

NEW SHELL BUILDING
for LFLP GREENFIELD, LLC
4418 E UNIVERSITY DR.
MESA, ARIZONA, 85205

PROJECT DATA AND STATISTICS		BUILDING CODE DATA	INDEX OF DRAWINGS	OWNER INFO	PROJECT DESCRIPTION
<div>SITE ADDRESS: 4418 E UNIVERSITY DR., MESA, ARIZONA 85205</div> <div>CITY OF MESA</div> <div>PROJECT NUMBERS: PS14-084 (PLN2014-00645), DR15-011, Z15-011, BA15-021</div> <div>PARCEL NUMBER: 140-15-282</div> <div>EXISTING ZONING: LC</div> <div>REQUEST: SITE PLAN REVIEW & DIP</div> <div>EXISTING USE: VACANT</div> <div>PROPOSED USE: 2 TENANT SHELL BUILDING WITH DRIVE THRU LANE</div> <div>ADJACENT ZONING DISTRICTS:<div>WEST: LC</div><div>NORTH: LC</div><div>EAST: LC</div><div>SOUTH: RM-4 (ACROSS UNIVERSITY DRIVE)</div></div> <div>LOT SIZE & SITE DIMENSIONS: G.S.A. 16,425 S.F. (38 AC)<div>N.S.A. 10,395 S.F. (0.24 AC) 110 FEET X 94.5 FEET</div></div> <div>PARKING CALCULATIONS: TENANT 1: GENERAL OFFICE/ RETAIL/ SERVICE: 1 SPACE PER 275 S.F.<div>1269 S.F./275= 5 SPACES</div>TENANT 2: DRIVE-THRU RESTAURANT: 1 SPACE PER 100 S.F.<div>1801 S.F./ 100= 18 SPACES</div>TOTAL: 23 SPACES<div>PROVIDED: 12 SPACES (INCLUDING 1 H/C)</div></div> <div>ORIGINAL ZONING CASE SHARED PARKING INFORMATION:<div>FOR GREENFIELD PLAZA: CITY CASE NUMBER Z84-165 & SPR 84-20</div><div>PARKING REQ'D:<div>117,473 S.F. RETAIL X .75/300= 293 SPACES</div><div>9000 S.F. RESTAURANT X .5 /50= 90 SPACES</div><div>TOTAL REQUIRED FOR PLAZA: 383 PARKING STALLS</div><div>TOTAL PROVIDED WITHIN PLAZA (SHARED PARKING)= 455 PARKING STALLS</div></div></div> <div>BUILDING HEIGHT: MAXIMUM ALLOWED: 25' (PER CCR'S)</div> <div>SITE COVERAGE PERCENTAGES:<div>BUILDING COVERAGE: 3,103 SQ FT 30% COVERAGE</div><div>DRIVEWAY PAVING, WALKS, CURBS: 3,870 SQ FT 37% COVERAGE</div><div>LANDSCAPE AREAS: 3,453 SQ FT 33% COVERAGE</div></div>		<div>APPLICABLE BUILDING CODES:<div>2018 IBC2017 NEC</div><div>2018 IFC2018 IMC</div><div>2018 IPC2005 MAG STANDARDS</div><div>2018 IECC2018 IFCG</div></div> <div>BUILDING AREAS:<div>INTERIOR G.F.A.= 3,103 S.F.</div><div>COVERED ENTRIES & DRIVE THRU: 772 S.F.</div><div>TOTAL S.F. UNDER ROOF= 3,875 S.F.</div></div> <div>ALLOWABLE AREA:<div>CONSTRUCTION TYPE: TYPE V-B FULLY SPRINKLERED</div><div>OCCUPANCY : A2/M UNSEPARATED</div><div>24,000 S.F. ✓</div></div>	<div>CV COVER SHEET</div> <div>SV SITE SURVEY</div> <div>C1 PRELIMINARY GRADING & DRAINAGE PLANS</div> <div>LA01 PRELIMINARY LANDSCAPE PLAN</div> <div>A1 SITE PLAN</div> <div>A2 SHELL BUILDING FLOOR PLAN</div> <div>A3.1 EXTERIOR BUILDING ELEVATIONS</div> <div>A3.2 EXTERIOR BUILDING ELEVATIONS</div> <div>A3.3 EXTERIOR BUILDING ELEVATIONS IN COLOR</div> <div>A3.4 EXTERIOR BUILDING RENDERING</div>	<div>OWNER: LFLP GREENFIELD, LLC<div>8710 N THORNYDALE RD., SUITE 120</div><div>TUCSON, ARIZONA 85742</div><div>JASON WONG- 520-408-2300</div></div> <div>SITE ADDRESS: 4418 E UNIVERSITY DR.<div>MESA, ARIZONA 85205</div></div>	<div>This project is located at 4418 E. University Drive in Mesa, east of the northeast corner of Greenfield Road and University Drive in the existing Greenfield Plaza. This project is Lot 4 and is currently vacant. All parking is shared per the Greenfield Plaza CCR's.</div> <div>The proposed project is a 3,103 Sq. Ft. shell building for future tenants of 1,801 Sq. Ft. and 1,269 Sq. Ft. The 1,801 Sq. Ft. tenant space is for a future drive thru restaurant. The 1,269 Sq. Ft. tenant space is an unknown tenant and currently parked for general office, retail & services. The site will include outdoor patio seating and a drive thru lane for the larger tenant.</div> <div>The architecture of the building complements the existing Greenfield Plaza utilizing similar materials and colors. The building entries will be highlighted with metal roofing and fascia of a copper color, to match the existing Greenfield Plaza. The masonry will be a painted masonry, complementary to the colors found within the Plaza architecture. Stucco is also found within the existing plaza and our building will match. We are also utilizing a ceramic tile that looks like wood grain to provide additional architectural texture and interest.</div> <div>Additional foundation landscaping will be added around the base of the new building and in the revised parking lot islands. The existing parking area adjacent to the new building will be revised to include new H/C parking. A new trash enclosure for refuse has been added just east of the parcel within the shared parking area. All landscaping within the ROW is existing, mature and maintained. The driveway accesses to the site are all existing and will remain. Additional lights will be added to maintain a safe operating area around the building and within the drive thru lane. The new pole mounted lights will match the existing lights found within the plaza.</div> <div>The buildings architecture is enhanced at the drive thru to address any staff concerns of the drive thru along the street frontage. The drive thru window is screened and covered to provide additional shade. There is a new sidewalk from the new entries to the existing sidewalk at University Drive to allow safe pedestrian traffic to enter the new site. Wrapping the drive thru lane around the building allows for the required 140-foot drive thru stacking distance to eliminate back up of traffic into the shared parking areas.</div> <div>According to the current CCR's for the Greenfield Plaza, adopted in 1985, the allowed gross floor area for Lot 4 is 4,030 Sq. Ft. The shared parking totals 455 parking stalls. This new facility requires 22 parking stalls. The existing parking accommodates those additional 23 parking stalls.</div>
DEFERRED SUBMITTALS		VICINITY MAP			
<div>106.3.4.2 DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD</div> <div>DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL</div>		<div><div>MAIN STREET</div><div>GREENFIELD ROAD</div><div>VISTA ROAD</div></div>			

