



PROJECT NARRATIVE



U-STOR MESA – PHASE 1 DESIGN REVIEW PACKAGE

Western Commercial Real Estate and Threaded Studios are please to present for your review Phase 1 of the U-Stor Mesa project located at 9135 E. Guadalupe st.

This project was presented to staff during our pre-submittal conference in May. **PS17-036**.

We would like to proceed with Phase 1 of this development and are submitting documents for phased Design Review Approval.

Phase 1 of this Master Plan has a net site area of 4.8 Ac and contains 56,750 sf of Single Story Un-Conditioned Mini-storage space with 1,950 sf of Office Space and an associated fulltime caretaker suite. The storage facility will have 24-hour access with the Office open during normal business hours. We are including an access drive from the Phase 1 site to the existing gas station shared drive. Landscaping and street frontage improvements are included along E. Guadalupe and S. Ellsworth Rd as well as half-street improvements along E Onza Ave for the Phase 1 portion of site. We are also requesting off-site improvements to add a new full access turn in front of Phase 1 along Ellsworth and a left turn only access point to the shared gas station drive aisle along S. Ellsworth.

The site plan includes a fire access loop aisle around the storage buildings with (2) automatic entry/egress gates. Pedestrian access is provided from E Guadalupe to the leasing office. Accent paving is provided around all mini-storage buildings as well as decorative paving at the office and residence entry points. A small private patio is included on the south side of the office/residence building for the caretaker's use. A 6' security picket fence is provided around the perimeter of the secure storage area to facilitate safety as well as allow police easy visibility into the area during overnight hours.

The architecture uses a combination of neutral colors with accents as well as variation of materials and parapets heights to provide pleasing character and presence for the project along E Guadalupe. The mini-storage building colors and materials match the office/residence palatte to provide uniformity across the project. All roof mounted equipment on the office/residence building will be fully screened by the building parapet. No roof mounted equipment is proposed for the mini-storage buildings.

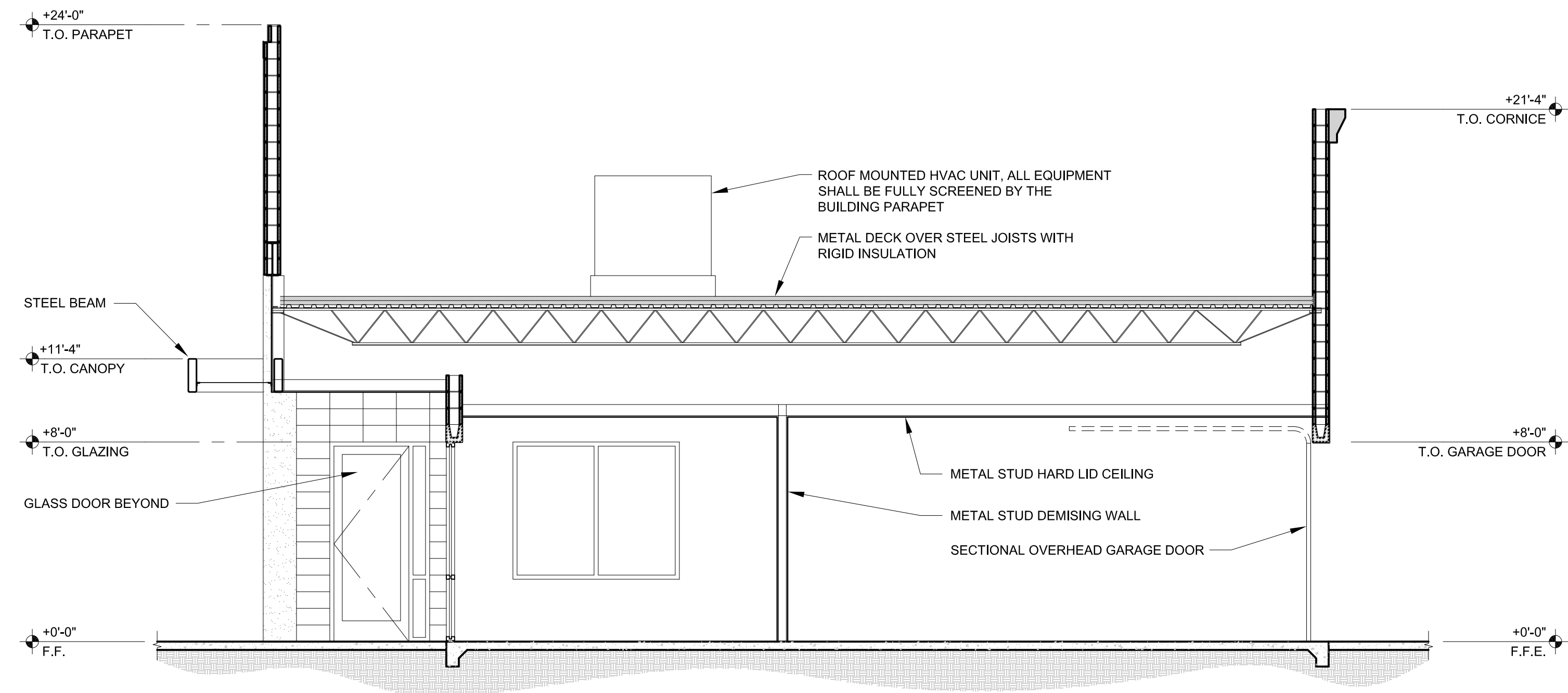
We are also asking for a Special Use permit for the proposed Caretaker Suite as part of this submittal. We understand that for approval the use must meet several requirements. The caretaker suite is provided as a security and safety measure for the development. This is a goal of the general plan and this modification helps to advance those objectives by providing an onsite manager who will be responsible for monitoring all activities at the property 24/7. The residence is 1300 s.f. and is integrated into the leasing office. This keep it consistent with the commercial appearance and intended use of the site. The live-in caretaker will not pose any risks to adjacent properties and there are adequate services provided the suite as part of our development.

We are excited for the opportunity to bring this development to Mesa and look forward to working with Staff and the Board during this review process.

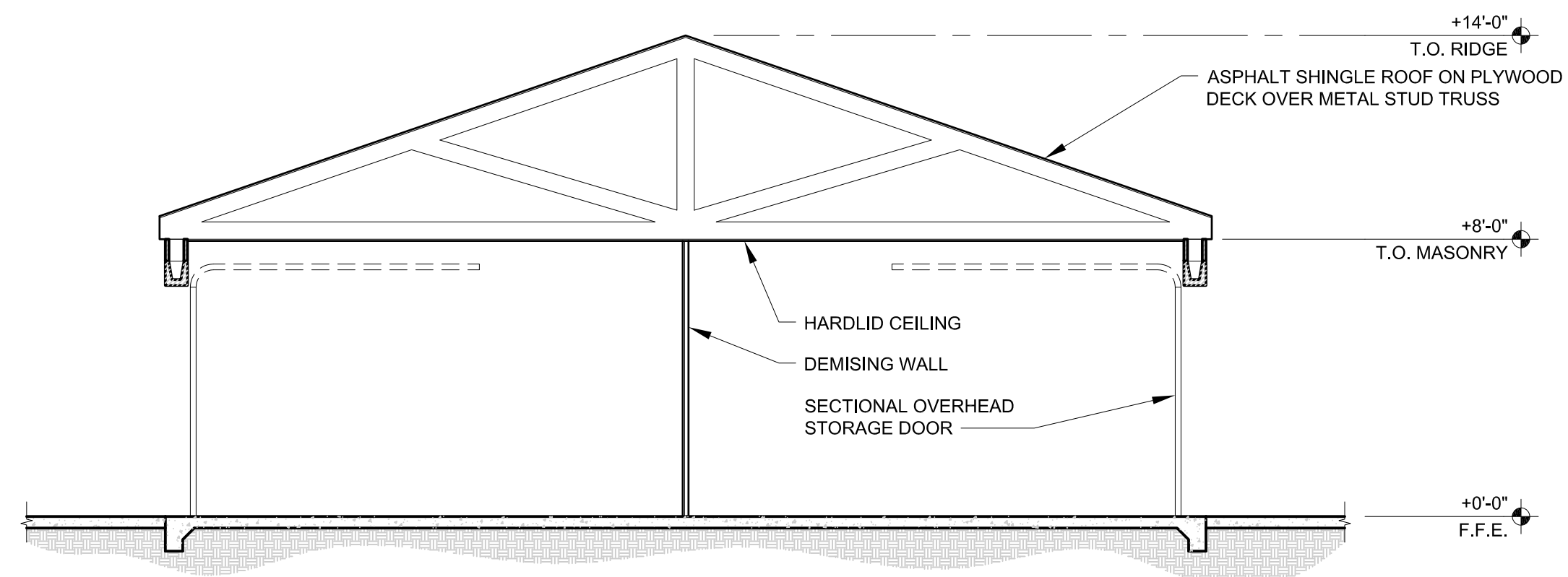
Respectfully,

A handwritten signature in black ink, appearing to read "John Meissner". The signature is stylized with a large initial "J" and a long horizontal stroke.

**JOHN MEISSNER AIA, NCARB
PRESIDENT, THREADED STUDIOS**



BUILDING SECTION AA
SCALE: 1/4" = 1'-0"

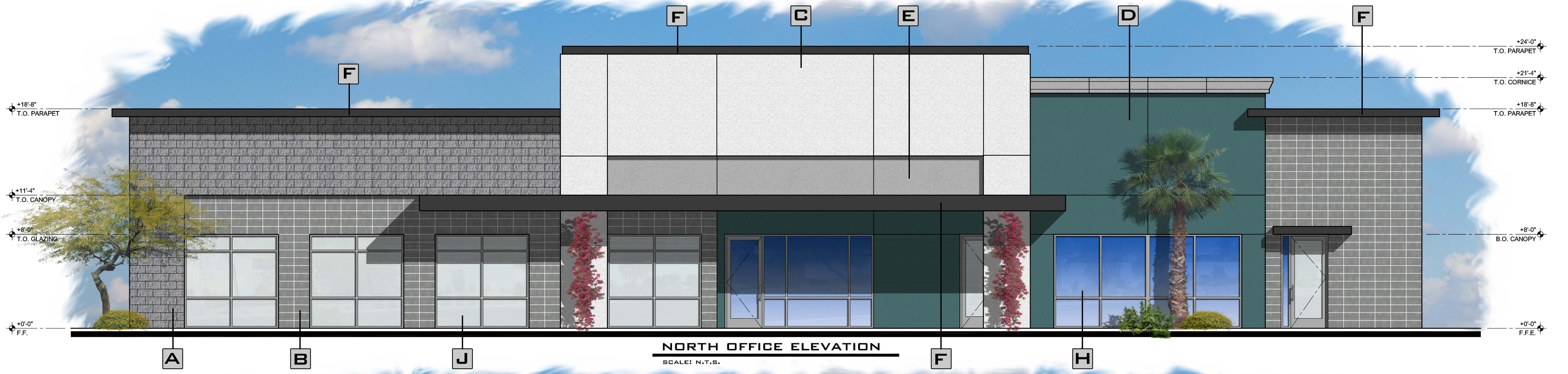


BUILDING SECTION BB
SCALE: 1/4" = 1'-0"



U-STOR
SWC ELLSWORTH AND GUADALUPE
MESA, AZ





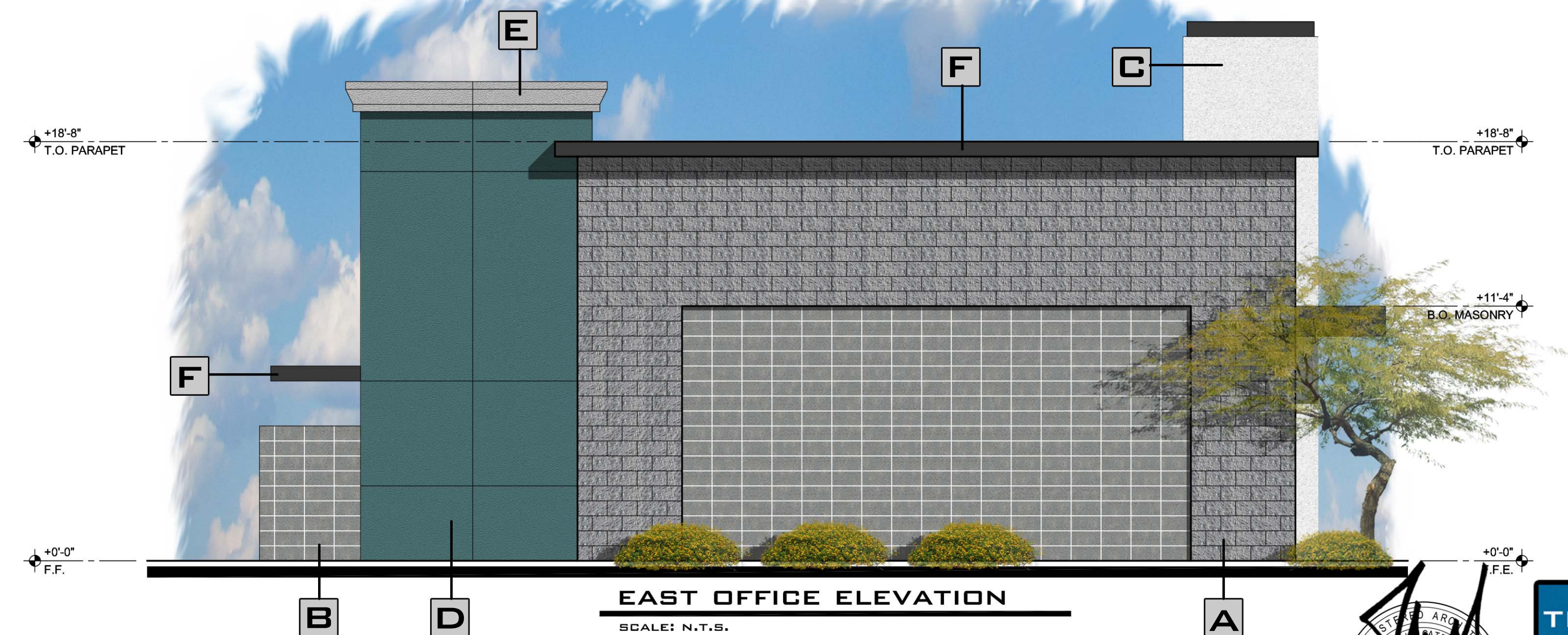
NORTH OFFICE ELEVATION
SCALE: N.T.S.



SOUTH OFFICE ELEVATION
SCALE: N.T.S.



WEST OFFICE ELEVATION
SCALE: N.T.S.

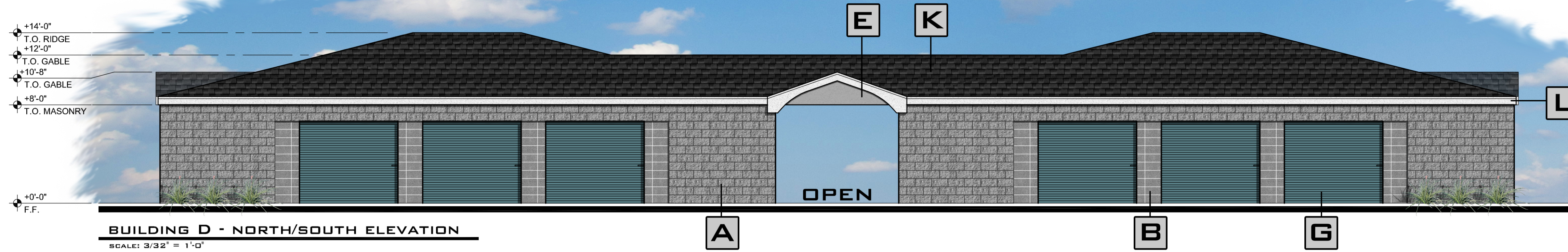
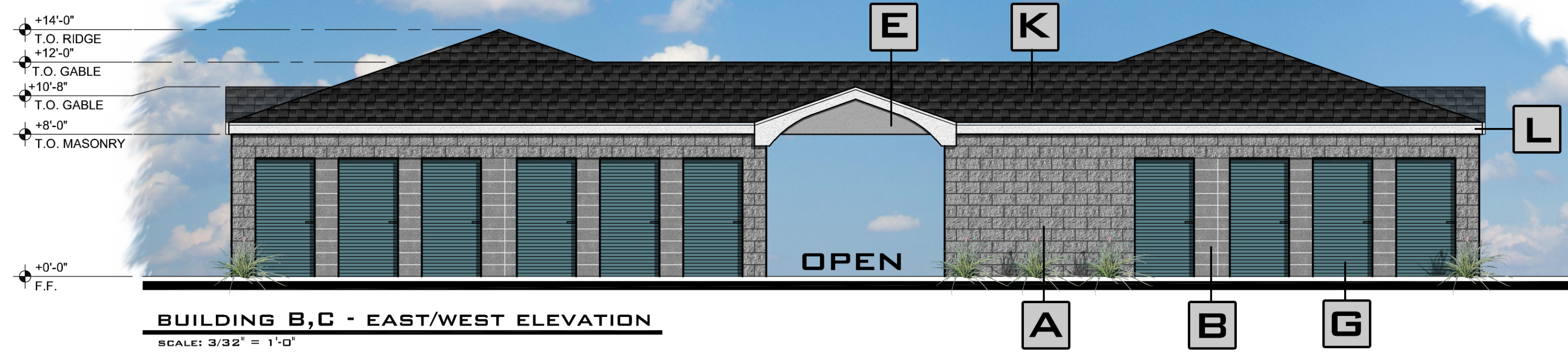
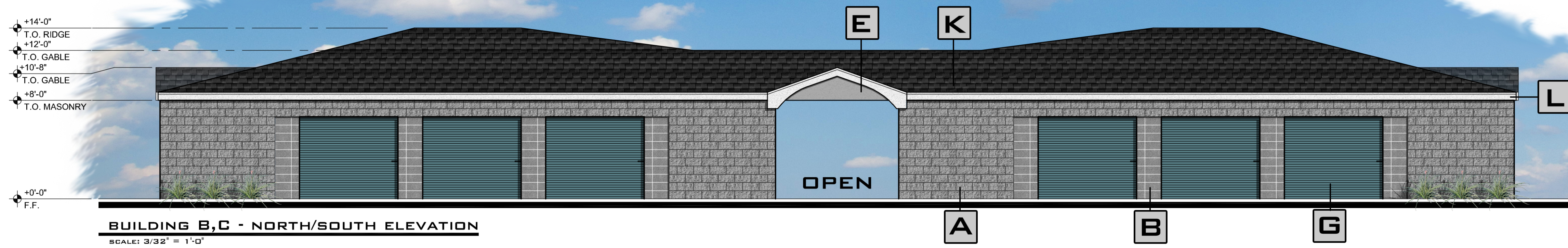


EAST OFFICE ELEVATION
SCALE: N.T.S.

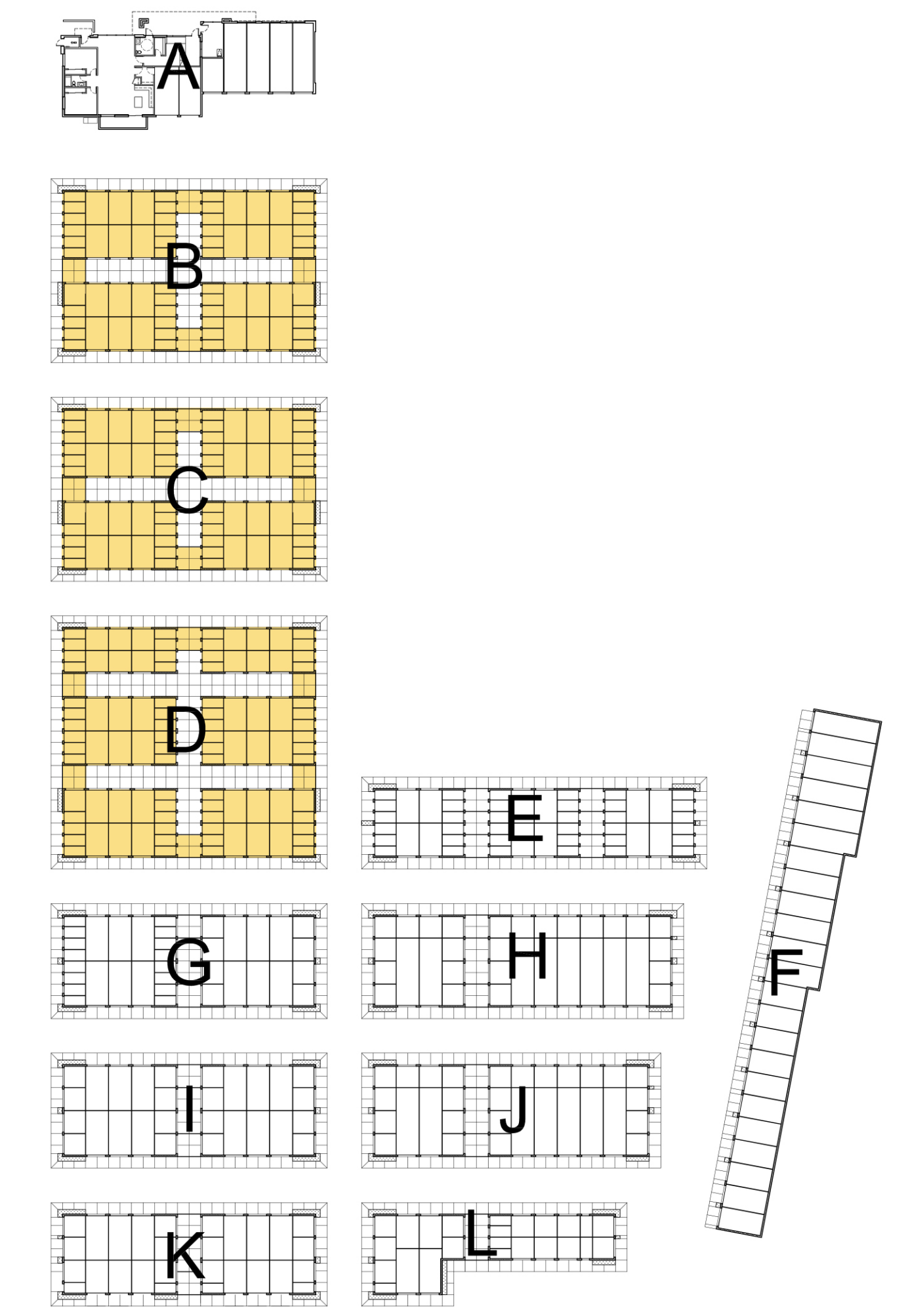
U-STOR LEASING OFFICE
SWC ELLSWORTH AND GUADALUPE
MESA, AZ



EXPIRES 06.30.2019



NOTE: OVERHEAD DOORS FACING DRIVE AISLES SHALL RECEIVE THE JANUS TEAL COLOR, OVERHEAD DOORS FACING BREEZEWAYS SHALL RECIVE THE JANUS WHITE COLOR.



KEY PLAN
SCALE: N.T.S.



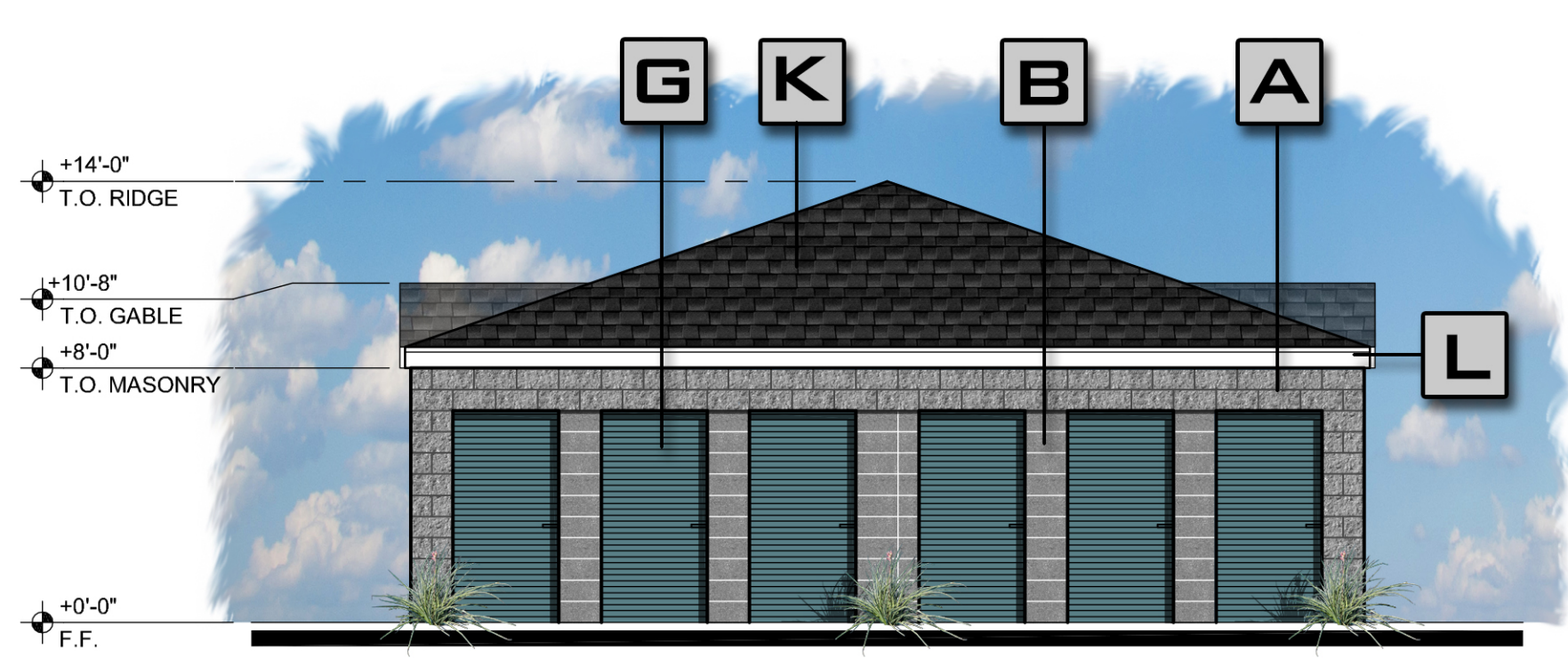
U-STOR - BUILDINGS B,C&D ELEVATIONS

SWC ELLSWORTH AND GUADALUPE
MESA, AZ

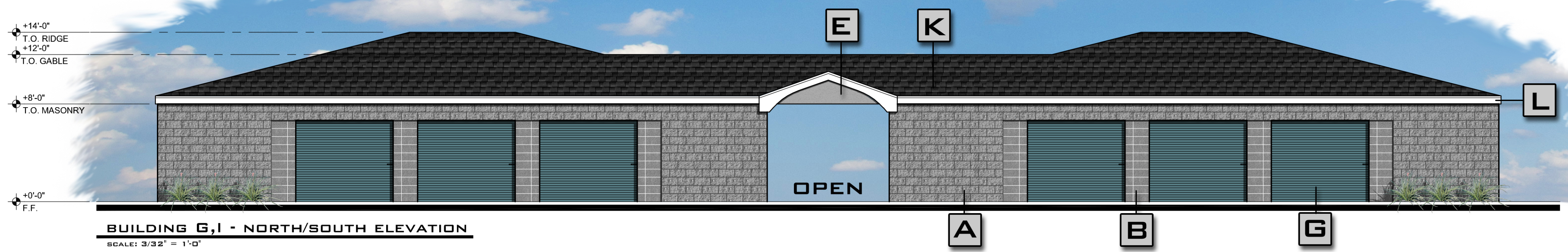




BUILDING E - NORTH/SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING E - EAST/WEST ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING G,I - NORTH/SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

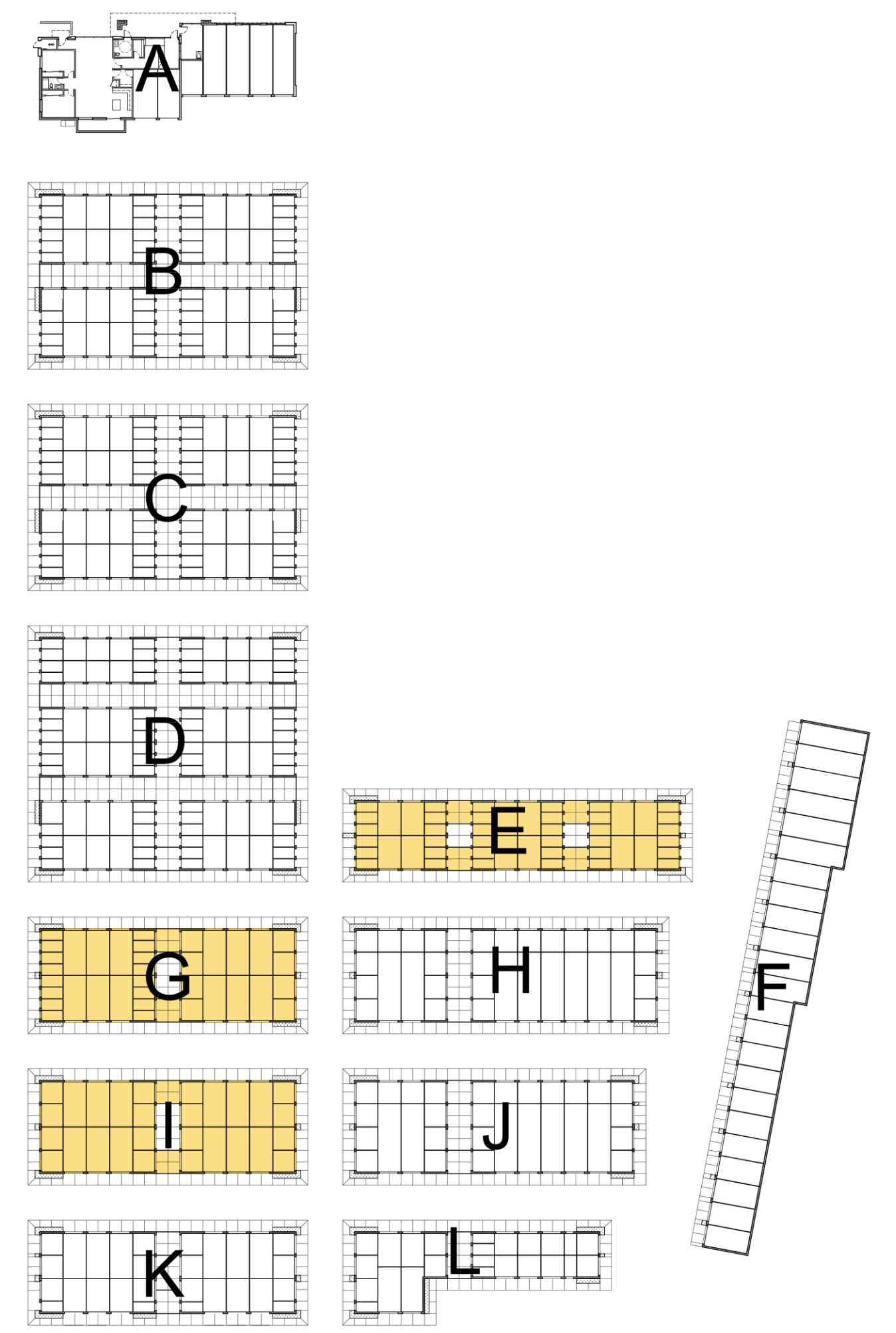


BUILDING G - WEST ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING I - EAST/WEST ELEVATION
SCALE: 3/32" = 1'-0"

NOTE: OVERHEAD DOORS FACING DRIVE AISLES SHALL RECEIVE THE JANUS TEAL COLOR, OVERHEAD DOORS FACING BREEZEWAYS SHALL RECEIVE THE JANUS WHITE COLOR.



KEY PLAN
SCALE: N.T.S.



U-STOR - BUILDINGS E,G&I ELEVATIONS

SWC ELLSWORTH AND GUADALUPE
MESA, AZ

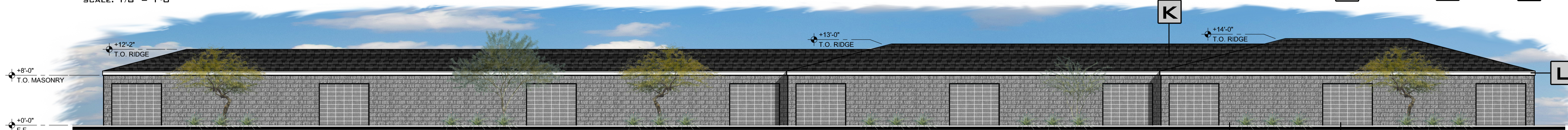


EXPIRES 06.30.2019



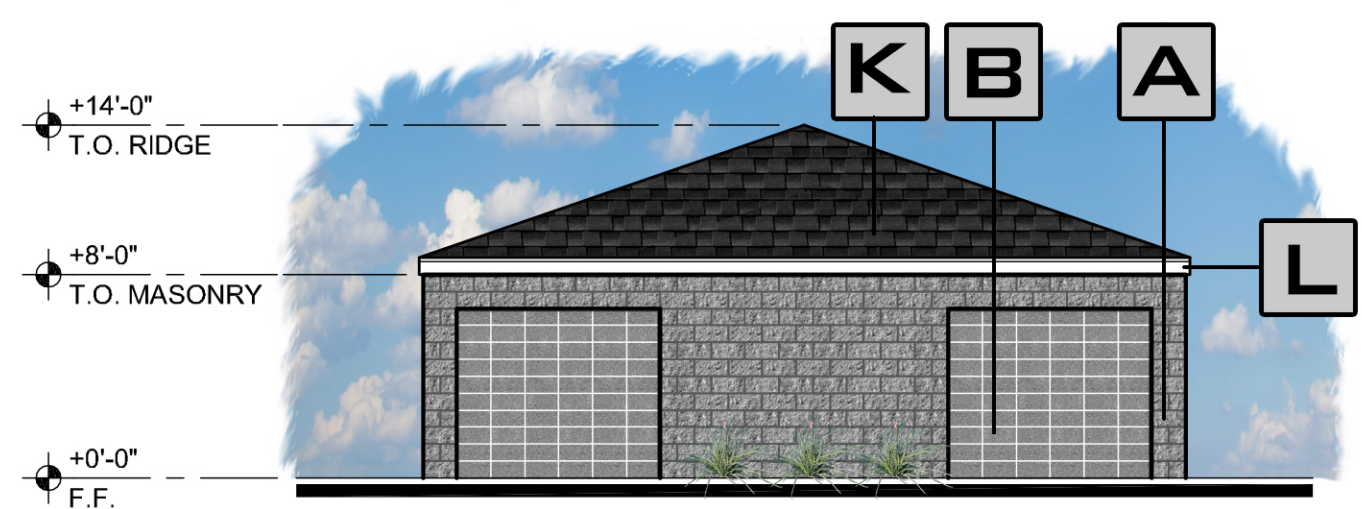
BUILDING F - WEST ELEVATION

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



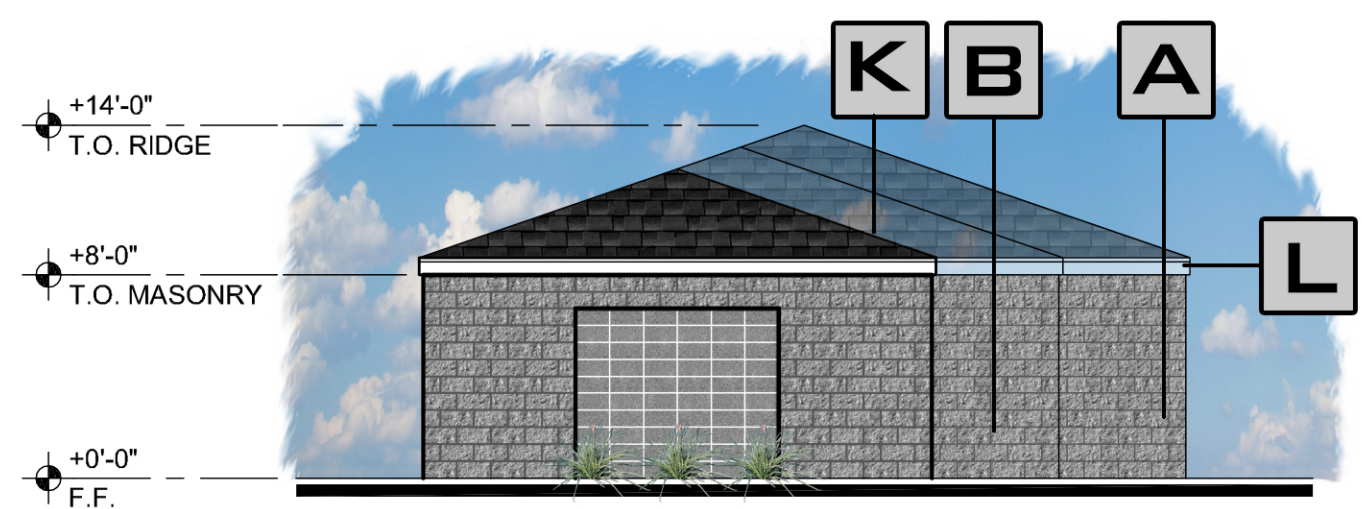
BUILDING F - EAST ELEVATION

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



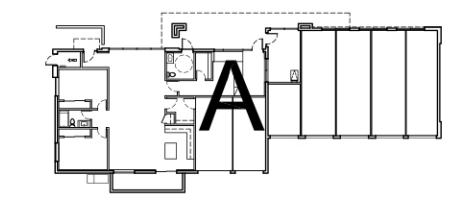
BUILDING F - NORTH ELEVATION

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

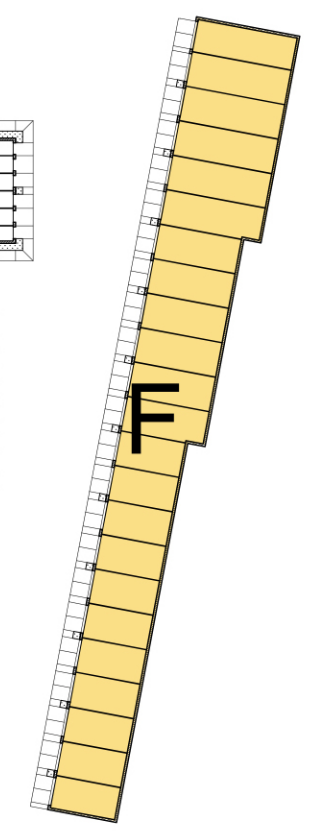
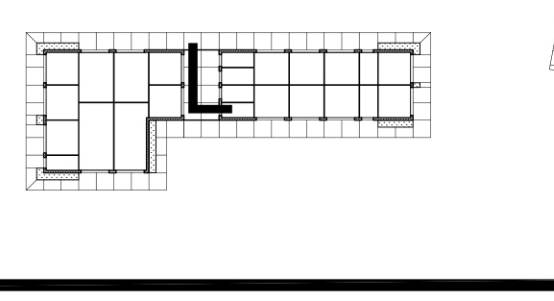
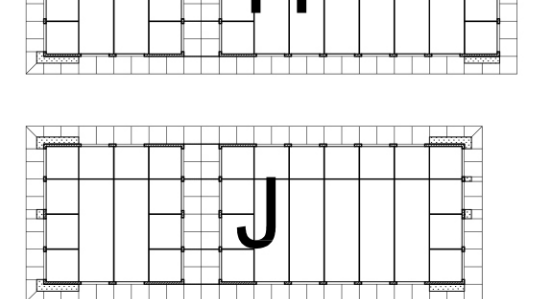
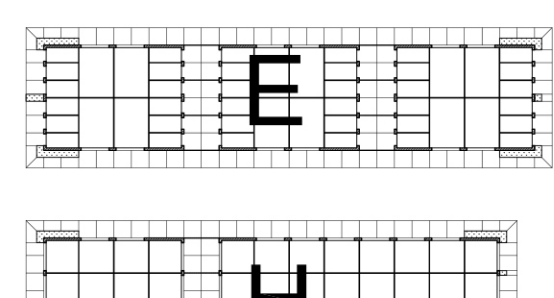
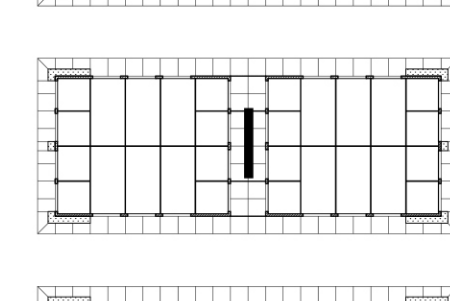
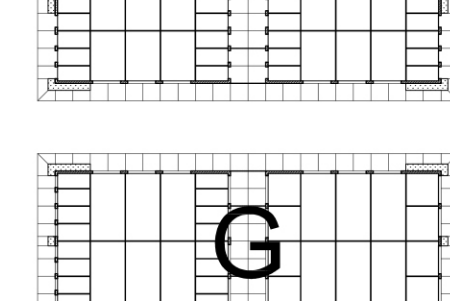
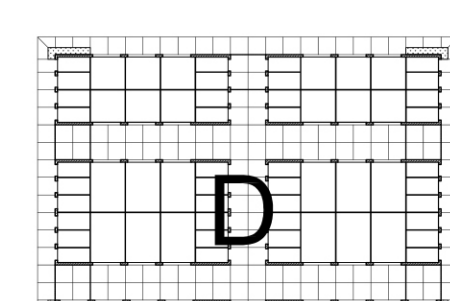
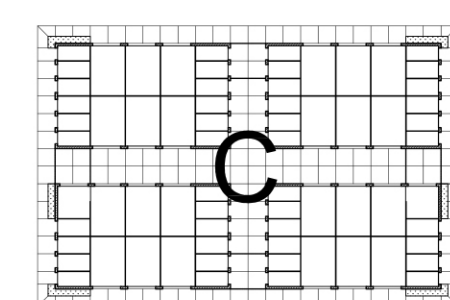
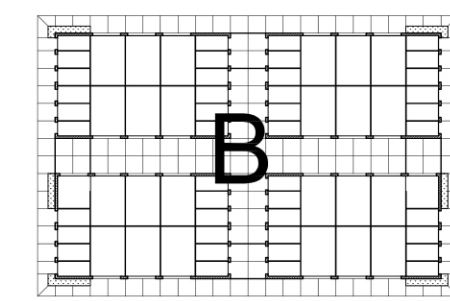


BUILDING F - SOUTH ELEVATION

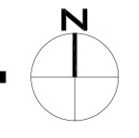
SCALE: 1/8" = 1'-0"



NOTE: OVERHEAD DOORS FACING DRIVE AISLES SHALL RECEIVE THE JANUS TEAL COLOR, OVERHEAD DOORS FACING BREEZEWAYS SHALL RECEIVE THE JANUS WHITE COLOR.



