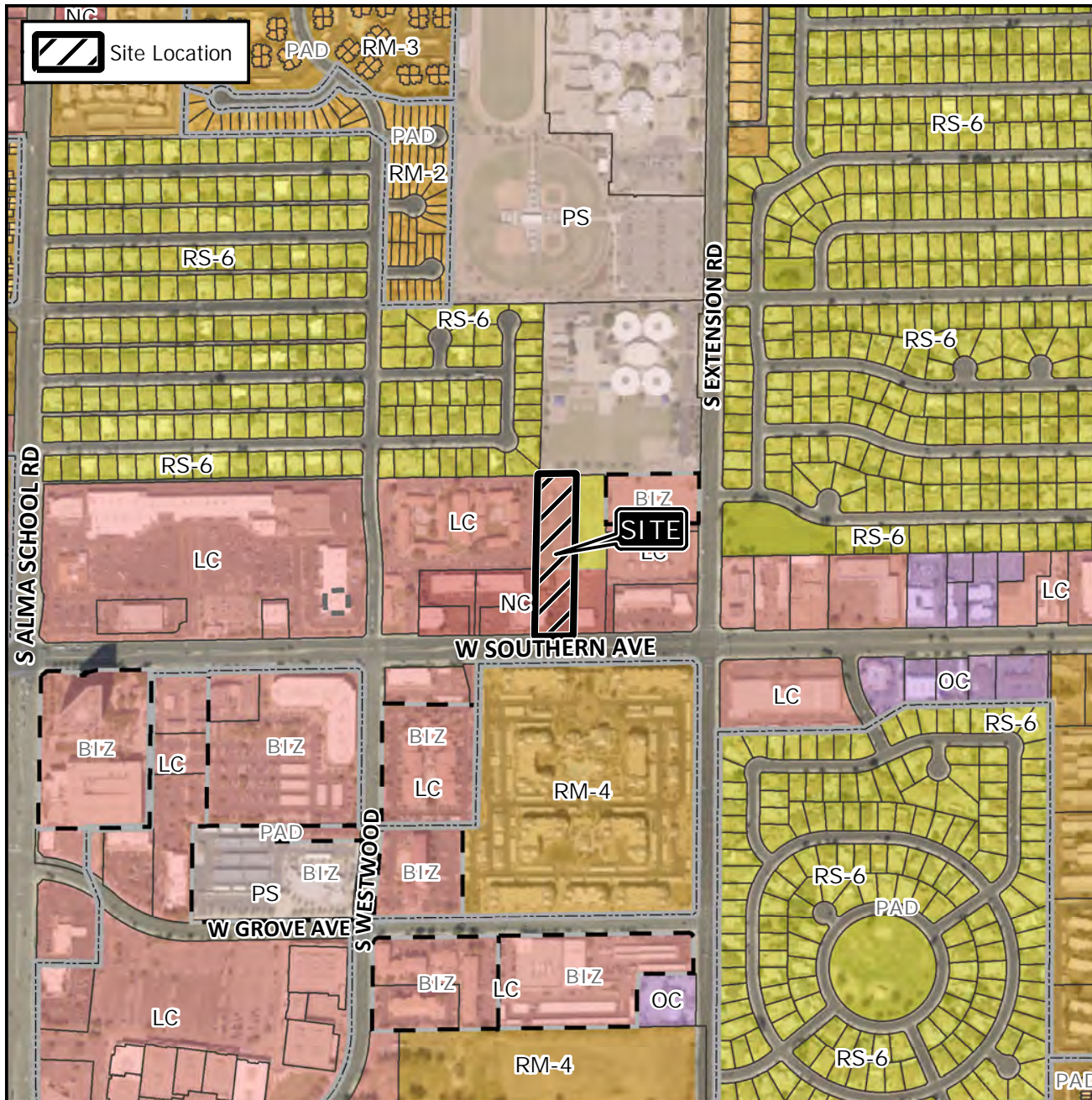


Design Review Vicinity Map: DRB20-00203

Case Details



Case:

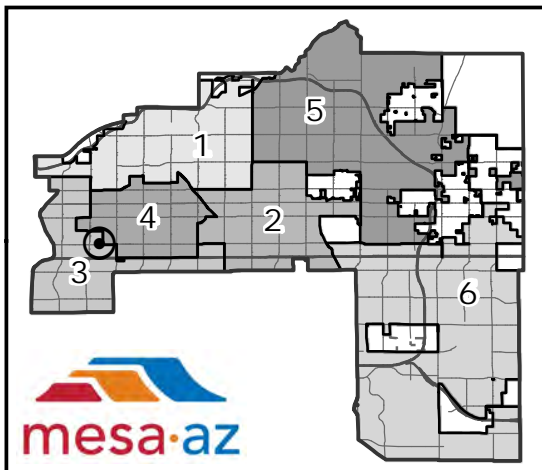
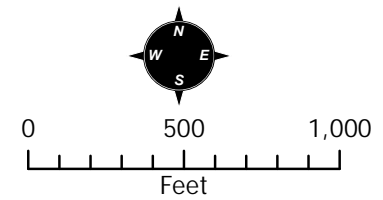
DRB20-00203

Site / Address:

District 3. 864 West Southern Avenue

Request:

Requesting the review of an office building and self-storage facility.





March 26, 2020

City of Mesa
Planning & Zoning
55 N Center St.
Mesa, AZ 85201

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

Re: Rezoning with BIZ overlay for proposed medical office and self-storage facility and Site Plan Approval Application for property located at 860 W Southern Avenue AZ, 85210, Case No. PRS19-00658

Project Narrative:

Proposed application is a request for rezoning of parcel number 134-19-010 with existing zoning Limited commercial (LC) and Neighborhood Commercial (NC) to proposed zoning Limited Commercial (LC) with BIZ overlay.

The proposed site is located at 860 W Southern Avenue Mesa, AZ, 85210, near the northwest corner of Southern Avenue and Extension Road. This is a partially developed site with existing office building along Southern Avenue. The site area of this parcel is approximately 79,845 S.F. or 1.83 Acres. The existing zoning of this parcel Limited Commercial (LC) and Neighborhood Commercial (NC) and proposed zoning is Limited Commercial (LC) with BIZ overlay. The east side of this property is RS-6 and LC zoning with commercial use, north is PS zoning, west of this parcel is property with LC and NC zoning and south of this property is Southern Avenue.

For your reference, below is a street view of the site as it currently sits and an aerial view of the Fiesta District boundary with our project location (860 W. Southern Avenue) represented by a green rectangle in the upper-right corner.



Figure 1 - 860 W. Southern (Street View)

Licensed in:

- Alaska
- Arizona
- Arkansas
- California
- Colorado
- Connecticut
- Florida
- Georgia
- Hawaii
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maryland
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Virginia
- Washington
- West Virginia
- Wisconsin
- Wyoming

Principals:

- Robert W. Kubicek, AIA
- Kathleen D. Rieger, VP
- Steve A. Nosal, VP
- Neil A. Feaser, AIA, VP

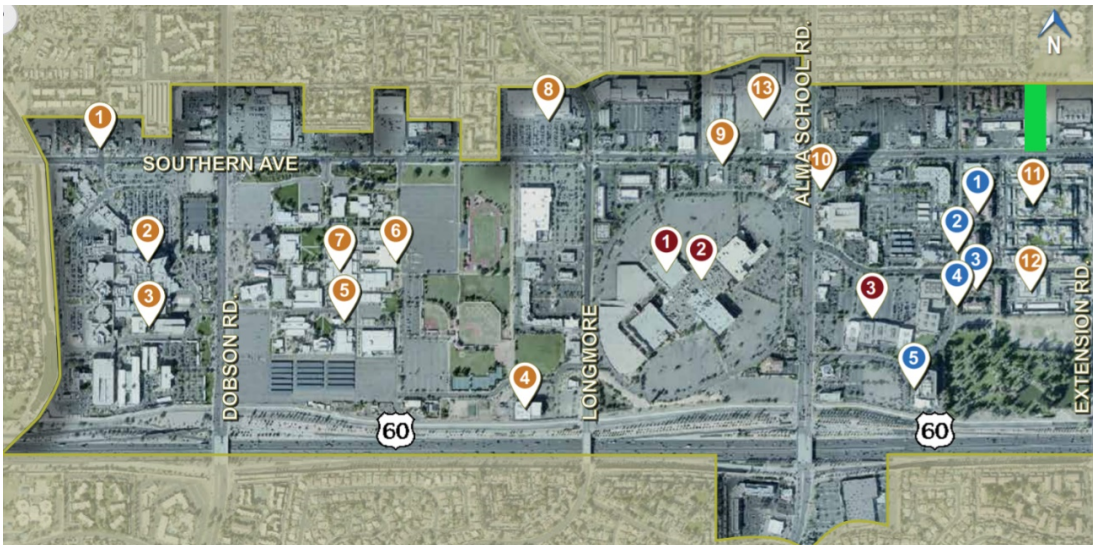


Figure 2- Fiesta District Map (Note Green Square in upper right which indicates the site)

General Plan:

The Mesa 2040 General Plan Character area designation on the property is Mixed-Use Activity District (MUAD) with primary focus of the Mixed-Use Activity.

