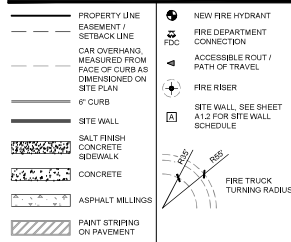


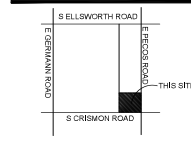
SHEET KEYNOTES

- 1 6" CMU PERIMETER SCREEN WALL - SEE SITE DETAILS
- 2 ASPHALT MILLINGS WITH TOPICALLY APPLIED DUST SUPPRESSION COATING - SEE SITE DETAILS
- 3 EXISTING IRRIGATION WELLHEAD TO REMAIN
- 4 TRENCH DRAIN AT TRUCK WELL, TYP. - SEE CIVIL DRAWINGS
- 5 4" HIGH GUARDRAIL MOUNTED ON 6" CONCRETE CURBING AT EACH TRUCK DOCK
- 6 CONCRETE PAVING THROUGHOUT TRUCK MANEUVERING AREAS - SEE CIVIL DRAWINGS
- 7 FIRE ACCESS CLEARANCE STRIPING
- 8 NEW DECELERATION LANE
- 9 FIRE LANE WITH RED PAINTED CURB AND WHITE LETTERING
- 10 DECORATIVE SCREEN FENCE AT WELLHEAD
- 11 EXISTING POWER POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS
- 12 BOLLARD STYLE TRASH ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 13 EMPLOYEE AMENITY AREA - SEE SITE DETAILS
- 14 SCREENED MECHANICAL UNIT ON CONCRETE PAD - SEE MECHANICAL DRAWINGS
- 15 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- 16 YARD ACCESS GATE
- 17 TRUCK WALL WITH LOADING/UNLOADING ZONE
- 18 FIRE RISER - SEE CIVIL DRAWINGS
- 19 MEGADOCK FOR BRIDGE CRANE AND SHOP ACCESS
- 20 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 21 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 22 ENGINEERED WATERLINE TERMINATION BY PROPERTY OWNER
- 23 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 24 PRIVATE IRRIGATION WELLHEAD EASEMENT
- 25 RETENTION BASIN, TYP. - SEE CIVIL DRAWINGS
- 26 BKPE RACK - SEE SITE DETAILS
- 27 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 28 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 29 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 30 UNDER GROUND STORM WATER RETENTION - SEE CIVIL DRAWINGS
- 31 SITE VISIBILITY TRIANGLE (S.V.T.), TYP. FOR 50 mph DESIGN SPEED
- 32 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 33 PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOCK DOWN LOCK GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS
- 34 WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS
- 35 CONCRETE SIDEWALK, TYP.
- 36 INTEGRAL COLOR CONCRETE 5x5' CROSS PATTERN - DRIVE COURSE "OLIVERSMOKE"
- 37 EXISTING OVERHEAD POWER LINES FOR WELLHEAD TO BE RELOCATED

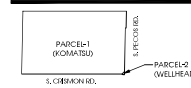
LEGEND



VICINITY MAP



PARCEL KEY MAP



- F.A.A. APPROVALS:**
1. DETERMINATION OF NO HAZARD TO AIR NAVIGATION RECEIVED FROM F.A.A.
 2. F.A.A. WILL BE NOTIFIED WITHIN 5 DAYS AFTER CONSTRUCTION REACHES ITS GREATEST HEIGHT (100'-2' PARTY 2)
 3. A SEPARATE 7400 AIRSPACE STUDY FOR CONSTRUCTION CRANE WILL BE APPLIED FOR BY G.C. PRIOR TO THE CRANE BEING ON SITE.

SITE DATA

PROJECT:	KOMATSU SALES AND SERVICE FACILITY	
ADDRESS:	2917 E PECOS ROAD MESA, AZ 85212	
OWNER:	KOMATSU 1405 S DISTRIBUTION DR SALT LAKE CITY, UT 84104	
SCOPE:	A NEW LIGHT INDUSTRIAL BUILDING	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	35422001A	
ZONING:	CURRENT - LI (LIGHT INDUSTRIAL) PROPOSED - LPAD (LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT OVERLAY)	
SITE AREA:	1,116,554 S.F.	25.83 ACRES
GROSS AREA:	973,459 S.F.	22.35 ACRES
NET AREA:	26,600 S.F.	0.61 ACRES
BUILDING AREA:	26,600 S.F.	0.61 ACRES
MECH SHOP:	50,050 S.F.	
WAREHOUSE:	50,050 S.F.	
EMPLOYEE BLOCK:	11,000 S.F.	
MAIN SHOP:	100,100 S.F.	
TOTAL (GROSS):	201,250 S.F.	
STORIES:	ADMIN BLOCK - 2-STORIES	
	MECH SHOP - 1-STORY	
	WAREHOUSE - 1-STORY	
	EMPLOYEE BLOCK - 2-STORIES	
	MAIN SHOP - 1-STORY	
LOT COVERAGE:	75.17%	
	MINIMUM SURFACE PER CHAPTER 15 SECTION 15.03.5 (2' MIN)	
LANDSCAPE AREA:	270,000 S.F.	
LANDSCAPE COVERAGE:	24.20%	
OCCUPANCY:	B, F-1, S-1, M, A-3	
CONSTRUCTION TYPE:	II-B w/ A, F, E, S.	
ALLOWABLE AREA:	UNLIMITED	
CLEAR HEIGHT:	VARIABLE	
DEVELOPMENT STANDARD MODIFICATIONS		
STANDARD	LI	PROPOSED LI PAD
BUILDING HEIGHT:	40'	65'
ZONING:	CURRENT - LI (LIGHT INDUSTRIAL) PROPOSED - LPAD (LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT OVERLAY)	
SITE AREA:	42,755 S.F.	± 0.92 ACRES
FENCED AREA:	158 S.F.	
LOT COVERAGE:	47.41%	
LANDSCAPE AREA:	397 S.F.	
LANDSCAPE COVERAGE:	53%	
FENCE HEIGHT:	6"±	
DEVELOPMENT STANDARD MODIFICATIONS		
STANDARD	LI	PROPOSED LI PAD
MINIMUM SITE AREA (ACRES):	1.0	0.02
MINIMUM LOT WIDTH (FT.):	100	3.5 MINIMUM (MAXIMUM 100)
MINIMUM LOT DEPTH (FT.):	100	1.5 MINIMUM (27.5 MAXIMUM)
MINIMUM SETBACK ALONG PROPERTY LINES FROM MAIN STREET/PARKING SIDE:	15'	0' (NONE)
PERMETER LANDSCAPING REQUIREMENTS:	1 TREE AND 4 SHRUBS PER 25' OF STREET	NONE (NO LANDSCAPING CAN BE PROVIDED AS PROPERTY LINE IS G.)
PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK:	CONNECTION TO PUBLIC SIDEWALK	NONE (WELLHEAD AREA IS PRIVATE PROPERTY WITH LIMITED ACCESS FOR MAINTENANCE PURPOSES ONLY. ENTRY TO PARCEL 1 WILL BE FROM PARCEL 1 ONLY DUE TO RESTRICTED PUBLIC ACCESS.)
SETBACKS AT INTERSECTIONS (15'-15' R.O.W. WITH INTERSECTIONS):	MINIMUM 50' RADIUS	0' RADIUS