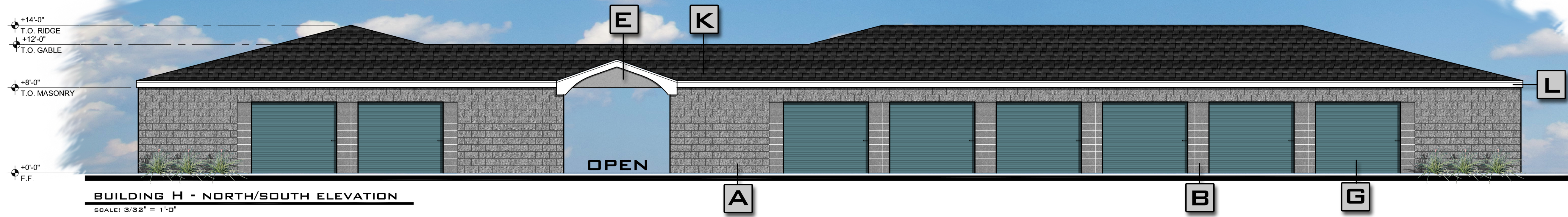
KEY PLAN
SCALE: N.T.S.



U-STOR - BUILDING F ELEVATIONS

SWC ELLSWORTH AND GUADALUPE
MESA, AZ





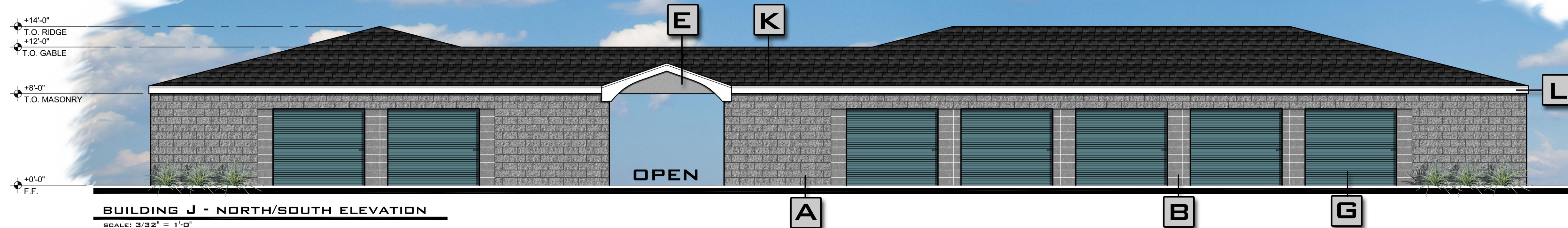
BUILDING H - NORTH/SOUTH ELEVATION

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



BUILDING H - EAST/WEST ELEVATION

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



BUILDING J - NORTH/SOUTH ELEVATION

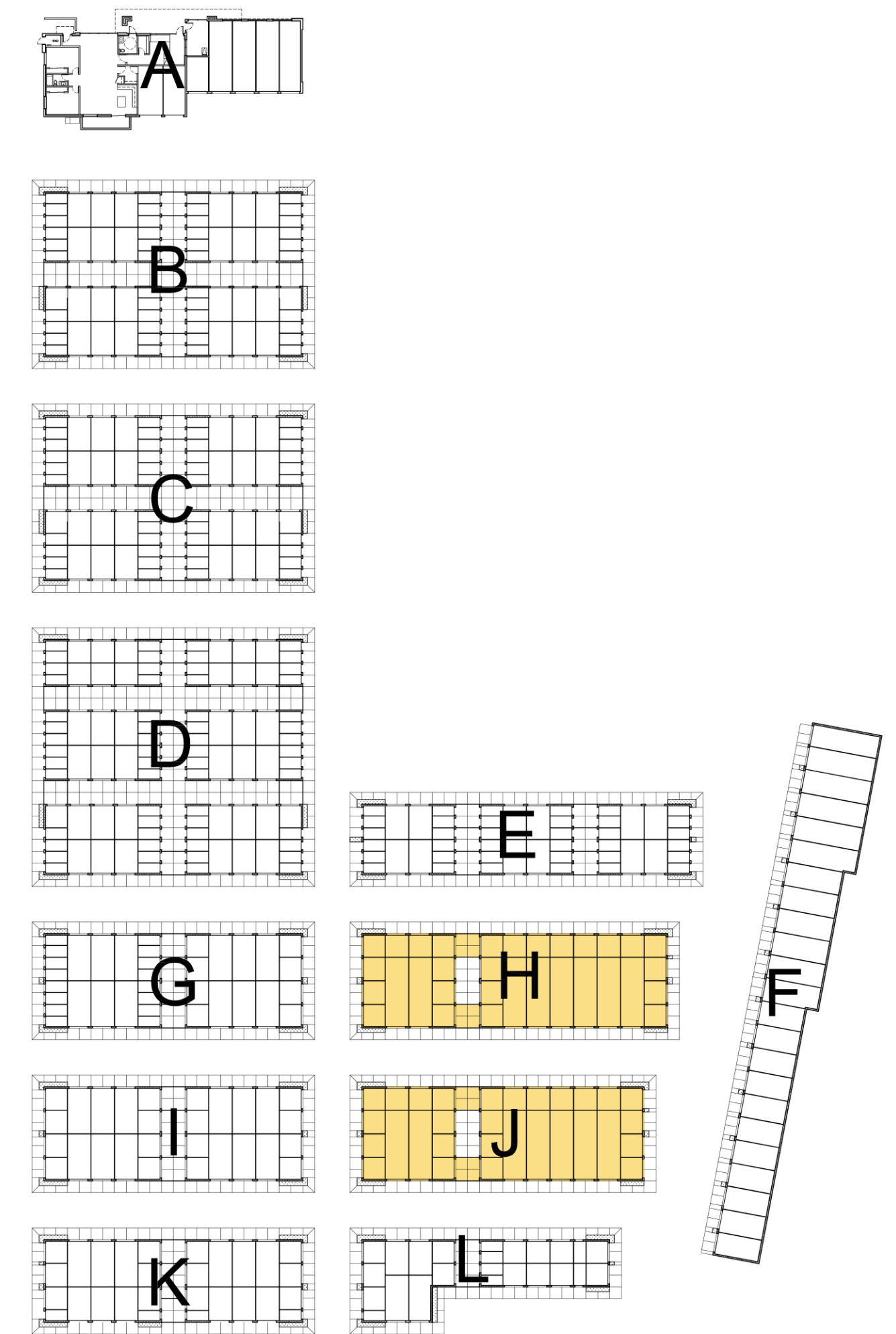
SCALE: 3/32" = 1'-0"



BUILDING J - EAST/WEST ELEVATION

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

NOTE: OVERHEAD DOORS FACING DRIVE AISLES SHALL RECEIVE THE JANUS TEAL COLOR, OVERHEAD DOORS FACING BREEZEWAYS SHALL RECIVE THE JANUS WHITE COLOR.



KEY PLAN

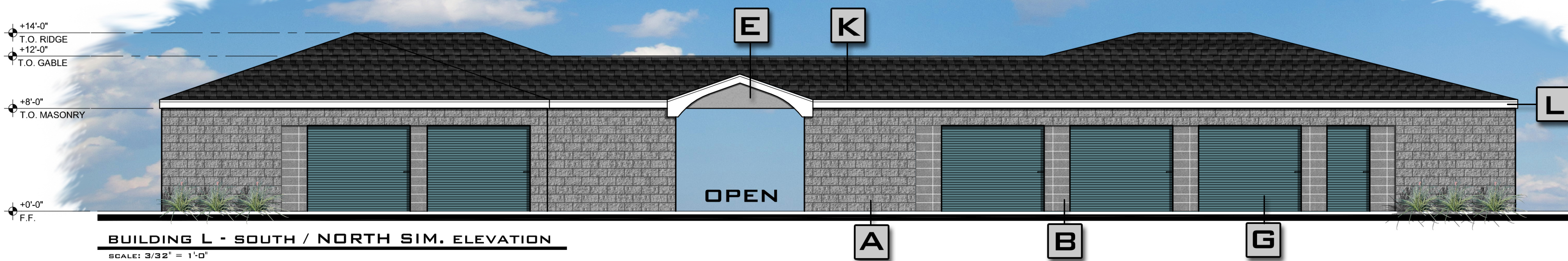
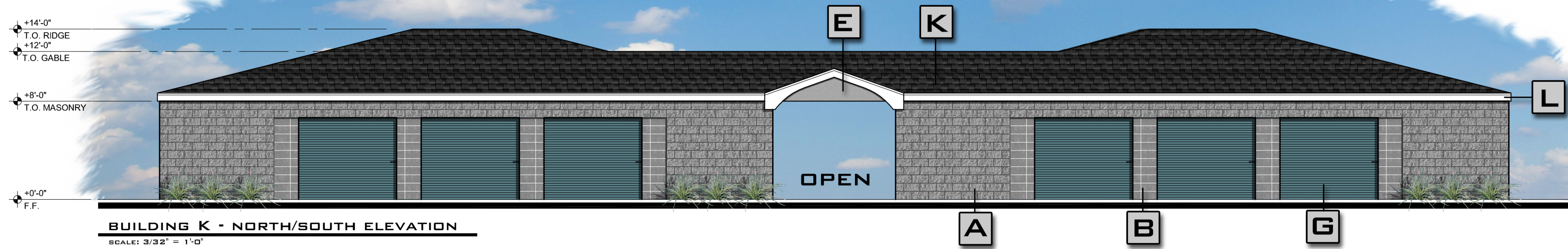
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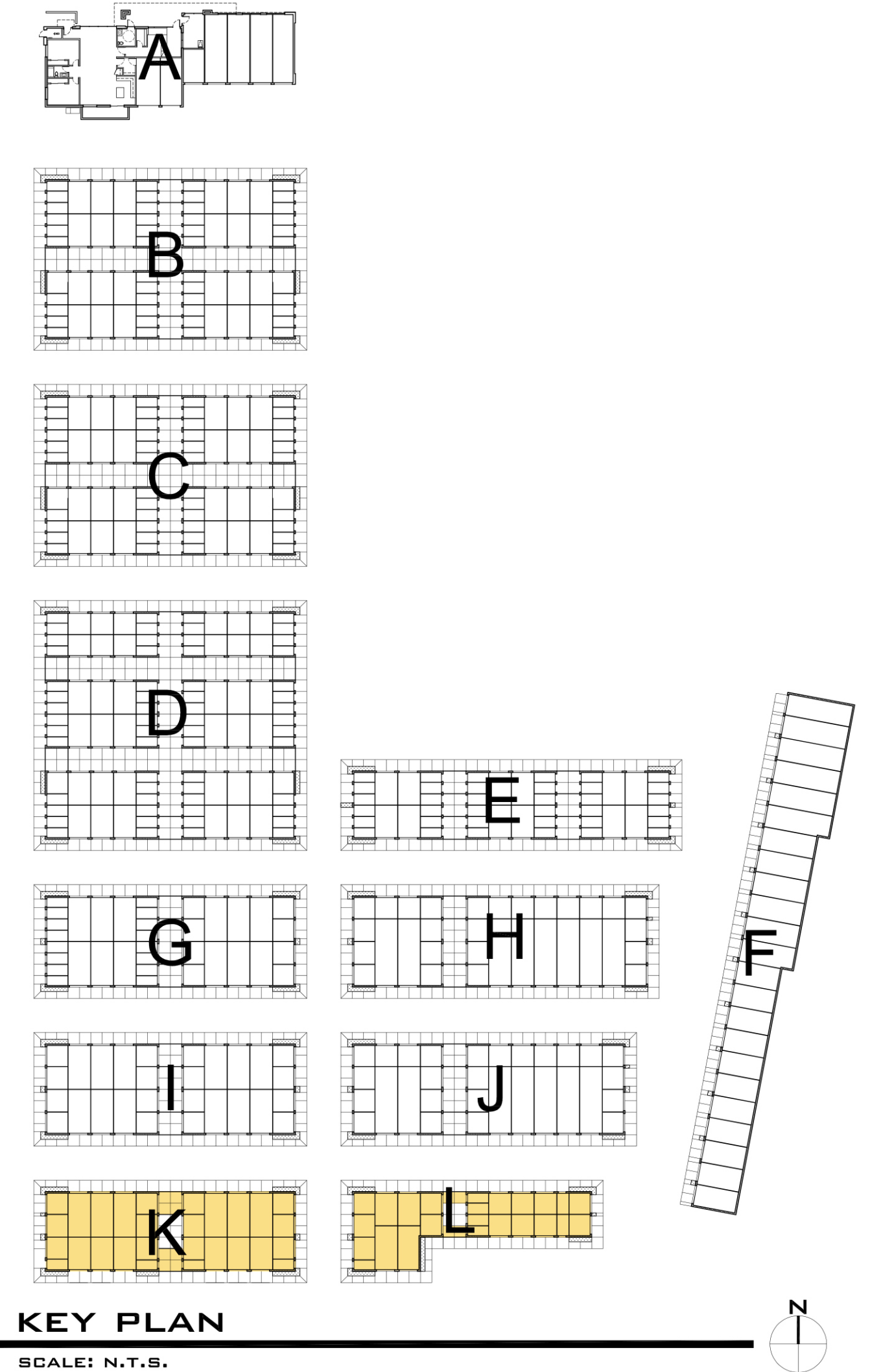
U-STOR - BUILDINGS H&J ELEVATIONS

SWG ELLSWORTH AND GUADALUPE
MESA, AZ





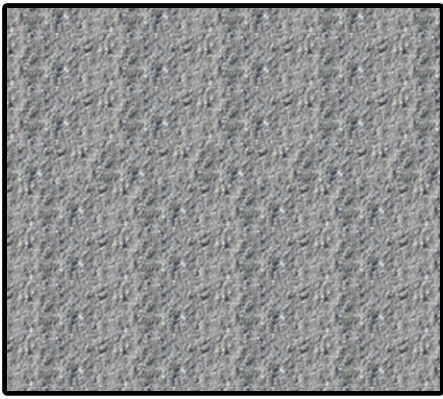
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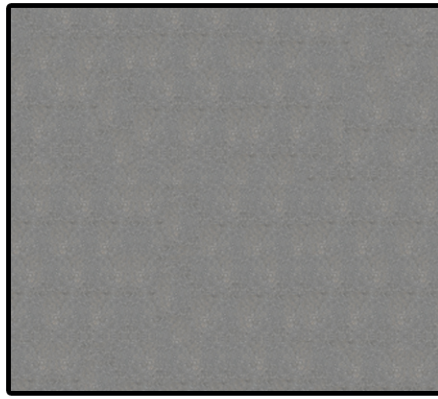
U-STOR - BUILDINGS K&L ELEVATIONS

SWC ELLSWORTH AND GUADALUPE
MESA, AZ

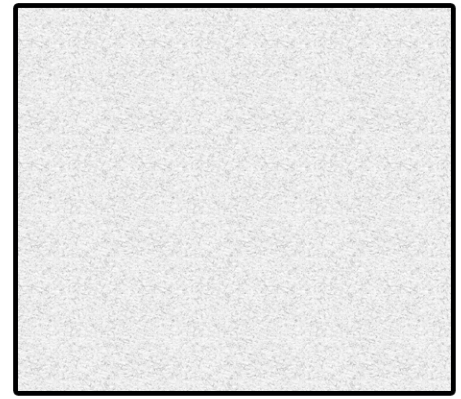




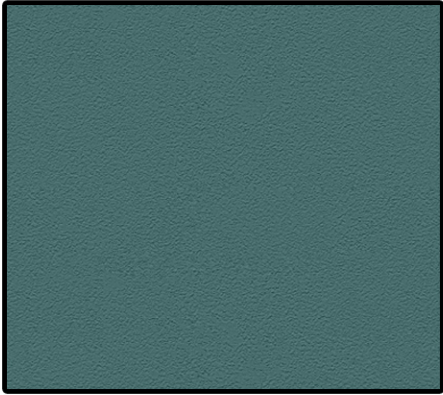
MATERIAL 'A'
NATURAL GRAY
SPLITFACE CMU BLOCK
WITH GREY GROUT



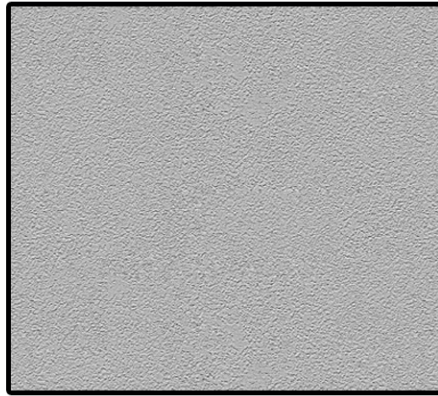
MATERIAL 'B'
NATURAL GRAY
SMOOTH FACE CMU BLOCK
WITH WHITE GROUT



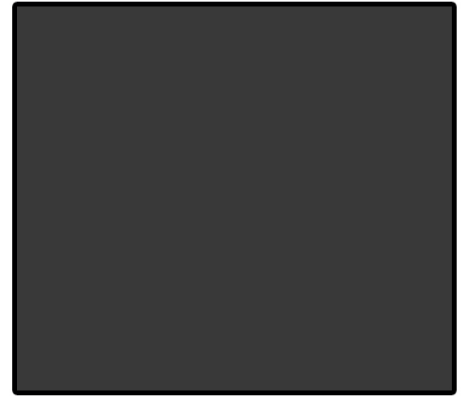
MATERIAL 'C'
INT. COLOR STUCCO
D.E. DEW 385
"LIGHT HOUSE"



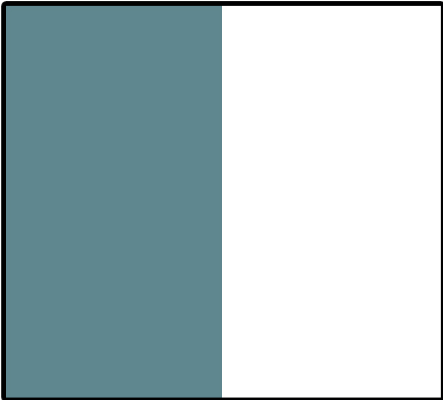
MATERIAL 'D'
INT. COLOR STUCCO
DUNN EDWARDS
DET 569 "SAN MIGUEL
BLUE"



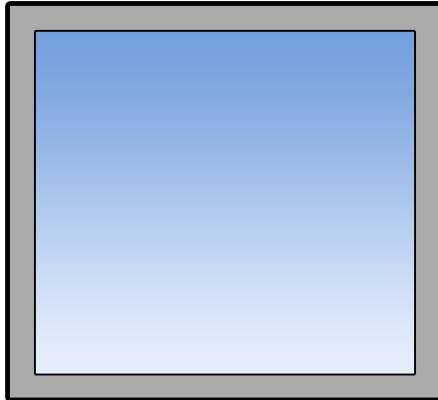
MATERIAL 'E'
INT. COLOR STUCCO
DUNN EDWARDS
DET 6325 "CRESTLINE"



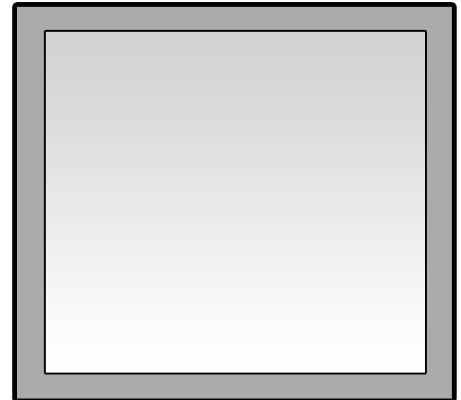
MATERIAL 'F'
PAINTED STEEL
DUNN EDWARDS
DE 6328 "ANCHOR
GRAY"



MATERIAL 'G'
JANUS OVERHEAD DOOR
"DARK TEAL OR GLOSS
WHITE" FACTORY FINISH



MATERIAL 'H'
1" INSULATED CLEAR
GLAZING WITH CLEAR
ANODIZED ALUMINUM
FRAME



MATERIAL 'J'
GLAZING WITH 3M FASARA
OPAQUE GLASS FILM IN A
CLEAR ANODIZED ALUM.
FRAME



MATERIAL 'K'
BLACK ASPHALT SHINGLE



MATERIAL 'L'
PAINT DET 648 "WHITE
PICKET FENCE"

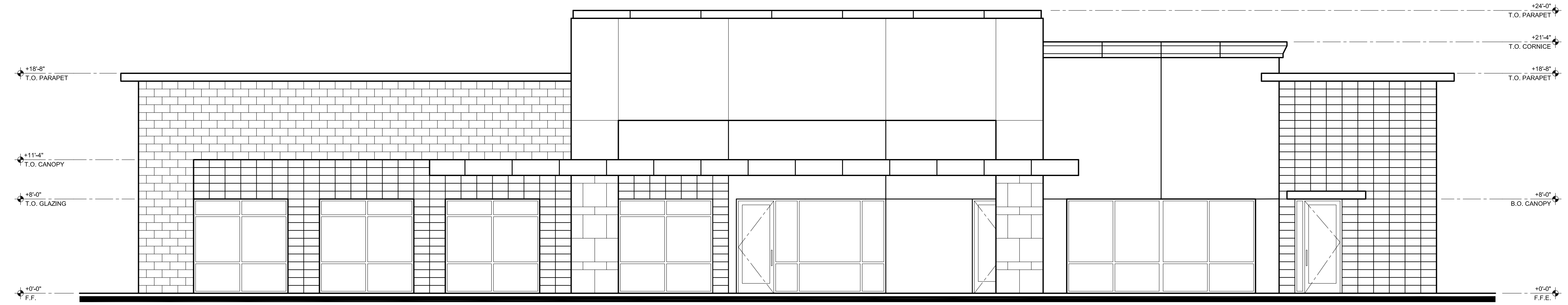


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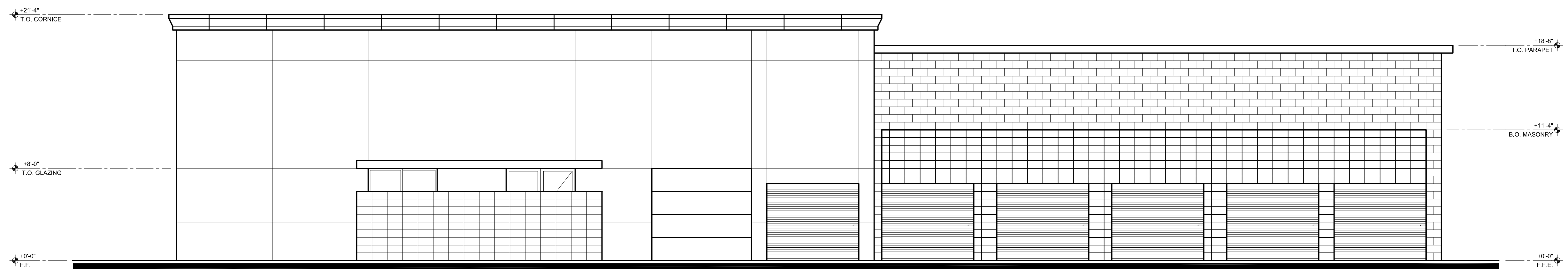
U-STOR MATERIAL PALETTE
SWC ELLSWORTH AND GUADALUPE
MESA, AZ





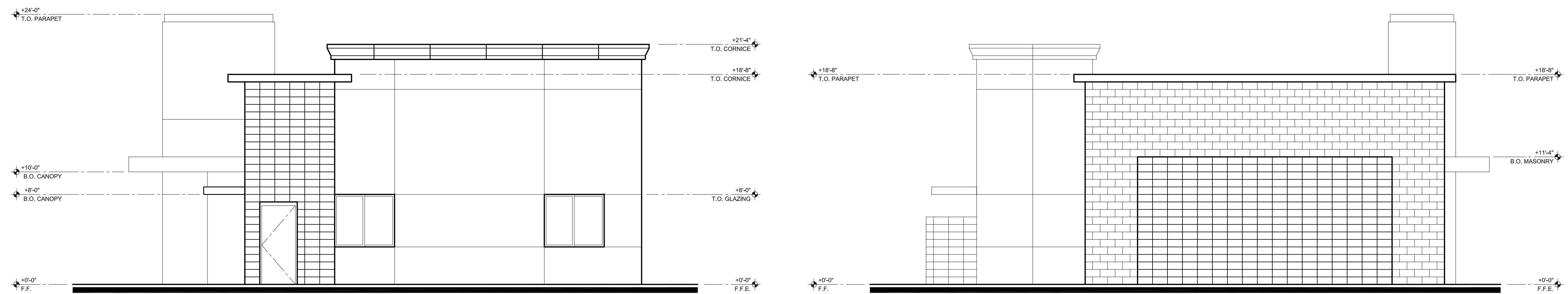
NORTH OFFICE ELEVATION

SCALE: N.T.S.



SOUTH OFFICE ELEVATION

SCALE: 1/4" = 1'-0"



WEST OFFICE ELEVATION

SCALE: 1/4" = 1'-0"

EAST OFFICE ELEVATION

SCALE: 1/4" = 1'-0"



U-STOR - SWC E. GUADALUPE & S. ELLSWORTH

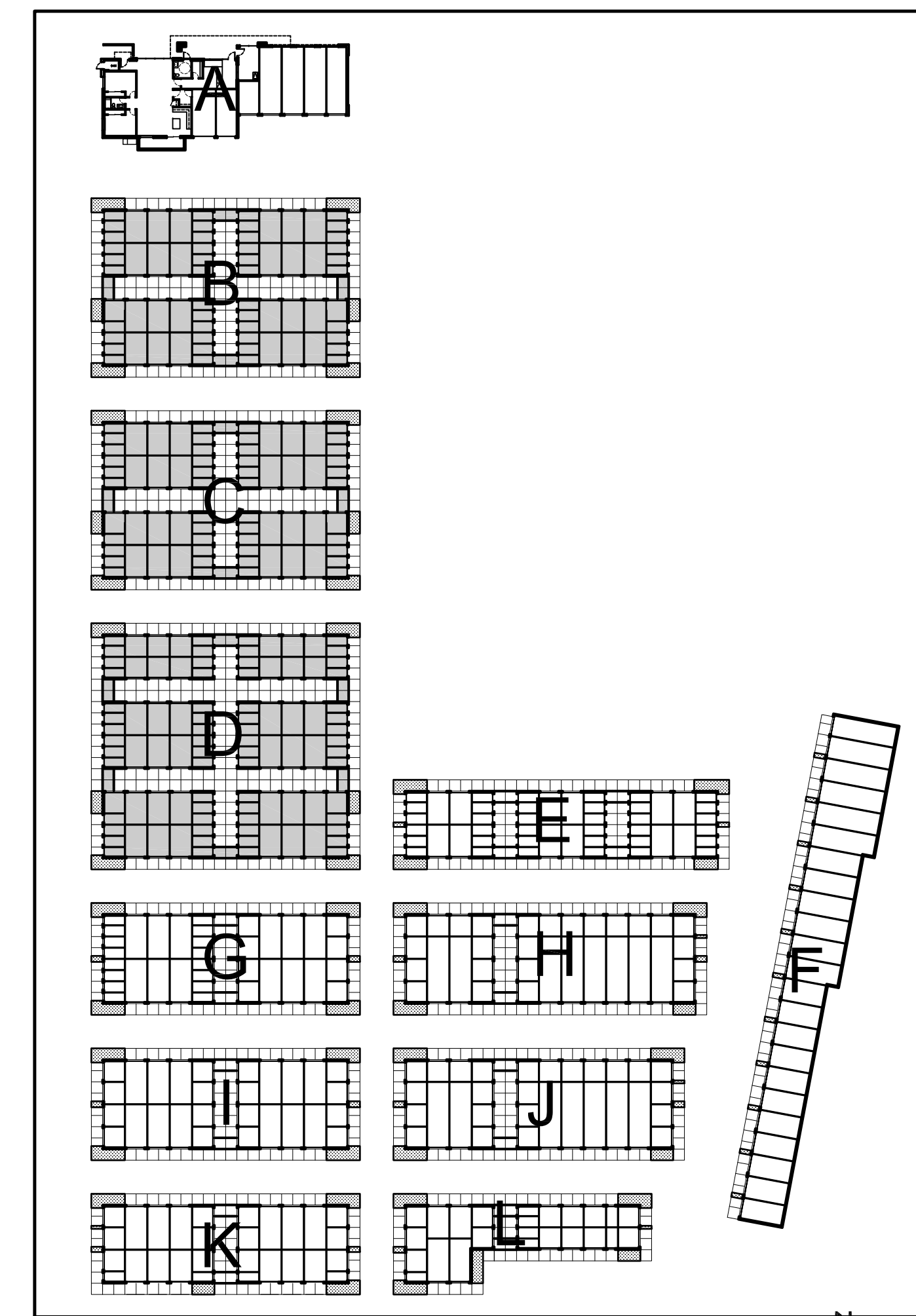
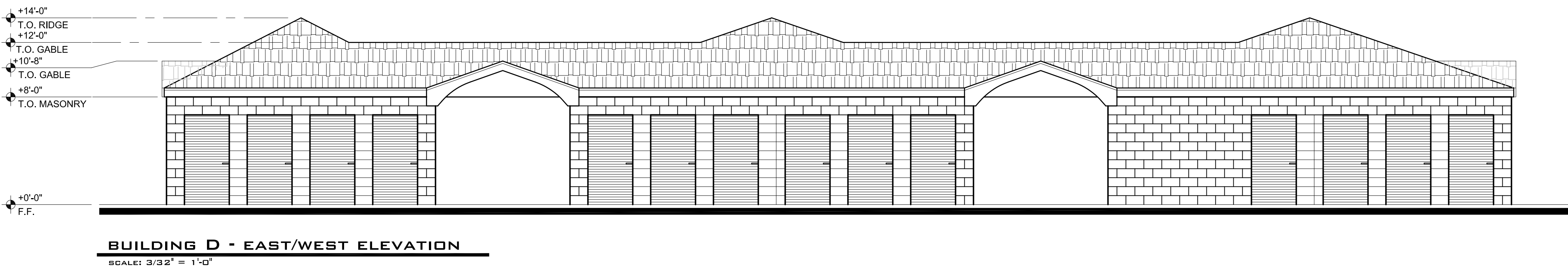
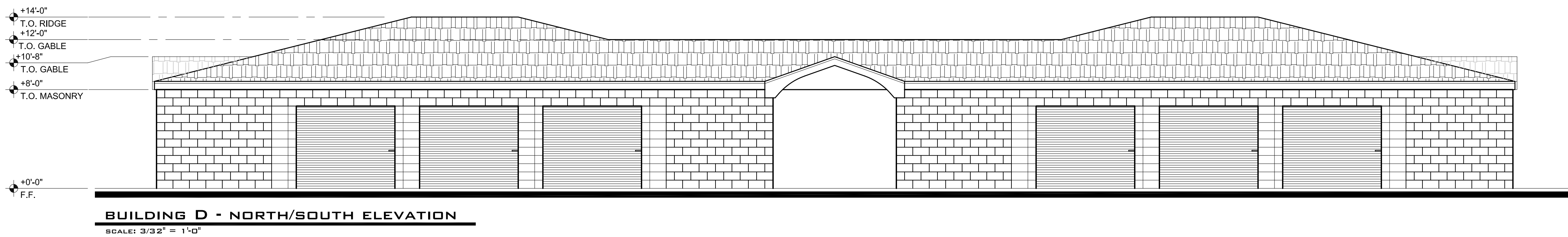
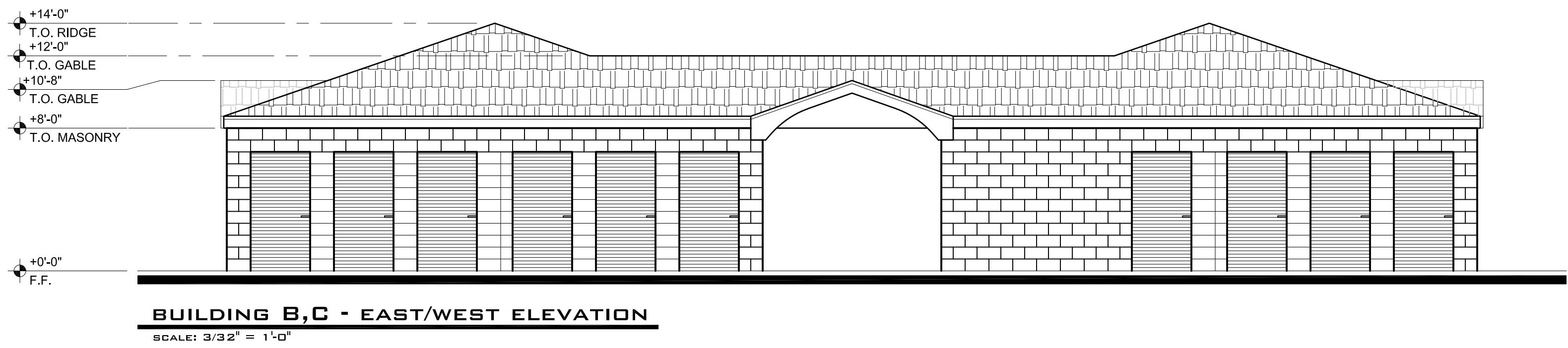
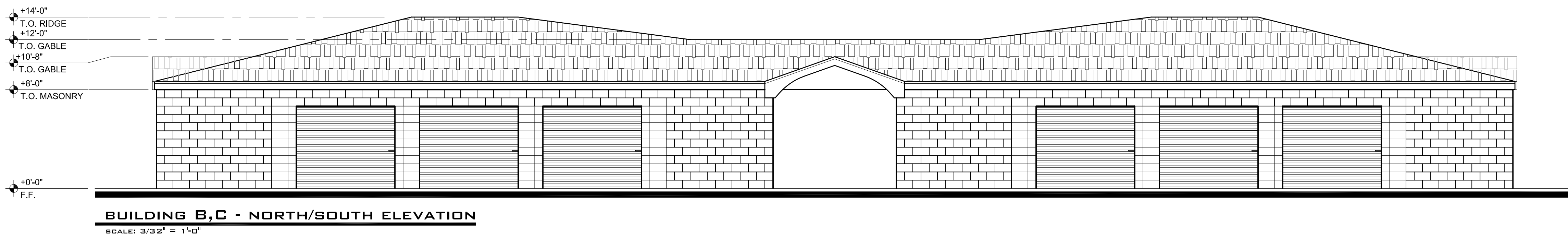
9135 E. GUADALUPE RD
MESA, AZ



EXPIRES 06.30.2019

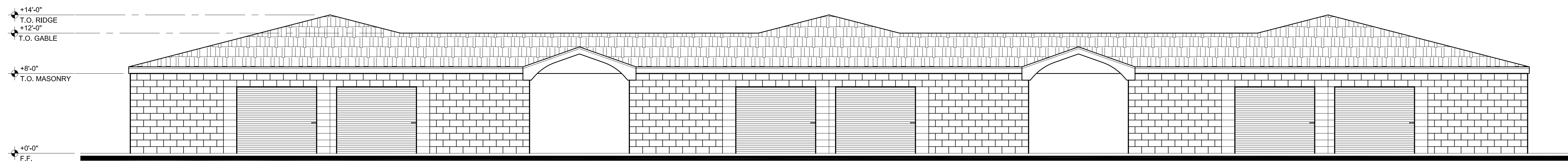


ARCHITECTURE AND PLANNING
521 W. WILSHIRE DR
PHOENIX, AZ 85003
www.Threadedstudios.com
08.23.17

