

THE LANDING AT PMG

EAST RAY ROAD
MESA, ARIZONA

PHX17-0119-00
CONCEPTUAL DESIGN
10.09.2017

WARE MALCOMB

architecture | planning | interiors | branding | civil





SCHEME 1B

Perspective

THE LANDING AT PMG
MESA, ARIZONA

WARE MALCOMB

PHX17-0119-00
10.09.2017

SHEET
2

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



CEDAR POINT
ENTERPRISES

D. L. WITHERS
CONSTRUCTION



SCHEME 1B

Perspective

THE LANDING AT PMG
MESA, ARIZONA

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SHEET
3

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SCHEME 1B

Perspective

THE LANDING AT PMG
MESA, ARIZONA

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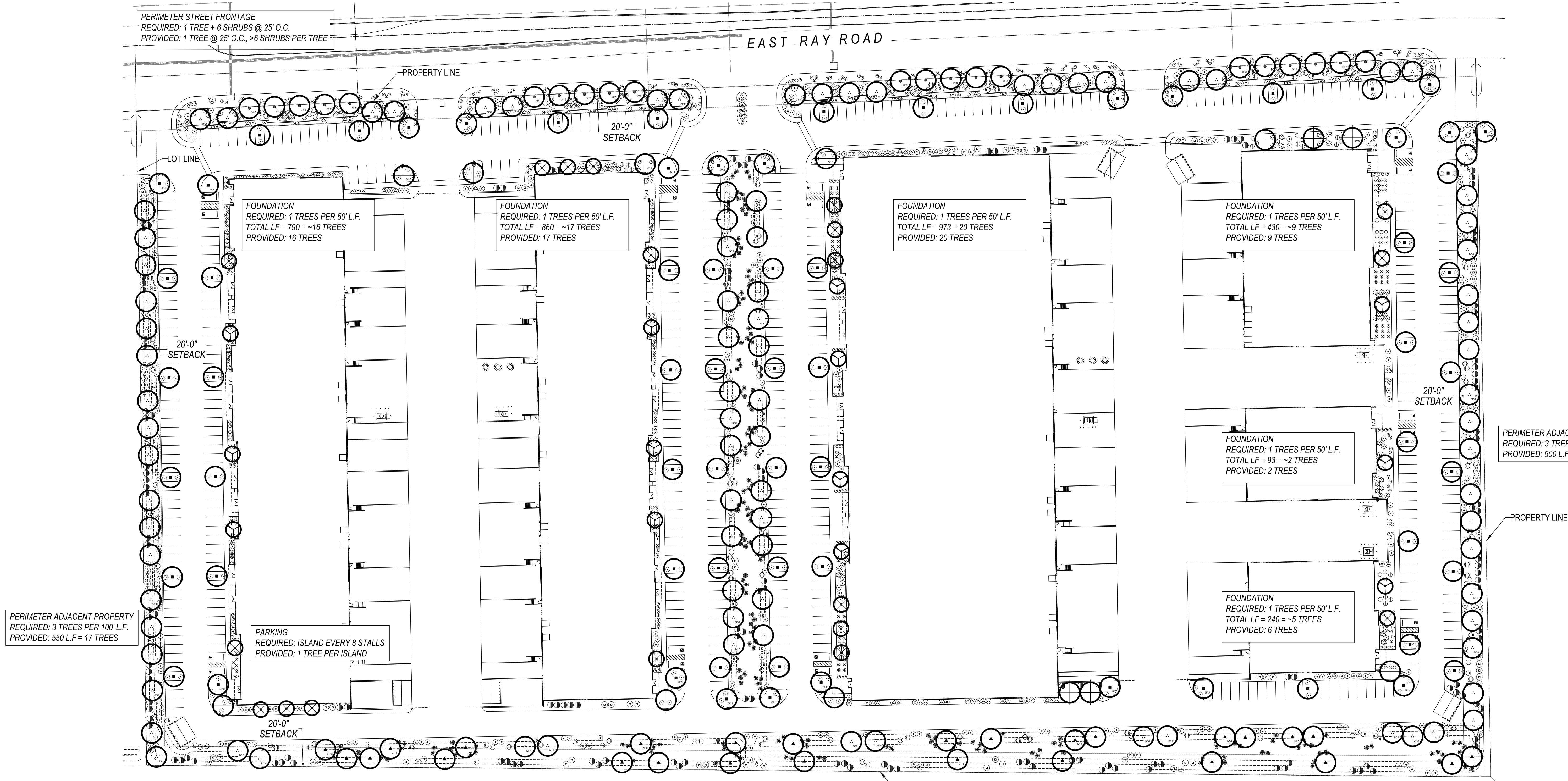
SHEET
4

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CEDAR POINT
ENTERPRISES

D. L. WITHERS
CONSTRUCTION



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
COMMON NAME				
	Caesalpinia Mexicana	24" Box	13	STANDARD
	Mexican Bird of Paradise			
	Chitalpa tashkentensis	24" box	8	STANDARD
	Chitalpa	36" box	5	STANDARD
	Parkinsonia Thornless Hybrid	24" box	52	STANDARD
	Desert Museum Palo Verde	36" box	17	MULTI
	Pistacia chinensis	24" box	5	STANDARD
	Red Push Pistache	36" box	16	STANDARD
	Prosopis glandulosa	15 gallon	20	MULTI
	Honey Mesquite	24" box	7	MULTI
	Quercus virginiana	15 gallon	30	STANDARD
	Southern Live Oak	24" box	61	STANDARD
		36" box	2	STANDARD
	Sophora secundiflora	24" Box	19	STANDARD
	Texas Mountain Laurel			

SHRUBS AND ACCENTS:

	Agave desmetiana 'Variegata'	5 gallon	84
	Variegated Tropical Agave		
	Aloe Vera	5 gallon	59
	Aloe Vera "Yellow Bloom"		
	Bougainvillea 'Barbara Karst'	5 gallon	24
	Barbara Karst Bougainvillea		
	Caesalpinia pulcherrima	5 gallon	15
	Calliandra "Sierra Star"	5 gallon	186
	Sierra Star Fairy Duster		
	Dodonea viscosa	5 gallon	148
	Hop Bush		
	Hesperaloe parviflora	5 gallon	163
	Red Yucca		
	Leucophyllum frutescens 'Green Cloud'	5 gallon	68
	Green Cloud Texas Sage		
	Bouteloua gracilis	5 gallon	61
	Blue Grama		
	Muhlenbergia rigens	5 gallon	184
	Deer Grass		
	Nerium Oleander "Petite Pink"	5 gallon	97
	Petite Pink Oleander		
	Ruellia peninsularis	5 gallon	239
	Baja Ruellia		
	Tecoma stans "Yellow Bells"	5 gallon	144
	Yellow Bells		

GROUNDCOVERS:

	Aloe x 'Blue Elf'	1 gallon	68
	Blue Elf Aloe		
	Callistemon viminalis "Little John"	1 gallon	137
	Little John Brittle Bush		
	Lantana "New Gold"	1 gallon	196
	New Gold Lantana		
	Ruellia brittoniana 'Katie'	1 gallon	86
	Dwarf Katie Ruellia		
	Decomposed Granite		
	1/2" minus "Sante Fe" Brown	180,346 S.F.	

