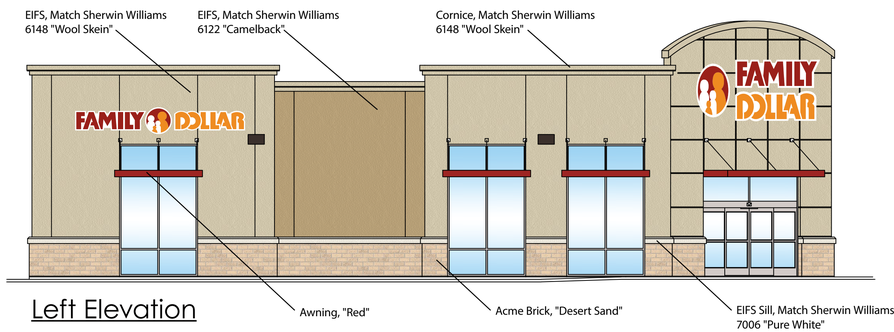
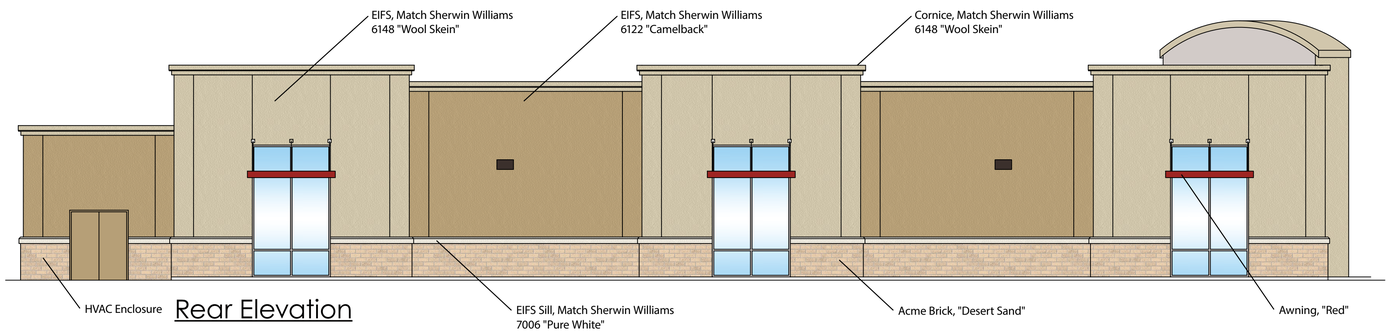
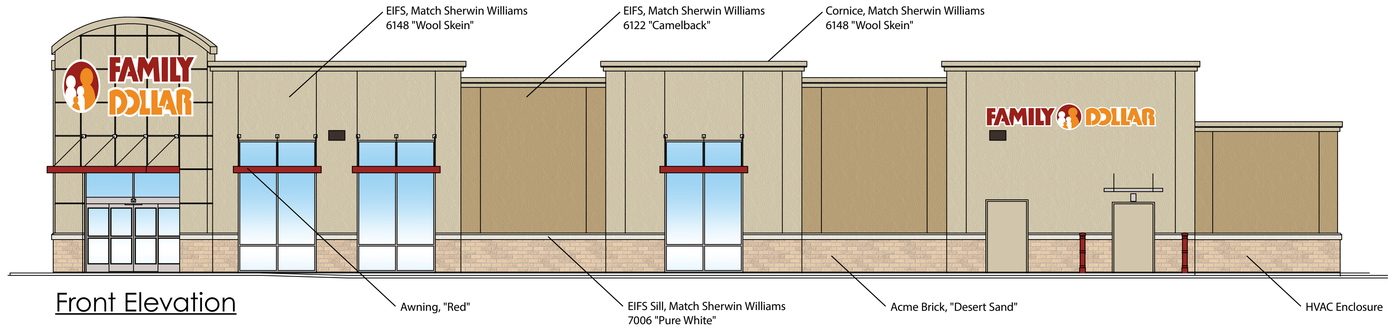


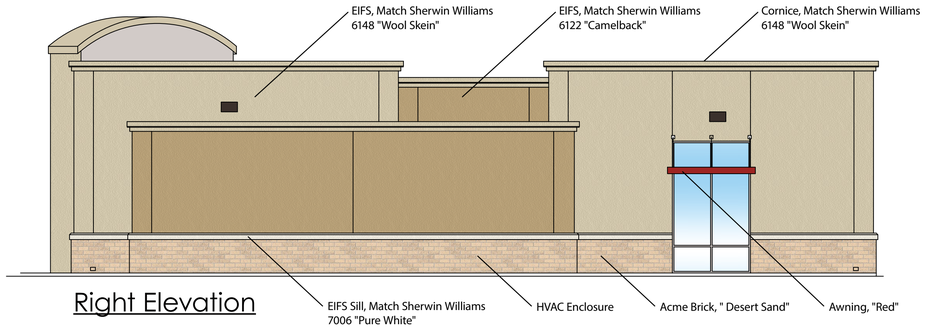
Left Elevation



Rear Elevation



Front Elevation



Right Elevation

Mesa, AZ

September 11, 2014 Elevation Package

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: All images shown are a representation of the design intent and may not portray the exact scale, colors, materials, or construction that could occur due to material availability and final architectural modifications.

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FAMILY DOLLAR

2809 Ajax Avenue, Suite 100
Rogers, Arkansas 72758

Phone: 479.636.3545
Fax: 479.636.1209

pb2 architecture + engineering

GENERAL NOTES:

METAL PANELS

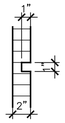
1. THIS SYSTEM USES AN STANDING SEAM ROOF ('LIBERTY LOCK').
2. THE 'A' PANELS FOR THE SIDE AND REAR ARE TO BE ATTACHED WITH TAMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER.
3. THE FRONT WALL ABOVE THE STONE FACADE USES 'A' PANELS ATTACHED WITH TEMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER
4. METAL BUILDING EAVE HT. TO BE ADJUSTED AS REQUIRED TO MAINTAIN FAMILY DOLLAR STANDARD CEILING HEIGHT.

G.C. TO USE TAMPER RESISTANT SCREWS FOR ALL METAL WALL PANELS. (TYPICAL) SCREW MUST BE FULL HEIGHT PAN HEAD, SELF-DRILLING, STAINLESS STEEL SCREWS WITH SELF SEAL WASHERS (OR EQUAL).

GENERAL NOTES:

BUILDING EXTERIOR

1. GC TO PROVIDE SLEEVE, BOOT, OR OTHER APPROPRIATE PENETRATION MATERIAL FOR A CLEAN TRANSITION FROM EXTERIOR TO INTERIOR FOR ALL CONDUIT WIRE, PIPE, ETC. OWNER MUST APPROVE METHOD AND FINISH BEFORE COMPLETION OF CONSTRUCTION.
2. DOWNSPOUT SPACING TO BE DETERMINED BY CIVIL ENGINEER BASED ON LOCAL TYPICAL AND MAXIMUM RAINFALL AMOUNTS WITH DOWNSPOUTS PLACED EQUALLY APART. NO DOWNSPOUT MAY BE PLACED WITHIN 12" OF A DOOR FRAME. USE A MINIMUM OF THREE STRAPS PER DOWNSPOUT (TYPICAL).
3. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED PER MASONRY MANUFACTURER'S RECOMMENDATIONS.



3 EIFS DETAIL
1/4" = 1'-0"

GENERAL NOTES:

FINISHES AND CONSTRUCTION

1. THE MATERIALS USED FOR THE EXTERIOR FINISH MUST BE APPROVED BY THE FAMILY DOLLAR STORE REPRESENTATIVE. MATCHING EXISTING NEARBY STRUCTURES MATERIALS MUST BE DESCRIBED IN DETAIL FOR FAMILY DOLLAR STORE CONSIDERATION
2. CONSTRUCTION DETAILS MUST BE SEALED BY A LICENSED STATE STRUCTURAL ENGINEER OR QUALIFIED ARCHITECT. IF A METAL BUILDING IS UED, BUILDING REACTIONS MUST BE PROVIDED FOR THE STRUCTURAL ENGINEER'S FOUNDATION DESIGN.
3. THE MINIMUM CLEAR HEIGHT OF THE STRUCTURE OF OTHER OBSTRUCTIONS IS 11'-6". A MAINFRAME BEAM, BAR JOIST, OR WOOD TRUSS' VERTICAL THICKNESS IS TO BE CALCULATED BY A LICENSED STRUCTURAL ENGINEER – THE BOTTOM OF WHICH SHALL NOT INTERFERE WITH THE CLEAR SPACE FROM FINISHED FLOOR TO 11'-6" AND MUST BE COORDINATED WITH THE HVAC DESIGN, NOT TO INTERFERE WITH DUCTWORK CLEARANCES.
4. PROVIDE INSECT/TERMITE TREATMENT PER BONDED (WARRANTED), AUTHORIZED INSTALLING SUB-CONTRACTOR; LL IS TO FORWARD PROOF OF SAME TO FAMILY DOLLAR STORES.

GENERAL NOTES:

SITE SOILS NOTE

* GEOTECHNICAL INVESTIGATION RECOMMENDATIONS OF THE SOIL BELOW THE BUILDING AN PARKING LOT ARE TO BE FOLLOWED AS WELL AS ANY COMPLIANCE WITH DOT STANDARDS FOR SITE WORK, AS REQUIRED, FOLLOWING RECOMMENDATIONS OF SOILS REPORT FOR EACH SPECIFIC SITE. LL RESPONSIBLE FOR BORINGS AND BUILDING LOCATION CHOSEN. VERIFY GRADING PER CIVIL DRAWINGS. CONSULT ARCHITECT OR STRUCTURAL ENGINEER IF GRADING REQUIRES STEPPED FOOTINGS, PRIOR TO CONSTRUCTION.

