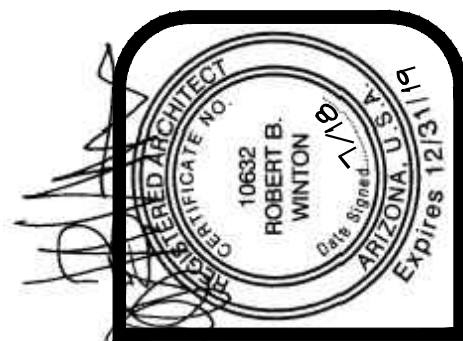




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WA

for
IDENTICO PRINT SERVICES
MESA, ARIZONA
SUN STATE BUILDERS

job no. 18138
drawn MGO
approved RBW
date 7/02/18
revisions

SP-1

PROJECT DATA

ADDRESS:

ZONING: L1 (Light Industrial)

APN: 304-30-041

PARCEL: Gross= 198,120 SF (4.55 acres)
Net= 186,930 SF (4.29 acres)

BUILDING AREA: Building #1= 32,700 SF (Spec)
Building #2= Offices= 2,500 SF
Warehouse=19,068 SF
Product= 2,800 SF
Spec Space= 8,372 SF
Total 65,400 SF

LOT COVERAGE: 65,400 / 186,930 SF = 35%

CONSTRUCTION TYPE: VB, AFES

ALLOWABLE AREA: If= (590/740-0.25)30/30 = .547
Aa=9000+3(9000)+.547(9000)
=9000+27,000+4923
=40,923>32,700

OCCUPANCY: B/S1/F1

OCCUPANT LOAD: Building #1=32,700/500= 66
Building #2= Offices=2500/100= 25
Production=2800/200= 14
Warehouse=16,150/500= 33
Total = 72

PARKING REQUIRED: Building #1
Offices=25% x 32,700 = 8,175 / 375 = 21.8
Warehouse = 24,525 / 500 = 49.05
Sub-total = 71 Spaces
Building #2
Offices = 2,500 / 375 = 6.66
Production = 2,800 / 600 = 4.66
Warehouse 16,150 / 900 = 17.94
Spec. Space - 8,372 x 25% = 2,093 SF
Offices = 2,813 / 375 = 7.50
Warehouse = 8,437 / 500 16.87
Sub-total = 54 Spaces
Total = 125 Spaces

