A NEW ISOTAINER PARKING PAD FOR **FUJIFILM ELECTRONIC** MATERIALS

6550 S. MOUNTAIN RD. MESA, AZ 85212

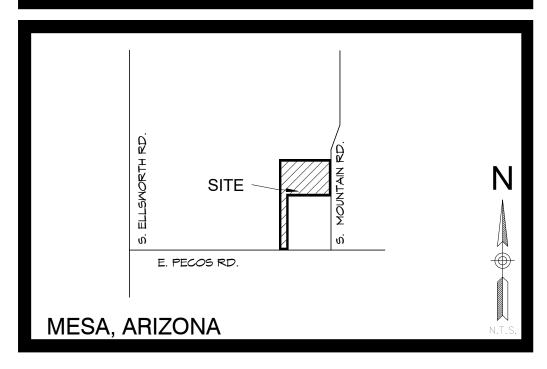
BLDG. DATA

OWNER:	FUJI FILM ELECTRONIC MATERIALS	
BUILDING ADDRESS:	6550 S MOUNTAIN RD. MESA, AZ 85212	
CONTACT: FUJIFILM REPRESENTATIVE	THOMAS JONUTIS, PROJECT MANAGER 480-987-7523	
BUILDING CODES:	2006 I.B.C. 2009 I.E.C.C. 2006 I.R.C. 2006 I.F.G.C. 2006 I.M.C. 2006 N.E.C. 2006 U.P.C. 2006 I.F.C. 2006 I.P.C. 2010 ADAAG	
EXISTING ZONING:	GI-AF	
PROPOSED ZONING:	HI-AF WITH PAD OVERLAY	
PARCELS:	304-34-041, 304-34-042A, 304-34-042B	
USE:	(EXIST.) MANUFACTURING	
GROSS SITE AREA:	1,596,030 S.F 36.64 ACRES	
NET SITE AREA:	1,515,430 S.F 34.79 ACRES	
AREA OF DEVELOPMENT :	149,549 S.F 3.43 ACRES	
AREA OF REZONE :	253,567 S.F 5.82 ACRES	

GENERAL NOTES

- CONTRACTOR SHALL FOLLOW ALL CODES AND REGULATIONS MANDATED BY FEDERAL. STATE, COUNTY AND CITY AGENCIES. UNDERLYING BUILDING CODES AND REGULATIONS. A.D.A. AND CORPORATION COMMISSION ON GAS, ETC.
- . CONTRACTOR SHALL, UNDER HIS CONTRACT PROVIDE FOR AND PAY ALL COSTS ASSOCIATED WITH BUILDING PERMITS, INSPECTION FEES, LOCATION FEES, TAXES AND REVIEW FEES. COST OF OBTAINING PERMITS, FEES & TAXES SHALL BE PROVIDED JNDER THIS CONTRACT
- . CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL FINISHES THAT ARE DAMAGED DURING THE COURSE OF THIS CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- . CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/ OR REPLACE ALL EXISTING LINES DAMAGED DURING THE COURSE OF THIS CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOCKED, SECURED JOB SITE AT ALL TIMES DURING THE COURSE OF THIS CONSTRUCTION. ANY VANDALISM OR THEFT DUE TO AN UNLOCKED BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL RUN AND MAINTAIN, DURING THE COURSE OF THIS CONSTRUCTION, A SAFE AND SECURE JOB SITE, SECURE OF CROSS TRAFFIC.
- . ALL WASTE MATERIALS SHALL BE DISPOSED OF IN A PROPERLY LICENSED DISPOSAL SITE
- THE CONTRACTOR IS TO COMPLY WITH AND SUBJECT TO ALL PARTS OF THESE DOCUMENTS AND ALL CONDITIONS OF THE AIA DOCUMENT A 201, GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION, 1997 EDITION, FOR THIS PROJECT

