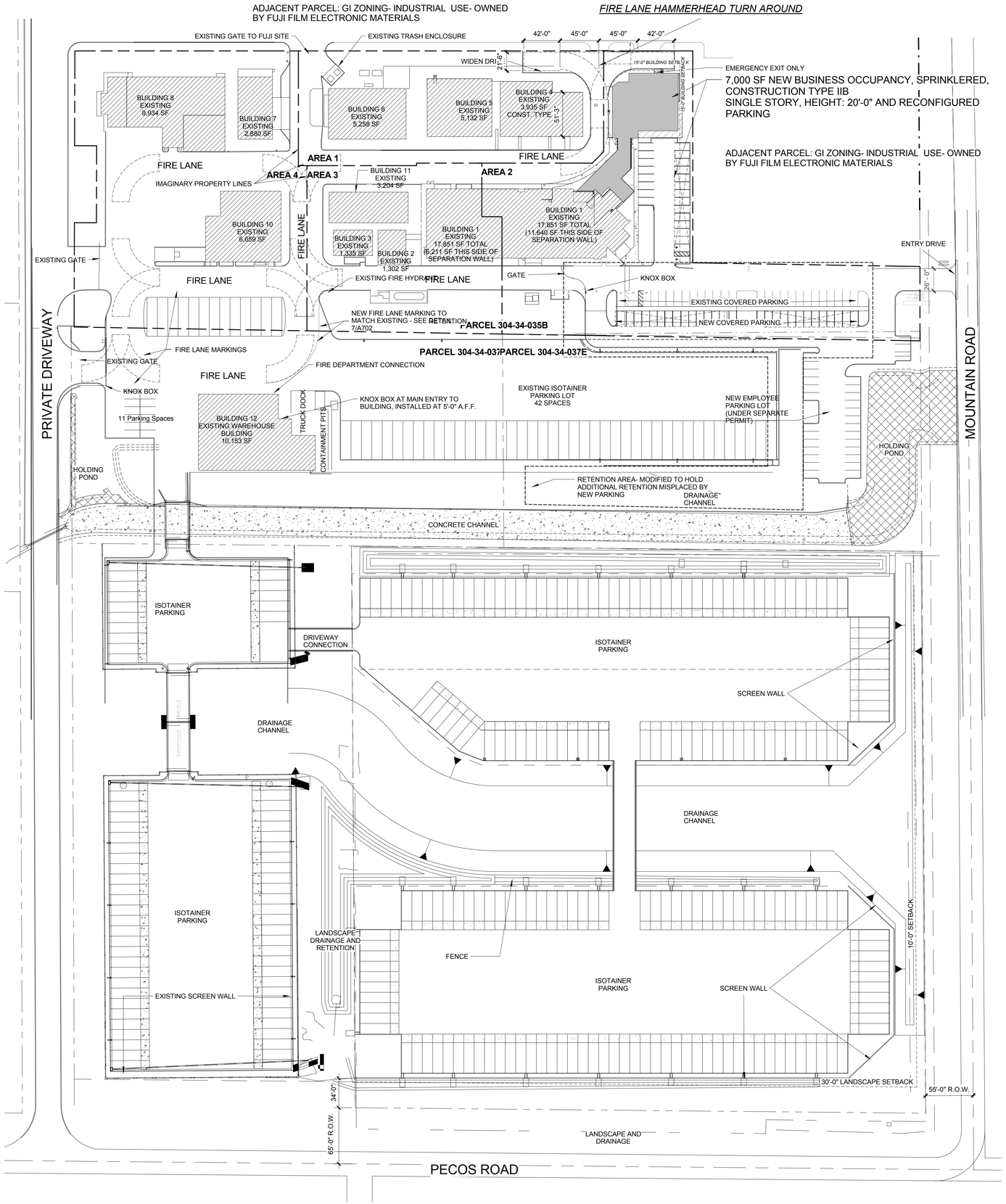

1 **Master Site Plan FOR REFERENCE**
1" = 60'-0"

