



**1 PRELIMINARY OVERALL SITE PLAN**  
SCALE: 1" = 60'-0"

## LEGAL DESCRIPTION

PARCEL 1 (ASSESSOR PARCEL 304-34-035C) —  
COMMENCING AT THE S/W CORNER OF SECT. 36, T.15-R7E., G. & S.R.B & M., MARICOPA COUNTY, ARIZONA;  
THENCE S. 89°27' 16" E., ALONG THE SOUTHERLY LINE OF SECT. 36, A DIST. OF 1319.49 FEET TO THE S/W CORNER OF THE S/E 1/4 OF THE S/W 1/4 OF SAID SECT. 36; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE N. 01°13' 50" W., LINE OF THE WESTERLY LINE OF THE E. 1/2 OF THE S/W 1/4 OF SAID SECT. 36, A DIST. OF 2182.17 FEET TO A POINT FROM WHICH THE N/W CORNER OF THE N/E 1/4 OF THE S/W 1/4 OF THE S/W 1/4 OF SAID SECT. 36 BEARS N. 01°13' 50" W., 487.65 FEET DISTANT THEREFROM; THENCE S. 89°23' 53" E. BEING PARALLEL WITH THE E-W MIDSECT. OF SAID SECT. 36, A DIST. OF 1094.27 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN ROAD KNOWN AS MOUNTAIN ROAD AS PER EXHIBIT "A" M.C.S.D. NO. 88623, MOUNTAIN ROAD; THENCE CONTINUING S. 89°20' 53" E., BEING PARALLEL WITH THE SAID E-W MIDSECT. OF SECT. 36, A DIST. OF 1.21 FEET; THENCE S. 01°13' 50" EAST, BEING PARALLEL WITH AND 1095.35 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF THE SAID E. 1/2 OF THE S/W 1/4 OF SECT. 36, A DIST. OF 196.23 FEET; THENCE N. 89°24' 39" W., 0.67 FEET TO A POINT ON THE SAID CENTERLINE OF MOUNTAIN ROAD; THENCE S. 02°23' 13" EAST, ALONG THE SAID CENTERLINE OF MOUNTAIN ROAD, A DIST. OF 1022.00 FEET TO A POINT FROM WHICH A POINT PARKING THE INTERSECT. OF THE SAID CENTERLINE OF MOUNTAIN ROAD AND THE SOUTHERLY LINE OF SAID SECT. 36, BEARS S. 0°23' 13" EAST, 961.99 FEET DISTANT THEREFROM; THENCE N. 89°27' 16" W., BEING PARALLEL WITH THE SAID SOUTHERLY LINE OF SECT. 36, A DIST. OF 1037.56 FEET; THENCE S. 01°13' 50" EAST, BEING PARALLEL WITH AND 60.00 FEET EASTERLY OF THE SAID WESTERLY LINE OF THE E. 1/2 OF THE S/W 1/4 OF SECT. 36, A DIST. OF 961.95 FEET TO A POINT ON THE SAID SOUTHERLY LINE OF SECT. 36; THENCE N. 89°27' 16" W., ALONG THE SAID SOUTHERLY LINE OF SECT. 36, A DIST. OF 60.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PIECE (ASSESSOR PARCEL 304-34-035B):  
A PARCEL OF LAND LYING WITHIN SECT. 36, T.15-R7E., G. & S.R.B & M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE S/W CORNER OF SAID SECT. 36; THENCE ALONG THE S. LINE OF SAID SECT. 36, SAID LINE ALSO BEING THE MONUMENT LINE OF PECOS ROAD, S. 89°26' 58" E., A DIST. OF 2419.65 FEET; THENCE LEAVING SAID SECT. 36, LINE AND SAID MONUMENT LINE, ALONG THE MONUMENT LINE OF MOUNTAIN ROAD, N. 02°23' 13" W., A DIST. OF 961.95 FEET, TO THE POINT OF BEGINNING; THENCE LEAVING SAID MONUMENT LINE, ALONG A LINE PARALLEL WITH THE S. LINE OF SAID SECT. 36, N. 89°26' 58" W., A DIST. OF 1033.62 FEET; THENCE S. 89°36' 48" W., A DIST. OF 25.50 FEET; THENCE ALONG A LINE 89.50 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE E. 1/2 OF THE S/W 1/4 OF SAID SECT. 36, N. 01°14' 09" W., A DIST. OF 120.75 FEET; THENCE LEAVING SAID PARALLEL LINE, N. 89°45' 51" E., A DIST. OF 25.50 FEET; THENCE ALONG A LINE 89.50 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE E. 1/2 OF THE S/W 1/4 OF SAID SECT. 36, N. 01°14' 09" W., A DIST. OF 89.06 FEET; THENCE LEAVING SAID PARALLEL LINE, S. 89°45' 51" W., A DIST. OF 25.50 FEET; THENCE ALONG A LINE 64.