ROCK MULCH:

ARCHITECT

ERIC ZITNY, AIA
WARE MALCOMB
8181 N VIA DE NEGOCIO
SCOTTSDALE, AZ 85258
480.800.5291
ezitny@waremalcomb.com

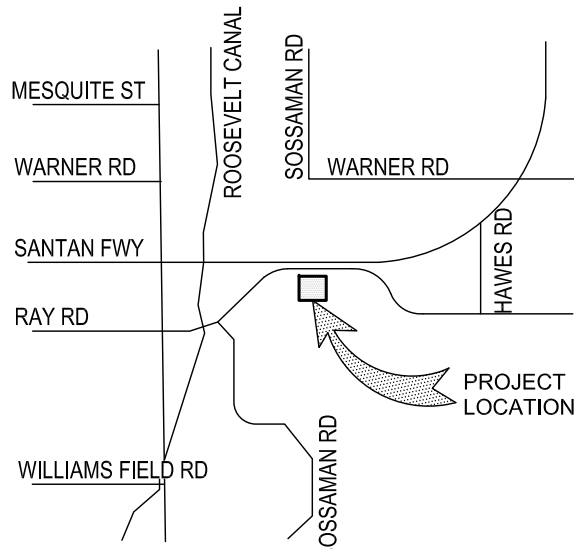
LANDSCAPE ARCHITECT

TIM DAUGHERTY, PLA
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tjd@studiodpa.com

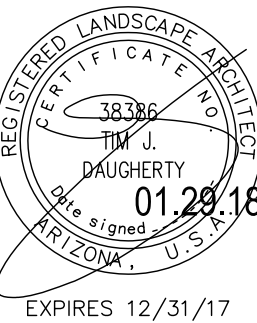
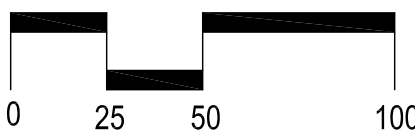
ENGINEER

LARRY TALBOTT
HUNTER ENGINEERING
10450 N. 74TH ST SUITE 200
SCOTTSDALE, AZ 85258
480.991.3985
ltalbott@hunterengineeringpc.com

VICINITY MAP



SCALE: 1" = 50'



DATE:
01.29.18

PRELIMINARY LANDSCAPE PLAN

The Landing at PMG

PREPARED FOR: WARE MALCOMB ARCHITECTS

MESA, AZ

DATE: REVISION:

1	2	3	4	5	6	7	8
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PRELIMINARY
LANDSCAPE PLAN

SHEET 01 OF 01

L1.01

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF TEN GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
EXCEPT THAT PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 20;
THENCE NORTH 0 DEGREES 52 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1415.07 FEET;
THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST A DISTANCE OF 1324.44 FEET;
THENCE SOUTH 0 DEGREES 52 MINUTES 41 SECONDS EAST TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1415.07 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1324.44 FEET TO THE SOUTHWEST CORNER, BEING THE TRUE POINT OF BEGINNING;

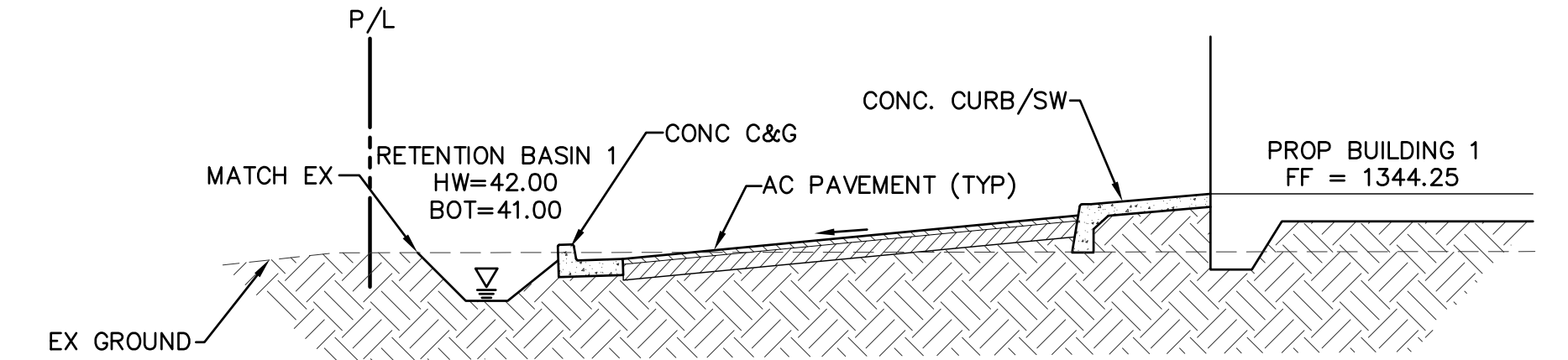
ALSO EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION

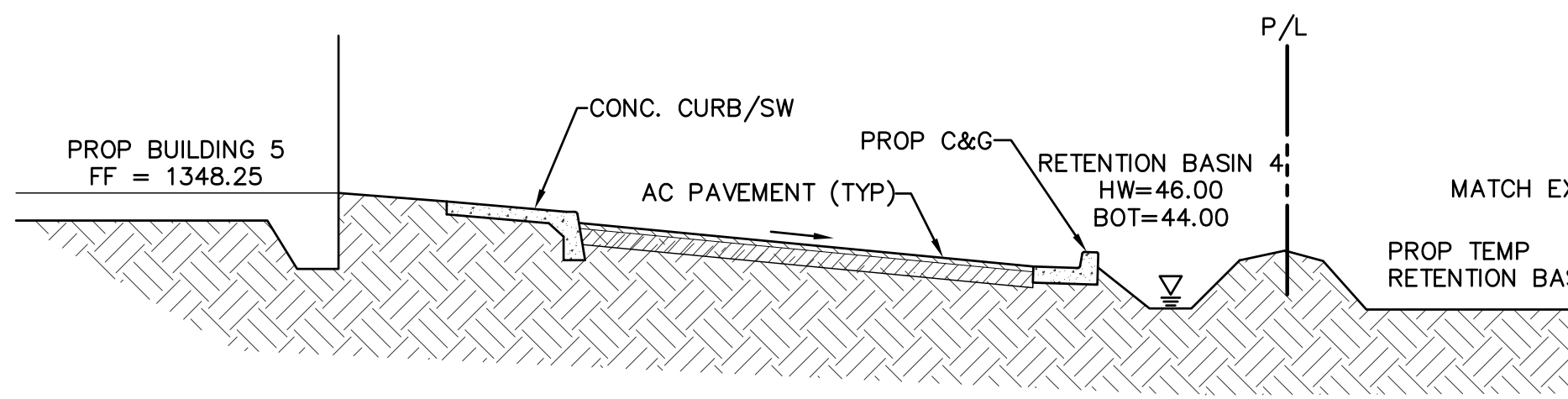
COMMENCING AT A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20 FROM WHICH A WILLIAMS AIR FORCE BASE (W.A.F.B.) BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS SOUTH 0 DEGREES 56 MINUTES 06 SECONDS EAST 2629.52 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION 20 SOUTH 0 DEGREES 56 MINUTES 06 SECONDS EAST 424.27 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 87 DEGREES 51 MINUTES 49 SECONDS EAST 979.05 FEET;
THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 1699.77 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20 FROM WHICH A GENERAL LAND OFFICE (G.L.O.) BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST 2450.09 FEET.

