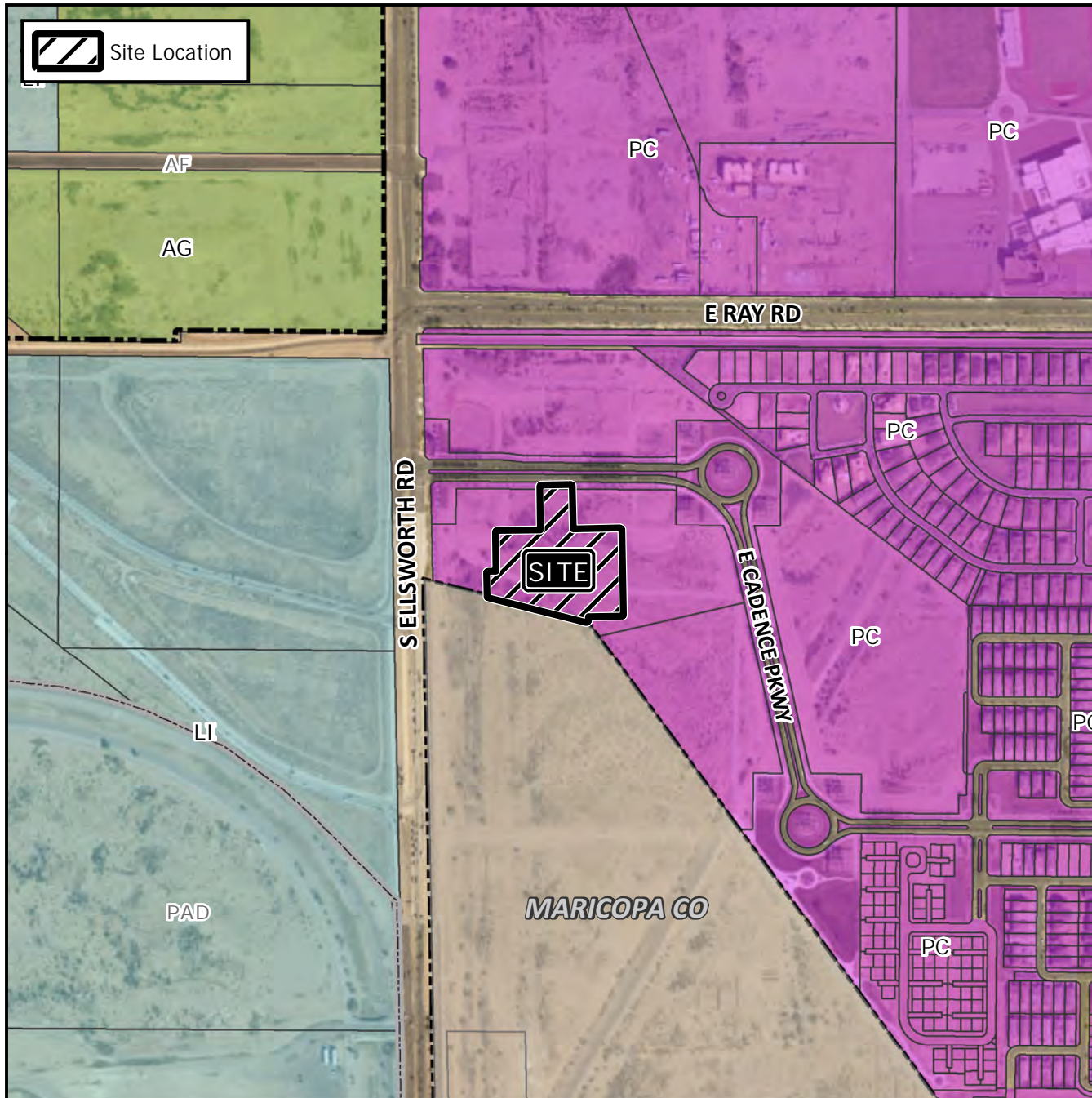


Design Review Vicinity Map: DRB20-00244

Case Details



Case:

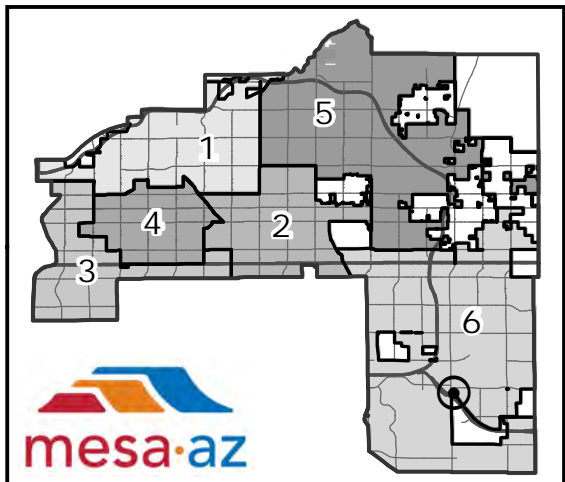
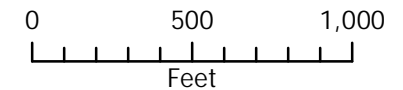
DRB20-00244

Site / Address:

District 6. Located east of Ellsworth Road and south of Ray Road. (3.7± acres)

Request:

Requesting the review of a new fitness center within the Cadence at Gateway development.





April 8, 2020

To: City of Mesa Planning Department

Subject: Mountainside Fitness Cadence Development
SEC Ellsworth Road and Cadence Parkway DU 1
Mesa, AZ

Project Narrative

General

The proposed Mountainside Fitness (MSF) Cadence will be new single-story facility and will complement the other 18 valley locations. The facility will be approximately 40,000 sf and will provide membership strength training, personal training, variety of classes including cycle, group fitness, peak performance and yoga. Exclusive Indoor basketball, and aerobic training equipment along with a full complement of locker room facilities round out membership services. Mountainside also provides a separate Kids-in-Motion secure space that provides membership childcare in a fitness setting while parents work out. Hours of operation are typically 4:30 am to 11pm every day.

Site Design

The proposed site is located at the SEC of Ellsworth Road and Cadence Parkway in DU 1. The master site plan locates MSF in the rear corner of the site as it is the largest building for this site with proposed retail and drive through buildings along the perimeter of the site. The proposed use is consistent with the designated uses and the building architectural features comply with the design guidelines and City of Mesa development standards. The main entry to the site is from Cadence Parkway with the main entry elevation facing Ellsworth road. The massing/form for MSF is higher with a larger footprint compared to the other proposed buildings but sited as such to mitigate the massing by smaller/dispersed parking fields with pedestrian connections to the adjacent future development.

The landscape architecture design includes the following key design features:

- Landscape design driveway entrance will be consistent with the landscape character established along E. Cadence Parkway.
- Site landscape design will blend with the main landscape character established within this development unit.
- Tree plantings will be provided at all main pedestrian connections to promote shade walkable paths.
- Landscape screening will be provided at south and east property limits.
- The Landscape Plant Palette will consist of a blend of colorful plant material and well as low water use and desert adaptive plants such as Palo Verde Trees, Desert Willow Trees, Red Push Pistache Trees, Elm Trees, Bougainvillea's, Chihuahuan Sage, Coral Fountain, Agaves and Blue Grama Grasses.
- Landscape layout will consist of formal groupings along shaded pathways and informal groupings within landscape open spaces.
- Concrete Paving design materials will be located at sidewalk connections to fitness facility to provide clear paths for wayfinding and safety.
- An outdoor pedestrian activity node will be located within an open space west of the building; this node will include outdoor exercise programming and a trail connection along the south property limits.
- Decomposed granite will be installed at all new landscape areas.
- A new irrigation system will be established for this property.



All landscape items will adhere to the City of Mesa landscape standards and will comply with Chapter 14 of the Cadence Community Plan, such as minimum plant size and quantities for parking areas, foundation base areas and streetscape landscape areas. Landscape design will also follow standards set forth in the Development Unit 1 Phase 2 Cadence at Gateway documents.

Underground retention storage is provided which allows for maximum use of the of the site and landscape treatments. Roof drainage systems tie directly to the underground systems. Site utilities are looped and integrate with the existing utility infrastructure. Trash enclosures are located near the rear of the site and are not prominent in the site design however well designed with required enclosure walls matching the building main materials and provided with painted steel deck gates that provide total screening.

Building Design

The building design provides entry architectural features with a higher and projected form to accentuate place of entry. The massing of the building tapers down and ties into an integrated pedestrian walkway that links to Cadence Parkway. The entry feature is lighted and provides an integrated light source at the perimeter of the entry cornice. The light source is concealed and intended to provide a soft glow to accentuate the form.

The façade is articulated on all sides of the building to integrate with the site parking and pedestrian approaches to the building. The general building materials consist of exposed integral color masonry, cement plaster finish, extended front entry feature with prefinished aluminum metal panels, steel canopies to provide shade and night lighting. The façade provides for integral color masonry unit projected forms from the main building plane to enhance building architecture with shadow and scale. Generally, the material and colors consist of 1 main body color, 1 accent building color, 2 different integral color masonry units, aluminum composite panel system, tinted glass system, projected steel canopies and steel wide flange beams/columns for the walkway system. The variety of materials are composed to break down the scale of the building and provide pedestrian level integration.

On behalf of Mountainside Fitness

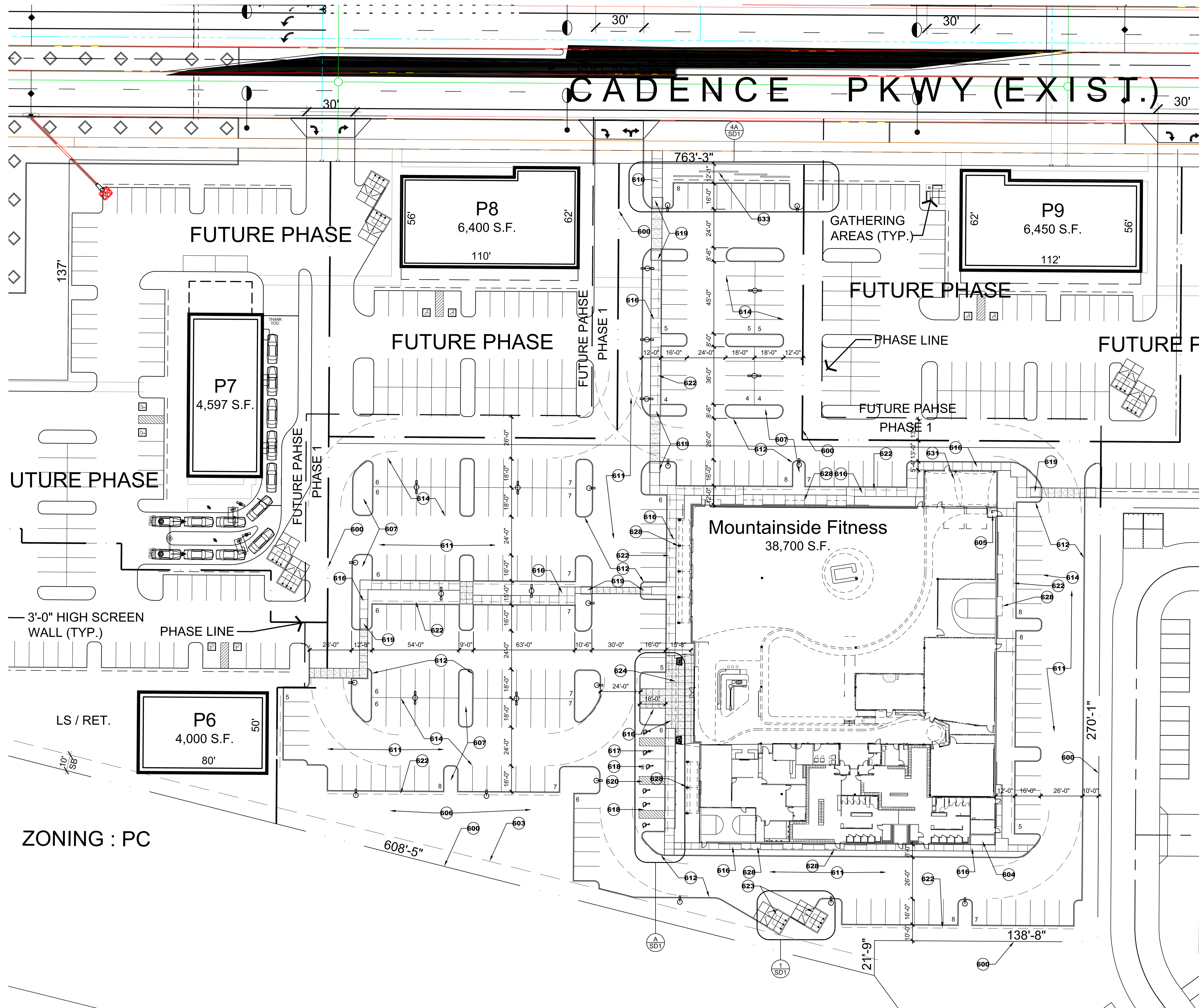
Sincerely,

Vincent P. Di Bella

Vincent P. Di Bella AIA, CSI

Adaptive Architects Inc.

Principal Architect

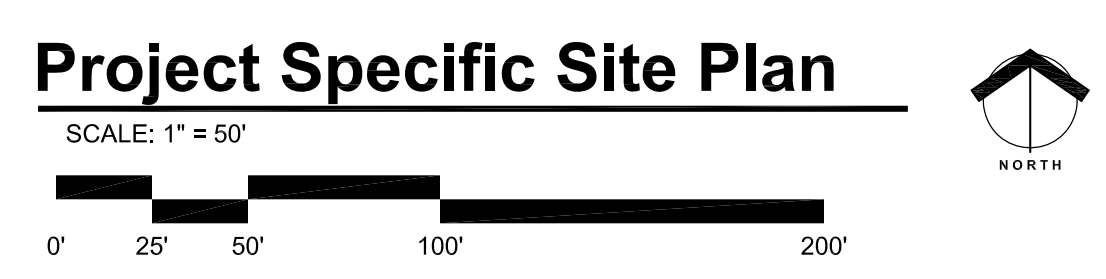


PROJECT DATA:	
PROJECT LOCATION:	SEC ELLSWORTH RD/CADENCE PARKWAY
SITE AREA MSF:	+/- 164,772 SF - 3.78 AC
PARCEL NUMBER (APN #):	313-25-006B
PROPOSED BUILDING HEIGHT:	+40' HIGHEST POINT
BUILDING AREA:	39,400 SF SINGLE STORY
PARKING PROVIDED:	206 SPACES W/ 6 ADA SPACES
PARKING REQUIRED:	HEALTH CLUB 1 SPACE PER 100 SF
LOCKERS, SHOWERS, TOILET ROOMS AND CHILD CARE EXCLUDED FROM ATTRIBUTED AREA FOR PARKING = 10,075 SF	
39,400 - 10,075 = 29,325 SF/100 = 293 SPACES REQUIRED	
ADA PARKING UP TO 200 SPACES 6 REQUIRED W/ 1 VAN 6 SPACES PROVIDED WITH 1 VAN	

