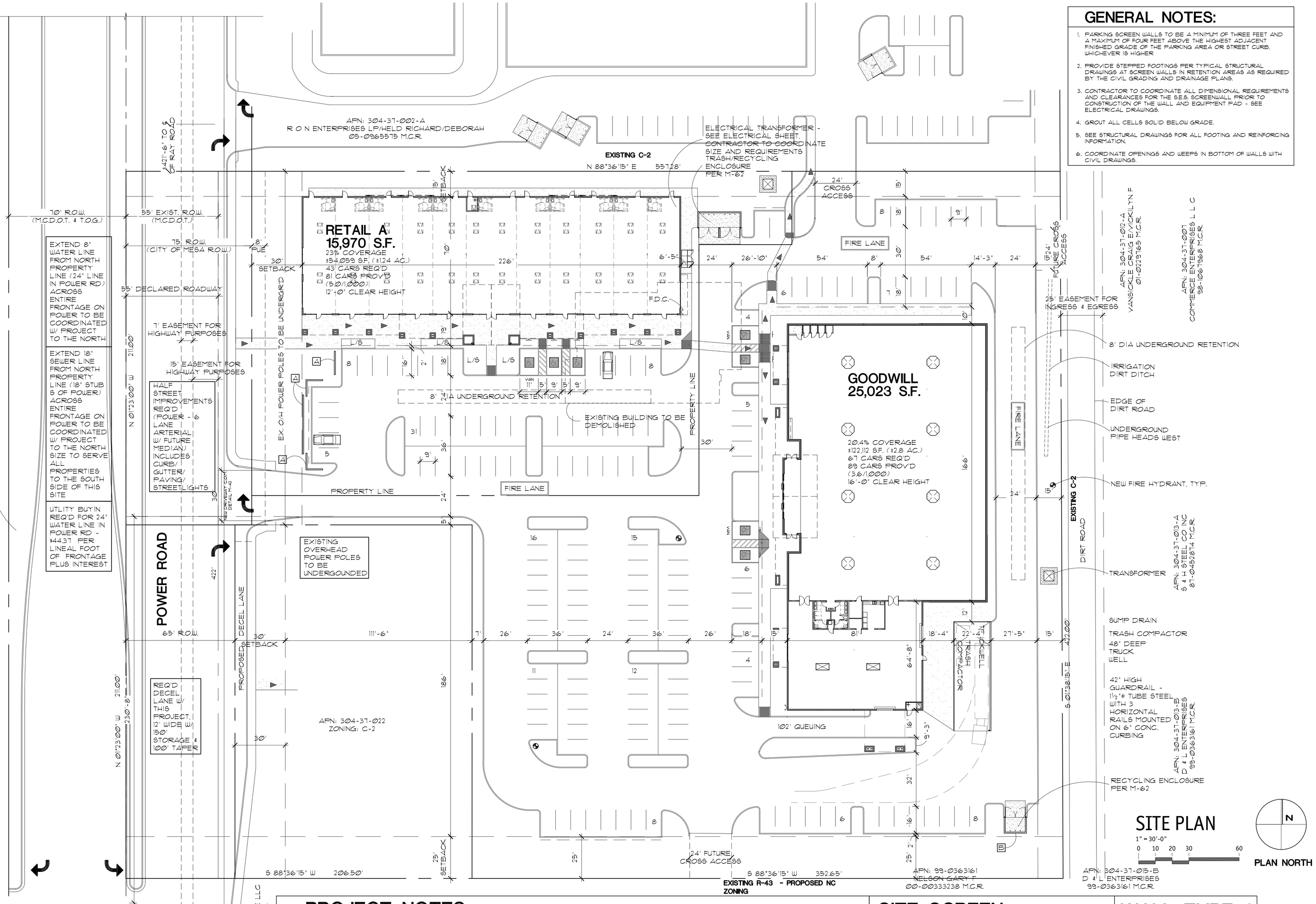
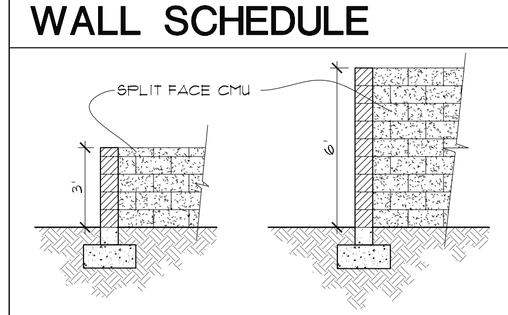


