

SITE PLAN KEY NOTES

A	ASPHALT CONC PAVING PER CIVIL DWGS & SOILS REPORT	O	STEEL SHADE CANOPY - SEE DET. FUTURE - UNDER SEPARATE PERMIT
B	PARKING SPACE PER MESA ZONING ORD. 9' X 18' MIN. (9' X 16' W/ 24" O.H. PER COND.)	P	8' C.M.U. WALL @ STOR. YARD W/ ARCH. ACCENTS - SEE DET.
C	CUSTOMER LOADING SPACE - 10' X 35' FOR PICK UP ONLY. RESTRICTED TO LOADING ONLY. NO OVERNIGHT PARKING	Q	LANDSCAPE / RETENTION BASIN
D	PARKING STRIPING	R	NEW STREET IMPROVEMENTS
E	C.I.P. OR EXTR. CONC CURB	S	3' HIGH C.M.U. PARKING LOT SCREEN WALL - SEE DETAIL
F	REFUSE AREA (ENCL. NOT REQ'D.) ACCESS PER CITY OF MESA REGS. per DET. M-62.02.1 (and M-62.04.2	T	PLANTER - SEE LANDSCAPE PLAN
G	SIGHT VISIBILITY TRIANGLE (SVT)	U	LOADING DOCK - SEE DET.
H	5' WIDE COLORED CONC. SIDEWALK	V	MONUMENT SIGN - SEE DETAIL
I	NEW 40' DRIVE APPROACH per C.O.M. TYPE M-42	W	ENTRANCE PLAZA W/ ARCHITECTURAL PAVERS MIN. REQ'D. - 900 SF AREA PROV. = 946 SF
J	20' FIRE ACCESS ROAD. MIN. TURN RADIUS 35/55'	X	COLORED CONC. SIDEWALK
K	EMPLOYEE / VISITOR AREA W/ ARCHITECTURAL PAVERS AREA PROV. = 400 SF (6' X 15' @ 680 SF LANDSCAPE) TOTAL PROV. = 1,180 SF	Y	PATIO OR SIDEWALK W/ ARCHITECTURAL PAVERS OVER CONCRETE SLAB
L	A.D.A. SIGNAGE @ HANDICAP PARKING SPACE PER C.O.M. DTL.	Z	ELECTRICAL SERVICE W/ 6" PEPE BOLLARDS
M	6' HIGH C.M.U. WALL @ DUMPSTER STORAGE AREA	AA	ROOF DRAIN & O.F. INTERNAL
N	ROLLING STL. GATE - SEE DET.	BB	ROOF HATCH & LADDER
		CC	FIRE SPRINKLER RISER ROOM
		DD	NEW WATER LINE - SEE CIVIL DRAWINGS
		EE	NEW SEWER LINE - SEE CIVIL DRAWINGS
		FF	NEW FIRE HYDRANTS - SEE CIVIL DRAWINGS

PLANNING NOTES

- NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTY.
- REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPARABLE WITH THE BUILDING MATERIALS COLOR AND TEXTURE SHALL MATCH THE BUILDING BOTH SIDES.
- NO SIGNAGE SHALL BE ALLOWED ON THE EXTERIOR OF THE BUILDING.
- ALL ROOFING MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE MATCHING THE BUILDING MATERIALS.
- ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE MATCHING THE BUILDING MATERIALS.
- ALL SIGNAGE SHALL BE MINIMUM OF 20 FEET HEIGHT.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO EXTERIOR LADDER SHALL BE EXPOSED EXCEPT CONICAL TAPERED.
- ALL EXTERIOR LADDER SHALL BE SCREENED BY MATERIALS COMPARABLE WITH THE BUILDING MATERIALS COLOR AND TEXTURE SHALL MATCH THE BUILDING BOTH SIDES.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-FAMILY BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED ATTACHED TO THE BUILDING.
- ALL SIGNAGE SHALL BE MINIMUM OF 20 FEET HEIGHT.
- NO SIGNAGE SHALL BE ALLOWED ON THE EXTERIOR OF THE BUILDING.
- NO TURN AREAS SHALL BE PROVIDED.

LEGAL DESCRIPTION:

PARCEL NO. 1, LARRY S. KALDERSKI;
 A PORTION OF PARCEL A OF THE LAND SHOWN ON MAP RECORDED IN BOOK 886, PAGE 8 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERRIDA MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED U.S. #68565;
 THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, A DISTANCE OF 782.00 FEET; TO THE POINT OF BEGINNING;
 THENCE CONTINUING WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, A DISTANCE OF 274.63 FEET; TO A POINT ON THE EXISTING 30 FOOT EAST RIGHT-OF-WAY LINE OF 22ND STREET, AS RECORDED DOCUMENT NO. 03-1080635, RECORDS OF MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 09° 52' 22" WEST ALONG THE EXISTING 30 FOOT EAST RIGHT OF WAY LINE OF 22ND STREET, A DISTANCE OF 560.08 FEET; THENCE EAST, A DISTANCE OF 231.28 FEET; TO THE POINT OF BEGINNING;
 THENCE SOUTH 09° 46' 17" EAST, A DISTANCE OF 560.08 FEET; TO THE POINT OF BEGINNING.
 PARCEL NO. 2, MARYN S. KALDERSKI;
 A PORTION OF PARCEL A OF THE LAND SHOWN RECORDED IN BOOK 886, PAGE 8 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERRIDA MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED U.S. #68565;
 THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 820.00 FEET; TO THE POINT OF BEGINNING;
 THENCE CONTINUING WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 282.00 FEET; TO A POINT ON THE EXISTING 30 FOOT EAST RIGHT-OF-WAY LINE OF 22ND STREET, AS RECORDED DOCUMENT NO. 03-1080635, RECORDS OF MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 09° 52' 22" WEST ALONG THE EXISTING 30 FOOT EAST RIGHT OF WAY LINE OF 22ND STREET, A DISTANCE OF 560.08 FEET; THENCE EAST, A DISTANCE OF 231.28 FEET; TO THE POINT OF BEGINNING;
 THENCE SOUTH 09° 46' 17" EAST, A DISTANCE OF 560.08 FEET; TO THE POINT OF BEGINNING.

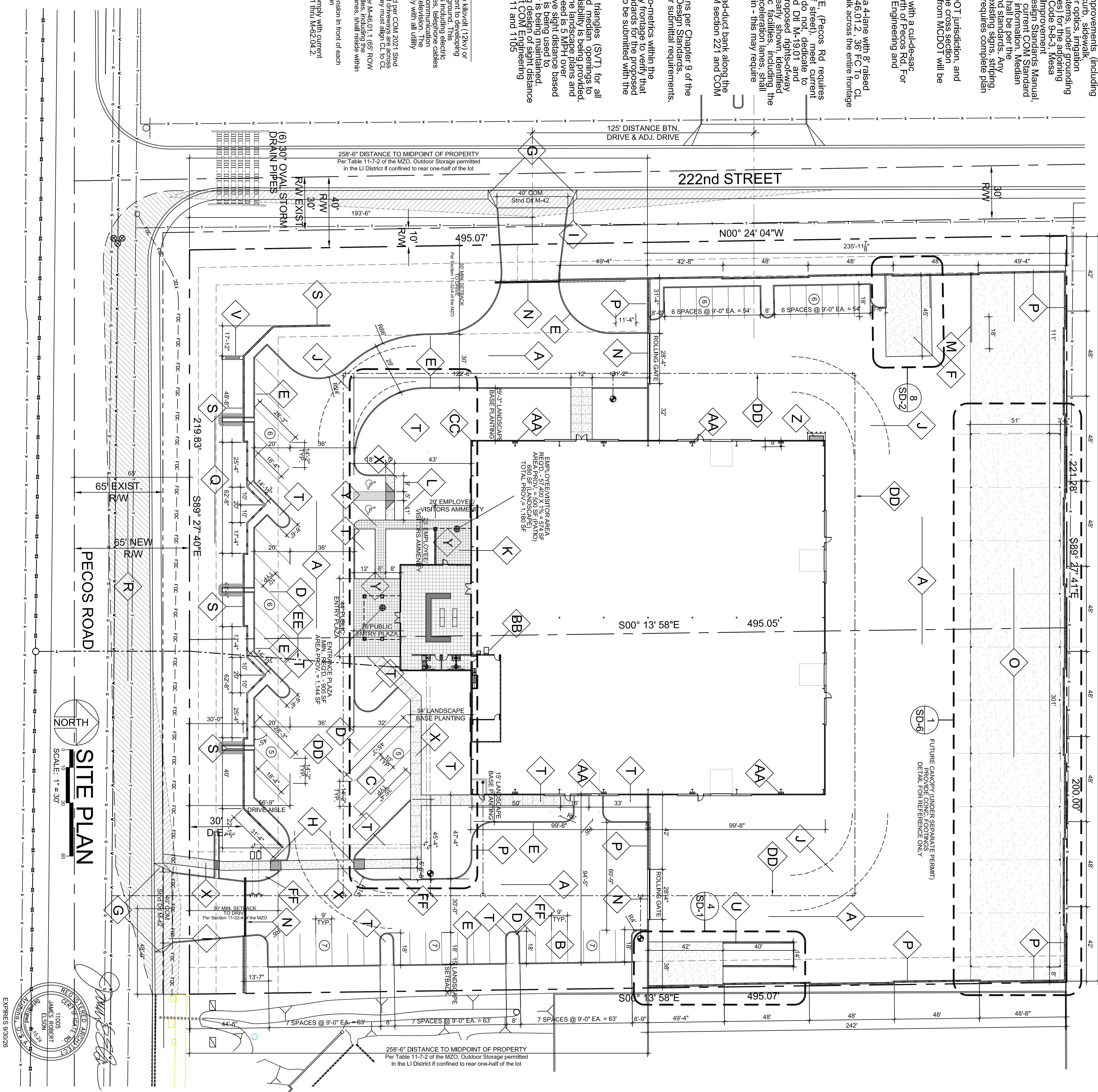
DEVELOPMENT DATA

LOT AREA:	257,849.26 SF (9,919 AC)
LOT AREAS:	213,120.47 SF (4,893 AC)
NET AREA:	
LOT COVERAGE:	26.93%
57,400 / 213,120 =	
ZONING:	L1 (LIGHT INDUSTRIAL)
MIN. LOT DEPTH:	100 FEET
MIN. LOT WIDTH:	100 FEET
MAX. LOT COVER. ALLOWED:	90%
LOT COVER. PROVIDED:	
49,338 (LANDSCAPE AREA)	
163,792 / 213,120 =	
MAX. HEIGHT ALLOWED:	76.8%
163,792 / 213,120 =	
BLDG. HGT. PROV.:	40 FEET (PARAPET)
OCCUPANCY GROUP:	S-2
SHOWROOM/OFFICE:	B
WAREHOUSE:	S-2
CONSTRUCTION TYPE:	III-B
ZONING:	L-1
BUILDING HEIGHT:	30'-0"
BUILDING AREAS:	
OFFICE/SHOWROOM:	2,400 SF
WAREHOUSE:	40,000 SF
STOR. CANOPY (OUTDOOR):	15,000 SF
TOTAL AREA:	57,400 SF
PARKING REQ'D.:	
OFFICE/SHOWROOM 2,400/375 =	6.4 SPACES
WAREHOUSE 40,000/900 =	44.4 SPACES
TOTAL PARK. REQ'D.	51 SPACES
TOTAL PARK. PROV.:	56 SPACES

