



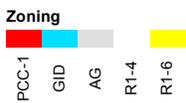
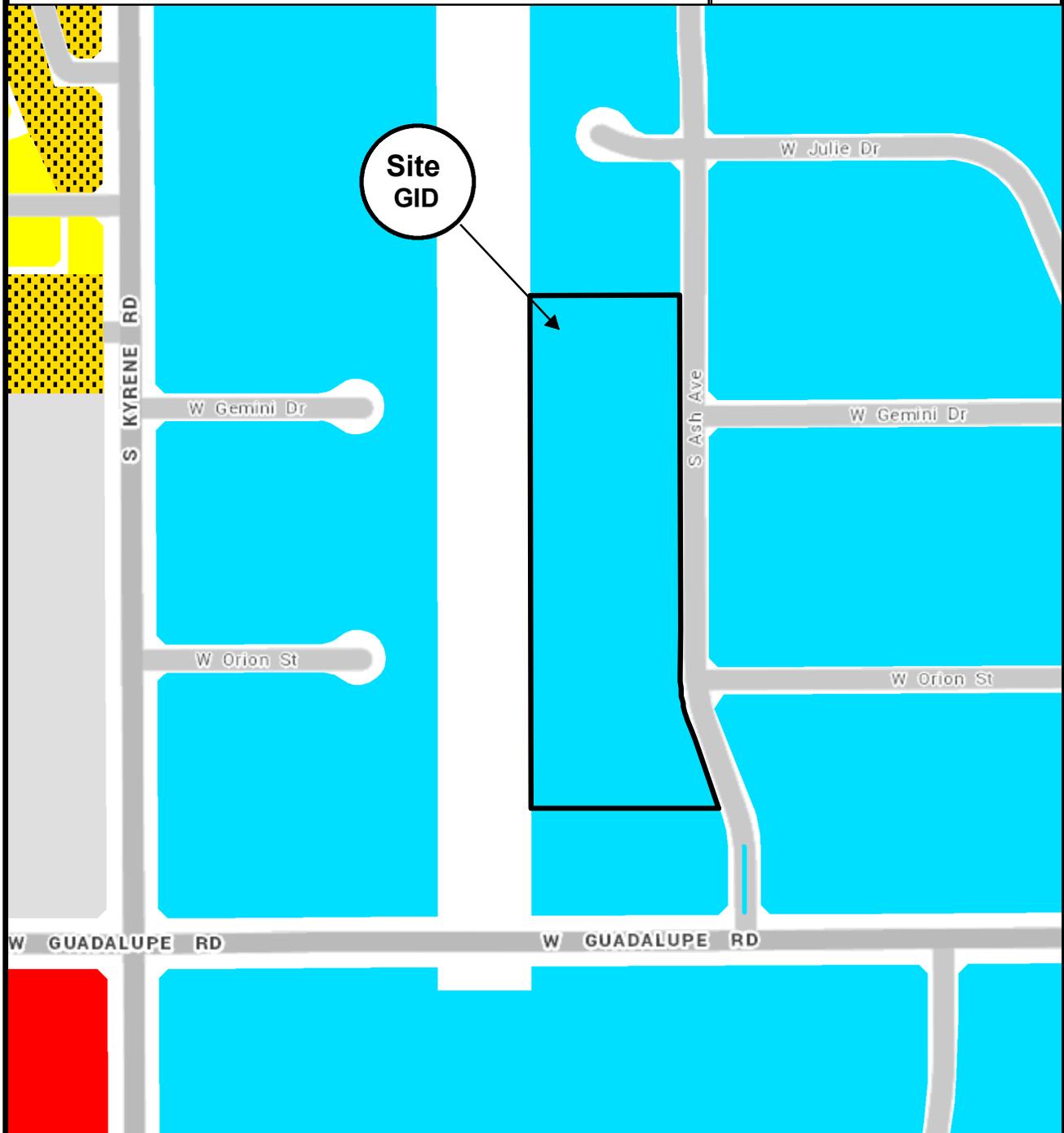
**DEVELOPMENT PROJECT FILE**  
for  
**MAJESTIC TEMPE**  
**PL140304**

**ATTACHMENTS:**

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-6. Subdivision Plat
7. Site Plan (Sheet A1) – FOR REFERENCE

