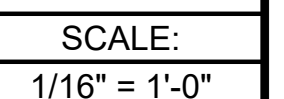
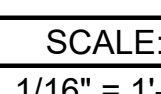



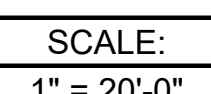
REVISIONS		BY	DATE
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SCALE:
1/16" = 1'-0"



SCALE:
1/16" = 1'



SCALE:
1" = 30'-0"

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

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JN 4-30-18

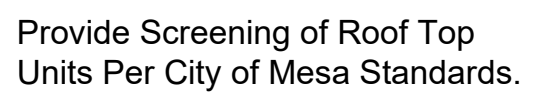
CCC JOB NO.

7311

SHEET NO.

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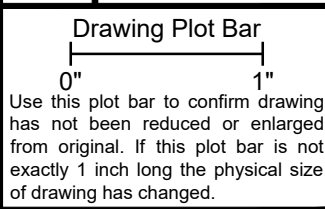
A3



A	SCALE:
	1/16" = 1'-0"



B	SCALE:
	1/16" = 1'-0"



SHEET NO.

A5

BUILDING SECTION LOOKING SOUTH

SCALE:
1/16" = 1'-0"

ROOF PLAN

Proposed Industrial Building

828 N. Higley Road, Mesa, Arizona

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

	REVISIONS

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5085

L.P.	REV
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INSTRUCTION C
Parkway North
California 91746-3
9-0453

MMERCE CO
 91 Crossroad
 h Floor
 of Industry, C
 ephone: (562)
 ense No. 7233

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N
Building
, Arizona

ROOF PL
Industrial
gley Road, M

Proposed
1828 N

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Use this plot bar to confirm drawing
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from original. If this plot bar is not
exactly 1 inch long the physical size
of drawing has changed.

DRAWN BY DATE

CCC JOB NO.
7311

SHEET NO.

A3

<p>NOTES</p> <ol style="list-style-type: none"> SEE COP DETAIL, PLUS FOR ACCESSIBLE SIGN DETAILS. AN ACCESSIBLE SIGN IS REQUIRED FOR EACH ACCESSIBLE PARKING SPACE. <p>ACCESSIBLE SIGN HEIGHT AND INSTALLATION</p>	<p>3' Screenwall Detail</p> <p>3' Screenwall Detail</p>	<p>Curb Ramp Detail</p> <p>Curb Ramp Detail</p>	<p>International Symbol of Accessibility</p> <p>International Symbol of Accessibility</p>
<p>Ornamental Iron Fence</p> <p>Ornamental Iron Fence</p>	<p>Monument Sign Elevation</p> <p>Monument Sign Elevation</p>	<p>Truncated Domes</p> <p>Truncated Domes</p>	<p>Curb Ramp Detail</p> <p>Curb Ramp Detail</p>
<p>Fire Lane Sign Details</p> <p>Fire Lane Sign Details</p>	<p>Monument Sign Plan</p> <p>Monument Sign Plan</p>	<p>Posted Traffic Sign</p> <p>Posted Traffic Sign</p>	<p>Curb Ramp Detail</p> <p>Curb Ramp Detail</p>
<p>Fire Lane Sign Details</p> <p>Fire Lane Sign Details</p>	<p>Fire Hydrant & Pipe Guard Detail</p> <p>Fire Hydrant & Pipe Guard Detail</p>	<p>Case Number PRS18-00255</p> <p>Proposed Industrial Building</p> <p>1828 N. Higley Road, Mesa, Arizona</p> <p>AD1</p>	<p>Case Number PRS18-00255</p> <p>Proposed Industrial Building</p> <p>1828 N. Higley Road, Mesa, Arizona</p> <p>AD1</p>