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	P	PAVEMENT
B/C	BACK OF CURB	PAE	PUBLIC ACCESS EASEMENT
BOT	BOTTOM	PDE	PUBLIC DRAINAGE EASEMENT
BRW	BOTTOM OF RETAINING WALL	PL	PROPERTY LINE
BVC	BEGINNING OF VERTICAL CURVE	POB	POINT OF BEGINNING
C	CONCRETE	POC	POINT OF COMMENCEMENT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
C&G	CUBIC FEET	PUEF	PUBLIC UTILITY FACILITIES EASEMENT
C&G	CURB & GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVMT	PAVEMENT
DE	DRAINAGE EASEMENT	PVC	PAVEMENT/CONCRETE
DW	DRYWELL	RCW	RECLAIMED WATER
EA	EACH	R/W	RIGHT OF WAY
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	S/W	SIDEWALK
EX	EXISTING	STA	STATION
EXG	EXISTING GRADE	SY	SQUARE YARDS
F/C	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	THR	TOP OF HANDRAIL
FT/FT	FOOT PER FOOT	TPOB	TRUE POINT OF BEGINNING
FM	FORCE MAIN	TRW	TOP OF RETAINING WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRATE	UGFO	UNDERGROUND FIBER OPTIC
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HW	HIGH WATER	UGT	UNDERGROUND TELEPHONE
IE	INVERT ELEVATION	UTS	UNDERGROUND TRAFFIC SIGNAL
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VG	VALLEY GUTTER
LIE	LANDSCAPE IRRIGATION EASEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
LP	LOW POINT	VOL	VOLUME
MCR	MARICOPA COUNTY RECORDER	VP	VOLUME PROVIDED
ML	MATCH LINE	VR	VOLUME REQUIRED
M	MONUMENT LINE	W	WATER
MUTE	MULTI USE TRAIL EASEMENT	WLE	WATER LINE EASEMENT
NTS	NOT TO SCALE	WTP	WATER TREATMENT PLANT
OHE	OVERHEAD ELECTRIC	WWTP	WASTEWATER TREATMENT PLANT



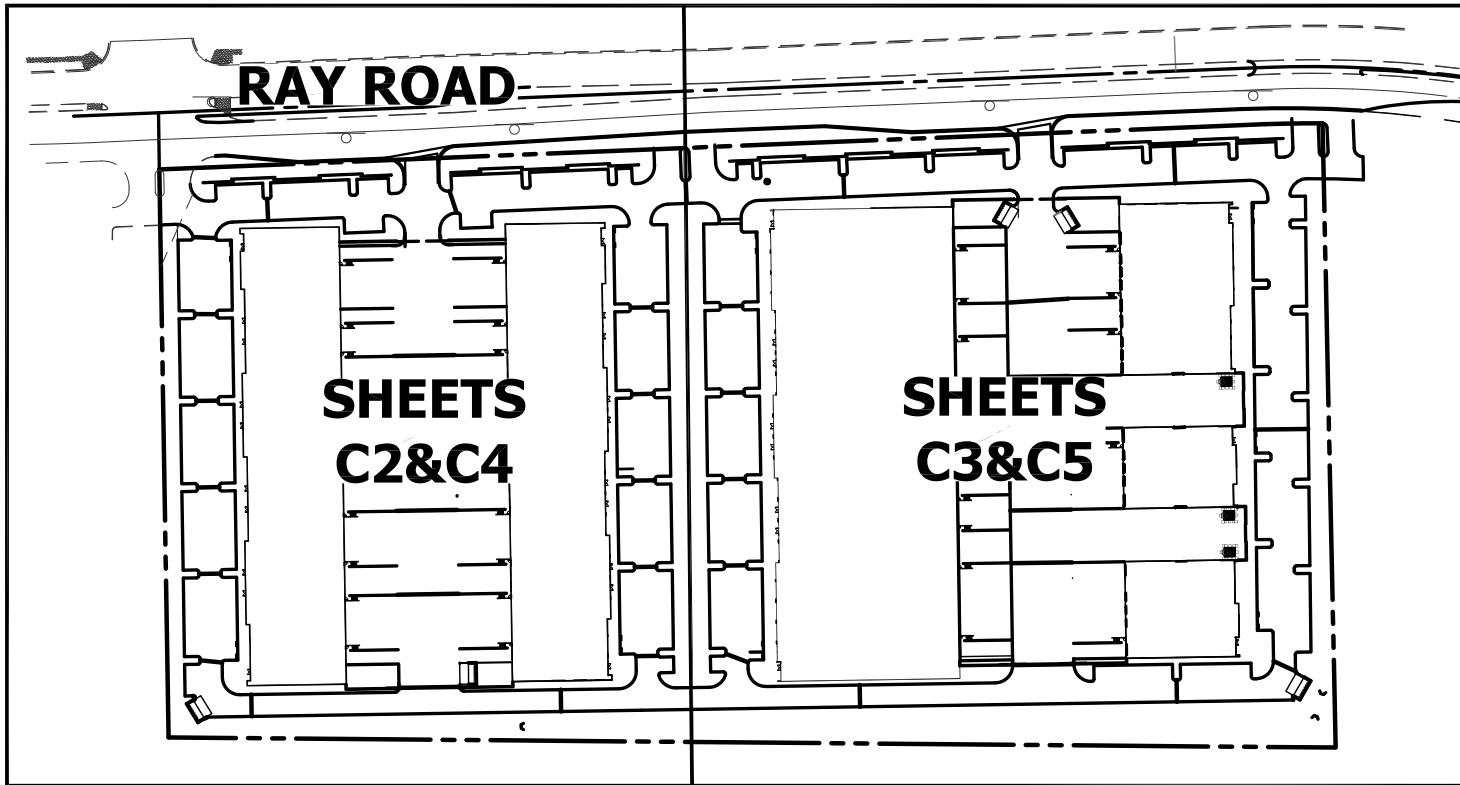
A TYPICAL SECTION



C TYPICAL SECTION

CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN FOR THE LANDING AT PMG PHASE I AT THE SEC OF RAY RD & SOSSAMAN ROAD, MESA, ARIZONA

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



MAP INDEX

SHEET INDEX

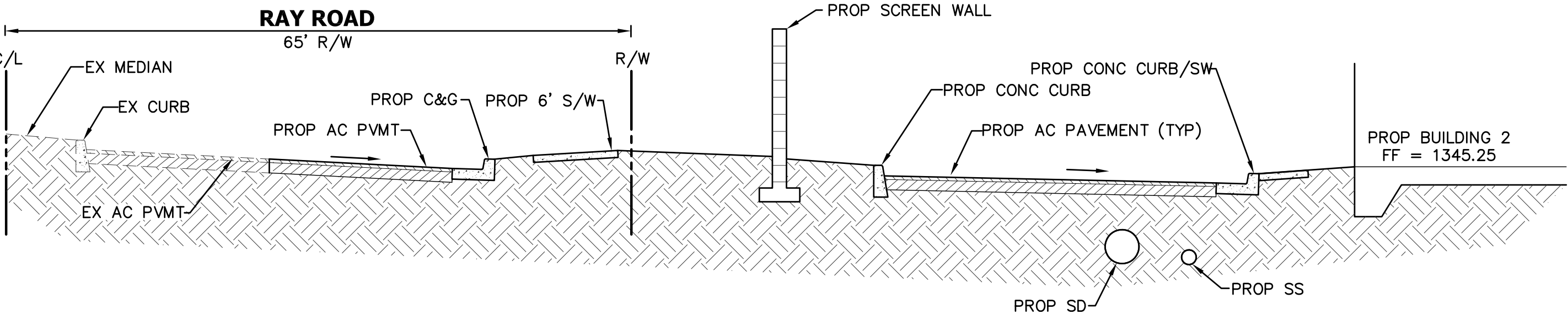
COVER SHEET	C1
CONCEPTUAL GRADING & DRAINAGE PLANS	C2-C3
CONCEPTUAL UTILITY PLANS	C4-C5