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE E. 1/2 OF THE S/W 1/4 OF SAID SECT. 36, N. 01°14' 09" W., A DIST. OF 108.65 FEET; THENCE LEAVING SAID PARALLEL LINE, N. 89°36' 47" E., A DIST. OF 714.81 FEET; THENCE ALONG A LINE PARALLEL WITH THE MONUMENT LINE OF MOUNTAIN ROAD, S. 02°23' 13" E., A DIST. OF 245.17 FEET; THENCE LEAVING SAID PARALLEL LINE, N. 89°26' 58" E., A DIST. OF 317.87 FEET, TO THE MONUMENT LINE OF MOUNTAIN ROAD; THENCE ALONG SAID MONUMENT LINE, S. 0°23' 13" E., A DIST. OF 86.10 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 (ASSESSOR PARCELS 304-34-041, 304-34-042A AND 304-34-0024B) —  
A PARCEL OF LAND BEING ONE OF THOSE TRACTS (MORE SPECIFICALLY FIRST PARCEL) AS CONVEYED TO FUJI FILM ELECTRONIC MATERIALS U.S.A., INC. BY DEED OF RECORD IN INSTRUMENT 2004-1423101, MARICOPA COUNTY RECORDS (MCRO AND LYING WITHIN A PORTION OF THE WEST 1/2 OF SECT. 36, T.15-R7E., G. & S.R.B & M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE S. 1/4 CORNER OF SAID SECT. 36 (FOUND 3" MARICOPA COUNTY BRASS CAP FLUSH), FROM WHICH POINT THE N. 1/4 CORNER THEREOF (2" AC IN HANDHOLE WITH ILLEGIBLE STAMPING) BEARS N. 02°23' 12" W. A DIST. OF 5290.91 FEET; THENCE N. 02°23' 12" W. ALONG THE E. LINE OF THE S/W 1/4 OF SAID SECT. 36, A DIST. OF 2183.74 FEET; THENCE S. 89°36' 48" W. A DIST. OF 218.26 FEET TO THE POINT OF BEGINNING; THENCE N. 89°21' 07" W. A DIST. OF 1095.47 FEET; THENCE N. 01°14' 07" W. A DIST. OF 467.57 FEET TO A POINT ON THE NORTH LINE OF THE S/W 1/4 OF SAID SECT. 36; THENCE N. 02°29' 17" W. A DIST. OF 327.36 FEET; THENCE S. 89°23' 20" E. A DIST. OF 1095.55 FEET; THENCE S. 02°29' 17" E. A DIST. OF 328.07 FEET TO A POINT ON THE NORTH LINE OF THE S/W 1/4 OF SAID SECT. 36; THENCE N. 89°21' 07" W. ALONG THE NORTH LINE OF THE SAID S/W 1/4, A DIST. OF 0.09 FEET; THENCE S. 01°14' 07" E. A DIST. OF 467.57 FEET TO THE POINT OF BEGINNING; SAID DESCRIPTION CONTAINS 20.00 ACRES (871.108 SQ/ FT.) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N. 02°23' 12" W. FOR THE E. LINE OF THE W. 1/2 OF SECT. 36, T.15-R7E., G. & S.R.B & M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE S. 1/4 CORNER OF SAID SECT. 36 (FOUND 3" MARICOPA COUNTY BRASS CAP FLUSH), FROM WHICH POINT THE N. 1/4 CORNER THEREOF (2" AC IN HANDHOLE WITH ILLEGIBLE STAMPING) BEARS N. 02°23' 12" W. A DIST. OF 5290.91 FEET; THENCE N. 02°23' 12" W. ALONG THE E. LINE OF THE S/W 1/4 OF SAID SECT. 36, A DIST. OF 2183.74 FEET; THENCE S. 89°36' 48" W. A DIST. OF 218.26 FEET TO THE POINT OF BEGINNING; THENCE N. 89°21' 07" W. A DIST. OF 1095.47 FEET; THENCE N. 01°14' 07" W. A DIST. OF 467.57 FEET TO A POINT ON THE NORTH LINE OF THE S/W 1/4 OF SAID SECT. 36; THENCE N. 02°29' 17" W. A DIST. OF 327.36 FEET; THENCE S. 89°23' 20" E. A DIST. OF 1095.55 FEET; THENCE S. 02°29' 17" E. A DIST. OF 328.07 FEET TO A POINT ON THE N. LINE OF THE S/W 1/4 OF SAID SECT. 36; THENCE N. 89°21' 07" W. ALONG THE N. LINE OF SAID S/W 1/4, A DIST. OF 0.09 FEET; THENCE S. 01°14' 07" E. A DIST. OF 467.57 FEET TO THE POINT OF BEGINNING; SAID DESCRIPTION CONTAINS 14.15 ACRES (616.444 SQ. FT.) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N. 02°23' 12" W. FOR THE E. LINE OF THE W. 1/2 OF SECT. 36, T.15-R7E., G. & S.R.B & M., MARICOPA COUNTY, ARIZONA, AS SHOWN ON FUJI FILM NORTH 20 ACRES RECORD OF SURVEY RECORDED IN BOOK 1247, PAGE 50, MARICOPA COUNTY RECORDS.