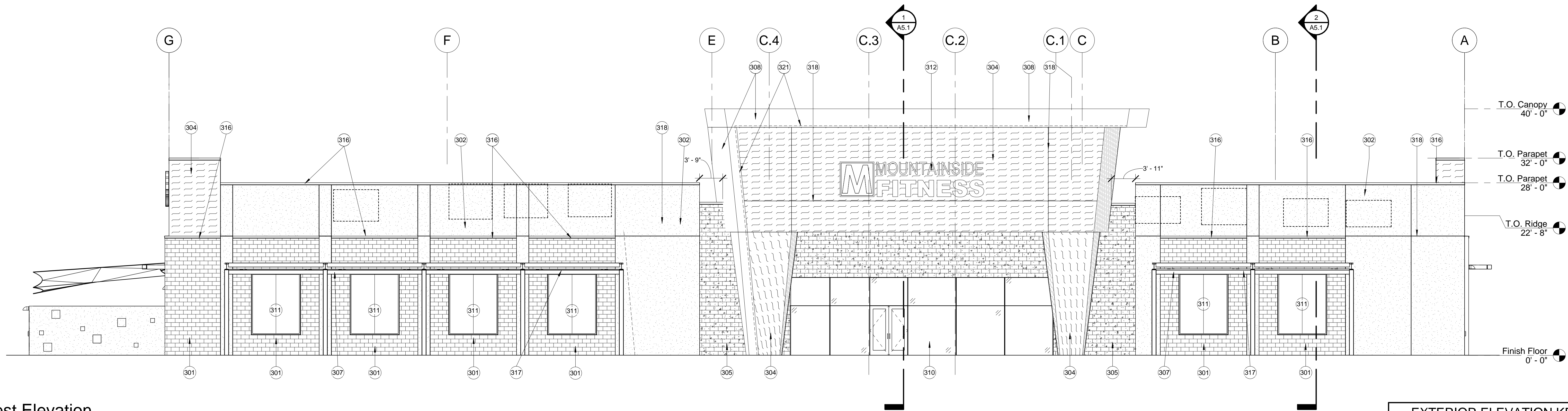
PROJECT TEAM:	
ARCHITECTS / PLANNERS:	ADAPTIVE ARCHITECTS, INC. 1630 SOUTH STAPLEY DRIVE SUITE 229 MESA, AZ 85204 (480) 655-0633 CONTACT: VINCE DI BELLA, AIA, CSI vince@adaptivearchitectsinc.com
OWNER CONTACT:	MOUNTAINSIDE FITNESS 7135 E. CAMELBACK RD., SUITE 235 SCOTTSDALE, AZ 85251 (480) 706-6433 CONTACT: CRAIG COTE craig@mountainsidefitness.com
CIVIL/LANDSCAPE	EPS GROUP 1130 N ALMA SCHOOL RD #120 MESA, AZ 85201 480-503-2258

SITE PLAN KEYNOTES (some notes may not be keyed)	
600	PROPERTY LINE, SEE CIVIL DRAWINGS
602	LANDSCAPE SETBACK LINE
603	BUILDING SETBACK LINE
604	ELECTRICAL SERVICE ENTRANCE SECTION (SES)
605	FIRE RISER LOCATION, SEE CIVIL DRAWINGS
606	LANDSCAPE AREA
607	LANDSCAPE ISLAND
608	CONCRETE PAVER AKER-STONE MEGA APPIAN RANDOM-COLOR: CANTINA BLEND, CROSSWALKS AND DRIVE ENTRY
609	BIKE RACK; 5 SPACES
610	CONCRETE PAVER AKER-STONE LINEAR 4 X 20 RUNNING BOND - COLOR: CANTINA BLEND
611	ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE, SEE CIVIL DRAWINGS
612	C.I.P. CONCRETE CURB AND GUTTER WHERE SHOWN, SEE CIVIL DRAWINGS
613	LIGHT POLE, FIXTURE AND CONCRETE BASE
614	PARKING STRIPING, 4" WIDE WHITE PAINTED STRIPES, TYP.
615	CONCRETE SIDEWALK, 4" THICK CONCRETE OVER 4" THICK COMPACTED ABC, SCORE AS SHOWN
617	ADA ACCESSIBLE PARKING SPACES
618	ADA ACCESSIBLE AISLE, PROVIDE 4" WIDE YELLOW STRIPING AT 45° AT 2'-0" O.C. AND 4" WIDE PERIMETER STRIPING
619	ADA ACCESSIBLE RAMP
620	ADA SYMBOL PAVEMENT MARKING
621	2'-0" PARKING OVERHANG
622	TRASH ENCLOSURE PER COM DETAIL M-62
623	LINE OF ROOF OVERHANG OR CANOPY
624	FIRE HYDRANT
625	CATCH BASIN
626	UNDERGROUND RETENTION STORAGE
628	CANOPY PROJECTION
629	ACCESSIBLE PARKING SIGN
630	UNDERGROUND RETENTION STORAGE TANKS
631	OUTDOOR EXERCISE AREA W/TINSEL FABRIC SHADE CANOPY
632	ROOF DRAIN LEADER CONNECTION
633	PARKING SCREEN WALLS SEE 4/SD1

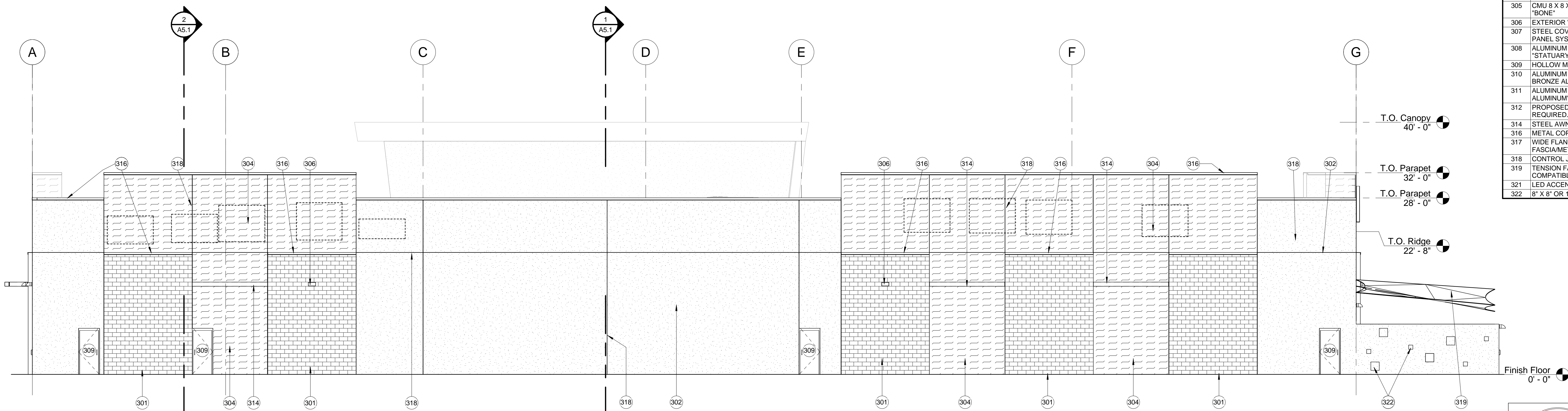
	<p>adaptive ARCHITECTS 1630 S. Stapley Drive Suite 229 Mesa, AZ 85204 (480) 655-0633 www.adaptivearchitectsinc.com</p>	Phase
		Design Review
Mountainside Fitness Cadence DU1 SEC Ellsworth Rd/Cadence Prkwy		
Project Specific Site Plan		
Project Number: 2005	Revision Date:	Sheet Number: SP-2
Date: 6/02/2020		



N:\2005 - MSF Eastmar\CAD\CDS\F.dwg 05.29.20 3:31pm Eric



1 West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
301	CMU 8 X 8 X 16: TRENWYTH MESASTONE SANDBLASTED CMU, COLOR: "MOJAVE BROWN"
302	CEMENT PLASTER FINISH, DUNN EDWARDS DEC795, "GRAY PEARL"
304	ACCENT PAINT COLOR, DUNN EDWARDS DE6368, "WALRUS"
305	CMU 8 X 8 X 16: TRENWYTH TRENSTONE GROUNDFACE CMU, COLOR: "BONE"
306	EXTERIOR WALL LIGHT. SEE ELEC. DWGS.
307	STEEL COVERED CANOPY SYSTEM; PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
308	ALUMINUM COMPOSITE PANEL (ACM) ALUCOBOND PLUS, COLOR: "STATUARY BRONZE"
309	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL COLOR
310	ALUMINUM FRAMED ENTRANCE AND STOREFRONT. COLOR: "DARK BRONZE ALUMINUM"
311	ALUMINUM FRAMED STOREFRONT WINDOW. COLOR: "DARK BRONZE ALUMINUM"
312	PROPOSED BUILDING IDENTIFICATION SIGN; SEPERATE PERMIT REQUIRED. MUST COMPLY W/APPROVED SIGN PLAN.
314	STEEL AWNING - PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
316	METAL COPING. PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
317	WIDE FLANGE STEEL BEAMS AND COLUMNS. PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
318	CONTROL JOINT
319	TENSION FABRIC SHADE SYSTEM. FINAL FABRIC AND COLOR TO BE COMPATIBLE WITH BUILDING
321	LED ACCENT STRIP LIGHTING UNDER AND AROUND PROJECTED FASCIA
322	8" X 8" OR 16" X 16" OPENING IN WALL

EXTERIOR ELEVATION LEGEND:	
	CMU 8 X 8 X 16: TRENWYTH MESASTONE SANDBLASTED CMU COLOR: MOJAVE BROWN
	CMU 8 X 8 X 16: TRENWYTH TRENSTONE GROUNDFACE CMU COLOR: BONE
	DUNN EDWARDS - DE6368 COLOR: WALRUS
	DUNN EDWARDS - DEC795 COLOR: GRAY PEARL

adaptive
ARCHITECTS

1630 S. Stapley Drive
Suite 229
Mesa, AZ 85204
480-655-0633
www.adaptvearchitectsinc.com

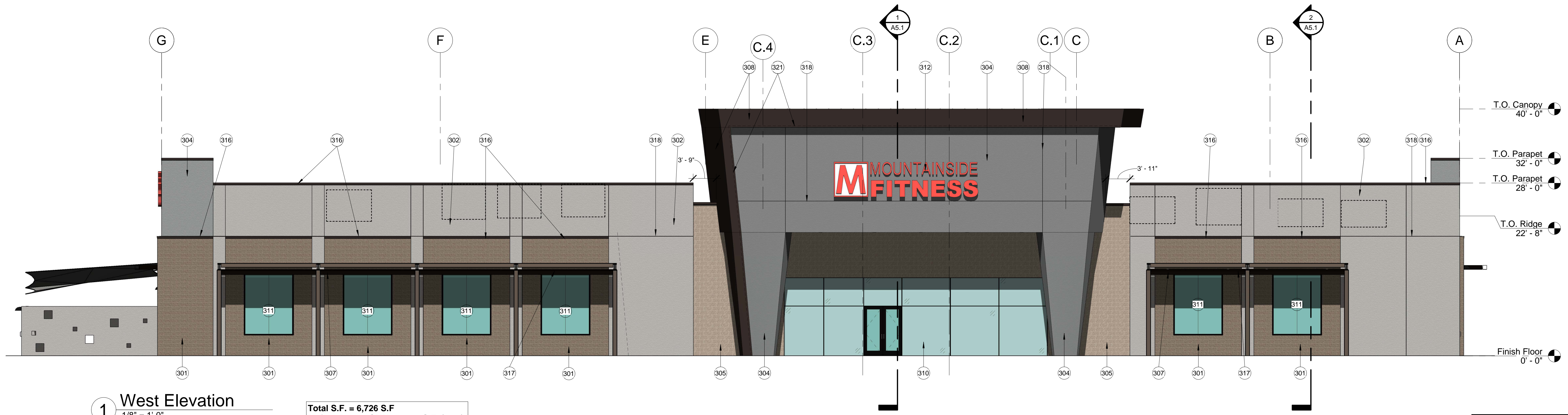
Phase: Design Review

**Mountainside Fitness Cadence
SEC Ellsworth Rd/Cadence Pkwy.
Mesa, AZ 85212**

Exterior Elevations

Project Number	Revision	Date	Description	Sheet Number
2005				
6.2.2020				

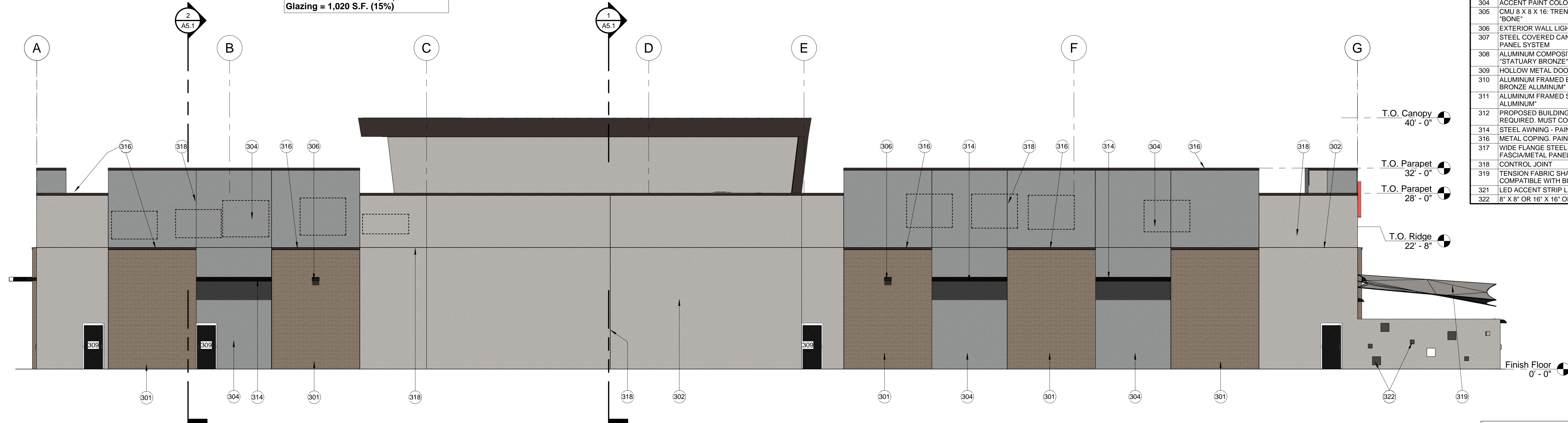
A3.0



1 West Elevation
1/8" = 1'-0"

Total S.F. = 6,726 S.F.
 Mojave Brown CMU = 1,320 S.F. (20%)
 Walrus Paint = 1,391 S.F. (21%)
 Gray Pearl Paint = 1,750 S.F. (25%)
 Bone CMU = 911 S.F. (14%)
 ACM Panel = 334 S.F. (5%)
 Glazing = 1,020 S.F. (15%)


EXTERIOR ELEVATION KEYNOTES	
301	CMU 8 X 8 X 16; TRENDWYTH MESASTONE SANDBLASTED CMU, COLOR: "MOJAVE BROWN"
302	CEMENT PLASTER FINISH, DUNN EDWARDS DEC795, "GRAY PEARL"
304	ACCENT PAINT COLOR, DUNN EDWARDS DE6368, "WALRUS"
305	CMU 8 X 8 X 16; TRENDWYTH TRENSTONE GROUNDFACE CMU, COLOR: "BONE"
306	EXTERIOR WALL LIGHT. SEE ELEC. DWGS.
307	STEEL COVERED CANOPY SYSTEM; PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
308	ALUMINUM COMPOSITE PANEL (ACM) ALUCOBOND PLUS, COLOR: "STATUARY BRONZE"
309	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL COLOR
310	ALUMINUM FRAMED ENTRANCE AND STOREFRONT. COLOR: "DARK BRONZE ALUMINUM"
311	ALUMINUM FRAMED STOREFRONT WINDOW. COLOR: "DARK BRONZE ALUMINUM"
312	PROPOSED BUILDING IDENTIFICATION SIGN; SEPERATE PERMIT REQUIRED. MUST COMPLY W/APPROVED SIGN PLAN.
314	STEEL AWNING - PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
316	METAL COPING - PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
317	WIDE FLANGE STEEL BEAMS AND COLUMNS. PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
318	CONTROL JOINT
319	TENSION FABRIC SHADE SYSTEM. FINAL FABRIC AND COLOR TO BE COMPATIBLE WITH BUILDING
321	LED ACCENT STRIP LIGHTING UNDER AND AROUND PROJECTED FASCIA
322	8' X 8' OR 16' X 16' OPENING IN WALL



2 East Elevation
1/8" = 1'-0"

Total S.F. = 6,485 S.F.
 Mojave Brown CMU = 1,355 S.F. (21%)
 Walrus Paint = 2,038 S.F. (31%)
 Gray Pearl Paint = 3,092 S.F. (48%)