NOTES

1. TRASH AND RECYCLING BIN AREA SHALL BE SCREENED WITH A SIX FOOT (6') MASONRY WALL PER COM DETAIL M-62.04.1.
2. BIN ENCLOSURE TO BE A MINIMUM OF 3 FEET FROM ANY NON-COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT, AND 5 FEET FROM ANY COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT (PER UNIFORM FIRE CODE 103.2.2).
3. BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
4. GATES SHALL BE INSTALLED SO THERE IS A NET BIN ENCLOSURE OPENING OF 12 FEET PER BIN. GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
5. GATES, HINGES, SAFETY POSTS, AND MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MINIMUM 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
6. EACH ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT BOTH THE OPEN AND CLOSED POSITIONS TO PREVENT GATES FROM CLOSING INTO THE COLLECTION VEHICLE.
7. BIN ENCLOSURES SHALL HAVE (5) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE ONLY PER COM DETAIL M-62.04.1.
8. SAFETY POSTS SHALL HAVE A HEIGHT OF 6 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF THE ENCLOSURE. SAFETY POSTS SHALL BE PLACED A MINIMUM OF 4' FROM THE WALL.
9. USE CLASS "A" CONCRETE AS PER SECTION 725 EXCEPT AS NOTED IN SAFETY POST DETAIL ON COM DETAIL M-62.04.1.
10. STEEL REINFORCEMENT SHALL BE GRADE 40.
11. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-4751.
12. EXTERIOR FINISH OF 6 FOOT MASONRY SCREEN WALLS SHALL BE COORDINATED ARCHITECTURALLY WITH PRIMARY BUILDING FINISHES.
13. SOIL BELOW THE WALL, FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR MOISTURE CORRECTION.
14. STANDARDS FOR SINGLE, DOUBLE, AND TRIPLE-WIDE BIN ENCLOSURES ARE ADDRESSED IN COM DETAILS M-62.02 AND M-62.03.
15. STANDARDS FOR SINGLE, DOUBLE, AND TRIPLE-WIDE BIN ENCLOSURES ARE ADDRESSED IN COM DETAILS M-62.02 AND M-62.03.

