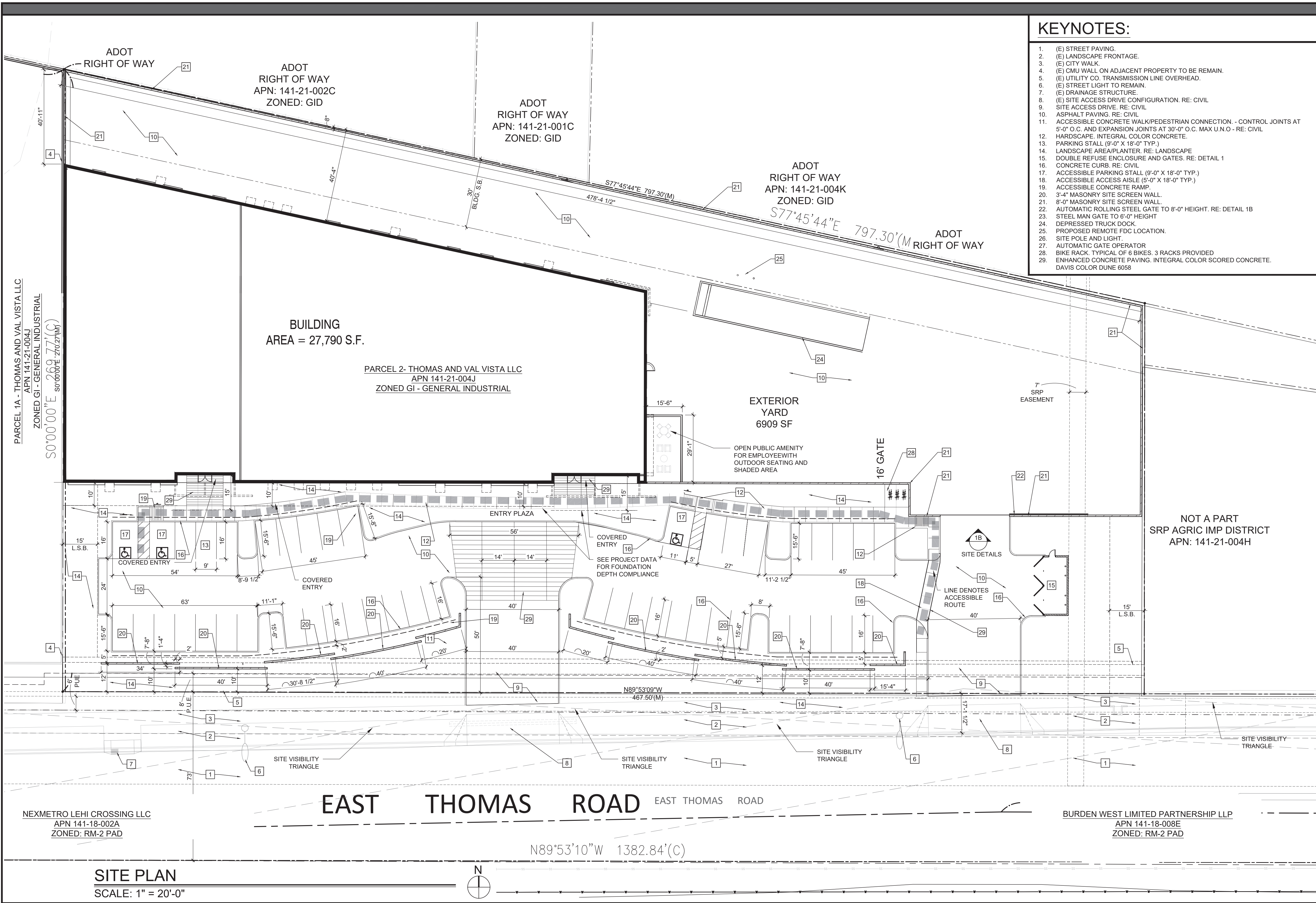




KEYNOTES:

- (E) STREET PAVING.
- (E) LANDSCAPE FRONTAGE.
- (E) CITY WALK.
- (E) CMU WALL ON ADJACENT PROPERTY TO BE REMAIN.
- (E) UTILITY CO. TRANSMISSION LINE OVERHEAD.
- (E) STREET LIGHT TO REMAIN.
- (E) DRAINAGE STRUCTURE.
- (E) SITE ACCESS DRIVE CONFIGURATION. RE: CIVIL
- (E) SITE ACCESS DRIVE. RE: CIVIL
- ASPHALT PAVING. RE: CIVIL
- ACCESSIBLE CONCRETE WALK/PEDESTRIAN CONNECTION. - CONTROL JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 30'-0" O.C. MAX U.N.O - RE: CIVIL
- HARDSCAPE. INTEGRAL COLOR CONCRETE.
- PARKING STALL (9'-0" X 18'-0" TYP.)
- LANDSCAPE AREA/PLANTER. RE: LANDSCAPE
- DOUBLE REFUSE ENCLOSURE AND GATES. RE: DETAIL 1
- CONCRETE CURB. RE: CIVIL
- ACCESSIBLE PARKING STALL (9'-0" X 18'-0" TYP.)
- ACCESSIBLE ACCESS AISLE (5'-0" X 18'-0" TYP.)
- ACCESSIBLE CONCRETE RAMP.
- 3'-4" MASONRY SITE SCREEN WALL.
- 8'-0" MASONRY SITE SCREEN WALL.
- AUTOMATIC ROLLING STEEL GATE TO 8'-0" HEIGHT. RE: DETAIL 1B
- STEEL MAN GATE TO 8'-0" HEIGHT
- DEPRESSED TRUCK DOCK.
- PROPOSED REMOTE FDC LOCATION.
- SITE POLE AND LIGHT.
- AUTOMATIC GATE OPERATOR
- BIKE RACK. TYPICAL OF 6 BIKES. 3 RACKS PROVIDED
- ENHANCED CONCRETE PAVING. INTEGRAL COLOR SCORED CONCRETE. DAVIS COLOR DUNE 6058

PROJECT NARRATIVE:

THE PROJECT PROVIDES FOR DEVELOPMENT ON A 2.97 AC SITE WITH 27,790 S.F. OF INDUSTRIAL BUILDING FOR A NATIONAL COMPANY SUNBURST SHUTTERS. THE BUILDING WILL ALSO HAVE A .15 ACRE STORAGE YARD.

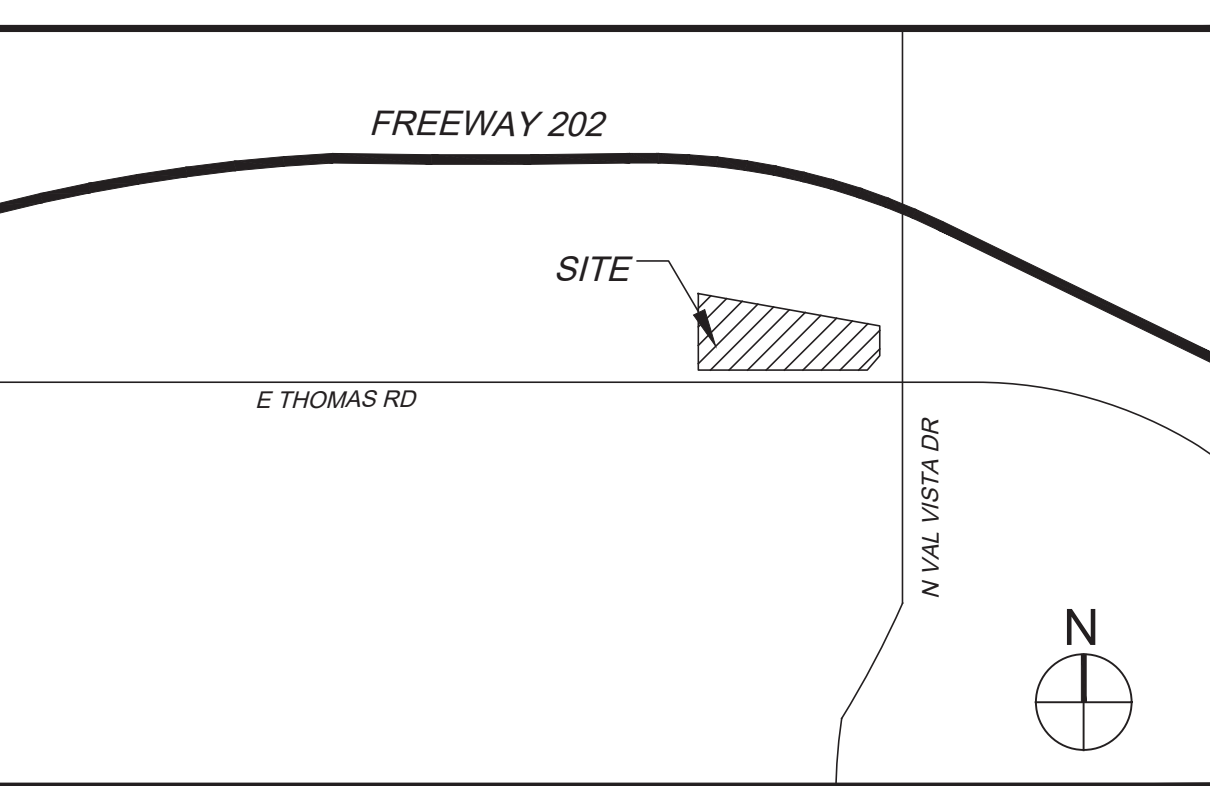
PROPERTY DATA:

APN #:	PART OF 141-21-004J
ZONING :	GI
PROPOSED LAND USE:	OFFICE, MANUFACTURING
SITE AREA :	(GROSS) 129,437 SF / 2.97 AC
SITE AREA :	(NET) 102,707 SF / 2.36 AC
BUILDING AREA:	27,790 SF
LOT COVERAGE:	85.3%
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B/F-1/S1
BUILDING HEIGHT ALLOWED:	50'-0"
BUILDING HEIGHT PROVIDED:	31'-0"
PARKING CALCULATIONS	
WAREHOUSE :	21,403 S.F. / 900 = 24 SPACES
OFFICE:	4,387 S.F. / 375 = 18 SPACES
	REQUIRED: 42 SPACES
	PROVIDED: 48 SPACES
ACCESSIBLE:	REQUIRED: 1 PER 25
	PROVIDED : 3 SPACES
BICYCLE PARKING CALCULATIONS:	
	REQUIRED: 1/10 (1ST 50 SPACES) AND 1/20 (REMAINING)
	PROVIDED: 6 BIKES
FOUNDATION LANDSCAPE (F.L.) AREA:	
	THE MAIN FRONTAGE FOUNDATION HAS 2 SEPARATE DEPTHS.
	10'-0" F.L. LANDSCAPE FOR NON-ENTRY WALLS AND 15'-0" F.L. FOR ENTRY. THE OVERALL COVERAGE TO MEET REQUIREMENT IS 2,966 S.F.
	THE DESIGN PROVIDES FOR ADDITIONAL 1,872 BEYOND THE 2,966 S.F. THAT IS 63% BEYOND THE BASE REQUIREMENT.

PROJECT TEAM

ARCHITECT	DEVELOPER
UPWARD ARCHITECTS, LLC.	SUNBURST SHUTTERS
1155 E. RIO SALADO PARKWAY, SUITE B-101	1946 N HIGLEY RD. SUITE 101
TEMPE, AZ 85281	MESA, AZ 85205
PHONE: 602-753-5222	PHONE: 480-413-0775
FAX:	FAX:
E-MAIL: justin@upwardarchitects.com	E-MAIL: garrett@sunburstshutters.com
CONTACT: Justin Gregonis	CONTACT: Greg Arnett

VICINITY MAP



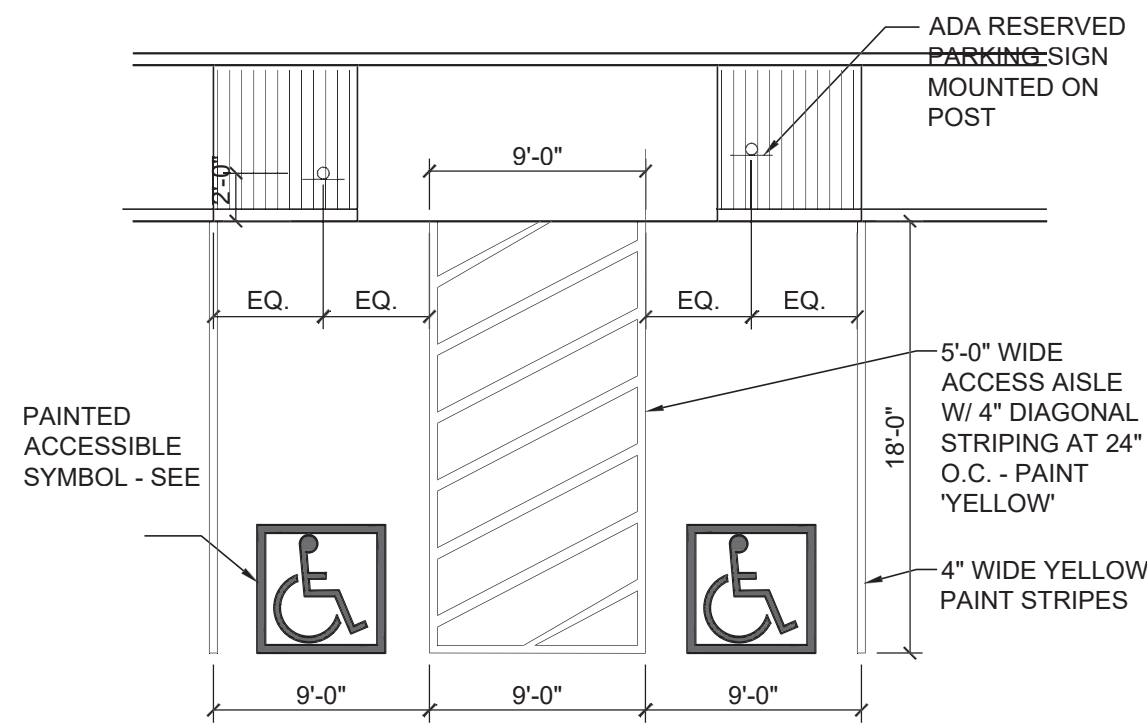
SITE PLAN
SCALE: 1" = 20'-0"