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS	OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	13,330 S.F.	13,330 S.F.		26,660 S.F.
WAREHOUSE	50,050 S.F.			50,050 S.F.
SHOP	50,050 S.F.			50,050 S.F.
EMPLOYEE AREA	5,500 S.F.	5,500 S.F.		11,000 S.F.
LIGHT INDUSTRIAL	100,100 S.F.			100,100 S.F.
TOTAL	219,030 S.F.	18,830 S.F.		237,860 S.F.

REQUIRED PARKING CALCULATIONS	OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	26,660 S.F.	1/375		71.1
WAREHOUSE	50,050 S.F.	1/600		56.61
SHOP	50,050 S.F.	1/600		83.42
EMPLOYEE AREA	11,000 S.F.	1/375		29.33
LIGHT INDUSTRIAL	100,100 S.F.	1/600		166.83
TOTAL				407.29 ± 407

PARKING PROVIDED	TOTAL REGULAR SPACES	338
TOTAL ACCESSIBLE SPACES	9	
TOTAL SPACES ON SITE	407	

BICYCLE PARKING CALCULATIONS	RATIO	REQUIRED	PROVIDED
1/(150 SF) (REMAINING)	22	22	

AMENITY AREA INFORMATION / CALCS	REQUIRED: 1% OF 237,860 SF = 2,379 SF
PROVIDED:	AMENITY 1 = 1,510 SF
	AMENITY 2 = 1,125 SF
	TOTAL = 2,635 SF



730 N. 52nd St, Ste. 203
Phoenix, Arizona 85008
P 602.935.5260

CawleyArchitects.com



KOMATSU SALES AND SERVICE FACILITY

9927
E. PECOS ROAD
MESA
ARIZONA
85212

DATE

PRE-SUBMITTAL 03-04-2024
DR SUBMITTAL 05-27-2024
SUP SUBMITTAL 05-27-2024
DR/SUP 2nd SUBMITTAL 07-15-2024
DR/SUP 3rd SUBMITTAL 08-12-2024
DR/REZONING UPDATE SUBMITTAL 09-03-2024