PARKING PROVIDED: 63 Spaces + 65 Spaces (future)= 128 Spaces

ACCESSIBLE SPACES REQUIRED: 3 Space

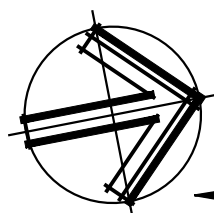
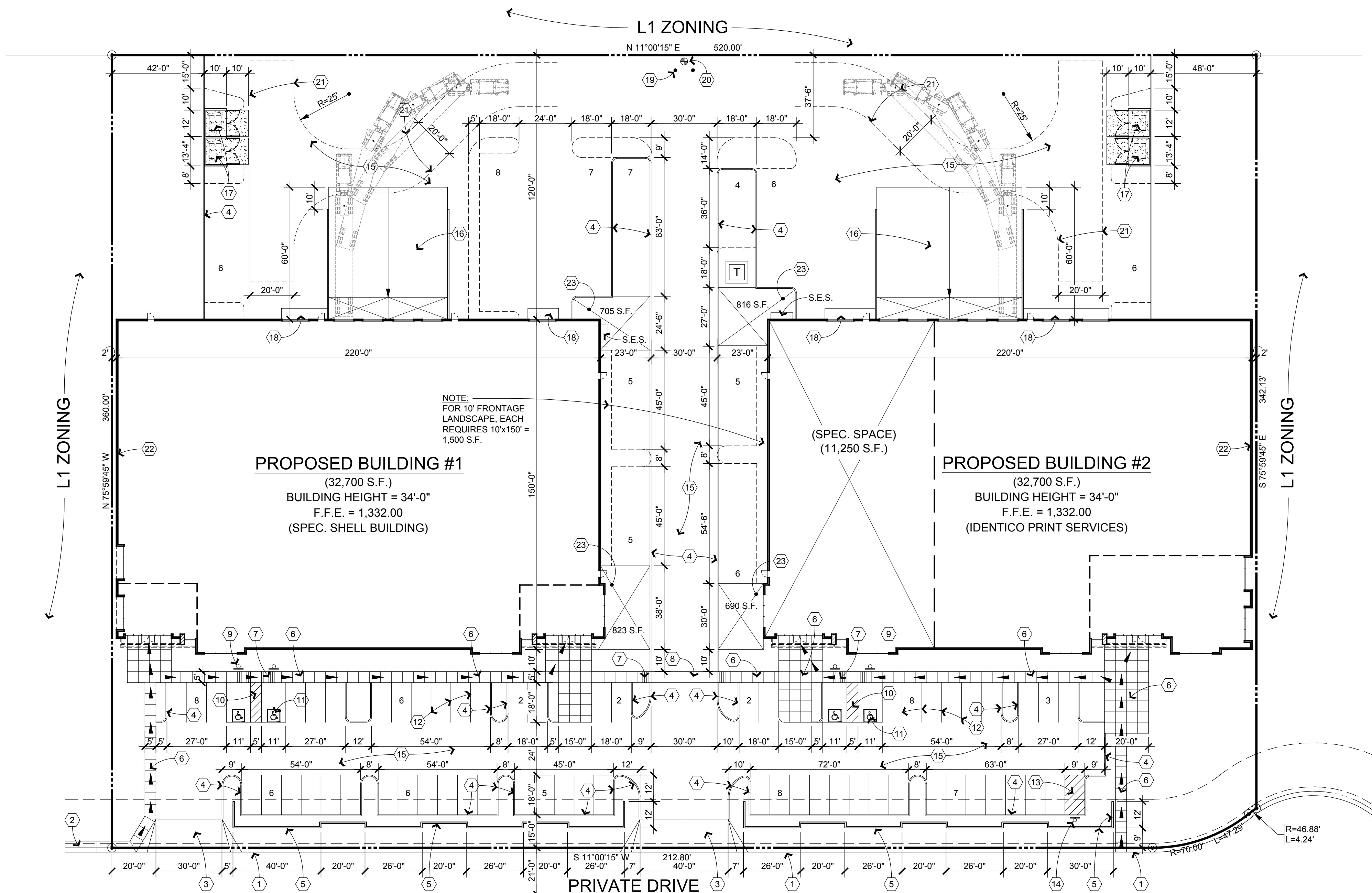
ACCESSIBLE SPACES PROVIDED: 4 Space

LANDSCAPE REQUIRED: 186,930 SF x 10%=18,693 SF

LANDSCAPE PROVIDED: 36,281 SF (19.4 %)

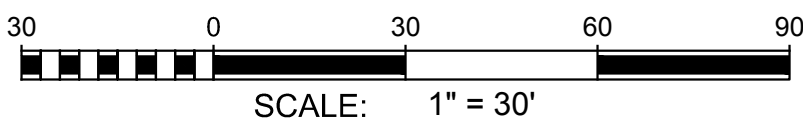
OWNER: Phoenix-Mesa Airport 193 LLC

LEGAL DESCRIPTION: Lots 5 & 6, Ray Road
Commerce Center North, parcel 'A'