REGISTERED ARCHITECT
 CERTIFICATE NO.
 26988
 VINCENT P.
 DIBELLA
 STATE OF ARIZONA
 EXPIRES 3-31-23



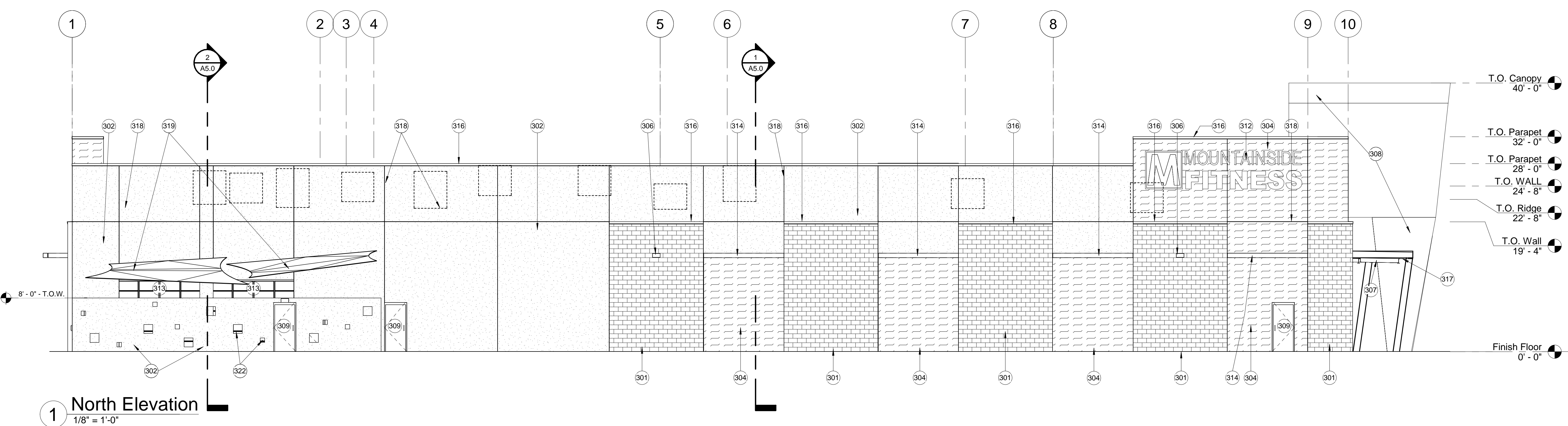
adaptive
ARCHITECTS

1630 S. Stapley Drive
 Suite 229
 Mesa, AZ 85204
 480.655.0633
 www.adaptivearchitectsinc.com

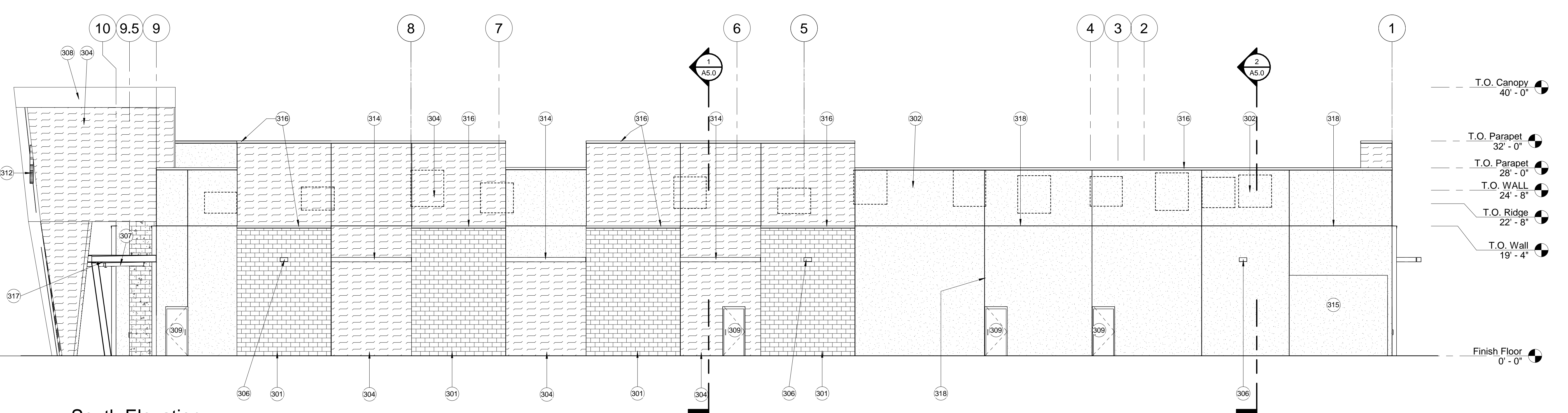
Phase: Design Review

<p>Mountainside Fitness Cadence SEC Ellsworth Rd/Cadence Pkwy. Mesa, AZ 85212</p>			
<p>Colored Exterior Elevations</p>			
Project Number: 2005	Revision, Date, Description, Date	Date: 6.2.2020	<p>Sheet Number: A3.0a</p>

EXTERIOR ELEVATION KEYNOTES	
301	CMU 8 X 8 X 16; TRENDWYTH MESASTONE SANDBLASTED CMU, COLOR: "MOJAVE BROWN"
302	CEMENT PLASTER FINISH, DUNN EDWARDS DEC795, "GRAY PEARL"
304	ACCENT PAINT COLOR, DUNN EDWARDS DE6368, "WALRUS"
306	EXTERIOR WALL LIGHT, SEE ELEC. DWGS.
307	STEEL COVERED CANOPY SYSTEM, PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
308	ALUMINUM COMPOSITE PANEL (ACM) ALUCOBOND PLUS, COLOR: "STATUARY BRONZE"
309	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL COLOR
312	PROPOSED BUILDING IDENTIFICATION SIGN; SEPERATE PERMIT REQUIRED. MUST COMPLY W/APPROVED SIGN PLAN.
313	GARAGE GLASS DOORS - CLEAR ALUMINUM FINISH
314	STEEL AWNING - PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
315	ELECTRICAL SERVICE ENTRANCE SECTION; PAINT TO MATCH WALL
316	METAL COPING, PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
317	WIDE FLANGE STEEL BEAMS AND COLUMNS, PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
318	CONTROL JOINT
319	TENSION FABRIC SHADE SYSTEM, FINAL FABRIC AND COLOR TO BE COMPATIBLE WITH BUILDING
322	8" X 8" OR 16" X 16" OPENING IN WALL



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND:	
	CMU 8 X 8 X 16; TRENDWYTH TRENSTONE GROUNDFACE COLOR: LINCOLN
	ATAS INTERNATIONAL - BWK360 BELVEDERE SHORT RIB COLOR: GRIFFIN
	SHERWIN WILLIAMS - SW 7026 COLOR: GRIFFIN
	SHERWIN WILLIAMS - SW 6003 COLOR: PROPER GRAY
	SHERWIN WILLIAMS - SW 7042 COLOR: SHOJI WHITE

REGISTERED ARCHITECT
CERTIFICATE NO.
26988
VINCENT P.
DIBELLA
Exp. 03/31/23
ARIZONA, USA
EXPIRES 3-31-23

adaptive
ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa, AZ 85204
480-655-0633
www.adaptivearchitectsinc.com

Phase
Design Review

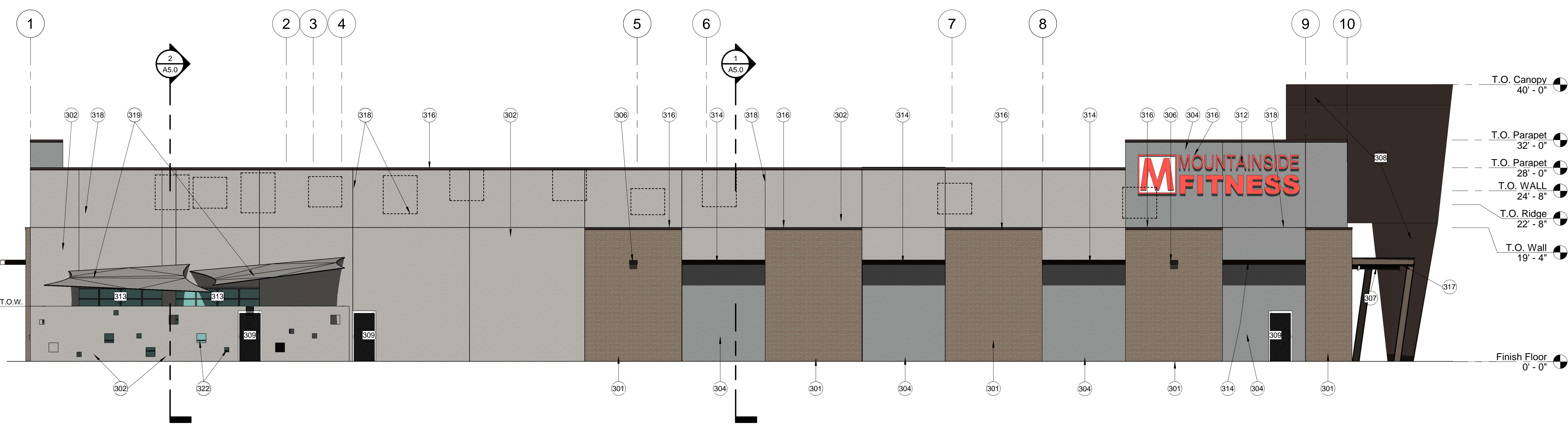
**Mountainside Fitness Cadence
SEC Ellsworth Rd/Cadence Pkwy.
Mesa, AZ 85212**

Exterior Elevations

Project Number:	Revision:	Date:	Sheet Number:
2005	1	6.2.2020	A3.1

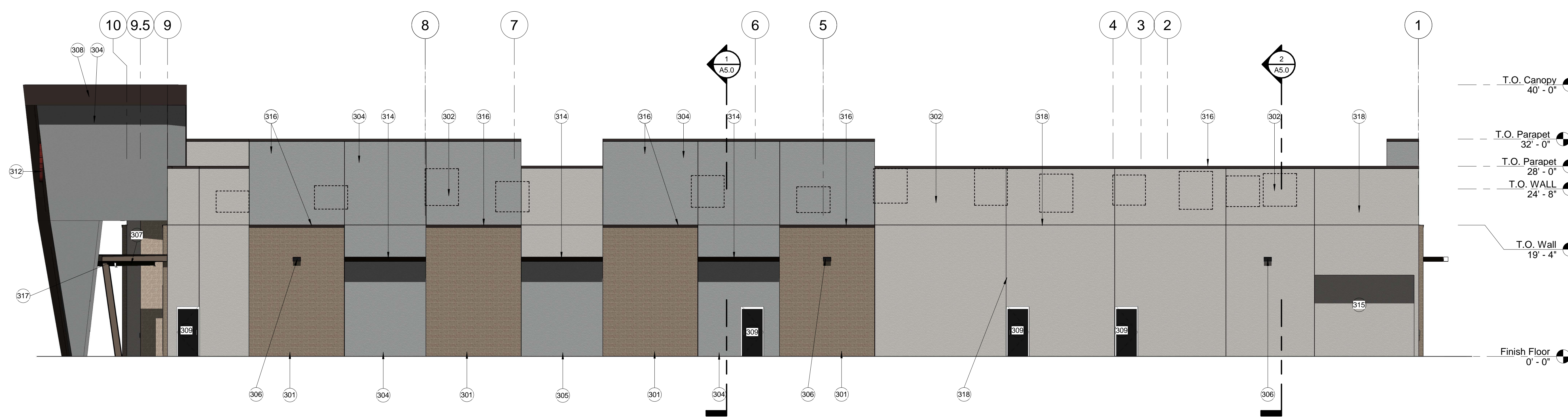
EXTERIOR ELEVATION KEYNOTES

301	CMU 8 X 8 X 16; TRENDWYTH MESASTONE SANDBLASTED CMU, COLOR: "MOJAVE BROWN"
302	CEMENT PLASTER FINISH, DUNN EDWARDS DEC795, "GRAY PEARL"
304	ACCENT PAINT COLOR, DUNN EDWARDS DE6368, "WALRUS"
305	CMU 8 X 8 X 16; TRENDWYTH TRENDSTONE GROUNDFACE CMU, COLOR: "BONE"
306	EXTERIOR WALL LIGHT. SEE ELEC. DWGS.
307	STEEL COVERED CANOPY SYSTEM; PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
308	ALUMINUM COMPOSITE PANEL (ACM) ALUCOBOND PLUS, COLOR: "STATUARY BRONZE"
309	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL COLOR
312	PROPOSED BUILDING IDENTIFICATION SIGN; SEPERATE PERMIT REQUIRED. MUST COMPLY W/APPROVED SIGN PLAN.
313	GARAGE GLASS DOORS - CLEAR ALUMINUM FINISH
314	STEEL AWNING - PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
315	ELECTRICAL SERVICE ENTRANCE SECTION; PAINT TO MATCH WALL
316	METAL COPING, PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
317	WIDE FLANGE STEEL BEAMS AND COLUMNS, PAINT TO MATCH FASCIA/METAL PANEL SYSTEM
318	CONTROL JOINT
319	TENSION FABRIC SHADE SYSTEM. FINAL FABRIC AND COLOR TO BE COMPATIBLE WITH BUILDING
322	8' X 8' OR 16' X 16' OPENING IN WALL



1 North Elevation
1/8" = 1'-0"

Total S.F. = 5,460 S.F.
Mojave Brown CMU = 1,213 S.F. (22%)
Walrus Paint = 1,141 S.F. (21%)
Gray Pearl Paint = 3,106 S.F. (43%)



2 South Elevation
1/8" = 1'-0"

Total S.F. = 5,473 S.F.
Mojave Brown CMU = 1,084 S.F. (20%)
Walrus Paint = 1,644 S.F. (30%)
Gray Pearl Paint = 2,745 S.F. (50%)

REGISTERED ARCHITECT
CERTIFICATE NO.
26988
VINCENT P.
DIBELLA
EXPIRES 3-31-23

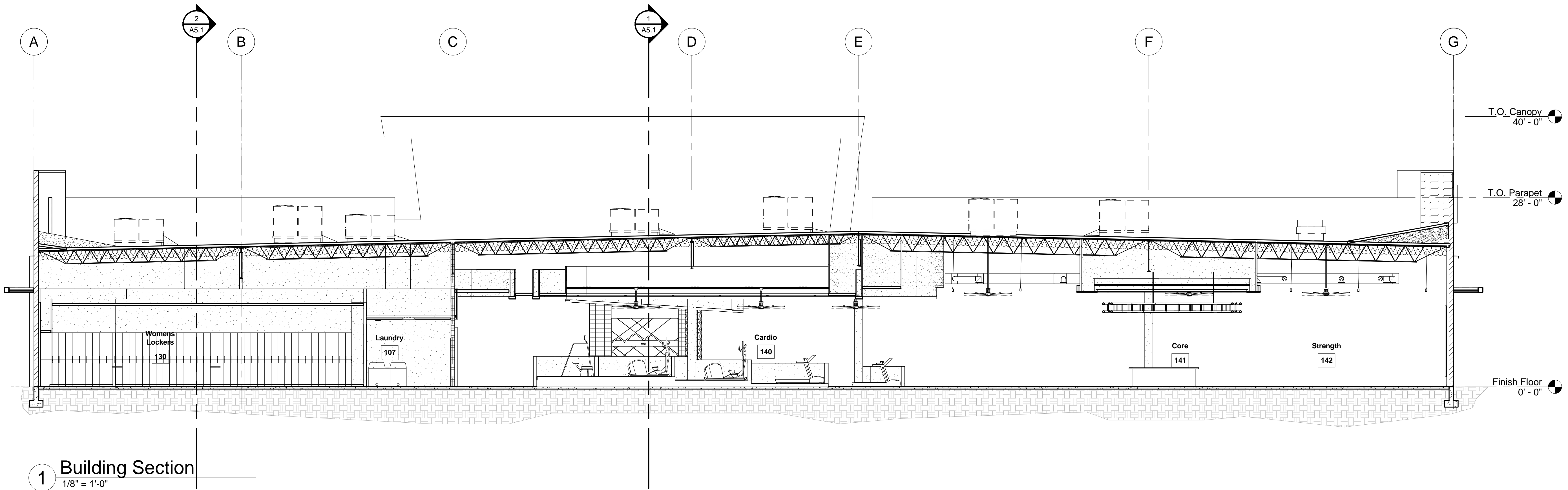
adaptive
ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa, AZ 85204
480-655-0633
www.adaptivearchitectsinc.com

