

## **PROJECT NARRATIVE**

Two New Buildings for  
Utility Construction Company, Inc.

**Location:** 80<sup>th</sup> St. & East Prairie Ave.  
Mesa, Arizona

**Parcels:** 304-04-009X & 304-04-009V

**Existing Use:** Vacant Land

**Proposed Use:** Manufacturing

**Existing Zoning:** L-1

### **Description:**

The proposed project is located near the southwest corner of E. Prairie Ave. and S. 80<sup>th</sup> St.

The project consists of two parcels totaling approximately 3.24 acres of vacant land. The lots will contain (2) two new buildings used for manufacturing and repair purposes and the storage of construction materials and equipment. The development will be in accordance with the City of Mesa's General Plan and the Gateway Strategic Development Plan. The owner is a manufacturer and installer of LED light fixtures for street lights who employs several dozen people who travel throughout the Southwest installing and constructing street improvements. As such, Utility Construction Company serves as a leader in sustainability. The buildings are designed to meet and exceed the high quality design standards set by the Gateway Strategic Development plan, as one of the first new developments in the neighborhood it will serve as an example to surrounding neighbors.

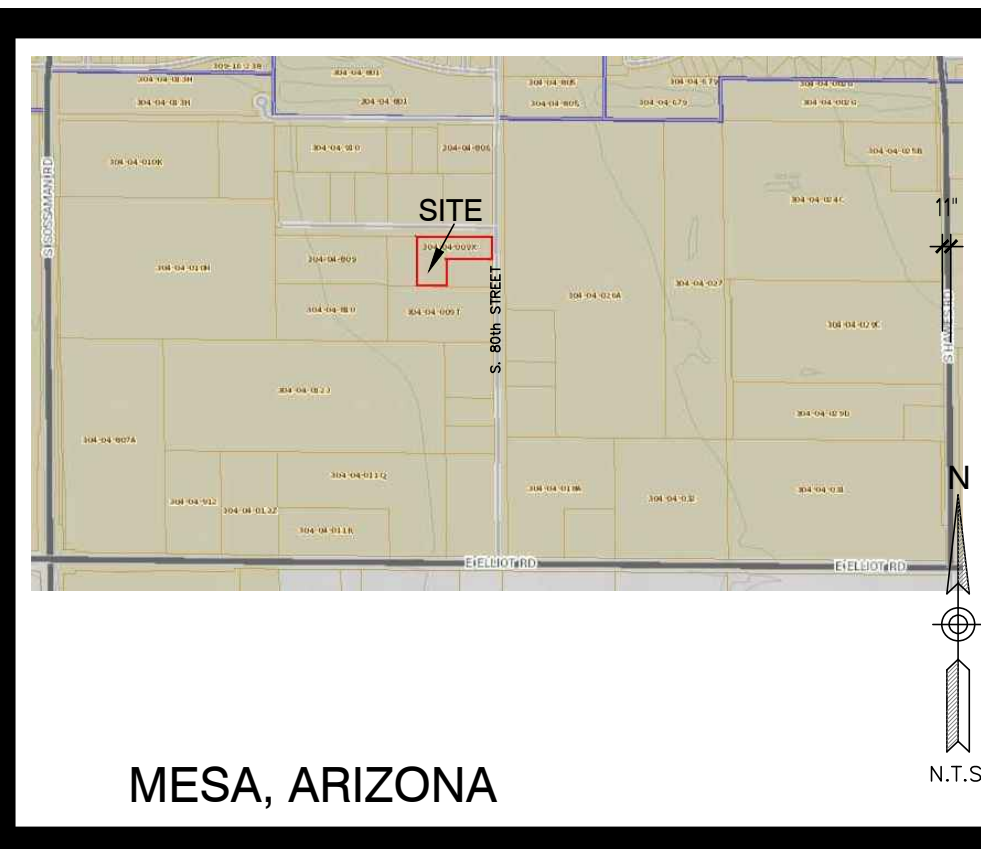
Building 1 is a 15,000 sq. ft. building containing tenant space, shop space, and office space with (2) two ADA restrooms. Building 1 is located on the Northeast corner of the site. Building 2 is a 5,000 sq. ft. building containing tenant space, located on the Northwest corner of the site. The project also consist of 44 parking spaces distributed between the new buildings per zoning requirements. Yard space with all-weather material is also provided for each building. Each yard is to be divided by new chain-link fences w/plastic slat screening, and screened from the street view by 8'-0" high masonry walls. Each building shall be designed to meet the requirements of the City of Mesa, to include various materials and massing at both the pedestrian scale and the overall building. The property lines are being shifted so that the frontage along Prairie Ave. serves as the front of the lot allowing the construction yards to be towards the south ½ of the properties.

# BLDG. DATA

GENERAL CONTRACTOR:	UTILITY CONSTRUCTION COMPANY, INC. P.O. BOX 1774 GILBERT, ARIZONA 85299 PHONE (480)654-3100
BUILDING ADDRESS:	80th STREET & EAST PRAIRIE AVENUE MESA, ARIZONA
BUILDING CODES:	2018 I.B.C. 2018 I.M.C. 2018 I.R.C. 2018 N.E.C. 2018 I.P.C. 2009 ADA/I.C.C./A 117.1 2018 I.F.C. 2018 I.F.G.C. 2018 I.E.B.C.
PARCEL NO.:	304-04-009V (PARCEL 1), 304-04-009X (PARCEL 2)
EXISTING ZONING:	L-1
CONSTRUCTION TYPE:	III-B
OCCUPANCY GROUPS:	F-1, B (NON-SEPARATED USE)
GROSS SITE AREA:	143,435 SQ. FT. = 3.24 ACRES
NET SITE AREA:	43,547 S.F. = 1 ACRE (PARCEL 1), 97,593 S.F. = 2.24 ACRES (PARCEL 2)
USE:	SHELL INDUSTRIAL BUILDINGS
SITE COVERAGE:	120,239 S.F. = 2.76 ACRES
LANDSCAPE AREA:	23,196 S.F. = .53 ACRES
LANDS. COVERAGE:	16.2%
ACTUAL AREA:	BUILDING 1: 15,000 S.F. BUILDING 2: 5,000 S.F. TOTAL: 20,000 S.F.
PARKING CALCULATIONS:	REQUIRED: INDUSTRIAL SHELL BUILDINGS- 1 SPACE PER 500 S.F. (1st 75% OF FLOOR AREA) 1 SPACE PER 375 S.F. (LAST 25% OF FLOOR AREA)
	BUILDING 1: 11,250/500 (75%)=23 STALLS 3,750/375 (25%)=10 STALLS TOTAL=33 STALLS
	BUILDING 2: 3,750/500 (75%)=8 STALLS 1,250/375 (25%)=3 STALLS TOTAL=11 STALLS
PROVIDED:	BUILDING 1: 33 STALLS, 2 HANDICAPPED STALLS BUILDING 2: 11 STALLS, 1 HANDICAPPED STALL

