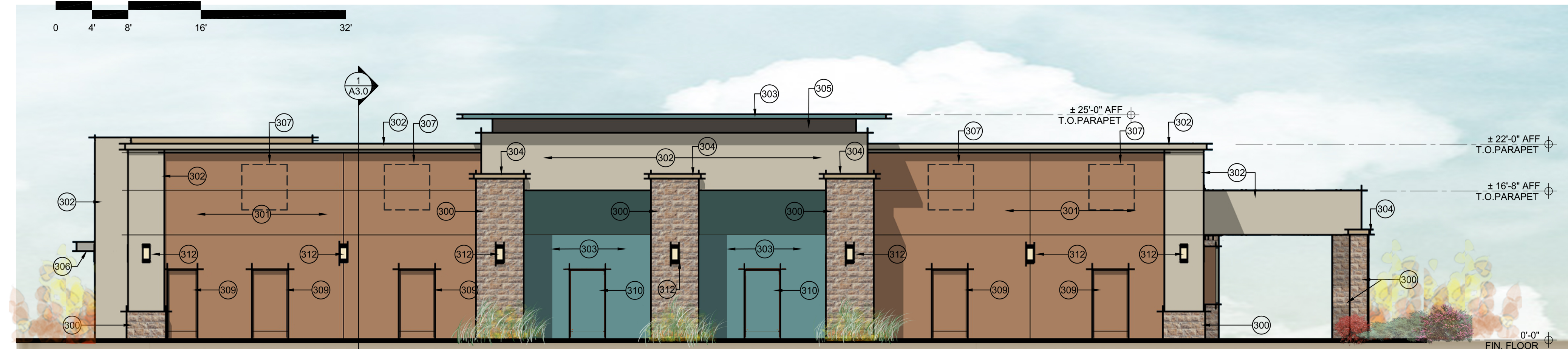




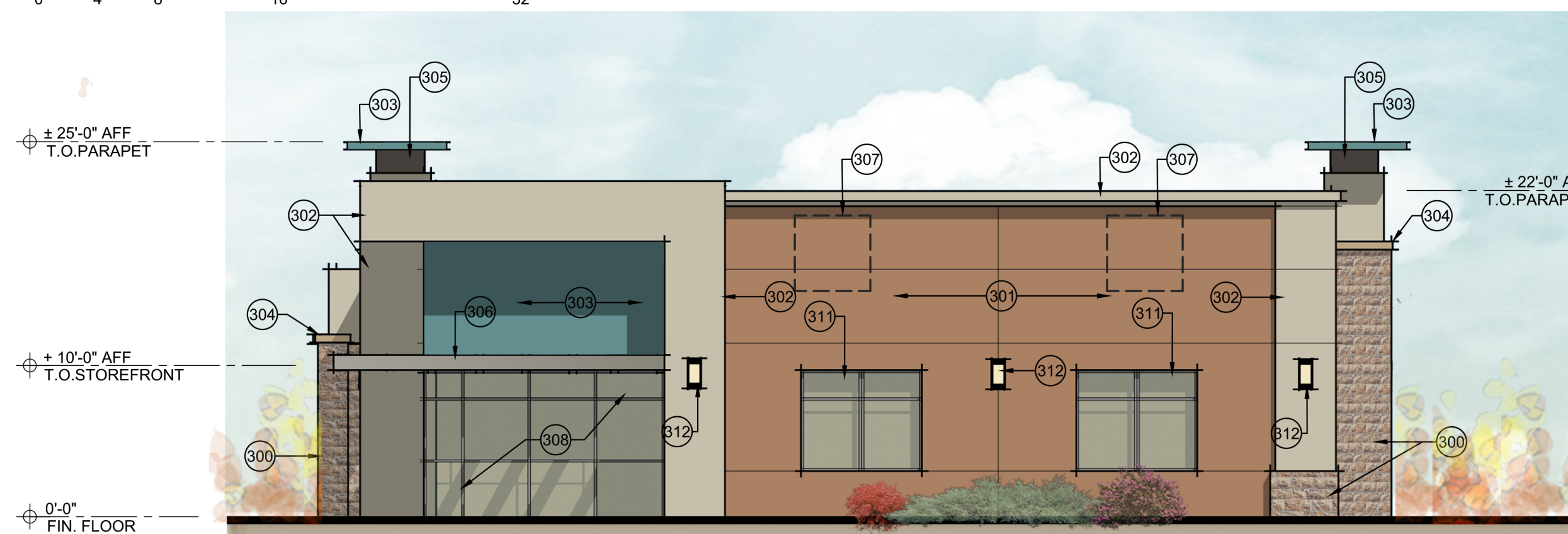
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