The goal for this character area is to help these districts be strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. We believe that the proposed medical office building and self-storage facility will support and encourage the surrounding shopping and entertainment uses also due to the constraints related on this site like width of parcel, depth of the parcel and street frontage we believe that this use is the most viable use for this site as per code the parking required for this use is also very minimal compared to other commercial uses.

The site falls within the Transit District character area of the General Plan. The focus is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops and storage use and office use will support that.

Project goal and how it complies with Fiesta district.

We have reviewed the design guidelines and overarching vision for the Fiesta District and believe we could build a vibrant project that would further enhance the area and be a significant improvement from what is currently in place at the property. From the conforming signage and color palette to the environmentally conscious design and smart operations technology, this project would set the standard for modern-day storage while at the same time revitalizing an existing office building that is seen by many on a day to day basis.

In order to develop the project, we would be demolishing the existing residential structure to allow room for the self-storage project, which would entail a 22,605 SF building. From our internal market studies, we believe that not only the Fiesta District, but Mesa as a whole, is substantially underserved in this type of storage and the services our project could provide would be greatly appreciated by the residents and businesses within the Fiesta District and



surrounding developments. As one of the goals of the Fiesta District is to be a mixed-use, pedestrian-oriented, urban environment, many residents live in apartments, townhomes, and condos without garages. There is a high demand for self-storage where they can keep things that do not easily fit in their small residences, like motorized vehicles, excess furniture, camping and outdoor supplies, kids' things not currently in use, etc. Sometimes not commonly known is that businesses and corporations are major users of self-storage to store corporate records and documents and office furniture. Plain and simple, any area that is experiencing increases in populations, business, and traffic needs this type of storage.

The Fiesta District is a hub for advanced business and financial services, health care, and retail industry. The Fiesta District encourages an urban atmosphere with buildings facing and interacting with the street creating an interesting and engaging pedestrian environment. This area is expected to see growth in the healthcare and retail industry because of proximity to freeway US 60 and SR 87. We believe that this area is rapidly growing area and will have a significant demand for a self-storage facility. As part of the proposed project the existing medical building façade will also be renovated and will be designed to be more pedestrian friendly and attractive to fit in with the Fiesta District.

At the street level, the complementary use of colors found on surrounding developments repurposed as accents on the building will promote visual interest. While strategic placement of windows color and pop out on the proposed storage building in the back along the proposed major pedestrian walkways and entries connecting to the public walkways will welcome further interaction. In a larger scale, color accents on the upper portion of the façade and use of form and texture will create a sense of movement and draw attention from the major roadways and passer byes.

As a response to climatic and contextual conditions the development will provide sufficient shade areas throughout the frontage of site complemented with appropriate landscaping to maximize human comfort and encourage activation of space. The site will provide landscape buffers along Southern Avenue frontage. Landscaping areas will also be located throughout the site frontage and surrounding the medical building in the front.

The revitalized office building will be refreshed from the outside consistent with the Fiesta District goals and design guidelines to attract and retain a business owner. It would be perfect for a medical office, professional services firm, financial advisor, or salon. As this part of the Project is on the street, we would ensure that building, signage, and landscape create an interesting and engaging experience for all traffic, both pedestrians and vehicles.



11-6-3 Development standards: Required, requested deviation and provided.

(All other standards to remain as is per current required development standard)

No.		Current Std.	Proposed Std.	Provided on site
1	Office Building			
a	Interior setback side & rear	15'-0"	3'-0"	3'-2" (West)
b	Landscape setback	15'-0"	3'-0"	3'-2" (West)
2	Storage Building			
a	Landscape setback	15'-0"	3'-0"	5'-0" (West)
b	Adj. to RS Dist. (East)	20'-0"	5'-0"	5'-0" (East)
c	Entry Plaza Min depth	20'-0"	5'-0"	5'-0"
d	Entry Plaza Min Area	900 S.F.	250 S.F.	290 S.F. (58'x5')
e	Foundation base for exterior wall with public entrance	15'-0"	8'-0"	8'-0" (near SWC of Storage building)
3	Parking Canopy for Office			
a	1 canopy per suite/office if parking spaces required for office use is minimum	10	12	11

Justification for Deviation:

Proposed project has 2 buildings, an office building and a self-storage building. The office building is existing, and all the setbacks are existing on site. We are proposing to keep the existing office building footprint as is with only change to façade and elevation. and the use will be general office and medical office. Therefore, we are requesting a deviation from current development standard for this building. The 2nd building, we are proposing is a new self-storage building. We are requesting a deviation for side landscape setback from 15; to 5' for this building. The site is approximately only 135' in width and the self-storage building will need 25' driveway and 5' foundation base all around for the trucks and vehicles with trailer turning. With 15' landscaping and 30' driveway/foundation base on both sides the widths of the building can only be 45' max. Due to other constrains on site this width is not enough to get the area of building to make this project viable and therefore we are requesting a change in required 15' landscape setback on west side and 20' from RS zoning on east side to 5'. Landscape setback provided in the rear is 15' which is as per the requirement of current code. Per the zoning Code for buildings more than 10,000 S.F. with parking that abuts the foundation base, an entry plaza with minimum width and depth of 20' and minimum area of 900 S.F. shall be required. Due to the site constrains and existing building on the site it is very difficult to have a layout with 20' deep plaza excluding the 15' foundation base total 35'. We are providing a 5' deep x 58' wide space with total area of 290 S.F. between parking and 15' foundation base at the pedestrian traffic for this use is going to be much less and restrictive than any office or retail use. Providing such a huge plaza space is not possible due to the size and limitation of site. We are also requesting a deviation for the requirement of parking canopy for office use with more than 10 parking spaces required. The requirement for this office building is 11. The office building is existing medical office building and we are not changing the existing building area or footprint. The existing parking does not have a parking canopy and we are proposing a deviation from current standard of minimum 10 spaces to minimum 12 spaces required for parking canopies to be provided.

11-21-3: - DEVELOPMENT STANDARDS



- A. Unless specifically modified by the City Council, the specified development standards are based upon the requirements of the underlying base zoning district; including but not limited to minimum lot area, maximum density, maximum building height, minimum setbacks, and maximum lot coverage for each underlying zoning district.
- B. The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by projects that comply either with a combination of Items 1 and 2, below; or with a combination of 1 and 3, below. Projects with few modifications need comply with a lower percentage of criteria. Projects with a higher number and greater deviation from adopted standards shall comply with a higher percentage of criteria.

1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)
2. Address environmental performance standards outlined below:
 - a. Site selection criteria. Sites shall meet one or more of the following criteria.
 - i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.
 - Since owning the property, the owners have been fighting with trespassers, squatters and vandalism. In one instance, the police were called, and six officers showed up to confront individuals who were impaired, on drugs, and aggressive towards the police and myself. The owners have tried boarding up the windows and locking gates, but nothing seems to work. Each month, they are painting over graffiti, cleaning up dumped trash, replacing broken windows, etc.

The property in its current state reflects negatively on the Fiesta District as a whole, as these issues detract from the goal and character of the district to be a place of safe and desirable commercial activity that pedestrians can walk around in. People do not want to, nor should they have to, walk through areas of the Fiesta District that present unsafe and unhealthy experiences.

We have reviewed the design guidelines and overarching vision for the Fiesta District and believe we could build a vibrant Project that would further enhance the area and be a significant improvement from what is currently in place at the property. From the conforming signage and color palette to the environmentally conscious design and smart operations technology, this Project would set the standard for modern-day storage while at the same time adding a type of facility that does not exist in the area.

- ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.
 - This project is very close to existing bus stop on southern avenue. The west bound bus stop is only about 230 feet away from entry driveway to this site. The building entrances are very well connected by a sidewalk to this bus stop.
- iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible



- Entrance driveway for the proposed project is within ¼ mile of existing bus stop on Southern Avenue. It is approximately 230' west of west bound bus stop on Southern Avenue.
- b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.
 - i. Provide safe and secure storage for bicycles. For commercial, employment or institutional projects, bicycle storage areas shall be within 200 yards of the building entrance and shall have a designated and convenient pedestrian access route connecting the storage area to the building. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.
 - Safe and secure bicycle parking provided in front of office building and in front of self-storage building.
 - ii. Include priority location parking for low-emission vehicles in parking areas.
 - The total parking required for office building is 11 spaces and for self-storage building is only 4 spaces. Due to the low number of required parking stalls, it is not reasonable to dedicate spots for low-emission vehicles.
 - iii. Provide priority location parking spaces for carpool or vanpool vehicles.
 - The total parking required for office building is 11 spaces and for self-storage building is only 4 spaces. Due to the low number of required parking stalls, it is not reasonable to dedicate spots for vanpool or carpool type vehicles.
 - iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.
 - The number of parking spaces provided for proposed project is only the number of minimum parking required per code. No additional spaces proposed.
 - v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.
 - Our goal is to revitalize and enhance the structures appearance, but we have also intentionally maintained many of the mature trees and vegetation that adds to the character of the property and the fiesta district. Many of the mature trees that will be saved have been there for many years and we feel it is important to incorporate these elements into our design as much as possible.
- iv. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of



renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used.