ARCHITECT/ENGINEER INFO

ARCHITECT: ON POINT ARCHITECTURE, LLC.

NICOLE POSTEN, RA

1341 E. FAIRFIELD STREET

MESA, ARIZONA 85203

CIVIL: GARNER GROUP ENGINEERING

CLINT GARNER, P.E.

2064 E. NORCROFT ST.

MESA, ARIZONA 85213

LANDSCAPE: MCGOUGH ADAMSON

TIM MCGOUGH, LA

535 E MCKELLIPS RD., SUITE 131

MESA, ARIZONA 85203

DEFERRED SUBMITTALS

106.3.4.2 DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD

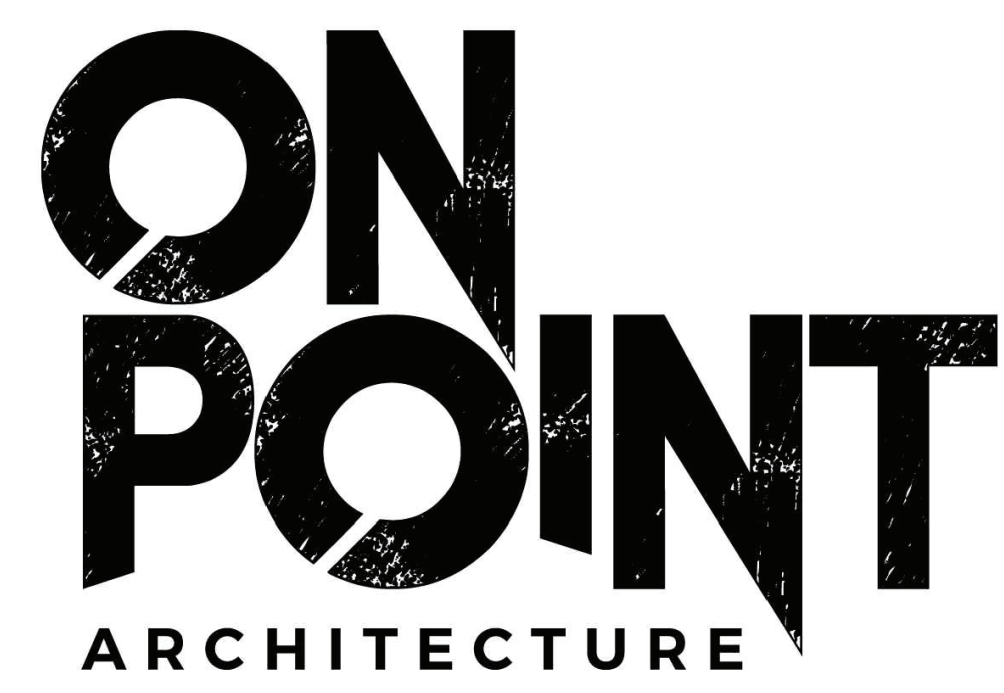
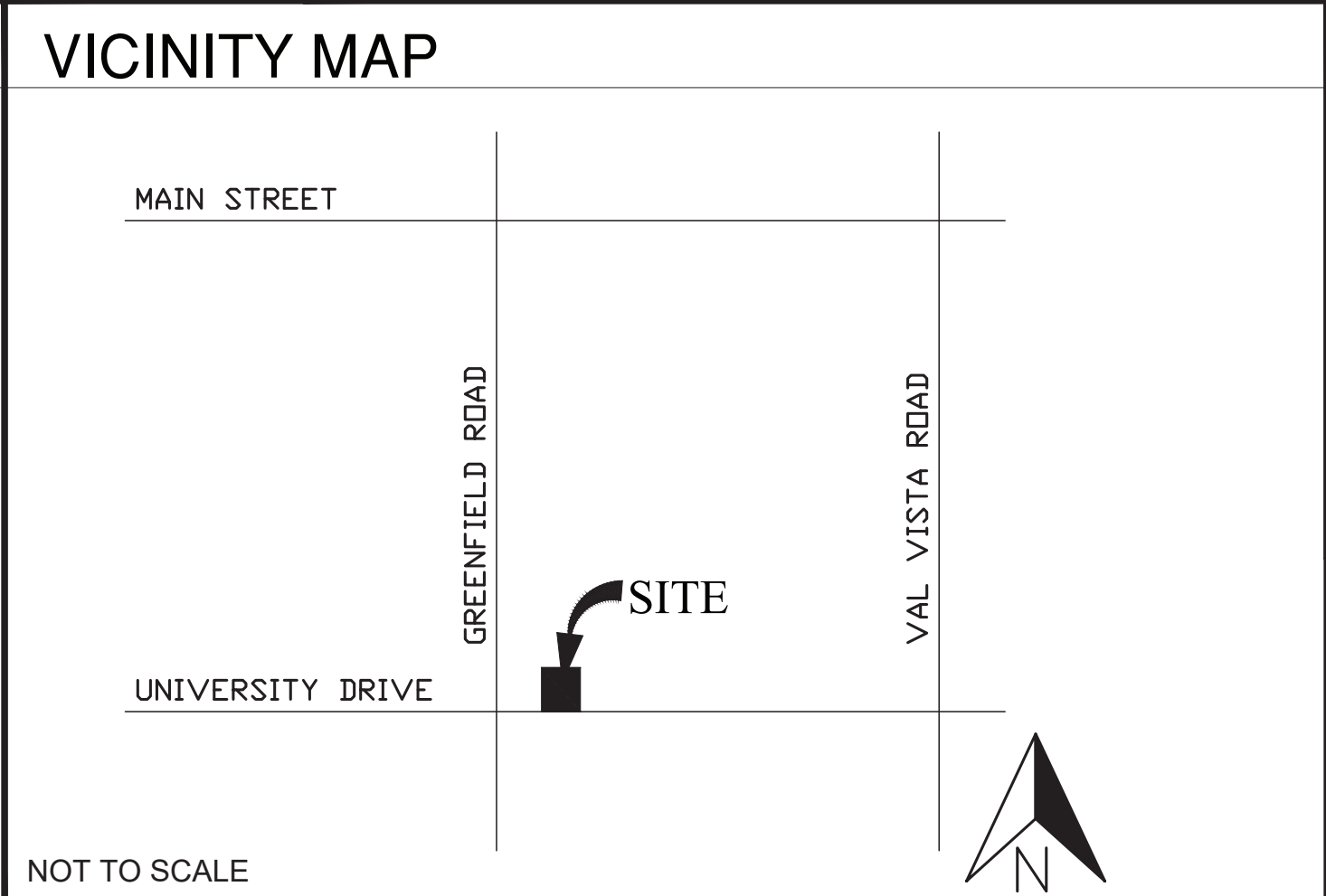
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THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. FIRE SPRINKLER SYSTEM PER NFPA 13- 2010

2. FIRE ALARM/ MONITORING 419.5

3. SIGNAGE



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P. 480-227-5259 MESA, ARIZONA

PRINTED: 12/28/2018

REGISTERED ARCHITECT
CERTIFICATE NO.
48511
NICOLE LEE POSTEN
EXPIRES 12/28/18
ARIZONA U.S.A.

DATE	ITEM
11/26/18	SITE PLAN & DIP
12/28/18	DRB 2ND SUBMITTAL

2018 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON POINT ARCHITECTURE, LLC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE, LLC IS PROHIBITED.

