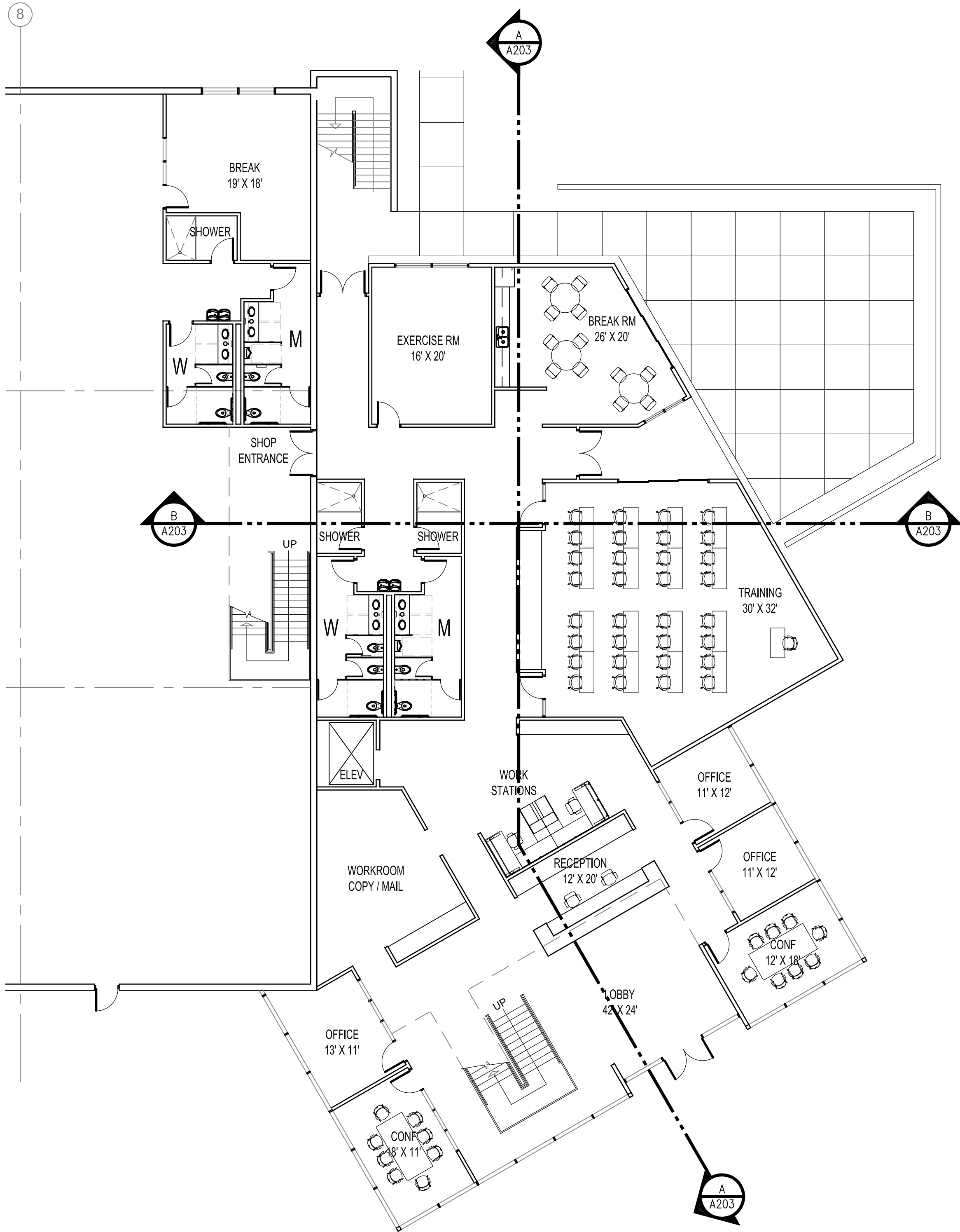


A2

A100

2ND LEVEL PLAN

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



NORTH

A4

A100

MAIN LEVEL PLAN

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

GENERAL NOTES:

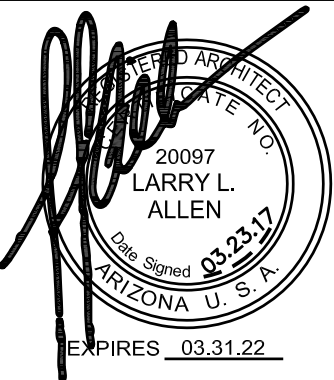
- A. DIMENSIONS ARE TO THE FACE OF EXISTING FINISH, NEW SUBSTRATE OR GRIDLINE. "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
- B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- C. DO NOT SCALE DRAWINGS.



ARCHITECTS
2715 E Indian School Road
Phoenix, AZ 85016
p: 602.707.6240

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OFFICE AND INDUSTRIAL PARK
MESA, ARIZONA

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PROJECT NO. 16007		
DRAWN BY: MB		CHECKED BY: LA
ISSUED:		
NO.	DATE	DESCRIPTION
SHEET NAME		

FLOOR PLANS

03.23.17

A100

D

C

B

A

1

2

3

4

5

GENERAL NOTES:

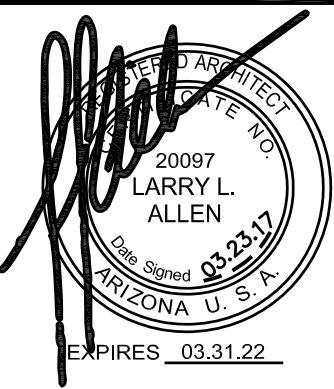
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ISSUED:		
NO.	DATE	DESCRIPTION

SHEET NAME



A3
A100

MAIN LEVEL PLAN - WAREHOUSE

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

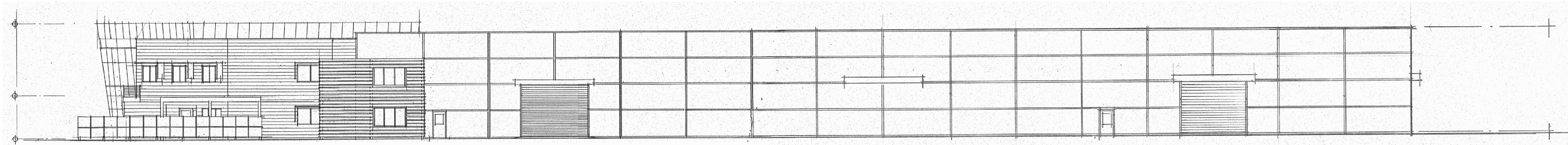
FLOOR PLAN
WAREHOUSE

03.23.17

A101

SITE & DESIGN REVIEW

D



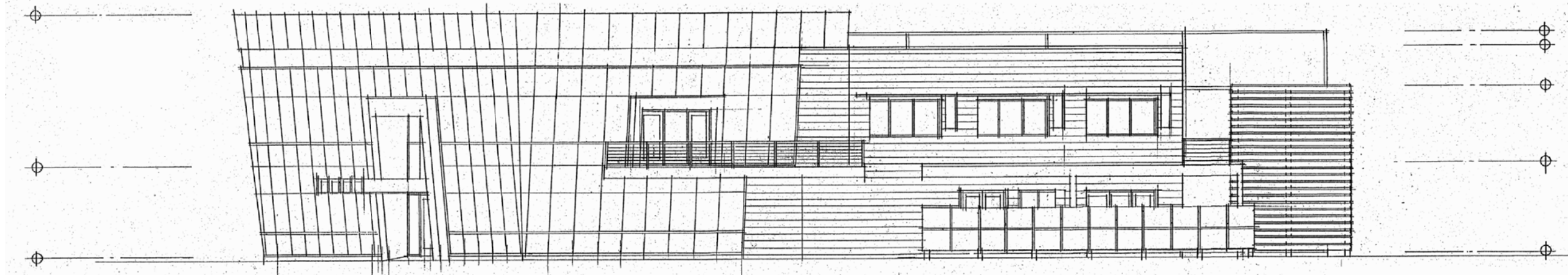
D3

WEST ELEVATION

A200

1/16"=1'-0"