– Canopies will be provided at the entrance and at the store fronts to provide shade and reduce heat, shade will be provided for the walkway by providing trees and the building will be well insulated for the conditioned spaces to be energy efficient.

- c. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn LEED™ Silver, Green Globes, and/or equivalent third-party criteria, and no higher standard shall be required. Avoid sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

– The proposed site is not part of any farmland, wetlands, habitat for endangered species of riparian area associated with wildlife. This was a partially developed site and we are proposing to renovate and reuse the existing office building to minimize the demolition. The new proposed building and the equipment's will be energy efficient. Shades will be provided by providing canopies over the entrances and for the storefronts and conditioned space in building will be well insulated to increase the energy efficiency.

- d. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

- This project is very close to existing bus stop on Southern Avenue. The west bound bus stop is only about 230 feet away from entry driveway to this site. The building entrances are very well connected by a sidewalk to this bus stop.

- e. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

- The property in its current state reflects negatively on the Fiesta District as a whole and deviate from the goal and character of the district to be a place of safe and desirable commercial activity that pedestrians can walk around in. People do not want to, nor should they have to, walk through areas of the Fiesta District that present unsafe and unhealthy experiences.

We have reviewed the design guidelines and overarching vision for the Fiesta District and believe we could build a vibrant Project that would further enhance the area and be a significant improvement from what is currently in place at the property. From the conforming signage and color palette to the environmentally conscious design and smart operations technology, this project will revive the existing office building and



would set the standard for modern-day self-storage while at the same time adding a type of facility that does not exist in the area.

- f. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.
 - Entrance driveway for the proposed project is within ¼ mile of existing bus stop on Southern Avenue. It is approximately 230' west of west bound bus stop on Southern Avenue.

3. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required. – not applicable

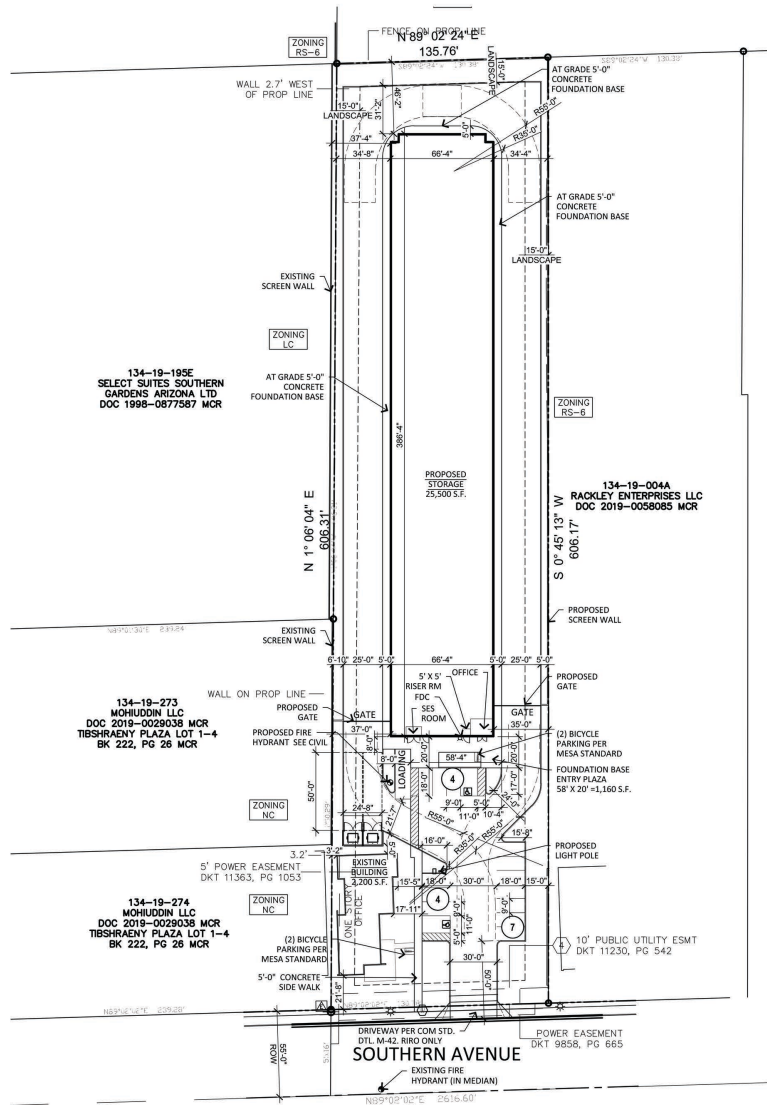
We believe the proposed zoning and use is consistent with the plans and goals of the city and we look forward to working with the City of Mesa.

Regards,

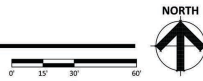
A handwritten signature in blue ink, appearing to read 'N. Feaser', with a stylized flourish at the end.

Neil Feaser, AIA

RKAA Architects, Inc.



SITE PLAN
SCALE: 1" = 30'-0"



PROJECT DIRECTORY

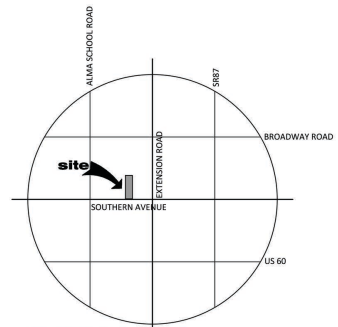
ARCHITECT:
RCAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rcaa.com

SITE DATA

PARCEL NUMBER:	134-19-010
EXISTING ZONING:	LC (REAR) / NC (FRONT)
PROPOSED ZONING:	LC WITH BIZ OVERLAY
SITE AREA:	1.83ACRES (79,845.5.F.)
PROPOSED USE:	MEDICAL OFFICE / STORAGE
MAX. PROPOSED BUILD. HT.	20'-0"
CONSTRUCTION TYPE:	IIB
BUILDING AREA:	
EXISTING MEDICAL OFFICE:	2,200 S.F.
PROPOSED STORAGE:	25,500 S.F.
TOTAL BUILDING AREA:	27,700 S.F.
SITE COVERAGE:	34.7 %
PARKING REQUIRED:	
EXISTING MEDICAL OFFICE: 1 PER 200	11 SPACES
PROPOSED STORAGE: 4 SPACES	04 SPACES
TOTAL PARKING REQUIRED:	15 SPACES
TOTAL PARKING PROVIDED:	15 SPACES
ACCESSIBLE SPACES REQUIRED:	01 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED:	02 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES

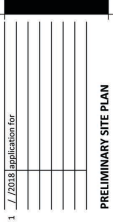
LEGAL DESCRIPTION:

THAT PART OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 2/10 OF THE WEST 4/10 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 28;
EXCEPT THE SOUTH 55 FEET FOR ROADWAY RECORDED IN DOCKET 572, PAGE 933.



VICINITY MAP
SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

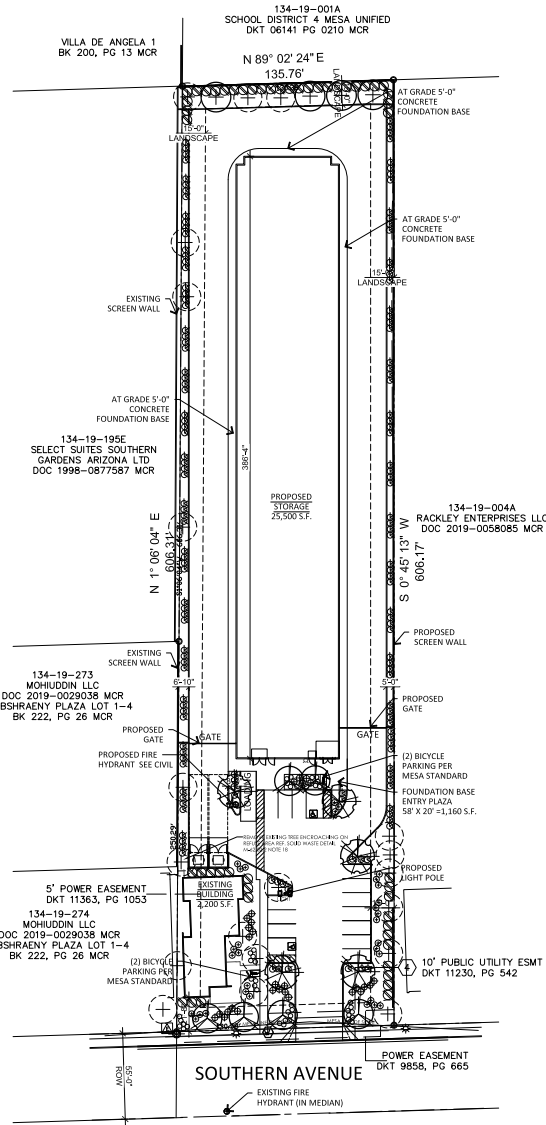


SOUTHERN AVENUE STORAGE
860 W SOUTHERN AVENUE
MESA, ARIZONA 85210

design by: --
drawn by: --
checked by: --

SP-1
project: 20016
DATE: 05-04-2020

PRS19-00658, ZON20-00204, DRB20-00203



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- QUERCUS VIRGINIANA
LIVE OAK
2" CALIP., 7T, 4"W
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

