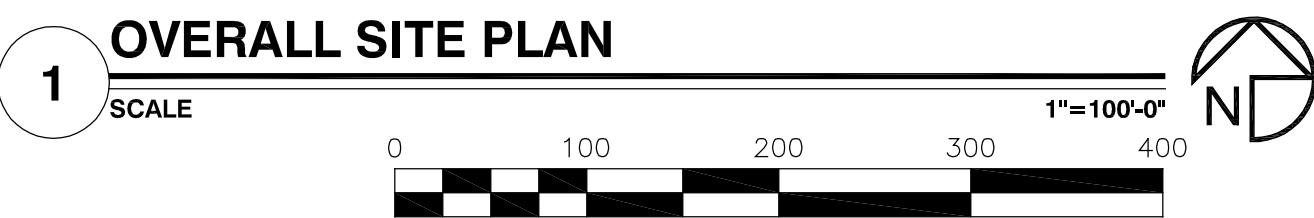
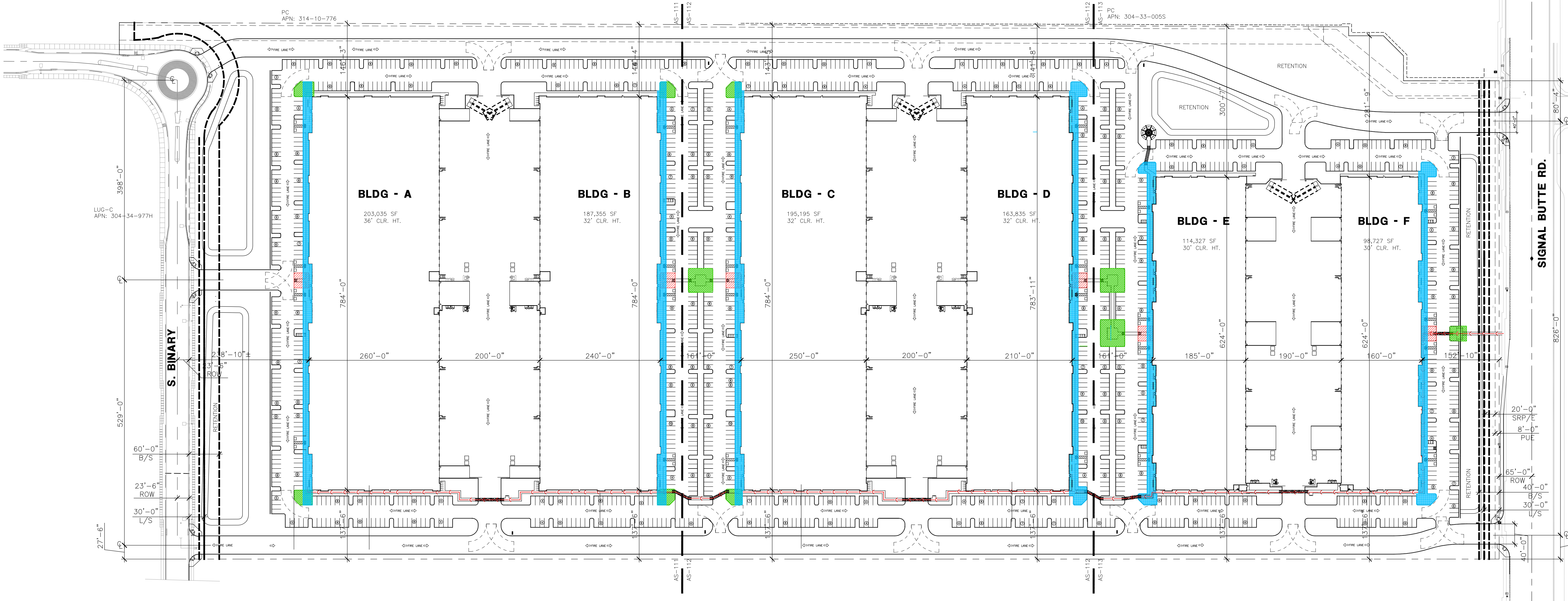
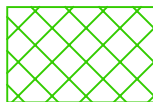
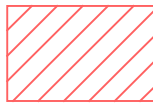
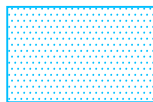
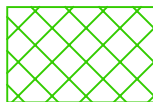
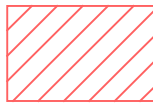
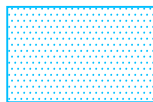
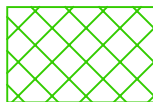
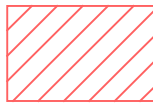
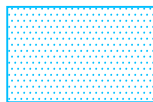
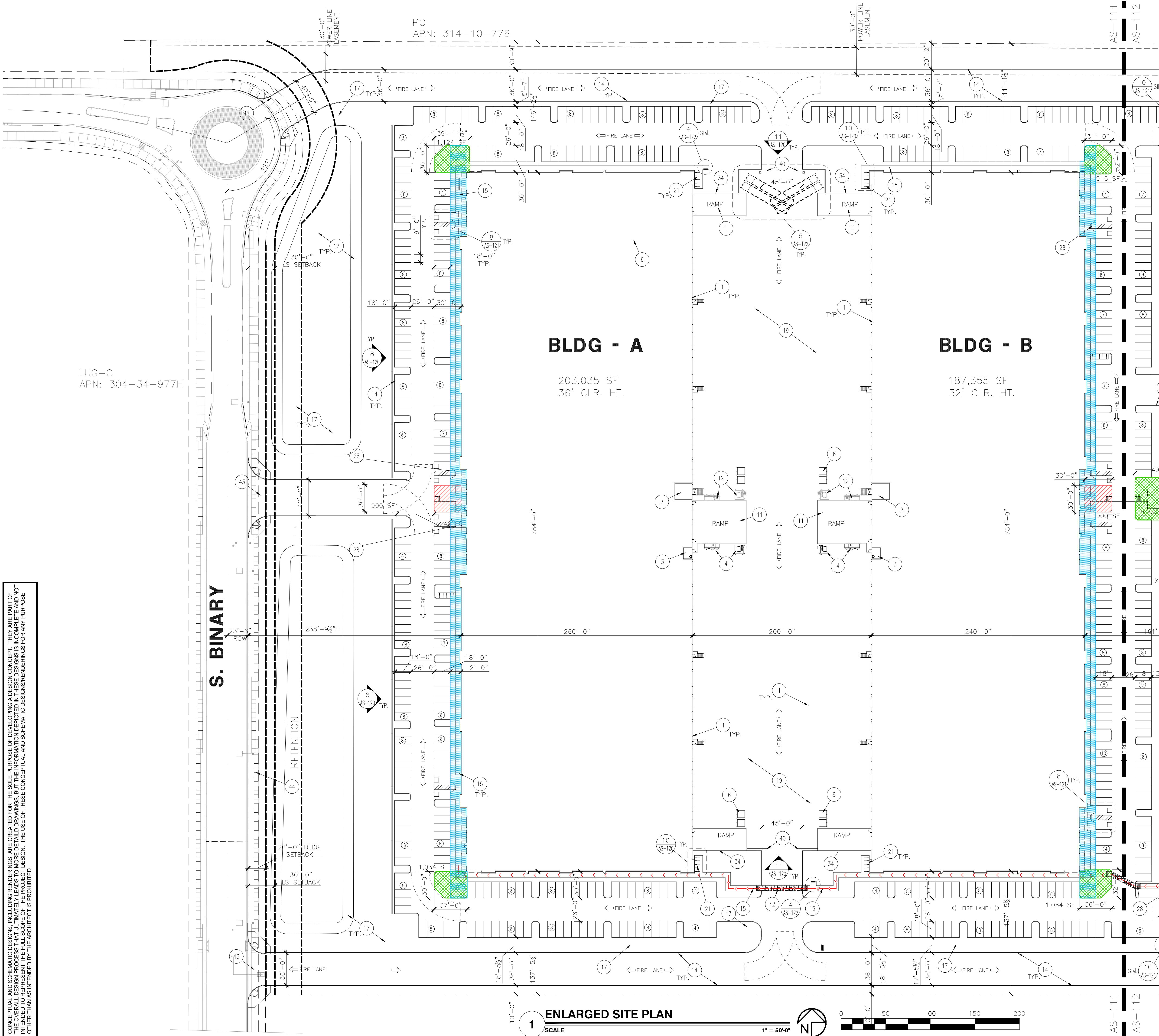


CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF AN ARCHITECTURAL FIRM'S PRELIMINARY DESIGN PROCESS AND NOT TO BE USED FOR ANY OTHER PURPOSE. THESE DESIGNS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS FOR ANY OTHER PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.




