

SITE PLAN KEYNOTES (SOME KEYNOTES MAY NOT APPLY)

- 600 PROPERTY LINE, SEE CIVIL DRAWINGS
- 601 STREET CENTERLINE, SEE CIVIL DRAWINGS
- 602 SIGHT VISIBILITY TRIANGLE: BASED ON 6LD 50 MPH LEFT TURN STOP
- 603 BUILDING / LANDSCAPE SETBACK LINE
- 604 SITE / BUILDING LAYOUT POINT
- 605 ELECTRICAL TRANSFORMER LOCATION, SEE ELECTRICAL DRAWINGS
- 606 ELECTRICAL SERVICE ENTRANCE SECTION (SES) SEE ELECTRICAL DRAWINGS
- 607 FIRE HYDRANT LOCATION; SEE CIVIL DRAWINGS
- 608 FIRE DEPARTMENT CONNECTION LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
- 609 FIRE DEPARTMENT KNOX BOX LOCATION PER CITY OF MESA REQUIREMENTS
- 610 FIRE RISER LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
- 611 GAS METER LOCATION, VERIFY LOCATION AND COORDINATE WITH UTILITY COMPANY, SEE CIVIL AND PLUMBING DRAWINGS
- 612 DOMESTIC WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
- 614 IRRIGATION WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
- 615 BACKFLOW PREVENTER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
- 617 LANDSCAPE AND/OR RETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
- 618 WATER FOUNTAIN FEATURE, SEE LANDSCAPE DRAWINGS
- 619 LANDSCAPE ISLAND, SEE CIVIL AND LANDSCAPE DRAWINGS
- 620 CATCH BASIN AND METAL GRATE PER CIVIL, SEE CIVIL DRAWINGS
- 621 UNDERGROUND DRAIN PIPE PER CIVIL, SEE CIVIL DRAWINGS
- 628 4" CONCRETE WALKWAY; BROOM FINISH, SCORE AS SHOWN; SEE SP-4- AND CIVIL DWGS
- 629 1/2" EXPANSION JOINT (E.J.), SCORE JOINTS OTHERWISE, SEE DETAIL -/-
- 632 FUTURE 8' X 8' BACKUP GENERATOR LOCATION
- 634 DECORATIVE CONCRETE PAVERS
- 636 NEW ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE PER CIVIL DRAWINGS
- 640 CONCRETE VALLEY GUTTER, SEE CIVIL DRAWINGS
- 641 C.I.P. CONCRETE CURB AND GUTTER WHERE SHOWN, SEE CIVIL DRAWINGS
- 642 6" WIDE C.I.P. CONCRETE CURB FLUSH WITH TOP OF PAVERS AND ASPHALT, CREATE SLOPE FOR DEPRESSION; SEE DETAILS -/-
- 644 PAINTED FIRE LANE C.I.P. CONCRETE CURB, SEE DETL. -/- AND FPD 503.3
- 647 NEW DRIVEWAY APPROACH & SIDEWALK PER COM M-42, SEE CIVIL DWGS.
- 648 NEW PARKING STRIPING, 4" WIDE WHITE PAINTED STRIPES, TYP.
- 652 FIRE TURNING RADIUS PER CITY OF MESA REQUIREMENTS WITH 55'-0" OUTSIDE TURNING RADIUS AND 35'-0" INSIDE TURNING RADIUS, TYP.
- 654 ADA ACCESSIBLE PARKING SPACES; SEE ENLARGED PLANS
- 655 ADA ACCESSIBLE CROSSWALK
- 656 ADA SYMBOL PAVEMENT MARKING
- 658 ADA ACCESSIBILITY SIGN AND POLE, SEE DETAILS #2 & 3/SD2
- 659 2'-0" X 2'-0" PRE-CAST CONCRETE BOLLARD, SEE DETAIL #12/SD1
- 660 BICYCLE RACK LOCATION, SEE DETAIL #11/SD1; 5 SPACES PER RACK
- 676 NEW PARKING LOW SCREEN WALL, SEE DETAIL #9/SD1
- 677 EXISTING MASONRY SCREEN WALL
- 681 DOUBLE-WIDE TRASH ENCLOSURE
- 682 CARPORT CANOPY SHADE STRUCTURE
- 683 'URU' STATUE; PROVIDED BY CLIENT
- 686 SITE LIGHTING POLE AND BASE, SEE ELECTRICAL AND STRUCTURAL DRAWINGS
- 689 LINE OF ROOF OVERHANG
- 694 NEW MONUMENT SIGNAGE; SEE DETAIL #8/SD1
- 695 50'-0" CLEARANCE ALLOWING OPERATOR ROOM FOR SAFE MANEUVERABILITY.



PROJECT DATA

PROJECT ADDRESS:
MORRIS BROTHERS OFFICE COMPLEX
5520 E. BASELINE ROAD
MESA, AZ 85206

PROJECT DESCRIPTION:
PROVIDING FOR A NEW GROUND-UP CONSTRUCTION
BUILDING THAT WILL SERVE AS A MULTI-TENANT USE OR
LARGE TENANT USE SPACE FOR FUTURE MEDICAL
OFFICE SUITES.

CURRENT PARCEL NUMBER:
141-53-052H

EXISTING ZONING:
OC (OFFICE COMMERCIAL)

BUILDING SETBACKS:
6'-LANE ARTERIAL: 15 FEET
INTERIOR ADJ. TO RM DISTRICT: 20 FEET
INTERIOR ADJ. TO NON RESIDENTIAL: 15 FEET

SITE AREA:
98,694 S.F. = 2.26 ACRES

LOT COVERAGE:
16.5 % PROVIDED

BUILDING HEIGHT ALLOWED: 30'-0" AFF MAXIMUM

BUILDING HEIGHT PROVIDED: 22'-0" AFF (TYPICAL AT ALL MAIN PARAPET LOCATIONS); ONLY EXCEPTION TO THE HEIGHT IS AT THE TOWER STRUCTURE LOCATIONS THAT EXCEED THE 30'-0" HEIGHT LIMIT BY APPROXIMATELY 2'-0". FOR A TOTAL HEIGHT OF ABOUT 32'-0" AFF. WE FEEL THIS HEIGHT EXCEPTION IS APPROPRIATE SINCE IT ONLY OCCURS AT KEY ENTRY POINTS AND WE CONSIDER THEM TO BE ARCHITECTURAL EMBELLISHMENTS UNIQUE TO THE PROJECT.

TYPE OF CONSTRUCTION:
VB - WITH FIRE SPRINKLER

MULTI-TENANT BUILDING AREAS:
GENERAL OFFICE AND MEDICAL OFFICE USES:
BUILDING 'A' GROSS AREA = 8,167 SF
BUILDING 'B' GROSS AREA = 8,167 SF
TOTAL BUILDING GROSS AREA = 16,334 SF

OCCUPANCY CLASSIFICATION: BUSINESS (B)
IBC 2018 CODE

ESTIMATED OCCUPANT LOADS:

1. BASED ON BUSINESS:
16,334 SF / 150 SF = 109 OCCUPANTS

PARKING CALCULATIONS:

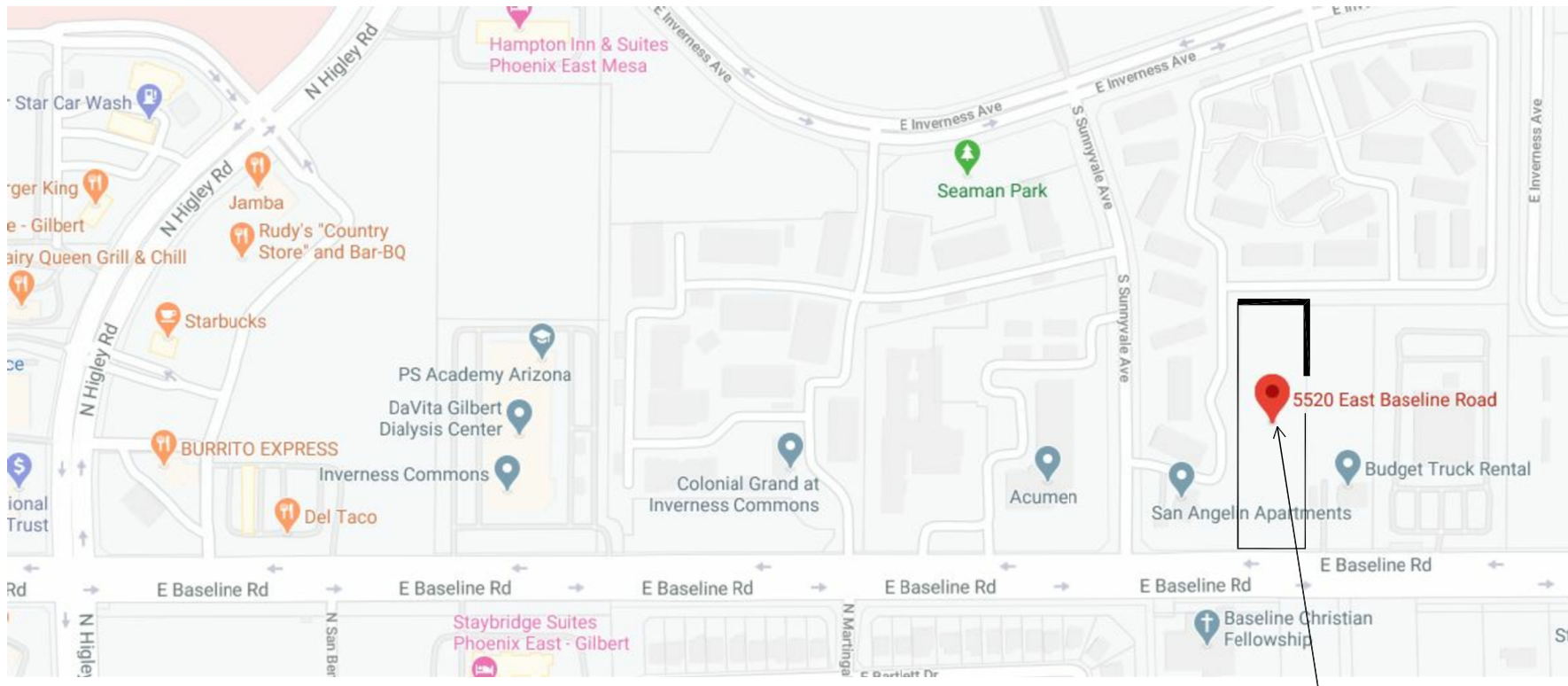
PARKING REQUIRED:
HEALTHCARE MEDICAL OFFICES: 1 SPACE / 200 SF
16,334 SF / 200 = 82 SPACES REQUIRED
87 SPACES PROVIDED

ADA HANDICAP STALLS: 2% OF REQUIRED PARKING:
82 SPACES X 2% = 1.6 SPACES REQUIRED
4 ADA SPACES PROVIDED, 2 STANDARD 9'-0"X16'-0" W/2'-0" OVERHANG AND 2 VAN ACCESSIBLE STALL - 11'-0" X 16'-0" W/2'-0" OVERHANG

ALL TYPICAL STANDARD STALLS ARE DESIGNED AS 9'-0"(W) X 16'-0"(L) TYP. WITH A 2'-0" VEHICLE OVERHANG AT CURB LOCATIONS.