## LEGEND

- EXISTING CONSTRUCTION
- SOLID WASTE ACCESS ROUTE
  - FIRE APPARATUS ACCESS ROUTE
  - PROPERTY LINE
  - PROPERTY SETBACK
  - FIRE HYDRANTS
  - PROPOSED BUILDING ADDITIONS
  - PHOTO LOCATION REFERENCE
  - ADA ACCESS ROUTE

## PROJECT DATA

SITE DATA —  
ZONINGS: HI-PAD-AF  
SITE AREAS: 1,393,333.3 G.S.F. (31.99 AC.)  
1,332,955.0 N.S.F. (30.6 AC.)  
EXIST. BUILDING FOOTPRINT AREA: 261,156 S.F.  
PROP. ADDITION FOOTPRINT AREA: 65,490 S.F.  
TOTAL BUILDING FOOTPRINT AREA: 326,646 S.F.  
TOTAL BUILDING COVERAGE: 24.5%  
LANDSCAPED AREA: 456,242 S.F.  
LANDSCAPE COVERAGE: 34%

PARKING —  
EXISTING\*\* (246,135 GSF TOTAL AREA)  
OFFICE / LABS: 40,287 GSF / 375 = 108  
MANUFACTURING/INDUSTRIAL: 73,732 GSF / 600 = 123  
WAREHOUSE: 79,732 GSF / 900 = 89  
UTILITY / CANOPIES: 52,384 GSF / 900 = 58  
TOTAL EXIST. REQ'D.: 153  
PROPOSED\*\* (87,043 GSF TOTAL AREA)  
OFFICE / LABS: 33,003 GSF / 375 = 88  
MANUFACTURING/INDUSTRIAL: 5,785 GSF / 600 = 10  
WAREHOUSE: 39,386 GSF / 900 = 44  
UTILITY / CANOPIES: 8,869 GSF / 900 = 10  
TOTAL PROP. REQ'D.: 152  
GRAND TOTAL REQ'D.: 535  
EXIST. TOTAL PARKING PROV'D. (CARS): 413  
EXIST. PARKING REMOVED FOR TRANSFORMER: -3  
NEW PARKING PROVIDED: +5  
TOTAL PARKING PROVIDED (CARS): 415  
TOTAL PARKING REQ'D (M/C) 2/50 PARKING STALLS: 17  
TOTAL PARKING PROV'D. (M/C): 20  
TOTAL H/C PARKING REQ'D. (400-500): 9  
TOTAL H/C PARKING PROV'D. + 13  
+ 1 OF EVERY 6 ACCESSIBLE SPACES MUST BE "VAN ACCESSIBLE"  
H/C PARKING (CARS / 8' x 18') PROVIDED: 9  
H/C PARKING (VAN ACCESSIBLE / 8' x 18') PROVIDED: 2

PARKING REDUCTION REQUESTED TO EXCLUDE AREAS COMMONLY USED BY STAFF (I.E. RR, VERTICAL CIRC., CORRIDORS, MEETING ROOMS, CONF. ROOMS, LOBBY, MECH/UTILITY ROOMS, BREAK ROOM, GYM.)

PARKING REDUCTION REQUEST BASED ON 2 LARGEST SHIFTS + ADMIN SPACE REQUIREMENT —  
148 PRODUCTION OR WAREHOUSE WORKERS/ 1.5 = 222 SPACES  
+ 49,489 (ACTUAL OFFICE SPACE) SF/ 300 = 165 SPACES  
TOTAL PARKING REQUIRED = 387 SPACES / 415 PROVIDED