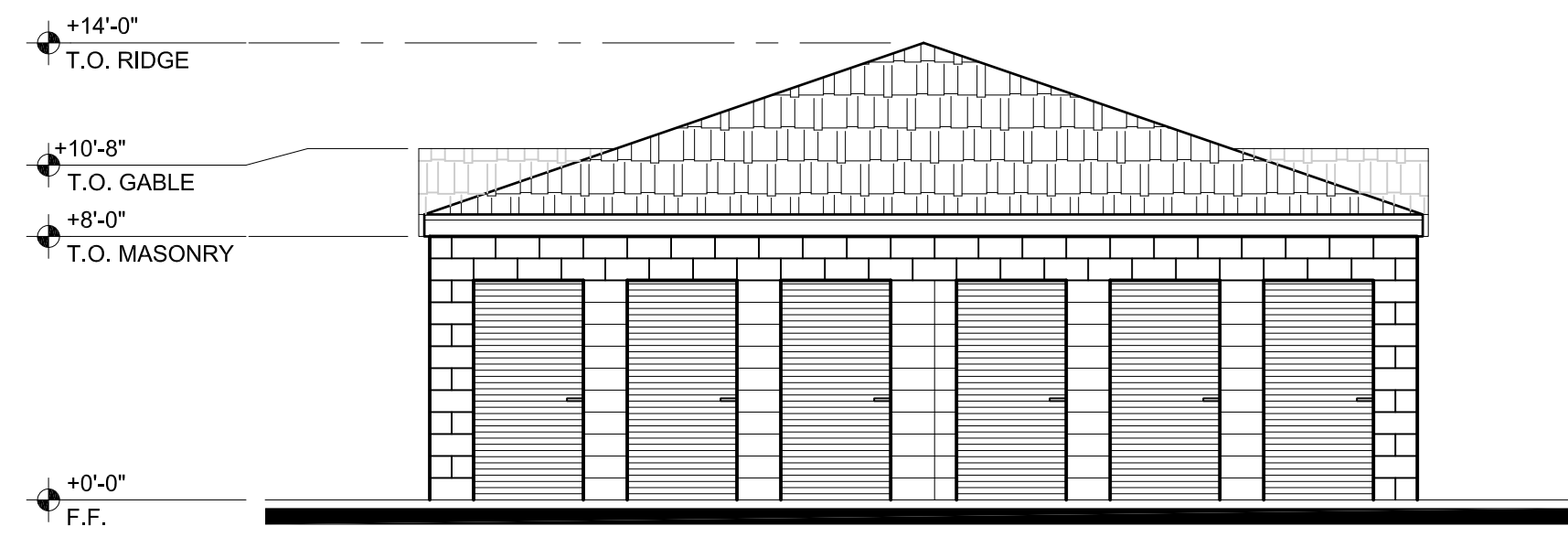


U-STOR - SWC E. GUADALUPE & S. ELLSWORTH
 9135 E. GUADALUPE RD
 MESA, AZ

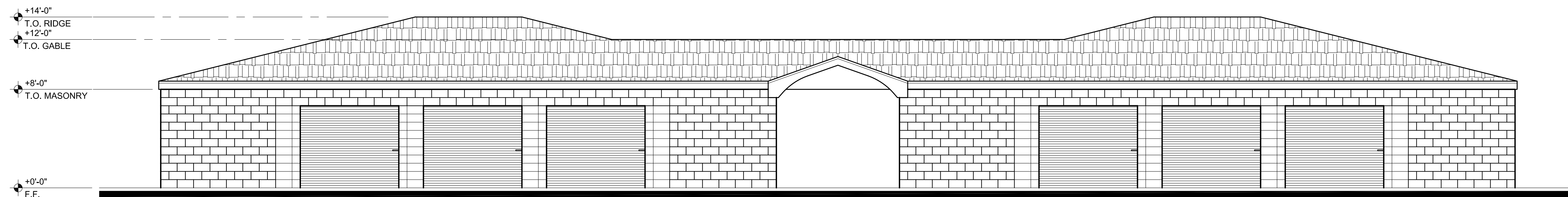




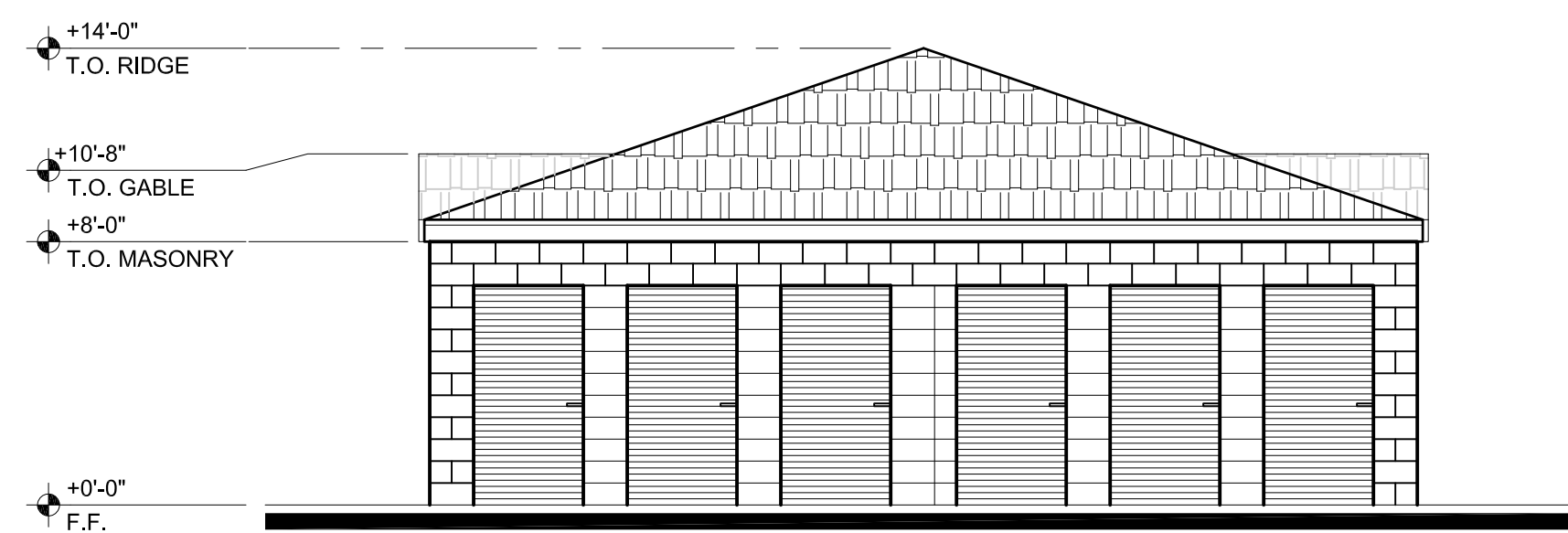
BUILDING E - NORTH/SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



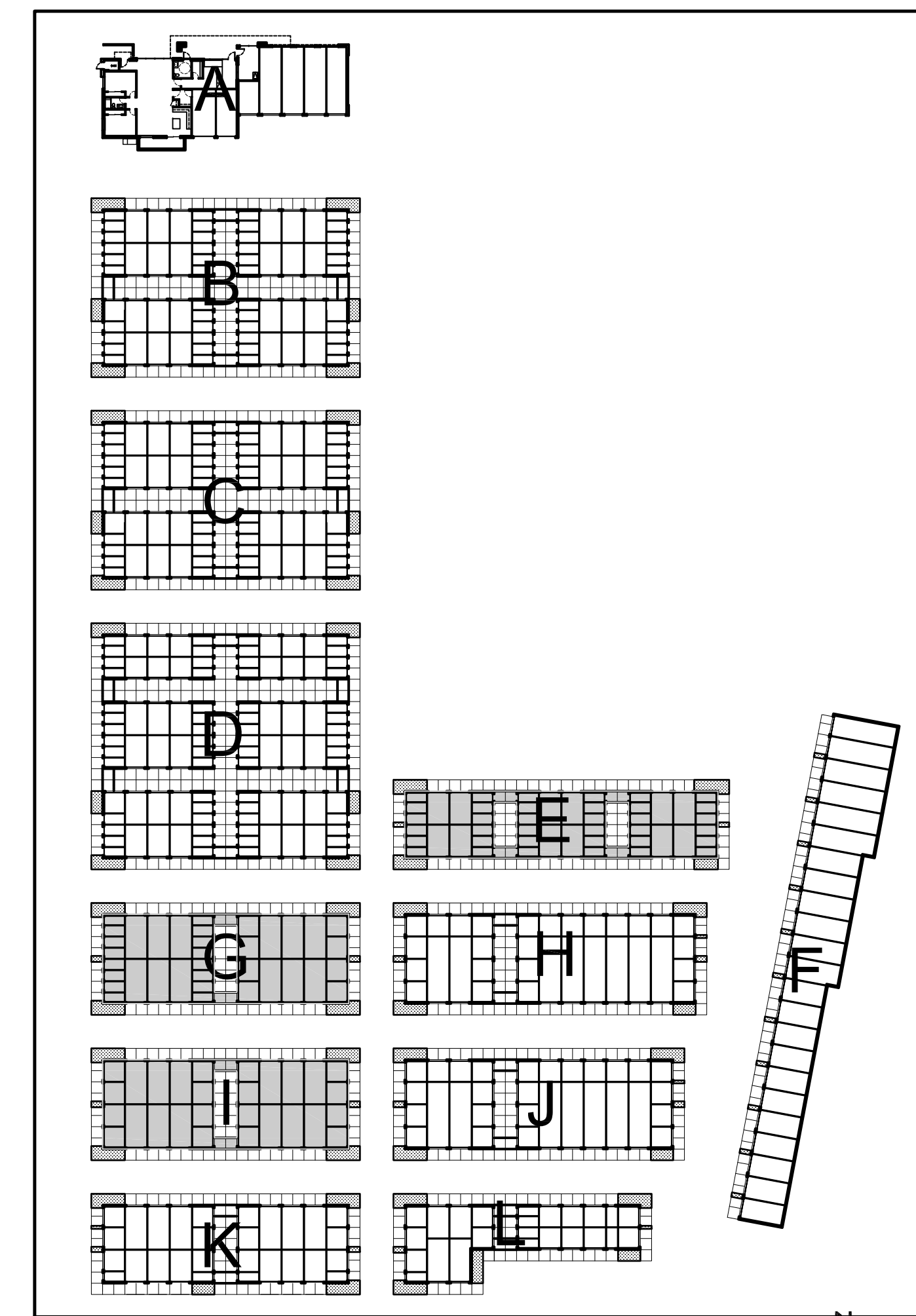
BUILDING E - EAST/WEST ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING G,I - NORTH/SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING G,I - EAST/WEST ELEVATION
SCALE: 3/32" = 1'-0"



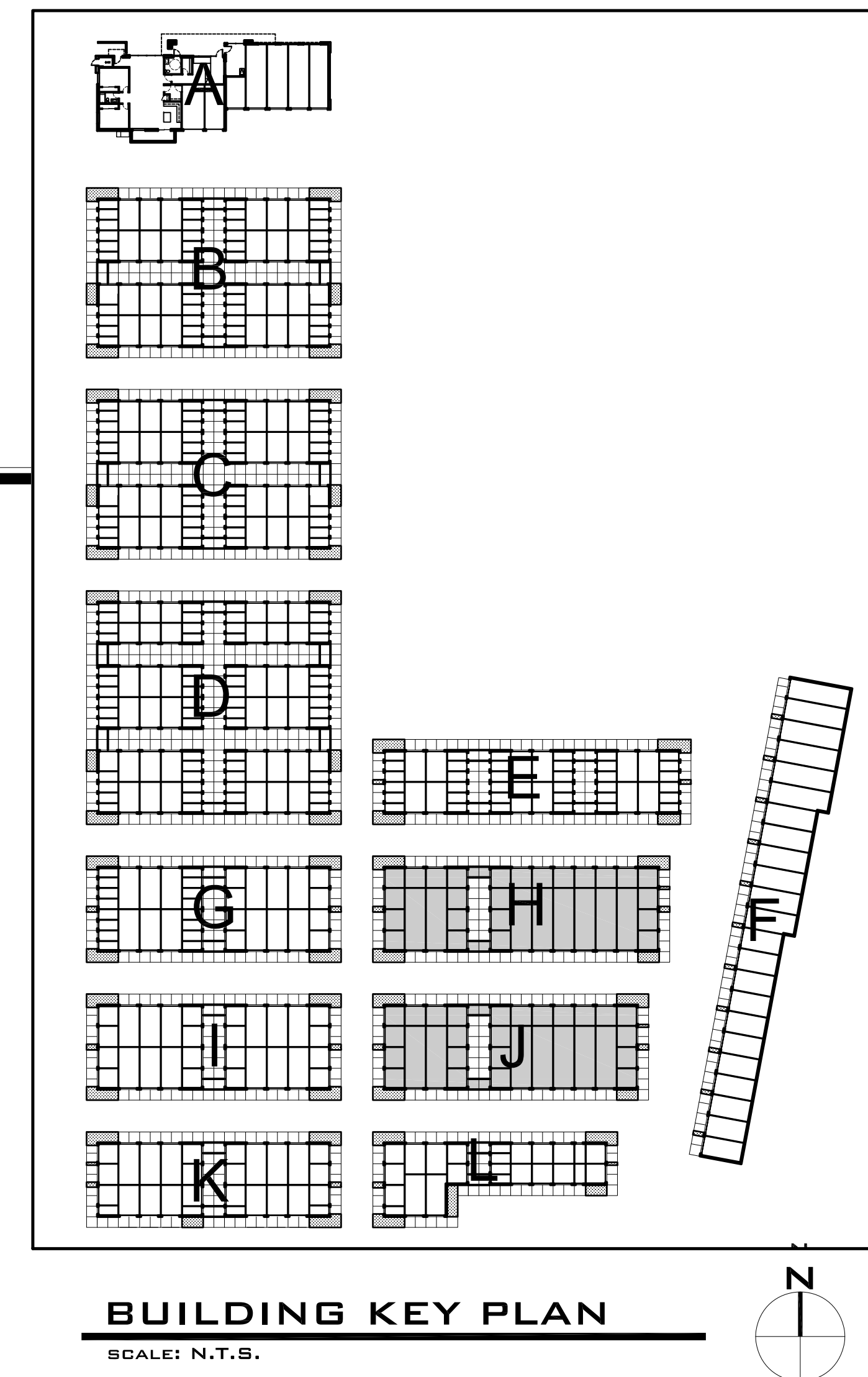
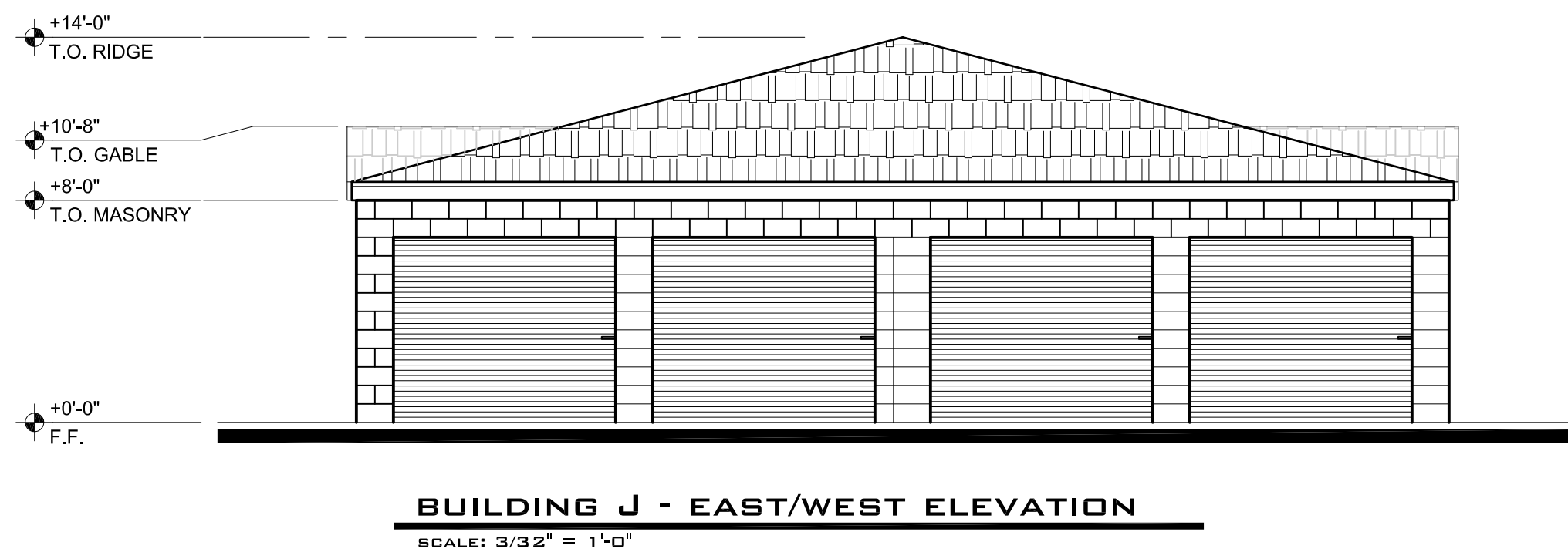
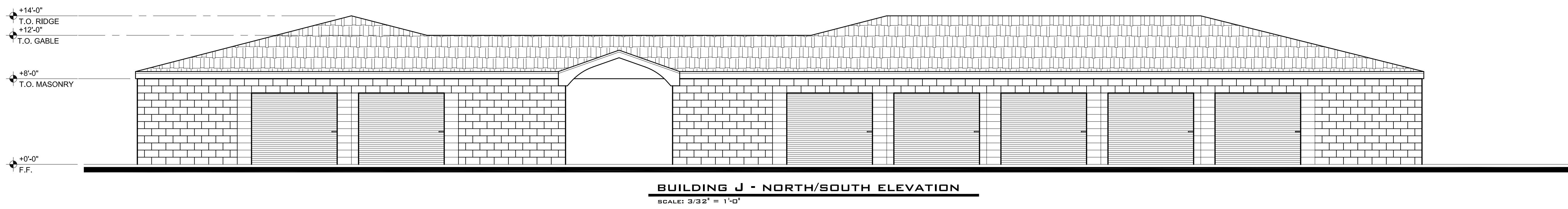
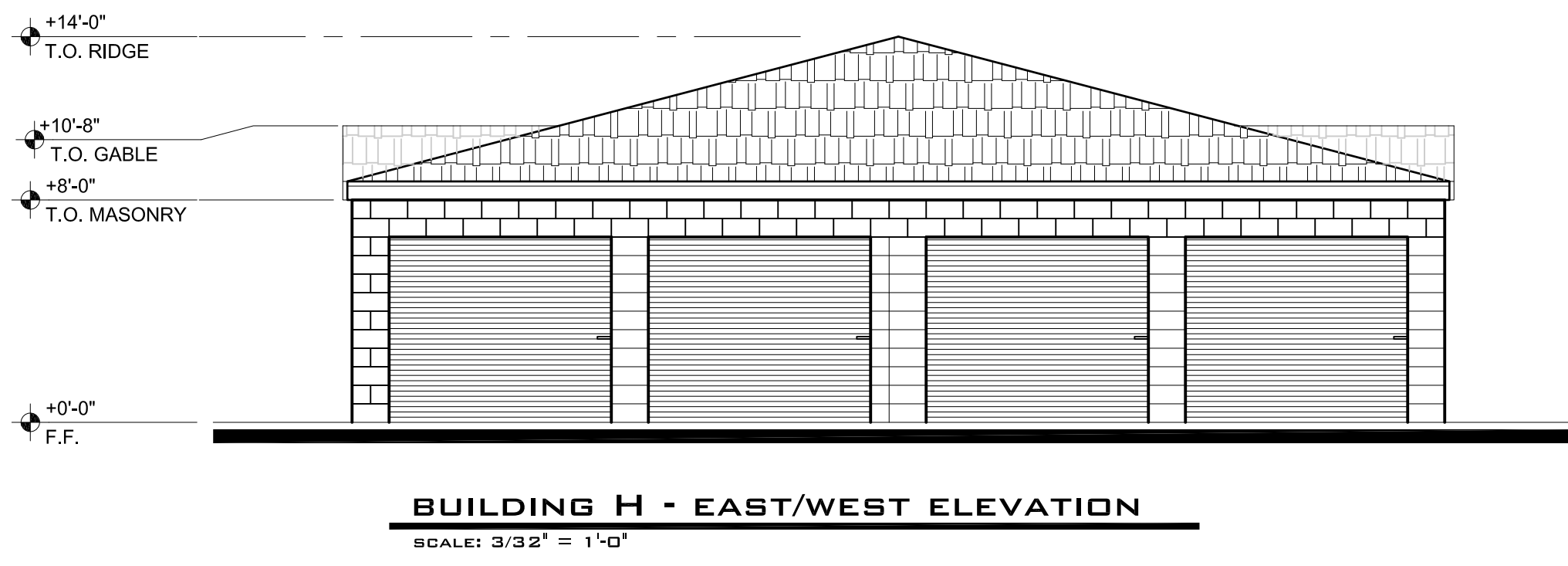
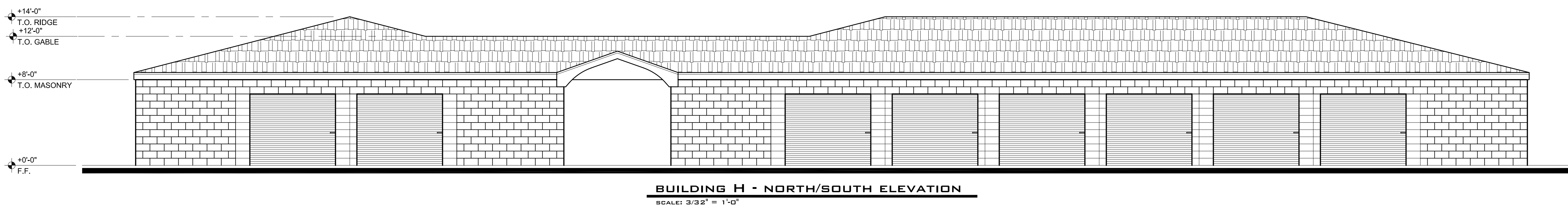
BUILDING KEY PLAN
SCALE: N.T.S.



U-STOR - SWC E. GUADALUPE & S. ELLSWORTH

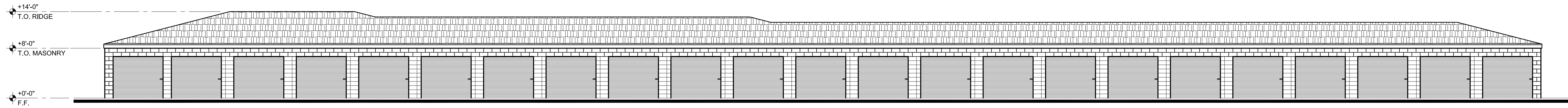
9135 E. GUADALUPE RD
MESA, AZ





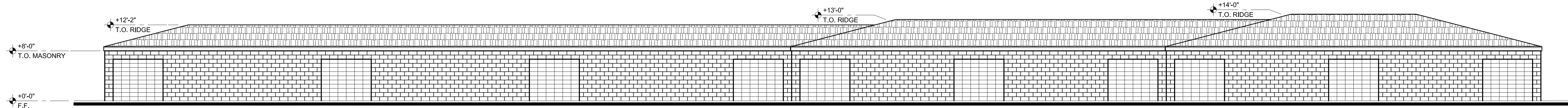
U-STOR - SWC E. GUADALUPE & S. ELLSWORTH
 9135 E. GUADALUPE RD
 MESA, AZ





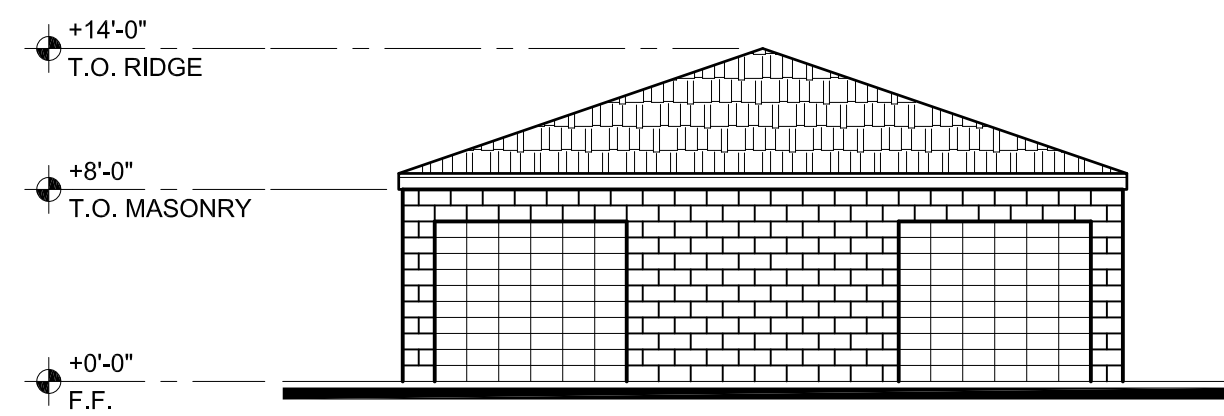
BUILDING F - WEST ELEVATION

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



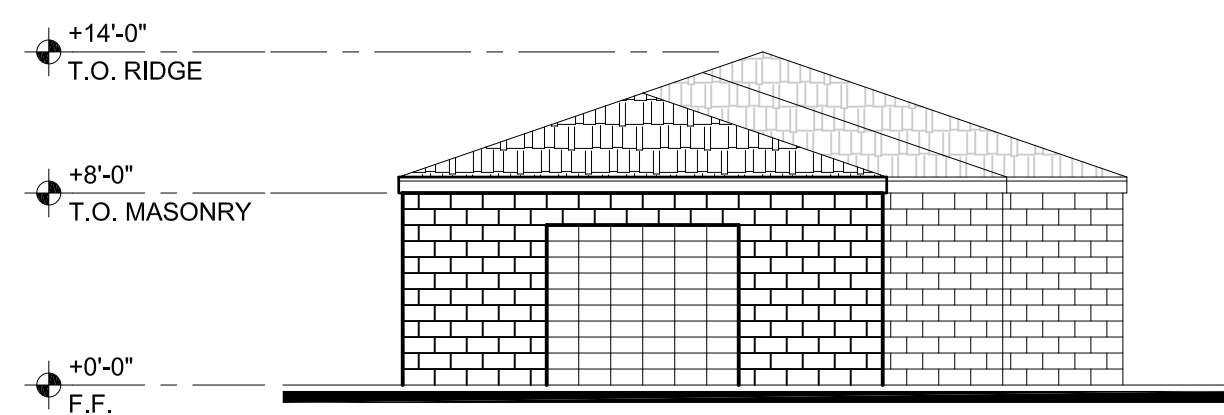
BUILDING F - EAST ELEVATION

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



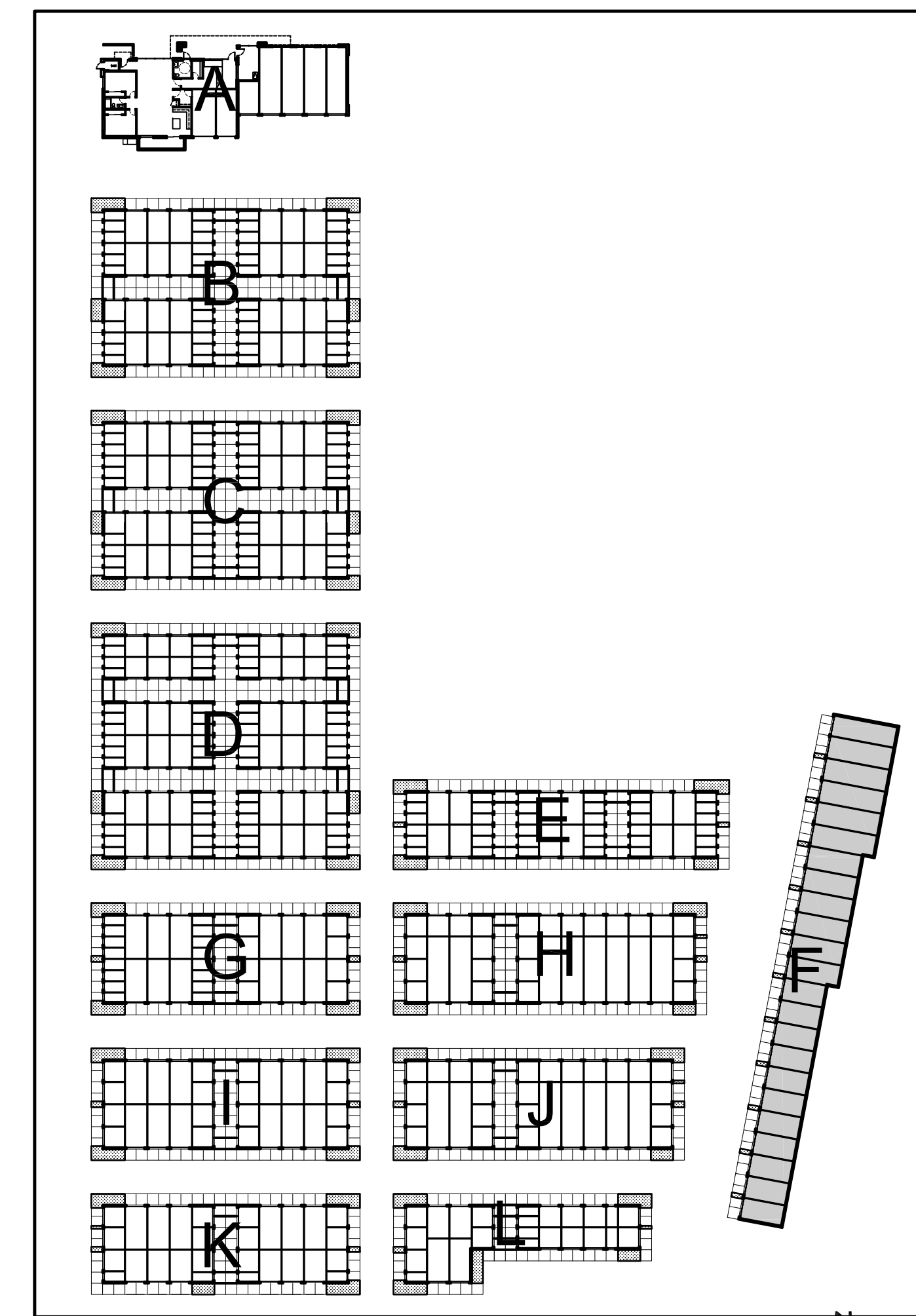
BUILDING F - NORTH ELEVATION

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



BUILDING F - SOUTH ELEVATION

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



BUILDING KEY PLAN

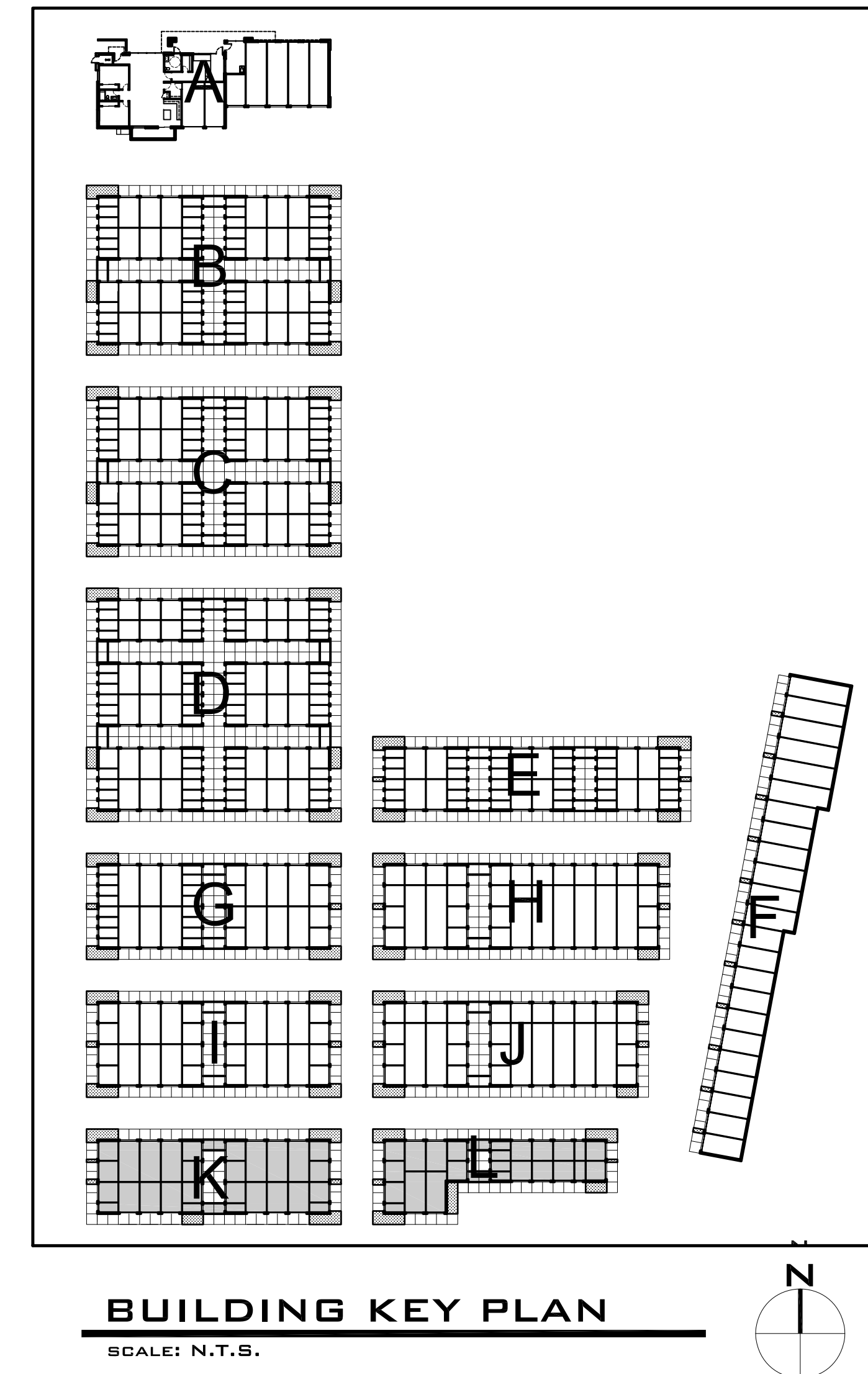
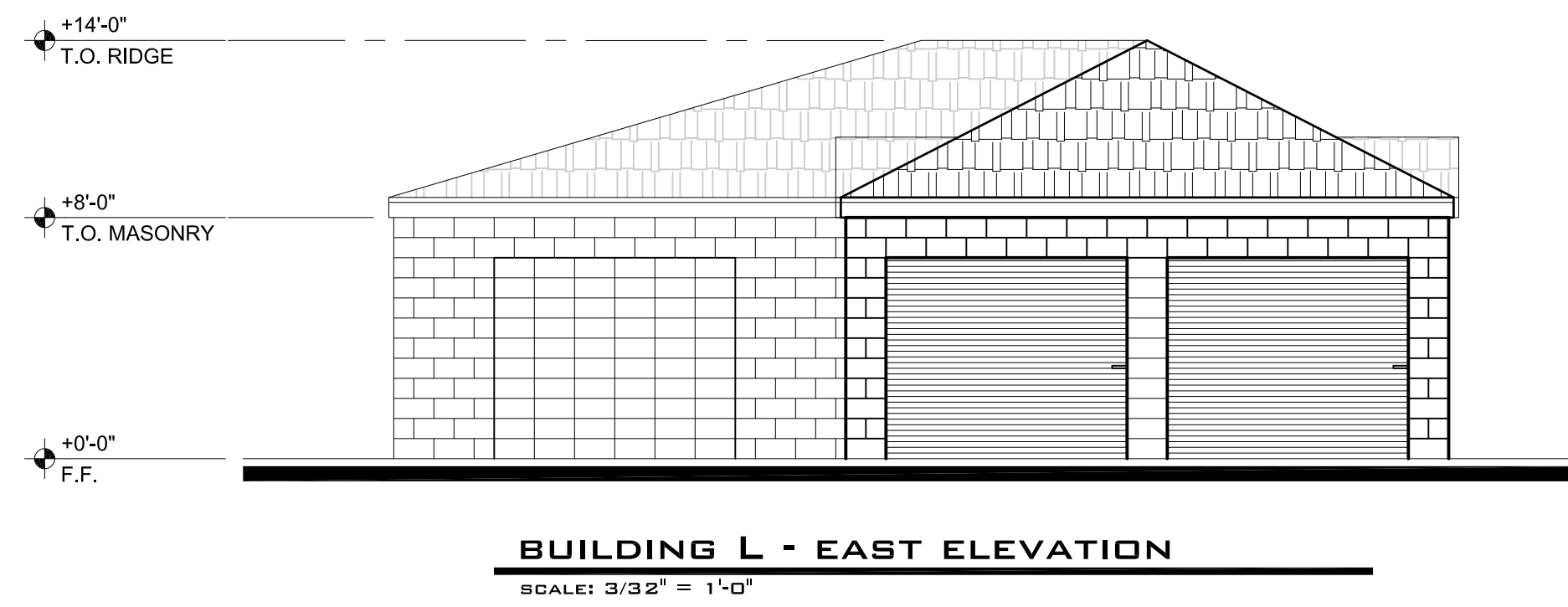
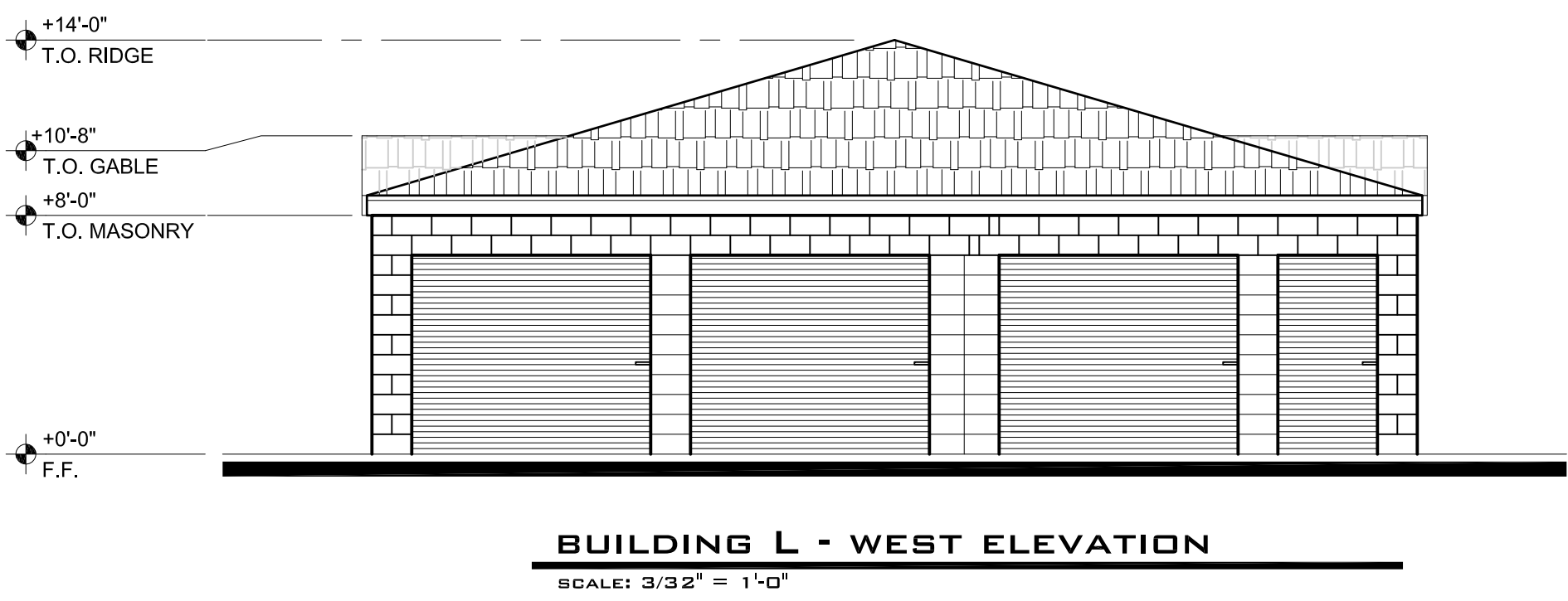
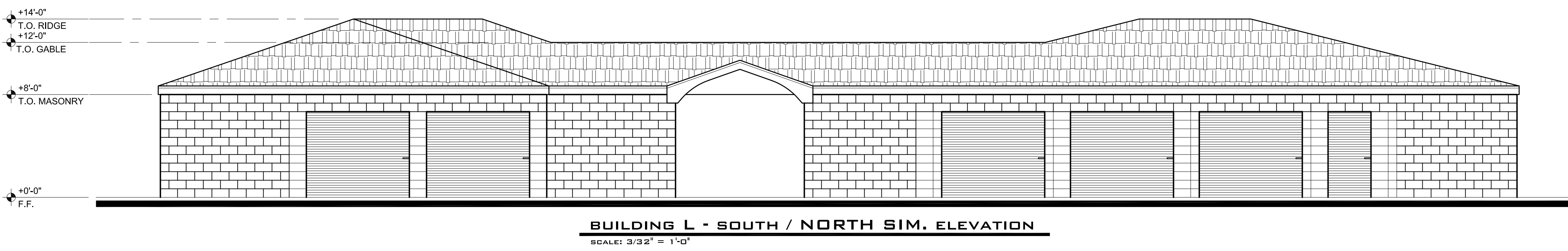
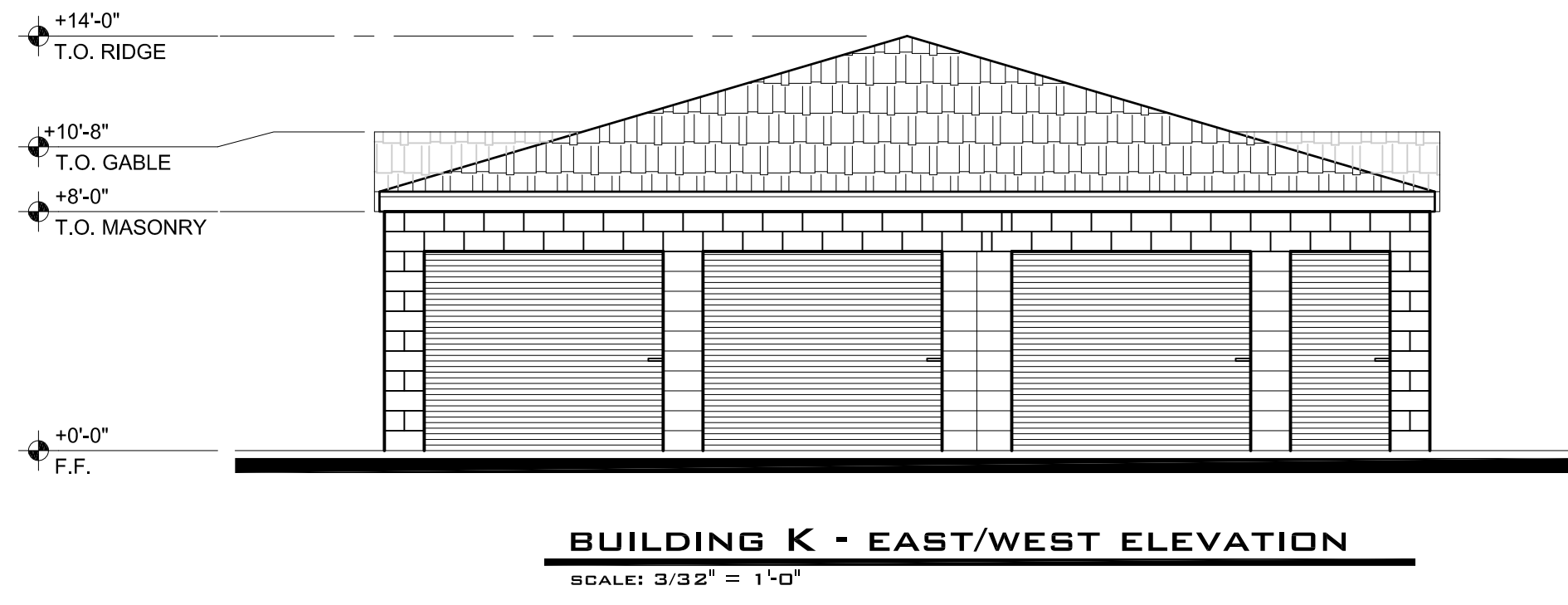
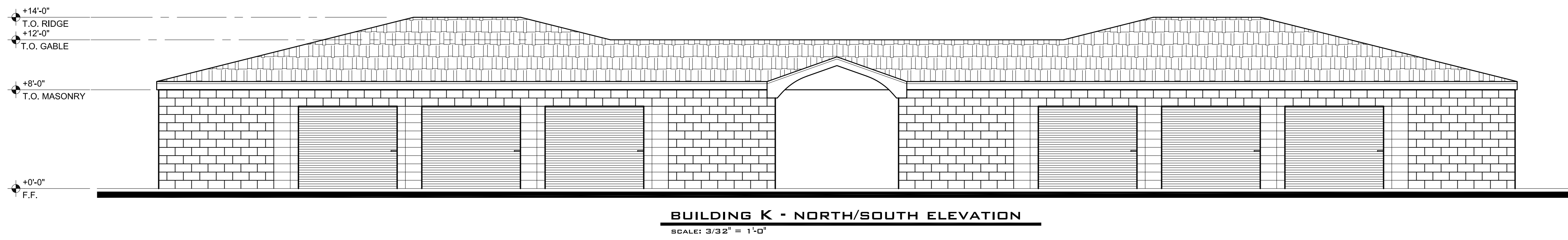
SCALE: N.T.S.