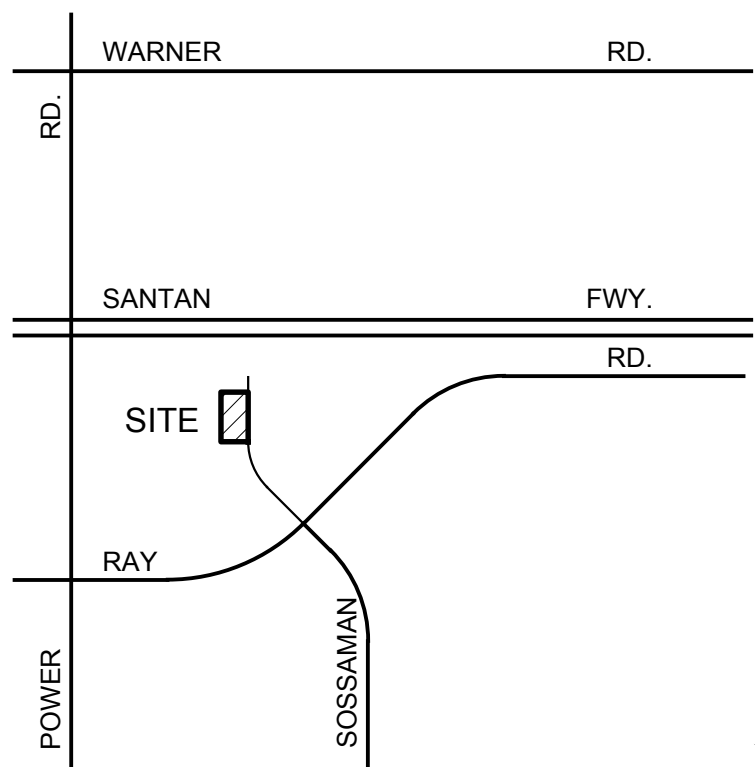
SITE PLAN

SCALE: 1" = 30'-0"
INDICATES ACCESSIBLE ROUTE FROM STREET TO BUILDING



SITE PLAN KEYNOTES

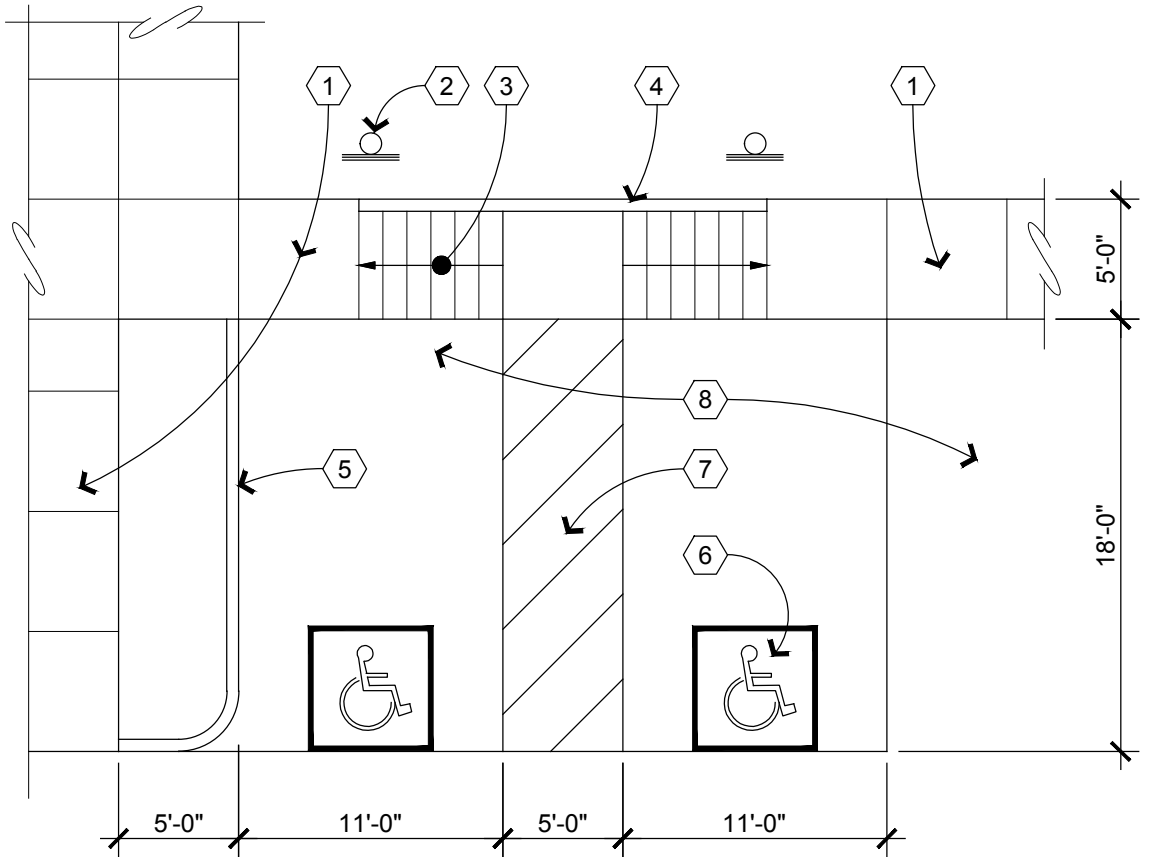
1. New vertical curb and gutter per civil drawings
2. New concrete sidewalk per civil drawings
3. New curb cut per civil drawings
4. 6" concrete curbing per civil drawings
5. 3'-0" high, 8" Architectural cmu screen wall per sheet SP-2
6. 4" concrete sidewalk with score joints at 5'-0" oc and expansion joints at 20'-0" oc
7. Ramp up 1:12 maximum slope. Provide score joints per 2010 ADA Standards
8. 6" concrete sidewalk (3500 psi) flush with asphalt pavement
9. Accessible signage per detail on Sheet SP-2
10. 4" wide yellow painted diagonal striping at 24" oc and at perimeter
11. Accessible symbol painted on pavement per detail, Sheet SP-2
12. 4" wide white painted parking striping
13. 4" yellow painted diagonal striping at 32" oc and at perimeter
14. Post signage "No Parking- This space is for turning around only"
15. Asphalt paving per civil drawings
16. Concrete truckwell per structural drawings
17. Double trash enclosure per detail. Sheet SP-2. One for Refuse & one for Recycling
18. 5' x 5'-0" wide concrete apron (3500 psi) flush with finish floor and asphalt pavement
19. 4" diameter steel pipe bollards per detail, Sheet SP-2
20. New fire hydrant per civil drawings
21. Fire Department Fire Lane (20' wide) and hammerhead with 25' radius
22. Two hour fire rated wall at this location only
23. Frontage landscape at ends, has been shown at each corner of both buildings and equals at least 1,500 s.f.



