

PROJECT DIRECTORY

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PROJECT DESCRIPTION

PROPOSED PROJECT WILL BE A NEWLY CONSTRUCTED 1-STORY GROUND UP LIGHT INDUSTRIAL BUILDING (LI-PAD). PROJECT LOCATED AT RED MOUNTAIN COMMERCE CENTER - NORTHEAST CORNER OF E. THOMAS RD AND N. 55TH PL, MESA, AZ. BUILDING WILL BE BUILT IN MASONRY AND METAL FRAME CONSTRUCTION TYPE - EQUIPPED WITH FULLY AUTOMATIC SPRINKLER SYSTEM.

AS PART OF THE SUBMITTAL, AN ALTERNATIVE LANDSCAPE PLAN AND A FOUNDATION BASE EXCEPTION WILL BE REQUESTED AS A PART OF THE SUBMITTAL. CURRENTLY, THIS PROJECT IS IN COMPLIANCE WITH 11-33-7. ALTERNATIVE LANDSCAPE PLAN - LANDSCAPE DESIGN PRINCIPLES #1 (DESIGN PRINCIPLES), #2 (INNOVATIVE DESIGN), #3 (PLANT VARIETY), 4 (NATURALISTIC DESIGN), 5 (COMPATIBILITY WITH SURROUNDING USES), 6 (WATER EFFICIENCY) & 10 (PLANT VIABILITY AND LONGEVITY). THE DEVELOPMENT WILL ALSO BE IN COMPLIANCE WITH CHAPTER 21 BONUS INTENSITY ZONE OVERLAY DISTRICT, 11-21-3: DEVELOPMENT STANDARDS WITH A COMBINATION OF BOTH ITEMS UNDER 1 AND 3 OF THIS SUB CHAPTER.

PROJECT WILL BE BUILT IN COMPLIANCE WITH ALL REGULATIONS ADOPTED BY CITY AND JURISDICTION. THE PROPOSAL IS LOCATED WITHIN THE AIRPORT OVERFLIGHT AREA 3 (AOA 3). FUTURE DEVELOPMENT WILL BE REQUIRED TO MEET THE SUPPLEMENTARY PROVISIONS OUTLINED IN SECTION 11-9-5.

- PER MZO SECTION 11-33-7: ALTERNATIVE LANDSCAPE PLAN
- REQUIRED AREA OF LANDSCAPE SETBACK YARD: 4,018 S.F.
- PROVIDED AREA FOR LANDSCAPE SETBACK: 4,190 S.F.
- PER MZO SECTION 11-33-5(A)(1)
- REQUIRED AREA OF BUILDING FRONTAGE: 1,589 S.F.
- PROVIDED AREA OF BUILDING FRONTAGE: 1,810 S.F.

SITE DATA

PARCEL #	141-38-027
ADDRESS	WITHIN THE 3600 BLOCK OF N 55TH PLACE, NORTH OF E THOMAS RD
ZONING	LI-PAD (LIGHT INDUSTRIAL) - INDUSTRIAL BUILDING IS PERMITTED
GENERAL PLAN DESIGNATION	EMPLOYMENT - SUB-TYPE: BUSINESS PARKS
SUB AREA PLAN/S	FALCON FIELD
JURISDICTION	CITY OF MESA
COUNCIL DISTRICT	COUNCIL DISTRICT 5
OCCUPANCY	B-BUSINESS
PROPOSED USE	OFFICE / COMMERCIAL
ALLOWABLE AREA	57,000 S.F. (TABLE 506.2)
LOT SIZE	34,208 S.F. / 0.785 ACRES
ALLOWABLE LOT COVERAGE	90% - PER CHAPTER 7: TABLE 11-7-3
PROVIDED LOT COVERAGE	18,942 S.F. / 34,208 S.F. = 55%
LANDSCAPE AREA PROVIDED	6,380 S.F. / 34,208 S.F. = 19%
ALLOWABLE BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT	29'-10"
BUILDING AREA	SPACE 1: 3,900 S.F. SPACE 2: 2,000 S.F. SPACE 3: 1,941 S.F.
TOTAL BUILDING AREA	7,842 S.F.
PARKING REQUIRED	INDUSTRIAL SHELL BUILDING 75% AT 1 SPACE PER 500 S.F. + 25% AT 1 SPACE PER 375 S.F. 7,842 S.F. x 75% = 5,882 / 500 = 12 SPACES 7,842 S.F. x 25% = 1,961 / 375 = 5 SPACES 12 SPACES + 5 SPACES = 17 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	17 SPACES
FIRE SPRINKLER REQUIRED	YES PER NFPA 13
FIRE ALARM REQUIRED	YES
FIRE EXTINGUISHER	2A-10B: C PER 3,000 S.F. OF FLOOR AREA MAX TRAVEL DISTANCE OF 75' - TO FIRE EXIT
PANIC HARDWARE	YES

ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

- 2018 IBC (INTERNATIONAL BUILDING CODE)
- 2018 IMC (INTERNATIONAL MECHANICAL CODE)
- 2018 IPC (INTERNATIONAL PLUMBING CODE)
- 2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
- 2018 IFC (INTERNATIONAL FIRE CODE)
- 2017 NEC (NATIONAL ELECTRIC CODE)
- AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
- ARIZONANS WITH DISABILITIES ACT
- 2018 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN
- 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN

LEGEND

- PROJECT PROPERTY LINE
- PROPERTY SETBACK LINE
- NEW LANDSCAPE AREA
- NEW CONCRETE
- NEW FIRE LANE
- NUMBER OF PARKING SPACES
- EXISTING STREET POLE LIGHT
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND TELEVISION LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING COMMUNICATION JUNCTION BOX
- EXISTING ELECTRIC TRANSFORMER
- EXISTING FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION
- NEW FIRE RISER

GENERAL NOTES

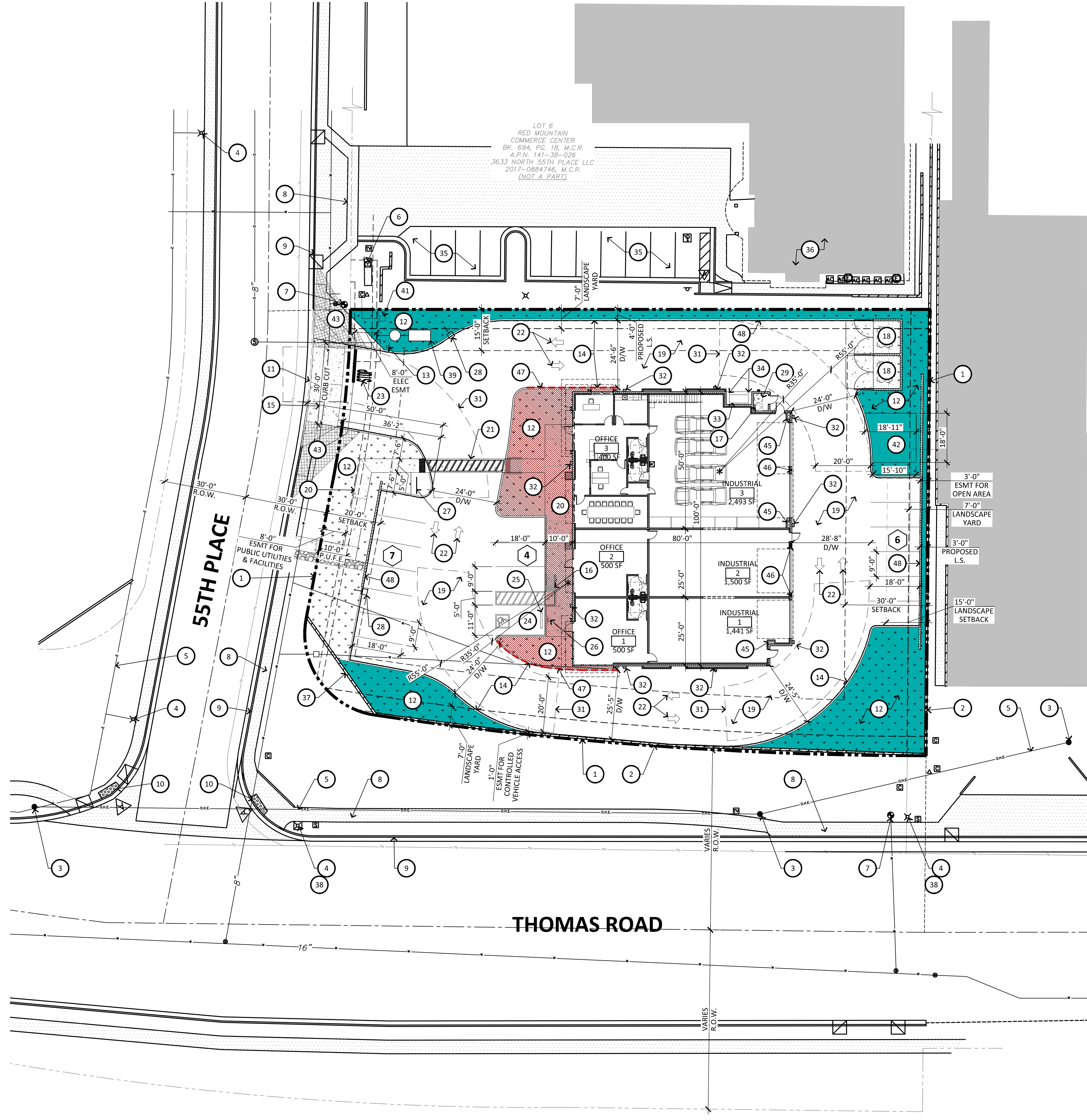
- COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.
 FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY.
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.
 THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED FIRE DEPARTMENT ACCESS - IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD.
 THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.
 IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
- MESA AMENDED FIRE CODE SECTION 903.4 SPRINKLER SYSTEM SUPERVISION AND ALARMS. VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEAK DETECTORS, CRITICAL AIR PRESSURES, AND WATERFLOW SWITCHES ON SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT.
- 903.4.1 MONITORING, ALARM, SUPERVISORY AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN UNDERWRITERS LABORATORY LISTED OR FACTORY MUTUAL APPROVED SUPERVISING STATION OR, WHERE APPROVED BY THE FIRE CODE OFFICIAL, SHALL SOUND AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
- TO INVESTIGATE EXISTING PAVEMENT FOR COMPOSITION, STRUCTURAL CAPACITY, AND STABILITY. IF AFTER THE ENGINEER'S INVESTIGATION, THE CITY DETERMINES THE EXISTING PAVEMENT SECTION IS BELOW CURRENT STANDARDS, THE ENGINEER SHALL CALL OUT A SAWCUT AT THE CONSTRUCTION CENTERLINE AND REPLACEMENT OF THE EXISTING PAVEMENT WILL BE REQUIRED WITH NEW PAVEMENT PER CITY STANDARDS.
- SIGNING AND PAVEMENT MAINTENANCE PLANS ARE REQUIRED FOR ANY DEVELOPMENT THAT MODIFIES EXISTING PAVEMENT, BUILDS NEW PAVEMENT, OR INTRODUCES NEW OR MODIFIES EXISTING VEHICULAR OR PEDESTRIAN ACCESS TO ROADWAYS PER THE CURRENT COM ENGINEERING AND DESIGN STANDARDS SEC. 204.3. ANY SIGNING AND STRIPING INSTALLATION OR MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- IF NECESSARY AND REQUIRED, GREASE TRAPS SHOULD FOLLOW CITY OF MESA ENGINEERING AND DESIGN STANDARDS SECTION 433.16 WITH AN INDUSTRIAL PRETREATMENT FORM.
- SITE PLAN INDICATES UTILIZATION OF EXISTING SIDEWALK AND DRIVEWAYS. CONFIRM ALL SIDEWALKS AND DRIVEWAYS ARE FREE FROM DEFICIENCIES, ADA AND COM COMPLIANT PER COM STD. DTL. M-42, AND ENGINEERING DESIGN GUIDELINES.
- G.C. TO COMPLY ON STREET LIGHT PLANS PER CHAPTER 9 OF THE CURRENT COM ENGINEERING & DESIGN STANDARDS.
- THIS PROJECT IS LOT 7 OF THE RED MOUNTAIN COMMERCE CENTER AS RECORDED IN BOOK 694, PAGE 18 MCR TRACT A OF THIS COMMERCIAL SUBDIVISION IS DESIGNATED AS A RETENTION BASIN FOR THE ENTIRE DEVELOPMENT WITH RETENTION VOLUME FOR THE ENTIRE DEVELOPMENT. THEREFORE, DRYWELLS WILL NOT BE AN ALLOWED OR NECESSARY ON THIS PROJECT.