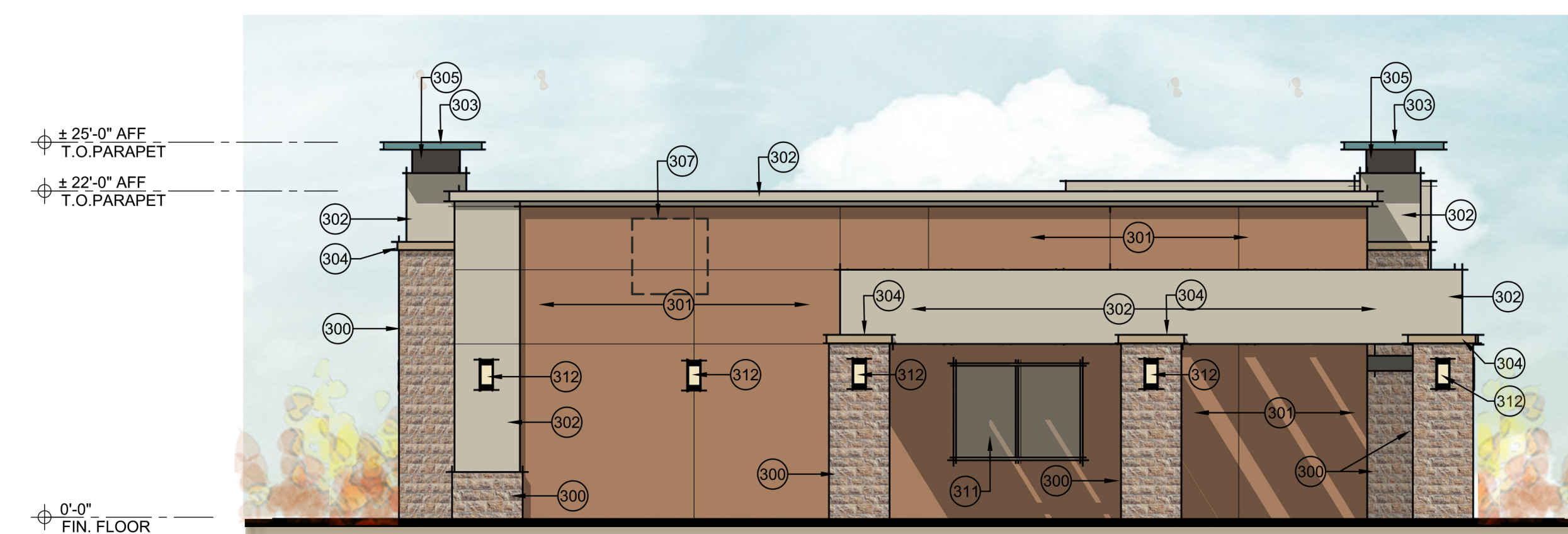
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