DFDG
DICK & FRITSCHE DESIGN GROUP

4545 EAST McKINLEY STREET
PHOENIX, ARIZONA 85008
TELEPHONE: 602.954.9060
FACSIMILE: 602.954.6954

WWW.DFDG.COM

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REVISIONS

MPCA PURE CHEMICALS AMERICA, INC. MESA, AZ

MPCA South Parking Lot Expansion

6560 S. Mountain Rd.

1506
DFDG PROJECT NUMBER

OVERALL SITE EXHIBIT

EX-1
SHEET NUMBER

PLOT DATE: 6/26/2015 9:13:16 AM

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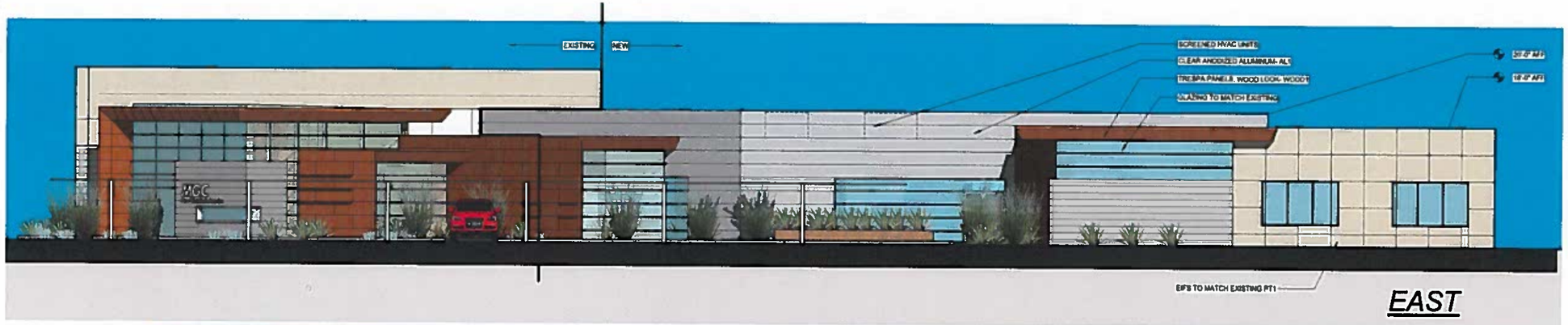

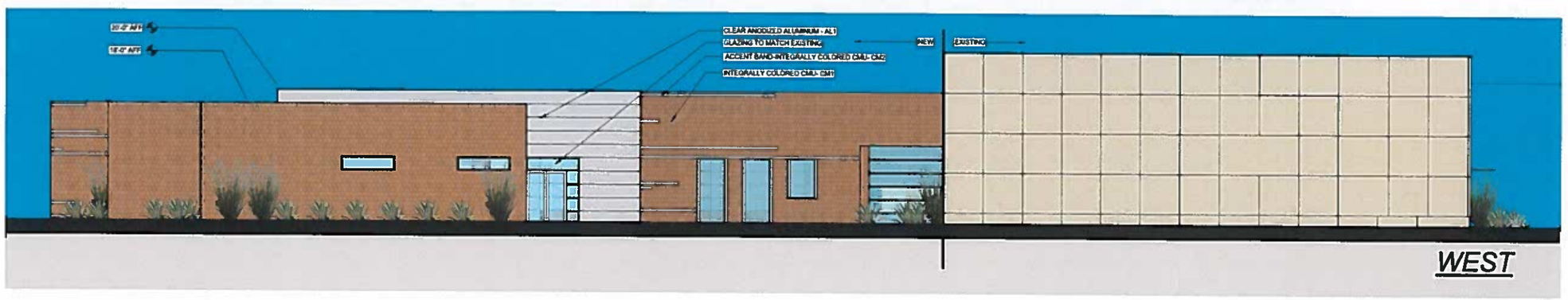

1 **Conceptual Elevations**
1/8" = 1'-0"

DFDG
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4545 EAST McKINLEY STREET
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EXPIRES 12-31-16

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ISSUE

06.27.16 - DESIGN REVIEW
PRELIMINARY-NOT FOR CONSTRUCTION

REVISIONS

MGC PURE CHEMICALS AMERICA, INC.
MESA, AZ

[redacted]

