

NEW LIGHT INDUSTRIAL BUILDING - LOT 19 GATEWAY AIRPORT COMMERCE PARK 7253 SOUTH 89TH PLACE MESA, AZ 85212



**NEW LIGHT INDUSTRIAL DEVELOPMENT
GATEWAY AIRPORT COMMERCE PARK LOT 19
7253 S. 89TH PLACE
MESA, AZ 85212**

GENERAL NOTES	LIFE SAFETY NOTES	PROJECT TEAM	GOVERNING JURISDICTION	LIST OF DRAWINGS
<p>1. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DESIGN OF THIS PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE 2018 IBC, CHAPTER 11 ACCESSIBILITY, ICC/ANSI 117.1 2017 EDITION, AND THE D.O.J. 2010 ADA STANDARDS.</p> <p>2. CONTRACTOR SHALL BECOME FAMILIAR WITH OWNERS REQUIREMENTS PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE REQUIREMENTS.</p> <p>3. CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING TO THE OWNER ANY DEFICIENCIES THAT MAY BE DISCOVERED. CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND REPORT AT ONCE ANY DEFICIENCIES DISCOVERED.</p> <p>4. ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK AT HAND SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WAS DETAILED HEREIN.</p> <p>5. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY / ALL DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS.</p> <p>6. CONTRACTOR WILL INSPECT THE PREMISES TO CHECK EXISTING WORKING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES WOULD IMPEDE THE WORK, SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION WITH FOLLOW-UP IN WRITING WITHIN 2 WORKING DAYS. FAILURE TO DO SO WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO HIS WORK.</p> <p>7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERRORS OCCURS OR A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.</p> <p>8. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.</p> <p>9. SUPPLIERS AND CONTRACTORS SHALL ENSURE THAT ALL FEDERAL AND / OR LOCAL ADA STANDARDS ARE MET IN EQUIPMENT AND/OR MATERIALS SUPPLIED AND INSTALLED. SUPPLIERS AND CONTRACTORS SHALL NOT SCALE THE DRAWINGS. IF A DIMENSION IS NOT PROVIDED, CONTACT THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING. ADA STANDARDS THAT ARE REASONABLY IMPLIED ON THE DRAWINGS AND ARE NOT MET BY EITHER THE SUPPLIER AND/OR CONTRACTOR SHALL BE CORRECTED BY THE SUPPLIER AND/OR THE CONTRACTOR AT NO COST TO THE OWNER.</p> <p>10. CONTRACTOR SHALL RESOLVE ALL REPORTED DEFICIENCIES WITH ARCHICON ARCHITECTURE & INTERIORS, LC PRIOR TO AWARDED ANY SUBCONTRACT OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF ANY DEFICIENCY CANNOT BE RESOLVED BY THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSE, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S OWN RISK.</p> <p>11. THIS DOCUMENT SET SHALL BE ISSUED TO ALL PARTIES IN ITS ENTIRETY PER THE SHEET INDEX. CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS HAVE REVIEWED THE ENTIRE DOCUMENT SET FOR THEIR RESPONSIBILITIES AND THAT NO PARTIAL SETS HAVE BEEN ISSUED. ANY DISCREPANCIES THAT ARISE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REMEDY THE SCHEDULE AND ANY COST IMPACTS.</p> <p>12. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT.</p> <p>13. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.</p> <p>14. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS, UNLESS HEREIN SPECIFIED TO BE CONTRARY.</p> <p>15. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMAN LIKE MANNER ACCEPTABLE TO THE OWNER.</p> <p>16. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.</p> <p>17. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING).</p> <p>18. UNLESS OTHERWISE SPECIFICALLY NOTED, CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, AND ANY OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.</p> <p>19. THE OWNER OR GENERAL CONTRACTOR SHALL PAY ALL FEES FOR PERMITS, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK, UNLESS OTHERWISE INFORMED.</p> <p>20. CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.</p> <p>21. THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY, GUARANTY, OR REMEDY REQUIRED BY LAW.</p> <p>22. ARCHITECT ASSUMES CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUALITY FOR THE PURPOSE OF RESOLVING CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.</p> <p>23. IT IS CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM THE LOCATION OF ALL FLOOR SINKS, UNDERGROUND, OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.</p> <p>24. FIRE SPRINKLER PROTECTION SHALL BE PROVIDED AS A DEFERRED SUBMITTAL. PLANS SHALL BE SUBMITTED TO AND APPROVED BY DEPARTMENT OF BUILDING SAFETY, BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY IS GRANTED.</p> <p>25. STUD PARTITIONS TO BE ANCHORED SO AS TO RESIST A LATERAL LOAD OF 5 P.S.F. AS DETAILED HEREIN. IN SEISMIC ZONES, PARTITIONS SHALL MEET THE REQUIREMENTS OF THE IBC SECTION 1613 AND PARTITIONS SHALL RESIST SEISMIC MOTION IN ACCORDANCE WITH ASCE STANDARD 7-05.</p> <p>26. METAL STUD FRAMING (NON-LOAD BEARING) SHALL BE IN ACCORDANCE WITH ASTM C-645 AND ASTM C-754.</p> <p>27. ALL GLASS AND GLAZING SHALL WITH IBC CHAPTER 24. SAFETY GLAZING SHALL COMPLY WITH CPSC TITLE 16 CFR PART 1201.</p> <p>28. GLASS IN HAZARDOUS LOCATIONS AS DEFINED AND DESCRIBED IN IBC SECTION 2406.3 SHALL BE TEMPERED OR SAFETY GLAZING.</p>	<p>1. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.</p> <p>2. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE OR SURFACE FLUSH BOLTS ARE PROHIBITED.</p> <p>3. PROVIDE EXIT SIGNS ABOVE EXITS WITH MIN. 3/4" X 6" LETTERS ON CONTRASTING BACKGROUND. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED.</p> <p>4. PROVIDE MAXIMUM ROOM CAPACITY SIGN IN A CONSPICUOUS LOCATION. (ASSEMBLY OCCUPANCIES ONLY)</p> <p>5. PROVIDE EXIT LIGHTING GIVING A VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL. SEE ELECTRICAL PLAN.