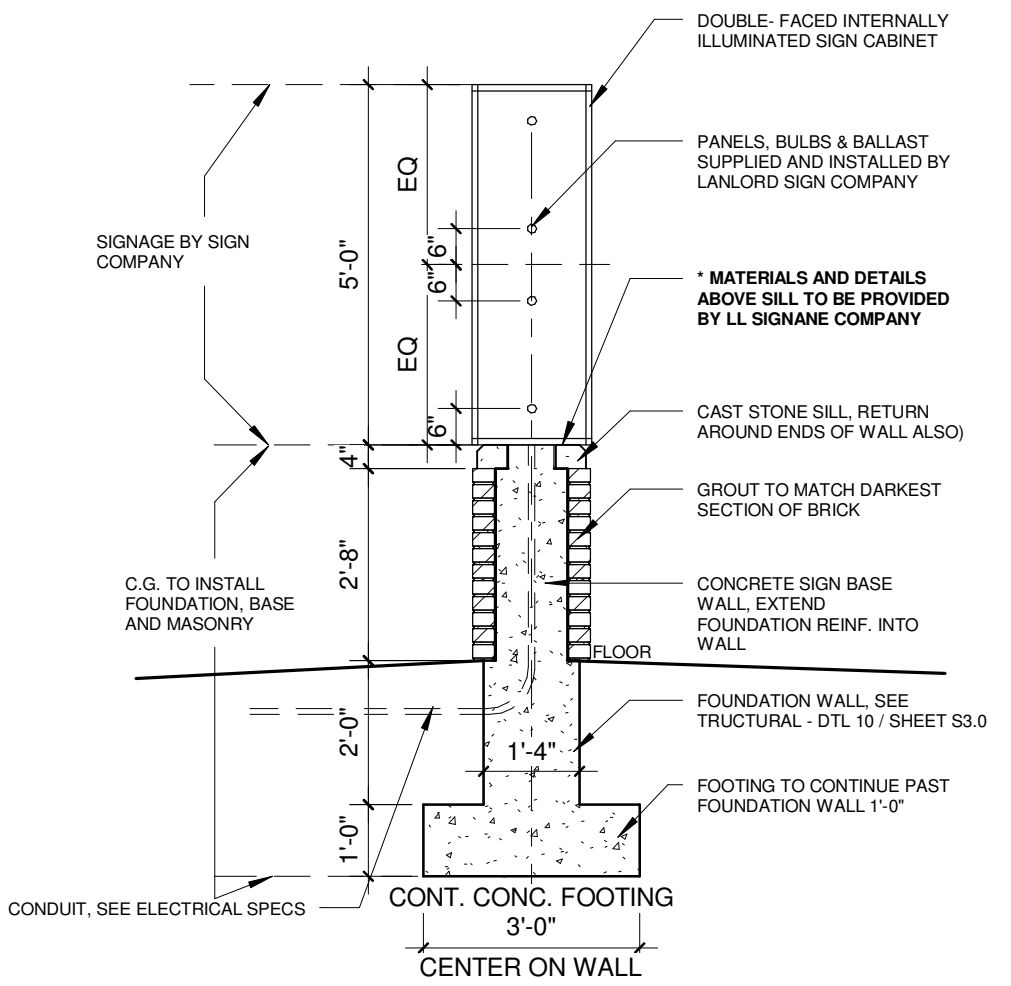
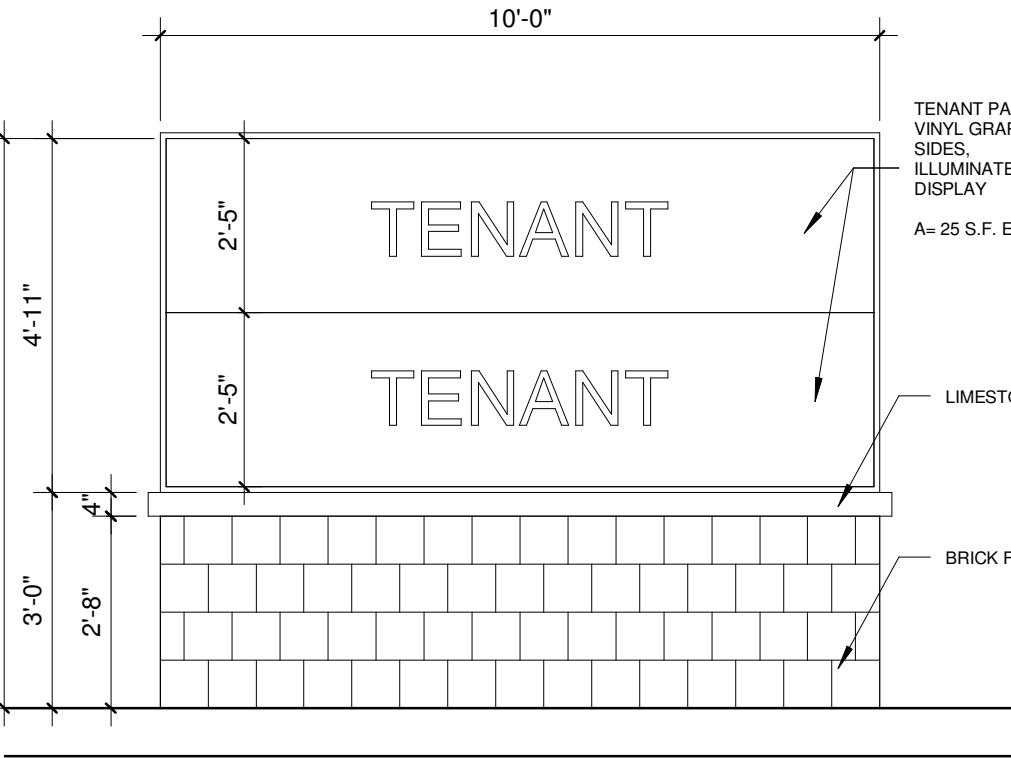