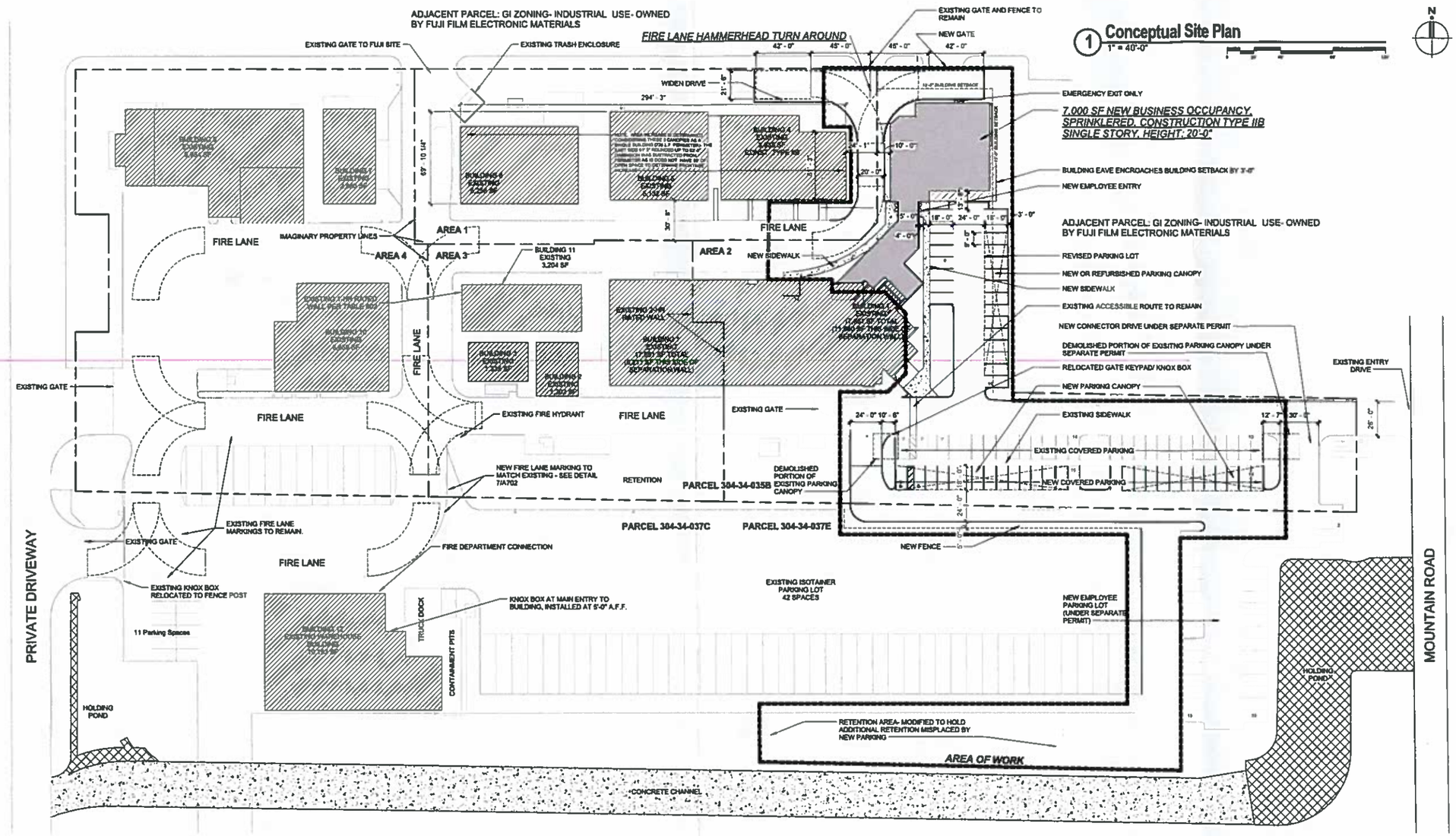
MPCA Office Expansion 2015
6560 S. Mountain Rd.

1506
DFDG PROJECT NUMBER

[redacted]

DESIGN DEVELOPMENT
PRELIMINARY
ELEVATIONS

ELEV-1
PLOT DATE: 06/27/2016 1:49:03 PM SHEET NUMBER



1 Conceptual Site Plan
1" = 40'-0"

PARKING CALCULATIONS

Area	Factor	Product
Existing Office Areas: 13,908 SF	1:375 SF	37.1 Spaces
Existing Warehouse Areas: 10,990 SF	1:900 SF	12.1 Spaces
Existing Manufacturing: 7,622 SF	1:600 SF	12.6 Spaces
Existing Unnoccupied Canopies: 27,710 SF	0:0 SF	0 Spaces
Existing Warehouse Area: 10,153 SF	1:900 SF	11.3 Spaces
New Office Area 7,000 SF	1:375 SF	18.7 Spaces
		91.8 Spaces

Total Spaces Provided: 108 Spaces in front lot (including New Spaces)

Accessible Spaces Required: 5 Spaces (per table 208.2 of the Americans with Disabilities Act)
Accessible Spaces Provided: 5 Spaces

PROJECT DESCRIPTION

Scope of work in this project to include a new office space that expands existing office space to support the onsite manufacturing process. The expansion will house new restrooms, conference rooms, offices and a break room. The anticipated new building height will be 20'-0" built using non-combustible materials, construction type IIB.