BICYCLE SPACES

2 RACKS X 5 SPACES EA = 10 SPACES
1 BIKE SPACE FOR EACH 10 PARKING SPACES
9 REQUIRED: 10 PROVIDED



Vicinity Map

SCALE: NTS

Aerial

SCALE: NTS

REGISTERED ARCHITECT
CERTIFICATE NO.
26988
VINCENT P.
DIBELLA
Arizona U.S.A.
EXPIRES 3-31-2023

adaptive
ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa AZ 85204
480.655.0633
www.adaptivearchitectsinc.com

Phase
Design Review

Morris Brothers Offices
5520 East Baseline Rd
Mesa, AZ 85206

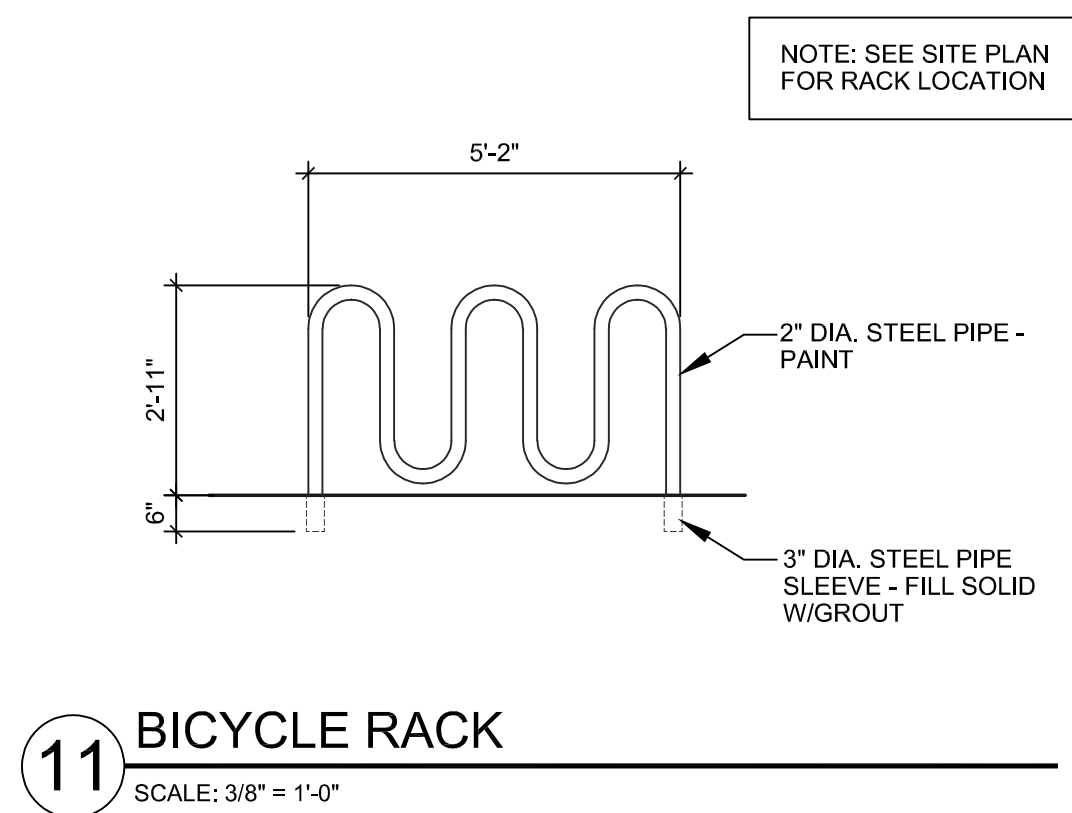
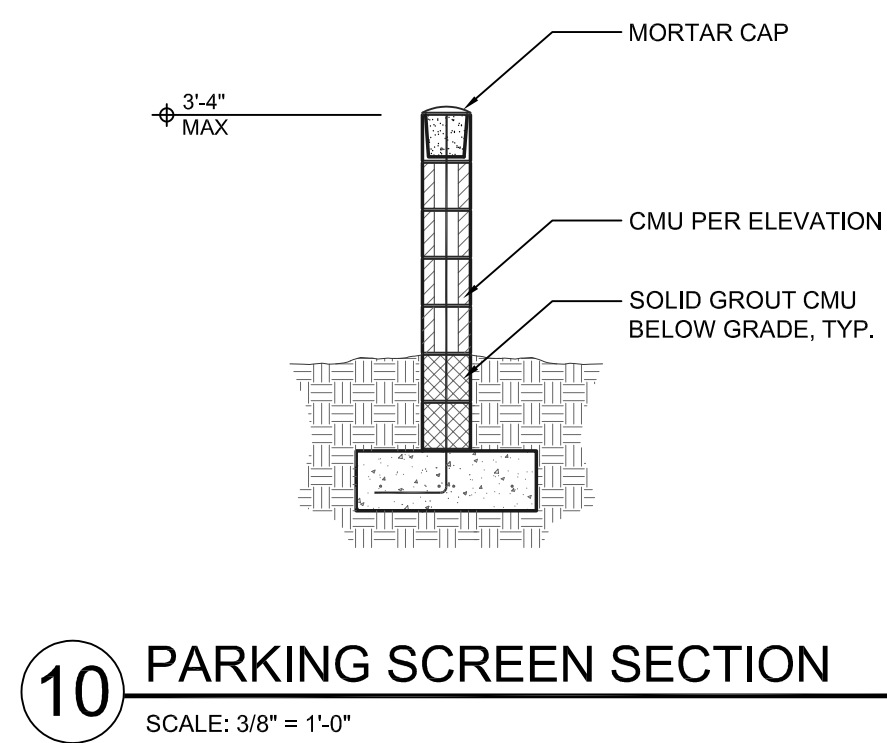
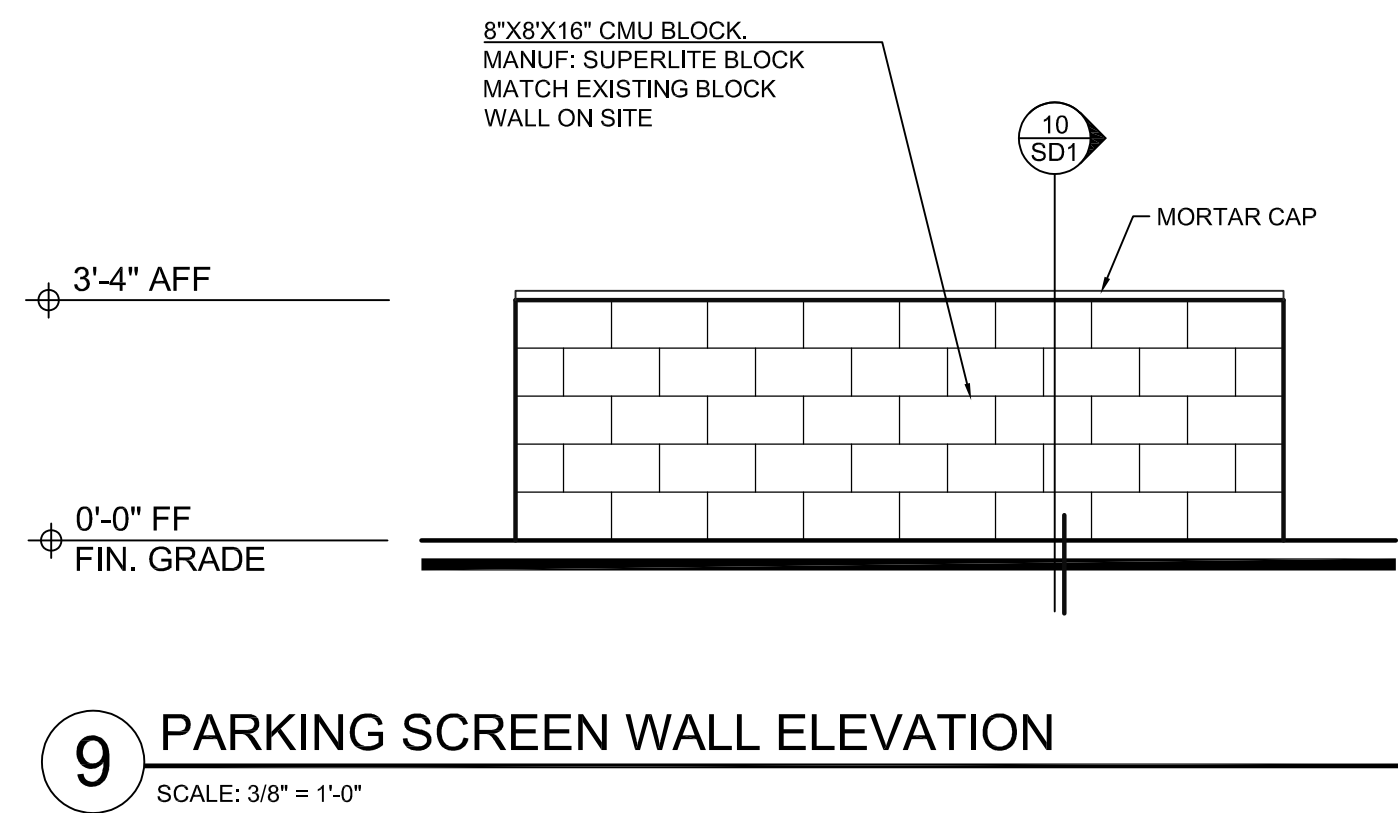