- SITE AREA: 79,845 SQ.FT.
- OFF-SITE LANDSCAPE AREA: 331 SQ.FT.
- REQ. ON-SITE LANDSCAPE AREA: 11,977 SQ.FT. (15%)
- PROVIDED ON-SITE LANDSCAPE AREA: 22,670 SQ.FT. (28%)
- REQ. PARKING LOT LANDSCAPE: 478 SQ.FT. (10%)
- PROVIDED PARKING LOT LANDSCAPE: 720 SQ.FT. (15%)
- REQ. FRONT L/S SET BACK: 15'
- PROVIDED FRONT L/S SET BACK: 15'
- REQ. SIDE L/S SET BACK: 15'
- PROVIDED SIDE L/S SET BACK: 5' NO TREES, SHRUBS ONLY
- REQ. REAR L/S SET BACK: 15'
- PROVIDED REAR L/S SET BACK: 15'

**CITY OF MESA
LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRED SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES)

- 25% SHALL BE 36" BOX OR LARGER
- 50% SHALL BE 24" BOX OR LARGER
- NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS)

- 50% SHALL BE 5 GALLON OR LARGER.
- NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND
IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING-LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS
REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS
ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET.
PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50%
PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE
TESTED AND APPROVED BY A CERTIFIED TECHNICIAN
DESIGNATED IN THE CURRENT CITY OF MESA LIST THE
APPROVED INSPECTORS PRIOR TO THE REQUEST
FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY
SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED
IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW
PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT
FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED
BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL
SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

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

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS
CONCRETE OR GUNITIE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET
LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET
AWAY FROM ANY STREET LIGHT POLE OR L.C.C.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET
ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 50 MPH
STREET CROSS SECTION 7LU (88)
FIGURE 2.3 (50MPH DESIGN SPEED)

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS
USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE
MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT
PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL
BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
THE LINE OF SIGHT IS OUT OF THE SCOPE OF WORK ON THIS
PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER
OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

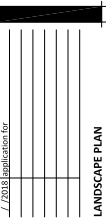
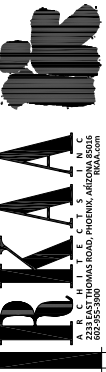
REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-
CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE
NOT PART OF THE LANDSCAPE DESIGN.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10460 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320

EMAIL: timmqueden@tjma.net



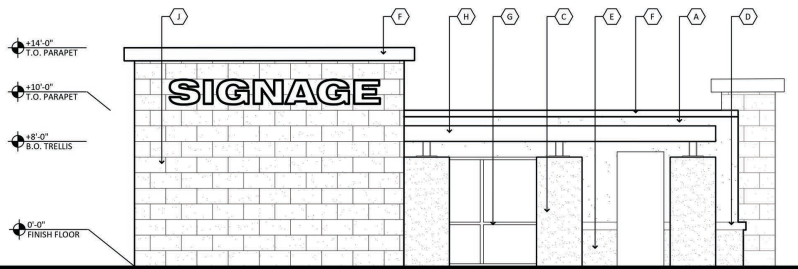
SOUTHERN AVENUE STORAGE
860 W SOUTHERN AVENUE
MESA, ARIZONA 85210

design by: --
drawn by: --
checked by: --

La.01
project: 20016

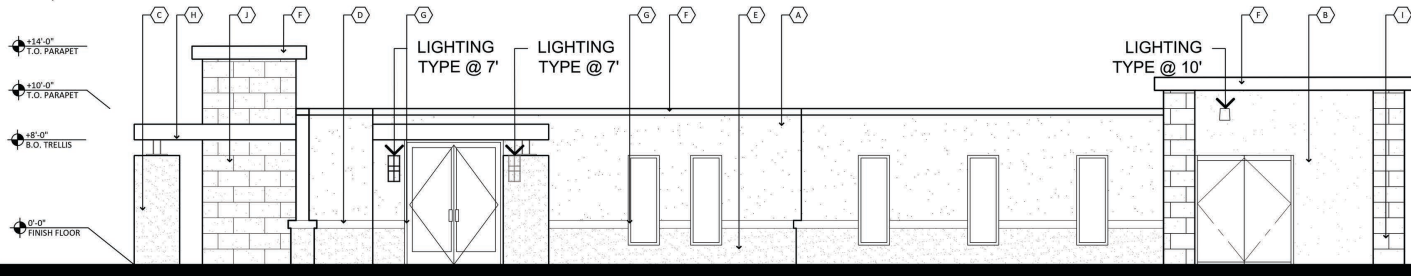
DATE: 03-05-2020

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



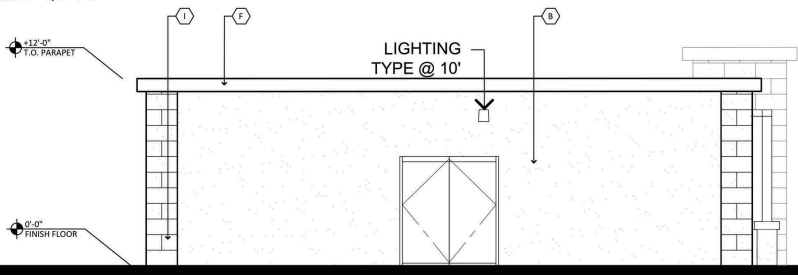
PROPOSED SOUTH ELEVATION

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



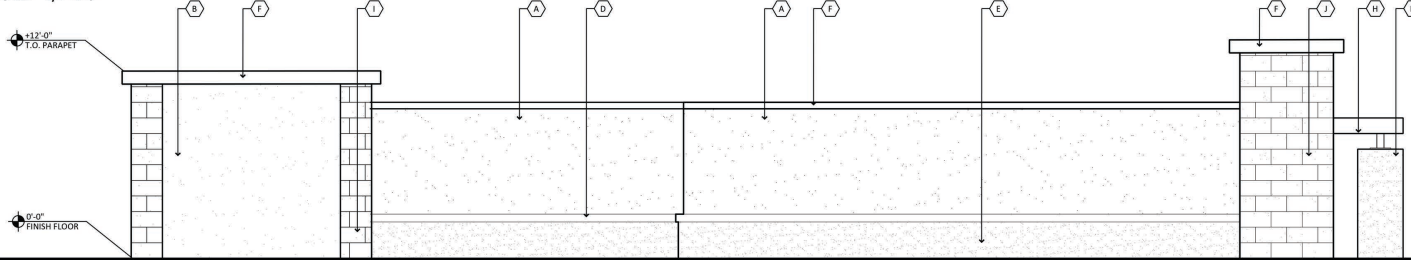
PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

MATERIAL AND COLORS

A PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: NEUTRAL GROUND SPEC: SW7568 TEXTURE: SMOOTH	D PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: URBANE BRONZE SPEC: SW7048 TEXTURE: SMOOTH	G STOREFRONT MULLION: MFC: ATAS COLOR: CLASSIC BRONZE
B PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: SIERRA REDWOOD SPEC: SW7598 TEXTURE: SMOOTH	E PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: TONY TAUPE SPEC: SW7038 TEXTURE: SAND	H METAL TRELLIS: MFC: ATAS COLOR: SLATE BLUE
C PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: DRY DOCK SPEC: SW7502 TEXTURE: SAND	F METAL COPING: MFC: ATAS COLOR: CLASSIC BRONZE	I BKX16 MASONRY: MFC: SUPRELEITE COLOR: UMBER BROWN FINISH: SPLIT FACE
		J BKX16 MASONRY: MFC: SUPRELEITE COLOR: MALIBU SANDS FINISH: SPLIT FACE

SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 05-04-2020 (PRELIMINARY)



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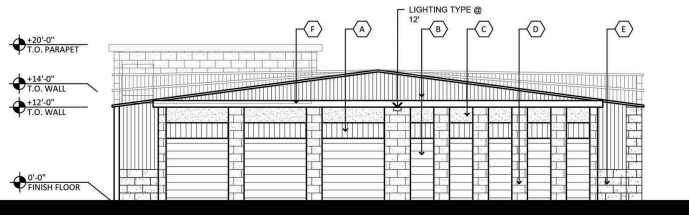
EL-2
EXISTING BLDG.