</p>	<p>OWNER / DEVELOPER GATEWAY AIRPORT COMMERCE PARK LOT NO. 19 LLC 5055 E. WASHINGTON STREET, STE 200 PHOENIX, AZ 85034 CONTACT: JERE PLANK 602.222.4266 JERE@ARCHICON.COM</p> <p>ARCHITECT ARCHICON ARCHITECTURE & INTERIORS, L.C. 5055 E. WASHINGTON STREET SUITE #200 PHOENIX, AZ, 85034 CONTACT: MITCHELL MASTRIN, R.A. 602.222.4266 MITCHELLM@ARCHICON.COM</p> <p>SURVEYOR SUPERIOR SURVEYING SERVICES 2122 W. LONE CACTUS DRIVE, STE 11 PHOENIX, AZ, 85027 CONTACT: DAVID S. KLEIN, R.L.S. 623.889.0223 DAVE@SUPERIORSURVEYING.COM</p> <p>GEOTECHNICAL ENGINEER TERRANE ENGINEERING 507 E. BOSTON CIRCLE CHANDLER, AZ 85225 CONTACT: FRANK COSTELLO, P.E. W80.894.1207 PACO@TERRANE-EMGR.COM</p> <p>TRAFFIC ENGINEER GREENLIGHT TRAFFIC ENGINEERING, LLC 14050 N. 33RD AVENUE, STE 290 PEORIA, AZ 85381 CONTACT: SCOTT KELLEY, P.E., P.T.O.E. 602.499.1339 SCOTT@GREENLIGHTTE.COM</p> <p>CIVIL ENGINEER RICK ENGINEERING 2401 W. PEORIA AVENUE PHOENIX, AZ, 85029 CONTACT: JEFF HUNT, P.E. 623.282.2498 JHUNT@RICKENGINEERING.COM</p> <p>LANDSCAPE ARCHITECT T.J. MCQUEEN AND ASSOCIATES LANDSCAPE ARCHITECTURE 10450 N. 74TH STREET SCOTTSDALE, AZ 85258 CONTACT: TIM MCQUEEN 602.265.0320 TIMMCQUEEN@TJMLA.NET</p> <p>STRUCTURAL ENGINEER TLCP STRUCTURAL INC. 3040 N. 44TH STREET, STE PHOENIX, AZ, 85029 CONTACT: ERIK CARTER, P.E. 602.553.8155 ECARTER@TLCP-STRUCTURAL.COM</p> <p>MPE ENGINEER ASEI ENGINEERING 2410 W. ROYAL PALM ROAD, STE A PHOENIX, AZ 85225 CONTACT: SCOTT WEESNER 602.287.0300 SWEESNER@ASEIENGINEERING.COM</p> <p>OFF-SITE PHOTOMETRIC ENGINEER WRIGHT ENGINEERING CORPORATION 165 E. CHILTON DRIVE CHANDLER, AZ 85225 CONTACT: AARON KUTCHINSKY, P.E. 480.497.5829 AKUTCHINSKY@WRIGHTENGINEERING.US</p>	<p>CITY OF MESA PLANNING & DEVELOPMENT 55 NORTH CENTER STREET MESA, AZ 85201 480.644.2385</p> <p>GOVERNING CODES 2024 INTERNATIONAL BUILDING CODE (IBC) 2024 INTERNATIONAL MECHANICAL CODE (IMC) 2024 INTERNATIONAL PLUMBING CODE (IPC) 2024 INTERNATIONAL FUEL GAS CODE (IFGC) 2024 INTERNATIONAL FIRE CODE (IFC) 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2017 NATIONAL ELECTRICAL CODE (NEC) 2009 A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN</p>	<p>DR000 COVER SHEET</p> <p>ALTA SURVEY 1 OF 2 2 OF 2</p> <p>ARCHITECTURAL DR100 SITE PLAN DR101 SITE PLAN DETAILS DR200 FLOOR PLAN DR201 DIMENSION PLAN DR220 ROOF PLAN DR300 EXTERIOR ELEVATIONS DR301 EXTERIOR ELEVATIONS REV 1 MATERIALS CALCULATIONS</p> <p>LANDSCAPE La.01 LANDSCAPE PLAN</p> <p>ON-SITE PHOTOMETRICS PH1 PHOTOMETRIC PLAN PH2 EXTERIOR LIGHT FIXTURE CUTSHEETS</p> <p>OFF-SITE PHOTOMETRICS PH1 PHOTOMETRIC PLAN</p>
	<p style="text-align: center;">ACCESSIBILITY NOTES</p> <p>1. A.D.A. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES AND ALL REQUIRED EXITS.</p> <p>2. THE SLOPE OF PUBLIC WALKS (OTHER THAN RAMPS AND CURB RAMPS) SHALL NOT EXCEED 2% IN ANY DIRECTION.</p> <p>3. WALKING SURFACES SLOPING GREATER THAN 6% SHALL BE SLIP RESISTANT.</p> <p>4. THE SLOPE OF RAMPS SHALL NOT EXCEED 8.33%.</p> <p>5. RAMPS SHALL HAVE A NON-SLIP SURFACE.</p> <p>6. RAMPS SHALL BE 48" WIDE MIN.</p> <p>7. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FOOT WIDEBY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT IS 32" MIN.</p> <p>8. THRESHOLD SHALL BE A MAX. 1/2" ABOVE THE ADJACENT FLOOR WITH 1/4" CHAMFERED EDGES.</p> <p>9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR SIDE HINGED, SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE REQUIRED THE MAXIMUM EFFORT MAY BE INCREASED, BUT SHALL NOT EXCEED 15 LBS.