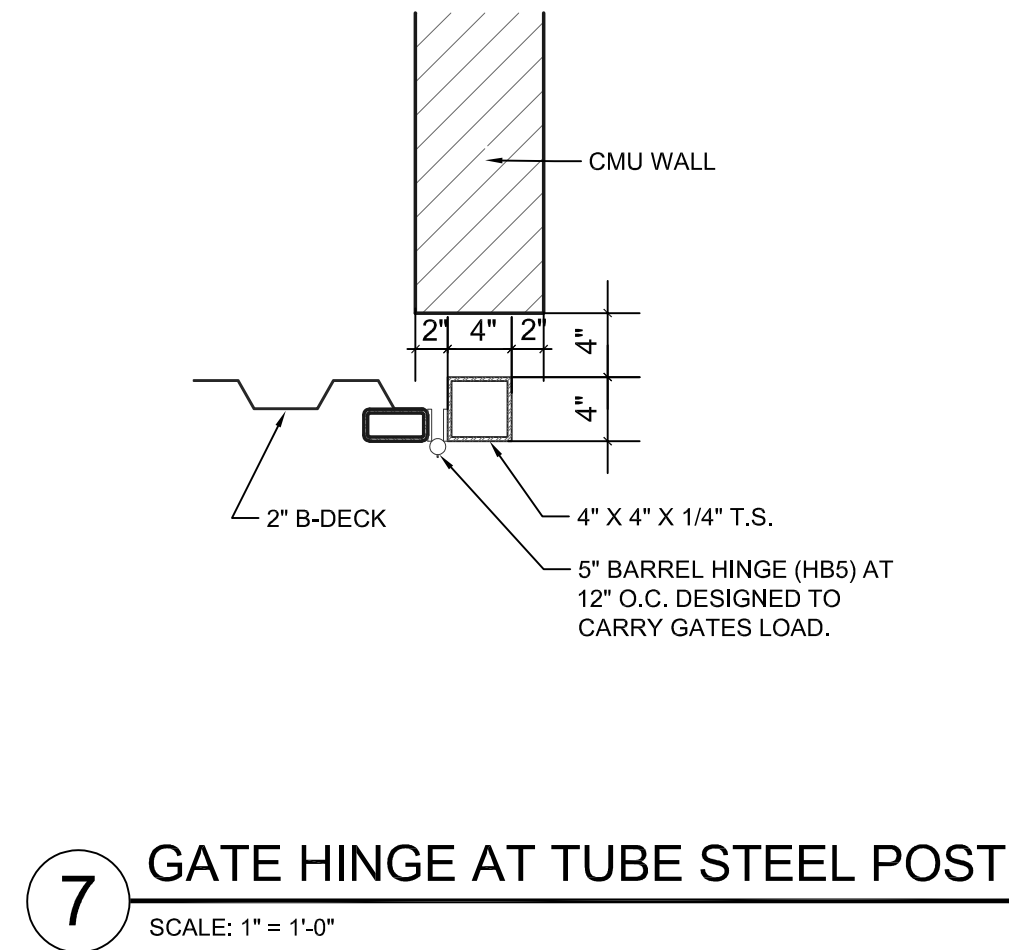
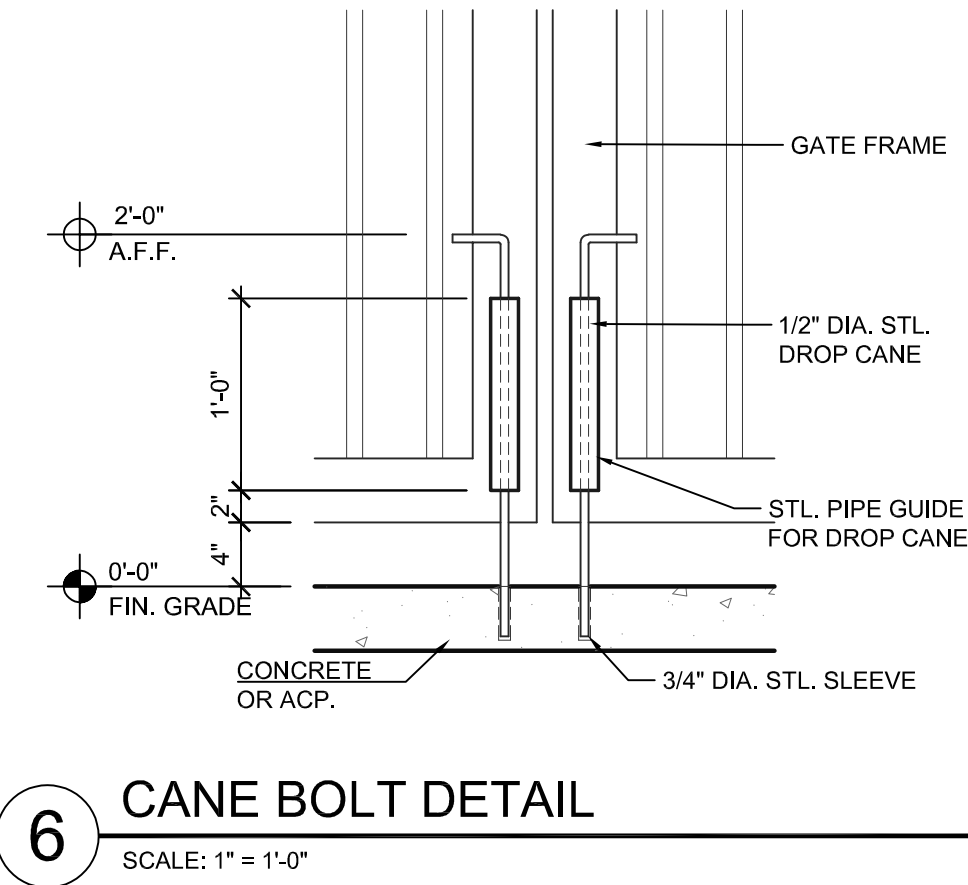
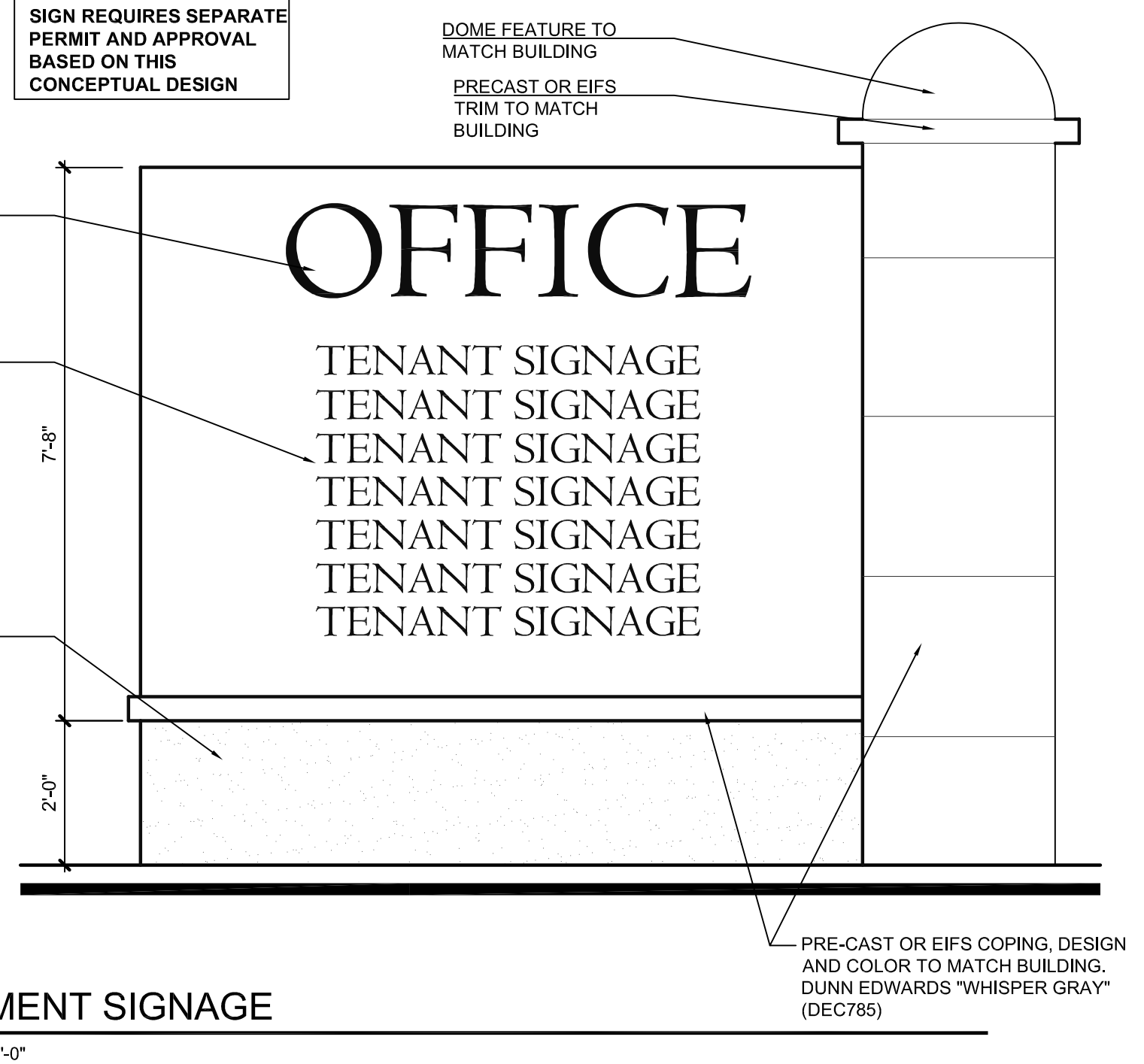
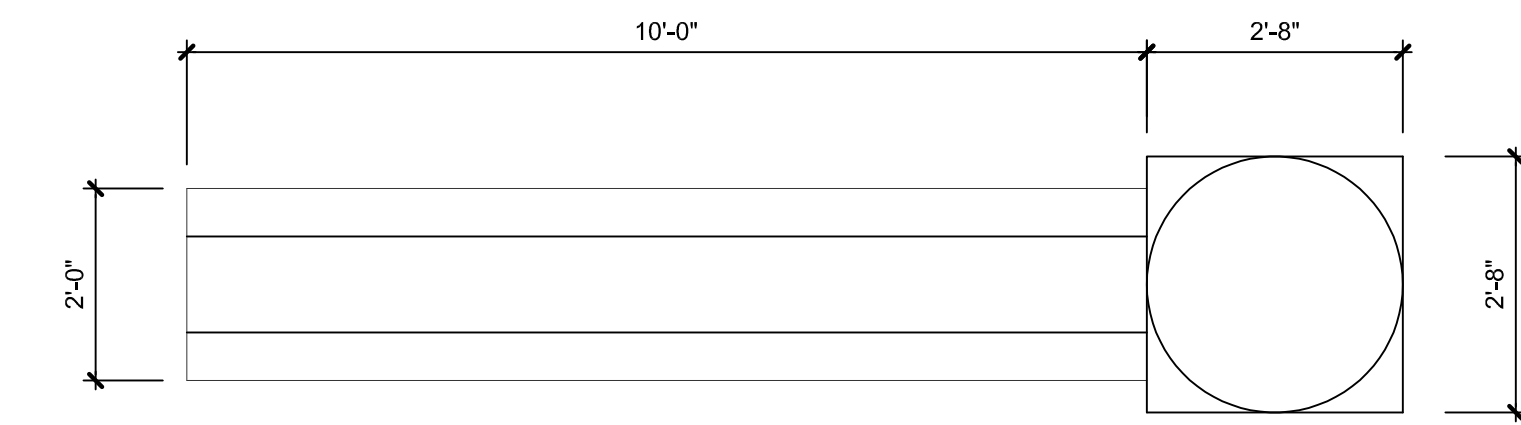
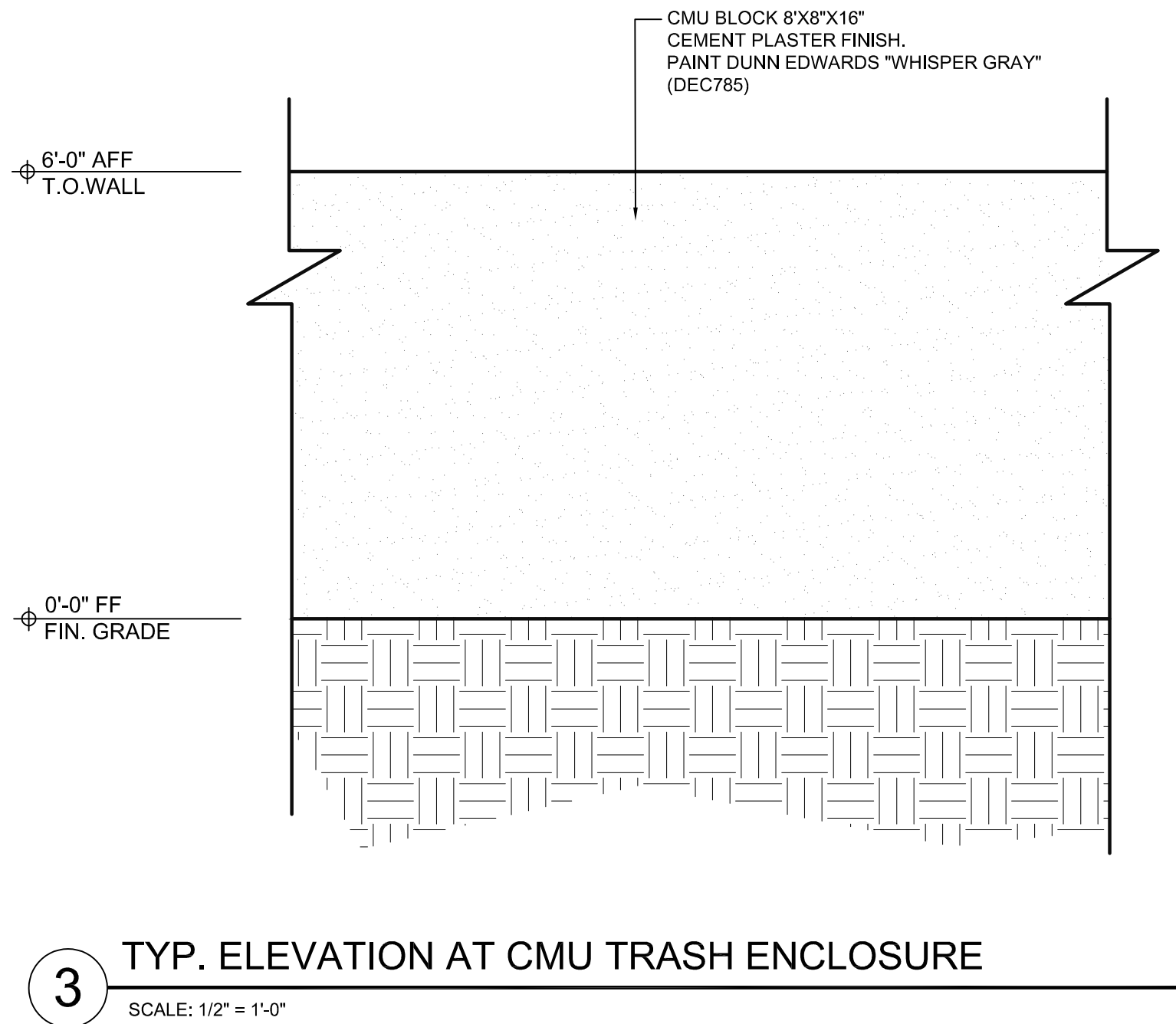
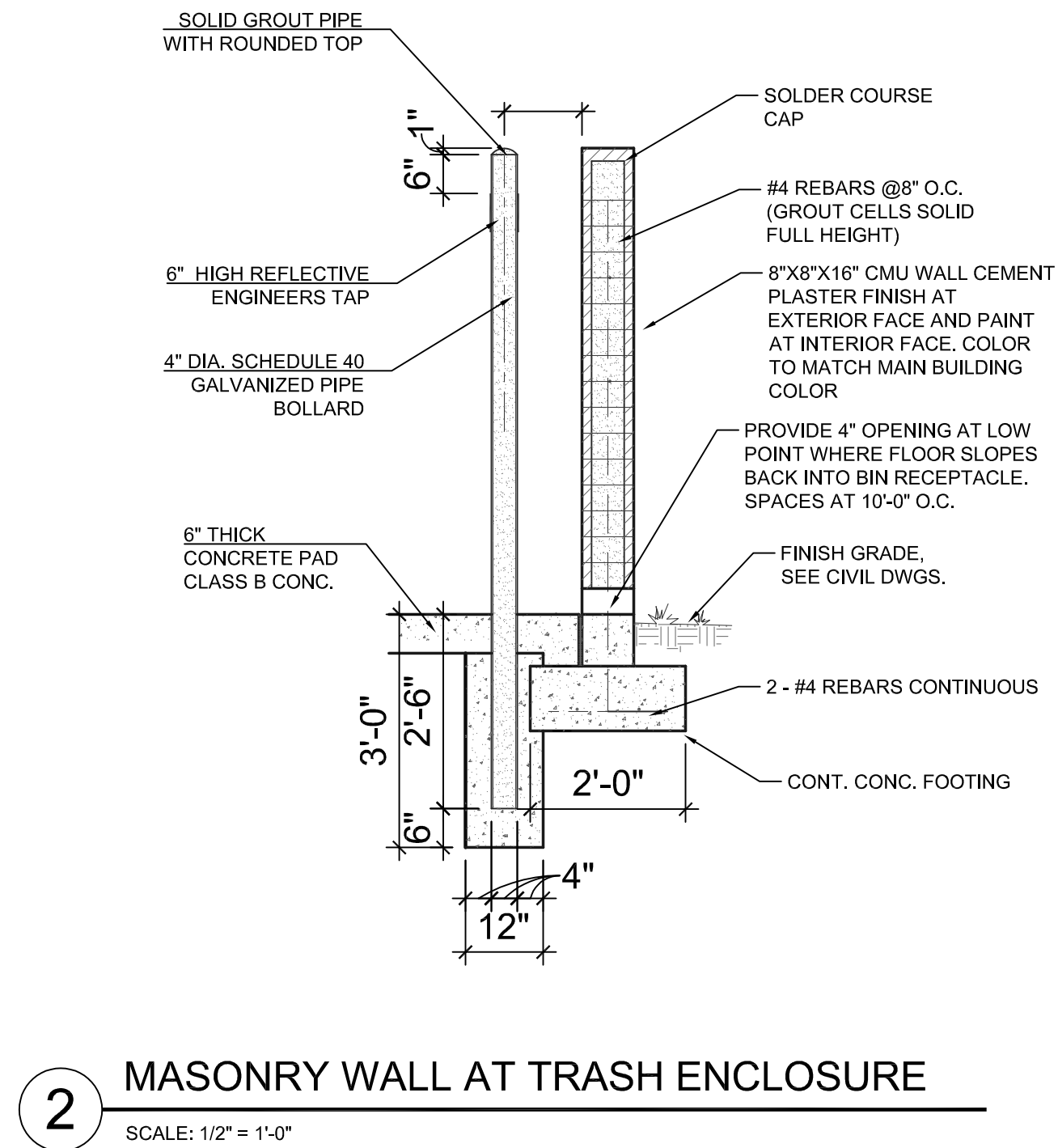
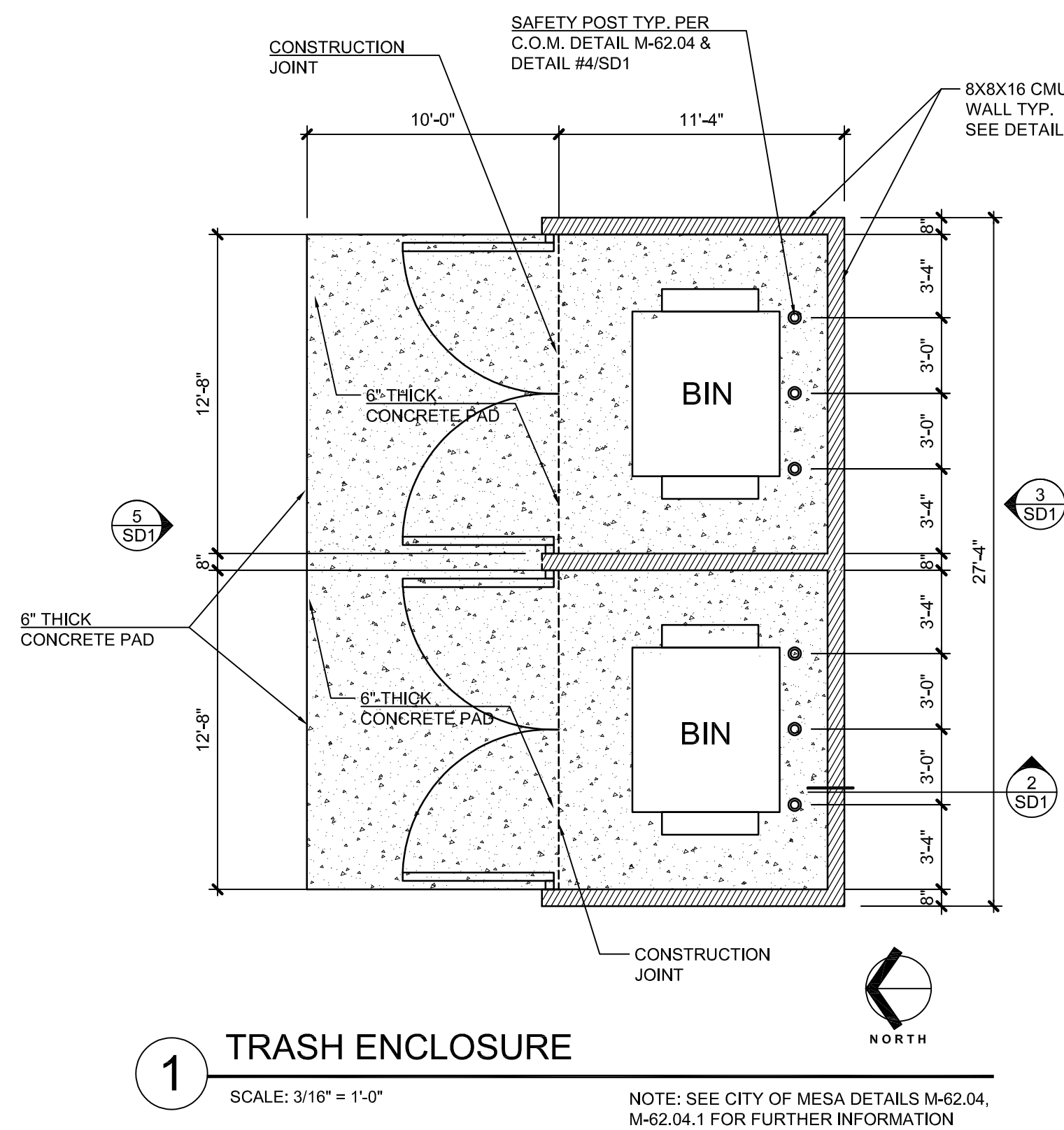
SITE PLAN

