



A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

C. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".

D. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH APPROVED PLANS.

E. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

F. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

G. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTOR, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

H. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE MESA CONSTRUCTION CODE PRIOR TO USE.

I. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6481 AND REQUEST A DESIGN REVIEW INSPECTION.

J. BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS. ON SITE LIGHTING SHALL NOT EXCEED ONE FC (FOOT CANDLE) AT THE PROPERTY LINE.

L. MAXIMUM NOISE LEVEL OF 55 DECIBELS (NORMAL SPEAKING VOICE) AT THE PROPERTY LINE.

M. SITE LANDSCAPING, WALLS AND LIGHTING TO MATCH IN PHASED PROJECTS.

N. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ELOY PLUMBING CODE.

O. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ AQUIFER PROTECTION PROGRAM (APP)).

P. LANDSCAPE SHOULD BE MAINTAINED BY A PERMANENT & AUTOMATIC SPRINKLER SYSTEM TO MINIMIZE MAINTENANCE & WATER CONSUMPTION.

NOT USED

NOT USED

NOT USED

INDEX

C5 SITE PLAN - DATA
A-1 EXISTING/ DEMOLITION & NEW FLOOR PLAN



NOT USED

NOT USED

NOT USED

SHEET INDEX

CONSTRUCTION TYPE: V-B - 1 STORY
OCCUPANCY: B (BUSINESS)

SUITE #1 663/ 150= 4 OCC.
SUITE #2 652/ 150= 4 OCC.
SUITE #3 654/ 150= 4 OCC.
TOTAL OCCUPANTS= 12 OCCUPANTS

SPRINKLERS (Y)
ALARM (N)
EMERGENCY LIGHTS (Y)

PROJECT DESCRIPTION :
CONVERSION OF RESIDENTIAL RENTAL BUILDING INTO OFFICES

OCCUPANCY

INTERIOR REMODEL & CHANGE OF OCCUPANCY RESIDENTIAL 'R' RENTAL BUILDING TO OFFICES 'B', SUITE #1 DEMOLITION & APPROVED TO BE REPLACED IN REAR YARD.

VICINITY MAP N.T.S.

BUILDING CODES: CITY OF GLENDALE, ARIZONA

THE GLENDALE BUILDING CONSTRUCTION CODE CONSISTS OF THE CITY OF GLENDALE ADMINISTRATIVE PROVISIONS, THE FOLLOWING CODES AND STANDARDS, AND CITY OF GLENDALE AMENDMENTS THERETO:

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL ENERGY CODE (IEC)

SITE NOTES

NOT USED

NOT USED

NOT USED

SCOPE OF WORK

CODES

1. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., DURING DEMOLITION AND CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.

3. DISCREPANCIES IN THE CONTRACT DOCUMENTS; IN THE EVENT OF ERROR, OMISSION, AMBIGUITY, OR CONFLICT WITHIN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BRING THE MATTER TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER, FOR ARCHITECT'S DETERMINATION AND DIRECTION IN ACCORDANCE WITH PROVISIONS OF THE GENERAL CONDITIONS. DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL NOT BE ALLOWED AS A BASIS FOR CHANGE ORDERS.

4. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOLID BACKING BEHIND ALL SHELVING, HANDRAILS, BRACKETS, CABINETS, DOOR STOPS ETC. AND ALL EQUIPMENT REQUIRING BACKING.

6. WRITTEN DIMENSION SHALL BE USED FOR LAY-OUT. DO NOT SCALE DRAWINGS.

7. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE THE VERIFICATION OF ALL EXISTING CONDITIONS, ELEVATIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISHED SURFACES CLEAN AT THE COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.

9. THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL ELECTRICAL FLOOR BOXES, PIPING, TRENCHES, SLEEVES, AND CONDUITS, ETC., THROUGH AND UNDER CONCRETE SLABS PRIOR TO POURING CONCRETE.