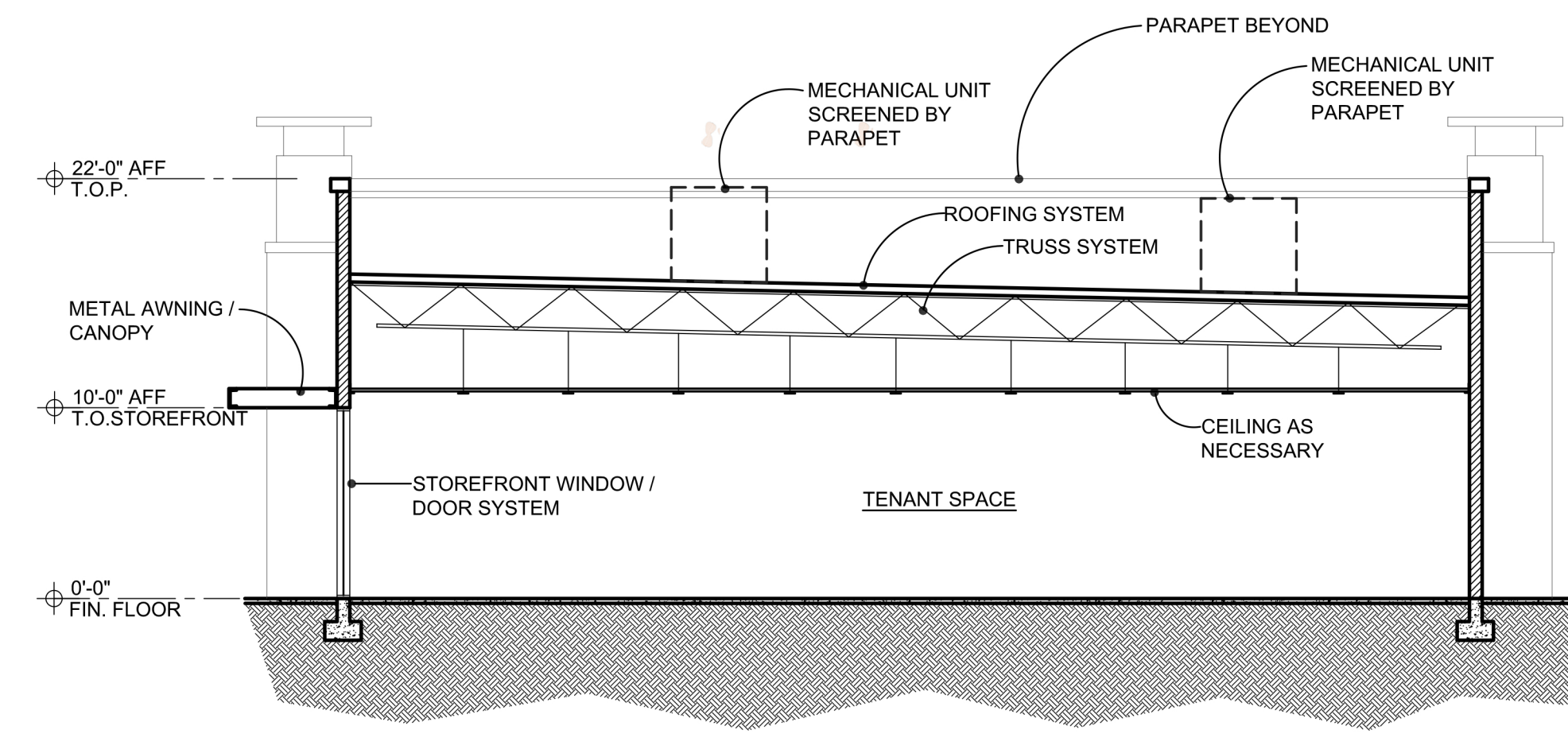


EAST ELEVATION

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION KEYNOTES	
(SOME KEYNOTES MAY NOT APPLY)	
300	STONE VENEER: MANUFACTURER: CORONADO STONE STYLE: 6" CLASSIC JERUSALEM COLOR: CAYENNE INSTALL WITH A 1/4" MORTAR JOINT GROUT COLOR: LIMESTONE
301	EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - MAIN BODY APPLICATION: MAIN EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: ROMAN BRICK - DEC 713
302	EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - ACCENT 1 APPLICATION: POPOUT WALLS / PARAPET MOLDINGS MANUFACTURER: DUNN EDWARDS COLOR: JAKARTA - DEC 737
303	EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - ACCENT 2 APPLICATION: ACCENT WALLS / PARAPET CAP MANUFACTURER: DUNN EDWARDS COLOR: TRANQUIL SEASHORE - DET 542
304	EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - ACCENT 3 APPLICATION: ACCENT BANDS ELEMENT AT STONE VENEER MANUFACTURER: DUNN EDWARDS COLOR: SLOPES DEC 721