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JOB #: 1816

NEW SHELL BLDG
for
LFLP GREENFIELD, LLC

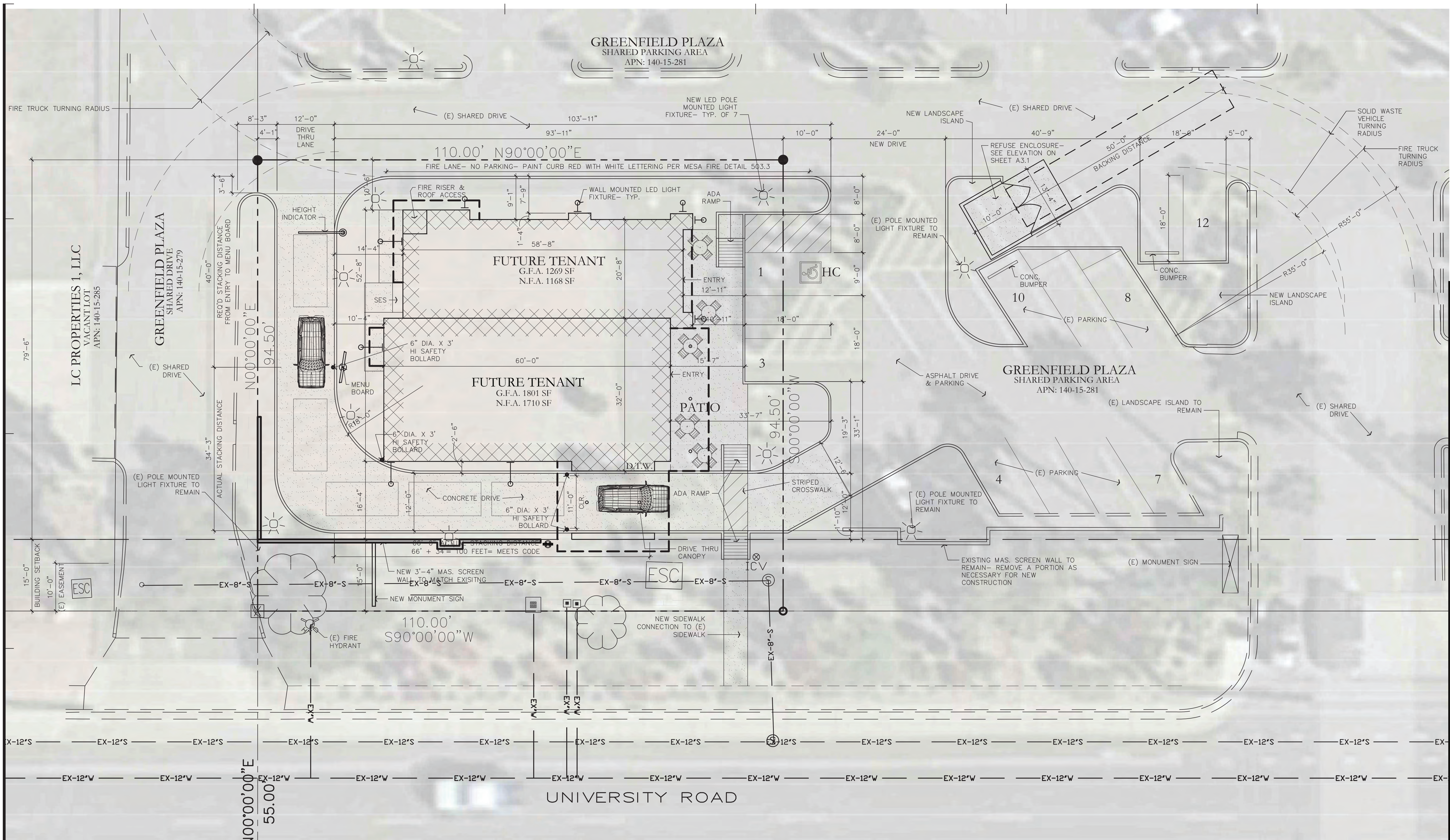
4418 E UNIVERSITY DRIVE
MESA, ARIZONA

DWG NAME:

COVER SHEET & PROJECT DATA

DWG #:

CV



FIRE NOTES

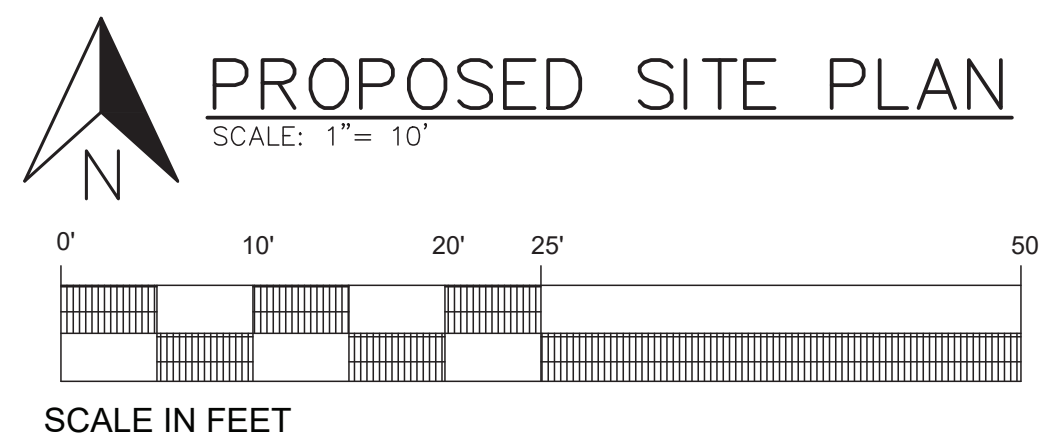
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. IF ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (7,400 LBS/ 24,000 LBS PER AXLE) WHEN ROADS ARE WET. FOR EXAMPLE, A MINIMUM OF SIX (6) INCHES OF ABC COMPACTED TO 90% OVER AN APPROVED BASE WOULD MEET THE REQUIREMENT.
- THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND /OR ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.
- ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY IFC CHAPTER 14.
- WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/ CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE AT ALL TIMES. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN. IFC CHAPTER 14.
- COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND ; IFC CHAPTER 14 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

PROJECT DATA AND STATISTICS

SITE ADDRESS: 4418 E UNIVERSITY DR., MESA, ARIZONA 85205
CITY OF MESA
PROJECT NUMBERS: PS14-084 (PLN2014-00645), DRI15-011, Z15-011, BA15-021
PARCEL NUMBER: 140-15-282
EXISTING ZONING: LC
REQUEST: SITE PLAN REVIEW & DIP
EXISTING USE: VACANT
PROPOSED USE: 2 TENANT SHELL BUILDING WITH DRIVE THRU LANE
ADJACENT ZONING DISTRICTS: WEST: LC, NORTH: LC, EAST: LC, SOUTH: RM-4 (ACROSS UNIVERSITY DRIVE)
LOT SIZE & SITE DIMENSIONS: G.S.A. 16,425 S.F. (.38 AC) N.S.A. 10,395 S.F. (0.24 AC)

