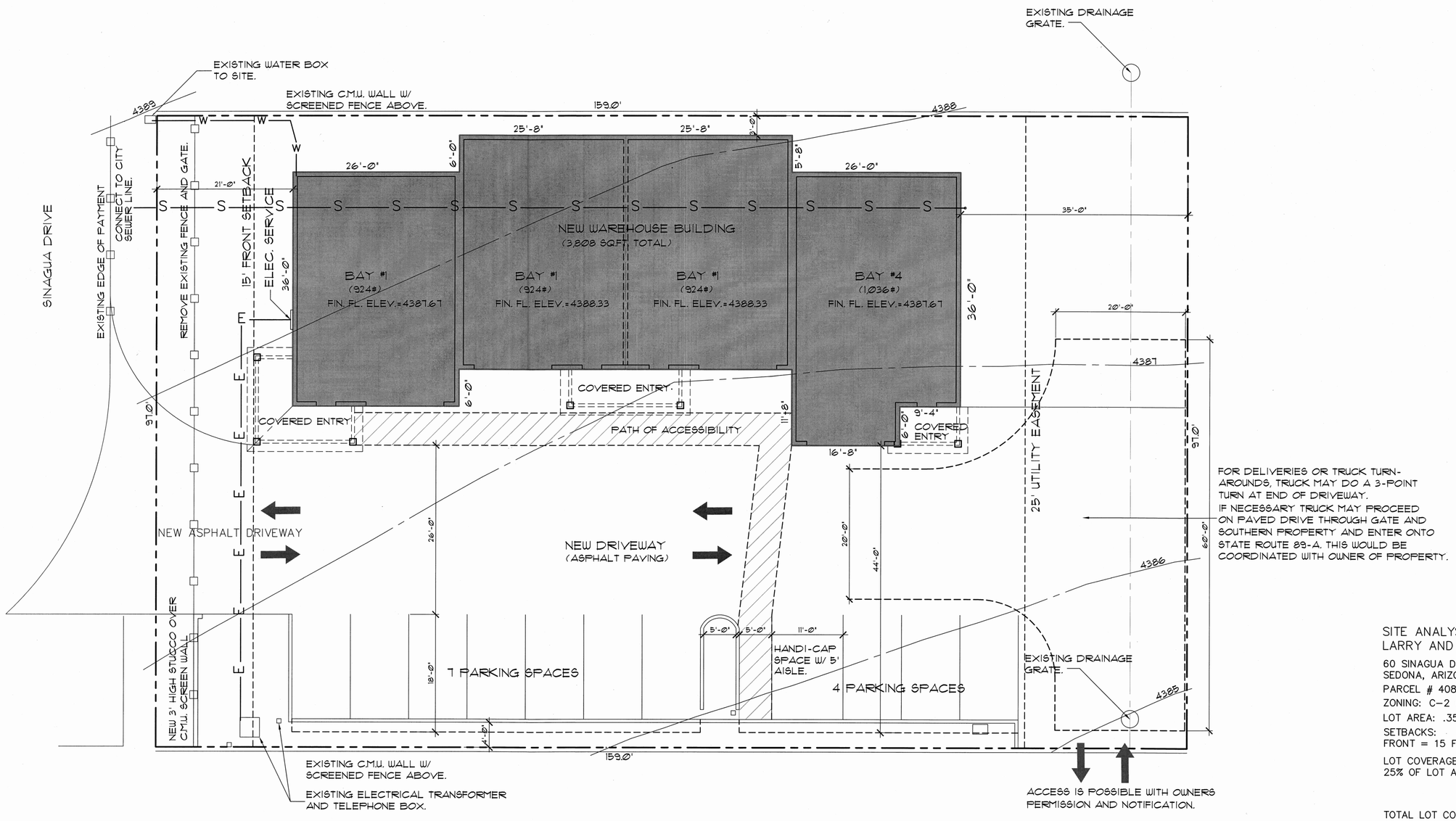


FOR DELIVERIES OR TRUCK TURN-AROUNDS, TRUCK MAY DO A 3-POINT TURN AT END OF DRIVEWAY.
IF NECESSARY TRUCK MAY PROCEED ON PAVED DRIVE THROUGH GATE AND SOUTHERN PROPERTY AND ENTER ONTO STATE ROUTE 89-A. THIS WOULD BE COORDINATED WITH OWNER OF PROPERTY.

WAREHOUSE SITE PLAN

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

SITE ANALYSIS FOR:
LARRY AND DENISE GARNELLO

60 SINAGUA DRIVE
SEDONA, ARIZONA

PARCEL # 408-24-319

ZONING: C-2 GENERAL COMMERCIAL-WAREHOUSING

LOT AREA: .35 ACRES

SETBACKS:
FRONT = 15 FT. REAR AND SIDES = 0 FT.

LOT COVERAGE:
25% OF LOT AREA 15,246 X.25 = 3,812 SQ.FT.

TOTAL LOT COVERAGE = 3,808 SQ.FT.

FLOOR AREA RATIO:
(15,246 SQ.FT. X .5 = 7,623 SQ.FT.)

PARKING REQUIREMENT:
3,808 SQ.FT./750 = 5.1 SPACES
(USE REQUIREMENT FOR INDUSTRIAL USES)

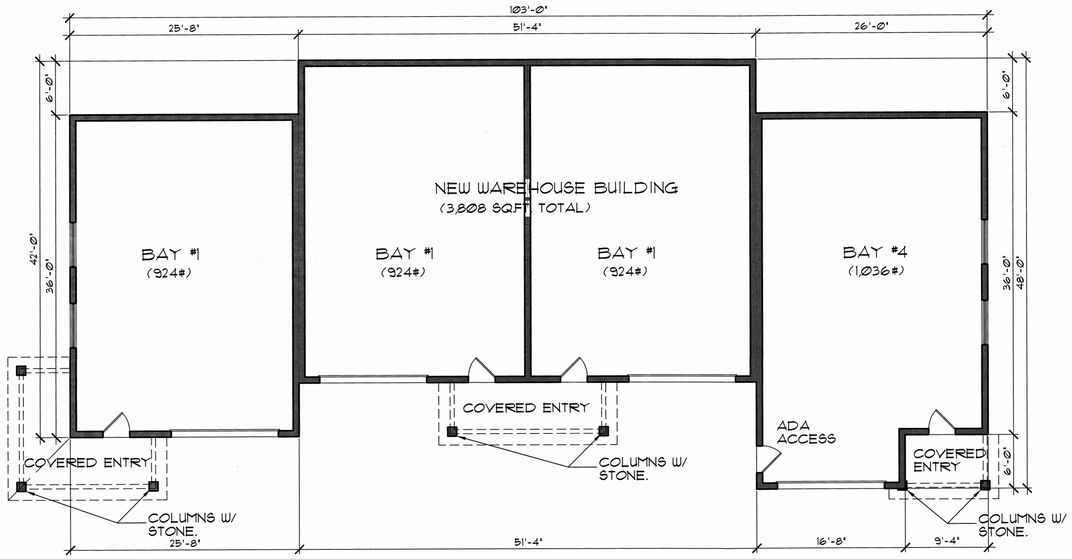
PARKING PROVIDED ON SITE = 11 SPACES
(INCLUDES ONE HANDI-CAP SPACE)