305	EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - ACCENT 4 APPLICATION: ACCENT BAND AT ENTRY PARAPET FEATURE MANUFACTURER: DUNN EDWARDS COLOR: WEATHERED BROWN DEC 756
306	EXPOSED TUBE STEEL BEAM CANOPY SYSTEM (CLEAR ANODIZED FINISH)
307	MECHANICAL ROOF-TOP UNIT - SCREENED BY PARAPET
308	ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM (CLEAR ANODIZED FINISH)
309	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH: ROMAN BRICK (DEC 713) BY DUNN EDWARDS
310	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH: TRANQUIL SEASHORE - DET 542 BY DUNN EDWARDS
311	INSULATED GLASS WINDOWS (TEMPERED); CLEAR ANODIZED ALUMINUM FRAME
312	WALL MOUNTED LED FIXTURE. SEE CUT SHEETS. MOUNT CENTERLINE OF THE FIXTURE 10'-0" AFF.



BUILDING SECTION

SCALE: 1/8" = 1'-0"



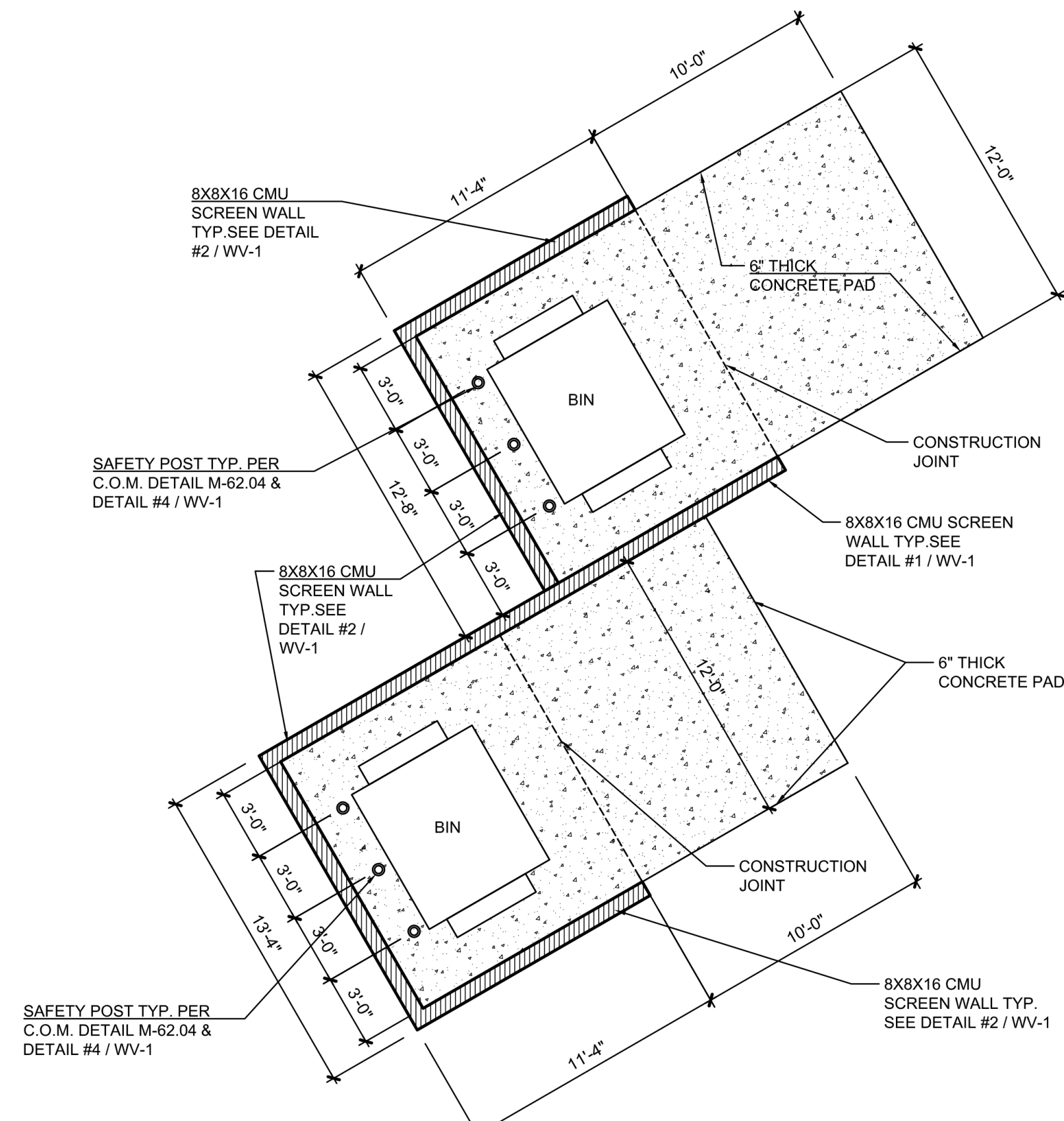
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Phase
SCHEMATIC DESIGN