EXISTING LEGEND

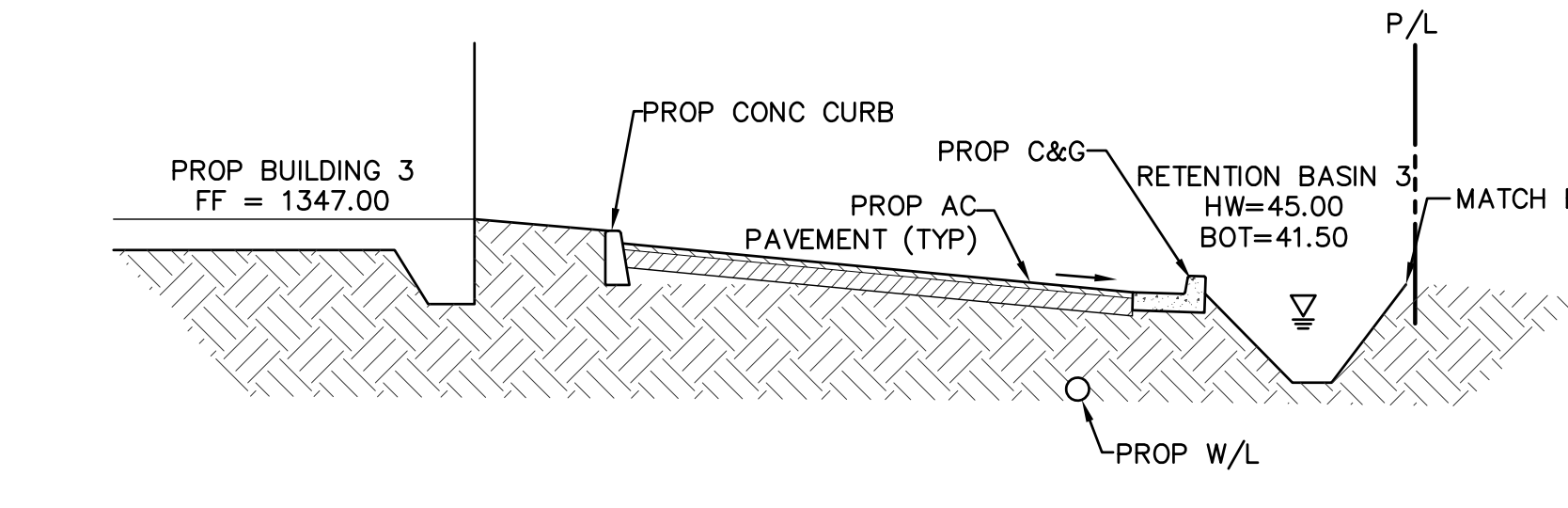
RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SPOT ELEVATION	+1349.16
FIRE HYDRANT	+
WATER VALVE	+
IRRIGATION CONTROL VALVE	+
SANITARY SEWER MANHOLE	+
SANITARY SEWER CLEANOUT	+
SIGN	+
LIGHT POLE	+
ELECTRICAL RISER	+
ELECTRICAL CABINET	+

PROPOSED LEGEND

DIRECTION OF SLOPE	---
SEWER LINE	---
WATER LINE	---
FIRE LINE	---
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	---
DRYWELL	---
SPOT ELEVATION	90.50P
SECTION CALLOUT	---
FLOW LINE	---
BACKFLOW PREVENTOR	---
TAPPING SLEEVE & VALVE	---
SANITARY SEWER CLEANOUT	---



B TYPICAL SECTION



D TYPICAL SECTION

OWNER

MARWEST ENTERPRISES, LLC
6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
CONTACT: DAVID MARTENS, JD/ MBA
PHONE: (602) 390-5403

ARCHITECT

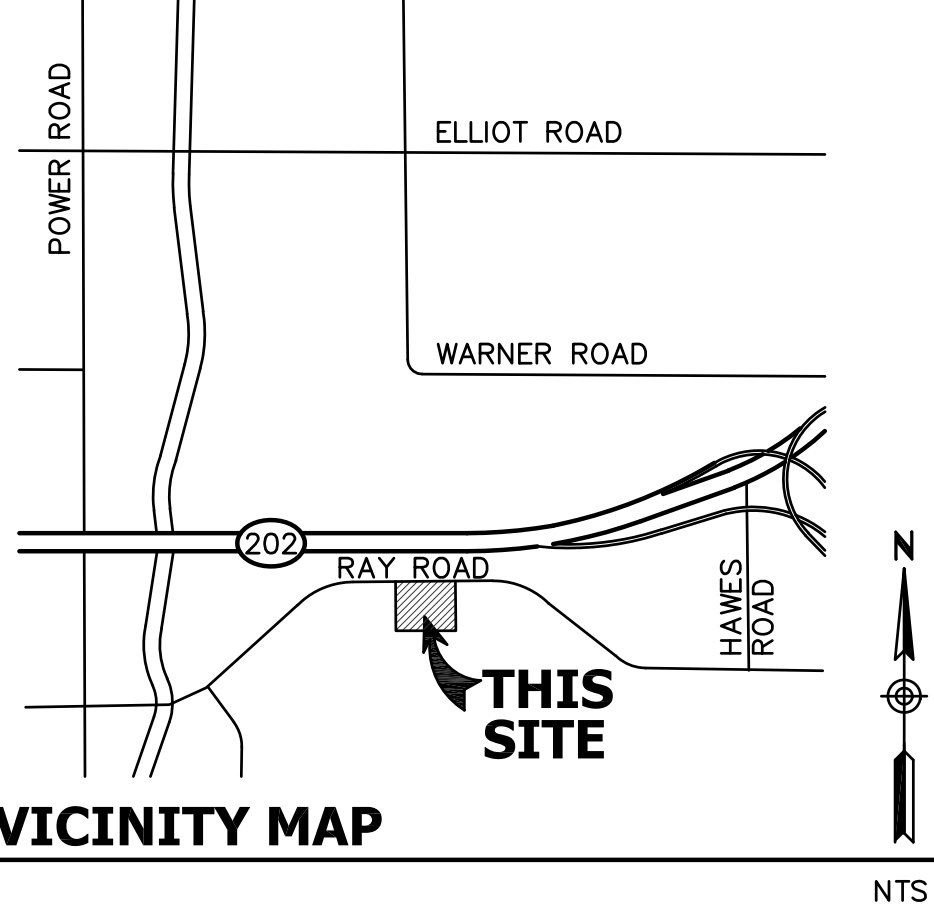
WARE MALCOMB
8181 N VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 800-5291
PHONE: (480) 767-1001
CONTACT: ERIC ZITNY, AIA
EMAIL: EZITNY@WAREMALCOMB.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JEFF NORMAN, P.E.
EMAIL: JNORMAN@HUNTERENGINEERINGPC.COM

RETENTION CALCULATIONS

ON-SITE AREA	AREAS	20.89 AC
REQUIRED		
$V_R = (C) * (\frac{D}{12}) * (1)$		
$V_R = (0.90) * (\frac{2.2}{12}) * (20.89) * (43,560)$		150,145 CF
PROVIDED		
BASIN 1		16,059 CF
BASIN 2		12,260 CF
BASIN 3		64,135 CF
BASIN 4		12,941 CF
BASIN 5		40,256 CF
96" Ø UG RETENTION - 90 LF		4,523 CF
TOTAL		150,174 CF
EXCESS RETENTION		29 CF



VICINITY MAP

SITE ACREAGE

GROSS AREA = 22.93 ACRES
NET AREA = 20.89 ACRES

APN #

304-30-020J

BENCHMARK

BRASS TAG ON THE TOP OF CURB AT THE NORTHEAST CORNER OF POWER ROAD & HIGHWAY 202 FREEWAY WITH AN ELEVATION OF 1324.10 (NAVD88 DATUM).