Phase
Design Review

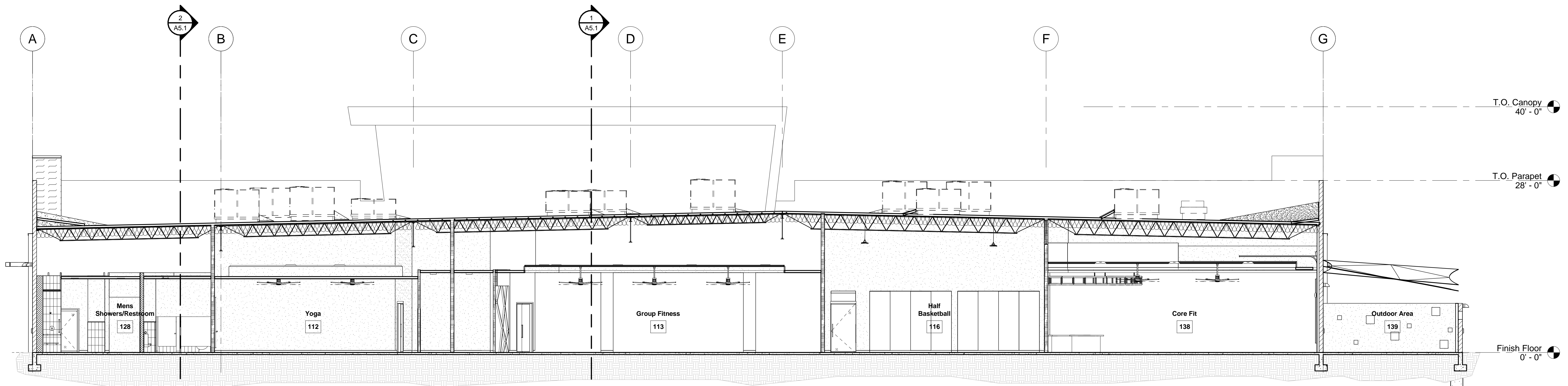
Mountainside Fitness Cadence
SEC Ellsworth Rd/Cadence Pkwy.
Mesa, AZ 85212

Colored Exterior Elevations

Project Number: 2005	Revision, Date, Description, Date	Sheet Number: A3.1a
Date: 6.2.2020		

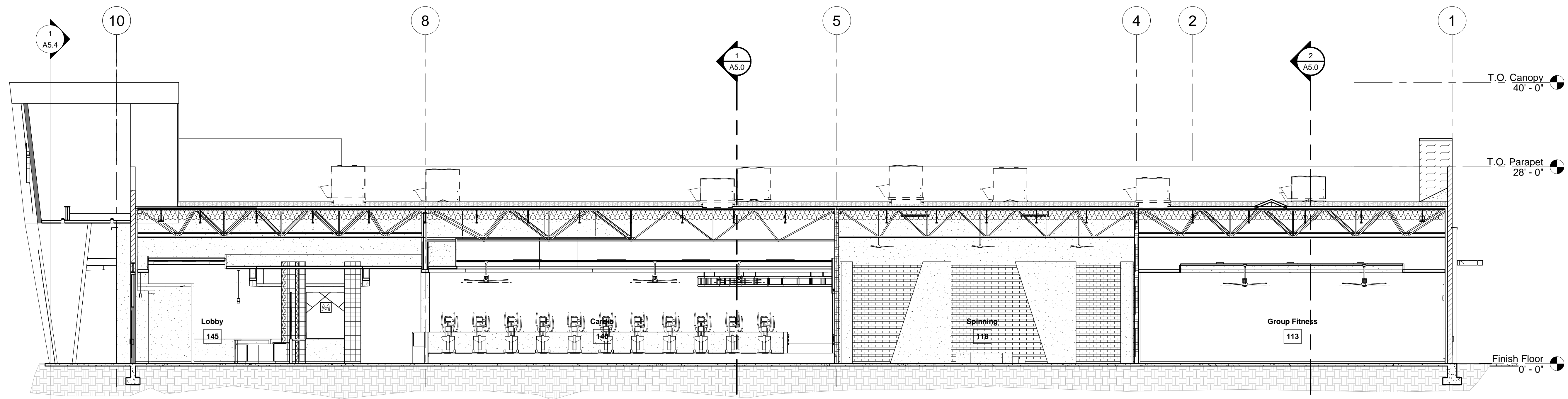


1 Building Section
1/8" = 1'-0"

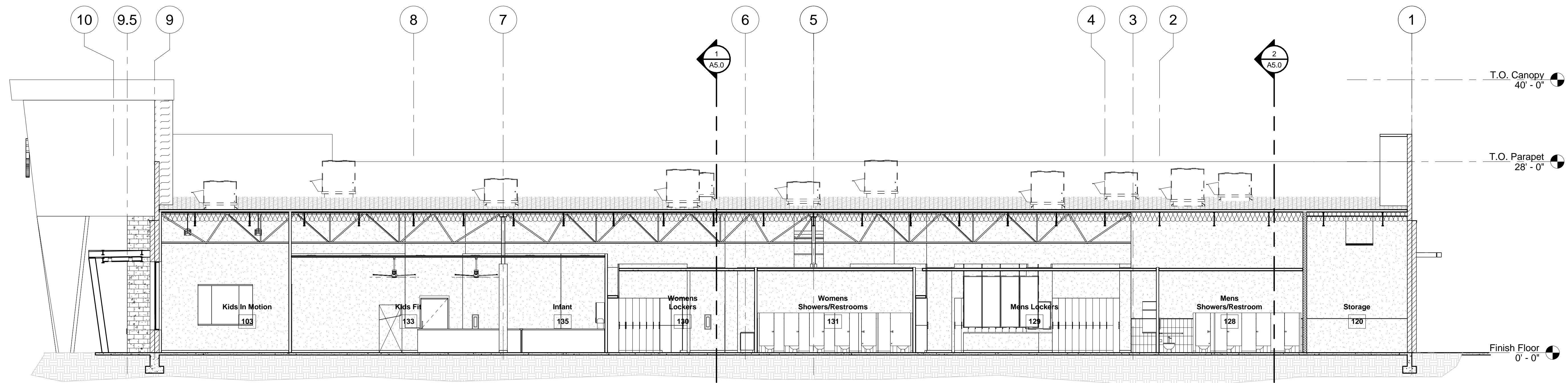


2 Building Section
1/8" = 1'-0"

	Phase: Design Review	
Mountainside Fitness Cadence SEC Ellsworth Rd/Cadence Pkwy. Mesa, AZ 85212		
Building Sections		
Project Number: 2005	Revision, Date, Description, Date, Sheet Number: Date: 6.2.2020	A5.0

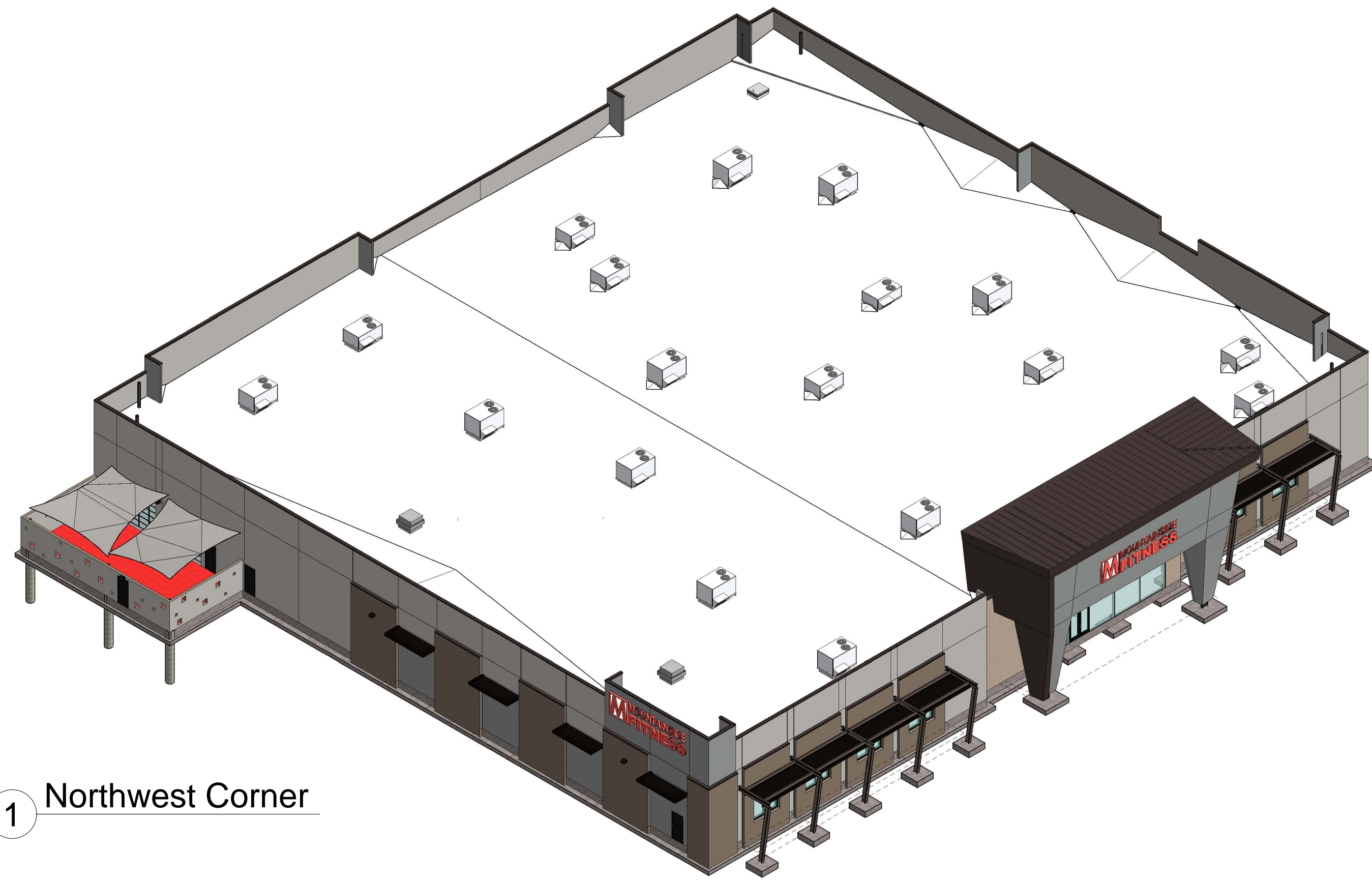


1 Building Section
1/8" = 1'-0"

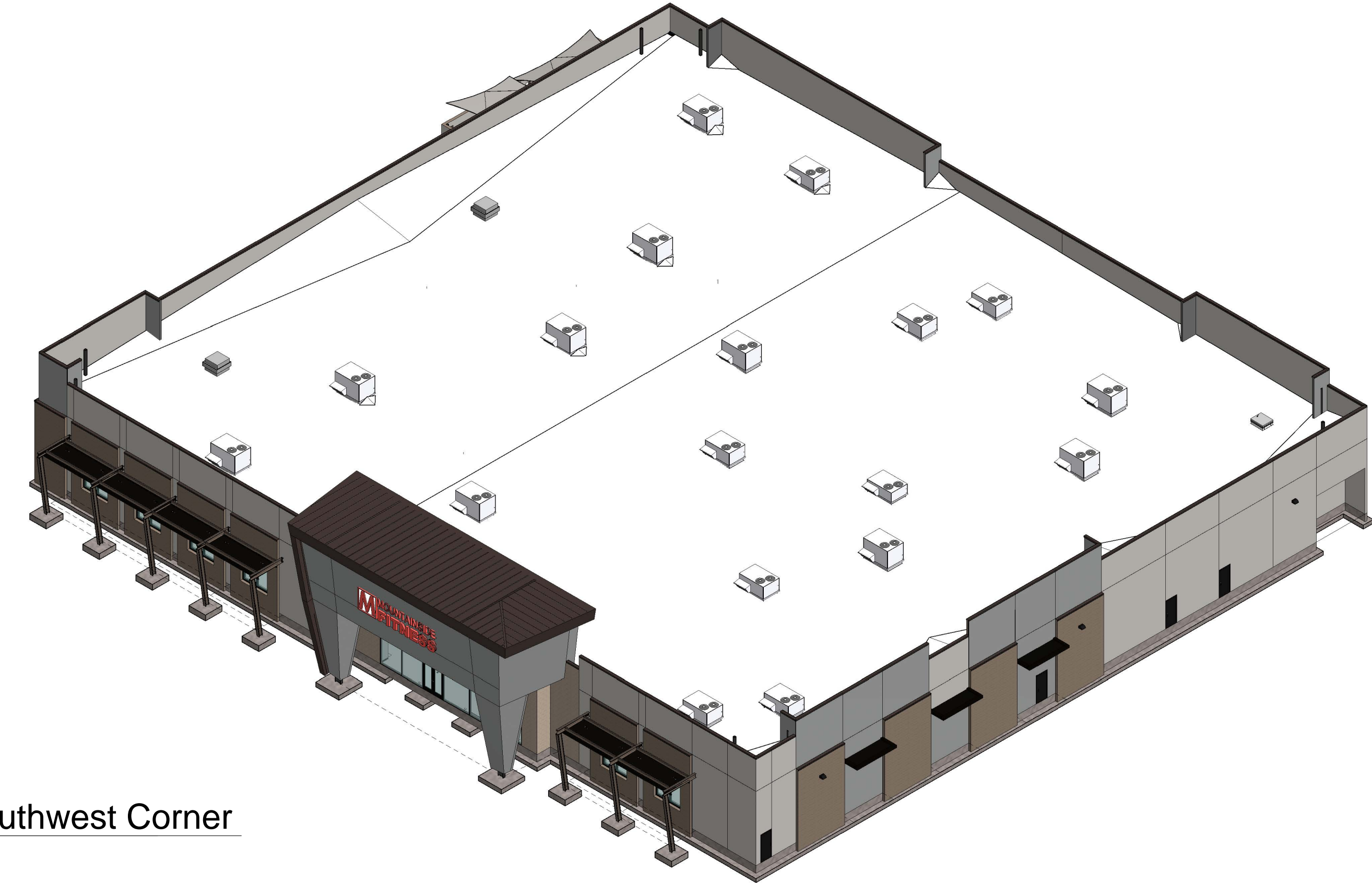


2 Building Section
1/8" = 1'-0"

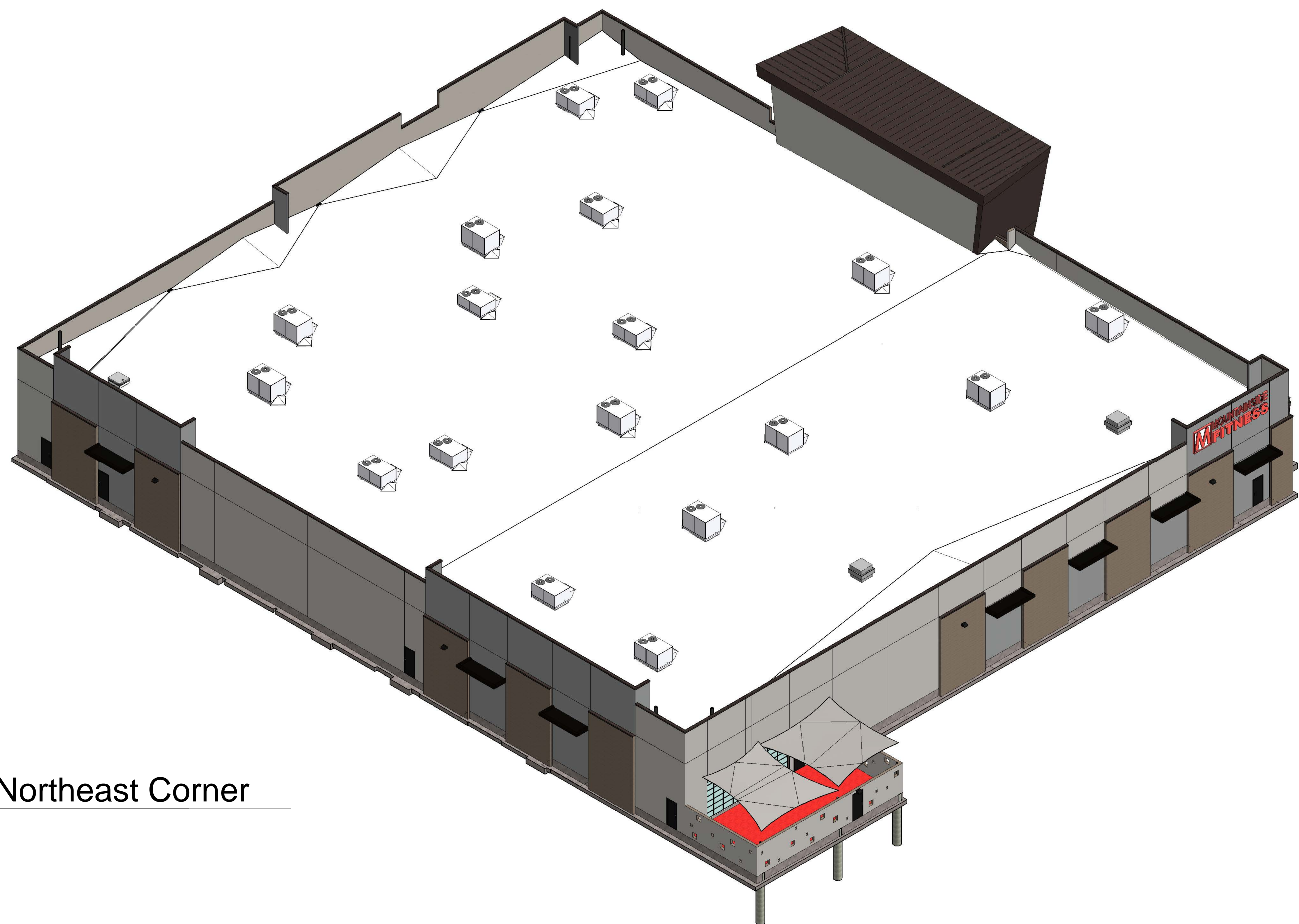
	Phase Design Review	
Mountainside Fitness Cadence SEC Ellsworth Rd/Cadence Pkwy. Mesa, AZ 85212		
Building Sections		
Project Number: 2005 Date: 6.2.2020	Revision, Date, Description, Date, Sheet Number: 	A5.1