Site Work to include reconfiguration of existing parking lot to accommodate the new building and provide additional parking. New parking canopies will be built and existing parking canopies and curbing will be modified for the new layout. The existing fire lane is planned to be modified and a new hammerhead turn around provided.

AREA CALCULATIONS

Area Calculations for parcel 304-34-035B:

Area 1:
Building 4 Existing (H-3): 5,655 SF
Building 5 Existing (H-3): 5,012 SF
Building 6 Existing (H-3): 5,247 SF
Total Proposed Area: 15,914 SF
Allowable Area (per 503): 14,000 SF (H-3, Type IIB)
Frontage Increase:
I = (676/726 - 0.25)30/30 = .68
A = 14,000 + (14,000 x .5384) = 23,520
Total Allowable Area: 23,520 SF

Area 2:
Building 1 Existing (B): 11,583 SF (East of Separation Line Only)
Building 1 New (B) 7,000 SF
Total Proposed Area: 18,583 SF
Allowable Area (per 503): 23,094 SF (B, Type IIB)

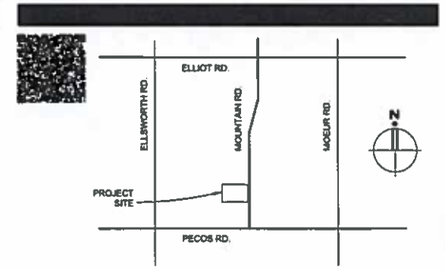
Area 3:
Building 1 Existing (H-3): 6,211 SF (West of Separation Line Only)
Building 2 Existing (H-4): 1,302 SF
Building 3 Existing (H-4): 1,338 SF
Building 11 Existing (B): 3,204 SF
Total Proposed Area: 12,053 SF
Allowable Area (per 503): 14,000 SF (H-3 (Most-Restrictive), Type IIB)

Area 4:
Building 7 Existing (H-3): 2,880 SF
Building 8 Existing (H-3): 9,932 SF
Building 10 Existing (H-3): 8,658 SF
Total Proposed Area: 19,470 SF
Allowable Area (per 503) 14,000 SF (H-3, Type IIB)
Frontage Increase:
I = (774/1012 - 0.25)30/30 = .5148
A = 14,000 + (14,000 x .5148) = 21,207
Total Allowable Area: 21,207 SF

Area Calculations for Parcel 304-34-037C:

Building 12: Warehouse Building (H-3): 10,153 SF
Allowable Area (per 503) 14,000 SF (H-3, Type IIB)

VICINITY MAP



LEGEND

Existing Buildings / Structures On Site

Proposed Buildings / Structures On Site

BUILDING CODE DATA

Applicable Building Codes: 2006 International Building Code
2006 International Mechanical Code
2006 International Plumbing Code
2006 International Fire Code
2005 National Electric Code
Americans with Disabilities Act of 2010

Project Address: 6560 S. Mountain Rd. Mesa, AZ 85212

Parcel Number: 304-34-035B, 304-34-037C, 304-34-037E

Zoning: Heavy Industrial (HI),

Gross Site Area: 5.82 Acres (Parcel 304-34-035B)
2.83 Acres (Parcel 304-34-037C)
2.74 Acres (Parcel 304-34-037E)
11.38 Acres

Use Classification: Business Offices to Support On Site Manufacturing

Occupant Load: 70 (New Portion of Building)

Construction Type: IIB

Automatic Fire Extinguishing System (AFES): All Buildings

Allowable Building Height: 50'-0"

Required Building Setbacks: 15' Building Setback, No Landscape Setback at Parking

Required Fire Separation: At separation of areas 2 & 3, an existing 2-HR rated wall divides the B occupancy from H-3 Occupancy within Building 1, as required by code at the time of permitted construction (1990).