MAJESTIC TEMPE

PL140304



Location Map

**MAJESTIC TEMPE**

**PL140304**



Aerials2016

Aerials2016



**Aerial Map**



## LETTER OF EXPLANATION

### REGARDING INCREASING LOT COMBINATIONS Rev 6/22/16

The Majestic Tempe Commerce Center consists of three (3) industrial, distribution warehouse buildings ranging in size from 37,000 square feet to 87,000 square feet. All three (3) buildings are painted, concrete tilt-up construction with architecturally enhanced windows and glazing, clearstory glass and reveals that create aesthetic appeal and conform to the other buildings within the Tempe Commerce Center Business Park.

The existing site consists of 7 lots

Building 1 is sited on Existing lots 2 and 3

Building 2 is sited on Existing lots 4, 5 and 6

Building 3 is sited on Existing lots 7 and 8

The requested lot combinations will allow each building to be sited on its own legal lot.

This subdivision conforms to the requirements and objectives of the City of Tempe General Plan as adopted by the Planning Commission and the City Council. Please refer to the attached Development Plan Review Conditions of Approval.

This subdivision conforms to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.

This land is not subject to periodic flooding.

A SUBDIVISION PLAT  
FOR  
**MAJESTIC TEMPE COMMERCE CENTER**

BEING A REPLAT OF LOTS 2, 3, 4, 5, 6, 7 AND 8 OF "TEMPE COMMERCE CENTER", AS SHOWN ON FINAL PLAT RECORDED IN BOOK 231,  
PAGE 25, MARICOPA COUNTY RECORDS, ARIZONA, LOCATED WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1  
SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

**DEDICATION**

EDWARD P. ROSKI, JR., TRUSTEE OF THE EDWARD P. ROSKI, JR. TRUST DATED NOVEMBER 1, 1987, AS AMENDED, AS OWNER; HAS PLATTED UNDER THE NAME OF "MAJESTIC TEMPE COMMERCE CENTER", BEING A REPLAT OF LOTS 2, 3, 4, 5, 6, 7 AND 8 OF "TEMPE COMMERCE CENTER", AS SHOWN ON FINAL PLAT RECORDED IN BOOK 231, PAGE 25, MARICOPA COUNTY RECORDS, ARIZONA, LOCATED WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "MAJESTIC TEMPE COMMERCE CENTER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE THE EASEMENTS AS SHOWN ON SAID PLAT AND ARE INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, EDWARD P. ROSKI, JR., TRUSTEE OF THE EDWARD P. ROSKI, JR. TRUST DATED NOVEMBER 1, 1987, AS AMENDED HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A  
NOTARY PUBLIC, PERSONALLY APPEARED  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED  
CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON,  
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE  
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

**DESCRIPTION (PRIOR TO SUBDIVISION)**

LOTS 2 THROUGH 8, INCLUSIVE, LOCATED IN THE "TEMPE COMMERCE CENTER", ACCORDING TO BOOK 231 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA

**OWNER/DEVELOPER**

EDWARD P. ROSKI, JR., TRUSTEE OF THE EDWARD P. ROSKI, JR. TRUST DATED NOVEMBER 1, 1987, AS AMENDED  
13191 CROSSROADS PARKWAY NORTH  
SIXTH FLOOR  
CITY OF INDUSTRY, CA 91746-3497  
PHONE: (562) 692-9581

**BENCHMARK**

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON CITY OF TEMPE CONTROL POINT #248, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE LOCATED IN THE INTERSECTION OF KYRENE ROAD AND GUADALUPE ROAD, HAVING AN ELEVATION OF 1196.02, CITY OF TEMPE NGVD 29 DATUM.

**BASIS OF BEARING**

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, USING A BEARING OF NORTH 89°38'06" EAST, FROM CITY OF TEMPE CONTROL POINT #248 TO CITY OF TEMPE CONTROL POINT #250.

