

WARE MALCOMB

Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
site development

12.08.2016

Wahid Alam
Planning Division
CITY OF MESA
55 North Center Street
Mesa, AZ 85201

RE: Project Narrative

We are pleased to submit the enclosed materials for the Design Review Application Package.

As the site plan and building elevations illustrate, we propose to develop one industrial building, totaling 72,000 SF with a future phase two building mirroring our site to the west to be submitted for approval at a future date. The building will be utilized for light manufacturing and warehouse uses. The site is currently zoned light industrial for this use. Phase 1 of this project, which we are currently submitting to your consideration for review will be completed first with phase 2 (the west property) planned for completion within a two year time frame.

Our proposed concept is consistent with the city of Mesa's development standards and regulations for light industrial development. The design team has been in contact with the Phoenix-Mesa Gateway Airport planner Tony Bianchi to get his input on the building development.

Sincerely,



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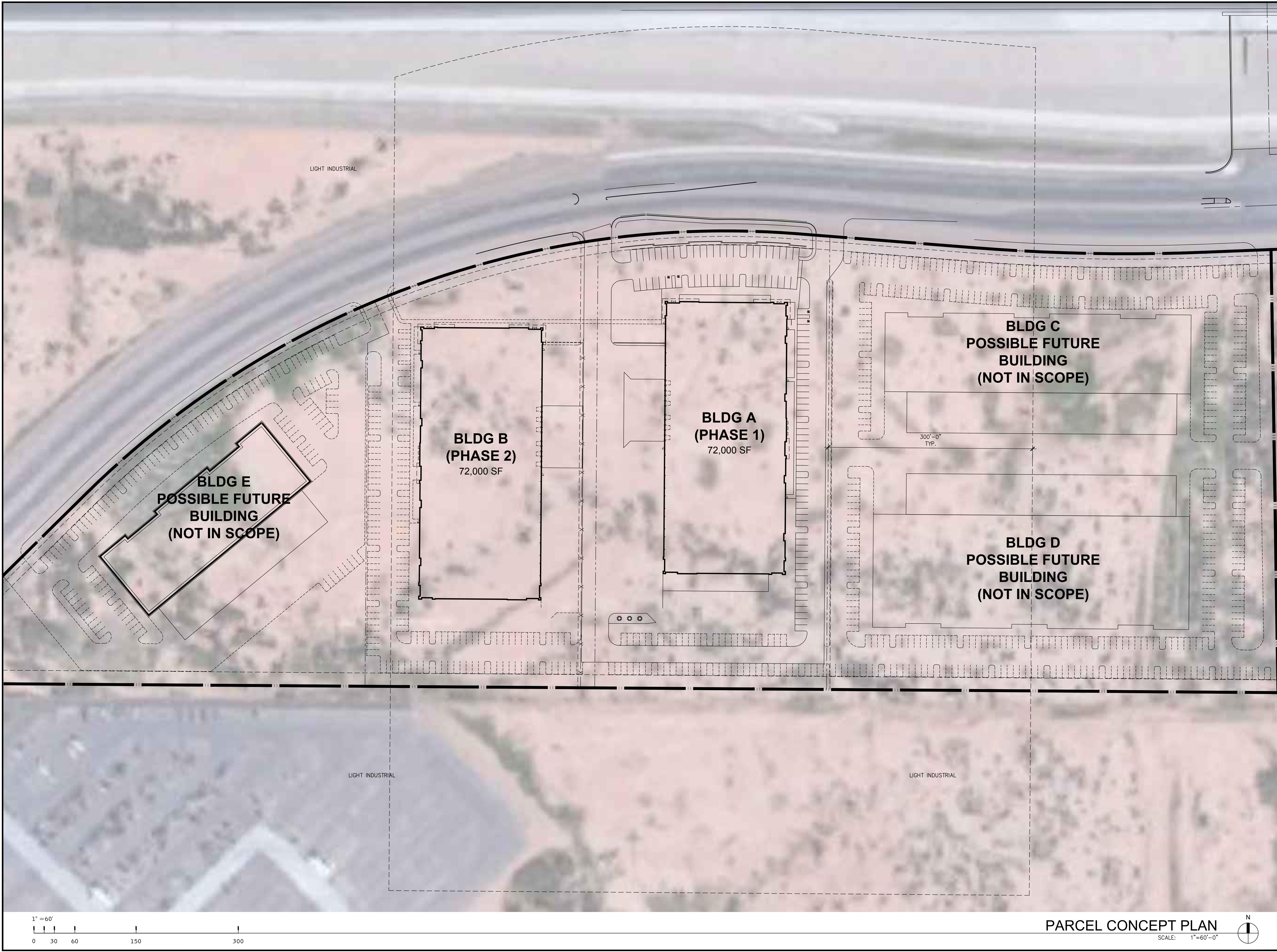
Kevin Evernham NCARB AIA
Regional Director

8181 n via de negocio
scottsdale, arizona
85254

p 480.767.1001

f 480.907.2288

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PARCEL CONCEPT PLAN
SCALE: 1"=60'-0"