EXISTING BUILDING  
APN: 304-04-009V  
ZONING: LI

# LOCATION MAP



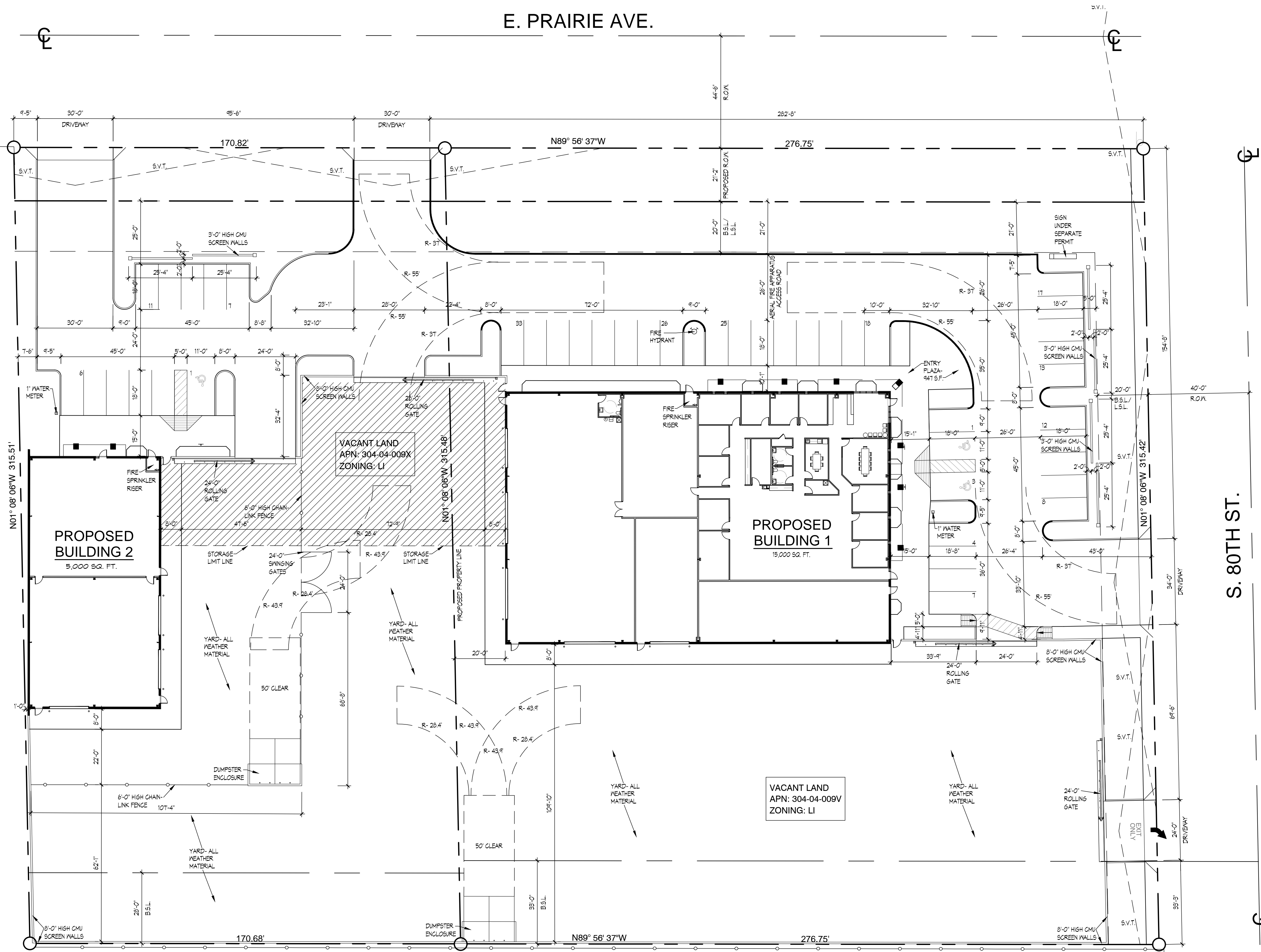
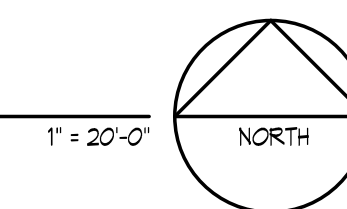
MESA, ARIZONA

### FIRE NOTES:

- A. COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
- B. THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000 LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100 OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- C. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

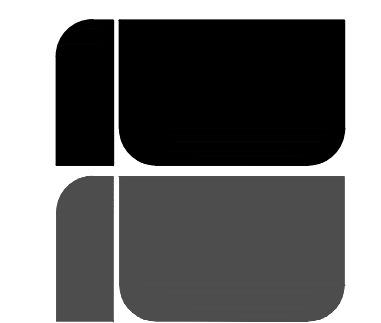
## SITE PLAN

- NOTE:
- INDICATES FIRE LANE CURB MARKINGS- PAINT CURBS RED.
  - INDICATES AREA PROHIBITED TO STORAGE OF CONSTRUCTION MATERIALS

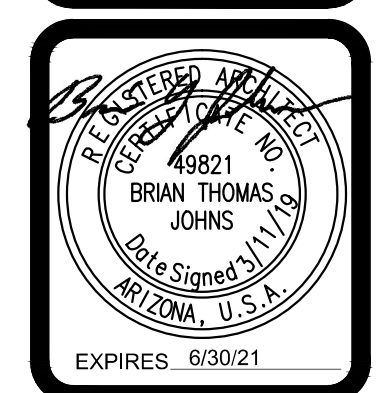


TWO NEW BUILDINGS  
FOR  
UTILITY CONSTRUCTION COMPANY  
80TH ST. & E. PRAIRIE AVENUE MESA, ARIZONA

**associatedarchitects inc.**  
architecture · construction management · planning  
www.associated-architects.com  
p 480-964-8451  
6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296