Project Number:
2009

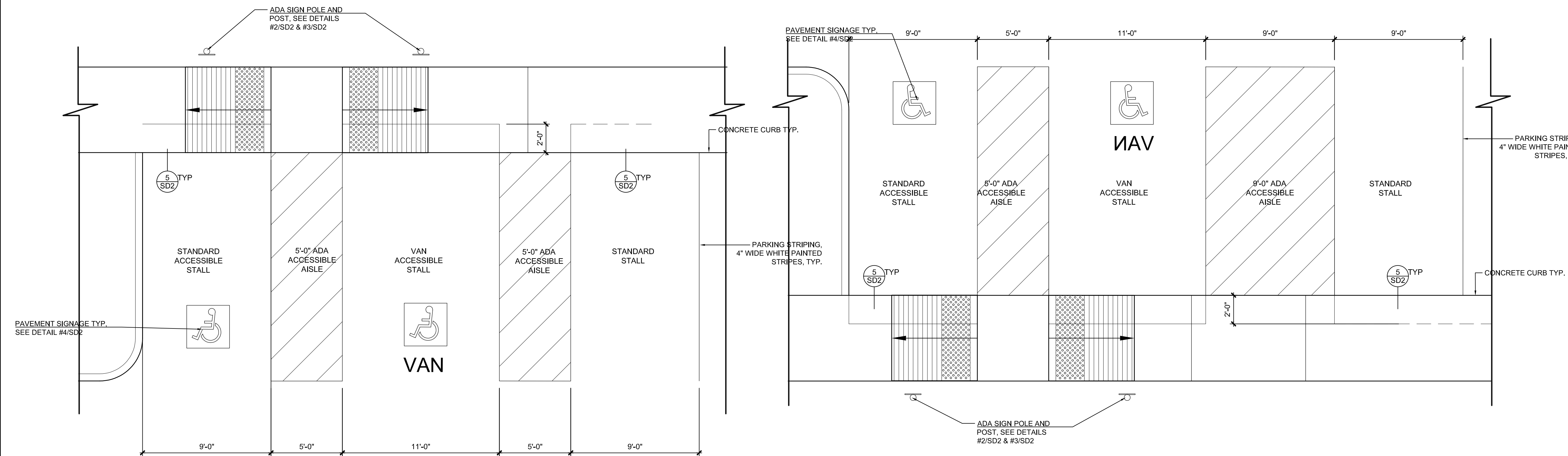
Revision Date:

Sheet Number:
SP1

Date:
11/18/2020



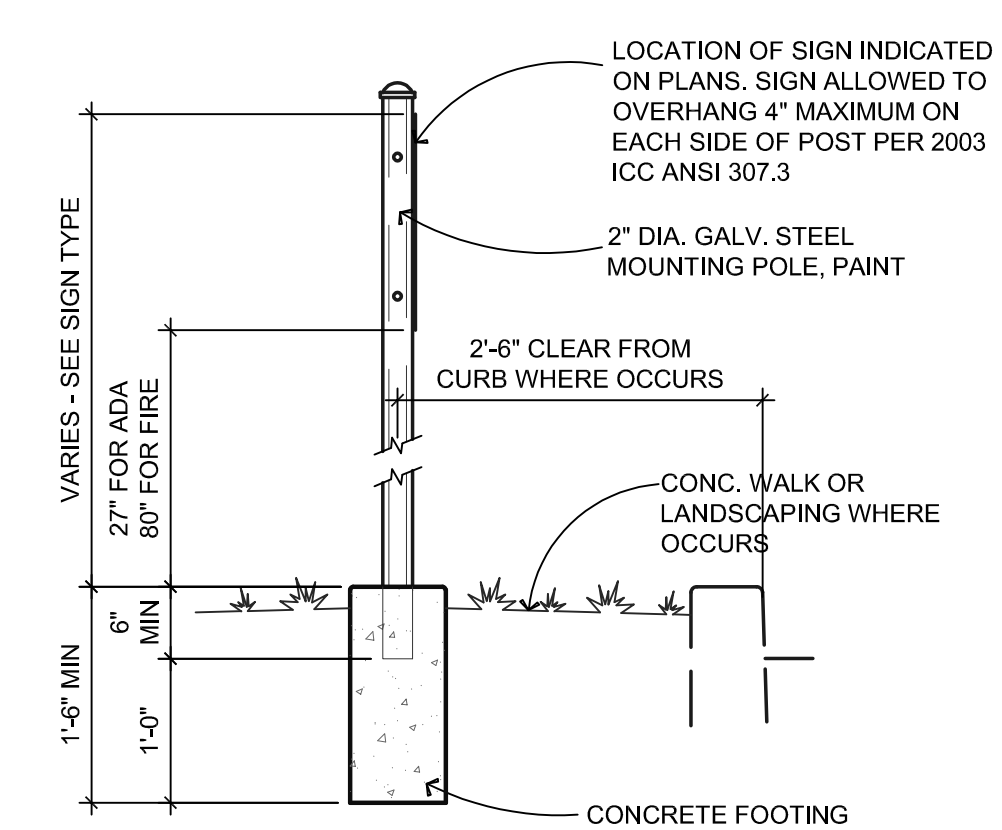
	adaptive ARCHITECTS 1630 S. Stapley Drive Suite 229 Mesa, AZ 85204 480.655.0633 www.adaptivearchitectsinc.com
Phase: Design Review	
Morris Brothers Offices 5520 East Baseline Rd Mesa, AZ 85206	
SITE WALL ELEVATIONS & SITE DETAILS	
Project Number: 2009	Revision Date: Date: 11/18/2020
Sheet Number: SD1	



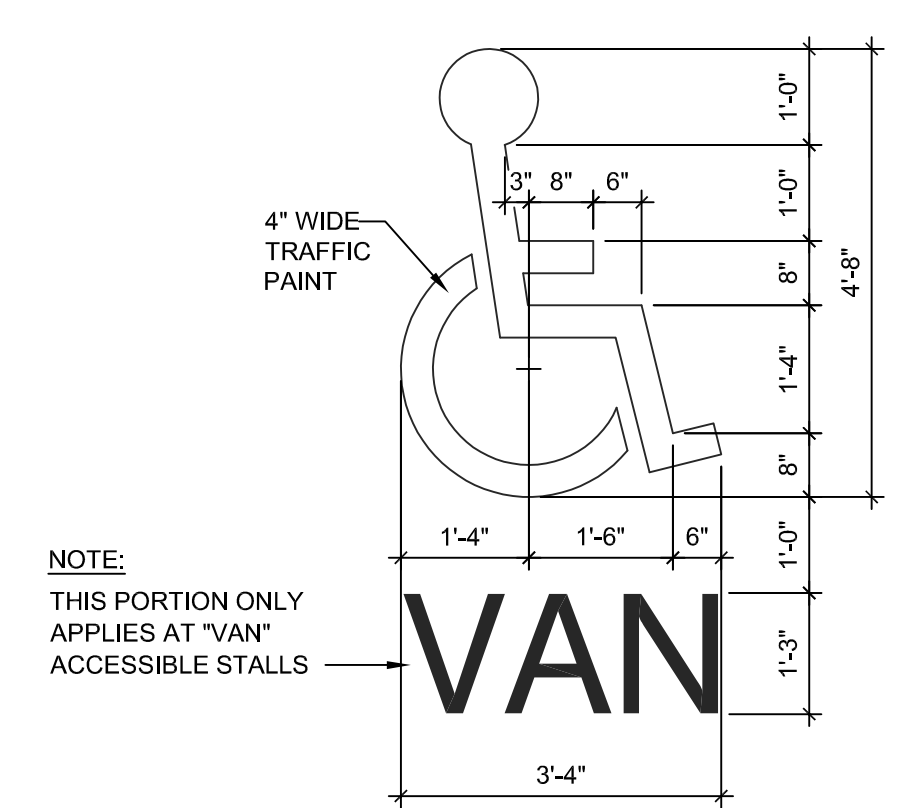
- NOTES:**
1. THE TOP OF THE SIGN SHALL BE 72 INCHES ABOVE FINISH GRADE.
 2. THE BOTTOM OF THE VAN ACCESSIBLE SIGN SHALL BE 48 INCHES ABOVE FINISH GRADE.
 3. SIGNS SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
 4. THE VAN ACCESSIBLE SIGN SHALL BE CENTERED UNDER THE ACCESSIBLE PARKING SIGN AS SHOWN.
 5. THE SIGN FACE SHOULD BE LOCATED NO FARTHER THAN 6 FEET FROM THE FRONT OF EACH PARKING SPACE.
 6. ALL LETTERING AND BORDER BANDS SHALL BE A SERIES 'C' GREEN COLOR.
 7. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE WHITE ON 6"x6" BLUE FIELD WITH 1/2 INCH RADIUS CORNERS.
 8. SIGN BLANK MATERIAL SHALL BE WHITE PRESSURE SENSITIVE ASTM TYPE IV WIDE ANGLE WHITE PRISMATIC REFLECTIVE SHEETING OR APPROVED EQUAL.
 9. FILM SHALL BE ELECTRO-CUT & APPLIED OVER THE WHITE SHEETING TO CREATE THE COLORED BORDER, TEXT & LEGEND. THE FILM SHALL BE TRANSPARENT ACRYLIC, PRESSURE SENSITIVE MATERIAL BY 3M OR APPROVED EQUAL.

