

WireMasters DRB Narrative:

12/28/15

Pre-submittal case #PS15-0082

Introduction:

LGE Corporation is requesting DRB approval for the WireMasters building design. This building is an Industrial building with a two story office component totally 33,147 SF. The development is located on a vacant lot totaling 2.30 acres on the SWC of Ingram Street and N. Higley Road. Current zoning for the site is L-I.

Building Design:

The building design, colors and materials have a cohesive palette that maintains consistency throughout the use and site, while complimenting the surrounding area. Materials include painted concrete tilt-up panel walls with different textures, accented metal entries, exposed steel canopies. Four sided architecture is prevalent on all elevations with varying height parapets and painted banding throughout the elevations to reduce continuous wall lengths. There will be LED wall pack and pole mounted lighting on the project. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination. All mechanical units and roof access will be fully screened.

Site Design:

The zoning code required minimum building setbacks and landscape setback are shown and this development meets or exceeds these required setbacks. Parking screen walls to +3'-4" in height along Higley Road are provided and will match the building colors and design.

Vehicular access to the development is provided via entrances off of Ingram Street and a new shared entry off of Higley Road and drive on the south side of the property. The proposed drive aisles within the development are a minimum of 24 feet wide. Fire access is provided throughout the facility and meets the fire department's minimum design criteria and turning radius.

Pedestrian access is provided via a sidewalk connection from the facility through a sidewalk located at the North entry along the eastern driveway entrance to the building front doors. These sidewalks will be ADA accessible.

Landscape Design:

This project will have landscape along the frontages of the property. The landscape will consists of an ornamental desert theme, with various accent plants and ground covers. The proposed landscape for this development continues the desert theme with similar density of trees and shrub specie along with several other low water use plantings that will enhance the aesthetics of the project. Landscaping meets the zoning requirements.



LGE | DESIGNGROUP

CONTEXT PHOTO #1



LGE | **DESIGNGROUP**

CONTEXT PHOTO #2



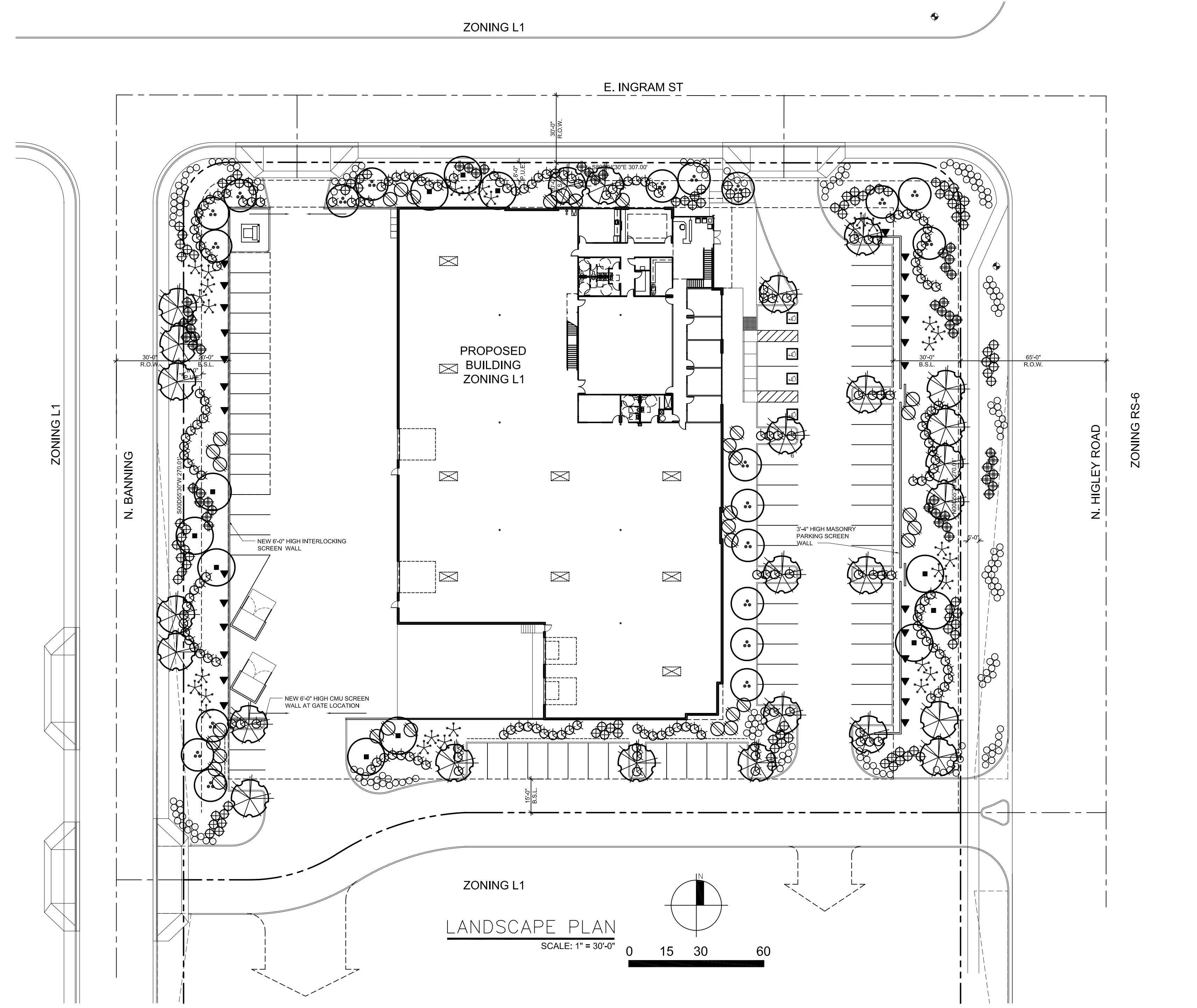
LGE | **DESIGNGROUP**

CONTEXT PHOTO #3



LGE | DESIGNGROUP

CONTEXT PHOTO #4



LANDSCAPE PLAN
SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- | | | | | | |
|--|---|--|--|--|--|
| | ULMUS PARVIFOLIA
EVERGREEN ELM
24" BOX (MATCHING) | | CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON | | RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON |
| | ACACIA SALICINA
WILLOW ACACIA
24" BOX | | TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON | | BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON |
| | OLEA EUROPEA 'SWAN HILL'
SWAN HILL OLIVE
36" BOX | | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON | | LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON |
| | DALBERGIA SISSOO
SISSOO TREE
24" BOX | | DASYLIRION WHEELERII
DESERT SPOON
5 GALLON | | 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |

**CITY OF MESA
LANDSCAPE NOTES**

- ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
- ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
- REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
- REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
- PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERICAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:
TREES: (TOTAL REQUIRED TREES)

- 25% SHALL BE 36" BOX OR LARGER
- 50% SHALL BE 24" BOX OR LARGER
- NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING/LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

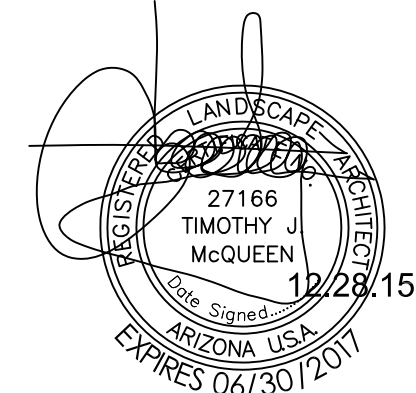
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

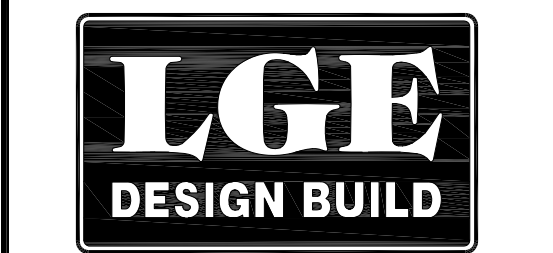
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net



NUMBER	REVISION	DATE

SHEET TITLE:
LANDSCAPE PLAN
ISSUE DATE: 12.28.15
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.:
SHEET:

ZONING L1

E. INGRAM ST

EXISTING FIRE HYDRANT LOCATION

PROJECT DATA:

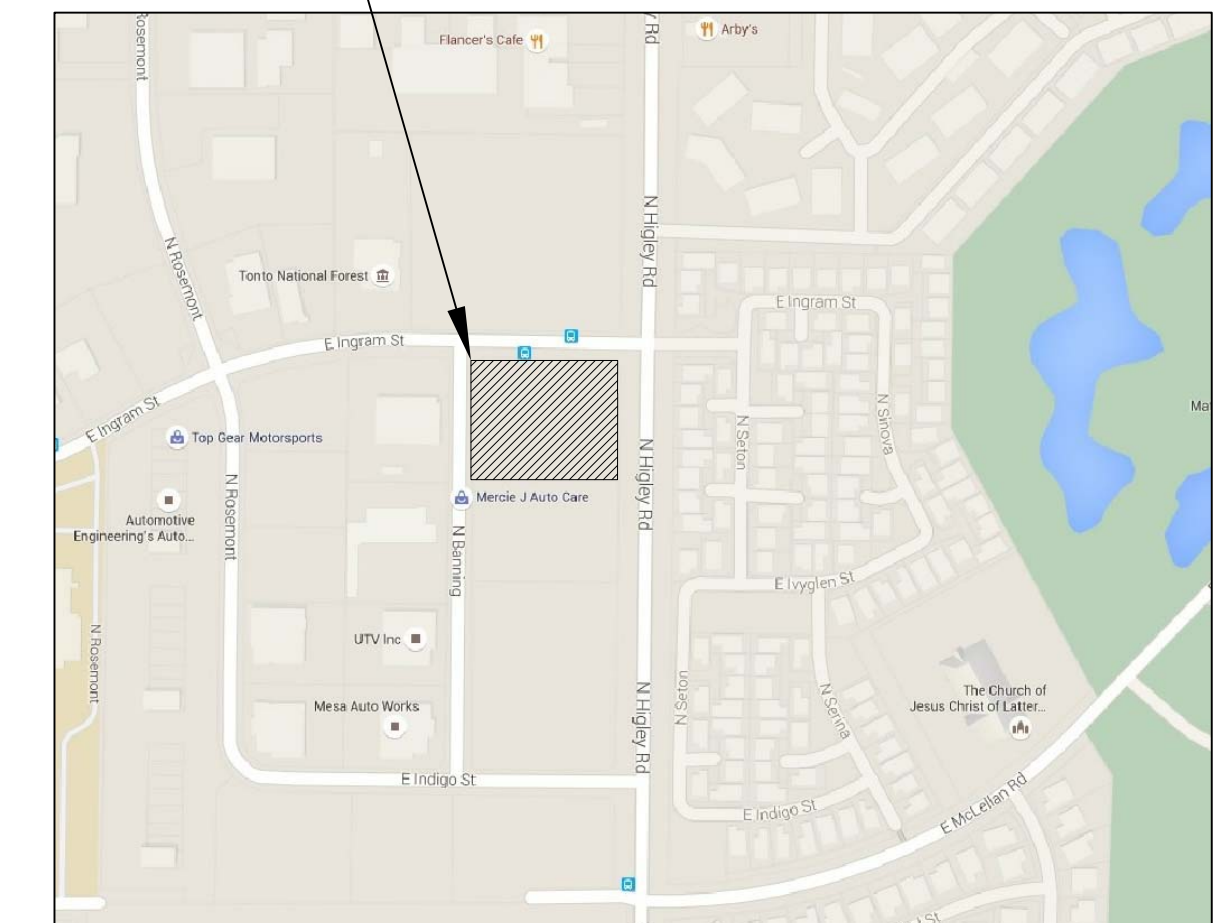
OWNER:	WIREMASTERS		
PROJECT ADDRESS:	1747 N. BANNING MESA, AZ. 85205		
DEVELOPER:	LGE DESIGN GROUP 740 NORTH 52ND STREET PHOENIX, AZ. 85008		
PROJECT SCOPE:	A NEW COMMERCIAL OFFICE/WAREHOUSE BUILDING		
ASSESSOR PARCEL NO.:	141-35-052		
CURRENT ZONING:	L-1		
SITE AREA:	NET 100,460 S.F. (2.30 AC) GROSS 144,679 S.F. (3.32 AC)		
LANDSCAPE AREA:	23,054 S.F.		
STORIES:	ONE STORY		
GROSS BUILDING S.F.:	30,147 S.F. 1ST FLOOR / 3,000 S.F. MEZZ. = 33,147 G.S.F.		
LOT COVERAGE:	29.9 %		
OCCUPANCY:	B / S-1		
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.		
BUILDING HEIGHT:	32'-0"		
BUILDING AREA CALCS:			
OFFICE:	5,930 S.F.		
WAREHOUSE:	27,217 S.F.		
TOTAL BUILDING AREA:	33,147 S.F.		
REQUIRED PARKING CALCS:			
OCCUPANCY	SQUARE FT.	FACTOR	TOTAL
OFFICE	5,930 S.F.	1 / 375 S.F.	16 OCC.
WAREHOUSE	27,217 S.F.	1 / 900 S.F.	30 OCC.
TOTAL			46 OCC.
PARKING PROVIDED			
TOTAL REGULAR SPACES			70
TOTAL ACCESSIBLE SPACES			4
TOTAL SPACES			74
PARKING RATIO			2.37 CARS FOR 1,000 S.F.

LEGAL DESCRIPTION:

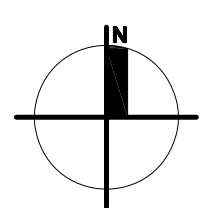
A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SLAT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOTS 1 THROUGH 6, INCLUSIVE, FALCON COMMERCE PARK, ACCORDING TO BOOK 889 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT LOCATION



VICINITY MAP



ZONING L1

N. BANNING

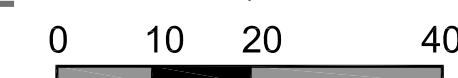
N. HIGLEY ROAD

ZONING RS-6

PROPOSED BUILDING ZONING L1

PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

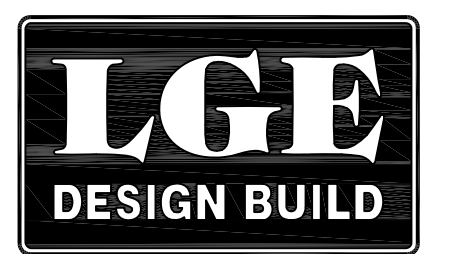


LGE DESIGN GROUP

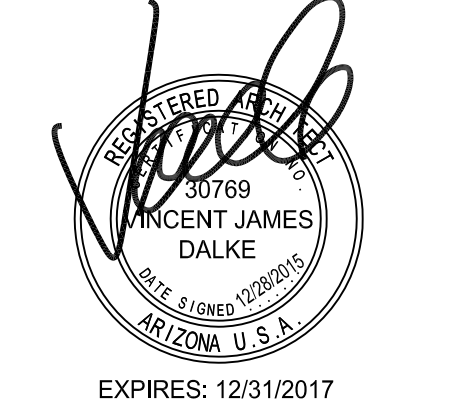
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