NEW WAREHOUSE BUILDING FOR:
LARRY GARNELLO

60 SINAGUA DRIVE SEDONA, ARIZONA
APN: 408-24-319

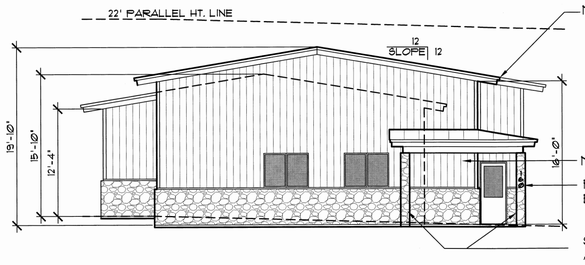
REGISTERED ARCHITECT
CERTIFICATE NO. 27509
DANIEL A. SURBER
ARIZONA, U.S.A.
Expires: 3/31/16

DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-204-2814



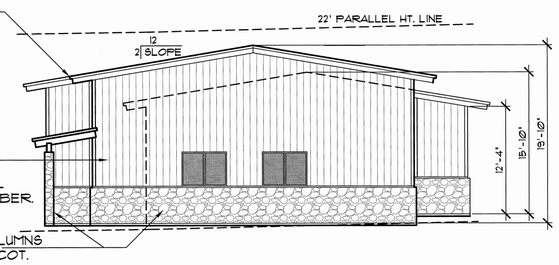
WAREHOUSE FLOOR PLAN

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



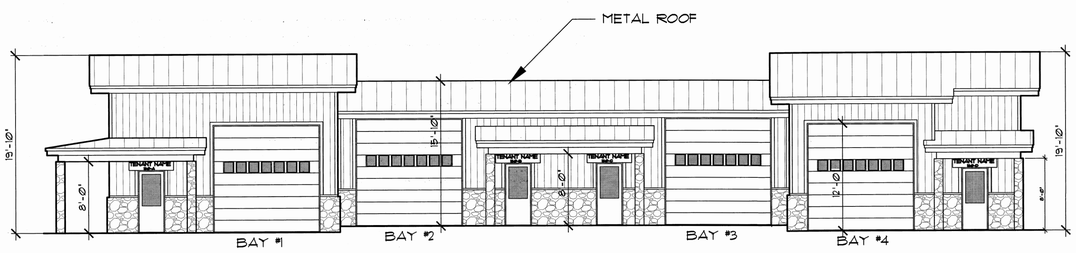
WEST ELEVATION

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



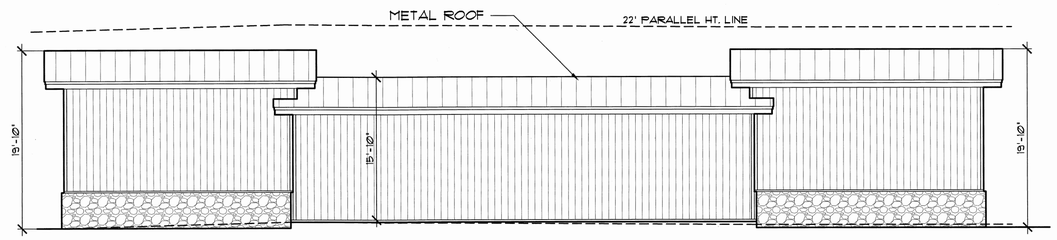
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

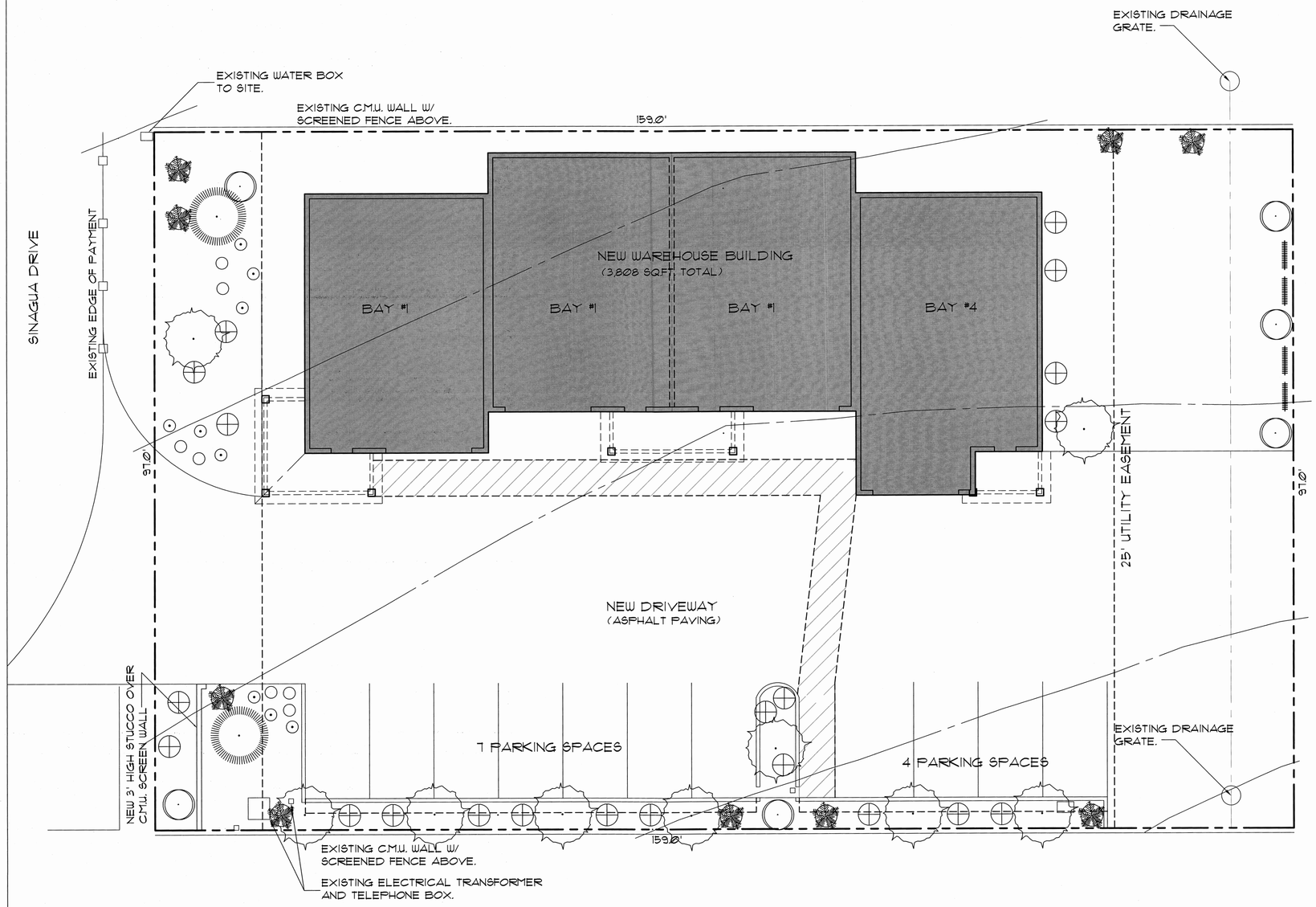
SCALE: 1/8" = 1'-0"