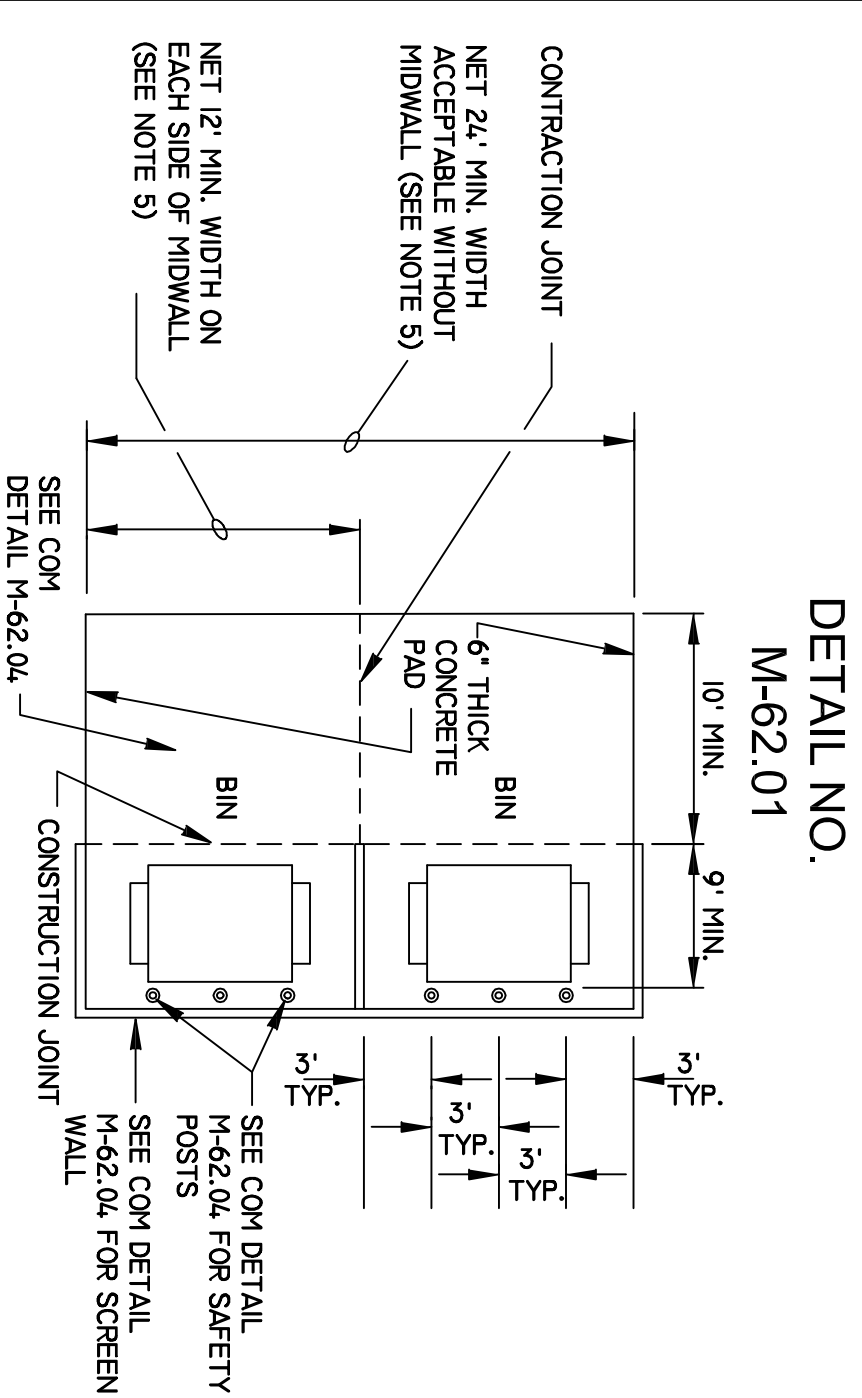
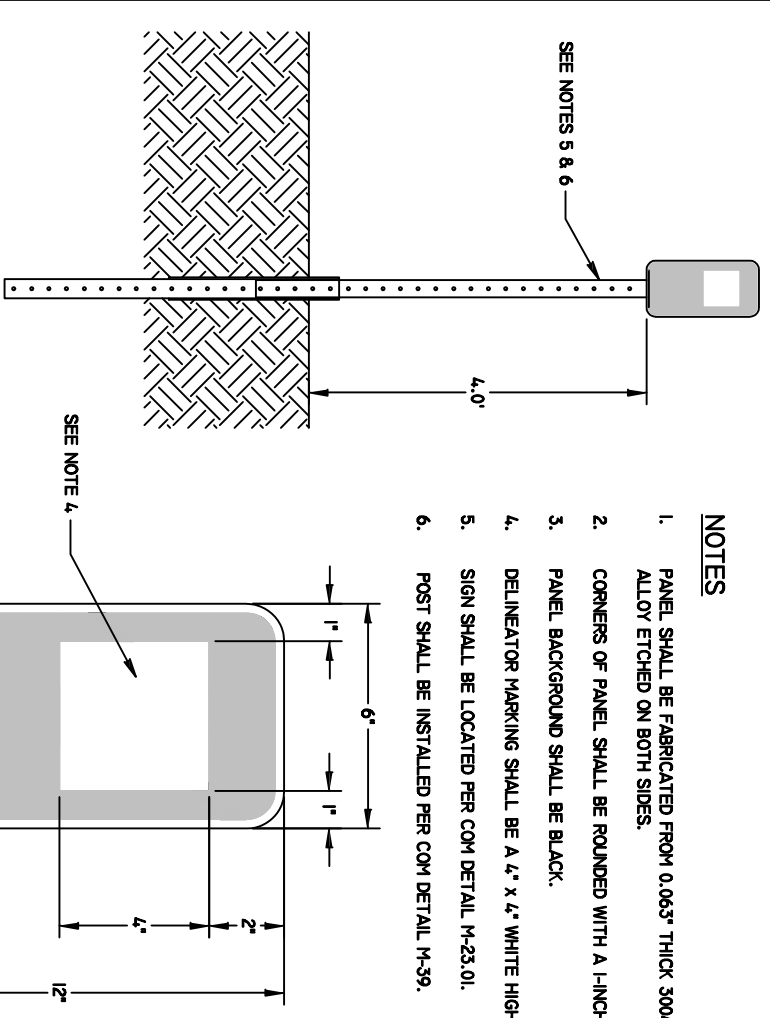
MESA NOTES

All existing overhead utilities, twelve (12kV) or less within public right-of-way adjacent to developing properties, shall be relocated underground. This shall include gas, electric, telephone, cable, and other utilities. Distribution lines, electric service lines, telephone cables and lines, and lines used for other communication and underground installations shall comply with all utility company's requirements.
 All proposed driveways shall be installed per COM 2021 SIND D1 M-42, 30' wide min. When proposed driveways are across from existing driveways, they must sign (S, R, O, C).
 Varying ROW and P.U.F.E. on Pecos Rd. per M-42.11, (65' ROW adjacent to driveway, 35' ROW adjacent to driveway, 35' ROW adjacent to driveway, and 35' ROW adjacent to driveway).
 A required 50' clearance rectangle dimension in front of each structure must be shown on the site plan.
 KEY NOTES: must reference and comply with current City of Mesa standards W-62.01 thru W-62.04.2.

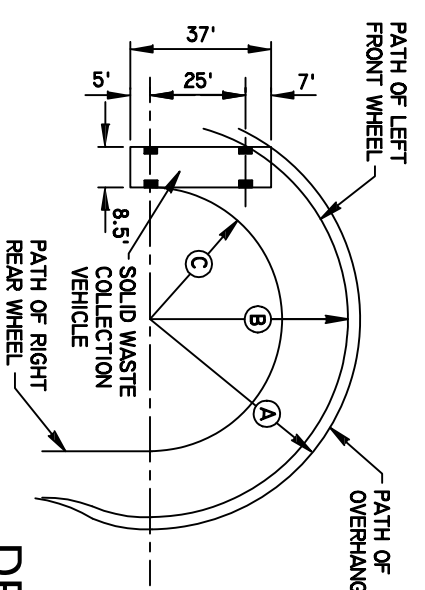
- Install Right-of-Way improvements (including but not limited to paving, curbs, sidewalk, streetlights, traffic signals, fiber optics, irrigation systems, and storm drain systems, under ground street frontage. Refer to City Code 9-4-3, Mesa Transportation Plan, Off-site Improvement Regulations, Engineering & Design Standards Manual, Subdivision Regulations, and current COM Standard Details and Specifications for information. Median openings and traffic signals shall be installed. Any modification or relocation of existing signs, striping, traffic signals, or streetlights requires complete plan submission).
- 222nd St is under MCDOT jurisdiction, and they will have to determine the cross section they would like to have. MCDOT will provide the required for record.
- 222nd St will terminate with a cut-d-sec approximately one 1/2 mile north of Pecos Rd. For design Standards.
- Pecos Rd to be built to a 4-lane with 8' raised median per COM SIND M-46.01.2, 36' F.C. To City with a linear detached subwalk across the entire homage of site.
- Verify ROW and P.U.F.E. (Pecos Rd. requires 65' ROW and 8' P.U.F.E. half street), meet current code requirements, if they do not, dedicate to meet per current COM SIND M-19.01 and EDSM 106. Existing and proposed right-of-way and easements shall be clearly shown, identified and easements shall be clearly shown, identified sidewalk, driveways, and deceleration lanes shall reside within the public domain - this may require additional dedication.
- Install 2" Fiber optic quad-duct bank along the footage of the site per EDSM section 221 and COM SIND D1 section M-66.
- Provide Street Light plans per Chapter 9 of the current City Engineering & Design Standards. Reference EDSM Sec 919 for additional requirements.
- Provide streetlight photometrics within the ROW adjacent to the property frontage to verify that they comply with current standards for the proposed use. These calculations are to be submitted with the construction plan submission.
- Provide sight visibility triangles (SVT) for all intersections, driveways, and median openings to the SVT to be placed on the landscape plans and show what criteria (design speed is 5 MPH over posted speed limit & respective sight distance based upon roadway cross-section) is being maintained. Use the information regarding design speed of sight distance Design Standards Sections 211 and 1105



SITE PLAN
 SCALE: 1" = 30'
 REGISTERED ARCHITECT
 JAMES S. STOKER
 11065 N. GAVELIN AVENUE
 SUITE 100
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 Scottsdale, Arizona
 85250
 602.903.4311
 jstoker@sd1.com
 15420 North 92nd Street
 Scottsdale, Arizona
 85250



