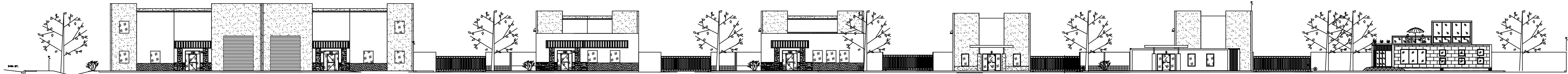


# 54TH. STREET BUSINESS PARK

MAIN STREET  
AND 54TH STREET  
MESA, ARIZONA 85205



## PROJECT DATA

|  |   |
|--|---|
| OWNER:   | DCSJ LLC,<br>1908 N. ROSEMONT<br>MESA, AZ 85205   |
| PROJECT ADDRESS:                                 | 5544 EAST MAIN STREET<br>MESA, ARIZONA 85205  |
| PARCEL NUMBER:                                   | 141-51-011 G.H.J  |
| ZONING:  | OC  |
| TYPE OF CONSTRUCTION:                            | III - B, IX - B (AUTO. FIRE EXTING. SYS.)   |
| SITE AREA:                                       | 194,998 SQ/FT 4.47T AC  |
| ALLOWABLE AREA PER BLDG.:<br>(PER IBC TABLE 503) | 50. FT. BASE AREA = 8,500 SQ/FT<br>MAX HEIGHT = 40 FT.  |
| AREA INCREASE PER BLDG.:<br>(PER IBC 506.3)      | 0, 8,500 S/F x 300% = 25,500 SQ/FT  |
| ACTUAL AREA PER BLDG.:                           | 11,221 SQ/FT  |
| BUILDING HEIGHT:                                 | 21'-0"  |
| BUILDING AREA ALL BLDGS:                         | OFFICE AREA 10,514 SQ/FT<br>WAREHOUSE 1,820 SQ/FT<br>SHOP 24,132 SQ/FT<br>TOTAL BUILDING AREA: 46,466 SQ/FT<br>CANOPIES 1,456 SQ/FT<br>TOTAL SQUARE FOOTAGE: 47,922 SQ/FT |
| PARKINGS REQUIRED ALL BLDGS:                     | OFFICE AREA 10,514 / 375 28 SPACES<br>WAREHOUSE 1,820 / 600 15 SPACES<br>SHOP 24,132 / 500 54 SPACES<br>TOTAL REQ'D 100 SPACES  |
| PARKING PROVIDED TOTAL:                          | REGULAR PARKING 135 SPACES<br>ACCESSIBLE PARKING 6 SPACES<br>TOTAL PROVIDED: 141 SPACES   |
| LANDSCAPE AREA TOTAL:                            | ON-SITE 54,665 SQ/FT<br>OFF-SITE 5,160 SQ/FT<br>TOTAL LANDSCAPE AREA: 59,825 SQ/FT<br>AREA PERCENT (%) COVERAGE 29.6 %  |

|                           |                             |   |             |
|---------------------------|-----------------------------|---|-------------|
|                           |                             | $V = C(P/12)A$<br>$C = (0.85) \text{ RUN-OFF COEFFICIENT}$<br>$D = (2.2') \text{ RAINFALL DEPTH}$<br>$A = (1.02ac) \text{ DRAINAGE AREA}$ |             |
| ON-SITE REQUIRED          | NO OFF-SITE RETENTION REQ'D | 51,500 SQ/FT<br>0.860 AC  |             |
| TOTAL AREA:               |                             |   |             |
|                           |                             | $A \times C \times D/12$  | $= V$       |
| DESERT LANDSCAPING        | 57,825 SQ/FT                | $x 0.50 \times 2.2/12$  | 5,300 C.F.  |
| ROOF AND CONC.            | 44,584 SQ/FT                | $x 0.95 \times 2.2/12$  | 8,636 C.F.  |
| CONC. PAVING              | 87,591 SQ/FT                | $x 0.95 \times 2.2/12$  | 15,255 C.F. |
| TOTAL REQUIRED RETENTION: |                             |   | 29,191 C.F. |
| PROVIDED                  |                             |   |             |
| TOTAL PROVIDED RETENTION: |                             |   | 31,824 C.F. |

## SCOPE OF WORK

PROJECT CONSISTS OF 3 PARCELS OF LAND ON THE SOUTH SIDE ON MAIN STREET ON THE WEST SIDE OF 54TH STREET, OF APPROX. 4.47 ACRES. THIS PROPERTY TO BE DIVIDED INTO EIGHT PARCELS.  
CONSTRUCTION OF MULTIPLE COMPLETE BUILDING W/ ALL SITE WORK, INCLUDING SITE IMPROVEMENTS, PAVING, WATER RETENTION, LANDSCAPING, UTILITIES, PLUMBING, ELECTRICAL, & FIRE PROTECTION TO BE INSTALLED AT THE SAME TIME. WAREHOUSE AREAS ARE FOR STORAGE AND SHOPS, OFFICES ARE FOR BUSINESS FIRE PROTECTION AND SIGNAGE PER SEPERATE PERMITS.