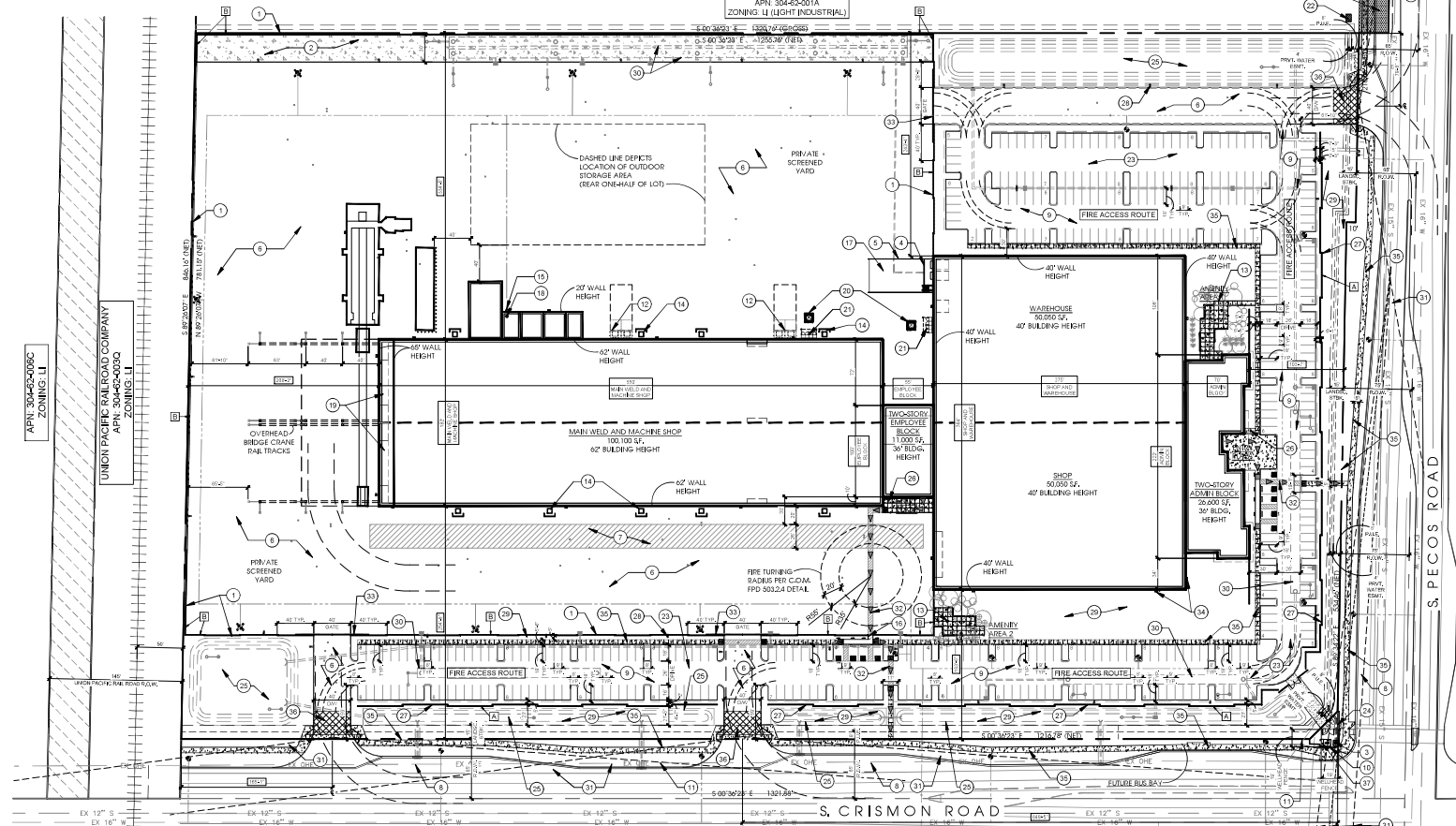
DRAWN BY: JD & JS

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SEE PLAN

Project: 23071

A1.1



APN: 304-63-8778 ZONING: GI

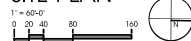
APN: 304-63-877A ZONING: GI

APN: 304-63-876 ZONING: GI

APN: 304-63-875 ZONING: GI

ALIGN BUILDING WITH EAST PROPERTY LINE

SITE PLAN





DATE	
PRE-SUBMITTAL	03-04-2024
DR SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/SUP 3rd SUBMITTAL	08-12-2024

DRAWN BY: JD & JS

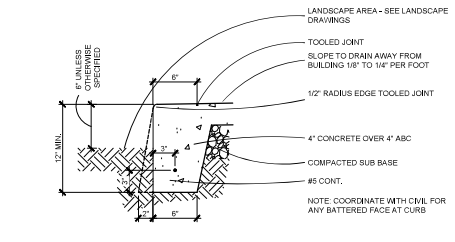
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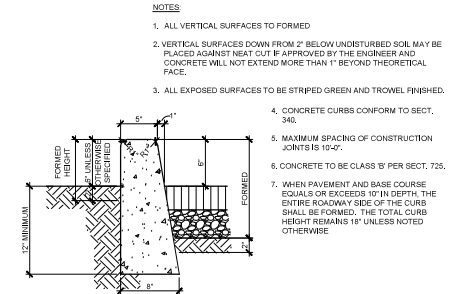
SEE DETAILS

Project: 23071

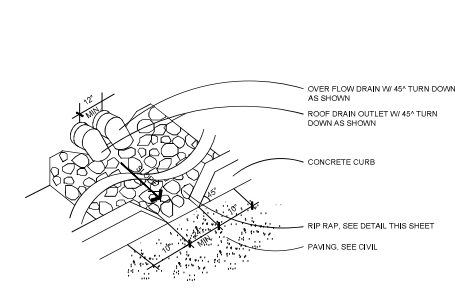
A1.2



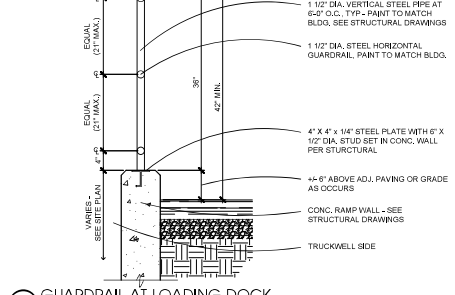
1 SIDEWALK AT LANDSCAPE
SCALE: 1 1/2" = 1'-0"



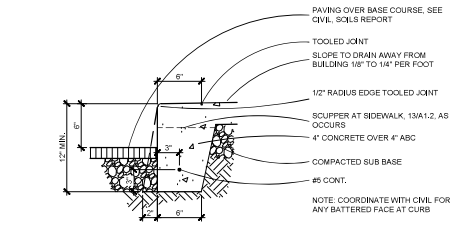
2 SIDEWALK / CURB AT ASPHALT
SCALE: 1 1/2" = 1'-0"



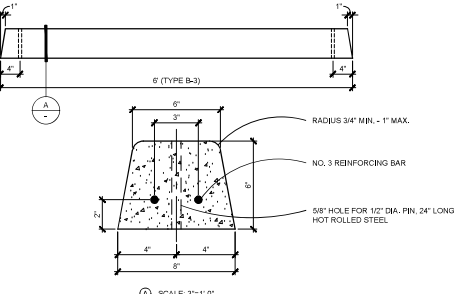
3 SIDEWALK / CROSSWALK CURB CUT AT ASPHALT
SCALE: 1 1/2" = 1'-0"



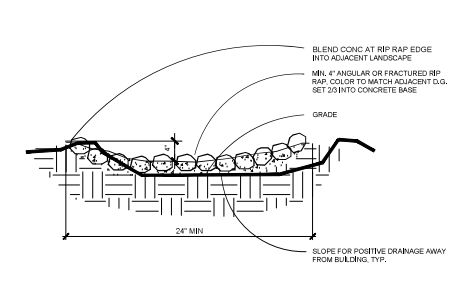
4 VERTICAL CURB M.A.G. STD. DET. #220
SCALE: 1 1/2" = 1'-0"