SEE M-62.04.1 FOR REFERENCED NOTES

REV. 01/20/14

mesa az
BIN ENCLOSURE SCREEN WALL, SAFETY POST AND GATE STANDARDS - NOTES
DETAIL NO. M-62.04.2

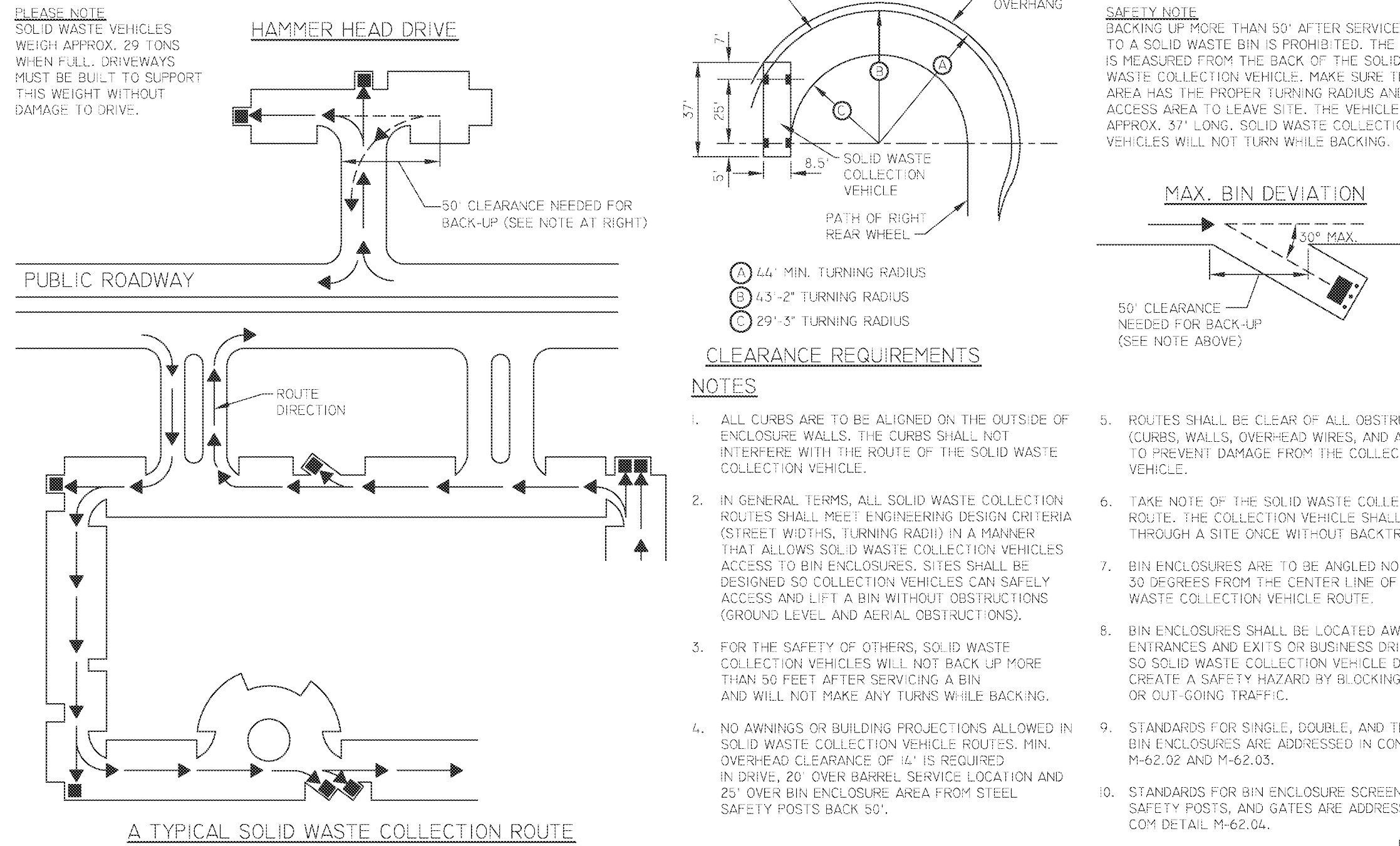
NOTES

1. ALL COMMERCIAL PROPERTIES SHALL BE DESIGNED WITH ENCLOSURES TO ACCOMMODATE (1) REFUSE AND (2) RECYCLING ENCLOSURE FOR EVERY 20,000 SQUARE FEET OF BUILDING SPACE. RESTAURANTS WHICH ARE DESIGNED ON A SINGLE PAD SHALL HAVE A MINIMUM (1) REFUSE AND (1) RECYCLING ENCLOSURE. THE ENCLOSURES CAN BE SET UP AS DOUBLES OR SINGLES TO MAXIMIZE THE USE OF THE PROPERTY.
2. MULTI-UNIT RESIDENTIAL DEVELOPMENTS SHALL BE DESIGNED WITH EITHER SINGLE OR DOUBLE-WIDE ENCLOSURES FOR TRASH AND AT LEAST ONE TRIPLE-WIDE ENCLOSURE FOR RECYCLING.
3. COMPACTORS CAN BE USED IN DEVELOPMENTS WHERE THE EMPLOYEES LOAD AND ACTIVATE THE COMPACTING EQUIPMENT. DEVELOPMENTS THAT ALLOW CUSTOMERS OR RESIDENTS ACCESS TO THE COMPACTING EQUIPMENT WILL NOT BE APPROVED. MARICOPA COUNTY REGULATIONS (MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER 2, SECTION 5, REGULATION 4 (A)) REQUIRE TWICE PER WEEK COLLECTION IF FOOD WASTE IS PLACED INTO CONTAINERS.
4. THE NUMBER OF BIN ENCLOSURES NEEDED DEPENDS ON THE SIZE OF THE DEVELOPMENT. TYPICALLY, TOTAL VOLUME NEEDS CAN BE CALCULATED BASED ON ONE HALF CUBIC YARD PER LIVING UNIT PER WEEK. FOR EXAMPLE, A DEVELOPMENT WITH 200 UNITS X 1/2 YARDS = 100 YARDS PER WEEK OR 10 TRASH BINS (6 YARD) SERVICED TWO TIMES PER WEEK (10 X 6 X 2 = 120 YARDS).
5. SINGLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 12 FEET.
6. DOUBLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 24 FEET WITHOUT MIDWALLS. ALTHOUGH NOT REQUIRED, DOUBLE-WIDE BIN ENCLOSURES CAN BE DESIGNED WITH MIDWALLS WITH A NET ENCLOSURE OPENING OF 12 FEET ON EACH SIDE OF MIDWALL.
7. GATES, HINGES, SAFETY POSTS, AND MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MINIMUM 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