2 ADA PARKING SIGNAGE
SCALE: 1-1/2" = 1'-0"

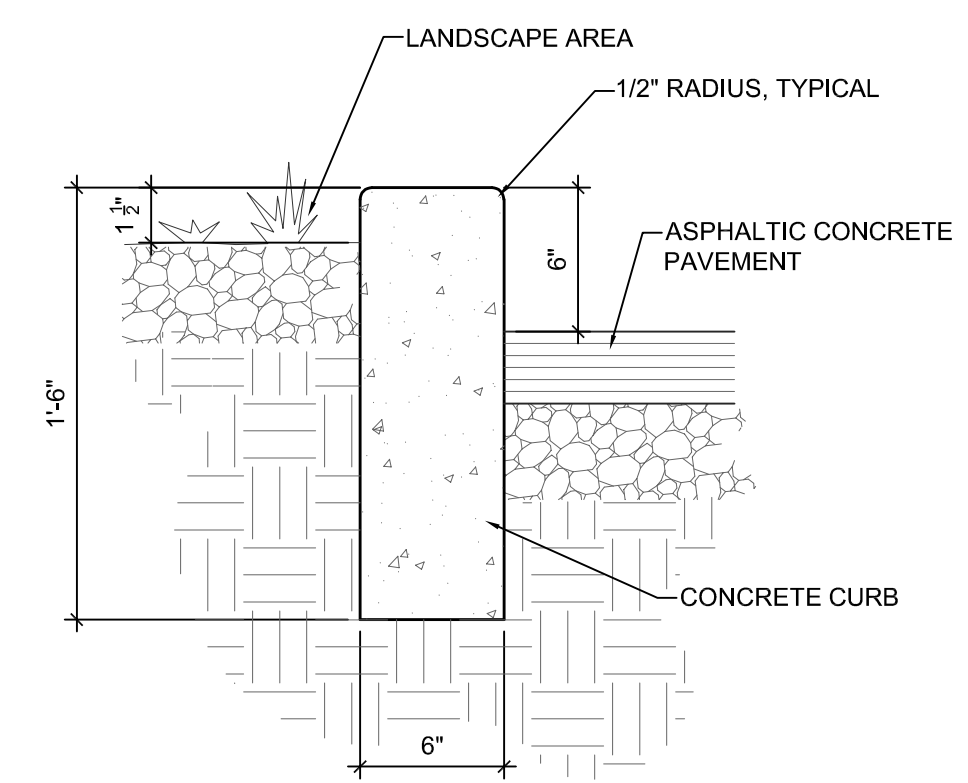
1 ENLARGED PLAN AT ADA PARKING
SCALE: 1/4" = 1'-0"



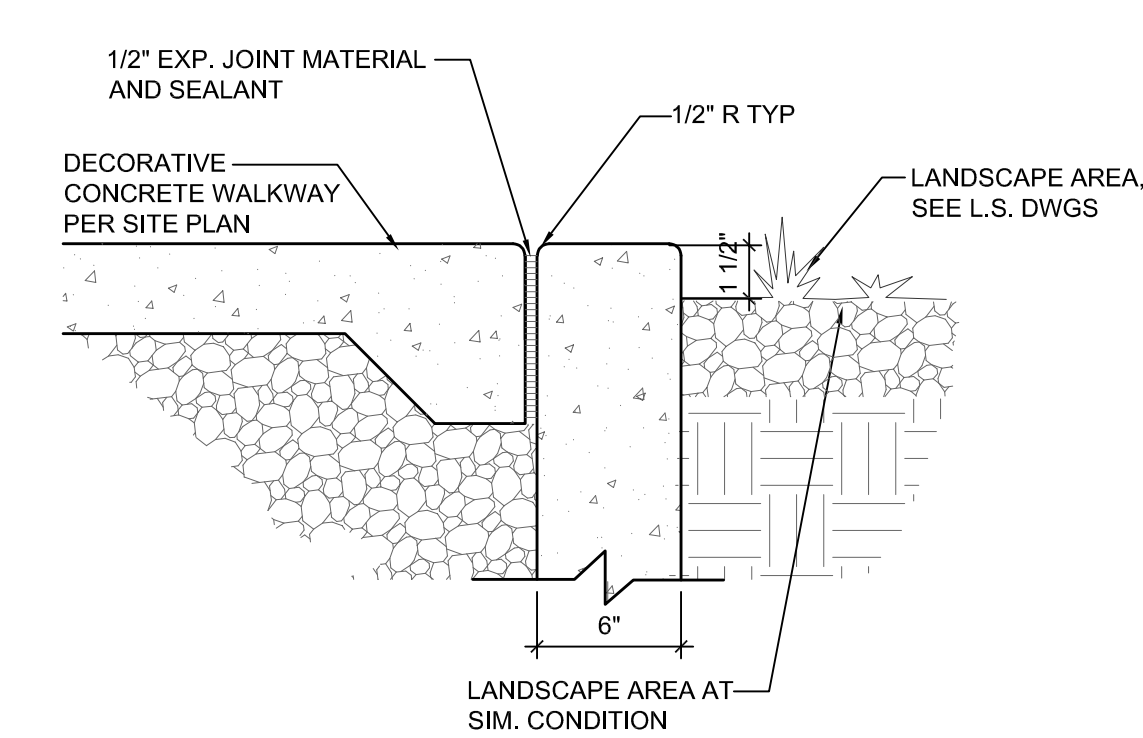
3 SIGN POST & BASE
SCALE: 3/4" = 1'-0"
PER 2003 ICC / ANSI A117.1



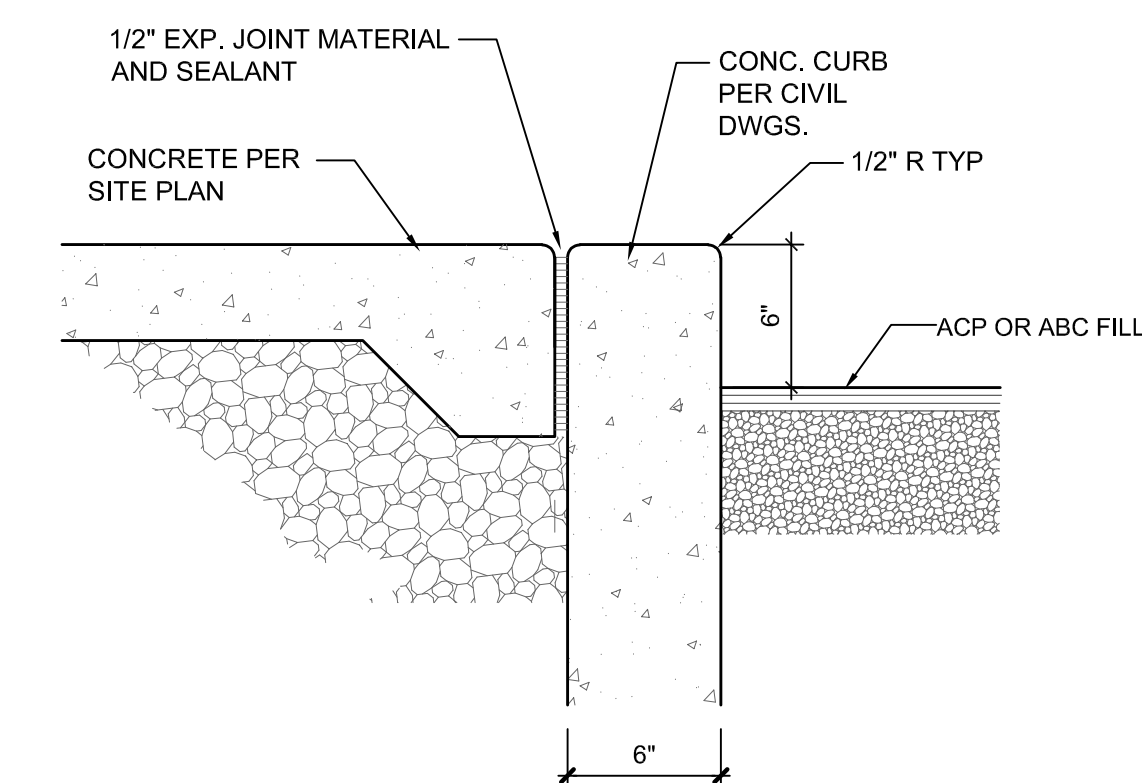
4 PAINTED ACCESSIBLE PARKING SYMBOL
SCALE: 1/2" = 1'-0"



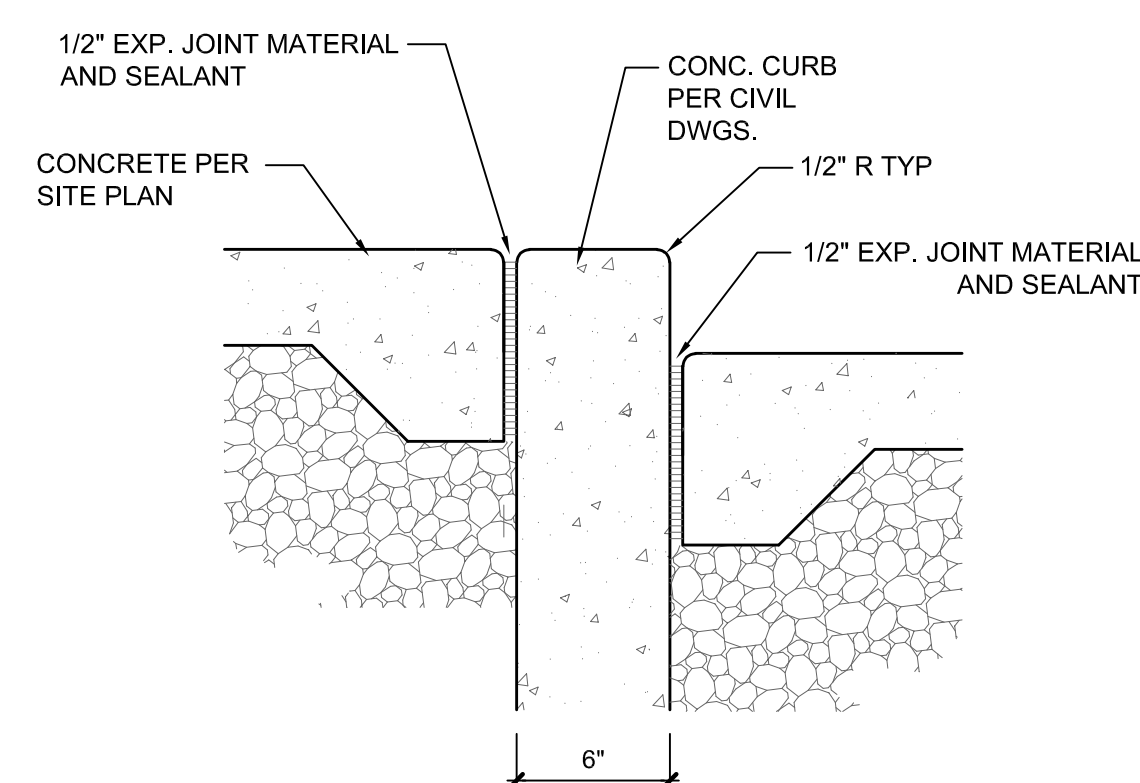
5 SECTION AT CONCRETE CURB
SCALE: 1-1/2" = 1'-0"