## LOCAL CODES:

|                      |                                 |                 |
|----------------------|---------------------------------|-----------------|
| LOCAL CODES:         | IBC, IPC, IMC, IFGC, IFC        | 2006            |
|                      | NEC                             | 2005            |
|                      | IECC                            | 2009            |
|                      | ADA                             | 2010            |
| SPECIAL INSPECTIONS: | BOLTS IN TILT SLAB CONC.        | WELDING         |
|                      | EPOXY GROUTING                  | EXPANSION BOLTS |
|                      | REINF. STEEL IN TILT SLAB CONC. |                 |

## CONSULTANTS

|  |  |
|--|--|
| ARCHITECT  | STRUCTURAL ENGINEER  |
| C.E.W. ASSOCIATES LLC  | BRODERIC ENGINEERING LLC   |
| 1908 NORTH ROSEMONT<br>MESA, ARIZONA 85205<br>(480) 243-7319 | 6854 EAST REMBRANT AVE<br>SUITE 124<br>MESA, ARIZONA 85204<br>(480) 926-6333 |

|  |  |
|--|--|
| CONTRACTOR   | FIRE PROTECTION ENGINEER   |
| DCSJ LLC   | HEIDEMAN ASSOCIATES LLC  |
| 1908 NORTH ROSEMONT<br>MESA, ARIZONA 85205<br>(480) 218-6425 | 4410 EAST BEVERLY ROAD<br>PHOENIX, ARIZONA 85044<br>(602) 255-0105 |

## BENCHMARK

IRM, BRASS TAG T.G. N.E. CORNER  
OF E. MAIN STREET & HIGLEY ROAD  
ELEVATION = 1347.46 (C.O.M. DATUM)

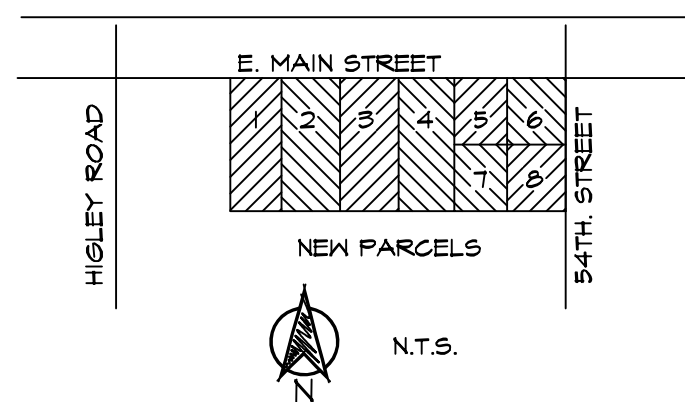
## LEGAL DESCRIPTION

EXHIBET A  
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF MESA, COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE W. QUARTER CORNER SECTION 23, TOWNSHIP 1 N. RANGE 6 E.  
THENCE EASTERLY ON AN ASSUMED BEARING OF "EAST" ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 422.50 FEET TO A POINT;  
THENCE SOUTH 00 DEGREES 28 MINUTES 40 SECONDS IN, A DISTANCE OF 48.00 FEET TO A POINT ON THE S. RIGHT OF WAY LINE OF APACHE TRAIL TO THE POINT OF BEGINNING.  
THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE APACHE TRAIL, A DISTANCE OF 863.71 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 54TH STREET, BEING THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS WEST ( SOUTH 00 DEGREES 30 MINUTES 57 SECONDS WEST RECORD) A DISTANCE OF 300.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF 54TH STREET;  
THENCE WEST, A DISTANCE OF 200.00 FEET;  
THENCE NORTH 00 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF THE OF APACHE TRAIL;  
THENCE EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