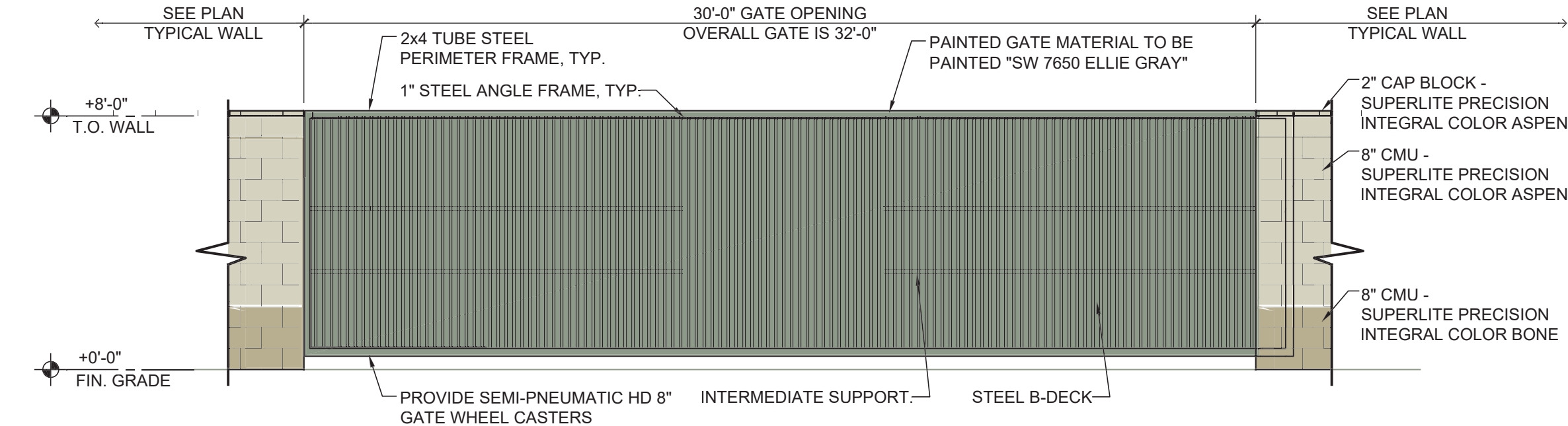
NWC THOMAS AND VAL VISTA
3336 E. THOMAS RD.
MESA, ARIZONA 85213



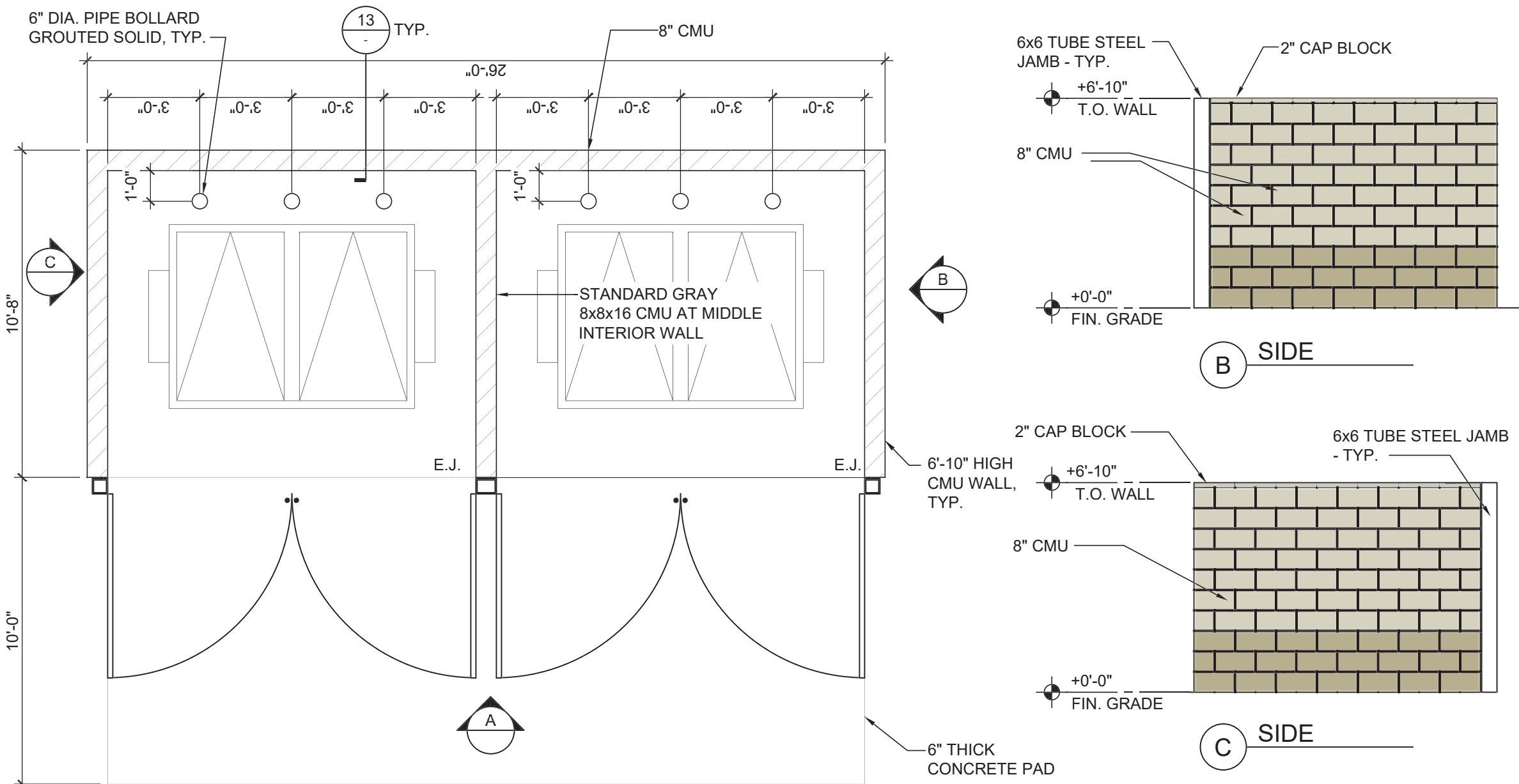
UPWARD
ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com