| SITE NOTES | | SITE DATA | | ADA ACCESSIBLE / PEDESTRIAN WALKWAYS | | SITE DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|---|-------------|---|---|---|---|--|--|-------------------|--------------------|--------------------|---------------|-------------------|-------------------|--------------|------------------|------------------|-------------------|--------------------|--------------------|---------------|-------------------|-------------------|--------------|------------------|------------------|-------------------|--------------------|--------------------|---------------|-------------------|-------------------|--------------|------------------|------------------|-------------------|--------------------|--------------------|---------------|-------------------|-------------------|--------------|------------------|-----------------|-------------------|-------------------|--------------------|---------------|------------------|-------------------|--------------|------------------|-----------------|-------------------|-------------------|--------------------|---|--|---|--|--------------------------------|------|-------|------|-------------------------------------|-----|-----|----|-------------------------------------|-----|-----|----|-------------------------------------|-----|-----|----|-------------------------------------|-----|-----|----|------------------------------------|-----|-----|----|-----------------------------------|-----|-----|----|
| <p>A. OVERNIGHT STORAGE OF VEHICLES IN THE REAR YARD IS CONSIDERED OUTDOOR STORAGE AND, PER EXHIBIT 7.38 (OF SECTION 7) OF THE CP, OUTDOOR STORAGE REQUIRES AN ADMINISTRATIVE USE PERMIT. AN ADMINISTRATIVE USE PERMIT APPLICATION IS REQUIRED IF THERE WILL BE ANY OVERNIGHT STORAGE OF FLEET OR OTHER VEHICLES IN THE GATED YARDS.</p> <p>B. ALL EXTERIOR LIGHTING FINISH FREE STANDING OR BUILDING MOUNTED SHALL HAVE A BLACK FINISH.</p> <p>C. POLE MOUNTED AND WALL MOUNTED LIGHT FIXTURES ACROSS FROM RESIDENTIAL PARCELS SHOULD DIRECT LIGHT AWAY FROM THESE AREAS AND BE FULLY SHIELDED.</p> <p>D. ALL MONUMENT SIGNAGE AND BUILDING SIGNAGE WILL BE A DIFFERED SUBMITTAL.</p> | | <p>COMMON, ENTRY AND FOUNDATION AREAS</p> <p>BUILDING A</p> <table><tr><td>* COMMON AREA</td><td>REQUIRED:2,030 SF</td><td>PROVIDED:2,158 SF</td></tr><tr><td>* ENTRY AREA</td><td>REQUIRED: 900 SF</td><td>PROVIDED: 900 SF</td></tr><tr><td>* FOUNDATION AREA</td><td>REQUIRED:11,700 SF</td><td>PROVIDED:13,214 SF</td></tr></table> <p>BUILDING B</p> <table><tr><td>* COMMON AREA</td><td>REQUIRED:1,873 SF</td><td>PROVIDED:2,915 SF</td></tr><tr><td>* ENTRY AREA</td><td>REQUIRED: 900 SF</td><td>PROVIDED: 900 SF</td></tr><tr><td>* FOUNDATION AREA</td><td>REQUIRED:11,700 SF</td><td>PROVIDED:13,168 SF</td></tr></table> <p>BUILDING C</p> <table><tr><td>* COMMON AREA</td><td>REQUIRED:1,951 SF</td><td>PROVIDED:3,061 SF</td></tr><tr><td>* ENTRY AREA</td><td>REQUIRED: 900 SF</td><td>PROVIDED: 900 SF</td></tr><tr><td>* FOUNDATION AREA</td><td>REQUIRED:11,700 SF</td><td>PROVIDED:13,076 SF</td></tr></table> <p>BUILDING D</p> <table><tr><td>* COMMON AREA</td><td>REQUIRED:1,638 SF</td><td>PROVIDED:2,344 SF</td></tr><tr><td>* ENTRY AREA</td><td>REQUIRED: 900 SF</td><td>PROVIDED: 900 SF</td></tr><tr><td>* FOUNDATION AREA</td><td>REQUIRED:11,760 SF</td><td>PROVIDED:10,509 SF</td></tr></table> <p>BUILDING E</p> <table><tr><td>* COMMON AREA</td><td>REQUIRED:1,143 SF</td><td>PROVIDED:2,638 SF</td></tr><tr><td>* ENTRY AREA</td><td>REQUIRED: 900 SF</td><td>PROVIDED:900 SF</td></tr><tr><td>* FOUNDATION AREA</td><td>REQUIRED:9,360 SF</td><td>PROVIDED:11,188 SF</td></tr></table> <p>BUILDING F</p> <table><tr><td>* COMMON AREA</td><td>REQUIRED: 987 SF</td><td>PROVIDED:1,020 SF</td></tr><tr><td>* ENTRY AREA</td><td>REQUIRED: 900 SF</td><td>PROVIDED:900 SF</td></tr><tr><td>* FOUNDATION AREA</td><td>REQUIRED:9,360 SF</td><td>PROVIDED:11,267 SF</td></tr></table> | | * COMMON AREA | REQUIRED:2,030 SF | PROVIDED:2,158 SF | * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | * FOUNDATION AREA | REQUIRED:11,700 SF | PROVIDED:13,214 SF | * COMMON AREA | REQUIRED:1,873 SF | PROVIDED:2,915 SF | * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | * FOUNDATION AREA | REQUIRED:11,700 SF | PROVIDED:13,168 SF | * COMMON AREA | REQUIRED:1,951 SF | PROVIDED:3,061 SF | * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | * FOUNDATION AREA | REQUIRED:11,700 SF | PROVIDED:13,076 SF | * COMMON AREA | REQUIRED:1,638 SF | PROVIDED:2,344 SF | * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | * FOUNDATION AREA | REQUIRED:11,760 SF | PROVIDED:10,509 SF | * COMMON AREA | REQUIRED:1,143 SF | PROVIDED:2,638 SF | * ENTRY AREA | REQUIRED: 900 SF | PROVIDED:900 SF | * FOUNDATION AREA | REQUIRED:9,360 SF | PROVIDED:11,188 SF | * COMMON AREA | REQUIRED: 987 SF | PROVIDED:1,020 SF | * ENTRY AREA | REQUIRED: 900 SF | PROVIDED:900 SF | * FOUNDATION AREA | REQUIRED:9,360 SF | PROVIDED:11,267 SF | <p>— — — — — ADA ACCESSIBLE WALKWAYS</p> <p>NOTE: WALK WAYS ARE MIN 5' WIDE 6" RAISED CONCRETE SIDEWALKS OUT OF THE LINE OF TRAFFIC. SIDEWALK WALK LOCATIONS THAT CROSS A DRIVE LANE, ARE RAISE 3" AND ARE BUILT OUT OF STAMPED CONCRETE.</p> | | <p>PARKING CALCULATIONS</p> <p>COMMUNITY PLAN SECTION 14.3 GENERAL PARKING STANDARDS (SHELL BUILDING)</p> <table><tr><th>PARKING CALCULATION: (PHASE 1)</th><th>REQ.</th><th>PROV.</th><th>BIKE</th></tr><tr><td>BUILDING A: 203,035 SF / 1000 = 204</td><td>204</td><td>276</td><td>21</td></tr><tr><td>BUILDING B: 187,355 SF / 1000 = 188</td><td>188</td><td>266</td><td>19</td></tr><tr><td>BUILDING C: 195,195 SF / 1000 = 196</td><td>196</td><td>260</td><td>20</td></tr><tr><td>BUILDING D: 163,835 SF / 1000 = 164</td><td>164</td><td>221</td><td>17</td></tr><tr><td>BUILDING E: 114,327 SF / 500 = 229</td><td>229</td><td>122</td><td>12</td></tr><tr><td>BUILDING F: 98,727 SF / 500 = 198</td><td>198</td><td>120</td><td>10</td></tr></table> <p>PARKING REQUIRED: 1,179 PROVIDED: 1,450</p> <p>BIKE PARKING REQUIRED: 99 PROVIDED: 104</p> | | PARKING CALCULATION: (PHASE 1) | REQ. | PROV. | BIKE | BUILDING A: 203,035 SF / 1000 = 204 | 204 | 276 | 21 | BUILDING B: 187,355 SF / 1000 = 188 | 188 | 266 | 19 | BUILDING C: 195,195 SF / 1000 = 196 | 196 | 260 | 20 | BUILDING D: 163,835 SF / 1000 = 164 | 164 | 221 | 17 | BUILDING E: 114,327 SF / 500 = 229 | 229 | 122 | 12 | BUILDING F: 98,727 SF / 500 = 198 | 198 | 120 | 10 |
| * COMMON AREA | REQUIRED:2,030 SF | PROVIDED:2,158 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * FOUNDATION AREA | REQUIRED:11,700 SF | PROVIDED:13,214 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * COMMON AREA | REQUIRED:1,873 SF | PROVIDED:2,915 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * FOUNDATION AREA | REQUIRED:11,700 SF | PROVIDED:13,168 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * COMMON AREA | REQUIRED:1,951 SF | PROVIDED:3,061 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * FOUNDATION AREA | REQUIRED:11,700 SF | PROVIDED:13,076 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * COMMON AREA | REQUIRED:1,638 SF | PROVIDED:2,344 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * ENTRY AREA | REQUIRED: 900 SF | PROVIDED: 900 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * FOUNDATION AREA | REQUIRED:11,760 SF | PROVIDED:10,509 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * COMMON AREA | REQUIRED:1,143 SF | PROVIDED:2,638 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * ENTRY AREA | REQUIRED: 900 SF | PROVIDED:900 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * FOUNDATION AREA | REQUIRED:9,360 SF | PROVIDED:11,188 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * COMMON AREA | REQUIRED: 987 SF | PROVIDED:1,020 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * ENTRY AREA | REQUIRED: 900 SF | PROVIDED:900 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| * FOUNDATION AREA | REQUIRED:9,360 SF | PROVIDED:11,267 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKING CALCULATION: (PHASE 1) | REQ. | PROV. | BIKE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING A: 203,035 SF / 1000 = 204 | 204 | 276 | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING B: 187,355 SF / 1000 = 188 | 188 | 266 | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING C: 195,195 SF / 1000 = 196 | 196 | 260 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING D: 163,835 SF / 1000 = 164 | 164 | 221 | 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING E: 114,327 SF / 500 = 229 | 229 | 122 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING F: 98,727 SF / 500 = 198 | 198 | 120 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>LANDSCAPE LEGEND</p> <table><tr><td></td><td>COMMON AREA</td></tr><tr><td></td><td>ENTRY AREA</td></tr><tr><td></td><td>FOUNDATION AREA</td></tr></table> | |  | COMMON AREA |  | ENTRY AREA |  | FOUNDATION AREA | <p>CITY NOTES</p> <p>A. PER TITLE 7 – FIRE REGULATIONS OF CITY CODE SECTION 58.3.1.3, A FIRE FLOW TEST IS REQUIRED TO DETERMINE THE AVAILABLE WATER FLOWS. THE CERTIFIED FIRE FLOW TEST MUST BE DONE BY A PRIVATE FIRE PROTECTION COMPANY AT THE PLANNED POINTS OF CONNECTION. A PERMIT ISSUED BY THE BUILDING SAFETY DEPARTMENT IS REQUIRED FOR THE FLOW TEST AND A MINIMUM OF 48 HOURS' NOTICE IS REQUIRED PRIOR TO PERFORMING THE TEST. FLOW TESTS MUST BE CONDUCTED BETWEEN 6:00 AM TO 8:00 AM. AND ACHIEVE A MINIMUM PRESSURE DROP OF 5 PSI DURING TESTING</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | COMMON AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | ENTRY AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | FOUNDATION AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <p>PROJECT DESCRIPTION:</p> <p>DEVELOPMENT OF EXISTING VACANT LAND INTO AN INDUSTRIAL BUSINESS PARK WITH MIXTURE OF BUILDING SIZES AND HEIGHTS. ALL BUILDINGS WILL HAVE COMPLEMENTARY ARCHITECTURAL STYLES.</p> <p>POSSIBLE USERS: MANUFACTURE, WAREHOUSE, AND OFFICE. BUILDING DESIGNED WITH SINGLE USER OR MULTIPLE USER FUNCTIONS WITH ENTRY WAYS AT THE EXTERIOR CORNERS / FRONT AND LOADING DOCKS ALONG THE LENGTH OF THE STRUCTURE OR REAR OF THE BUILDING.</p> <p>BUILDINGS:</p> <ul style="list-style-type: none">* 30 – 36 FOOT CLEAR HEIGHT.* CONCRETE TILT WALL WITH HYBRID WOOD ROOF.* WINDOWS AND GLAZING ENTRY AND CLERESTORY.* METAL PANELING AND CANOPIES ALONG THE EXTERIOR. <p>PARCEL NUMBER:</p> <p>APN: 304–34–977H</p> <p>ZONING: PC LUG–C</p> <p>PROPOSED OCCUPANCIES: MAX. DENSITY (COVERAGE):</p> <p>B, S–1, F–1 N/A (PROVIDED 34%)</p> <p>SITE AREA:</p> <p>NET 2,759,245 SF (63.35 ACRES)</p> <p>GROSS 2,847,156 SF (65.36 ACRES)</p> <p>CONSTRUCTION TYPE: III–B W/ FIRE SPRINKLER</p> <p>BUILDING AREA PRELIMINARY OCCUPANCY</p> <p>PHASE 1</p> <table><tr><td>BUILDING A: 203,035 SF (B 20,303 SF & S–1/F–1 182,732 SF)</td></tr><tr><td>BUILDING B: 187,355 SF (B 18,735 SF & S–1/F–1 168,620 SF)</td></tr><tr><td>BUILDING C: 195,195 SF (B 19,519 SF & S–1/F–1 175,676 SF)</td></tr><tr><td>BUILDING D: 163,835 SF (B 16,383 SF & S–1/F–1 147,452 SF)</td></tr><tr><td>BUILDING E: 114,327 SF (B 11,432 SF & S–1/F–1 102,895 SF)</td></tr><tr><td>BUILDING F: 98,727 SF (B 9,987 SF & S–1/F–1 88,740 SF)</td></tr><tr><td>TOTAL: 962,474 SF</td></tr></table> <p>BUILDING HEIGHT RESTRICTION:</p> <p>ALLOWED MAX HEIGHT 50'</p> <p>PROVIDED 45'–50'</p> <p>BUILDING SETBACKS: PER MZO LANDSCAPE SETBACKS:</p> <table><tr><td>FRONT – 20'</td><td>FRONT – 30'</td></tr><tr><td>REAR – 0'</td><td>REAR – 30'</td></tr><tr><td>SIDE – 0'</td><td>SIDE – 0'</td></tr></table> | | BUILDING A: 203,035 SF (B 20,303 SF & S–1/F–1 182,732 SF) | BUILDING B: 187,355 SF (B 18,735 SF & S–1/F–1 168,620 SF) | BUILDING C: 195,195 SF (B 19,519 SF & S–1/F–1 175,676 SF) | BUILDING D: 163,835 SF (B 16,383 SF & S–1/F–1 147,452 SF) | BUILDING E: 114,327 SF (B 11,432 SF & S–1/F–1 102,895 SF) | BUILDING F: 98,727 SF (B 9,987 SF & S–1/F–1 88,740 SF) | TOTAL: 962,474 SF | FRONT – 20' | FRONT – 30' | REAR – 0' | REAR – 30' | SIDE – 0' | SIDE – 0' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING A: 203,035 SF (B 20,303 SF & S–1/F–1 182,732 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING B: 187,355 SF (B 18,735 SF & S–1/F–1 168,620 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING C: 195,195 SF (B 19,519 SF & S–1/F–1 175,676 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING D: 163,835 SF (B 16,383 SF & S–1/F–1 147,452 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING E: 114,327 SF (B 11,432 SF & S–1/F–1 102,895 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING F: 98,727 SF (B 9,987 SF & S–1/F–1 88,740 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL: 962,474 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT – 20' | FRONT – 30' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REAR – 0' | REAR – 30' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SIDE – 0' | SIDE – 0' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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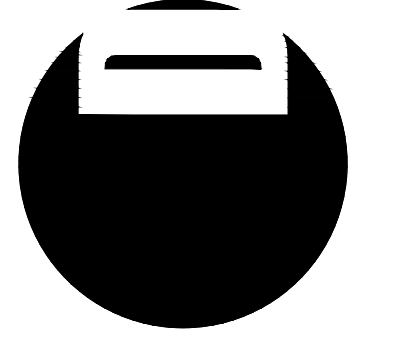