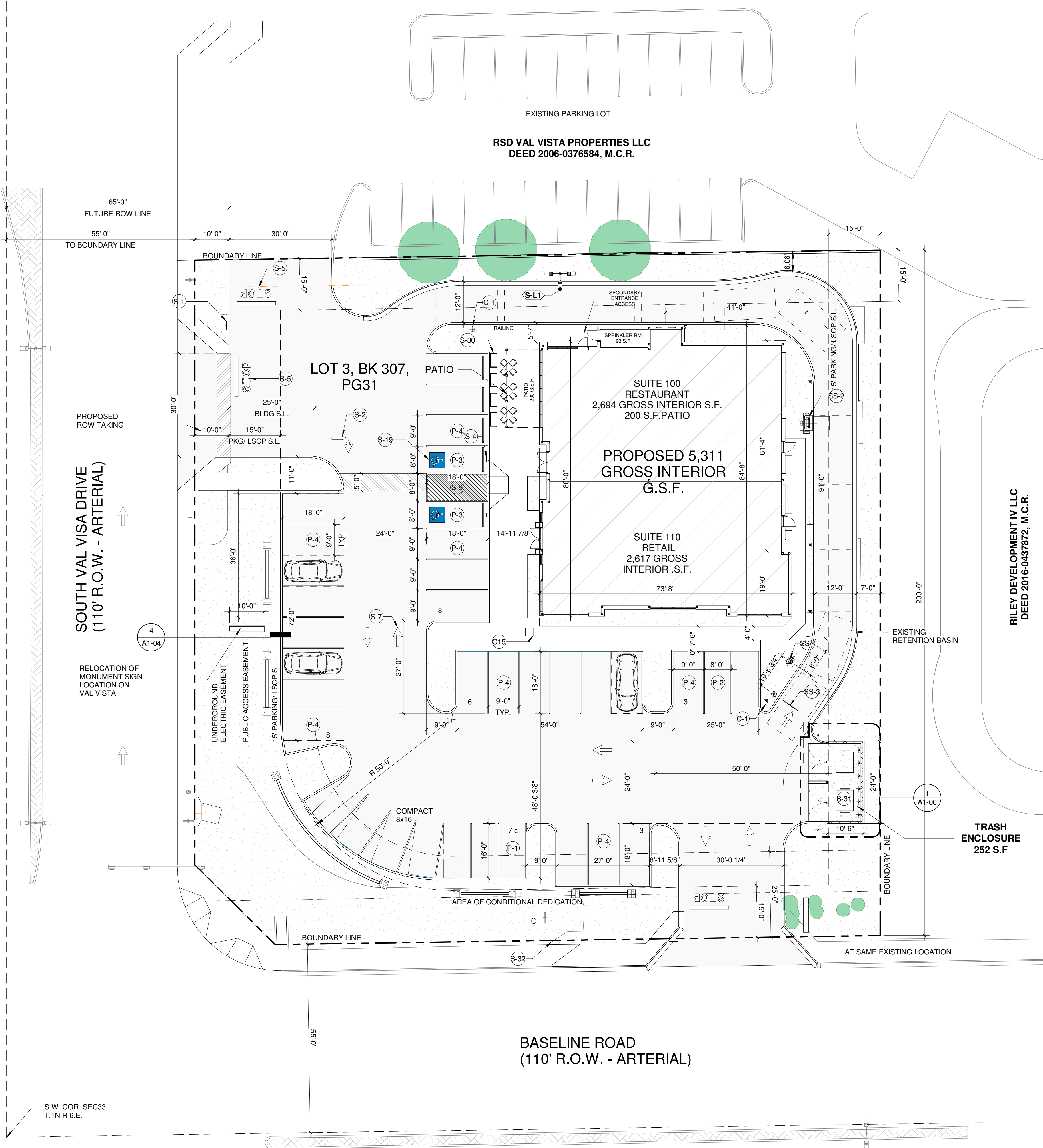
SETBACKS TABLE:				
BUILDING	ZONING	EXISTING	PROPOSED	NOTE
FRONT	25'	56.29'	90.55'	6 LANE ARTERIAL ROAD
REAR	15'	9.46'	25.76'	
SIDE	15'	18.21'	22.23'	
SIDE	25'	29.69'	93.77'	
PARKING				
FRONT	15'	120.62'	15'	
REAR	15'	17'	-	
SIDE	15'	23.57'	-	
SIDE	15'	33.84'	19.57'	
PARKING TABLE:				
FRONT		9 STALLS	16 STALLS	
REAR		N/A	N/A	
SIDE		N/A	N/A	
SIDE		N/A	19 STALLS	
		35 STALLS		