KEYNOTES

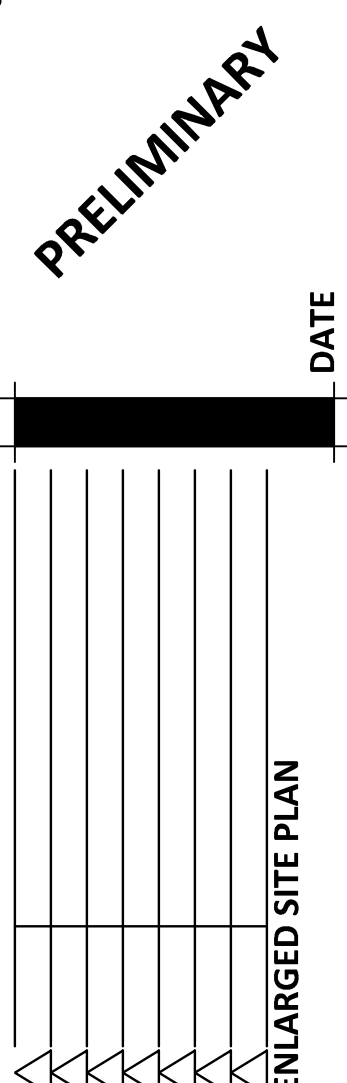
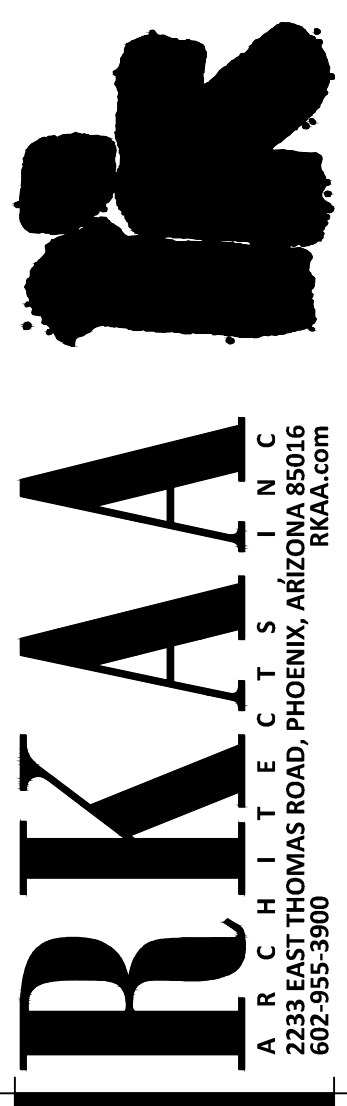
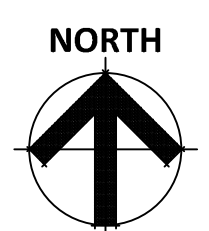
- PROPERTY LINE
- EXISTING SCREEN WALL TO REMAIN
- EXISTING POWER POLE TO REMAIN
- EXISTING STREET LIGHT POLE TO REMAIN
- EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
- EXISTING ELECTRIC CABINET TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING A.D.A ACCESSIBLE CURB RAMP TO REMAIN
- DASHED LINE INDICATES CURB TO BE REMOVED
- HATCH INDICATES LANDSCAPING
- NEW STOP SIGN POST, RE: 16/SP2.0
- NEW 6" HIGH CONCRETE CURB, RE: 1/SP2.0
- NEW CURB CUT, PER COM Std Dtl M-42, RE: 10/SP2.1
- NEW A.D.A ACCESSIBLE CURB RAMP, MAX. SLOPE 1:12, RE: 12/SP2.0
- NEW ROOF ACCESS
- NEW TRASH ENCLOSURE, RE: 20/SP2.2 & 1/SP2.3
- NEW ASPHALT PAVING
- NEW SIDEWALK W/ CONTROL JOINTS AND EXPANSION JOINTS, RE: 1/SP2.3
- NEW STRIPED CROSSWALK, RE: 12 (A)/SP2.1
- NEW STANDARD WAY-FINDING ARROW
- NEW PAINTED STOP SIGN, RE: 2/SP2.0
- NEW A.D.A PARKING, RE: 20/SP2.0
- NEW WHEEL STOP, RE: 11/SP2.0
- NEW ACCESSIBLE PARKING SIGN, RE: 4/SP2.0 & 12/SP2.1 (B)
- NEW BIKE RACK, RE: 13/SP2.0
- NEW 20'-0" HIGH POLE MOUNTED SITE LIGHTING
- NEW FIRE RISER ROOM WITH FIRE RISER DOOR SIGN, RE: 17/SP2.0
- NEW FIRE DEPARTMENT CONNECTION WITH FDC SIGN, RE: 18/SP2.0
- FIRE TRUCK TURNING RADIUS
- NEW WALL PACK LIGHT
- NEW ELECTRICAL SES CABINET
- NEW EXTERIOR PIPE BOLLARD, RE: 15/SP2.0
- EXISTING PARKING SPACES TO REMAIN
- EXISTING OFFICE BUILDING TO REMAIN
- EXISTING "RED MOUNTAIN COMMERCE CENTER" SIGN
- EXISTING "NO PARKING" SIGN
- NEW SEPTIC TANK AND SEPTIC PIT
- NEW WATER METER
- NEW COMMUNICATION BOX
- NEW 300 S.F. COMMON OPEN SPACE
- NEW SIGHT VISIBILITY TRIANGLE
- NEW WATER AND FIRE LINE
- NEW ROOF DRAINS WITH 2 OVERFLOW
- NEW RECESSED HOSE BIBB
- DASHED LINE INDICATES NEW "NO PARKING" FIRE LANE
- RETAINING WALL, MAX HEIGHT AT 3'-0"
- NEW KNOX BOX, RE: 7/SP2.0

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM
- SEPTIC SYSTEM



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



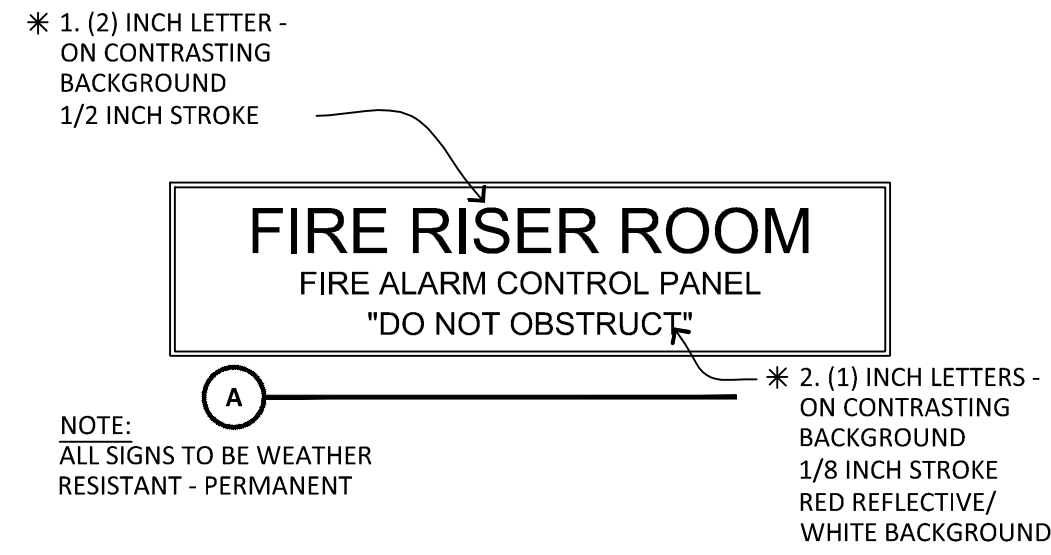
NOTICE OF ATTEMPTED BILLING OR NONPAYMENT: THIS CONTRACTOR AND/OR OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATE IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACTOR SHALL ALLOW OWNER TO MAKE PAYMENT ON THE DATE OF THE BILLING CYCLE. AFTER THE CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DISCREPANCY NOTICE BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

LOT 7 THOMAS RD
 3615 N 55TH PL
 MESA, AZ 85215

design by: RH
 drawn by: MM
 checked by: RH

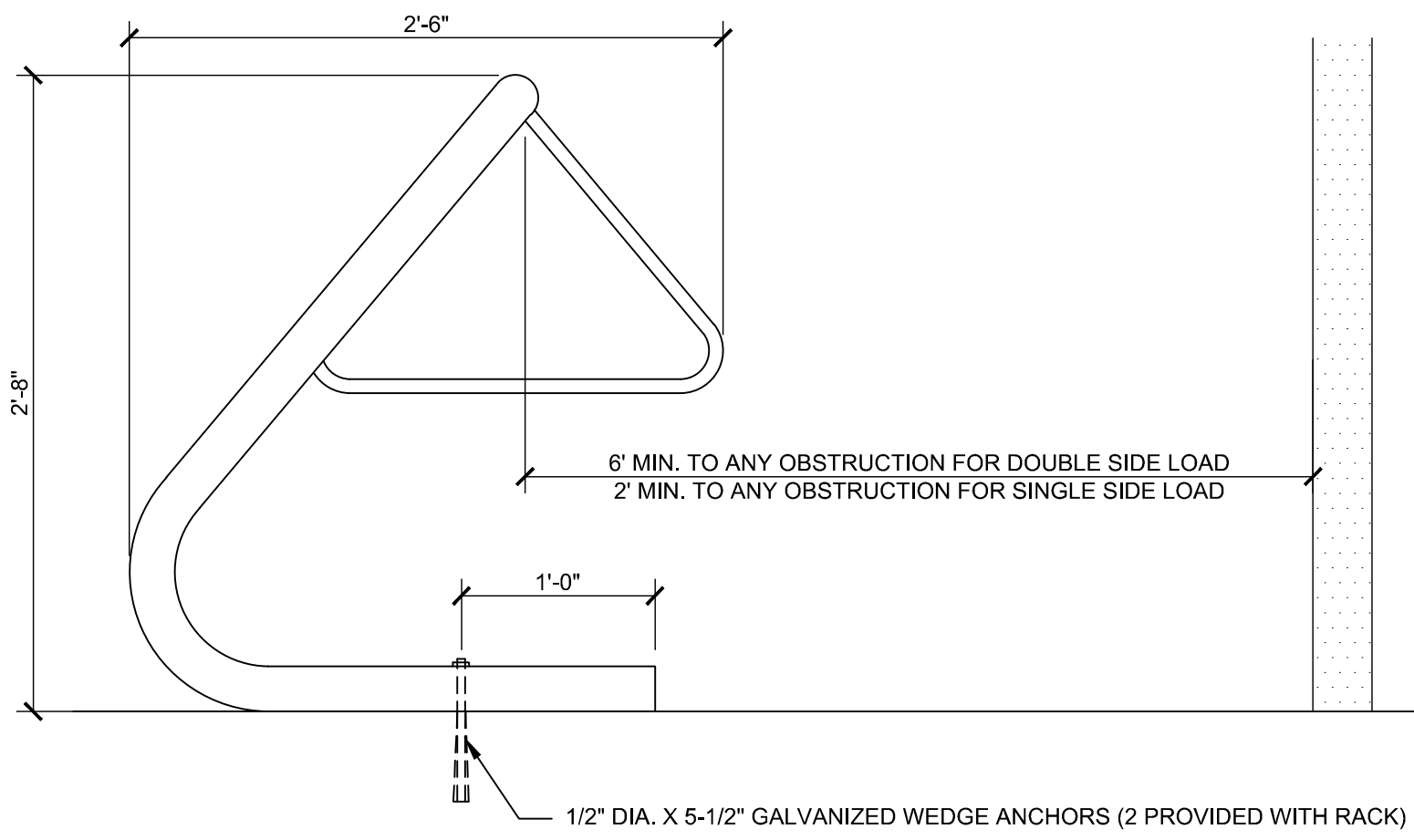
SP1.1
 project #: 23250

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17 FIRE RISER DOOR SIGN

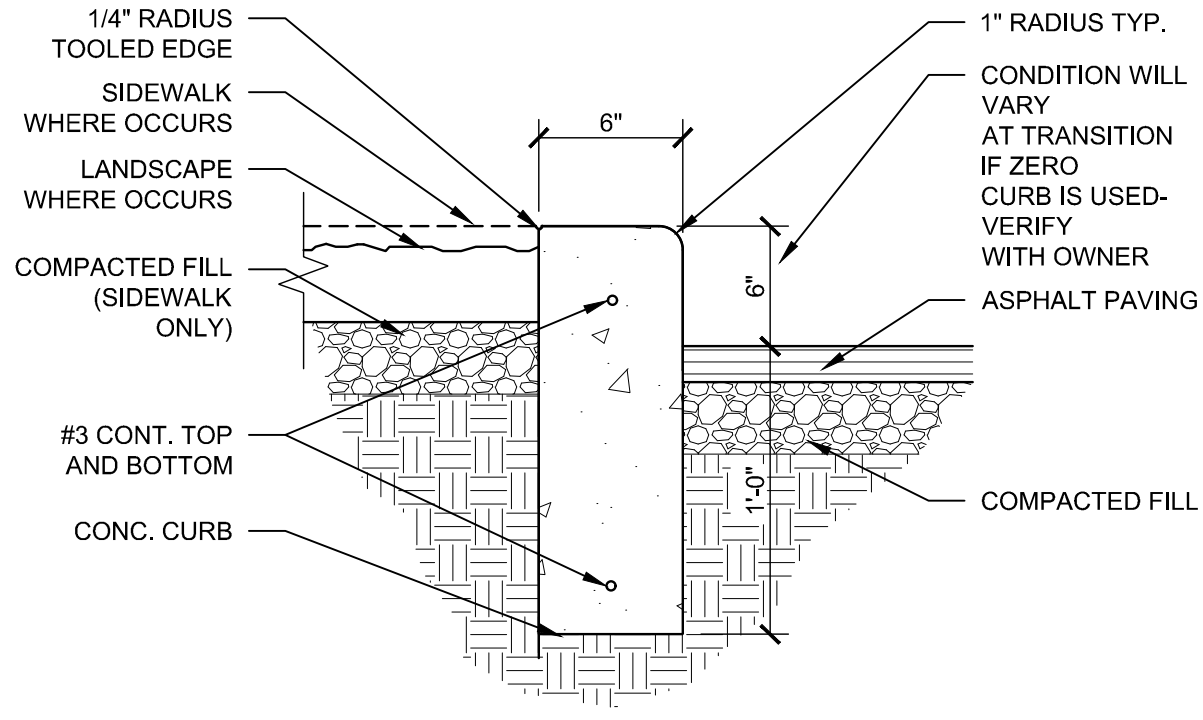
1/8" = 1'-0"