KEYNOTES

2. FIRE PUMP / RISER ROOM.
3. HOUSE ELECTRICAL ROOM WITH ROOF ACCESS.
4. SEE LOCATION WITH UTILITY TRANSFORMER
6. TYPICAL REFUSE AND RECYCLE AREA FOR PROSPECTIVE TENANTS, LOCATED IN THE ENCLOSED CUD YARD BY 8' HIGH WALL. BUILDING HAS DOCK BUMPERS TO PROTECT TRUCKS FROM THE BUILDING. PROVIDE 50'-0" CLR. STRAIGHT APPROACH FOR SERVICE VEHICLES.
11. CONCRETE DRIVE UP RAMP TO THE BUILDING WITH CONCRETE GUARD CURB.
12. FUTURE SITE LOCATION WITH UTILITY TRANSFORMER
14. 6" CONCRETE CURB.
15. CONCRETE SIDE WALK MIN 6' WIDE.
17. LANDSCAPE AREA - REFER TO LANDSCAPE PLANS.
18. PAVEMENT PAVING PLAN.
21. PRELIMINARY BIKE PARKING.
28. ACCESSIBLE RAMP
34. 8" HIGH MASONRY SCREEN WALL - INTEGRAL COLOR.
35. 8" HIGH WOOD POST / IRON WALL WITH PERFORATED METAL SCREEN
40. SECURITY GATES - REFER TO SITE DETAIL 2/4/120.
- GATES WILL BE OPEN DURING BUSINESS HOURS.
42. STAMPED CONCRETE BRICKFORM 23"x23" AT ALL CROSS WALL
43. DRIVEWAY - CITY OF MESA STANDARDS
- EXISTING SIDEWALK
46. LARGE GATHERING AREA WITH BENCHES AND SHADE TREES.



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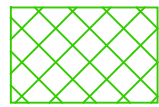


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602-840-2929 P
602-840-6646 F

**PARK SIGNAL BUTTE
SIGNAL BUTTE RD. & S. ELLIOT RD.
MESA, AZ 85212**

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

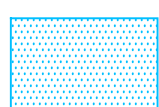
LEGEND



COMMON AREA



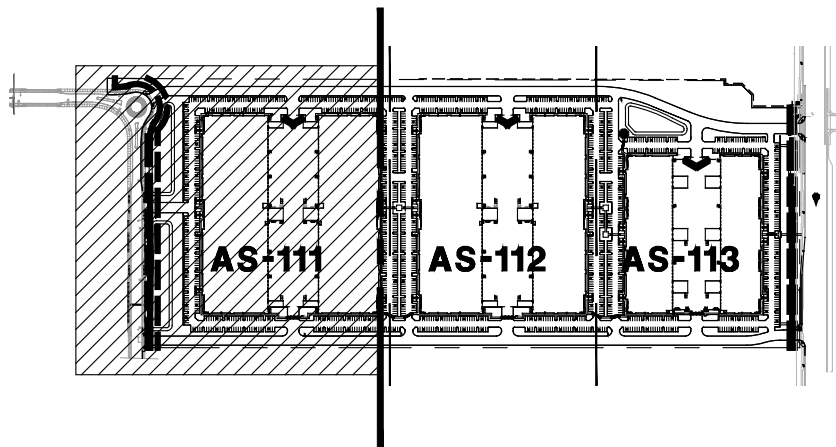
ENTRY AREA



FOUNDATION AREA

*NOTE: REFER TO SHEET AS-110 FOR SITE AREA CALCS.