C



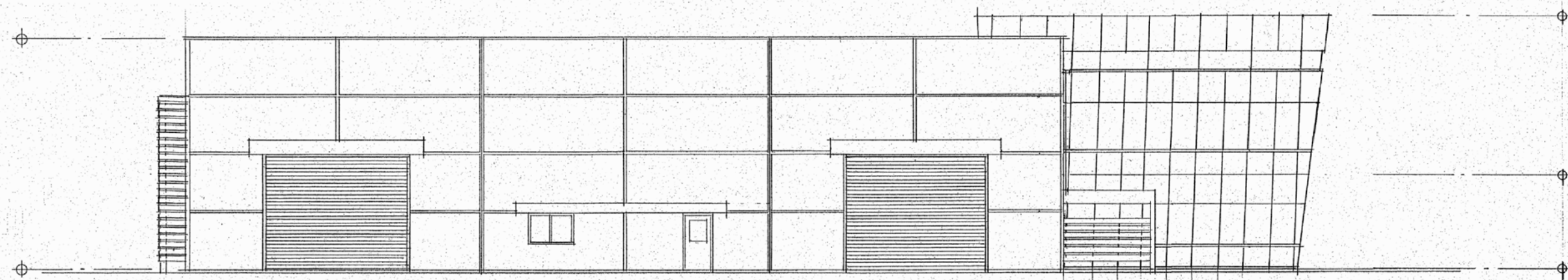
C2

NORTH ELEVATION

A200

1/16"=1'-0"

B



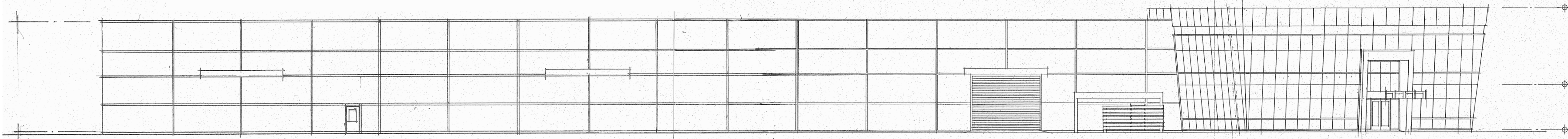
B3

SOUTH ELEVATION

A200

1/16"=1'-0"

A



A3

EAST ELEVATION

A200

1/16"=1'-0"

GENERAL NOTES:

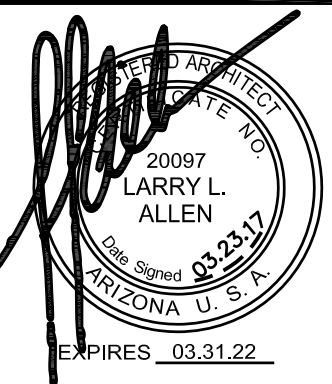
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PROJECT NO. 16007

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ISSUED:

NO.	DATE	DESCRIPTION

SHEET NAME

OVERALL
BUILDING
ELEVATIONS

03.23.17

A200

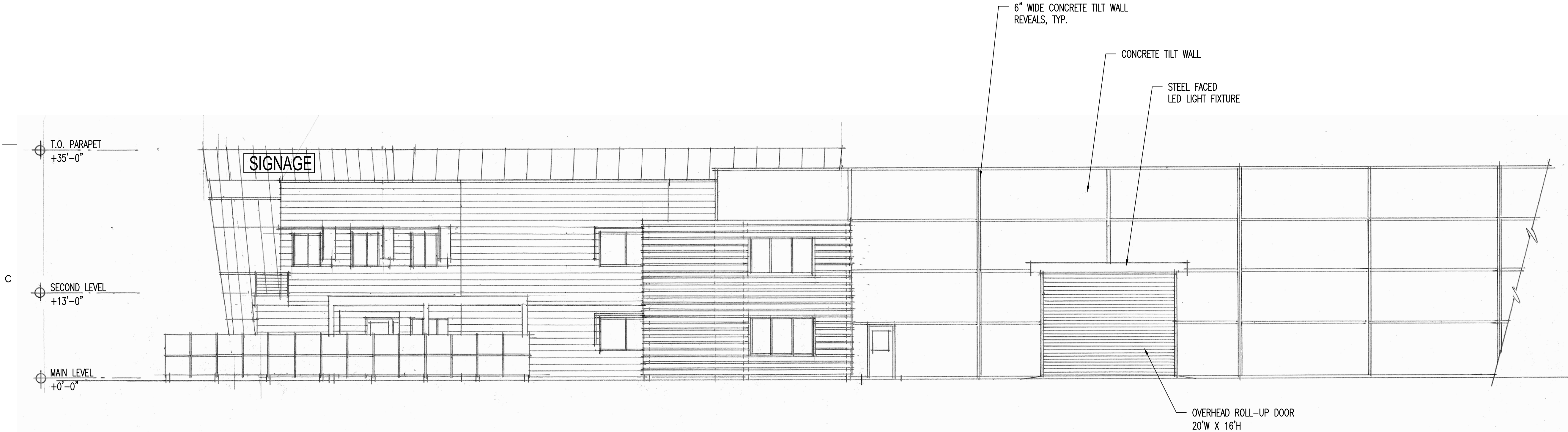
SITE & DESIGN REVIEW

D

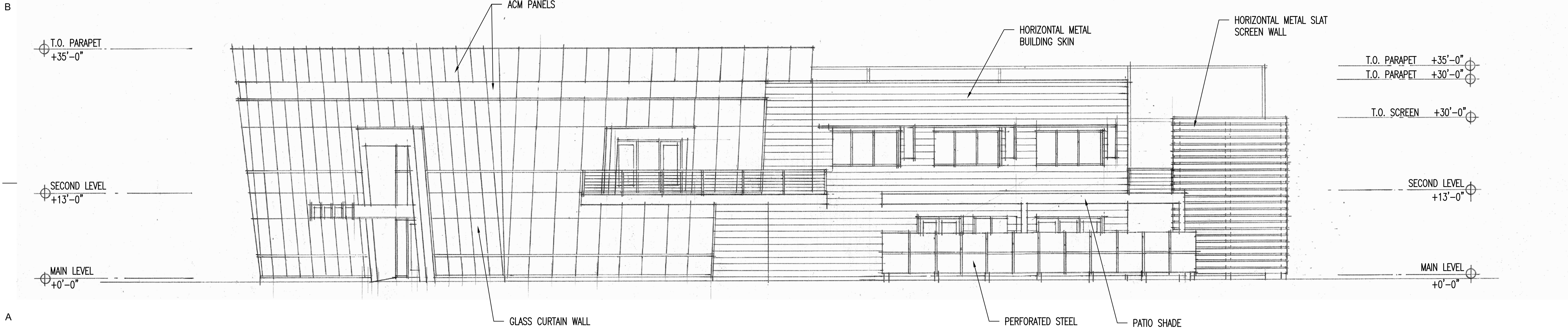
C

B

A



B3 WEST ELEVATION
A201 1/8"=1'-0"



A3 NORTH ELEVATION
A201 1/8"=1'-0"

GENERAL NOTES:

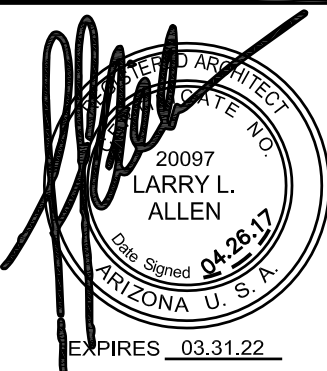
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ISSUED:

NO.	DATE	DESCRIPTION

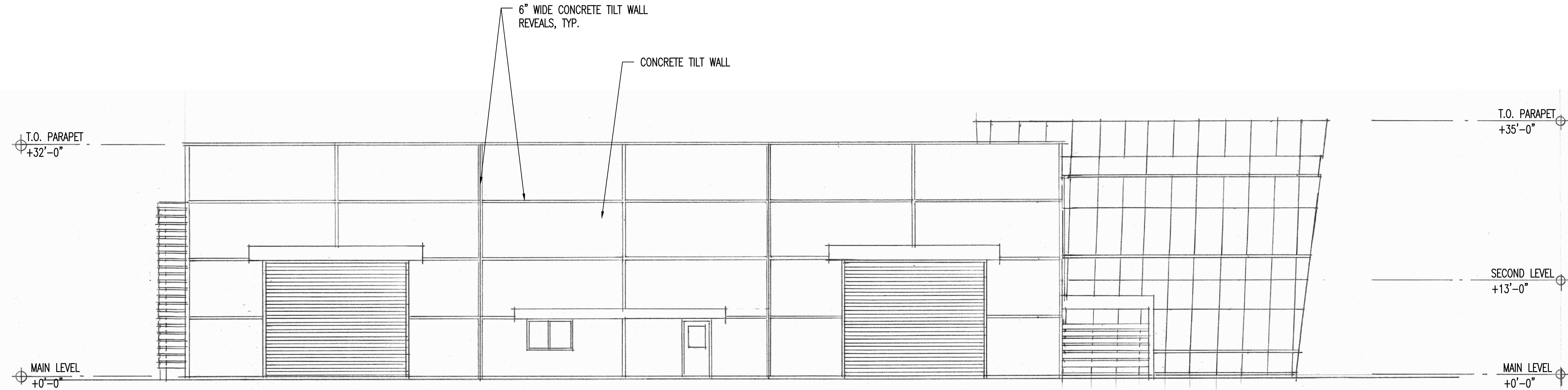
SHEET NAME

ENLARGED
BUILDING
ELEVATIONS

03.23.17

A201

SITE & DESIGN REVIEW

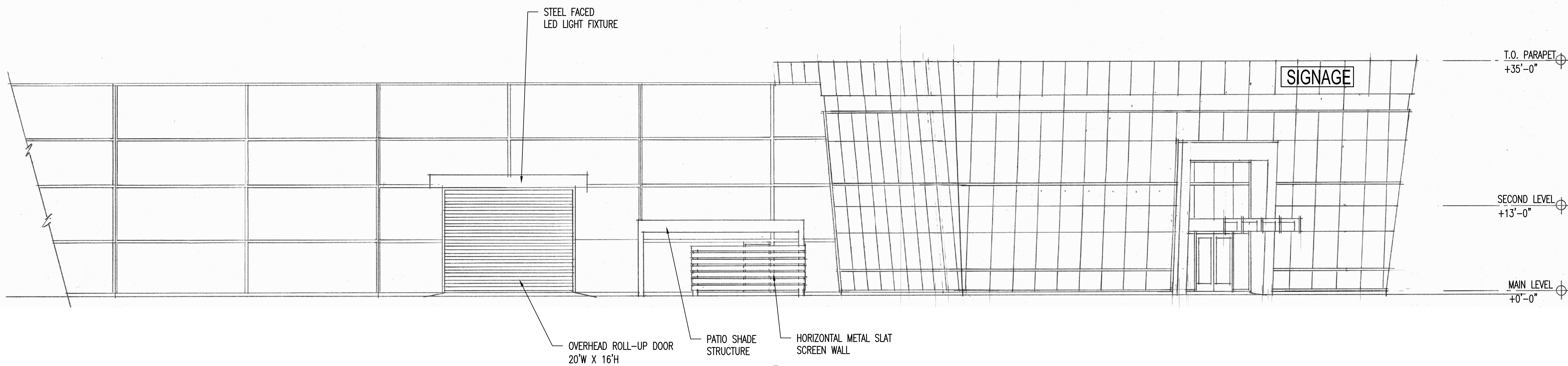


B3

A202

1/8"=1'-0"

SOUTH ELEVATION



A3

A202

1/8"=1'-0"

EAST ELEVATION

GENERAL NOTES:

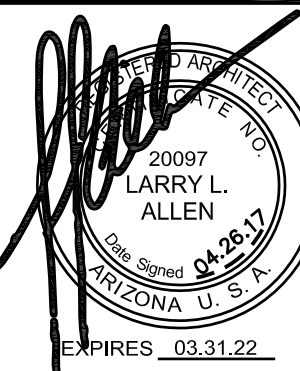
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NO.	DATE	DESCRIPTION

SHEET NAME

ENLARGED
BUILDING
ELEVATIONS

03.23.17

A202

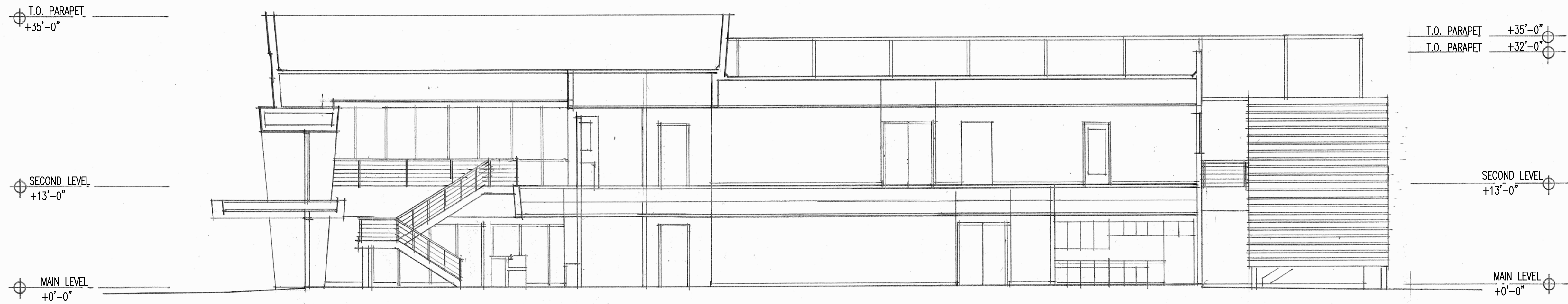
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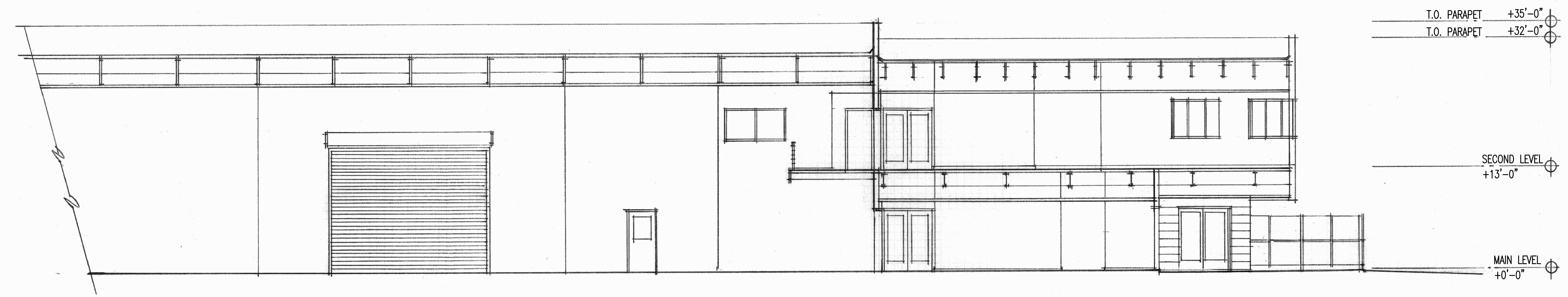
C

B

A



A SECTION
A203 1/8"=1'-0"



B SECTION
A203 1/8"=1'-0"

GENERAL NOTES:

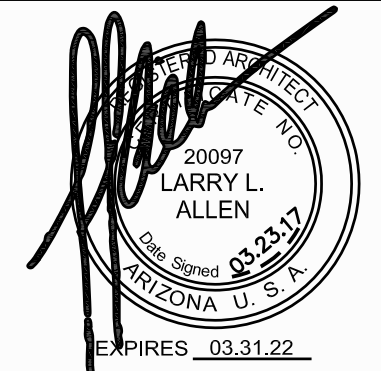
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DRAWN BY: MB		CHECKED BY: LA
ISSUED:		
NO.	DATE	DESCRIPTION

SHEET NAME
**ENLARGED
BUILDING
ELEVATIONS**

03.23.17

A202

SITE & DESIGN REVIEW

RETENTION

Retention Required				Retention Basin Storage					
Drainage Area	Area "A"	Runoff Coef. "C"	Required Volume "V"	Basin #	Depth	Area Bottom	Area Top	Provided Volume	As-Built Volume
I.D.									
1 Offsite-Pecos Rd. Half Street	21,485	0.95	3,742						
				1	3.5	75	6,298	11,153	
				1A	2.0	278	1,215	1,493	
1A ONSITE (NORTH PARKING AREA)	70,721	0.77	9,938						
				1B	2.0	25	1,283	1,308	
							SubTotal	13,954	
2 ONSITE (SOUTH PORTION OF PROJECT)	206,622	0.80	30,305						
				2	2.0	16,312	24,131	40,443	
								54,397	
	298,828		43,985						

Formulas:

1. $V_R = (D/12) \times C_A$ where P=2.2 inches (100-year, 2-hour) (NOAA 14)	
2. Basin Vol = $0.5(A_{TOP} + A_{BOT}) \times \text{Depth}$	
C factor:	
$C_W = ((\text{LANDSCAPE AREA} \times 0.5) + (\text{HARDSCAPE AREA} \times 0.95)) / \text{TOTAL TRIB AREA}$	
0.17=TURF LANDSCAPE	
C=0.50 FOR DESERT LANDSCAPE W/NO LINER	
C=0.70 FOR DESERT LANDSCAPE W/LINER	
C=0.85 FOR ASPHALT	
C=0.95 FOR CONCRETE/ROOF	
1-Cw = 0.77	(SEE DRAINAGE MAP FOR Cw AREAS)
1-Cw = 0.80	(SEE DRAINAGE MAP FOR Cw AREAS)

LEGEND

- FOUND 1/2" REBAR
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND COTTON PICKER SPINDLE
- ELECTRIC CABINET
- SEWER MANHOLE
- PALO VERDE TREE
- SIGN
- TRAFFIC SIGNAL JUNCTION BOX
- CONCRETE WALL
- SCHEDULE "B" ITEM

- R/W RIGHT OF WAY
FF FINISH FLOOR
APN. ASSESSOR PARCEL NUMBER
R/W RIGHT OF WAY
(TYP.) TYPICAL
BK./PG. BOOK & PAGE
DKT. DOCKET
DOC. DOCUMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
MCR MARICOPA COUNTY RECORDS
(C) CALCULATED DATA PER THIS SURVEY
(M) MEASURED DATA PER THIS SURVEY
(R) LAND SPLIT MCR BK. 1168, PG. 48

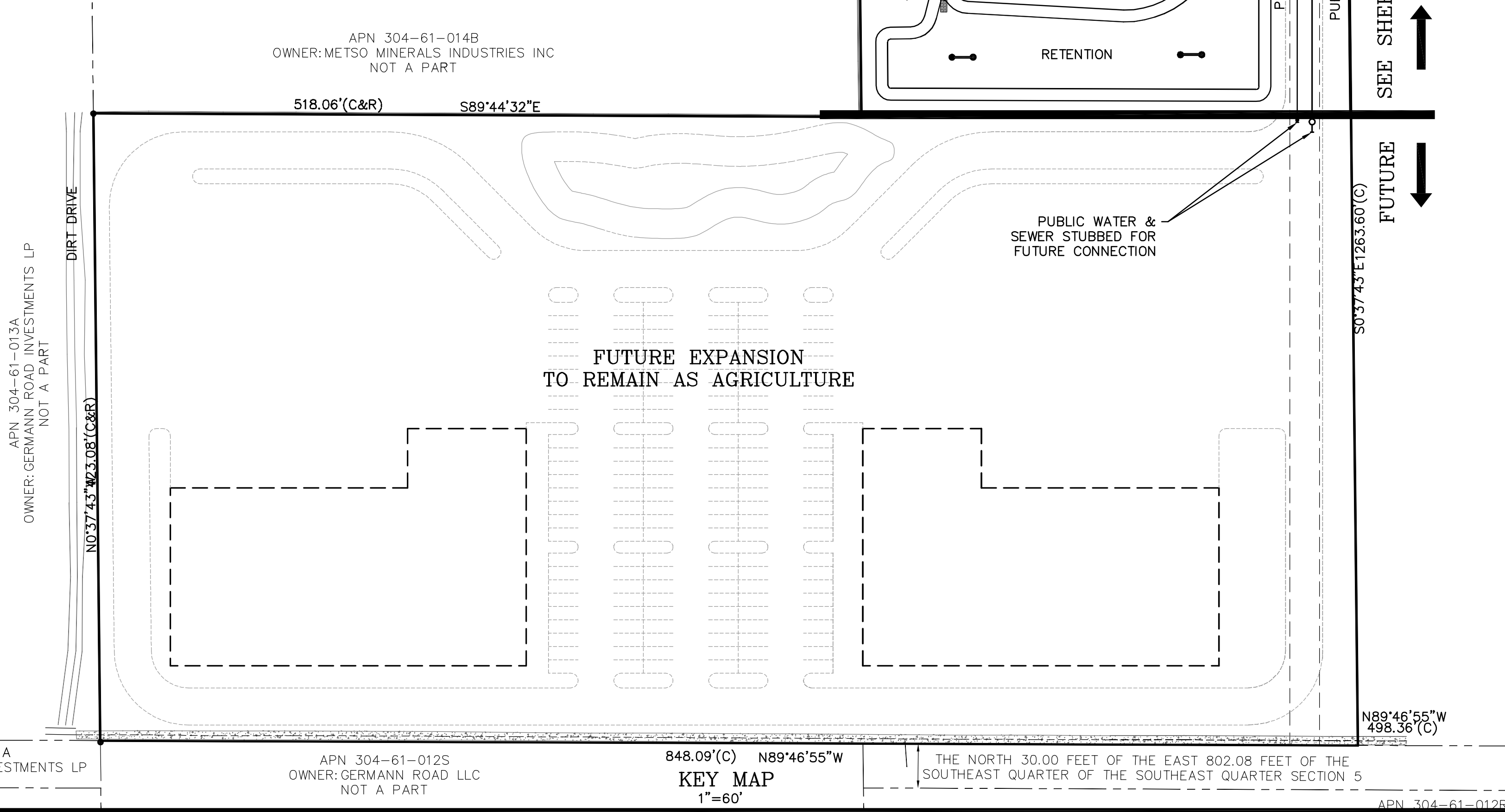
- CONCRETE AREA
- SECTION LINE
- BOUNDARY LINE
- GRADE BREAK LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- PROPOSED SEWER MANHOLE
- BACKFLOW PREVENTER
- T.S.V.B&C. OR CUT IN TEE
- CURB OPENING & RIP RAP SPILLWAY
- DRYWELL
- HEADWALL
- CLEANOUT

NOTE:

THESE PLANS ARE BASED ON BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED SURVEY INOVATION GROUP, INC.. THE ENGINEER, JACOBS WALLACE, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM ERRORS ON THE BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED AND SHOWN HEREON.

THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION OBTAINED IN THE FIELD AS WELL AS MAPS SUPPLIED BY THE CITY, VARIOUS UTILITY COMPANIES & THE SURVEYOR. THE ENGINEER, JACOBS WALLACE, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN. CALL BLUESTAKE PRIOR TO ANY DIGGING. IF DISCREPANCIES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

APN 304-61-014B
OWNER:METSO MINERALS INDUSTRIES INC
NOT A PART



FUTURE EXPANSION
TO REMAIN AS AGRICULTURE

848.09'(C) N89°46'55"W
KEY MAP
1"=60'

THE NORTH 30.00 FEET OF THE EAST 802.08 FEET OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 5

ARCHITECT

33 NORTH ARCHITECTS
LARRY L. ALLEN, R.A.
O. 602.707.6240
D. 602.707.6241
2715 EAST INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85016
LALLEN@33-NORTH.NET

ENGINEER

JACOBS WALLACE, LLC
2233 W BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964
JACOBS@JACOBSWALLACE.COM

CONTRACTOR

JOKAKE
NICO ROCHWALIK
MOBILE: 602 908 8073
FAX: 602 385 8931
5013 E WASHINGTON ST. SUITE 100
PHOENIX, ARIZONA 85034
NICO.ROCHWALIK@JOKAKE.COM

OWNER

KTFAB
DAVID TIDWELL
501 E. COMSTOCK DR
CHANDLER, AZ 85225
480.497.3140
DAVET@KTFAB.COM

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW OFFICE AND
FABRICATION FACILITY WITH ASSOCIATED
SITE IMPROVEMENTS. APPROXIMATELY
HALF THE SITE WILL REMAIN AS
FUNCTIONING AGRICULTURAL LAND. WITH
ABILITIES FOR FUTURE EXPANSION.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING A CITY OF MESA BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, BEING A BRASS CAP FLUSH BEARS SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 2656.53 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 799.26 FEET, TO A POINT ON THE EAST LINE OF THE WEST 518.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 37 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 65.01 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PECOS ROAD AS RECORDED IN INSTRUMENT NO. 2001-0366203, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 44 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 330.04 FEET TO A POINT ON THE EAST LINE OF THE WEST 518.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 37 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1263.60 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 848.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 37 MINUTES 43 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 423.08 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 841.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 44 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 518.06 FEET TO A POINT ON THE EAST LINE OF THE WEST 518.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 37 MINUTES 43 SECONDS WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 841.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 841.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING A CITY OF MESA BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, BEING A BRASS CAP FLUSH BEARS SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 2656.53 FEET;

* THIS LEGAL DESCRIPTION DOES NOT REFLECT THE LEGAL DESCRIPTION SHOWN ON THE TITLE COMMITMENT REFERENCED HEREON; THIS LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS ONLY A PORTION OF PARCEL 1 ON THE TITLE COMMITMENT.