110 FEET X 94.5 FEET
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(INCLUDING 1 H/C)
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9000 S.F. RESTAURANT X .5/50= 90 SPACES
PLAZA: 383 PARKING STALLS
PLAZA (SHARED PARKING)= 455 PARKING STALLS

BUILDING HEIGHT: MAXIMUM ALLOWED: 25' (PER CCR'S)
SITE COVERAGE PERCENTAGES: BUILDING COVERAGE: 3,103 SQ FT 30% COVERAGE
CURBS: 3,870 SQ FT 37% COVERAGE
LANDSCAPE AREAS: 3,453 SQ FT 33% COVERAGE



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DATE	ITEM
10/25/18	PRELIMINARY SITE PLAN
11/26/18	SITE PLAN & DIP
12/28/18	DRR 2ND SUBMITTAL
01/10/19	ZONING 2ND SUBMITTAL

2019 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON POINT ARCHITECTURE, LLC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE, LLC IS PROHIBITED.
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NEW SHELL BLDG
for
LFLP GREENFIELD, LLC

4418 E UNIVERSITY DRIVE
MESA, ARIZONA

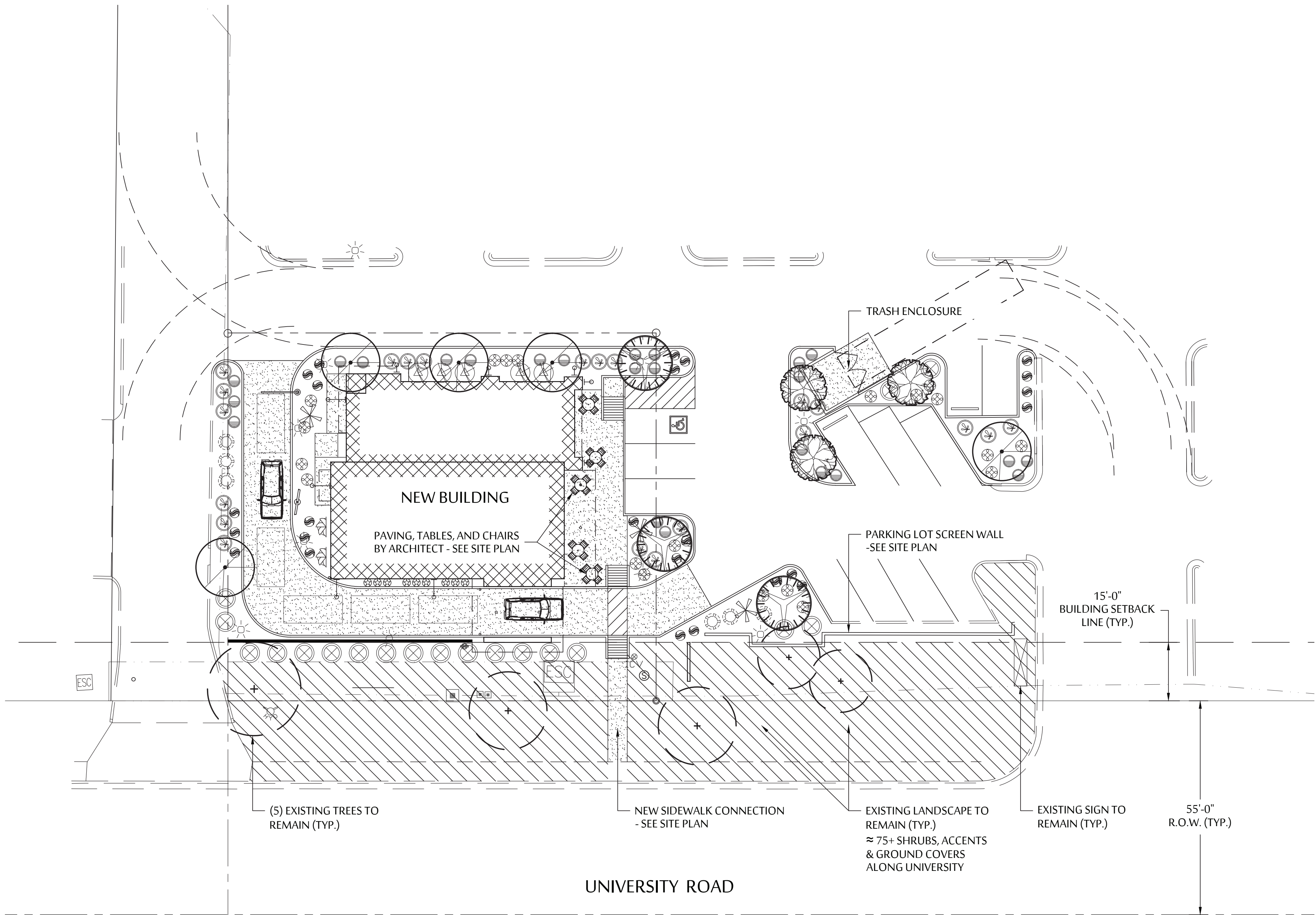
DWG NAME:
PROPOSED SITE PLAN

DWG #:

A1.1

PRINTED: 1/10/2019

JOB #: 1816



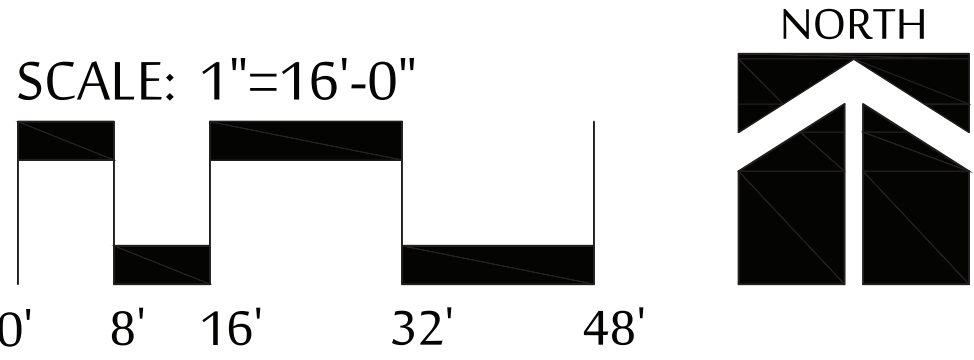
PLANT LEGEND

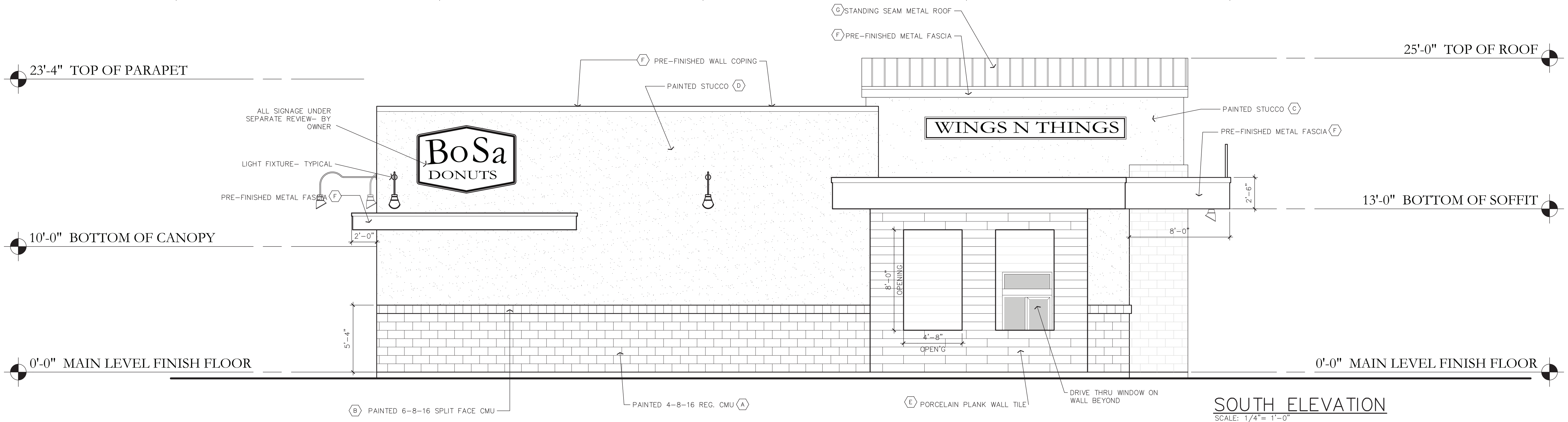
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	ACACIA ANEURA / MULGA	3	24" BOX	STANDARD
	PROSOPIS HYBRID / 'RIO SALADO' MESQUITE	3	24" BOX	STANDARD
	QUERCUS VIRGINIANA 'CATHEDRAL' / 'CATHEDRAL' SOUTHERN LIVE OAK	5	24" BOX	STANDARD
SHRUBS				
	BOUGAINVILLEA SP. 'FIRE MOUND' / FIRE MOUND BOUGAINVILLEA	21	5 GAL.	CAN FULL
	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	19	5 GAL.	CAN FULL
	RUPELLIA PENINSULARIS / DESERT RUELLIA	4	5 GAL.	CAN FULL
	EREMOPHILA GLABRA 'WINTER BLAZE' / WINTER BLAZE EMU	20	5 GAL.	CAN FULL
	EREMOPHILA HYGROPHANA / BLUE BELLS	24	5 GAL.	CAN FULL
	LANTANA HYBRID / 'NEW GOLD' LANTANA	24	5 GAL.	CAN FULL
	LEUCOPHYLLUM x 'HEAVENLY CLOUD' / HEAVENLY CLOUD SAGE	6	5 GAL.	CAN FULL
ACCENTS				
	ALOE x 'BLUE ELF' / BLUE ELF ALOE	9	5 GAL.	CAN FULL
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	3	15 GAL.	
VINES				
	BIGNONIA CAPREOLATA / TANGERINE BEAUTY CROSSVINE	2	5 GAL.	CAN FULL
	DECOMPOSED GRANITE -3/4" SCREENED 'DESERT GOLD' BY KALAMAZOO MATERIALS NOTE: CONTRACTOR TO VERIFY & MATCH EXISTING GRANITE		3,846 SQ.FT.	