BASIS OF BEARING

N87°39'17" E AS MEASURED ALONG THE CENTERLINE OF RAY ROAD RECORDED IN BOOK 1101, PAGE 49, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA

BY	REVISION	DATE

DESIGN BY: JJN
DRAWN BY: LEW
CHECKED BY: JJN

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

COVER SHEET FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA

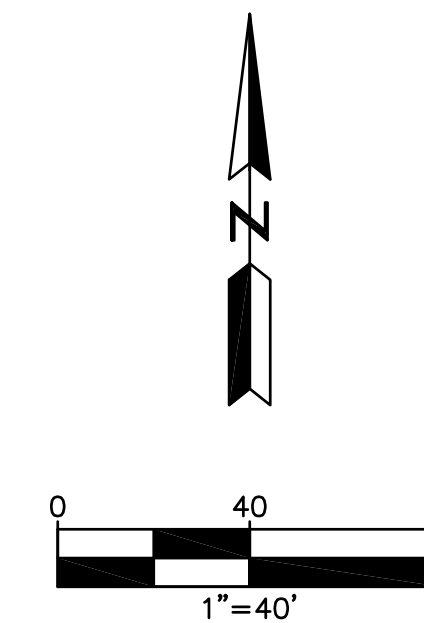
CONTACT ARIZONA AT A LEAST 2-FULL WORKING DAYS BEFORE YOU BEGIN CONSTRUCTION.
ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: LAND001

SCALE NTS

SHEET C1



NO.	DATE	REVISION	BY

**PURPOSE:
CONCEPT SUBMITTAL 1-29-18**

DESIGN BY: JJN
DRAWN BY: LEW
CHECKED BY: JJN

HUNTER
ENGINEERING

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480.991.3985
F 480.991.3986

CIVIL AND SURVEY

PRELIMINARY
PLANS
—
NOT FOR
CONSTRUCTION

**CONCEPTUAL GRADING & DRAINAGE
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA**



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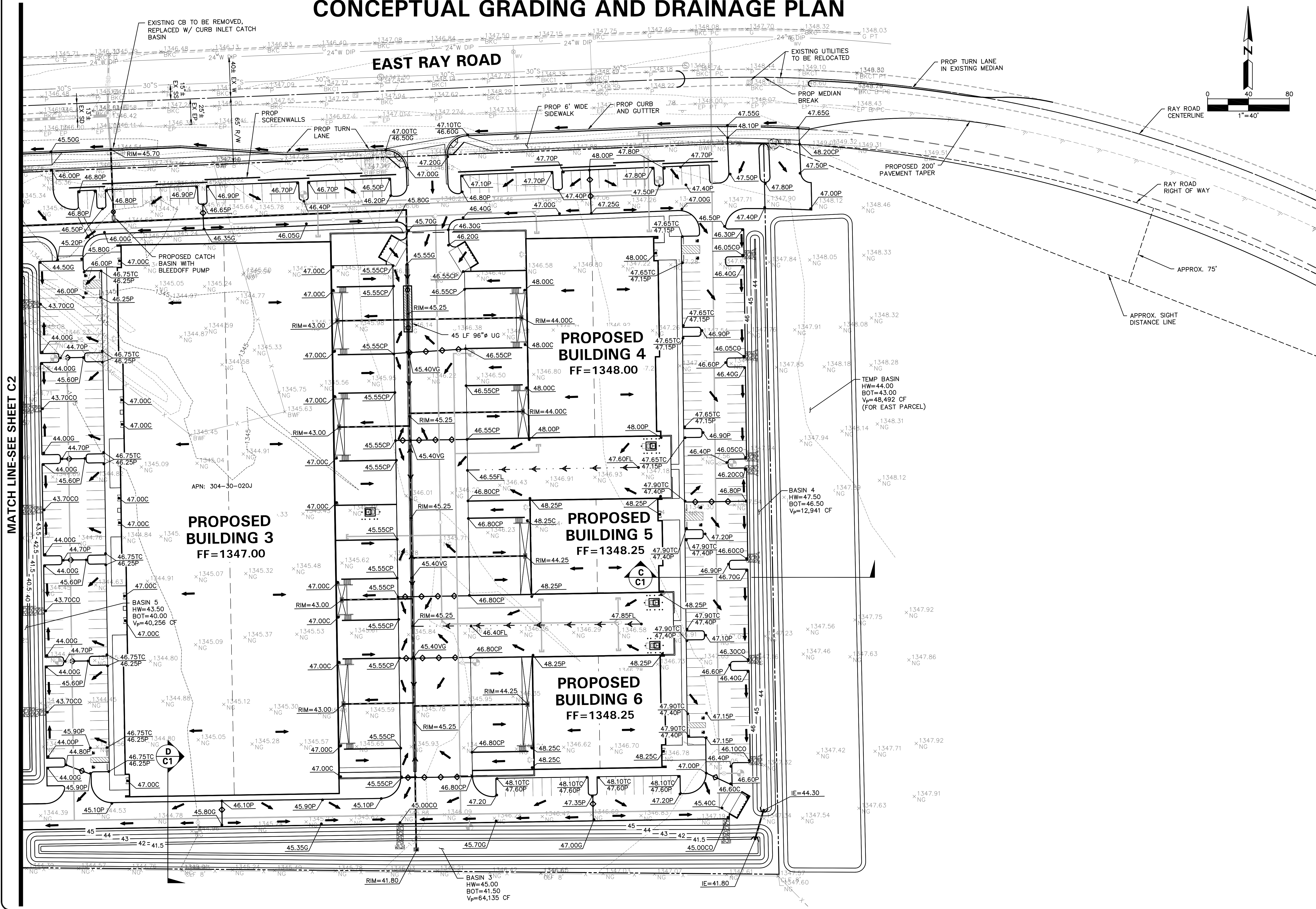
HE JOB NO.:
LAND001

SCALE
1"=40'

SHEET
C2

CONCEPTUAL GRADING AND DRAINAGE PLAN

MATCH LINE-SEE SHEET C2



NO. DATE REVISION BY

DESIGN BY: JUN
DRAWN BY: LEW
CHECKED BY: JUN

HUNTER
ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

CONCEPTUAL GRADING & DRAINAGE
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA

CONTACT ARIZONA DOT AT LEAST 1 WEEK
BEFORE ANY PUBLIC MEETING OR EXHIBITION
ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