U-STOR - SWC E. GUADALUPE & S. ELLSWORTH

9135 E. GUADALUPE RD
MESA, AZ

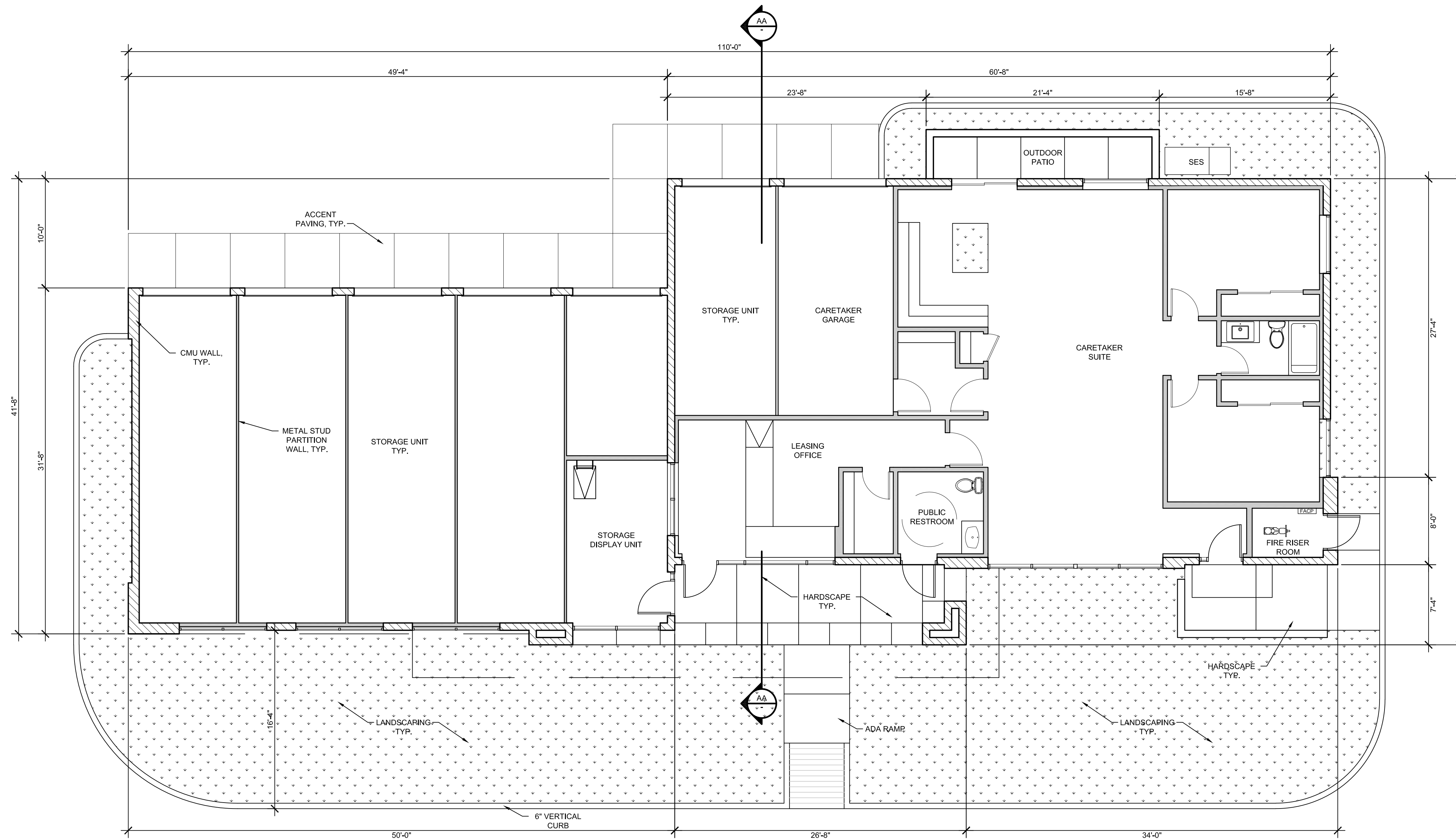




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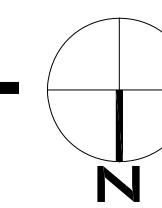
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MESA, AZ





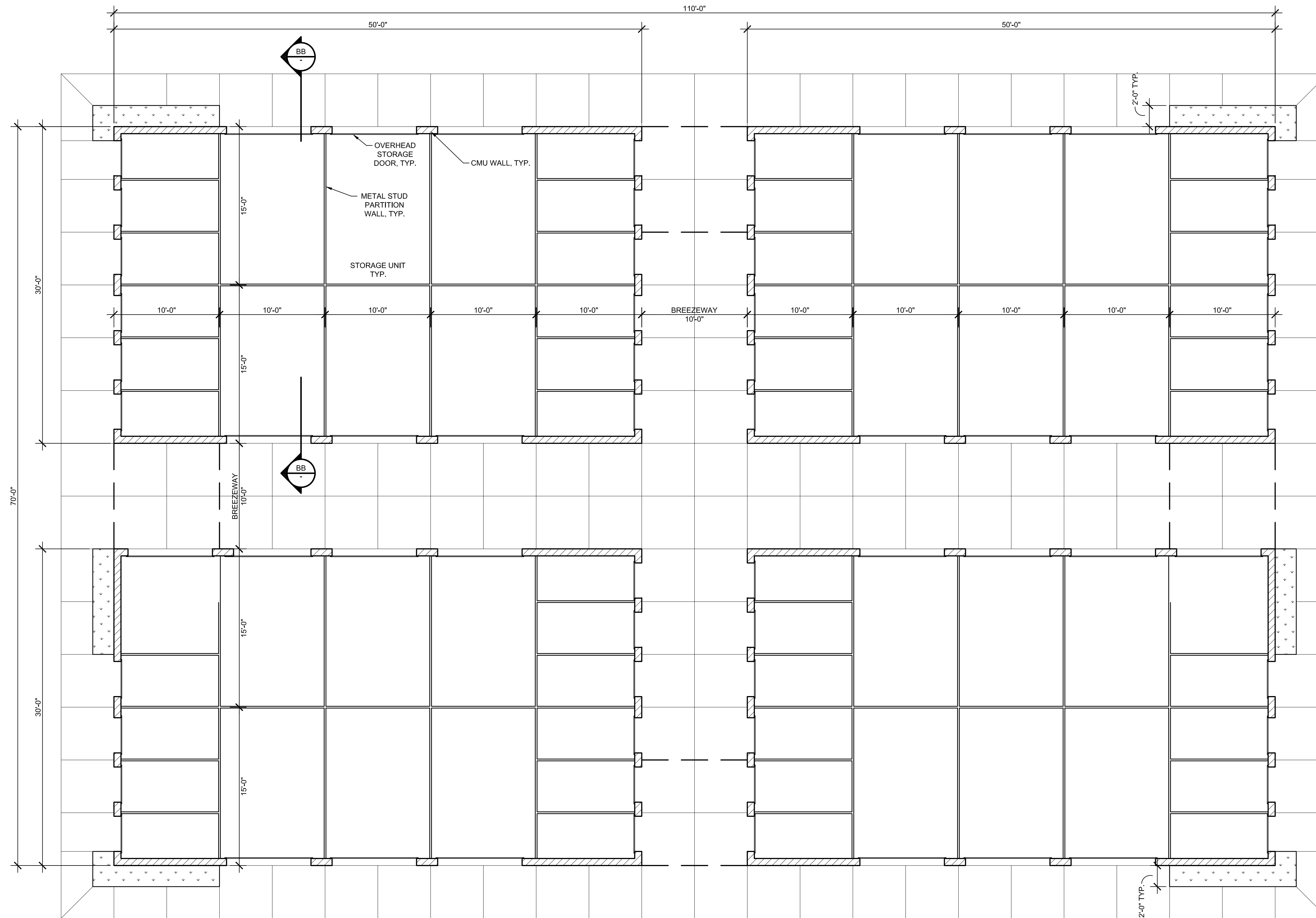
BUILDING A FLOOR PLAN

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



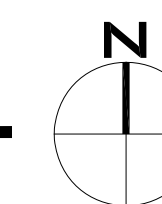
U-STOR
 SWC ELLSWORTH AND GUADALUPE
 MESA, AZ





BUILDING B,C FLOOR PLAN

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



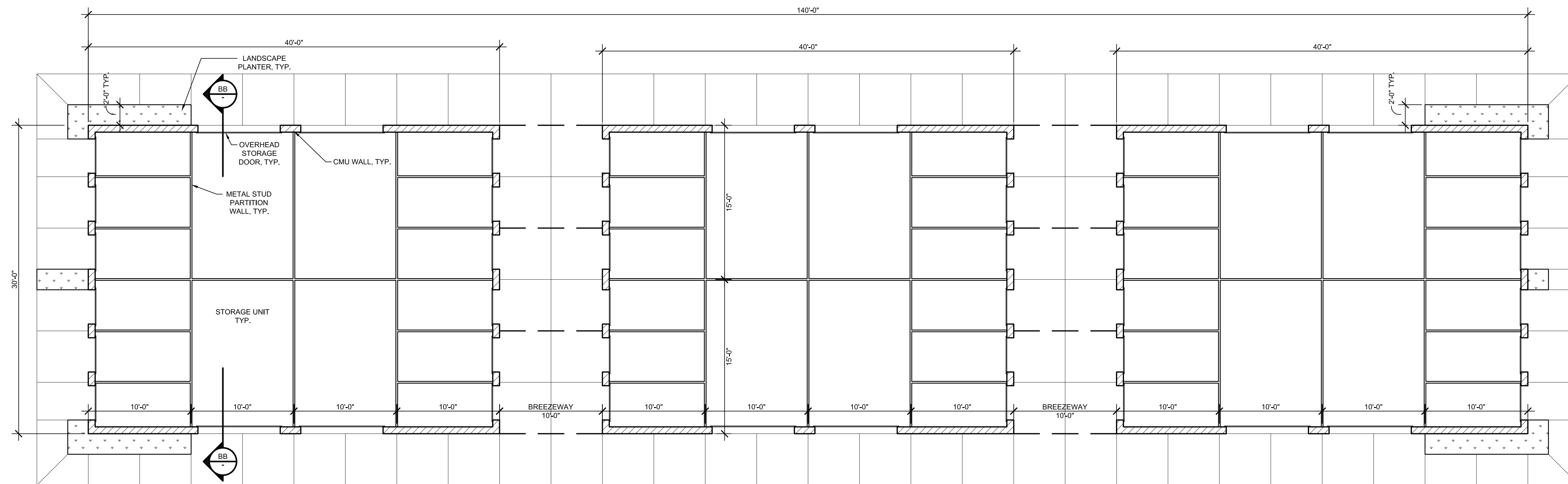
U-STOR
 SWC ELLSWORTH AND GUADALUPE
 MESA, AZ



EXPIRES 06.30.2019

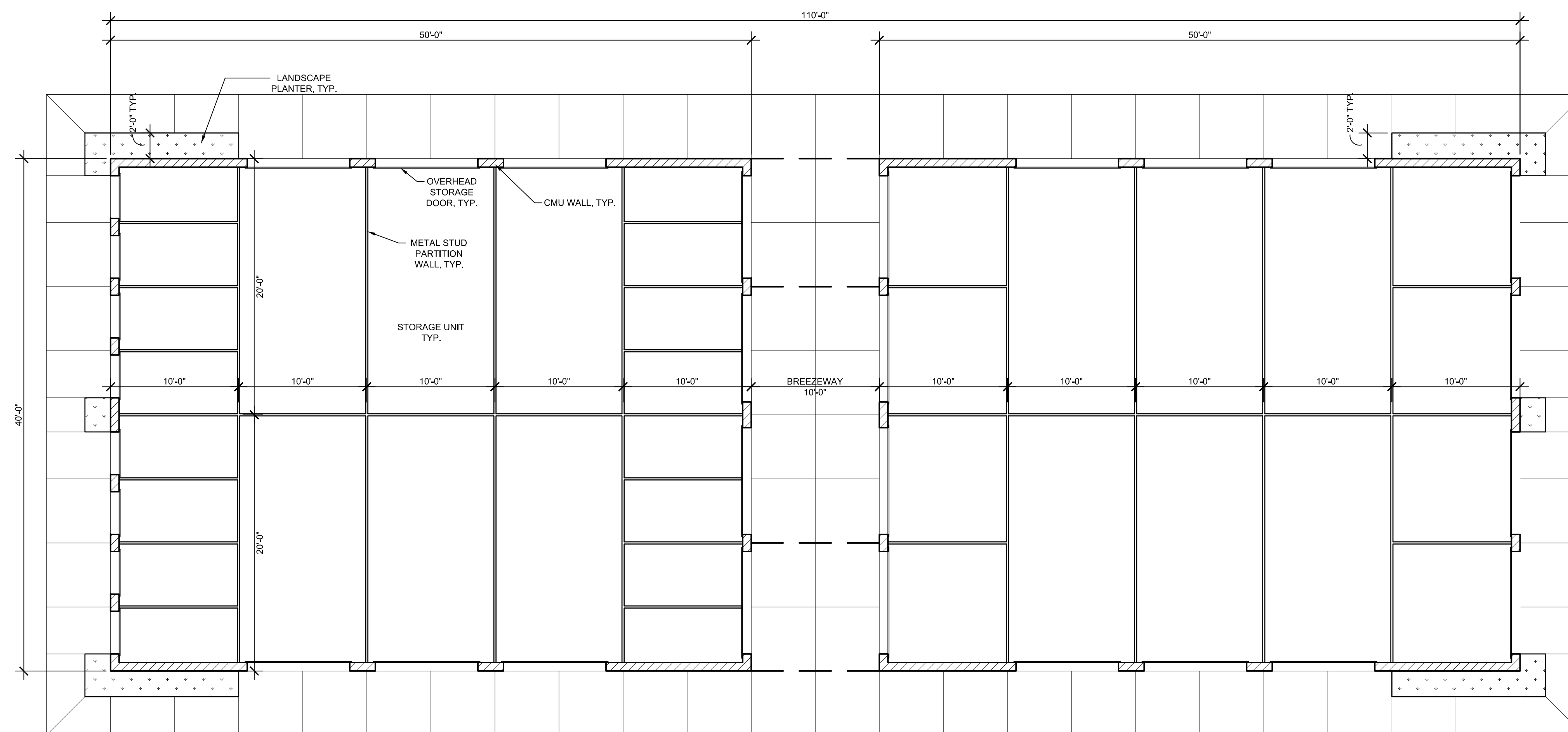


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 10.03.17



BUILDING E FLOOR PLAN

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



BUILDING G,I FLOOR PLAN

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



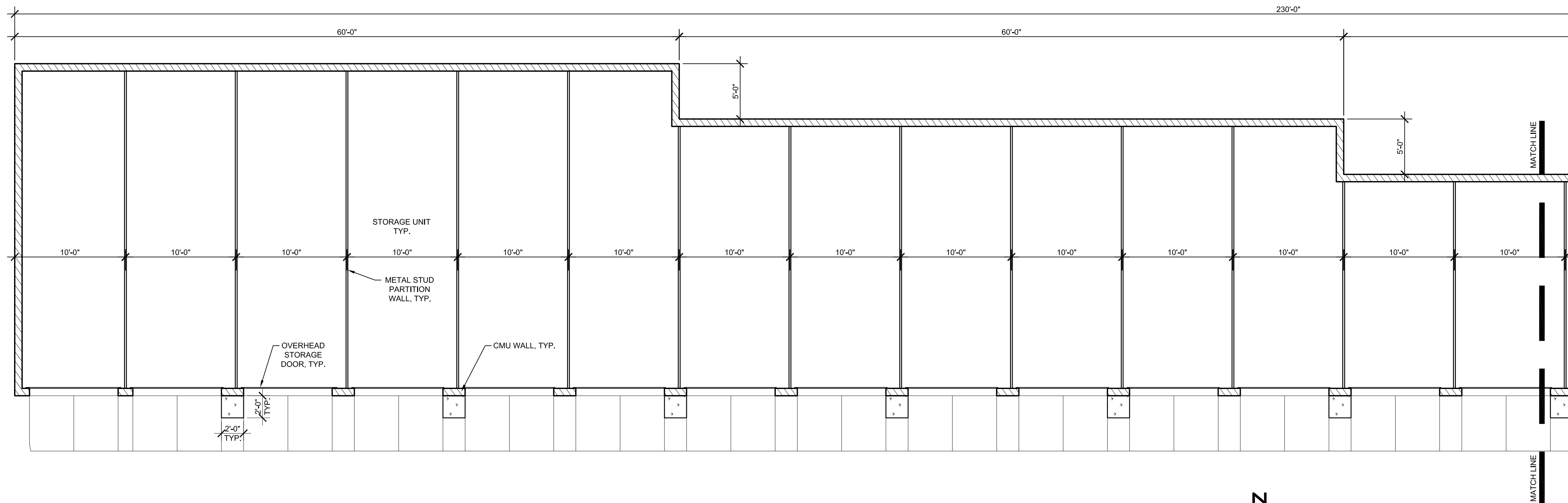
U-STOR
 SWC ELLSWORTH AND GUADALUPE
 MESA, AZ



EXPIRES 06.30.2019

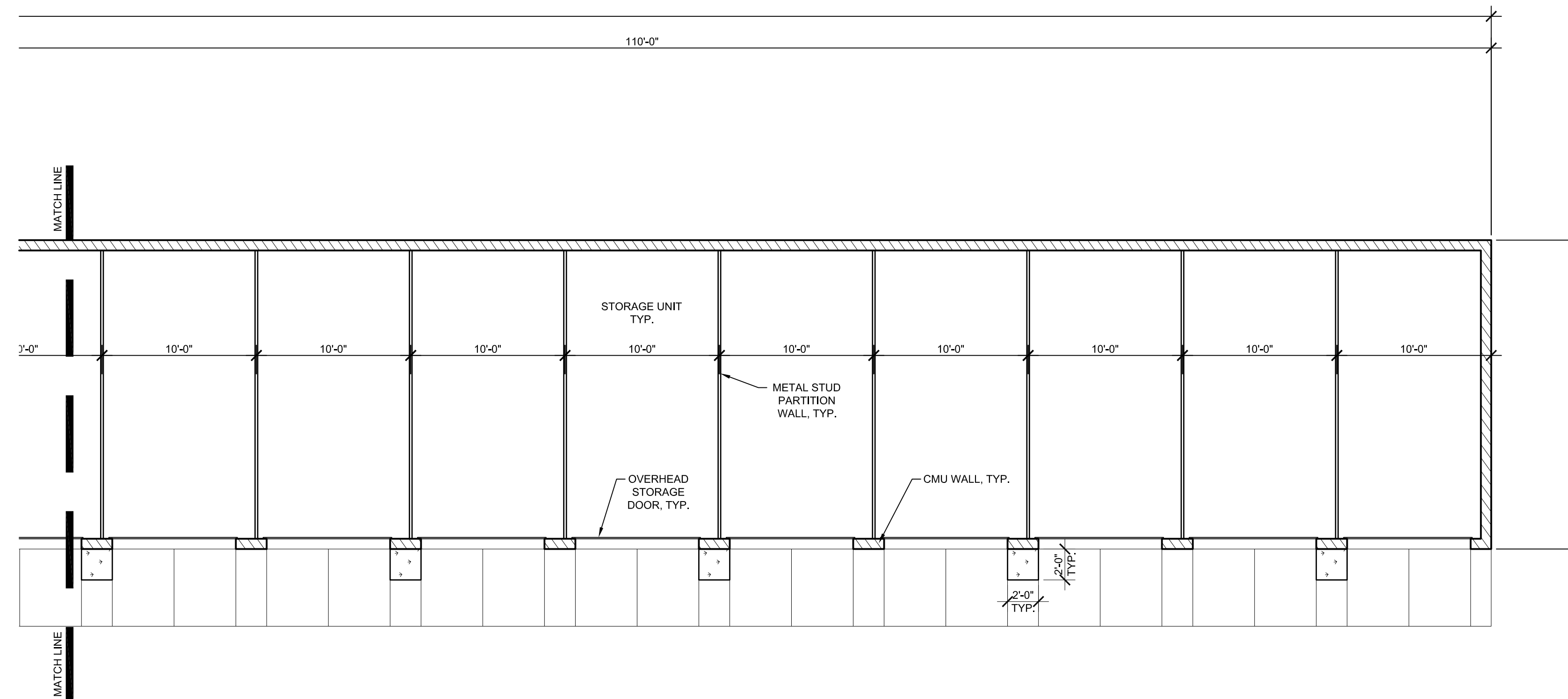
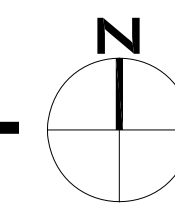


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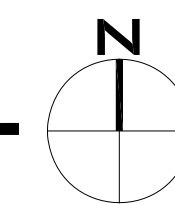
BUILDING F FLOOR PLAN

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



BUILDING F FLOOR PLAN

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



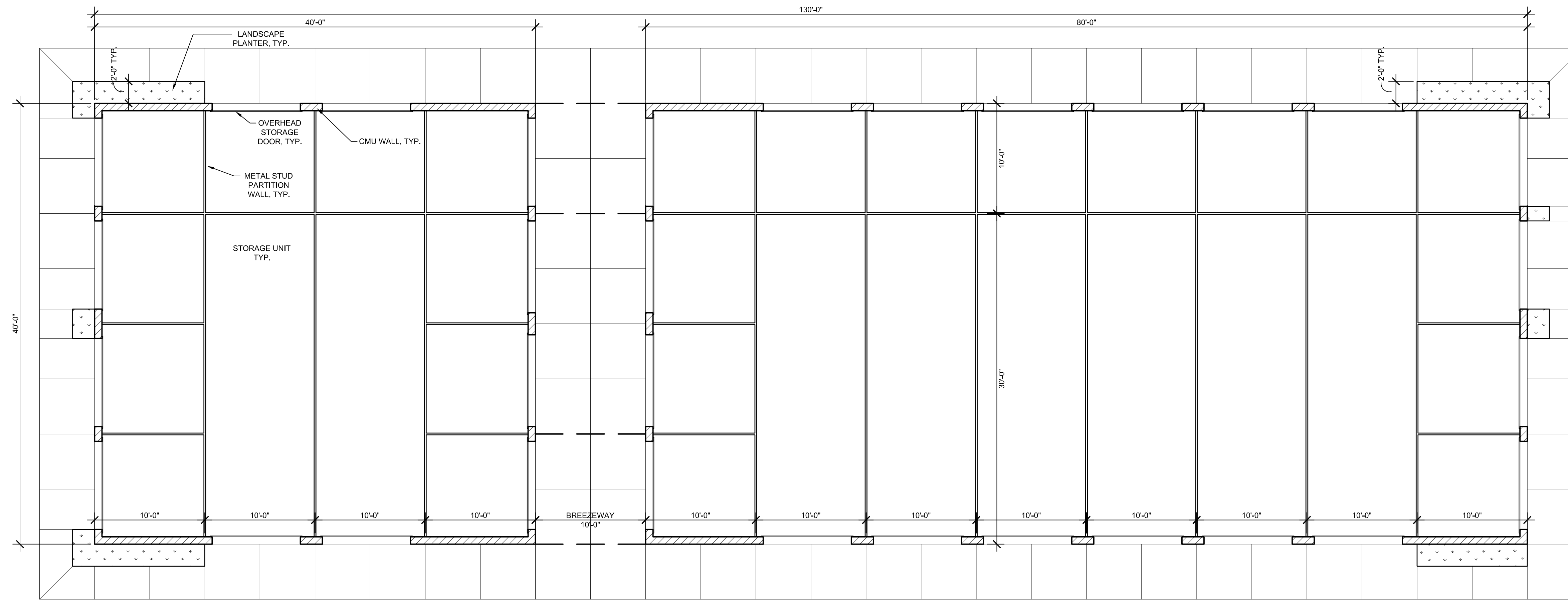
U-STOR
 SWC ELLSWORTH AND GUADALUPE
 MESA, AZ



EXPIRES 06.30.2019

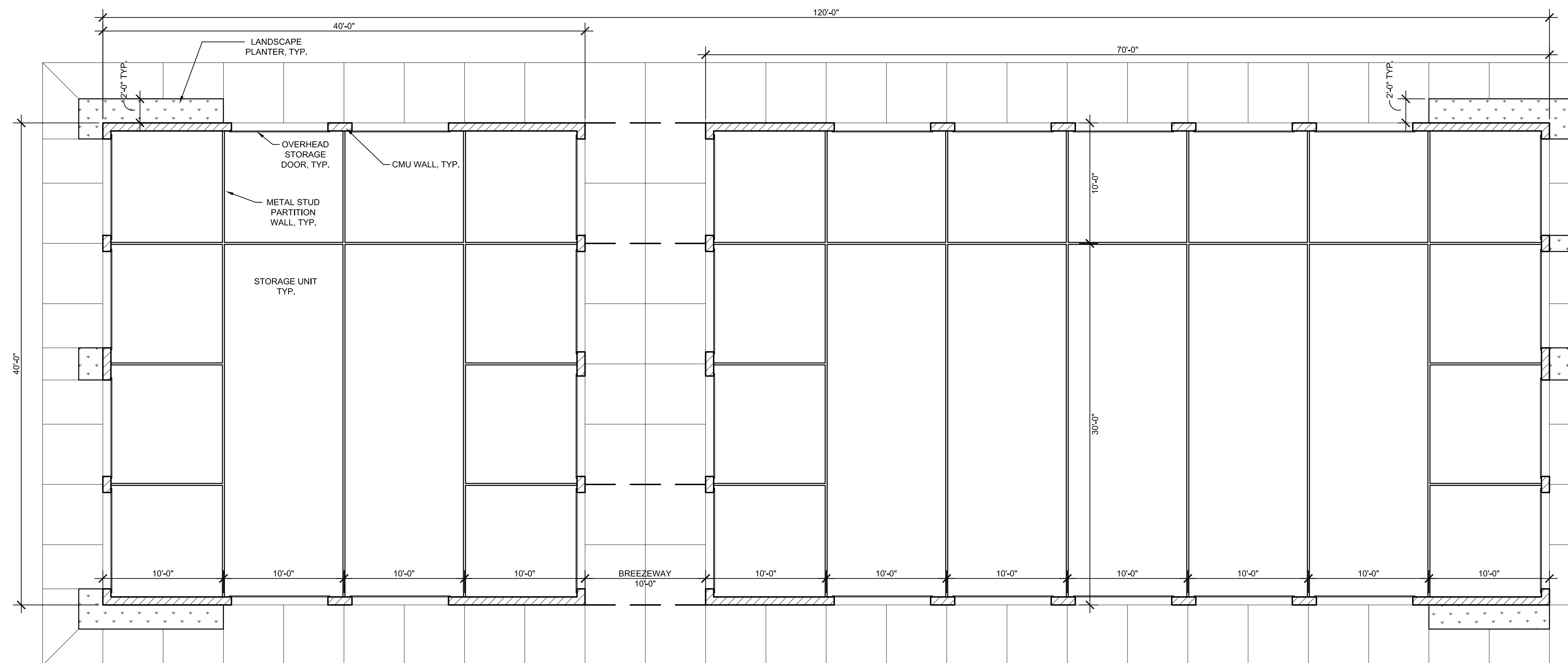


ARCHITECTURE AND PLANNING
 521 W. WILSHIRE DR
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 10.03.17



BUILDING H FLOOR PLAN

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



BUILDING J FLOOR PLAN

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



U-STOR

SWC ELLSWORTH AND GUADALUPE
MESA, AZ

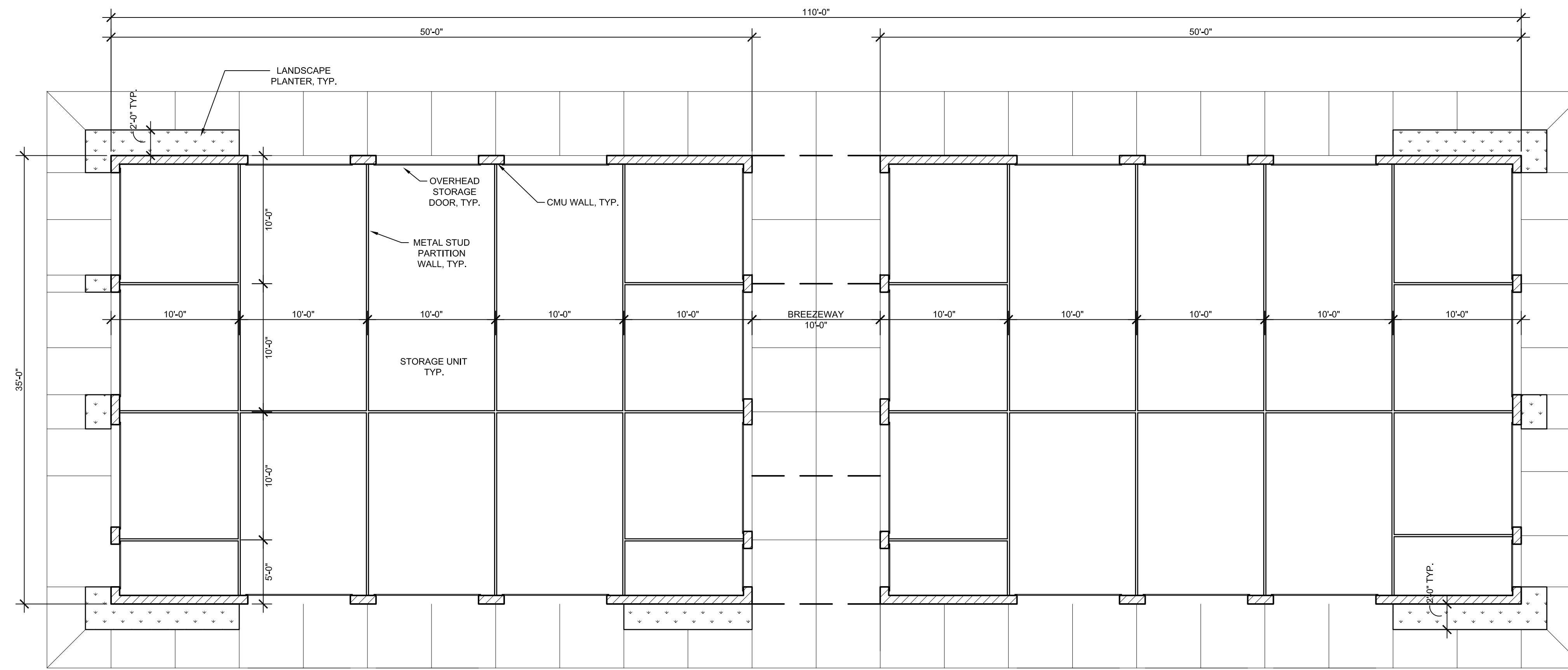


EXPIRES 06.30.2019



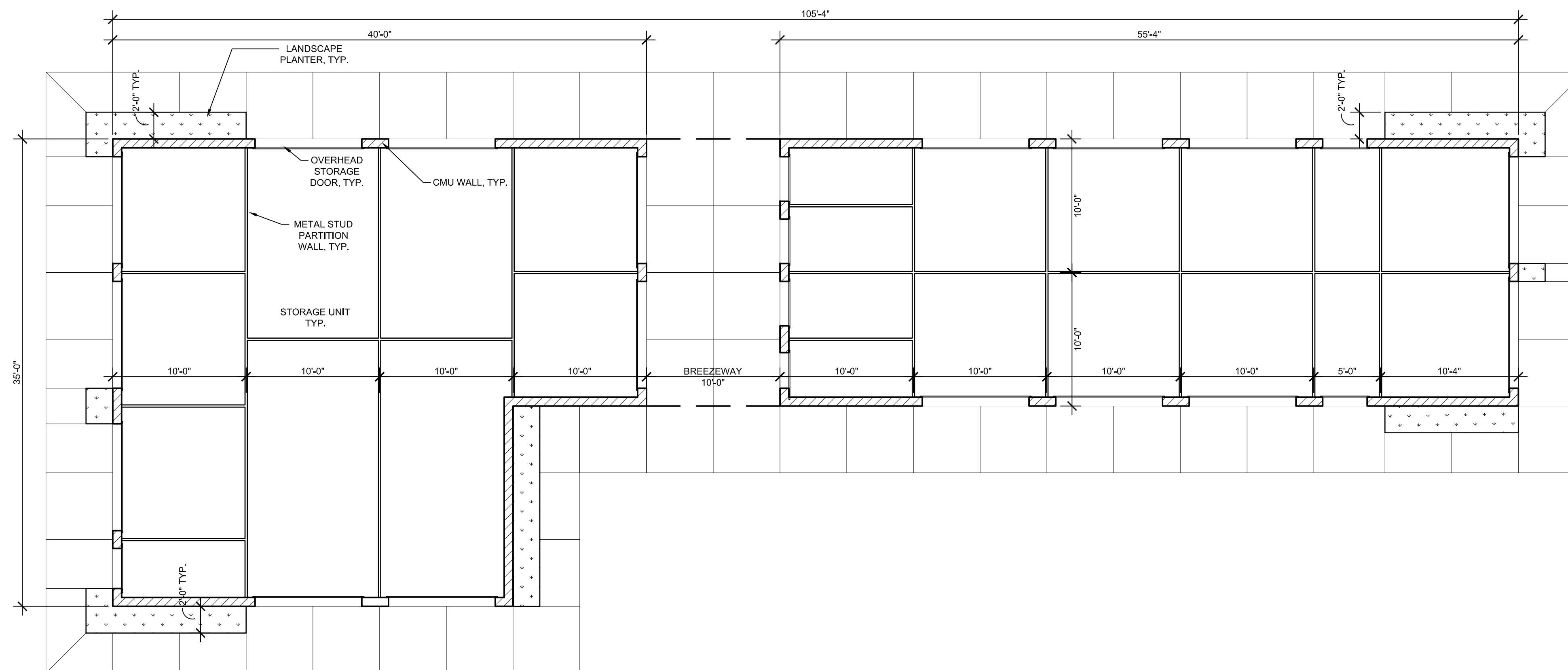
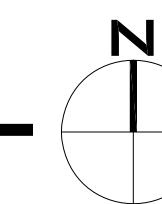
ARCHITECTURE AND PLANNING
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10.03.17