**VJ PROPERTIES
RETAIL CENTER
SEC OF SOUTHERN AVE. & CRISMON RD.**

EXTERIOR ELEVATIONS

Project Number: 1738	Revision Date:	Sheet Number: A3.0
Date: 04/30/18		

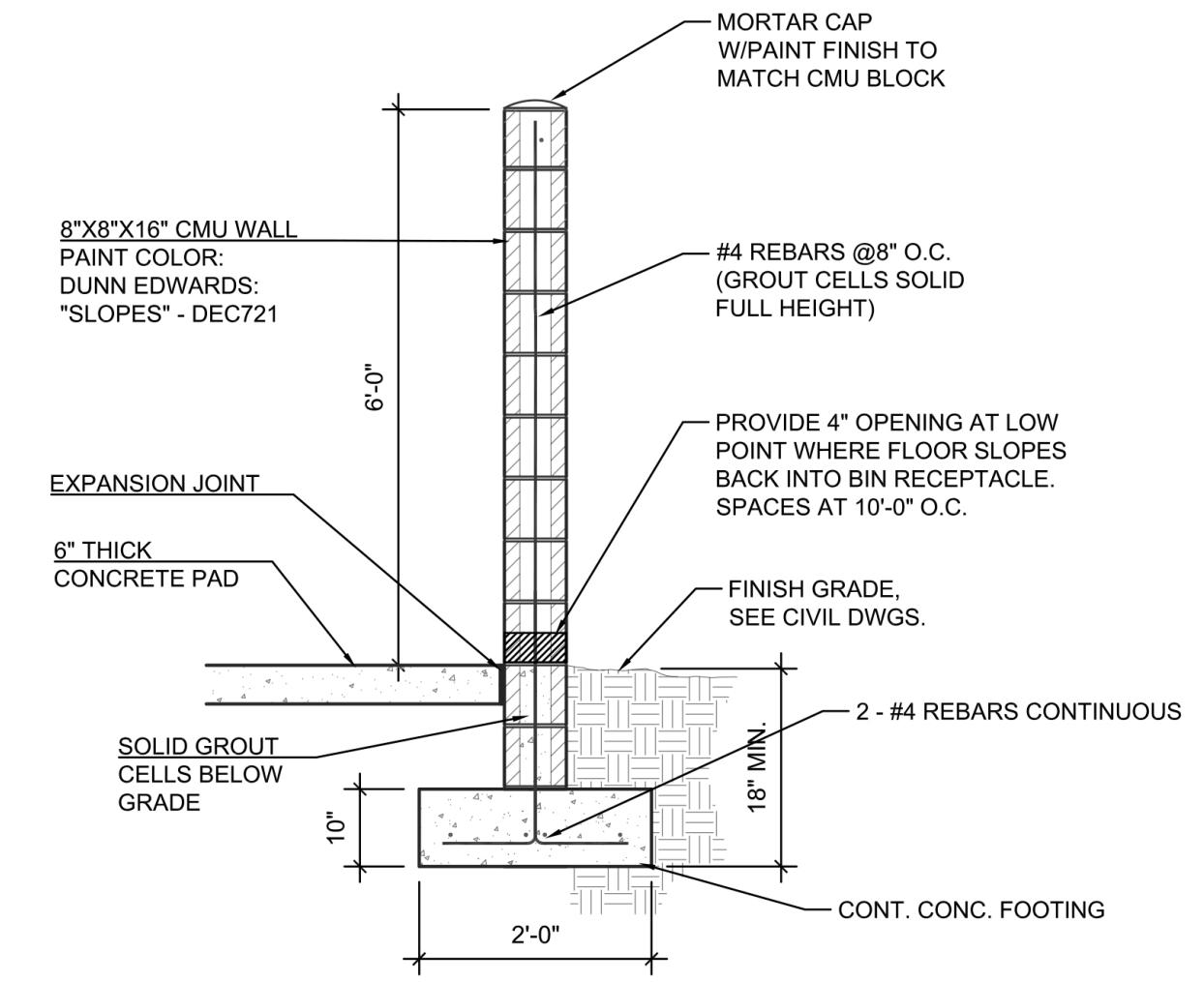


1 Double-wide bin trash enclosure

SCALE: 3/16" = 1'-0" NOTE: SEE CITY OF MESA DETAILS M-62.02.2 & M-62.04, M-62.04.1 FOR FURTHER INFORMATION

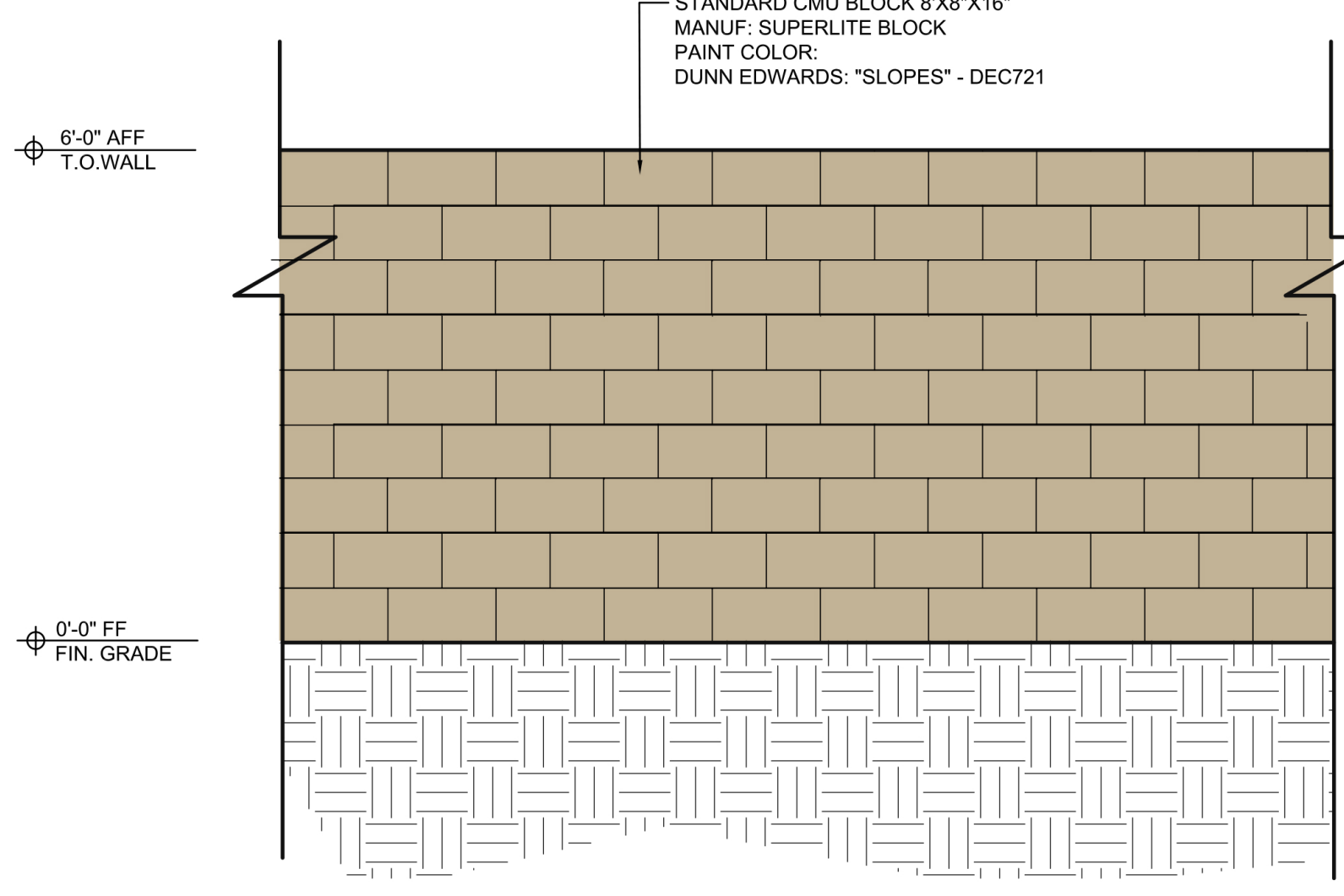
2 Masonry Wall at Trash Enclosure

SCALE: 1/2" = 1'-0"