KEYPLAN

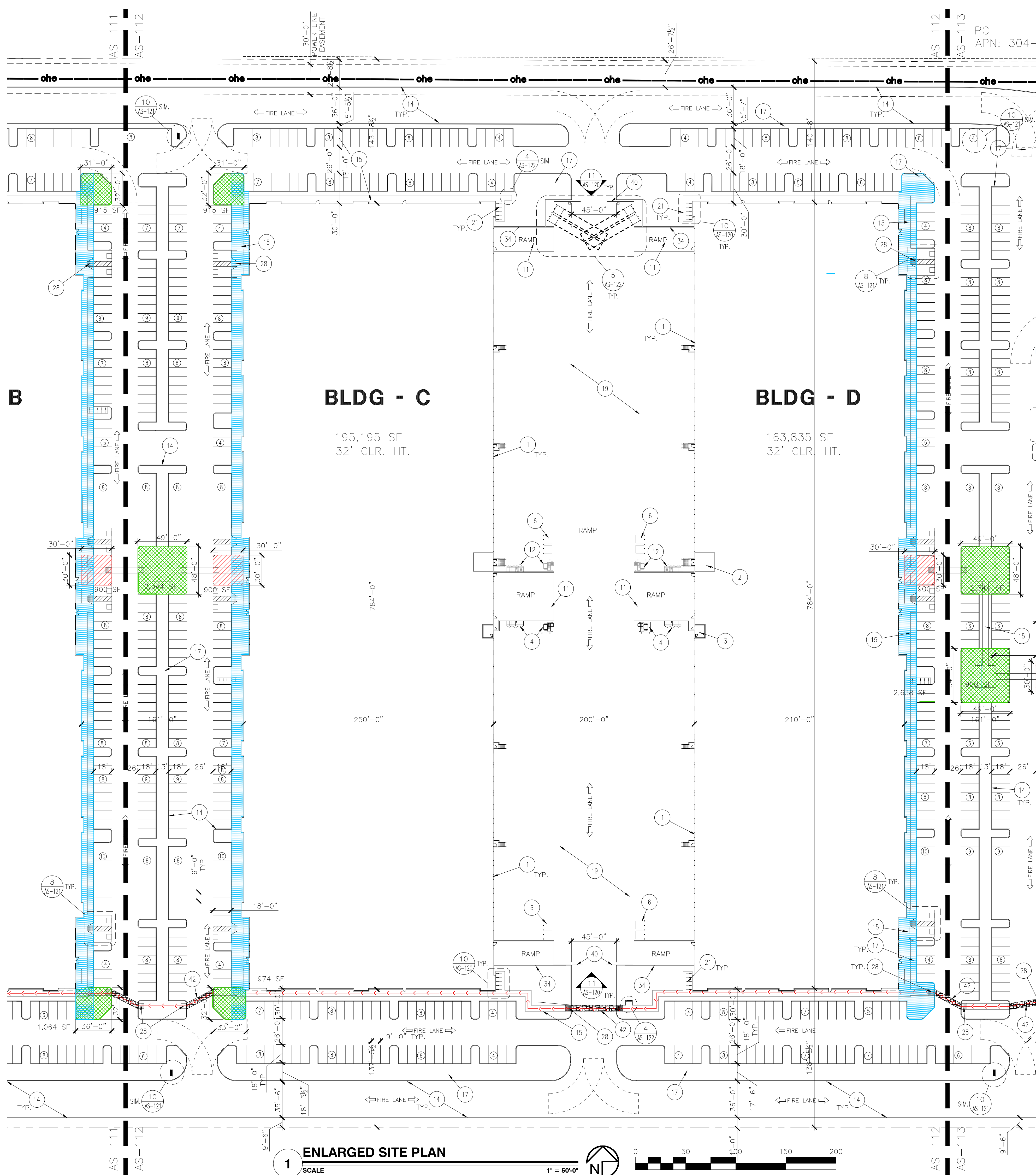


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PARTIAL SITE PLAN

AS-111

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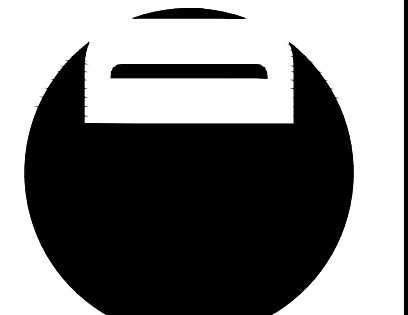
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KEYNOTES

2. COLUMNS.
3. FIRE PUMP / RISER ROOM.
4. HOUSE ELECTRICAL ROOM WITH ROOF ACCESS.
5. SES LOCATION WITH UTILITY TRANSFORMER.
6. TYPICAL REFUSE AND RECYCLE AREA FOR PROSPECTIVE TENANTS, LOCATED IN THE ENCLOSED DOCK YARD BY 8' HIGH WALL, BUILDING HAS DOCK BUMPERS TO PROTECT THE CONTAINER AND BUILDING. PROVIDE 50'-0" CLR. STRAIGHT APPROACH FOR SERVICE VEHICLES.
11. CONCRETE DRIVE UP RAMP TO THE BUILDING WITH CONCRETE GUARD RAILS.
12. FUTURE SES LOCATION WITH UTILITY TRANSFORMER
14. 6" CONCRETE CURB.
15. CONCRETE SIDE WALK MIN 6' WIDE.
17. LANDSCAPE AREA -- REFER TO LANDSCAPE PLANS.
18. PAVEMENT PLANS.
21. PRELIMINARY BIKE PARKING.
28. ACCESSIBLE RAMP.
34. 8" HIGH MASONRY SCREEN WALL -- INTEGRAL COLOR.
40. 8" HIGH WROUGHT IRON WITH PERFORATED METAL GREEN SECURITY GATES, REFER TO SITE DETAIL 2A--120. GATES WILL BE OPEN DURING BUSINESS HOURS.
42. STAMPED CONCRETE BRICKFORM 23"x23" AT ALL CROSS WALL DRIVEWAY AND CURB OF MESA STANDARDS
44. EXISTING SIDEWALK
46. LARGE GATHERING AREA WITH BENCHES AND SHADE TREES.



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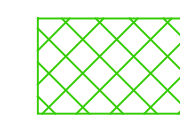


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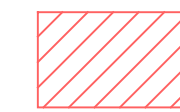
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MESA, AZ 85212**

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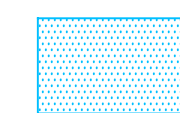
LEGEND



COMMON AREA



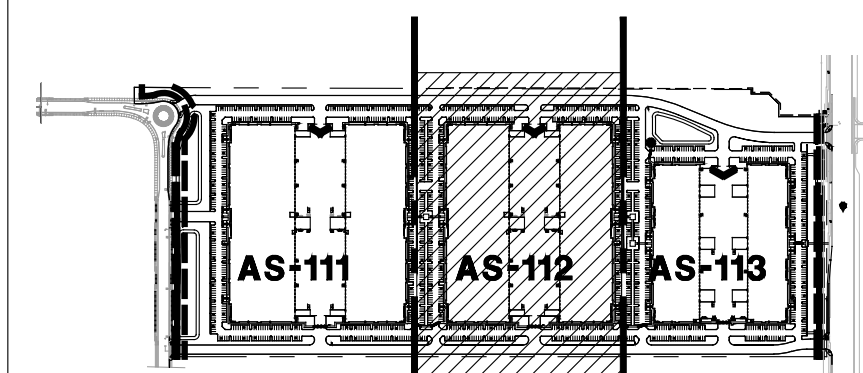
ENTRY AREA



FOUNDATION AREA

*NOTE: REFER TO SHEET AS-110 FOR SITE AREA CALCS.

KEYPLAN

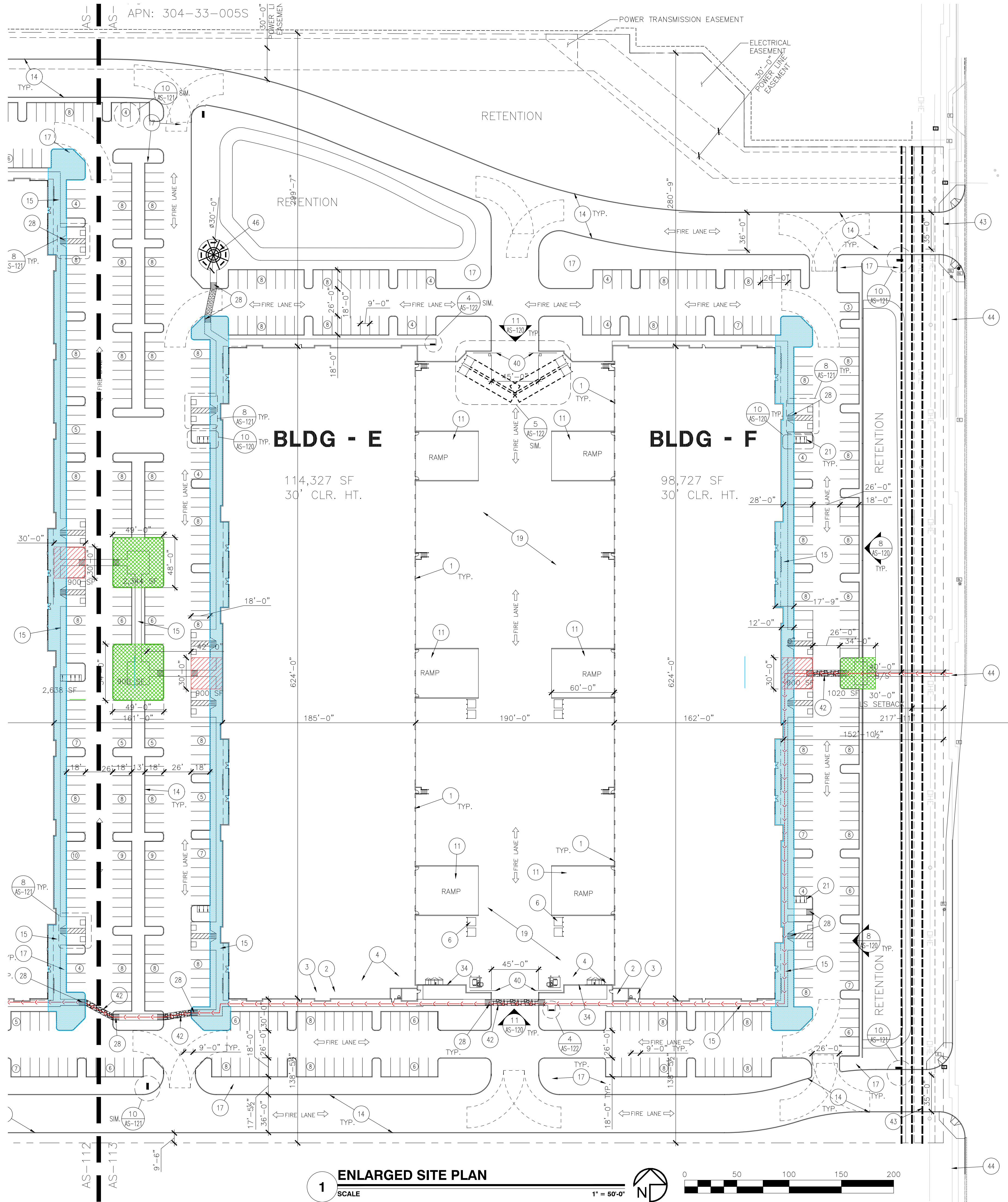


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PARTIAL SITE PLAN

AS-112

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF A LARGER SET OF DRAWINGS AND NOT TO BE USED FOR CONSTRUCTION. THESE DESIGNS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



KEYNOTES

- COLUMNS.
- FIRE PUMP / RISER ROOM.
- HOUSE ELECTRICAL ROOM WITH ROOF ACCESS.
- SES LOCATION WITH UTILITY TRANSFORMER.
- TYPICAL REFUSE AND RECYCLE AREA FOR PROSPECTIVE TENANTS, LOCATED IN THE ENCLOSED DOCK YARD BY 8' HIGH WALL, BUILDING HAS DOCK BUMPERS TO PROTECT TRASH CONTAINER AND BUILDING, PROVIDE 50'-0" CLR. STRAIGHT APPROACH FOR SERVICE VEHICLES.
- CONCRETE DRIVE UP RAMP TO THE BUILDING WITH CONCRETE GUARD RAILS.
- FUTURE SES LOCATION WITH UTILITY TRANSFORMER
- 6" CONCRETE CURB.
- CONCRETE SIDE WALK MIN 6' WIDE.
- LANDSCAPE AREA - REFER TO LANDSCAPE PLANS.
- PAVEMENT PER CIVIL PLANS.
- PRELIMINARY BIKE PARKING.
- ACCESSIBLE RAMP.
- 8' HIGH MASONRY SCREEN WALL - INTEGRAL COLOR.
- 8' HIGH WROUGHT IRON WITH PERFORATED METAL SCREEN SECURITY GATES, REFER TO SITE DETAIL 2/AS-120. GATES WILL BE OPEN DURING BUSINESS HOURS.
- STAMPED CONCRETE BRICKFORM 23"x23" AT ALL CROSS WALL
- DRIVEWAY PER CITY OF MESA STANDARDS
- EXISTING SIDEWALK
- LARGE GATHERING AREA WITH BENCHES AND SHADE TREES.