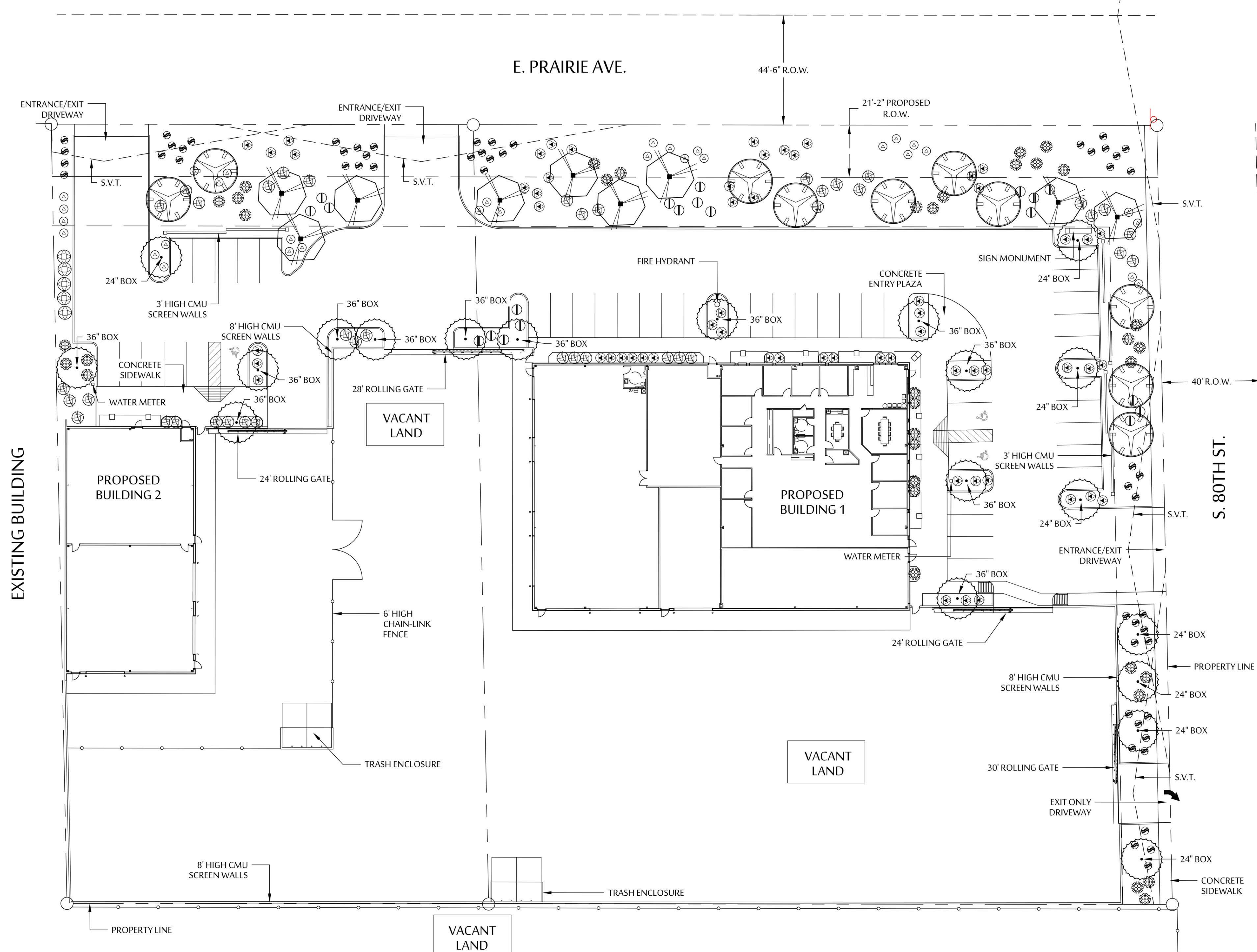


NO.	DATE	DESCRIPTION
1	02/17/17	ISSUED FOR PERMIT
2	02/17/17	ISSUED FOR PERMIT
3	02/17/17	ISSUED FOR PERMIT
4	02/17/17	ISSUED FOR PERMIT



SHEET 2  
**A-2**  
OF





**PLANT LEGEND**

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
<b>TREES</b>			
	PROSOPIS HYBRID - 'RIO SALADO' MESQUITE	24" BOX	10
	PARKINSONIA FLORIDA - BLUE PALO VERDE	36" BOX	9
	ACACIA ANEURA - MULGA TREE (SIZE NOTED ON PLAN)	24" BOX	8
		36" BOX	12
<b>SHRUBS</b>			
	DODONAEA VISCOSA - HOP BUSH	15 GAL	5
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE	5 GAL	20
	EREMOPHILA HYGROPHANA - BLUE EMU (BLUE BELLS)	5 GAL	31
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' - HEAVENLY CLOUD	5 GAL	36
	MUHLENBERGIA CAPILLARIS - REGAL MIST DEER GRASS	5 GAL	61
	RUELLIA PENINSULARIS - BAJA RUELLIA	5 GAL	40
<b>GROUND COVERS</b>			
	LANTANA CAMARA 'GOLD MOUND' - GOLD MOUND LANTANA	5 GAL	54
	DECOMPOSED GRANITE - 3/4 SCREENED, 2" MIN DEPTH KALAMAZOO 'APACHE BROWN'		23,481 SQ.FT