WIREMASTERS AT FALCON COMMERCE PARK

LOT 1
1747 N. BANNING
MESA, AZ. 85205

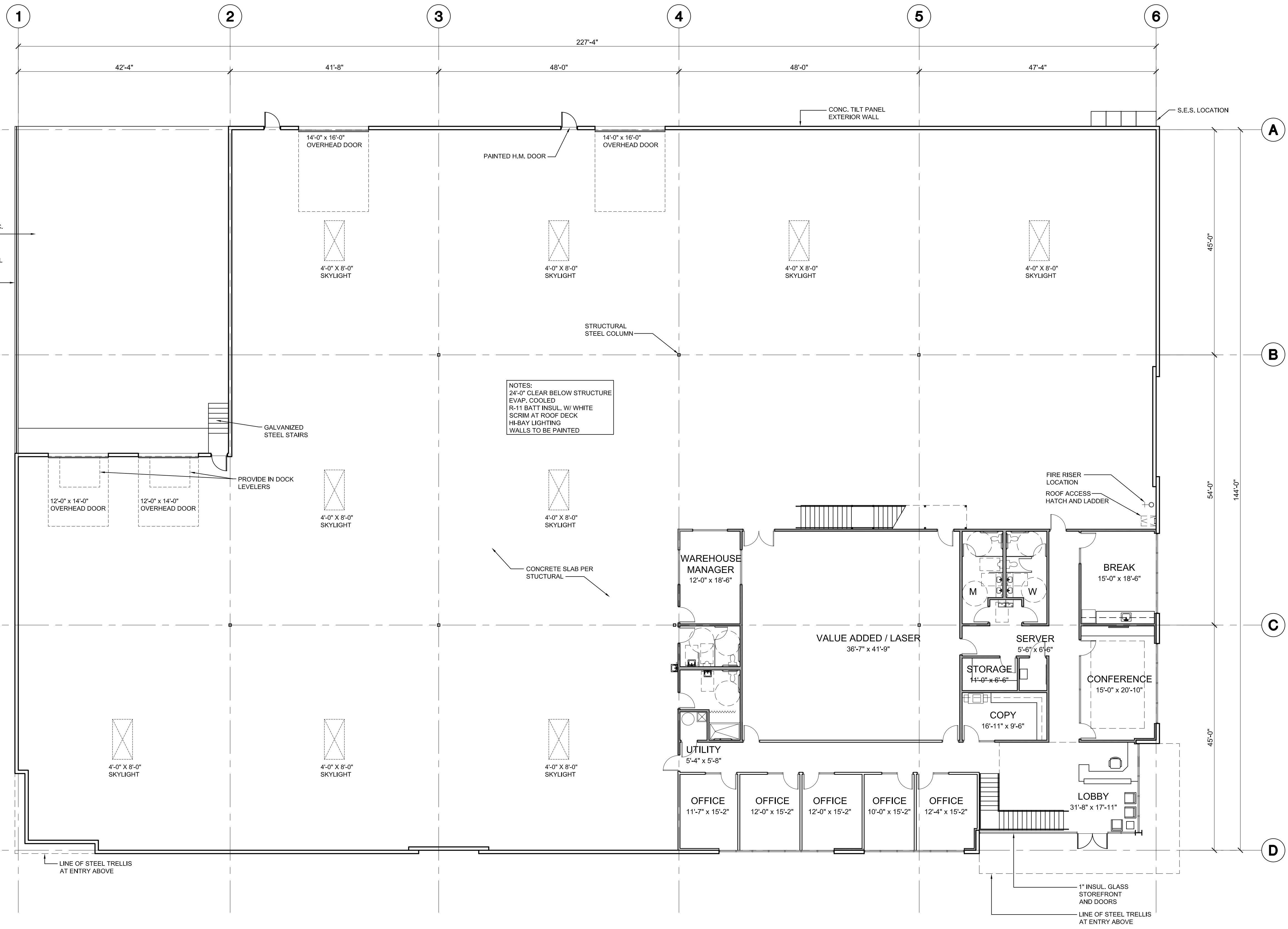


NUMBER	REVISION	DATE



SHEET TITLE:	
SITE PLAN	
ISSUE DATE:	11-11-15
DRAWN BY:	BCR / JPM
CHECKED BY:	VJD
PROJECT No.:	
SHEET:	

A0.1



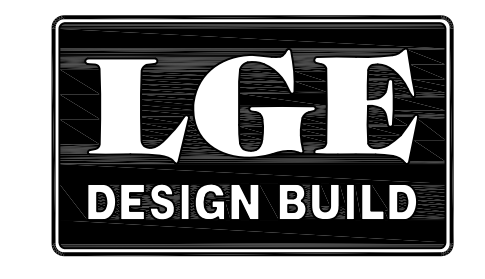
PRELIMINARY FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

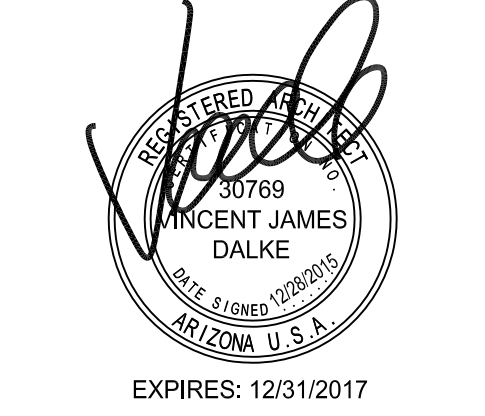
PLAN NOTES:

- FLOORING:**
- OFFICES AND CORRIDORS TO BE CARPETED WITH VINYL BASE U.N.O.
 - LOBBY AREA TO BE CERAMIC TILE AND BASE. (LOBBY STAIRS TO MATCH LOBBY AREA)
 - TOILET ROOM AND BREAKROOM TO BE CERAMIC TILE AND BASE.
 - STORAGE AND SERVER ROOMS TO BE VCT AND RUBBER BASE.
 - WAREHOUSE TO BE VOLC COMP. OR EQUAL SEALED CONCRETE.
- INTERIOR WALLS:**
- OFFICES AND CORRIDORS TO BE 5/8" GYP. BD. OVER STEEL FRAMING. SMOOTH FINISHED (TWO COATS LATEX PAINT).
 - TOILET ROOMS LOCATED AT OFFICE AREAS TO BE CERAMIC TILE WAINSCOT (+4'-0" A.F.F.) OVER WRGB "GREENBOARD" AT WET WALL AND ADJACENT WALLS.
 - TOILET ROOMS LOCATED IN WAREHOUSE AREAS TO BE FRP WAINSCOT (+4'-0" A.F.F.) OVER WRGB "GREENBOARD" AT WET WALL AND ADJACENT WALLS.
 - FURRING AT EXTERIOR WALLS TO BE 3-5/8" STEEL STUDS WITH R-11 FIBERGLASS INSULATION FULL HEIGHT TO ROOF DECK INSULATION. UNINSULATED EXTERIOR WALLS AT WAREHOUSE AREAS TO BE EXPOSED, PAINTED MASONRY OR CONCRETE TILT PANELS.
- CEILING:**
- OFFICE CEILINGS TO BE ARMSTRONG SECOND LOOK 2' X 4' SUSPENDED CEILING AT +10'-0" A.F.F.
 - TOILET ROOM CEILINGS TO BE 2' X 4' SUSPENDED VINYL COATED GRID CEILINGS AT +8'-6" A.F.F. AT SINGLE USER TOILETS.
 - TOILET ROOM CEILINGS TO BE HARD LID GYP. BD. CEILINGS AT +8'-6" A.F.F. AT MULTI-USER TOILET ROOMS.
 - CONFERENCE ROOM CEILINGS TO HAVE COFFERED GYP. BD. COVE WITH INTEGRAL PERIMETER LIGHTING.
 - WAREHOUSE AREAS TO BE OPEN TO STRUCTURE ABOVE (EVAP. COOLED AREA) PROVIDE R-11 BATT INSULATION WITH WHITE SCRIM.
 - FOR OFFICE AREA PROVIDE R-30 BATT INSULATION AT UNDERSIDE OF MEZZANINE FLOOR STRUCTURE.
- DOORS / WINDOWS:**
- OFFICES TO HAVE 8'-0" SOLID CORE DOORS THROUGHOUT IN KNOCK DOWN FRAMES.
 - OFFICES TO HAVE 3'-0" X FULL HEIGHT SIDE LIGHTS AS SHOWN ON PLANS.
 - WAREHOUSE AREA EXTERIOR MAN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAME.
 - EXTERIOR OVERHEAD DOORS TO BE UNINSULATED 24 GA. SECTIONAL DOORS OR AS DESIGNATED ON THE PLANS.
 - WAREHOUSE AREAS TO HAVE SINGLE DOME 4'-0" X 8'-0" SKYLIGHTS AS SHOWN (PROVIDE SECURITY BARS) WITH INTEGRAL RELIEF VENT IN CURB.
 - ALL INTERIOR GLASS TO BE CLEAR.
- MECHANICAL / PLUMBING:**
- ALL OFFICE AND SHOWROOM SPACE TO BE AIR CONDITIONED.
 - WAREHOUSE AREAS TO BE EVAP. COOLED.
 - MULTI-USER TOILET ROOMS TO HAVE FLOOR DRAINS.
 - DEMO ROOM TO BE EVAP. COOLED AND A/C SPACE
- ELECTRICAL:**
- PROVIDE SINGLE LAMP METAL HALIDE WALL PACKS. BUILDING MOUNTED FOR SECURITY LIGHTING FULL PERIMETER OF THE EXTERIOR.
 - PROVIDE POLE LIGHTING AT PARKING AREAS WITHIN THE SITE.
 - PROVIDE (2) LAMP FLUORESCENT LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS.
 - ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCCELL (DUSK TO DAWN) OR TIME CLOCK.
 - PROVIDE 2X4 INDIRECT LIGHT FIXTURES AT ALL OFFICES.
 - PROVIDE HI-BAY FLUORESCENT LIGHTING AT WAREHOUSE.
 - PROVIDE CONDUIT AND J-BOX FOR FUTURE AUTOMATIC GATE CONTROLLERS AT YARD GATES PER SITE PLAN.
- MILLWORK / FURNITURE:**
- ALL MILLWORK BASE AND UPPERS TO HAVE AN ALLOWANCE BY THE CONTRACTOR INCLUDING BUILT-IN RECEPTION DESK.
- MISC:**
- PROVIDE IN DOCK LEVELERS AT BOTH DOCK DOORS IN THE RECESSED DOCK AREA.