13 BIKE RACK

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

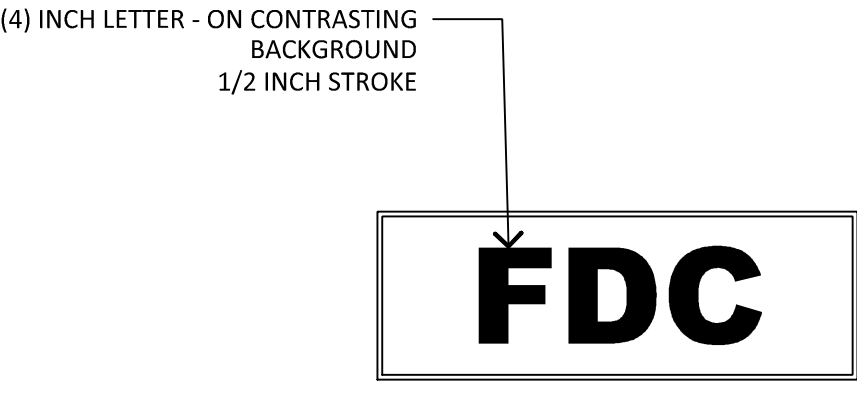
- NOTES**
1. BIKE RACK HOLDS 10 BICYCLES
 2. BIKE RACK SUPPLIED BY ALBERTSONS COMPANIES AND INSTALLED BY CONTRACTOR
 3. ANCHOR RACK TO CONCRETE WITH 1/2" DIA. X 5-1/2" GALVANIZED WEDGE ANCHORS (2 PROVIDED WITH RACK)



1 CONCRETE CURB

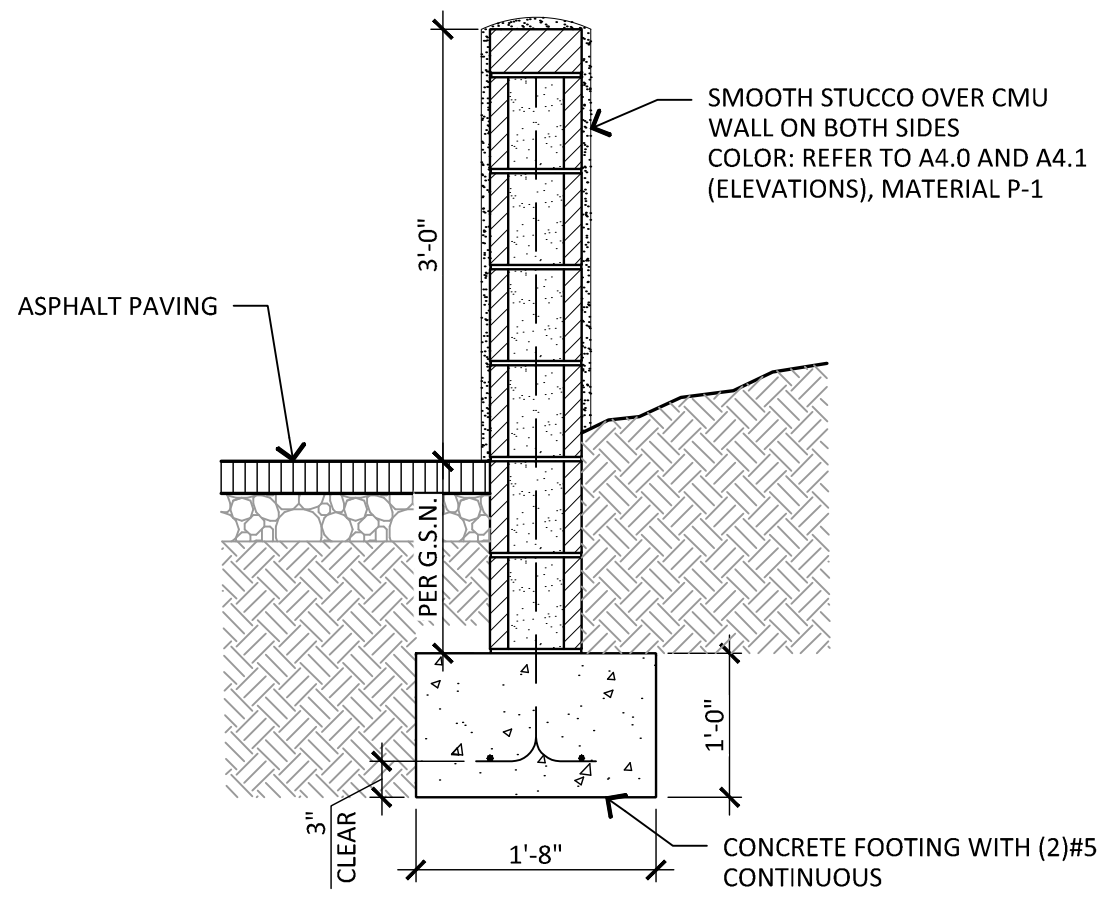
1-1/2" = 1'-0"

- NOTES**
1. PROVIDE EXPANSION JOINTS @ 25' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS
 2. BASE OF CURBS TO REST ON COMPACTED FILL
 3. RUN BARS CONTINUOUS THRU EXPANSION JOINTS



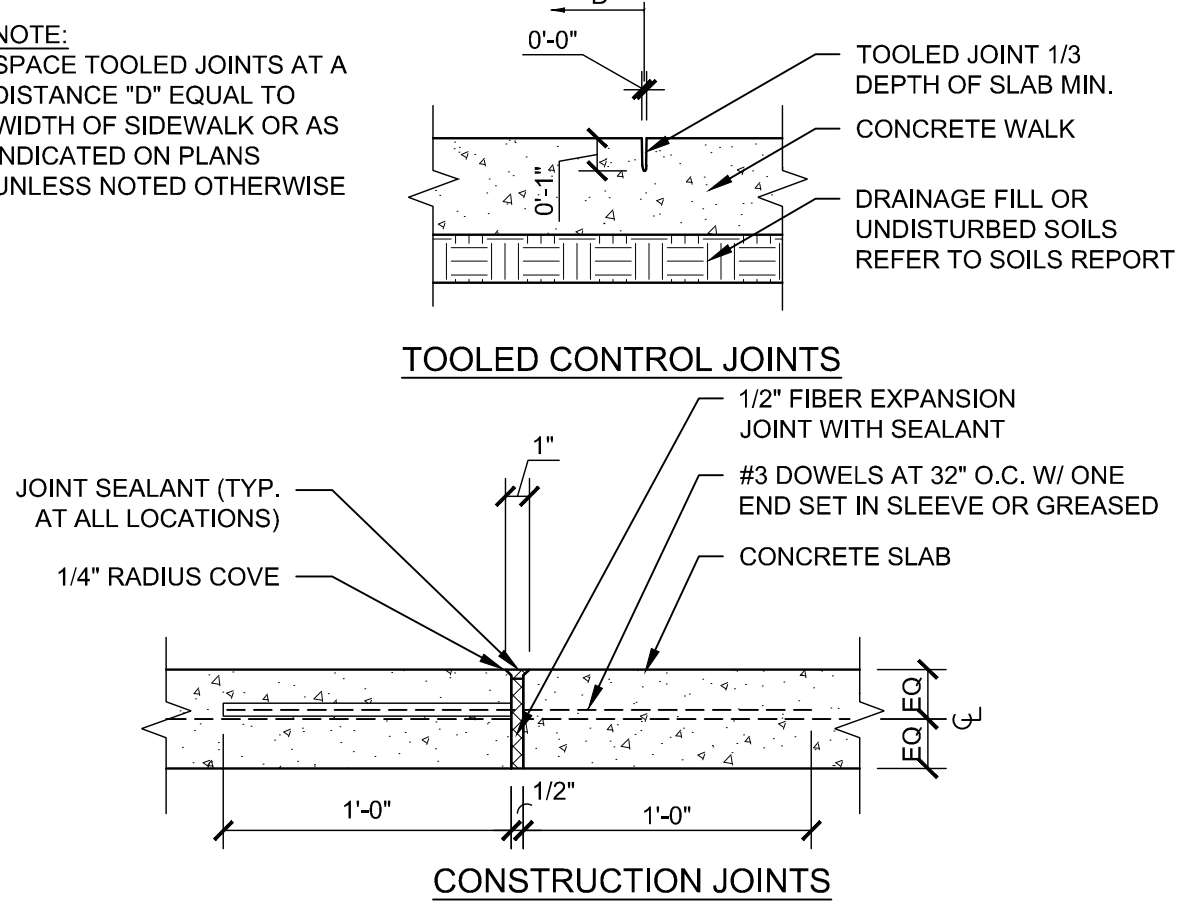
18 FDC SIGN

N.T.S.



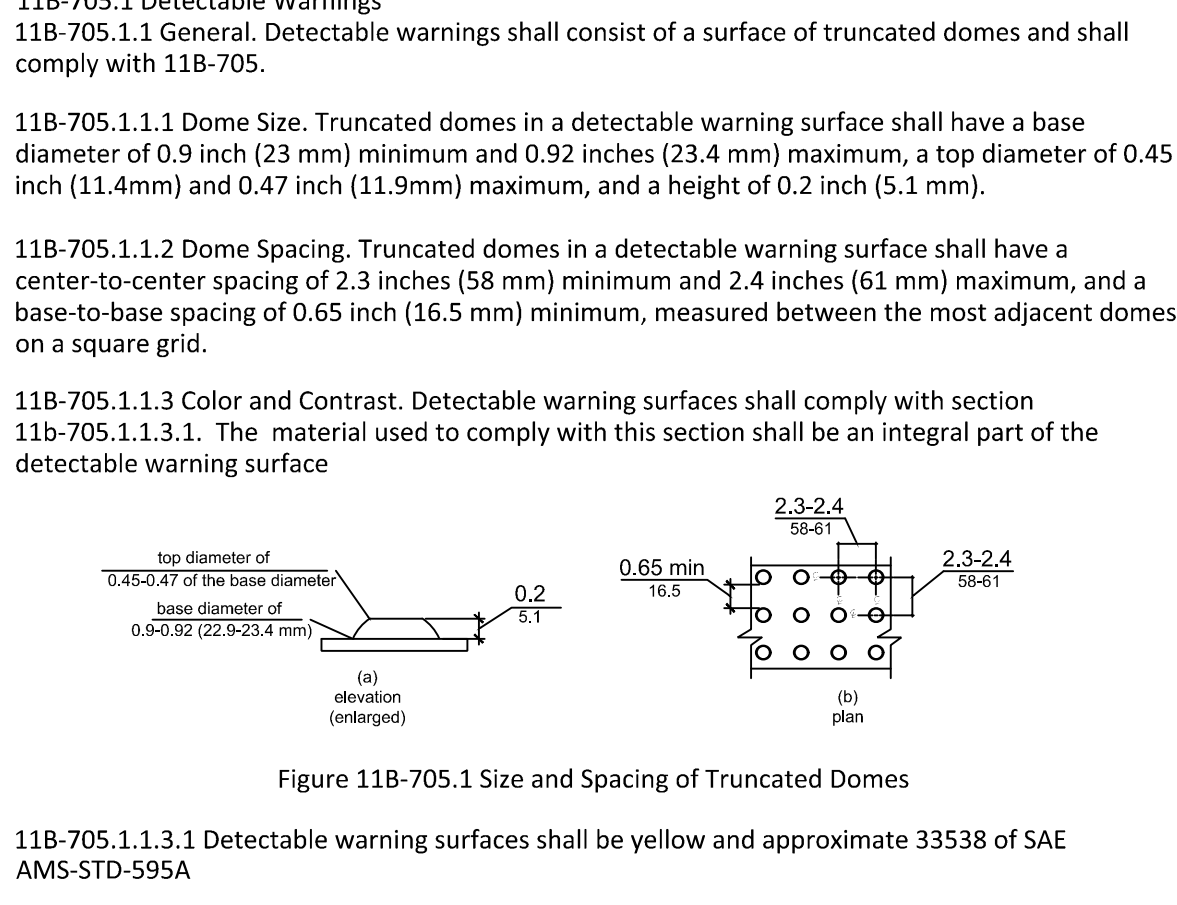
14 RETAINING WALL

3/4" = 1'-0"