### 3 MONUMENT SIGN SECTION



### 4 MONUMENT SIGN



### ARCHITECTURAL SITE PLAN NOTES

- REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- SITE EQUIPMENT, WIRELESS COMMUNICATION AND MONITORS COORDINATED BY LANDLORD CONSTRUCTION MANAGER. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS
- LANDLORD IS RESPONSIBLE FOR PROVIDING SITE WORK INCLUDING BOLLARDS, FOOTING AND CONDUIT FOR SIGNAGE. COORDINATE WITH CONSTRUCTION MANAGER.
- ALL PARKING, SIGNAGE AND STRIPPING TO BE PROVIDED BY LANDLORD, AS PER INDUSTRY STANDARDS AND GOVERNMENTAL REQUIREMENTS.
- TRASH ENCLOSURE TO BE LOCKABLE USING STEEL GATES PROVIDED BY LANDLORD.
- LANDLORD TO PROVIDE HARD-SURFACE PAVING (10 YEAR LIFE) INSIDE CONSTRUCTION PARKING/ DRIVEWAY AREA. LANDLORD SHALL REPAIR OR MILL AND RESURFACE THE ENTIRE PARKING LOT AREA.
- GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR PATIO AND WALKWAY SURFACES.
- FOR SITE SIGNAGE AND PAINTINGS, SEE A6-06 SITE SIGNAGE AND CIVIL DRAWINGS

### SITE & BUILDING DATA

1 TYPE OF CONSTRUCTION	COMMERCIAL RETAIL
2 ZONING CLASSIFICATION	LC (LIMITED COMMERCIAL)
3 PROPOSED ZONING CLASSIFICATION	LC (LIMITED COMMERCIAL)
4 NUMBER OF STORIES:	ONE
5 COMMUNITY LAND USE	SPECIALTY COMMERCIAL
6 BUILDING GROSS FLOOR AREA	5,311 S.F.
7 PROPOSED BUILDING HEIGHT	21'-0"
8 ALLOWED BUILDING HEIGHT:	30'-0"
9 EXISTING BUILDING HEIGHT:	17'-7"
10 GROSS SITE ACREAGE	39.551 SF
11 NET SITE ACREAGE	39.908 SF
12 EXISTING LANDSCAPE AREA	9,840.55 SF
13 PROPOSED LANDSCAPE AREA	12,997.66 SF
14 PROPOSED VEHICLE PAVED AREA	18,864.65 SF