PARCEL 1 (NET AREA) PARCEL 1 (GROSS AREA) PARCEL 1 (ONSITE DISTURBED AREA)
THE NORTH 30.00 FEET OF THE EAST 802.08 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE AREA

PARCEL 1 NET AREA - 636,086 SQ.FT. OR 14.603 ACRES
PARCEL 1 GROSS AREA - 657,571 SQ.FT. OR 15.096 ACRES
ONSITE DISTURBED AREA - 276,721 SQ.FT. OR 6.353 ACRES

BENCHMARK

A BRASS TAG IN THE NORTHWEST CORNER IN BRIDGE AT THE INTERSECTION OF SOSSAMAN ROAD AND GERMAN ROAD.

ELEV = 1356.84 (NAVD'88)

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST, BEARS NORTH 89 DEGREES 44 MINUTES 32 SECONDS WEST.

ZONING

ZONING LI-LIGHT INDUSTRIAL

FLOOD ZONE (FIRM)

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2770L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE SHADED X. ZONE SHADED X IS DESCRIBED 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."

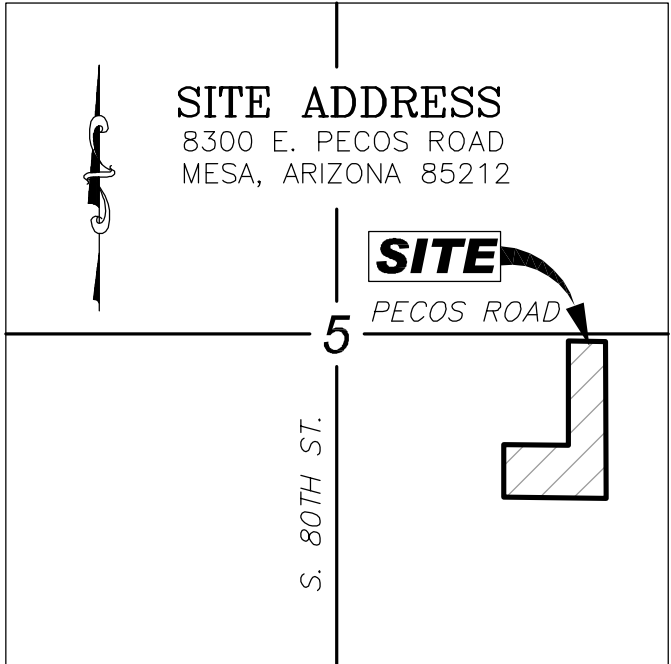
ASSESSOR'S PARCEL NUMBER

149-24-001R

NEW BUILDING CONCEPT
OFFICE AND INDUSTRIAL PARK

CONCEPTUAL
GRADING & DRAINAGE PLAN
AND UTILITY PLAN
8300 E. PECOS ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



GERMAN ROAD
T.2S, R.7E
VICINITY MAP
NOT TO SCALE

NEW BUILDING CONCEPT
OFFICE AND INDUSTRIAL
PARK

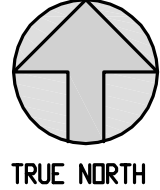
8300 E. PECOS ROAD
MESA, ARIZONA 85212

CONCEPTUAL
GRADING & DRAINAGE
AND UTILITY PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



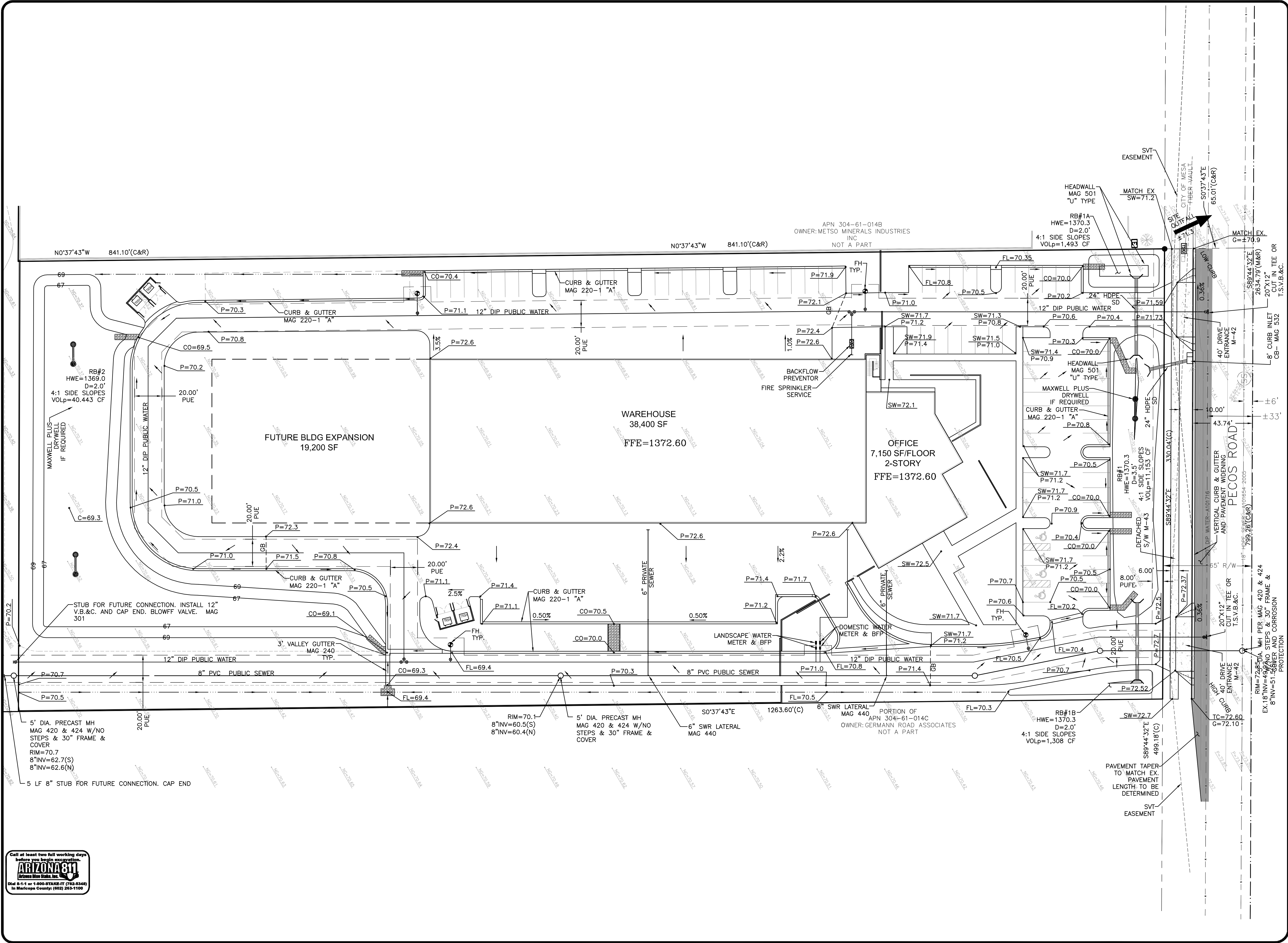
0 30 60 120

DATE: MARCH 2017

DRAWING NO.