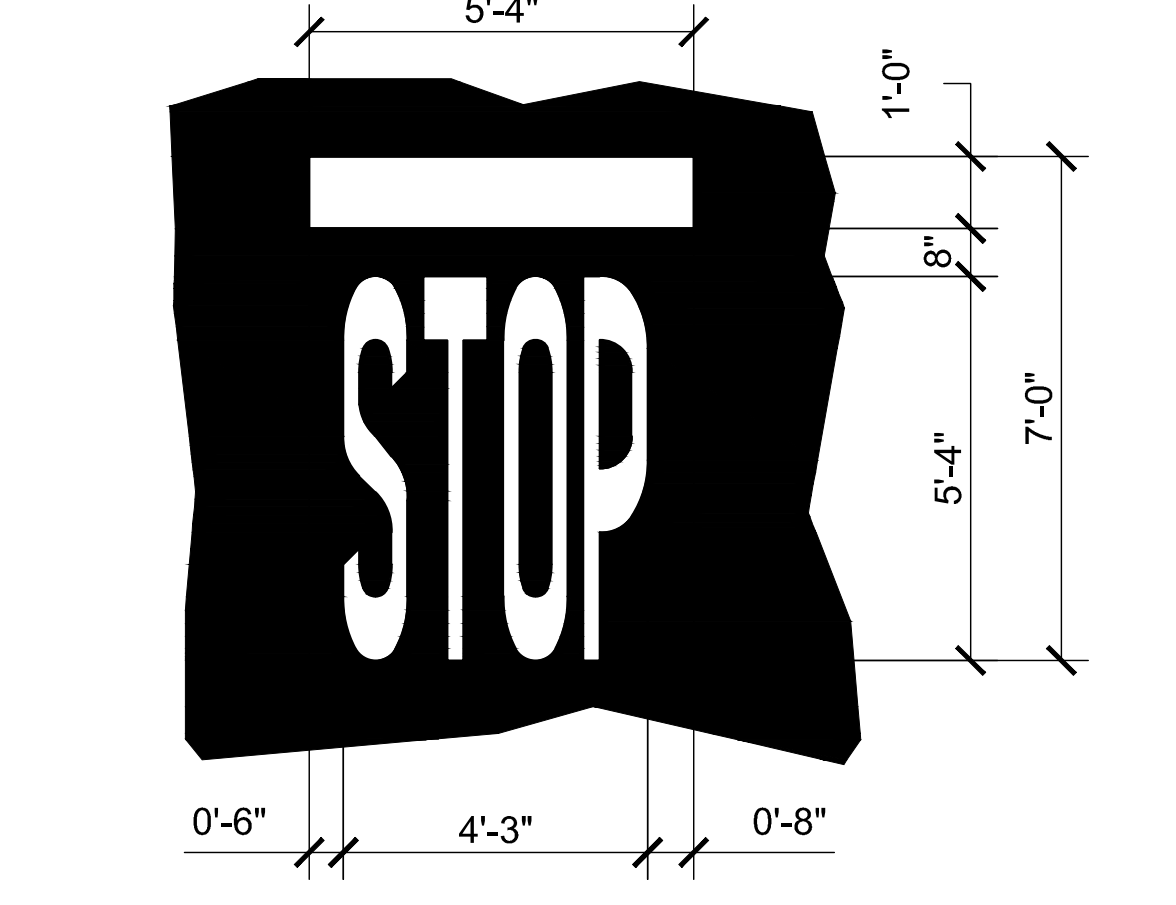
10 CONCRETE JOINTS

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



6 TRUNCATED DOME DETAILS

N.T.S.



2 PAINTED STOP SIGN

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

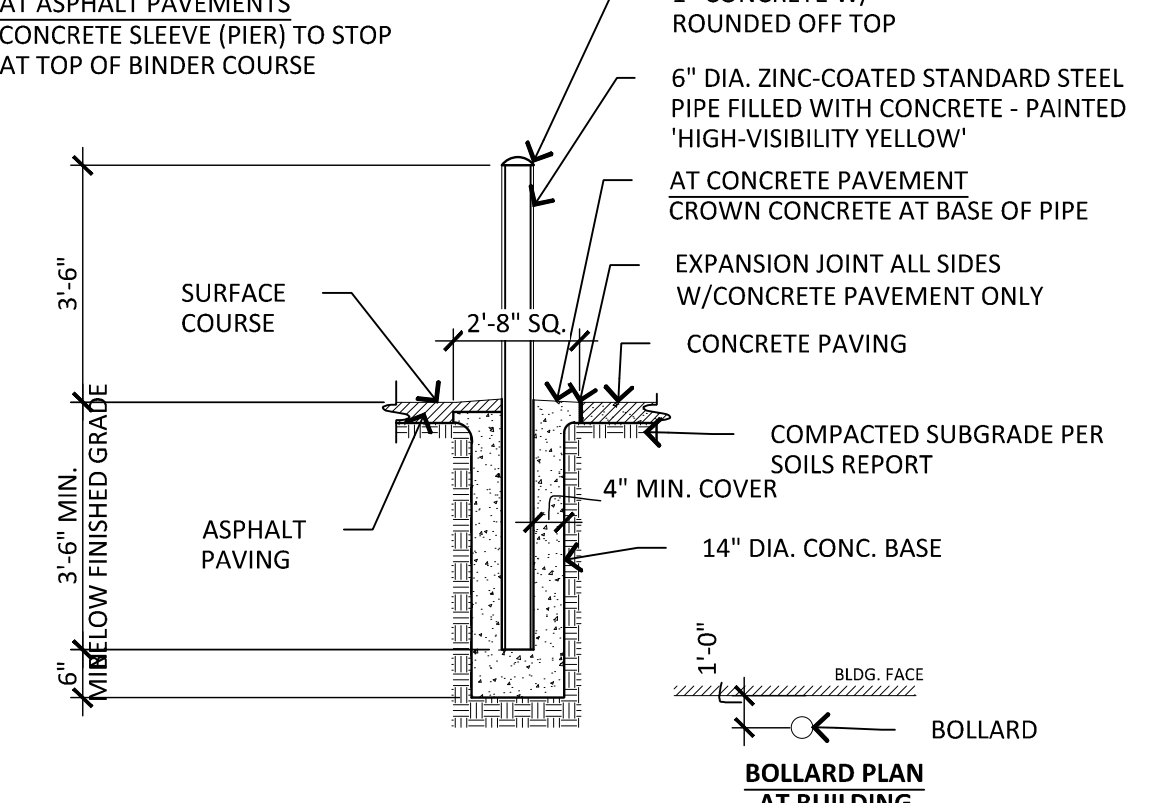
ACCESSIBLE PARKING SPACES		
NUMBER OF PARKING SPACES	NUMBER OF ACCESSIBLE SPACES REQUIRED	NUMBER OF VAN ACCESSIBLE SPACES REQUIRED
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	2
201-300	7	2
301-400	8	2
401-500	9	2
501-1,000	2% OF TOTAL	
1,001+	20 + 1 FOR EVERY 100 SPACES OVER 1,000	

FOR SURPLUS ACCESSIBLE SPACES PROVIDE THE FOLLOWING MIN. VAN SPACE

MIN. NO. OF ACCESSIBLE SPACES IN THE STORE MAIN PARKING FIELD	MIN. ACCESSIBLE SPACES IN STORE MAIN PARKING FIELD (200 SF PER 1 SPACE)	MIN. ACCESSIBLE SPACES (INCLUDES VAN SPACES) IN STORE MAIN PARKING FIELD
< 40K SF	< 200 SPACES	(6) SPACES
40K SF TO 60K SF	201-300 SPACES	(7) SPACES
> 60K SF	> 300 SPACES	(8) SPACES

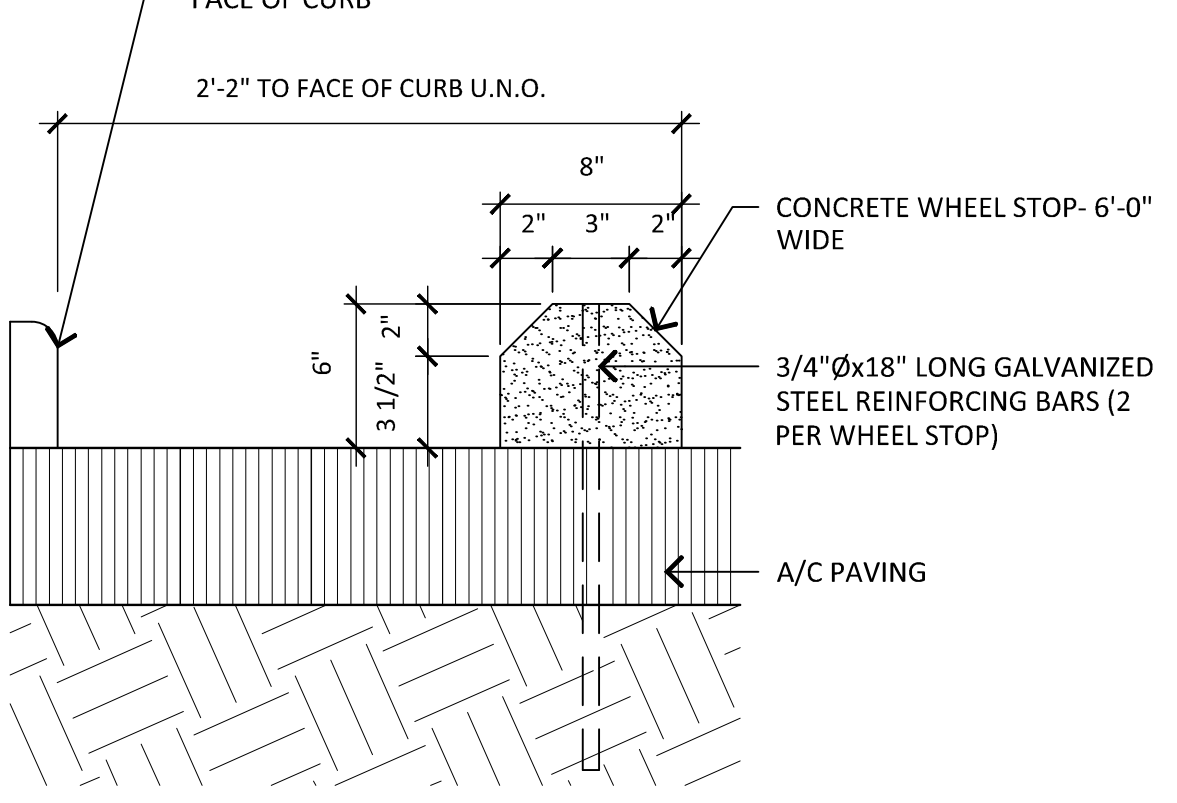
19 ACCESSIBLE PARKING TABLE

N.T.S.



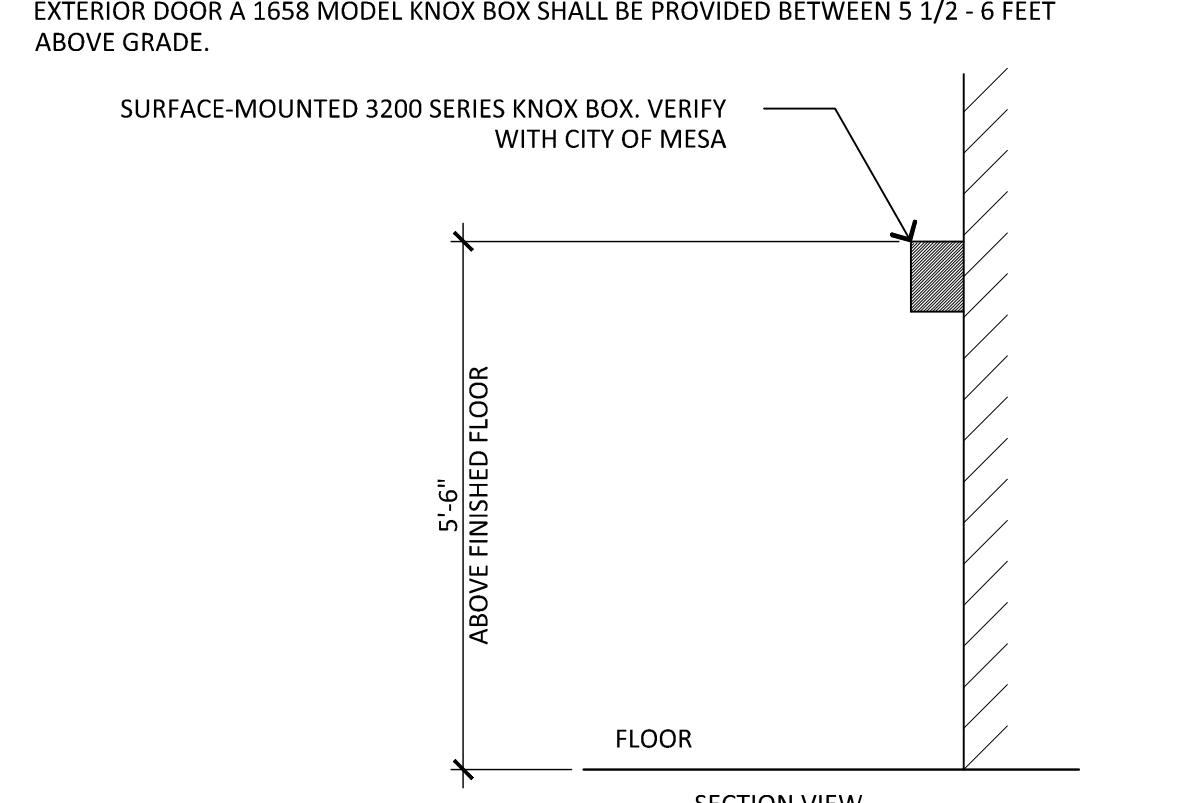
15 PIPE BOLLARD

1/2" = 1'-0"