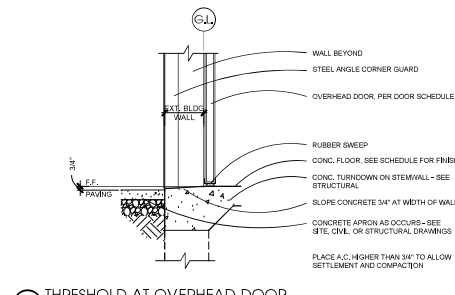
5 CURB TERMINATION M.A.G. STD. DET. #222
SCALE: 1 1/2" = 1'-0"



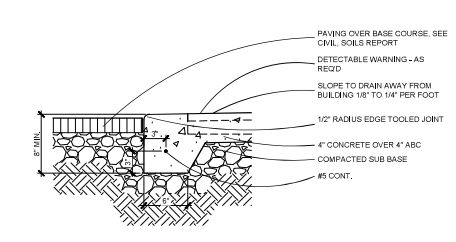
6 CONCRETE PARKING CURB
SCALE: 1" = 1'-0"



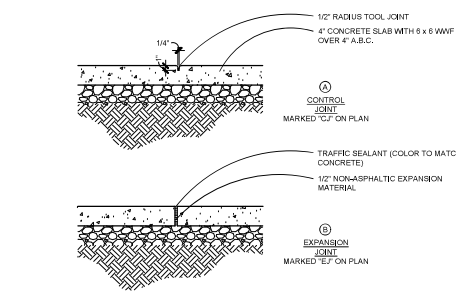
7 RIP RAP
SCALE: 1" = 1'-0"



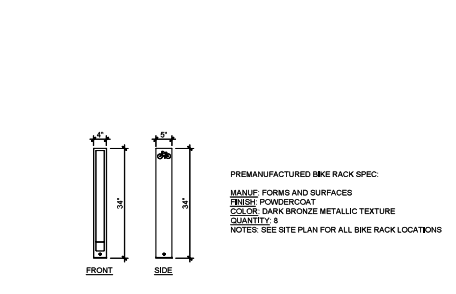
8 BIKE RACKS, TYP.
SCALE: 1/4" = 1'-0"



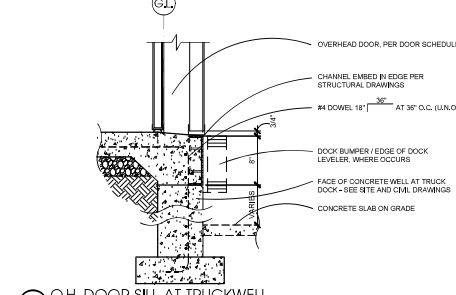
9 CONCRETE TROUGH
SCALE: 1 1/2" = 1'-0"



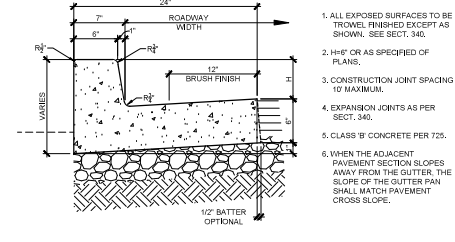
10 GUARDRAIL AT LOADING DOCK
SCALE: 1" = 1'-0"



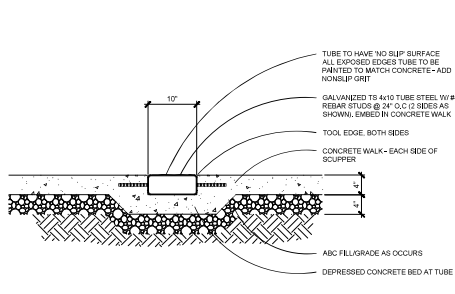
11 THRESHOLD AT OVERHEAD DOOR
SCALE: 1" = 1'-0"



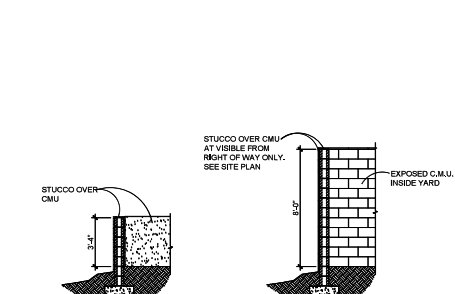
12 O.H. DOOR SILL AT TRUCKWELL
SCALE: 1" = 1'-0"



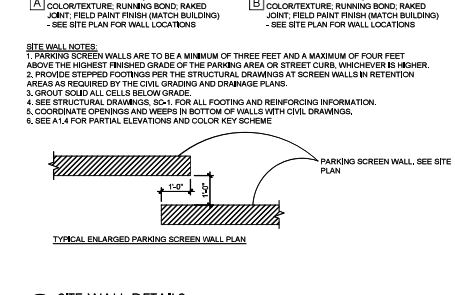
13 SITE WALL DETAILS
SCALE: 1/4" = 1'-0"



14 CONCRETE TROUGH
SCALE: 1 1/2" = 1'-0"



15 RIP RAP
SCALE: 1" = 1'-0"



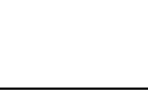
16 BIKE RACKS, TYP.
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
 2. H/F OR AS SPECIFIED OF PLANS.
 3. CONSTRUCTION JOINT SPACING 10' MAXIMUM.
 4. EXPANSION JOINTS AS PER SECT. 340.
 5. CLASS 'B' CONCRETE PER 725.
 6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.

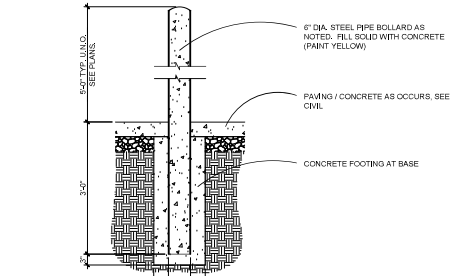
- NOTES:
1. ALL VERTICAL SURFACES TO BE FORMED.
 2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT "B" APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
 3. ALL EXPOSED SURFACES TO BE STRIPED GREEN AND TROWEL FINISHED.
 4. CONCRETE CURBS CONFORM TO SECT. 340.
 5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0".
 6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
 7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE.