C1.0 OF 2

JOB: 0080



Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Statewide, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (763-8346)
In Maricopa County: (602) 263-1100

DATE	BY	APP.	DESCRIPTION
4-28-17	CGJ	CGJ	DR. RE-SUBMITTAL
3-28-17	CGJ	CGJ	DR. SUBMITTAL
B	A		

NEW BUILDING CONCEPT
OFFICE AND INDUSTRIAL
PARK
8300 E. PECOS ROAD
MESA, ARIZONA 85212

CONCEPTUAL
GRADING & DRAINAGE
AND UTILITY PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

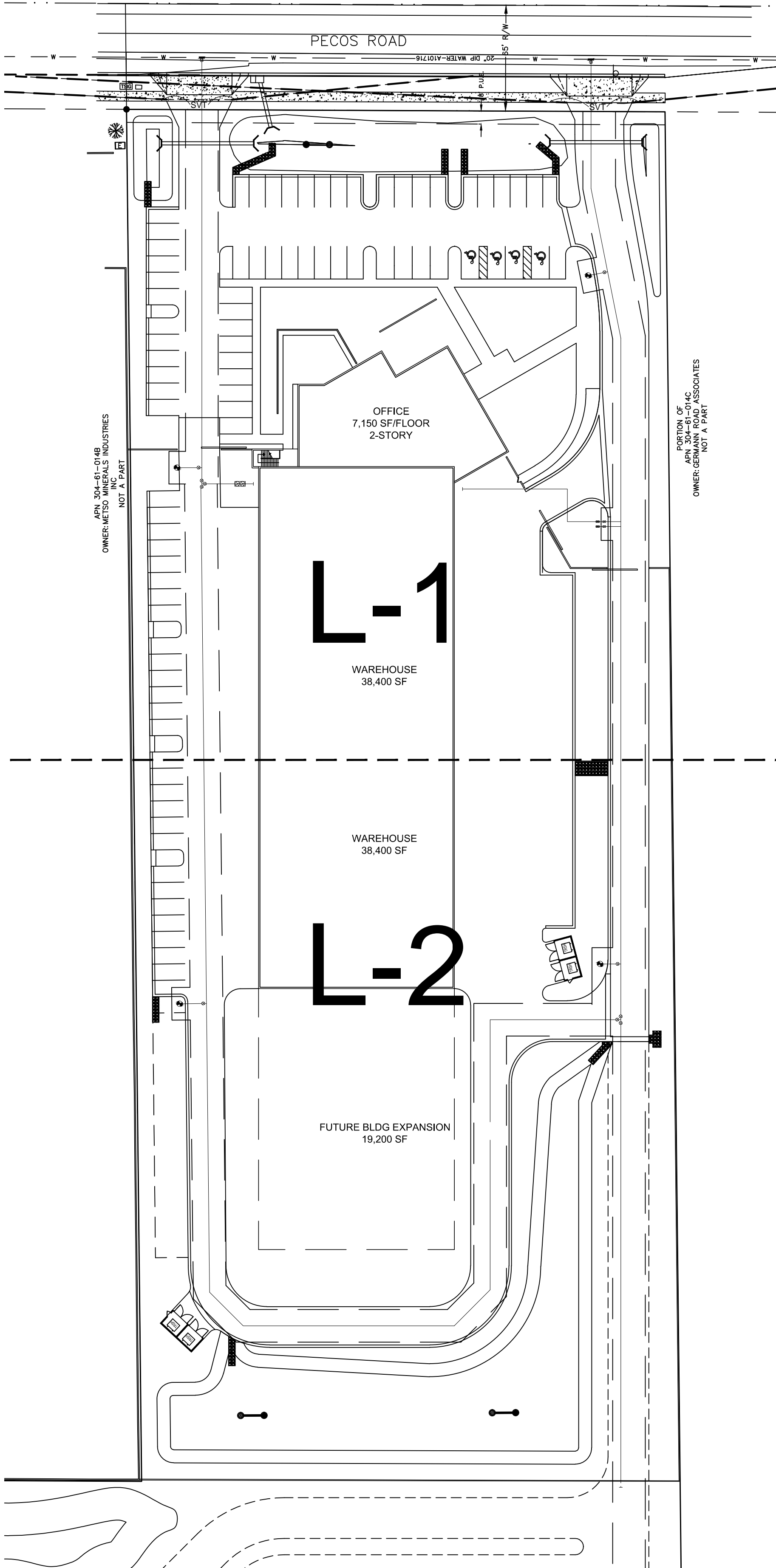
2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.571.5941

DATE: MARCH 2017

DRAWING NO.
C2.0 OF 2

JOB: 0080

Q.S. 353D



LANDSCAPE COVER SHEET

CONCEPTUAL PLANT PALETTE

TREES	SIZE/COMMENTS
CERCIDIUM PRAECOX AZT HYBRID #5 AZT HYBRID PALO BREA #5	36" BOX / LOW BREAKING 8 QTY
PROSOPIS 'AZT' HYBRID 'AZT HYBRID' MESQUITE	24" BOX / LOW BREAKING 34 QTY
ACACIA FARNESIANA SWEET ACACIA	24" BOX / LOW BREAKING 14 QTY
SHRUBS	SIZE/COMMENTS
TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	5 GAL/ 35 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL/ 34 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL/ 18 QTY
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL/ 88 QTY
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ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C. 266 QTY
JUSTICIA CALIFORNICA CHUPAROSA	1 GAL @ 3' O.C. 52 QTY
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DECOMPOSED GRANITE GRANITE EXPRESS ARIZONA GOLD	1/4" MINUS 2" DEPTH TYP.
DECOMPOSED GRANITE GRANITE EXPRESS BROWN	1/4" MINUS 2" DEPTH TYP.
FRACTURED GRANITE GRANITE EXPRESS ARIZONA GOLD	1"-3" 4" DEPTH TYP.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE AND COLOR AS CALLED FOR, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
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- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- ALL MATERIAL TO BE GUARANTEED PER WARRANTY.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ALL STEEL HEADER TO BE 1/8" COLD ROLLED STEEL.

CITY NOTES:

- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC..., ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRATE, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC..., AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERRED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC....
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

PLANT CALCULATIONS:

	15 GAL	24" BOX	36" BOX
TREE SIZE RATIO	0 QTY	48 QTY	8 QTY
TOTAL TREES: 56	0%	85%	15%
	TREES REQ / PROVIDED		SHRUBS REQ / PROVIDED
STREET FRONTAGE REQUIREMENTS 1 TREE / 6 SHRUB PER 25 L.F.	10 TREES / 10 TREES		60 SHRUBS / 70 SHRUBS
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	16 TREES / 16 TREES		48 SHRUBS / 78 SHRUBS
FOUNDATION PLANTING REQUIREMENTS 1 TREE PER 50 L.F.	8 TREES / 9 TREES		87 SHRUBS PROVIDED

- NOTES:
- REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION.
 - ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER / OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
 - A NATURAL LANDSCAPE MAINTENANCE PROGRAM SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY.
 - ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' AND 7'. LINE OF SIGHT SHOWN ON PLANS.
 - REQUIRED LANDSCAPING AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, OR VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPE DESIGN.
 - BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET.