EXISTING BUILDING



**UTILITY CONSTRUCTION COMPANY**  
PRELIMINARY LANDSCAPE PLAN

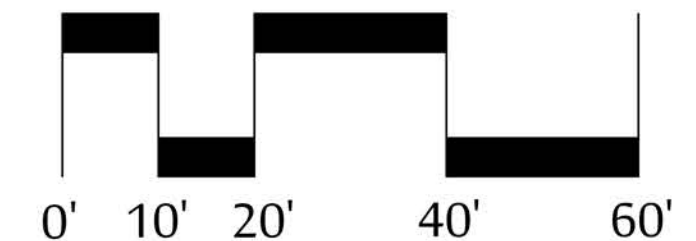
80TH STREET & EAST PRAIRIE AVENUE

APRIL 30, 2019



Expires: 6-30-2021

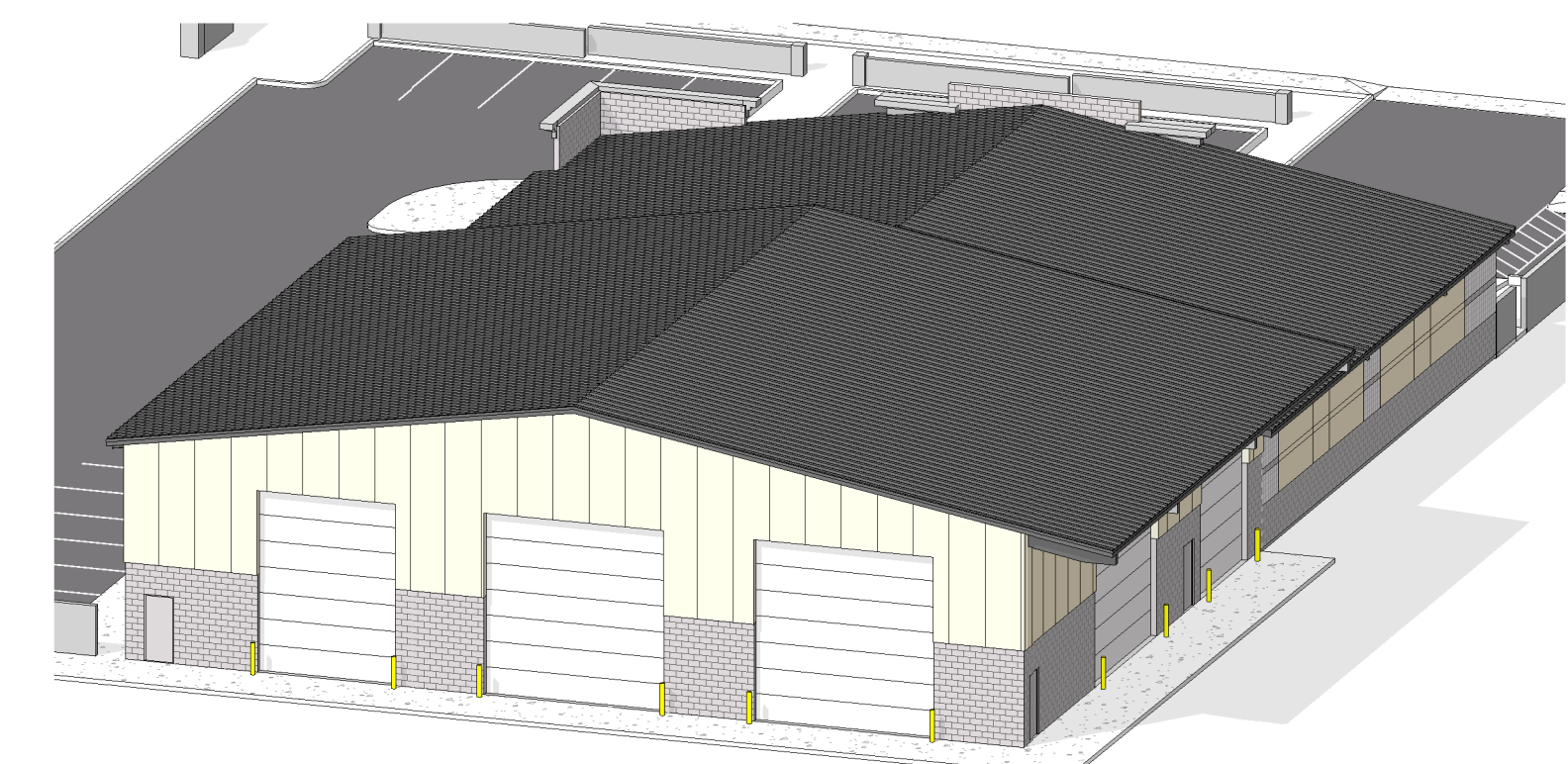
SCALE: 1"=20'-0"