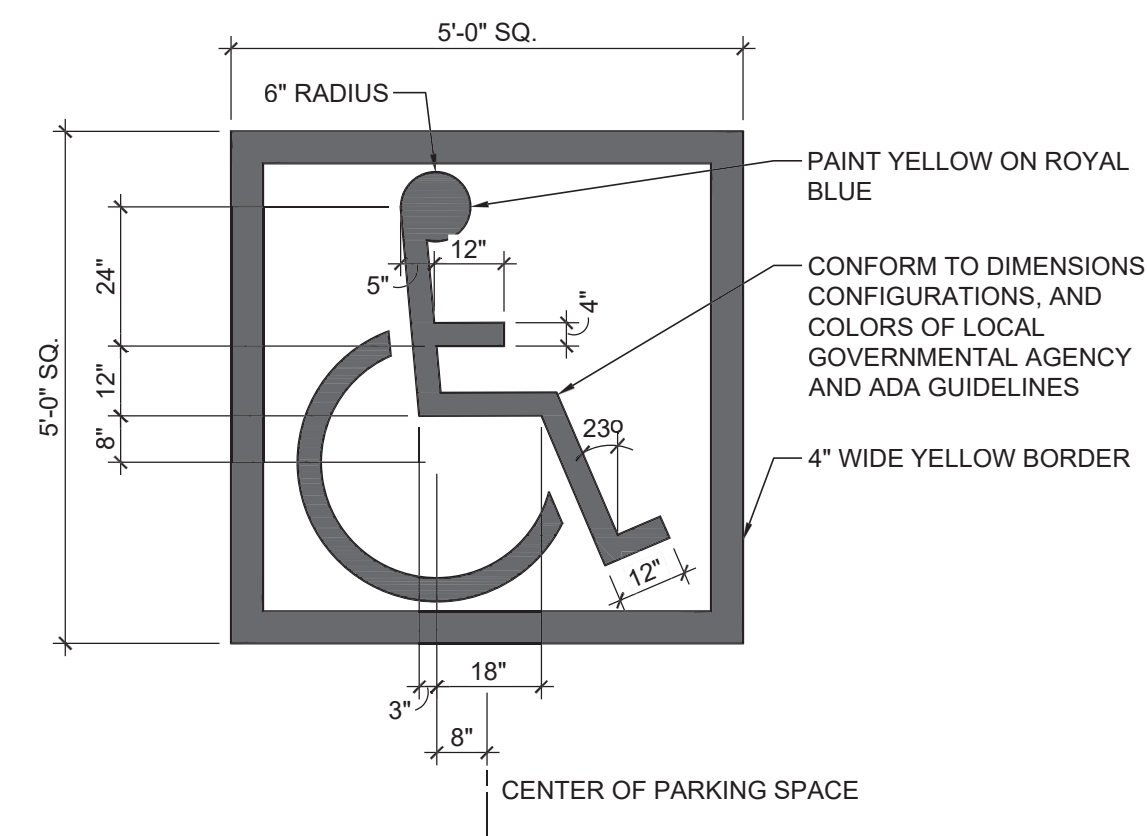
7 ACCESSIBLE PARKING STALLS
SCALE: 1/8" = 1'-0"