RKAA# 20016.00



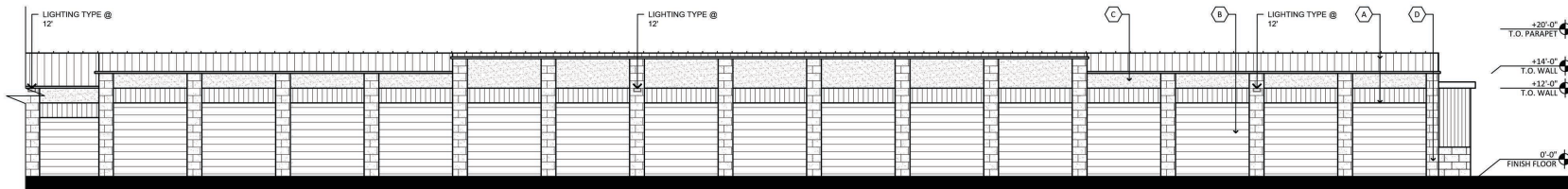
MATERIAL AND COLORS

A "R" METAL PANEL: MFG: JANIUS INTERNATIONAL COLOR: SANDSTONE	D BXRX16 MASONRY: MFG: SUPERLITE COLOR: MALIBU SANDS FINISH: SPLIT FACE	G STONEFRONT MULLION: MFG: ATAS COLOR: CLASSIC BRONZE	J METAL CANOPY: MFG: ATAS COLOR: SLATE BLUE
B ROLL UP DOOR/METAL PANELS PAINTED: MFG: SHERWIN WILLIAMS COLOR: SIERRA REDWOOD SPEC: SW7568	E BXRX16 MASONRY: MFG: SUPERLITE COLOR: UMBER BROWN FINISH: SPLIT FACE	H PAINTED STUCCO: MFG: SHERWIN WILLIAMS COLOR: DRY DOCK SPEC: SW7502 TEXTURE: SMOOTH	
C PAINTED STUCCO: MFG: SHERWIN WILLIAMS COLOR: NATURAL GROUND SPEC: SW7568 TEXTURE: SAND	F METAL COPING: MFG: ATAS COLOR: CLASSIC BRONZE	I PAINTED STUCCO: MFG: SHERWIN WILLIAMS COLOR: URBANE BRONZE SPEC: SW7048	



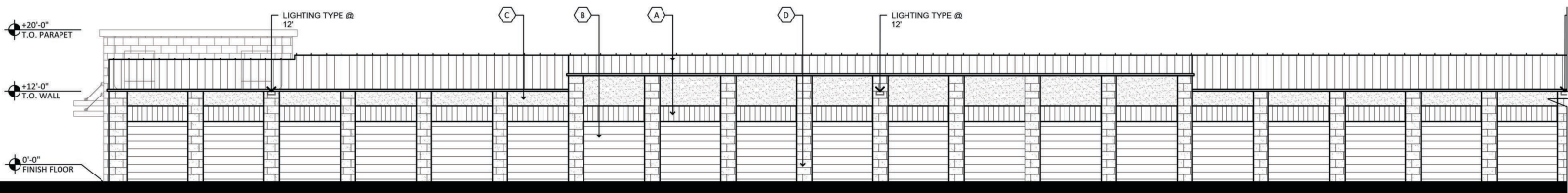
NORTH ELEVATION

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



PARTIAL EAST ELEVATION

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



PARTIAL EAST ELEVATION

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



SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 05-04-2020 (PRELIMINARY)

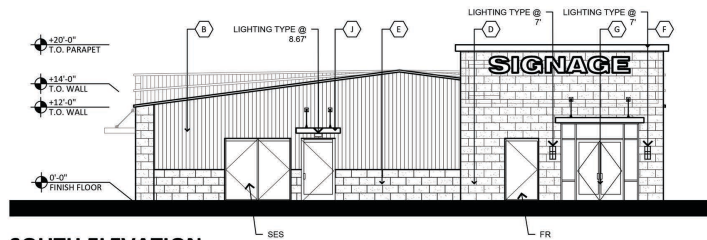


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EL-1.2

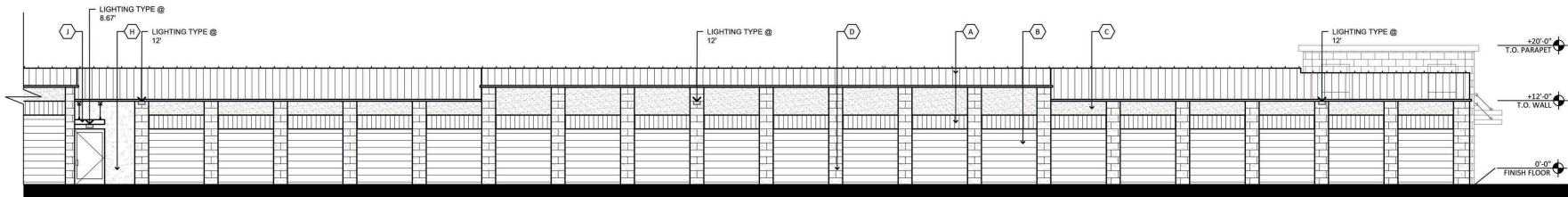
RKAA# 20016.00





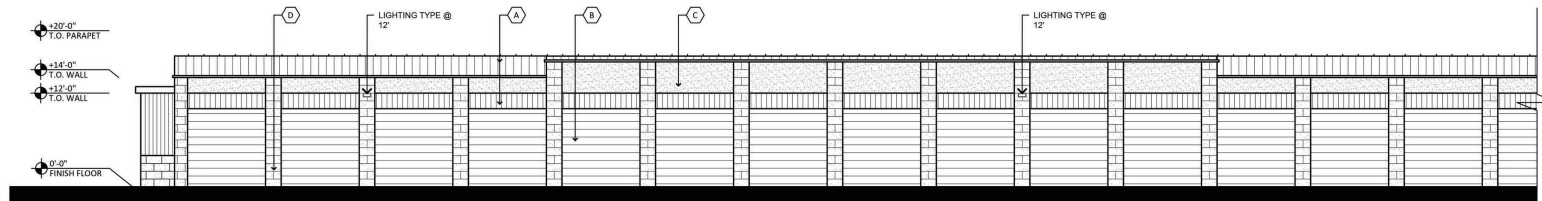
SOUTH ELEVATION

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



PARTIAL WEST ELEVATION

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

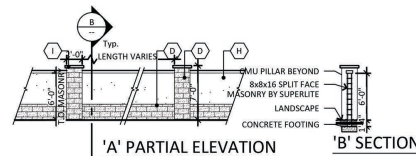


PARTIAL WEST ELEVATION

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

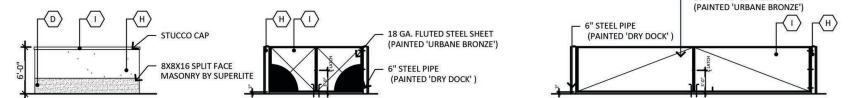
MATERIAL AND COLORS

- | | | | |
|--|---|---|--|
| A "R" METAL PANEL:
MFG: JANIUS INTERNATIONAL
COLOR: SANDSTONE | D BXBX16 MASONRY:
MFG: SUPERLITE
COLOR: MALIBU SANDS
FINISH: SPLIT FACE | G STOREFRONT MULLION:
MFG: ATAS
COLOR: CLASSIC BRONZE | J METAL CANOPY:
MFG: ATAS
COLOR: SLATE BLUE |
| B ROLL UP DOOR/METAL PANELS
PAINTED:
MFG: SHERWIN WILLIAMS
COLOR: SIERRA REDWOOD
SPEC: SW7568 | E BXBX16 MASONRY:
MFG: SUPERLITE
COLOR: UMBER BROWN
FINISH: SPLIT FACE | H PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: DRY DOCK
SPEC: SW7502
TEXTURE: SMOOTH | |
| C PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: NATURAL GROUND
SPEC: SW7568
TEXTURE: SAND | F METAL COPING:
MFG: ATAS
COLOR: CLASSIC BRONZE | I PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: URBANE BRONZE
SPEC: SW7048 | |



SCREEN WALL TYPE

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



TRASH ENCLOSURE TYPE

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

GATE TYPE

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

SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 05-04-2020 (PRELIMINARY)



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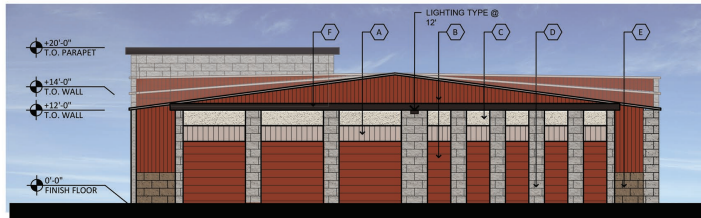
EL-1