- NOTES:
1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
 2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
 3. GROUT SOLE ALL CELLS BELOW GRADE.
 4. SEE STRUCTURAL DRAWINGS, SCH. 1, FOR ALL FOOTING AND REINFORCING INFORMATION.
 5. COORDINATE OPENINGS AND WEIRS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.
 6. SEE A1.4 FOR PARTIAL ELEVATIONS AND COLOR KEY SCHEME.

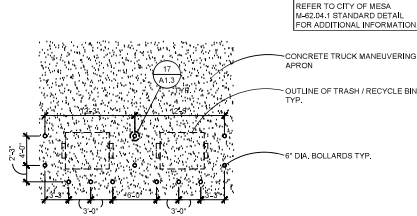
- STUCCO OVER CMU AT VERTS FROM RIGHT OF WAY ONLY. SEE SITE PLAN.
- EXPOSED CMU, INSIDE YARD.
- STUCCO OVER CMU AT VERTS FROM RIGHT OF WAY ONLY. SEE SITE PLAN.
- EXPOSED CMU, INSIDE YARD.



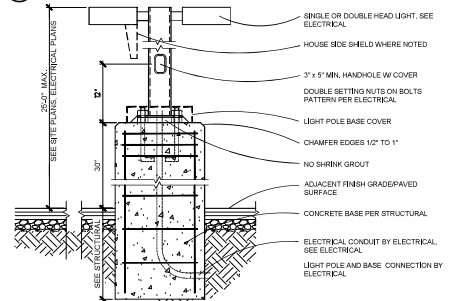
17 TYPICAL ENLARGED PARKING SCREEN WALL PLAN



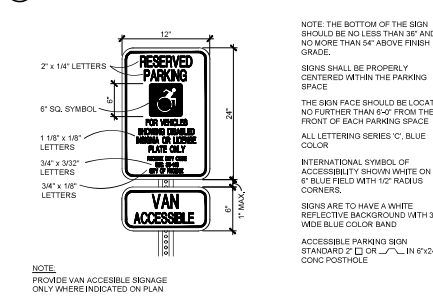
17 PIPE BOLLARD



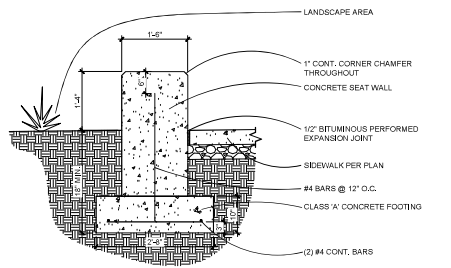
18 DOUBLE BOLLARD TYPE TRASH ENCLOSURE, TYP.