GENERAL NOTES:

INSULATION

1. WALLS TO ATTAIN INSULATION RATING WITH BATT INSULATION AND/OR RIGID INSULATION TO TOTAL R-13.
2. ROOF TO ATTAIN INSULATION RATING WITH VINYL WRAPPED INSULATION TO TOTAL R-15 CONTINUOUS OR R-19 WITH THERMAL BLOCK (THERMAL BLOCK ARE A MINIMUM R-5 OF RIGID INSULATION, WHICH EXTENDS 1" BEYOND THE WIDTH OF THE PURLINS ON EACH SIDE, PERPENDICULAR TO THE PERLINS.
3. ALL INSULATION WHERE EXPOSED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
4. FOLLOW LOCAL ENERGY CODE (IECC OR ASHARE STANDARD 90.1) SEE ATTACHED ENERGY FORM IF APPLICABLE)

EXTERIOR FINISH SCHEDULE (REF SHEET A-1.1 FOR INTERIOR FINISH SCHEDULE)

	NO:	DESCRIPTION	MATERIAL TYPE	COATS	COLOR INFORMATION
	(#)	(EXTERIOR FINISH SYMBOL)			
BUILDING EXTERIOR	1	EIFS	EIFS	2	PAINT EIFS; SHERWIN WILLIAMS COLOR SE 6122 "CAMELBACK"
	2	CANOPY	METAL	–	COLOR RED
	3	BRICK VENEER	UTILITY SIZE ACME BRICK	INTEGRAL COLOR	CANYON BROWN WITH GRAY MORTAR
	4	HM DOORS (EXT FACE), GUTTERS, DOWNSPOUTS, METAL TRIM, PARAPET CAP	METAL BUILDING MANUFACTURER	PRE-FINISHED	MID-WEST COLOR 'SADDLE TAN', VP PANEL – "TAN" NUCOR – SAGEBRUSH TAN SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
	5	EIFS	EIFS	2	PAINT EIFS; MATCH SHERWIN WILLIAMS 6148 "WOOL SKEIN"
	6	STEEL PIPE BOLLARDS	EXTERIOR LATEX	2	SHERWIN WILLIAMS MATCHING COLOR SW 4081 "SAFETY RED"
	7	METAL ROOF	STANDING SEAM	PRE-FINISHED	COOL ARCTIC WHITE (PRE-FINISHED) (PROVIDE 20YR WEATHER TIGHTNESS WARRANTY FOR FEE DEVELOPMENT ONLY)
	8	METAL WALL PANEL	NARROW CORRUGATED	PRE-FINISHED	GALVALUME
	9	METAL TRIM	REF DETAILS ON A1	PRE-FINISHED	TAN (PRE-FINISHED) MATCH SW 6122 'CAMELBACK'
	10	METAL ACCENT TRIM	REF DETAILS ON A1	PRE-FINISHED	FURNISHED BY METAL BUILDING MANUFACTURER: NUCOR COLOR 'REGAL RED' (PRE-FINISHED), SINGLE BEAD, EMBOSSED
	11	ARCHED TOWER CAP	METAL BLDG MANUFACTURER	PRE-FINISHED	MATCH SW6122 "CAMELBACK"
	12	EIFS SILL	EIFS	2	MATCH SW7006 "PURE WHITE"

NOTES: EXTERIOR FINISHES

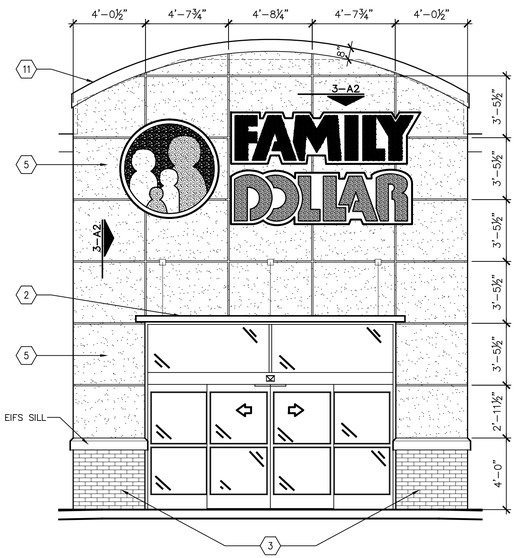
GENERAL NOTE:

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORES. COLORS ARE CRITICAL AND MUST BE APPROVED BY A FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE METAL BUILDING MANUFACTURER, AND/OR SHERWIN WILLIAMS APPROVED ALTERNATE COLORS LISTED.

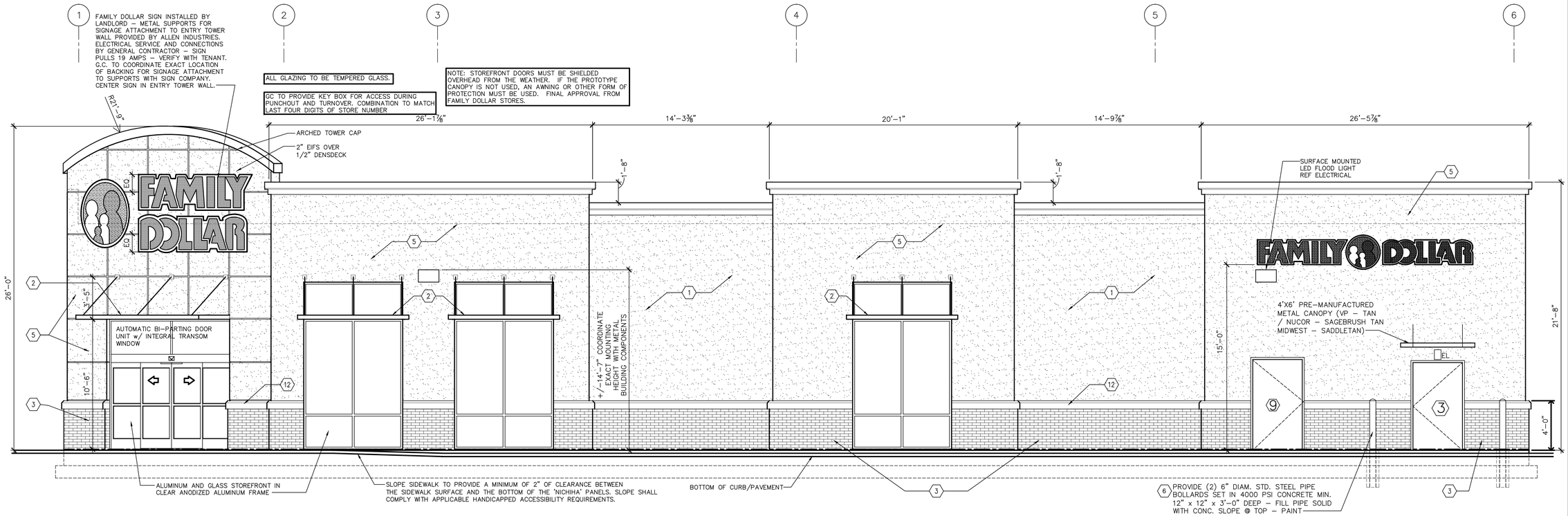
A. GC TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.

B. GENERAL CONTRACTOR TO PROVIDE TENANT WITH STOCK OF ADDITIONAL FINISH MATERIALS UPON COMPLETION OF WORK, INCLUDING, CEILING TILE (10 MIN), PAINT, LIGHT FIXTURE REPLACEMENT LAMPS, FLOOR FINISHES AND BASE. (ADDITIONAL ITEMS TO BE PLACED IN AVAILABLE STORAGE AREA) GC'S PAINTING SUBCONTRACTOR TO PROVIDE OWNER WITH ONE (1) FULL GALLON OF PAINT FOR EACH COLOR AT COMPLETION OF PROJECT.

C. GC OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE DEALER WITH STORE LOCATION.



2 ENTRY DETAIL
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

Architect of Record
Bradley Jason Phillips

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FAMILY DOLLAR STORE

865 S. DOBSON ROAD
MESA, ARIZONA

JOB NUMBER: 2014.0177

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ELEVATIONS & EXTERIOR FINISH SCHEDULE

SHEET: A2

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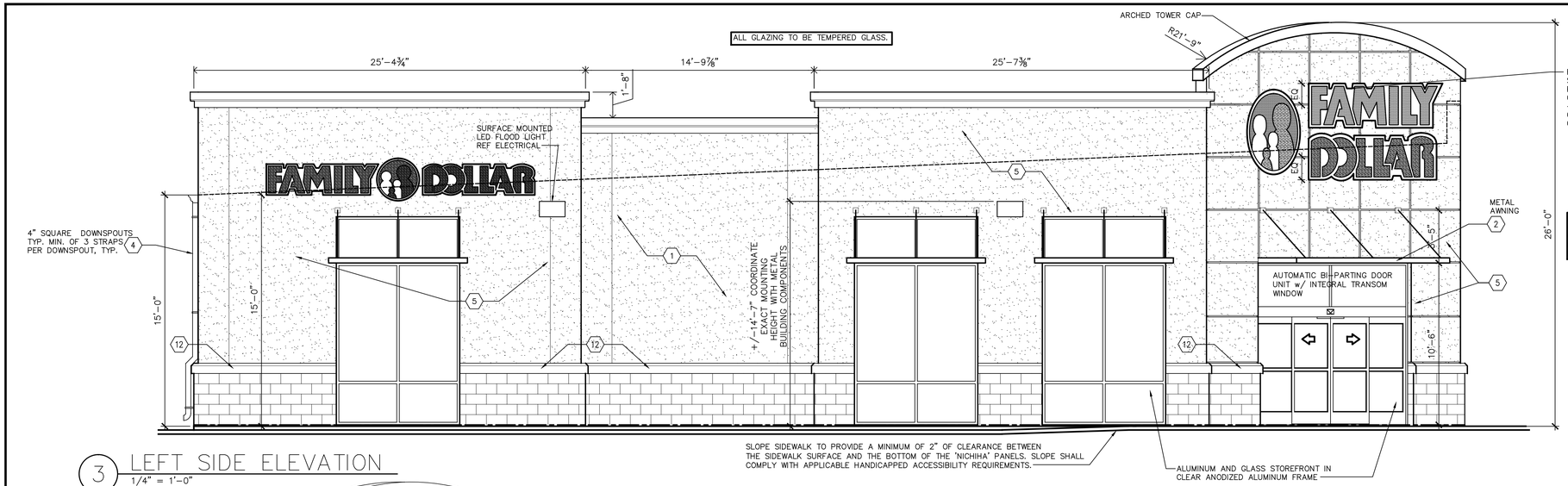
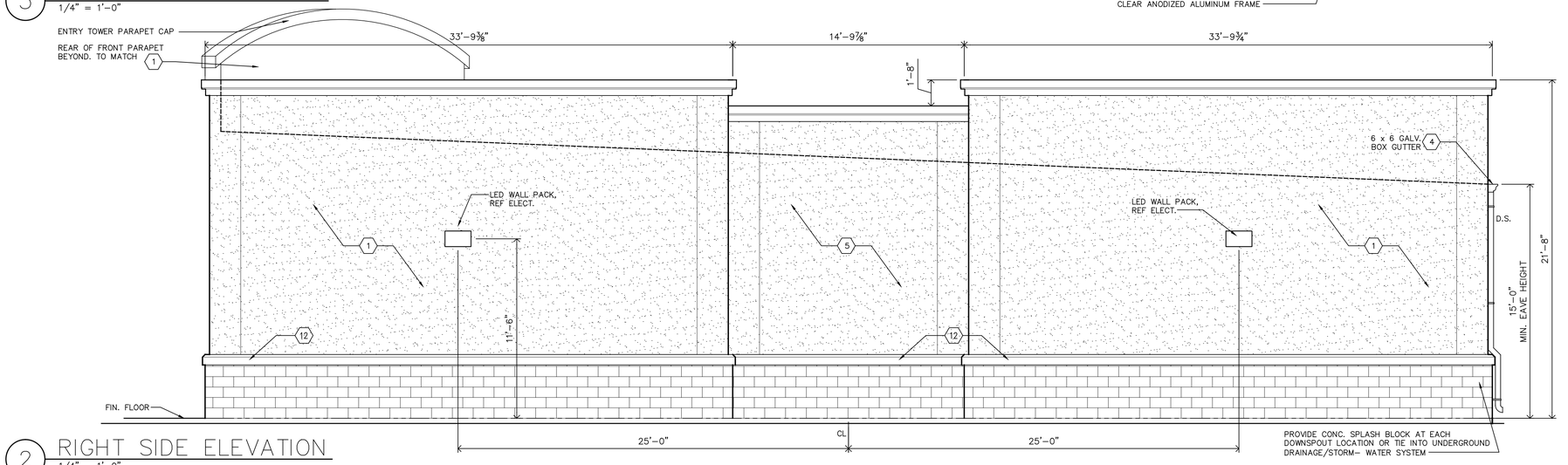
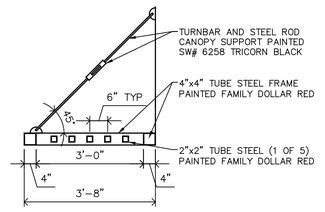