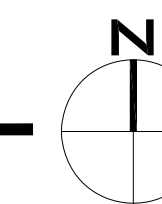
BUILDING K FLOOR PLAN

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

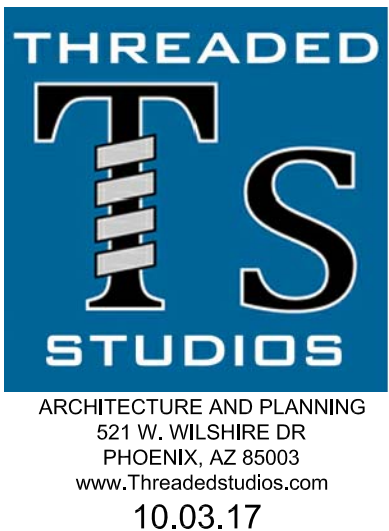


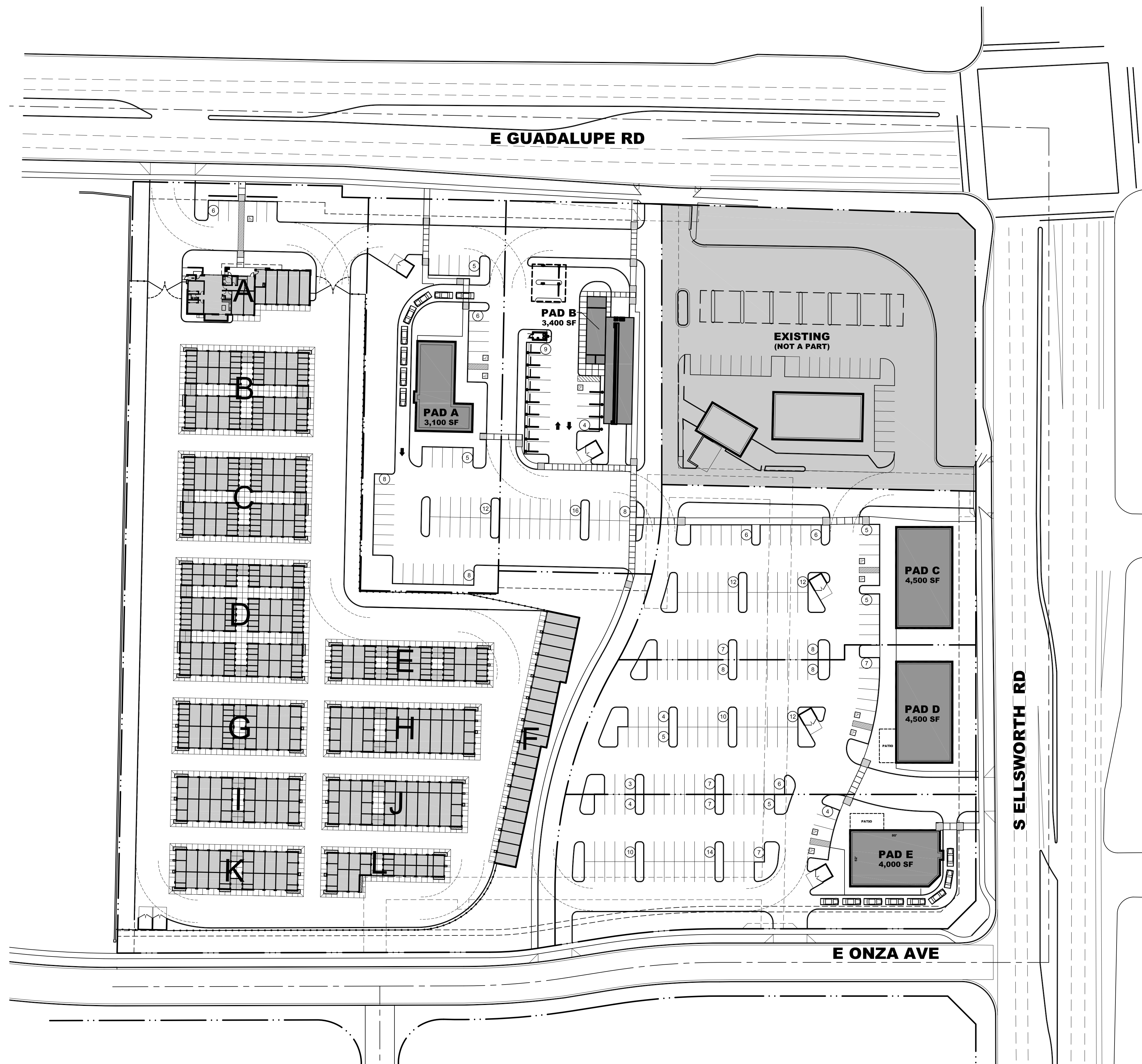
BUILDING L FLOOR PLAN

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



U-STOR
 SWC ELLSWORTH AND GUADALUPE
 MESA, AZ

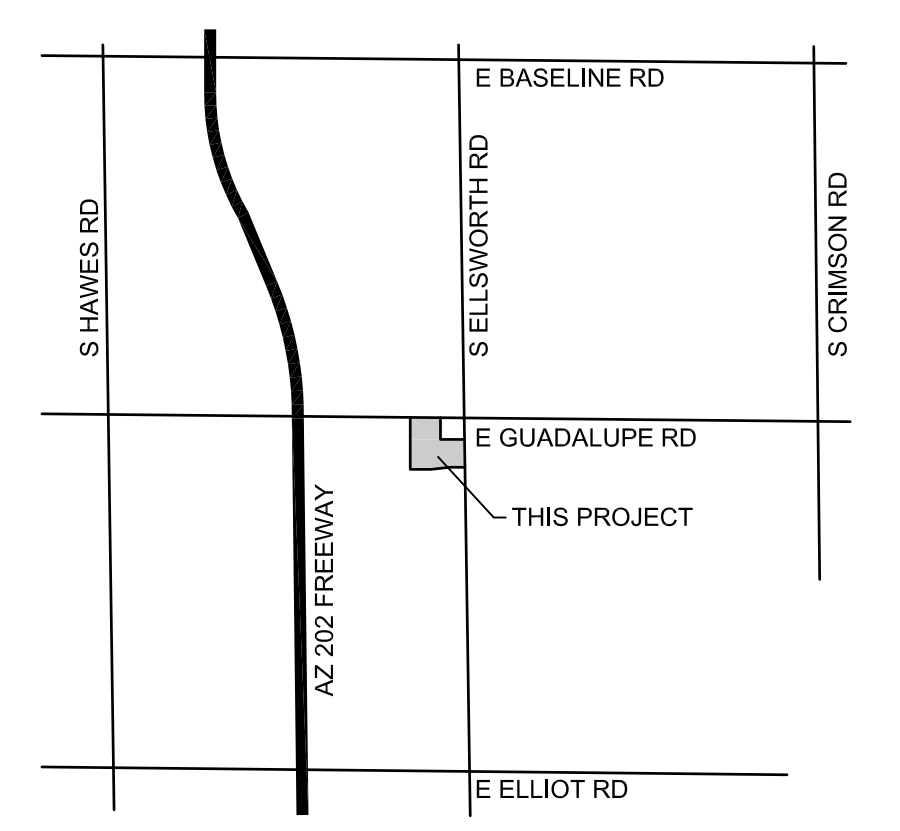




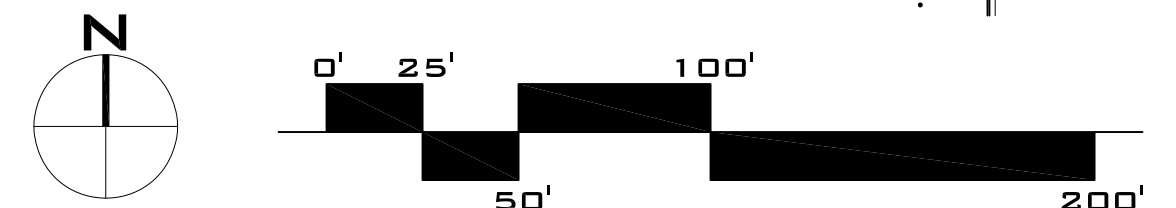
MASTER SITE DATA

APN:	304-03-150U
ADDRESS:	9135 E. GUADALUPE RD MESA, AZ
ZONING:	LC - LIMITED COMMERCIAL
GROSS SITE AREA:	515,688 SF (11.84 Ac)
NET SITE AREA:	431,724 SF (9.91 Ac)
GROSS BUILDING AREA:	76,350 SF
COVERAGE:	19.1%
MINI-STORAGE	
RENTAL OFFICE / CARETAKER SUITE BUILDING AREA:	2,015 SF
TOTAL MINI STORAGE AREA:	56,821 SF
PARKING REQUIRED:	6 SPACES
PARKING PROVIDED:	6 SPACES
RETAIL BUILDINGS	
PAD 'A'	
PAD 'A' NET SITE AREA:	42,923 SF (0.99 Ac)
PAD 'A' BUILDING AREA:	3,100 SF
PARKING REQUIRED:	(1/75) 42 SPACES
PARKING PROVIDED:	44 SPACES
PAD 'B'	
PAD 'B' NET SITE AREA:	46,693 SF (1.07 Ac)
PAD 'B' BUILDING AREA:	3,400 SF
PARKING REQUIRED:	(1/375) 10 SPACES
PARKING PROVIDED:	37 SPACES
PAD 'C'	
PAD 'C' NET SITE AREA:	43,178 SF (0.99 Ac)
PAD 'C' BUILDING AREA:	4,500 SF
PARKING REQUIRED:	(1/75) 60 SPACES
PARKING PROVIDED:	61 SPACES
PAD 'D'	
PAD 'D' NET SITE AREA:	43,063 SF (0.98 Ac)
PAD 'D' BUILDING AREA:	4,500 SF
PARKING REQUIRED:	(1/75) 60 SPACES
PARKING PROVIDED:	70 SPACES
PAD 'E'	
PAD 'E' NET SITE AREA:	45,127 SF (1.04 Ac)
PAD 'E' BUILDING AREA:	4,000 SF
PARKING REQUIRED:	(1/75) 54 SPACES
PARKING PROVIDED:	51 SPACES
TOTAL RETAIL BUILDING AREA:	19,600 SF
TOTAL RETAIL PARKING:	269 SPACES
PARKING RATIO:	13.7/1000

VICINITY MAP



CONCEPTUAL MASTER SITE PLAN (FOR REFERENCE)
SCALE: 1" = 50'-0"



SWC E. GUADALUPE & S. ELLSWORTH

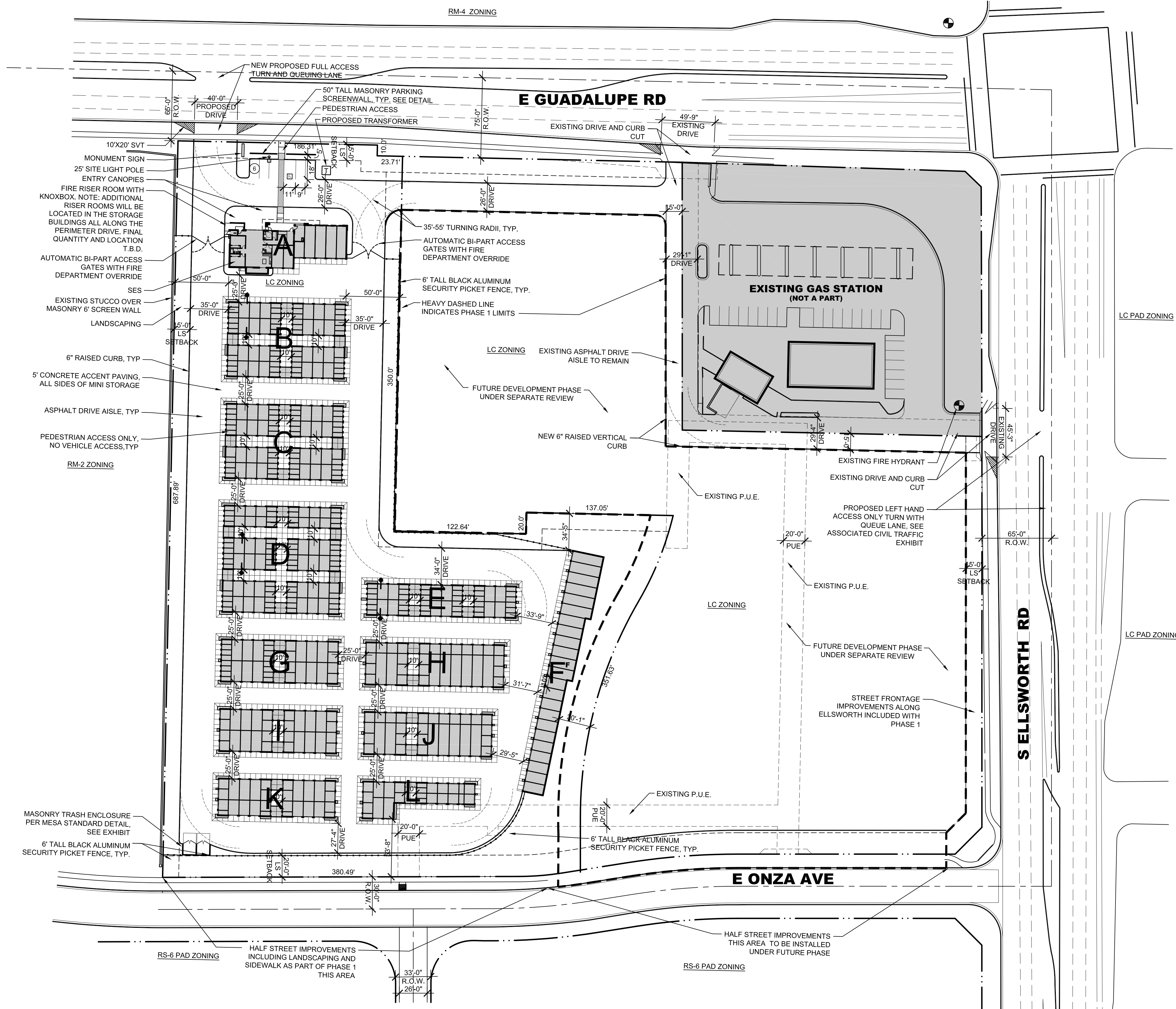
9135 E. GUADALUPE RD
MESA, AZ

OWNER
WESTERN DEVCO, LLC
7975 N. HAYDEN RD.
SUITE 0261
SCOTTSDALE, AZ 85258
T: (602) 400-1164
CONTACT: JEFFREY CORSO
EMAIL: JEFF.CORSO@WESTERNDEVCO.COM

ARCHITECT
THREADED STUDIOS, PLLC.
521 W. WILSHIRE DR.
PHOENIX, AZ 85003
T: (602) 214-7270
CONTACT: JOHN MEISSNER AIA, NCARB
EMAIL: JOHN@THREADEDSTUDIOS.COM



ARCHITECTURE AND PLANNING
521 W. WILSHIRE DR
PHOENIX, AZ 85003
www.Threadedstudios.com
08.23.17



PHASE 1 SITE DATA

APN:	304-03-150U
ADDRESS:	9135 E. GUADALUPE RD MESA, AZ
ZONING:	LC - LIMITED COMMERCIAL
PHASE 1 GROSS SITE AREA:	236,026 SF (5.41 Ac)
PHASE 1 NET SITE AREA:	210,754 SF (4.83 Ac)
PHASE 1 GROSS BUILDING AREA:	58,886 SF
COVERAGE:	27.1%
MINI-STORAGE	
RENTAL OFFICE BUILDING AREA:	2,065 SF
MINI STORAGE AREA:	56,821 SF
TOTAL AREA:	56,750 SF
PARKING REQUIRED:	6 SPACES
PARKING PROVIDED:	6 SPACES

PHASE 1 BUILDING DATA

BUILDING MAX HEIGHT:	
OFFICE:	24'-0"
MINI STORAGE:	14'-0"
GROSS BUILDING AREA:	58,886 SF
OCCUPANCY:	S-1, B, R-2 (LIVE/WORK)
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLER SYSTEM:	AFES
OCCUPANT LOAD:	
OFFICE:	650 SF @ 1/100 - 13 OCC.
RESIDENTIAL:	1,415 SF @ 1/200 - 8 OCC.
STORAGE:	56,821 SF @ 1/300 - 189 OCC.
TOTAL:	210 OCCUPANTS
LANDSCAPE AREA:	47,710 SF
LANDSCAPE COVERAGE:	27.1%

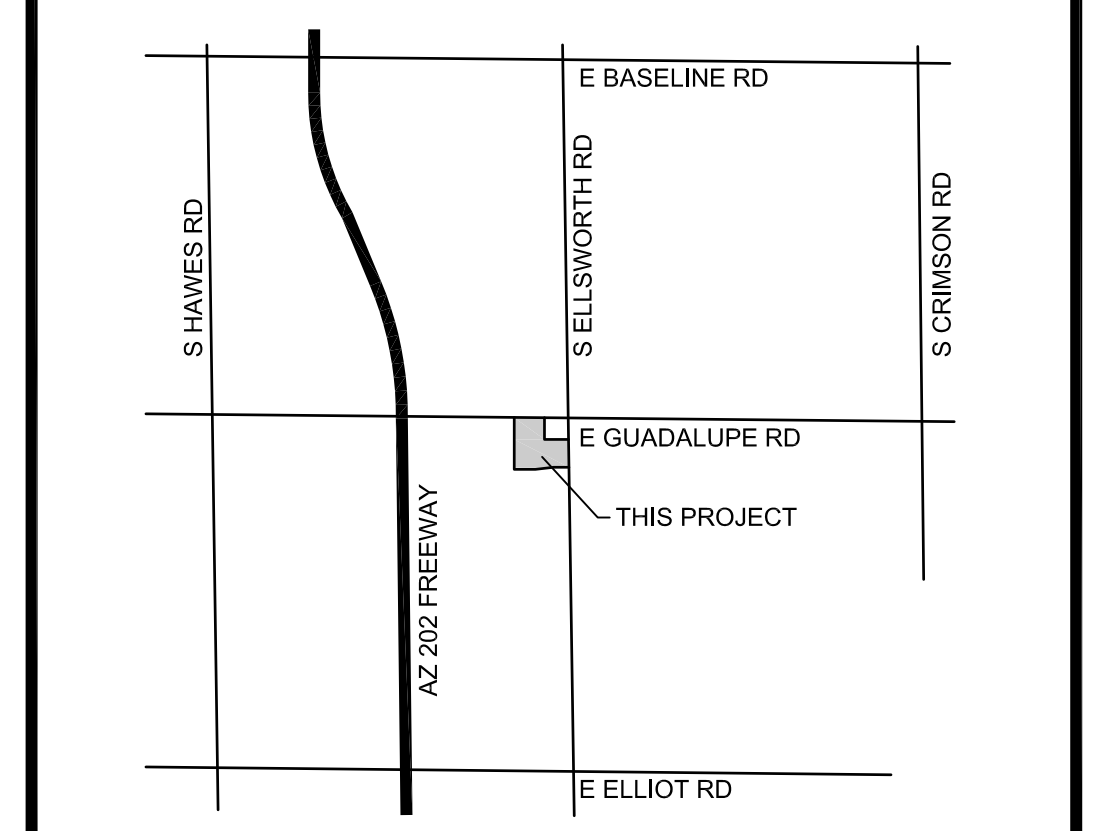
OWNER

WESTERN DEVCO, LLC
 7975 N. HAYDEN RD.
 SUITE D261
 SCOTTSDALE, AZ 85258
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ARCHITECT

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 T (602) 214-7270
 CONTACT: JOHN MEISSNER AIA, NCARB
 EMAIL: JOHN@THREADEDSTUDIOS.COM

VICINITY MAP



SWC E. GUADALUPE & S. ELLSWORTH
 9135 E. GUADALUPE RD
 MESA, AZ



Ellsworth & Guadalupe Retail

project consultants

owner:
 WESTERN CRE
 7975 N. HAYDEN ROAD #D-261
 SCOTTSDALE, ARIZONA 85258
 CONTACT: JEFF CORSO
 PHONE: 602.400.1164
 EMAIL: jeff.corso@westerndevco.com

landscape architecture:
 DESIGN ETHIC, LLC
 7201 E. CAMELBACK #250
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: BRANDON PAUL
 PHONE: 480.225.7077
 EMAIL: bpaul@designethic.net

architecture:
 THREADED STUDIOS
 521 WEST WILSHIRE DRIVE
 PHOENIX, ARIZONA 85003
 PROJECT CONTACT: JOHN MEISSNER
 PHONE: 602.214.7270
 EMAIL: john@threadedstudios.com

landscape data

ZONING: LC - LIMITED COMMERCIAL
NET SITE AREA: 431,724 SF / 9.911 ACRES

TOTAL R.O.W.: 15,200 S.F.
TOTAL FRONTAGE: 1,650 L.F.
TOTAL ON-SITE LANDSCAPE: 96,526 SF
PERCENTAGE OF LANDSCAPE: 22%

OVERALL:
TREES PROVIDED FOR ENTIRE SITE: 167 TREES
36" BOX TREES REQUIRED: 42 TREES
 (25% OF TREES REQUIRED FOR ENTIRE SITE)
36" BOX TREES PROVIDED: 42 TREES

STREET FRONTAGE 1,650 LINEAR FEET:
TREES REQUIRED: 66
 (1 PER 25' OF STREET FRONTAGE - 1,650/25= 66)
TREES PROVIDED: 66
24" BOX TREES REQUIRED: 33
 (50% OF TREES REQUIRED)
24" BOX TREES PROVIDED: 33
36" BOX TREES REQUIRED: 17
 (25% OF TREES REQUIRED)
36" BOX TREES PROVIDED: 17

SHRUBS REQUIRED: 138
 (6 PER 25' OF STREET FRONTAGE)
SHRUBS PROVIDED: 9,900
5 GALLON SHRUBS REQUIRED: 4,950
 (50% OF SHRUBS REQUIRED)
5 GALLON SHRUBS PROVIDED: 4,950

sheet index

	TITLE
PL.01	COVER SHEET & NOTES
PL.02-PL.05	PLANTING PLAN

city of mesa notes

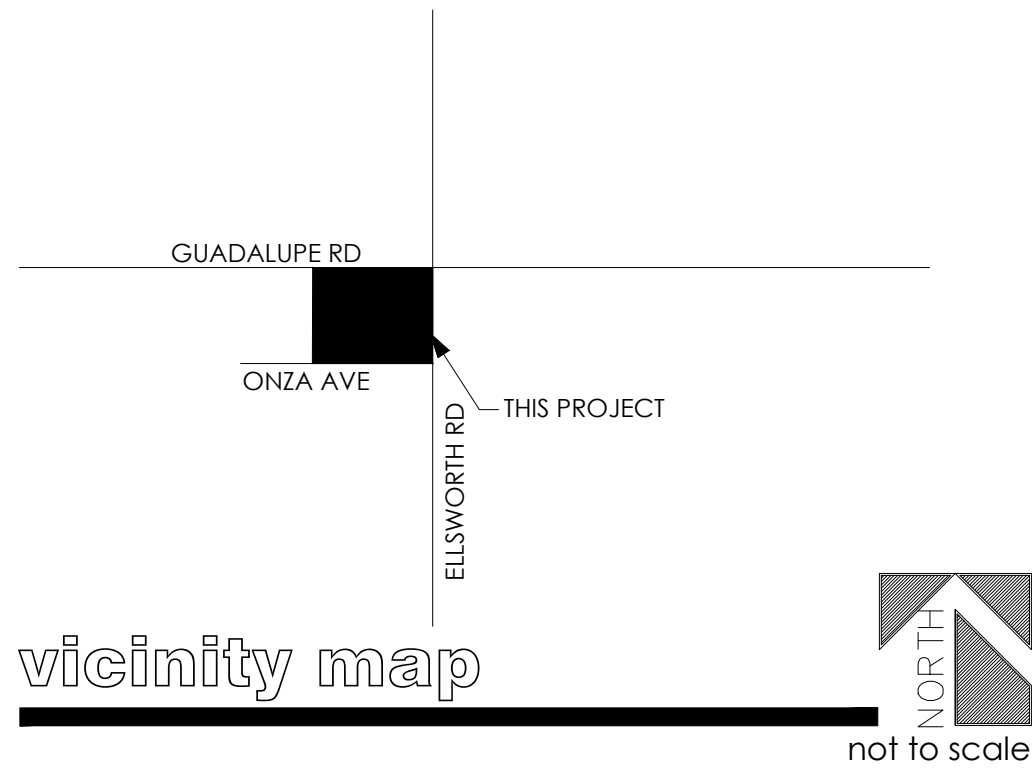
ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

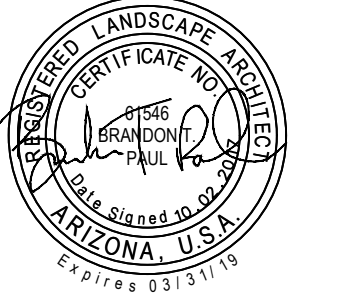
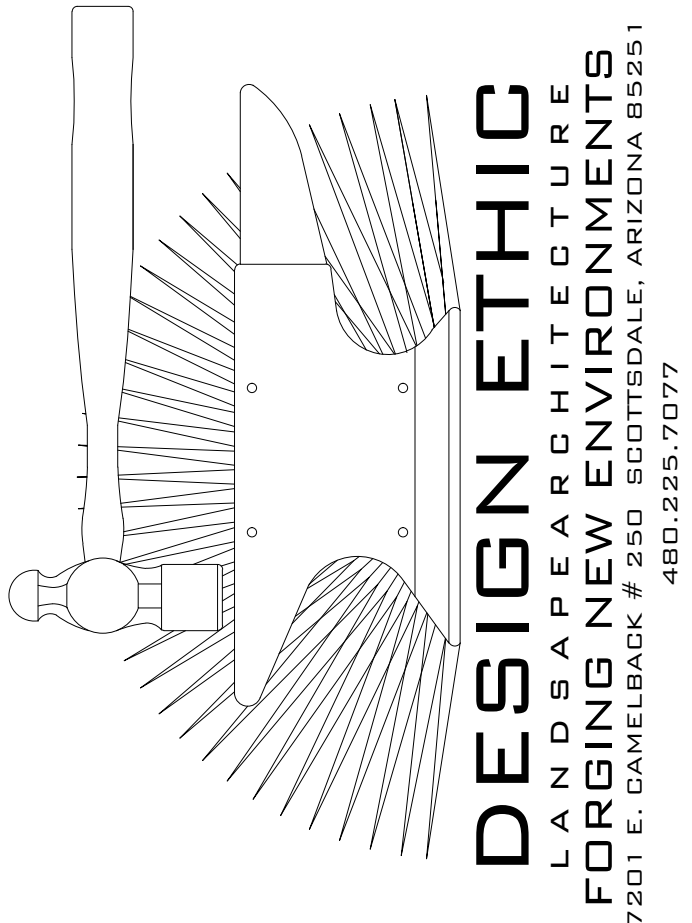
ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1 gal.)			STAKE IN PLACE
	ACACIA SALICINA WILLOW ACACIA	(5 @ 1 gal.)			STAKE IN PLACE
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	(5 @ 1 gal.)			STAKE IN PLACE
	DALBERGIA SISSOO SISSOO TREE	(5 @ 1 gal.)			STAKE IN PLACE
	'DESERT MUSEUM' PARKINSONIA X. 'DESERT MUSEUM'	(5 @ 1 gal.)			STAKE IN PLACE
	PROSOPIS SEEDLESS HYBRID 'AZTM' 'AZTM' SEEDLESS HYBRID MESQUITE	(5 @ 1 gal.)			STAKE IN PLACE
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	(5 @ 1 gal.)			STAKE IN PLACE
vines					
	MACFADYENA UNGUIS-CATI CAT'S CLAW VINE	(1 @ 1 gal.)	5 GAL.	4	
shrubs					
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1 gal.)	5 GAL.	305	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1 gal.)	5 GAL.	25	
	SENNA ARTEMISIOIDES FEATHERY CASSIA	(1 @ 1 gal.)	5 GAL.	46	
	SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1 gal.)	5 GAL.	31	
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1 gal.)	5 GAL.	70	
	TECOMA STANS YELLOW BELLS	(1 @ 1 gal.)	5 GAL.	25	
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1 gal.)	5 GAL.	18	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1 gal.)	5 GAL.	76	
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1 gal.)	5 GAL.	420	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1 gal.)	5 GAL.	222	
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1 gal.)	5 GAL.	31	
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	(1 @ 1 gal.)	5 GAL.	27	
groundcover					
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 2 gal.)	1 GAL.	178	
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 2 gal.)	1 GAL.	115	
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 2 gal.)	1 GAL.	37	
inerts					
	DECOMPOSED GRANITE EXPRESS GOLD		1/2" MINUS	96,526 S.F.	



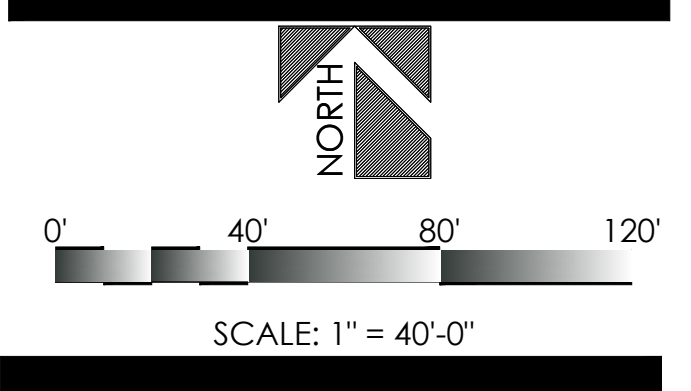
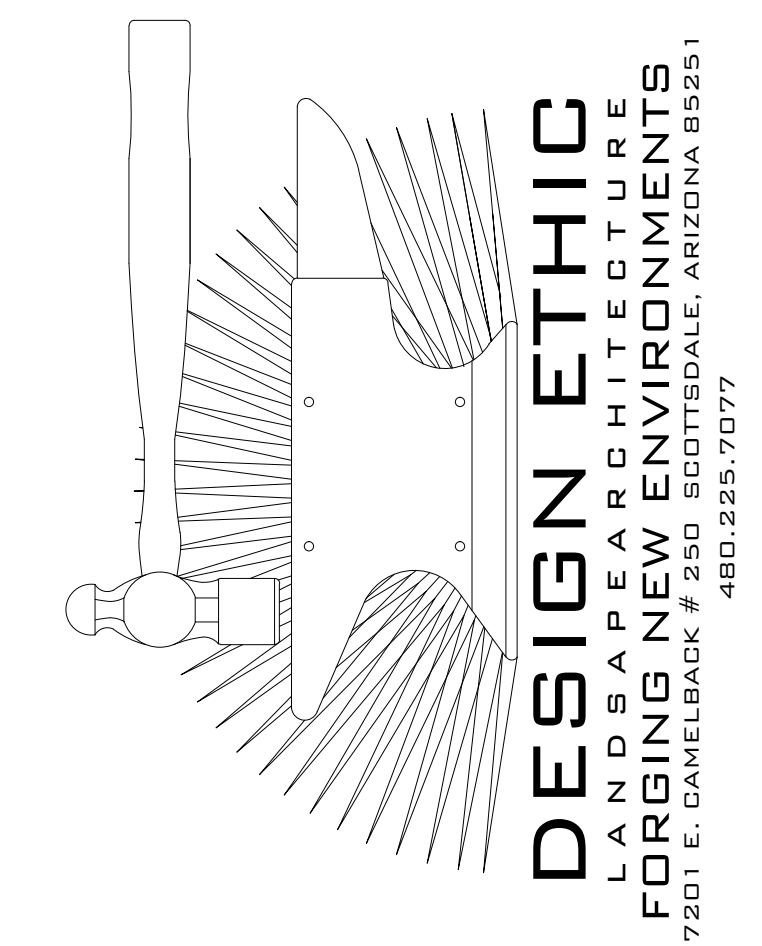
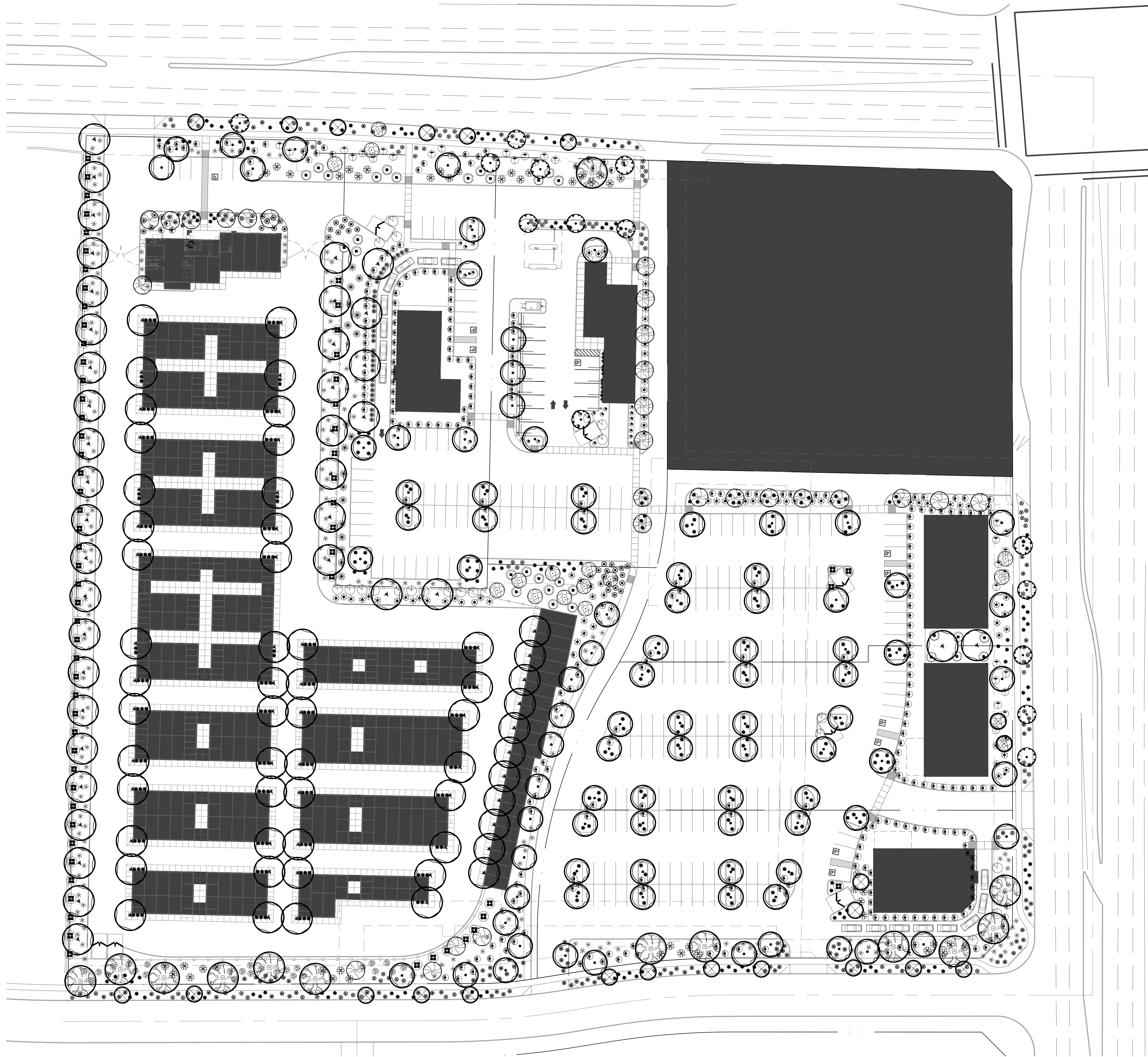
ELLSWORTH & GUADALUPE RETAIL
9135 EAST GUADALUPE ROAD
MESA, AZ 85212
COVER SHEET & NOTES

PROJECT: [REDACTED]
 SHEET TITLE: [REDACTED]

JOB NO: 17-042
 DATE:
 DRAWN BY: B. PAUL
 SUBMITTED: 10.02.2017
 REVISED:

SHEET
L.01 of L.05





ELLSWORTH & GUADALUPE RETAIL
9135 EAST GUADALUPE ROAD
MESA, AZ 85212
COVER SHEET & NOTES

PROJECT:

SHEET TITLE:

JOB NO: 17-042
 DATE:
 DRAWN BY: B. PAUL
 SUBMITTED: 10.02.2017
 REVISED:

SHEET
L.02 of L.05

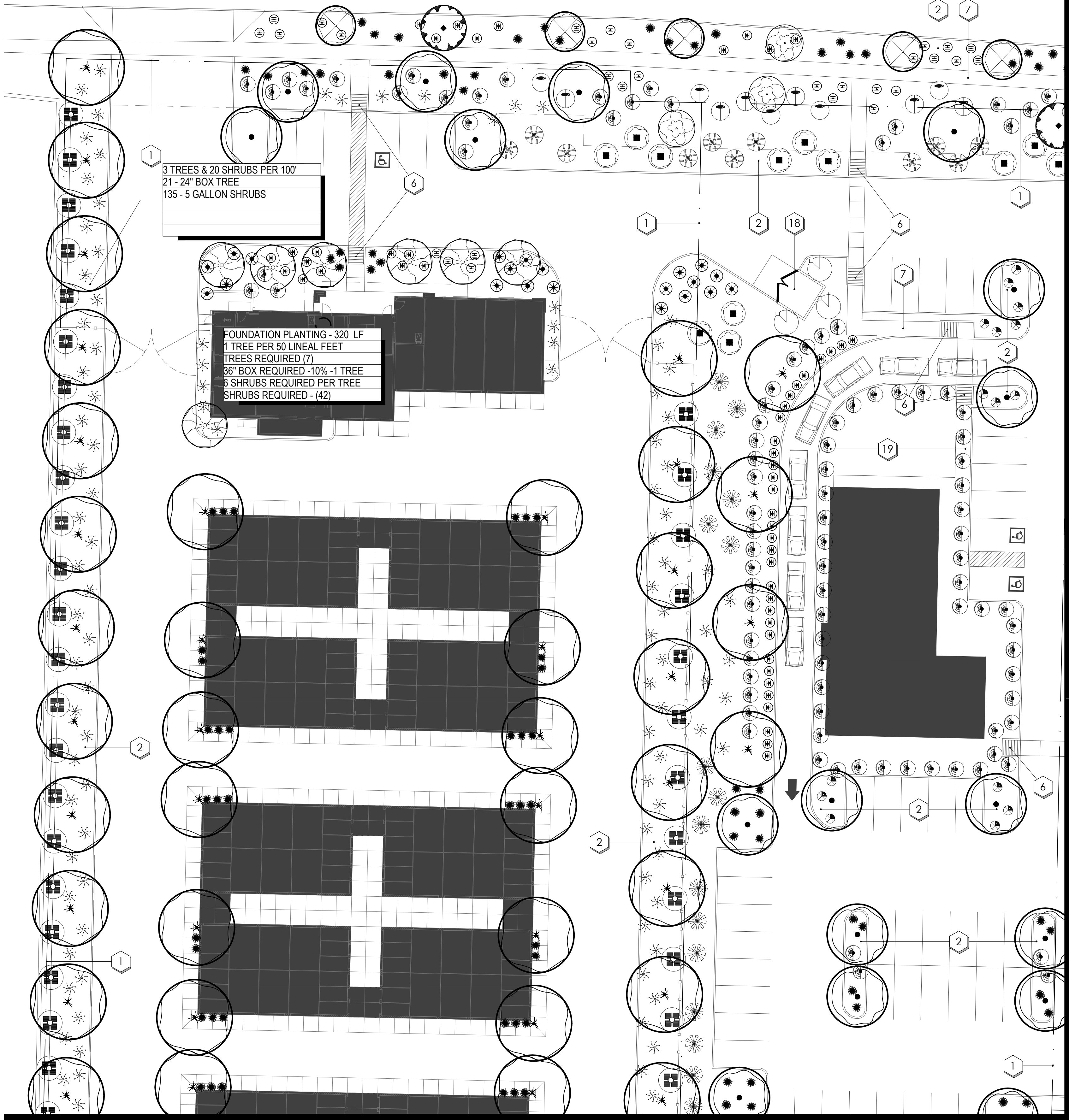
CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