## EXISTING AREAS

- THIN FILMS BUILDING —  
CONSTRUCTION TYPE: I-B, AFES  
OCCUPANCY: B/H-3 / H-4  
1ST FLOOR: 29,540 S.F.  
2ND FLOOR: 11,023 S.F.  
TOTAL BUILDING AREA: 40,563 S.F.  
BUILDING HEIGHT: 32'-0"
- ELECTRICAL BUILDING —  
CONSTRUCTION TYPE: I-B, AFES  
OCCUPANCY: F-1  
TOTAL BUILDING AREA: 250 S.F.  
BUILDING HEIGHT: 14'-8"
- CENTRAL PLANT —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: B  
TOTAL BUILDING AREA: 8,053 S.F.  
BUILDING HEIGHT: 28'-0"
- RAW MATERIALS WAREHOUSE —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING FOOTPRINT: 29,012 S.F.  
CANOPIES: 760 S.F.  
TOTAL BUILDING AREA: 29,772 S.F.  
BUILDING HEIGHT: 40'-0"
- MANUFACTURING BUILDING —  
CONSTRUCTION TYPE: IA, AFES  
OCCUPANCY: B/H-3/H-4  
1ST FLOOR: 49,688 S.F.  
2ND FLOOR: 4,460 S.F.  
CANOPIES: 3,400 S.F.  
TOTAL BUILDING AREA: 60,548 S.F.  
BUILDING HEIGHT: 40'-0"
- FINISHED GOOD WAREHOUSE —  
CONSTRUCTION TYPE: IA, AFES  
OCCUPANCY: H-3 / H-4  
1ST FLOOR: 63,460 S.F.  
2ND FLOOR: 1,858 S.F.  
TOTAL BUILDING AREA: 65,318 S.F.  
BUILDING HEIGHT: 40'-0"
- SOLVENT BUILDING —  
CONSTRUCTION TYPE: IA, AFES  
OCCUPANCY: H-2 / H-4  
BUILDING AREA: 9,170 S.F.  
BREEZEWAY: 2,288 S.F.  
TOTAL BUILDING AREA: 11,458 S.F.  
BUILDING HEIGHT: 40'-0"
- FOAM / PUMP BLDGS./ MECH. CANOPY —  
CONSTRUCTION TYPE: II-B, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING FOOTPRINT: 1,877 S.F.  
BUILDING HEIGHT: 12'-0"
- DI/WASTE WATER CANOPY —  
CONSTRUCTION TYPE: II-B, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING AREA: 2,009 S.F.  
BUILDING HEIGHT: 20'-0"
- BULK TANKS CANOPY —  
CONSTRUCTION TYPE: II-B, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING AREA: 26,287 S.F.  
BUILDING HEIGHT: 32'-0"

## PROPOSED AREAS

- RAW MATERIALS WAREHOUSE BLDG. ADDITION —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING AREA: 8,400 S.F.  
BUILDING HEIGHT: 40'-0"
- 'X' LAB BUILDING —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: H-3 / H-4  
1ST FLOOR: 5,785 S.F.  
2ND FLOOR: 5,143 S.F.  
TOTAL BUILDING AREA: 10,928 S.F.  
BUILDING HEIGHT: 52'-0"
- MAIN BLDG. —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: A-3/B/H-3/H-4  
1ST FLOOR: 16,593 S.F.  
2ND FLOOR: 16,410 S.F.  
TOTAL BUILDING AREA: 33,003 S.F.  
BUILDING HEIGHT: 36'-0"
- SOLVENT BUILDING ADDITION —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING FOOTPRINT: 3,311 S.F.  
BREEZEWAY: 1,015 S.F.  
TOTAL BUILDING AREA: 4,326 S.F.  
BUILDING HEIGHT: 40'-0"
- FINISHED GOODS ADDITION —  
CONSTRUCTION TYPE: I-A, AFES  
OCCUPANCY: H-3 / H-4  
BUILDING AREA: 27,875 S.F.  
CANOPIES: 2,711 S.F.  
TOTAL BUILDING AREA: 30,586 S.F.  
BUILDING HEIGHT: 40'-0"

**WEISS • MAGNESS ARCHITECTS**  
planning  
www.wma-pha.com  
architecture  
tel: 602-956-8900

**FUJI FILM**  
PROJECT : OASIS  
6550 S. MOUNTAIN ROAD  
MESA, ARIZONA 85212

Revisions Date  
Seal  
17469 ROBBY L. MAGNESS  
REGISTERED ARCHITECT  
ARIZONA, U.S.A.  
Exp. 9/30/2018  
Project Number  
12001  
Date  
8/21/18  
Drawn By  
OM, LED, CAJ  
Checked By  
BLM  
Scale  
1" = 60'-0"  
Sheet Title  
FUJI FILM  
PROJECT OASIS  
PRELIMINARY  
OVERALL SITE PLAN  
Sheet Number  
**P1.1**