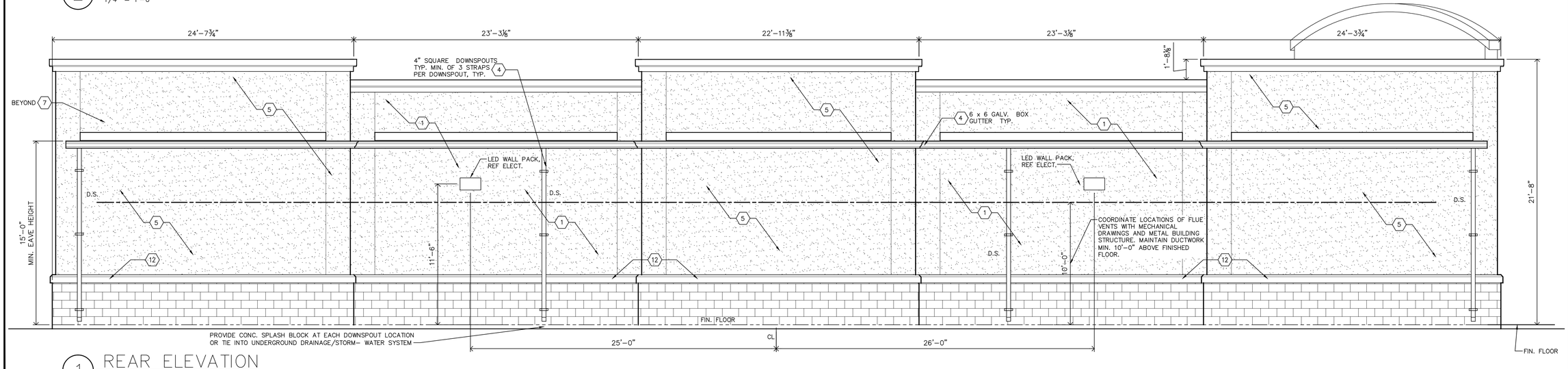
3 LEFT SIDE ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



4 CANOPY DETAIL
1/2" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209
Architect of Record
Bradley Jason Phillips

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FAMILY DOLLAR STORE
865 S. DOBSON ROAD
MESA, ARIZONA
JOB NUMBER: 2014.0177

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EXTERIOR ELEVATIONS

SHEET: A2.1

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FINISH/ CONSTRUCTION NOTE:

THE MATERIALS USED FOR THE EXTERIOR FINISH MUST BE APPROVED BY THE FAMILY DOLLAR STORE REPRESENTATIVE. MATCHING EXISTING NEARBY STRUCTURES MATERIALS MUST BE DESCRIBED FOR FAMILY DOLLAR STORE CONSIDERATION.
CONSTRUCTION DETAILS MUST BE SEALED BY A LICENSED STATE STRUCTURAL ENGINEER OR QUALIFIED ARCHITECT. IF A METAL BUILDING IS USED, BUILDING REACTIONS MUST BE PROVIDED FOR STRUCTURAL ENGINEER TO DESIGN FOUNDATION.

INSULATION NOTE:

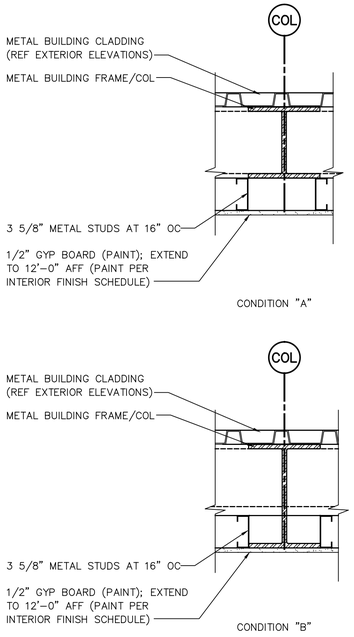
MARICOPA COUNTY
ZONE 2B

THE FOLLOWING ARE MINIMUM STANDARDS FOR INSULATION:

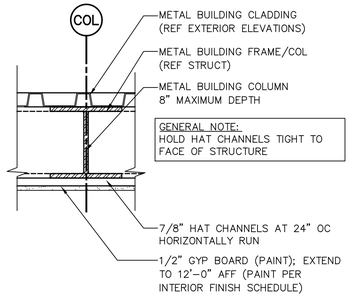
- WALL INSULATION SHALL BE THE SIMPLE SAVER SYSTEM BY THERMAL DESIGN. THE SYSTEM SHALL USE R-25 FILLER BLANKETS IN THE GIRT SPACES WITH THERMAL BREAK TAPE ("QUIK STOP") ON THE OUTSIDE OF THE GIRTS HAVING A TESTED TOTAL R-VALUE OF 13.8.
- ROOF INSULATION SHALL BE THE SIMPLE SAVER SYSTEM BY THERMAL DESIGN ON THE UNDERSIDE OF THE STANDING SEAM METAL ROOFING. THE SYSTEM SHALL HAVE AN INSTALLED R VALUE OF NOT LESS THAN 27.3. USE DOUBLE LAYER SYSTEM WITH WHITE SIMPLE SAVER FINISH SYSTEM LINER.
- PROVIDE RIGID FOUNDATION INSULATION AS REQUIRED WHEN REQUIRED BY LOCAL CODES.
- ADDITIONAL INSULATION SHALL BE PROVIDED IF REQUIRED BY JURISDICTION HAVING AUTHORITY OVER THE PROJECT SITE. PROJECT SHALL BE DESIGNED TO COMPLY WITH ALL LOCAL ENERGY CODE REQUIREMENTS.

SIMPLE SAVER LINER NOTE:

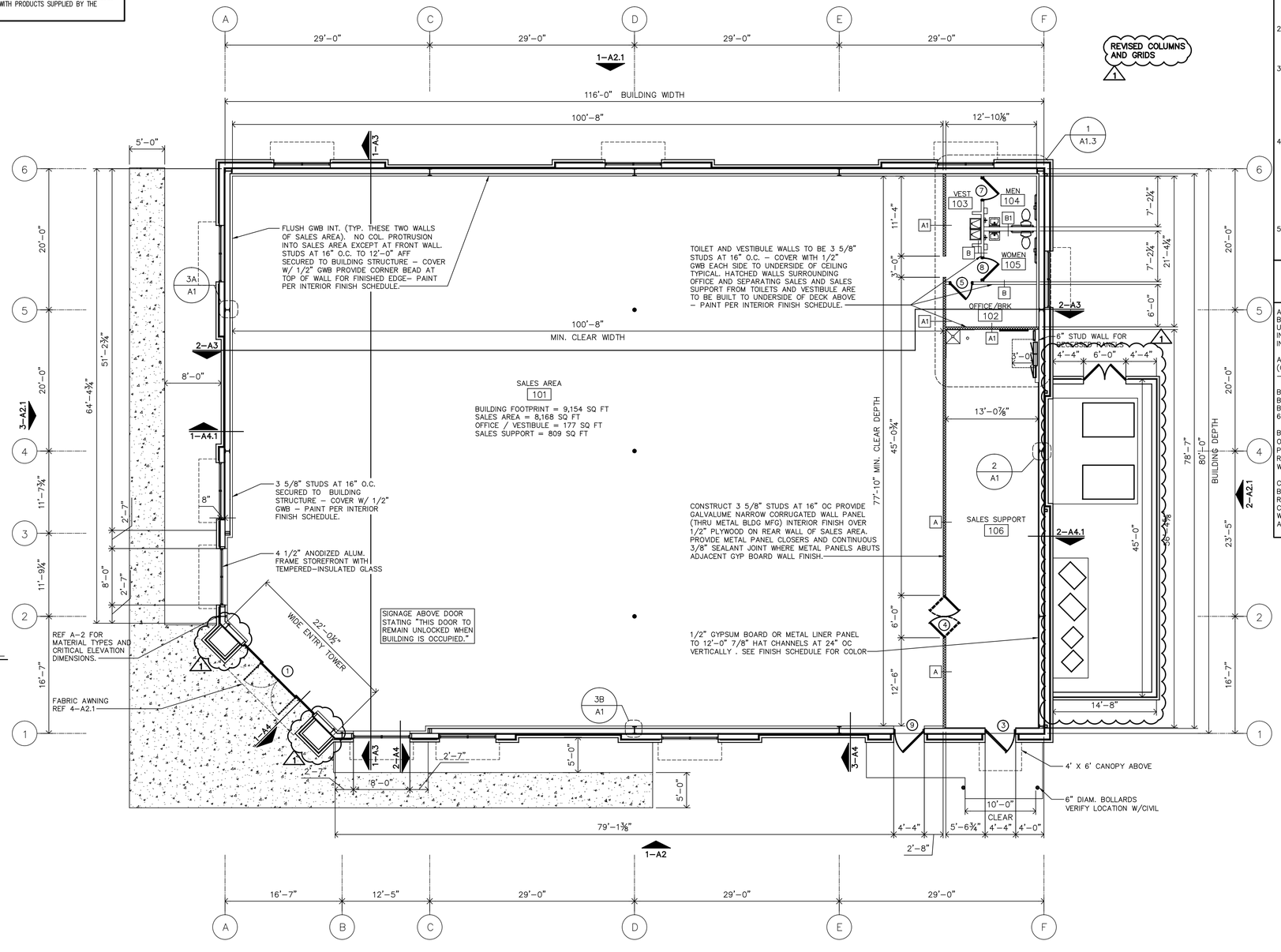
ALL CUTS MADE IN THE VAPOR BARRIER THAT IS APPLIED BELOW THE PURLINS AS A PART OF THE INSULATION LINER SYSTEM IN ORDER TO MAKE ATTACHMENTS TO THE PURLINS, OR FOR ANY OTHER REASON, SHALL BE OF THE MINIMUM SIZE REQUIRED TO PERFORM THE WORK NEEDED AND SHALL BE TAPED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER OF THE VAPOR BARRIER WITH PRODUCTS SUPPLIED BY THE MANUFACTURER OF THE VAPOR BARRIER.