</p> <p>10. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE</p> <p>11. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE EASY OPERATION WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.</p> <p>12. DOOR HARDWARE SHALL BE MOUNTED AT 34" MINIMUM TO 48" MAXIMUM ABOVE FINISH FLOOR.</p> <p>13. DOOR CLOSERS SHALL BE ADJUSTED SO THAT THE TIME REQUIRED TO CLOSE THE DOOR FROM A 90° POSITION TO A 12° POSITION FROM THE LATCH IS 5 SECONDS MINIMUM.</p>	<p style="text-align: center;">VICINITY MAP</p> <p style="text-align: right;">REV 1</p>	<p>PROJECT DATA</p> <p>PROJECT: NEW LIGHT INDUSTRIAL BUILDING</p> <p>SCOPE OF WORK: NEW GROUND-UP ONE-STORY BUILDING INCLUDING OFF STREET PARKING</p> <p>ADDRESS: 7253 S. 89TH PLACE, MESA AZ 85212, LOT 19</p> <p>APN: 304-62-152</p> <p>S/T/R: 4 / 2S / 7E</p> <p>MCR: 83436</p> <p>SUBDIVISION: GATEWAY AIRPORT COMMERCE PARK</p> <p>ZONING: LI-PAD LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT</p> <p>CONSTRUCTION TYPE: 5B - FULLY SPRINKLERED</p> <p>OCCUPANCY CLASSIFICATION: B (BUSINESS) F-1 (INDUSTRIAL - MODERATE HAZARD) S-1 (WAREHOUSE - MODERATE HAZARD)</p> <p>BUILDING USE: OFFICE (B) / INDUSTRIAL (F-1) / WAREHOUSE (S-1)</p> <p>ALLOWABLE BUILDING HEIGHT PER IBC TABLE 504.3: ALLOWED: B 60 FT. / F-1 60 FT. / S-1 60 FT. ACTUAL: 30 FT.</p> <p>ALLOWABLE STORIES ABOVE GRADE PLANE PER IBC 504.4: ALLOWED: B 3 / F-1 2 / S-1 2 STORIES ACTUAL: 1 STORY</p> <p>ALLOWABLE AREA PER IBC 506.2: ALLOWED: B 36,000 SF / F-1 34,000 / S-1 36,000 SF ACTUAL: 13,744 (ROOF AREA)</p> <p>SETBACKS REQUIRED: NORTH SIDE - 7'-6" (ADJACENT PROPERTY) EAST SIDE - 7'-6" (ADJACENT PROPERTY) SOUTH SIDE - 7'-6" (ADJACENT PROPERTY) WEST SIDE - 20'-0" (S 89TH PLACE)</p> <p>LOT SIZE: 36,045 SF 0.83 AC</p> <p>BUILDING SIZE: 12,888 SF COVERED CANOPY AREAS: 684 SF TOTAL AREA UNDER ROOF: 13,572 SF</p> <p>FAR: 12,959 / 36,045 = 0.359 LOT COVERAGE: 0.0365 X 100 = 35.9% LOT COVERAGE ALLOWED: 90% = 32,440 SF</p> <p>ACTUAL USAGE AREAS: OFFICE: 1,573 SF INDUSTRIAL: 3,451 SF WAREHOUSE: 7,800 SF FIRE RISER: 64 SF TOTAL: 12,888 SF</p> <p>OCCUPANCY LOAD BUSINESS: 1,573 SF / 150 SF GROSS = 11 INDUSTRIAL: 3,451 SF / 100 SG GROSS = 35 WAREHOUSE: 7,800 SF / 500 SF GROSS = 16 TOTAL = 62</p> <p>PARKING REQUIRED: OFFICE: 1 SPACE / 300 SF = 6 SPACES INDUSTRIAL: 1 SPACE / 600 SF = 6 SPACES WAREHOUSE: 1 SPACE / 500 SF = 16 SPACES TOTAL REQUIRED: = 28 SPACES</p> <p>PARKING PROVIDED: 2 ACCESSIBLE (11' X 18' WITH 5' AISLE) 26 STANDARD SPACES (9' X 18') 30 SPACES TOTAL</p> <p>AMENITIES PROVIDED: 2 BICYCLE PARKING STANDS, 4 SPACES</p> <p>DEFERRED PERMITS FIRE SPRINKLER SYSTEMS PERMIT - DEFERRED PERMIT FIRE SPRINKLER MUST BE MONITORED BY A THIRD PARTY ENTITY. FIRE LINE SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER. THE VALVES SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH IN ACCORDANCE WITH 2019 NFPA 72 AND SEPARATELY ANNUNCIATED PER MESA FIRE CODE 903.4 & 903.4.1. FIRE ALARM SYSTEM - DEFERRED PERMIT WOOD TRUSS - DEFERRED PERMIT</p>	<p style="text-align: center;">CITY APPROVALS</p>