RKAA# 20016.00



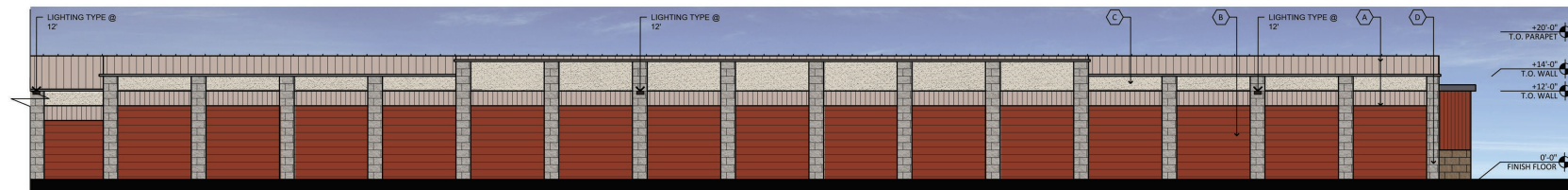
MATERIAL AND COLORS

A "R" METAL PANEL: MFG: JANIUS INTERNATIONAL COLOR: SANDSTONE	D BXRX16 MASONRY: MFG: SUPERLITE COLOR: MALIBU SANDS FINISH: SPLIT FACE	G STONEFRONT MULLION: MFG: ATAS COLOR: CLASSIC BRONZE	J METAL CANOPY: MFG: ATAS COLOR: SLATE BLUE
B ROLL UP DOOR/METAL PANELS PAINTED: MFG: SHERWIN WILLIAMS COLOR: SIERRA REDWOOD SPEC: SW7568	E BXRX16 MASONRY: MFG: SUPERLITE COLOR: UMBER BROWN FINISH: SPLIT FACE	H PAINTED STUCCO: MFG: SHERWIN WILLIAMS COLOR: DRY DOCK SPEC: SW7502 TEXTURE: SMOOTH	
C PAINTED STUCCO: MFG: SHERWIN WILLIAMS COLOR: NATURAL GROUND SPEC: SW7568 TEXTURE: SAND	F METAL COPING: MFG: ATAS COLOR: CLASSIC BRONZE	I PAINTED STUCCO: MFG: SHERWIN WILLIAMS COLOR: URBANE BRONZE SPEC: SW7048	



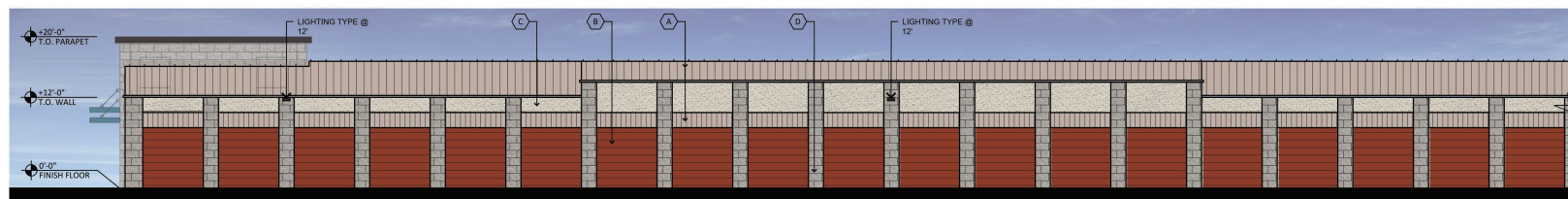
NORTH ELEVATION

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



PARTIAL EAST ELEVATION

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



PARTIAL EAST ELEVATION

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



SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 05-04-2020 (PRELIMINARY)

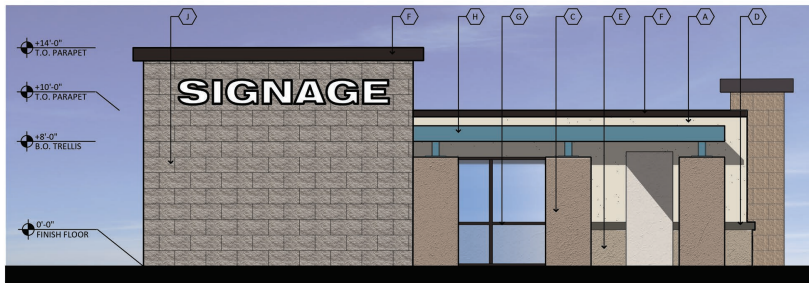


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EL-1.2

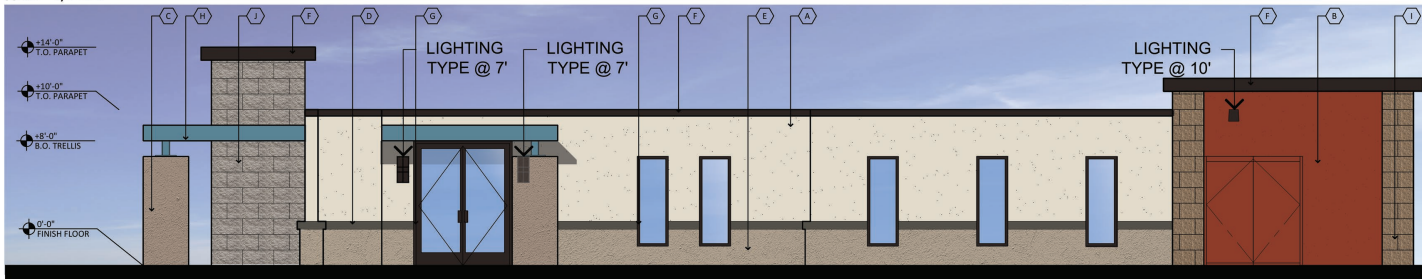
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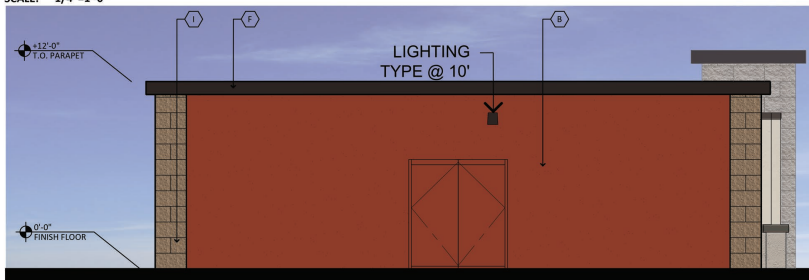
PROPOSED SOUTH ELEVATION

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



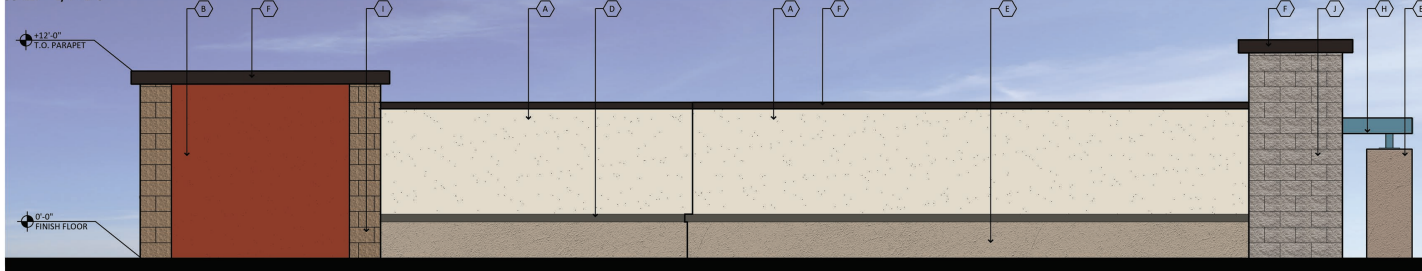
PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

MATERIAL AND COLORS

A PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: NEUTRAL GROUND SPEC: SW7568 TEXTURE: SMOOTH	D PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: URBANE BRONZE SPEC: SW7048 TEXTURE: SMOOTH	G STOREFRONT MULLION: MFC: ATAS COLOR: CLASSIC BRONZE
B PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: SIERRA REDWOOD SPEC: SW7598 TEXTURE: SMOOTH	E PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: TONY TAUPE SPEC: SW7038 TEXTURE: SAND	H METAL TRELLIS: MFC: ATAS COLOR: SLATE BLUE
C PAINTED STUCCO: MFC: SHERWIN WILLIAMS COLOR: DRY DOCK SPEC: SW7502 TEXTURE: SAND	F METAL COPING: MFC: ATAS COLOR: CLASSIC BRONZE	I BKX16 MASONRY: MFC: SUPRELEITE COLOR: UMBER BROWN FINISH: SPLIT FACE
		J BKX16 MASONRY: MFC: SUPRELEITE COLOR: MALIBU SANDS FINISH: SPLIT FACE

SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 05-04-2020 (PRELIMINARY)

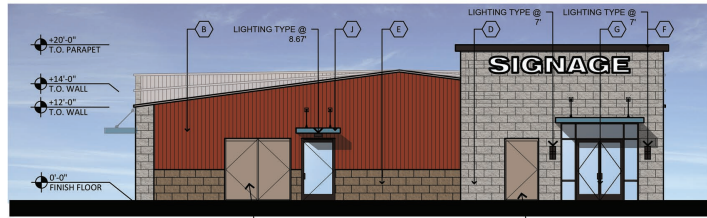


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EL-2
EXISTING BLDG.