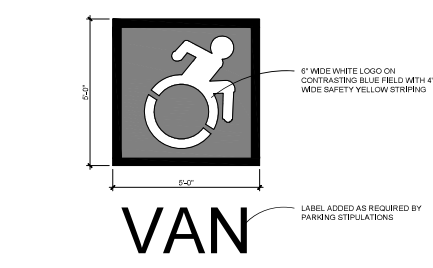
21 LIGHT POLE



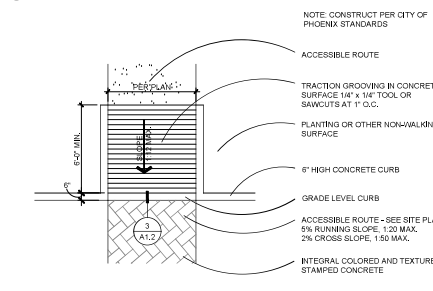
22 ACCESSIBLE PARKING SIGN



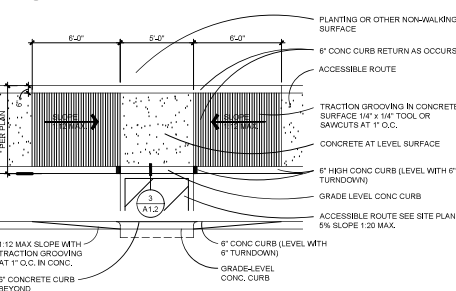
25 SITE AMENITY SEAT SECTION DETAIL



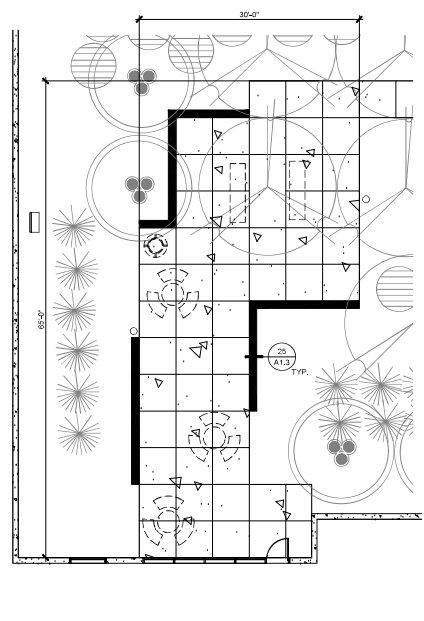
26 PAINTED ACCESSIBLE PAVEMENT SYMBOL



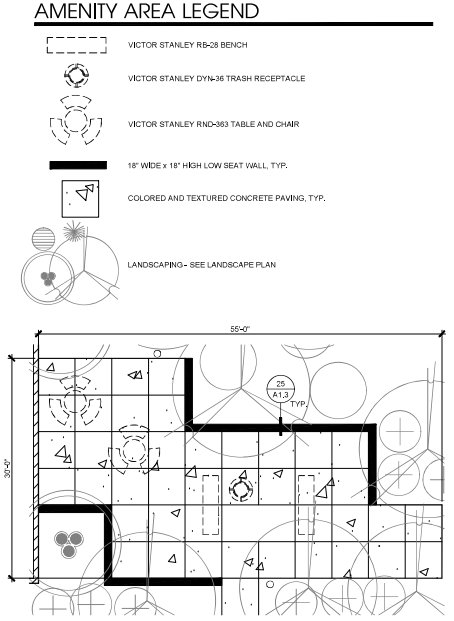
13 CURB RAMP



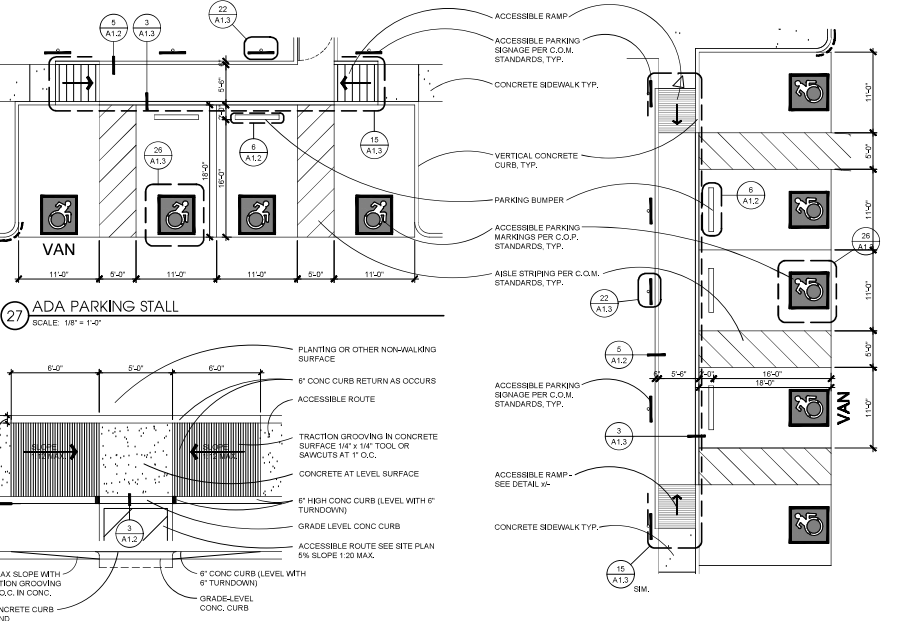
15 CURB RAMP



23 1,510 S.F. AMENITY AREA 1



24 1,125 S.F. AMENITY AREA 2



27 ADA PARKING STALL

32 ADA PARKING STALL

AMENITY AREA LEGEND

- VICTOR STANLEY RB-28 BENCH
- VICTOR STANLEY DYN-36 TRASH RECEPTACLE
- VICTOR STANLEY RND-063 TABLE AND CHAIR
- 18" WIDE x 18" HIGH LOW SEAT WALL, TYP.
- COLORED AND TEXTURED CONCRETE PAVING, TYP.
- LANDSCAPING - SEE LANDSCAPE PLAN



KOMATSU SALES AND SERVICE FACILITY

9927
E. PECOS ROAD
MESA
ARIZONA
85212

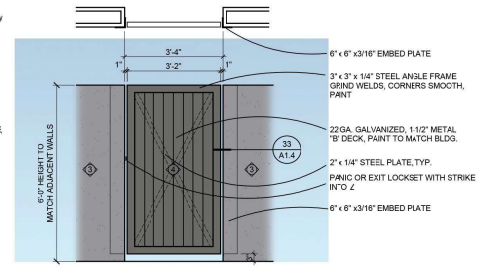
DATE

PRE-SUBMITTAL	03-04-2024
DR SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/SUP 3rd SUBMITTAL	08-12-2024

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SEE DETAILS



HARDWARE GROUP NO. G-01-KEYED EXIT HARDWARE - GATE ORNAMENTAL
PROVIDE EACH PR (GROUP) WITH THE FOLLOWING:

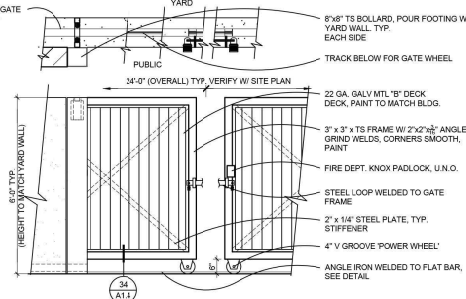
DESCRIPTION	CATALOG NUMBER	FINISH	MTS
PANIC HARDWARE	LD 22 RL C/F 15843	600	NOB
RIM CYLINDER	20-057 K/C	643E	SCH
PASC CORE	23-030 C/D BK	606	SCH
SURECLOSE	100 X SM AS REQ'D BY GATE VENDOR	600	DOT
SILENCER	SR64	GRY	I/E

GATE VENDOR TO PROVIDE ANGLE STOP AT CLOSED AND 90 DEGREE OPEN POSITION
GATE VENDOR TO PROVIDE MOUNTING PLATES, LOCK STRIKE PROTECTION AND ANGLE TO PREVENT TAMPERING WITH DEVICE

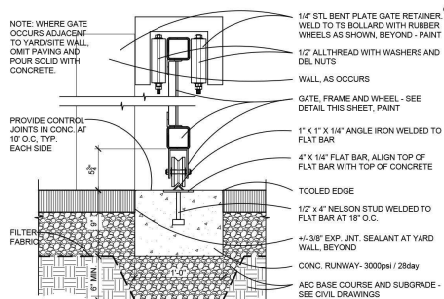
36 YARD ACCESS GATE
SCALE: 1/2" = 1'-0"