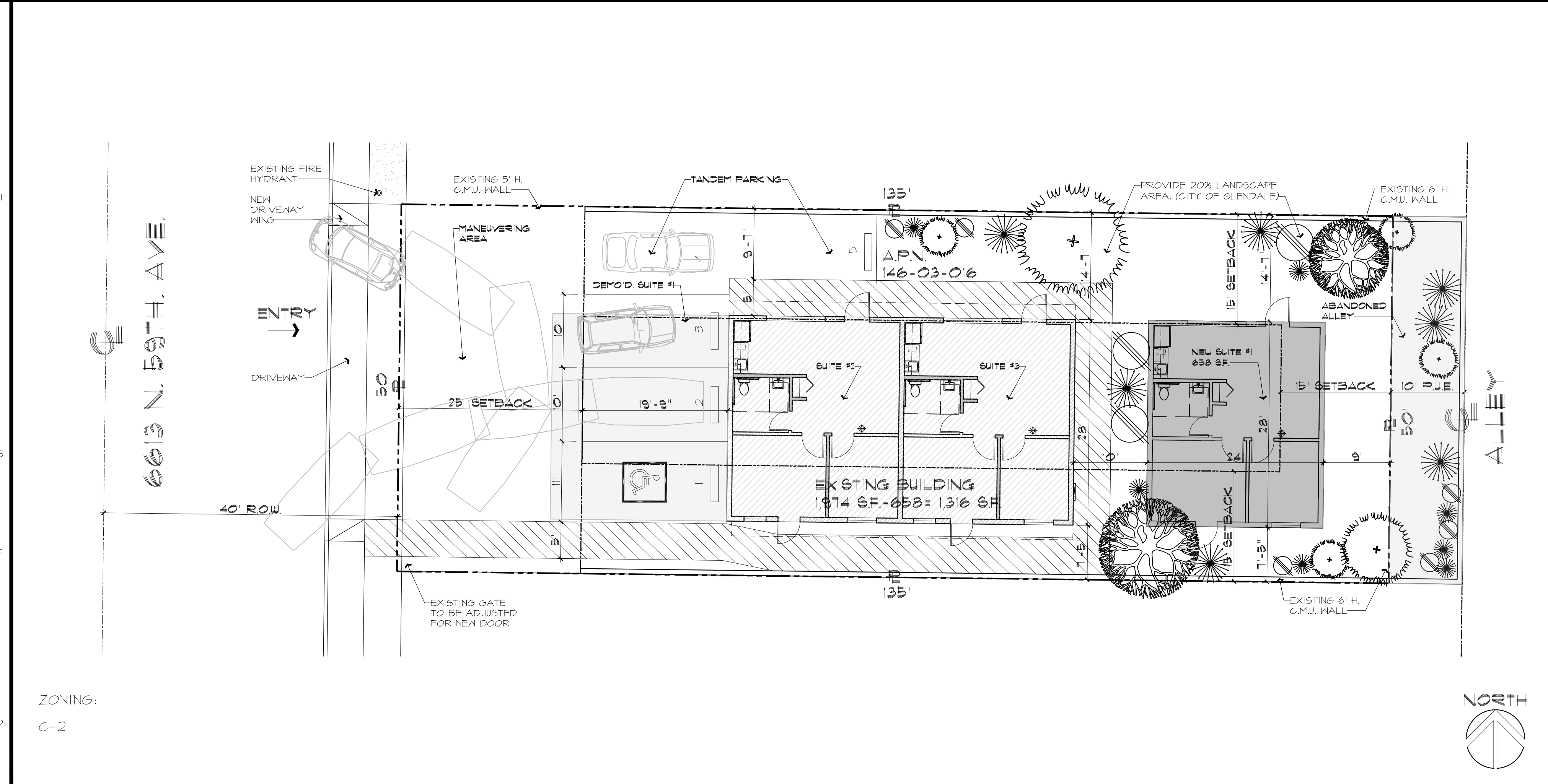
10. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

11. RELATIONSHIP OF CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS IN THE PROJECT MANUAL ARE INTENDED TO BE COMPLIMENTARY. WHAT IS SHOWN OR REQUIRED BY ONE SHALL BE AS IF REQUIRED BY ALL. WHAT IS SHOWN OR REQUIRED, OR MAY BE REASONABLY INFERRED TO BE REQUIRED, OR WHICH IS USUALLY AND CUSTOMARILY PROVIDED, SHALL BE INCLUDED IN THE WORK.

12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS MARKED O.F.C.I. (OWNER FURNISHED) CONTRACTOR INSTALLED OR N.I.C. ITEMS (NOT IN CONTRACT) WITH THE OWNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE FOLLOWING PERMITS IN ADDITION TO THE OTHER PERMITS REQUIRED:

A. BUILDING PERMIT
B. STRUCTURAL PERMIT
C. FIRE ALARM SYSTEM
D. FIRE SPRINKLER SYSTEM



LOT ADDRESS: 6613 N 59TH AVE. GLENDALE 85301
PARCEL NUMBER: 146-03-016
SUBDIVISION: GLENDALE BLOCKS 42-46

LOT: 16
LOT AREA: 7,000 S.F.
ZONING: C-2
OWNER'S NAME: AGUIRRE MARIA A.

TOTAL COVERAGE TO REMAIN= 28%
REMODELED 1,974 S.F.- 658 S.F. TO BE DEMOLISHED.
(1 SUITE DEMO'D.+ 1 FUTURE SUITE TO BE BUILT 658 S.F.)

PARKING CALCULATIONS:

THIS PROJECT OFFICE,
MINIMUM 1:300 SQ. FT.*
OFFICE AREA= 1,974/ 300= 7 SPACES.

TOTAL REQUIRED= 7 SPACES. - (10' X 20' MIN.)*
TOTAL PROVIDED= 4+ 1 TANDEM SPACE.

*GLENDALE, ARIZONA, CODE OF ORDINANCES,
ARTICLE 7, SECTION 7.400

ZONING: C-2

PROJECT DATA

GENERAL NOTES

SITE PLAN

CITY STAMP

AZ SUNSET OFFICES - 6613 N. 59TH AVE. GLENDALE 85
SITE PLAN - DATA
Date: MAR/ 22
Job No: 21-47
Project Mgr: A.B.
Drawn By: R.G.O.
Checked By: M.S.
CS