DOUBLE-WIDE BIN ENCLOSURE CONFIGURATIONS
DETAIL NO. M-62-02-1



DETAIL NO. M-62-01

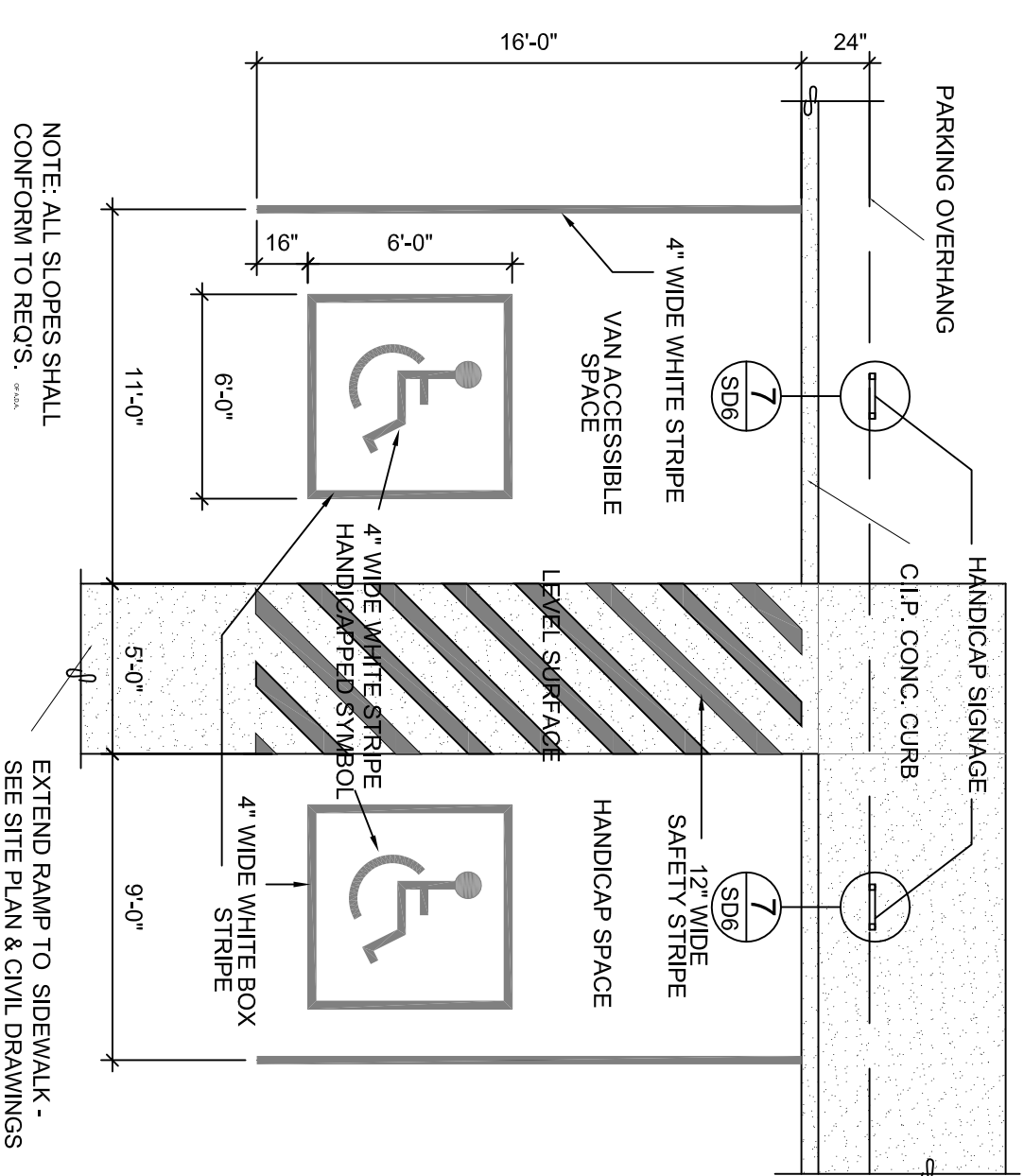
CLEARANCE REQUIREMENTS

- (A) 1/4" MIN. TURNING RADIUS
- (B) 1/3"-2" TURNING RADIUS
- (C) 2/3"-3" TURNING RADIUS

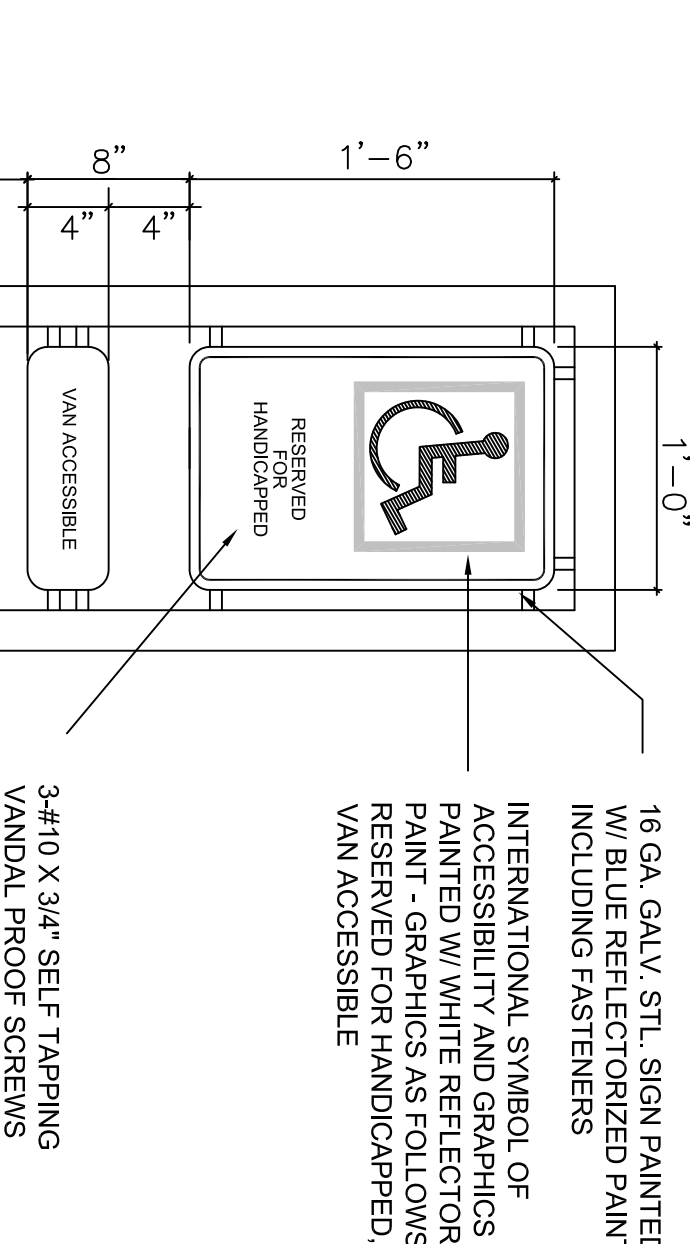
NOTES

1. ALL CURBS ARE TO BE ALIGNED ON THE OUTSIDE OF THE CURB AND SHALL BE 1/4" HIGH TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE.
2. IN GENERAL TERMS, ALL SOLID WASTE COLLECTION ROUTES SHALL MEET ENGINEERING DESIGN CRITERIA THAT ALLOWS SOLID WASTE COLLECTION VEHICLES ACCESS TO BIN ENCLOSURES. SITES SHALL BE DESIGNED TO ACCOMMODATE SOLID WASTE COLLECTION VEHICLES (GROUND LEVEL AND AERIAL OBSTRUCTIONS).
3. FOR THE SAFETY OF OTHERS, SOLID WASTE COLLECTION VEHICLES WILL NOT BACK UP HERE AND WILL NOT MAKE ANY TURNS WHILE BACKING.
4. NO PARKING OR STANDING IS ALLOWED IN SOLID WASTE COLLECTION VEHICLE ROUTES. MINIMUM CLEARANCE OF 14' IS REQUIRED.
5. OVER BIN ENCLOSURES, SAFETY STRIPS AND SAFETY POSTS BACK 50'.
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 45 DEGREES TO THE SOLID WASTE COLLECTION VEHICLE ROUTE.
8. BIN ENCLOSURES SHALL BE LOCATED AWAY FROM ENTRANCES AND EXITS OF BUSINESS DRIVE THRU'S SO SOLID WASTE COLLECTION VEHICLE DOES NOT BLOCK TRAFFIC.
9. STANDARDS FOR SHALE CURBS, AND TRAFFIC MARKINGS ARE ADDRESSED IN C09 DETAILS H-42-02 AND H-42-03.
10. STANDARDS FOR BIN ENCLOSURE SCREEN WALLS, SAFETY POSTS, AND GATES ARE ADDRESSED IN C09 DETAIL H-42-04.