COLOR KEY

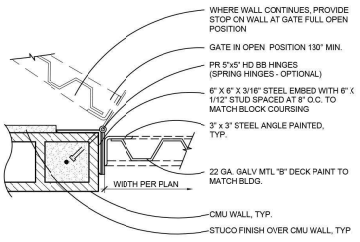
KEY	MANUF. - DUAN EDWARDS	COLOR NAME
①	LACE VEIL DE 6372	
②	SILVER POLISH DE 6374	
③	FORMAL GRAY DE 6382	
④	'BCAT ANCHOR' DE 6377	
⑤	'COOL DECEMBER' DE 6383	
⑥	'DOVER STRAITS' DE 6886	



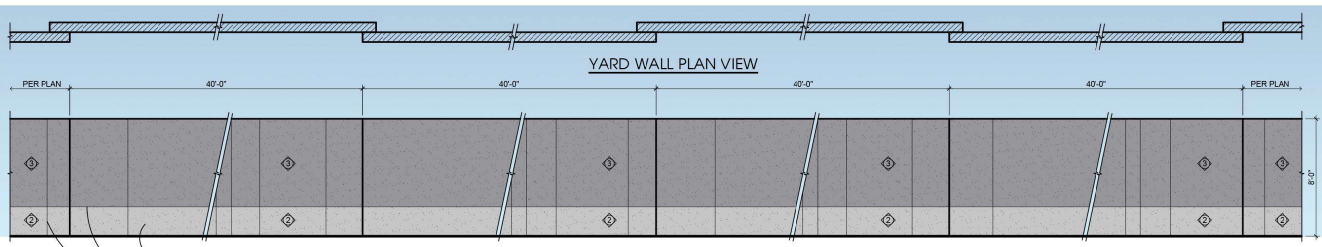
35 DOUBLE ROLLING GATE
SCALE: 1/2" = 1'-0"



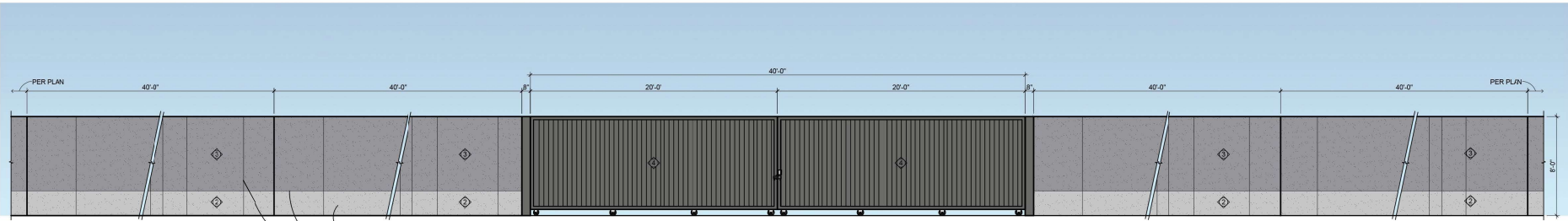
34 GATE WHEEL
SCALE: 1/2" = 1'-0"



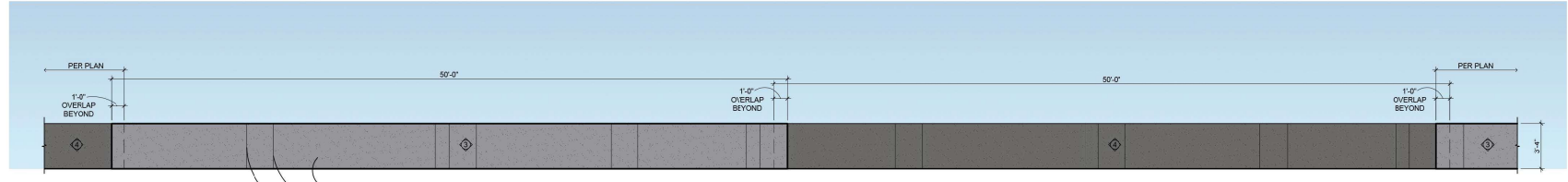
33 YARD ACCESS GATE HINGE
SCALE: 1 1/2" = 1'-0"



38 8'-0" HIGH YARD WALL PAINT SCHEME, TYP. (YARD WALLS VISIBLE FROM PECOS RD. & CRISMON RD.)
SCALE: 1/4" = 1'-0"



42 8'-0" HIGH ROLLING GATE & YARD WALL PAINT SCHEME, TYP. (YARD WALLS VISIBLE FROM PECOS RD. & CRISMON RD.)
SCALE: 1/4" = 1'-0"



46 3'-4" HIGH PARKING SCREEN WALL PAINT SCHEME, TYP.
SCALE: 1/4" = 1'-0"



KOMATSU SALES AND SERVICE FACILITY

9927
E. PECOS ROAD
MESA
ARIZONA
85212

DATE	
PRE-SUBMITTAL	03-04-2024
DR SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/SUP 3rd SUBMITTAL	08-12-2024
DR/RECONING UPDATE SUBMITTAL	09-03-2024