3 ENLARGED PLAN DETAIL
1" = 1'-0"



2 ENLARGED PLAN DETAIL
1" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. GC SHALL PROVIDE KEY DROP BOX FOR LOCK ACCESS DURING PUNCHOUT AND TURNOVER. COMBINATION TO MATCH LAST FOUR DIGITS OF STORE.
2. COLUMN LOCATIONS SHALL BE VERIFIED BY THE METAL BUILDING MANUFACTURER. GENERAL CONTRACTOR SHALL COORDINATE DOOR LOCATIONS WITH THE METAL BUILDING MANUFACTURER'S COLUMN LAYOUT. COLUMN LAYOUTS THAT VARY FROM THAT SHOWN HERE MUST BE SUBMITTED TO FAMILY DOLLAR STORE'S CONSTRUCTION DEPARTMENT FOR APPROVAL.
3. PROVIDE SIGNAGE AT EACH EXTERIOR ENTRANCE STATING "THIS IS A SMOKE FREE STORE. SMOKING IS PROHIBITED INSIDE THE STORE, AND ON STORE PROPERTY EXCEPT AT THE DESIGNATED EXTERIOR SMOKING AREA.".

SHEET NOTES

1. GENERAL CONTRACTOR IS ADVISED THAT IT IS THEIR RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH STATE AND LOCAL CODES AND THE AMERICAN'S WITH DISABILITIES ACT. G.C. IS TO VERIFY THE COORDINATION OF THE VARIOUS DRAWINGS. IF CONFLICT OF INFORMATION IS FOUND CONTACT THE PARTIES IN THE DISCREPANCY BEFORE PROCEEDING.
2. IF LOCAL CODES REQUIRE A FIRE ALARM SYSTEM BE INSTALLED A LICENSED ENGINEER SHOULD PROVIDE LIFE SAFETY DRAWINGS SHOWING LOCATION AND ELEVATION OF ALL EQUIPMENT.
3. G.C. IS RESPONSIBLE FOR GETTING "CERTIFICATE OF OCCUPANCY". CERTIFICATE TO BE FRAMED AND MOUNTED IN THE MANAGERS OFFICE. IF MUNICIPALITY DOES NOT ISSUE A CofO, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/ COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN MANAGER'S OFFICE
4. THE INTERIOR FINISHED WALLS OF THE SALES AREA MUST BE FLUSH WITH NO OBSTRUCTIONS OR PROJECTIONS WITH EXCEPTION TO COLUMNS AT EACH SIDE OF THE STOREFRONT WHICH ARE TO BE FURRED OUT AS SHOWN. 77'-10" X 100'-8" ARE THE MINIMUM REQUIRED FINISHED DIMENSIONS OF THE SALES FLOOR. CHANGES TO THE EXTERIOR BUILDING MATERIAL OR STRUCTURAL ELEMENTS WILL REQUIRE THE BUILDING BE ENLARGED TO MAINTAIN THE MIN. INTERIOR CLEAR DIMENSIONS.
5. DEVELOPER/GC/LANDLORD MUST USE THIS GROUND FLOOR PLAN SHEET FOR THE PURPOSES OF DIMENSIONAL AS–BUILT SUBMITTAL TO FAMILY DOLLAR.

INTERIOR WALL TYPES

REFERENCE SHEET A8.0

A – 3–5/8" METAL STUD PARTITION WITH 1/2" GYPSUM BOARD ON ONE SIDE TO BE EXTENDED FULL HEIGHT TO UNDERSIDE OF BUILDING STRUCTURE. ON SALES FLOOR SIDE INSTALL GALVALUME NARROW CORRUGATED WALL PANEL INTERIOR FINISH OVER 1/2" PLYWOOD.

A1 – AS SHOWN, WITH LAY–IN CEILING ON ONE SIDE (ONLY). EXTEND 1/2" GYPSUM BOARD TO 6" ABOVE CEILING – REF ROOM FINISH SCHEDULE.

B – 3–5/8" METAL STUD PARTITION WITH 1/2" GYPSUM BOARD ON EACH SIDE. LAY–IN CEILING EACH SIDE. GWB TO BE MOISTURE RESISTANT IN ALL WET AREAS. EXTEND WALL 6" ABOVE CEILING.

B1 – PLUMBING CHASE TO BE 1/2" WR GYPSUM BOARD OVER 6" – 20 GAUGE METAL STUDS AT 16" OC, GC TO PROVIDE FRP PANELS TO 48" AFF AT ALL INTERIOR RESTROOM WALL SURFACES AND AT MOP SINK. EXTEND WALL 6" ABOVE CEILING.

C – 3–5/8" METAL STUD PARTITION WITH 1/2" GYPSUM BOARD ON EACH SIDE. LAY–IN CEILING ONE SIDE – REF ROOM FINISH SCHEDULE. EXTEND WALL 6" ABOVE CEILING – CHAIN LINK FENCE, PANELS AND FRAMES, FROM TOP OF WALL TO UNDERSIDE OF STRUCTURE ABOVE. FRAME FENCE AROUND MECH WORK TO WITHIN 4".

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

Architect of Record
Bradley Jason Phillips

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FAMILY DOLLAR STORE
865 S. DOBSON ROAD
MESA, ARIZONA
JOB NUMBER: 2014.0177

ISSUE BLOCK

1	09.04.14	PLAN REVISION #1

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DOCUMENT DATE:	09–04–14

Exp: 12/31/16

FLOOR PLAN

SHEET: A1

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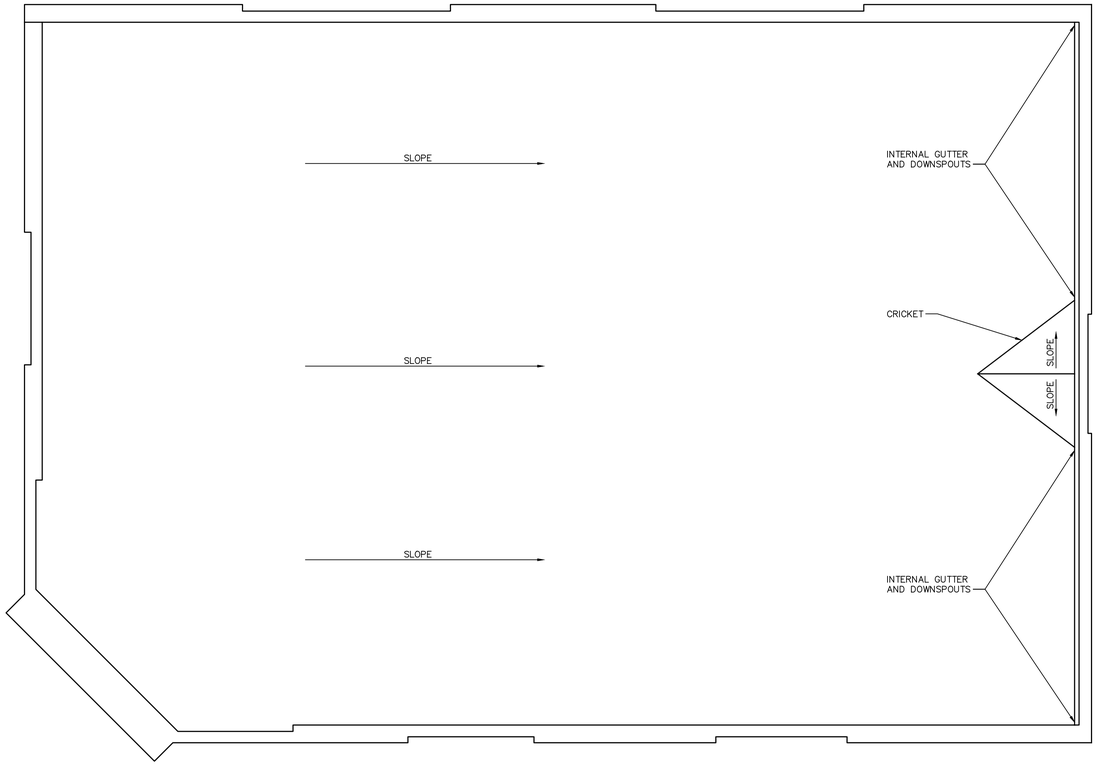

1 ROOF PLAN
1/8" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

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FAMILY DOLLAR STORE

865 S. DOBSON ROAD
MESA, ARIZONA

JOB NUMBER: 2014.0177

ISSUE BLOCK

1	09.04.14	PLAN REVISION #1

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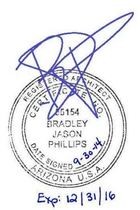

Exp: 12/31/16

ROOF PLAN

SHEET: A1.5

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GENERAL NOTES:

METAL PANELS

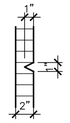
1. THIS SYSTEM USES AN STANDING SEAM ROOF ('LIBERTY LOCK').
2. THE 'A' PANELS FOR THE SIDE AND REAR ARE TO BE ATTACHED WITH TAMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER.
3. THE FRONT WALL ABOVE THE STONE FACADE USES 'A' PANELS ATTACHED WITH TEMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER
4. METAL BUILDING EAVE HT. TO BE ADJUSTED AS REQUIRED TO MAINTAIN FAMILY DOLLAR STANDARD CEILING HEIGHT.

G.C. TO USE TAMPER RESISTANT SCREWS FOR ALL METAL WALL PANELS. (TYPICAL) SCREW MUST BE FULL HEIGHT PAN HEAD, SELF-DRILLING, STAINLESS STEEL SCREWS WITH SELF SEAL WASHERS (OR EQUAL).

GENERAL NOTES:

BUILDING EXTERIOR

1. GC TO PROVIDE SLEEVE, BOOT, OR OTHER APPROPRIATE PENETRATION MATERIAL FOR A CLEAN TRANSITION FROM EXTERIOR TO INTERIOR FOR ALL CONDUIT WIRE, PIPE, ETC. OWNER MUST APPROVE METHOD AND FINISH BEFORE COMPLETION OF CONSTRUCTION.
2. DOWNSPOUT SPACING TO BE DETERMINED BY CIVIL ENGINEER BASED ON LOCAL TYPICAL AND MAXIMUM RAINFALL AMOUNTS WITH DOWNSPOUTS PLACED EQUALLY APART. NO DOWNSPOUT MAY BE PLACED WITHIN 12" OF A DOOR FRAME. USE A MINIMUM OF THREE STRAPS PER DOWNSPOUT (TYPICAL).
3. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED PER MASONRY MANUFACTURER'S RECOMMENDATIONS.