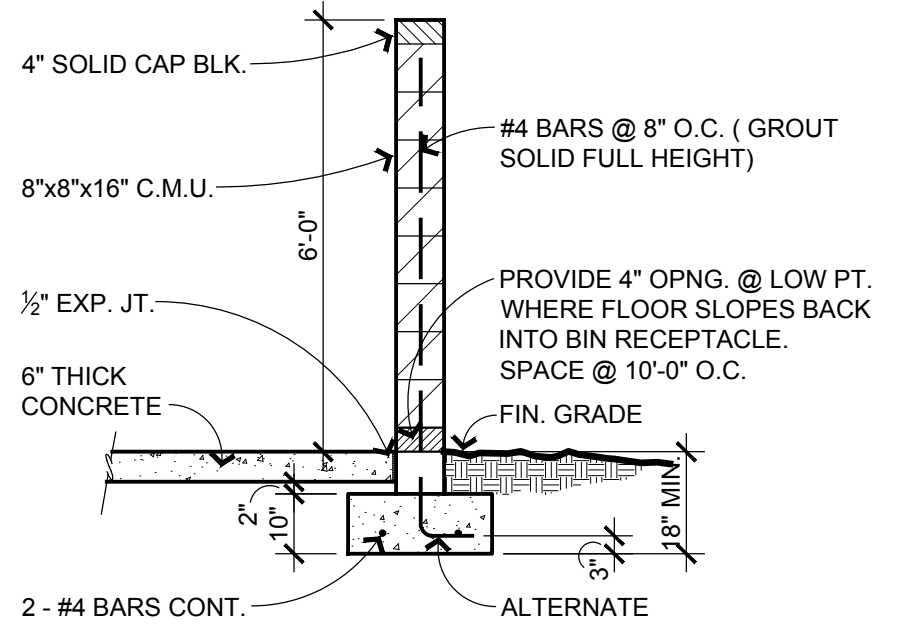
VICINITY MAP

SCALE: N.T.S.

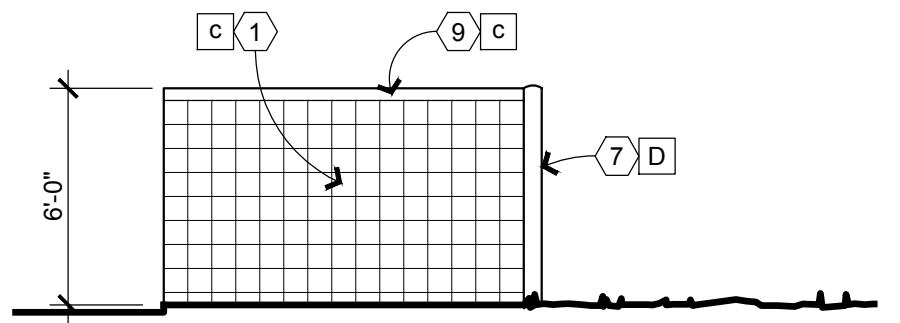
- BLOW UP AT ACCESSIBLE PARKING KEYNOTES**
- 4" concrete sidewalk. Score joints at 5'-0" oc maximum and control joint at 20'-0" max. Provide salt finish
 - Accessible signage per detail, this sheet
 - Ramp up maximum 1:12. Provide score joints per 2010 ADA Standards
 - 6" cast in place concrete curb
 - 6" concrete curb per civil drawings
 - Accessible signage painted on pavement per detail, this sheet
 - 4" wide yellow diagonal painted striping at 24" oc and at perimeter
 - Asphalt pavement