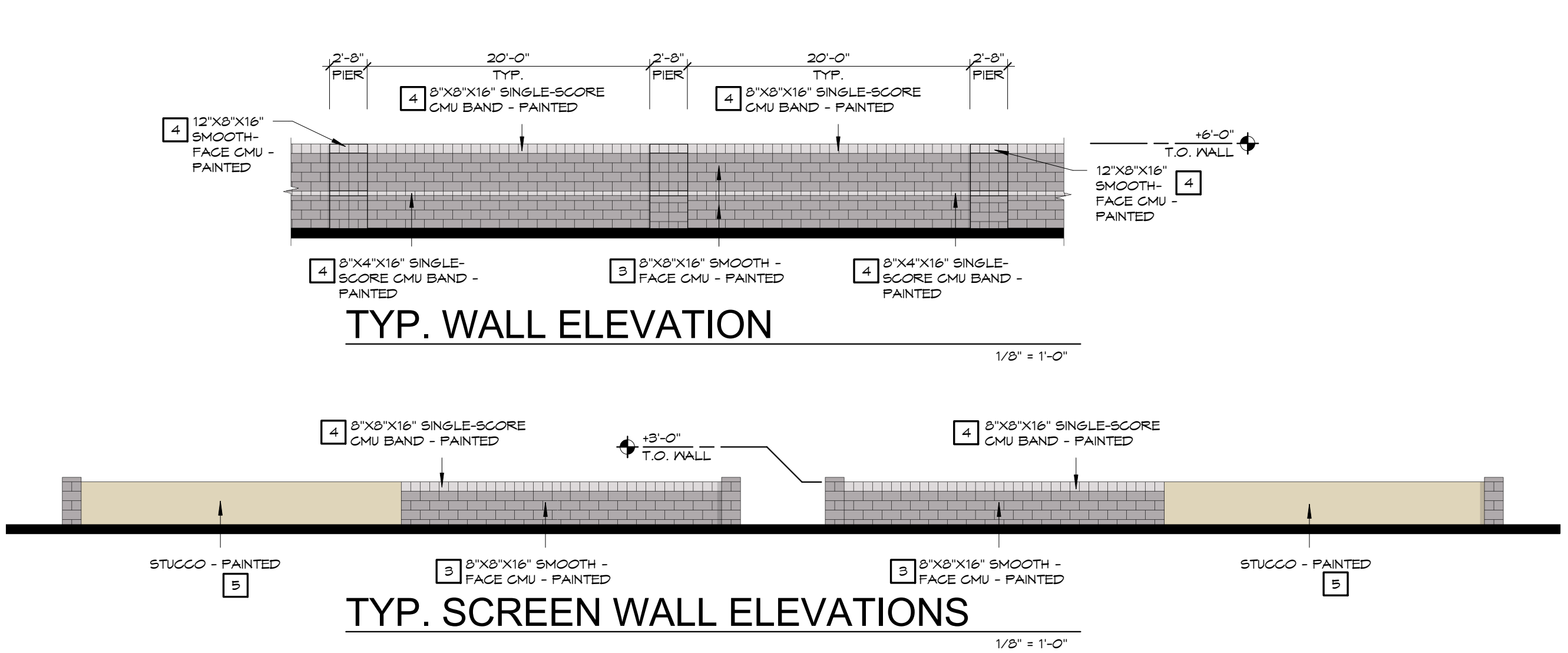
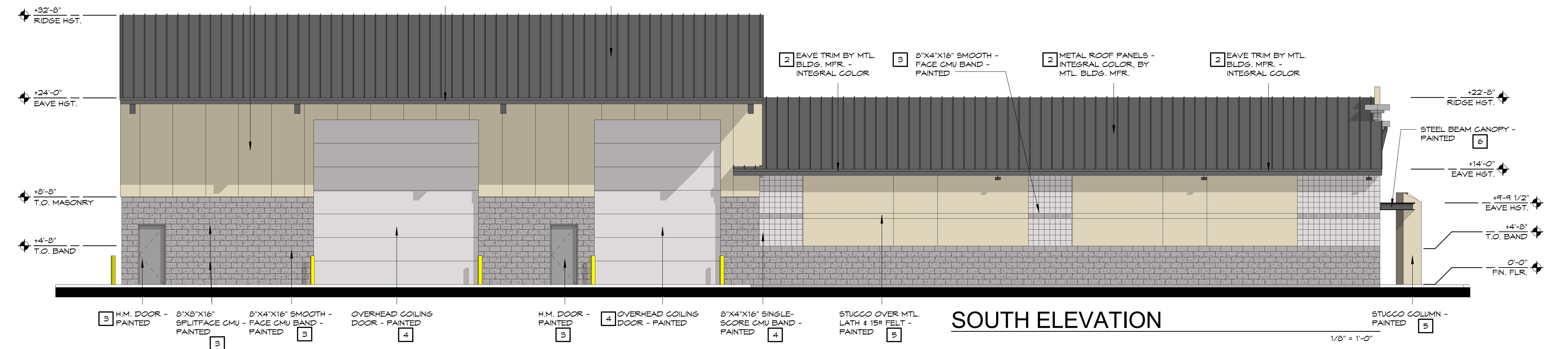
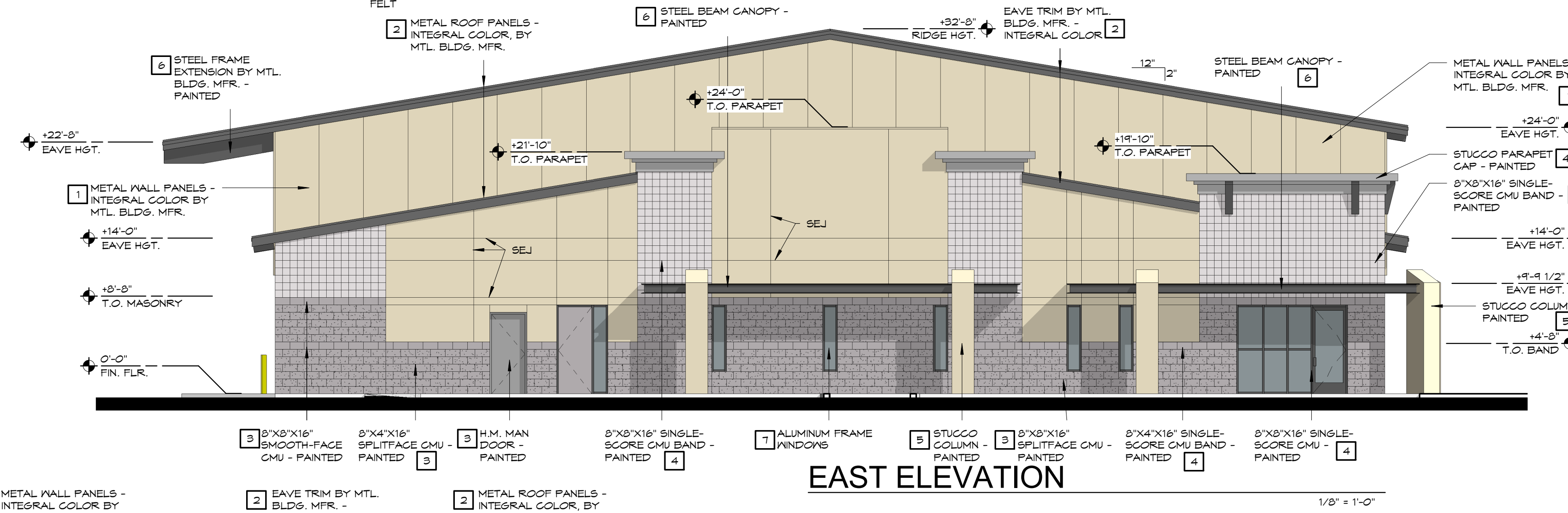
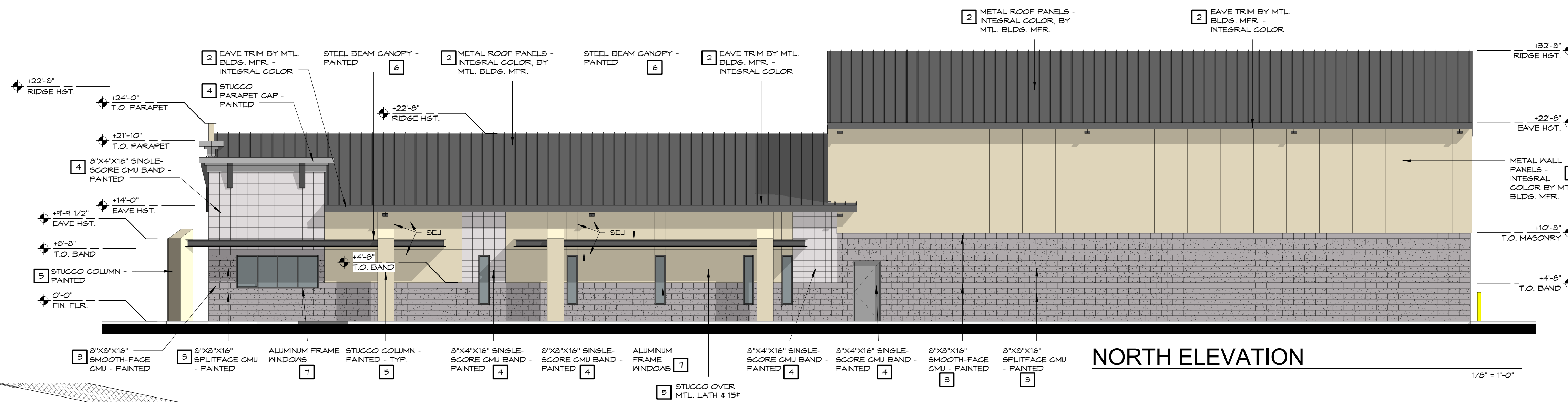




3D ISO



3D ISO



**COLOR LEGEND**

- METAL WALL PANELS - MAIN BODY:  
MFR: MCCI  
INTEGRAL COLOR: LIGHT STONE
- METAL ROOF PANELS & EAVE TRIM:  
MFR: MCCI  
INTEGRAL COLOR: CHARCOAL GRAY
- SMOOTH-FACE 8'X8'X16" CMU:  
MFR: SHERWIN WILLIAMS  
COLOR: GRAY MATTERS / SN 1066
- SMOOTH-FACE 8'X8'X16" SINGLE-SCORE CMU & 8'X4'X16" SINGLE-SCORE CMU:  
MFR: SHERWIN WILLIAMS  
COLOR: PASSIVE / SN 1064
- STUCCO COLUMNS:  
MFR: SHERWIN WILLIAMS  
COLOR: DIRTY MARTINI / SN 9119
- STEEL BEAM CANOPY:  
MFR: SHERWIN WILLIAMS  
COLOR: PEPPER CORN / SN 1614
- ALUMINUM STOREFRONT  
MFR: KAVNEER  
PRODUCT: ALUMINUM STOREFRONT  
W/CLEAR GLAZING  
COLOR: DARK BRONZE NO. 40