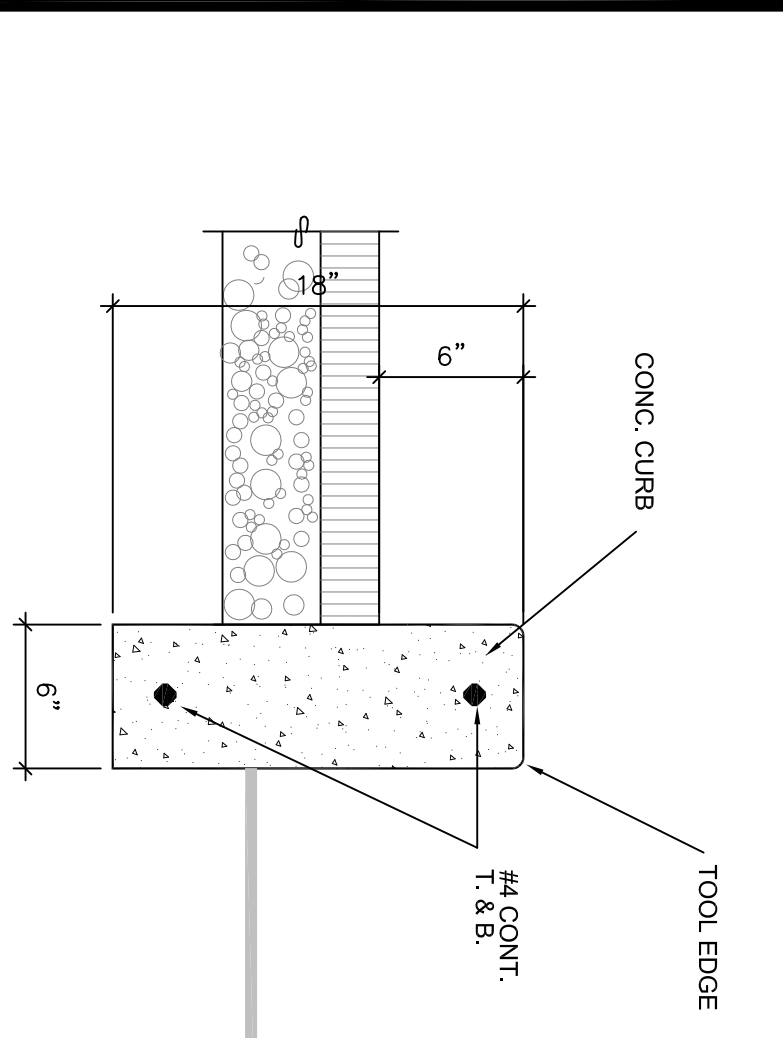
REFUSE ENCLOSURE DETAIL



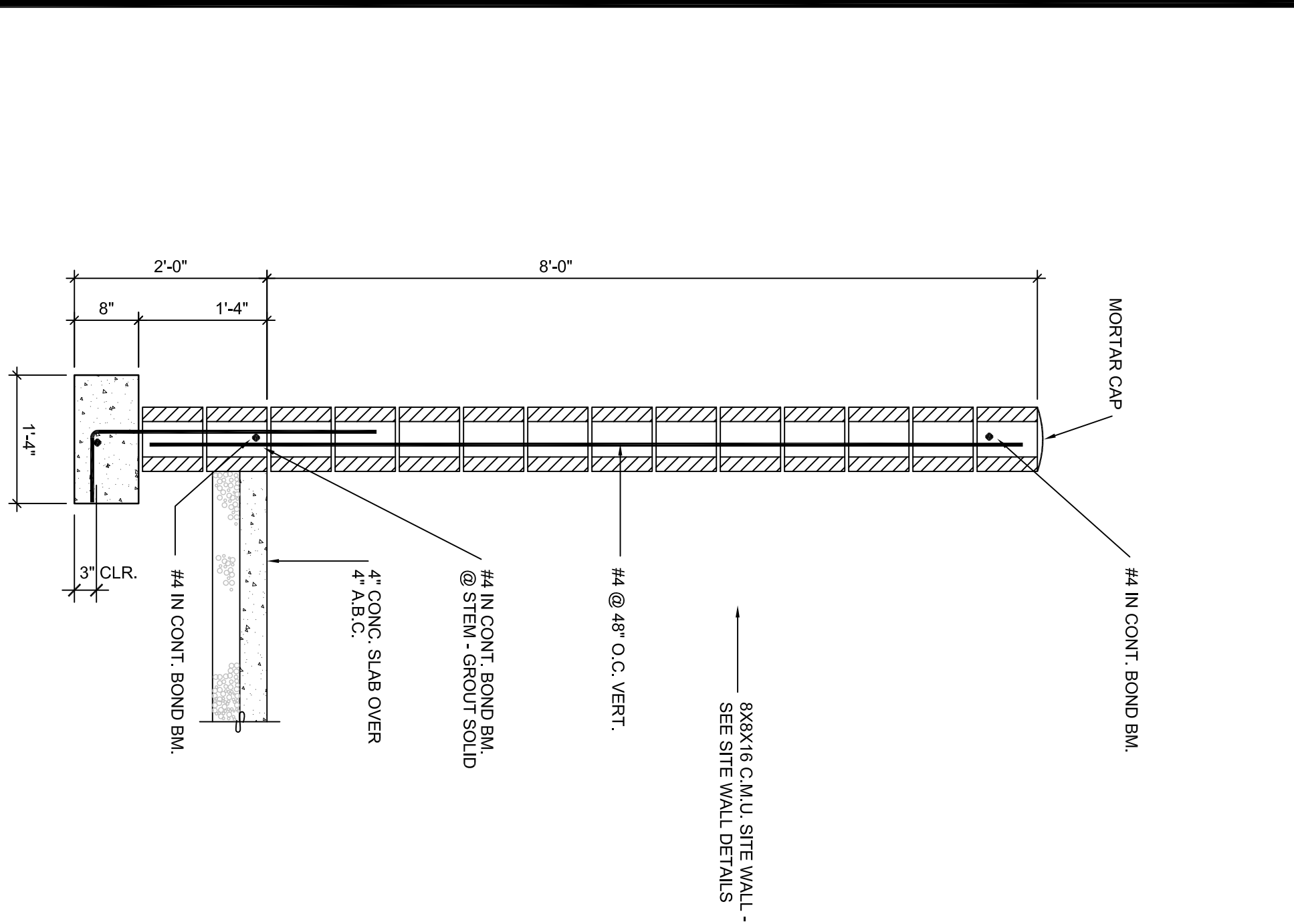
HANDICAP STALL DETAIL



H.C. SIGN DET.

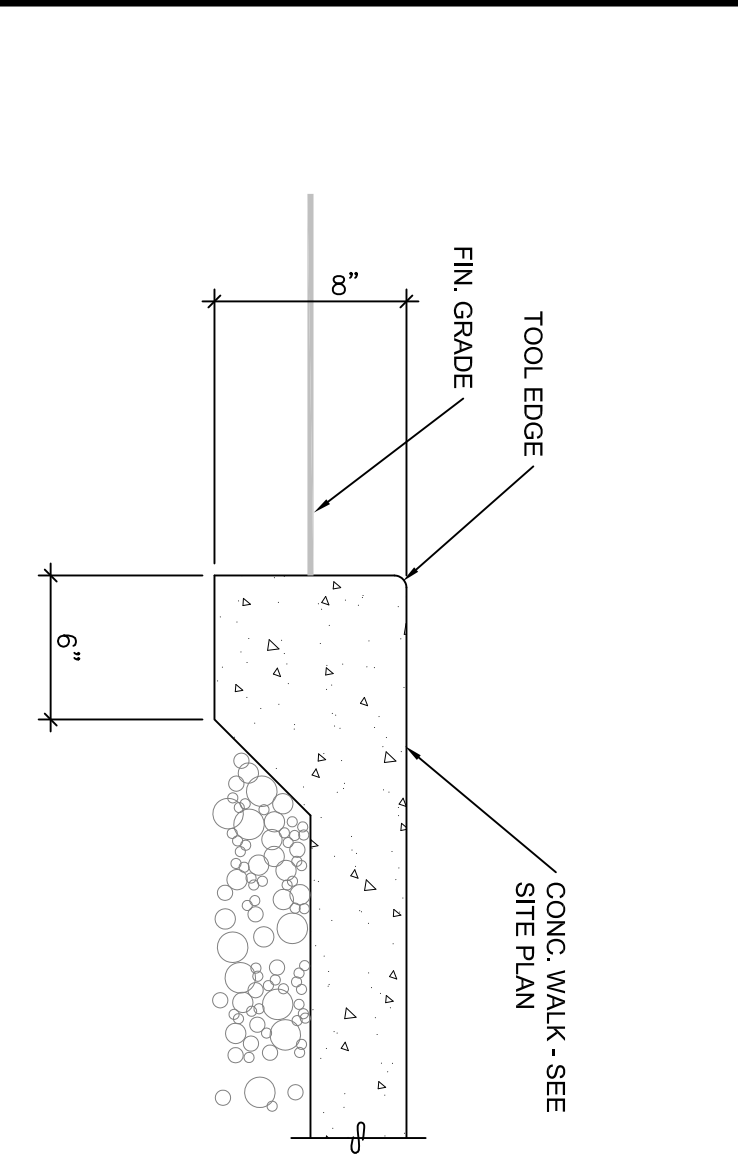


C.I.P. CONC. CURB

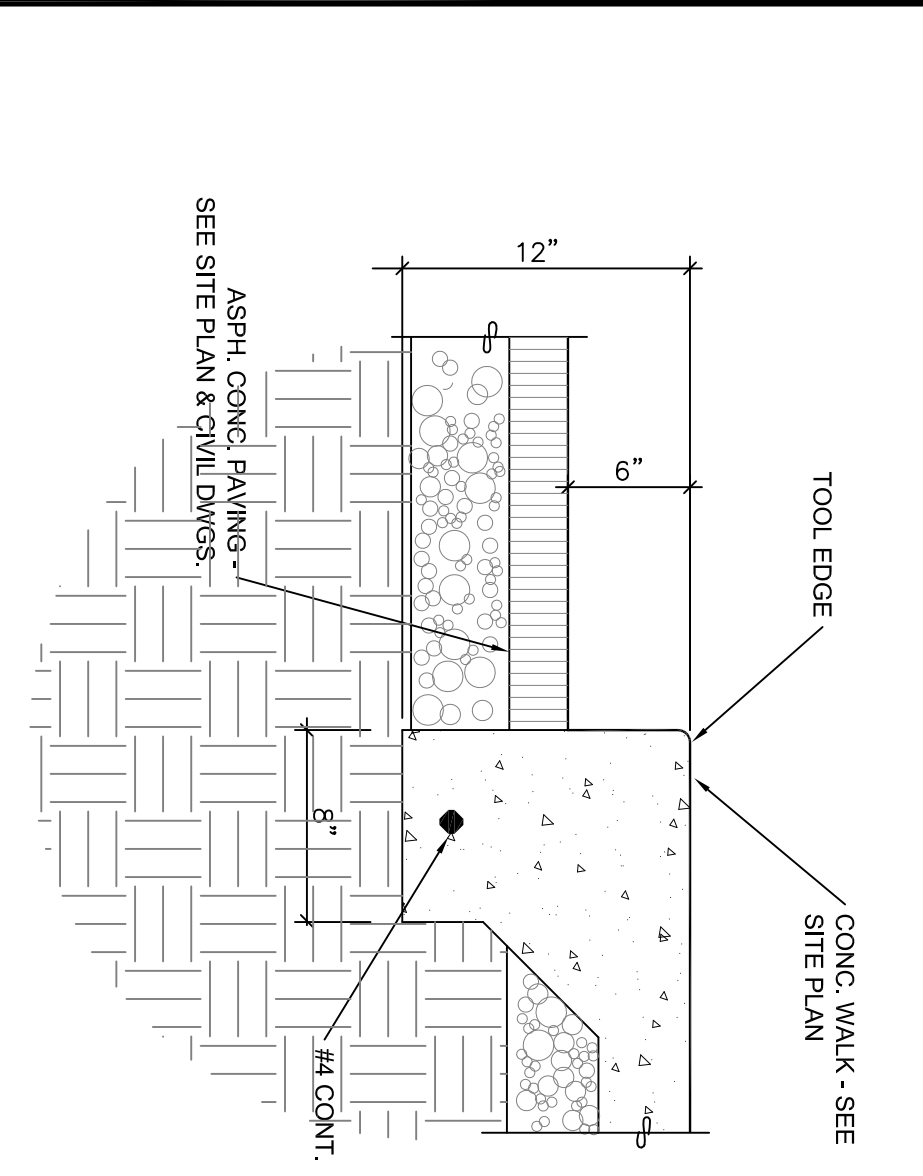


SITE WALL DET.