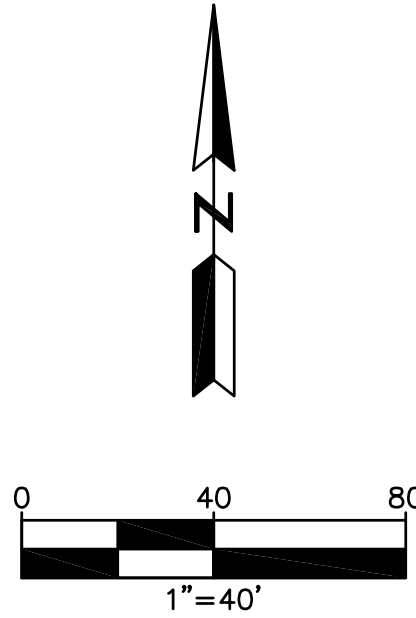
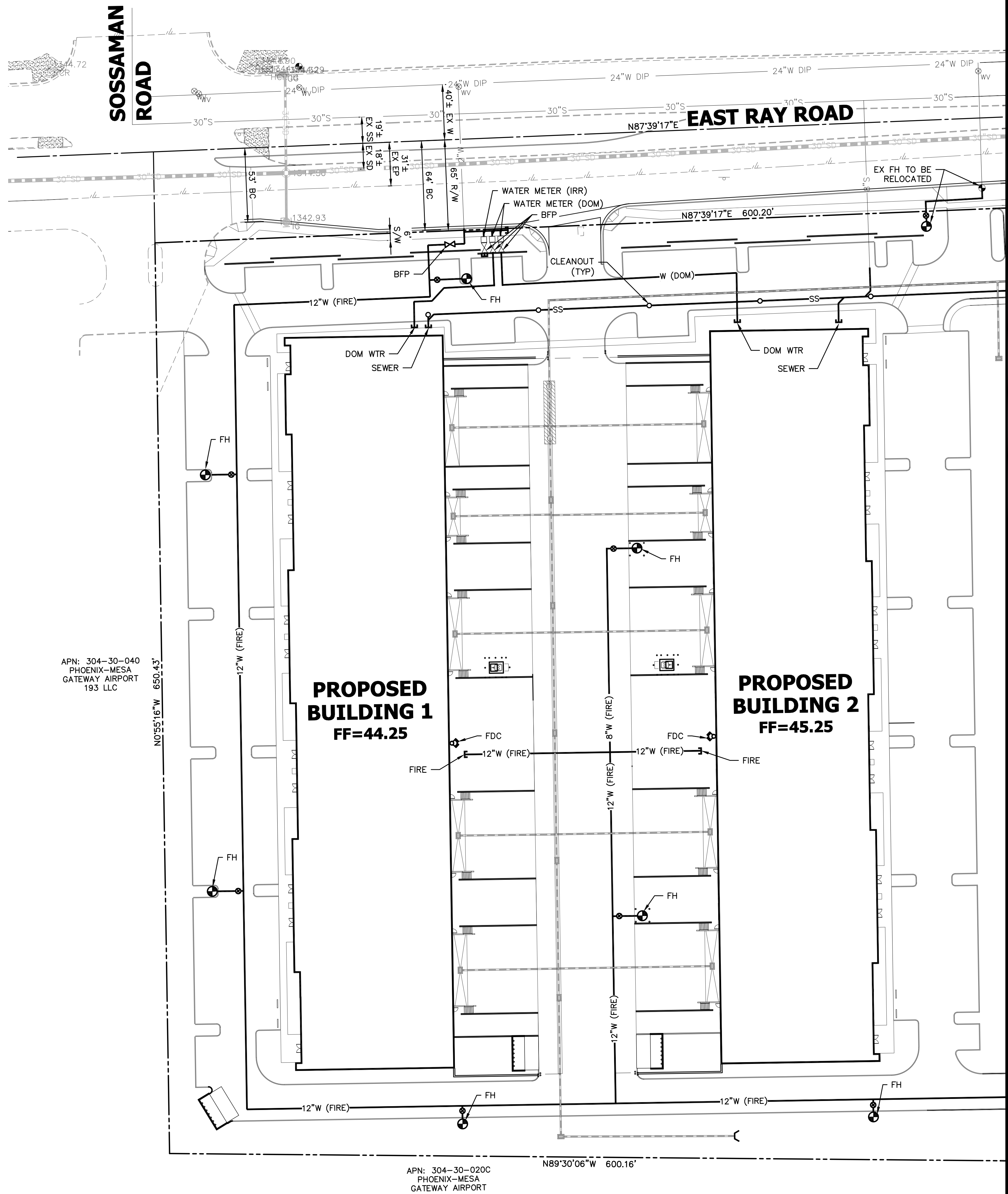
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HE JOB NO.:
LAND001

SCALE
1"=40'

SHEET
C3

CONCEPTUAL UTILITY PLAN



NO.	DATE	REVISION	BY

PURPOSE: CONCEPT SUBMITTAL 1-29-18

DESIGN BY: JLN
DRAWN BY: LEW
CHECKED BY: JLN

HUNTER
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10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

CONCEPTUAL UTILITY PLANS
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA



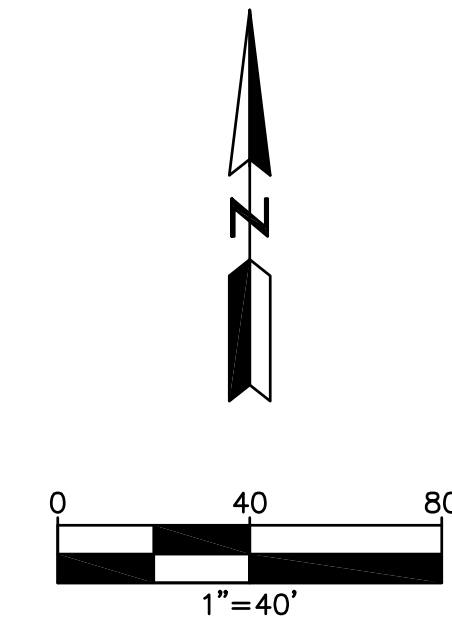
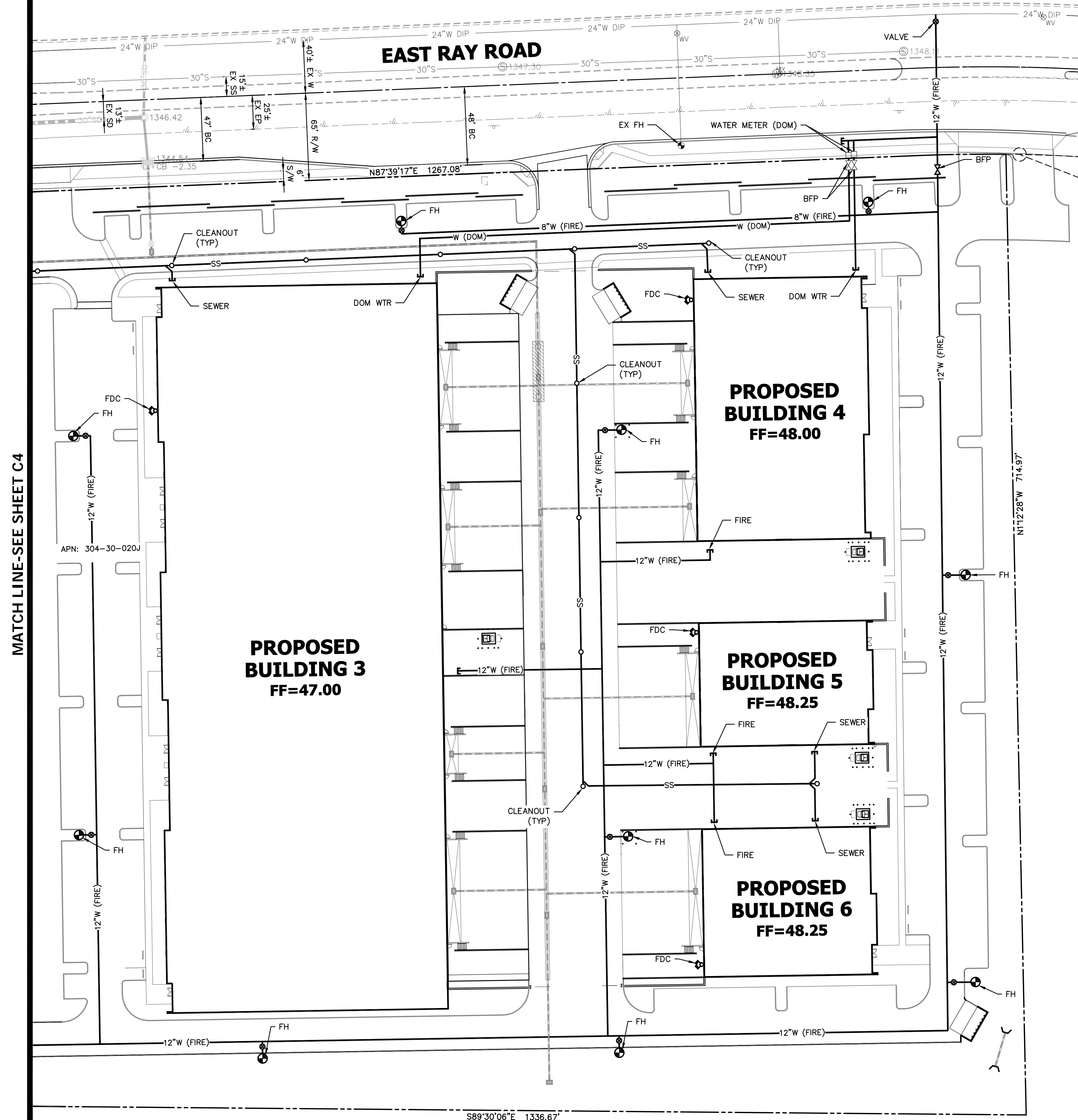
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MUNICIPALITY.

