

PROJECT TEAM

OWNER:

PUPPYFEATHERS LIMITED PARTNERSHIP
460 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

OWNER:

MCP/ACQUISITION, LLC
1500 N. PRIEST DRIVE, SUITE 132
TEMPE, ARIZONA 85281
(602) 452-2573 (602) 452-2571 (FAX)

ATTORNEY

WITHEY MORRIS, PLC
2525 E. ARIZONA BILTMORE CIRCLE, SUITE A-212
PHOENIX, ARIZONA 85016
(602) 230-0600 (602) 212-1787

ARCHITECT:

MCCALL & ASSOCIATES
JEFF MCCALL, REGISTRATION # 29137
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066 946-2082 (FAX)

CIVIL:

CEG
NATHAN COTTRELL, REGISTRATION # 34081
12409 W. INDIAN SCHOOL ROAD, C-303
AVONDALE, ARIZONA 85392
(623) 536-1993 748-9008 (FAX)

LANDSCAPE:

RYAN AND ASSOCIATES
PHILLIP R. RYAN, REGISTRATION # 14891
575 W. CHANDLER BLVD., SUITE 229
CHANDLER, ARIZONA 85225
(480) 899-5813 963-3674 (FAX)

PROJECT INFORMATION

ZONING: (EXISTING / PROPOSED)

PAD
LOT 3: 139-12-025
LOT 4: 139-12-026

SITE AREA: (NET)

21.34 ACRES - 933,672 S.F.

LOT COVERAGE:

345,290 S.F. / 933,672 S.F. = 37%

SITE AREA: (GROSS)

24.19 ACRES - 1,054,091 S.F.

BUILDING HEIGHT PROPOSED:

56'-0" PROPOSED

OCCUPANCY CLASSIFICATION:

B/F1/S1

TYPE OF CONSTRUCTION:

III-B, SPRINKLERED

ALLOWABLE FLOOR AREA:

UNLIMITED AREA

BUILDING AREA:

128,161 S.F.

BUILDING A:

89,859 S.F.

BUILDING B:

74,662 S.F.

BUILDING C:

52,608 S.F.

BUILDING D:

345,290 S.F.

TOTAL BUILDING AREA:

345,290 S.F.

PARKING SPACES REQUIRED:

75% 258,968 SF / 500 S.F. = 518 SPACES
25% 86,322 SF / 375 S.F. = 231 SPACES

CALCULATED AS GROUP INDUSTRIAL

749 SPACES

TOTAL SPACES REQUIRED:

749 SPACES

TOTAL PARKING SPACES PROVIDED:

642 SPACES

REQUIRED ACCESSIBLE SPACES:

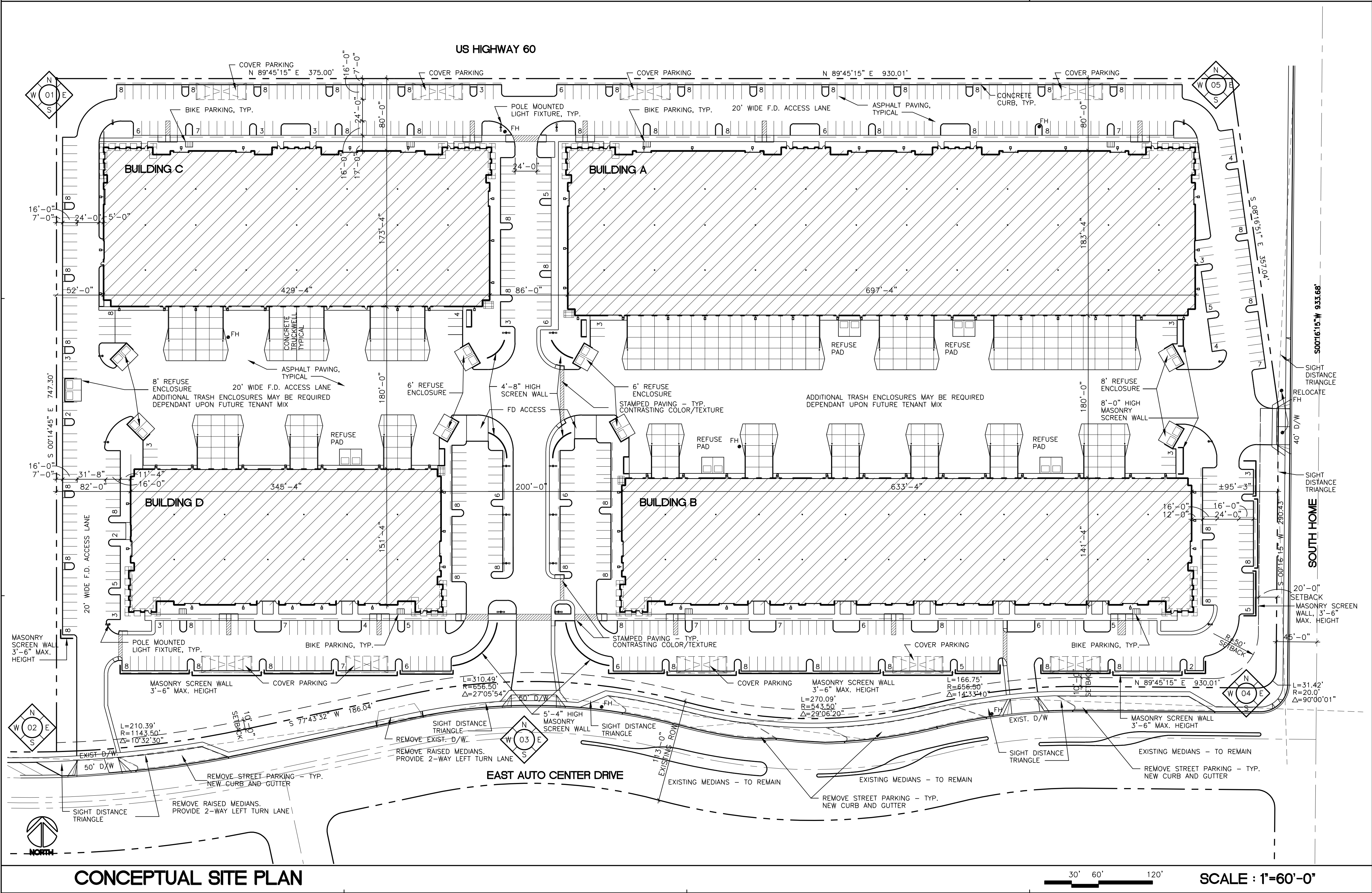
14 SPACES

ACCESSIBLE SPACES PROVIDED:

20 SPACES

BIKE PARKING PROVIDED:

16 SPACES



McCALL & associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
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NOTICE OF ALTERNATE BILLING CYCLE

THIS DRAWING IS A PRELIMINARY DESIGN. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL PROVIDE THIS DISCLOSURE ON REQUEST.

NOTICE OF EXTENDED PAYMENT PROVISION

THIS CONTRACT PROVIDES FOR THE ARCHITECT'S FEE TO BE PAID IN FULL UPON COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL PROVIDE THIS DISCLOSURE ON REQUEST.

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 21.3 ACERS. THE SITE WILL INCLUDE 4 BUILDINGS DESIGNED FOR OFFICE AND LIGHT INDUSTRIAL USES. THE BUILDING ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL BANDING WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

LEGAL DESCRIPTION

LOT 3 AND 4 OF THE AUTOMOTIVE CENTER AMENDED, ACCORDING TO THE MAP OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN THE BOOK 317 OF MAPS, PAGE 5.

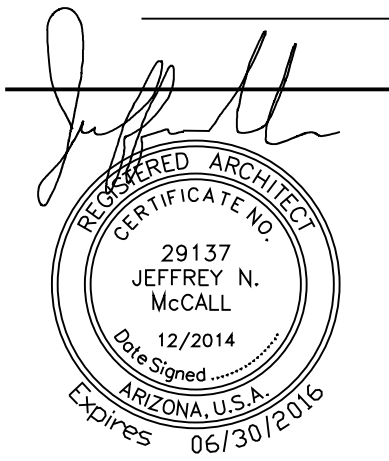
VICINITY MAP

The Vicinity Map shows the project location within the Phoenix metropolitan area. It highlights the project site near the intersection of US Highway 60 and East Auto Center Drive. Surrounding areas include Phoenix, Scottsdale, Tempe, Mesa, and Chandler. The map also shows major roads like US 60, US 101, and US 202.

Sheet Title:
SITE PLAN

Project:
METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

date: 12/2014
job no.: 14024
revision:



A11