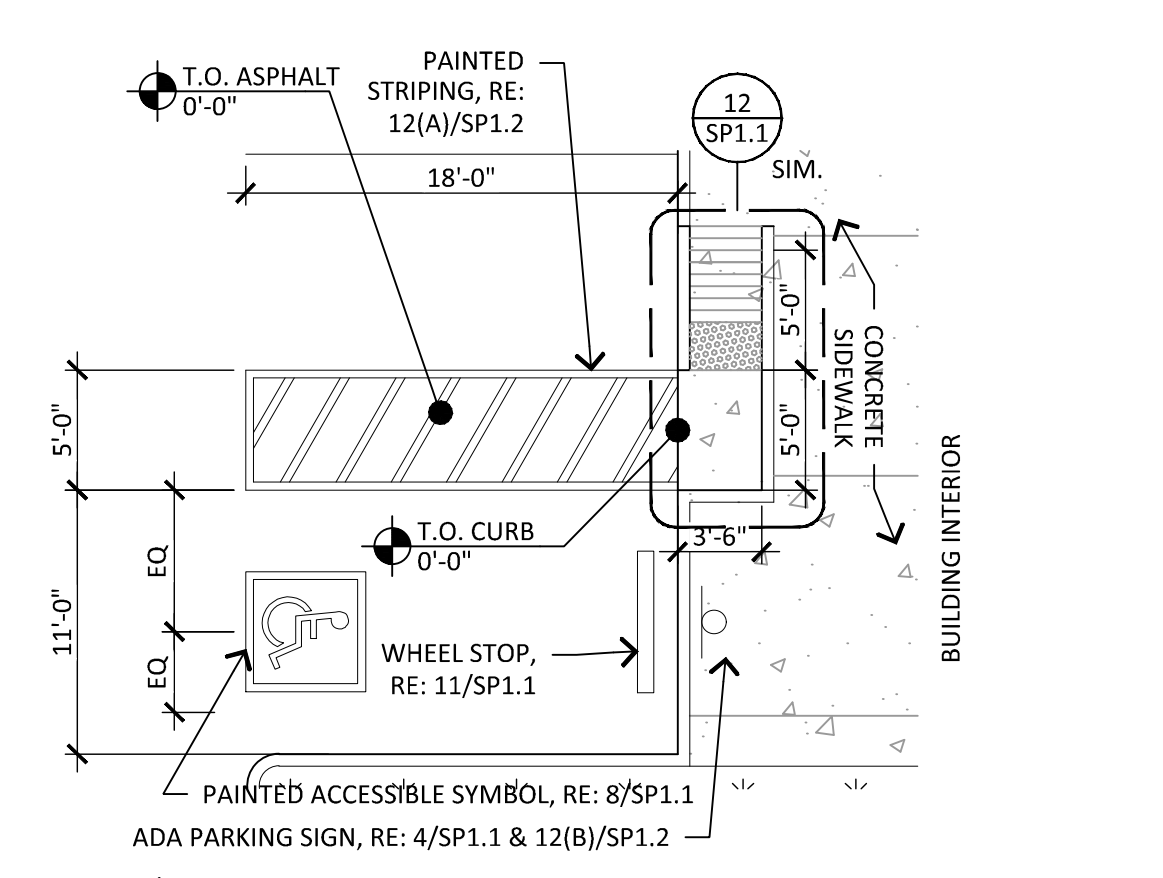
11 WHEEL STOP

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



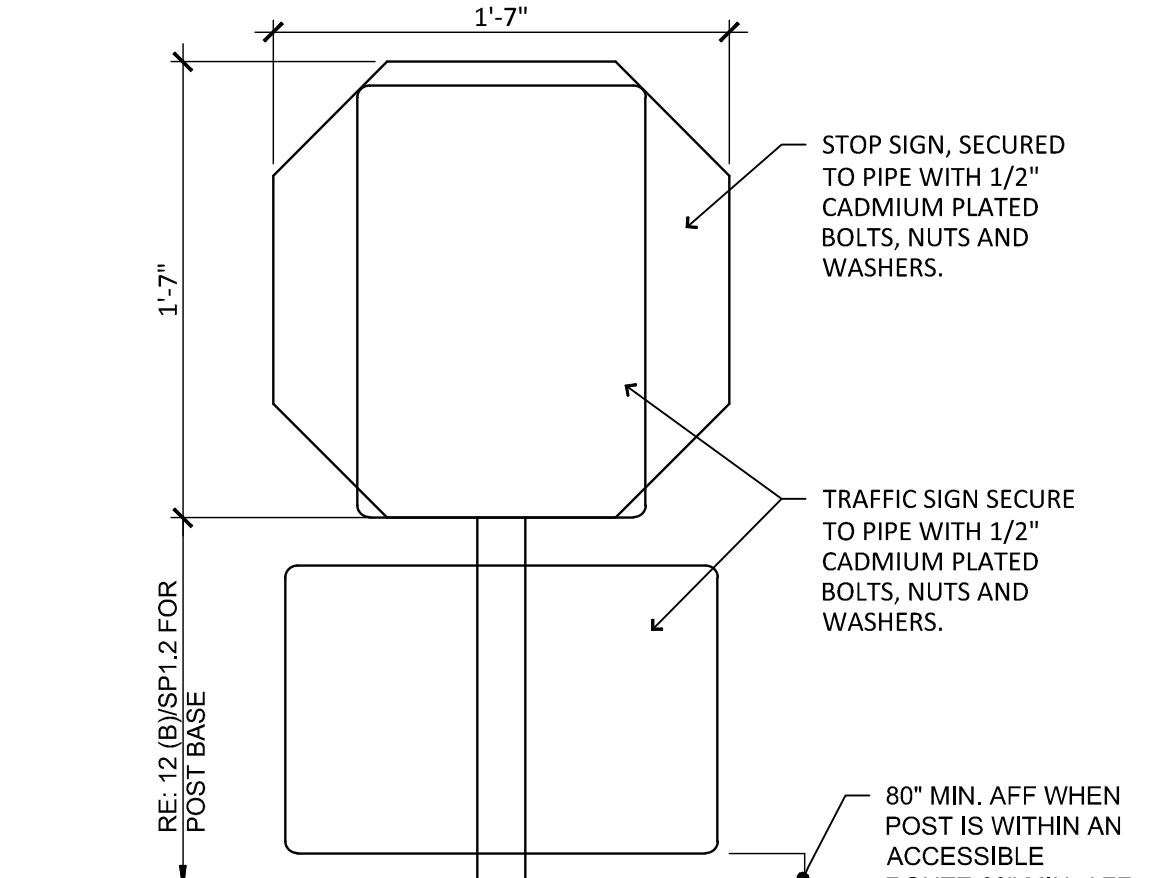
7 KNOX BOX

1/2" = 1'-0"



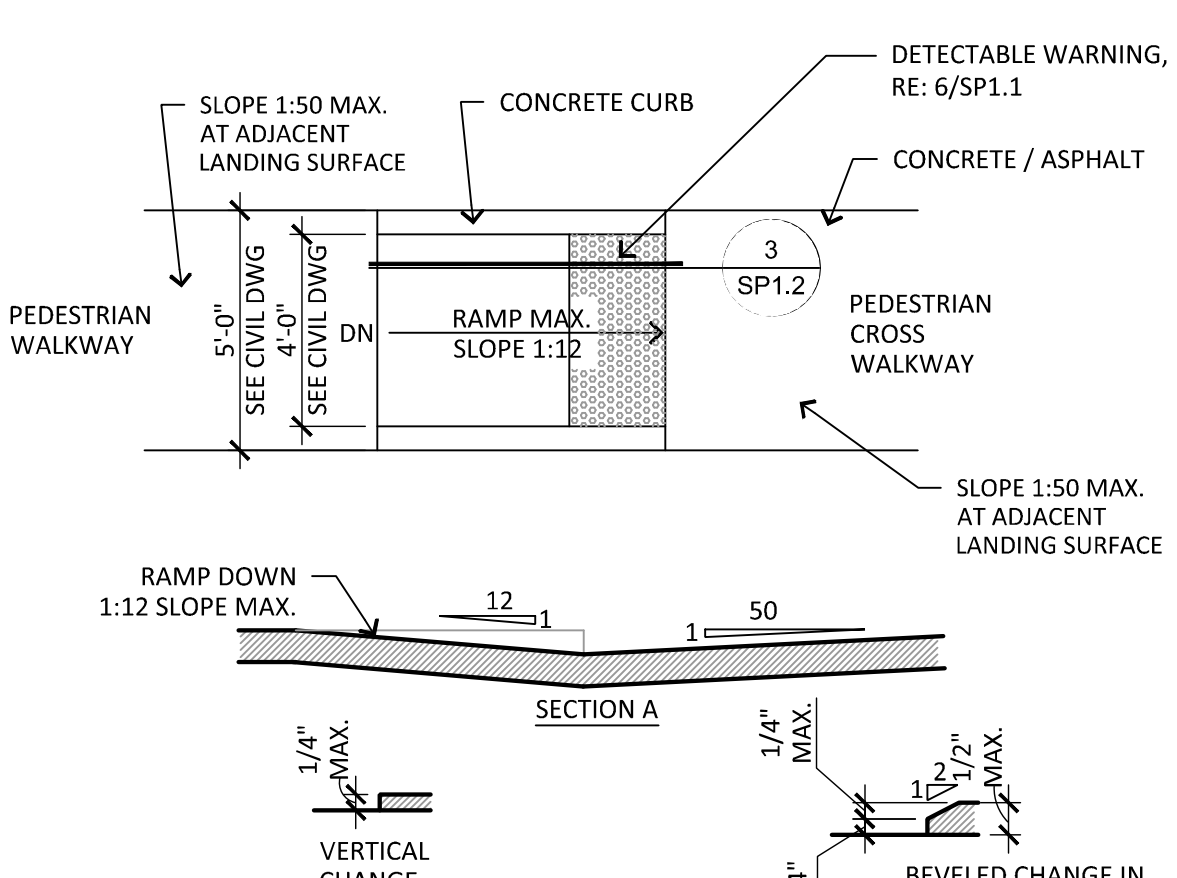
20 ADA PARKING

1/8" = 1'-0"