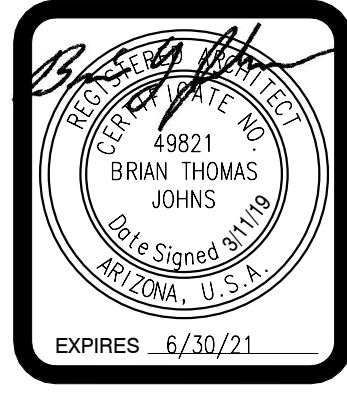
A NEW DEVELOPMENT FOR  
**KEN NICKUM**  
19414 E. WARNER RD. MESA, AZ 85212  
1ST SITE PLAN REVIEW

**associated architects, inc.**  
architecture · construction management · planning  
www.associated-architects.com  
p 480-984-8451  
6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296



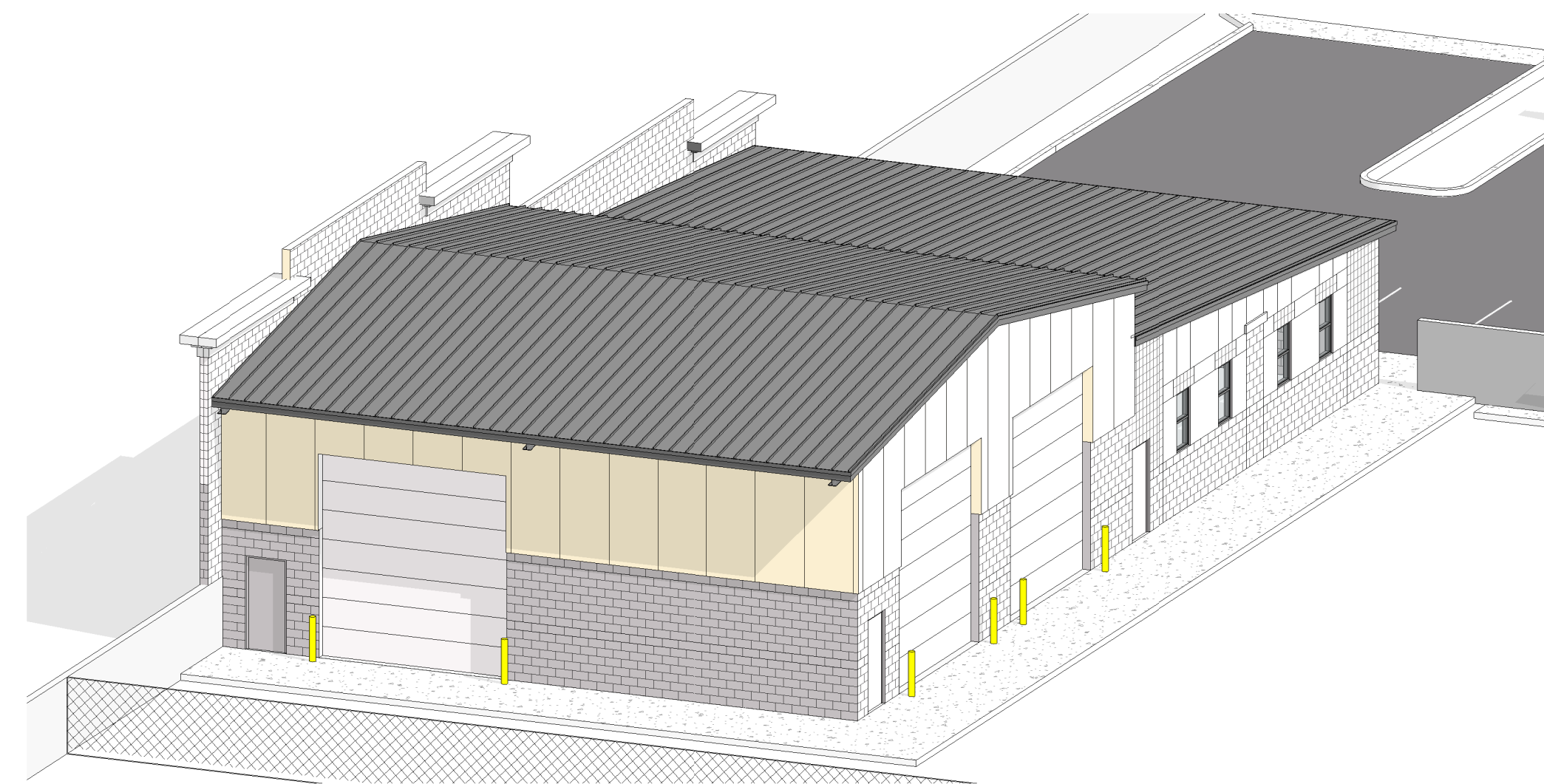
**BUILDING ELEVATIONS**

NO.	DATE	DESCRIPTION



SHEET  
**A-4**  
OF

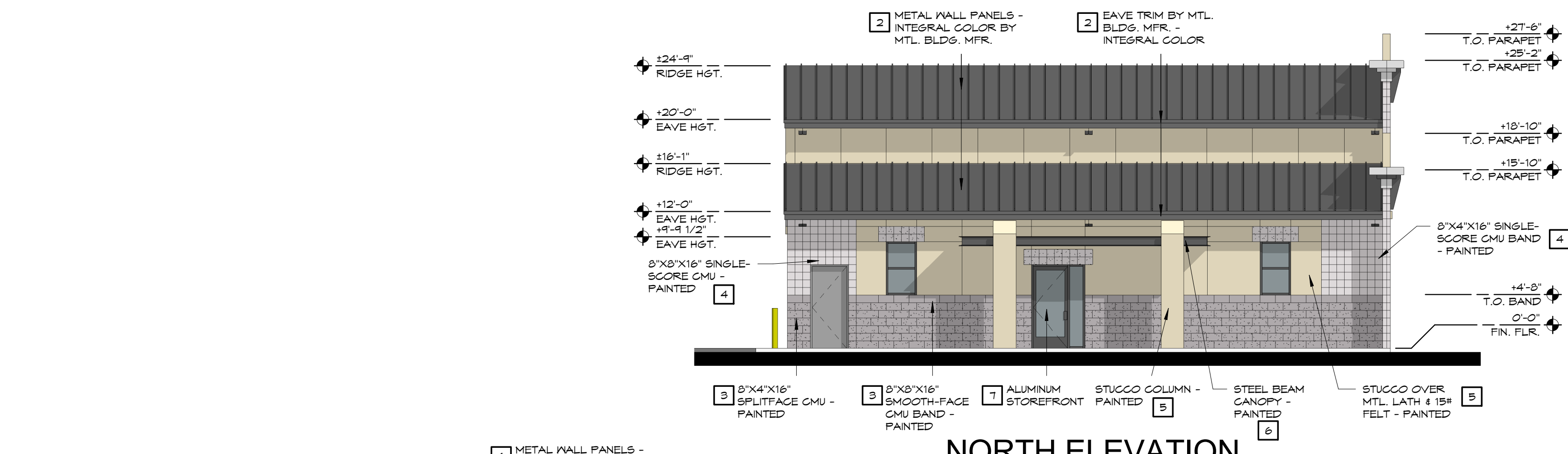




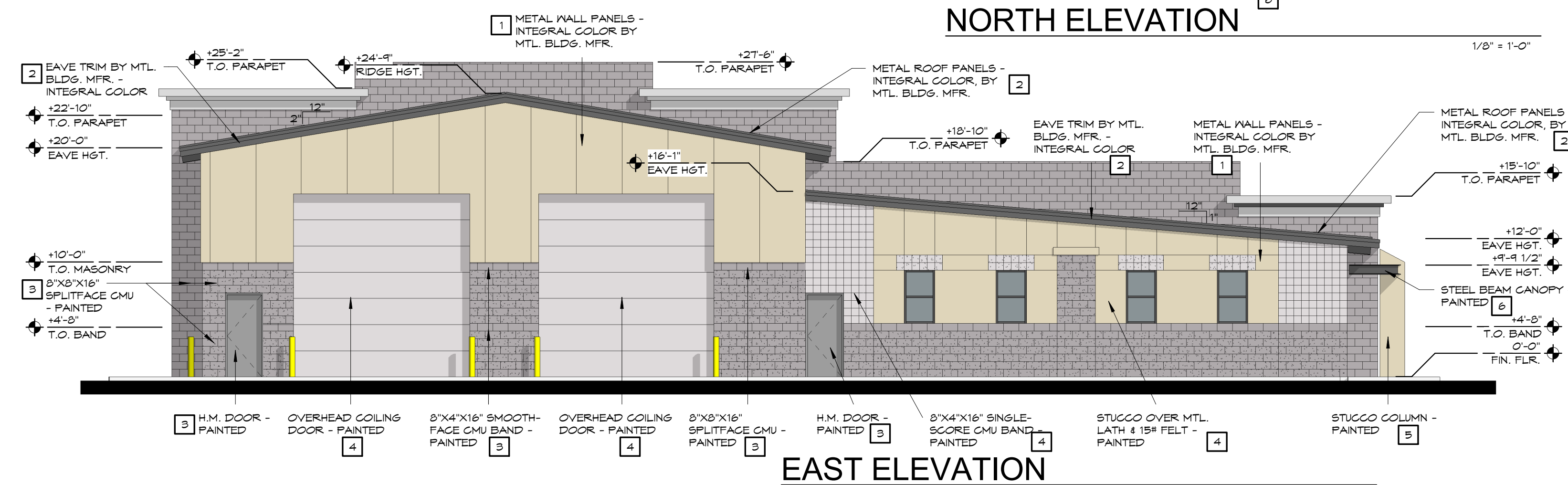
3D ISO



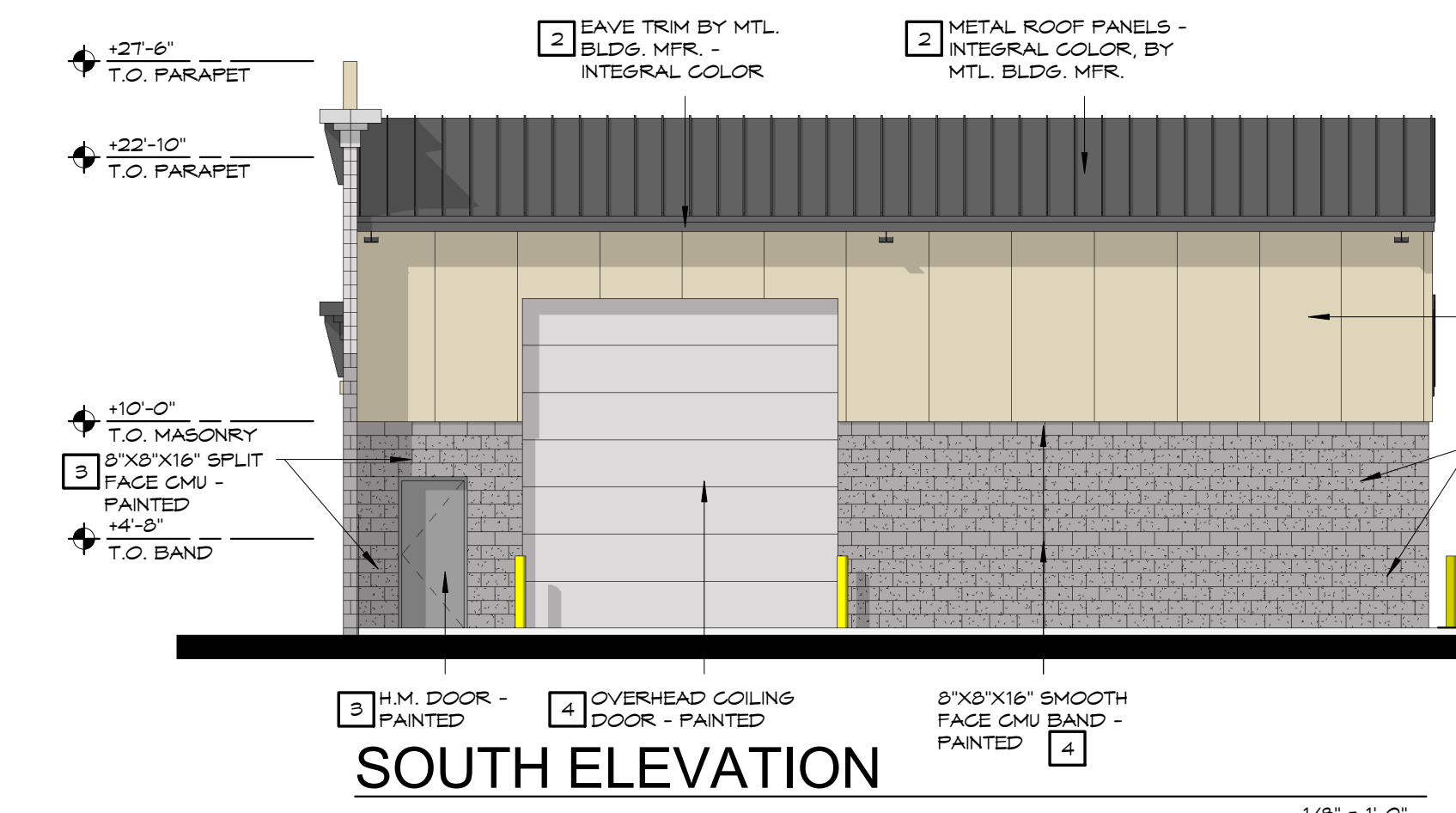
3D ISO



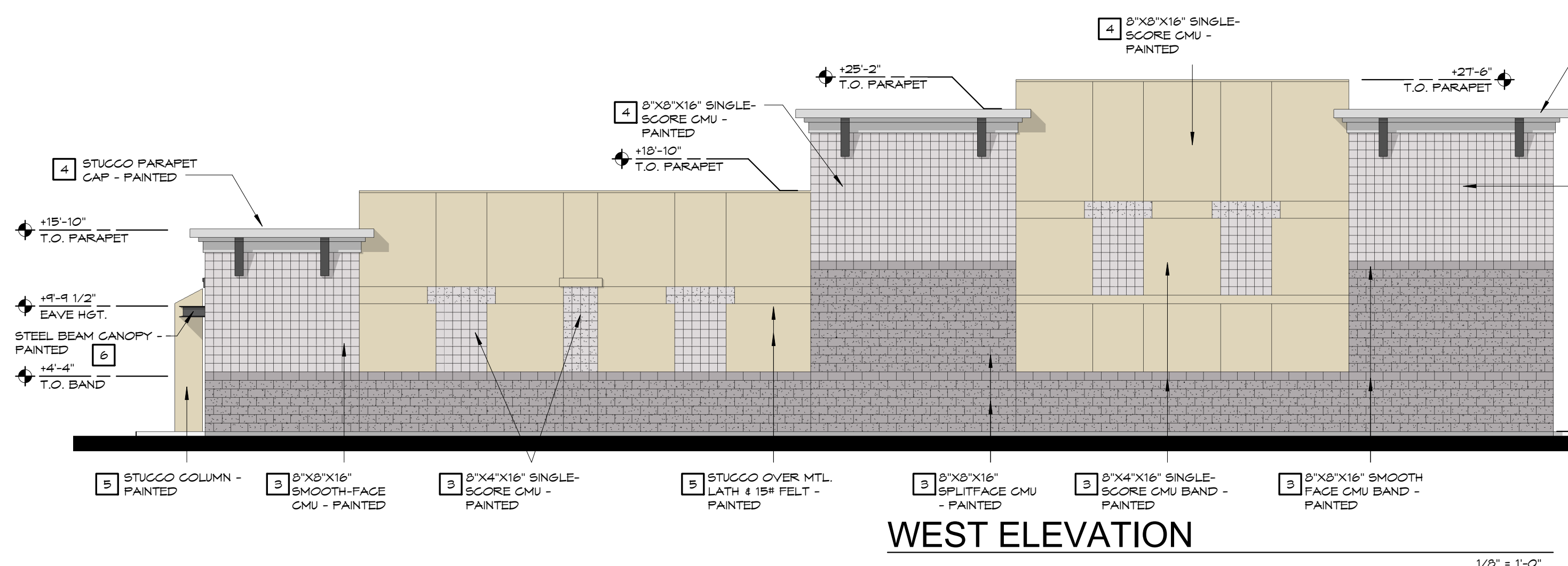
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COLOR LEGEND

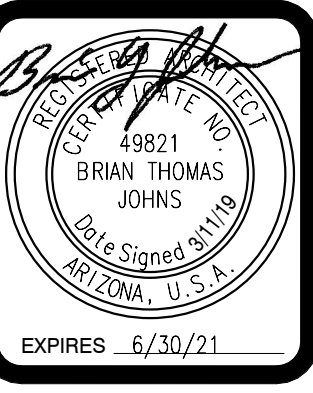
- 1 METAL WALL PANELS - MAIN BODY:  
MFR: MCCI  
INTEGRAL COLOR: LIGHT STONE