NEW WAREHOUSE BUILDING FOR:
LARRY GARNELLO

60 SINAGUA DRIVE SEDONA, ARIZONA
APN: 408-24-319

REGISTERED ARCHITECT
CERTIFICATE NO. 27509
DANIEL A. SURBER
Date Signed 11/9/16
ARIZONA U.S.A.
Expires: 12/31/16

DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-204-2814



PLANT LIST AND LEGEND

COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
ARIZONA CYPRESS	CUPRESSES ARIZONICA	15 GAL.	2
VELVET ARIZONA ASH	FRAXINUS VELUTINA	15 GAL.	8
SILVERBERRY	ELAEAGNUS PUNGENS	5 GAL.	6
INDIAN HAWTHORN	RAPHIOLEPIS INDICA	5 GAL.	18
CLUSTERBERRY	COTONEASTER PARNEYI	5 GAL.	9
SUNDANCER DAISY	HYMENOXYS ACAULIS	1 GAL.	7
BLACKFOOT DAISY	MELAMPODIUM LEUCANTHUM	1 GAL.	9
LADY BANKS'S ROSE	ROSA BANKSIAE	1 GAL.	
STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	1 GAL.	4

LANDSCAPE REQUIREMENTS/NOTES

A MINIMUM WIDTH OF 10 FEET SHALL BE REQUIRED FOR FRONTAGE AREA LANDSCAPING, WHICH MAY INCLUDE RIGHT-OF-WAY LANDSCAPING.
A MINIMUM OF 5 FEET OF LANDSCAPING SHALL BE ON PROPERTY. IN C-2 ZONING REQUIRED FRONT AND STREET SIDE YARDS SHALL BE LANDSCAPED TO A DEPTH OF NOT LESS THAN 10' FEET.

A MINIMUM OF 1 TREE AND THREE SHRUBS FOR EACH 30 FEET OF STREET FRONTAGE IS REQUIRED.

PROVIDE DECORATIVE/STUCCO WALL 3 FEET IN HEIGHT BETWEEN END OF PARKING AREA AND STREET.

AT PARKING AREA PROVIDE A MINIMUM OF (2) 15 GAL. TREES AND 5 SHRUBS FOR EVERY 4 PARKING SPACES.

PROVIDE (1) 15 GAL. CANOPY TREE AND 3 SHRUBS AT PARKING PENINSULA.

ENSURE THAT ALL TREES ARE 8 FEET IN HEIGHT AND HAVE TRUNK DIAMETER OF 2 INCHES.

ENSURE THAT ALL SHRUBS ARE A MINIMUM OF 2 FEET HIGH. ALL REQUIRED LANDSCAPED AREAS SHALL BE PROVIDED WITH A PERMANENT AND ADEQUATE MEANS OF IRRIGATION.