MESA INDUSTRIAL PARK

8300 E. PECOS RD.
MESA, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC

LANDSCAPE ARCHITECTURE PLANNING

4626 N. 44th STREET PHOENIX, AZ 85018
602 . 912 . 8891 tel
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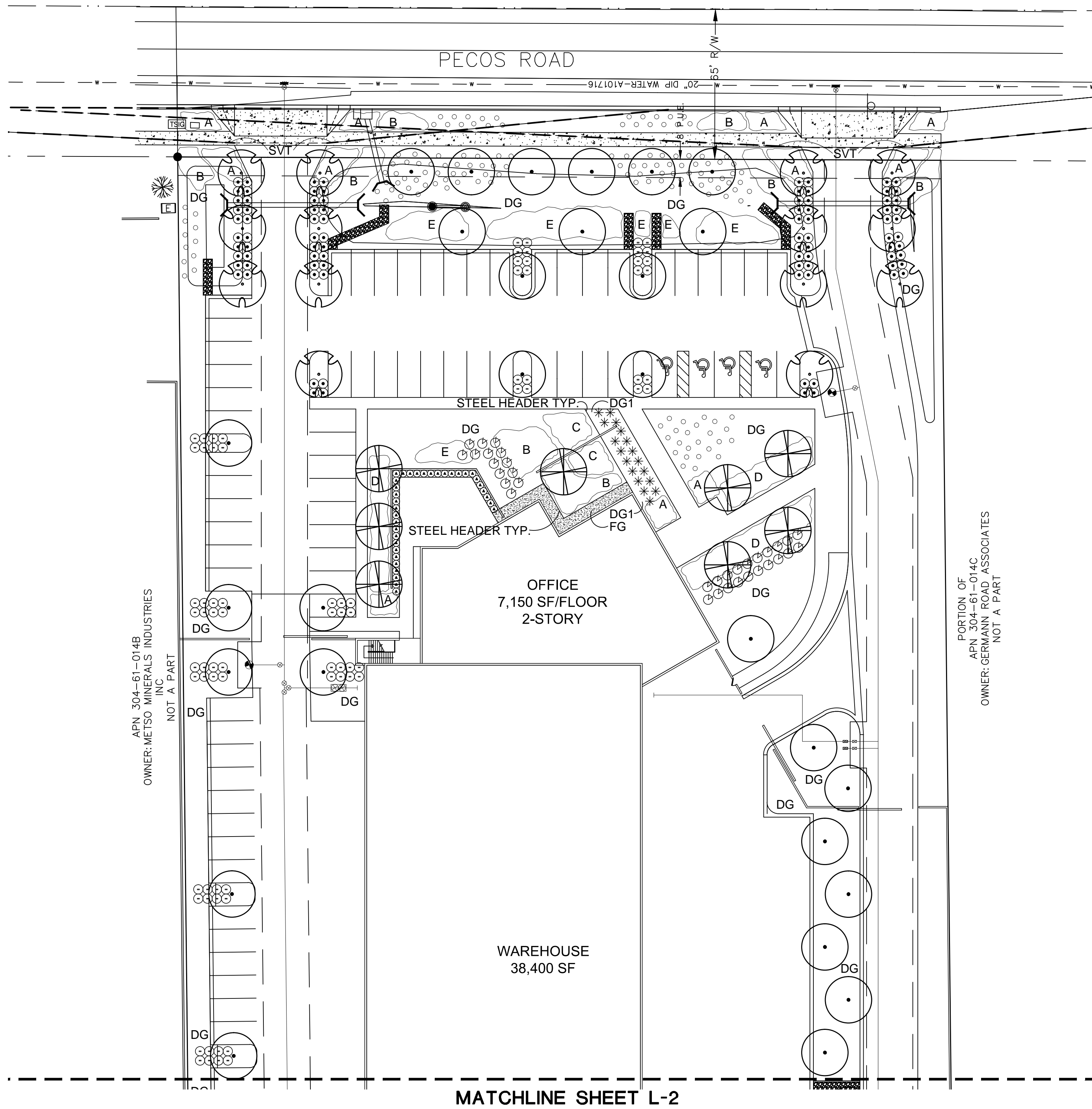
Professional Seal of Gregory K. Flanagan, Landscape Architect, No. 20086, State of Arizona, U.S.A., Expires 12/31/2017

revisions:

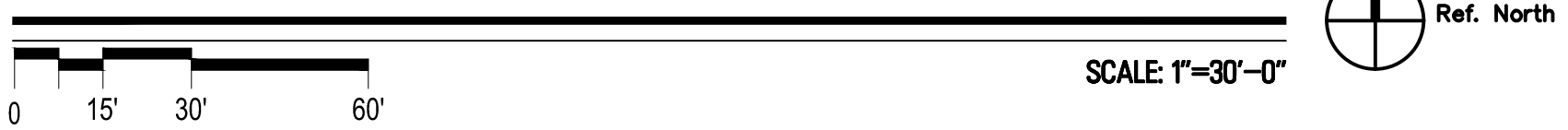
date: 05.01.17

contents: COVER SHEET

sheet no. L-0



CONCEPTUAL PLANTING PLAN



CONCEPTUAL PLANT PALETTE

TREES	SIZE/COMMENTS
 CERCIDIUM PRAECOX AZT HYBRID #5 AZT HYBRID PALO BREA #5	36" BOX / LOW BREAKING 8 QTY
 PROSOPIS 'AZT' HYBRID 'AZT HYBRID' MESQUITE	24" BOX / LOW BREAKING 34 QTY
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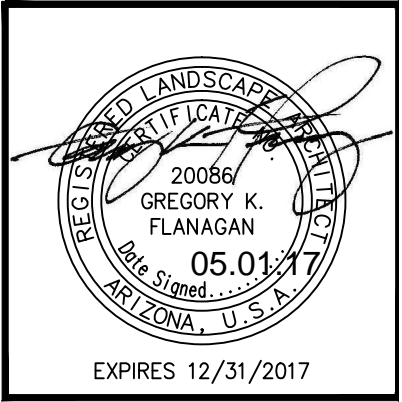
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revisions:

date: 05.01.17

contents: PLANTING PLAN

sheet no.
L-1

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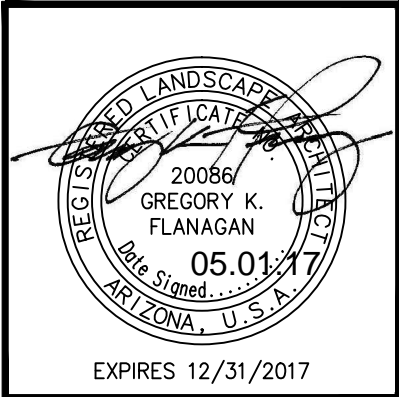
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revisions:

date: 05.01.17

**contents: PLANTING
PLAN**

sheet no.

L-2

D

C

B

A



B3 WEST ELEVATION
A201 1/8"=1'-0"

A3 NORTH ELEVATION
A201 1/8"=1'-0"

GENERAL NOTES:

- A. DIMENSIONS ARE TO THE FACE OF EXISTING FINISH, NEW SUBSTRATE OR GRIDLINE. "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
- B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- C. DO NOT SCALE DRAWINGS.

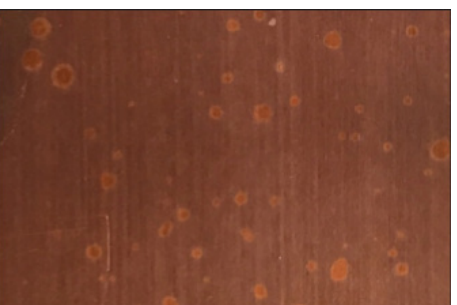
MATERIAL LEGEND:



REYNOBOND PANEL - ZINC



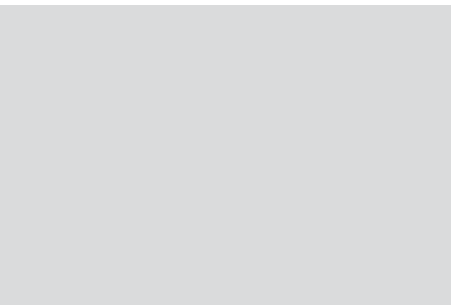
REYNOBOND PANEL - CADET GRAY



REYNOBOND PANEL - COPPER



CURTAIN WALL / GLAZING



CONCRETE TILT-WALL



SCREEN/DETAIL - RUSTED METAL



ARCHITECTS
2715 E Indian School Road
Phoenix, AZ 85016
p: 602.707.6240

NEW BUILDING CONCEPT
OFFICE AND INDUSTRIAL PARK
MESA, ARIZONA

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PROJECT NO. 16907
DRAWN BY: MB CHECKED BY: LA