8. GATES, HINGES AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING SO THERE IS A MINIMUM 12" WIDTH WITHIN EACH ENCLOSURE. DOUBLE-ENCLOSURE GATES MUST BE ABLE TO OPEN SIMULTANEOUSLY.
9. BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 30 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
10. BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
11. BIN ENCLOSURES TO BE A MINIMUM OF 3 FEET FROM ANY NON-COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT, 5 FEET FROM ANY COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT (PER UNIFORM FIRE CODE 103.2.2).
12. STANDARDS FOR SOLID WASTE VEHICLE ACCESS ARE ADDRESSED IN COM DETAIL M-62.04.
13. STANDARDS FOR TRIPLE-WIDE ENCLOSURES ARE ADDRESSED IN COM DETAIL M-62.03.
14. STANDARDS FOR BIN ENCLOSURE SCREEN WALLS, SAFETY POSTS, AND GATES ARE ADDRESSED IN COM DETAIL M-62.04.
15. STANDARDS FOR PROPERTIES APPROVED FOR BARREL SERVICE ARE ADDRESSED IN COM DETAIL M-62.05.
16. RESTAURANTS MUST PROVIDE A SEPARATE ENCLOSED AREA TO ACCOMMODATE THEIR GREASE TRAP. THIS DESIGNATED AREA MUST NOT INTERFERE WITH THE TRASH/RECYCLING COLLECTION.
17. SOLID WASTE ENCLOSURES MAY INCLUDE WATER CONNECTIONS & DRAINS TO FACILITATE CLEANING OF DUMPSTERS. THESE SHOULD BE LOCATED TO NOT WHERE THE ENCLOSURE OPENING (AND GATING IF REQUIRED). ADDITIONAL ITEMS SUCH AS LANDSCAPING, CONTROL BOXES AND LIGHTING MAY BE POSITIONED ON THE OUTSIDE OF THE ENCLOSURE WALLS.
18. TREE PLANTING SHOULD NOT TAKE PLACE WITHIN TEN (10) FEET OF THE BIN ENCLOSURE AND SHOULD BE SPACED SO AS NOT TO CREATE AN AGRADUAL OBSTRUCTION FOR THE BIN DUMPING AT THE FINAL FULL GROWTH DIMENSIONS.

REV. 02/10/2015

mesa az
SINGLE AND DOUBLE-WIDE BIN ENCLOSURES - NOTES
DETAIL NO. M-62.02.2

PLEASE NOTE
SOLID WASTE VEHICLES (WED) APPROX. 29 TONS WHEN FULL. DRIVEWAYS MUST BE BUILT TO SUPPORT THIS WEIGHT WITHOUT DAMAGE TO DRIVE.



NOT TO SCALE
REV. 02/03/2014

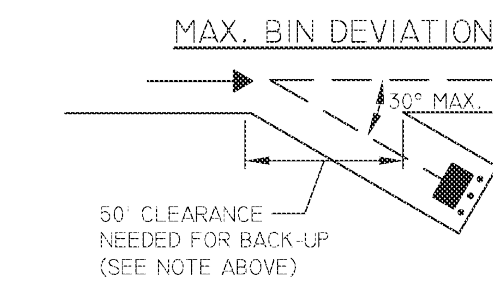
mesa az
STANDARDS FOR SOLID WASTE VEHICLE ACCESS
DETAIL NO. M-62.01