EAST GUADALUPE ROAD (45 MPH)

STREET FRONTAGE - 475 L.F.
1 TREE & 6 SHRUBS PER 25 L.F.
TREES REQUIRED - 19
SHRUBS REQUIRED - 114
SHRUBS PROVIDED - 134

9 TREES & 20 SHRUBS PER 100'
21 - 24" BOX TREE
135 - 5 GALLON SHRUBS

FOUNDATION PLANTING - 320 LF
1 TREE PER 50 LINEAL FEET
TREES REQUIRED (7)
36" BOX REQUIRED - 10% - 1 TREE
6 SHRUBS REQUIRED PER TREE
SHRUBS REQUIRED - (42)



planting key notes

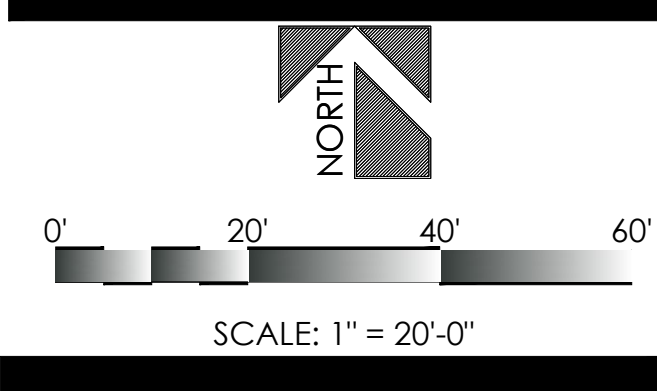
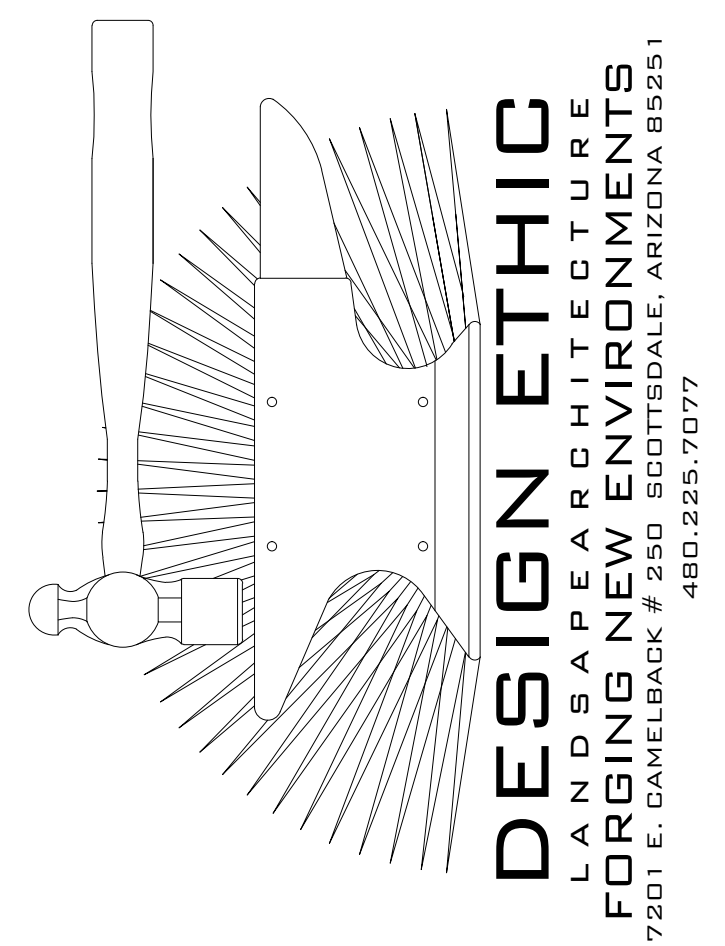
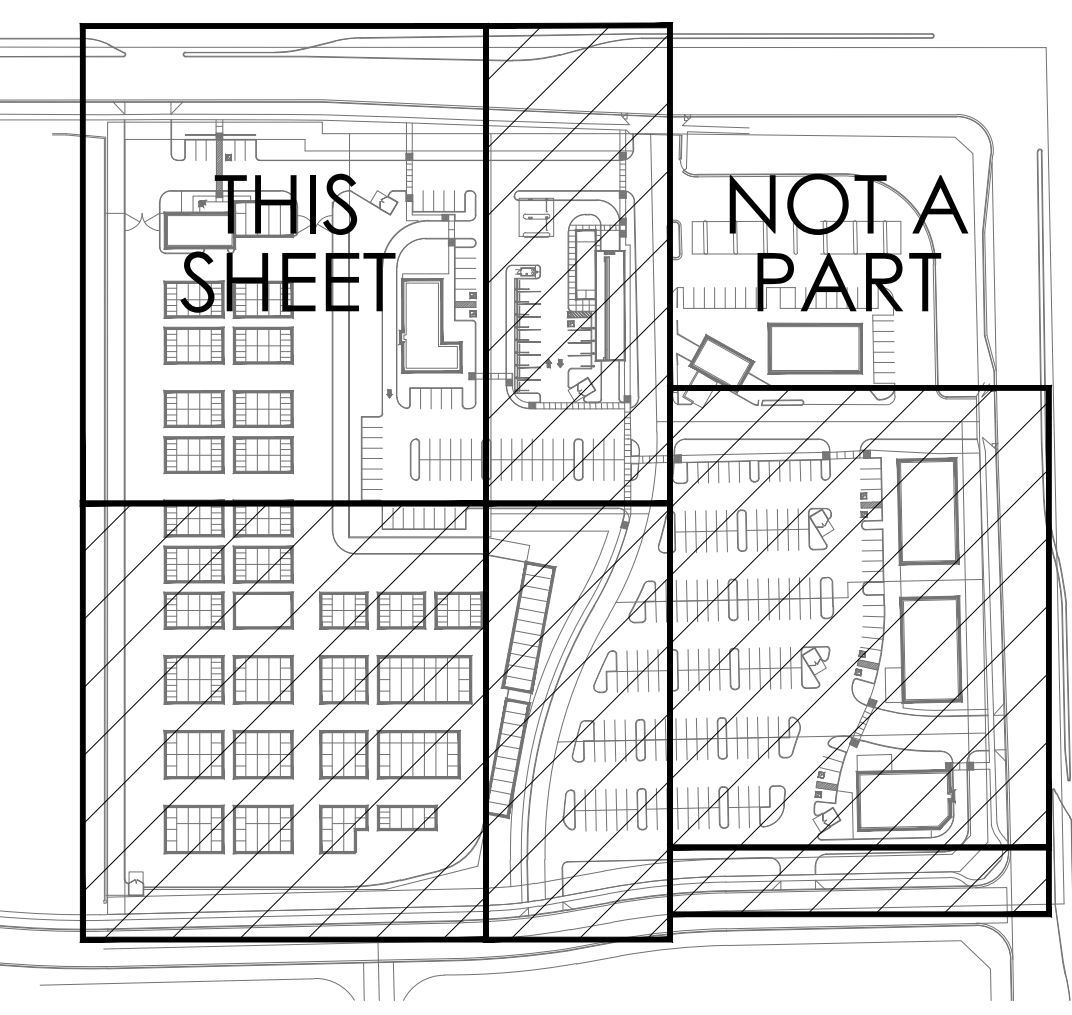
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 5 FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL
- 6 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 7 (VERIFY WIDTH) SIDEWALK.
- 8 CURB. SEE CIVIL ENG. PLANS.
- 9 (VERIFY HEIGHT) SCREEN WALL. SEE ARCH. PLANS.
- 10 OVER HEAD ELECTRIC LINE(O.H.E.).
- 11 SITE LIGHTING. SEE ARCH. PLANS.
- 12 P.U.E. SEE CIVIL ENG. PLANS.
- 13 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 14 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 15 LANDSCAPE WATER METER.
- 16 EXISTING POWER POLE.
- 17 ENTRY MONUMENT. SEE SHEET L-, DETAIL.
- 18 TRASH ENCLOSURE
- 19 5' WIDE LANDSCAPE AREA ALONG UNDEVELOPED PORTIONS OF SITE.

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET.

plant legend

	botanical name	common name
trees		
	ACACIA ANEURA	MULGA
	ACACIA SALICINA	WILLOW ACACIA
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
	DALBERGIA SISSOO	SISSOO TREE
	'DESERT MUSEUM' PARKINSONIA X.	'DESERT MUSEUM'
	PROSOPIS SEEDLESS HYBRID 'AZTMM'	'AZTMM' SEEDLESS HYBRID MESQUITE
	PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
vines		
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
shrubs		
	LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY'
	'LYNN'S LEGACY' LEUCOPHYLLUM	
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD'
	GREEN CLOUD SAGE	
	SENNA ARTEMISIOIDES	FEATHERY CASSIA
	SIMMONDSIA CHINENSIS	JOJOBA
	TECOMA ALATA	ORANGE JUBILEE
	TECOMA STANS	YELLOW BELLS
accents		
	AGAVE AMERICANA	CENTURY PLANT
	DASYLIRION WHEELERI	DESERT SPOON
	HESPERALOE PARVIFLORA	RED YUCCA
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	MUHLENBERGIA CAPILLARIS	REGAL MIST
	MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW
groundcover		
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
inerts		
	DECOMPOSED GRANITE	EXPRESS GOLD

MATCHLINE - 'B' - SEE SHEET L.05



ELLSWORTH & GUADALUPE RETAIL
9135 EAST GUADALUPE ROAD
MESA, AZ 85212
PLANTING PLAN

PROJECT: **ELLSWORTH & GUADALUPE RETAIL**

JOB NO: 17-042

DATE: 10.02.2017

DRAWN BY: B. PAUL

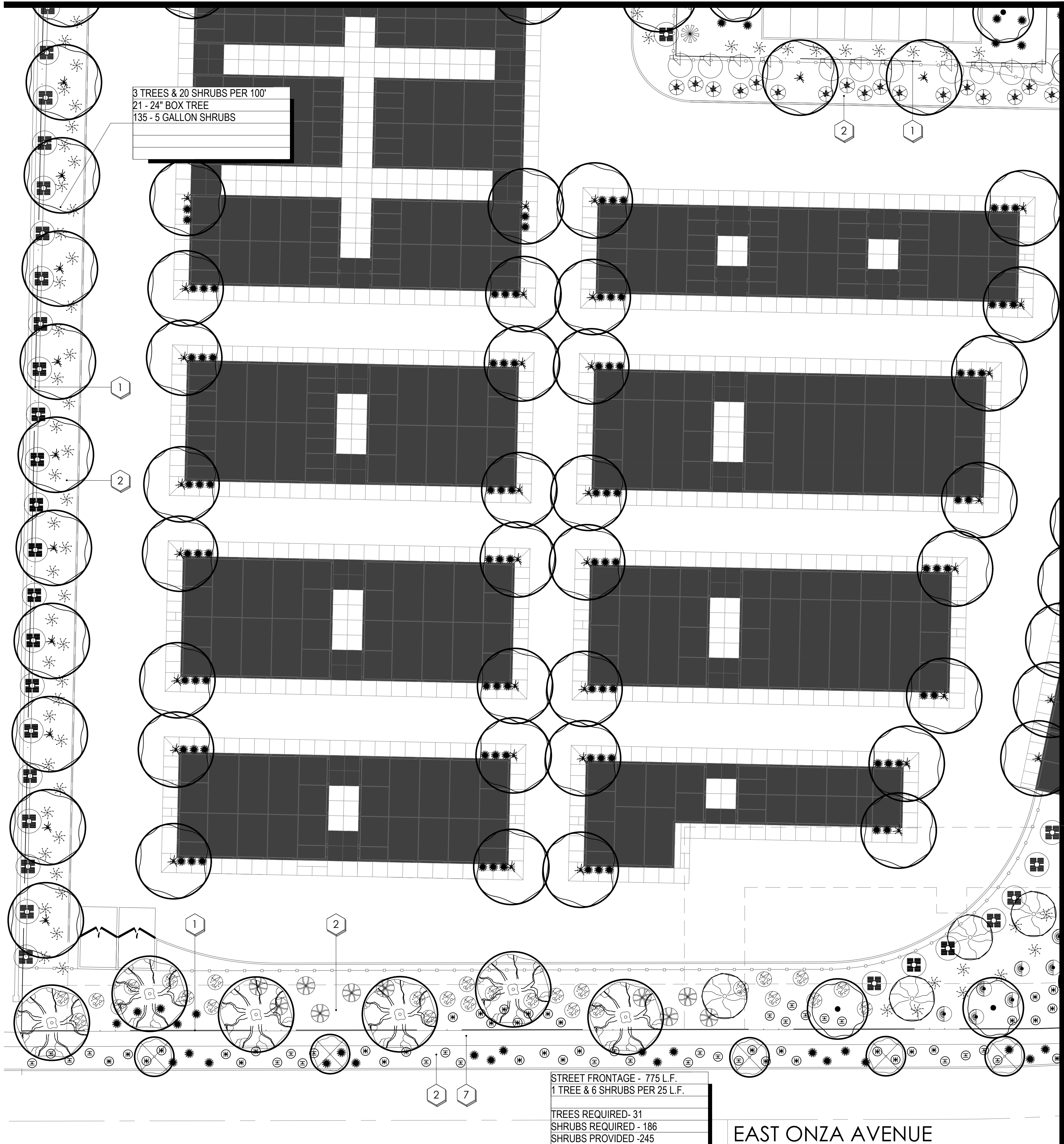
SUBMITTED: 10.02.2017

REVISED:

SHEET TITLE: **PLANTING PLAN**



MATCHLINE - 'A' - SEE SHEET L.03



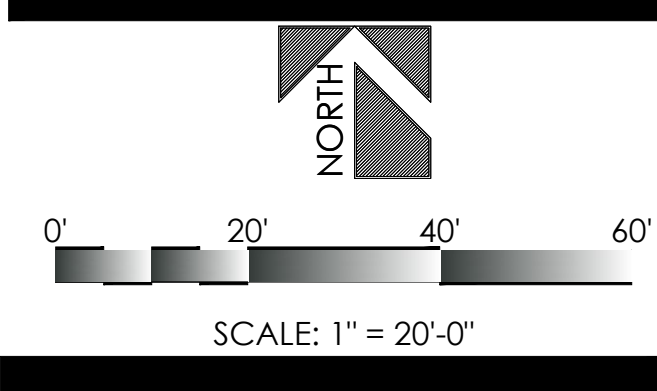
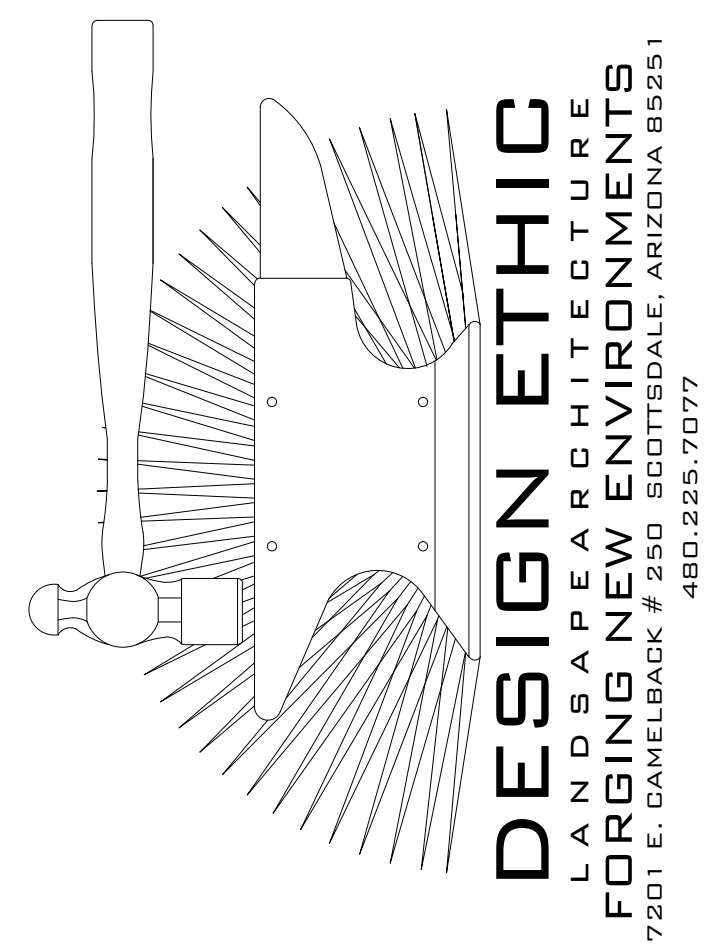
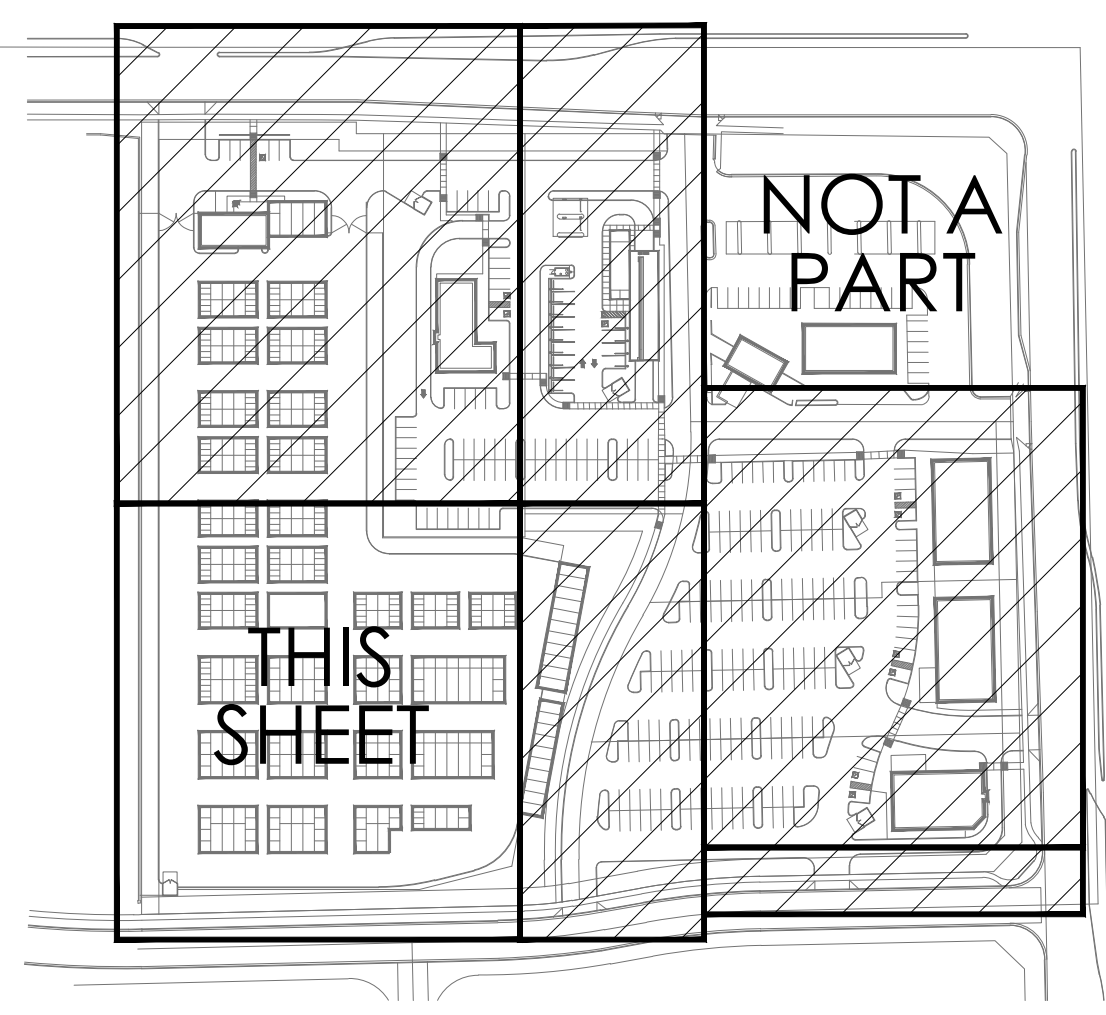
planting key notes

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- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
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plant legend

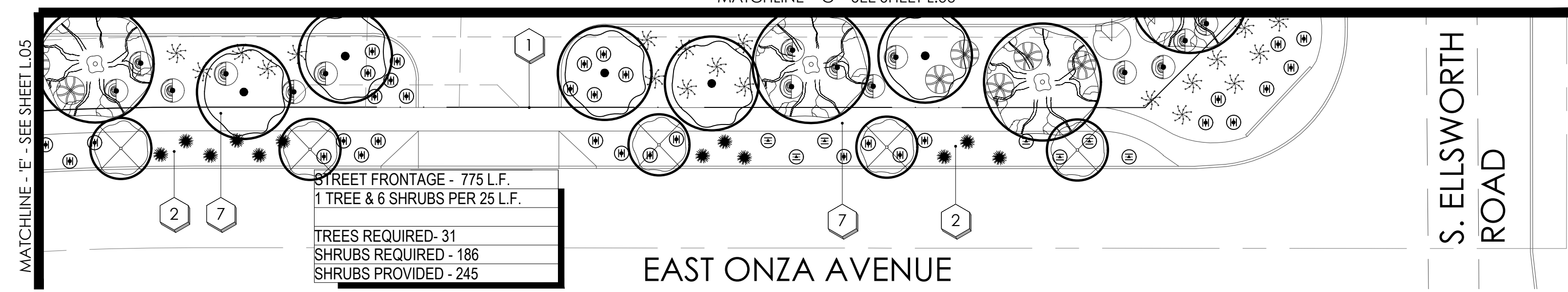
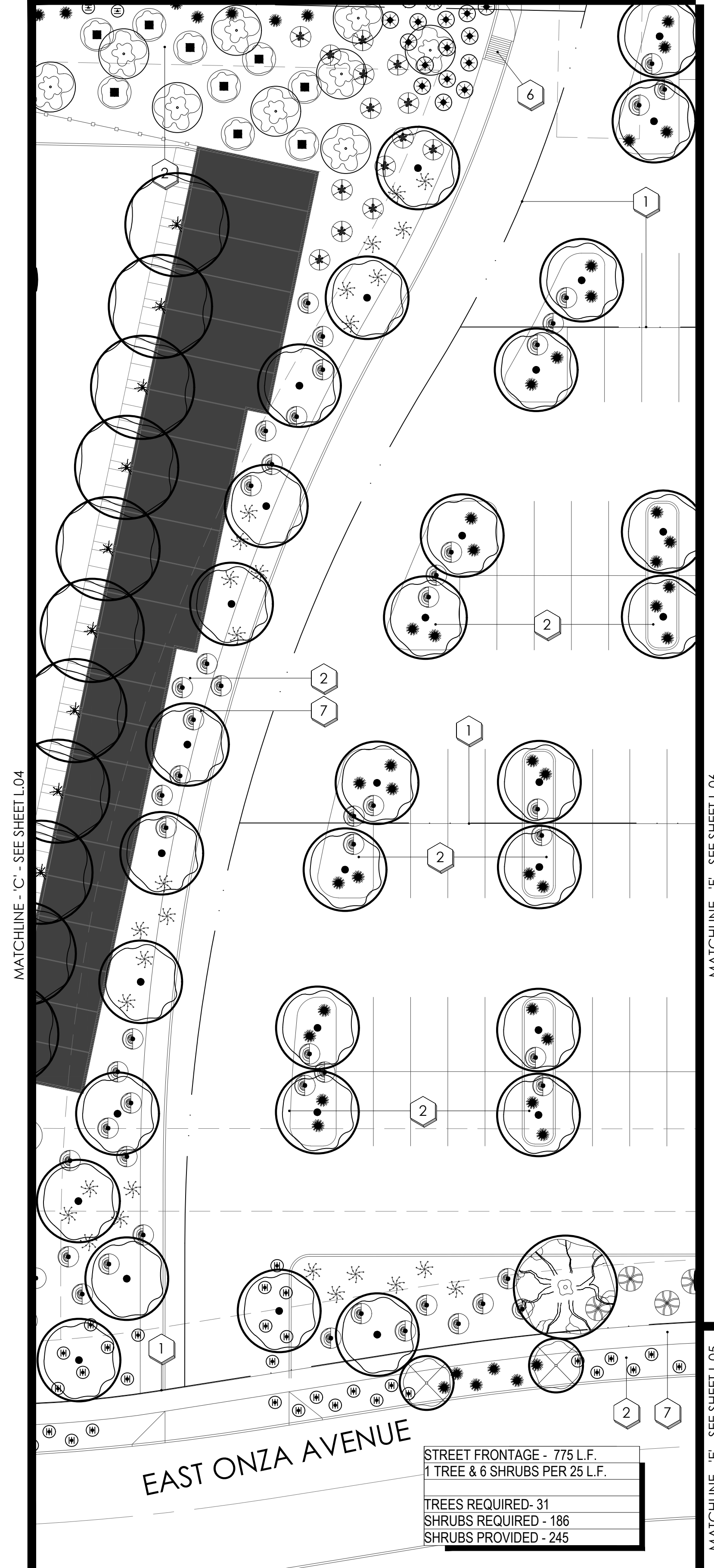
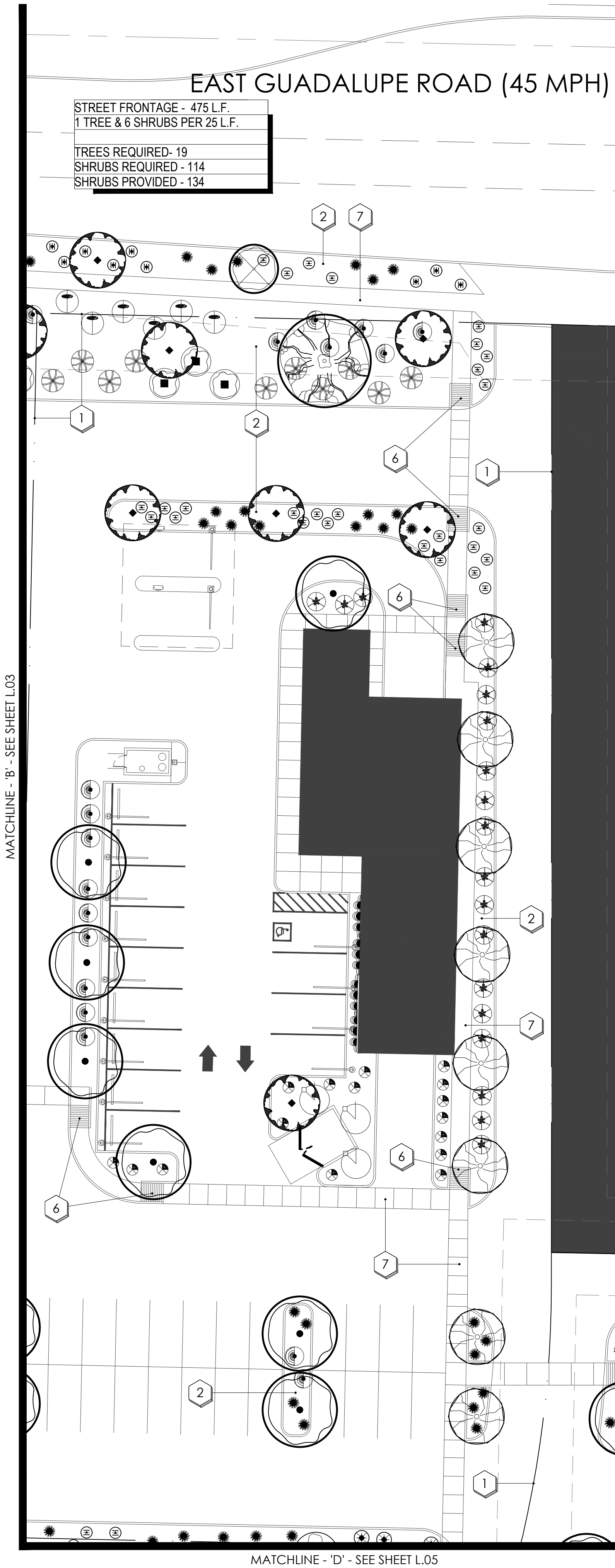
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	PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
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	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
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	SPHAGNETICOLA TRILOBATA	YELLOW DOT
inerts		
	DECOMPOSED GRANITE	EXPRESS GOLD



ELLSWORTH & GUADALUPE RETAIL
 9135 EAST GUADALUPE ROAD
 MESA, AZ 85212
 PLANTING PLAN

PROJECT:
 JOB NO: 17-042
 DATE:
 DRAWN BY: B. PAUL
 SUBMITTED: 10.02.2017
 REVISED:





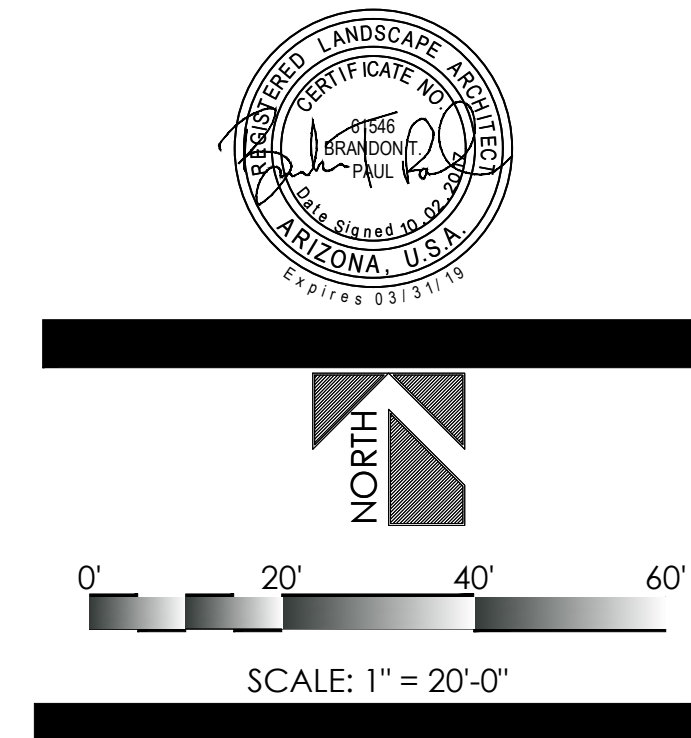
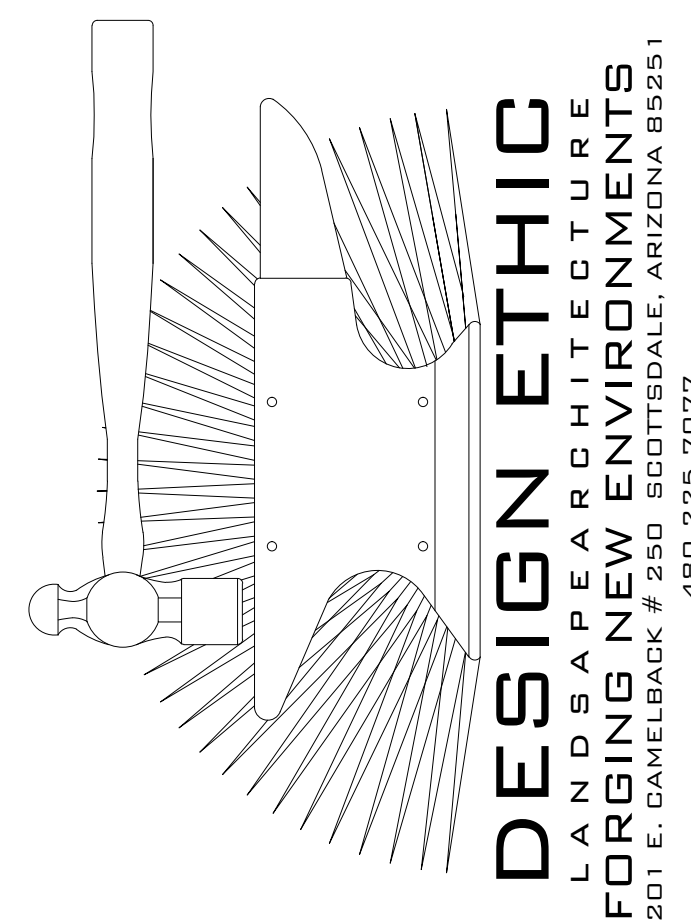
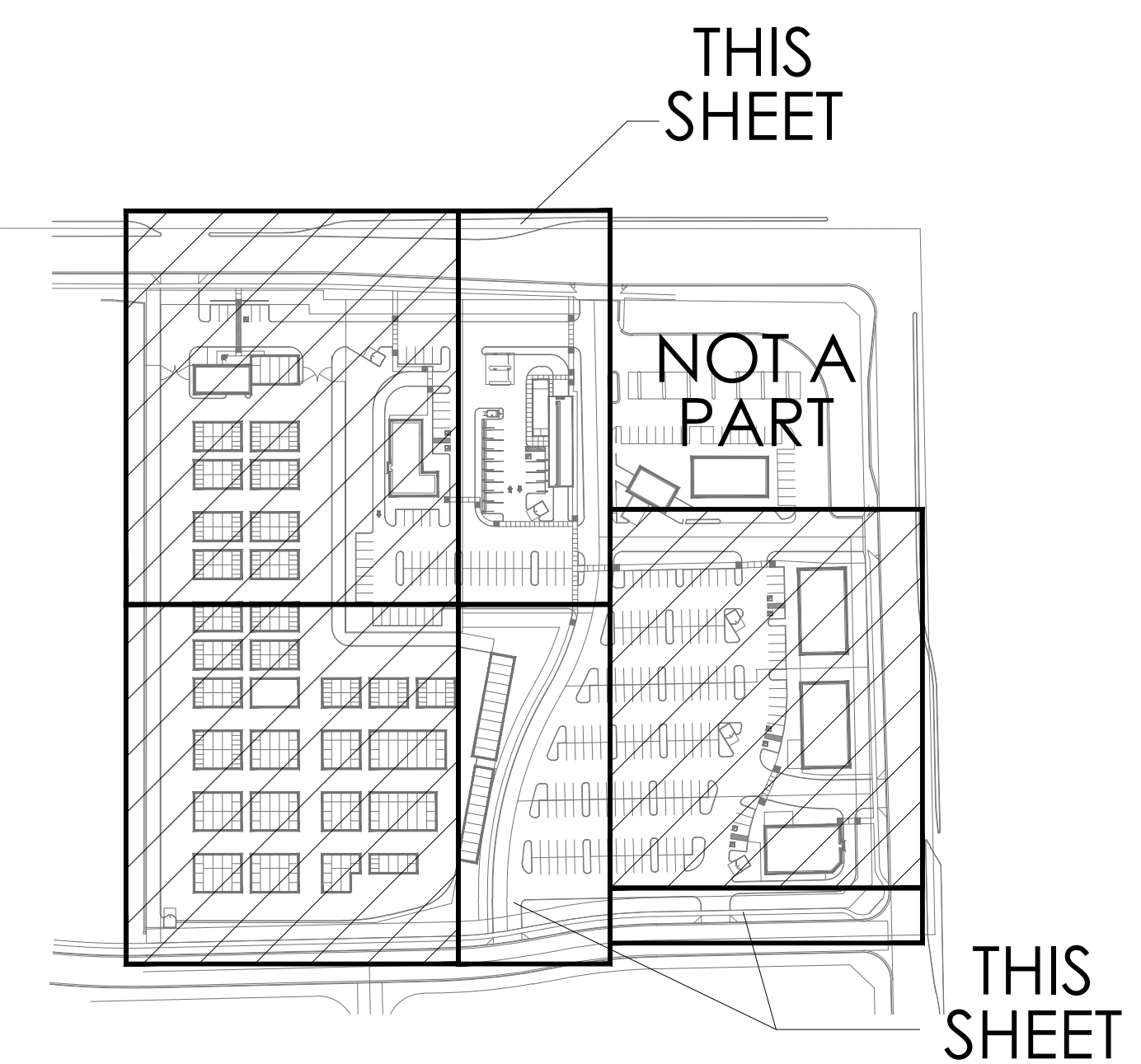
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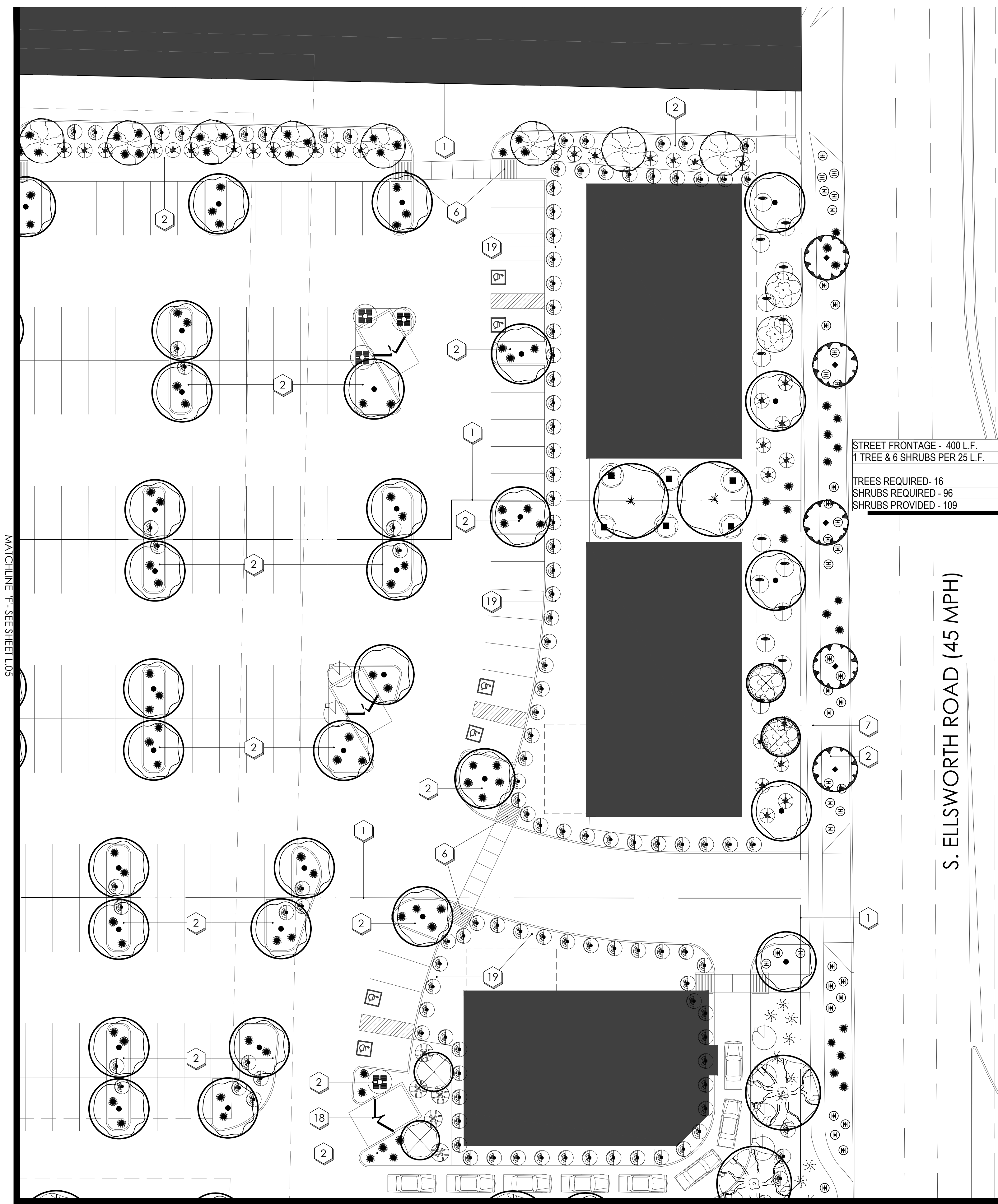


ELLSWORTH & GUADALUPE RETAIL
 9135 EAST GUADALUPE ROAD
 MESA, AZ 85212
 PLANTING PLAN

PROJECT:
 JOB NO: 17-042
 DATE:
 DRAWN BY: B. PAUL
 SUBMITTED: 10.02.2017
 REVISED:

SHEET
 L.05 of L.05

CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)



STREET FRONTAGE - 400 L.F.
1 TREE & 6 SHRUBS PER 25 L.F.