HE JOB NO.:
LAND001

SCALE
1"=40'

SHEET
C4

CONCEPTUAL UTILITY PLAN



NO.	DATE	REVISION	BY

PURPOSE:
CONCEPT SUBMITTAL 1-29-18

DESIGN BY: JJN
DRAWN BY: LEW
CHECKED BY: JJN

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY

PRELIMINARY
PLANS
—
NOT FOR
CONSTRUCTION

CONCEPTUAL UTILITY PLANS
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

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HE JOB NO.:
LAND001

SCALE
1"=40'

SHEET
C5



ANODIZED ALUMINUM STOREFRONT



VITRO AZURIA GLAZING



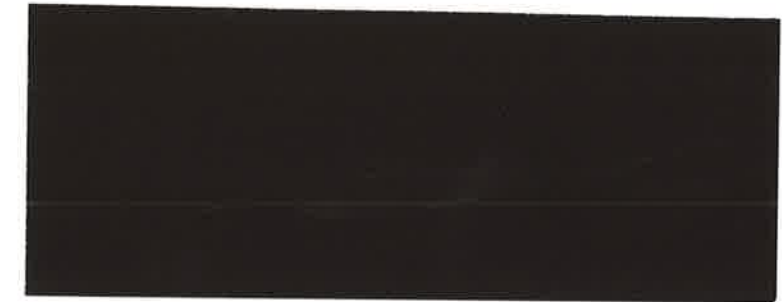
STANDARD PAINTED C: EXPRESSO MACCHIATO - DET680



A: CRYSTAL HAZE - DE6219



B: FLINTSTONE - DE6221



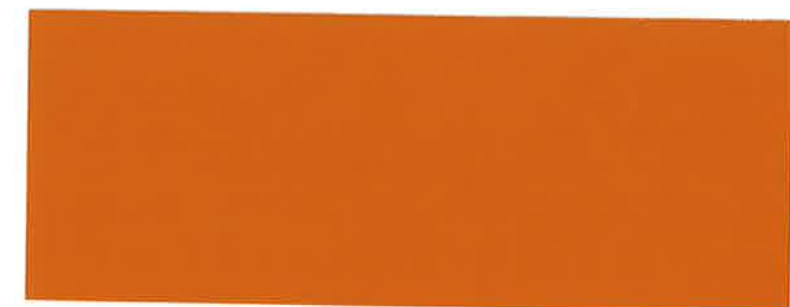
C: EXPRESSO MACCHIATO - DET680



D: COAL MINER - DET613



E: BLACK POOL - DE6315



F: SWEET POTATOES - DE5201

MATERIALS BOARD

THE LANDING
MESA, AZ

WARE MALCOMB

PHX18-0006-00
01.29.2018

SHEET
01



CEDAR POINT
ENTERPRISES

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Date: 12.20.2017

To: City of Mesa

Project Name: The Landing

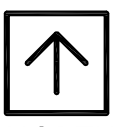
Project No.: PHX17-0119-00

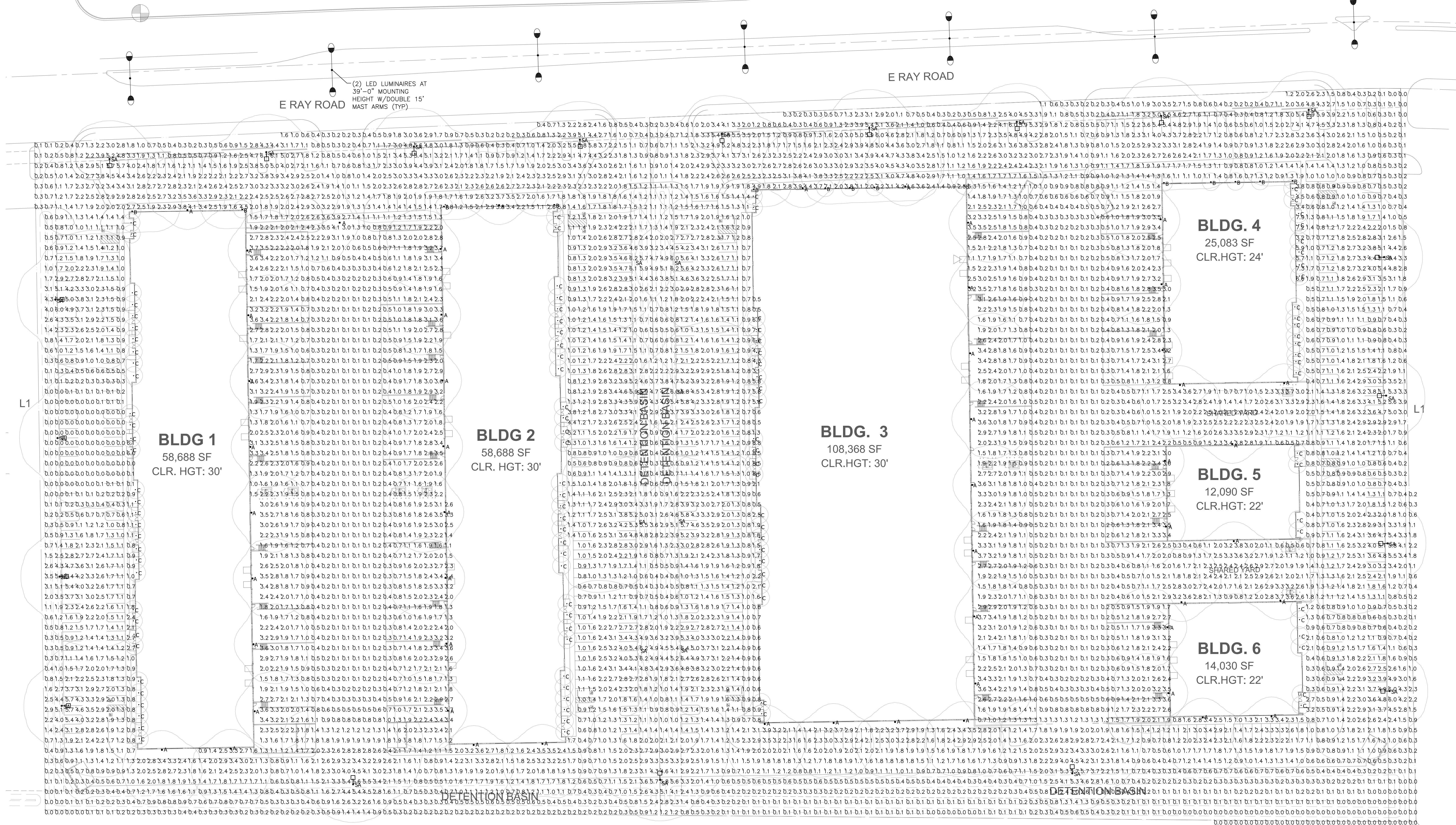
Subject: Project Narrative

From: Eric Zitny

Project Narrative:

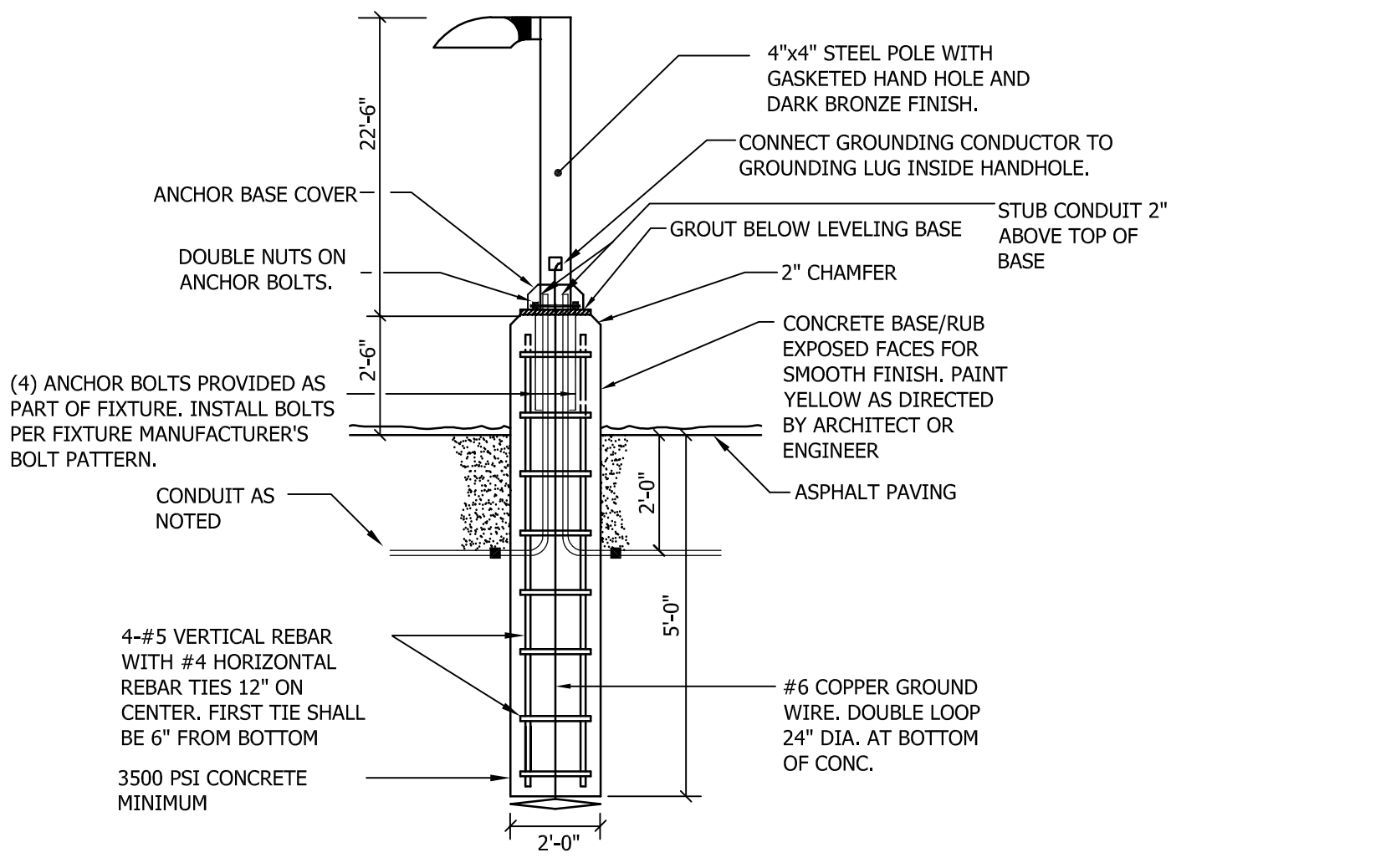
The Landing at PMG is a Class A Industrial Park located adjacent to the Phoenix-Mesa Gateway Airport in Mesa, Arizona. The Landing benefits from South Loop 202 visibility as well as direct access along Ray Road. The goal of Phase I of the project is to deliver 275,000 square feet of highly functional and affordable industrial, manufacturing and distribution space to the Southeast Valley. Focusing on the demands of tenants 5,000 to 100,000 square feet, The Landing, with a welcoming and attractive aesthetic, is poised to deliver in 2018 the new standard for industrial space.





Luminaire Schedule						
Symbol	Label	Description	Arrangement	Lum. Watts	Lum. Lumens	LLF
■	A	LITHONIA KAXW LED P3 40K 4R MVOLT, +25°-0° AFG	SINGLE	79	9710	0.900
●	B	V2 LIGHTING CORE QUBE TILT_83CRL_1000m_6	SINGLE	6.6	687	0.900
●	C	LITHONIA LDN4_40_1040R LD	SINGLE	12.69	894	0.900
⊢	SA	LSI XALM-FT-LED-H0-40, 25°-0° OVERALL POLE HEIGHT	SINGLE	241.3	27876	0.900

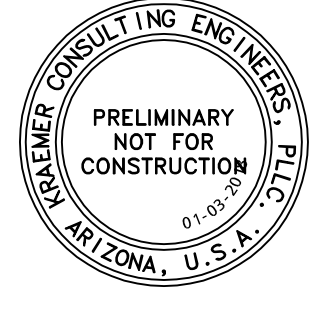
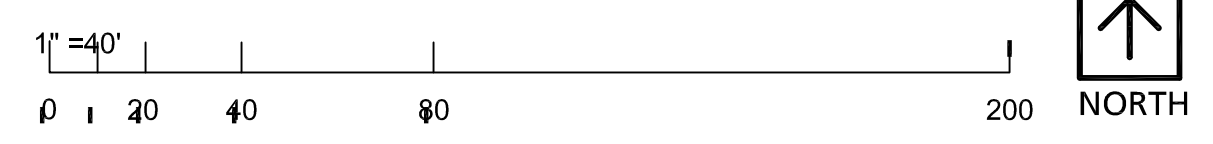
Calculation Summary						
Label	CalcType	Units	Avg	Min	Avg/Min	Max/Min
Overall Calculations at Grade	Illuminance	Fc	1.56	8.8	0.0	N.A.



GENERAL NOTES:

1. THE PHOTOMETRIC CALCULATIONS WERE GENERATED IN OUR OFFICE UTILIZING PHOTOMETRIC DATA FILES FURNISHED BY THE LIGHT FIXTURE MANUFACTURERS AND REASONABLE LIGHT LOSS FACTORS. THE OVERALL GRID SPACING IS 10'-0" ON CENTER. TO THE BEST OF OUR KNOWLEDGE THIS PHOTOMETRIC CALCULATION REPRESENTS THE PROPOSED HORIZONTAL MAINTAINED LIGHTING LEVELS AT GRADE. INITIAL LIGHTING LEVELS WILL BE SLIGHTLY HIGHER.

TYPICAL POLE BASE DETAIL
N.T.S.



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scheme: 7

The Landing Phase 1 | Photometric Site Plan

BTS Mesa Gateway
Mesa, Arizona

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