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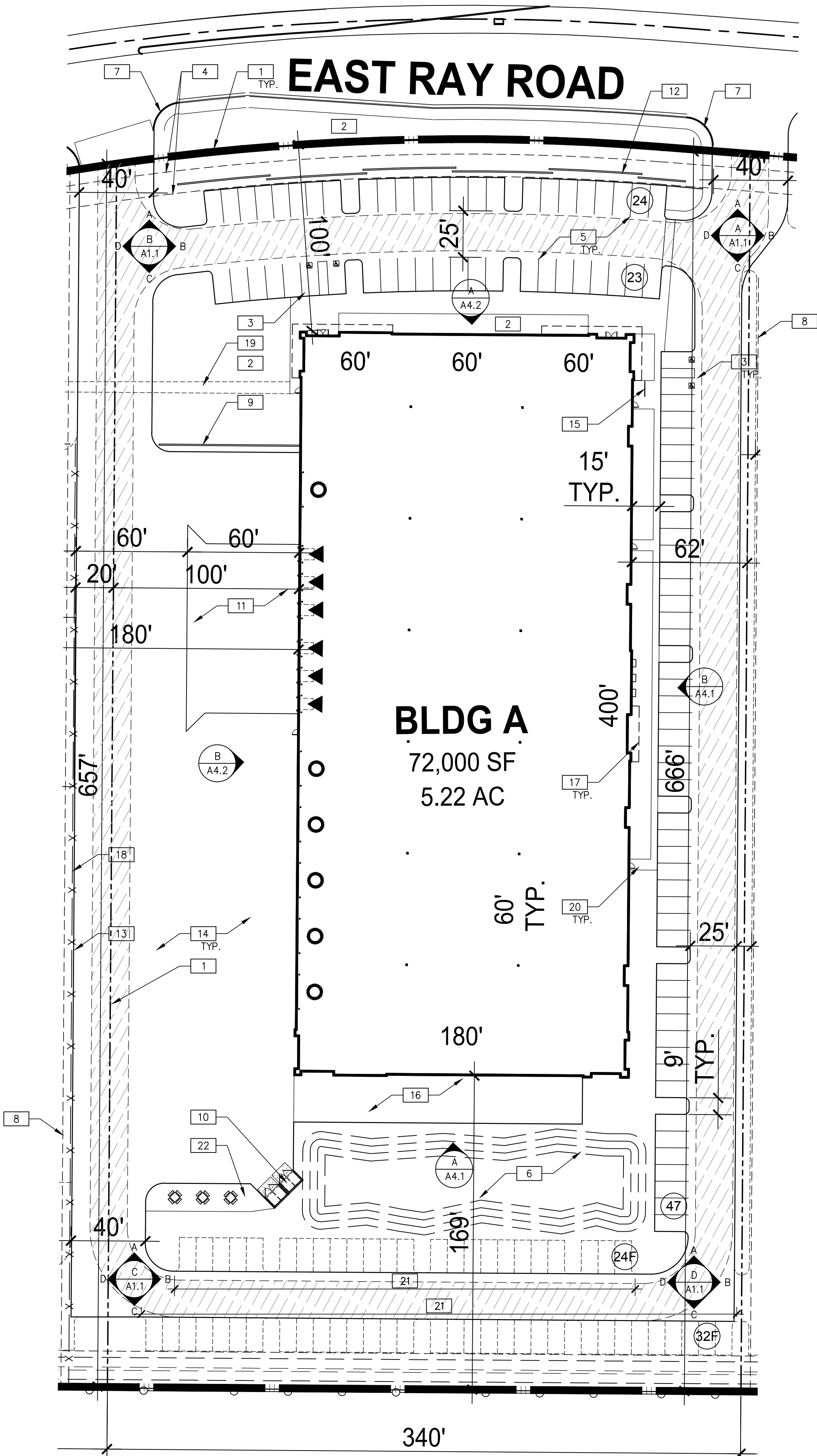
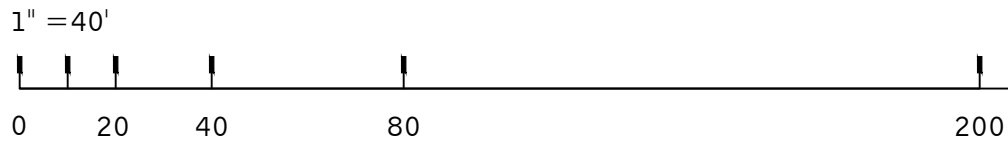
**PROJECT
CONTEMPO**
EAST RAY ROAD
MESA, AZ 85212

PARCEL CONCEPT

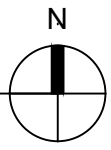
DATE	REMARKS
12.06.16	DESIGN REVIEW RESUBMITTAL

PA / PM:	K. EVERNHAM
DRAWN BY:	E. ZITNY
JOB NO.:	PHX16-0083-00

SHEET
A1.0a



SITE PLAN
SCALE: 1"=40'-0"



SITE PLAN NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (— · · —)
- 2 LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS
- 3 ACCESSIBLE PARKING STALL WITH SIGNAGE PER CITY STANDARDS
- 4 EASEMENT LINE, SEE CIVIL DRAWINGS
- 5 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 6 LANDSCAPED DETENTION BASIN, SEE CIVIL AND LANDSCAPE DRAWINGS
- 7 NEW CURB CUT, SEE CIVIL DRAWINGS
- 8 5'-0" LANDSCAPE EASEMENT (TO BE REMOVED WITH THE DEVELOPMENT OF ADJACENT PROPERTY, UNDER SEPARATE PERMIT/OR COMPLETED TWO YEARS FROM BUILDING PERMIT RELEASE DATE, WHICHEVER OCCURS FIRST)
- 9 8'-0" HIGH INTEGRAL GRAY CMU SCREEN WALL TO MATCH BUILDING COLOR SCHEME
- 10 6'-0" HIGH INTEGRAL GRAY CMU TRASH ENCLOSURE WITH RECYCLE BIN. METAL GATES PAINTED DE VAPOR TO MATCH BUILDING.
- 11 CONCRETE PAVEMENT AT TRUCK DOCKS, SEE CIVIL DRAWINGS
- 12 3'-0" HIGH INTEGRAL GRAY CMU PARKING SCREEN WALL
- 13 EDGE OF TRUCK COURT PAVING, SEE CIVIL DRAWINGS
- 14 ASPHALT PAVING, SEE CIVIL DRAWINGS
- 15 BICYCLE PARKING AREA, SEE SITE DATA FOR CALCULATIONS
- 16 CONCRETE PAVEMENT, SEE CIVIL DRAWINGS
- 17 CANOPY ABOVE, SEE ELEVATIONS
- 18 TEMPORARY SLAT-FILLED CHAIN LINK SCREEN WALL (TO BE REMOVED WITH THE DEVELOPMENT OF WEST PROPERTY, UNDER SEPARATE PERMIT/OR TWO YEARS FROM BUILDING PERMIT RELEASE DATE, WHICHEVER OCCURS FIRST)
- 19 FUTURE PAVED SIDEWALK TO BE COMPLETED WITH WEST PROPERTY EXPANSION
- 20 PAVED SIDEWALK
- 21 STALLS TO BE COMPLETED WITH FUTURE TI WORK
- 22 SHADED EMPLOYEE BREAK AREA