WIREMASTERS AT FALCON COMMERCE PARK
 LOT 1
 1747 N. BANNING
 MESA, AZ. 85205



NUMBER	REVISION	DATE



SHEET TITLE:
FIRST FLOOR PLAN

ISSUE DATE: 11-11-15

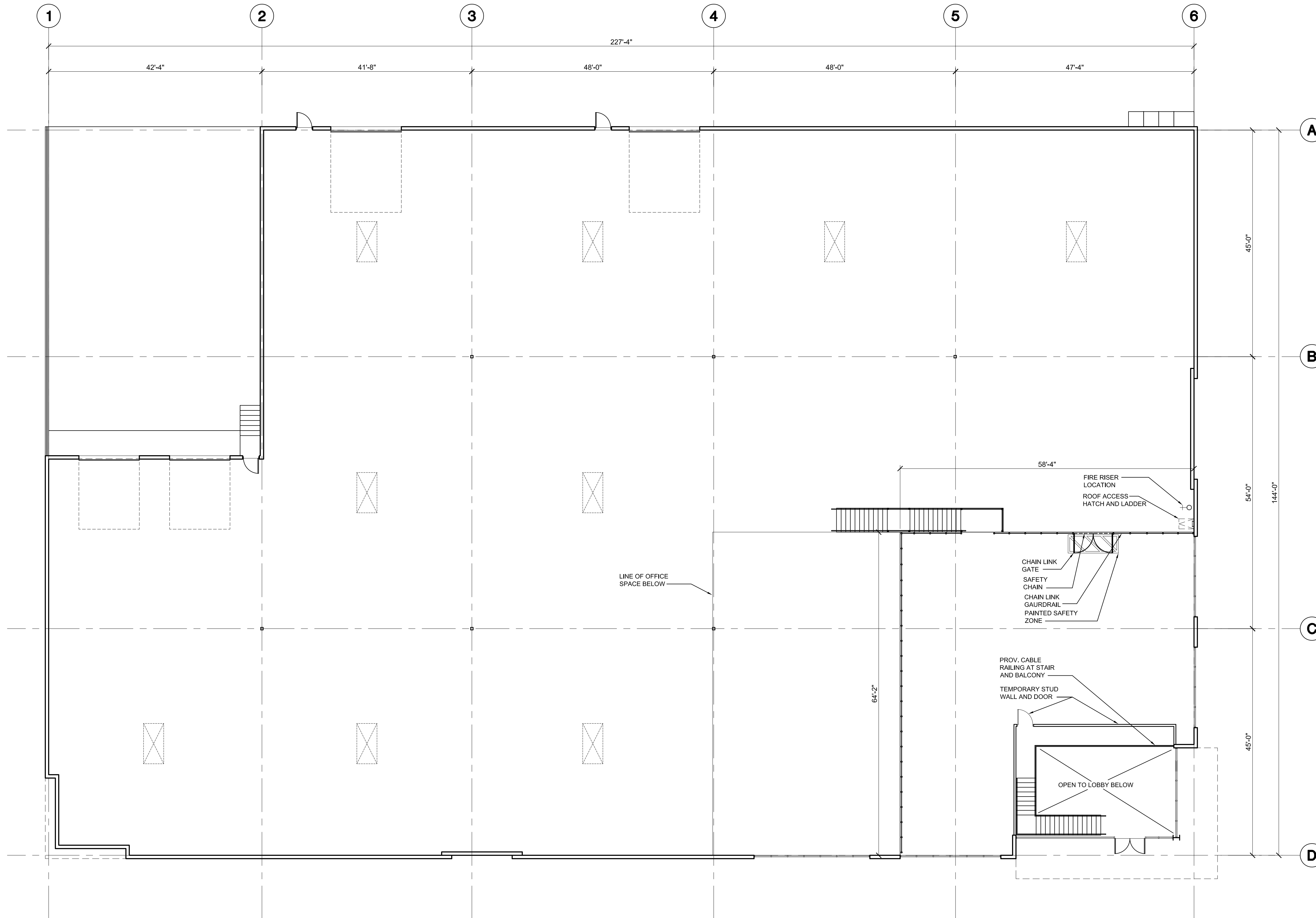
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CHECKED BY: VJD

PROJECT No.:

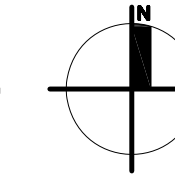
SHEET:

A1.1



PRELIMINARY MEZZANINE FLOOR PLAN

SCALE: 3/32" = 1'-0"



PLAN NOTES:

FLOORING:

- OFFICES AND CORRIDORS TO BE CARPETED WITH VINYL BASE U.N.O.
- LOBBY AREA TO BE CERAMIC TILE AND BASE, (LOBBY STAIRS TO MATCH LOBBY AREA)
- TOILET ROOM AND BREAKROOM TO BE CERAMIC TILE AND BASE.
- STORAGE AND SERVER ROOMS TO BE VCT AND RUBBER BASE.
- WAREHOUSE TO BE VOLC COMP. OR EQUAL SEALED CONCRETE.

INTERIOR WALLS:

- OFFICES AND CORRIDORS TO BE 5/8" GYP. BD. OVER STEEL FRAMING. SMOOTH FINISHED (TWO COATS LATEX PAINT).
- TOILET ROOMS LOCATED AT OFFICE AREAS TO BE CERAMIC TILE WAINSCOT (+4'-0" A.F.F.) OVER WRGB "GREENBOARD" AT WET WALL AND ADJACENT WALLS.
- TOILET ROOMS LOCATED IN WAREHOUSE AREAS TO BE FRP WAINSCOT (+4'-0" A.F.F.) OVER WRGB "GREENBOARD" AT WET WALL AND ADJACENT WALLS.
- FURRING AT EXTERIOR WALLS TO BE 3-5/8" STEEL STUDS WITH R-11 FIBERGLASS INSULATION FULL HEIGHT TO ROOF DECK INSULATION. UNINSULATED EXTERIOR WALLS AT WAREHOUSE AREAS TO BE EXPOSED, PAINTED MASONRY OR CONCRETE TILT PANELS.

CEILING:

- OFFICE CEILINGS TO BE ARMSTRONG SECOND LOOK 2' X 4' SUSPENDED CEILING AT +10'-0" A.F.F.
- TOILET ROOM CEILINGS TO BE 2' X 4' SUSPENDED VINYL COATED GRID CEILINGS AT +8'-6" A.F.F. AT SINGLE USER TOILETS.
- TOILET ROOM CEILINGS TO BE HARD LID GYP. BD. CEILINGS AT +8'-6" A.F.F. AT MULTI-USER TOILET ROOMS.
- CONFERENCE ROOM CEILINGS TO HAVE COFFERED GYP. BD. COVE WITH INTEGRAL PERIMETER LIGHTING.
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- FOR OFFICE AREA PROVIDE R-30 BATT INSULATION AT UNDERSIDE OF MEZZANINE FLOOR STRUCTURE.

DOORS / WINDOWS:

- OFFICES TO HAVE 8'-0" SOLID CORE DOORS THROUGHOUT IN KNOCK DOWN FRAMES.
- OFFICES TO HAVE 3'-0" X FULL HEIGHT SIDE LIGHTS AS SHOWN ON PLANS.
- WAREHOUSE AREA EXTERIOR MAN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAME.
- EXTERIOR OVERHEAD DOORS TO BE UNINSULATED 12'-0" X 14'-0" X 24 GA. SECTIONAL DOORS OR AS DESIGNATED ON THE PLANS.
- WAREHOUSE AREAS TO HAVE SINGLE DOME 4'-0" X 8'-0" SKYLIGHTS AS SHOWN (PROVIDE SECURITY BARS) WITH INTEGRAL RELIEF VENT IN CURB.
- ALL INTERIOR GLASS TO BE CLEAR.