### PARKING SCHEDULE

TYPE	COUNT	DESCRIPTION
P-1	7	SINGLE PARKING, DIM 8'x16', REFLECTIVE WHITE PAINT
P-2	2	SINGLE PARKING, DIM 8'x18', REFLECTIVE WHITE PAINT
P-3	2	ADA PARKING, DIM 8'x18', REFLECTIVE WHITE PAINT
P-4	24	SINGLE PARKING, DIM 9'x18', REFLECTIVE WHITE PAINT
Grand total: 35		

**REQUIRED PARKING SPACE BY USE:**

**GENERAL OFFICE, RETAIL & SERVICES (BUSINESS)**

1 SPACE PER 375 S.F. = 2,617/375 = 7 STALLS

**EATING ESTABLISHMENTS (ASSEMBLY) (WITH DRIVE THRU WINDOW & ASSOCIATED QUEUING DRIVE AISLE):**

1 SPACE PER 100 S.F. = 2,694/100= 27 STALLS

**PATIO**

1 SPACE PER 200S.F. = 200/100 = 1 STALLS

### SITE SIGNAGE & ELEMENTS

TYPE	COUNT	DESCRIPTION
	1	NEW CURB
C10	9	6" DIAMETER STEEL CONCRETE FILLED PIPE BOLLARD, SEE STRUCTURAL
C15	2	DERO HOOP BIKE "U" RACK, 14.5"x34"x1 5/8", 12 GA STEEL
C-1	5	NON-ILLUMINATED BOLLARD
S-1	3	STOP SIGN AND PAINTED BAR, WHITE LEGEND, RED BACKGROUND
S-2	1	TURN ARROW, REFLECTIVE WHITE PAINT
S-4	2	RESERVED PARKING SIGN, GREEN LEGEND, WHITE BACKGROUND
S-5	3	FLOOR PAINT STOP SIGN, REFLECTIVE WHITE PAINT
S-7	7	FLOOR PAINT STOP ARROW, REFLECTIVE WHITE PAINT
S-9	1	FLOOR PAINT ADA PARKING AREA STRIPING.
S-19	2	ADA SIGN, W/ BLUE BACKGROUND, REFLECTIVE WHITE PAINT
S-21	1	CAUTION STRIPED PAINTING
S-22	2	MONUMENT SIGN - INTERNALLY ILLUMINATED.
S-30	4	PLANTER
S-31	2	TRASH DUMPSTER
S-32	2	NEW CURB
S-35	5	PARKING CONCRETE PROTECTION CURB
SS-1	1	PRE-MENU BOARD
SS-2	1	MENU ORDER BOARD PLACEMENT PANEL AND SPEAKER
SS-3	1	8'-6" CLEARANCE BAR

### ZONING:

EXISTING	LC (LIMITED COMMERCIAL)
PROPOSED	LC (LIMITED COMMERCIAL)

### PHASING LEGEND

	EXISTING TO REMAIN
	TO BE
	NE

### ARCHITECTURAL SITE PLAN - PROPOSED

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

Municipal Approval



THOMAS ENGLISH  
725 E. 65TH STREET, STE 300  
INDIANAPOLIS, IN 46220

### PROPOSED MULTI-TENANT DEVELOPMENT

1961 S. VAL VISTA DR  
MESA, AZ 85204

Projec



ILLINOIS DESIGN FIRM # 184 006688

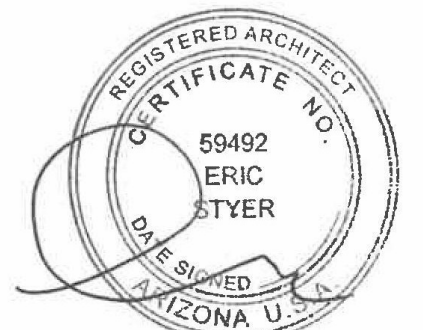
Architect of

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Consultan

07/05/2018	21 FT MAX HEIGHT/ REVIEW
02/05/2018	ZONING/ DESIGN REVIEW
11/20/2017	INITIAL ISSUE
NO	DAT
	REVISIONS/ISSUANCE

**PROFESSIONAL CERTIFICATION:**  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF ARIZONA, LICENSE NUMBER 59402.



SEAL

### FOR PERMIT/ FOR BID

DATE	06/19/19
PROJECT	DXU#17-264
SCALE	As indicated
DRAWN	DTE
CHECKED	BG
APPROVED	ES

ARCHITECTURAL SITE PLAN - PROPOSED

A1-04