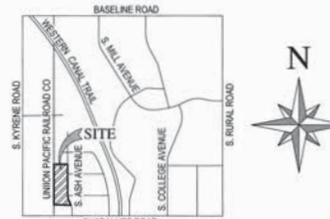
**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR  
ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT

**NOTES**

- 1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2) ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP OR TAG, WOODPATEL LS 48932, OR OTHER MONUMENT THAT MEETS ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.
- 3) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 4) ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
- 5) A RECIPROCAL CROSS ACCESS EASEMENT SHALL BE PROVIDED BETWEEN AND ACROSS ALL OF THE LOTS FOR THE PURPOSE OF FIRE, POLICE, REFUSE AND GENERAL PUBLIC ACCESS.



**VICINITY MAP**  
N.T.S.

**FLOOD PLAIN CERTIFICATION**

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE X "OTHER FLOOD AREAS" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 04013C2705L DATED OCTOBER 16, 2013. DESCRIBED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

**CERTIFICATION**

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF MAY OF 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Gabriel S. Rios*  
\_\_\_\_\_  
GABRIEL S. RIOS  
REGISTERED LAND SURVEYOR #48932  
WOOD, PATEL & ASSOCIATES, INC.  
2220 SOUTH COUNTRY CLUB DRIVE,  
SUITE 101  
MESA, AZ 85210

REC16129

PL140304

DS140821

**WOOD/PATEL**  
MISSION: CLIENT SERVICE ®  
(602) 335-8500  
WWW.WOODPATEL.COM

MAJESTIC TEMPE COMMERCE CENTER  
FINAL PLAT



CHECKED BY: GSRMR  
CAD TECHNICIAN: ISS  
SCALE: N.T.S.  
DATE: 10/28/16  
JOB NUMBER: WPM 154304  
SHEET: 1 OF 3

DS140821

PL140304

REC16129

LOT 2  
AREA=4.0044 ACRES

LOT 1  
AREA=2.3325 ACRES

LINE	BEARING	DISTANCE
L1	N89°22'19"E	34.50'
L14	S55°28'28"W	11.39'
L15	S48°38'12"W	3.20'
L16	S02°03'45"E	75.73'
L17	S55°57'43"E	4.13'
L18	S58°48'22"E	11.79'
L19	S34°06'24"W	7.38'
L20	S23°47'31"W	4.06'
L21	S19°21'05"E	57.14'
L22	S66°35'15"E	1.75'



- LEGEND**
- CORNER OF THIS SUBDIVISION SURVEY MONUMENT W/ CAP OR TAG STAMPED: WOOD/PATEL L5 48932 TO BE SET, UNLESS OTHERWISE NOTED
  - FOUND SURVEY MONUMENT AS NOTED
  - PROPERTY CORNER PIN TO BE SET
  - △ CENTERLINE-FOUND 3-INCH CITY OF TEMPE BRASS CUP FLUSH UNLESS OTHERWISE NOTED
  - M.C.R. MARICOPA COUNTY RECORDS
  - R/W RIGHT-OF-WAY
  - EX EXISTING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - BOUNDARY LINE
  - - - SECTION LINE
  - · - · - RIGHT-OF-WAY LINE
  - · - - EASEMENT LINE AS NOTED
  - — — PROPERTY LINE

