

PROJECT INFORMATION

OWNER: 4-U-LLC
 THE CARPSON CRUM
 310 E. JAVELINA AVE. #2
 MESA, ARIZONA 85204

PROJECT LOCATION:
 1250 N. ACACIA DRIVE
 EAST VALLEY COMMERCE CENTER 156
 GILBERT, ARIZONA

PROJECT DESCRIPTION:
 A NEW 4726 SF. COMMERCIAL BUILDING
 TO BE DEVELOPED ON LOT 156
 OF THE EAST VALLEY COMMERCE CENTER
 GILBERT, ARIZONA.

PROPERTY DESCRIPTION:
 A NEW COMMERCIAL BUILDING AND ASSOCIATED SITE
 DEVELOPMENT

SITE AREA:
 TOTAL - 21240 SF. - 0.488 ACRES

BUILDING AREA:
 OFFICE: 1918 SF.
 WAREHOUSE: 2750 SF.
 TOTAL: 4726 SF.

ZONING:
 L-1 TOWN OF GILBERT
 APN: 302-11-074

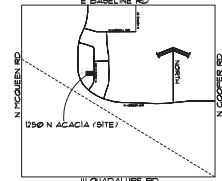
PROPERTY SETBACK TABLE

FRONT	25'	PROVIDED
SIDE	0'	PROVIDED
REAR	0'	PROVIDED

PARKING REQUIREMENTS

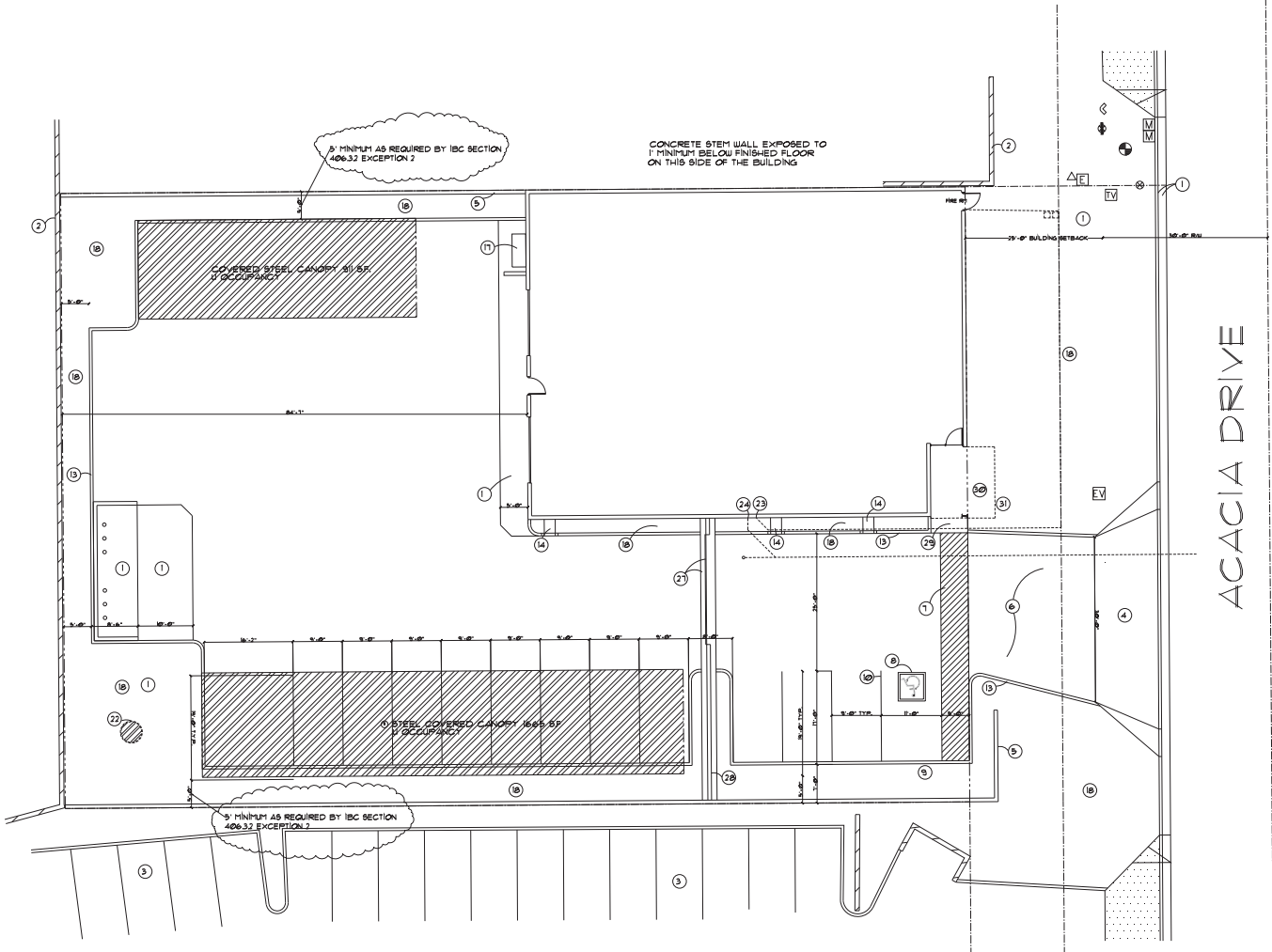
REQUIRED:
 OFFICE: 1250 + 1918/250 = 8
 WAREHOUSE: 10000 + 2750/1000 = 3
 TOTAL REQUIRED = 11 SPACES
 TOTAL PROVIDED = 13 SPACES
 (TOTAL 1 ACCESSIBLE SPACE)