SITE DATA

USE:
EXISTING: UNDEVELOPED
PROPOSED: WAREHOUSE

ZONING:
EXISTING: LIGHT INDUSTRIAL
PROPOSED: LIGHT INDUSTRIAL

PROPOSED HEIGHT: 38'-5"

AGREAGE (PHASE-1 ESTIMATED):
GROSS: 5.22 AC (227,425 SF)
NET: 4.88 AC (212,900 SF)

PARKING:
WAREHOUSE: 1/900

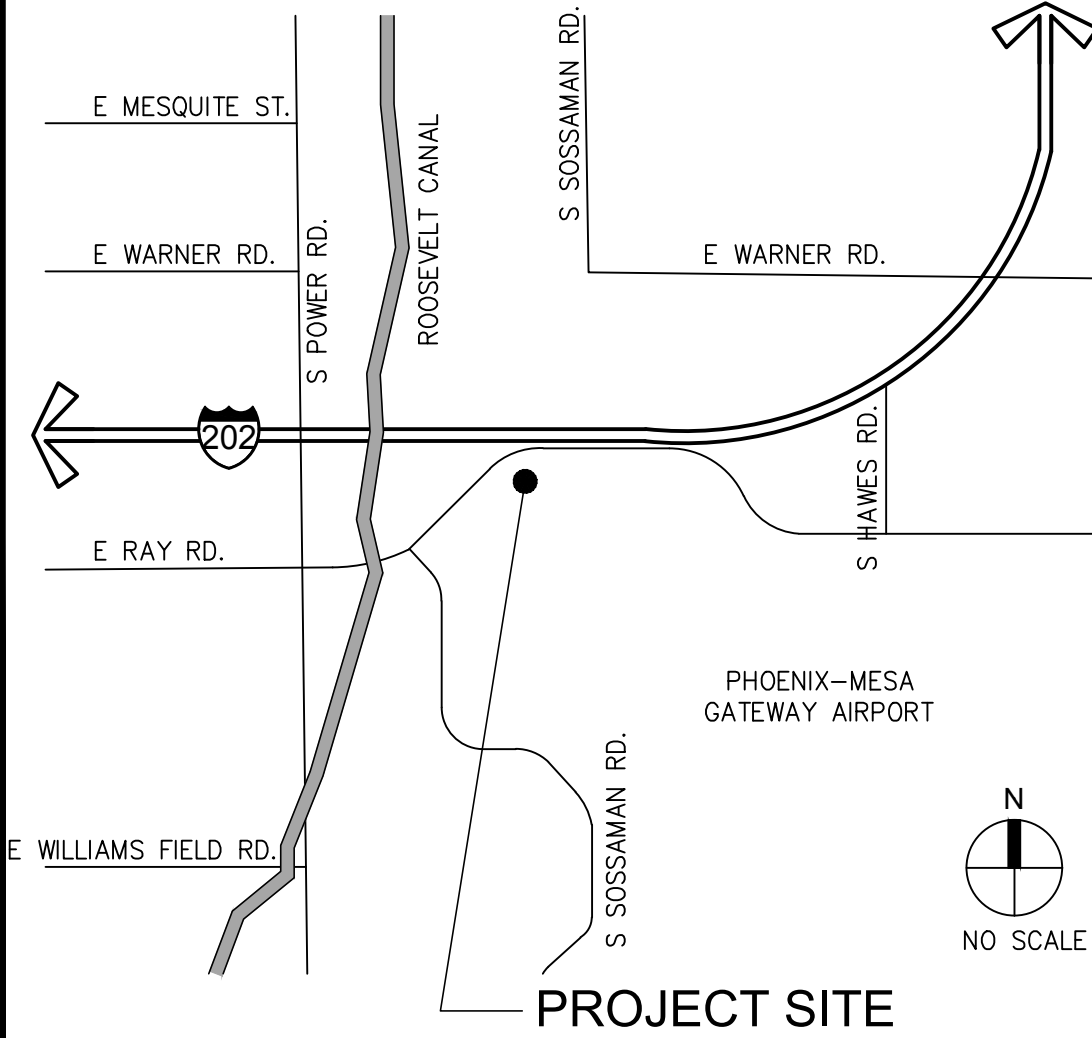
REQUIRED: 80 STALLS
PROVIDED: 94 STALLS
FUTURE: 56 STALLS
ACCESSABLE: 4 STALLS

BICYCLE: 9 STALLS

SITE LEGEND

- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL.
- FUTURE PARKING STALL COUNT TOTAL (TO BE COMPLETED WITH FUTURE TI)
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