TREES REQUIRED - 16
SHRUBS REQUIRED - 96
SHRUBS PROVIDED - 109

S. ELLSWORTH ROAD (45 MPH)

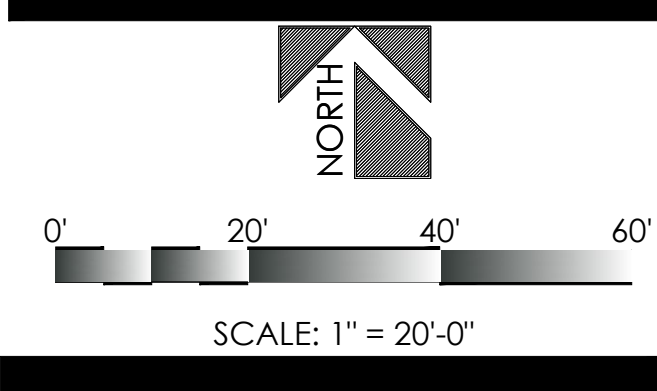
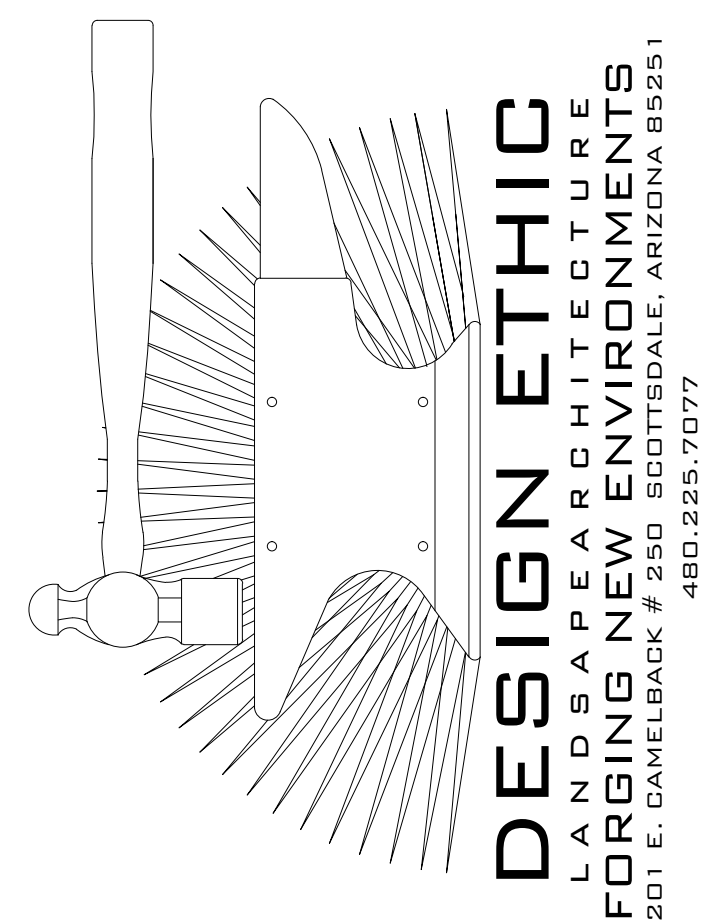
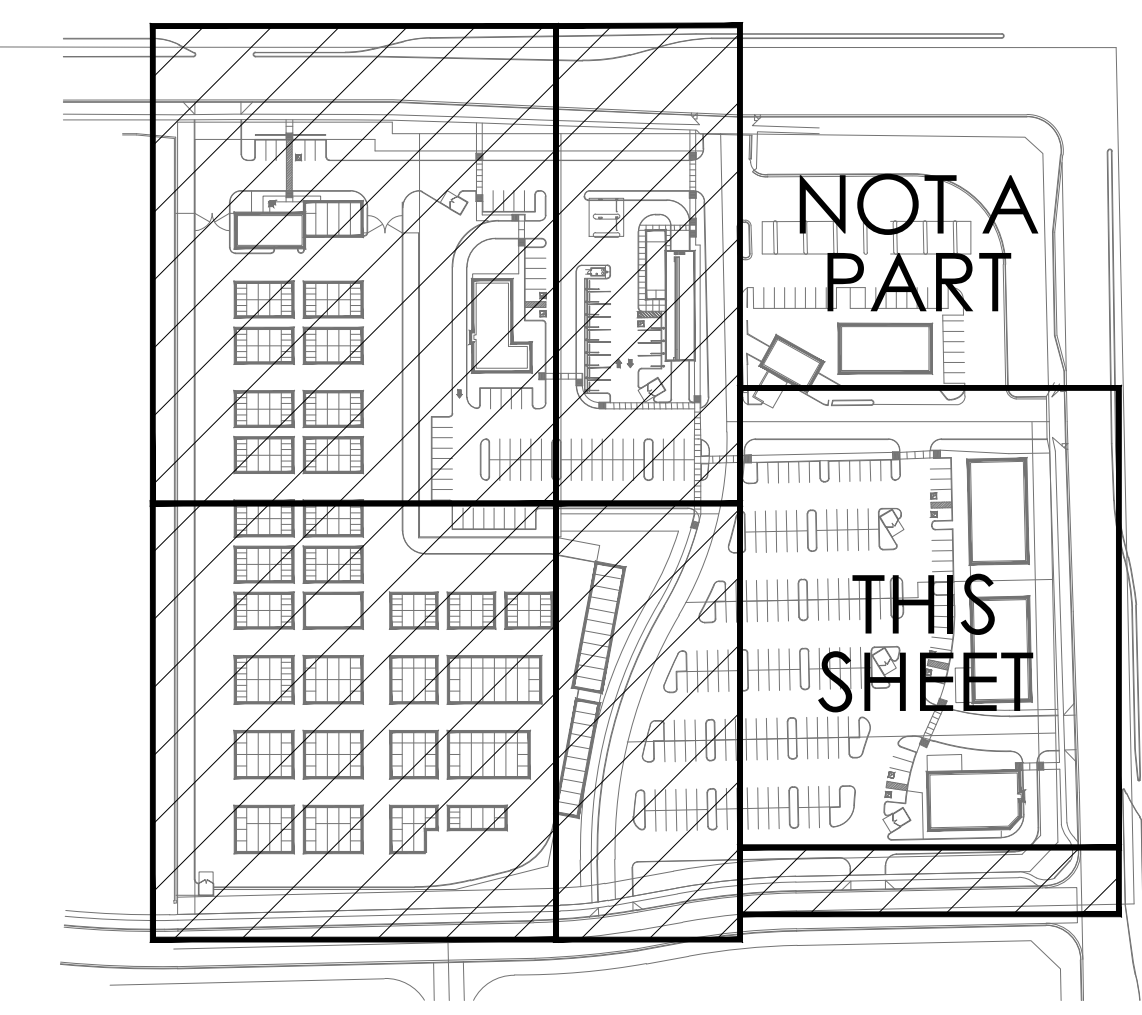
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ELLSWORTH & GUADALUPE RETAIL
9135 EAST GUADALUPE ROAD
MESA, AZ 85212
PLANTING PLAN

PROJECT:

JOB NO: 17-042
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 10.02.2017
REVISED:

SHEET TITLE:

SHEET
L.06 of L.05

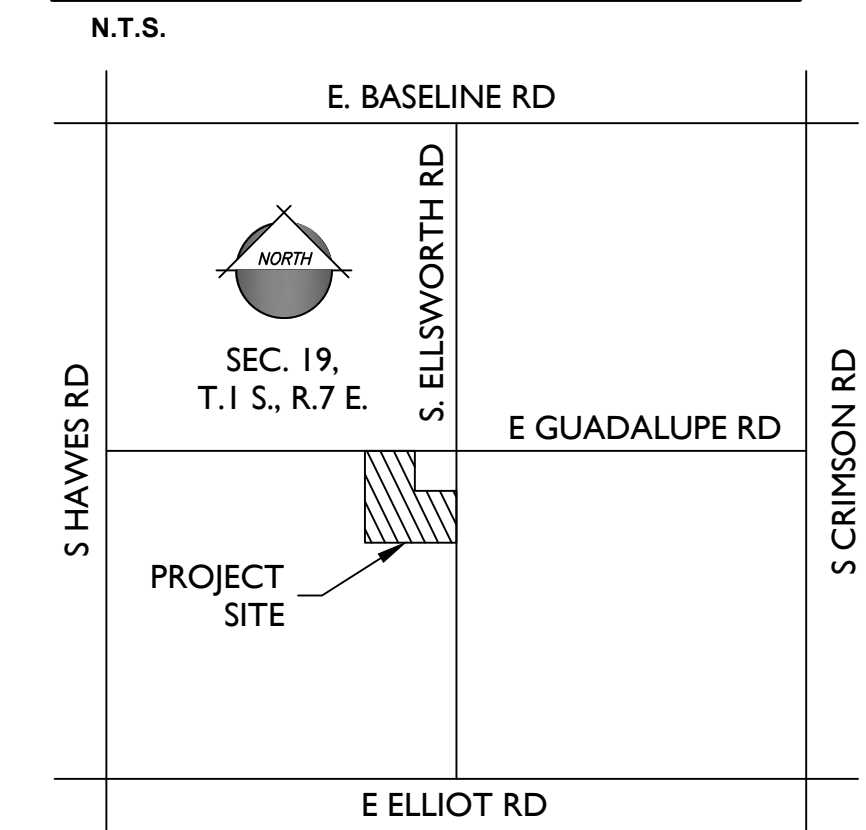


PRELIMINARY GRADING & DRAINAGE PLAN

FOR U-STOR MESA

A PORTION OF LAND LOCATED IN THE NE 1/4 OF NE 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN MARICOPA COUNTY, ARIZONA

VICINITY MAP



NORTHEAST CORNER, SECTION 9
T.1 S., R.7 E.
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
POINT OF COMMENCEMENT

BASIS OF BEARING

SOUTH 88 DEGREES, 46 MINUTES, 56 SECONDS EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF MESA BRASS TAG IN TOP OF CURB OF THE SOUTHEAST CORNER OF GUADALUPE RD AND ELLSWORTH ROAD
ELEVATION = 1424.57 NAVD88

FLOOD ZONE INFORMATION:

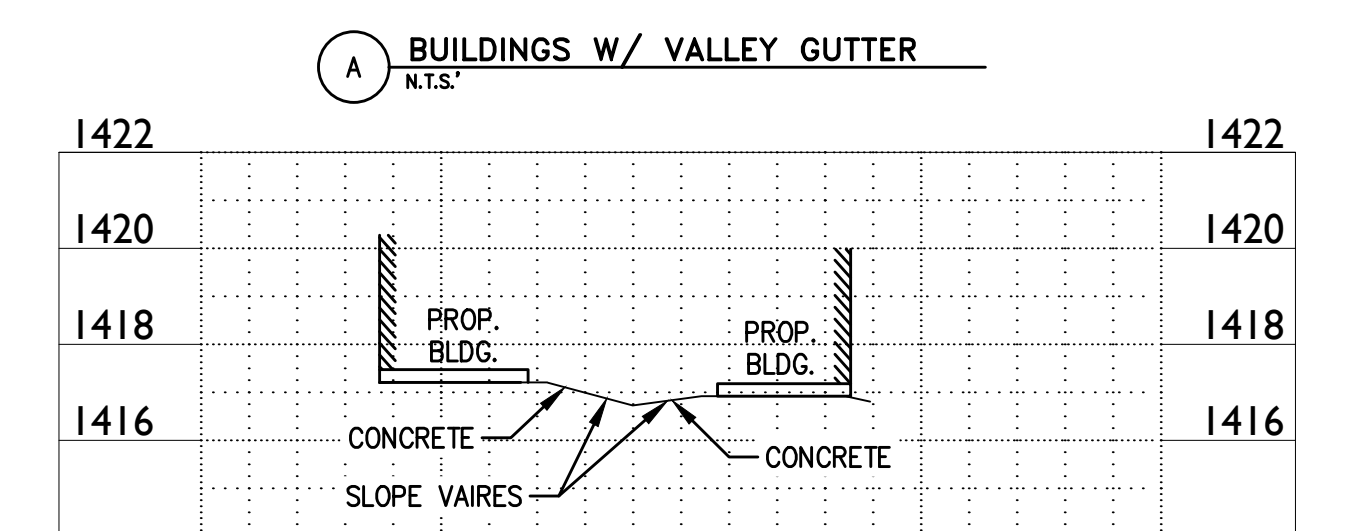
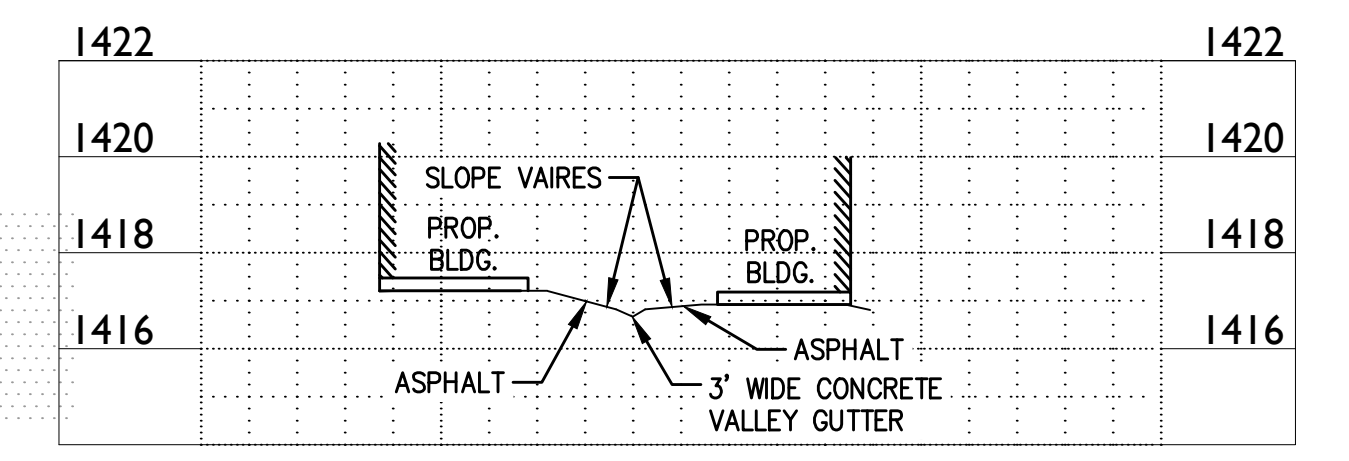
THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

RETENTION SUMMARY

TOTAL VOLUME REQUIRED = 77,779 CF
TOTAL VOLUME PROVIDED = 86,610 CF

TOTAL EXCESS VOLUME = 8,831 CF

SEE PRELIMINARY DRAINAGE REPORT FOR CALCULATIONS



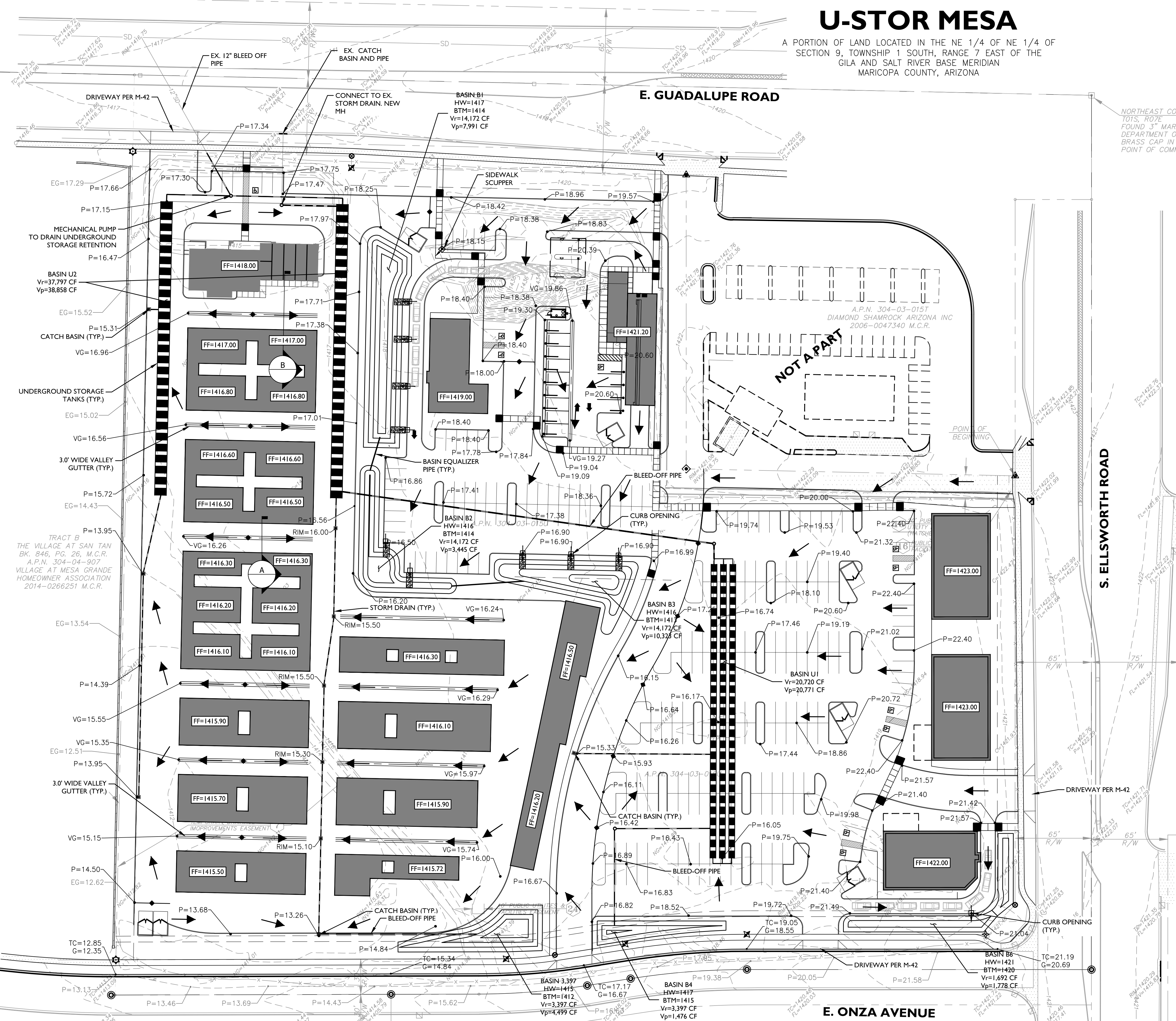
LEGEND

- TC TOP OF CURB ELEVATION
- FF FINISH FLOOR ELEVATION
- HW HIGH WATER ELEVATION
- BTM BOTTOM ELEVATION
- CATCH BASIN MAG 535
- HARDSCAPE DRAINAGE FLOW
- PROPOSED STORM DRAIN
- SIDEWALK SCUPPER
- MANHOLE
- DRYWELL
- RIPRAP
- CURB OPENING

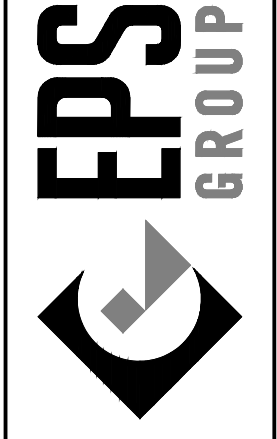


17-380 - U-STOR MESA

Oct 03, 2017 3:13pm G:\Projects\2017\17-380\Civil\Preliminary\17-380 - Preliminary.GD01.dwg



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com



U-STOR MESA
9135 E GUADALUPE ROAD
Mesa, AZ

PRELIMINARY GRADING & DRAINAGE PLAN

Project: U-STOR MESA

Revisions:

Arizona State Board of Professional Engineers and Land Surveyors

Designer: JDR
Drawn by: JDR

Professional Engineer Seal: Christopher J. Scott, License No. 39387, State of Arizona, Commission Expires 10/31/2018

Expires: 08/30/18
Job No. 17-380

Sheet No. 1 of 1

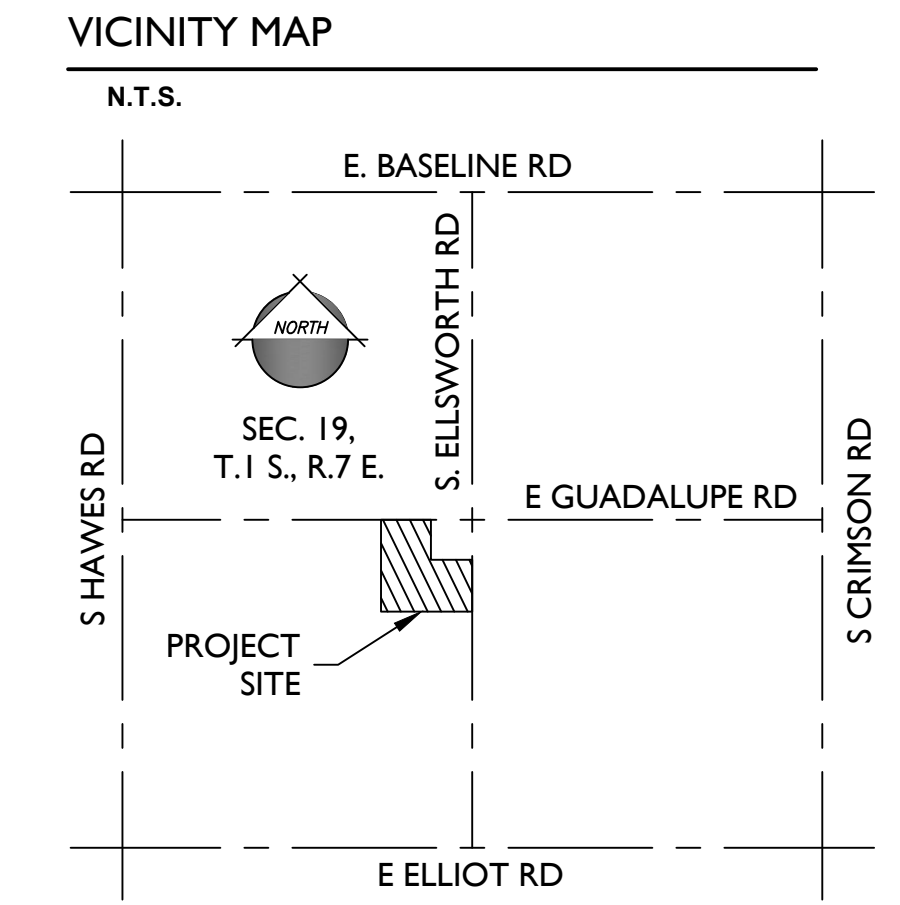
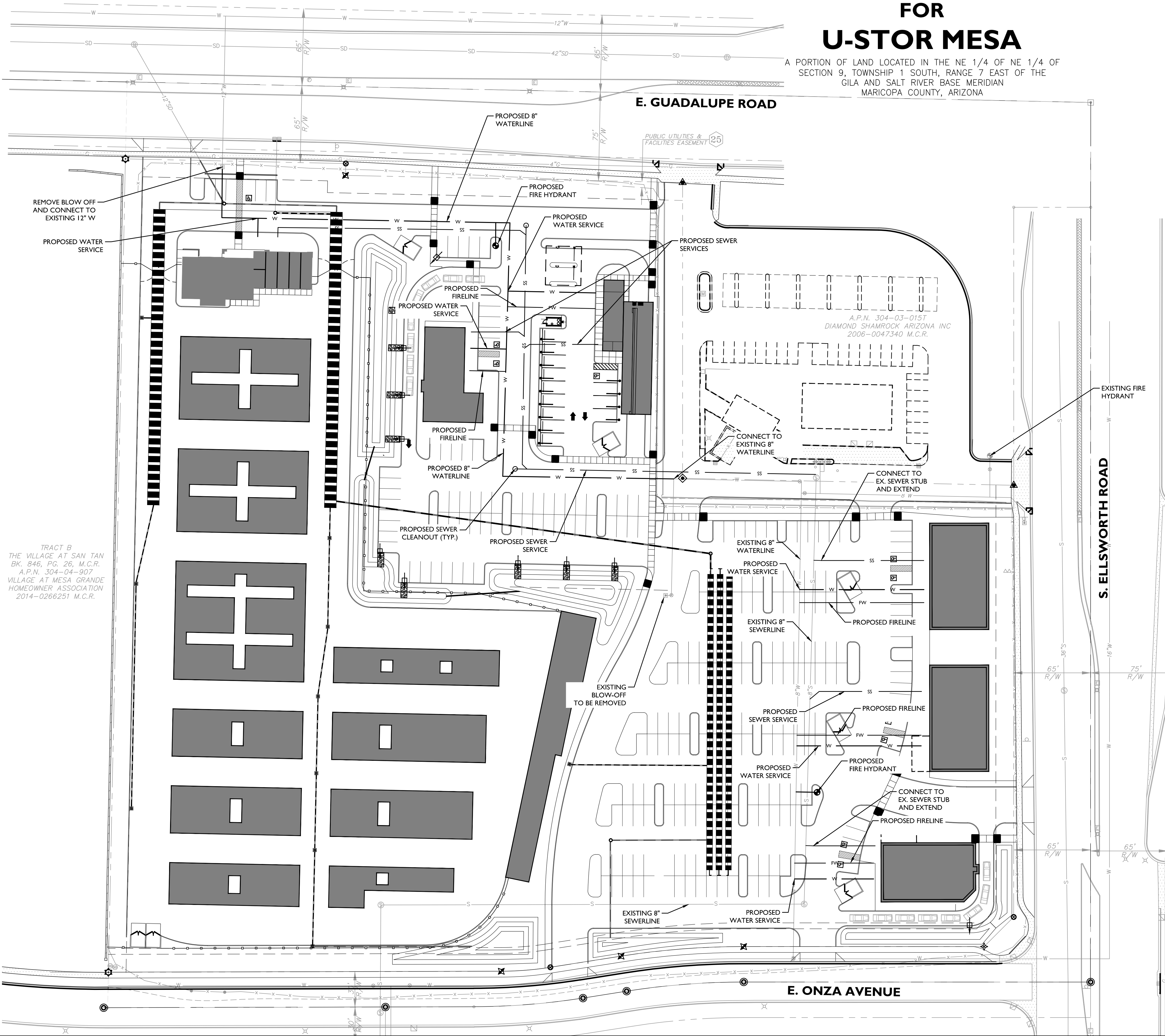
17-380 - U-STOR MESA

Oct. 03, 2017 3:02pm Q:\Projects\2017\17-380\Civil\Preliminary\17-380 - Preliminary_UT01.dwg

TRACT B
THE VILLAGE AT SAN TAN
BK. 846, PG. 26, M.C.R.
A.P.N. 304-04-907
VILLAGE AT MESA GRANDE
HOMEOWNER ASSOCIATION
2014-0266251 M.C.R.

PRELIMINARY UTILITY PLAN FOR U-STOR MESA

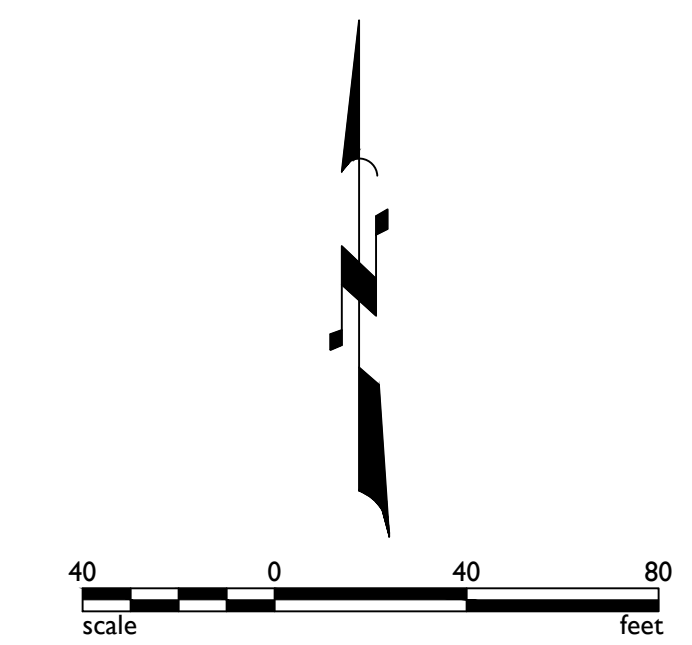
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- LEGEND**
- PROPOSED WATER METER
 - SEWER CLEANOUT
 - FW PROPOSED FIRELINE
 - SS PROPOSED SEWER
 - W PROPOSED WATERLINE

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: U-STORE MESA
9135 E GUADALUPE ROAD
Mesa, AZ

PRELIMINARY UTILITY PLAN

Revisions:

Call at least 48 hours before you begin excavation.
ARIZONA 811
Dig it right. 800-955-5273. (Toll-Free) 480-955-5273
In Maricopa County: (602)283-1100

Designer: JDR
Drawn by: JDR

REGISTERED PROFESSIONAL ENGINEER (PE)
CERTIFICATE NO. 39387
CHRISTOPHER J. SCOTT
Exp. 10/31/18
ARIZONA U.S.A.

EXPIRES: 02/30/18
Job No. 17-380

Sheet No. 1 of 1

status | **CONCEPTUALDRAWING**

9135 E. GUADALUPE RD.

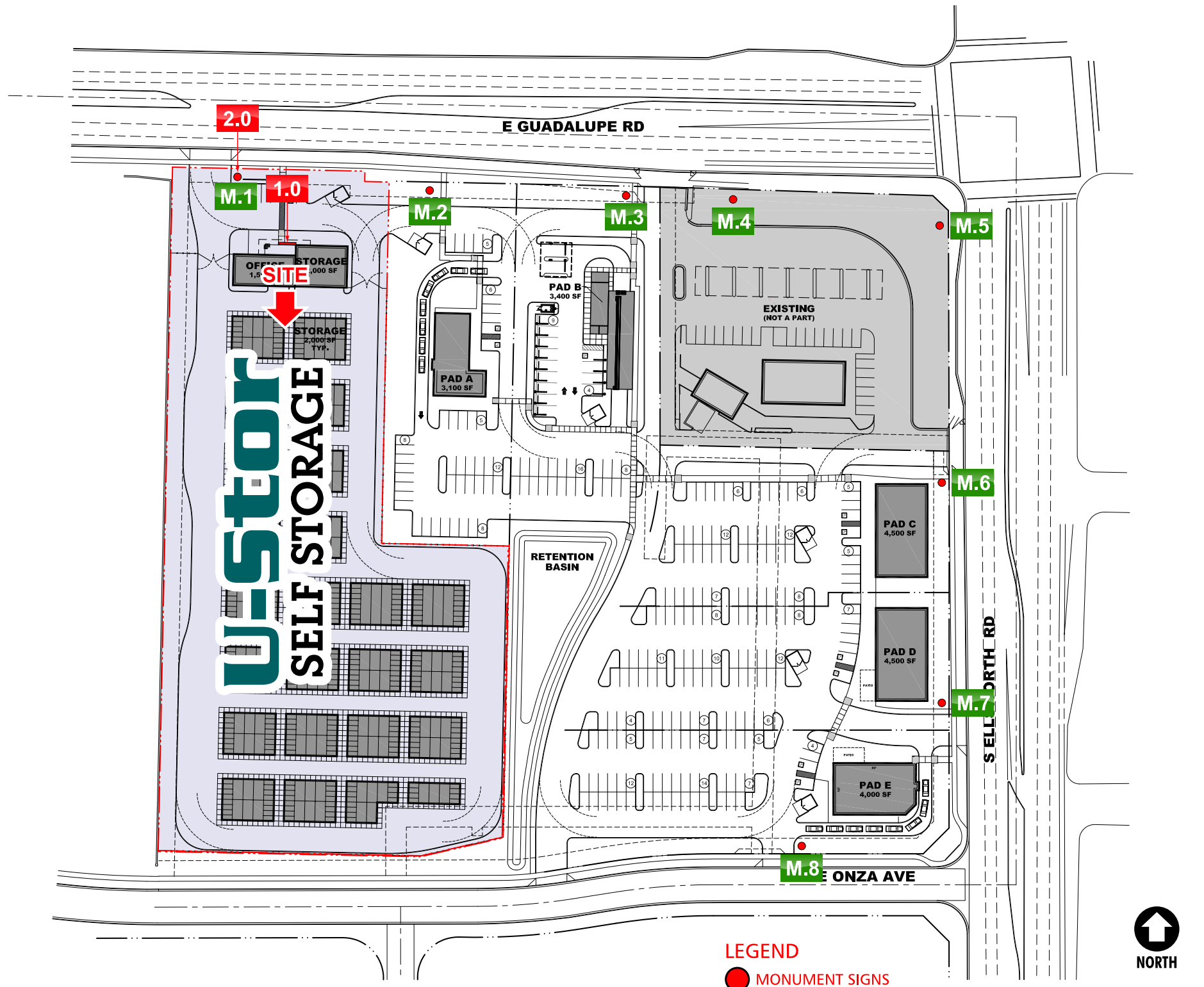
MESA, AZ 85212

J O B # 1 7 0 7 0 9 - 0 2



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

SITE PLAN



CONCEPTUAL SITE PLAN

Scale: N.T.S.

SIGNAGE SPECIFICATIONS

- 1.0 FACE LIT CHANNEL LETTERS FLUSH MOUNTED TO WALL:**
Manufacture and Install (1) One Set of Channel Letters.
- 2.0 DOUBLE-FACED INTERNALLY ILLUMINATED MONUMENT SIGN:**
Manufacture and Install (1) One Monument Sign.

AERIAL MAP



VICINITY MAP



PS 127:1

PROJECT

CLIENT

JOB / DRAWING #



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

Project Name: U-STOR SELF STORAGE

Address: 9135 E. Guadalupe Rd.

City, State, Zip: Mesa, AZ 85212

Client Approval:

Landlord Approval:

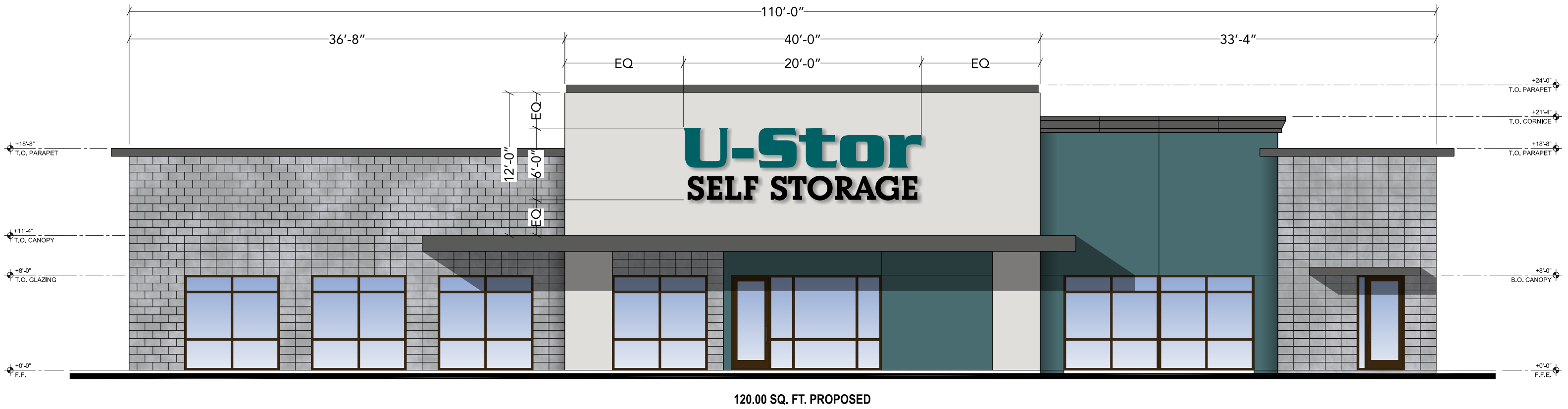
Designer: Trong T.

Sales: Jose V.

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage-Solutions, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose what so ever without written permission.

#	Designer:	Date:	Revision Notes:
1	Trong T.	08/01/17	
2	Trong T.	08/09/17	
3			
4			
5			
6			
7			
8			
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170709-02



EXTERIOR NORTH ELEVATION

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



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

Project Name: U-STOR SELF STORAGE

Address: 9135 E. Guadalupe Rd.

City, State, Zip: Mesa, AZ 85212

Client Approval:

Landlord Approval:

Designer: Trong T.

Sales: Jose V.

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170709-02



SQUARE FOOTAGE

120.00 SQ. FT. PROPOSED

MATERIALS

M1	3/16" WHITE ACRYLIC FACES
M2	.040" ALUM. RETURNS
M3	1" BLACK TRIM CAP

PAINT FINISH

P1	BLACK
----	-------

VINYLS

V1	3M 3630-246 TEAL GREEN
V2	3M DUAL-COLOR 3635-222 BLACK

ILLUMINATION

LED	WHITE L.E.D.
-----	--------------

ELECTRICAL REQUIREMENTS

Approx. A load (amps)
(1) 120V 20A circuit req'd
UL labels required away from public view.