## LIST OF ABBREVIATIONS

|  |  |                                   |                                |
|--|--|-----------------------------------|--------------------------------|
| A.I.C. .... ALT. INTERRUPTING CAPACITY | I.D. .... INTERIOR DESIGN              | E.F. .... EXHAUST FAN             | R.D. .... ROOF DRAIN           |
| A.B. .... ANCHOR BOLT                  | INSUL. .... INSULATION                 | E.A. .... EACH                    | RECEPT. .... RECEPTACLE        |
| A.F.F. .... ABOVE FINISHED FLOOR       | LL.H. .... LONG LEG HORIZONTAL         | ELECT. .... ELECTRIC              | REINF. .... REINFORCING        |
| ALT. .... ALTERNATE                    | LL.V. .... LONG LEG VERTICAL           | ELEV. .... ELEVATION              | REQ'D. .... REQUIRED           |
| ALUM. .... ALUMINUM                    | L.P. .... LOW POINT                    | EQ. .... EQUAL                    | R.W.L. .... RAIN WATER LEADER  |
| AUX. .... AUXILIARY                    | LAV. .... LAVATORY                     | EQUIP. .... EQUIPMENT             | R.O.W. .... RIGHT-OF-WAY       |
| B.O. .... BOTTOM OF                    | LOC. .... LOCATE                       | EXT. .... EXTERIOR                | SQ. .... SQUARE                |
| B.D. .... BOARD                        | L.S. .... LONG                         | S/S, S.S. .... STAINLESS STEEL    | STL. .... STEEL                |
| BLK'G. .... BLOCKING                   | MAS. .... MASONRY                      | F.C.O. .... FLOOR CLEAN OUT       | STRUCT. .... STRUCTURAL        |
| BM. .... BEAM                          | MAX. .... MAXIMUM                      | F.D. .... FLOOR DRAIN             | SURF.MTD. .... SURFACE MOUNTED |
| BOT/BOTT. .... BOTTOM                  | MIN. .... MINIMUM                      | F.E. .... FIRE EXTINGUISHER       | S.W. .... SAFE WASTE           |
| BRZ. .... BRONZE                       | MTD. .... MOUNTED                      | FIN.FL./FF. .... FINISH FLOOR     | T&G. .... TONGUE AND GROOVE    |
| C. .... CENTER LINE                    | MTL. .... METAL                        | F.O.M. .... FACE OF MASONRY       | T.O.S. .... TOP OF SLAB        |
| C/COND. .... CONDUIT                   | N.I.C. .... NOT IN CONTRACT            | F.R.P. .... FIRE RATED PANELING   | TYP. .... TYPICAL              |
| C.E. .... CEILING                      | O.C. .... CON CENTER                   | F.S. .... FLOOR SINK              | UR. .... URINAL                |
| COL. .... COLUMN                       | O.D. .... OUTSIDE DIM., OVERFLOW DRAIN | FT. .... FOOT                     | VEN. .... VENEER               |
| CONC. .... CONCRETE                    | O/O. .... OUT TO OUT                   | FTG. .... FOOTING                 | VERT. .... VERTICAL            |
| CONN. .... CONNECTION                  | P. .... PHASE DIAMETER                 | GA. .... GAUGE                    | VEST. .... VESTIBULE           |
| CONT. .... CONTINUOUS                  | P.L. .... PROPERTY LINE, PLATE         | GALV. .... GALVANIZED             | V.T.R. .... VENT THRU ROOF     |
| CONTR. .... CONTRACTOR                 | PLYND. .... PLYWOOD                    | G.C. .... GENERAL CONTRACTOR      | W. .... WIDE                   |
| CTR. .... CENTER                       | P.O.S. .... POINT OF SAIL              | GRD. .... GROUND                  | W. .... WITH                   |
| C.W. .... COLD WATER                   | PREFAB. .... PREFABRICATED             | GY. .... GYPSUM                   | W.C.O. .... WALL CLEAN OUT     |
| C.O.M. .... CITY OF MESA               | P.S.F. .... POUNDS PER SQ. FOOT        | H. .... HEIGHT                    | W.C. .... WATER CLOSET         |
| D. .... DIAMETER                       | P.T. .... PRESSURE TREADED             | HORIZ. .... HORIZONTAL            | W.D. .... WALL                 |
| DIA. .... DIAMETER, DIAGRAM            | P.V.C. .... POLYVINYL CHLORIDE         | H.D. .... HAND DRYER              | W.H. .... WATER HEATER         |
| DBL. .... DOUBLE                       |  | H.W. .... HOT WATER               | W.I.B. .... WALK IN BOX        |
| D.T. .... DRIVE-THRU                   |  | H.D. .... HAND DRYER              | W.P. .... WATER PROOF          |
| DWG. .... DRAWING                      |  | H.G. .... HANDICAP                | W.W.F. .... WELDED WIRE FABRIC |
| DTL. .... DETAIL                       |  | H.P. .... HORSE POWER, HIGH POINT | W.W.M. .... WELDED WIRE MESH   |
|  |  | H.W.C. .... HANDICAP WATER CLOSET |                                |