DRAWN BY: JD & JS

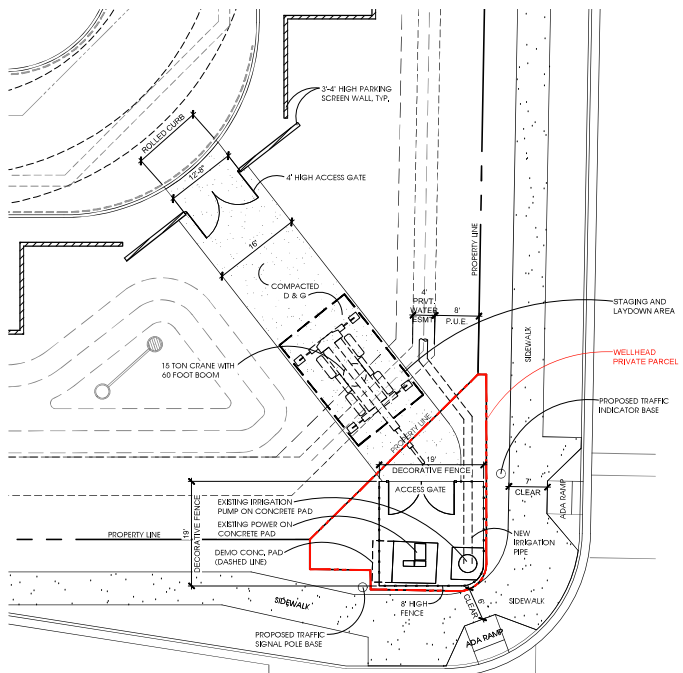
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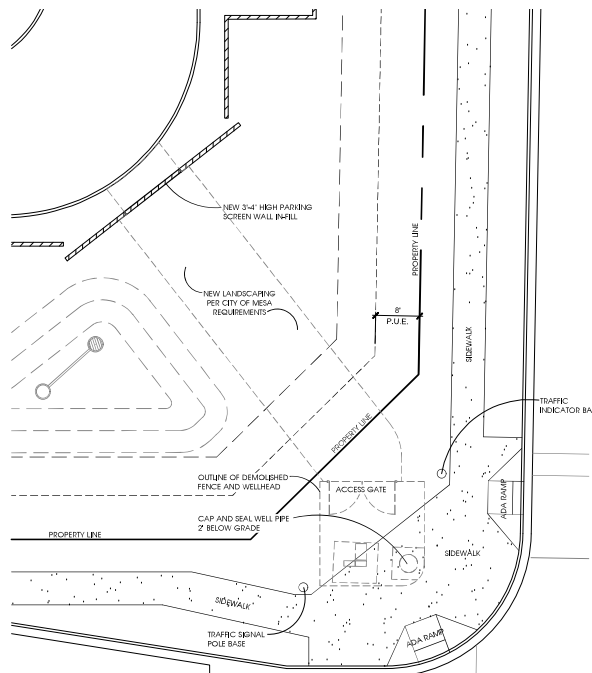
WELLHEAD SITE PLAN

Project: 23071

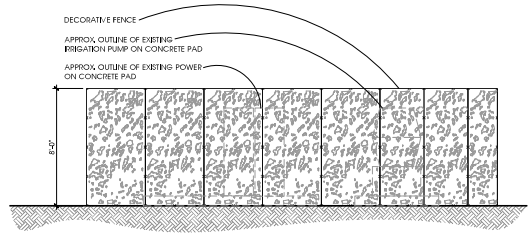
A1.5



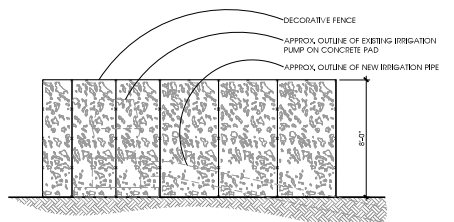
ENLARGED WELLHEAD PLAN (ACTIVE WELLHEAD)
SCALE: 3/32" = 1'-0"



ENLARGED WELLHEAD PLAN (DECOMMISSIONED WELLHEAD)
SCALE: 3/32" = 1'-0"

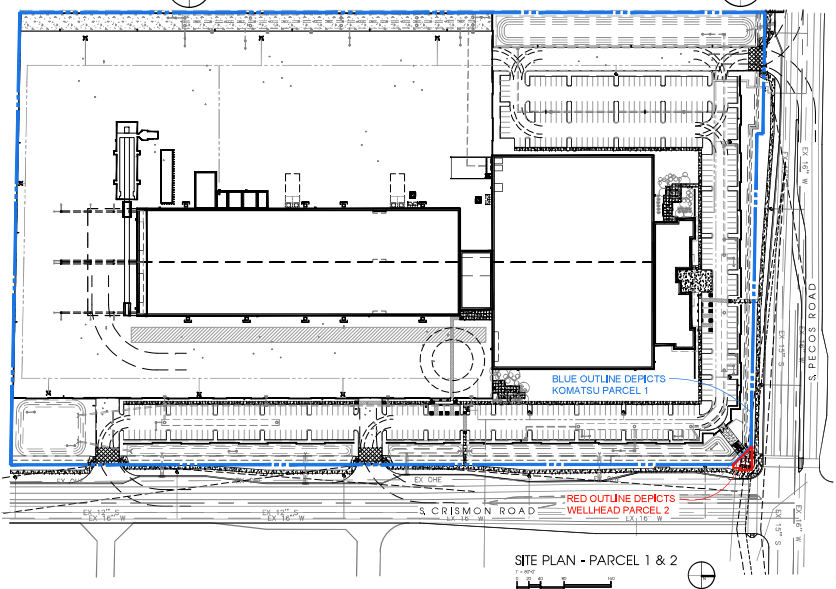


WELLHEAD FENCE EAST ELEVATION
SCALE: 1/4" = 1'-0"



WELLHEAD FENCE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WELLHEAD FENCE IS PAINTED [Color swatch] / FORMAL GRAY DE6382 TO MATCH THE BUILDING



SITE PLAN - PARCEL 1 & 2

ACTIVE & DECOMMISSIONED WELLHEAD SUMMARY

ACTIVE WELLHEAD ACTION SCOPE

- DEDICATED PRIVATE PARCEL FOR WELLHEAD WITH ACCESS AGREEMENT
- TRUCK ACCESS FOR WELLHEAD MAINTENANCE AND FOR EVENTUAL ABANDONMENT
- DECORATIVE FENCE SCREEN

POST DECOMMISSIONED WELLHEAD ACTION SCOPE

- PRIVATE PARCEL TO BE REDEDICATED TO CITY OF MESA
- NEW SIDEWALK AND NEW LANDSCAPING PER CITY OF MESA STANDARD REQUIREMENTS



WELLHEAD FENCE CONCEPT PERSPECTIVE
SCALE: N.T.S.