VICINITY MAP



CONSULTANTS

MECHANICAL/PLUMBING/ ELECTRICAL: MAVEN ENGINEERING 230 W. BASELINE RD, SUITE 103 TEMPE, ARIZONA 85283 (480) 303-0180

STRUCTURAL/CIVIL: BABBIT NELSON ENGINEERING, LLC 1140 E. GREENWAY ST. SUITE 2 MESA, ARIZONA 85203 (480) 610-1341

SCOPE OF WORK

he proposed project is located near the northwest corner of S. Mountain Rd and E. Pecos Rd. at the existing Fuji Film facility in Mesa, Arizona.

his project is for a new parking lot for Isotainer Storage to be located on the orth side of the property. The project area is currently vacant. The existing hain-link fencing and concrete curbing around the project site area will be emoved. The existing fire hydrants near project site area are to remain. Powe will be provided for 25 Isotainers for cooling and heating the contents, and will ave the power outlets stubbed up behind each of the 25 full tankers. The tankers will have a Reefer attached to the units. There are two transformers located to the South of the development area, which one is sized for 2,000 KVA and the other is sized for 1,500 KVA.

For the North 19 acres of the property Fuji Film is requesting to re-zone only the proposed developed area (5.82 acres) which is not being deeded to the ADOT ight of way. The project proposes an area of 96,184 square foot for storage of 77 new parking stalls. The parking stalls along the North side concrete area will slope towards the block wall to the North, for any potential spillage. The remainder of the parking lot shall drain to a valley gutter per the Civil Engineer's lesign. Drainage shall exit the lot via two guillotine gates to the West of the new parking lot after proper testing for contamiants by Fuji Film. The new Isotainer parking area will be constructed using concrete. The concrete will be designed or 50,000 lbs capacity loading per loaded vehicle. A fully loaded trailer with contents weighs 50,000 lbs. The concrete will be designed for 3500 psi, 6" thick

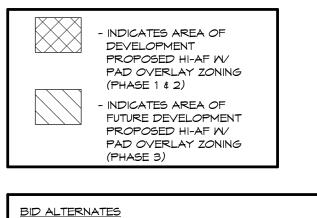
he area will have an 8 foot high block wall to enclose the area with three strands of barb wire and razor wire mounted to the inside, below the top of the plock wall, and lighting. The East side of the site will have a decorative wrought ron fence with CMU piers. The proposed site will also include a future (phase 3) 60,000 square foot building for product production. The building shall be located the Northwest of the site and will be built at a later date. The development area will require the existing fencing, concrete curbs, shrub and trees to be emoved to prepare for land grading and excavation. The site is currently divided nto three separate parcels, that shall be combined via a lot combination. The new Maricopa freeway 24 easement will be located on the North side of the new block vall installation, according to Maricopa freeway studies using Alternate # 3, and shall encompass approximately 13 acres of the Property.

SHEET INDEX

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A-2	2	ENLARGED SITE PLAN
A-3	З	SITE SECTIONS & DETAILS
C-1	4	IMPROVEMENT PLAN
C-2	5	PAVING PLAN
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LO.1	7	LANSCAPE COVER SHEET
L1.1	8	LANDSCAPE PLAN
L2.1	٩	IRRIGATION PLAN
L3.1	10	LANDSCAPE & IRRIGATION DETAILS
INV. 1	11	LANDSCAPE INVENTORY SHEET
INV. 2	12	LANDSCAPE INVENTORY SHEET

SPECIAL INSPECTIONS

- SOILS, PER IBC SEC. 1705.6
- B. CONCRETE, PER IBC SEC.1705.3 & ACI 530-13, TABLE 3.1 REINFORCING STEEL, PER IBC SEC. 1705.3 & ACI 318-11,
- TABLE 3.1 STRUCTURAL MASONRY, PER IBC SEC. 1705.4 & ACI 530-13,
- TABLE 3.1 ANCHOR BOLTS, EXPANSION BOLTS & EPOXY BOLTS, PER IBC TABLE 1705.3 & ACI 318-11, SEC 1.3 AND APPENDIX D.



- Provide costs for additional 2nd stacked parking t the south of the construction area, see Exhibit 1. (see RFP)
- Alternate schedule for premium work hours Provide additional LED fixtures on the 6 light poles on south side of parking lot. This additional fixture will face south to make it a double headed pole.