MECHANICAL / PLUMBING:

- ALL OFFICE AND SHOWROOM SPACE TO BE AIR CONDITIONED.
- WAREHOUSE AREAS TO BE EVAP. COOLED.
- MULTI-USER TOILET ROOMS TO HAVE FLOOR DRAINS.
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ELECTRICAL:

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- PROVIDE POLE LIGHTING AT PARKING AREAS WITHIN THE SITE.
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- PROVIDE 2X4 INDIRECT LIGHT FIXTURES AT ALL OFFICES.
- PROVIDE HI-BAY FLUORESCENT LIGHTING AT WAREHOUSE.
- PROVIDE CONDUIT AND J-BOX FOR FUTURE AUTOMATIC GATE CONTROLLERS AT YARD GATES PER SITE PLAN.

MILLWORK / FURNITURE:

- ALL MILLWORK BASE AND UPPERS TO HAVE AN ALLOWANCE BY THE CONTRACTOR INCLUDING BUILT-IN RECEPTION DESK.

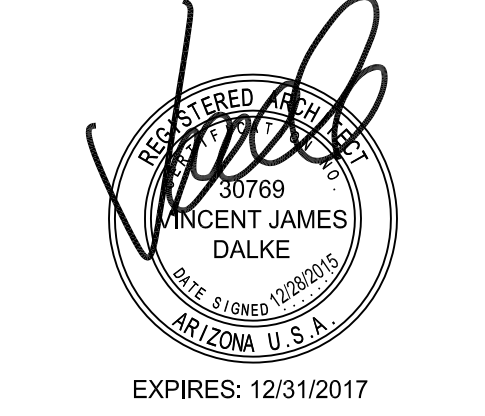
MISC:

- PROVIDE IN DOCK LEVELERS AT BOTH DOCK DOORS IN THE RECESSED DOCK AREA.

WIREMASTERS AT FALCON COMMERCE PARK
 LOT 1
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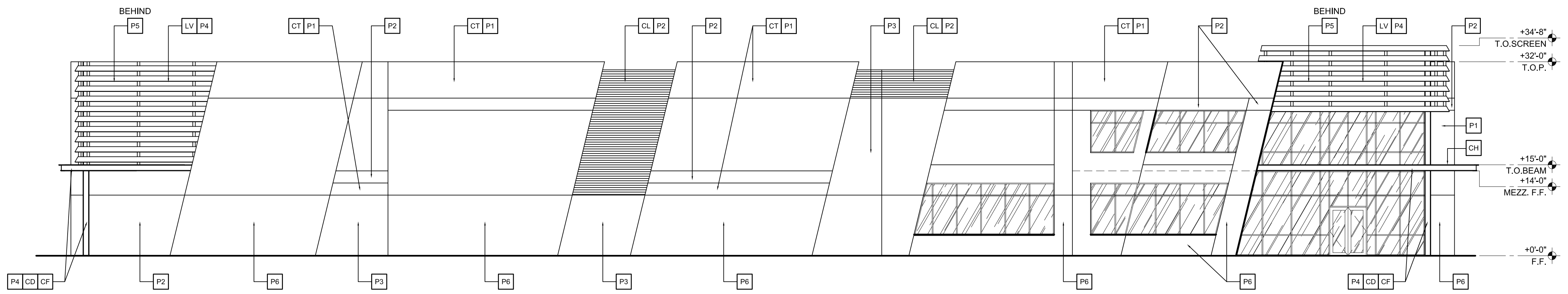


NUMBER	REVISION	DATE



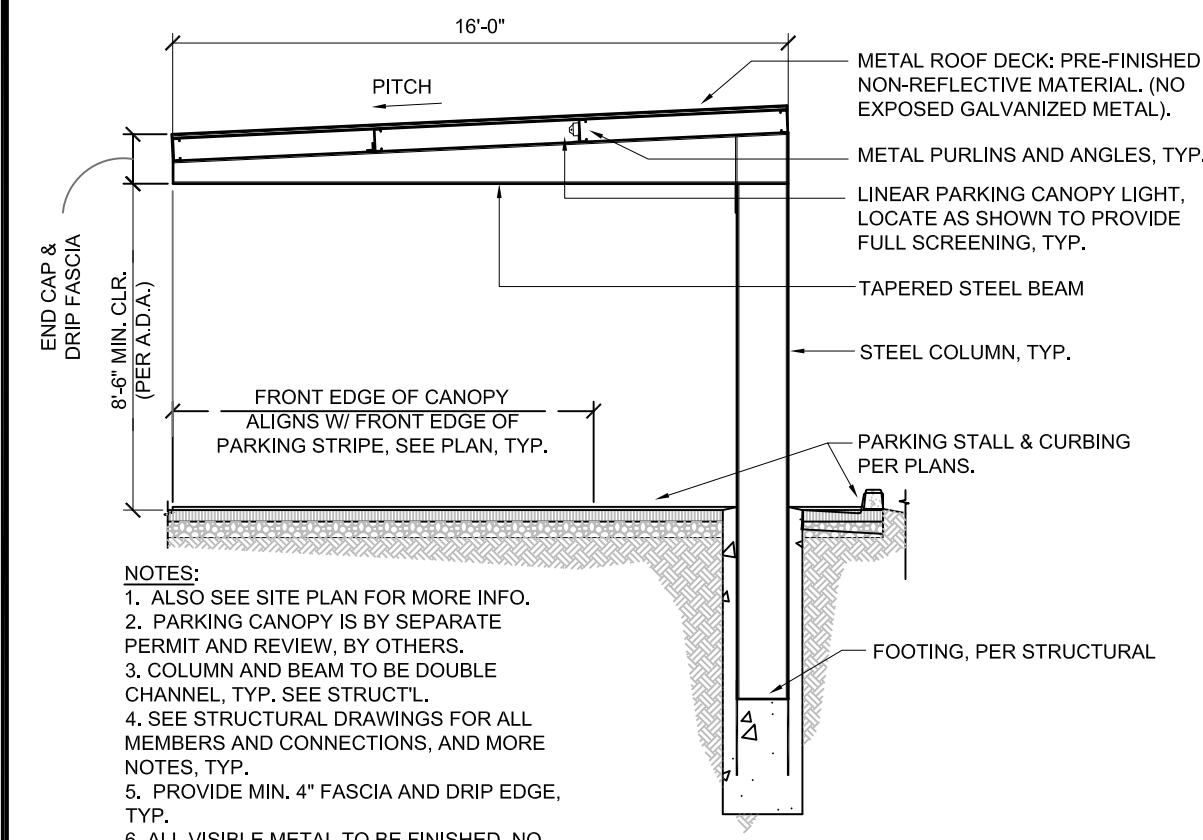
SHEET TITLE:
 MEZZANINE FLOOR PLAN
 ISSUE DATE: 11-11-15
 DRAWN BY: BCR / JPM
 CHECKED BY: VJD
 PROJECT No.:
 SHEET:

A1.2

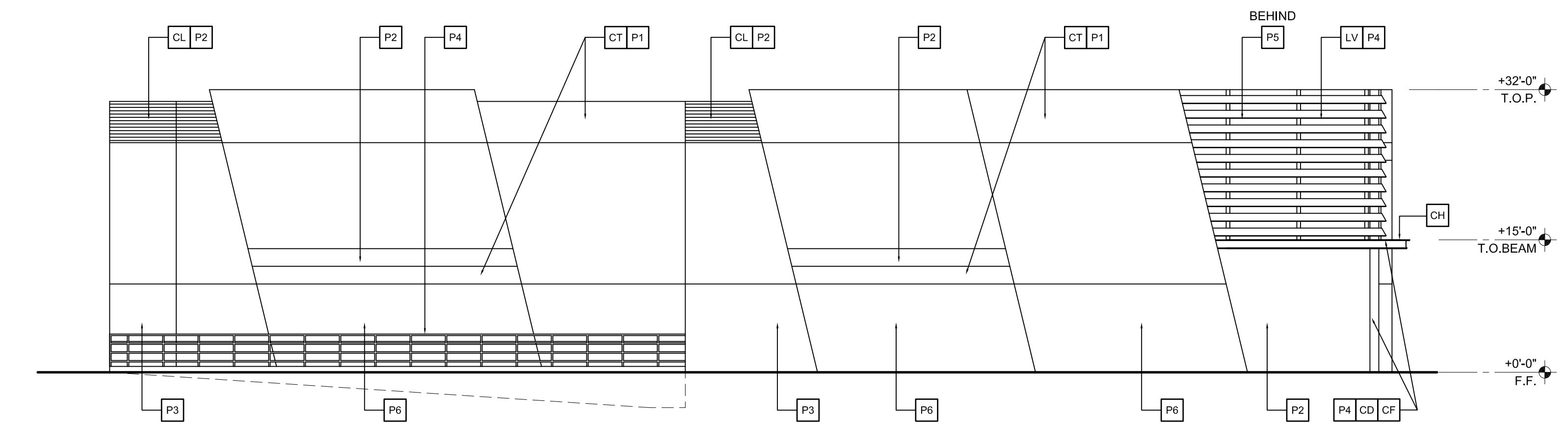


EAST ELEVATION

SCALE: 3/32" = 1'-0"

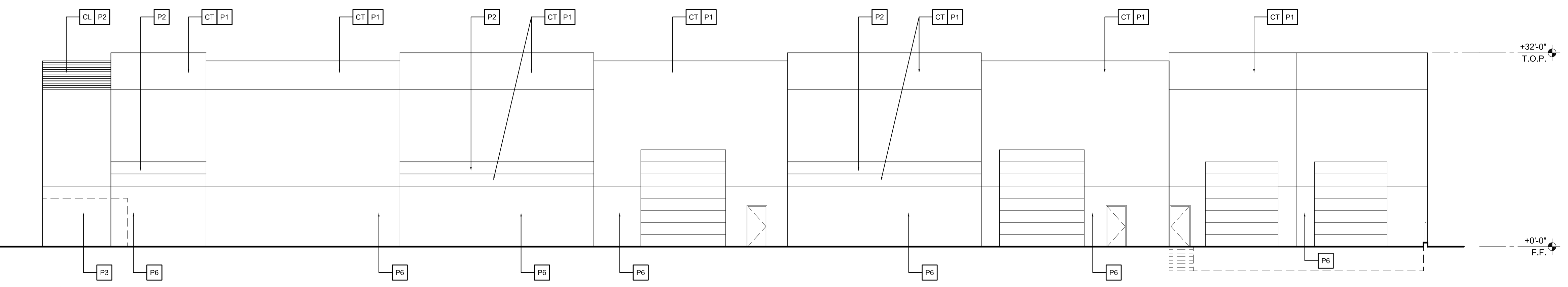


SECTION SITE SCREEN WALL
N.T.S.



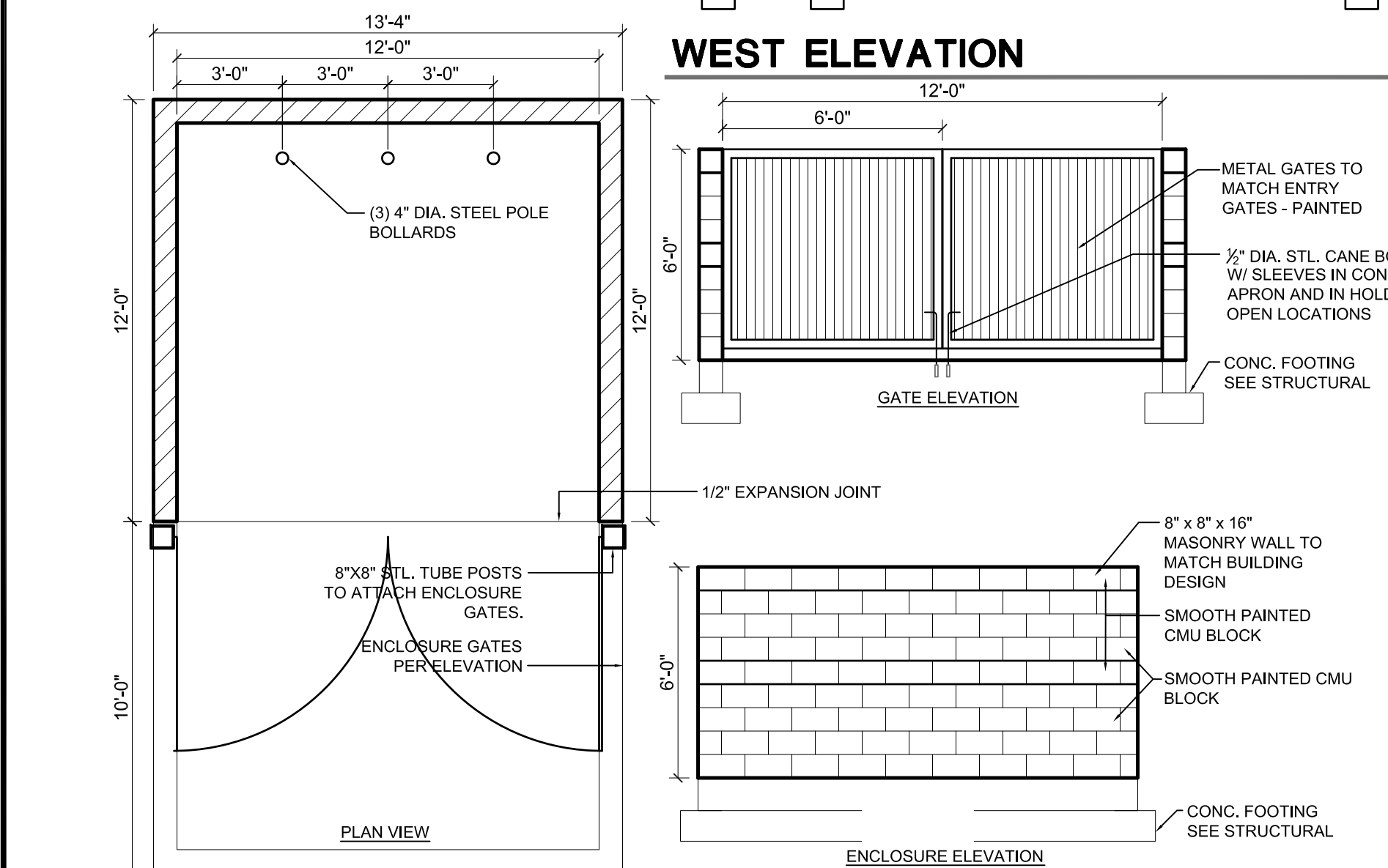
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

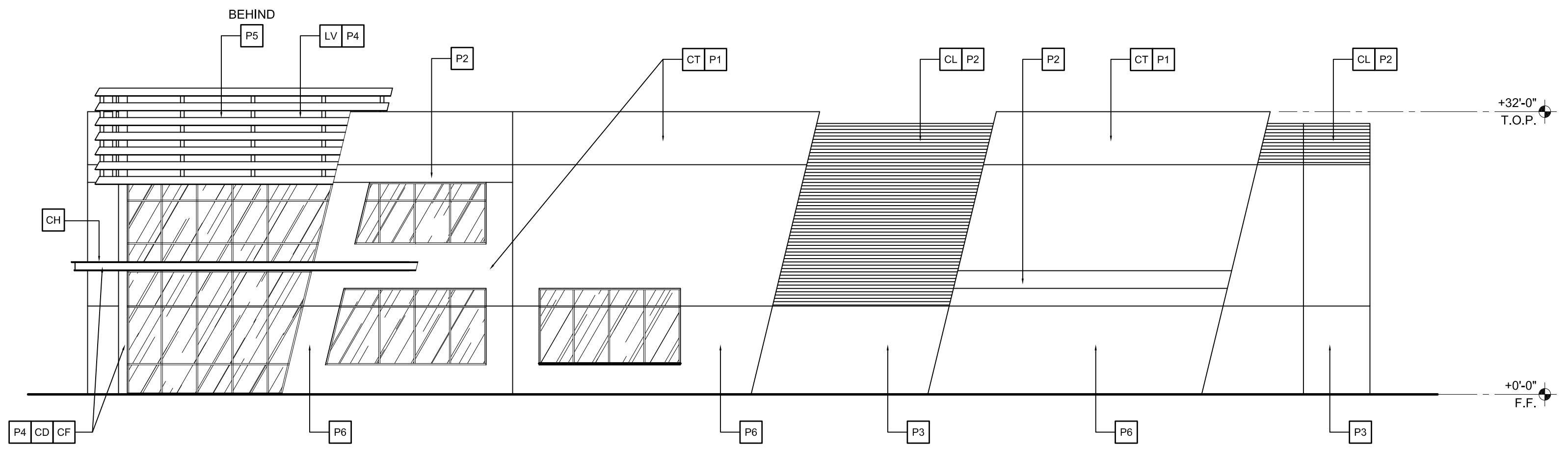


WEST ELEVATION

SCALE: 3/32" = 1'-0"



TRASH ENCLOSURE
N.T.S.