VICINITY MAP



SITE PLAN

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JOB NO.:	PHX16-0083-00

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A1.0

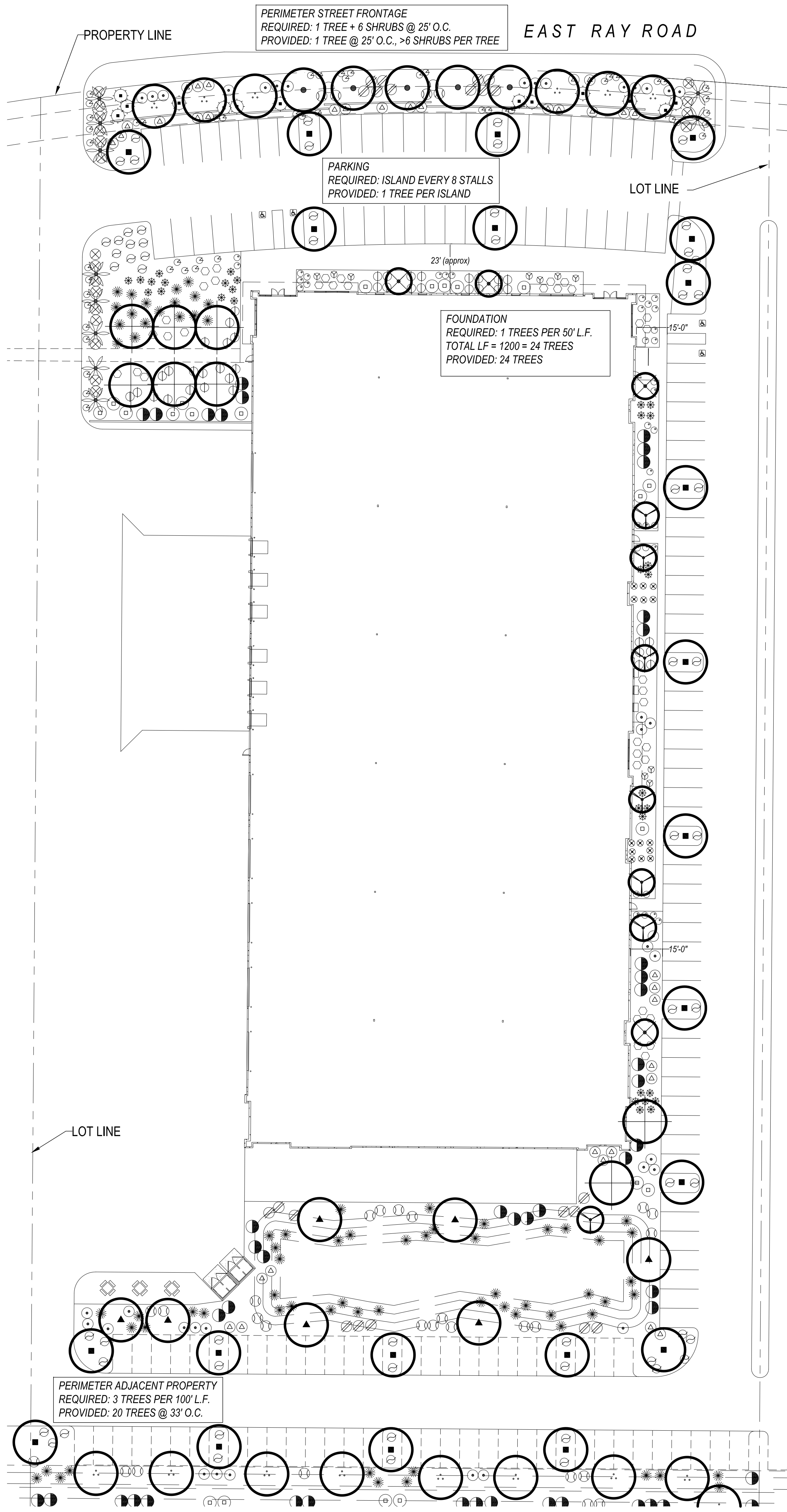
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civil engineering
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scottsdale, arizona 85258
P 480.947.1111
F 480.947.2288



**PROJECT
CONTEMPO**
EAST RAY ROAD
MESA, AZ 85212

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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
COMMON NAME				
	<i>Quercus virginiana</i>	24" box	5	STANDARD
	Southern Live Oak	36" box	10	
	<i>Chitalpa tashkentensis</i>	24" box	8	STANDARD
	Chitalpa			
	<i>Pistacia chinensis</i>	36" box	5	STANDARD
	Red Push Pistache			
	<i>Prosopis glandulosa</i>	15 gallon	3	MULTI
	Honey Mesquite	24" box	4	
	<i>Parkinsonia thornless hybrid</i>	24" Box	22	MULTI
	Desert Museum Palo Verde			
	<i>Caesalpinia mexicana</i>	15 Gallon	7	STANDARD
	Mexican Bird of Paradise			
	<i>Sophora secundiflora</i>	15 Gallon	4	STANDARD
	Texas Mountain Laurel			
	<i>Washingtonia robusta</i>	15' Height	10	
	Mexican Fan Palm			
SHRUBS AND ACCENTS:				
	<i>Caesalpinia pulcherrima</i>	5 gallon	13	
	Red Bird of Paradise			
	<i>Bougainvillea 'Barbara Karst'</i>	5 gallon	19	
	Barbara Karst Bougainvillea			
	<i>Calliandra 'Sierra Star'</i>	5 gallon	32	
	Sierra Star Fairy Duster			
	<i>Aloe vera</i>	5 gallon	31	
	Aloe Vera "Yellow Bloom"			
	<i>Dodonea viscosa</i>	5 gallon	46	
	Hop Bush			
	<i>Muhlenbergia capilaris</i>	5 gallon	41	
	Regal Mist			
	<i>Tecoma stans 'Yellow Bells'</i>	5 gallon	21	
	Yellow Bells			
	<i>Hesperaloe parviflora</i>	5 gallon	62	
	Red Yucca			
	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gallon	21	
	Green Cloud Texas Sage			
	<i>Muhlenbergia rigens</i>	5 gallon	73	
	Deer Grass			
	<i>Ruellia peninsularis</i>	5 gallon	37	
	Baja Ruellia			
	<i>Agave desmetiana 'variegata'</i>	5 gallon	38	
	Variegated Tropical Agave			
	<i>Nerium oleander 'Petite Pink'</i>	5 gallon	35	
	Petite Pink Oleander			
GROUNDCOVERS:				
	<i>Callistemon viminalis 'Little John'</i>	1 gallon	35	
	Little John Brittle Bush			
	<i>Ruellia brittoniana 'Katie'</i>	1 gallon	10	
	Dwarf Katie Ruellia			
	<i>Aloe x 'Blue Elf'</i>	1 gallon	14	
	Blue Elf Aloe			
	<i>Lantana 'New Gold'</i>	1 gallon	50	
	Desert Marigold			
ROCK MULCH:				
	Decomposed Granite			
	1/2" minus "Sante Fe" Brown			All New Planting Areas