SHELL BUILDING for LFLP GREENFIELD, LLC
PRELIMINARY LANDSCAPE PLAN

4418 E UNIVERSITY DR., MESA, AZ 85205
DECEMBER 26, 2018

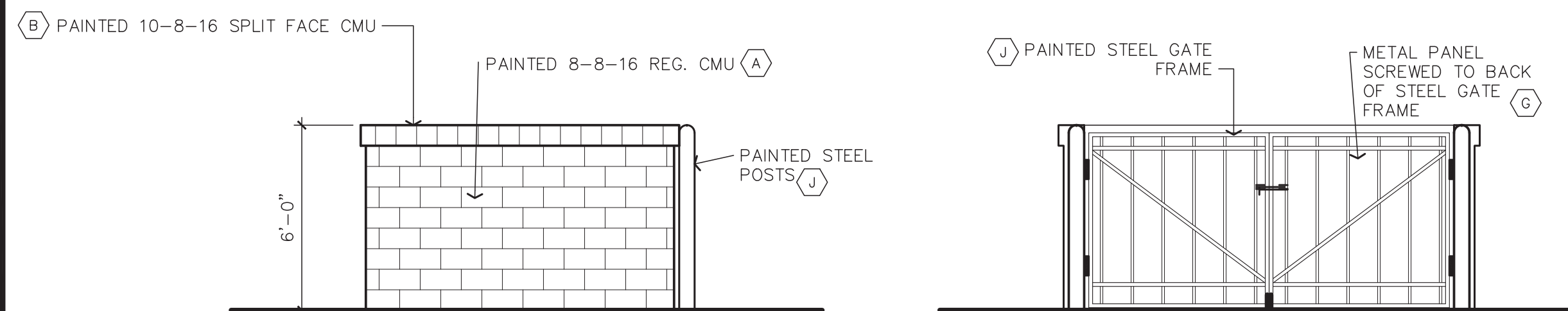




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



REFUSE CONTAINER ELEVATIONS
SCALE: 1/4" = 1'-0"

MATERIAL KEY	
(A) REG. CMU, PAINTED:	NUTHATCH SW 6088 BY SHERWIN WILLIAMS
(B) SPLIT FACE CMU, PAINTED:	NUTHATCH SW 6088 BY SHERWIN WILLIAMS
(C) PAINTED STUCCO:	KILIM BEIGE SW 6106 BY SHERWIN WILLIAMS
(D) PAINTED STUCCO:	THRESHOLD TAUPE SW 7501 BY SHERWIN WILLIAMS
(E) PORCELAIN PLANK WALL TILE:	EMOTION, SOFT DARK BY LANDMARK CERAMICS