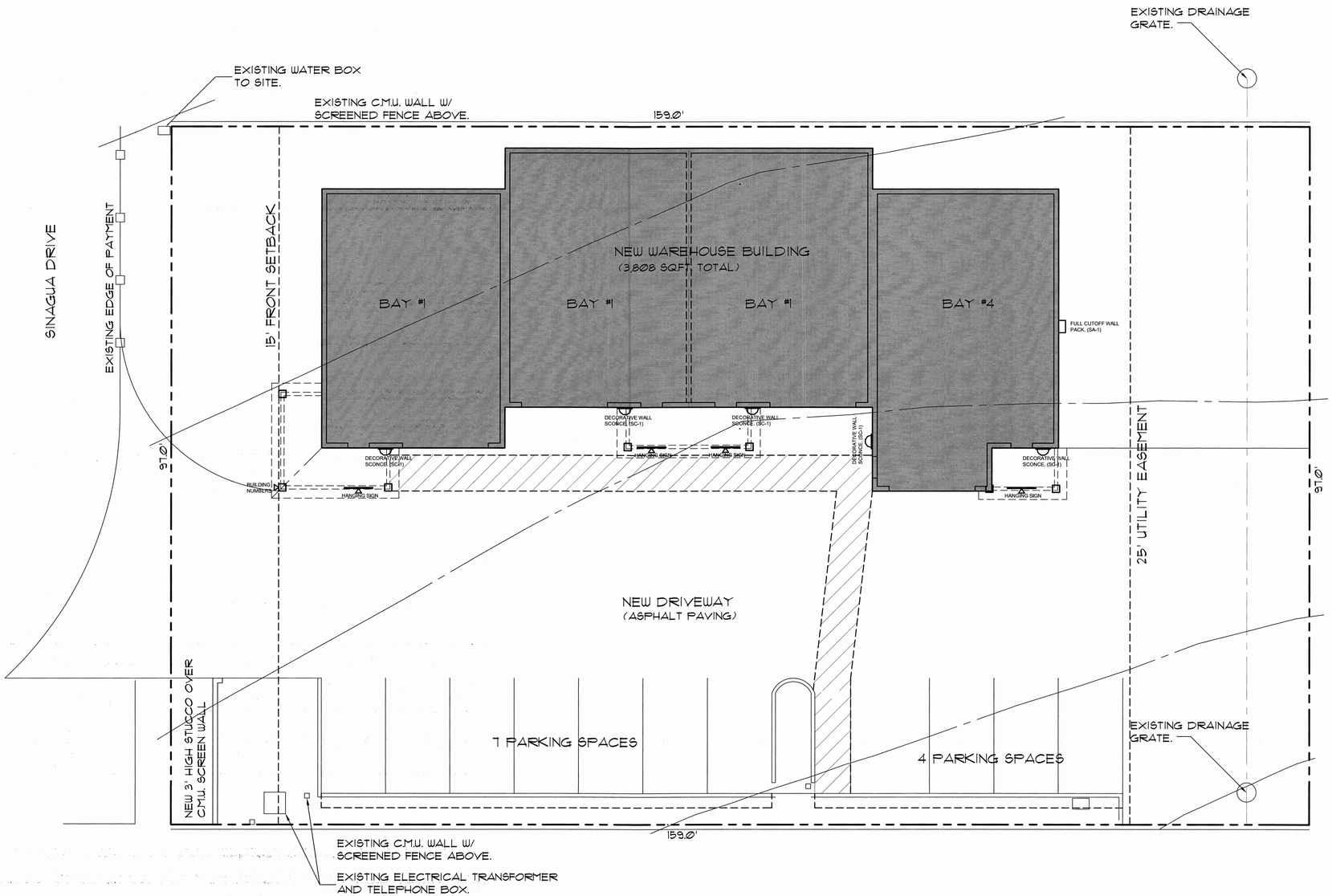
LANDSCAPE/SITE PLAN

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

REGISTERED ARCHITECT
CERTIFICATE NO. 27509
DANIEL A. SURBER
Date Signed 11/4/16
ARIZONA U.S.A.
Expires: 3/31/17

NEW WAREHOUSE BUILDING FOR:
LARRY GARNELLO
60 SINAGUA DRIVE SEDONA, ARIZONA
APN: 408-24-319

DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-204-2814



LIGHTING AND SIGNAGE PLAN

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

SITE ANALYSIS FOR:
LARRY AND DENISE GARNELLO

60 SINAGUA DRIVE
SEDONA, ARIZONA
PARCEL # 408-24-319
ZONING: C-2 GENERAL COMMERCIAL-WAREHOUSING
LOT AREA: .35 ACRES (15,246 SQ.FT.)
SETBACKS:
FRONT = 15 FT. REAR AND SIDES = 0 FT.
LOT COVERAGE:
25% OF LOT AREA 15,246 X.25 = 3,812 SQ.FT.

LIGHTING INFORMATION:

TOTAL SITE ACREAGE: .35 ACRES (15,246 SQ.FT.)
TOTAL LUMENS ALLOWED: 35,000 LUMENS
(1.054 ACRES X 100,000 LUMENS)

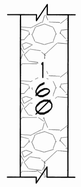
LUMINAIRE SCHEDULE					
Symbol	Label	Description/Lamp	Initial Lumens	Qty	Total Lumens
	SA1	FULL CUTOFF WALL PACK. AMBER HIGH OUTPUT LED W/ AMBER LENS DIFFUSER	3,350	1	3,350
	SC2	DECORATIVE WALL SCONCE COMPACT FLUORESCENT	1,000	5	5,000
TOTAL PROJECT SITE LUMENS					8,350
TOTAL LUMENS ALLOWED (100,000 X 1.054 ACRES)					35,000

FUTURE TENANT SIGN SHALL HAVE RAISED LETTERING.

TENANT SIGNAGE SHALL HAVE DARK BACKGROUND WITH RAISED WHITE LETTERING.

TENANT'S HANGING SIGN UP TO 12 SQ.FT.
(SUITE'S 'A'-'D' AT 12SQ.FT. = 24SQ.FT.)

APPROVED NUMBER SHALL BE BELOW TENANT NAME BOTTOM OF SIGN.
RAISED STEEL BUILDING NUMBER SHALL BE LOCATED AT FRONT COLUMN OF BUILDING.



ALL SIGNS SHALL BE DESIGNED ACCORDING TO CITY OF SEDONA SIGN DESIGN STANDARDS.
A DETAILED SIGN PLAN SHALL BE SUBMITTED AND APPROVED BY CITY OF SEDONA.

TOTAL POTENTIAL WALL SIGNAGE = 48SQ.FT.

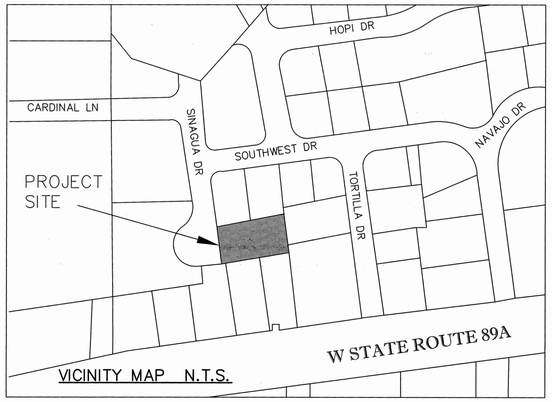
PROJECT SIGNAGE

NEW WAREHOUSE BUILDING FOR:
LARRY GARNELLO
60 SINAGUA DRIVE SEDONA, ARIZONA
APN: 408-24-319

DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-204-2814

GARNELLO WAREHOUSE

60 SINAGUA DRIVE SEDONA, ARIZONA
GRADING PLAN
ASSESSOR'S PARCEL NO. 408-24-319



VICINITY MAP N.T.S.