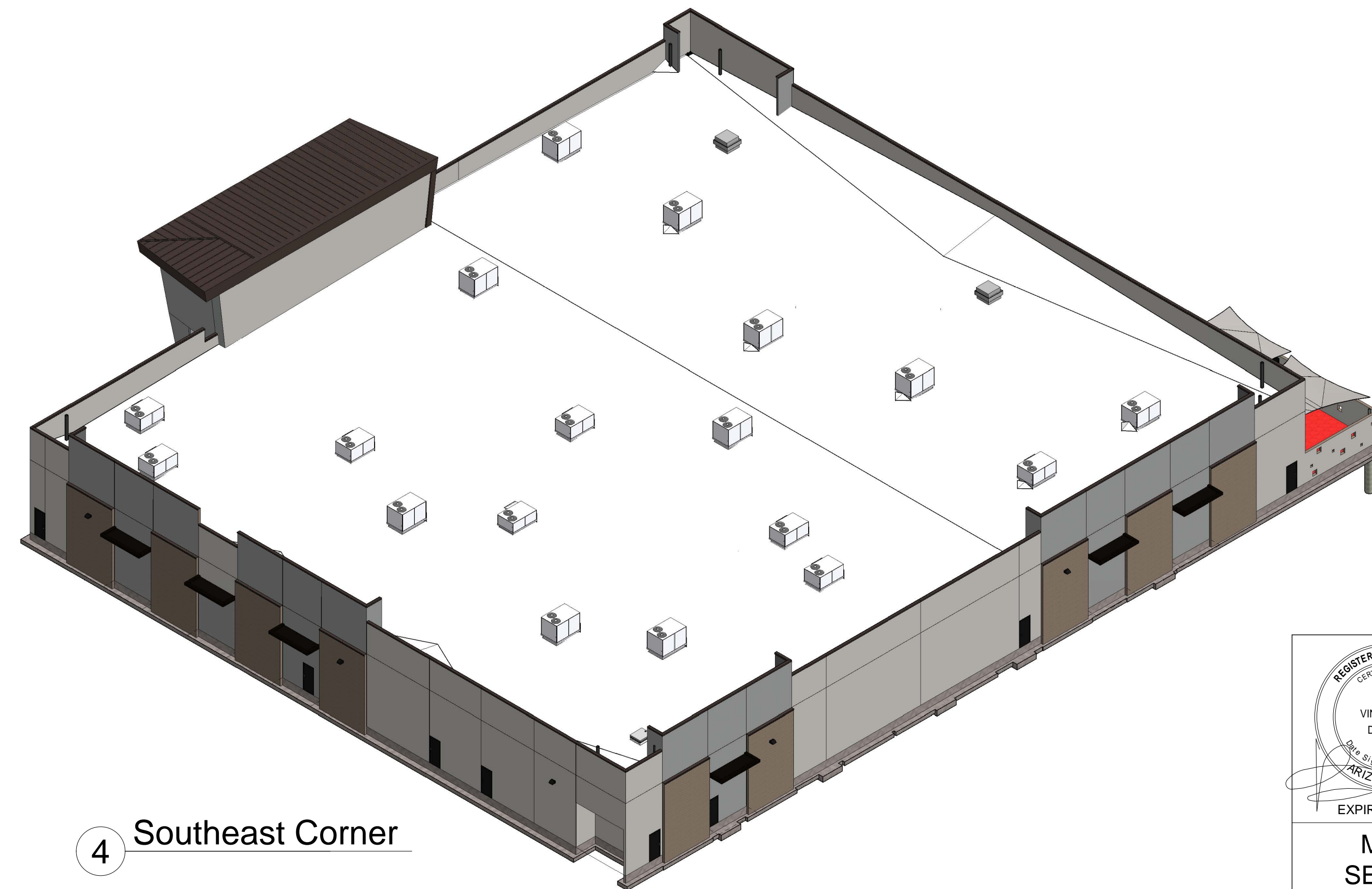
1 Northwest Corner



2 Southwest Corner

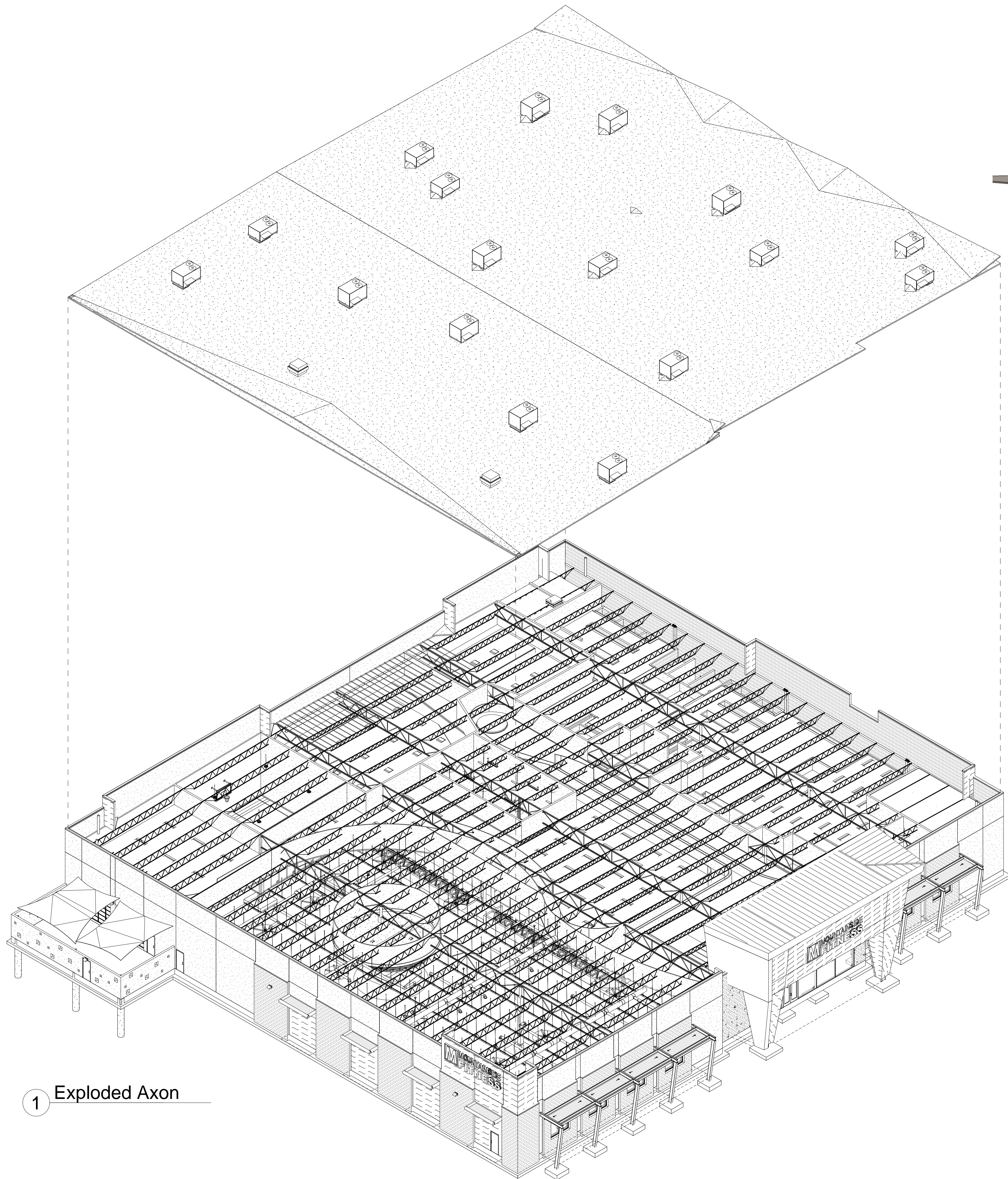


3 Northeast Corner



4 Southeast Corner

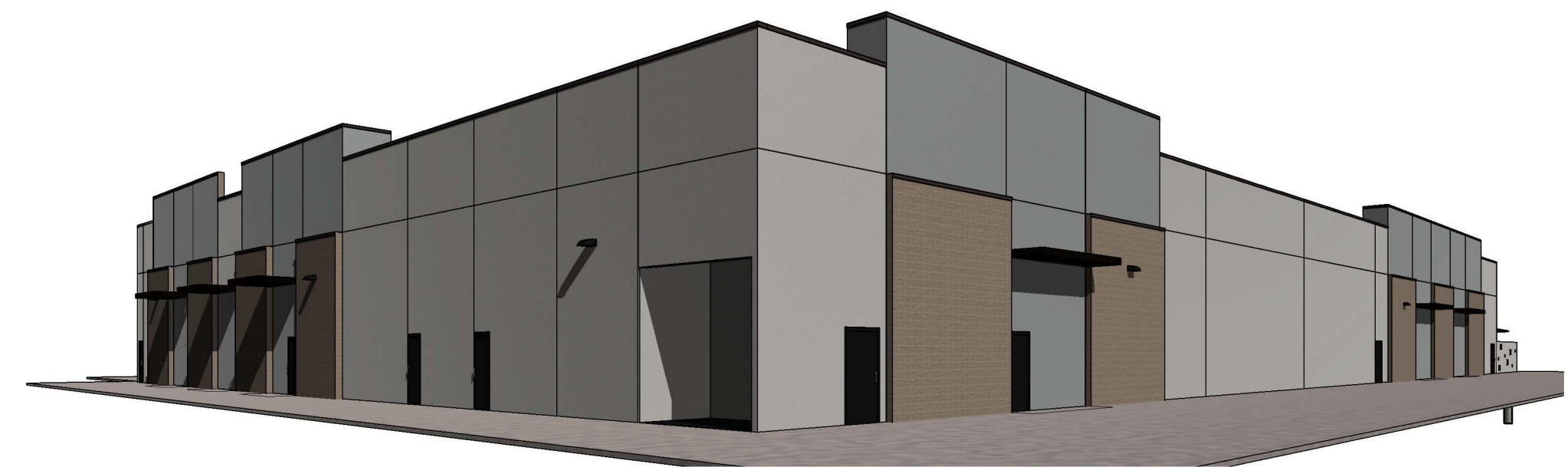
	Phase: Design Review	
Mountainside Fitness Cadence SEC Ellsworth Rd/Cadence Pkwy. Mesa, AZ 85212		
3D Views		
Project Number: 2005	Revision, Date, Description, Date Date: 6.2.2020	Sheet Number: A5.5



1 Exploded Axon



2 Northwest Corner



3 Southeast Corner



4 Southwest Corner

	adaptive ARCHITECTS 1630 S. Stapley Drive Suite 229 Mesa, AZ 85204 480-655-0633 www.adaptivearchitectsinc.com	
Phase: Design Review		
Mountainside Fitness Cadence SEC Ellsworth Rd/Cadence Pkwy. Mesa, AZ 85212		
Exploded Axon		
Project Number: 2005	Revision, Date, Description, Date, Sheet Number:	<h1>A5.6</h1>
Date: 6.2.2020		