SOUTHWEST CORNER OF SECTION 3, T.1S, R.4E, FOUND 3" CITY OF TEMPE BRASS CAP IN HANDHOLE

SOUTH 1/4 CORNER OF SECTION 3, T.1S, R.4E, FOUND 3" CITY OF TEMPE BRASS CAP IN HANDHOLE

REC16129

PL140304

DS140821

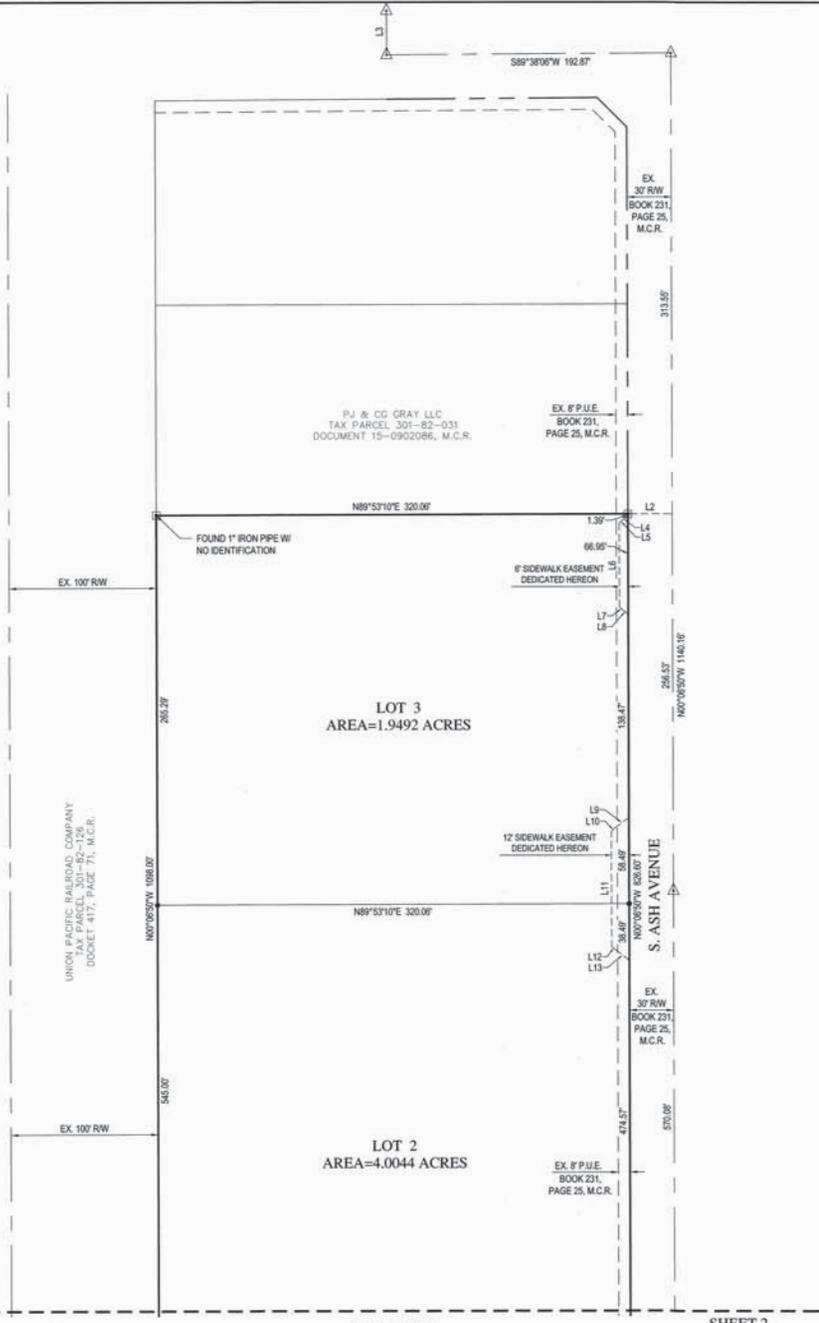
**WOOD/PATEL**  
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(602) 335-8500  
WWW.WOODPATEL.COM

MAJESTIC TEMPE COMMERCE CENTER  
FINAL PLAT



CHECKED BY: GSRMR  
CAD TECHNICIAN: ISS  
SCALE: 1" = 40'  
DATE: 10/28/16  
JOB NUMBER: WP154304  
SHEET: 2 OF 3

LINE	BEARING	DISTANCE
L2	N89°53'10"E	30.00'
L3	N00°21'54"W	30.00'
L4	S52°18'50"W	4.23'
L5	S48°12'03"W	3.55'
L6	S00°06'50"E	57.07'
L7	S48°10'38"E	3.38'
L8	S52°33'49"E	4.40'
L9	S33°23'22"W	12.05'
L10	S46°53'05"W	3.16'
L11	S00°06'50"E	78.15'
L12	N47°17'53"W	3.38'
L13	S52°57'31"E	11.97'



- LEGEND**
- CORNER OF THIS SUBDIVISION SURVEY MONUMENT W/ CAP OR TAG STAMPED WOOD PATEL LS 48932 TO BE SET, UNLESS OTHERWISE NOTED
  - FOUND SURVEY MONUMENT AS NOTED
  - △ CENTERLINE-FOUND 3-INCH CITY OF TEMPE BRASS CLIP FLUSH UNLESS OTHERWISE NOTED
  - M.C.R. MARICOPA COUNTY RECORDS
  - R/W RIGHT-OF-WAY
  - EX. EXISTING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - BOUNDARY LINE
  - - - SECTION LINE
  - · - · - RIGHT-OF-WAY LINE
  - · - · - EASEMENT LINE AS NOTED
  - PROPERTY LINE