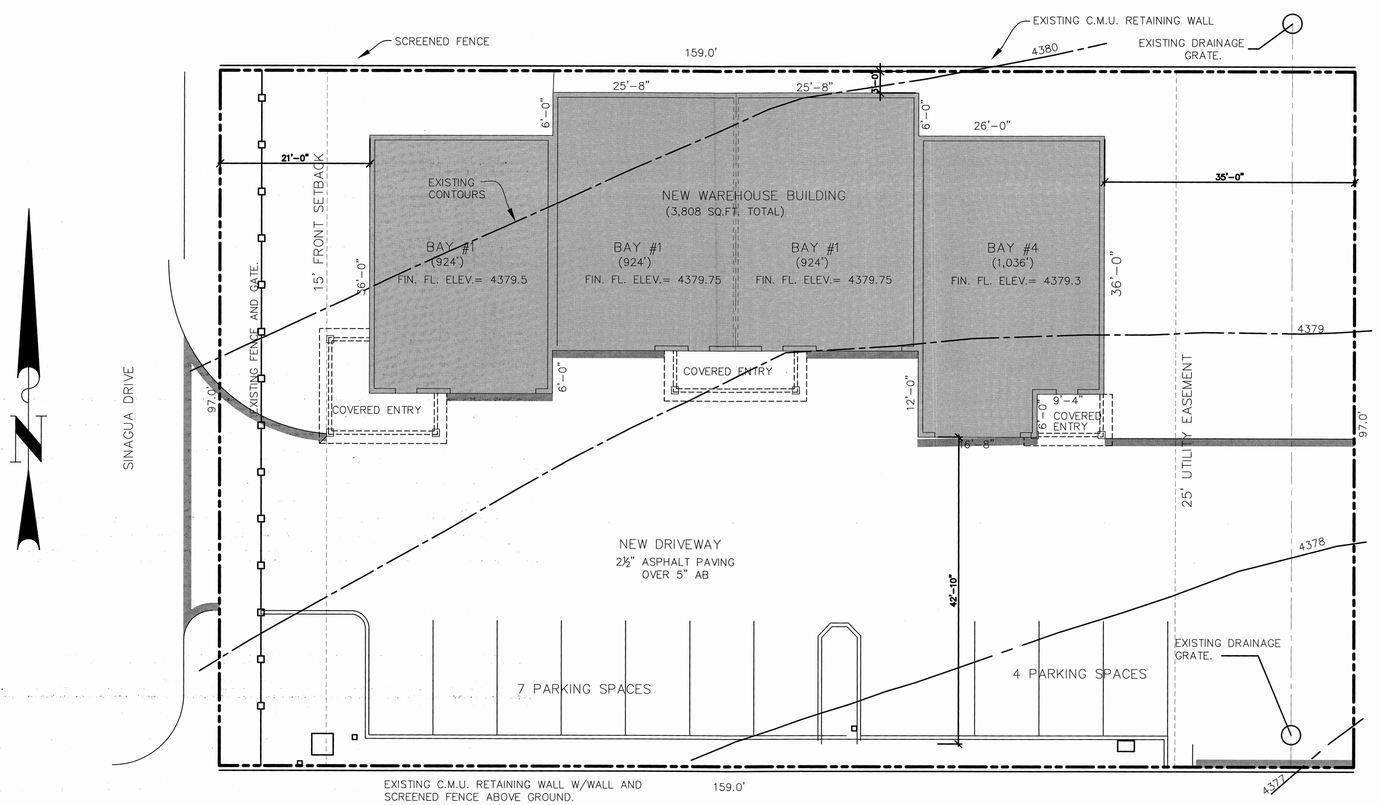
SHEET INDEX

C1 – Specifications, General Information, Vicinity Map and General Site Plan
C2 – Site Plan and SWPPP
C3 – Details

ARCHITECT

Dan Surber
PO Box 3764
Sedona, AZ 86340
(928) 204-2814

NOTE: Elevations shown of this plan are based on City of Sedona storm sewer as-built elevation and architects Dan Surber's survey. Contractor shall verify all existing elevations before proceeding with the work.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ARCHITECT'S SITE PLAN

General Requirements

1. All the work, as applicable to this project, shall conform to the Uniform Standard specifications for Public Works Construction, sponsored by the Maricopa Association of Governments (MAG), latest addition.
2. In case of any conflict in the plans or the specifications, the greater quantity or higher quality shall be installed.
3. All work shall conform to the City of Sedona building code.
4. All work shall conform to the City of Sedona public works standards.
5. Contractor shall be responsible for the all surveying.
6. All work shall include all materials, labor, tools, taxes, fees, permits, licenses, supervision and accessories to complete the work, and to provide a complete project.
7. Contractor shall be an Arizona licensed contractor qualified for this type of work.
8. Contractor shall furnish to owner, workers compensation and general liability insurance certificates before starting work.
9. Contractor shall provide Engineer two copies of shop drawings of all equipment and materials for his review before starting installation.
10. Contractor shall evaluate existing conditions, and determine & install all that is required of contractor to make a complete project.
11. Contractor shall remove all existing trash from site and legally dispose of at his expense.
12. Contractor shall perform all work according to professional industry standards.
13. Contractor shall obtain Right of Way Permits.
14. All work shall be inspected by the City of Sedona or the appropriate utility.
15. Contractor shall pothole and locate all existing utilities that may affect construction. Immediately notify engineer in writing of any discrepancies.
16. All manufacturers' installation instructions shall be followed.
17. The buildings' two interior units top of footing elevation shall be the same as the top of the adjacent building's top of footing elevation. The exterior at the rear center of the building shall be the high point and shall be 0.5 feet above the finish floor at that point. Slope the grade from that high point a minimum of 1% to both east and west and than down and around to the inlet located at the southeast corner. Slope each parking stall to the north at a minimum of 1%. The maximum grade from the two interior units shall be 5%.

Grading

1. All fill shall be compacted to 95% modified proctor.
2. Soil under all pavement and site structures shall be surface compacted to 95% modified proctor just before placement of base or concrete.
3. All slopes and grades shall be as noted on the plans. Contractor shall verify all grades before commencing work. Any discrepancies shall be reported to the engineer for his review and approval before commencing work.
4. Contractor shall remove any unsuitable dirt and material from site and legally dispose of at their expense.
5. Contractor shall strip the grasses and grub all brush and trees.

Sanitary Sewer

1. Contractor shall cap or otherwise protect at all times sewer laterals from entrance of foreign objects and debris.

Storm Water Pollution Prevention During Construction

1. Contractor shall install and maintain storm water pollutions prevention measures that meet ADEQ and EPA requirements including, but not limited to, silt barriers, sediment ponds, check dams and site entrance stone systems.
2. Contractor shall immediately clean off with a shovel or street cleaning machine any mud tracked onto the streets – water cleaning with a hose is not allowed. All work shall be done in accordance with ADEQ Standards & Specifications.
3. Install site entrance driveway stone system consisting of 4" to 6" diameter stone in a 12' wide by 25' long strips.
5. Provide ADEQ with a Notice of Intent (NOI) form.

Dust Control

1. Contractor shall provide and install dust control measures including, at a minimum, daily watering of site and daily cleaning of storm water inlets.
2. Contractor shall tarp all open bed trucks.
3. Contractor shall clean dirt off of the street pavement immediately after truck leaves sites.