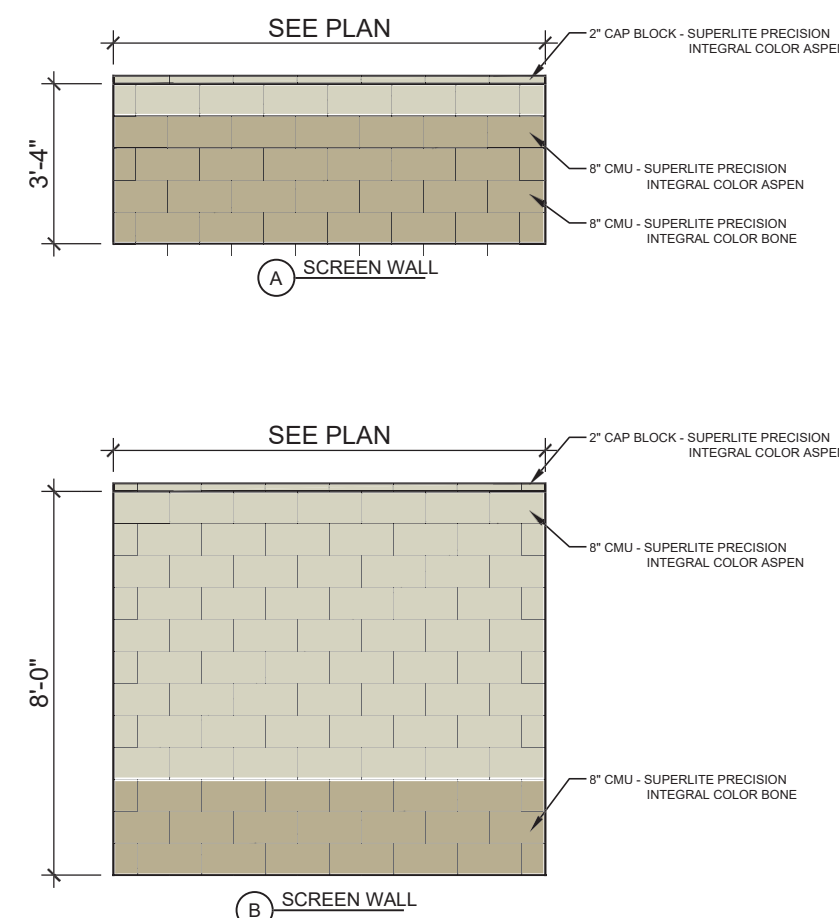
1B ROLLING GATE ELEVATION
SCALE: 1/4" = 1'-0"



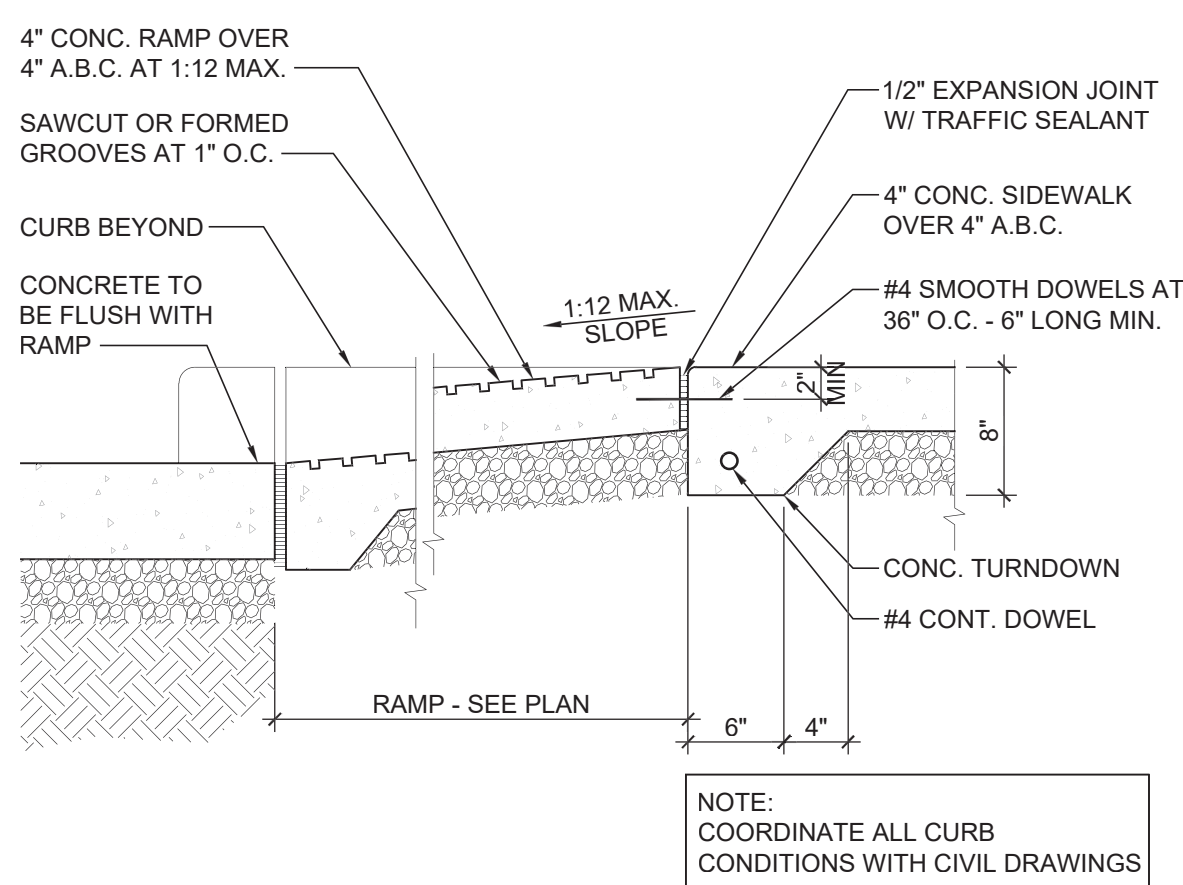
1 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