DS140821

SHEET 2

PL140304

SHEET 2

REC16129

REC16129

PL140304

DS140821

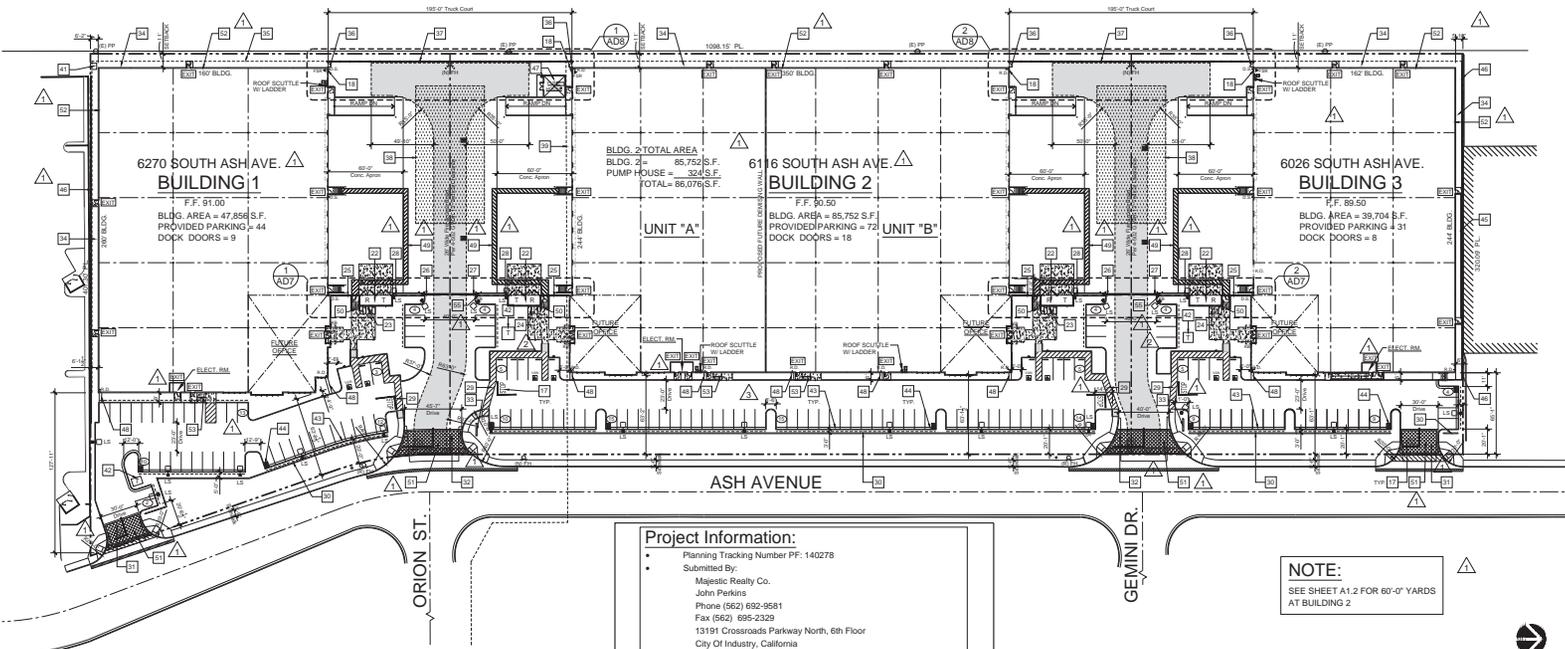
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WWW.WOODPATEL.COM

MAJESTIC TEMPE COMMERCE CENTER  
FINAL PLAT



CHECKED BY: GSR/MS  
CAD TECHNICIAN: ISS  
SCALE: 1" = 40'  
DATE: 10/28/16  
JOB NUMBER: WPI 154304  
SHEET: 3 OF 3

S.P.R.R.