Paving

1. Install paving according to the details on the plans.

Plans and Specifications

1. It will be the Contractor's responsibility to obtain and maintain copy(ies) of the Maricopa Association of Governments' "Uniform Standard Specifications for Public Works Construction"; Maricopa Association of Governments' "Uniform Standard Details for Public Works Construction" current as of August 2004; and the Arizona Department of Transportation's "Standard Specifications for Road and Bridge Construction" current as of August 2004. The Contractor shall also obtain and maintain a current copy of the Section 7-15 "Rights of Way" of the City Code, as well as the City's Public Works Department – City-wide Integrated Pest Management Plan Policy.

ADA Requirements

1. The contractor shall install all work according to the Americans Disability Act (ADA).
2. Below are listed some, but not all, of an accessible walkway maximum slopes:
   a. concrete walkway cross slope 1.5%
   b. asphalt walkway cross slope 1.0%
   c. longitudinal slope (over 30') 4.5%
   d. longitudinal slope (if less than 30') provided handrails and landings are provided. 8.0%
   e. ramp landing (all directions) 1.5%

SPECIAL CONDITIONS

1. Contractor shall comply with the special conditions of the City of Sedona as well as those listed below.
   Work shall be in accordance with the Maricopa Association of Governments' "Uniform Standard Specifications for Public Works Construction"; Maricopa Association of Governments' "Uniform Standard Details for Public Works Construction" current as of August 2004; and the Arizona Department of Transportation's "Standard Specifications for Road and Bridge Construction" current as of August 2004, except tot he extent that these specifications specify other procedures, processes, forms, materials, details, or other direction regarding the work, and as required to comply with local ordinances and regulations.
   Whenever the term County is used it shall be held to meant the City of Sedona.
   Whenever the term County Engineer is used it shall be held to refer to the City Engineer.
   Electrical work shall be subject to inspection by the City of Sedona Building Safety Division and compliance with its requirements.

CONSTRUCTIVE SOLUTIONS, INC.
PO BOX 216, SEDONA, ARIZONA
PHONE: 928-282-6110

REV:	DATE:	BY:	DESCRIPTION	BY: LARRY CEPEK P.E.
				SCALE: SCALE AS NOTED
				DATE: OCTOBER 22, 2015
				SEDONA
				SPECIFICATIONS VICINITY, GEN. PLAN
				SHEET C1 – 1/3

GARNELLO WAREHOUSE

● PRELIMINARY
☐ FOR APPROVAL
☐ FOR CONSTRUCTION

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

C:\Land Projects 2005\CSI\2015\2015-400-GARNELLO\dwg\2015-400-GARNELLO.dwg 10/16/2015 1:13:07 PM UMST

GARNELLO WAREHOUSE

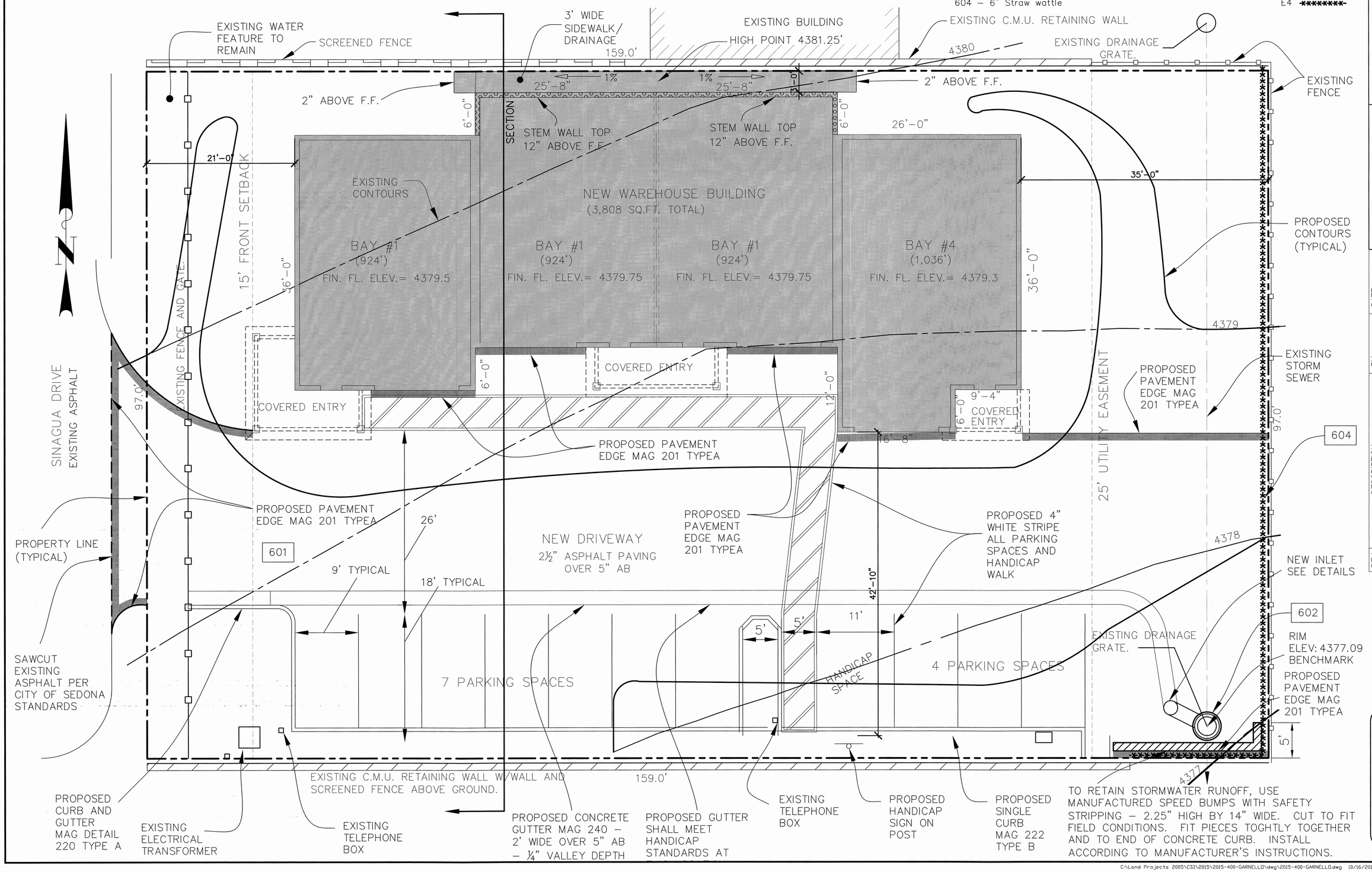
60 SINAGUA DRIVE SEDONA, ARIZONA
GRADING PLAN
ASSESSOR'S PARCEL NO. 408-24-319

GRAPHIC SCALE
(IN FEET)
1 inch = 6 ft.