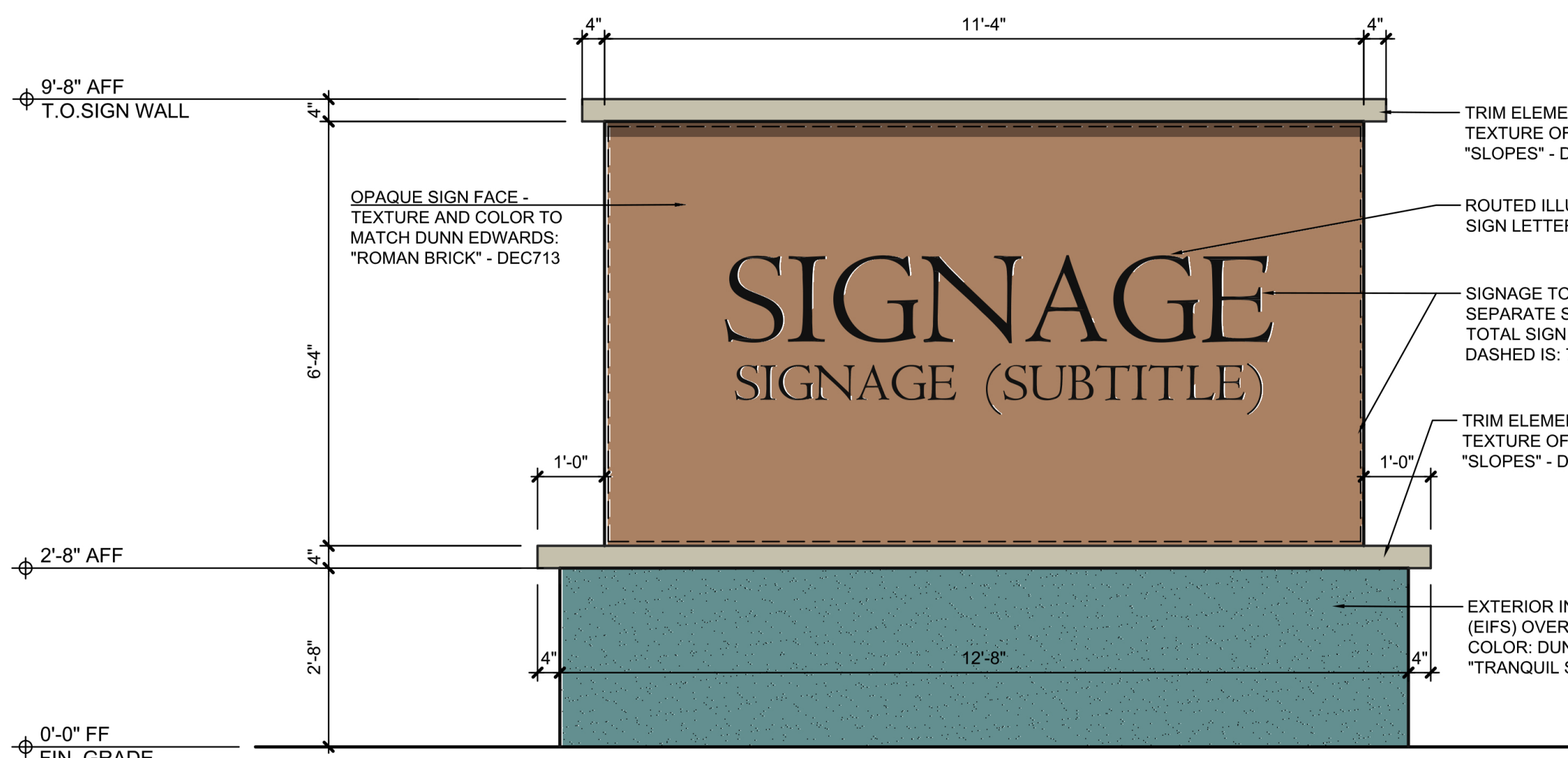
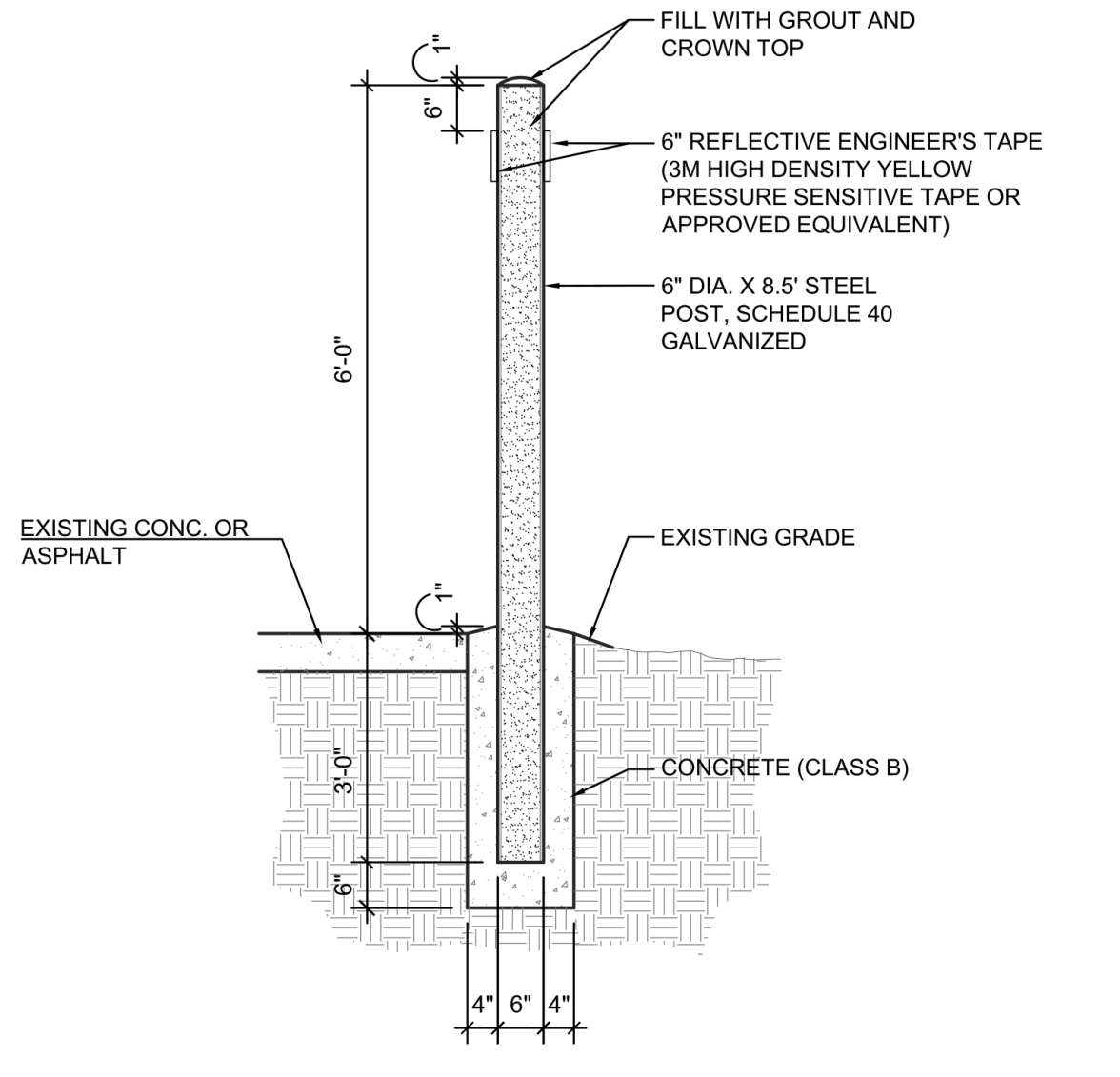
3 Typ. Elevation at CMU trash enclosure

SCALE: 1/2" = 1'-0"