At west wall of Building 11, between areas 3 & 4, a 1-HR rated wall exists as was required by code at the time of permitted construction (2011)

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REGISTERED ARCHITECT CERTIFICATE NO. 23656 DARRIN L. DRINDORFF ARIZONA U.S.A.

EXPIRES 12-31-15

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ISSUE
05.04.15 - PRESUBMITTAL
06.01.15 - DESIGN REVIEW

REVISIONS

MPC PURE CHEMICALS AMERICA, INC. MESA, AZ

MPCA Office Expansion 2015

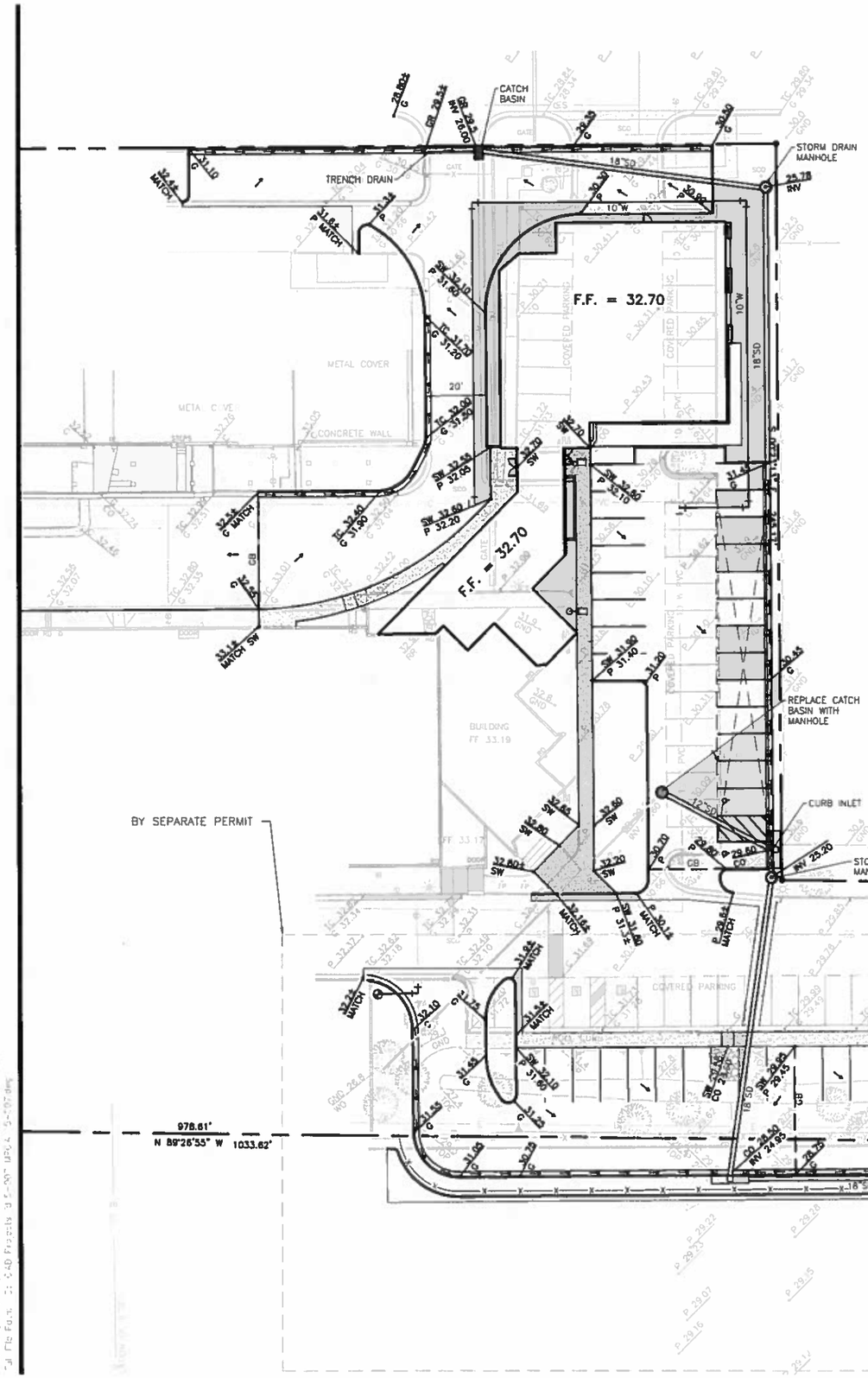
6560 S. Mountain Rd.