- 2 METAL ROOF PANELS & EAVE TRIM:  
MFR: MCCI  
INTEGRAL COLOR: CHARCOAL GRAY
- 3 SMOOTH-FACE 8'x8'x16" CMU:  
MFR: SHERWIN WILLIAMS  
COLOR: GRAY MATTERS / SN 1066
- 4 SMOOTH-FACE 8'x8'x16" SINGLE-SCORE CMU & 8'x4'x16" SINGLE-SCORE CMU:  
MFR: SHERWIN WILLIAMS  
COLOR: PASSIVE / SN 1064
- 5 STUCCO COLUMNS:  
MFR: SHERWIN WILLIAMS  
COLOR: DIRTY MARTINI / SN 9119
- 6 STEEL BEAM CANOPY:  
MFR: SHERWIN WILLIAMS  
COLOR: PEPPER CORN / SN 1614
- 7 ALUMINUM STOREFRONT  
MFR: KAVNEER  
PRODUCT: ALUMINUM STOREFRONT  
W/ CLEAR GLAZING  
COLOR: DARK BRONZE NO. 40

A NEW DEVELOPMENT FOR  
**KEN NICKUM**  
 19414 E. WARNER RD. MESA, AZ 85212  
 1ST SITE PLAN REVIEW  
**associated architects, inc.**  
 architecture · construction management · planning  
 www.associated-architects.com  
 p 480-964-8451  