CLEARANCE REQUIREMENTS

- NOTES
1. ALL CURBS ARE TO BE ALIGNED ON THE OUTSIDE OF ENCLOSURE WALLS. THE CURBS SHALL NOT INTERFERE WITH THE ROUTE OF THE SOLID WASTE COLLECTION VEHICLE.
 2. IN GENERAL TERMS, ALL SOLID WASTE COLLECTION ROUTES SHALL MEET ENGINEERING DESIGN CRITERIA (STREET WIDTHS, TURNING RADIUS) IN A MANNER THAT ALLOWS SOLID WASTE COLLECTION VEHICLES ACCESS TO BIN ENCLOSURES. SITES SHALL BE DESIGNED SO COLLECTION VEHICLES CAN SAFELY ACCESS AND LIFT A BIN WITHOUT OBSTRUCTIONS (GROUND LEVEL AND AERIAL OBSTRUCTIONS).
 3. FOR THE SAFETY OF OTHERS, SOLID WASTE COLLECTION VEHICLES WILL NOT BACK UP MORE THAN 50 FEET AFTER SERVICING A BIN AND WILL NOT MAKE ANY TURNS WHILE BACKING.
 4. NO AWNINGS OR BUILDING PROJECTIONS ALLOWED IN SOLID WASTE COLLECTION VEHICLE ROUTES. MIN. OVERHEAD CLEARANCE OF 14' IS REQUIRED IN DRIVE, 20' OVER BARREL SERVICE LOCATION AND 25' OVER BIN ENCLOSURE AREA FROM STEEL SAFETY POSTS BACK 50'.

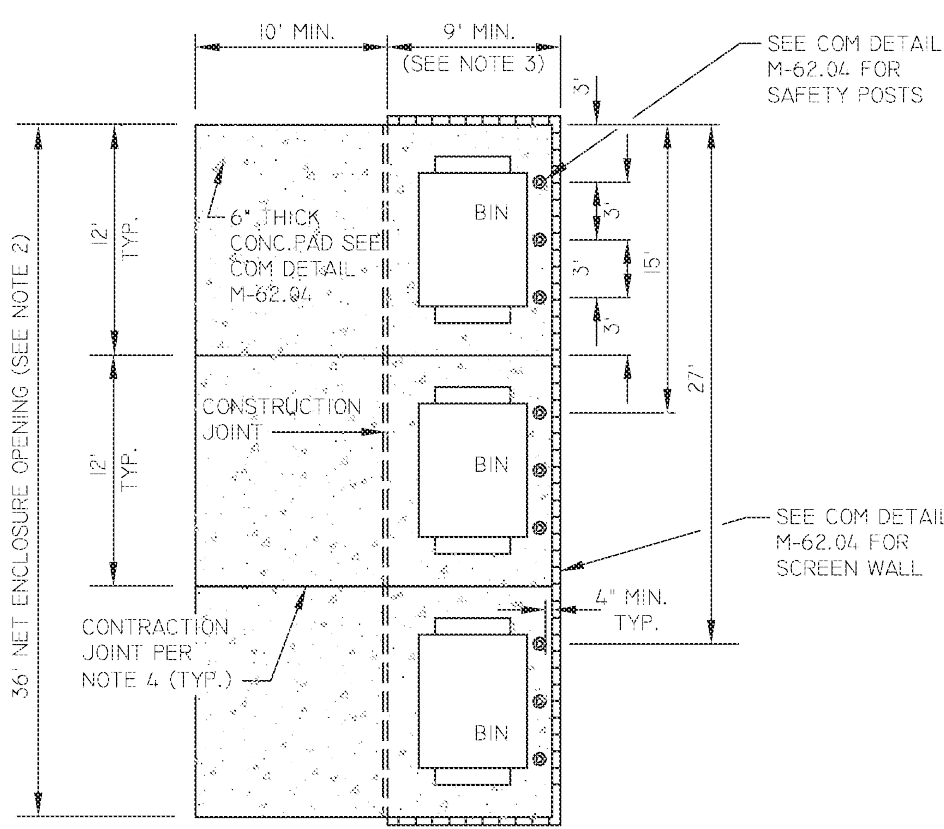
5. ROUTES SHALL BE CLEAR OF ALL OBSTRUCTIONS (CURBS, WALLS, OVERHEAD WIRES, AND AWNINGS) TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE.
6. TAKE NOTE OF THE SOLID WASTE COLLECTION ROUTE. THE COLLECTION VEHICLE SHALL TRAVEL THROUGH A SITE ONCE WITHOUT BACKTRACKING.
7. BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 30 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
8. BIN ENCLOSURES SHALL BE LOCATED AWAY FROM ENTRANCES AND EXITS OR BUSINESS DRIVE-THRU'S SO SOLID WASTE COLLECTION VEHICLE DOES NOT CREATE A SAFETY HAZARD BY BLOCKING IN-COMING OR OUT-GOING TRAFFIC.
9. STANDARDS FOR SINGLE, DOUBLE, AND TRIPLE-WIDE BIN ENCLOSURES ARE ADDRESSED IN COM DETAILS M-62.02 AND M-62.03.
10. STANDARDS FOR BIN ENCLOSURE SCREEN WALLS, SAFETY POSTS, AND GATES ARE ADDRESSED IN COM DETAIL M-62.04.