PROJECT NUMBER: 2537540-01
PROJECT MANAGER: MDM
DRAWN BY: MDM
CHECKED BY: JP

DRB SUBMITTAL	DATE
1 DRB COMMENTS	25.12.16

SHEET DESCRIPTION

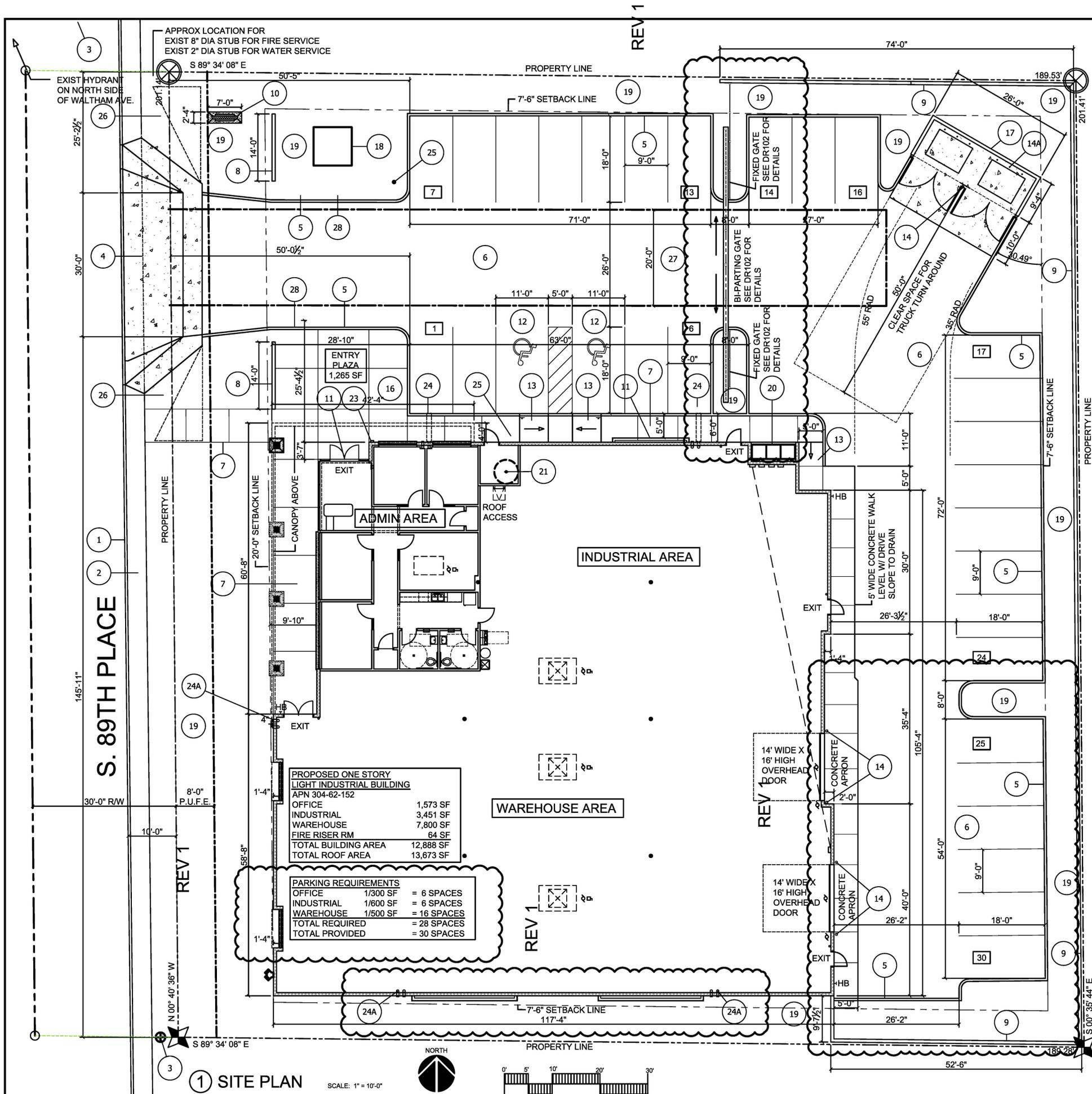
COVER SHEET



SHEET NO.
DR000

ISSUE DATE: 25.12.16

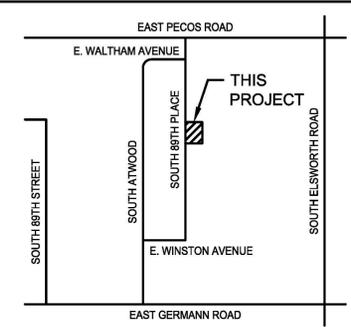
PRS25-00863



KEYNOTES

- 1 EXISTING CONCRETE CURB TO REMAIN
- 2 EXISTING CONCRETE SIDEWALK TO REMAIN
- 3 EXIST FIRE HYDRANT
- 4 NEW DRIVEWAY PER MESA DETAIL M-42
- 5 NEW 6" HIGH CONCRETE CURB
- 6 NEW ASPHALT PAVING
- 7 NEW CONCRETE SIDEWALK
- 8 NEW 3'-4" HIGH CMU SCREEN WALL
- 9 NEW 8" X 8" HIGH CMU SITE WALL ON EAST PROPERTY LINE, AND PORTIONS OF NORTH AND SOUTH PROPERTY LINES, PAINT TO MATCH BUILDING FIELD COLOR
- 10 NEW ILLUMINATED MONUMENT SIGN (UNDER SEPARATE PERMIT), SEE 2/A101
- 11 NEW WALL MOUNTED LIGHT FIXTURE
- 12 NEW ADA PARKING SPACE W/ ADA SIGNAGE
- 13 NEW ADA RAMP WITH TRUNCATED DOMES DETECTION
- 14 NEW 6" DIA. STEEL BOLLARDS, CONCRETE FILLED, 4' HIGH, PAINTED P4
- 14A NEW 6" DIA. STEEL BOLLARDS, CONCRETE FILLED, 6' HIGH, PAINTED P4
- 15 PEDESTRIAN ACCESS PATH RAISED 3" ABOVE DRIVEWAY, TO BE COLORED AND CONSTRUCTED WITH A DIFFERENT MATERIAL THAN THE ADJACENT MATERIAL
- 16 NEW BIKE RACK
- 17 NEW TRASH ENCLOSURE WITH 8' HIGH MASONRY WALLS & STEEL GATES, ON 6" CONC S.O.G., PAINTED TO MATCH BUILDING, PER MESA DETAIL M-62.02.01. SEE 1/DR101
- 18 NEW 600 A ELECTRICAL TRANSFORMER ON CONC PAD
- 19 NEW LANDSCAPE AREA
- 20 NEW S.E.S. (SERVICE ENTRY SECTION) ON 6" CONCRETE PAD