PROJECT NOTES

1. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL AREA LIGHTING ON PROPERTY SHALL BE POSITIONED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTY.
3. ALL EXISTING SIGNS SHALL CONFORM TO THE SIGN ORDINANCE. SIGNAGE IS NOT A PART OF THIS PROJECT. OWNER SHALL SECURE ALL NECESSARY PERMITS PRIOR TO INSTALLATION. SIGNAGE SHALL BE COMPATIBLE WITH BUILDING ARCHITECTURE.
4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPETS. CONTRACTOR TO VERIFY THAT FINAL UNIT HEIGHTS DO NOT PROJECT ABOVE PARAPET HEIGHTS.
5. PAINT ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT, BACKFLOW VALVES, AND OTHER UTILITY EQUIPMENT TO MATCH THE BUILDING COLOR.
6. SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE WORK. CONTRACTOR TO COORDINATE ALL FINISH ELEVATIONS, DIMENSIONS, PAVING REQUIREMENTS, ETC. CONTRACTOR TO COORDINATE ALL UTILITIES TO SITE, INCLUDING WATER, SEWER, ELECTRICAL, AND SPRINKLERS.
7. SEE MECHANICAL PLANS FOR HVAC EQUIPMENT, INCLUDING LOCATIONS, CURBS, HOOKUP AND MOUNTING REQUIREMENTS.
8. SEE PLUMBING PLANS FOR ALL WASTE AND WATER REQUIREMENTS, INCLUDING ROOF DRAINS AND OTHER EQUIPMENT.
9. SEE ELECTRICAL PLANS FOR SERVICE AND TELEPHONE EQUIPMENT AND UTILITY COMPANY INFORMATION. CONTRACTOR TO COORDINATE ALL CONDUIT RUNS, EQUIPMENT LOCATIONS, CLEARANCES AND REQUIREMENTS.
10. THE GRADE ON THE OUTSIDE OF EXTERIOR DOORS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. THE GRADE MAY NOT SLOPE MORE TAHN 1/4" PER FOOT.
11. FOR SIDEWALK TEXTURES, SEE SITE PLAN
12. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH THE APPROVED PLANS.
13. PROVIDE TERMITE TREATMENT AS PER CITY AND STATE STANDARD AND PROVIDE A 5 YEAR WARRANTY.
14. ALL CURBS SHALL BE EXTRUDED 6" CONCRETE CUBS
15. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS AND FIRE HYDRANTS.
16. FIRE LANE CONSTRUCTION TO BE PER F.P.D. 902-1 & 902-2 (SEE CIVIL)

SITE SCREEN WALL SCHEDULE



A PARKING SCREEN WALL 8x8x16 SPLIT FACE CMU

B SITE SCREEN 8x8x16 SPLIT FACE CMU

WALL TYPE / DESCRIPTION

A PARKING SCREEN WALL - 8 X 8 X 16 3'-0" PARKING SCREEN WALL, TOTAL 3'-4" TEXTURED SIDE TO FACE STREET

B SITE SCREEN - 8 X 8 X 16 6'-0" SITE SCREEN WALL, TEXTURED SIDE TO FACE PROPERTY U.N.O.

A NEW BUILDING PROJECT BY:

LGE

PROJECT:	GOODWILL POWER & RAY
ADDRESS:	XXXX MESA, AZ
DEVELOPER:	LGE CORPORATION 740 NORTH 52nd STREET PHOENIX, ARIZONA 85008
SCOPE:	A NEW TURN KEY BUILD TO SUIT BUILDING
LEGAL DESCRIPTION:	SEE CIVIL APN No: 304-37-021
ZONING	C-2
SITE AREA:	SEE SITE 176,171 S.F. OVERALL
BUILDING AREA:	SEE SITE
LOT COVERAGE:	SEE SITE
LANDSCAPE AREA:	36,118 S.F.
LANDSCAPE COVERAGE:	20%
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.
ALLOWABLE AREA	
CLEAR HEIGHT:	SEE SITE
STRUCTURAL DEPTH:	
SLOPE DEPTH:	
SCREENING HEIGHT:	
BUILDING HEIGHT:	SEE ELEVATIONS

GOODWILL

AREA CALC.	1ST FLOOR	TOTALS
GOODWILL	25,023 S.F.	25,023 S.F.
TOTAL:		25,023 S.F.

REQUIRED PARKING CALCS			
OCCUPANCY	SQ. FT.	FACTOR	TOTAL
RETAIL	19,734 S.F.	375	53
PRODUCTION	5,289 S.F.	375	14
TOTAL:			67

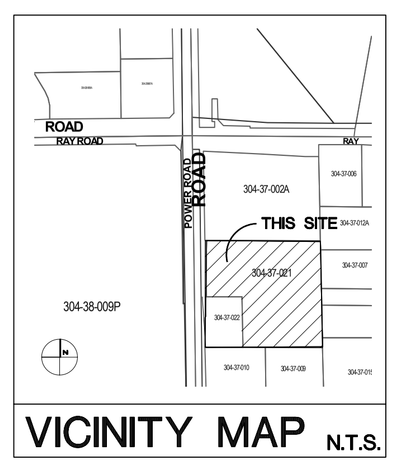
PARKING PROVIDED	
TOTAL ACCESSIBLE SPACES	4
TOTAL COVERED SPACES	0
TOTAL REGULAR SPACES	85
TOTAL SPACES ON SITE	89

RETAIL

AREA CALC.	1ST FLOOR	TOTALS
RETAIL	15,970 S.F.	15,970 S.F.
TOTAL:		15,970 S.F.

REQUIRED PARKING CALCS			
OCCUPANCY	SQ. FT.	FACTOR	TOTAL
RETAIL	15,970 S.F.	375	43
TOTAL:			43

PARKING PROVIDED	
TOTAL ACCESSIBLE SPACES	3
TOTAL COVERED SPACES	0
TOTAL REGULAR SPACES	78
TOTAL SPACES ON SITE	81



VICINITY MAP N.T.S.

CAWLEY architects
www.cawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060

REGISTERED ARCHITECT CERTIFICATE NO. 14774 SHERMAN CAWLEY Date Signed ARIZONA, U.S.A.

PRELIMINARY

GOODWILL POWER CENTER

POWER ROAD

MESA ARIZONA

DATE

9 - 21 - 06

LGE DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects to L.G.E. Corporation in connection with a Design/Build construction contract.

All discrepencies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work.

Discrepencies between bid amounts presented to L.G.E. Corporation and these documents shall be reported to L.G.E. prior to commencement of work.

Project: A-1 of x