NOT TO SCALE



NOTES

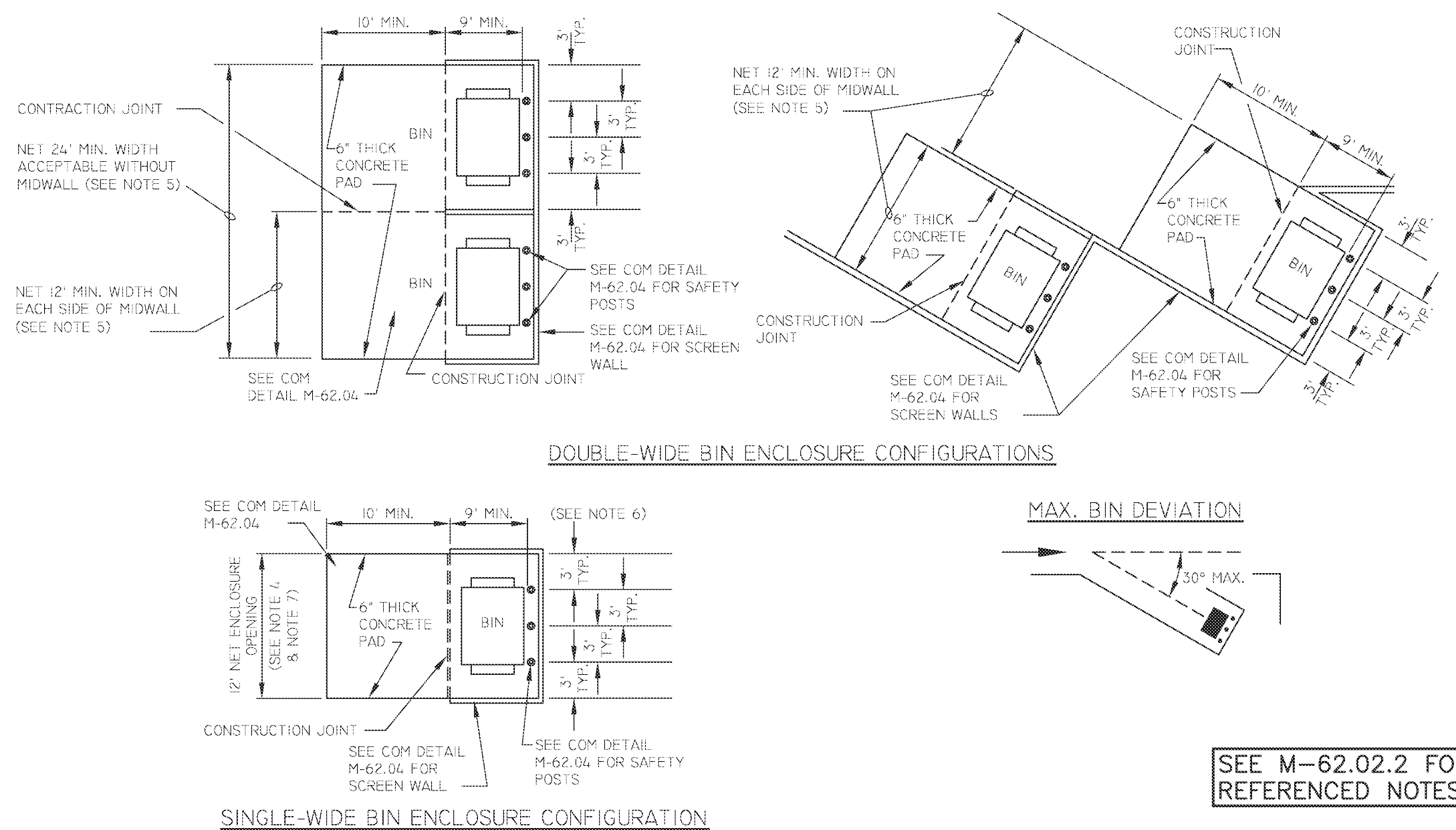
1. MULTI-UNIT RESIDENTIAL DEVELOPMENTS MAY BE DESIGNED WITH A TRIPLE-WIDE ENCLOSURE TO ACCOMMODATE RECYCLING. ADDITIONAL ENCLOSURES MAY BE NECESSARY DEPENDING ON NUMBER OF UNITS. TOTAL VOLUME NEEDS ARE ADDRESSED IN COM DETAIL M-62.02.
2. TRIPLE-WIDE ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 36 FEET AND SHALL BE DESIGNED WITHOUT MIDWALLS. GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING. GATES MUST BE ABLE TO OPEN SIMULTANEOUSLY.
3. GATES, HINGES, SAFETY POSTS, AND MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MINIMUM 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
4. BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 30 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
5. CONTRACTION JOINTS MAY BE EITHER SCORED OR SAWCUT 1/2" DEEP.
6. GATES, HINGES AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING SO THERE IS A MINIMUM 12" WIDTH CLEAR WITHIN EACH ENCLOSURE.