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
CT	CONCRETE TILT PANEL
CL	CONCRETE TILT PANEL WITH HORIZONTAL 1/2" FORM LINER FINISH BANDS AT 4' O.C.

CANOPY KEY:

KEY:	DESCRIPTION:
CF	12" STEEL WIDE FLANGE CANOPY FRAME - PAINTED
CD	12" STEEL WIDE FLANGE BEAM - PAINTED
CH	HAT CHANNEL TRELLIS MEMBERS - PAINTED
LV	METAL LOUVER SCREEN - PAINTED

GLAZING KEY:

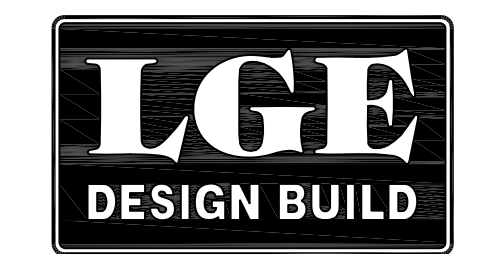
MATERIAL:	DESCRIPTION:
STANDARD FRAMES	ARCADIA CLEAR ANNOZIDED ALUMINUM COLOR STOREFRONT SYSTEM
EXTERIOR GLAZING	1" BLUE REFLECTIVE INSULATED GLAZING

PAINT KEY:

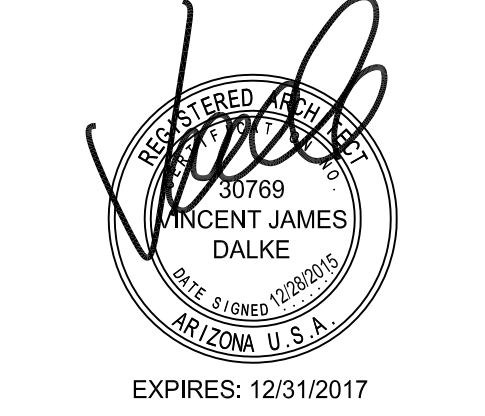
KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DE6359 "SILVER SETTING"
P2	DUNN EDWARDS #DE6361 "BABY SEAL"
P3	DUNN EDWARDS #DE6358 "VAPOR"
P4	DUNN EDWARDS #DE6357 "BLACK TIE"
P5	DUNN EDWARDS #DEA157 "GARNET EVENING"
P6	DUNN EDWARDS #DE6355 "TARNISHED SILVER"

PAINTING NOTES:

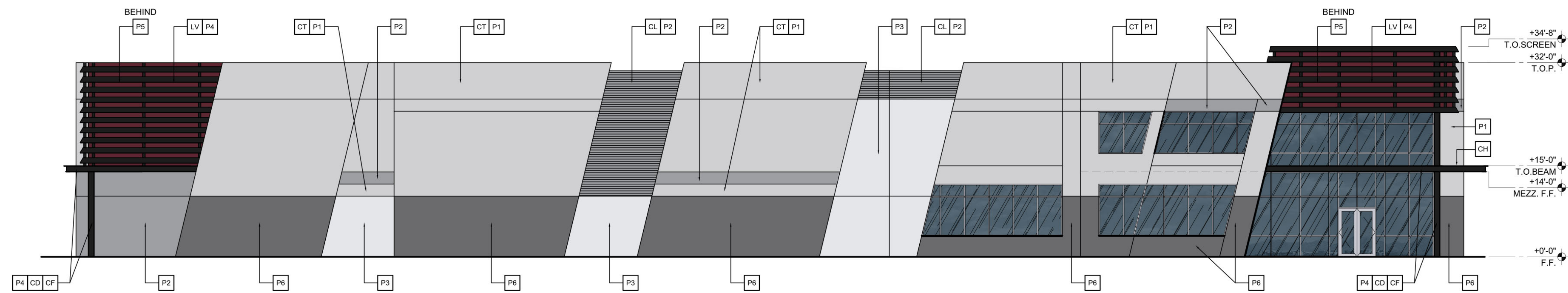
- PAINTER TO PROVIDE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.



NUMBER	REVISION	DATE

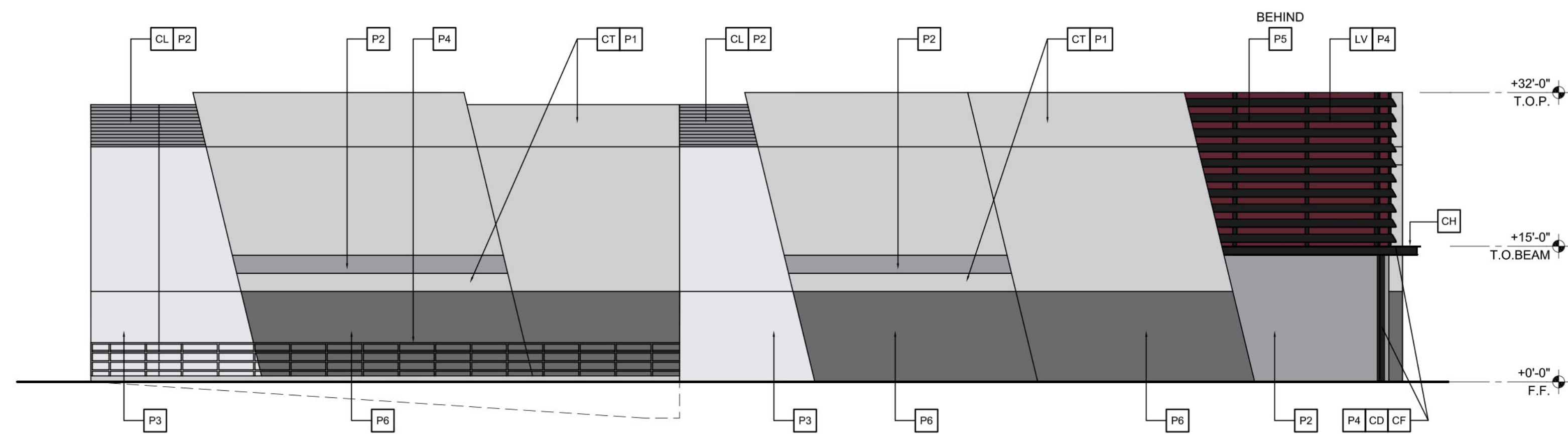


SHEET TITLE: EXTERIOR ELEVATIONS
 ISSUE DATE: 11-11-15
 DRAWN BY: BCR / JPM
 CHECKED BY: VJD
 PROJECT No.:
 SHEET:



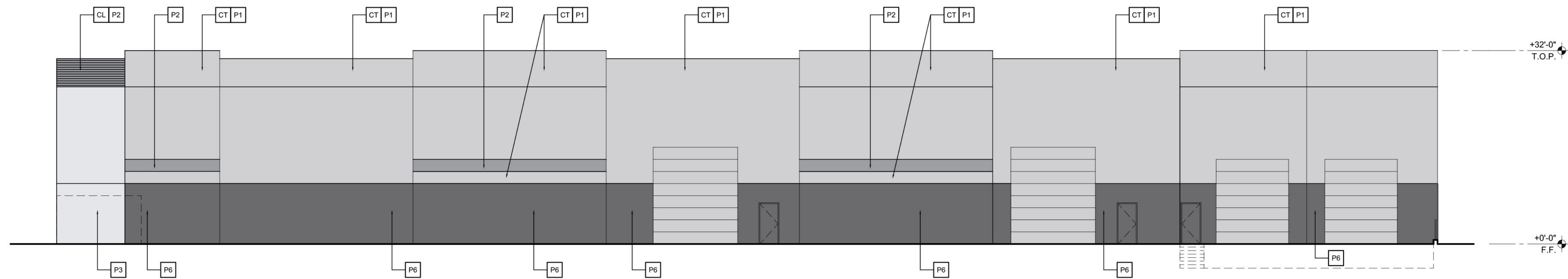
EAST ELEVATION

SCALE: 3/32" = 1'-0"