(F) PRE-FINISHED WALL COPING & FASCIA:	COPPER METALLIC BY MBCI
(G) STANDING SEAM METAL ROOF:	COPPER METALLIC BY MBCI
(H) ALUMINUM WINDOW FRAMES:	CLEAR ANODIZED ALUMINUM
(J) PAINTED DOORS:	THRESHOLD TAUPE SW 7501 BY SHERWIN WILLIAMS

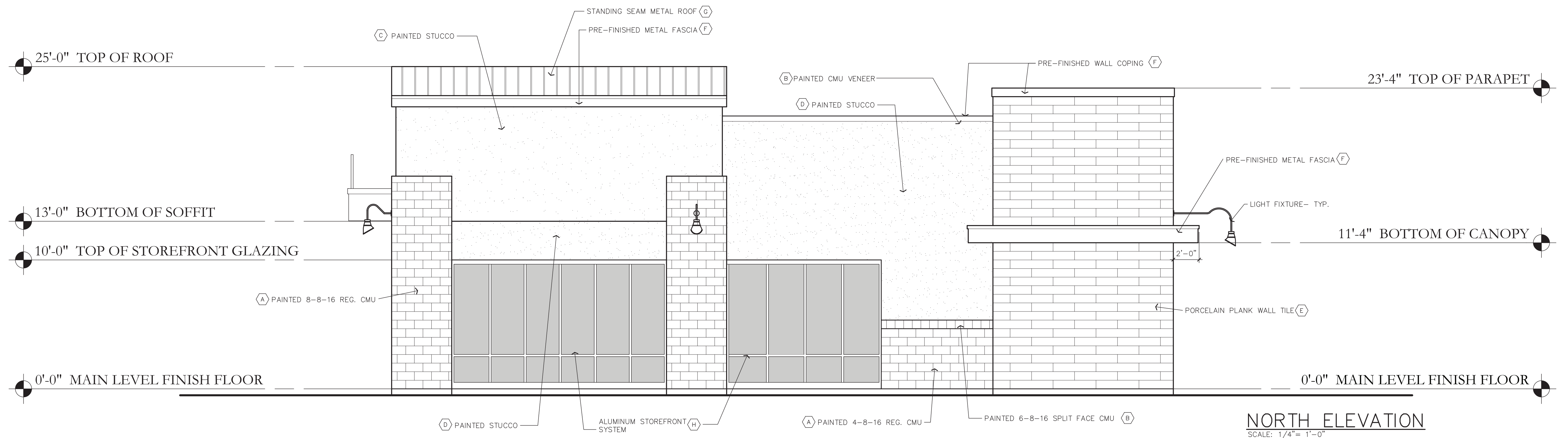
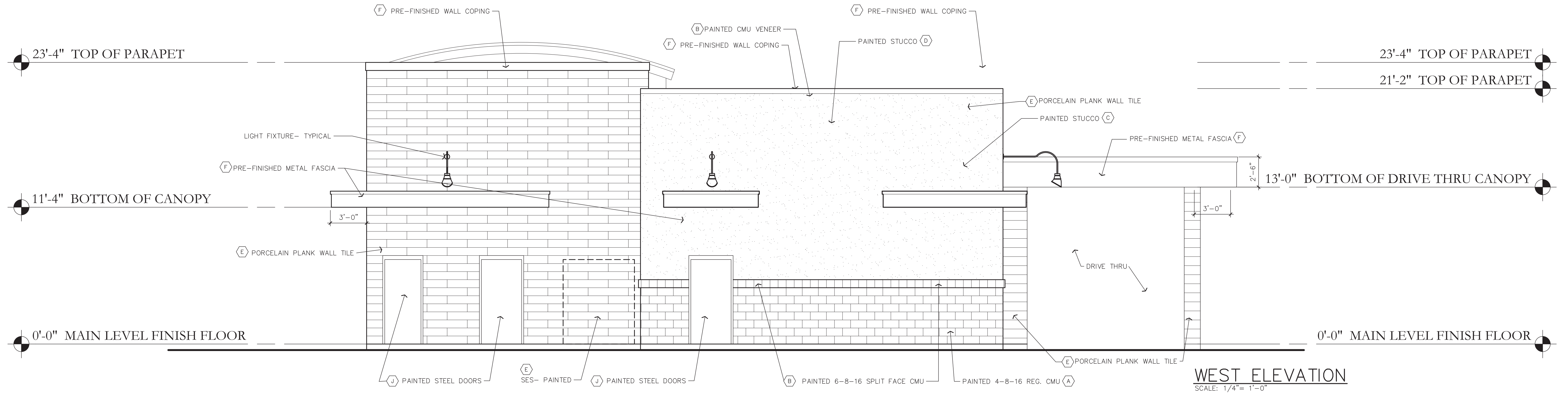
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		JOB #: 1816	
DATE: 11/01/18 11/26/18		ITEM: OWNER REVIEW SITE PLAN & DIP	
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for
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4418 E UNIVERSITY DRIVE
MESA, ARIZONA