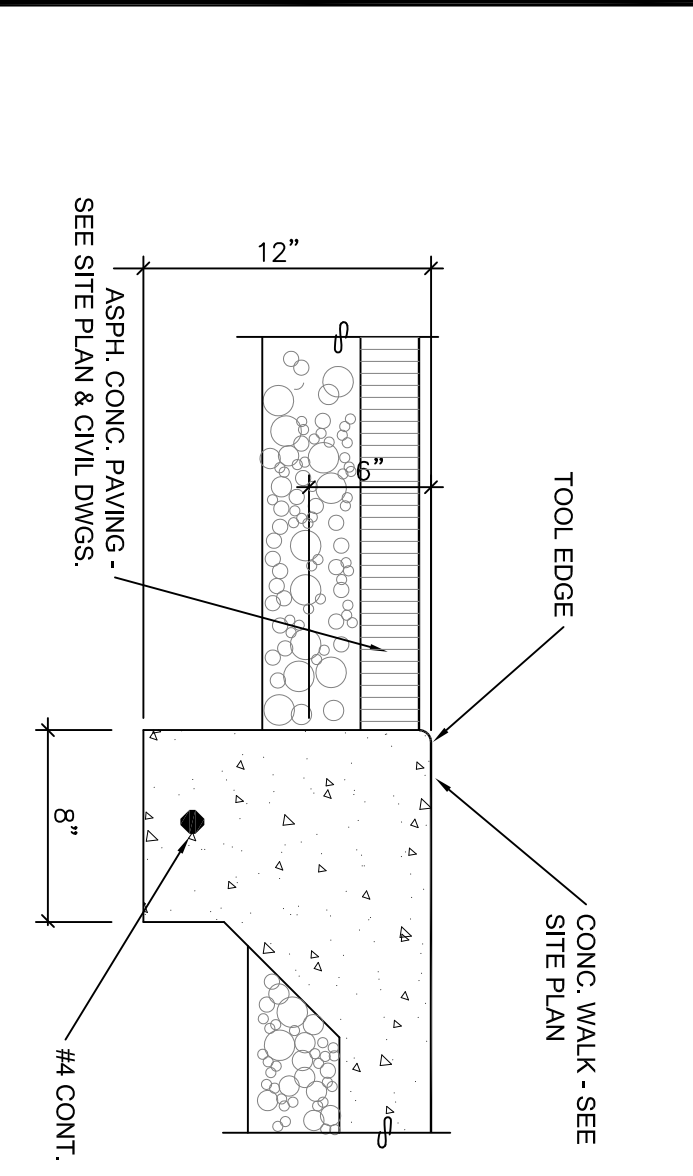
NOTE: ARCHITECTURAL FINISH & COLOR SHALL MATCH BUILDING @ ALL EXTERIOR WALLS



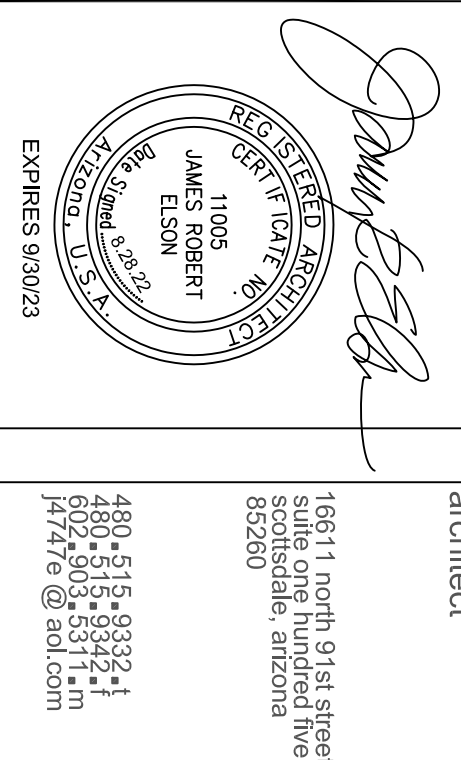
SIDEWALK TURNDOWN



PVMT @ SIDEWALK



PVMT @ SIDEWALK FLUSH COND.

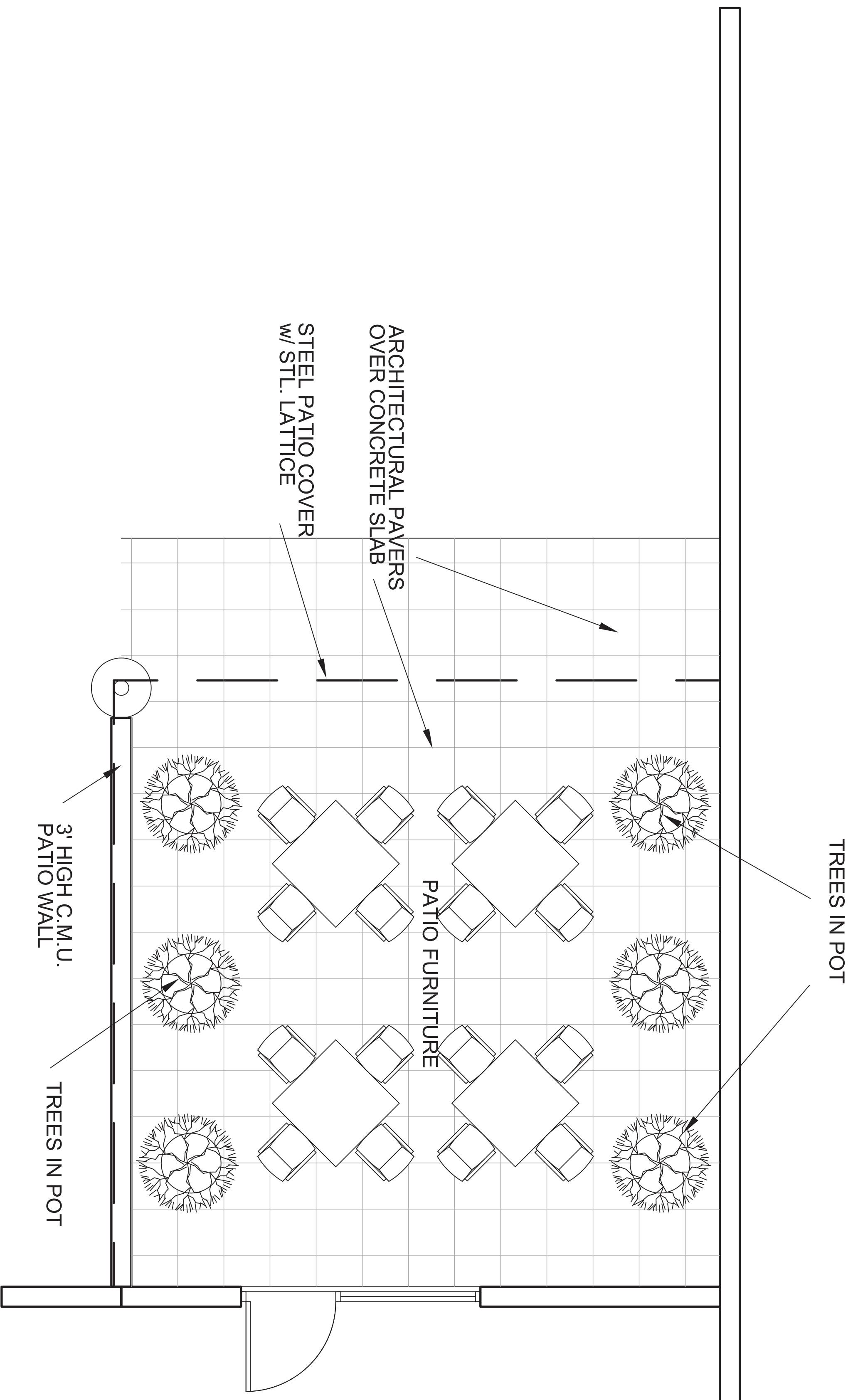


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SD2
SITE
DETAILS

RWC Building Products - Mesa
10630 E. Pecos Road, Mesa, AZ

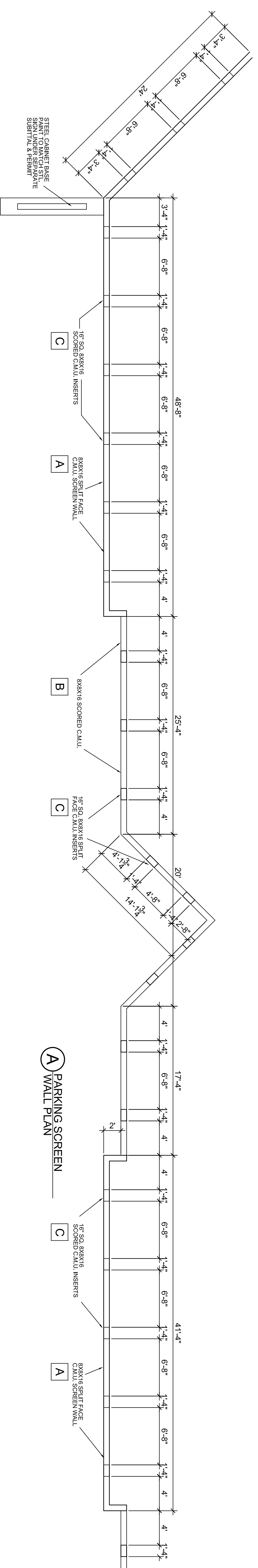
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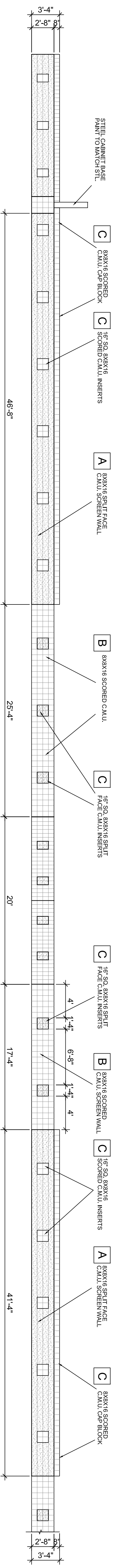
EMPLOYEE/VISITOR AMENITY DETAIL

DATE: 2.10.23
REVISED:

**James
Eison**
architect
16420 north 92nd street
scottsdale, arizona
85260
85260
602.903.4311 am
j@jameseison.com
je@jameseison.com



A PARKING SCREEN
WALL PLAN

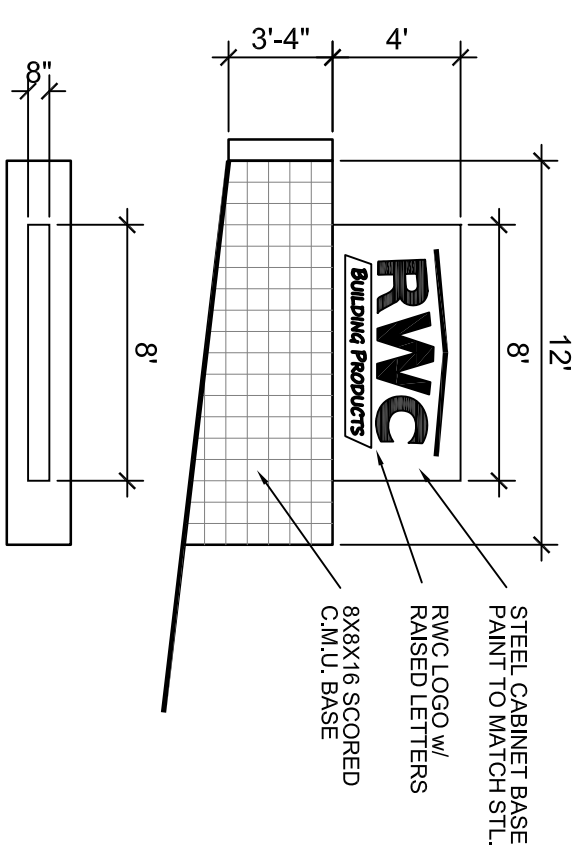


1 TYP. PARKING SCREEN
WALL DETAIL

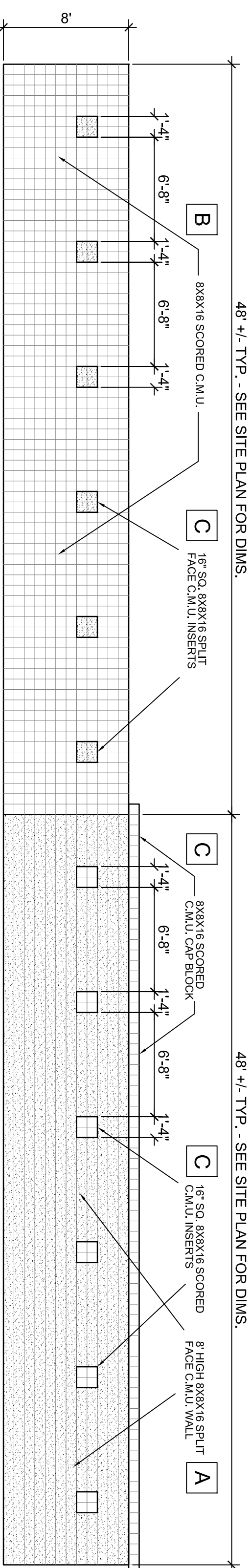
A 8X8X16 SPLIT FACE C.M.U. WALL - DE6214