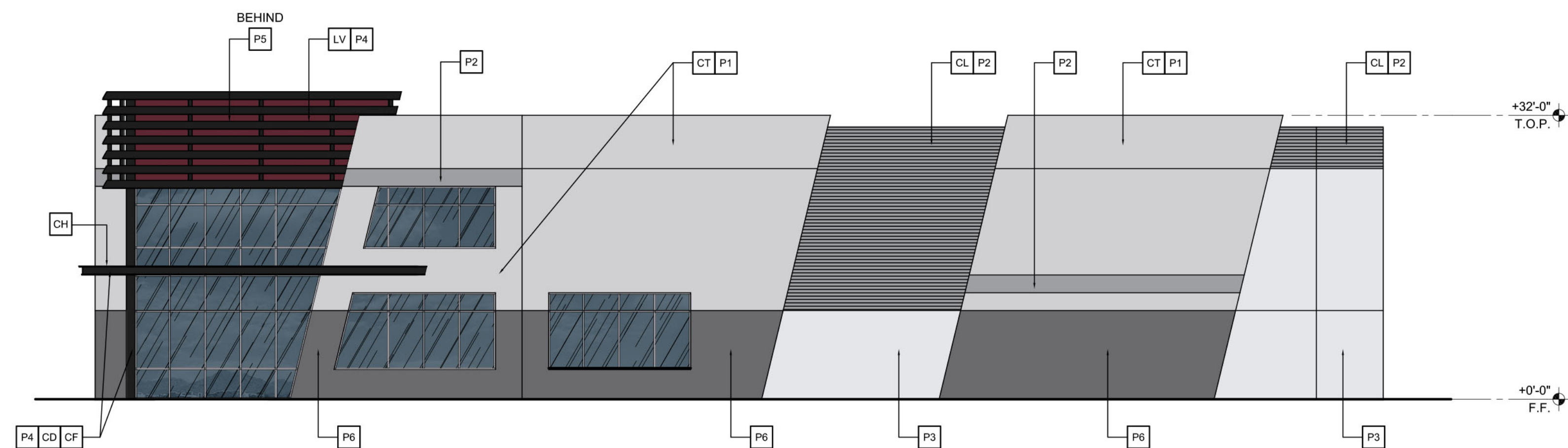
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

- KEY: DESCRIPTION:
- CT CONCRETE TILT PANEL
 - CL CONCRETE TILT PANEL WITH HORIZONTAL 1/2" FORM LINER FINISH BANDS AT 4' O.C.

CANOPY KEY:

- KEY: DESCRIPTION:
- CF 12" STEEL WIDE FLANGE CANOPY FRAME - PAINTED
 - CD 12" STEEL WIDE FLANGE BEAM - PAINTED
 - CH HAT CHANNEL TRELLIS MEMBERS - PAINTED
 - LV METAL LOUVER SCREEN - PAINTED

GLAZING KEY:

- MATERIAL: DESCRIPTION:
- STANDARD ARCADIA CLEAR ANNOZIDED ALUMINUM COLOR STOREFRONT SYSTEM
 - EXTERIOR GLAZING 1" BLUE REFLECTIVE INSULATED GLAZING

PAINT KEY:

- KEY: DESCRIPTION:
- P1 DUNN EDWARDS #DE6359 "SILVER SETTING"
 - P2 DUNN EDWARDS #DE6361 "BABY SEAL"
 - P3 DUNN EDWARDS #DE6358 "VAPOR"
 - P4 DUNN EDWARDS #DE6357 "BLACK TIE"
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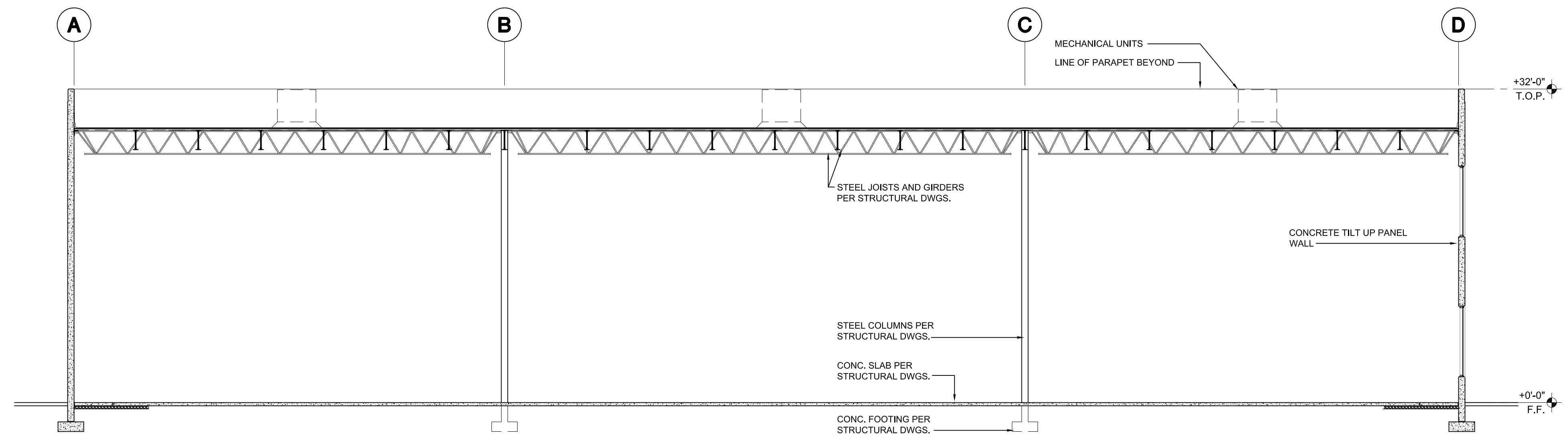
PAINTING NOTES:

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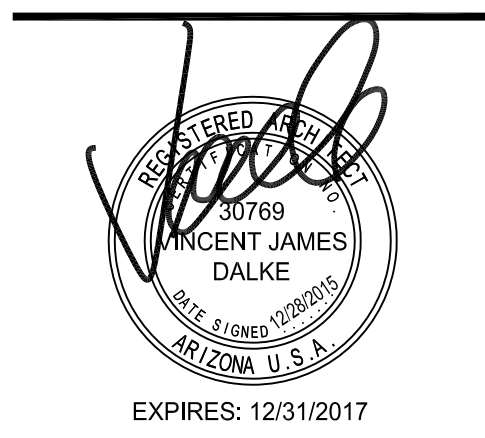
AA BUILDING SECTION

SCALE: 1/8" = 1'-0"

**WIREMASTERS
 AT FALCON COMMERCE PARK**
 LOT 1
 1747 N. BANNING
 MESA, AZ. 85205



NUMBER	REVISION	DATE



SHEET TITLE:
 BUILDING SECTION
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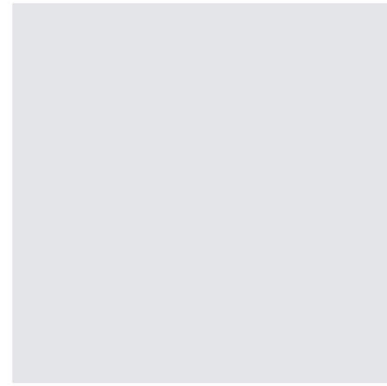
A2.2



P1 - Silver Setting
DE6359
Dunn Edwards



P2 - Baby Seal
DE6361
Dunn Edwards



P3 - Vapor
DE6358
Dunn Edwards



P4 - Black Tie
DE6357
Dunn Edwards



P5 - Garnet Evening
DEA147
Dunn Edwards



P6 - Tarnished Silver
DE6355
Dunn Edwards



Anodized Aluminum Storefront
Clear (AC-2)
Arcadia



Glass
Blue Reflective



Rendering View



at Falcon Commerce Park - Lot 1

Mesa, Arizona
2015 . 12 . 23

LGE | DESIGNGROUP

RENDERING VIEW

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