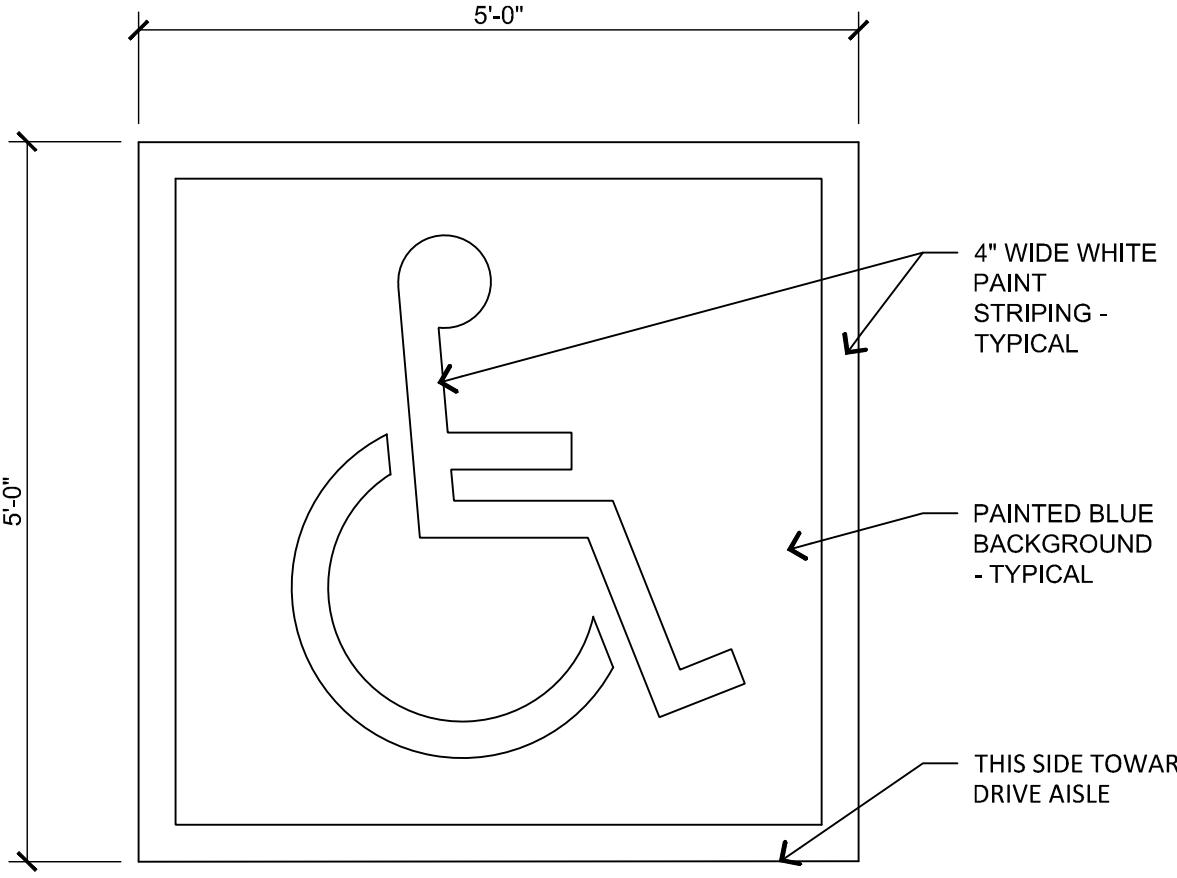
16 STOP SIGN

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



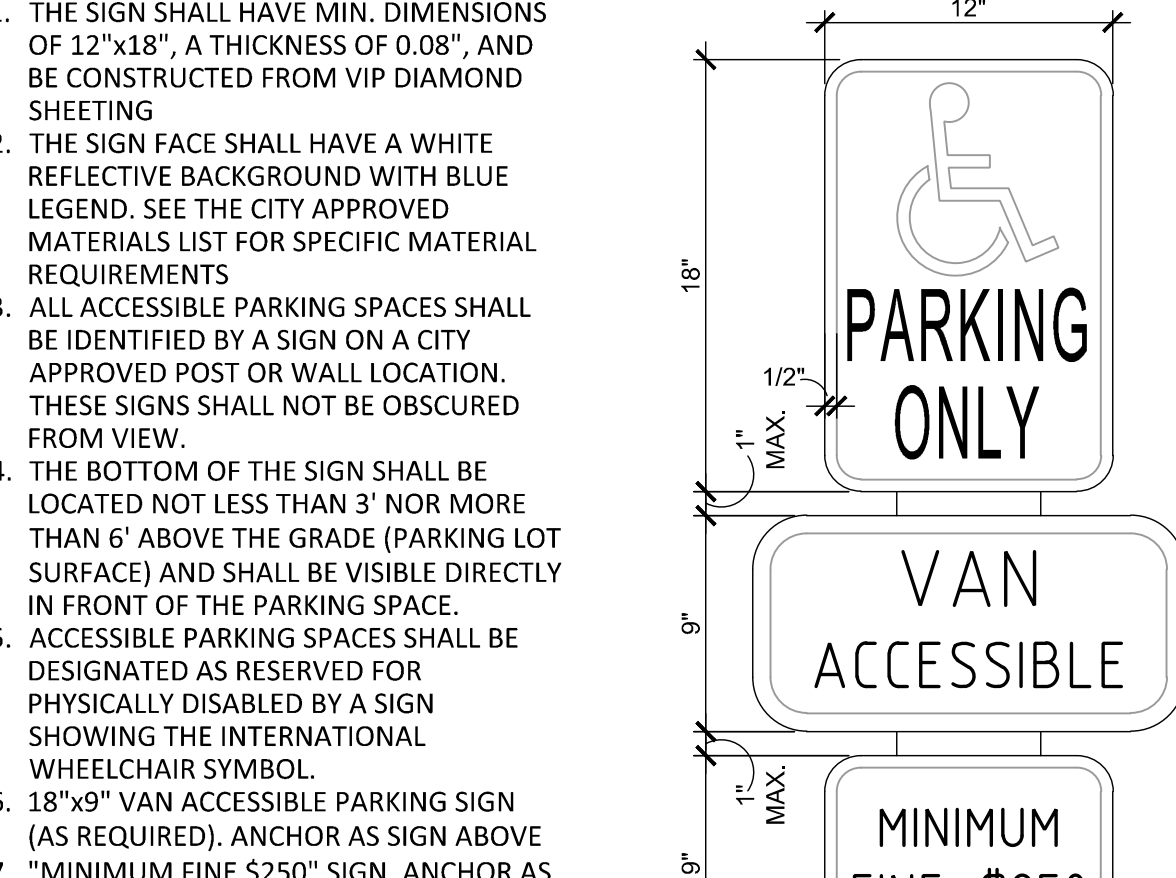
12 ACCESSIBLE RAMP AND LEVEL CHANGE

1/4" = 1'-0"



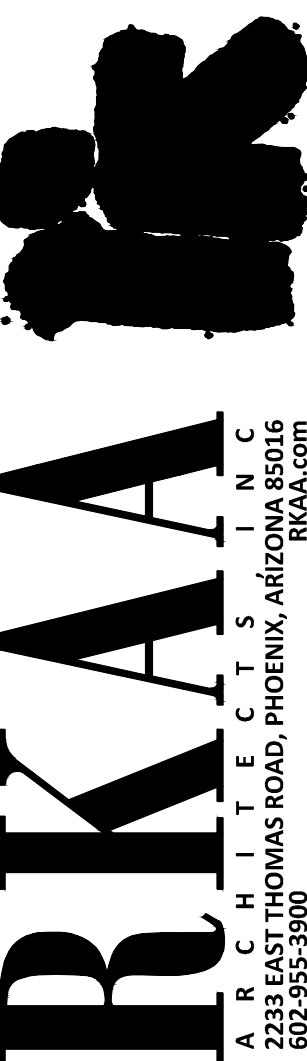
8 ADA PAINTED PARKING SYMBOL

3/4" = 1'-0"

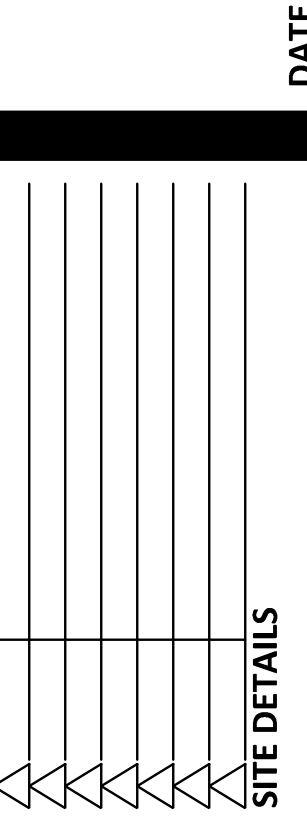


4 ACCESSIBLE SIGNAGE

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



PRELIMINARY

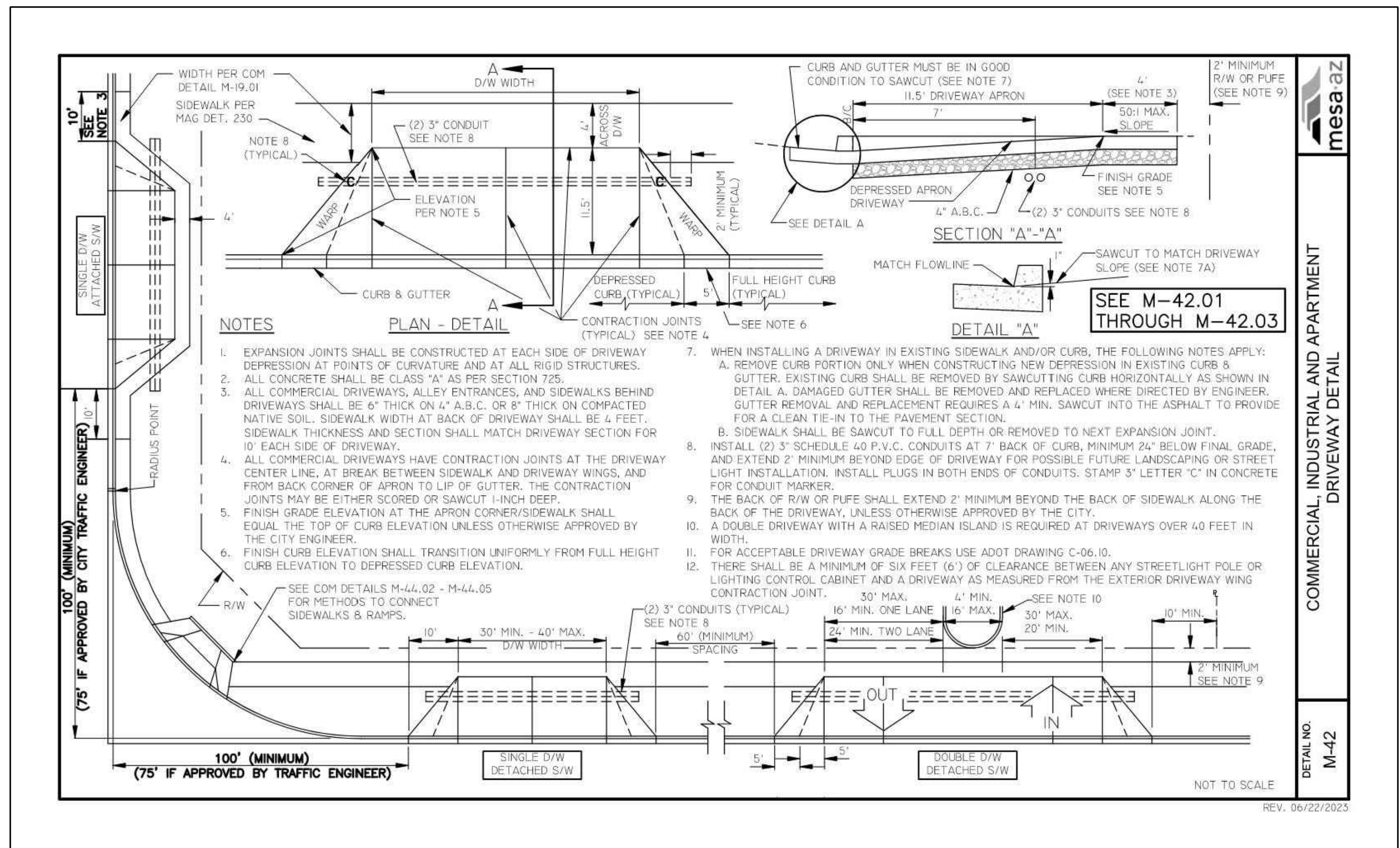


DATE

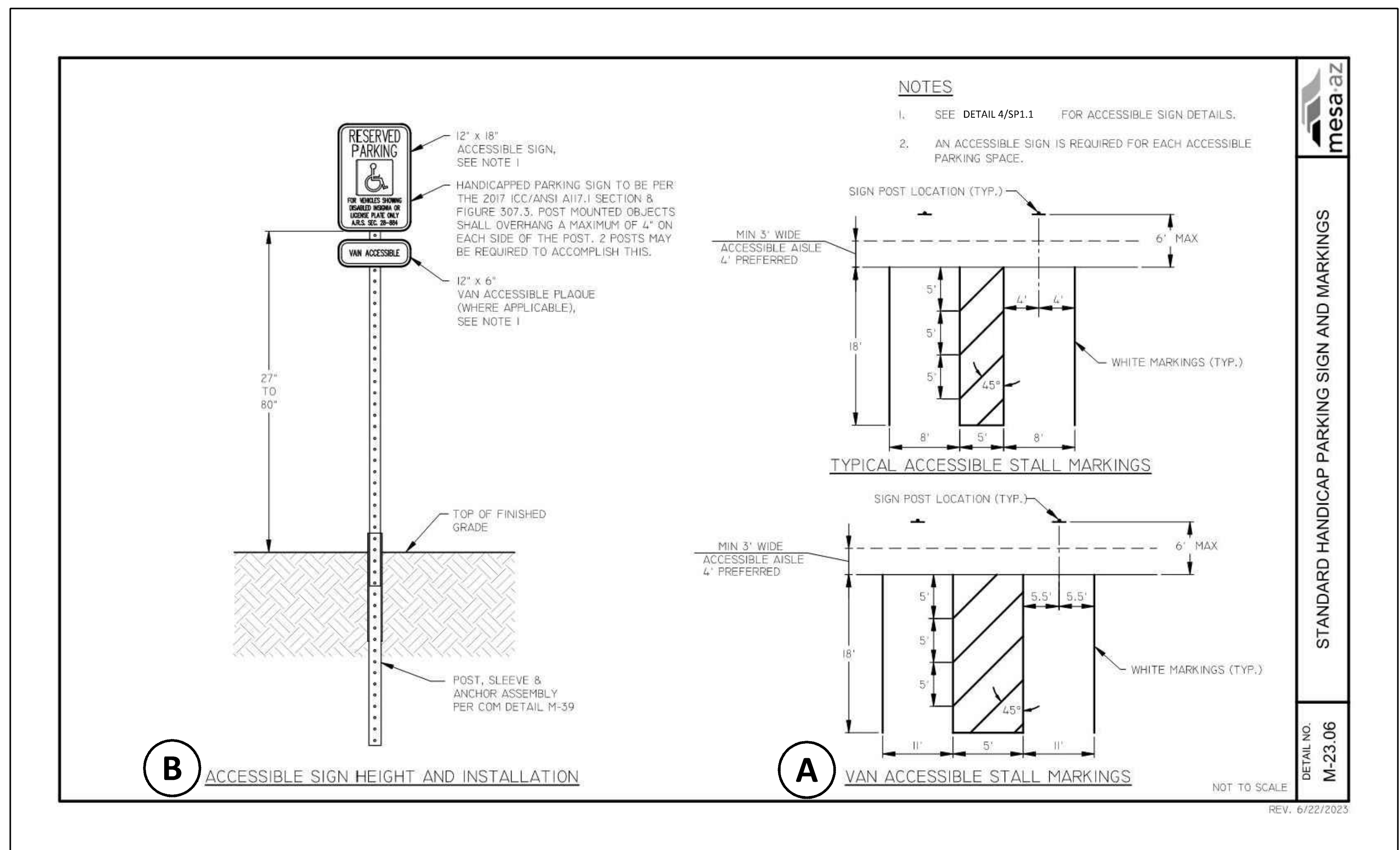
LOT 7 THOMAS RD
3615 N 55TH PL
MESA, AZ 85215