B 8X8X16 SCORED STANDARD C.M.U. WALL - DE6215

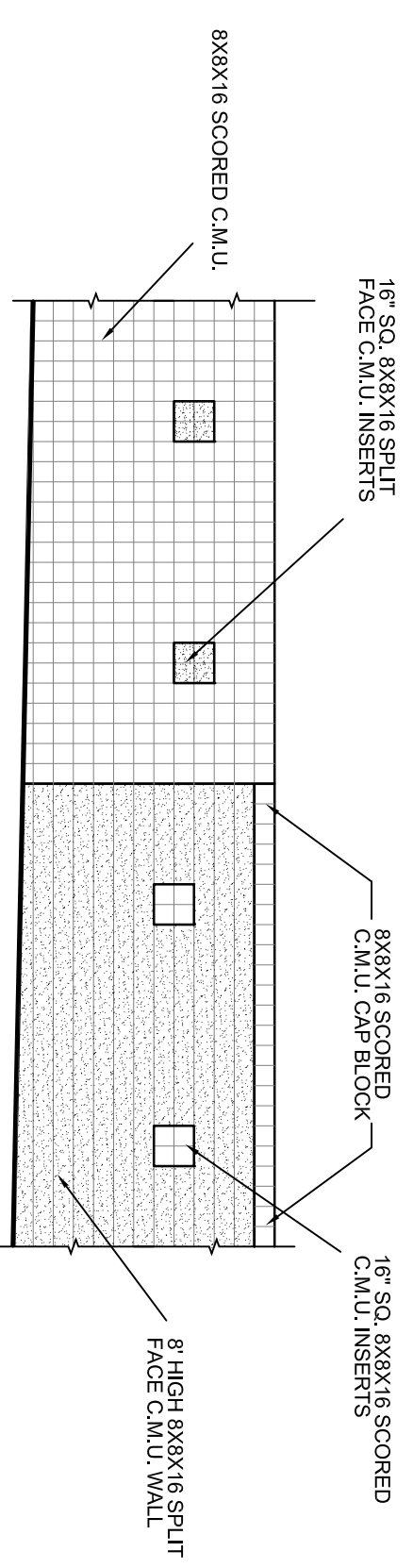
C SCORED STANDARD C.M.U. ACCENT INSERTS - DE618



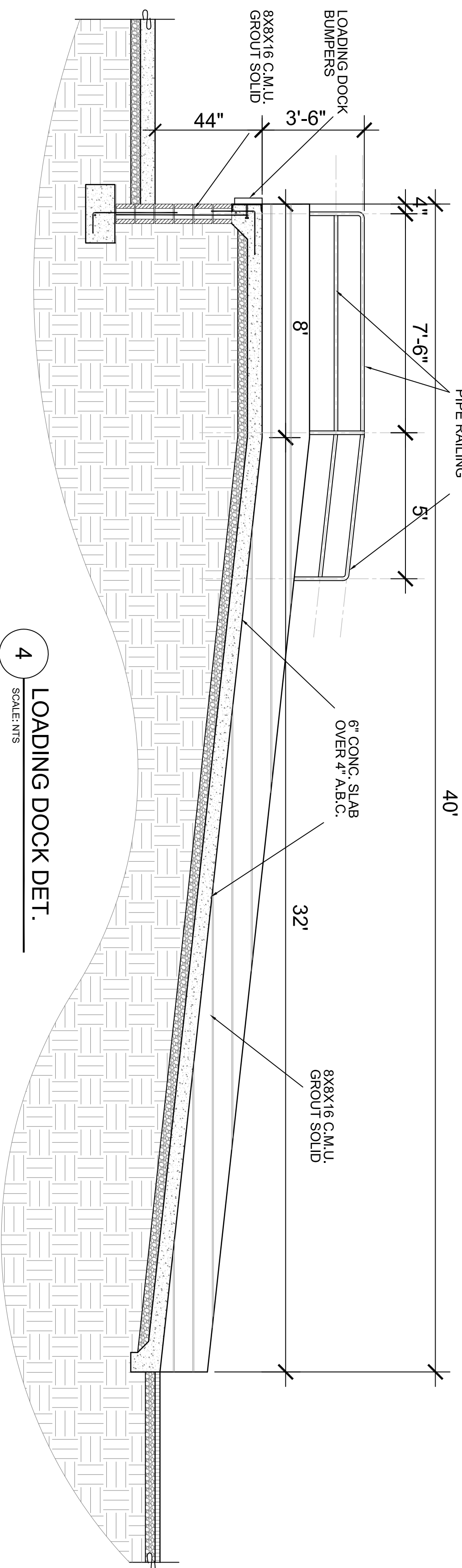
4 MONUMENT
SIGN DET.



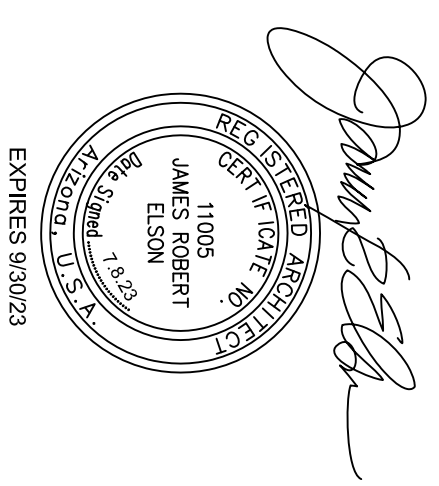
2 TYP. SITE WALL DETAIL



3 SITE WALL @
SLOPE DET.



4 LOADING DOCK DET.
SCALENTS



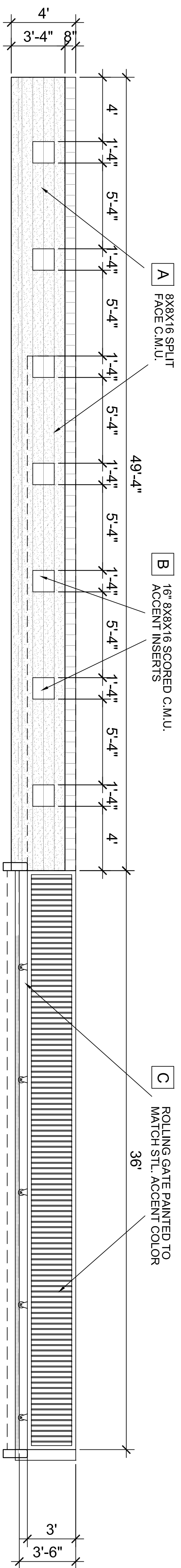
16811 north 91st street
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85259
480-515-9332 x4
480-515-9332 x4
jrb@jasonarch.com
jrb776@aol.com

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architect

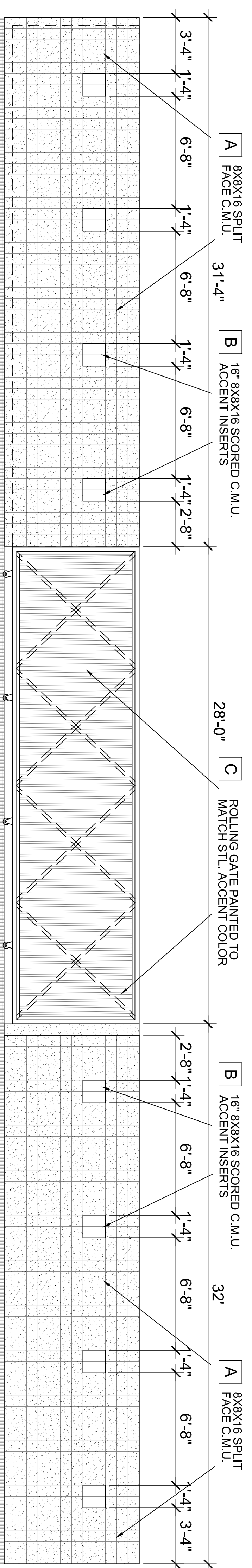
DATE: 2.10.23
REVISED:
REVISION:
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SD4
SITE
DETAILS

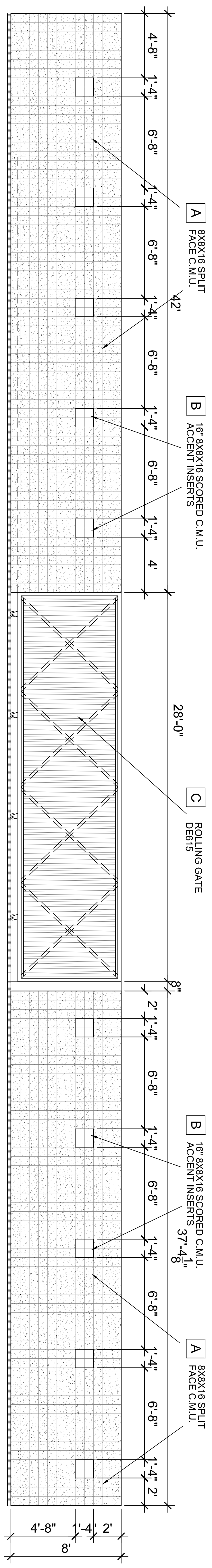
RWC Building Products - Mesa
10630 E. Pecos Road
Mesa, AZ