1506
DFDG PROJECT NUMBER

DESIGN DEVELOPMENT
CONCEPTUAL SITE PLAN

SITE
SHEET NUMBER

PLOT DATE 6/02/15 @ 11:23 AM



LEGEND

NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

- EXISTING STORM DRAIN
- NEW STORM DRAIN
- CENTERLINE
- PROPERTY LINE
- EXISTING LINE
- EXISTING MANHOLES, VAULTS AND BOXES
- EXISTING ELEVATION
- BACKFLOW PREVENTER
- CATCH BASIN
- CLEANOUT
- FIRE HYDRANT
- FLOW ARROW
- ROOF DRAIN ARROW
- FLOWLINE ARROW
- FOUND BRASS CAP
- FOUND MONUMENT
- FOUND REBAR
- LIGHT POLE
- PROPOSED ELEVATION
- POWER POLE
- SET BRASS CAP
- SET MONUMENT
- SET REBAR
- SIGN
- TAPPING SLEEVE
- WATER VALVE
- WATER METER
- DRYWELL
- NEW CONCRETE
- NEW RIP-RAP
- EXISTING CONCRETE
- STRAW WATTLE
- SILT FENCE

ABBREVIATIONS

BC	BACK OF CURB
BW	BACK OF WALK
CATV	CABLE TV
C	CONCRETE
CB	CATCH BASIN
CC	CANOPY CLEARANCE
CL	CENTERLINE
CO	CURB OPENING
DWV	DRAIN, WASTE AND VENT
E	ELECTRIC
ESMT	EASEMENT
FC	FACE OF CURB
FG	FINISH GRADE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FO	FIBER OPTICS
FW	FACE OF WALK
G	GUTTER
GB	GRADE BREAK
GR	GRATE
INV	INVERT
IRR	IRRIG CONTROL VALVE
ML	MONUMENT LINE
NG	NATURAL GRADE
OHE	OVERHEAD ELECTRIC
P	PAVEMENT
PC	POINT OF CURVE
PH#	POTHOLE LOCATION PER REPORT
PT	POINT OF TANGENCY
RD	ROOF DRAIN
ROW	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TS	TRAFFIC SIGNAL
UGE	UNDERGROUND ELEC
VG	VALLEY GUTTER
W	WATER
WLE	WATER LINE EASEMENT

OWNER/DEVELOPER

MGC PURE CHEMICALS AMERICA
6560 S. MOUNTAIN ROAD
MESA, ARIZONA 85212
PHONE: 480-987-9100
FAX:
CONTACT: DAVID GALLAGHER

ARCHITECT

DFDG
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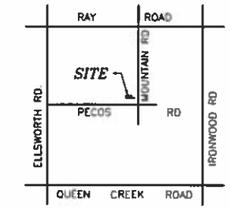
TELEPHONE: 602-954-9060
FAX: 602-954-6954
ATTN: DARRIN ORNDORFF

CIVIL ENGINEER

ZELL COMPANY, L.L.C.
3400 N. DYSART ROAD, #130
AVONDALE, ARIZONA 85392
TELEPHONE: 623-547-2500
FAX: 623-547-2501
ATTN: KEN ZELL, P.E.



VICINITY MAP
SCALE: NONE

PROJECT ADDRESS

6560 S. MOUNTAIN ROAD
MESA, ARIZONA 85212

DRAINAGE STATEMENT

THIS PROJECT IS EXPANDING THE EXISTING OFFICE BUILDING WITHIN THE PURE CHEMICAL'S CAMPUS. THE EXISTING HARDSCAPE CONSISTING OF PARKING AND DRIVE AISLES WILL BE REPLACED WITH A NEW OFFICE BUILDING. THE NEW BUILDING WILL BE APPROXIMATELY 6" LOWER THAN THE EXISTING BUILDING. A NEW FIRE DEPARTMENT ACCESS LANE (HAMMERHEAD) WILL BE CONSTRUCTED NORTH OF THE NEW BUILDING IN ORDER TO ALLOW THE MPCA PROPERTY TO REMOVE THE COMMON ACCESS GATE WITH THE FUJI PROPERTY TO THE NORTH SOMETIME IN THE FUTURE.