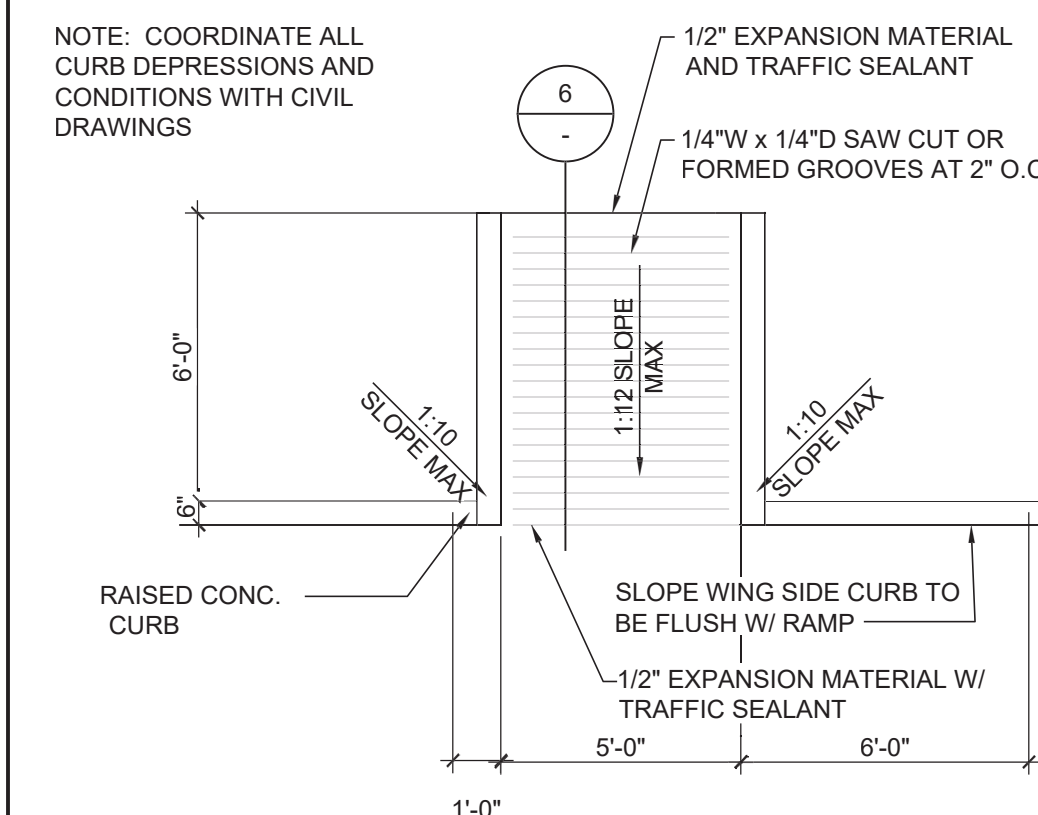
8 PAINTED ACCESSIBLE SYMBOL
SCALE: 1/2" = 1'-0"



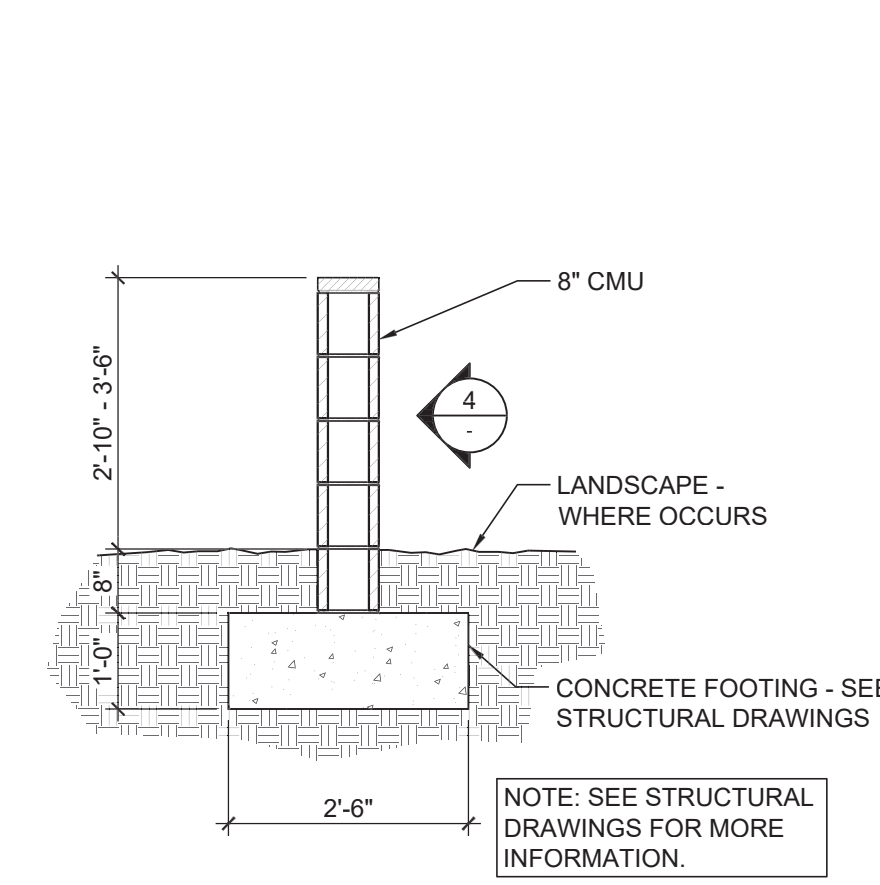
4 CMU SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