LEGEND

- COMMON AREA
- ENTRY AREA
- FOUNDATION AREA

*NOTE: REFER TO SHEET AS-110 FOR SITE AREA CALCS.

KEYPLAN

KEYNOTES

21188.00
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CHK'D BY: DTC, DCA
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ARCHITECTURE GROUP

REGISTERED ARCHITECT
KAREN OHMANN
66385
4/18/2022
Expires 06/30/24

4600

EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

PARK SIGNAL BUTTE

SIGNAL BUTTE RD. & S. ELLIOT RD.

MESA, AZ 85212

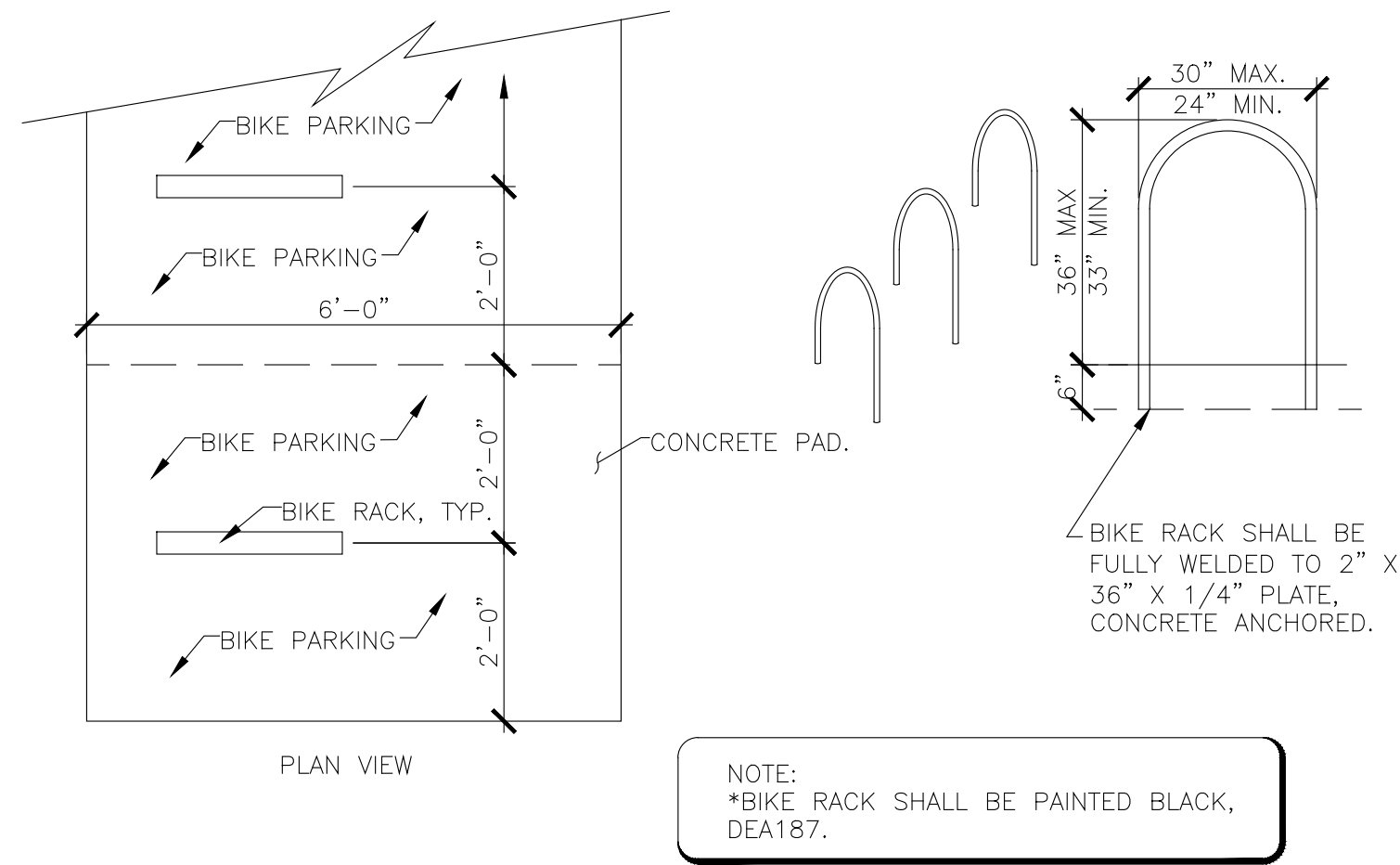
Revisions

| FIRST ISSUED | 3/4/22 |
|----------------------------|---------|
| P&Z AND EASTMARK COMMENTS. | 4/18/22 |

PARTIAL SITE PLAN

AS-113

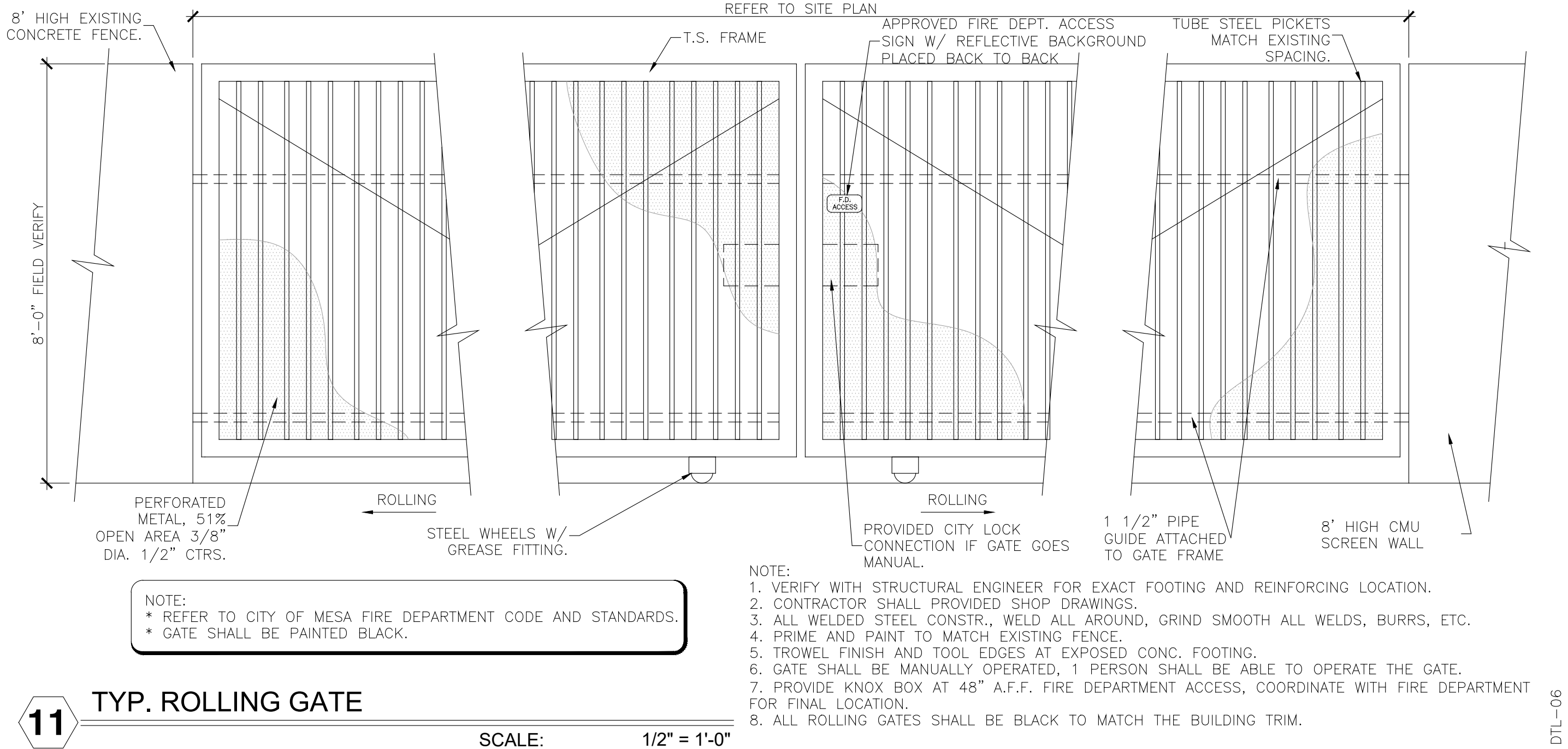
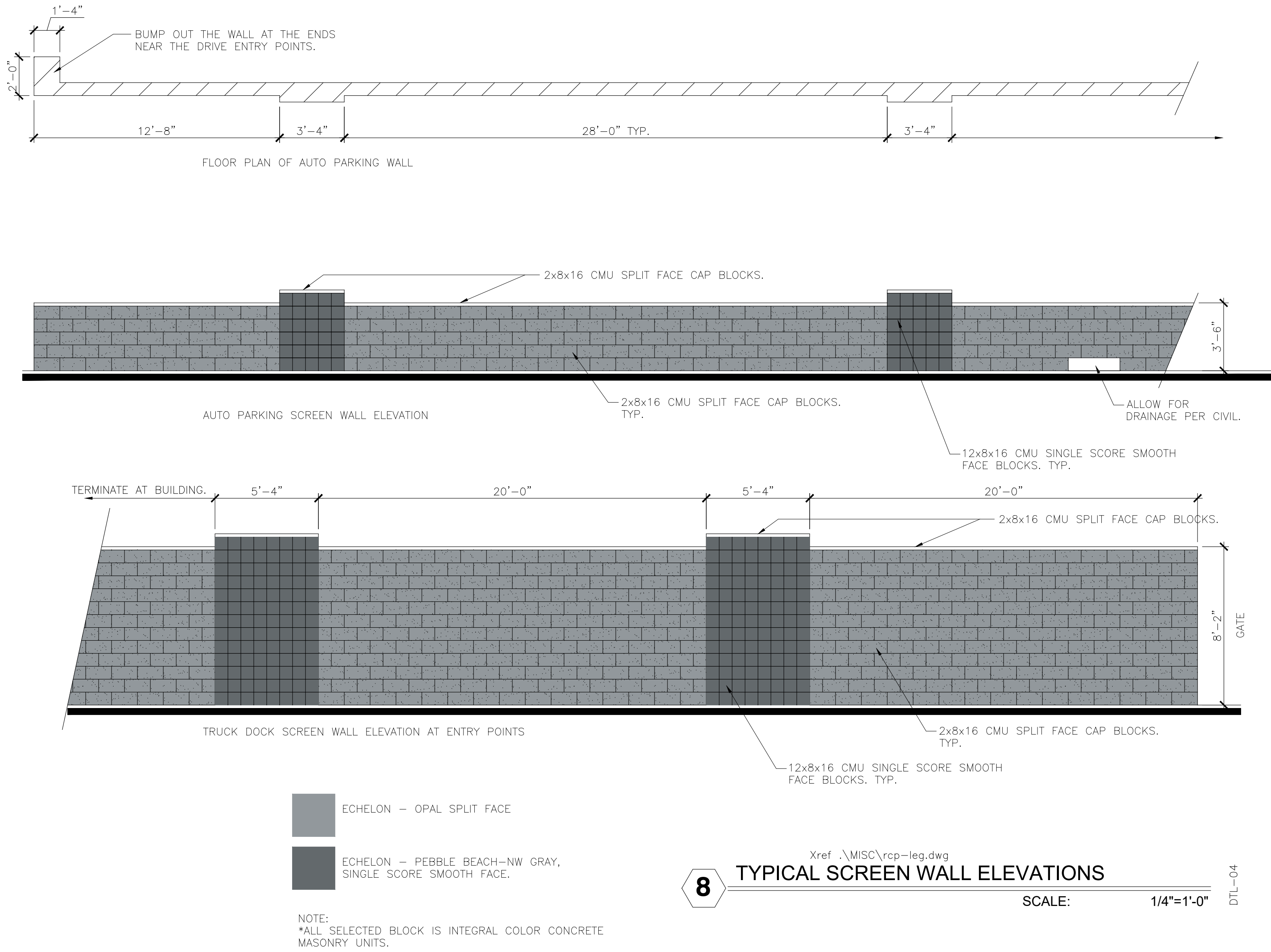
CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGN RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