PRINTED: 11/21/2018



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		JOB #: 1816	
		NEW SHELL BLDG for LFLP GREENFIELD, LLC	
DATE: 11/01/18 ITEM: OWNER REVIEW 11-26-18 SITE PLAN & DIP		4418 E UNIVERSITY DRIVE MESA, ARIZONA	
DWG NAME: PROPOSED EXTERIOR ELEVATIONS		DWG #: A3.2	

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EAST ELEVATION



SOUTH ELEVATION




NORTH ELEVATION



WEST ELEVATION

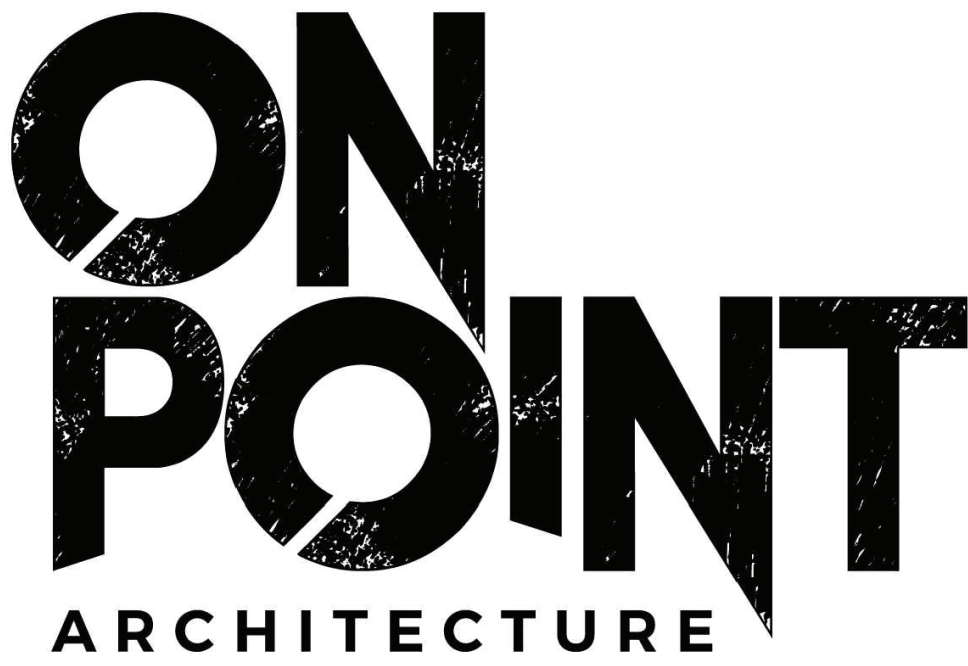
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<div><div><div>REGISTERED ARCHITECT</div><div>CERTIFICATE NO.</div><div>48511</div><div>NICOLE LEE POSTEN</div><div>Issued 11/21/18</div><div>ARIZONA, U.S.A.</div><div></div></div><div>EXPIRES 9/30/2020</div></div>		<div>JOB #: 1816</div> <div>NEW SHELL BLDG</div> <div>for</div> <div>LFLP GREENFIELD, LLC</div> <div>4418 E UNIVERSITY DRIVE</div> <div>MESA, ARIZONA</div>	
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REGISTERED ARCHITECT
48511
NICOLE LEE
POSTEN
ARIZONA U.S.A.
Nicole Lee Posten
EXPIRES 9/30/2020

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4418 E UNIVERSITY DRIVE
MESA, ARIZONA

DWG NAME:

3D RENDERING

DWG #:

A3.4

JOB #: 1816