3 EIFS DETAIL 1/4" = 1'-0" (1)

GENERAL NOTES:

FINISHES AND CONSTRUCTION

1. THE MATERIALS USED FOR THE EXTERIOR FINISH MUST BE APPROVED BY THE FAMILY DOLLAR STORE REPRESENTATIVE. MATCHING EXISTING NEARBY STRUCTURES MATERIALS MUST BE DESCRIBED IN DETAIL FOR FAMILY DOLLAR STORE CONSIDERATION
2. CONSTRUCTION DETAILS MUST BE SEALED BY A LICENSED STATE STRUCTURAL ENGINEER OR QUALIFIED ARCHITECT. IF A METAL BUILDING IS UED, BUILDING REACTIONS MUST BE PROVIDED FOR THE STRUCTURAL ENGINEER'S FOUNDATION DESIGN.
3. THE MINIMUM CLEAR HEIGHT OF THE STRUCTURE OF OTHER OBSTRUCTIONS IS 11'-6". A MAINFRAME BEAM, BAR JOIST, OR WOOD TRUSS' VERTICAL THICKNESS IS TO BE CALCULATED BY A LICENSED STRUCTURAL ENGINEER – THE BOTTOM OF WHICH SHALL NOT INTERFERE WITH THE CLEAR SPACE FROM FINISHED FLOOR TO 11'-6" AND MUST BE COORDINATED WITH THE HVAC DESIGN, NOT TO INTERFERE WITH DUCTWORK CLEARANCES.
4. PROVIDE INSECT/TERMITE TREATMENT PER BONDED (WARRANTED), AUTHORIZED INSTALLING SUB-CONTRACTOR; LL IS TO FORWARD PROOF OF SAME TO FAMILY DOLLAR STORES.

GENERAL NOTES:

SITE SOILS NOTE

* GEOTECHNICAL INVESTIGATION RECOMMENDATIONS OF THE SOIL BELOW THE BUILDING AN PARKING LOT ARE TO BE FOLLOWED AS WELL AS ANY COMPLIANCE WITH DOT STANDARDS FOR SITE WORK, AS REQUIRED, FOLLOWING RECOMMENDATIONS OF SOILS REPORT FOR EACH SPECIFIC SITE. LL RESPONSIBLE FOR BORINGS AND BUILDING LOCATION CHOSEN. VERIFY GRADING PER CIVIL DRAWINGS. CONSULT ARCHITECT OR STRUCTURAL ENGINEER IF GRADING REQUIRES STEPPED FOOTINGS, PRIOR TO CONSTRUCTION.

GENERAL NOTES:

INSULATION

1. WALLS TO ATTAIN INSULATION RATING WITH BATT INSULATION AND/OR RIGID INSULATION TO TOTAL R-13.
2. ROOF TO ATTAIN INSULATION RATING WITH VINYL WRAPPED INSULATION TO TOTAL R-15 CONTINUOUS OR R-19 WITH THERMAL BLOCK (THERMAL BLOCK ARE A MINIMUM R-5 OF RIGID INSULATION, WHICH EXTENDS 1" BEYOND THE WIDTH OF THE PURLINS ON EACH SIDE, PERPENDICULAR TO THE PERLINS.
3. ALL INSULATION WHERE EXPOSED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
4. FOLLOW LOCAL ENERGY CODE (IECC OR ASHARE STANDARD 90.1) SEE ATTACHED ENERGY FORM IF APPLICABLE)

EXTERIOR FINISH SCHEDULE (REF SHEET A-1.1 FOR INTERIOR FINISH SCHEDULE)

	NO:	DESCRIPTION	MATERIAL TYPE	COATS	COLOR INFORMATION
	(#)	(EXTERIOR FINISH SYMBOL)			
BUILDING EXTERIOR	1	EIFS	EIFS	2	PAINT EIFS; SHERWIN WILLIAMS COLOR SE 6122 "CAMELBACK"
	2	CANOPY	METAL	–	COLOR RED
	3	BRICK VENEER	UTILITY SIZE ACME BRICK	INTEGRAL COLOR	DESERT SAND WITH GRAY MORTAR
	4	HM DOORS (EXT FACE), GUTTERS, DOWNSPOUTS, METAL TRIM, PARAPET CAP	METAL BUILDING MANUFACTURER	PRE-FINISHED	MID-WEST COLOR 'SADDLE TAN', VP PANEL – "TAN" NUCOR – SAGEBRUSH TAN SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
	5	EIFS	EIFS	2	PAINT EIFS; MATCH SHERWIN WILLIAMS 6148 "WOOL SKEIN"
	6	STEEL PIPE BOLLARDS WITH DECORATIVE COVER	EXTERIOR LATEX	2	RED
	7	METAL ROOF	STANDING SEAM	PRE-FINISHED	COOL ARCTIC WHITE (PRE-FINISHED) (PROVIDE 20YR WEATHER TIGHTNESS WARRANTY FOR FEE DEVELOPMENT ONLY)
	8	METAL WALL PANEL	NARROW CORRUGATED	PRE-FINISHED	GALVALUME
	9	METAL TRIM	REF DETAILS ON A1	PRE-FINISHED	TAN (PRE-FINISHED) MATCH SW 6122 'CAMELBACK'
	10	METAL ACCENT TRIM	REF DETAILS ON A1	PRE-FINISHED	FURNISHED BY METAL BUILDING MANUFACTURER: NUCOR COLOR 'REGAL RED' (PRE-FINISHED), SINGLE BEAD, EMBOSSED
	11	ARCHED TOWER CAP	METAL BLDG MANUFACTURER	PRE-FINISHED	MATCH SW6122 "CAMELBACK"
	12	EIFS SILL	EIFS	2	MATCH SW7006 "PURE WHITE"

NOTES: EXTERIOR FINISHES

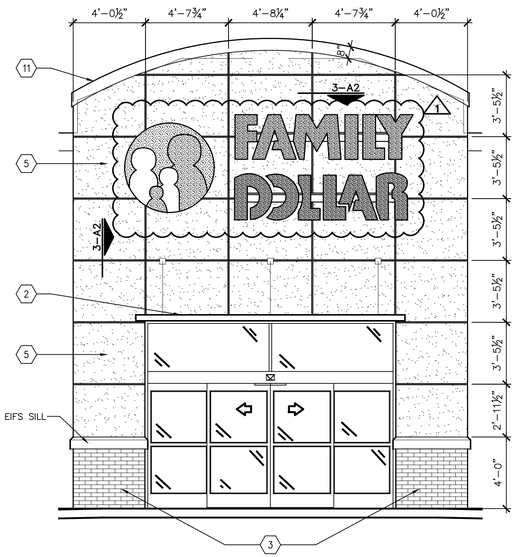
GENERAL NOTE:

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORES. COLORS ARE CRITICAL AND MUST BE APPROVED BY A FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE METAL BUILDING MANUFACTURER, AND/OR SHERWIN WILLIAMS APPROVED ALTERNATE COLORS LISTED.

A. GC TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.

B. GENERAL CONTRACTOR TO PROVIDE TENANT WITH STOCK OF ADDITIONAL FINISH MATERIALS UPON COMPLETION OF WORK, INCLUDING, CEILING TILE (10 MIN), PAINT, LIGHT FIXTURE REPLACEMENT LAMPS, FLOOR FINISHES AND BASE. (ADDITIONAL ITEMS TO BE PLACED IN AVAILABLE STORAGE AREA) GC'S PAINTING SUBCONTRACTOR TO PROVIDE OWNER WITH ONE (1) FULL GALLON OF PAINT FOR EACH COLOR AT COMPLETION OF PROJECT.

C. GC OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE DEALER WITH STORE LOCATION.



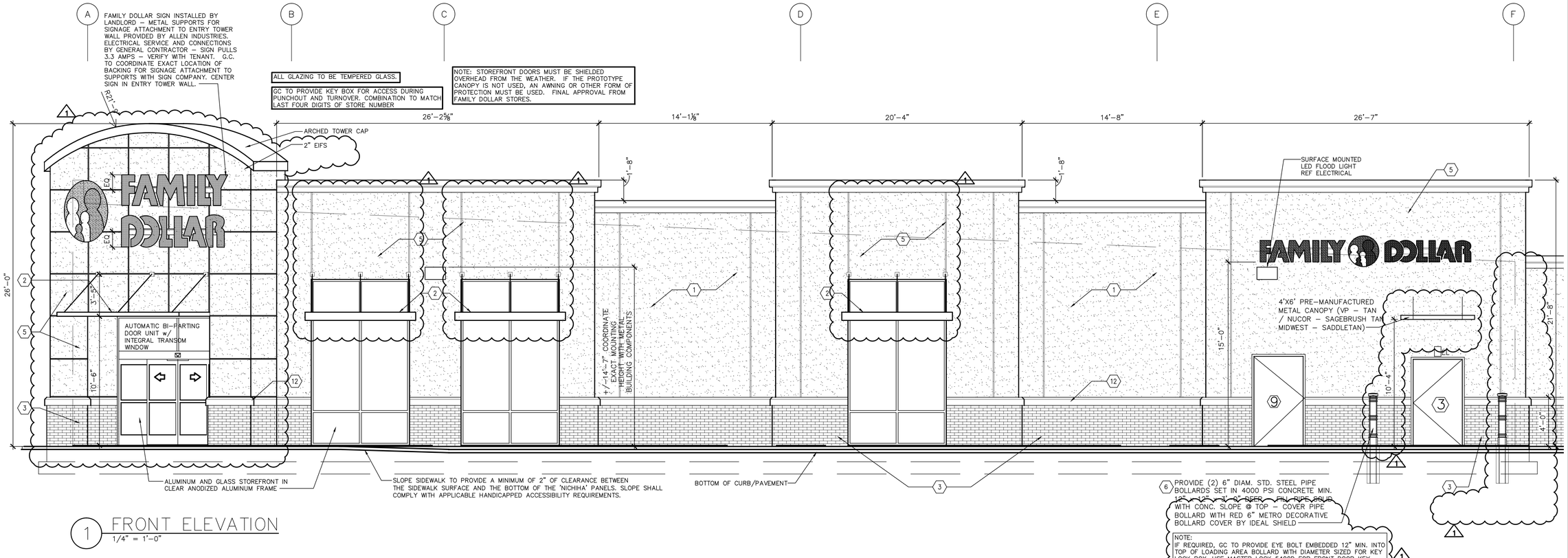
2 ENTRY DETAIL 1/4" = 1'-0"

A — FAMILY DOLLAR SIGN INSTALLED BY LANDLORD – METAL SUPPORTS FOR SIGNAGE ATTACHMENT TO ENTRY TOWER WALL PROVIDED BY ALLEN INDUSTRIES. ELECTRICAL SERVICE AND CONNECTIONS BY GENERAL CONTRACTOR – SIGN PULLS 3.3 AMPS – VERIFY WITH TENANT. G.C. TO COORDINATE EXACT LOCATION OF BACKING FOR SIGNAGE ATTACHMENT TO SUPPORTS WITH SIGN COMPANY. CENTER SIGN IN ENTRY TOWER WALL.