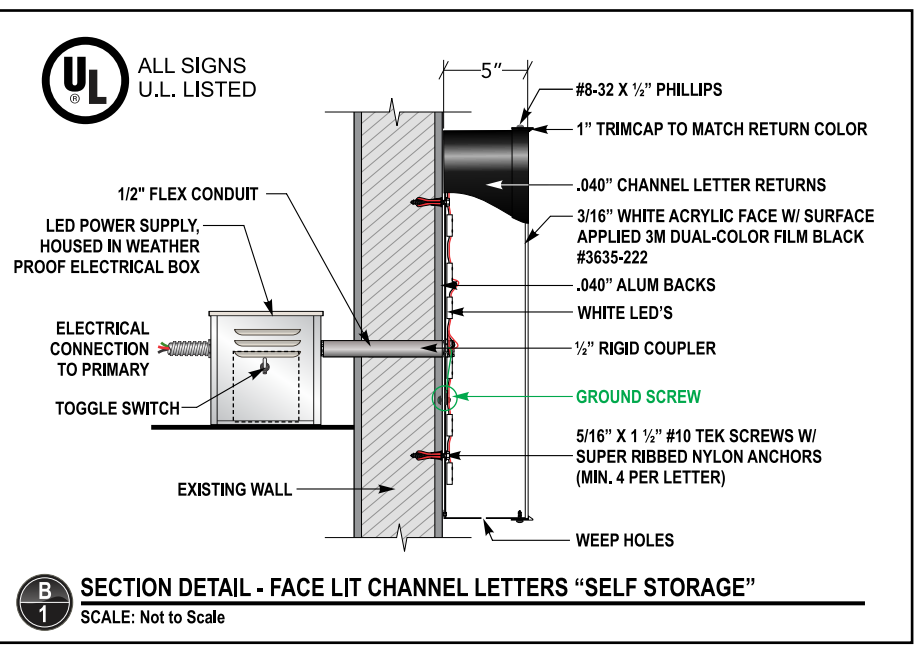
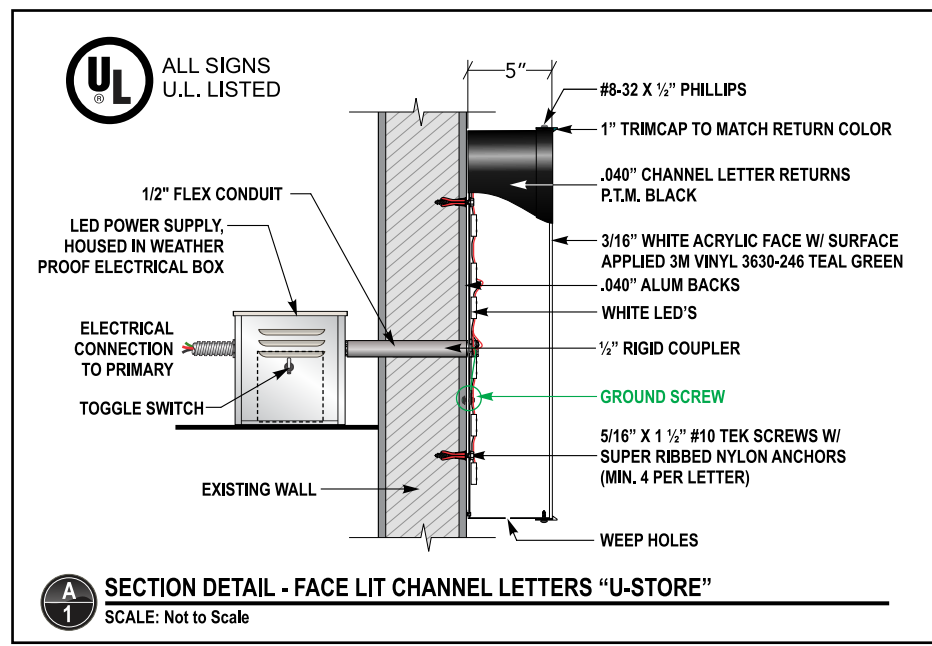
IMPORTANT NOTE

UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE. FINAL ELECTRICAL HOOK UP BY OTHERS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2016 ART. 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



1.0 FACE LIT CHANNEL LETTERS FLUSH MOUNTED TO WALL

Scale: 1/2" = 1'-0"



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

Project Name: U-STOR SELF STORAGE
Address: 9135 E. Guadalupe Rd.
City, State, Zip: Mesa, AZ 85212

Client Approval:
Landlord Approval:
Designer: Trong T. Sales: Jose V.

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#	Designer:	Date:	Revision Notes:
1	Trong T.	08/01/17	
2	Trong T.	08/09/17	
3			
4			
5			
6			
7			
8			
9			
10			



M.1 MONUMENT SIGN ELEVATION

78.00 SQ. FT. PROPOSED

SIDE VIEW

SQUARE FOOTAGE

78.00 SQ. FT. PROPOSED

MATERIALS

M1	.080" ALUM. FACES/CORNICE
M2	1/2" WHITE ACRYLIC LETTERS
M3	BLOCK BASE T.M. BUILDING

PAINT FINISH

P1	P.T.M. BUILDING T.B.D.
P2	P.T.M. BUILDING T.B.D.
P3	P.T.M. BUILDING T.B.D.
P4	P.T.M. BUILDING T.B.D.

VINYLS

V1	3M 3630-246 TEAL GREEN
V2	3M DUAL-COLOR 3635-222 BLACK

ILLUMINATION

LED	WHITE L.E.D.
-----	--------------

ELECTRICAL REQUIREMENTS

Approx. A load (amps)
 (1) 120V 20A circuit req'd
 UL labels required away from public view.

IMPORTANT NOTE

UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE. FINAL ELECTRICAL HOOK UP BY OTHERS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2016 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



2.0 DOUBLE-FACED INTERNALLY ILLUMINATED MONUMENT SIGN

Scale: 3/4" = 1'-0"

PS 127:1

PROJECT

CLIENT

JOB / DRAWING #



WEST COAST HQ.
 2231 S. Dupont Drive
 Anaheim, CA 92806
 800-655-9972

Project Name: U-STOR SELF STORAGE

Address: 9135 E. Guadalupe Rd.

City, State, Zip: Mesa, AZ 85212

Client Approval:

Landlord Approval:

Designer: Trong T.

Sales: Jose V.

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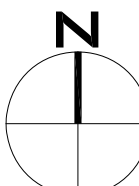
170709-02



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
[Symbol]	S1	8	EATON - MCGRAW-EDISON	GLEON-AF-04-LED-E1-SWQ BZ / SSS, 22.5" WITH 2.5" BASE	POLE MOUNTED AREA LIGHT AT 25' AFG	4000K LED	64	GLEON-AF-04-LED-E1-SWQ.les	395	0.9	450
[Symbol]	S2	5	EATON - MCGRAW-EDISON	GLEON-AF-02-LED-E1-SL3 BZ / SSS, 22.5" WITH 2.5" BASE	POLE MOUNTED AREA LIGHT AT 25' AFG	4000K LED	32	GLEON-AF-02-LED-E1-SL3.les	380	0.9	113
[Symbol]	S3	2	EATON - MCGRAW-EDISON	GLEON-AF-02-LED-E1-SL3 BZ / SSS, 22.5" WITH 2.5" BASE	POLE MOUNTED AREA LIGHT AT 25' AFG	4000K LED	32	GLEON-AF-02-LED-E1-SL3.les	335	0.9	113
[Symbol]	S4	1	EATON - MCGRAW-EDISON	GLEON-AF-02-LED-E1-SL3 BZ / SSS, 22.5" WITH 2.5" BASE	POLE MOUNTED AREA LIGHT AT 25' AFG	4000K LED	32	GLEON-AF-02-LED-E1-SL3.les	335	0.9	113
[Symbol]	S5	4	EATON - MCGRAW-EDISON	GWC-AF-01-LED-E1-SL3 BZ / SSS, 22.5" WITH 2.5" BASE	WALL MOUNTED AREA LIGHT AT 9' AFG	4000K LED	16	GWC-AF-01-LED-E1-SL3-600 BZ	262	0.9	34
[Symbol]	S6	24	EATON - MCGRAW-EDISON	GWC-AF-01-LED-E1-T4W-600 BZ	WALL MOUNTED AREA LIGHT AT 9' AFG	4000K LED	16	GWC-AF-01-LED-E1-T4W-600.les	260	0.9	34
[Symbol]	S7	75	EATON - LUMARK	XTOR2B-W BZ	WALL MOUNTED AREA LIGHT AT 9' AFG	4000K LED	1	XTOR2B-W.les	2102	0.9	18.2
[Symbol]	S8	3	HALO	PD610ED010-PDM6A80-61VC	6" RECESSED DOWNLIGHT	4000K LED	1	PD610ED010-PDM6A80-61VC.les	1184.781	0.9	12.1
[Symbol]	S9	5	CAMMAN LIGHTING, INC.	OW519 16 LN 40K CLV MV WA PAL	DECORATIVE WALL MOUNT AT 6' AFG	4000K LED	1	Camman OW519-16-LN.les	1172.897	0.9	15.56

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE AT 5'	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
SITE	+	1.7 fc	10.0 fc	0.0 fc	N/A	N/A

PHOTOMETRIC SITE PLAN
SCALE: N.T.S.



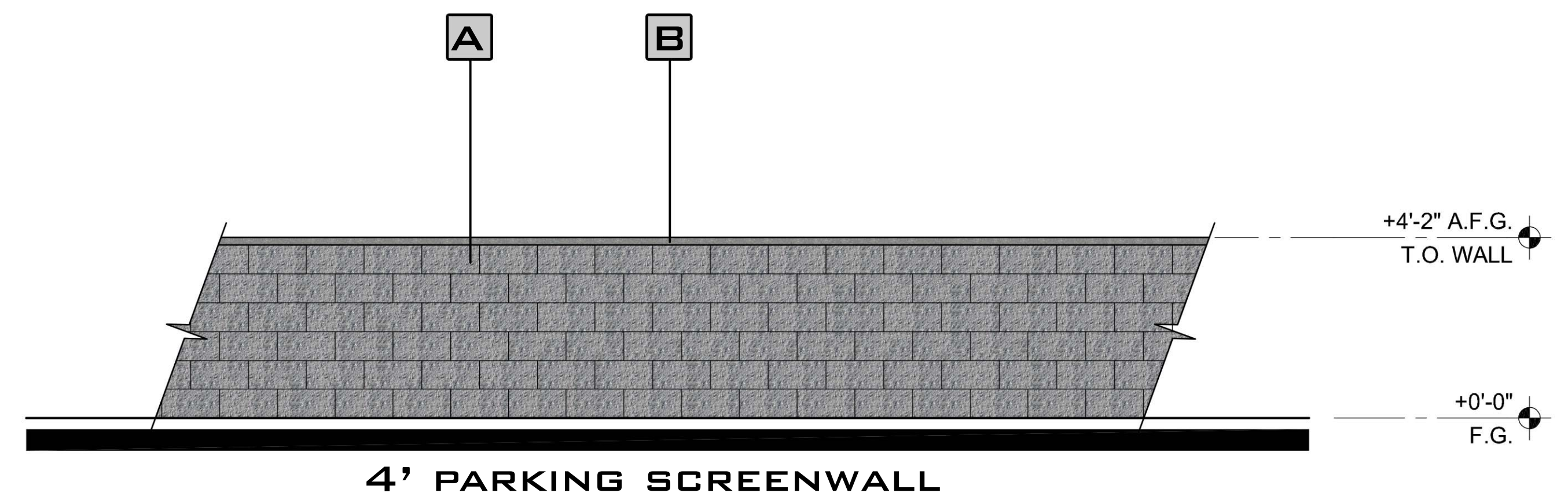
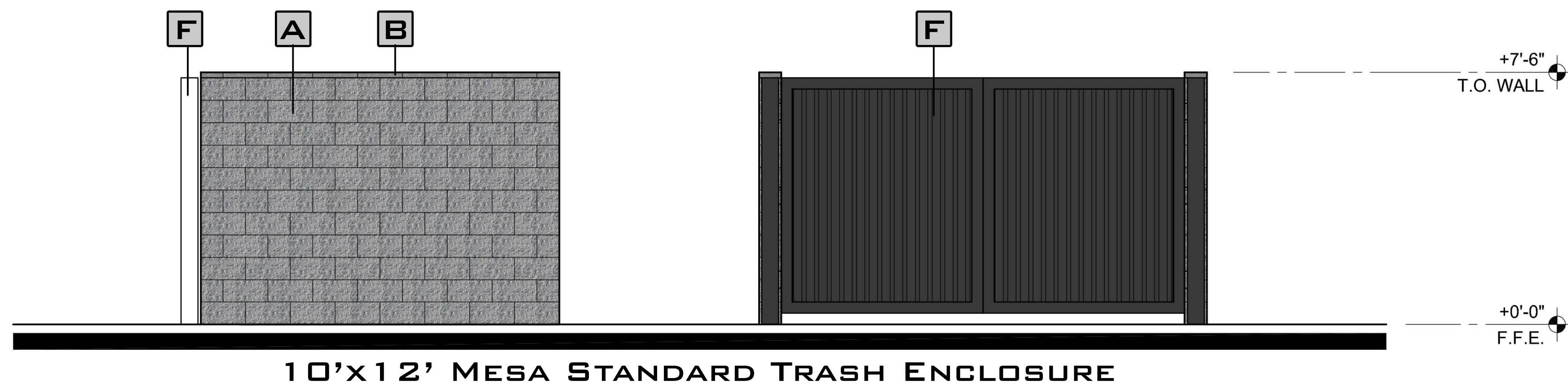
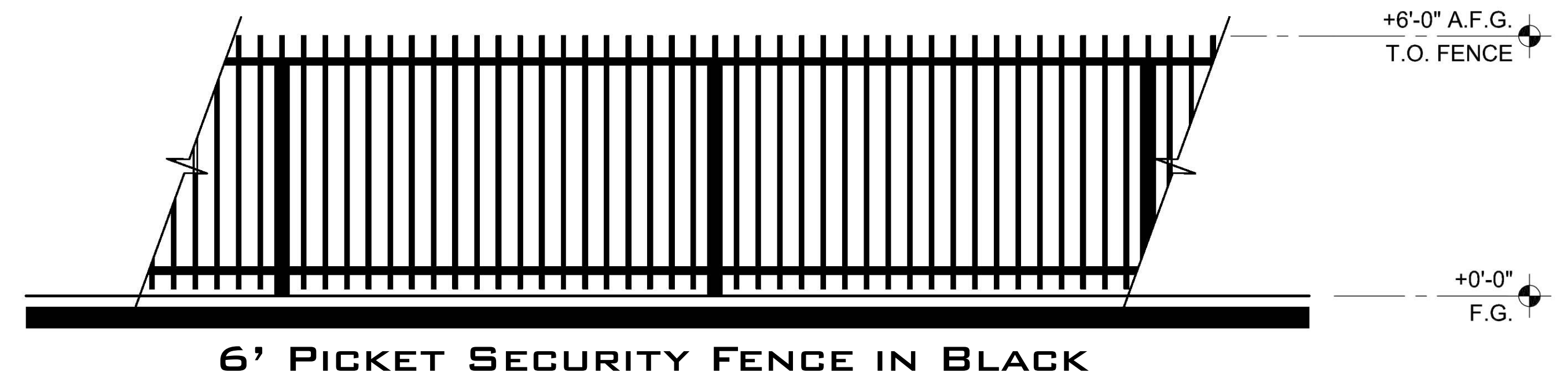
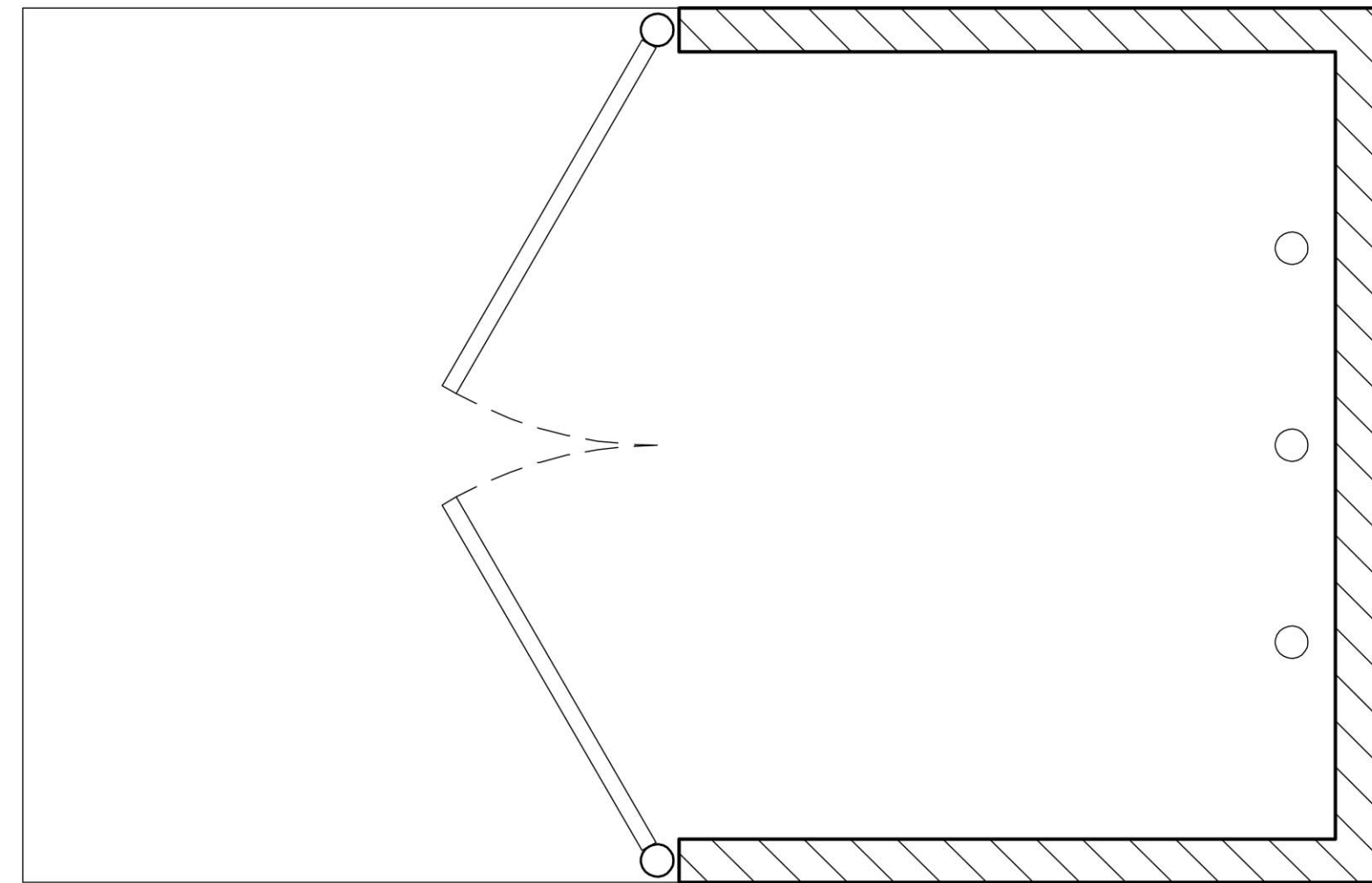
U-STOR

SWC ELLSWORTH AND GUADALUPE
MESA, AZ



EXPIRES 06.30.2019

08.23.17



U-STOR SITE ACCESSORIES
 SWC ELLSWORTH AND GUADALUPE
 MESA, AZ



EXPIRES 06.30.2019

DESCRIPTION

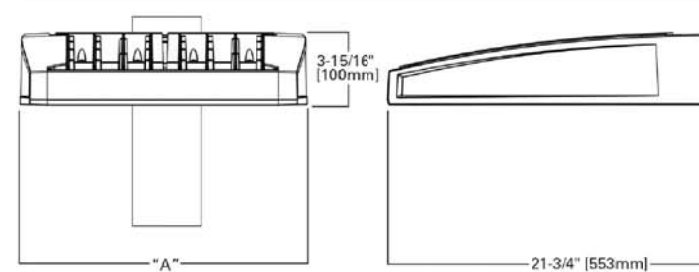
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building lots, highways, building areas and security lighting applications. IP66 rated and UL/CUL Listed for wet locations.

SPECIFICATION FEATURES

Construction Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (cr. 275K CCT) to 90 CRI. Optional 3000K, 5000K and 6000K CCT.

DIMENSIONS



Notes: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

Number of Light Squares	Width	Depth	Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm (Sq. Ft.)
1.4	15-1/2" (393mm)	7"	10"	13.3 kgs (29.3 lbs.)	0.96
5.6	21-5/8" (550mm)	7"	10"	44 (100 kgs)	100
7.8	27-5/8" (702mm)	7"	10"	54 (120 kgs)	107
9.1	32-3/4" (832mm)	7"	10"	63 (139 kgs)	112



DESCRIPTION

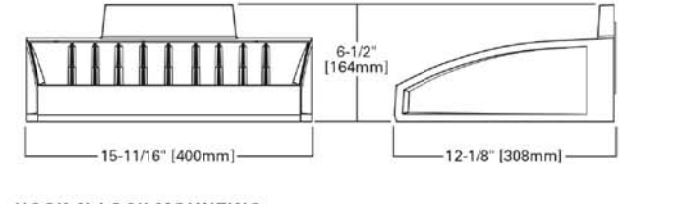
The Galleon™ wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building areas and security lighting applications.

SPECIFICATION FEATURES

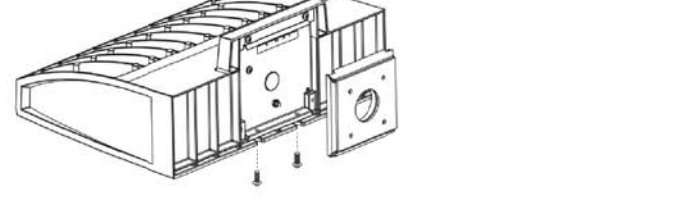
Construction Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sink to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protection to maintain IP rating.

Optics Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (cr. 275K CCT) and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

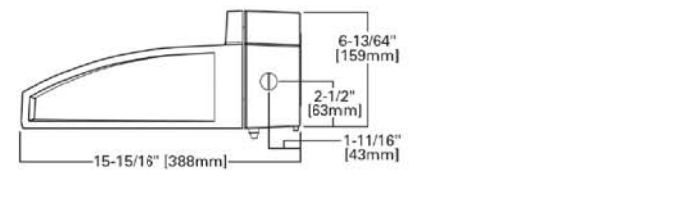
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building areas and security lighting applications. IP66 rated and UL/CUL Listed for wet locations.

SPECIFICATION FEATURES

Construction Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building areas and security lighting applications. IP66 rated and UL/CUL Listed for wet locations.

SPECIFICATION FEATURES

Construction Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

McGraw-Edison

Catalog #	GLEON-AF-04-LED-E1-SWQ BZ	Type	S1
Project		Date	
Comments			
Prepared by			

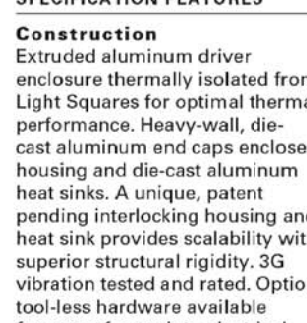


GLEON GALLEON LED

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

McGraw-Edison

Catalog #	GLEON-AF-02-LED-E1-SL3 BZ	Type	S2
Project		Date	
Comments			
Prepared by			

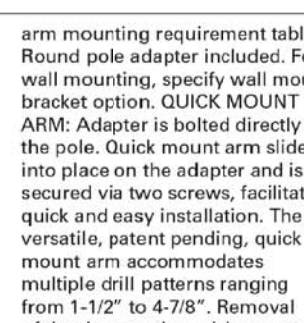


GLEON GALLEON LED

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

McGraw-Edison

Catalog #	GLEON-AF-02-LED-E1-SLL BZ	Type	S3
Project		Date	
Comments			
Prepared by			



GLEON GALLEON LED

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

McGraw-Edison

Catalog #	GWC-AF-01-LED-E1-SL3-800 BZ	Type	S5
Project		Date	
Comments			
Prepared by			

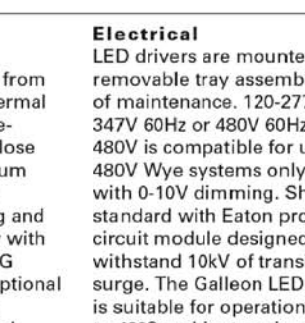


GWC GALLEON WALL LUMINAIRE

1-2 Light Squares Solid State LED WALL MOUNT LUMINAIRE

McGraw-Edison

Catalog #	GWC-AF-01-LED-E1-T4W-600 BZ	Type	S6
Project		Date	
Comments			
Prepared by			



GWC GALLEON WALL LUMINAIRE

1-2 Light Squares Solid State LED WALL MOUNT LUMINAIRE

McGraw-Edison

Catalog #	XTOR2B-WBZ	Type	S7
Project		Date	
Comments			
Prepared by			

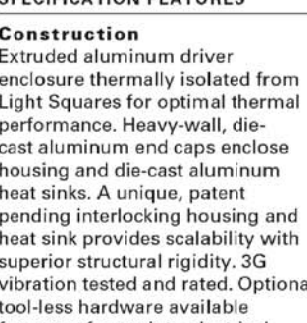


XTOR CROSSTOR LED

APPLICTIONS: WALL / SURFACE FLOODLIGHT INVERTED SITE LIGHTING

McGraw-Edison

Catalog #	PD610ED010 - PD6A840-61VC	Type	S8
Project		Date	
Comments			
Prepared by			



Halo Commercial

1000, 1500, 2000 & 3000 Lumens Series LED 6-Inch Aperture Lens Downlight

Technical Data	1000 Series	1500 Series	2000 Series	3000 Series
Lumens	1000	1500	2000	3000
Input Voltage	120V / 277V	120V / 277V	120V / 277V	120V / 277V
Input Current	0.085A / 0.041A	0.195A / 0.097A	0.222A / 0.109A	0.222A / 0.109A
Input Power	9.9 W / 11.3 W	18.9 W / 14.3 W	27.7 W / 23.5 W	27.7 W / 23.5 W
Efficiency	120 L/W / 120 L/W	115 L/W / 115 L/W	110 L/W / 110 L/W	110 L/W / 110 L/W
Inrush Current	0.53 A / 1.3 A	0.63 A / 1.7 A	0.59 A / 2.7 A	0.73 A / 2.9 A

DESCRIPTION

Recessed 6-inch LED lens downlight is available in various distributions, lumen and GRUCCO options. Suitable for commercial construction areas can be used for both new or renovation work. Use for general area lighting where high efficiency and visual comfort are required.

Technical Data	1000 Series	1500 Series	2000 Series	3000 Series
Lumens	1000	1500	2000	3000
Input Voltage	120V / 277V	120V / 277V	120V / 277V	120V / 277V
Input Current	0.085A / 0.041A	0.195A / 0.097A	0.222A / 0.109A	0.222A / 0.109A
Input Power	9.9 W / 11.3 W	18.9 W / 14.3 W	27.7 W / 23.5 W	27.7 W / 23.5 W
Efficiency	120 L/W / 120 L/W	115 L/W / 115 L/W	110 L/W / 110 L/W	110 L/W / 110 L/W
Inrush Current	0.53 A / 1.3 A	0.63 A / 1.7 A	0.59 A / 2.7 A	0.73 A / 2.9 A



DESCRIPTION

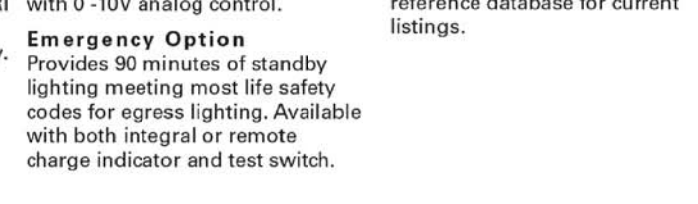
The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with superb bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for walkways, inverted mount for landscape illumination, post-booth, site lighting. Floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 1-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 6" wide hole for site lighting application. Not recommended for car wash applications.

Optical Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency luminaire. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 1-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 6" wide hole for site lighting application. Not recommended for car wash applications.

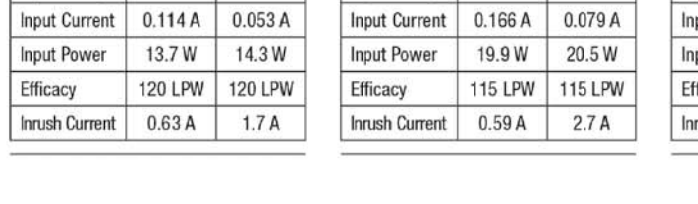
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with superb bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for walkways, inverted mount for landscape illumination, post-booth, site lighting. Floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 1-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 6" wide hole for site lighting application. Not recommended for car wash applications.

McGraw-Edison

Catalog #	PD610ED010 - PD6A840-61VC	Type	S8
Project		Date	
Comments			
Prepared by			



Halo Commercial

1000, 1500, 2000 & 3000 Lumens Series LED 6-Inch Aperture Lens Downlight

Technical Data	1000 Series	1500 Series	2000 Series	3000 Series
Lumens	1000	1500	2000	3000
Input Voltage	120V / 277V	120V / 277V	120V / 277V	120V / 277V
Input Current	0.085A / 0.041A	0.195A / 0.097A	0.222A / 0.109A	0.222A / 0.109A
Input Power	9.9 W / 11.3 W	18.9 W / 14.3 W	27.7 W / 23.5 W	27.7 W / 23.5 W
Efficiency	120 L/W / 120 L/W	115 L/W / 115 L/W	110 L/W / 110 L/W	110 L/W / 110 L/W
Inrush Current	0.53 A / 1.3 A	0.63 A / 1.7 A	0.59 A / 2.7 A	0.73 A / 2.9 A



DESCRIPTION

Recessed 6-inch LED lens downlight is available in various distributions, lumen and GRUCCO options. Suitable for commercial construction areas can be used for both new or renovation work. Use for general area lighting where high efficiency and visual comfort are required.

SPECIFICATION FEATURES

MECHANICAL Frame Box Shaped galvanized steel frame with adjustable plaster lip accommodates ceiling up to 1 1/2" - 2" thick. May be used for new construction or remodeling with an optional white painted flange.

Trim Retention Reflectors are retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Electrical Junction Box One piece parabolic aluminum reflector provides cutoff for a visually conforming optic. Attach to LED module with (3) speed clamps minimizing light leaks to lens. Self-flanged standard with an optional white painted flange.

Non-Fuss® Bar Hangers Captive preinstalled bar hanger locks to tie grid with a screwdriver or pliers. Centring mechanism allows consistent positioning of fixtures.

COMPLIANCE

IP66 Ingress Protection Rated. Non-IC rated for 2000 and 3000 Lumens fixtures. Insulation must be kept 2" from top and sides. I-IC rated for 1000 and 1500 Lumens fixtures.

Complies with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.

EMERGENCY OPERATION

Provides 90 minutes of standby lighting means most luminaire codes for egress lighting. Available with both integral or remote charge indicator and test switch.

Technical Data	1000 Series	1500 Series	2000 Series	3000 Series
Lumens	1000	1500	2000	3000
Input Voltage	120V / 277V	120V / 277V	120V / 277V	120V / 277V
Input Current	0.085A / 0.041A	0.195A / 0.097A	0.222A / 0.109A	0.222A / 0.109A
Input Power	9.9 W / 11.3 W	18.9 W / 14.3 W	27.7 W / 23.5 W	27.7 W / 23.5 W
Efficiency	120 L/W / 120 L/W	115 L/W / 115 L/W	110 L/W / 110 L/W	110 L/W / 110 L/W
Inrush Current	0.53 A / 1.3 A	0.63 A / 1.7 A	0.59 A / 2.7 A	0.73 A / 2.9 A



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with superb bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for walkways, inverted mount for landscape illumination, post-booth, site lighting. Floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.



U-STOR

SWC ELLSWORTH AND GUADALUPE MESA, AZ

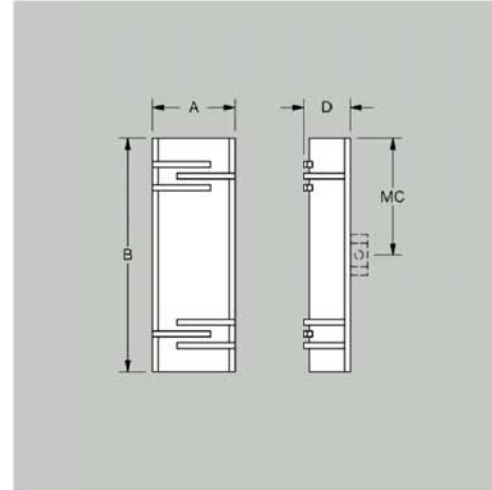


EXPIRES 06.30.2019

Fixture #	
Style	
Project	
Qty	



OW519 | Anderson



Custom sizes and finishes available upon request.
 Fluorescent and/or incandescent lamps not included.
 Camman reserves the right to make design changes without prior notice.
 Unless otherwise specified, mounting is to a 4 inch octagonal junction box.
 Structural mounting is required for fixtures over 50 pounds. Please contact the factory for specific mounting instructions.
 Photometric information available at cammanlighting.com

- White Acrylic Diffuser, Top & Bottom Lens
- Metal Horizontal Trim
- Wet Location, ADA

Dimensions and Lamping:

- L6:** 7" A x 16" B x 4" D x 8" MC, 5 lbs
- L8:** LED, Nominal 20W, 1350 Delivered Lumens
- F:** Fluorescent, (2) 18W DD
- FF:** Fluorescent, (2) 26W DD

- Z6:** 7" A x 26" B x 4" D x 10" MC, 7 lbs
- L8:** LED, Nominal 20W, 1350 Delivered Lumens
- F:** Fluorescent, (2) 12W FF
- FF:** Fluorescent, (2) 39W BX

LED Color Temperature:

- 35K 3500K -30K 3000K -40K 4000K

LED Control Options :

- CLV:** Integral Power Supply, 0-10V Dimming to 1%

Fluorescent Control Options :

- CND:** Integral Power Supply, Non Dimming
- CDT:** Integral Power Supply, 0-10V Dimming (Mark 7)
- CTD:** Integral Power Supply, Phase Cut Dimming (Mark 10)

Voltage Options:

- 1 120V -2 277V -**MV:** Multi-Volt

Diffusers:

- WA:** Brass White Acrylic (WA)
- WW:** Matte White Acrylic (WW)
- FA:** Beige Alabaster Acrylic (FA)
- WS:** White Alabaster Acrylic (WS)
- GR:** Gray Alabaster Acrylic (GR)

Standard Finishes:

- PAL:** Aluminum (PAL)
- PAL:** Nickel (PAL)
- PBB:** Bronze (PBR)
- PBL:** Light Bronze (PBL)
- PMB:** Medium Bronze (PMB)
- PBB:** Dark Bronze (PBB)
- PBB:** Oil Rubbed Bronze (PBB)
- PNW:** Matte White (PNW)
- PNW:** White Winkles (PNW)
- PBB:** Satin Black (PBB)
- PBB:** Black Winkles (PBB)
- PBB:** Brushed Brass (PBB)
- PAB:** Antique Brass (PAB)
- PBB:** Hammered Bronze (PBB)
- PBC:** Hammered Copper (PBC)
- PBS:** Hammered Silver (PBS)
- PSG:** Satin Gold (PSG)
- PFA:** Satin (PFA)
- PRD:** Traffic Red (RAL 3020) (PRD)
- POR:** Pure Orange (RAL 2004) (POR)
- PYL:** Traffic Yellow (RAL 1023) (PYL)
- PGR:** Emerald Green (RAL 6001) (PGR)
- PBL:** Signal Blue (RAL 5005) (PBL)
- STBD:** To Be Determined

Premium Finishes:

- BA:** Brushed Aluminum (BA)
- SN:** Satin Nickel (SN)
- PC:** Polished Chrome (PC)
- BB:** Brushed Brass (BB)
- PB:** Polished Brass (PB)
- AB:** Antique Brass (AB)
- PTBD:** To Be Determined

Other Options:

- REM:** Remote Emergency Power Supply
- MAL:** Matte Finish on Alabaster Acrylic
- FUS:** Fusing (Fluorescent)



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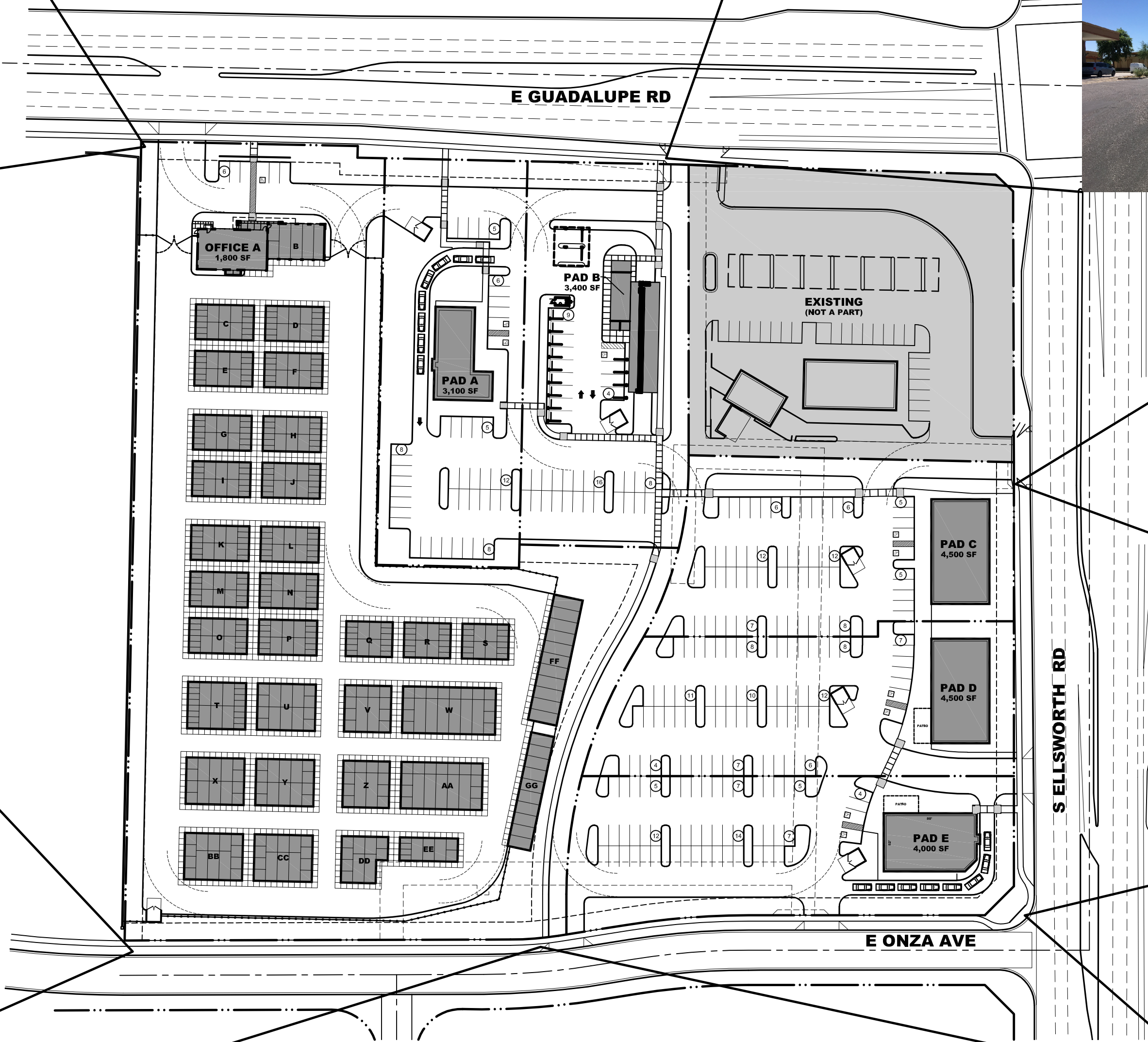
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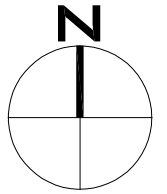
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CONTEXT PHOTO PLAN
SCALE: N.T.S.



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