ISSUED:		DESCRIPTION
NO.	DATE	

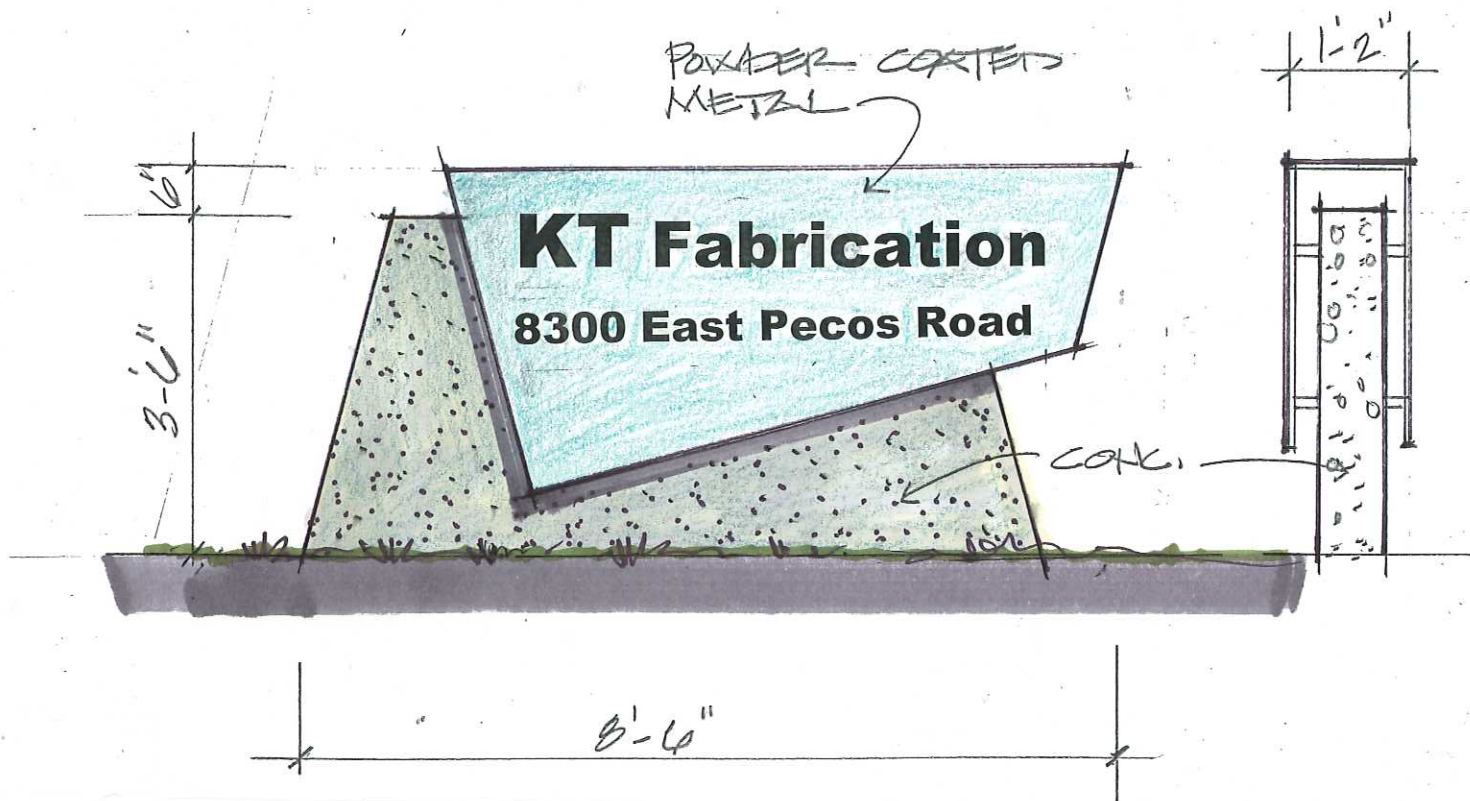
SHEET NAME

ENLARGED
BUILDING
ELEVATIONS

03.23.17

A201

SITE & DESIGN REVIEW



MONUMENT SIGN

- Two sided
- Raised Black letters
- Ground lighting
- Concrete Base
- Powder Coated Metal Sign

SPR, DR & LS APPLICATION NARRATIVE - REVISED

8300 E Pecos Road

Submitted on behalf of:



Submitted by:

WDR
WELKER DEVELOPMENT RESOURCES

Jeff D Welker
3125 E Dover Street
Mesa, AZ 85213
Phone: (480) 209-7167
Email: jeffw@wdrllc.net

Submitted to:

The City of Mesa
55 N Center Street
Mesa, AZ 85201

May 1, 2017

A. PROJECT REQUESTS

Welker Development Resources, LLC ("Applicant"), on behalf of East Comstock, LLC ("Owner"), respectfully requests a Site Plan Review, Design Review, and Land Split for the commercial development of approximately approximately 14.5 acres of undeveloped agricultural/farm land located on the south side of East Pecos Road - the 8300 block. Also known as a portion of Maricopa County Parcel #314-61-014C ("Property").

B. PROJECT DESCRIPTION

The Owner proposes to relocate and expand his existing business (KT Fabrication) from it's current location in Chandler to this site in Mesa. KT Fabrication currently employees 180 people and manufactures custom building wall systems, aluminum window systems, ornamental metals and ACM panels. Their current location does not provide room for expansion, thus the interest in relocating.

As represented on the conceptual site plan, the Owner proposes a two-phased development approach. Phase one will involve approximately 6.37 acres adjacent to Pecos Road. This includes a 7,150 s.f. 2-story office building attached/fronting a 38,400 s.f. warehouse. It also provides for a nearly 20,000 s.f. future building expansion that would serve architecturally as a continuation of the warehouse design and functionally for material storage. Phase two allows for further expansion on the remaining 8.18 acres. All proposed parking, landscaping and building design elements will be consistent with Mesa's development standards.

C. Existing and Surrounding Site Uses

The surrounding zoning and uses are identified as follows:

	Existing Zoning	Current General Plan	Existing Use(s)
North 314-61-014B 304-61-002W	LI - Light Industrial	Employment	Pecos Road Agricultural/Farming METSO Minerals Industries
South 304-61-012S 304-61-012L	LI - Light Industrial	Employment	Agricultural/Farming & RV Storage Facility
East 304-61-014C	LI - Light Industrial	Employment	Agricultural/Farming
West 304-61-013A 304-61-014B	LI - Light Industrial	Employment	Agricultural/Farming & METSO Minerals Industries

D. Location and Accessibility

The site is located approximately $\frac{3}{4}$ of a mile east of the intersection of Pecos Road and Sossaman Road. Primary access will be from Pecos Road via two proposed commercial driveways.

E. Circulation System

The site is near the intersection of two major arterial street intersections and will not have a significant impact on the surrounding circulation system. The on-site circulation will be simply controlled by the proposed drive aisles as indicated on the conceptual site plan. Width of the onsite drive aisles are sized to accommodate large commercial vehicles, two way normal vehicular movements, and emergency vehicle access/maneuverability.

F. Community Facilities and Services

Due to the nature of the type of proposed use, additional services such as parks, schools, or other regional amenities are not needed or required.

G. Public Utilities and Services

It is anticipated that the existing City of Mesa 20-inch public water mainline and 18-inch public sewer mainline, both located in Pecos Road, will be of sufficient size and capacity to serve the potable, wastewater, and fire protection system needs for this proposed development.

H. Stormwater Drainage & Retention

Stormwater retention for this site will be maintained in proposed basins/areas as demonstrated on the conceptual site plan. The Owner's engineer will prepare the requisite drainage calculations and G&D design showing compliance with Mesa's adopted standards.

I. Architectural & Landscape Design

This proposed ground up new build project will house 7,150 s.f. of Administrative Office in a two story building facing Pecos Road and a 38,400 s.f. high bay Fabrication Shop which is positioned directly behind the office portion. The Fabrication building will be constructed of concrete tilt wall panels painted with a neutral light gray and patterned with a universal recessed jointing pattern. The building will have 20' W X 16' H rollup metal overhead doors placed around the exterior. Above each door there will be a 20' wide steel faced LED lighting fixture that will be painted to match the used penny color of the horizontal metal stair screening. By incorporating the use of a single accent color on the office and fabrication areas the two distinctive parts pull together as single structure.

The portion of the project which faces Pecos Road will house the administrative operations. The building is designed as a signature of the group who will occupy the building showcasing their exceptional work in curtainwall window construction. The east side of the building will be full height curtainwall construction providing extensive light into the lobby which is angled to the northeast to take full advantage of the views of the Superstition Mountains. Visitors will enter from the east into the two story lobby. The west side two story section will house back of house and design and engineering functions. It will be clad in a medium gray colored horizontal metal providing a linear approach which then transfers around the west side to incorporate the horizontal metal screening that encloses an exterior exit stair. The screening will have the same used penny color as the horizontal light fixtures above the roll-up doors thus helping to tie the two parts of the building together. The medium gray color of the west end of the building provides a solid backdrop for the transparency of the curtainwall.

As demonstrated on the attached plans, the landscape concept proposed will incorporate low water use plant material focused on introducing color and form to the proposed landscape areas. The plant pallet consists of native and non-native plants found within the Arizona Department of Water Resources plant list and consistent with Mesa standards. The intent of the design is to create vibrancy and complement the architectural elements. Numerous landscape medians in the parking lot are proposed and the landscape area adjacent to the Pecos Road across the project's frontage is a major emphasis of the proposal.

J. Conclusion

The Owner intends to fully comply with all aspects of the LI zoning district, the Employment/Mesa Gateway sections of the Mesa 2040 General Plan, the Gateway Strategic Development Plan, and the Phoenix-Mesa Gateway Airport Airfield Overlay District. Accordingly, we respectfully request staff's support for this project as it progresses through Mesa required development processes.