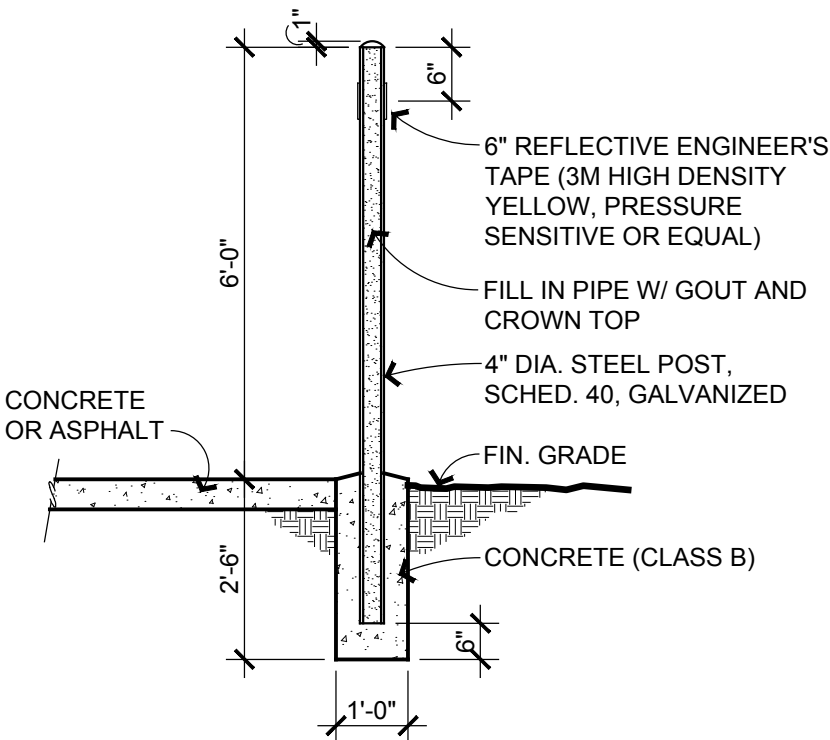
H BLOW-UP @ ACCESSIBLE PARKING
SCALE: 1/8" = 1'-0"



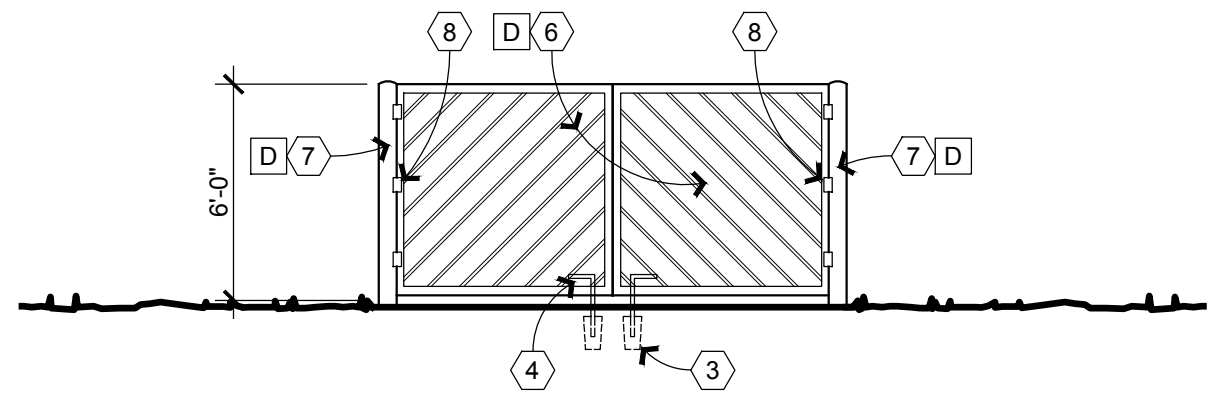
D 6' MAS. SCREEN WALL @ TRACH ENCLOSURE
SCALE: 3/8" = 1'-0"