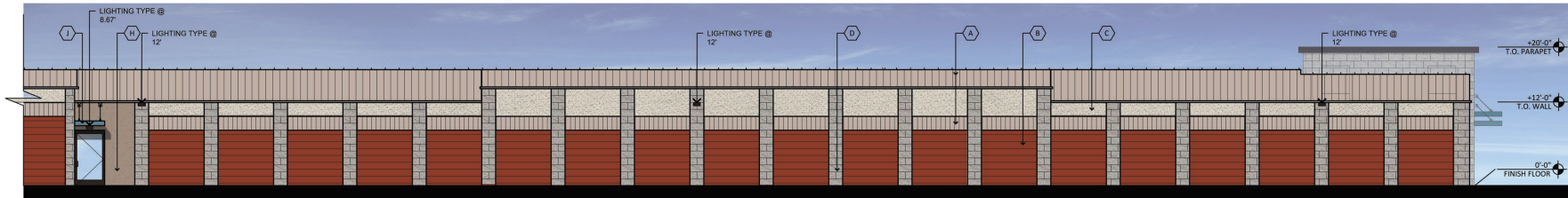
RKAA# 20016.00





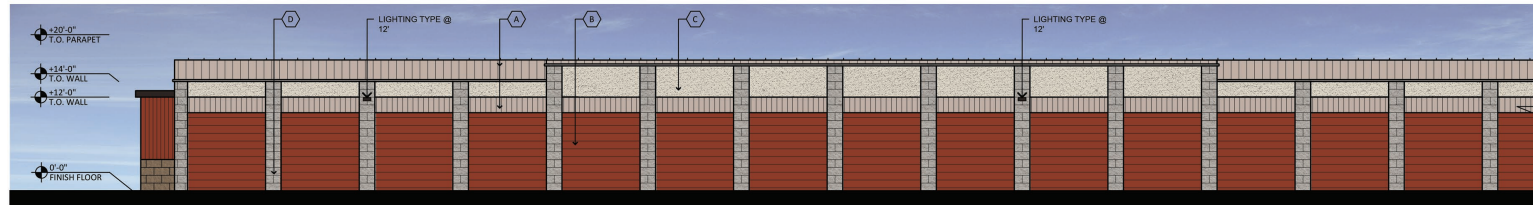
SOUTH ELEVATION

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



PARTIAL WEST ELEVATION

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



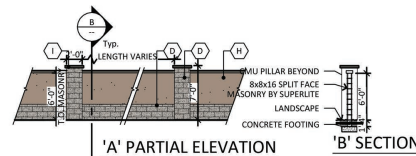
PARTIAL WEST ELEVATION

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



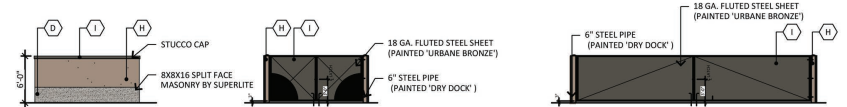
MATERIAL AND COLORS

- A "R" METAL PANEL:**
MFG: JANIUS INTERNATIONAL
COLOR: SANDSTONE
- B ROLL UP DOOR/METAL PANELS**
PAINTED:
MFG: SHERWIN WILLIAMS
COLOR: SIERRA REDWOOD
SPEC: SW7588
- C PAINTED STUCCO:**
MFG: SHERWIN WILLIAMS
COLOR: NATURAL GROUND
SPEC: SW7588
TEXTURE: SAND
- D BXBX16 MASONRY:**
MFG: SUPERLITE
COLOR: MALIBU SANDS
FINISH: SPLIT FACE
- E BXBX16 MASONRY:**
MFG: SUPERLITE
COLOR: UMBER BROWN
FINISH: SPLIT FACE
- F METAL COPING:**
MFG: ATAS
COLOR: CLASSIC BRONZE
- G STONEFRONT MULLION:**
MFG: ATAS
COLOR: CLASSIC BRONZE
- H PAINTED STUCCO:**
MFG: SHERWIN WILLIAMS
COLOR: DRY DOCK
SPEC: SW7502
TEXTURE: SMOOTH
- I METAL CANOPY:**
MFG: ATAS
COLOR: SLATE BLUE
- J PAINTED STUCCO:**
MFG: SHERWIN WILLIAMS
COLOR: URBANE BRONZE
SPEC: SW7048



SCREEN WALL TYPE

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



TRASH ENCLOSURE TYPE

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

GATE TYPE

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

SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 05-04-2020 (PRELIMINARY)

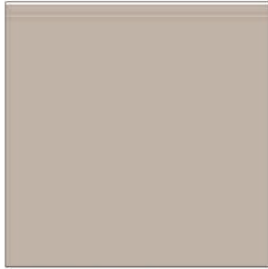


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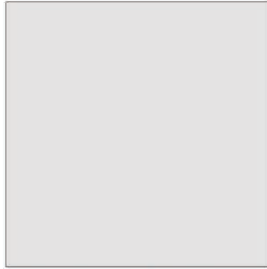
EL-1

RKAA# 20016.00





"R" METAL PANEL:
MFG: JANUS INTERNATIONAL
COLOR: SANDSTONE



SMOOTH METAL PANEL:
MFR: JANUS INTERNATIONAL
COLOR: SATIN WHITE



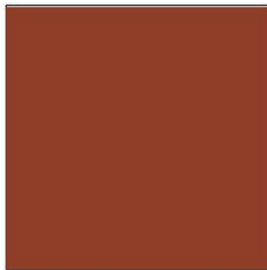
8X8X16 MASONRY:
MFG: SUPERLITE
COLOR: UMBER BROWN
FINISH: SPLIT FACE



8X8X16 MASONRY:
MFG: SUPERLITE
COLOR: MALIBU SANDS
FINISH: SPLIT FACE



METAL TRELLIS:
MFR: ATAS
COLOR: SLATE BLUE



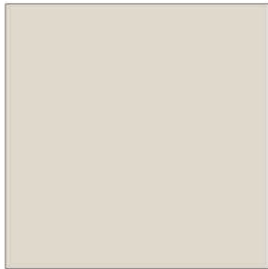
PAINTED STUCCO/METAL:
MFG: SHERWIN WILLIAMS
COLOR: SIERRA REDWOOD
SPEC: SW7598
TEXTURE: SMOOTH



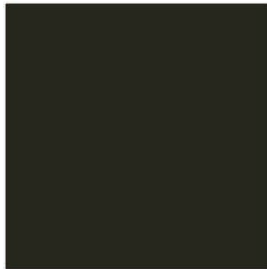
PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: TONY TAUPE
SPEC: SW7038
TEXTURE: SAND



PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: DRY DOCK
SPEC: SW7502
TEXTURE: SMOOTH



PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: NEUTRAL GROUND
SPEC: SW7568
TEXTURE: SAND



PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: URBANE BRONZE
SPEC: SW7048
TEXTURE: SMOOTH



METAL COPING/MULLION:
MFR: ATAS
COLOR: CLASSIC BRONZE

SOUTHERN AVENUE STORAGE

860 W. SOUTHERN AVENUE
MESA, ARIZONA 85210
DATE: 04-29-2020 (PRELIMINARY)



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MB-1



RKAA# 20016.00

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	SA	1	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 17.5 WZ.5 BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED	DSX0_LED_P6_40K_T5_W_MVOLT.ies	16466	0.91	268
	SBE	2	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF E4WH (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC WEM BATTERY PACK	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002
	SC	11	Lithonia Lighting	DSXW1 LED 20C 1000 40K T2M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA	LED	DSXW1_LED_20C_1000_40K_T2M_MVOLT.ies	7373	0.91	73.2
	SDE	2	Lithonia Lighting	WDGE2 LED P1 40K 80CRI VF MVOLT E10WH (FINISH)	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC WEM BATTERY PACK	LED	WDGE2_LED_P1_40K_80CRI_VF.ies	1256	0.91	9.81
	SF	2	Brownlee Lighting	7601 (FINISH) C17 (TRIM) 40K	DECORATIVE WALL MOUNT	LED	7601-C17-35K.ies	1594	0.91	16
	SFE	2	Brownlee Lighting	7601 (FINISH) C17 (TRIM) 40K BBI	DECORATIVE WALL MOUNT W/EM BATTERY PACK	LED	7601-C17-35K.ies	1594	0.91	16

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 3' AFG	X	0.3 fc	0.3 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.8 fc	8.9 fc	0.0 fc	N/A	N/A

COMcheck Software Version 4.1.1.0 Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: SOUTHERN AVENUE STORAGE
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site: 860 W SOUTHERN AVENUE, MESA, AZ 85210
 Owner/Agent: IRKAA, 2333 E THOMAS RD, PHOENIX, AZ 85016
 Designer/Contractor: ARDEBILI ENGINEERING, 8100 E INDIAN SCHOOL RD, SCOTTSDALE, AZ 95251