 6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296



DATE	DESCRIPTION

BUILDING ELEVATIONS



COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF ASSOCIATED ARCHITECTS INC. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT BUILDING BEFORE PROCEEDING WITH THIS WORK.

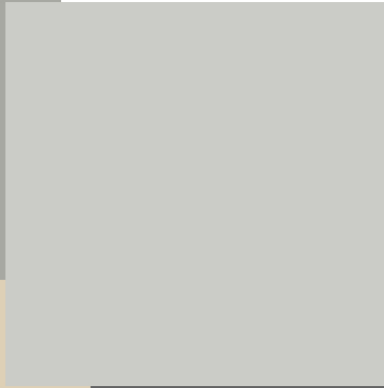


# COLOR BOARD

MASONRY - SPLITFACE & SMOOTH:  
MFGR: SHERWIN WILLIAMS  
COLOR.: GRAY MATTERS SW 7066



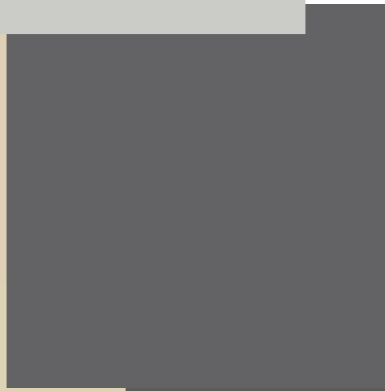
MASONRY - SINGLE SCORE:  
MFGR: SHERWIN WILLIAMS  
COLOR: PASSIVE SW 7064



STUCCO:  
MFGR: SHERWIN WILLIAMS  
COLOR: DIRTY MARTINI  
SW 9119



ACCENT METAL:  
MFGR: SHERWIN WILLIAMS  
COLOR: PEPPERCORN  
SW 7674



ROOF PANELS & TRIM:  
MFR: MBCI  
COLOR: CHARCOAL GRAY



METAL WALL PANELS:  
MFGR: MBCI  
COLOR: LIGHT STONE