SITE LEGENDS

- Ⓜ HANDICAPPED PARKING SPACE
- T.E. TRASH ENCLOSURE
- Ⓜ P.I.V. (POST INDICATOR VALVE)
- △ FIRE SPRINKLER RISER
- S.C.V. (SECTION CONTROL VALVE)
- Ⓜ LIGHT STANDARDS (SEE ELECT. DWGS.)
- FH FIRE HYDRANT (6" x 4" x 2 1/2")
- (FH) EXISTING FIRE HYDRANT (6" x 4" x 2 1/2")
- PS POSTED SIGN (SEE CONSTRUCTION NOTES)
- STREET LIGHT (BY OTHERS) U.N.O.
- CONSTRUCTION NOTES
- (PP) EXISTING POWER POLE PER CIVIL DWGS.
- ▨ LANDSCAPED AREA
- ▨ STRIPED AREA (4" WIDE 36" O.C. W/ BORDER)
- Ⓜ CONCRETE PAVING PER CIVIL DWGS.
- ▨ ASPHALTIC CONCRETE PAVING PER CIVIL DWGS.
- ▨ CONC. WALK-ROTARY FINISH CONC. RAMP MED. BROOM FIN. 4" MIN. CONC. SLAB
- Ⓜ TRANSFORMER PAD
- ▨ CONCRETE SWALE SEE CIVIL DWGS.
- ▨ CONC. RETAINING WALL SEE CIVIL DWGS.
- Ⓜ PARKING COUNT PER ROW OR ISLAND
- ▨ CURB ISLANDS
- Ⓜ PARKING SPACES 90 DEGREE ANGLE
- (X) EXISTING TO REMAIN
- CB CATCH BASIN PER CIVIL DWGS.
- SB SPLASH BLOCK
- PG PIPE GUARD
- DS DOWN SPOUT
- GM GAS METER
- SD STORM DRAIN
- S SEWER LINE
- W WATER LINE
- F FIRE MAIN
- Ⓜ DOUBLE LITE STANDARD SEE ELECTRICAL DWGS.
- Ⓜ SINGLE LITE STANDARD SEE ELECTRICAL DWGS.
- RD ROOF DRAIN
- OD OVERFLOW DRAIN
- CDS CAST IRON DOWN SPOUT
- KB KNOX BOX
- Ⓜ COVERED KB W/ TAMPER SWITCH @ BUILDING ENTRANCES & NON-MONITORED KB @ GATES (5" O' A.F.) KNOX BOX
- C.B. BROOKS BOX W/ PVC PIPE TO CURB
- C.B. CATCH BASIN
- F.A. FIRE ACCESS (NOT TO EXIST)
- K.O. KNOCKOUT PANEL
- LS LIGHT STANDARD

**NOTE:**  
26'-0" MIN. FIRE ACCESS ROAD SHOWN AS

FH - FIRE HYDRANT LOCATIONS SEE CIVIL DWGS.  
PP - POWER POLES LOCATIONS, SEE CIVIL DWGS.  
(E) - EXISTING TO REMAIN  
(N) - NEW FOR NEW CONSTRUCTION  
(R) - RELOCATED

Knox gate switches required on all automatic gates.  
Knox locking box required at all train entries, fire pump rooms, fire sprinkler riser rooms, and other areas required by field inspector.

**Project Information:**

- Planning Tracking Number PP-140278
- Submitted By: Majestic Realty Co. John Perkins  
Phone (562) 692-9561  
Fax (562) 695-2329  
13191 Crossroads Parkway North, 6th Floor  
City Of Industry, California
- Name: Majestic Tempe
- Address: 6026, 6116 & 6270 South Ash Ave., Tempe, Arizona
- Proposed Use: Office/Warehouse
- Construction Type: III B
- Buildings Equipped With ESFR Fire Sprinklers
- Existing Zoning: Zoned GID (General Industrial District)
- Max Building Height 35' (Per Zoning Code)
- Proposed Building Height: 35' Along Warehouse Area, Certain Panels at Office Area are 43' and 39' for Architectural Design. (See Elevations For Detail)
- Minimum Landscape Coverage 10%
- General Plan 2040 - Low Density
- Legal Description:  
Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Tempe Commerce Center, According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 231 of Maps, Page 25.
- Accessor Parcel Numbers:  
Lot 5, 301-82-024-4, Lot 3, 301-82-025-3 Lot 7, 301-82-026-1 Lot 8, 301-82-027-8, Lot 6, 301-82-028-5 Lot 2, 301-82-029-2 Lot 8, 301-82-030-3
- Description of Work:  
Site Plan Review, 3 new Office/Warehouse Buildings, On-site storm water retention, curb cuts, water & sewer work, and fire sprinklers