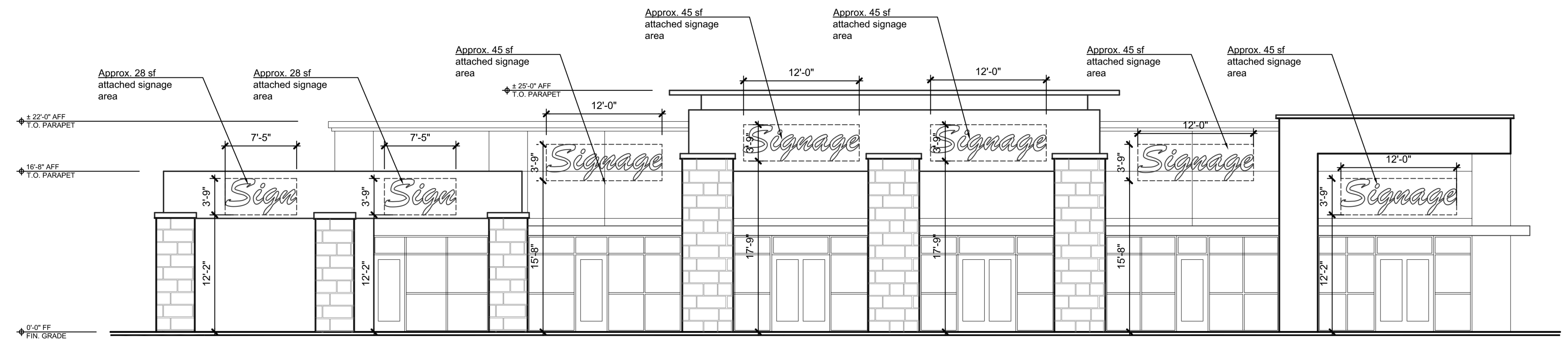
4 Typ. Safety post

SCALE: 1/2" = 1'-0"



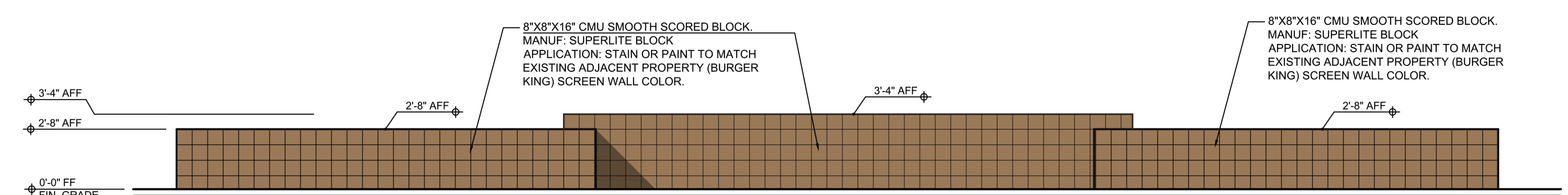
5 Monument Signage

SCALE: 1/2" = 1'-0"



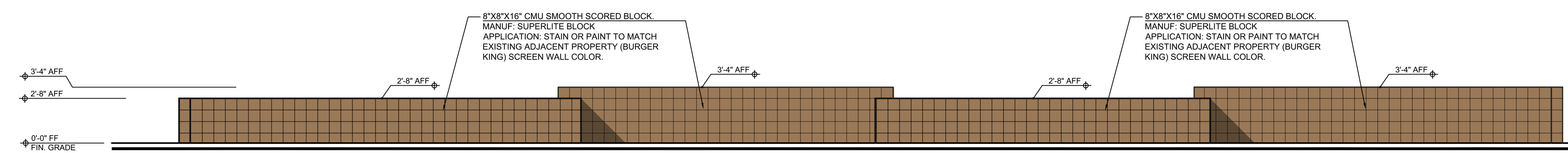
6 Building "Attached" Signage elevation

SCALE: 1/8" = 1'-0"