design by: RH
drawn by: MM
checked by: RH

SP2.0
project #: 23250



10 CURB CUT PER COM M-42
1-1/2" = 1'-0"



12 STANDARD HANDICAP PARKING SIGN AND MARKINGS PER COM M-23.06
1-1/2" = 1'-0"

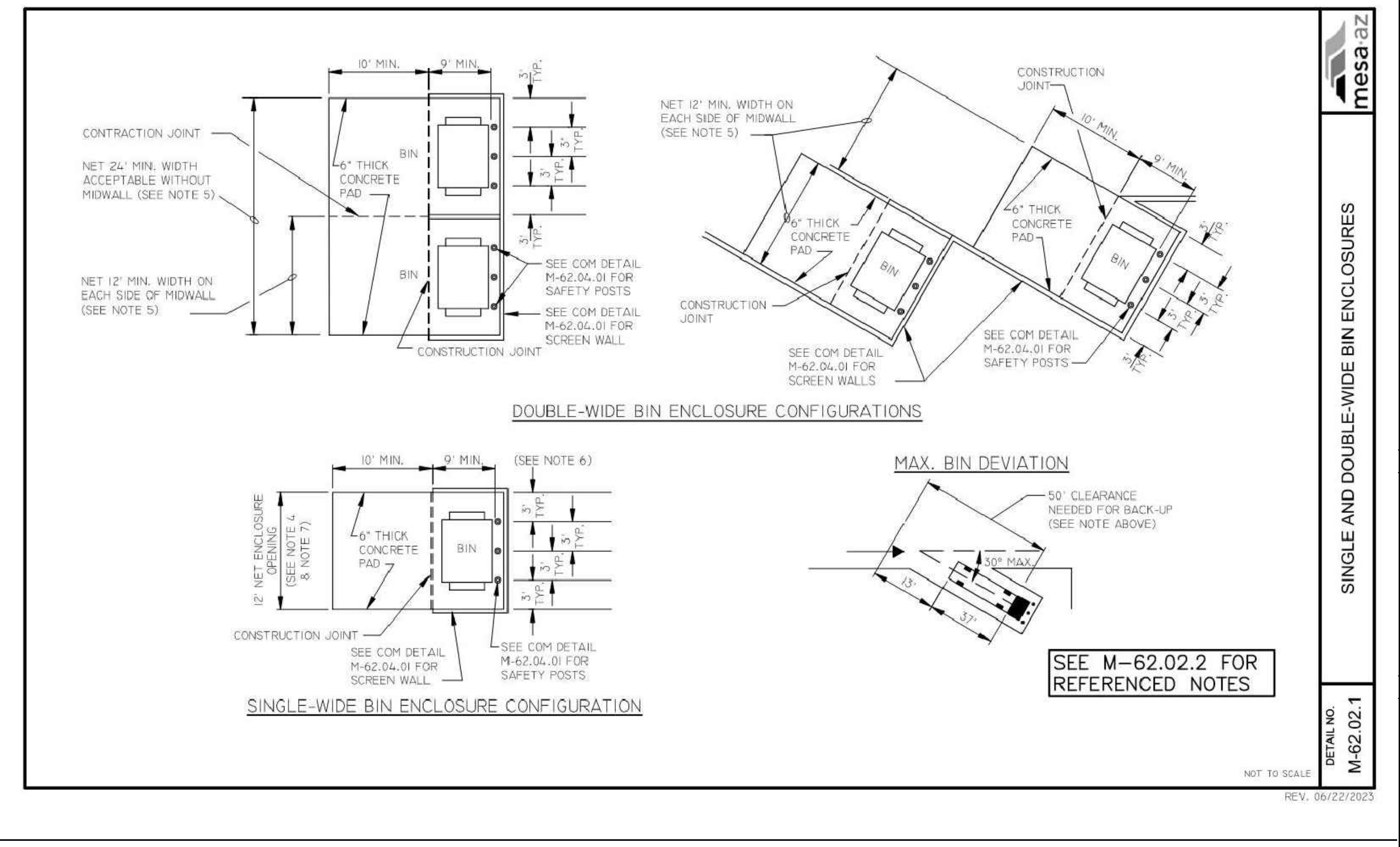
IRKKA
 ARCHITECTS
 2333 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
 602-952-3900
 PRELIMINARY
 DATE

LOT 7 THOMAS RD
 3615 N 55TH PL
 MESA, AZ 85215

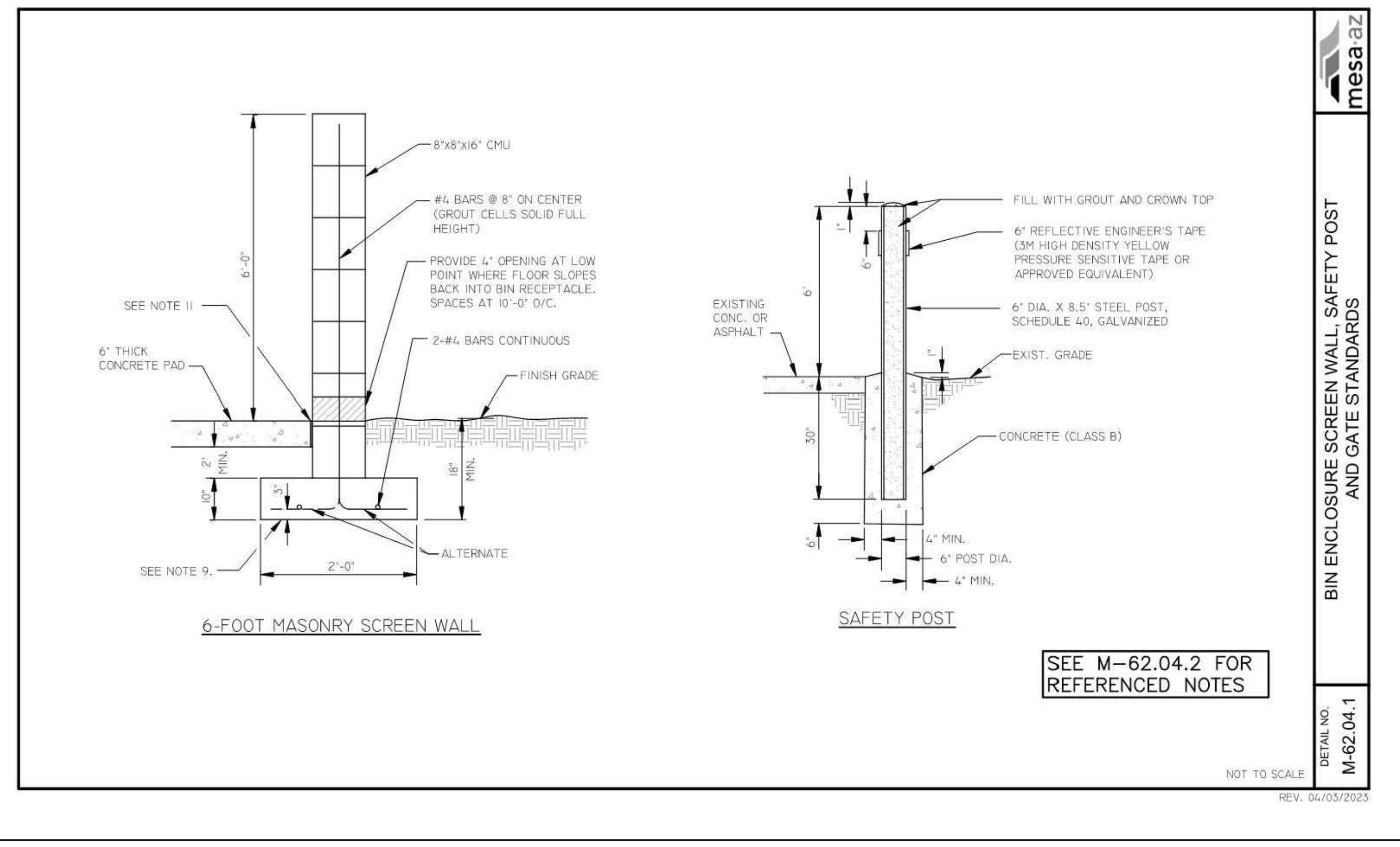
STANDARD HANDICAP PARKING SIGN AND MARKINGS
 M-23.06
 REV. 6/22/2023