10 BICYCLE RACK

SCALE: 1"=1'-0"

DTL-017

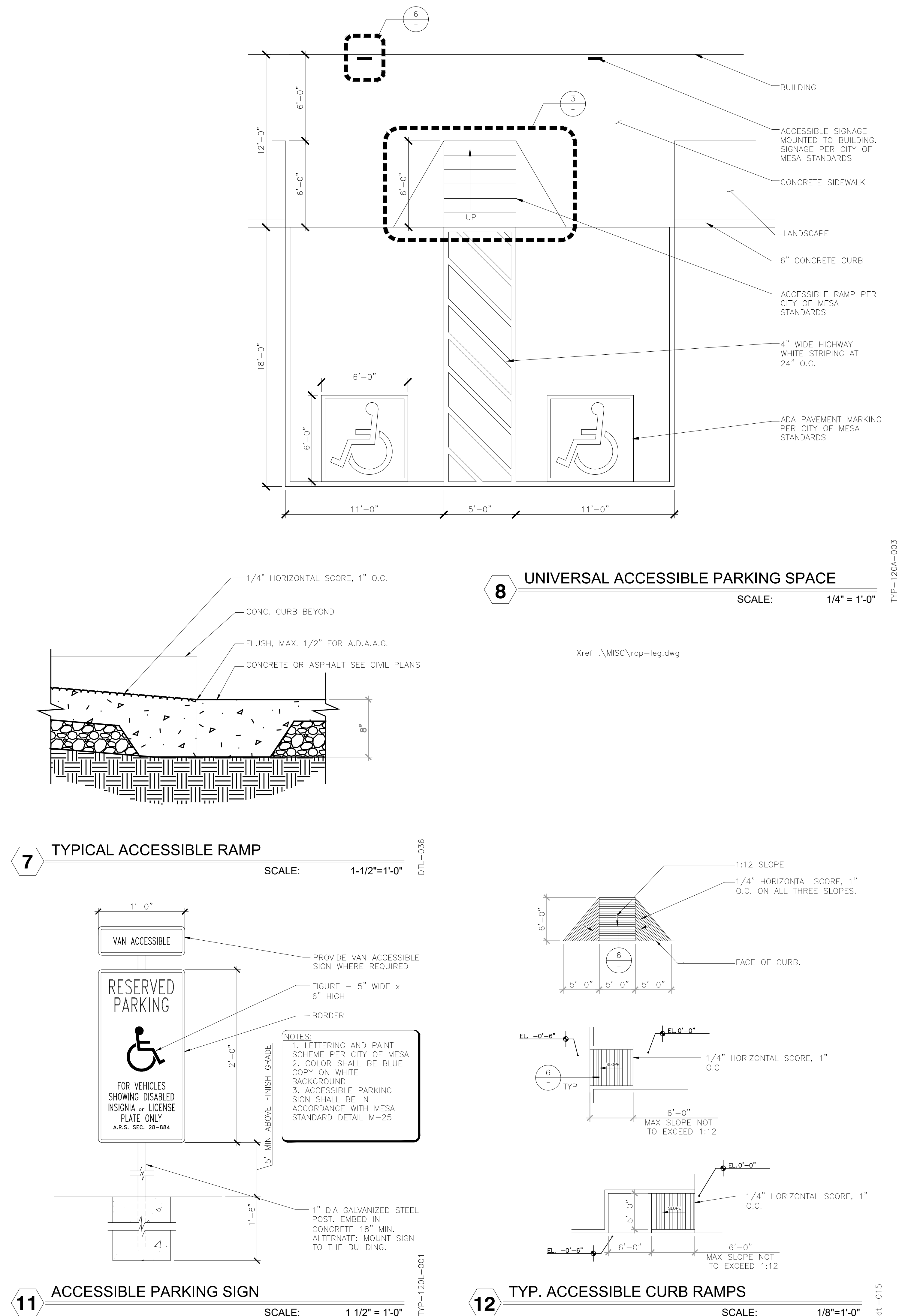


| Revisions | |
|----------------------------|---------|
| FIRST ISSUED | 3/4/22 |
| P&Z AND EASTMARK COMMENTS. | 4/18/22 |