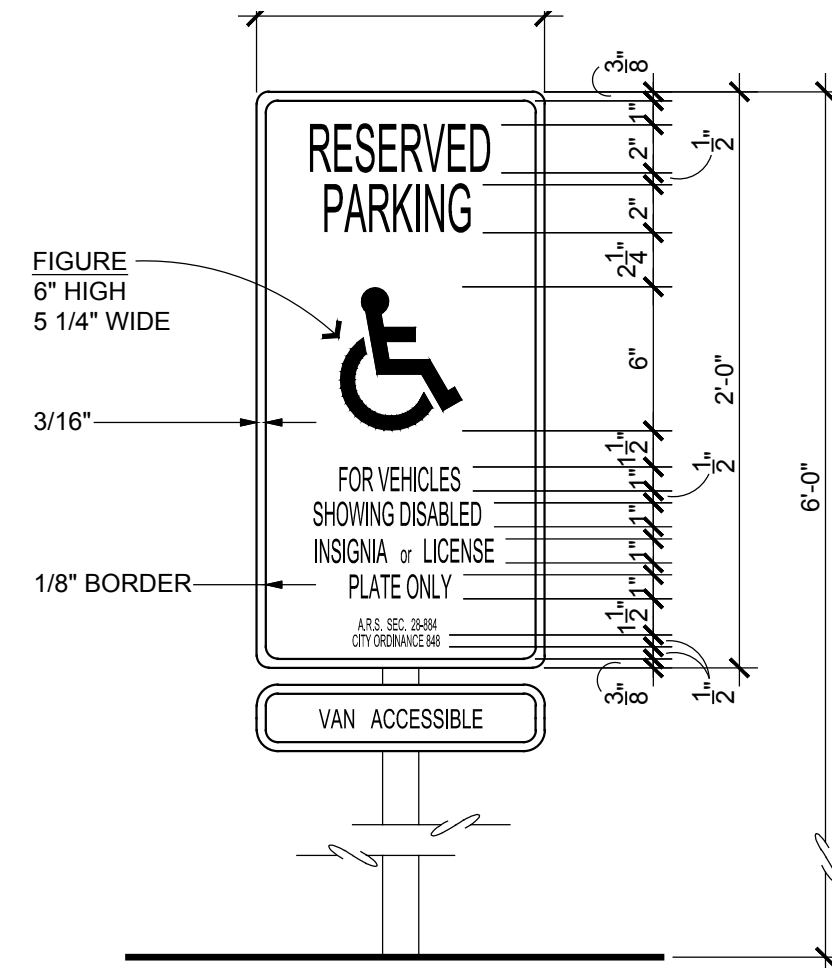
G SIDE ELEVATION TRASH ENCLOSURE
SCALE: 3/16" = 1'-0"



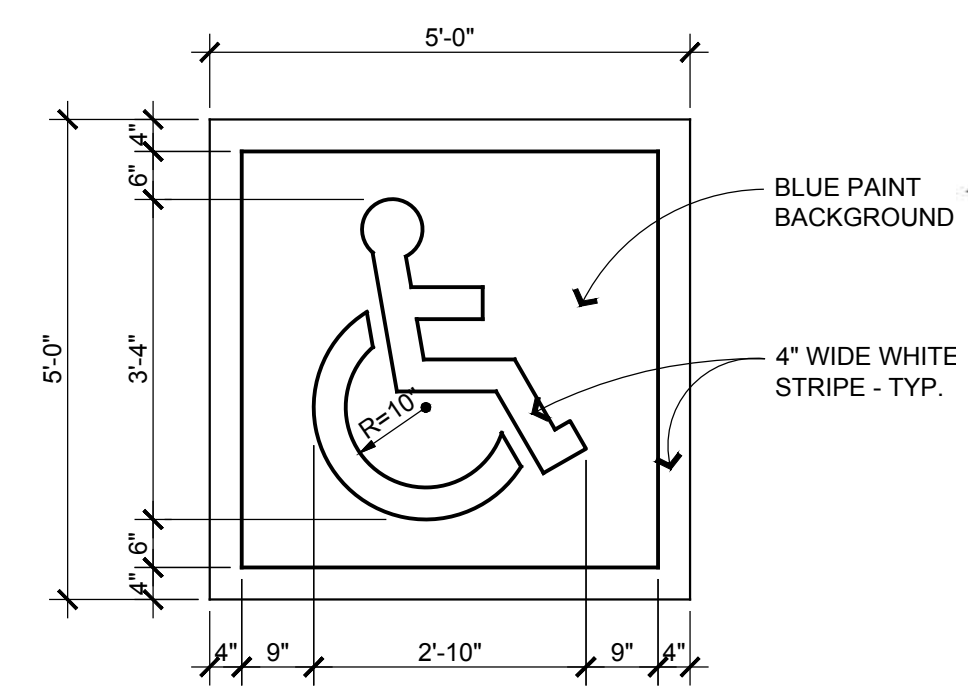
C SAFETY POST
SCALE: 3/8" = 1'-0"