West View - Entry



East View



North View

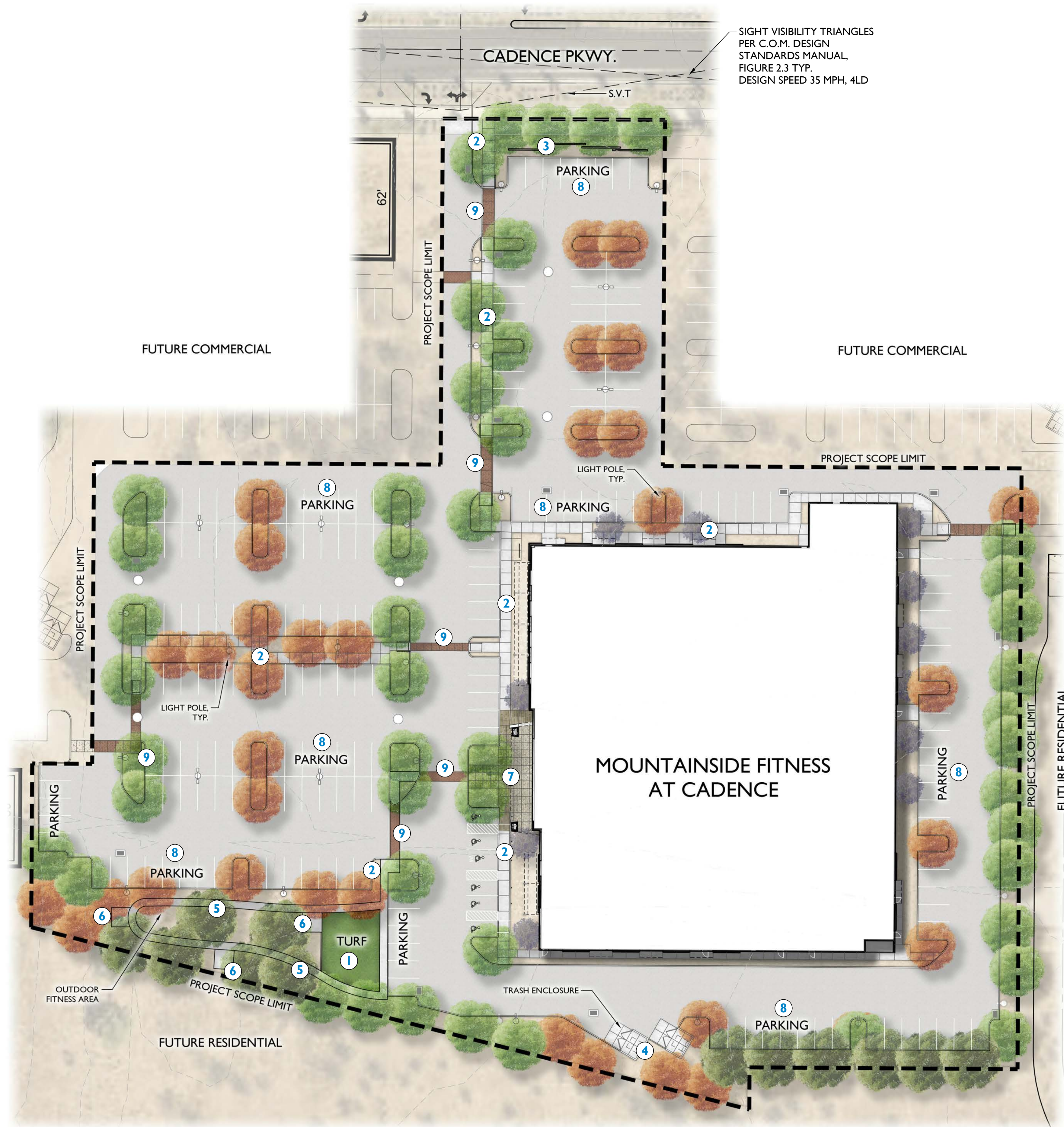


West View - Entry Night

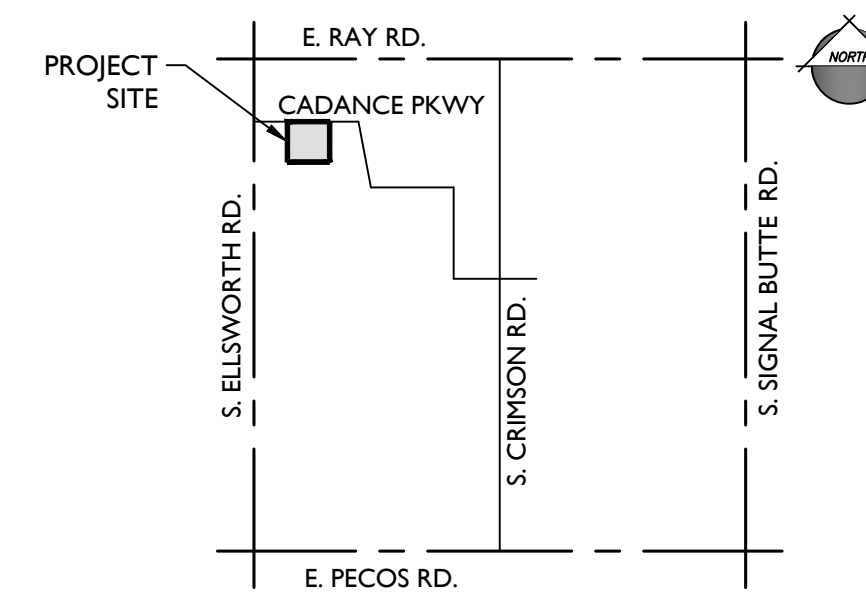


South View

		Phase: Design Review	
<p align="center">Mountainside Fitness Cadence SEC Ellsworth Rd/Cadence Pkwy. Mesa, AZ 85212</p>			
<p align="center">Perspective Views</p>			
Project Number: 2005	Revision, Date, Description	Date	Sheet Number: A5.7
Date: 6.2.2020			



VICINITY MAP



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Pistacia x 'Red Push'</i>	Red Push Pistache	24" Box
	<i>Quercus virginiana 'Cathedral'</i>	Cathedral Oak	24" Box
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box
	<i>Ulmus parvifolia 'True Green'</i>	True Green Elm	24" Box

MATERIAL

	"Express Carmel" Decomposed Granite with Planting 3/4" Minus, 2" Depth
	Artificial Turf

Note: Quantities shown reflect project totals.

KEYNOTES

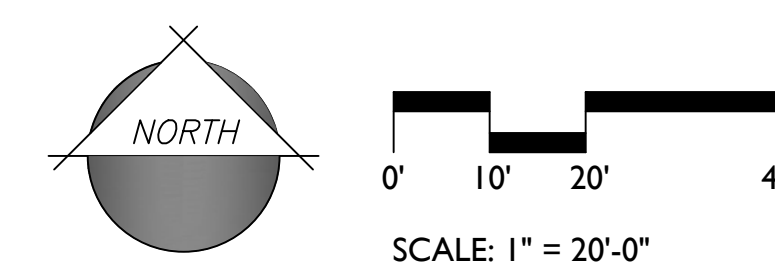
- ① YOGA AND FITNESS LAWN
- ② SIDEWALK
- ③ 3' PARKING SCREEN WALL
- ④ TRASH ENCLOSURE WALL
- ⑤ STROLLING PATH
- ⑥ OUTDOOR FITNESS EQUIPMENT PAD
- ⑦ DECORATIVE PEDESTRIAN PAVING
- ⑧ PARKING
- ⑨ DECORATIVE VEHICULAR PAVING

LANDSCAPE DATA

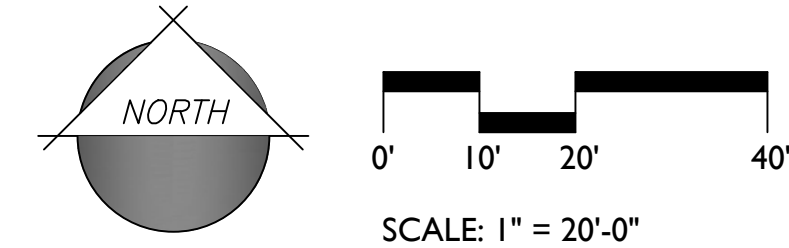
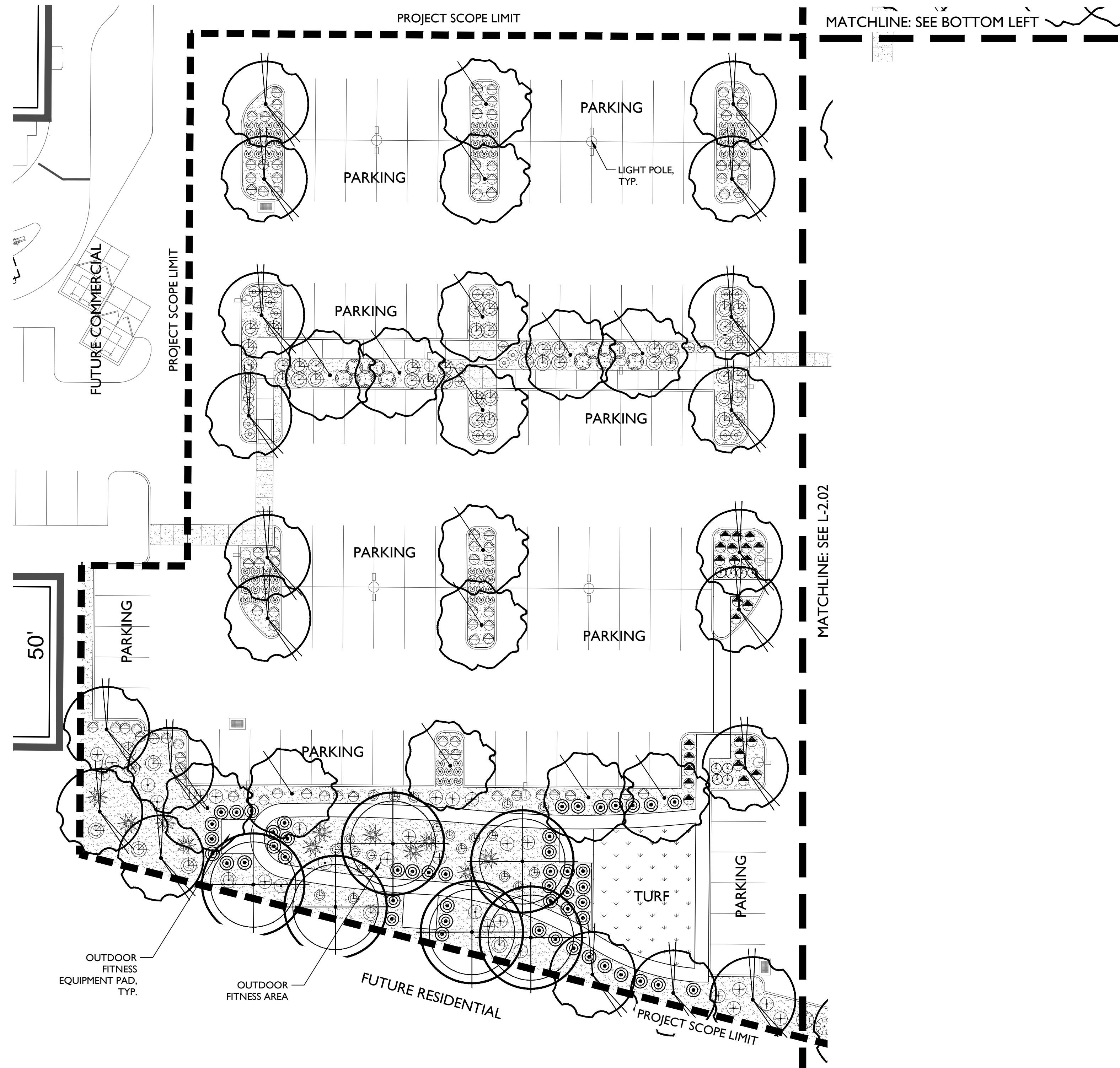
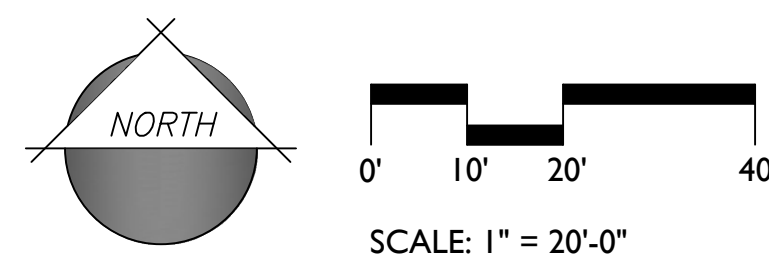
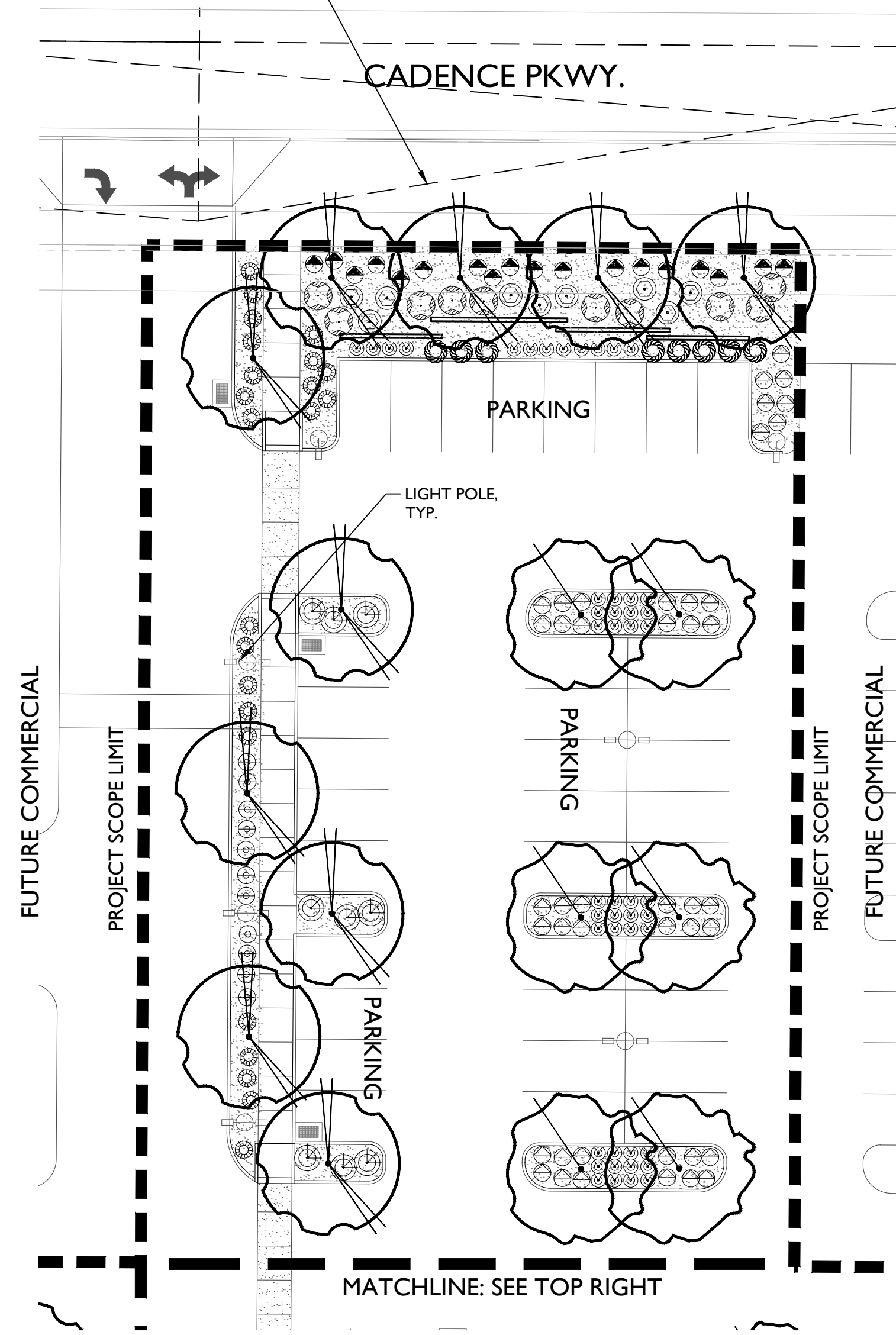
GROSS SITE AREA	±3.8 ACRES
LANDSCAPE AREA:	29,702 SF.
LANDSCAPE COVERAGE:	18 %

CITY OF MESA PLANT DATA

CADENCE PARKWAY (100 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	4 TREES	4 TREES
36" BOX (25% MIN.)	1 TREE	1 TREES
6 SHRUBS PER 25 L.F.	24 SHRUBS	24 SHRUBS
PROPERTY PERIMETER (897.5 L.F.)	REQUIRED	PROVIDED
4 NON DECIDUOUS TREES PER 100 L.F.	36 TREES	36 TREES
20 SHRUBS PER 100 L.F.	144 SHRUBS	144 SHRUBS
FOUNDATION PLANTING (790.5 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	16 TREES	17 TREES



SIGHT VISIBILITY TRIANGLES
PER C.O.M. DESIGN
STANDARDS MANUAL,
FIGURE 2.3 TYP.
DESIGN SPEED 35 MPH, 4LD



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Pistacia x 'Red Push'</i>	Red Push Pistache	24" Box	30
	<i>Quercus virginiana 'Cathedral'</i>	Cathedral Oak	24" Box	48
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box	11
	<i>Ulmus parvifolia 'True Green'</i>	True Green Elm	24" Box	14