B — ALL GLAZING TO BE TEMPERED GLASS.

GC TO PROVIDE KEY BOX FOR ACCESS DURING PUNCHOUT AND TURNOVER. COMBINATION TO MATCH LAST FOUR DIGITS OF STORE NUMBER

NOTE: STOREFRONT DOORS MUST BE SHIELDED OVERHEAD FROM THE WEATHER. IF THE PROTOTYPE CANOPY IS NOT USED, AN AWNING OR OTHER FORM OF PROTECTION MUST BE USED. FINAL APPROVAL FROM FAMILY DOLLAR STORES.



1 FRONT ELEVATION 1/4" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209
Architect of Record
Bradley Jason Phillips

STIPULATION FOR REUSE
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FAMILY DOLLAR STORE
865 S. DOBSON ROAD
MESA, ARIZONA
JOB NUMBER: 2014.0177

ISSUE BLOCK

1	09.04.14	PLAN REVISION #1

CHECKED BY:	CSS
DRAWN BY:	SWB
PROTO CYCLE:	2013-04
DOCUMENT DATE:	09-04-14

REGISTERED ARCHITECT CERTIFICATE NO. 25154 BRADLEY JASON PHILLIPS DATE SIGNED 9-30-14 ARIZONA U.S.A.
Exp: 12/31/16

ELEVATIONS & EXTERIOR FINISH SCHEDULE

SHEET: A2

PRINTED: 10/2/2014 11:14 AM BY: Shawn Blickenstaff LAST SAVED: 9/15/2014 1:40 PM BY: ShawnBlickenstaff
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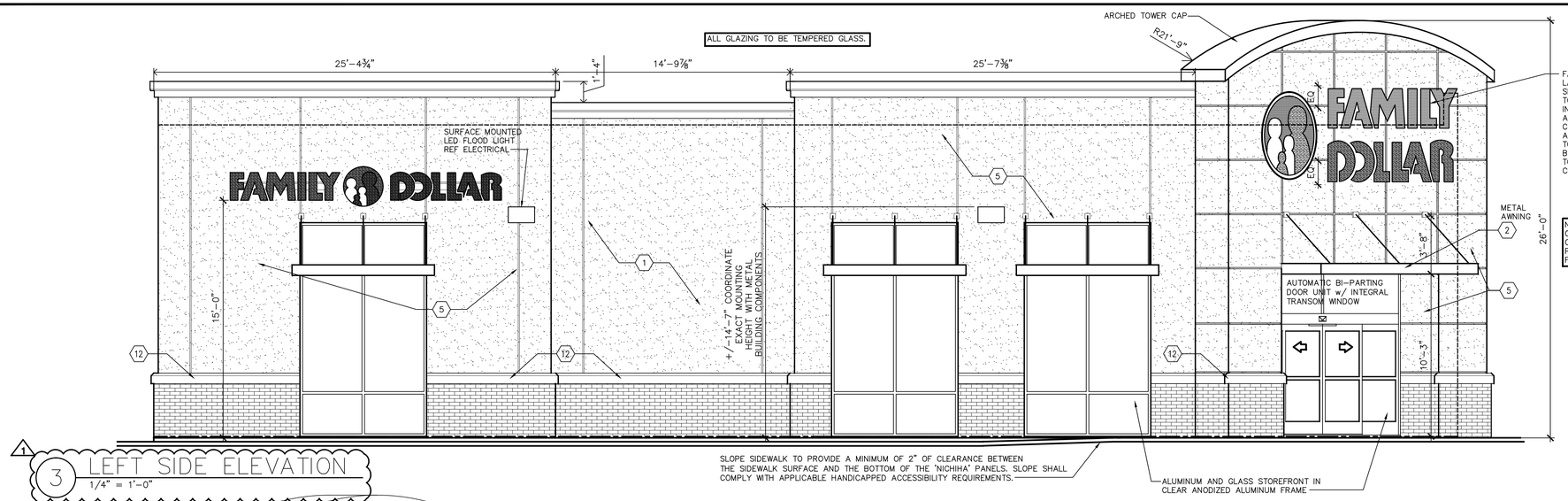
GENERAL NOTES

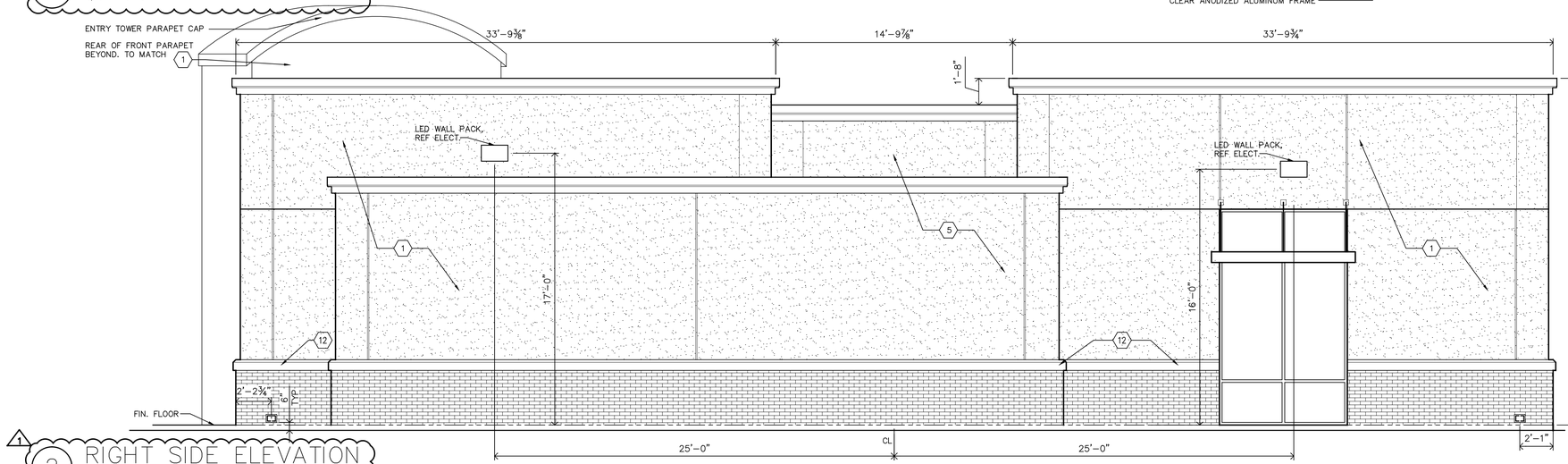
1. DOWNSPOUTS TO BE CONCEALED WITHIN FACADE ELEMENTS, NOT EXPOSED TO EXTERIOR.

ALL GLAZING TO BE TEMPERED GLASS.

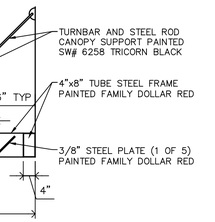


NOTE: STOREFRONT DOORS MUST BE SHIELDED OVERHEAD FROM THE WEATHER. IF THE PROTOTYPE CANOPY IS NOT USED, AN AWNING OR OTHER FORM OF PROTECTION MUST BE USED. FINAL APPROVAL FROM FAMILY DOLLAR STORES.

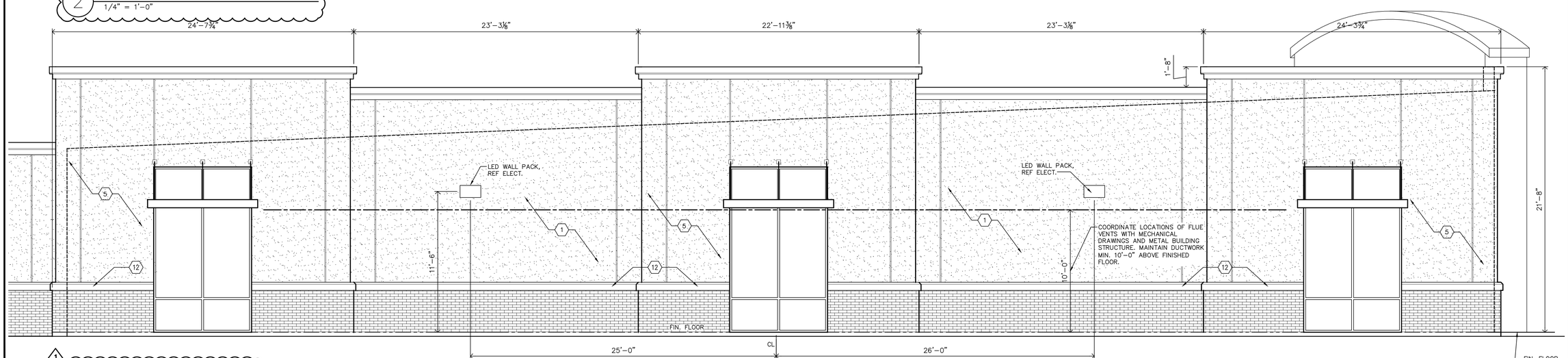
3 LEFT SIDE ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



4 CANOPY DETAIL
1/2" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209
Architect of Record
Bradley Jason Phillips

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FAMILY DOLLAR STORE
865 S. DOBSON ROAD
MESA, ARIZONA
JOB NUMBER: 2014.0177