- 21 NEW FIRE RISER LOCATION
- 22 NEW FIRE HYDRANT
- 23 KNOX BOX - LOCATE ON RIGHT SIDE OF DOOR, INSTALL NO HIGHER THAN 6" AND NO LOWER THAN 5' ABOVE SIDEWALK, PER 2018 IFC & MESA FIRE DETAIL 506.1.
- 24 NEW 6" DIA. RWC WITH CURB-O-LET OUTLET AT CURB FACE AND 6" DIA. OVERFLOW RWC WITH BRASS LAMB'S TONGUE OUTLET 18" ABOVE GRADE
- 24A NEW 6" DIA. RWC & 6" DIA. OVERFLOW RWC WITH BRASS LAMB'S TONGUE OUTLET 18" ABOVE GRADE
- 25 NEW F.D.C. (FIRE DEPT. CONNECTION)
- 26 10' X 20' SIGHT VISIBILITY TRIANGLE
- 27 NEW 20' WIDE FIRE LANE, WITH 35' INSIDE RADIUS AND 55' OUTSIDE RADIUS, CAPABLE OF SUPPORTING 75,000 POUND FIRE APPARATUS
- 28 FIRE LANE MARKINGS - CURBS SHALL BE PAINTED RED (PERVO BRAND PAINT #7004 OR EQUIVALENT) WITH WHITE LETTERS "FIRE LANE - NO PARKING" EVERY 50'. LETTERS SHALL BE 3" WITH A 3/8" STROKE. LETTERING MUST BE ON THE TOP OF THE CURB. WHERE THERE ARE NO CURBS, A 9" BAND OF RED PAINT SHALL BE PLACED AT THE EDGE OF THE DRIVING SURFACE. THE WHITE LETTERING SHALL BE PLACED ON THE RED BAND AS STATED ABOVE. ADDITIONAL MARKINGS MAY BE REQUIRED BY THE FIRE MARSHAL.

② KEYNOTES



③ VICINITY MAP

NO SCALE

④ CITY APPROVALS

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 MESA, AZ 85212

PROJECT NUMBER: 2537540-01
 PROJECT MANAGER: MDM
 DRAWN BY: MDM
 CHECKED BY: JP

DRB SUBMITTAL	DATE
1 DRB COMMENTS	25.12.16
	26.1.22

SHEET DESCRIPTION
 SITE PLAN



SHEET NO.

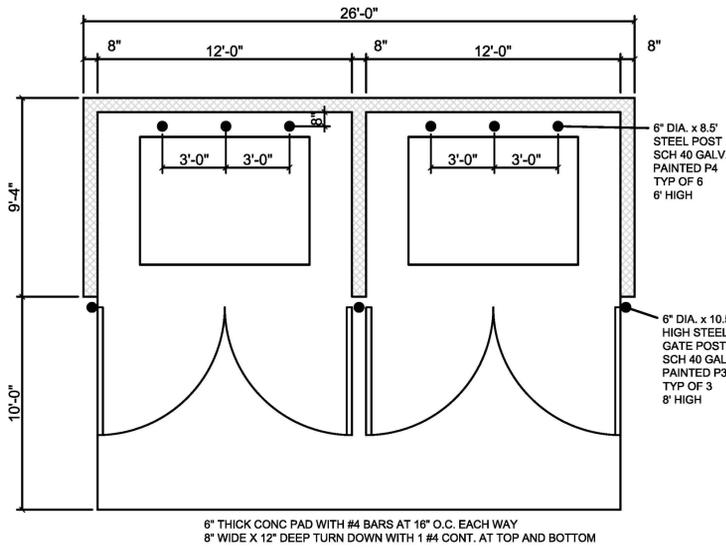
DR100
 ISSUE DATE: 25.12.16

① SITE PLAN

SCALE: 1" = 10'-0"