## VACINITY MAP



## REVISIONS

| DESCRIPTION | DATE |
|-------------|------|
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |

C.E.W Associates LLC  
ARCHITECTURE, DESIGN

1908 N ROSEMONT MESA, AZ 85205  
TELEPHONE (480) 243-7319 FAX (480) 497-4307  
cewassociates@yahoo.com

54TH. STREET BUSINESS PARK  
MAIN STREET AND 54TH STREET  
MESA, AZ 85205

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## COVER SHEET

ARCHITECTURAL  
DRAWINGS

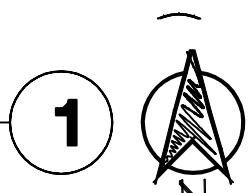
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C-1










FILE NO.  
15-CM-001



SCALE: 1" = 30'-0"



| SYMBOL | COMMON / BOTANICAL NAME | EMITTERS / TYPE |
|--------|-------------------------|-----------------|
|--------|-------------------------|-----------------|

|   |   |       |
|---|---|-------|
| TREES:  |   |       |
|  | <p>SISSOO TREE<br/>DALBERGIA SISOO</p>                                  | 4/T   |
|  | <p>EVERGREEN ELM<br/>ULMUS PARVIFLUA "TRUE GREEN"</p>                   | 4/T   |
|  | <p>CHILEAN MISQUITE<br/>PROSOPIS CHILENSIS</p>                          | 4/T   |
| SHRUBS:   |   |       |
|  | <p>BOXWOOD BEAUTY<br/>MATAL PLUM<br/>CARRISA GRAND "BOXWOOD BEAUTY"</p> | 2-3/5 |
|  | <p>DESERT CARPET ACACIA<br/>ACACIA REDOLENS "DESERT CARPET"</p>         | 2-3/5 |
|  | <p>RED YUCCA<br/>HESPERALOE PARVIFLORA</p>                              | 2-3/5 |
|  | <p>DWARF PURPLE BOUGAINVILLEA<br/>BOUGAINVILLEA "MONEY"</p>             | 2-3/5 |
|  | <p>DWARF ROSENKA BOUGANVILLEA<br/>BOUGANVILLEA "ROSENKA"</p>            | 2-3/5 |
|  | <p>MEXICAN BIRD OF PARADISE<br/>CAESALPINIA PILCHERRIMA</p>             | 2-3/5 |

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS" SEE SECTION 1403(6)(a).

CONTRACTOR MAY NEED TO USE LARGER SIZE CONTAINERS TO ACHIEVE MINIMUM SIZES. THIS IS TO BE DONE AT NO ADDITIONAL CHARGE TO OWNER.

IF THERE ARE ANY CONFLICTS BETWEEN THESE PLANS, DETAILS, AND NOTES AND THE WRITTEN SPECIFICATIONS, THE PLANS, DETAILS AND NOTES SHALL PREVAIL.

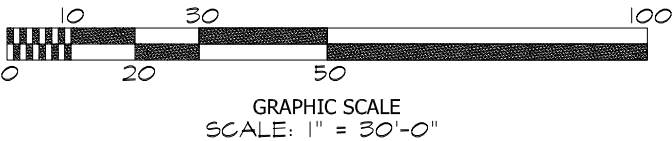
IN ORGANIC GROUND COVER TO BE MIN. 2" DECOMPOSED GRANITE 1/2" SCREENED.  
COLOR: EXPRESS BROWN'

NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL.

ALL RIGHT-OF-WAY PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE/ DROUGHT TOLERANT PLANT LIST. FOR THE PHOENIX ACTIVE MANAGEMENT AREA.