SINCE THIS PROJECT IS REPLACING HARDSCAPE FOR HARDSCAPE, NO ADDITIONAL RETENTION VOLUME IS REQUIRED FOR THIS PROJECT. THE EXISTING DRAINAGE FROM THIS AREA ULTIMATELY IS CONVEYED TO RETENTION BASIN "B" LOCATED ALONG THE SOUTH PROPERTY LINE. IT IS CONVEYED BY A COMBINATION OF SHEET FLOW AND STORM DRAIN PIPES. SINCE THE CURRENT STORMWATER ROUTING CONVEYS THE DRAINAGE THROUGH THE AREA OF THE NEW BUILDING EXPANSION, A NEW STORM DRAIN WILL ROUTE THE SURFACE DRAINAGE AROUND THE NORTH AND EAST SIDES OF THE BUILDING. CATCH BASINS WILL BE INSTALLED TO COLLECT THE STORMWATER AND ROOF DRAINAGE. THE STORM DRAIN WILL CONNECT INTO THE STORM DRAIN CURRENTLY BEING PROPOSED FOR THE EXPANDED SOUTH PARKING LOT AREA. THIS PARKING LOT STORM DRAIN DAYLIGHTS INTO THE EXPANDED RETENTION BASIN "B". THE EXPANDED PARKING LOT STORM DRAIN HAS BEEN UPSIZED IN ANTICIPATION OF ACCEPTING THE ADDITIONAL STORMWATER FROM THIS PROJECT.

20 0 20 40
SCALE: 1"=20'

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DICK & FRITSCHE DESIGN GROUP
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ISSUE

REVISIONS

ZELL COMPANY L.L.C.
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Avondale, Arizona 85392
Phone: 623-547-2500
Fax: 623-547-2501

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MPCA South Parking Lot Expansion

