

DEVELOPMENT DATA GENERAL NOTES

1.71 RATIO

ARCHITECT:

1. SIGHT VISIBILITY TRIANGLES FOR DRIVEWAYS SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS AS REFERENCED BY THE CITY OF MESA UNIFORM STANDARD DRAWINGS FOR SIGHT VISIBILITY ZONES AT INTERSECTIONS. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED FROM BACK OF CURB 11' AND 150' ALONG THE STREET ON EACH SIDE OF THE DRIVEWAY ENTRANCES. NO STRUCTURES, VEGETATION, OR VISUAL IMPEDIMENTS ARE ALLOWED BETWEEN 32" AND 9 FEET HIGH.

2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

SERVICES' INSPECTION SERVICES DIVISION.

4. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE

LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN

3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED

OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED

WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT

6. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

PERMIT FOR MULTI-TENANT BUILDINGS.

7. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.

8. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE

9. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.

10. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)

11. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.12. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

13. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT

14. NO CHAIN LINK FENCING SHALL BE ALLOWED.

15. NO TURF AREAS SHALL BE PROVIDED.

16. ALL CARPORTS ARE TO HAVE A MINIMUM OF 15 FEET CLEAR SEPARATION FROM BUILDINGS PER IBC SECTION 406.2(2) AND TABLE 602 (R=10'+U=5').

17. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

18. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

19. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES.

20. NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.21. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH

CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW

PREVENTER AD OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

22. ALL SIDEWALK AND CONCRETE PAVING UNLESS NOTED OTHERWISE

SHALL BE GRAY CONCRETE, LIGHT BROOM FINISH SURFACE. REFER TO LANDSCAPE DRAWINGS. PROVIDE SCORE / CONTROL JOINTS AS SHOWN. PROVIDE EXPANSION JOINTS AT 20 FEET ON CENTER, MAXIMUM

23. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.

24. FIRE SPRINKLERS WILL BE REQUIRED IN ALL BUILDINGS AND STRUCTURES PER MESA AMENDED FIRE CODE SECTION 903.2.1

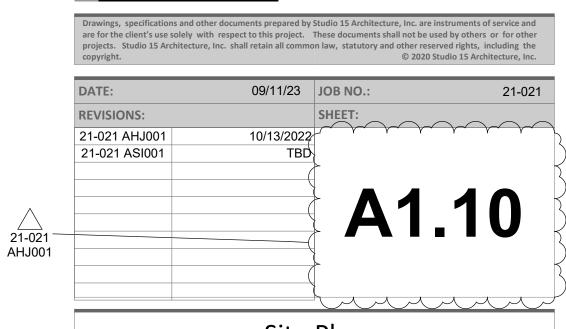
25. SPECIAL INSPECTION REQUIRED FOR EMERGENCY RESPONSER RADIO COVERAGE PER MESA FIRE CODE 510.1.
TESTING OF THE EMERGENCY RESPONSER RADIO COVERAGE SHALL BE TESTED BY SPECIAL INSPECTIONS AND THE TEST MUST BE WITNESSED BY THE CITY OF MESA.

The Wolff Company

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Site Plan

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