Stormwater Pollution Prevention Key Notes

601 – New stabilized construction entrance
602 – Protect inlet with roll filter – Place completely around
604 – 6" Straw wattle

ADOT BMT DETAIL #
E11
E4 -********-



TO RETAIN STORMWATER RUNOFF, USE MANUFACTURED SPEED BUMPS WITH SAFETY STRIPPING – 2.25" HIGH BY 14" WIDE. CUT TO FIT FIELD CONDITIONS. FIT PIECES TOGHTLY TOGETHER AND TO END OF CONCRETE CURB. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CONSTRUCTIVE SOLUTIONS, INC.
PO BOX 216, SEDONA, ARIZONA
PHONE: 928-282-6110

BY: LARRY CEPEK P.E.
SCALE: 1" = 6'
DATE: OCTOBER 22, 2015
SEDONA
SITE PLAN & SWPPP
SHEET C2 – 2/3

GARNELLO WAREHOUSE

REV:	DESCRIPTION	BY:	DATE:

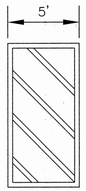
■ PRELIMINARY
□ FOR APPROVAL
□ FOR CONSTRUCTION

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

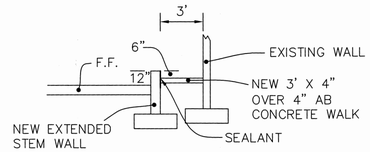
C:\Land Projects 2005\CSI\2015\2015-400-GARNELLO\dwg\2015-400-GARNELLO.dwg 10/16/2015 1:13:07 PM UMST

GARNELLO WAREHOUSE

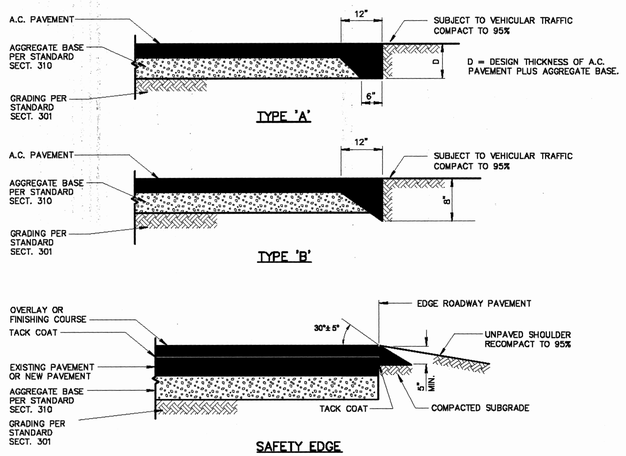
60 SINAGUA DRIVE SEDONA, ARIZONA
GRADING PLAN
ASSESSOR'S PARCEL NO. 408-24-319



DESIGNATED HANDICAP WALKWAY STRIPING DETAIL
N.T.S.



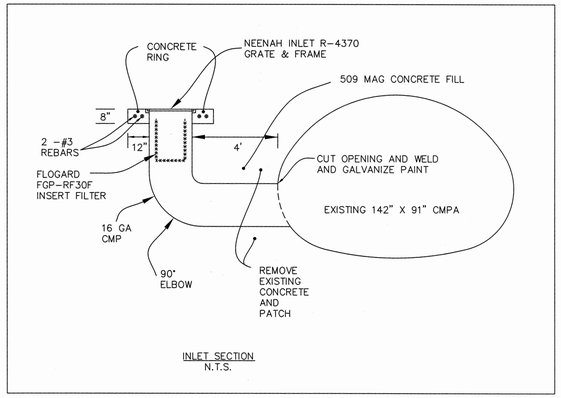
REAR OF BUILDING SECTION AT HIGH POINT
N.T.S.



DETAIL NO.				DATE	DETAIL NO.
201	MARICOPA ASSOCIATION of GOVERNMENTS	STANDARD DETAIL ENGLISH	ASPHALT PAVEMENT EDGE DETAILS	01-01-2014	201

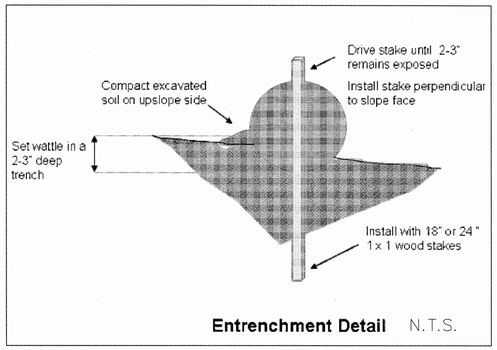
Storm Water Pollution Prevention During Construction

1. Construct "Stabilized Construction Entrance" per ADEQ standard 30' wide entrances.
2. Install straw wattles to capture stormwater drainage. Install according to ADEQ standards and manufacturer's recommendation.
3. Contractor shall install, maintain on a regular basis, and remove all storm water pollution prevention measures to meet ADEQ, EPA, ADOT and City of Sedona requirements including, but not limited to silt barriers, sediment ponds, check dams and site entrance systems.
4. Contractor shall immediately clean off with a shovel or street cleaning machine any mud tracked onto the streets – water cleaning with a hose is not allowed. All work shall be done in accordance with ADEQ standards.
5. Provide ADEQ with a Notice of Intent (NOI) form before starting work.
6. Place permanent grasses, landscaping, gravel cover and permanent pavement as soon as possible after completion of each phase of construction. If driveway AB is not installed after driveway grading is complete, place 8" high rows of 3" stone (2 'wide) perpendicular and across driveways at 100' on centers until AB is installed. Add straw wattles at 100' on centers if stone rows are not working well.
7. All trucks hauling any material to or from parcel site must cover their loads.
8. Contractor shall inspect site every 7 days and after each 0.5" storm and repair damage.
9. Place storm sewer inlet protection per ADEQ standards at inlets.