TRIPLE-WIDE BIN ENCLOSURE

NOT TO SCALE
REV. 02/03/2014

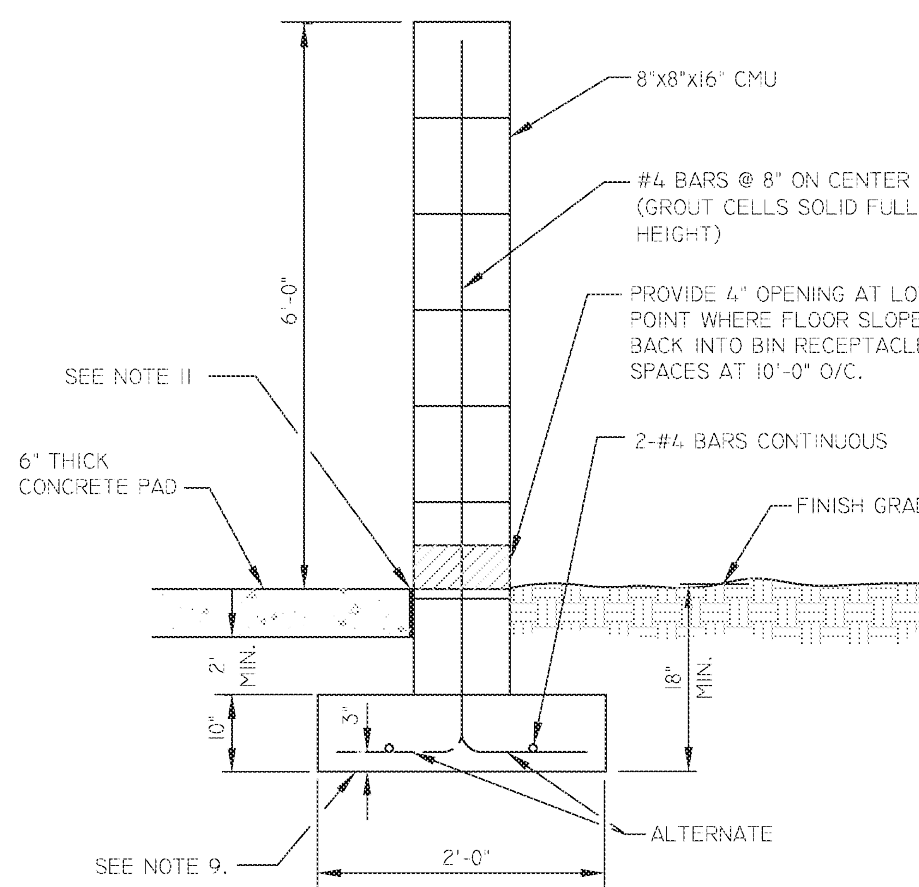
mesa az
TRIPLE-WIDE BIN ENCLOSURES
DETAIL NO. M-62.03