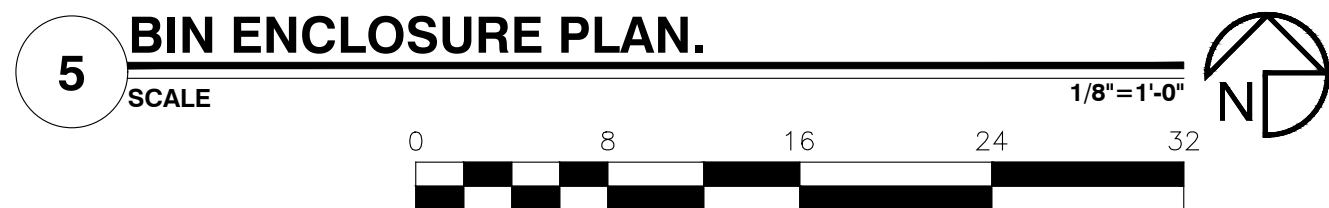
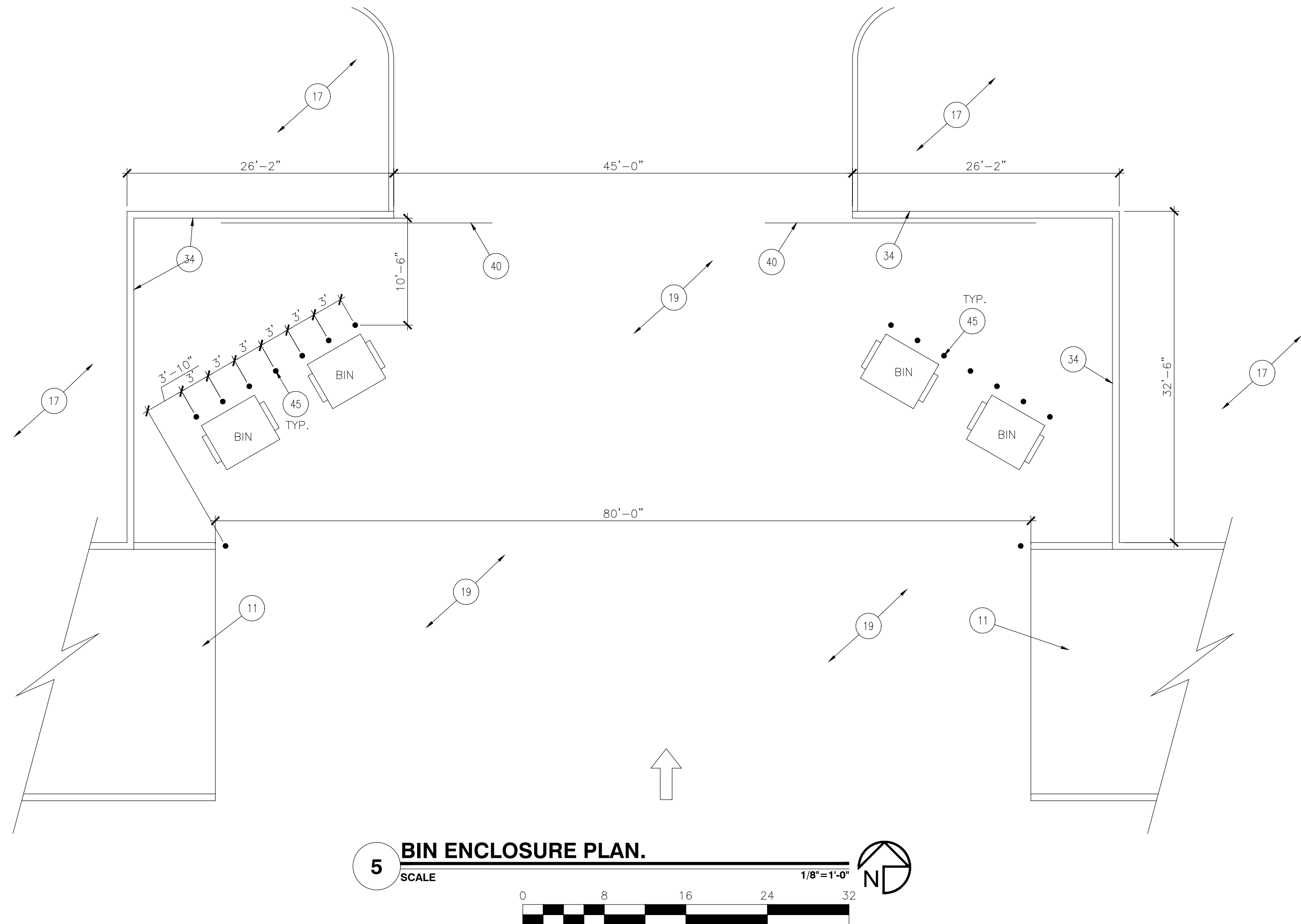
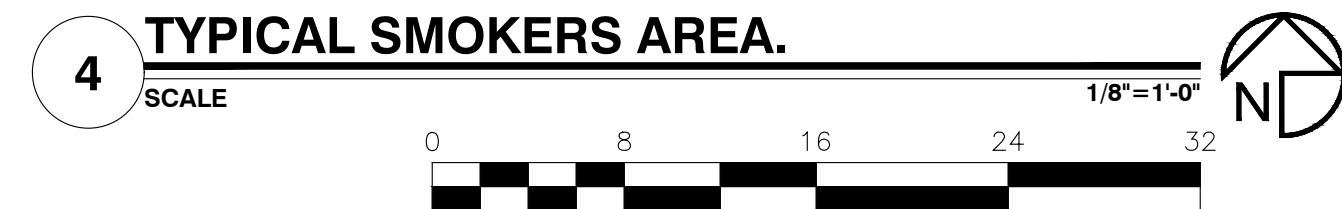
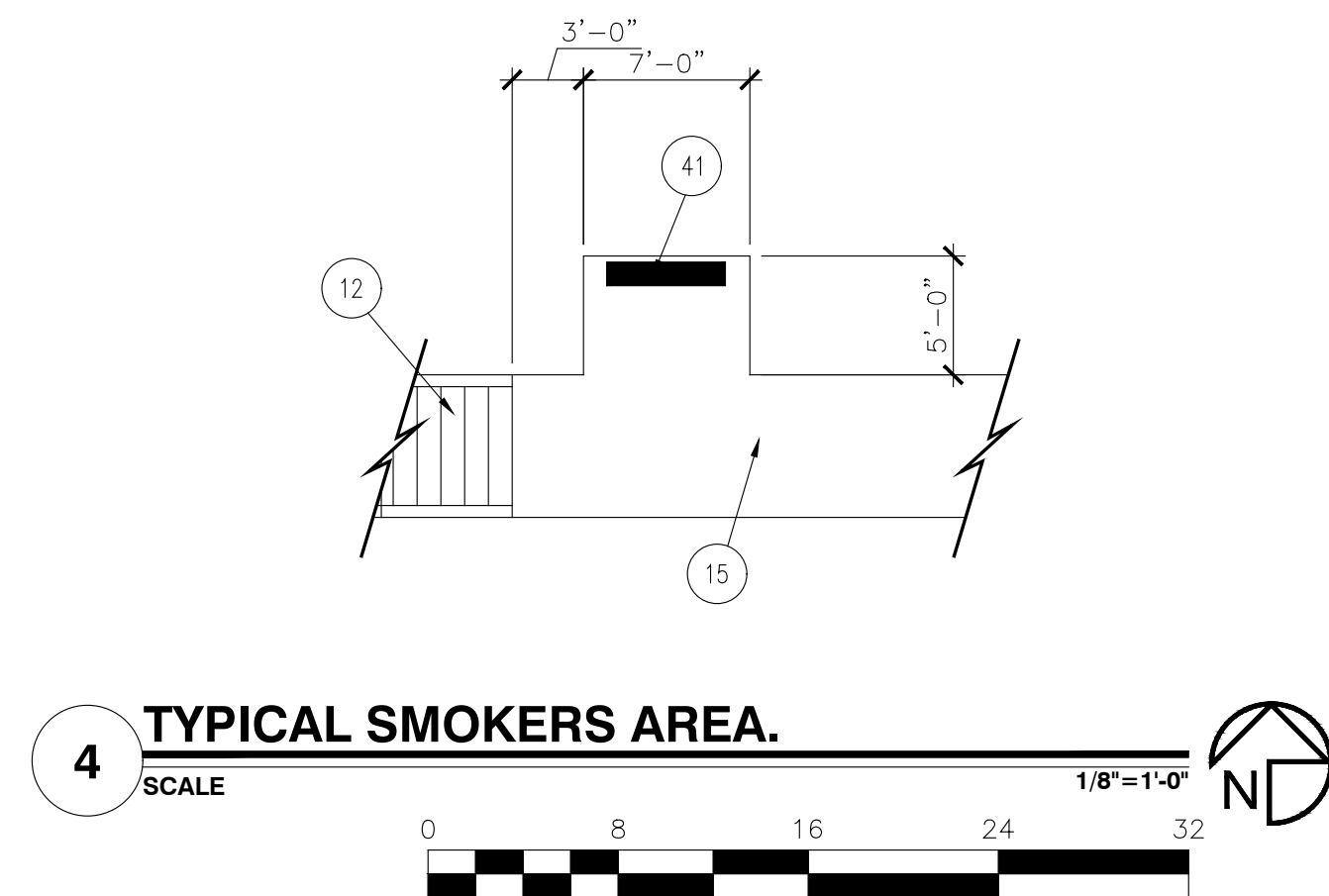
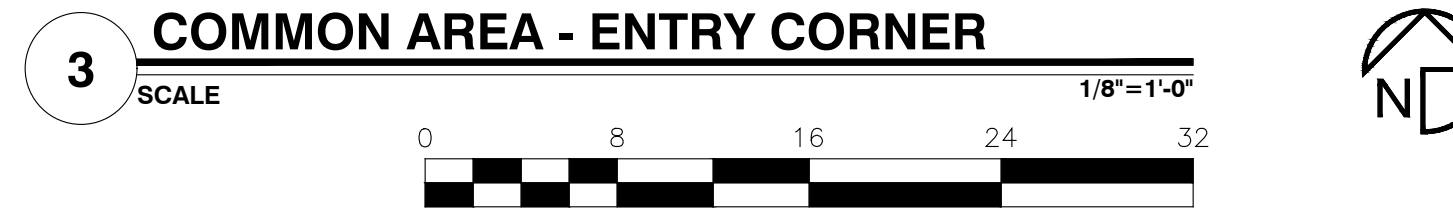
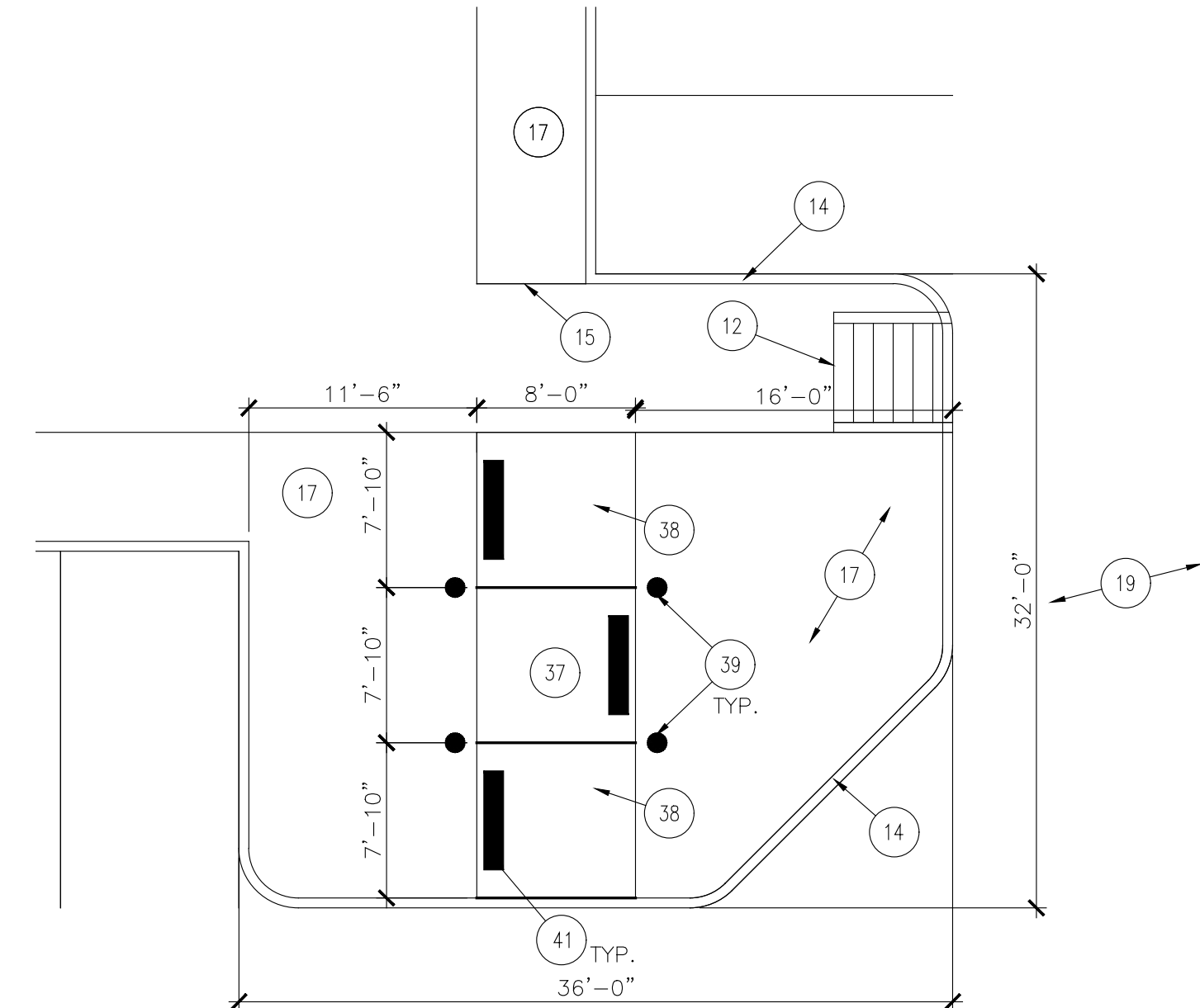
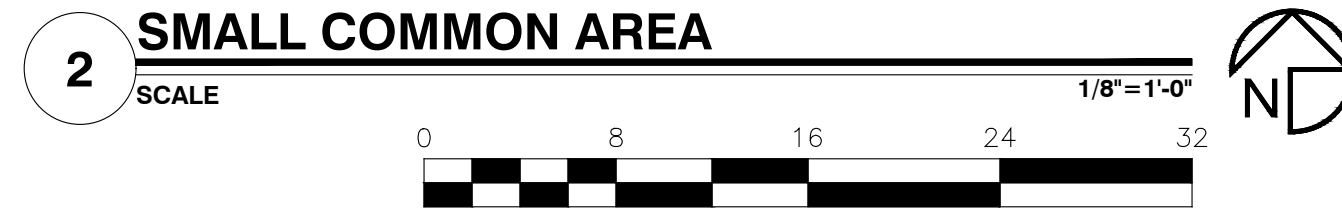
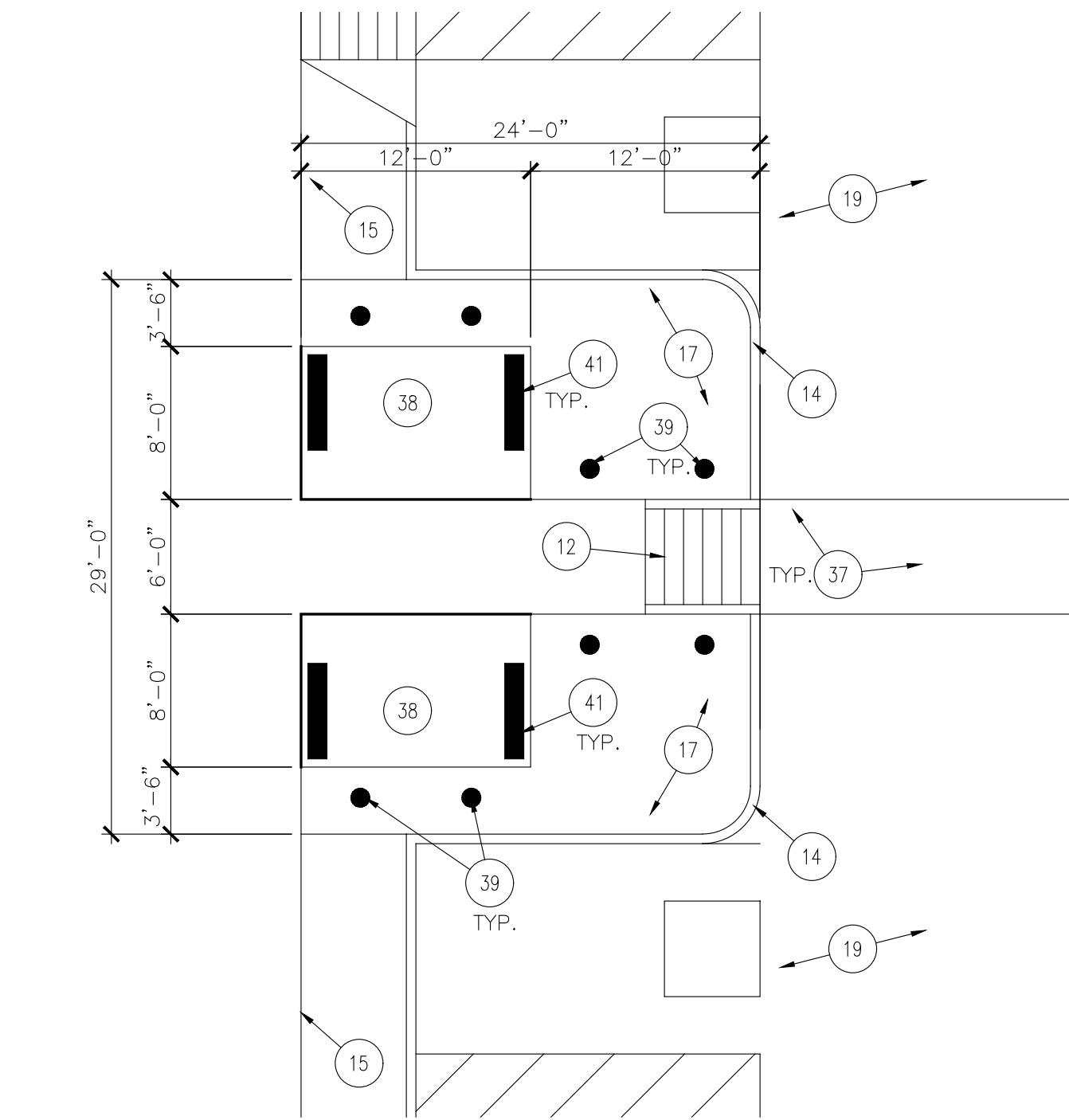
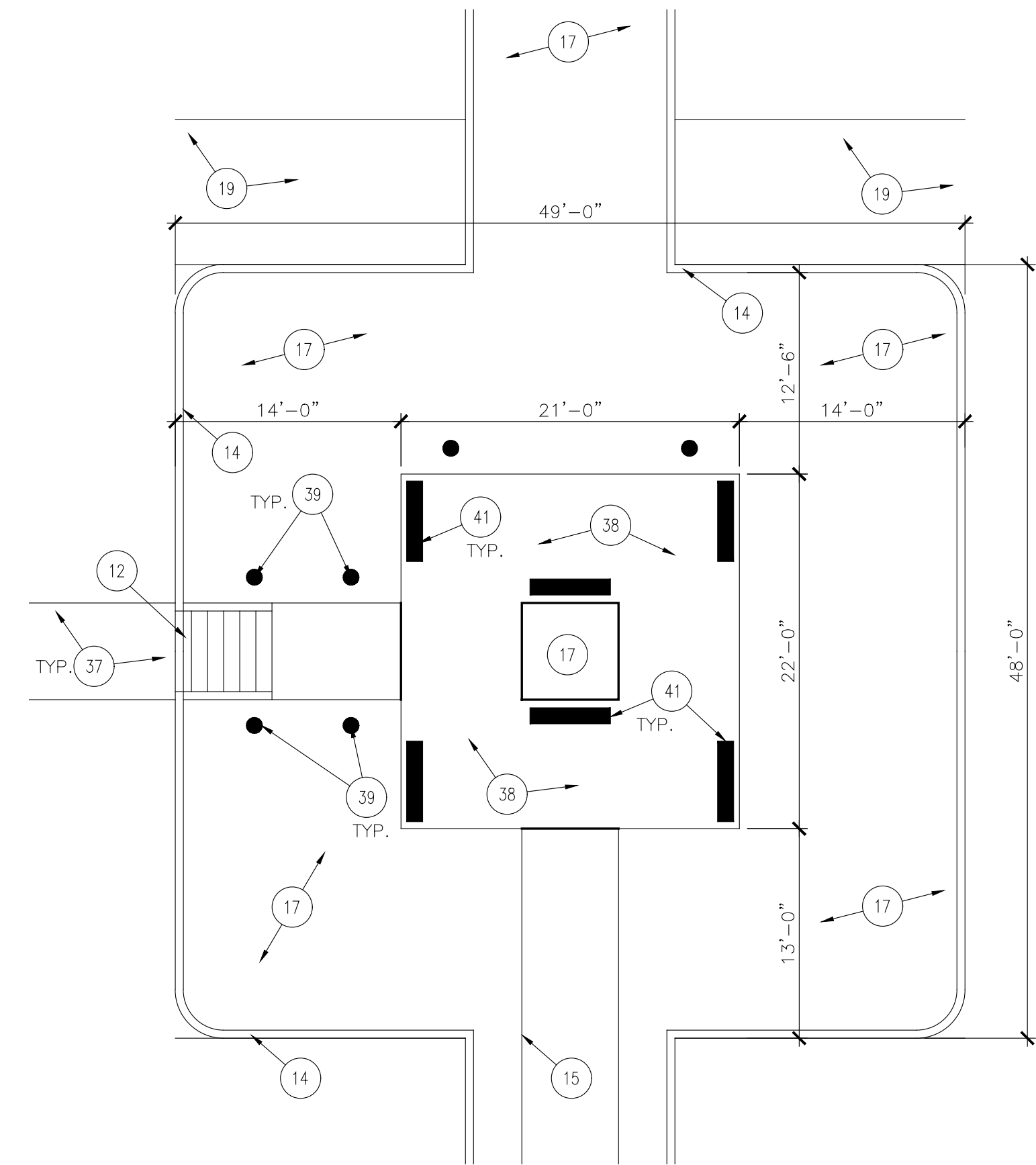
PROJECT NO: 21188.00
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SITE DETAILS