6560 S. Mountain Rd.
Mesa, AZ 85212

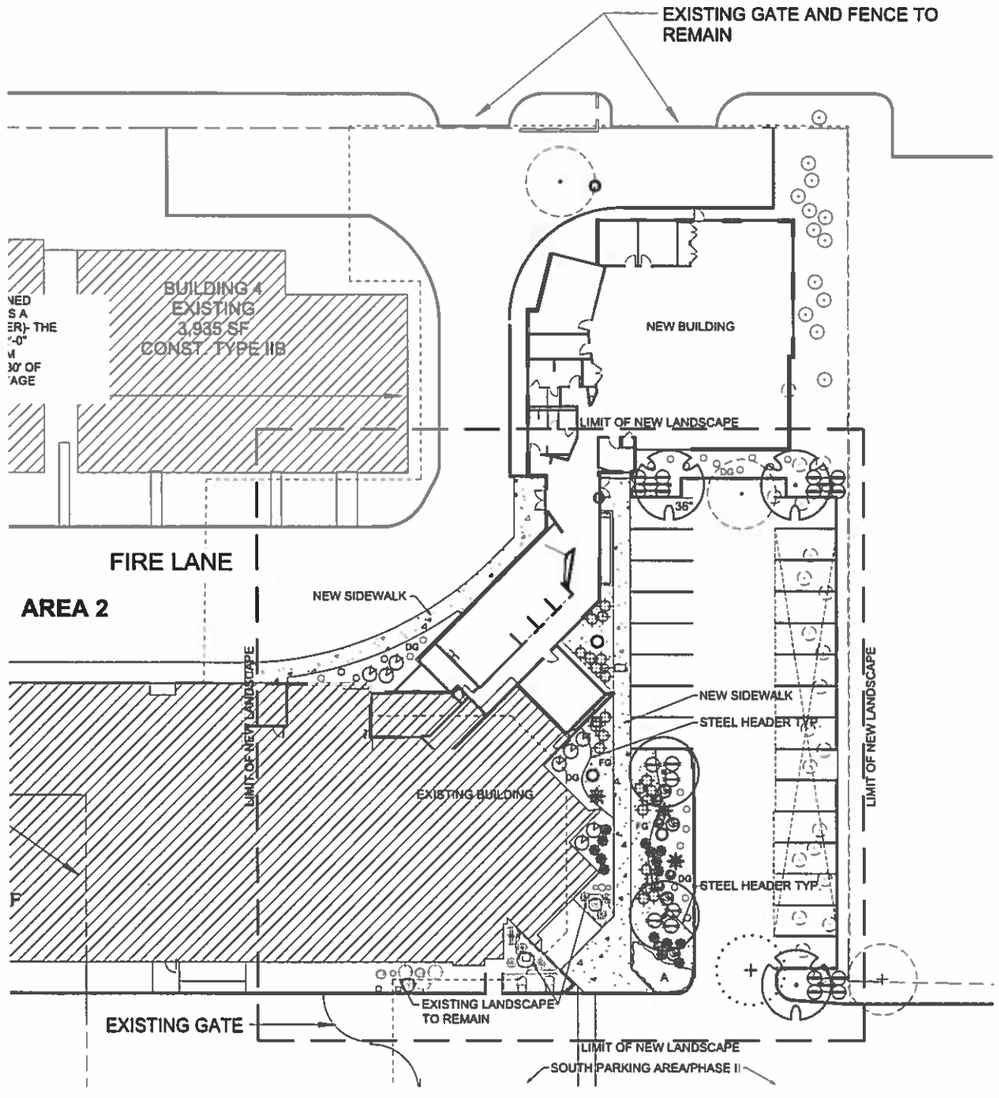
IMPROVEMENT PLANS

15-007
PROJECT NUMBER

CONCEPTUAL GRADING PLAN

1 OF 1
PLOT DATE: 6/13/15 SHEET NUMBER

Two working days before you dig, CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY



CONCEPTUAL PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

Ref. North

CONCEPTUAL PLANT PALETTE

EXISTING SAGUARO (TO REMAIN)	1 QTY
EXISTING SAGUARO (TO BE RELOCATED)	
RELOCATED SAGUARO LOCATION	3 SAGUAROS TO BE RELOCATED ON SITE
TREES	**SIZE/COMMENTS**
EXISTING TREE (TO REMAIN)	N/A
EXISTING TREE (TO BE REMOVED)	2 QTY
EXISTING MESQUITE (TO BE RELOCATED FROM SITE)	
RELOCATED MESQUITE TREES	2 TREES EXISTING TO BE RELOCATED ON SITE
PROSOPIS 'AZT' HYBRID 'AZT HYBRID' MESQUITE	24" BOX/ 36" BOX (SEE PLAN) LOW BREAKING/ 3 QTY
SHRUBS	**SIZE/COMMENTS**
EXISTING SHRUB (TO REMAIN)	N/A
EXISTING SHRUB (TO BE REMOVED)	N/A
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL/ 15 QTY
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL/ 8 QTY
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL/ 22 QTY OR REUSE EXISTING FROM SITE
AGAVE WEBERI WEBER AGAVE	15 GAL/ 3 QTY OR REUSE EXISTING FROM SITE
OPUNTIA 'SANTA-RITA' 'SANTA-RITA' PRICKLY PEAR	10 PAD MIN / 15 QTY
JUSTICIA CALIFORNICA CHUPAROSA	5 GAL/ 6 QTY
GROUNDCOVER	**SIZE/COMMENTS**
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GAL EA/ 22 QTY
A — LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3' O.C. 18 QTY
DG — DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING	2" THICK TYP.
FG — FRACTURED GRANITE 1"-3" 'EXPRESS BROWN'	6" THICK TYP
SURFACE SELECT GRANITE BOULDERS	SIZE PER PLAN

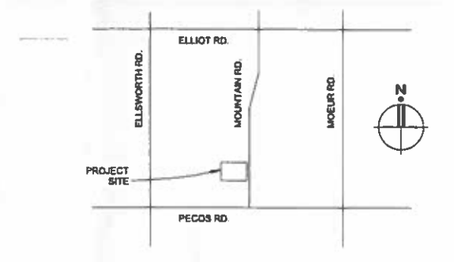
GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING , 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
2. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
3. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
4. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
5. LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
12. ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. ALL MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
14. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
15. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
16. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
17. STEEL HEADER TO BE 4" WIDE BY 3/16" GALVANIZED STEEL TYP.

EXIST. CONDITIONS GENERAL NOTES

1. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER. ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS.
2. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
3. ANY/ALL BROKEN HEADERS TO BE REPLACED.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
5. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER.
6. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

VICINITY MAP



LEGEND

Existing Buildings / Structures On Site

MPCA OFFICE EXPANSION

6560 S. MOUNTAIN RD.
MESA, ARIZONA 85212

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE PLANNING
4626 N. 44th STREET PHOENIX, AZ 85018
602 . 912 . 8881 tel
602 . 912 . 8882 fax

EXPIRES 12/31/2017

revisions:

date: 03.19.15

content: CONCEPTUAL PLANTING PLAN

sheet no.

L—1