTRAL AVE. SUITE 320
PHOENIX, AZ. 85054
PH:602-252-5002
FAX:602-252-9209

ARROWHEAD FOUNTAINS CENTER

LOT 12D
BELL ROAD AND 83RD AVENUE
PEORIA, ARIZONA

REVISIONS

NO.	DESCRIPTION	DATE

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND INTERIORS.

SHEET TITLE:
SITE PLAN

JOB NUMBER: 02-0316
DRAWN BY: SAM M.
CHECKED BY: JEFF D.
ISSUE DATE: 12/1/03

REGISTERED ARCHITECT
JOHN T. FOREST, JAN SIGURDSSON
ARIZONA, U.S.A.

SHEET NUMBER:
SP-1