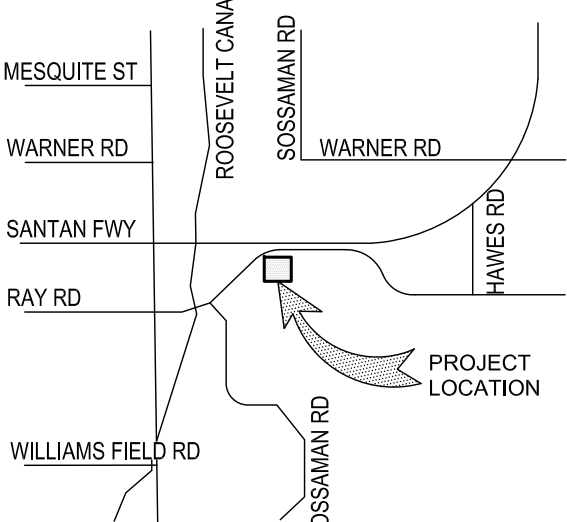
ARCHITECT

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

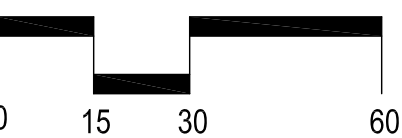
LANDSCAPE ARCHITECT

TIM DAUGHERTY, PLA
STUDIO DPA
P.O. BOX 7999
TEMPE, AZ 85281
602.568.6606
tjd@studiodpa.com

VICINITY MAP



SCALE: 1" = 30'



Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Bino Stake, Inc.

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In Maricopa County: (602) 263-1100

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studio
Planning and Landscape Architecture
P.O. Box 7999 - Tempe, AZ 85281
480.577.5818 | 602.568.6606
www.studioDPA.com

REGISTERED LANDSCAPE ARCHITECT
DAUGHERTY
12.08.16
EXPIRES 12/31/17

DATE:
12.08.16

PRELIMINARY LANDSCAPE PLAN
EUROCONTEMPO
PREPARED FOR: WARE MALCOMB ARCHITECTS
MESA, AZ

DATE: REVISION:

1	2	3	4	5	6	7	8
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PRELIMINARY LANDSCAPE PLAN
SHEET 01 OF 01
L1.01



-D-



-C-



-B-



-A-

LOCATION A

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

A



-D-



-C-



-B-



-A-

LOCATION B

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

B



-D-



-C-



-B-



-A-

LOCATION C

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

C



-D-



-C-



-B-



-A-

LOCATION D

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

D

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phoenix, az 85001
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PROJECT
CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

SITE IMAGES

DATE	REMARKS
12.06.16	DESIGN REVIEW RESUBMITTAL

PA / PM:	K. EVERNHAM
DRAWN BY:	E. ZITNY
JOB NO.:	PHX16-0083-00

SHEET
A1.1



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

FLOOR PLAN NOTES

- STRUCTURAL COLUMN.
- CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- EXTERIOR CONCRETE TILT PANEL WALL, PAINTED
- ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- METAL CANOPY ABOVE, SEE ELEVATIONS

DOOR TYPES

- (A) ALUMINUM STOREFRONT (PAIR)
- 3'-0" X 8'-0" CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)
- FRAME: MANUF
HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
1 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL
NOTE: WEATHERSEAL BY DOOR MANUFACTURER
- (B) HOLLOW METAL
- 3'-0" X 7'-0" PAINTED INSULATED HOLLOW METAL DOOR
- FRAME: PAINTED HOLLOW METAL
HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DTY FLOOR STOP
- (C) SECTIONAL O.H. DOOR
- (C1) 8'-6" W X 10' H DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.
- (C2) 18' W X 20' H SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.
- HARDWARE:
1 EA SLIDE BOLT
1 EA PAD LOCK