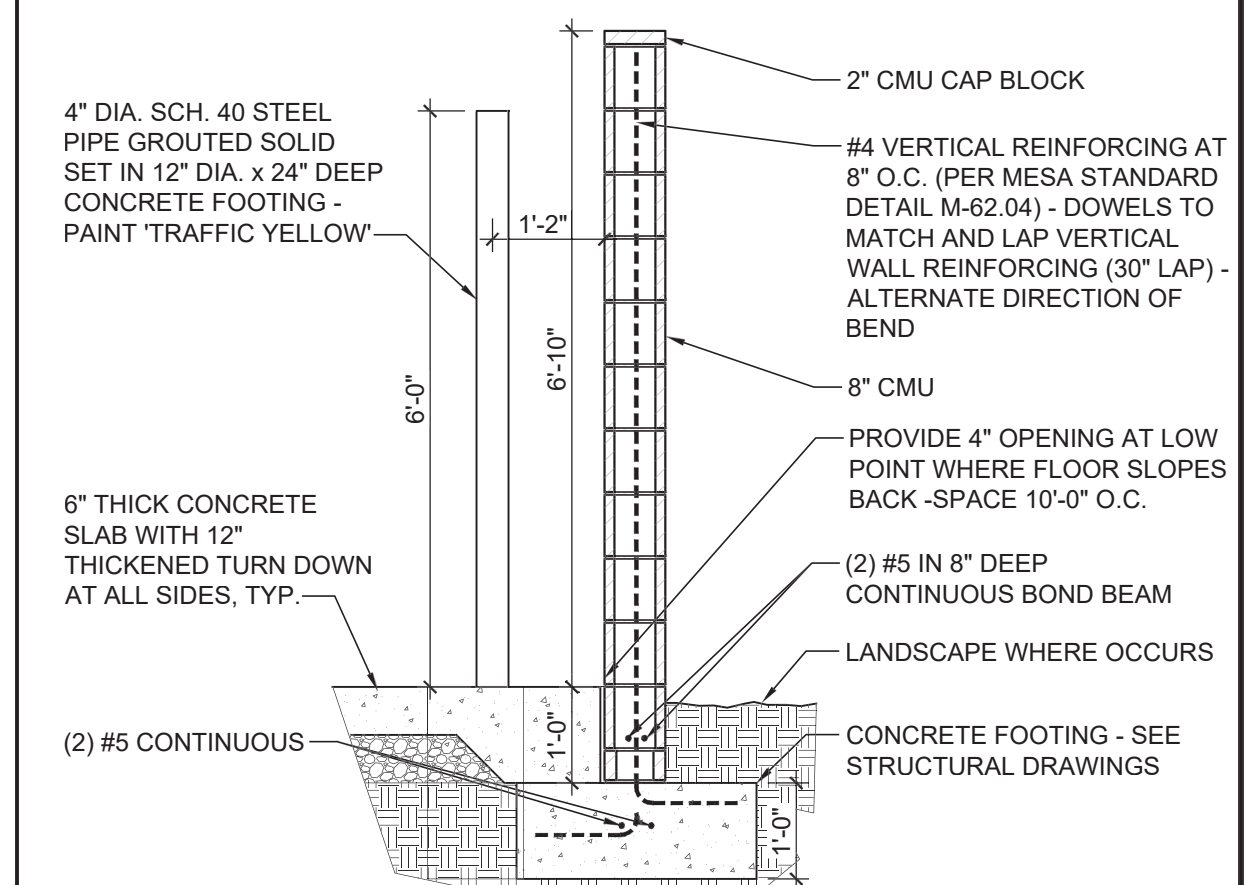
6 CONCRETE RAMP AT SIDEWALK
SCALE: 1" = 1'-0"



5 ACCESSIBLE RAMP
SCALE: 1/4" = 1'-0"



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



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

NWC THOMAS AND VAL VISTA

3336 E. THOMAS RD.
MESA, AZ

01.04.24
PROJECT NO.: 22112



UPWARD
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