PRS25-00683

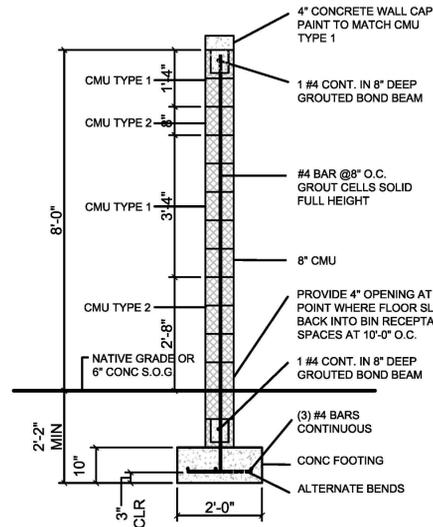


PLAN
SCALE: 1/4" = 1'-0"

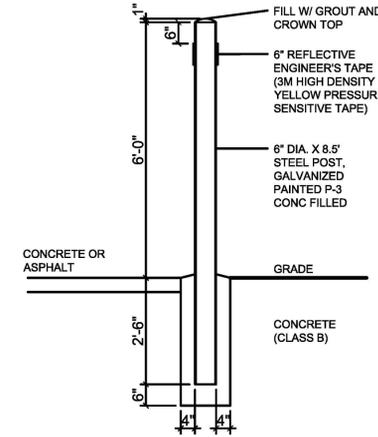
NEW TRASH ENCLOSURE PER CITY OF MESA STANDARDS WITH 8" CMU WALLS, 8'-0" HIGH, STEEL GATES, 6" CONC PAD 10' LONG CONCRETE APRON, & CONCRETE FILLED BOLLARDS, PAINTED, AND A LOCKABLE HOSE BIBB

SEE CITY OF MESA SAFETY POST DETAIL, M-62.03 SOLID WASTE DETAILS M-62.01, M-62.02 M-62.03, M-62.04.1 M-62.04.2, NOTE 7

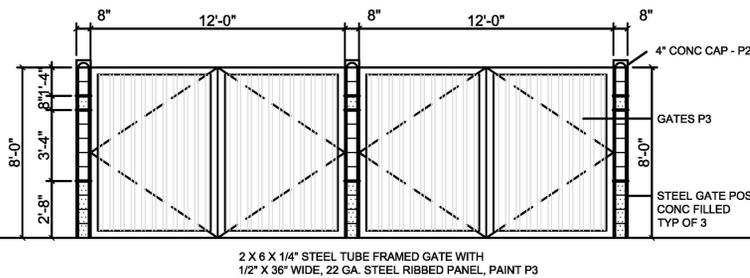
TREE PLANTINGS SHALL NOT TAKE PLACE WITHIN 10' OF BIN ENCLOSURE



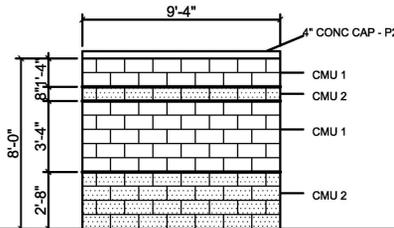
WALL SECTION
SCALE: 1/2" = 1'-0"



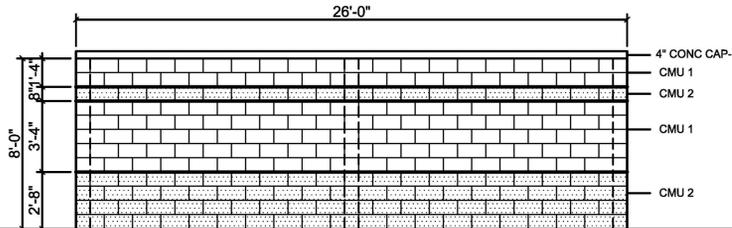
SAFETY POST
SCALE: 1/2" = 1'-0"



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

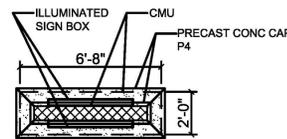


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

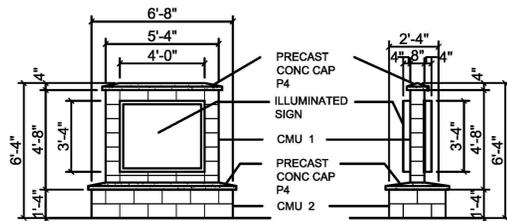


REAR ELEVATION
SCALE: 1/4" = 1'-0"