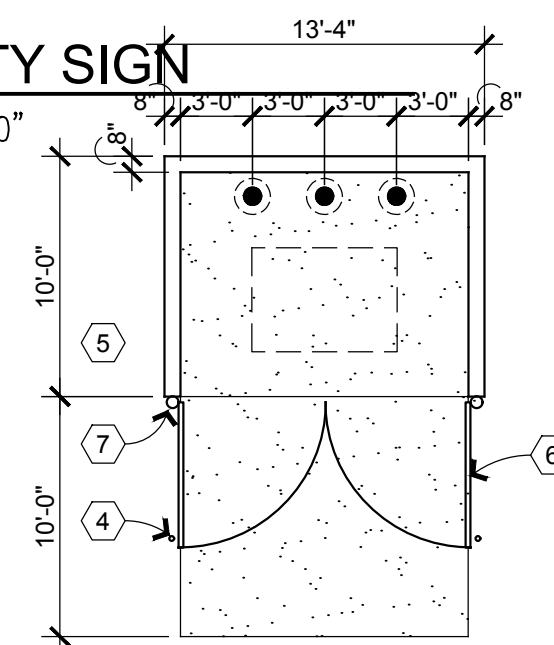
F FRONT ELEVATION TRASH ENCLOSURE
SCALE: 3/16" = 1'-0"



B ACCESSIBILITY SIGN
SCALE: 1 1/2" = 1'-0"