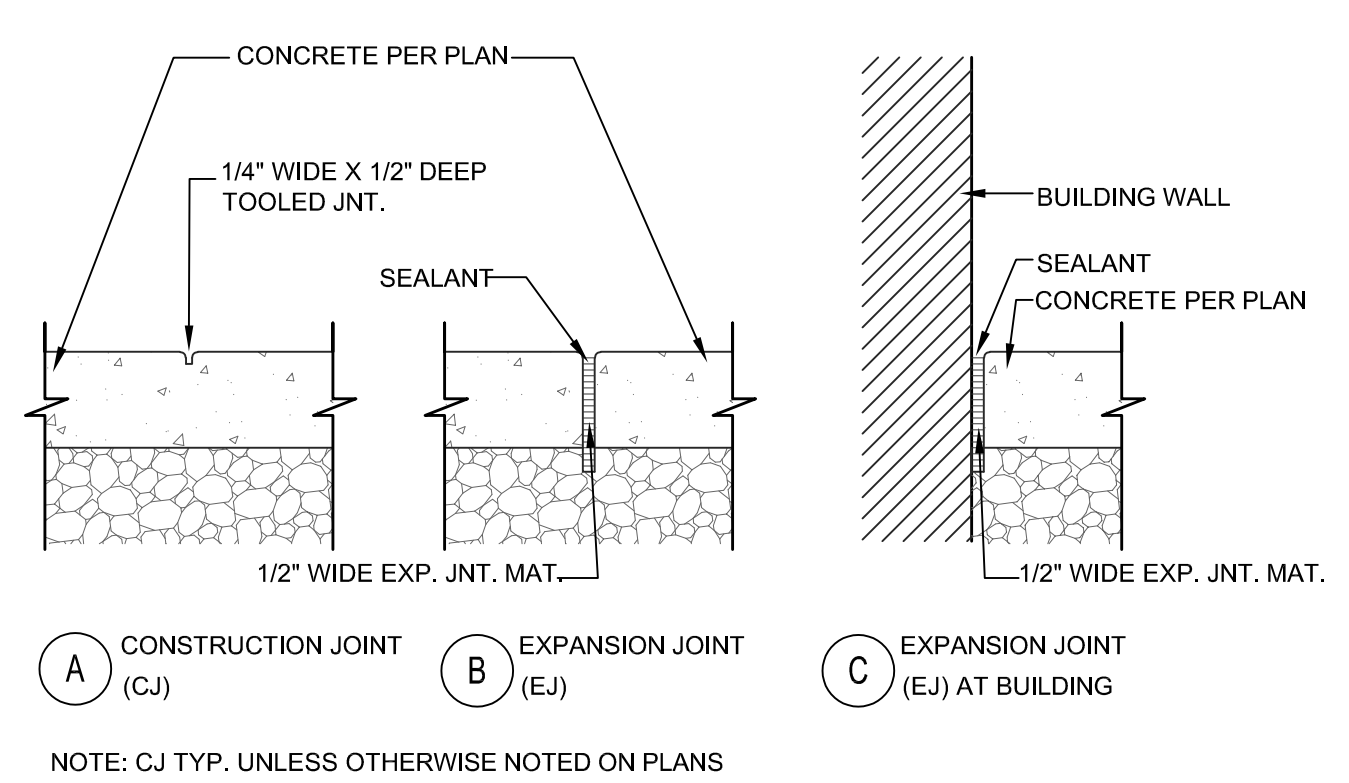
7 CONCRETE WALKWAY TRANSITION
SCALE: 1-1/2" = 1'-0"



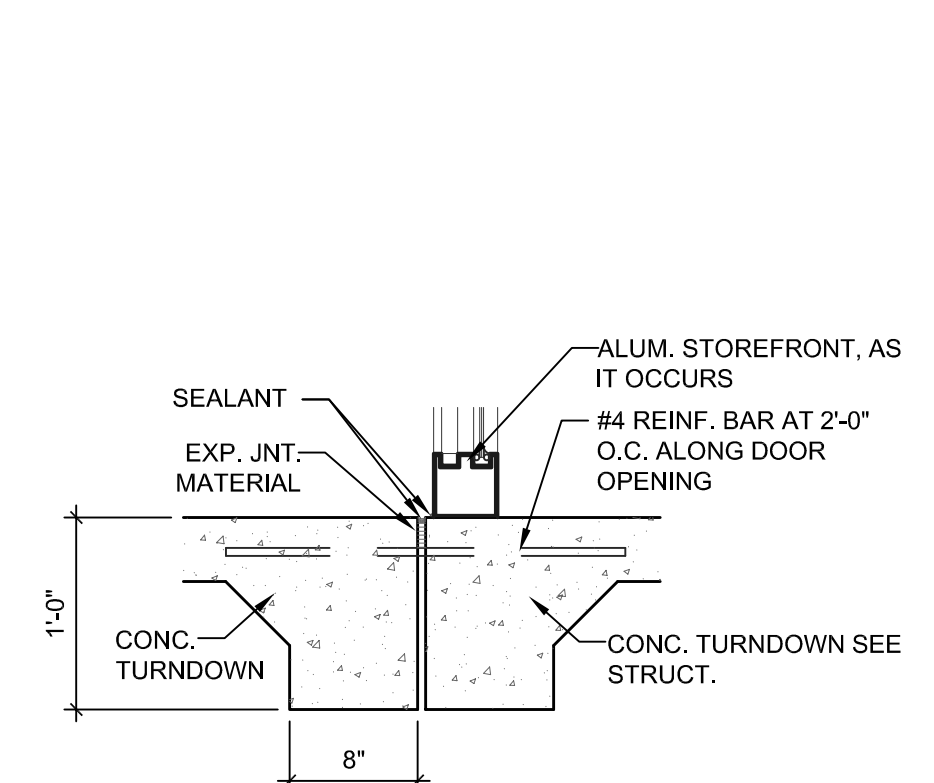
8 PAVING TRANSITION AT ASPHALT
SCALE: 1-1/2" = 1'-0"




9 PAVING TRANSITION AT CONCRETE
SCALE: NTS.



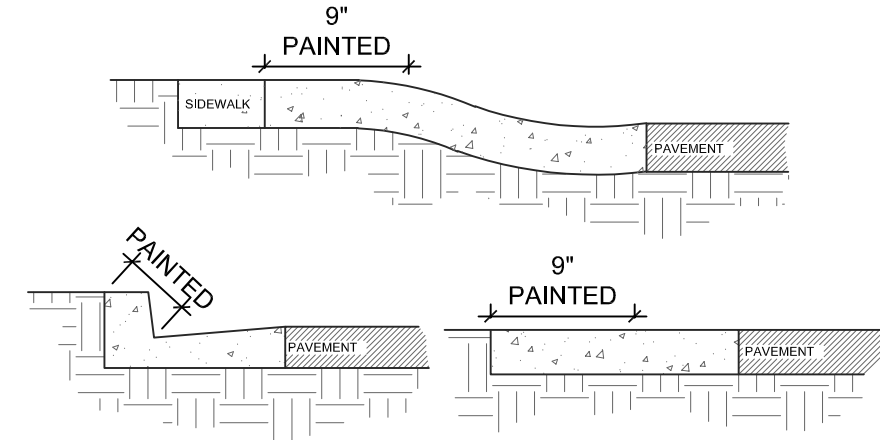
10 CONCRETE JOINTS
SCALE: 1-1/2" = 1'-0"



11 EXPANSION JOINT AT STOREFRONT
SCALE: 1" = 1'-0"

 adaptive ARCHITECTS 1630 S. Stapley Drive Suite 229 Mesa, AZ 85204 480.655.0633 www.adaptivearchitectsinc.com	
Phase Design Review	
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SITE DETAILS	
Project Number: 2009	Revision Date: Date: 11/18/2020
Sheet Number: SD2	

- CURBS:
- BETWEEN THE PLACEMENT OF FIRE LANE SIGNS, CURBS SHALL BE PAINTED RED (Parvo Brand Paint #3145) WITH WHITE LETTERS (FIRE LANE - NO PARKING) EVERY 50 FEET.
 - LETTERS SHALL BE 3" WITH 3/8" STROKE.
 - LETTERING TO BE ON TOP SURFACE OF CURB.
- NOTE:
- PAINT SHALL NOT BE SUPPLIED BY THE CITY.
 - PAINT SHALL BE SPECIFIED FOR CONCRETE USE.



4 FIRE LANE MARKINGS

SCALE: 1" = 1'-0"

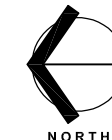
COLOR OF CANOPY TO BE COMPATIBLE WITH CENTER. EXACT COLOR SELECTION TO BE DETERMINED.

LINE OF SPREAD FOOTING; ONLY WHEN SPREAD FOOTING OPTION IS USED.

COVERED CANOPY STRUCTURE

1 CARPORT CANOPY STRUCTURE PLAN VIEW

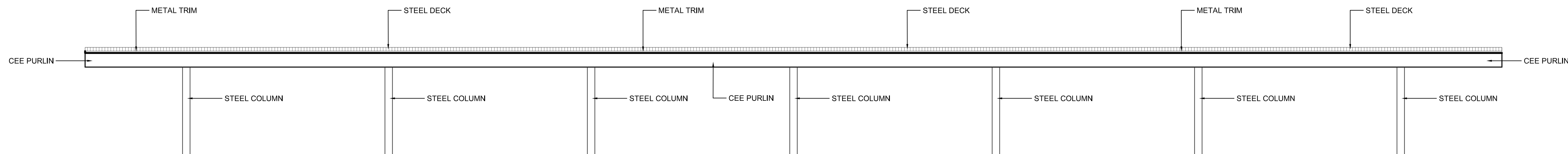
SCALE: 3/16" = 1'-0"



CONTRACTOR'S OPTION: 24" SQUARE "TOP" OF DRILLED PIER DUE TO SAW CUTTING ASPHALT TO ALLOW DRILLING OF FOOTING.

SLOPE CONCRETE UP SLIGHTLY TO PREVENT WATER FROM ACCUMULATING AROUND COLUMNS

LINE OF DRILLED PIER; ONLY WHEN PIER OPTION IS USED.