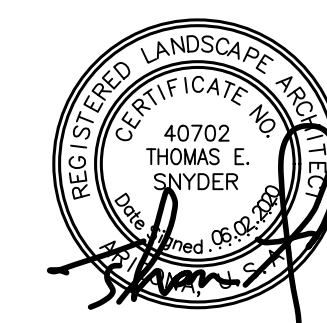
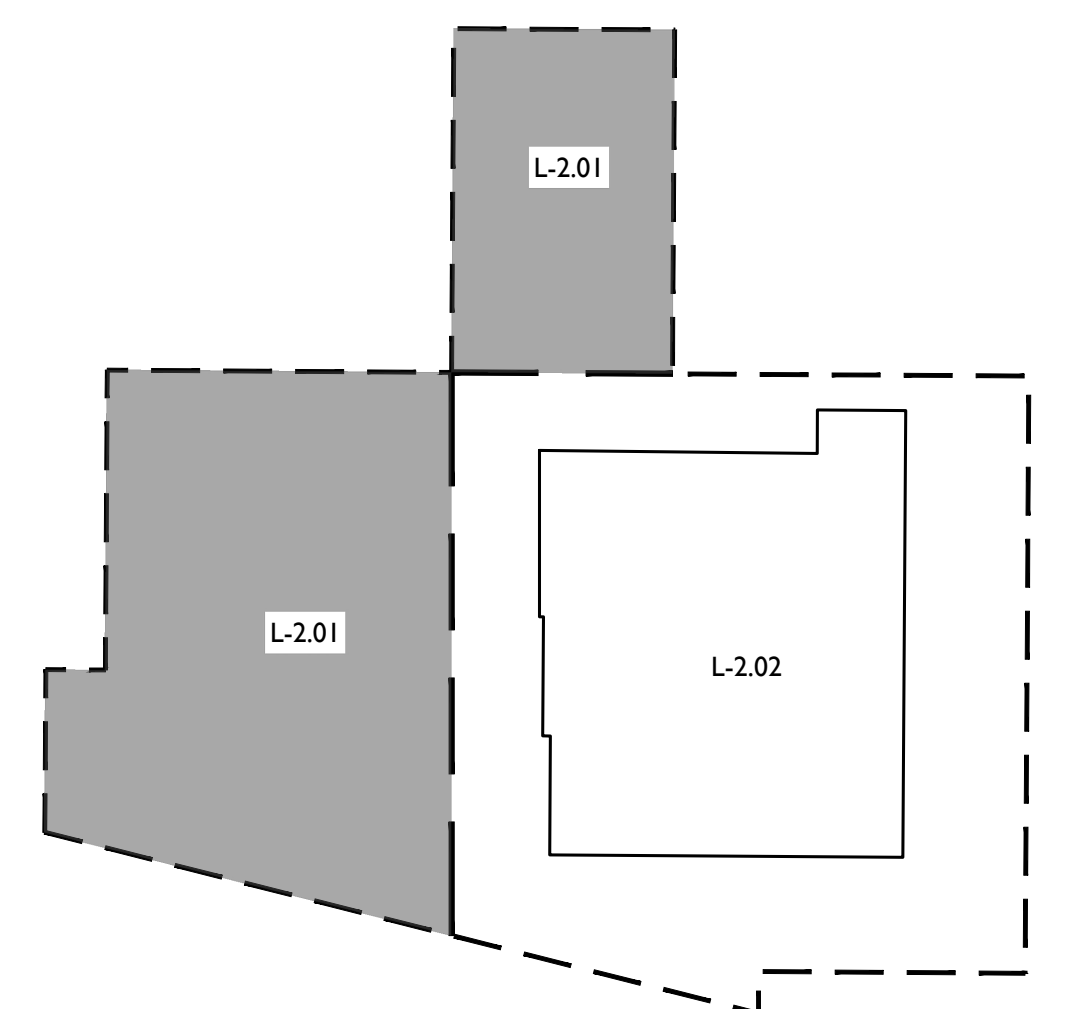
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS				
	<i>Agave vilmoriniana</i>	Octopus Agave	5 Gal	40
	<i>Bouteloua gracilis 'Blond Ambition'</i>	Blond Ambition Blue Grama	5 Gal	57
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal	9
	<i>Callistemon citrinus 'Little John'</i>	Bottlebrush	5 Gal	157
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal	31
	<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells Eremophila	5 Gal	31
	<i>Eremophila maculata 'Valentine'</i>	'Valentine' Emu Bush	5 Gal	78
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal	44
	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	5 Gal	40
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	'Regal Mist' Muhly	5 Gal	42
	<i>Nerium oleander 'Little Red'</i>	Dwarf Red Oleander	5 Gal	50
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Upright Rosemary	5 Gal	68
	<i>Ruella brittoniana</i>	Purple Ruellia	5 Gal	37

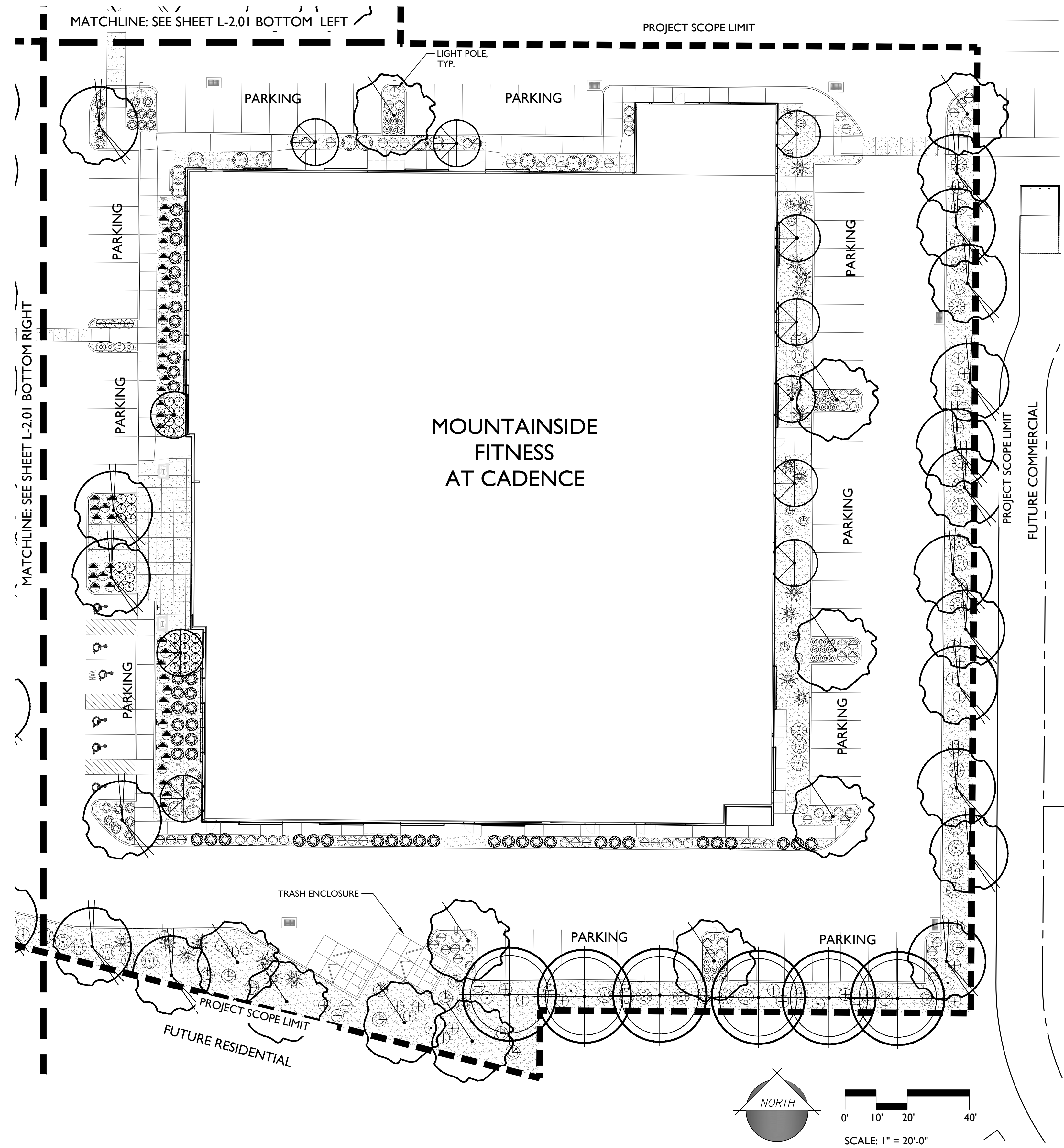
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
GROUNDCOVERS				
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	88
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	208

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
MATERIAL				
	"Express Carmel" Decomposed Granite with Planting 3/4" Minus, 2" Depth			27,156 S.F.
	Artificial Turf			1,130 S.F.

Note: Quantities shown reflect project totals.

KEY MAP





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Pistacia x 'Red Push'</i>	Red Push Pistache	24" Box	30
	<i>Quercus virginiana 'Cathedral'</i>	Cathedral Oak	24" Box	48
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box	11
	<i>Ulmus parvifolia 'True Green'</i>	True Green Elm	24" Box	14

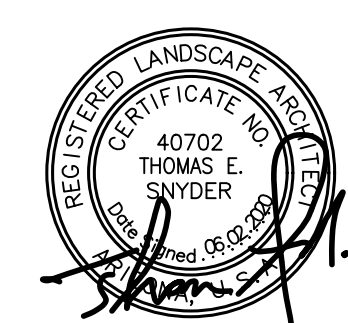
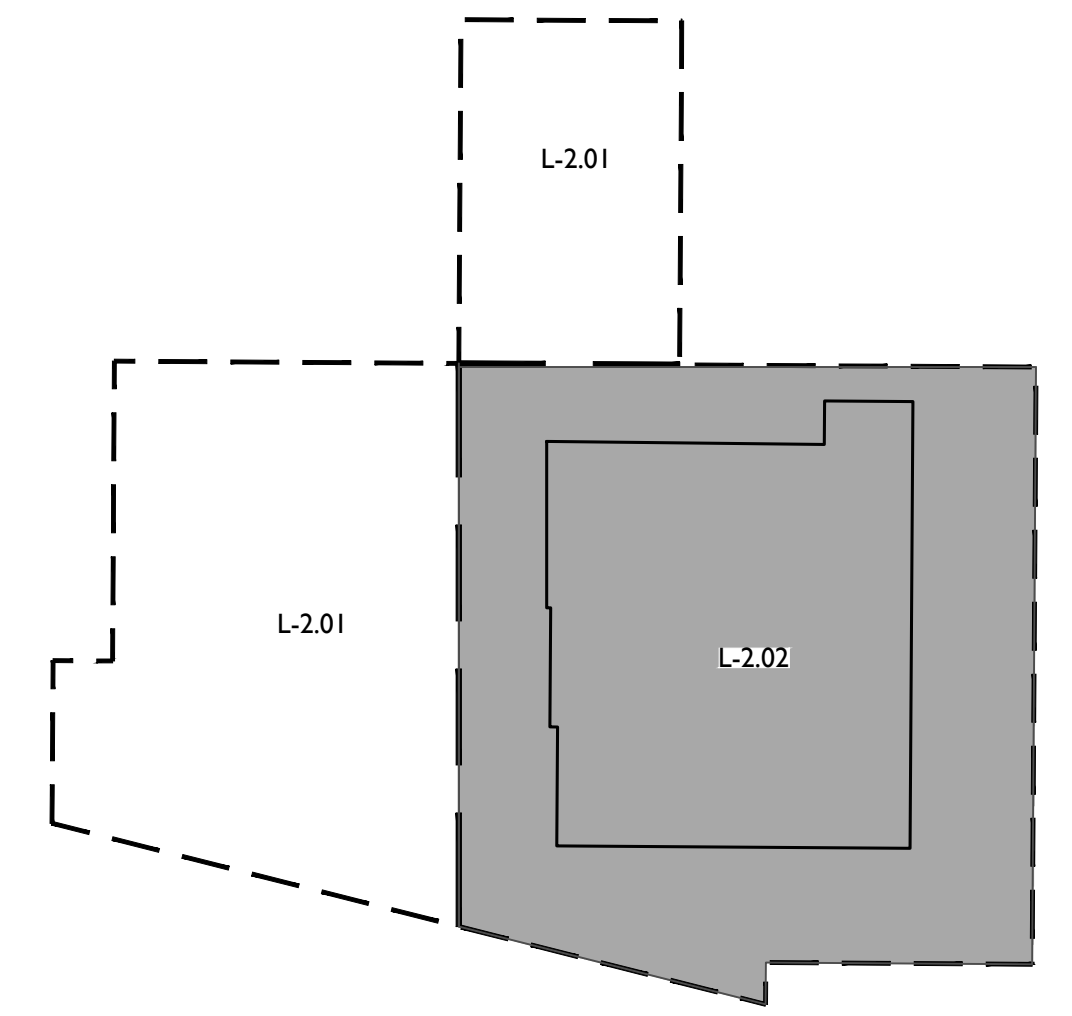
SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	Agave vilmoriniana	Octopus Agave	5 Gal 40
	<i>Bouteloua gracilis 'Blond Ambition'</i>	Blond Ambition Blue Grama	5 Gal 57
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal 9
	<i>Callistemon citrinus 'Little John'</i>	Bottlebrush	5 Gal 157
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal 31
	<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells Eremophila	5 Gal 31
	<i>Eremophila maculata 'Valentine'</i>	'Valentine' Emu Bush	5 Gal 78
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal 44
	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	5 Gal 40
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	'Regal Mist' Muhly	5 Gal 42
	<i>Nerium oleander 'Little Red'</i>	Dwarf Red Oleander	5 Gal 50
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Upright Rosemary	5 Gal 68
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal 37

SYMBOL	COMMON NAME	SIZE	QTY
GROUNDCOVERS			
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal 88
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal 208

SYMBOL	MATERIAL	QTY
	"Express Carmel" Decomposed Granite with Planting 3/4" Minus, 2" Depth	27,156 S.F.
	Artificial Turf	1,130 S.F.

Note: Quantities shown reflect project totals.

KEY MAP



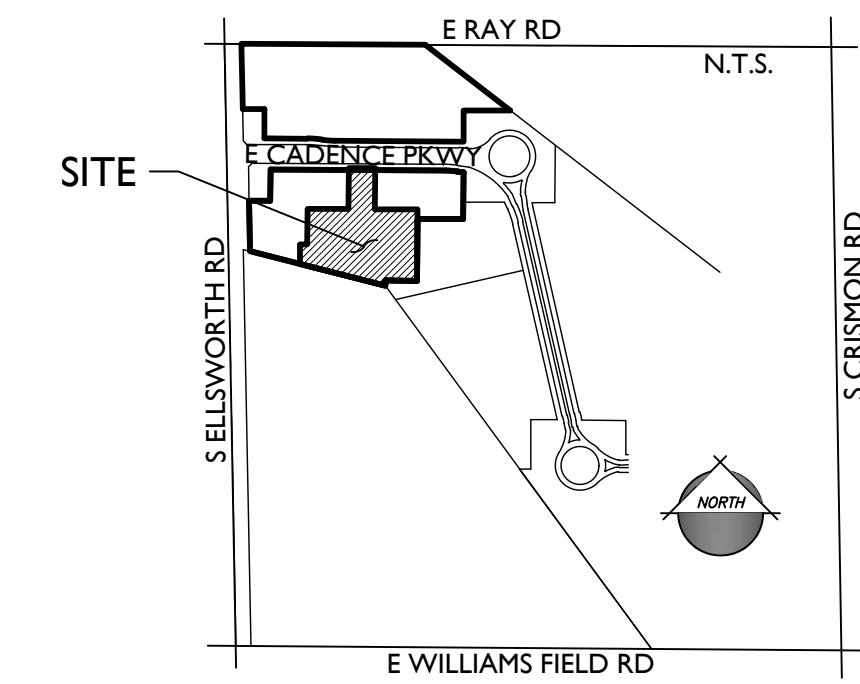
Preliminary Grading & Drainage Plans

for Mountainside Fitness Mesa, Arizona

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 200
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DANIEL AUXIER, P.E.
EMAIL: dan.auxier@epsgruoinc.com

ARCHITECT:

ADAPTIVE ARCHITECTS
48 W. MAIN ST., STE. 200
MESA, ARIZONA 85201
PHONE: (480) 655-0633
FAX: (480) 655-0632
CONTACT: VINCE DI BELLA
EMAIL: vince@adaptivearchitectsinc.com

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
MERIDIAN, BEING NORTH 01 DEGREES 07 MINUTES 11 SECONDS WEST AS
MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1315,
PAGE 25 OF MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK:
BRASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF THE
INTERSECTION OF MERIDIAN AND WARNER ROADS.
ELEVATION = 1481.15 (CITY OF MESA DATUM / NAVD-88)
ELEVATION OBTAINED FROM "2012 CITY OF MESA BENCHMARKS" LIST IN APRIL 2012

FLOOD ZONE INFORMATION

THIS SITE IS LOCATED WITHIN "ZONE X SHADED" AS SHOWN ON FLOOD
INSURANCE RATE MAP NUMBER 04013C2760L

100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:

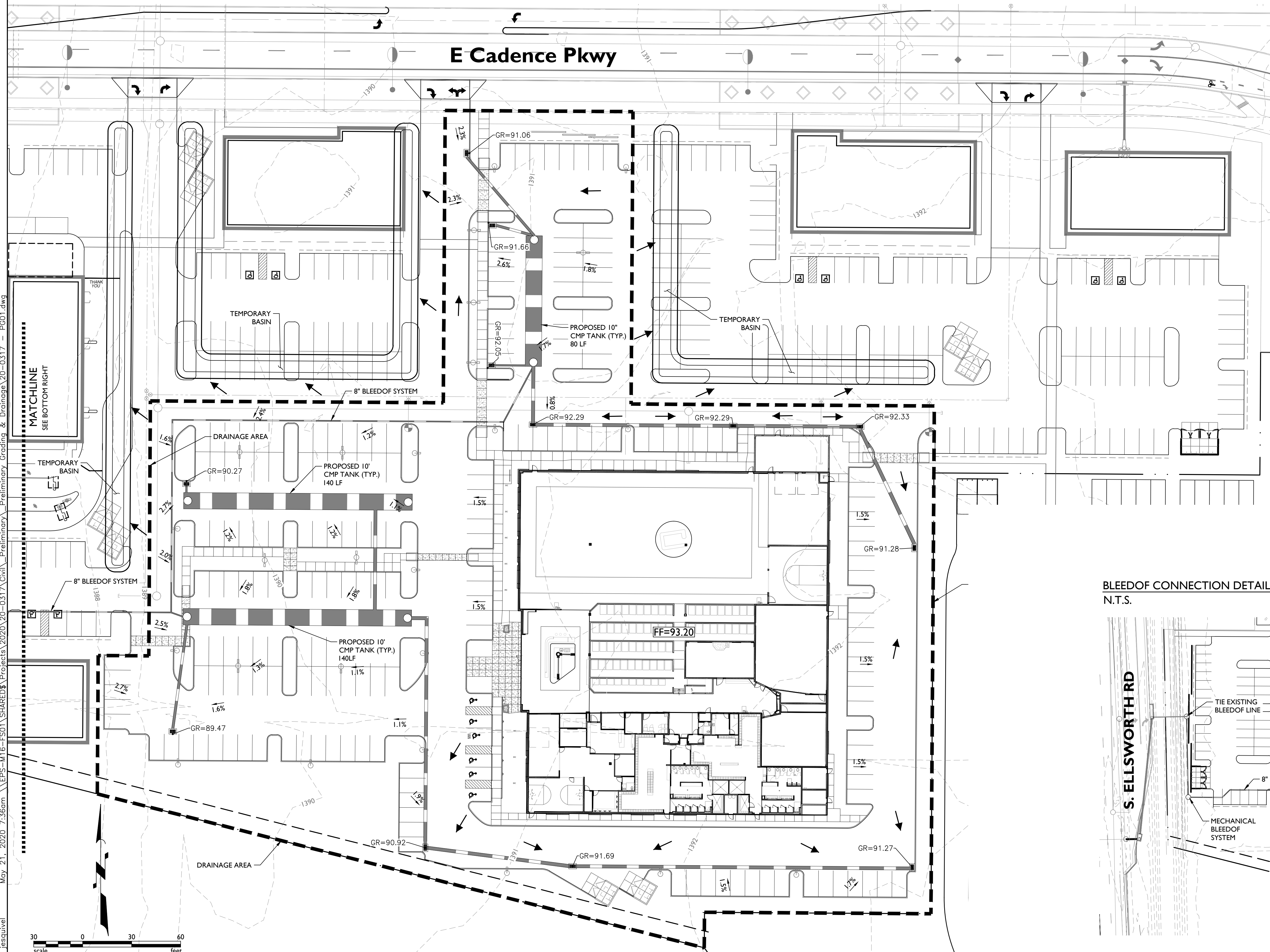
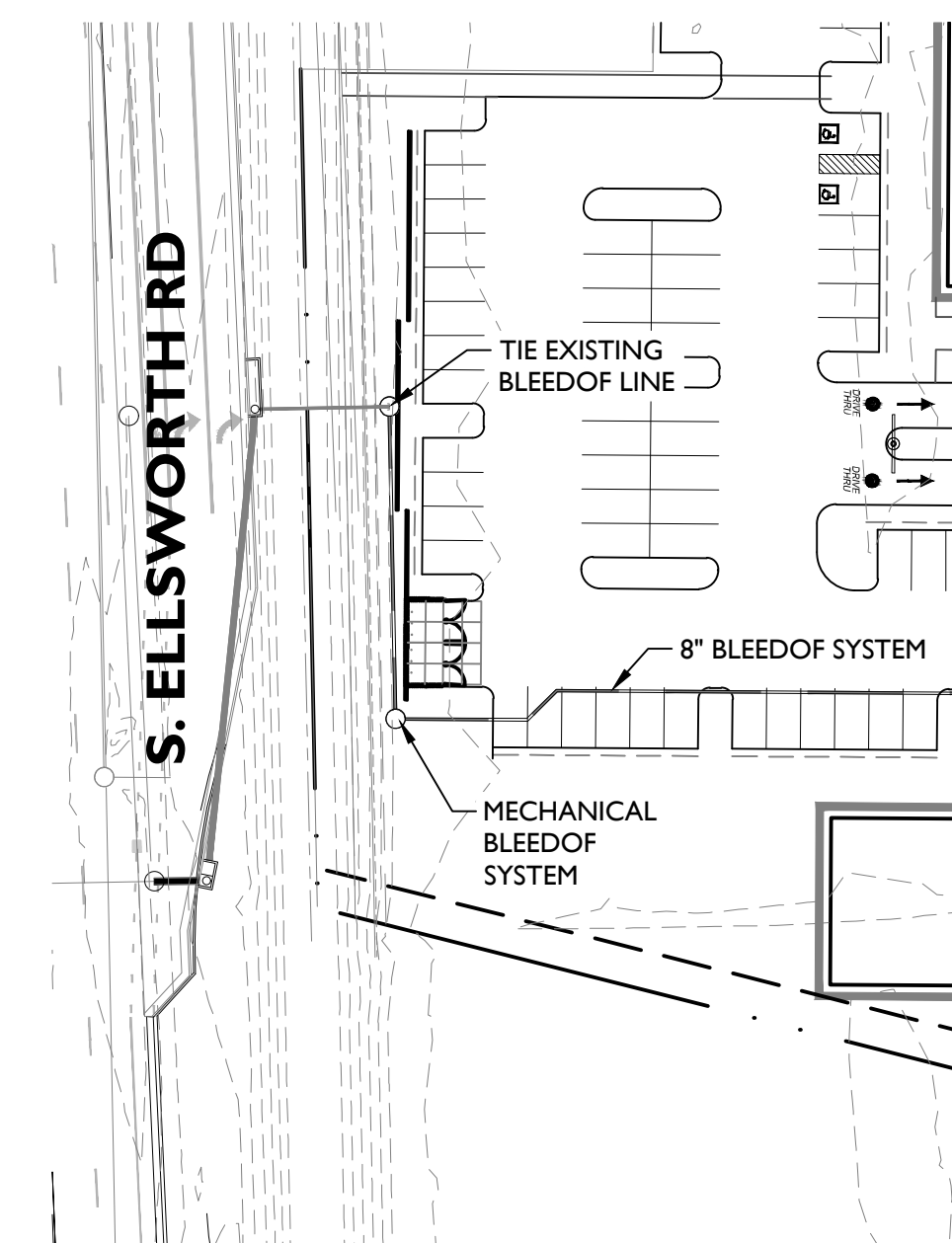
$$V_{REQ} = C * D * A / 12$$

WHERE: V_{REQ} = RUNOFF VOLUME (SF)
 C = WEIGHTED RUNOFF COEFFICIENT = 0.90
 D = 100-YR. 2-HR RAINFALL DEPTH (IN) = 2.20-IN
 A = AREA OF PROJECT SITE IN ACRES (3.80 AC)

$$V_R = 27,340 \text{ CF}$$

$$V_P = 28,274 \text{ CF}$$

BLEEDOF CONNECTION DETAIL
N.T.S.



20-0317 - Mountainside Fitness - Preliminary

May 21, 2020 7:36am \\EPS-M16-FS01\SHARED\Projects\2020\20-0317\Civil\Preliminary_Grading & Drainage\20-0317 - PG01.dwg



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

Project: Mountainside Fitness- Cadence Commercial

Mesa, Arizona

Revisions:

Call at least one week in advance to schedule site visit. All drawings are subject to change without notice. © 2020 EPS GROUP, INC. All rights reserved.

ARIZONA 801
Professional Engineer License No. 50291
Daniel B. Auxier
Exp. 04/2025

Designer: EPS

Drawn by: EPS

Job No. 20-0317

PG01

Sheet No. 1 of 1



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility Table for suitable uses.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Fixtures are textured powder coat paint for dark bronze, white, black and non-textured for natural aluminum. Test switch indicator light and remote enable are located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LED with 170,000 hours. Delivers 835 lumens in Normal-On and Emergency operation. Optional field-configurable wide and forward throw distribution (SP Patent Pending). Outdoor wide throw distribution: 70° (1 path of egress) at a 7.5' mounting height with 1 FC Average, 4,000K correlated color temperature (CCT).

70-75°C. ELECTRICAL — IVOULT (120 thru 347V, 50/60Hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present.

Remote units (REL) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REMOTE TEST (SMART OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. For cold weather and cold temperature applications, the light may dim through the discharge cycle. Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 240, 277 or 347. Other input voltage memory. AC (100v) set allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charge failure and displays green flashing indicator light while in emergency mode. Single multi-channel LED indicator to display true-state charging, test activation and three-state self-diagnostics.

Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of range, AC to AC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RMTX accessory). Manual testing: Test switch and remote tester (RMTX accessory) provides manual activation of 60-sec cond diagnostic testing for on-demand inspection. 90-minute manual testing can be enabled by pressing the test switch again while in test mode.

INSTALLATION — Wall mount; typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon 1/2-in wall mount and accepts rigid or flex conduit.

LISTINGS — UL wet location listed standard at 12-122°F (0-50°C). Unit with CW battery (cold weather) listed for -22°F to 122°F (30° to 50°C). Remote listed for -40°F to 122°F (-40° to 50°C). Meets or exceeds all applicable requirements for UL, IEC, NFPA 101 (current), Life Safety code, NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (WV), FCC Title 47, Part 15, Subpart B and FCC Part 15. List and labeled to comply with Canadian Standards (C22.2 No. 141-10).

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/customerresources/terms_and_conditions.asp

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

Catalog Number, Notes, Type: EI

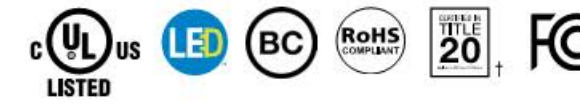
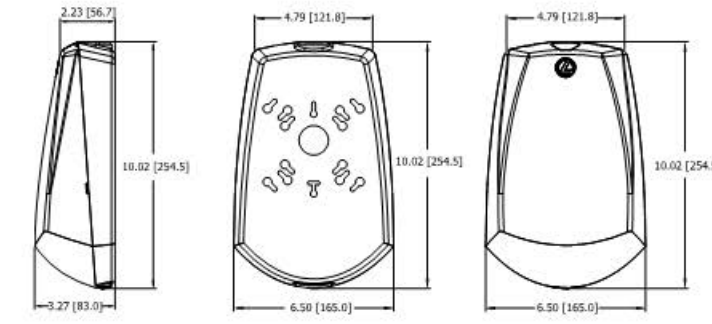
AFFINITY Premium Die-Cast Architectural Emergency Light

AFF



MOUNTING

All dimensions are inches (estimates). Shipping weight: 3.5 lbs. (1.59 kg.)



VSX LED Specifications



Project Name, Catalog Number, Type: S2-S3

The VSX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Chosen between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

Table with columns: MODEL, OPTICS, LEDs, CURRENT, KELVIN, VOLTAGE, MOUNTING, FINISH, OPTIONS, OPTIONS. Includes VSX-1 model details.



206



D-Series Size 1 LED Wall Luminaire



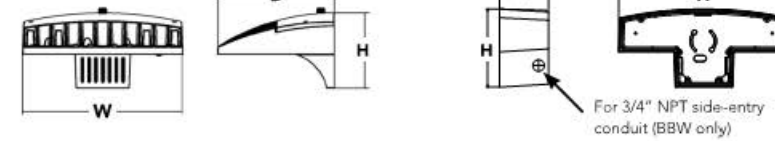
Catalog Number, Notes, Type: SD-SDE

d-series Luminaire

Width: 13-3/4" (34.9 cm), Depth: 10" (25.4 cm), Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm), Depth: 4" (10.2 cm), Height: 6-3/8" (16.2 cm)



Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBT8D

Table with columns: Series, LED, Drive Current, Color Temperature, Distribution, Voltage, Mounting, Control Options. Includes DSKW1 LED model details.

Table with columns: Accessories, NOTES. Lists various accessories like SPINPER, DIM, WSC-20, etc.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

DSKW1 LED Rev: 09/06/20

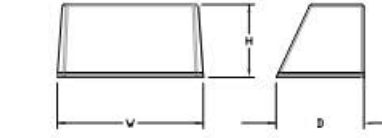
WST LED Architectural Wall Sconce



Catalog Number, Notes, Type: SW1E

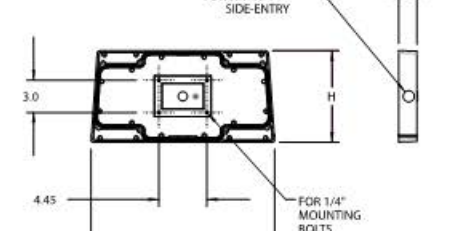
Specifications Luminaire

Height: 8-1/2" (21.6 cm), Width: 17" (43.18 cm), Depth: 10-3/16" (26.8 cm), Weight: 20 lbs (9.1 kg)



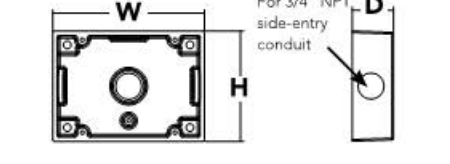
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm), Width: 17.01" (43.21 cm), Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm), Width: 5-1/2" (14.0 cm), Depth: 1-1/2" (3.8 cm)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.

This luminaire is part of an A+ Certified solution for ROAM* or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL, DLL.

T:\Projects\2020\20-126 MOUNTAINSIDE FITNESS CADENCE MESAA - SITE DRB\Drawings\Electrical\20126A-ES1-ES2.dwg 04.09.20 11:47:47am mark2

Professional Engineer Certificate for adaptive ARCHITECTS, Design Review, Mountainside Fitness Cadence DU1 SEC Ellsworth Rd/Cacene Prkwy, Light Fixture Cutsheets, Project Number: 2025, Date: 04/14/20, Sheet Number: ES.2

Kraemer Consulting Engineers, PLLC. Mechanical and Electrical Engineers 2050 West Whispering Pines Dr., Suite 150 Phoenix, Arizona 85085-2864

**MSF CADENCE
MATERIAL AND
COLOR PALETTE**



DUNN EDWARDS
DEC795
COLOR: GRAY PEARL



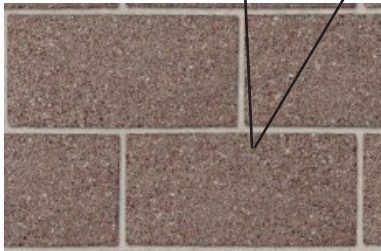
DUNN EDWARDS
DE6368
COLOR: WALRUS



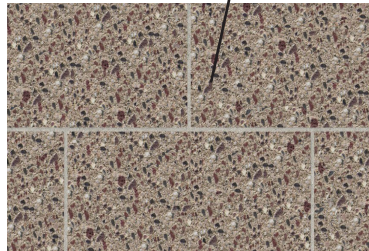
MILLERCLAPPERTON
ALUCOBOND PLUS (ACM PANEL)
COLOR: STATUARY BRONZE



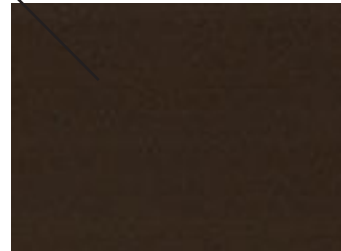
SOLARBAN® 72 (2)
STARPHIRE® + STARPHIRE
AQUAMARINE TINT
REFLECTIVITY - LOW



TRENWYTH MESASTONE
SANDBLASTED CMU
COLOR: MOJAVE BROWN



TRENWYTH TRENDSTONE
GROUNDFACE CMU
COLOR: BONE



STOREFRONT FINISH
DARK BRONZE ALUMINUM



COPING AND BEAMS
COLOR: STATUARY
BRONZE