**NOTE:**  
SEE SHEET A1.2 FOR 60'-0" YARDS AT BUILDING 2

MASTER SITE PLAN  
CONSTRUCTION NOTES

- CONSTRUCT TYP. 90 DEGREE HANDICAPPED STALL PER DETAIL 2
  - PAINT STALL STRIP ON PAVEMENT PER CITY OF TEMPE STANDARD DETAIL
  - PAINT HCP 'VAN ACCESSIBLE' LOADING AREA (5'-0" MIN.)
  - CONSTRUCT POSTED HANDICAP SIGN PER BLDG. CODE, AND PER DETAIL 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 12.32, 12.33, 12.34, 12.35, 12.36, 12.37, 12.38, 12.39, 12.40, 12.41, 12.42, 12.43, 12.44, 12.45, 12.46, 12.47, 12.48, 12.49, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55, 12.56, 12.57, 12.58, 12.59, 12.60, 12.61, 12.62, 12.63, 12.64, 12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 12.71, 12.72, 12.73, 12.74, 12.75, 12.76, 12.77, 12.78, 12.79, 12.80, 12.81, 12.82, 12.83, 12.84, 12.85, 12.86, 12.87, 12.88, 12.89, 12.90, 12.91, 12.92, 12.93, 12.94, 12.95, 12.96, 12.97, 12.98, 12.99, 13.00
  - CONCRETE CURBS. SEE CIVIL DWGS.
  - CONSTRUCT POSTED 'STOP' TRAFFIC SIGN PER DETAIL 12.1, AND PER CIVIL DWGS.
  - 5'-0" STRIPED HANDICAP WALK
  - CONCRETE SIDEWALK 5'-0" MIN W/ 4" THICK CONCRETE WITH A BROOM FINISH OVER 1/2" OF STONE BASE.
  - COMPLIANT CURB RAMP
  - 1 1/2" SLOPE (MAX. TYP.) PER ADAAG 406 AND SEE SHEET 12.1
  - CONC. LOADING APRON SEE DETAIL 9B
  - SEE STR. DWGS. & CIVIL DWGS.
  - 6" THICK CONC. STAIR (SIZE: 5'-6" W x 3'-0" D), SEE DETAIL 7
  - GUARD POST, SEE DETAIL 14
  - EXTERIOR CONCRETE STAIRS, SEE DETAIL 14
  - 5'-0" WIDTH CONC. STAIRS, SEE DETAIL 14
  - SEES FLOOR PLAN
  - WHEEL STOP PER DETAIL 7
  - STOP SIGN AND STOP BAR PER DETAIL 7
  - WALL MOUNTED KNOX BOX FOR FIRE ACCESS
  - 5'-0" MIN. CONCRETE SIDEWALK
  - HIDDEN LINE INDICATES 2'-0" OVERHANG FOR CAR PARKING
  - FIRE HYDRANT, SEE CIVIL DWGS.
  - TRASH ENCLOSURE PER DS-116, SEE DETAIL 14
  - (5) BICYCLE RACK PARKING (2x6 PER BIKE), MANUFACTURE PARK & BIKE MODEL: VARSITY BIKE LOCK-DV215
  - (4) BICYCLE RACK PARKING (2x6 PER BIKE), MODEL: VARSITY BIKE LOCK-DV216
  - CONCRETE TILT-UP SCREENWALL, SEE DETAIL 14
  - 5x5' CONCRETE PAD FOR EL PASO NATURAL GAS
  - 6x8' TRANSFORMER PAD, SEE CIVIL DWGS.
  - CONSTRUCT RIBBON GUTTER W/ CONCRETE CURB PER CIVIL DRAWINGS
  - CATCH BASIN PER CIVIL DRAWINGS
  - 4" TRENCH DRAIN PER CIVIL DRAWING
  - RETAINING WALL PER ARCHITECTURAL SHEETS SHEETS AD7, AD8 & AD9
  - PUMP HOUSE (16 x 18), SEE DETAIL 11.1
  - 24" WIDTH CONCRETE GUTTER
  - 4'-0" WIDTH PATH OF TRAVEL
  - EXTERIOR CONCRETE STAIRS, SEE DETAIL 11, 12
  - MEDIUM BROWN COLORED SOURED CONCRETE (24" SQUARE PATTERN)
  - 1 HR. WALL NO FIRE CALLING REQUIRED AT WALL JOINTS PER IBC 715, UNPROTECTED OPENING PERMITTED PER 705.8 AND SEE SHEETS A3.1, A3.2 & A3.3
  - 4" CURB RAMP
  - EXTERIOR CONCRETE RAMP, SEE DETAIL 14
  - KNOX BOX
- NOTE:**  
FOR MORE INFORMATION REGARDING GRADING PLAN, SEE CIVIL DRAWINGS SHEET 1 TO 3