ISSUE BLOCK		
1	09.04.14	PLAN REVISION #1

CHECKED BY:	CSS
DRAWN BY:	SWB
PROTO CYCLE:	2013-04
DOCUMENT DATE:	09-04-14

EXTERIOR ELEVATIONS

SHEET: A2.1

PRINTED: 10/2/2014 11:14 AM BY: Shawn Blickenstaff LAST SAVED: 9/11/2014 8:36 AM BY: CHRISSULLIVAN
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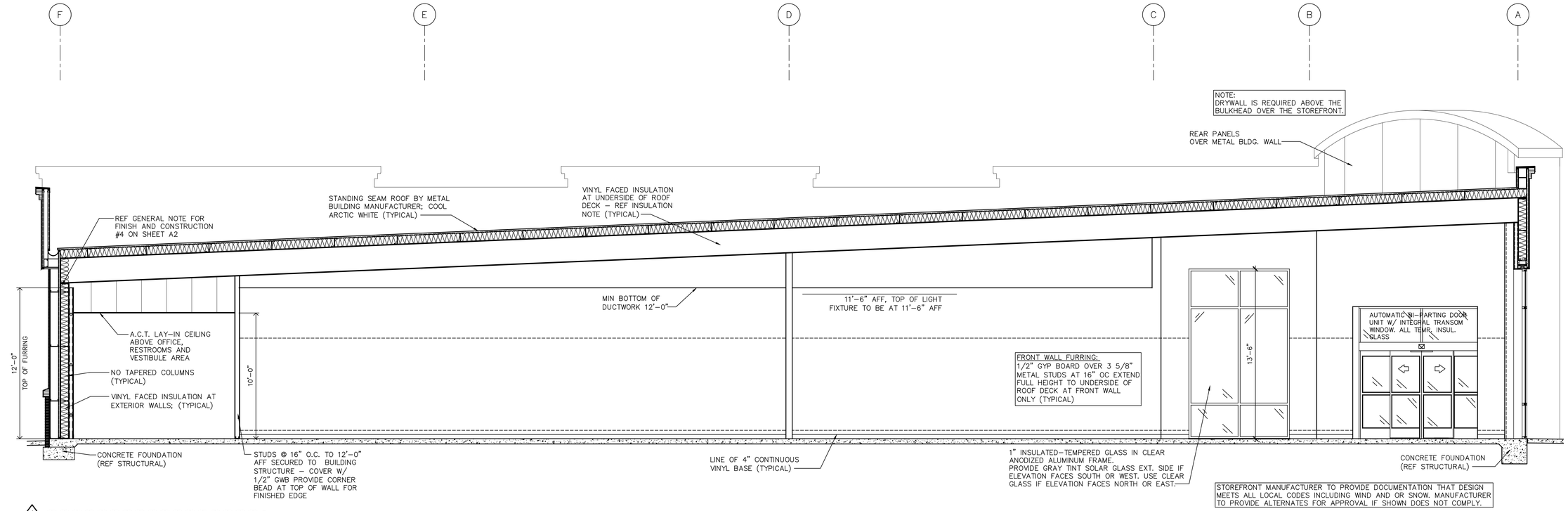
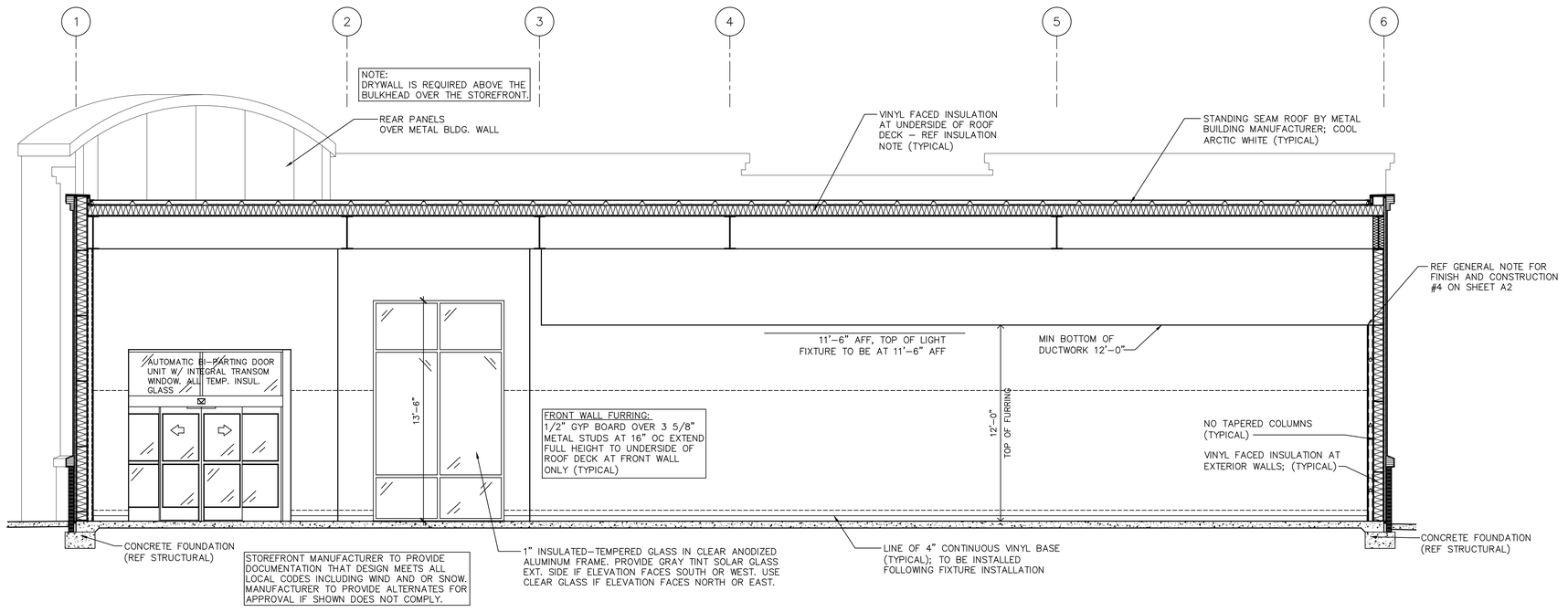


1 / 2 BUILDING SECTION
1/4" = 1'–0"



1 / 1 BUILDING SECTION
1/4" = 1'–0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209
Architect of Record
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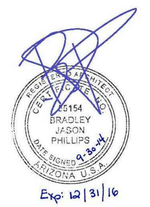
FAMILY DOLLAR STORE
865 S. DOBSON ROAD
MESA, ARIZONA
JOB NUMBER: 2014.0177

ISSUE BLOCK

1	09.04.14	PLAN REVISION #1

CHECKED BY:	CSS
DRAWN BY:	SWB
PROTO CYCLE:	2013–04
DOCUMENT DATE:	09–04–14



Exp: 12/31/16

BUILDING SECTIONS

SHEET: A3

PRINTED: 9/30/2014 3:16 PM BY: Shawn Blickenstaff LAST SAVED: 9/9/2014 4:42 PM BY: ShawnBlickenstaff
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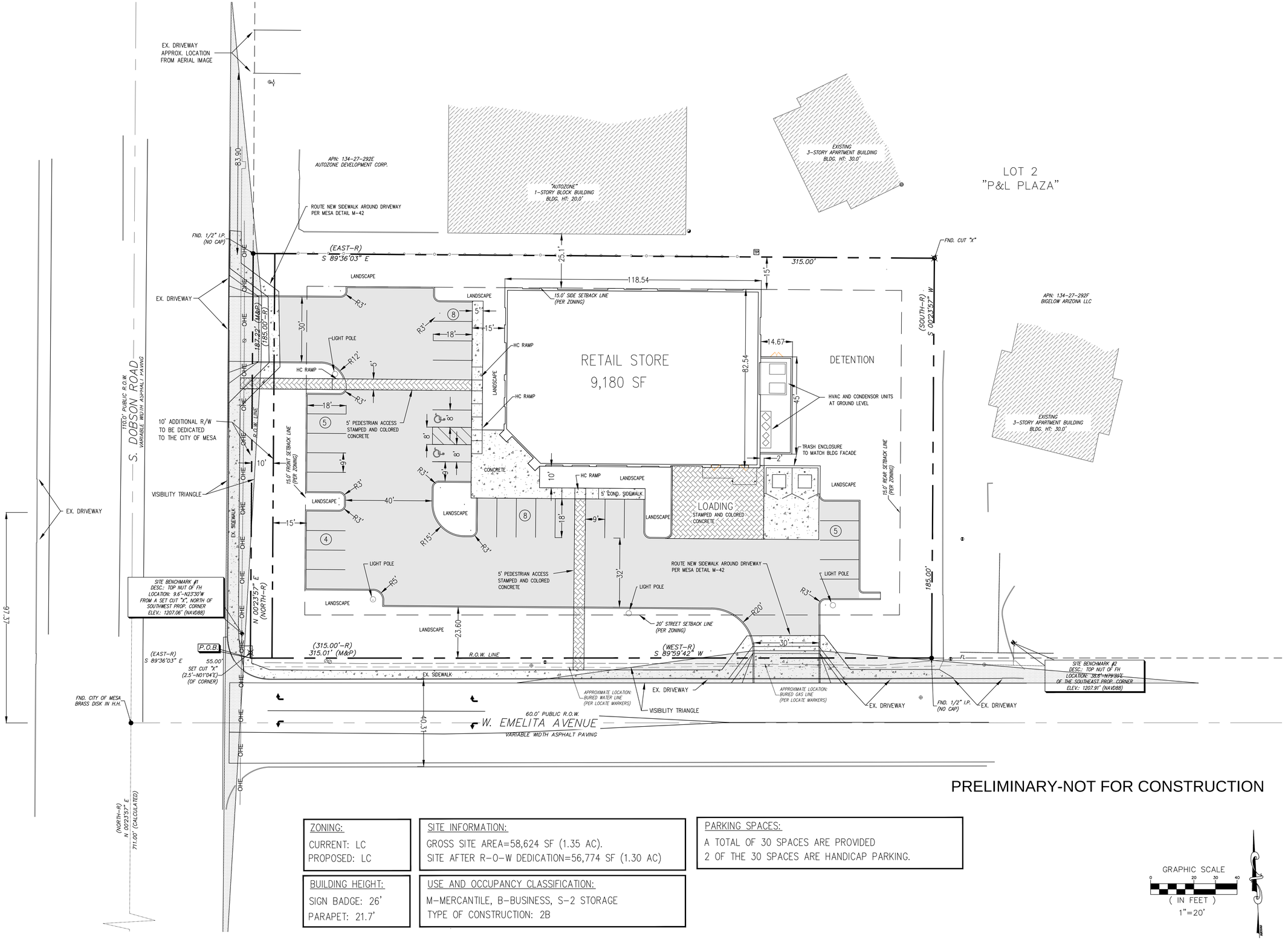


PRELIMINARY-NOT FOR CONSTRUCTION

ZONING:	SITE INFORMATION:	PARKING SPACES:
CURRENT: LC PROPOSED: LC	GROSS SITE AREA=58,624 SF (1.35 AC). SITE AFTER R-O-W DEDICATION=56,774 SF (1.30 AC)	A TOTAL OF 30 SPACES ARE PROVIDED 2 OF THE 30 SPACES ARE HANDICAP PARKING.
BUILDING HEIGHT:	**USE AND OCCUPANCY CLASSIFICATION:**	
SIGN BADGE: 26' PARAPET: 21.7'	M-MERCANTILE, B-BUSINESS, S-2 STORAGE TYPE OF CONSTRUCTION: 2B	

GRAPHIC SCALE
0 20 30 40
(IN FEET)
1"=20'

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 31144
PETER SCHOENAUER
9-30-14
ARIZONA U.S.A.