REFER TO NOTES, DETAILS AND ARCHITECTURAL/ENGINEERING DRAWINGS

SEE CIVIL DRAWINGS FOR LEGAL DESCRIPTION.



| ROOF<br>MAIN ST. | SHRUBS<br>TREES | ADJACENT<br>EAST  | SHRUBS<br>TREES | ADJACENT<br>WEST | SHRUBS<br>TREES | ADJACENT<br>SOUTH | SHRUBS<br>TREES | INTERIOR<br>PARKING | SHRUBS<br>TREES | FOUND<br>PLANTS | PLANTS |
|------------------|-----------------|-------------------|-----------------|------------------|-----------------|-------------------|-----------------|---------------------|-----------------|-----------------|--------|
|                  | 4 PER 25'       | 50% @ 5 GAL       | 650             | 156 SHRUBS       | 156 SHRUBS      |                   |                 |                     |                 |                 |        |
|                  | 1 PER 25'       | 25% 36" / 50% 24" | 650             | 26 TREES         | 26 TREES        |                   |                 |                     |                 |                 |        |
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C.E.W Associates LLC  
ARCHITECTURE, DESIGN  
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cewassociates@yahoo.com

54TH STREET BUSINESS PARK  
MAIN STREET AND 54TH STREET  
MESA, AZ 85205

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30 JUNE 2017

# LANDSCAPE PLAN

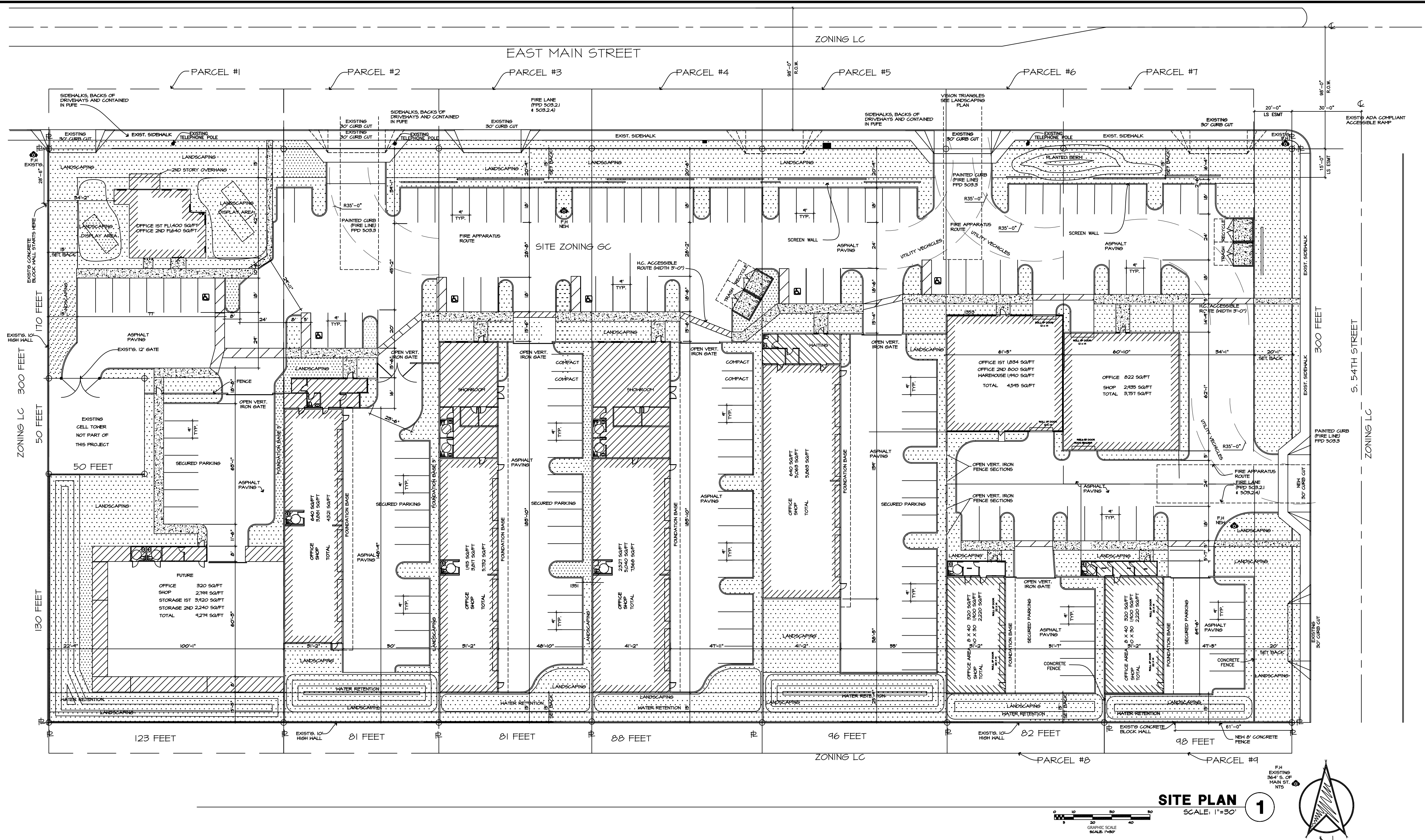
## LANDSCAPE PLAN

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|----|-----|------|-----------|
| BY | DDC | DATE | 5/24/2015 |
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FILE NO.  
15-CM-001





GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE AL FINISHES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
4. BACKFLOW PREVENTION DEVICES TO BE PAINTED TO MATCH BUILDING COLOR.
5. ALL LANDINGS AT DOORS SHALL BE MIN. 4' x 4' AND NOT TO EXCEED 2% SLOPE.
6. ALL STREET LIGHTS ARE EXISTING (SEE SHT C-2)
7. EXTERIOR SIGNS REQUIRE A SEPARATE SIGN PERMIT & COMPATIBILITY w/ BLDG ARCHITECTURE.
8. NO OVERHEAD POWER LINES ON THIS SITE.
9. ALL LANDSCAPING TO BE MAINTAINED BY OWNER.
10. NO COVERED PARKING ON THIS SITE.

PROVIDE "NO SMOKING" SIGNS w/ NO SMOKING SYMBOL PER CITY OF MESA CODE (MIN. 5" HIGH LETTERS TYP. @ EACH ENTRY POINT)

FIRE DEPARTMENT NOTES

1. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROAD AND HYDRANTS.
2. CONTRACTOR SHALL CONSTRUCT FIRE LANE IN ACCORDANCE WITH F.P.D. No. 503.2-1 AND 503.2-2.
3. STRUCTURE CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF IFC CHAPTER 14 AND NFPA 241.
4. NO APPARATUS TURN RADIUS REQUIRED PER IFC 503.2.5

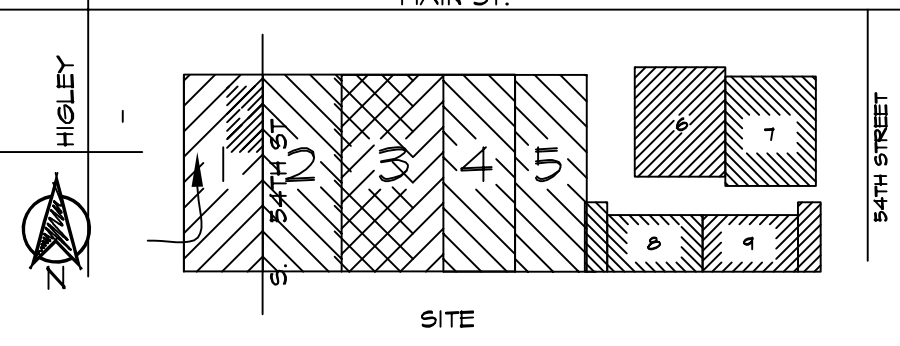
SYMBOL LEGEND

- |  |                       |  |                            |
|--|-----------------------|--|----------------------------|
|  | PAINTE FIRE LANE CURB |  | FIRE HYDRANT               |
|  | PROPOSED BUILDING     |  | FIRE DEPARTMENT CONNECTION |
|  | SCREEN WALL           |  | PROPERTY CORNER            |
|  | SECURITY FENCE        |  | WATER METER                |
|  | NEW SIDEWALK          |  | KNOX BOX                   |
|  | METAL CANOPY          |  |                            |
|  | LANDSCAPING           |  |                            |
|  | FIRE APPARATUS ROUTE  |  |                            |
- SOME SYMBOLS MAY NOT APPEAR ON SHEET

CURVE LEGEND

| MARK | RADIUS   | LENGTH  | CHORD LENGTH | CHORD BEARING   |
|------|----------|---------|--------------|-----------------|
|      | 1305.00' | 135.34' | 135.28'      | N 65°-10'-03" E |

VACINITY MAP



REVISIONS

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MAIN STREET AND 54TH STREET  
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REGISTERED ARCHITECT  
13202  
DAN CHRISTENSEN  
Arizona, USA  
30 JUNE 2017

SITE PLAN

SITE DEVELOPMENT  
BY MDW DATE 8/5/2015

SD-1

FILE NO.  
15-CM-001