design by: RH
 drawn by: MM
 checked by: RH

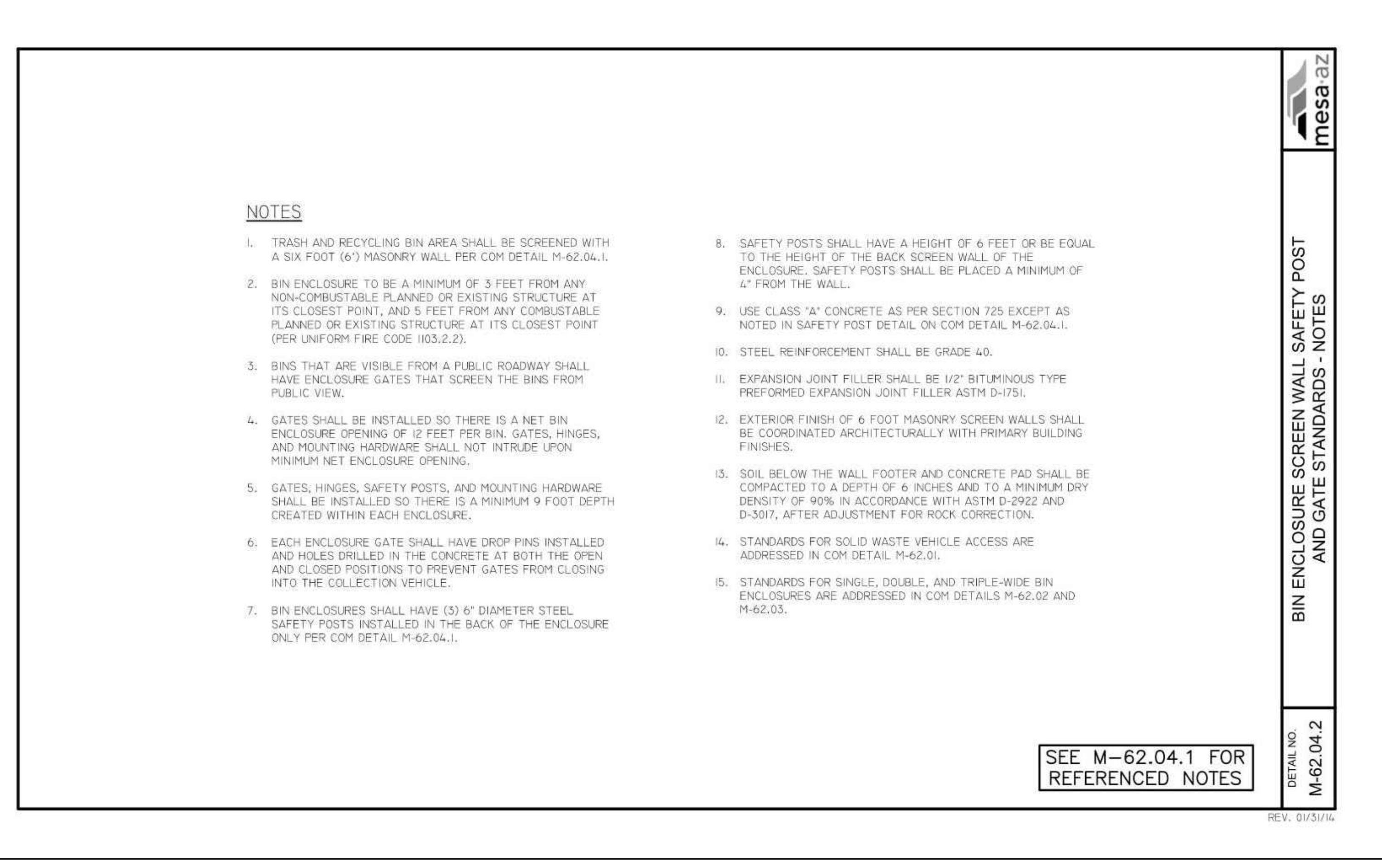
SP2.1
 project #: 23250



mesa-az
SINGLE AND DOUBLE-WIDE BIN ENCLOSURES
DETAIL NO. M-62.02.1
NOT TO SCALE
REV: 06/22/2023

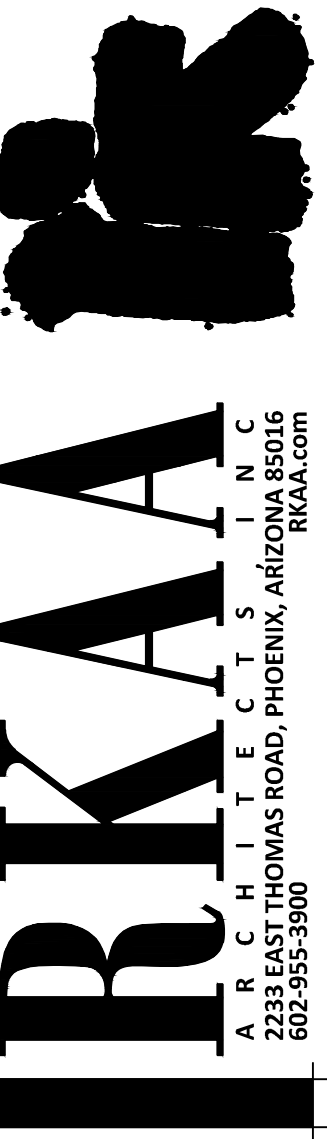
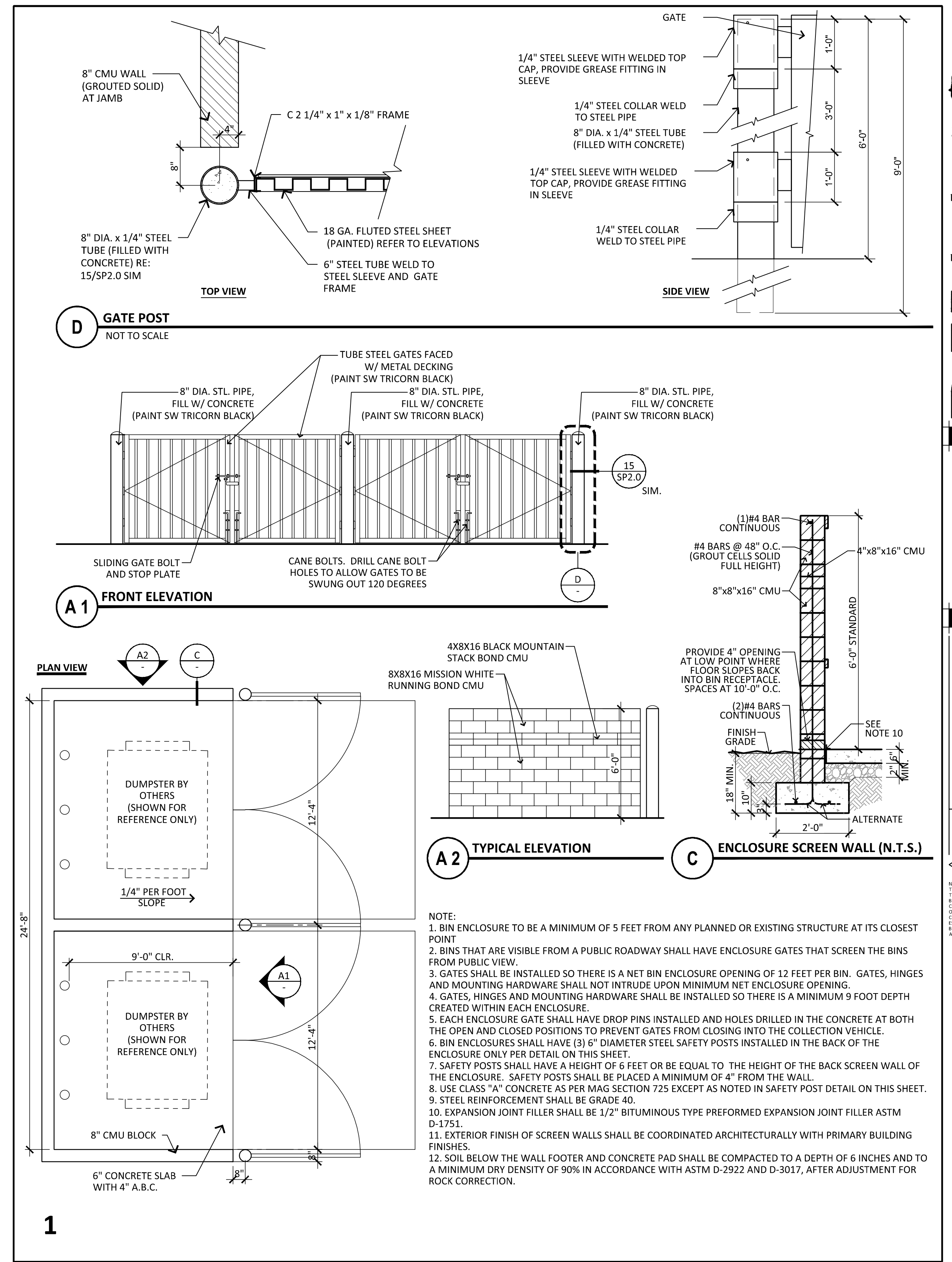


mesa-az
BIN ENCLOSURE SCREEN WALL, SAFETY POST AND GATE STANDARDS
DETAIL NO. M-62.04.1
NOT TO SCALE
REV: 04/03/2023



mesa-az
BIN ENCLOSURE SCREEN WALL SAFETY POST AND GATE STANDARDS - NOTES
DETAIL NO. M-62.04.2
REV: 01/31/16

- NOTES**
- ALL COMMERCIAL PROPERTIES SHALL BE DESIGNED WITH ENCLOSURES TO ACCOMMODATE (1) REFUSE AND (1) RECYCLING ENCLOSURE FOR EVERY 20,000 SQUARE FEET OF BUILDING SPACE. RESTAURANTS WHICH ARE DESIGNED ON A SINGLE PAD SHALL HAVE A MINIMUM (1) REFUSE AND (1) RECYCLING ENCLOSURE. THE ENCLOSURES CAN BE SET UP AS DOUBLES OR SINGLES TO MAXIMIZE THE USE OF THE PROPERTY. EACH COMMERCIAL BUILDING REGARDLESS OF SIZE NEEDS TO HAVE ITS OWN DOUBLE ENCLOSURE. ENCLOSURES CANNOT BE ATTACHED TO ANY STRUCTURE.
 - MULTI-UNIT RESIDENTIAL DEVELOPMENTS SHALL BE DESIGNED WITH EITHER SINGLE OR DOUBLE-WIDE ENCLOSURES FOR TRASH AND AT LEAST ONE ENCLOSURE FOR RECYCLING IDENTIFIED ON THE SITE PLAN.
 - COMPACTORS CAN BE USED IN DEVELOPMENTS WHERE THE EMPLOYEES LOAD AND ACTIVATE THE COMPACTING EQUIPMENT. DEVELOPMENTS THAT ALLOW CUSTOMERS OR RESIDENTS ACCESS TO THE COMPACTING EQUIPMENT WILL NOT BE APPROVED. MARICOPA COUNTY REGULATIONS (MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER 2, SECTION 5, REGULATION 4 (A)) REQUIRE TWICE PER WEEK COLLECTION IF FOOD WASTE IS PLACED INTO CONTAINERS.
 - THE NUMBER OF BIN ENCLOSURES NEEDED DEPENDS ON THE SIZE OF THE DEVELOPMENT. TYPICALLY, TOTAL VOLUME NEEDS CAN BE CALCULATED BASED ON ONE HALF-CUBIC YARD PER LIVING UNIT PER WEEK. FOR EXAMPLE, A DEVELOPMENT WITH 240 UNITS X .5 YARDS = 120 YARDS PER WEEK OR 10 TRASH BINS (6 YARD) SERVICED TWO TIMES PER WEEK (10 X 6 X 2 = 120 YARDS).
 - SINGLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 12 FEET BETWEEN THE GATES WHEN OPENED.
 - DOUBLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 24 FEET WITHOUT MIDWALLS. ALTHOUGH NOT PREFERRED, DOUBLE WIDE BIN ENCLOSURES CAN BE DESIGNED WITH MIDWALLS WITH A NET ENCLOSURE OPENING OF 12 FEET ON EACH SIDE OF MIDWALL.
 - GATES, HINGES, SAFETY POSTS, & MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MIN. 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
 - GATES, HINGES AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING SO THERE IS A MINIMUM 12" WIDTH WITHIN EACH ENCLOSURE. DOUBLE ENCLOSURE GATES MUST BE ABLE TO OPEN SIMULTANEOUSLY.
 - BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 30 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
 - BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 50 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
 - BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
 - BIN ENCLOSURES TO BE A MINIMUM OF 3 FEET FROM ANY NON-COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT; 5 FEET FROM ANY COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT (PER UNIFORM FIRE CODE 1103.2.2).
 - STANDARDS FOR TRIPLE WIDE ENCLOSURES ARE ADDRESSED IN COM DETAIL M-62.03.
 - STANDARDS FOR BIN ENCLOSURE SCREEN WALLS, SAFETY POSTS, AND GATES ARE ADDRESSED IN COM DETAIL M-62.04.1.
 - STANDARDS FOR PROPERTIES APPROVED FOR BARREL SERVICE ARE ADDRESSED IN COM DETAIL M-62.05.
 - RESTAURANTS MUST PROVIDE A SEPARATE ENCLOSED AREA TO ACCOMMODATE THEIR GREASE TRAP. THIS DESIGNATED AREA MUST NOT INTERFERE WITH THE TRASH/RECYCLING COLLECTION.
 - SOLID WASTE ENCLOSURES MAY INCLUDE WATER CONNECTIONS & DRAINS TO FACILITATE CLEANING OF DUMPSTERS. THESE SHOULD BE LOCATED TO NOT IMPEDE THE ENCLOSURE OPENING (AND GATING IF REQUIRED). ADDITIONAL ITEMS SUCH AS LANDSCAPING CONTROL BOXES AND LIGHTING MAY BE POSITIONED ON THE OUTSIDE OF THE ENCLOSURE WALLS.
 - TREE PLANTING SHOULD NOT TAKE PLACE WITHIN TEN (10) FEET OF THE BIN ENCLOSURE AND SHOULD BE SPACED SO AS NOT TO CREATE AN AERIAL OBSTRUCTION FOR THE BIN DUMPING AT THE FINAL FULL GROWTH DIMENSIONS. TREE PLANTING CANNOT ENCRANCH THE 50' MANEUVERABILITY AREA.
 - TRASH ENCLOSURES FOR COMMERCIAL PROPERTIES MUST BE EVENLY SPACED FOR TENANT ACCESS. TRASH ENCLOSURES FOR APARTMENT/CONDO/TOWN-HOME/ MULTI-FAMILY COMPLEXES MUST BE EVENLY SPACED FOR RESIDENTIAL ACCESS.
 - NO OBJECT OF ANY KIND SHALL BE STORED IN OR WITHIN 4' OUTSIDE OF ENCLOSURE AREA.
 - A REQUIRED 50' RECTANGULAR DIMENSION IN FRONT OF EACH ENCLOSURE MUST BE SHOWN ON THE SITE PLAN. THIS WILL ALLOW THE OPERATOR SAFE MANEUVERABILITY. THIS AREA MUST BE FREE AND CLEAR OF ALL OBSTRUCTIONS INCLUDING TREES, OVERHEAD OBSTRUCTIONS MUST BE MINIMUM HEIGHT OF 25'. REFER TO MAX. BIN DEVIATION ON DETAIL M-62.02.1.
 - USE OF A BOLLARD ENCLOSURE IS SUBJECT TO APPROVAL BY THE CITY OF MESA SOLID WASTE DEPARTMENT DURING THE DESIGN PHASE OF THE PROJECT.
 - BOLLARD ENCLOSURES, WHEN APPROVED, WILL BE DESIGNED PER COM DETAIL M-62.04.01 SAFETY POST. BOLLARDS WILL BE ET HORIZONTALLY TO REPLICATE SCREEN WALL DIMENSIONS PER COM DETAIL M-62.02.1, HAVING A MAXIMUM SPACING OF 3' FROM CENTER OF BOLLARD TO CENTER OF BOLLARD.



BRK ARCHITECTS
2333 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900

PRELIMINARY

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NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE COMPLETION OF BILLING OR ESTIMATES IN BILLING CYCLES OF THEIR CHOICE. THIS CONTRACT MAY REQUIRE OWNER TO MAKE PAYMENT FOR BILLING CYCLES OF THEIR CHOICE. APPROVE CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF EACH BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NAME: _____
ADDRESS: _____
CONTACT: _____

LOT 7 THOMAS RD
3615 N 55TH PL
MESA, AZ 85215

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design by: **RH**
drawn by: **MM**
checked by: **RH**

SP2.3
project #: **23250**