2 CARPORT CANOPY ELEVATION

SCALE: 3/16" = 1'-0"



**ALL STEEL/METAL COLUMNS TO BE PAINTED TO MATCH PRECAST ELEMENTS ON BUILDING. "PURE WHITE" BY SHERWIN WILLIAMS - SW 7005

**ALL STEEL/METAL BEAMS/PURLINS TO BE PAINTED TO MATCH ROOF ON BUILDING. ANTIQUE PATINA

NOTES:

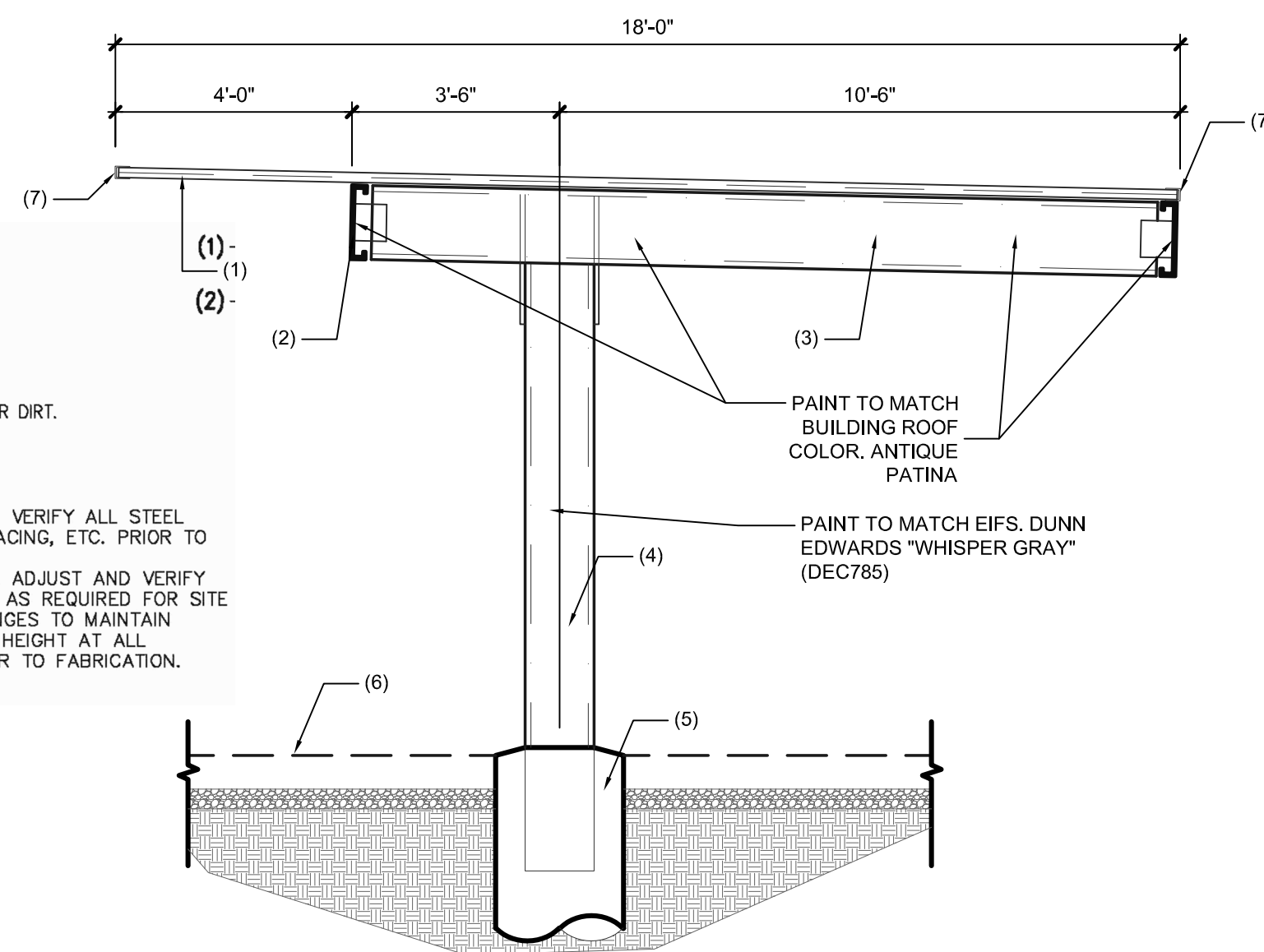
- STEEL COLUMN.
- CAST-IN-PLACE CONCRETE DRILLED PIER.
- SLOPE CONCRETE UP SLIGHTLY TO PREVENT WATER FROM ACCUMULATING AROUND STEEL COLUMN.
- 3" MIN. 12" MAX.
- SAWCUT ASPHALT AS SHOWN.
- DIRT, ASPHALT OR CONCRETE AREA.
- 2 #6 BARS EACH SIDE OF STEEL COLUMN (4 TOTAL) OR EMBED STEEL COLUMN INTO CONCRETE DRILLED PIER TO WITHIN 3" MIN, 12" MAX OF THE BOTTOM OF THE CONCRETE DRILLED PIER AND OMIT REBAR.
- AT CONTRACTOR'S OPTION: 4" THICK CONCRETE CONSTRAINT PAD FLUSH WITH ADJACENT ASPHALT. IF CONSTRAINT PAD IS CONSTRUCTED, USE THE DRILLED PIER DEPTH FOR THE CONCRETE AREA IN THE SCHEDULE AT NOTE 11 BELOW.
- 2" MINIMUM THICKNESS ASPHALT PAVING TO BE VERIFIED ON SITE WHEN CONSTRAINT PAD IS USED.
- CENTERLINE OF STEEL COLUMN AND FOOTING.
-

DRILLED PIER DEPTH 24" DIAMETER	
AT DIRT AREA	7'-8"
ASPHALT AREA	6'-2"
AT CONCRETE AREA	5'-0"

NOTES:

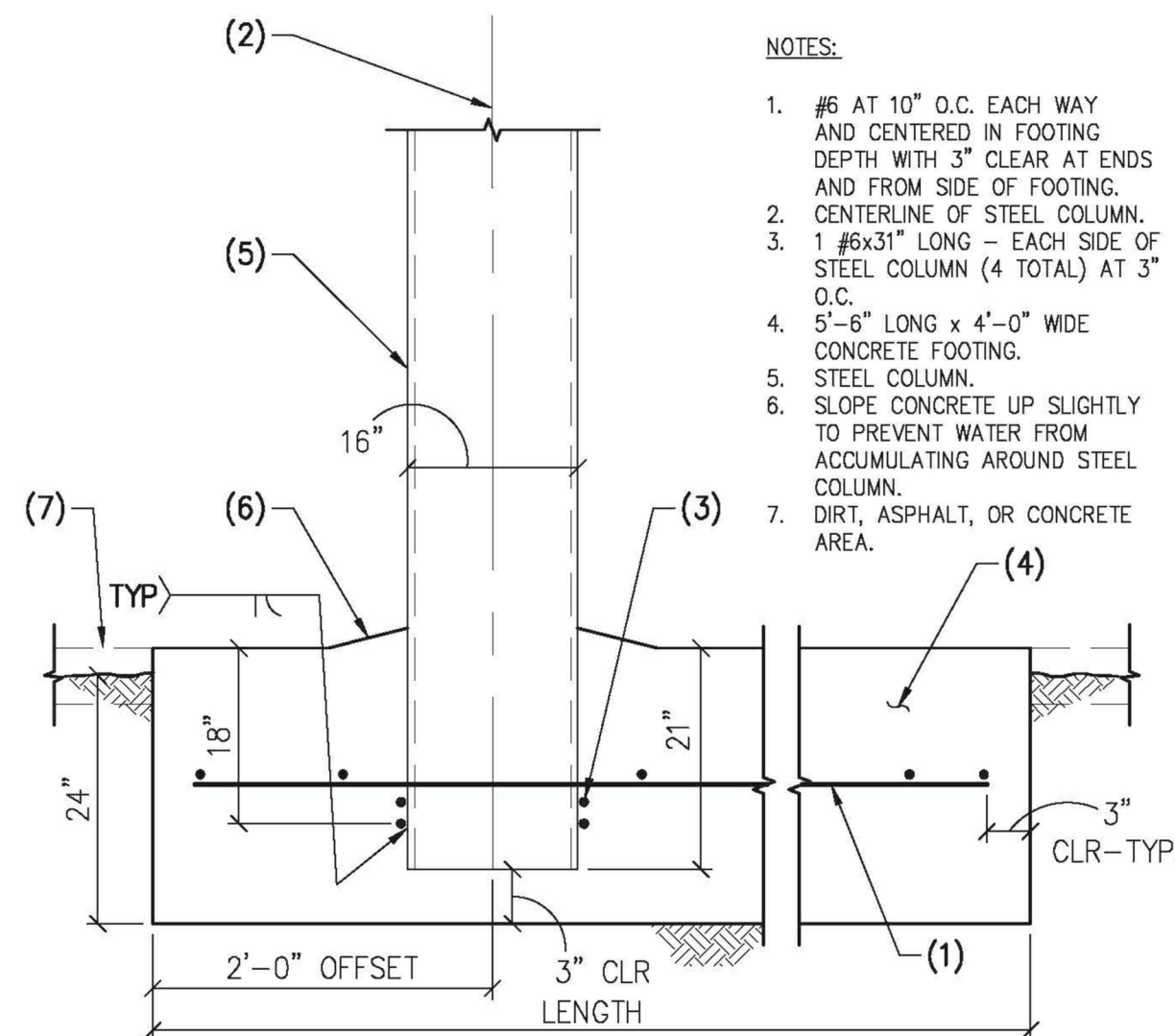
- STEEL ROOF DECK.
- PURLIN.
- BEAM.
- COLUMN.
- FOOTING.
- ASPHALT, CONCRETE OR DIRT.
- TRIM AS OCCURS.

NOTE:
A. CONTRACTOR TO VERIFY ALL STEEL DIMENSIONS, SPACING, ETC. PRIOR TO FABRICATION.
B. CONTRACTOR TO ADJUST AND VERIFY COLUMN HEIGHT AS REQUIRED FOR SITE ELEVATION CHANGES TO MAINTAIN MINIMUM CLEAR HEIGHT AT ALL LOCATIONS PRIOR TO FABRICATION.



NOTES:

- #6 AT 10" O.C. EACH WAY AND CENTERED IN FOOTING DEPTH WITH 3" CLEAR AT ENDS AND FROM SIDE OF FOOTING.
- CENTERLINE OF STEEL COLUMN.
- 1 #6x31" LONG - EACH SIDE OF STEEL COLUMN (4 TOTAL) AT 3" O.C.
- 5'-6" LONG x 4'-0" WIDE CONCRETE FOOTING.
- STEEL COLUMN.
- SLOPE CONCRETE UP SLIGHTLY TO PREVENT WATER FROM ACCUMULATING AROUND STEEL COLUMN.
- DIRT, ASPHALT, OR CONCRETE AREA.



A2 OPTIONAL SPREAD FOOTING

18-1157 NO SCALE

A1 DRILLED PIER FOOTING

18-1157 NO SCALE

REGISTERED ARCHITECT
CERTIFICATE NO. 26988
VINCENT P. DIBELLA
No. 12/1/2020
ARIZONA U.S.A.
EXPIRES 3-31-2023

adaptive
ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa, AZ 85204
480.655.0633
www.adaptivearchitectsinc.com

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5520 East Baseline Rd
Mesa, AZ 85206

CARPORT CANOPY STRUCTURE DETAILS

Project Number: 2009
Revision Date:
Date: 11/18/2020

Sheet Number:
SD3