VICINITY MAP



KEYED NOTES

- EXISTING STREET CURB AND GUTTER
- EXISTING 6" CMU WALL
- ADJACENT LOT DEVELOPMENT
- NEW DRIVEWAY PER TOWN OF GILBERT DETAIL-210
- NEW 6" CMU WALL
- ASPHALT PAVING PER RECOMMENDATIONS OF SOIL REPORT SEE GRADING AND DRAINAGE PLAN
- PAINTED ACCESSIBLE ROUTE, YELLOW PAINTED STRIPES 4" WIDE AS SHOWN
- PAINTED ACCESSIBLE SYMBOL SEE DETAIL
- PROVIDE ACCESSIBLE SIGNAGE PER TOWN OF GILBERT STANDARD DETAILS.
- PAINTED PARKING STRIPPING, WHITE PAINT 4" STRIPES
- STEEL PARKING CANOPY-PROVIDE COMPLETE ENGINEERED DRAWINGS FOR REVIEW AND SUBMITTAL TO TOWN OF GILBERT FOR SEPARATE PERMIT.
- PARKING LOT LIGHT, POLE, BASE, SEE ELECTRICAL DRAWINGS
- 6" CONCRETE CURBS SEE DETAIL
- CONCRETE ROOF DRAIN SPLASH SEE DETAIL
- CURB BREAK - BREAK CURB FLUSH WITH PAVING - 12" WIDE W/ 6"x6" TRANSITION KING EACH SIDE.
- CONCRETE APRON - 6" W/ 12"x12" EDGE TURN DOWN, SLOPE 2" MINIMUM FROM FINISHED FLOOR.
- ELECTRIC SERVICE ENTRANCE SECTION ON CONCRETE SLAB, SEE ELECTRICAL DRAWINGS
- LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS
- DOUBLE TRASH ENCLOSURE - SEE DETAIL
- TRASH ENCLOSURE CONCRETE APRON 6" W/ 12"x12" EDGE TURNDOWN SEE DETAIL
- LANDSCAPED RETENTION BASIN, SEE GRADING AND DRAINAGE PLAN
- DRYWELL, SEE GRADING AND DRAINAGE PLAN
- WATER SERVICE TO BUILDING SEE GRADING AND DRAINAGE PLAN
- SEWER SERVICE TO BUILDING SEE GRADING AND DRAINAGE PLAN
- FIRE LINE SERVICE TO BUILDING SEE GRADING AND DRAINAGE PLAN
- FIRE LINE DOUBLE CHECK VALVE SEE GRADING AND DRAINAGE PLAN
- 20" ROLLING GATE, PROVIDE 3"x6" LEVEL CONCRETE GATE TRACK
- 8" CMU WALL SEE DETAIL
- CONCRETE ENTRY 4" CONCRETE W/ 12"x12" EDGE TURNDOWN
- STEEL ENTRY CANOPY SEE DETAIL
- LINE OF STEEL ENTRY CANOPY ABOVE



ACACIA DRIVE



NORTH

SITE PLAN

1/10" = 1'-0"

4-U-LLC ACACIA BUILDING
 4U-LLC 1250 N ACACIA
 1250 N ACACIA GILBERT ARIZONA



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