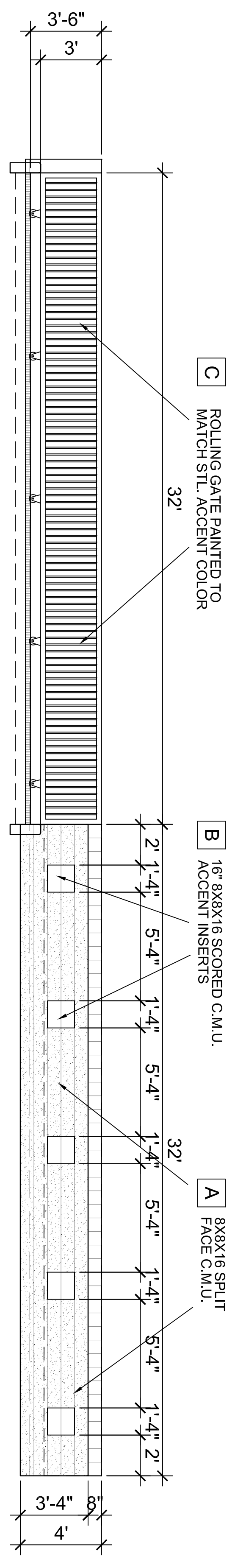
1 ROLLING GATE - 222nd ST. ENTRY



2 ROLLING GATE - YARD WEST

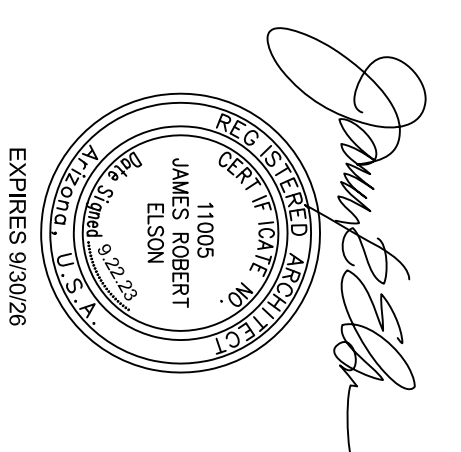


3 ROLLING GATE - YARD EAST



4 ROLLING GATE - PECOS ENTRY

- A SPLIT FACE C.M.U. DE6214
- B SCORED STANDARD C.M.U. ACCENT INSERTS - DE618
- C STEEL GATE DE615

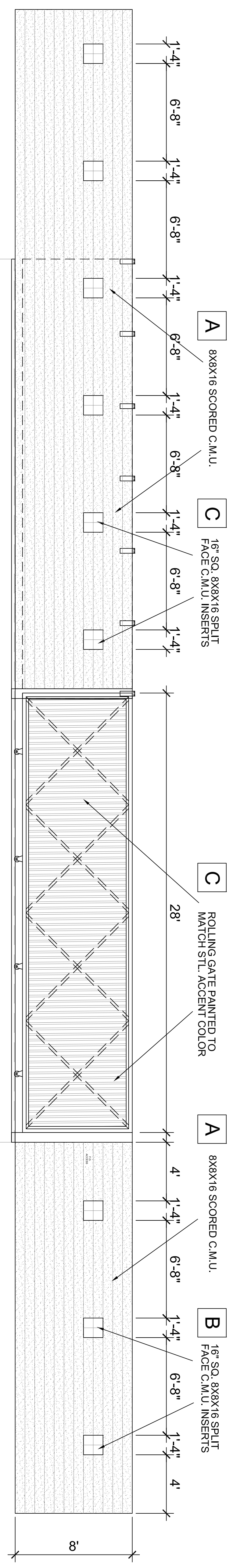


DATE: 9.22.23
REVISIONS:

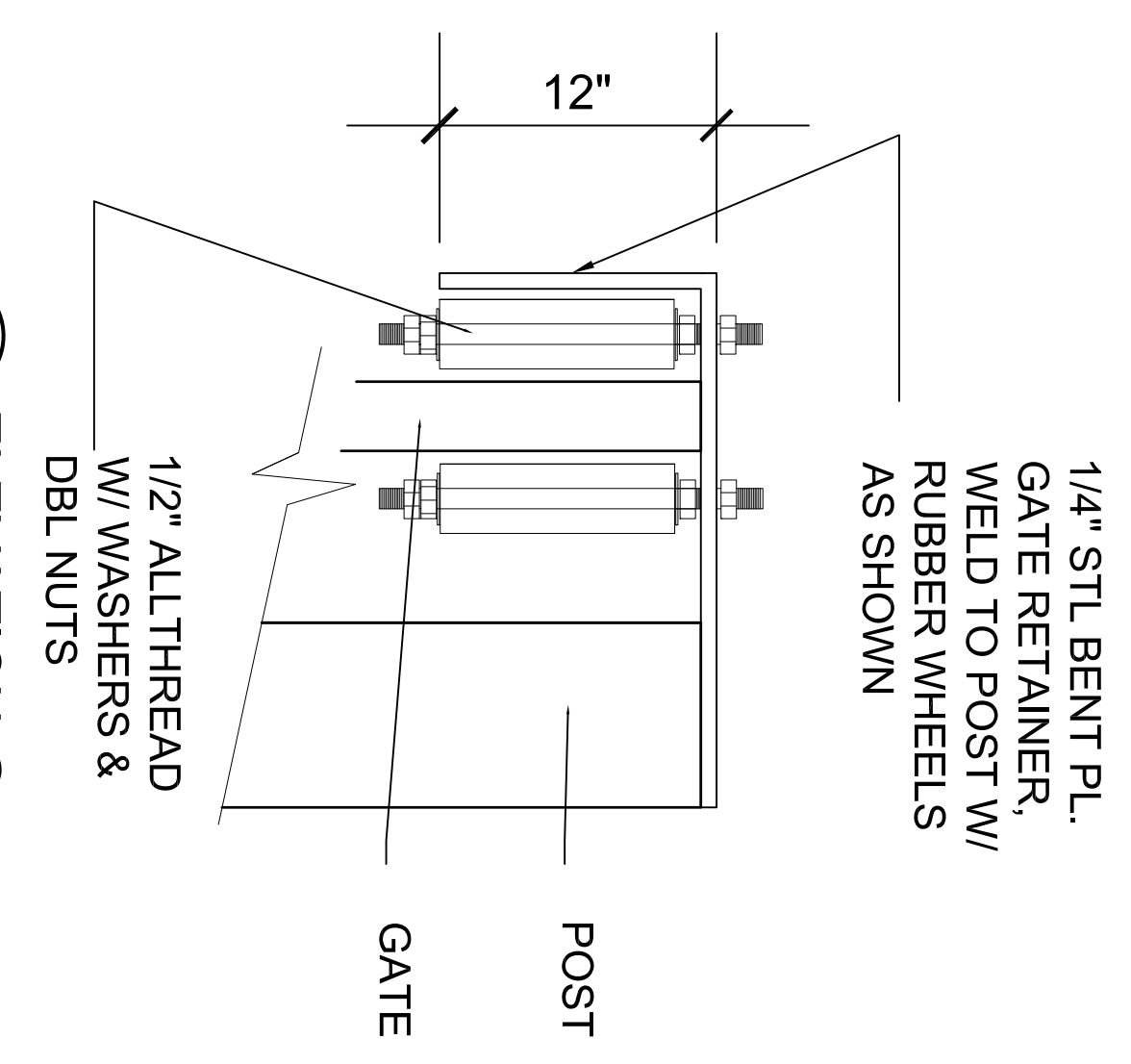
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SD5
ROLLING
GATE
DETAILS

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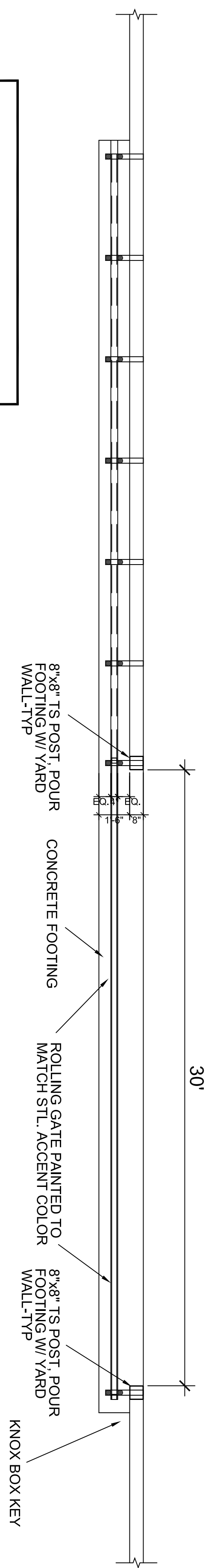