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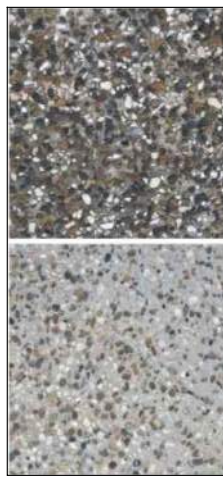
KEYNOTES

11. CONCRETE DRIVE UP RAMP TO THE BUILDING WITH CONCRETE GUARD RAILS.
12. FUTURE SES LOCATION WITH UTILITY TRANSFORMER
14. 6" CONCRETE CURB.
15. CONCRETE SIDE WALK MIN. 6' WIDE.
17. LANDSCAPE AREA — REFER TO LANDSCAPE PLANS.
19. PAVEMENT PER CIVIL PLANS.
34. 8' HIGH MASONRY SCREEN WALL — INTEGRAL COLOR.
37. EXPOSED AGGREGATE CONCRETE NATURAL GRAY
38. EXPOSED AGGREGATE CONCRETE WITH BLACK STONES
39. INFLUA BOLLARD LED LIGHT FIXTURE.
40. 8' HIGH WROUGHT IRON WITH PERFERATED METAL SCREEN SECURITY GATES. REFER TO SITE DETAIL 2/AS-120.
41. CONCRETE GARDEN BENCH.
45. 6"x6" PIPE BOLLARD PER M-62.04.1

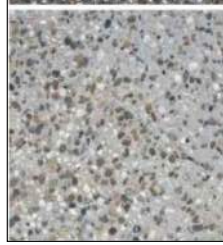
FINISH ITEMS



STAMPED CONCRETE AT CROSS WALKS.



EXPOSED AGGREGATE WITH BLACK STONE



EXPOSED AGGREGATE WITH GRAY STONE

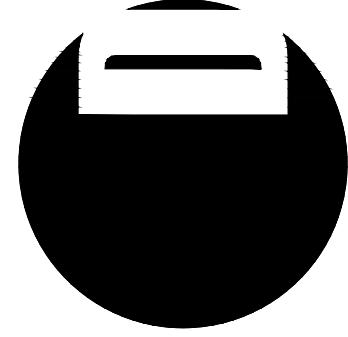


SOLAR LED LIGHT BOLLARDS
COLOR — DARK BRONZE



CONCRETE GARDEN BENCH

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602-840-6646 F

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SIGNAL BUTTE RD. & S. ELLIOT RD.
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Revisions

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