7 Screen wall elevation (west side of entry)

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



8 Screen wall elevation (east side of entry)

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



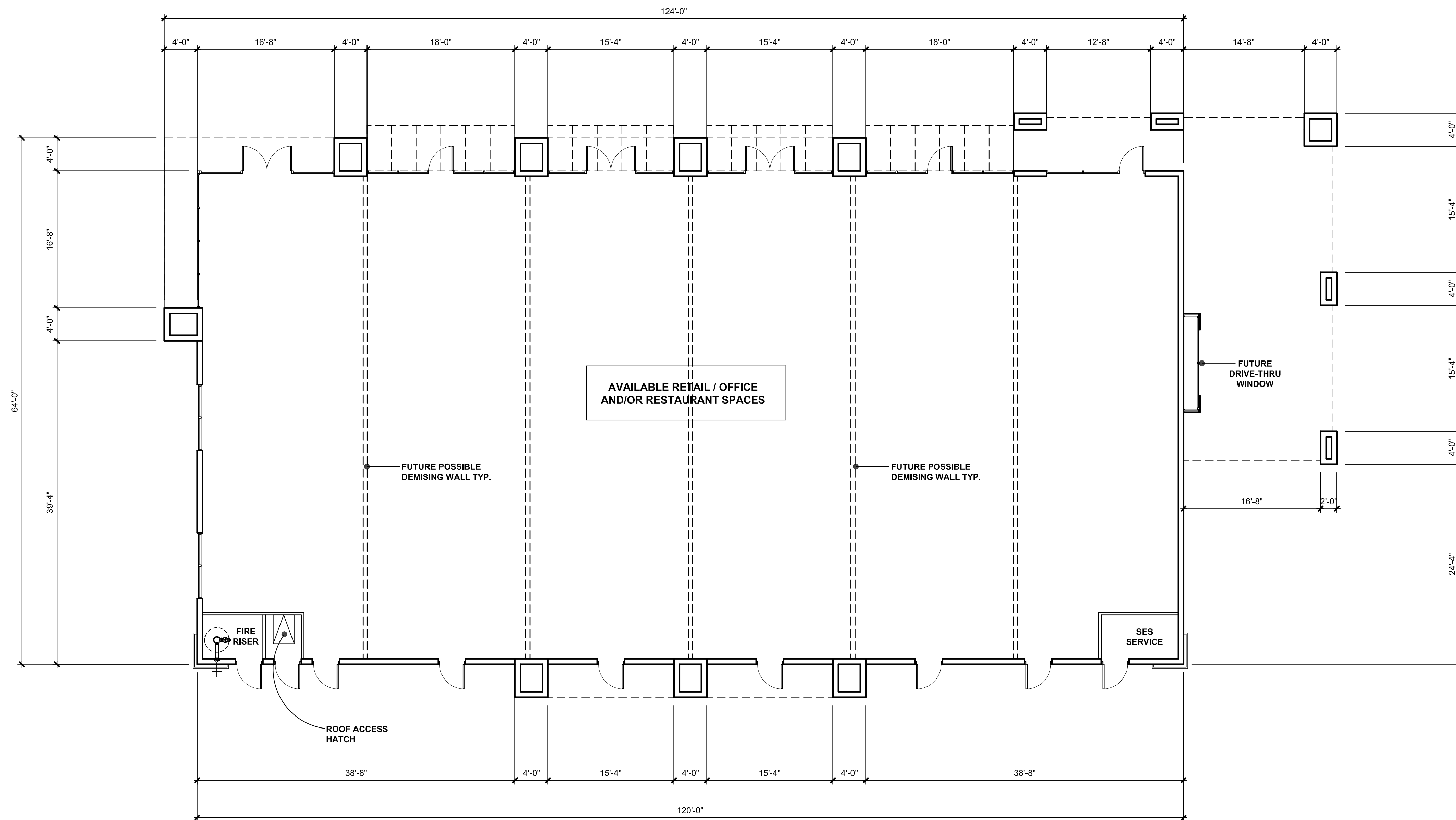
EXISTING SITE PHOTO VIEWING THE EXISTING PARKING SCREEN WALL ALONG SOUTHERN AVE. AT BURGER KING PROPERTY.

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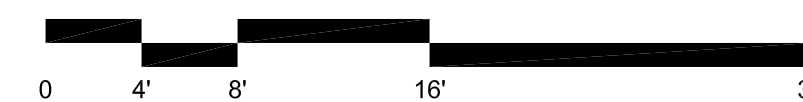
**VJ PROPERTIES
RETAIL CENTER
SEC OF SOUTHERN AVE. & CRISMON RD.
SITE WALL ELEVATIONS, SIGNAGE,
ENCLOSURES**

Project Number: 1738	Revision Date:	Sheet Number: WV-1
Date: 04/30/18		



ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING CODE DATA

CITY OF MESA CURRENT GOVERNING CODES:

2010 AMERICAN WITH DISABILITIES ACT ACCESSIBLE GUIDELINES (ADAAG)
 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL PLUMBING CODE
 2006 INTERNATIONAL FIRE CODE (IFC)
 2006 INTERNATIONAL FUEL & GAS CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2006 INTERNATIONAL EXISTING BUILDING CODE
 2005 NATIONAL ELECTRIC CODE
 2003 ADA - ICC A117.1

ANY CURRENT MESA ZONING ORDINANCES & MESA CODE AMENDMENTS

** NOTE: MESA IS REVIEWING THE 2018 FAMILY OF INTERNATIONAL BUILDING CODES FOR ADOPTION IN 2018 - TO BE DETERMINED IF WILL BE USED ON THIS PROJECT **

PROJECT ADDRESS:

VJ PROPERTIES RETAIL CENTER
 SEC OF CRISMON RD. & SOUTHERN AVE.
 MESA, AZ 85209

PROJECT DESCRIPTION:

PROVIDING FOR A NEW GROUND-UP CONSTRUCTION BUILDING THAT WILL SERVE AS A MULTI-TENANT USE OR LARGE TENANT USE SPACE FOR FUTURE OFFICE / RETAIL / RESTAURANT SUITES.

TYPE OF CONSTRUCTION:

VB - WITH FIRE SPRINKLER

GROSS FLOOR AREA = 7,200 SF

GROSS BUILDING AREA UNDER ROOF = 8,756 SF

OCCUPANCY CLASSIFICATION: BUSINESS (B) / MERCANTILE (M)

ESTIMATED OCCUPANT LOADS:

1. BASED ON BUSINESS:
7,200 SF / 100 SF = 72 OCCUPANTS
2. BASED ON MERCANTILE:
7,200 SF / 30 SF = 240 OCCUPANTS

** NOTE: SPECIFIC OCCUPANT LOAD CALCULATIONS FOR EACH TENANT TYPE WILL BE DETERMINED IN THE FUTURE. THE ABOVE INFORMATION IS A GENERAL OCCUPANT LOAD CALCULATION BASED UPON THE ENTIRE FLOOR AREA OF THE BUILDING. **

	<p>adaptive ARCHITECTS 48 West Main Street Suite 200 Mesa, AZ 85201 480.655.0633 www.adaptivearchitectsinc.com</p>	Phase
		SCHEMATIC DESIGN
VJ PROPERTIES RETAIL CENTER SEC OF SOUTHERN AVE. & CRISMON RD.		
ARCHITECTURAL FLOOR PLAN		
Project Number:	Revision Date:	Sheet Number:
1738		FP
Date:		
04/30/18		