DOOR NOTES

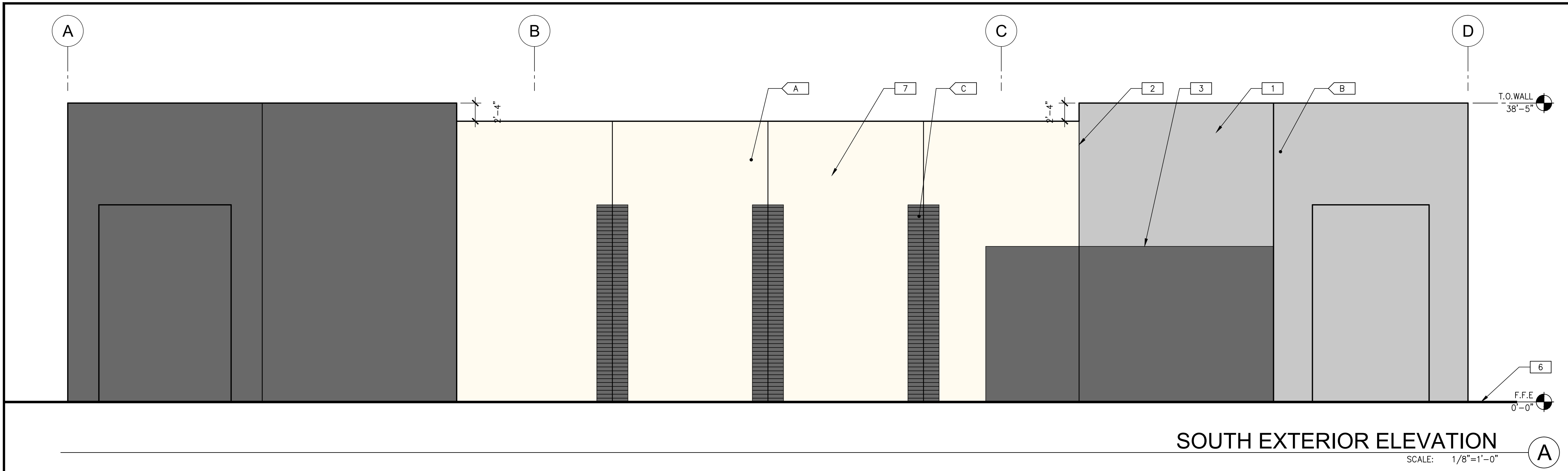
BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

YON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL.
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

WALL LEGEND

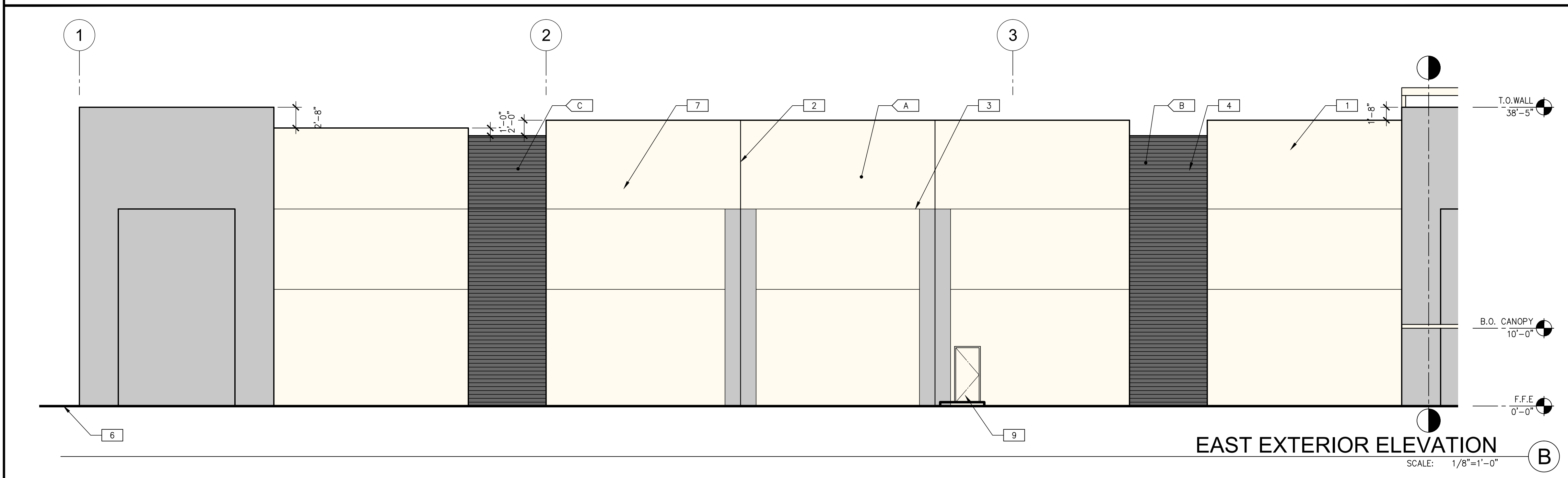
CONCRETE WALL

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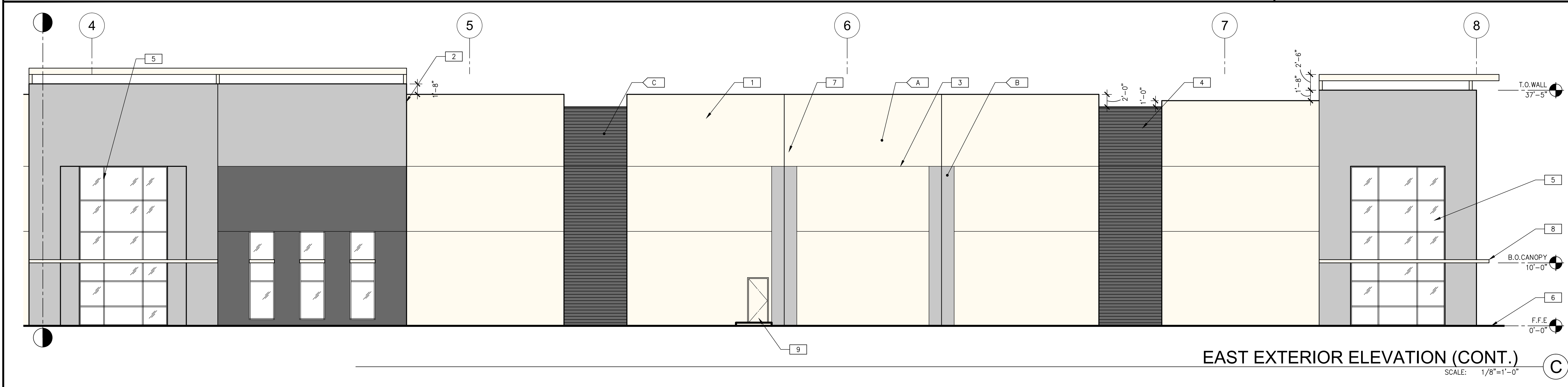
SOUTH EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION (CONT.)