Site Area (Acres)	Building Area (SF)	Coverage (%)	Parking	Parking Provided (8'-0"x16' UNO)	Bicycle Parking Required	Bicycle Parking Provided	Parking Lot Landscape (SF)	Parking Lot Landscape (10% Min)	Landscape Provided (SF)	Landscape Coverage (10% Min)
Blgd 1	2,3327	47.10%	44	44	5	5	2,064	23.82%	11,632	11.45%
Blgd 2	4,0055	85.75%	72	72	9	9	1,817	14.76%	19,498	11.18%
Blgd 3	1,9510	39.70%	46	31	4	4	1,233	21.23%	8,558	10.07%
Total	8,2892	48.00%	147	147	18	18	5,114	19.10%	39,688	10.99%

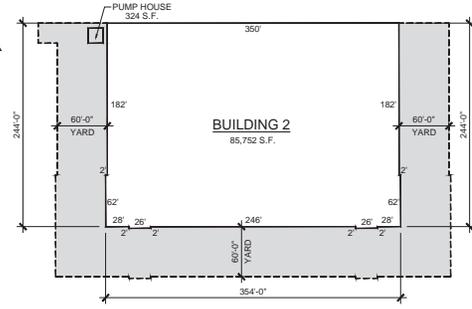
  

Temp AZ	Parking Requirement	Per # SF	Spaces Required	Spaces Provided	Over / Under
Building 1	Office	10.87%	5,200/	300	17
Warehouse	Warehouse Balance	32,656/	5,000	6,53	
Total	47,856		44	44	0
Building 2	Office	13.88%	11,300/	300	40
Warehouse	Warehouse Balance	10,000/	500	20	
Total	63,852/	5,000	12,77	72	0
Building 3	Office	4.41%	1,750/	300	5,83
Warehouse	Warehouse Balance	10,000/	500	20,00	
Total	27,954/	5,000	5,59	31	0
Grand Total	39,704		31	31	0

**BLDG. 2 ALLOWABLE AREA CALCULATION**

BLDG. 2 TYPE III B, S1 OCCUPANCY, (3) 60' YARDS  
BASIC ALLOWABLE AREA = 17,550  
ALLOWABLE AREA = A<sub>1</sub> - [A<sub>2</sub> x F] - [A<sub>3</sub> x G]  
# = [FIP-0.25] W/30  
8541204 = (0.709 x 0.25) 6030 \*  
# = [0.45] 2 = 0.92 \*  
TOTAL ALLOWABLE AREA  
17,550 + 16,100 + 52,500 = 86,150 > 86,076 S.F.

\* PER SECTION 506.21  
EXCEPTION: VALUE OF W/30 CAN BE MAX. 2 WHEN ALL CONDITIONS OF 507 EXCEPT 60' YARDS ARE MET



COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
City of Industry, California 91746-3497  
Telephone: (626) 699-0463  
License No. 73202

REVISIONS

NO.	DATE	DESCRIPTION
1	02/16/16	ISSUED FOR PERMITS
2	02/16/16	ISSUED FOR PERMITS
3	02/16/16	ISSUED FOR PERMITS
4	02/16/16	ISSUED FOR PERMITS
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Drawing Plot Seal  
I am a duly licensed professional engineer in the State of California. I have prepared this drawing in accordance with the requirements of the State of California, and I am not providing any services which require a separate license. I am not providing any services which require a separate license. I am not providing any services which require a separate license.

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