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	9050 R2	0.07	No	679
Parking area	8708 R2	0.04	Yes	348
		Total Tradable Watts (a) =		348
		Total Allowed Watts =		1027
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

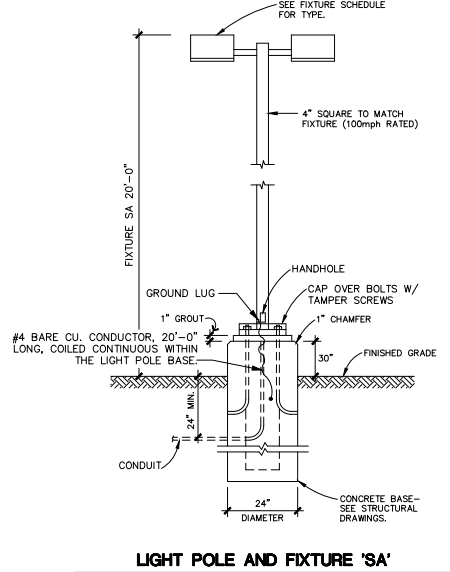
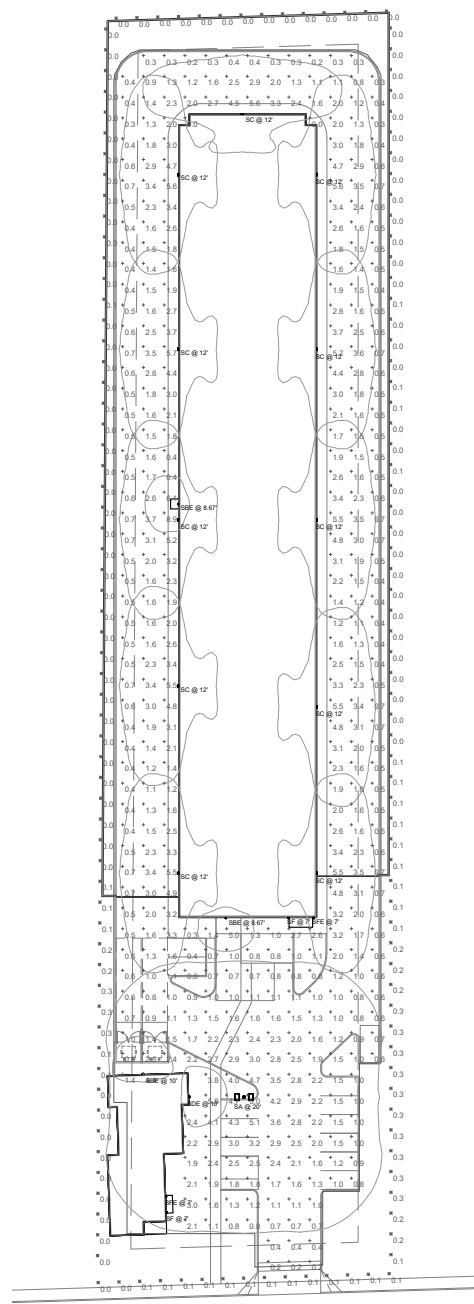
A Fixture ID - Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (9050 R2): Non-tradable Wattage				
LED 1: SBE/SDE WALL PACK Other:	1	4	10	40
LED 2: SF WALL PACK Other:	1	11	73	805
LED 4: SF/SFE WALL PACK Other:	1	4	16	64
Parking area (8708 R2): Tradable Wattage				
LED 3: SA TWIN HEAD POLE Other:	1	1	268	268
		Total Tradable Proposed Watts =		268

Exterior Lighting PASSES: Design 48% better than code

Exterior Lighting Compliance Statement
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

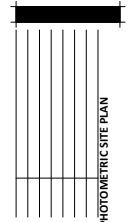
OMID ARDEBILI, PE Signature Date: 05/04/20

Project Title: SOUTHERN AVENUE STORAGE Report date: 05/04/20
 Data filename: C:\Users\NC_3\Dropbox\Ardebili_Engineering\20127_IRKAA_Southern Avenue Storage\04_Calculations\2018_IECC.cck Page: 1 of 5



LIGHT POLE AND FIXTURE 'SA'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.



SOUTHERN AVENUE STORAGE
 860 W SOUTHERN AVENUE
 MESA, ARIZONA 85210

design by: JFO
 drawn by: SD
 checked by: JFO


PHOTOMETRIC SITE PLAN
 SCALE: 1" = 30'-0"



ARDEBILI Engineering
 Project Number: 20127 | Project Manager: JFO
 8100 E Indian School Rd., Suite 205, Scottsdale, AZ 85251
 P: 480.628.7072 | ardebili.com

DR1.0
 project: 20016

D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 ft² (0.088 m²)
 Length: 1.3" (0.033 m)
 Width: 1.3" (0.033 m)
 Height: 3" (0.076 m)
 Weight (max): 16 lbs (7.3 kg)

Introduction


The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRH2 DBX0

Series	Optic	Color Temperature	Mounting	Height	Beam Angle
DSX0 LED	Forward optics P1 P4 P7	3X 3000K	T15 (spot down) Dashed T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid	SS (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot	40K 40K 40K 40K 40K 40K
	Recessed optics P1P P2P P3P P4P P7P		T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid	SS (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot	40K 40K 40K 40K 40K

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D-Series Size 1 LED Wall Luminaire



Specifications

Width: 13.34" (0.34 m)
 Depth: 10" (0.254 m)
 Height: 6.38" (0.162 m)

Back Box (BBW, ELCW)

Width: 13.34" (0.34 m)
 Depth: 10" (0.254 m)
 Height: 6.38" (0.162 m)

Introduction

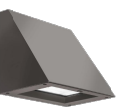
The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSW1 LED 20C 1000 40K T3M MVOLT DBDXT0

Series	Optic	Color Temperature	Mounting	Height	Beam Angle
DSW1 LED	DCS ZXC 30115 ZXC 30115 ZXC 30115	300 3000K 300 3000K 300 3000K	T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid	SS (spot) Spot T3M (spot) Spot T3M (spot) Spot	40K 40K 40K

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WDGE2 LED Architectural Wall Sconce



Specifications

Depth: 7"
 Height: 9"
 Width: 11.5"
 Weight: 13.5 lbs (without options)

Introduction

The WDGE2 LED family is designed to meet specific every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, recessed design optimizes its four sizes with Lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with LightAid AR wireless controls, the WDGE2 family provides additional energy savings and code compliance. WDGE2 delivers up to 6,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian safety applications in any environment.

WDGE2 LED Family Overview

Lumens	Optic	Color Temp.	Height	Width	Depth	Weight
1,200	40K	3000K	7"	11.5"	7"	13.5 lbs
2,500	40K	3000K	9"	11.5"	7"	13.5 lbs
4,500	40K	3000K	9"	11.5"	7"	13.5 lbs
8,500	40K	3000K	9"	11.5"	7"	13.5 lbs
12,000	40K	3000K	9"	11.5"	7"	13.5 lbs

Ordering Information EXAMPLE: WDGE2 LED P3 40K 80CRVF MVOLT DBX0

Series	Optic	Color Temperature	Mounting	Height	Beam Angle
WDGE2 LED	P1* P2* P3* P4* P5*	3X 3000K	T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid	SS (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot	40K 40K 40K 40K 40K

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7601 LED

STANDARD SPECIFICATIONS

Material: Heavy duty aluminum with coil formed aluminum bands. The optional trimbars are sold 0.25" thick aluminum, held in place by fasteners.

FINISH Translucent UV stabilized, white acrylic. Diffuser is form molded allowing for a uniform standard thickness of 0.100" throughout.

REWORK Translucent UV stabilized, white acrylic. Diffuser is form molded allowing for a uniform standard thickness of 0.100" throughout.

LED PERFORMANCE - 300K STANDARD

3000K LED
 100000 hrs
 100000 hrs
 100000 hrs

INSTALLATION

Mounting: Direct to back (by other). Mounting hardware included.

FINISH All 7601 parts are prepared using a three step pre-treatment/finishing process, followed by a powder coat finish prior to applying any of the following paint finishes.

WARRANTY 5 year limited warranty on this LED product. Consult factory for details.

Ordering Information

Series	Optic	Color Temperature	Mounting	Height	Beam Angle
7601 LED	P1* P2* P3* P4* P5*	3X 3000K	T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid T15 (spot) Solid	SS (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot T3M (spot) Spot	40K 40K 40K 40K 40K

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BRKAA

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 602.955.3900

EXTERIOR LIGHTING CUTSHEETS

SOUTHERN AVENUE STORAGE

860 W SOUTHERN AVENUE
 MESA, ARIZONA 85210

design by: JFO
 drawn by: SD
 checked by: JFO

project: 20016

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ARDEBILI Engineering

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DR1.1
 project: 20016