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

ELEVATION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 CONCRETE WALL JOINT.
- 3 3/4" V-REVEAL.
- 4 RECESSED FORMLINER PANEL, SEE PLAN
- 5 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 6 FINISH GRADE, VARIES.
- 7 LINE OF ROOF BEYOND.
- 8 METAL CANOPY - PAINTED.
- 9 METAL MAN DOOR, PAINTED

COLOR LEGEND

- A BASE COLOR: VAPOR - DE6358
- B SECONDARY COLOR: BABY SEAL - DE6361
- C ACCENT COLOR: STORM CLOUD - DE6362

LEGEND

- VISION GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
PPG CARIBIA
U FACTOR = 0.28 AND SHGC = 0.30

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MESA, AZ 85212

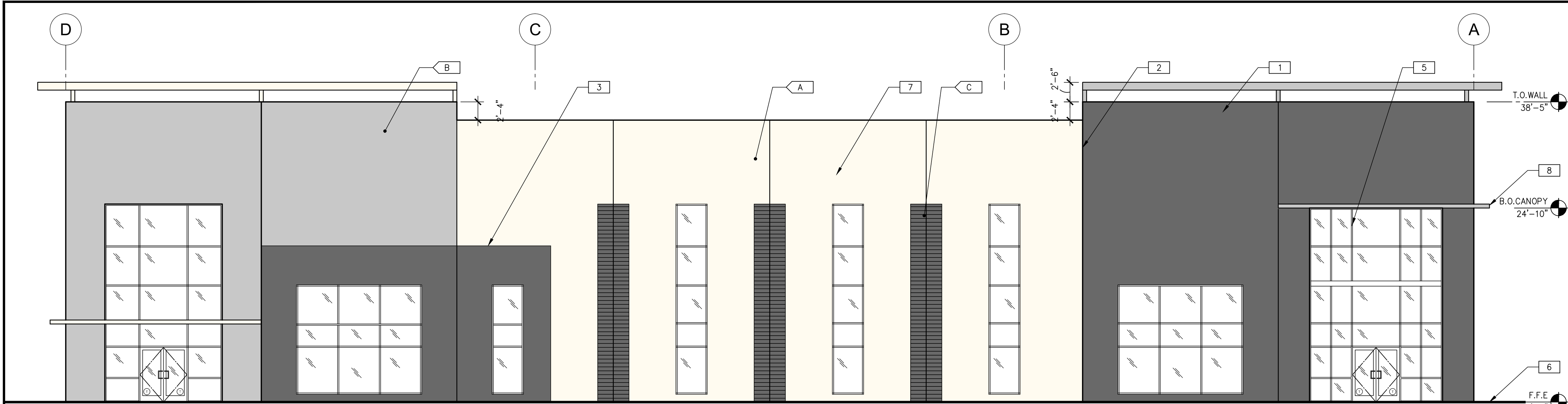
EXTERIOR ELEVATIONS

DATE	REMARKS
12.06.16	DESIGN REVIEW RESUBMITAL

PA / PM:	K. EVERNHAM
DRAWN BY:	E. ZITNY
JOB NO.:	PHX16-0083-00

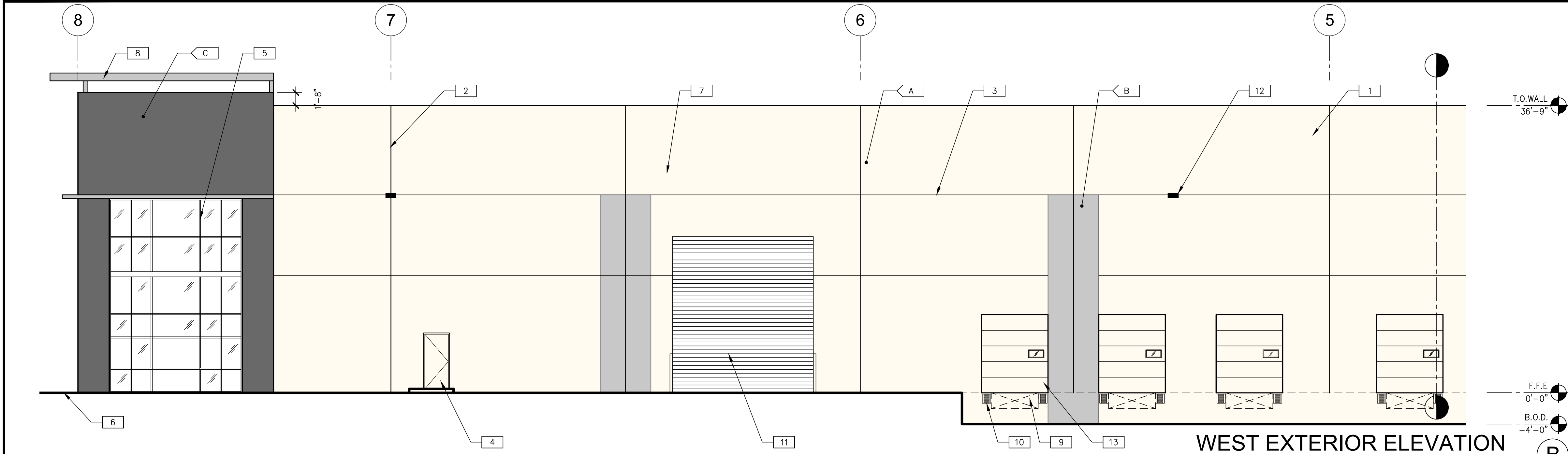
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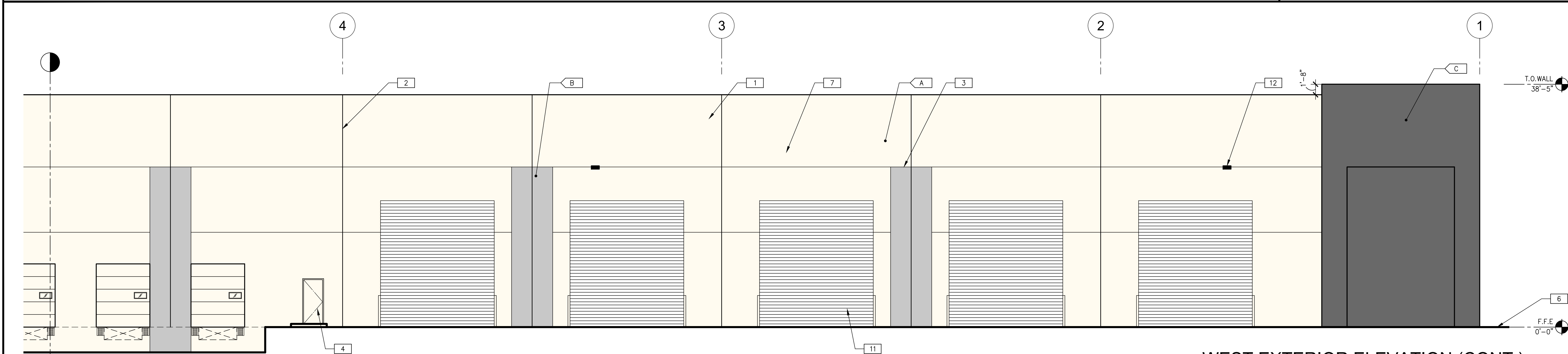
NORTH EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION (CONT.)