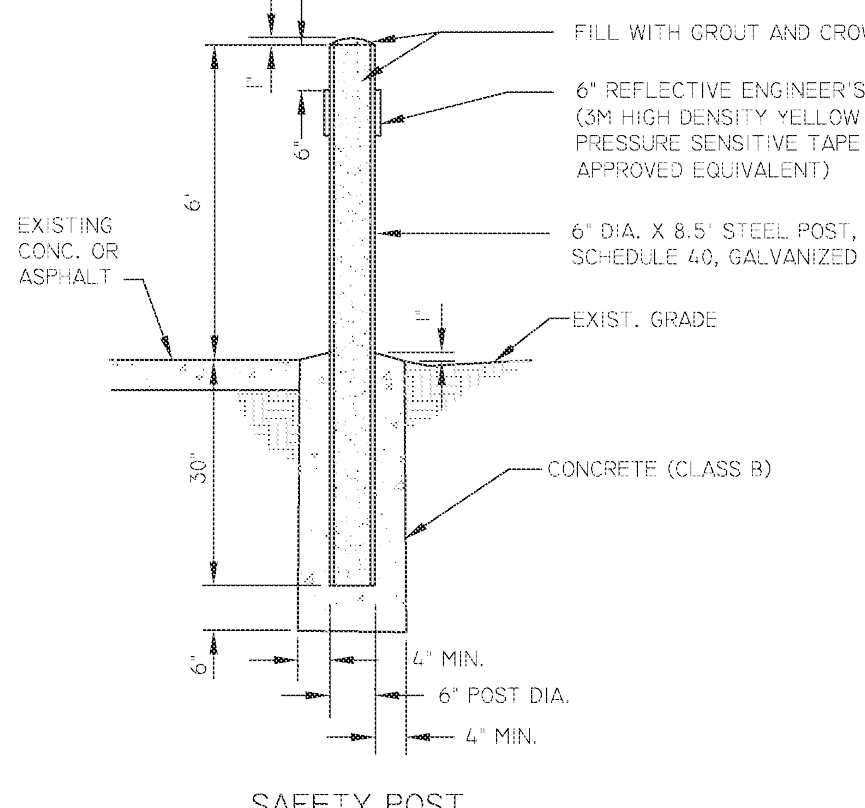
SEE M-62.02.2 FOR REFERENCED NOTES

NOT TO SCALE
REV. 01/26/15

mesa az
SINGLE AND DOUBLE-WIDE BIN ENCLOSURES
DETAIL NO. M-62.02.1



6-FOOT MASONRY SCREEN WALL



SAFETY POST

SEE M-62.04.2 FOR REFERENCED NOTES

NOT TO SCALE
REV. 01/31/14

mesa az
BIN ENCLOSURE SCREEN WALL, SAFETY POST AND GATE STANDARDS
DETAIL NO. M-62.04.1

Case Number PRS18-00255

SUBMITTAL (2018-06-19) EXHIBIT - 03

DETAILS
Proposed Industrial Building
1828 N. Higley Road, Mesa, Arizona

Drawing Plot Bar
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JN 4-30-18

CCC JOB NO.
7311

SHEET NO.

AD3

TRASH ENCLOSURE 1