1 ELEVATION - ROLLING GATE

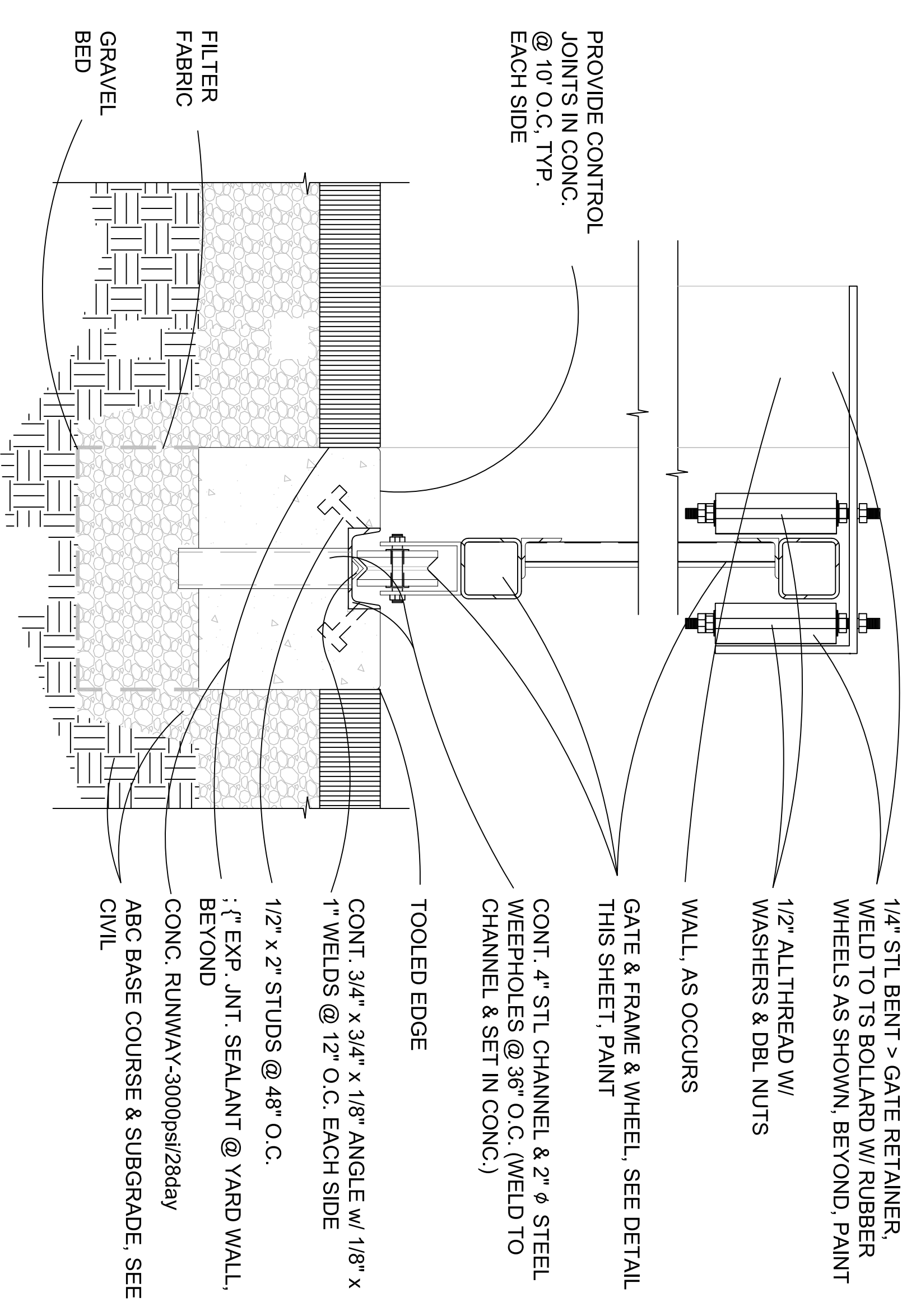


5 ELEVATION @ GATE RETAINER

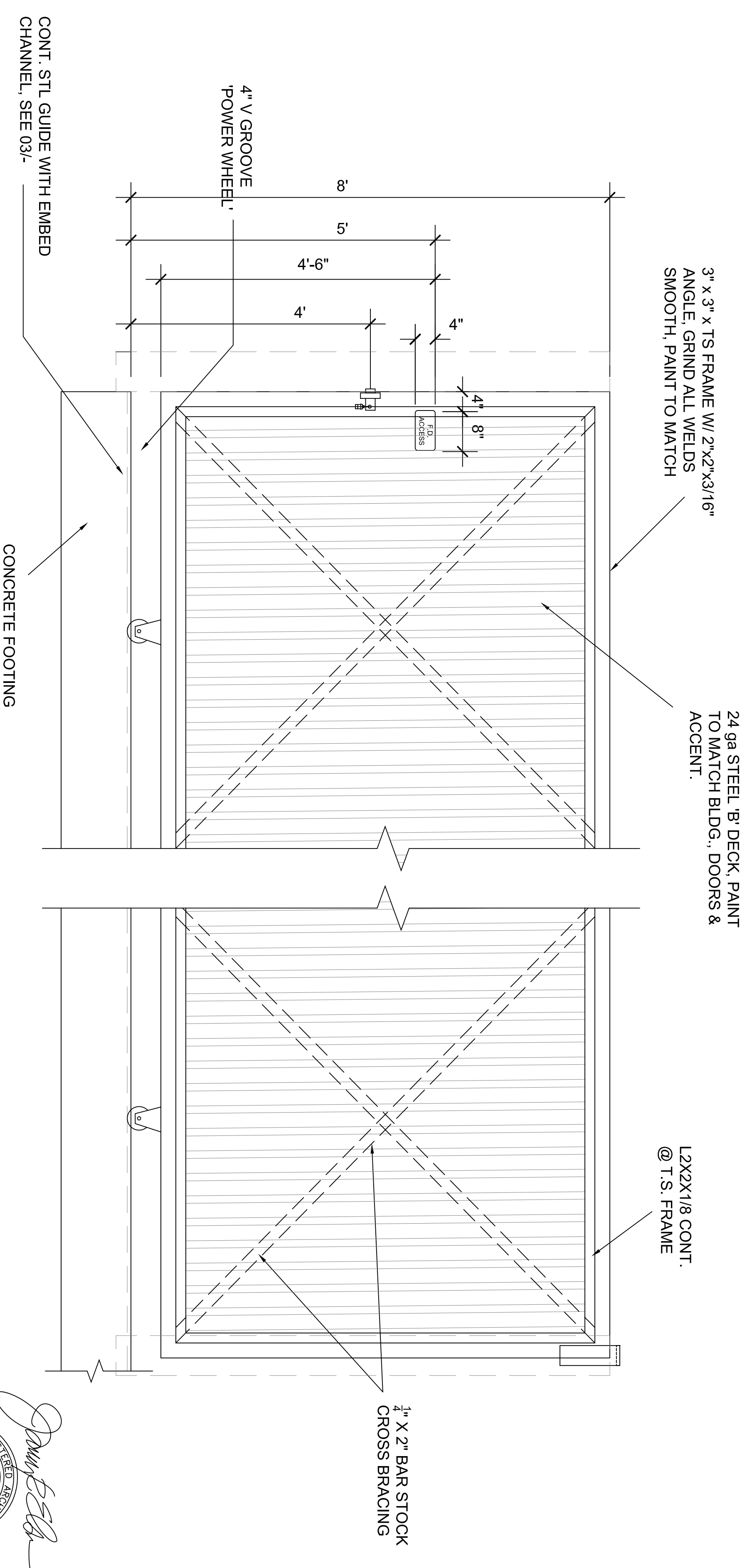
- A** SPLIT FACE C.M.U. DE6214
- B** SCORED STANDARD C.M.U. ACCENT INSERTS - DE618
- C** STEEL GATE DE615



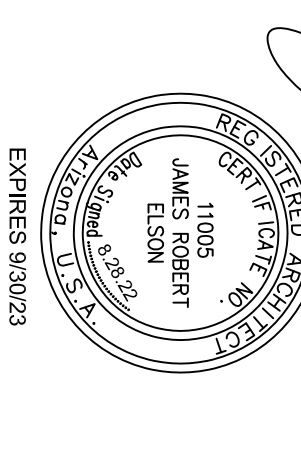
2 PLAN - ROLLING GATE



4 GATE WHEEL SECTION



3 ROLLING AUTOMATIC GATE



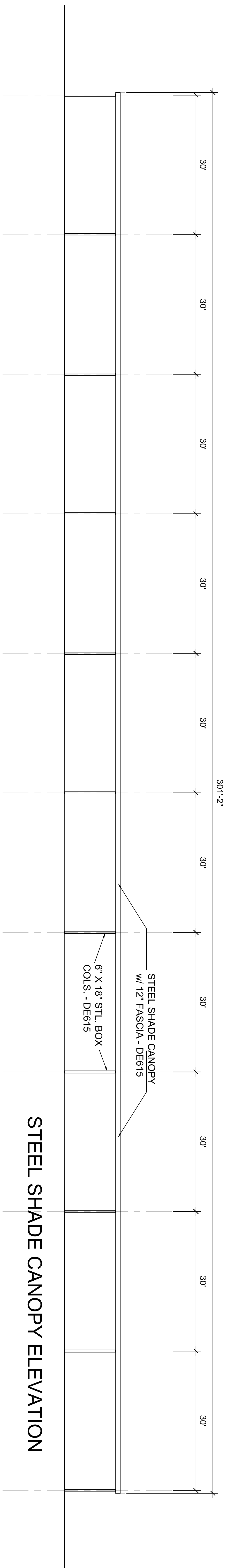
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DATE: 2.10.23
REVISION:
5 REVISED
REV. 7/26/23

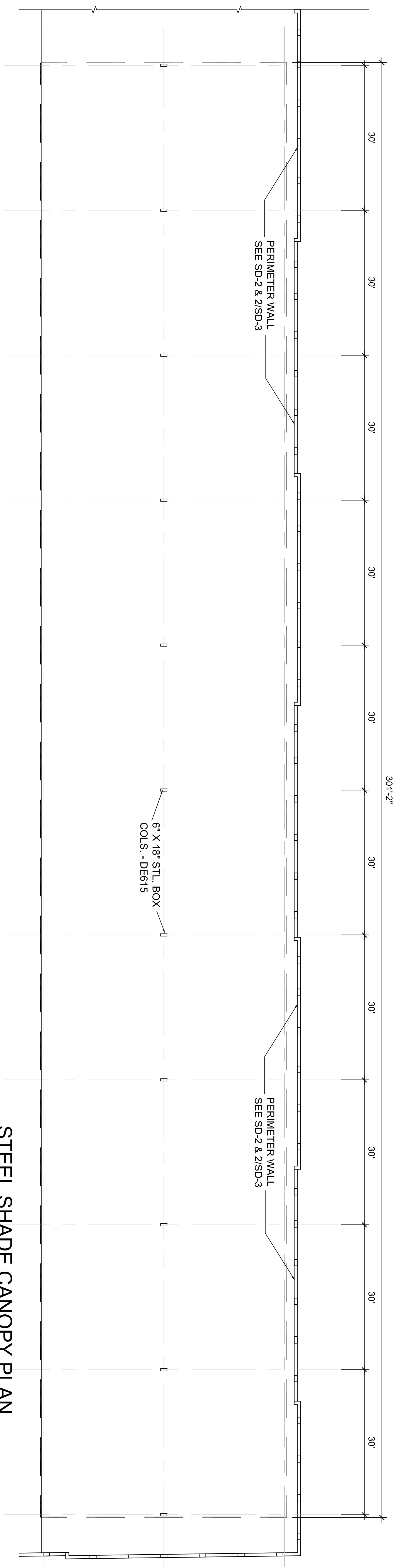
jameson
architect

SD6
GATEWALL
DETAILS

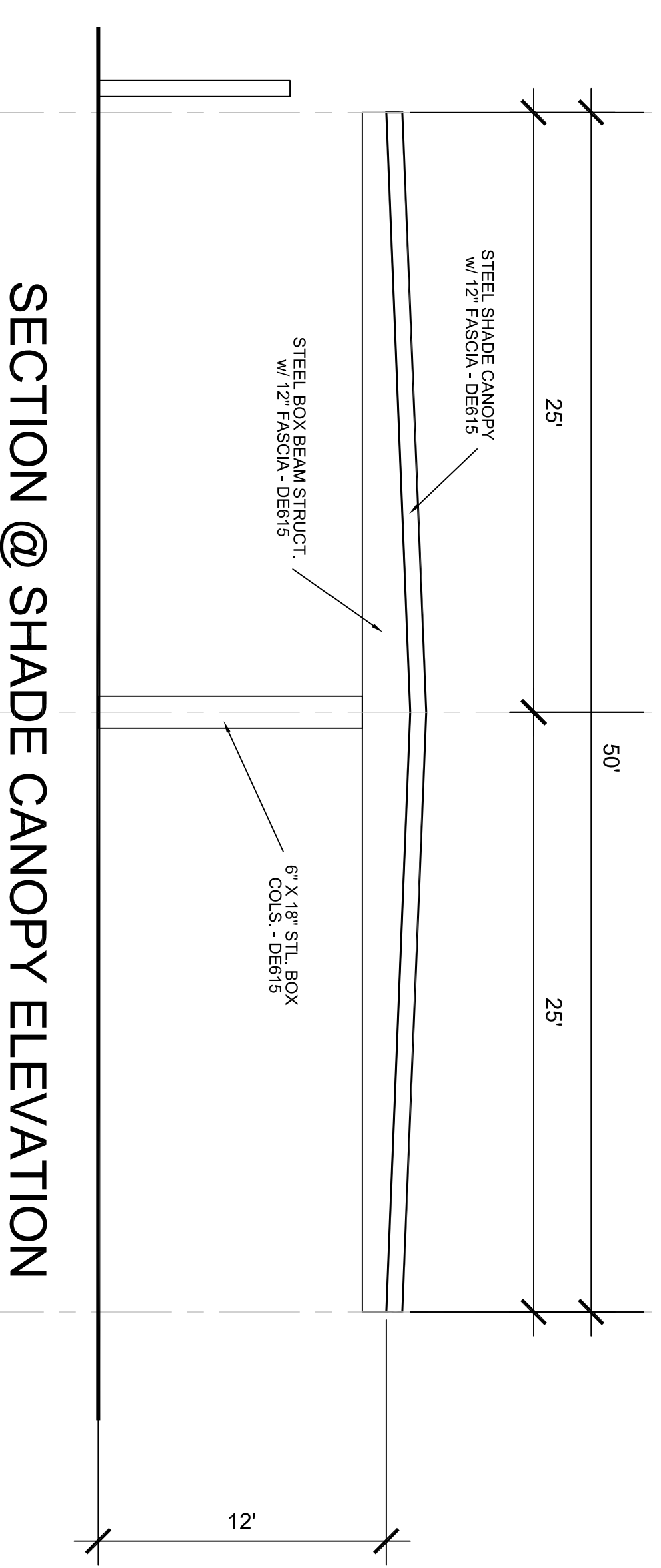
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Mesa, AZ



STEEL SHADE CANOPY ELEVATION



STEEL SHADE CANOPY PLAN



SECTION @ SHADE CANOPY ELEVATION



James Robert

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DATE: REVIEW:2
REVISED: REV: 7/26/23
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SD7
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CANOPY
DETAILS

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