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

ELEVATION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 CONCRETE WALL JOINT.
- 3 3/4" V-REVEAL.
- 4 METAL MAN DOOR, PAINTED
- 5 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 6 FINISH GRADE, VARIES.
- 7 LINE OF ROOF BEYOND.
- 8 METAL CANOPY - PAINTED.
- 9 DOCK LEVELER.
- 10 DOCK BUMPER.
- 11 GRADE DOOR.
- 12 WALL PACK MOUNTED.
- 13 DOCK-HIGH DOOR.

COLOR LEGEND

- A BASE COLOR: VAPOR - DE6358
- B SECONDARY COLOR: BABY SEAL - DE6361
- C ACCENT COLOR: STORM CLOUD - DE6362

LEGEND

- VISION GLASS

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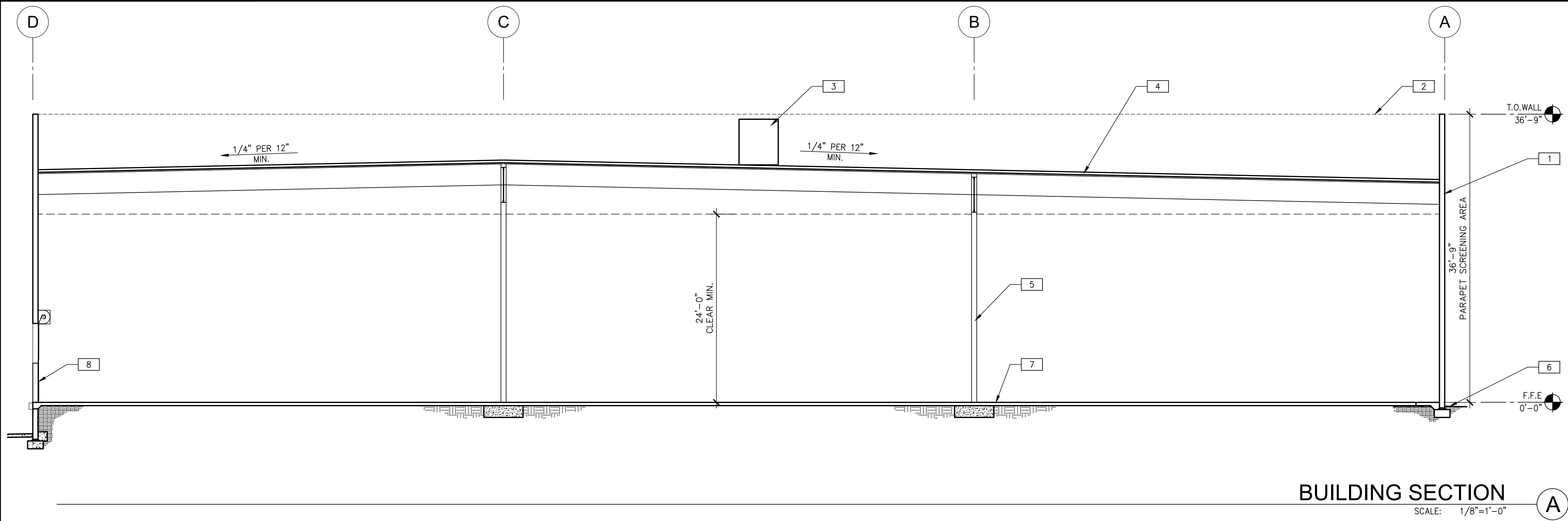
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SECTION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 MINIMUM PARAPET BEYOND
- 3 FULLY SCREENED MECHANICAL UNIT
- 4 ROOF SYSTEM OVER STRUCTURAL STEEL DECK AND JOISTS
- 5 STEEL COLUMN
- 6 FINISH GRADE, VARIES.
- 7 SLAB ON GRADE
- 8 DOCK HIGH DOOR

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BUILDING SECTIONS

DATE	REMARKS
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