TIDEWATER ENGINEERING, INC.
200 PLANTATION CHASE, SUITE 14
ST. SIMONS ISLAND, GEORGIA 31522
PHONE (912) 268-2164 FAX (912) 289-0361

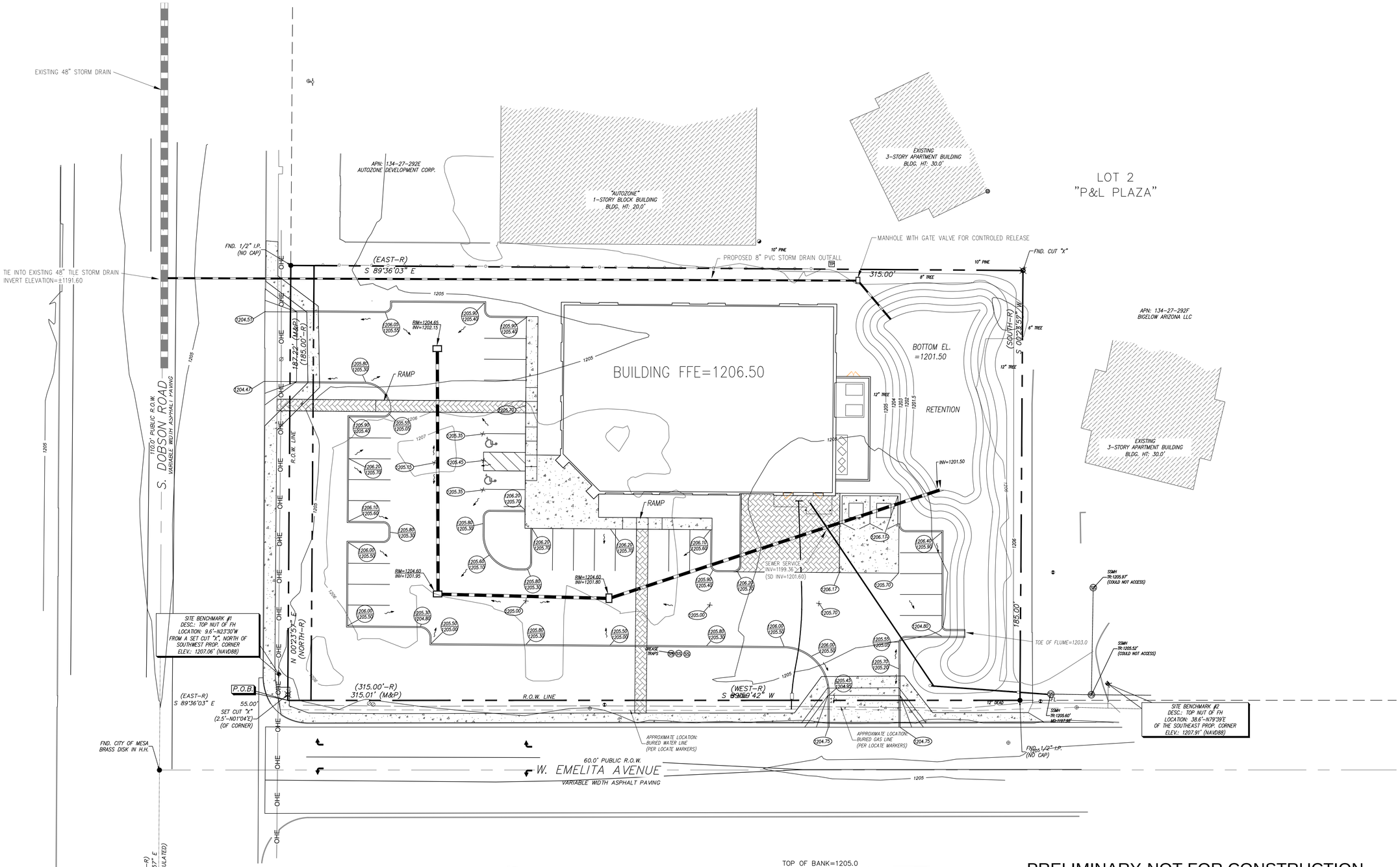
REV.	DATE:	BY:	DESCRIPTION

FAMILY DOLLAR
865 S. DOBSON ROAD
MESA, ARIZONA

SITE PLAN

DRAWN:	pss
APPROVED:	pss
DATE:	7-18-14
PROJ#:	14-027
SCALE:	as shown

SHEET 1 OF 1



RETENTION AREA CROSS SECTION

PRELIMINARY-NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 31144
PETER SCHOENAUER
ARIZONA U.S.A.
9-30-14

TIDEWATER ENGINEERING, INC.
200 PLANTATION CHASE, SUITE 14
ST. SIMONS ISLAND, GEORGIA 31522
PHONE (912) 268-2164 FAX (912) 289-0361

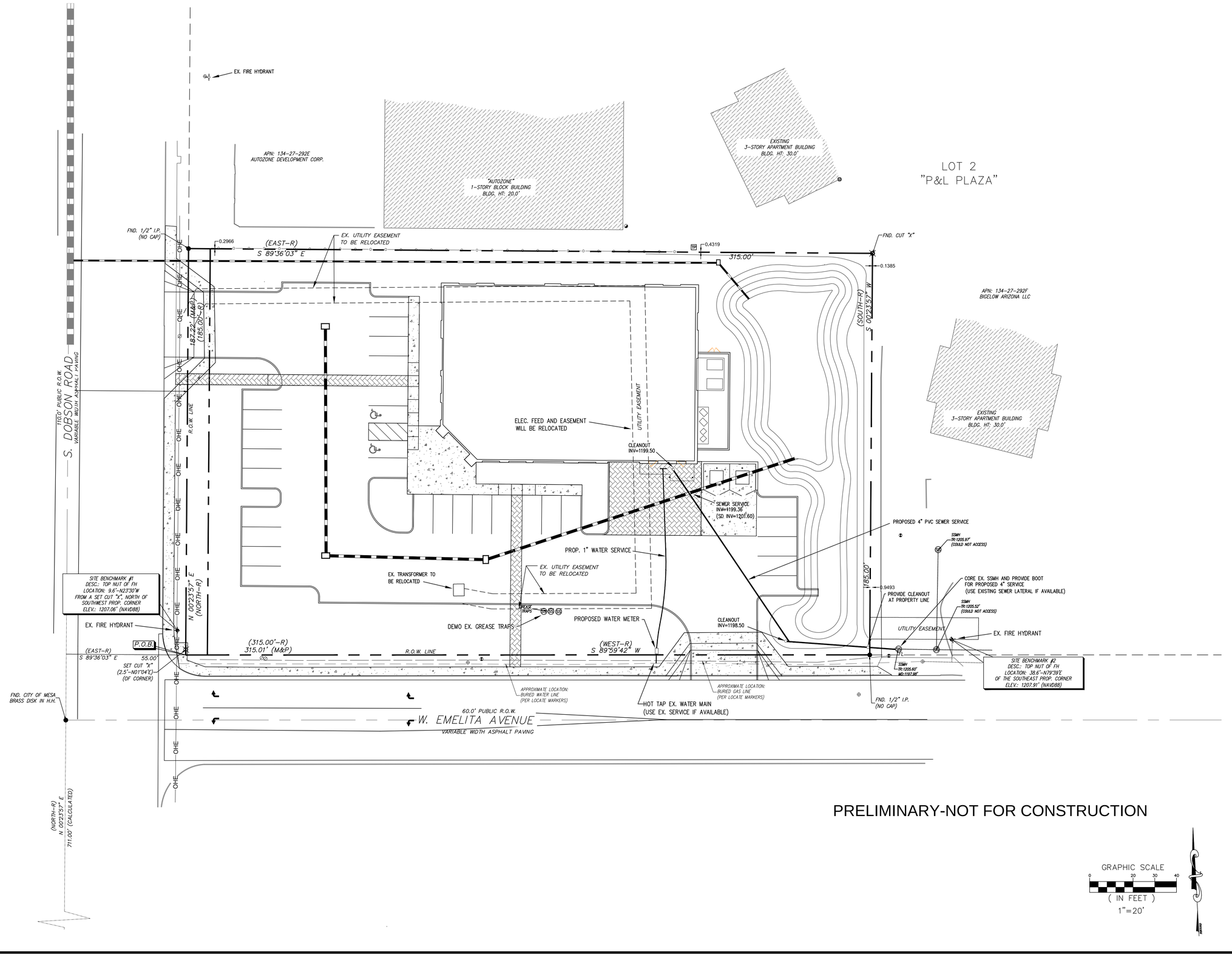
REV.	DATE:	DESCRIPTION	BY:

FAMILY DOLLAR
865 S. DOBSON ROAD
MESA, ARIZONA

GRADING & DRAINAGE PLAN

DRAWN: pss
APPROVED: pss
DATE: 11-15-13
PROJ#: 13-040
SCALE: 1"=30'

SHEET
1 OF 1



PRELIMINARY-NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 20 30 40
(IN FEET)
1"=20'

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
31144
PETER
SCHMALL
9-30-14
ARIZONA, U.S.A.

TIDEWATER
ENGINEERING, INC.
200 PLANTATION CHASE, SUITE 14
ST. SIMONS ISLAND, GEORGIA 31522
PHONE (912) 268-2164 FAX (912) 289-0361

REV.	DATE:	BY:	DESCRIPTION

FAMILY DOLLAR
865 S. DOBSON ROAD
MESA, ARIZONA

WATER AND SEWER PLAN

DRAWN:	pss
APPROVED:	pss
DATE:	11-15-13
PROJ#:	13-040
SCALE:	1"=30'

SHEET
7 OF 16

TIDEWATER
ENGINEERING, INC.
www.tidewatereng.com

200 Plantation Chase
Suite 14
St. Simons Island, GA 31522
Phone: (912) 268-2164
Fax: (912) 289-0361

July 21, 2014

City of Mesa, AZ

Re: Project Narrative – 865 S. Dobson Road

This project consists of a proposed single tenant retail store. The site was previously a restaurant which has since been demolished. The site currently has remaining impervious areas from the prior use but the structure is gone.

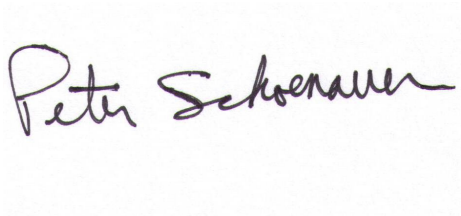
The proposed building will be single story and roughly 9,180 sf. The parking will exceed the minimum number of spaces required by the zoning but will not exceed the allowable 20% increase in the number of spaces allowable by the city ordinance.

Access will be achieved by two driveways. One driveway will be on S. Dobson, very close to the existing driveway and the other driveway will be on W. Emelita Avenue. There are currently two driveways on Emelita and this project will use only one driveway which should improve the access from Emelita. Both driveways are located away from the intersection of S. Dobson and W. Emelita.

Since the site was originally a restaurant, we can assume water and sewer service are available to this site. The demands for this store will be far less than for a restaurant.

Storm water management is anticipated to be addressed with on-site surface water retention per the requirements of the City of Mesa Engineering Design Standards of 2011.

Sincerely,



Peter Schoenauer, P.E.
President