① TRASH ENCLOSURE



PLAN



FRONT ELEVATION SIDE ELEVATION

② MONUMENT SIGN
SCALE: 1/4" = 1'-0"

MATERIALS AND COLORS

- ALUM COPING & FASCIA**
ATAS INTERNATIONAL, 0.040 PRE-FINISHED
4" HIGH, WITH 12" HIGH FASCIA
CONTINUOUS 22 GA. CLEAT
SEALANT AT ALL SPLICES
- AL ALUMINUM STOREFRONT SYSTEM**
ARCADIA AFG451T (FRAMING WITH THERMAL BREAK)
MEDIUM STYLE DOOR, WINDOWS
COLOR: AB-5, MEDIUM BRONZE
GLAZING: VITRO SOLARGRAY 90, 1" INSULATING GLASS UNIT
VLT 25%, EXT. REFL. 8%, INT. REFL. 11%, U-VALUE (ARGON) 0.24, SHGC 0.22, LSG 1.14
- CMU 1 CONCRETE MASONRY 8" X 8" X 16" OR 12" X 8" X 16"**
MANUFACTURER: OLD CASTLE- ECHELON
TYPE: PRECISION (GROUND FACE MASONRY UNIT)
COLOR: ASPEN
INSULATED CMU WITH CORE-FILL 500 FOAM INSULATION
8" CMU, R-8, 12" CMU, R-10
- CMU 2 CONCRETE MASONRY 8" X 8" X 16" OR 12" X 8" X 16"**
MANUFACTURER: OLD CASTLE- ECHELON
TYPE: SPLIT FACE
COLOR: RUTHERFORD GREY
INSULATED CMU WITH CORE-FILL 500 FOAM INSULATION
8" CMU, R-8, 12" CMU, R-10
- P1 PAINT (STUCCO FIELD, HM DOORS/FRAME, OVERHEAD DOORS)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: POISED TAUPE SW 6039 232-C5
- P2 PAINT (CONCRETE SILL)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: URBANE BRONZE SW7048 245-C7
- P3 PAINT (ALUM COPING, COLUMNS)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: URBANE BRONZE SW7048 245-C7
- P4 PAINT (BOLLARDS)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SUNFLOWER SW6678 133-C7
- MP1 METAL PANEL FASCIA**
MANUFACTURER: PAC CLAD
MATERIAL: BOX RIB 1, 24 GA. ALUMINUM
REFLECTIVITY 0.49, 3 YEAR EXPOSURE 0.50
EMISSIVITY 0.86, SRI 56
COLOR: SHERWIN WILLIAMS
SIERRA REDWOOD SW7598 125 C7
- OVERHEAD DOOR**
OVERHEAD DOOR COMPANY
MODEL 418 INSULATED STEEL DOOR
ELECTRIC OPEN/CLOSE
R-VALUE -7.35
- LIGHT FIXTURES (EXTERIOR WALL)**
LF-1 VISA LIGHTING OW1725 - SOUTHTRIDGE - DECORATIVE SCONCE
18" W X 18" H X 5.5" D
SOURCE L30K(L), CCT 3000K, DELIVERED LUMENS 1400, POWER 31 WATTS
COLOR: TRCN - TERRACOTTA CANYON
- LF-2 LITHONIA LIGHTING - D SERIES SIZE 2 LED WALL LUMINAIRE**
5.5" W X 4" H X 1.5" D
SERIES DSXWZLED, LUMEN PACKAGE P4 7200 LUMENS, CCT 30K 3000K
COLOR: ddb - DARK BRONZE
- RWC JOSAM 25010 DOWNSPOUT NOZZLE**
MATERIAL: BRONZE
SIZE: 6" OVERFLOW DRAIN, LOCATE 18" A.F.

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NEW LIGHT INDUSTRIAL DEVELOPMENT
GATEWAY AIRPORT COMMERCE PARK LOT 19
7253 S. 89TH PLACE
MESA, AZ 85212

PROJECT NUMBER: 2537540-01
PROJECT MANAGER: MDM
DRAWN BY: MDM
CHECKED BY: JP

DRB SUBMITTAL	25.12.16

SHEET DESCRIPTION
SITE PLAN DETAILS



SHEET NO.

DR101
ISSUE DATE: 25.12.16