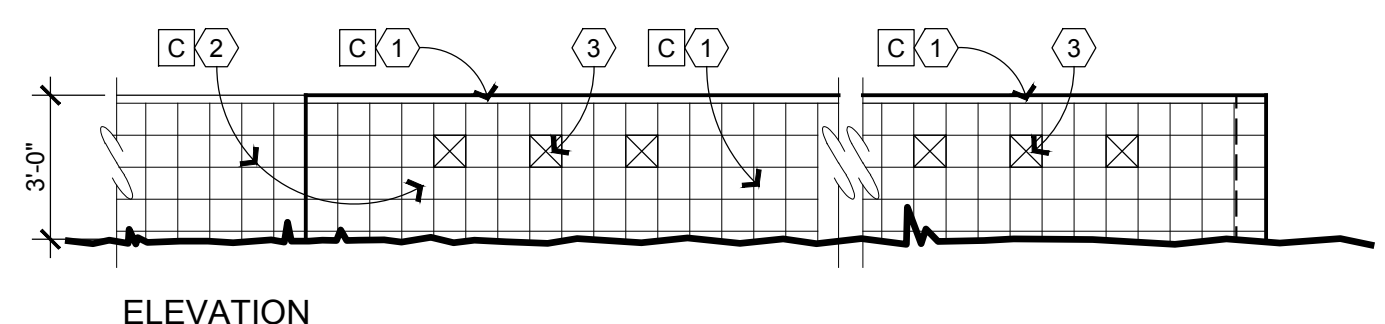
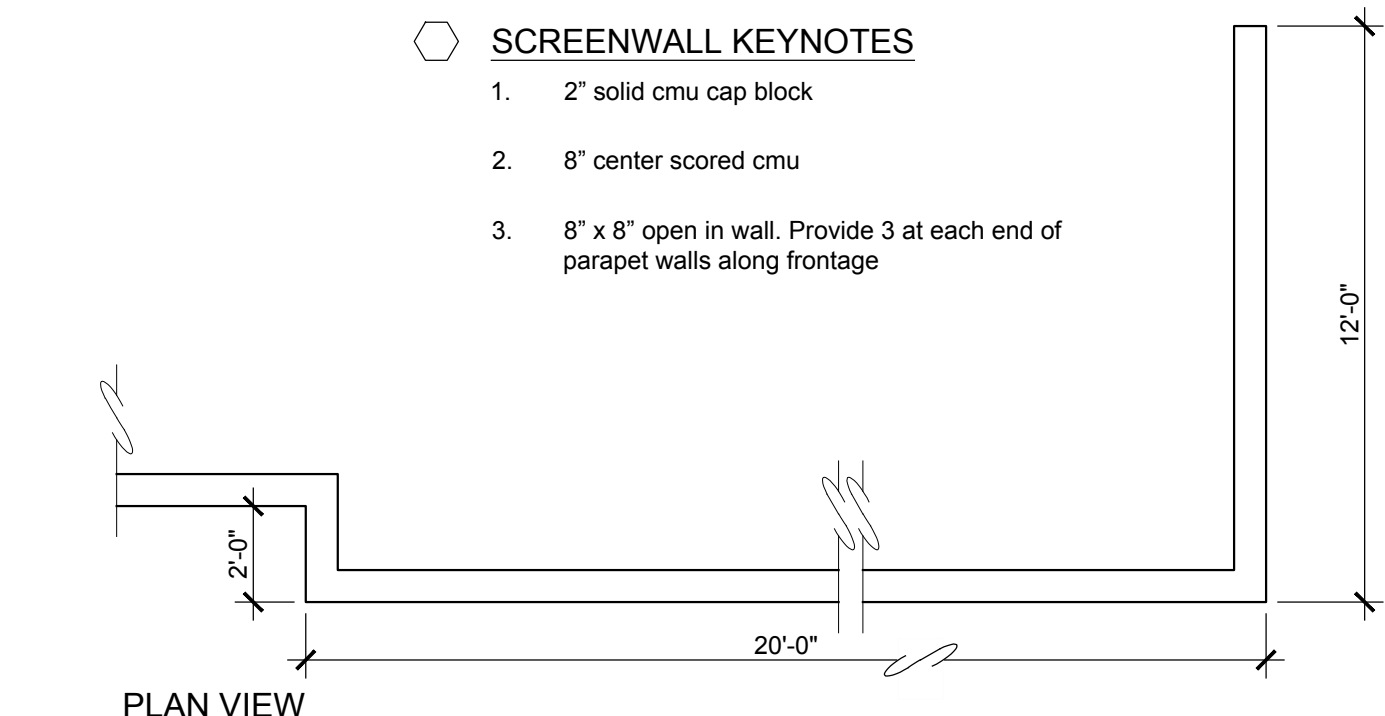
A SYMBOL OF ACCESSIBILITY
SCALE: 1/2" = 1'-0"



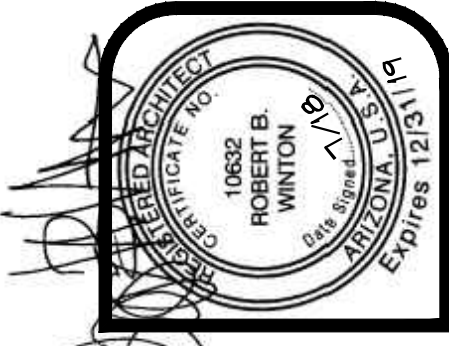
E TRASH PAD (PER C.O.M. M-62.2)
SCALE: 1/8" = 1'-0"

- TRASH ENCLOSURE KEYNOTES**
- 6' high, center score CMU wall per Elevations.
 - 4" diameter steel bollard per detail this sheet.
 - 1" diameter x 3" pipe sleeve in pavement (2 total).
 - 3/4" diameter x 12" long bolt.
 - 6" concrete slab (3500 psi).
 - Pair 6'-0" x 6'-0" swing gates. Gates to be 2" x 3" tube steel with Type 'B' deck infill. See elevations.
 - 6" diameter steel pipe bollard by 9'-0" long. Extend 3'-0" minimum below grade into 2'-0" diameter concrete footing.
 - Heavy duty hinges, 3 per gate.
 - 4" solid cap block.

- SCREENWALL KEYNOTES**
- 2" solid cmu cap block
 - 8" center scored cmu
 - 8" x 8" open in wall. Provide 3 at each end of parapet walls along frontage



J STREET SCREEN WALL
SCALE: 1/4" = 1'-0"



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