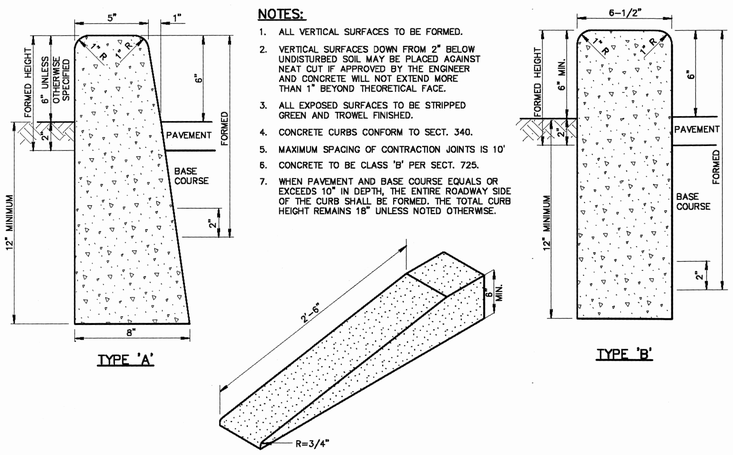


INLET SECTION
N.T.S.

HANDICAP PARKING SIGN
N.T.S.



Entrenchment Detail N.T.S.



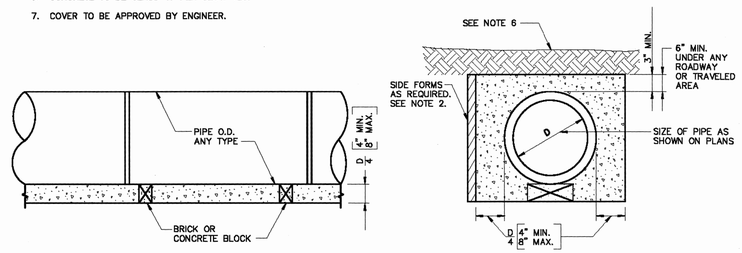
NOTES:

1. ALL VERTICAL SURFACES TO BE FORMED.
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES TO BE STRIPPED GREEN AND TROWEL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 340.
5. MAXIMUM SPACING OF CONTRACTION JOINTS IS 10'
6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE.

DETAIL NO.				REVISED	DETAIL NO.
222	MARICOPA ASSOCIATION of GOVERNMENTS	STANDARD DETAIL ENGLISH	SINGLE CURB – TYPES A, B AND TERMINATION	01-01-2008	222

NOTES:

1. THIS DETAIL SHALL BE REQUIRED WHEN NEW OR EXISTING PIPE INSTALLATIONS WILL BE SUBJECT TO DAMAGE ANYTIME IN THE FUTURE DUE TO LACK OF PROPER COVER, AS DETERMINED BY THE ENGINEER.
2. FOR PIPE OVER 18" I.D. WOOD, METAL OR GYPSUM BOARD FORMS MUST BE USED TO FORM THE SIDES OF THE ENCASEMENT. GYPSUM BOARD FORMS MAY BE LEFT IN THE GROUND BELOW THE TOP OF THE ENCASEMENT. THIS SHALL BE OPTIONAL WITH POURING AGAINST TRENCH WALLS FOR ENCASEMENT OF 18" AND SMALLER PIPE.
3. FOR ALL SITUATIONS WHERE SIDE FORMS ARE USED, TRENCH WALLS SHALL BE OVER-EXCAVATED TO ALLOW SUFFICIENT ROOM TO OPERATE PROPER MECHANICAL COMPACTION EQUIPMENT.
4. CONCRETE WHICH SPILLS BEYOND 12" FROM THE SIDES OF THE PIPE FOR ANY REASON SHALL BE REMOVED BACK TO THE PROPER LINE PRIOR TO BACKFILLING.
5. SEE SECTION 601 FOR TRENCH PREPARATION.
6. CONCRETE TO BE CLASS 'A' PER SECT. 725.
7. COVER TO BE APPROVED BY ENGINEER.



LONGITUDINAL SECTION

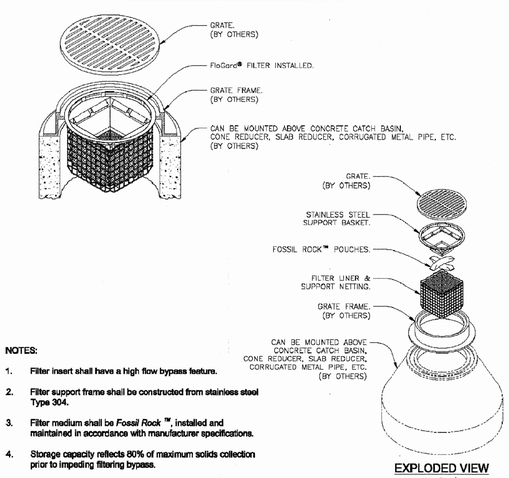
END SECTION

DETAIL NO.				REVISED	DETAIL NO.
507	MARICOPA ASSOCIATION of GOVERNMENTS	STANDARD DETAIL ENGLISH	ENCASED CONCRETE PIPE (FOR SHALLOW INSTALLATION)	01-01-1998	507

FGP-0003

SPECIFIER CHART

MODEL NUMBER	INLET ID (Ø INCHES)	GRATE OD (Ø INCHES)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (CFS)	TOTAL BYPASS CAPACITY (CFS)
FGP-RF15F	16	18	0.3	0.4	2.8
FGP-RF18F	18	20	0.8	0.7	4.7
FGP-RF20F	21	23	0.8	0.7	4.7
FGP-RF21F	22	23.5	0.8	0.7	4.7
FGP-RF22F	23	24	0.8	0.7	4.7
FGP-RF24F	24	26	0.8	0.7	4.7
FGP-RF30F	30	32	2.2	1.5	8.1
FGP-RF36F	36	39	3.6	2.0	8.1



EXPLODED VIEW
SCALE: 1/2

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

Inlet Filtration

FloGard®
Catch Basin Insert Filter
Circular Frame Style

Oldcastle® Stormwater Solutions
7901 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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DRAWING NO.	REV	ECO	DATE	SHEET
FGP-0003	C	ECO-0127 JPR 5/18/15	JPR 4/4/07	SHEET 1 OF 1

CONSTRUCTIVE SOLUTIONS, INC.
PO BOX 216, SEDONA, ARIZONA
PHONE: 928-282-6110

GARNELLO WAREHOUSE

BY: LARRY CEPEK P.E.
SCALE: SCALE AS NOTED
DATE: OCTOBER 22, 2015
SEDONA
DETAILS
SHEET C3 – 3/3

REV:	DESCRIPTION	BY:	DATE:

● PRELIMINARY
☐ FOR APPROVAL
☐ FOR CONSTRUCTION

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)