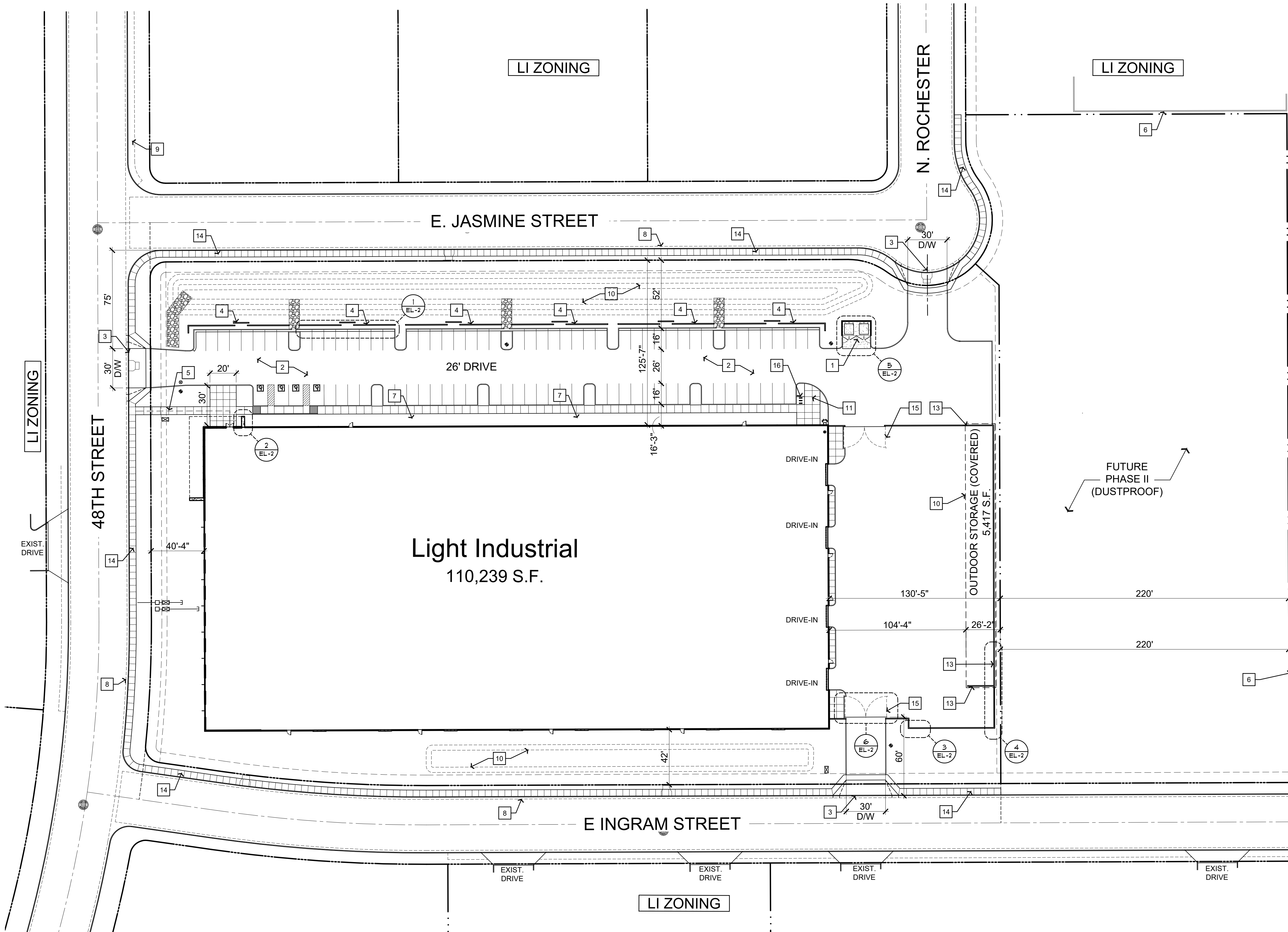
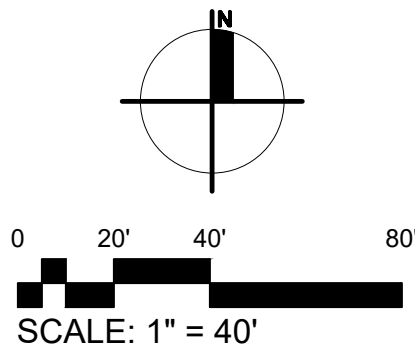




KEYNOTES

- * KEYNOTES ARE TYPICAL THROUGHOUT
- 1 - TRASH ENCLOSURE
 - 2 - ASPHALT PAVING, TYP.
 - 3 - DEMO EXISTING CURB FOR NEW DRIVEWAY, SEE CIVIL
 - 4 - 3'-0" HIGH MASONRY PARKING SCREEN WALL, TYP.
 - 5 - ACCESSIBLE PEDESTRIAN ROUTE, CROSS SLOPES SHALL NOT EXCEED 2%
 - 6 - EXISTING BLOCK WALL ALONG PROPERTY LINE
 - 7 - FOUNDATION BASE LANDSCAPE AREA
 - 8 - EXISTING STREET CURB
 - 9 - EXISTING SIDEWALK
 - 10 - LANDSCAPE / RETENTION AREA
 - 11 - EMPLOYEE AMENITY AREA
 - 12 - 12' H. COVERED OUTDOOR STORAGE
 - 13 - 8' H. CMU SCREEN WALL
 - 14 - NEW 5' W. SIDEWALK - SEE CIVIL
 - 15 - 8' H. OPAQUE GATE
 - 16 - 6 BICYCLE PARKING SPACES

PROJECT DATA

ADDRESS:	1807 N. 48TH STREET - MESA, AZ 85205
EXISTING ZONING:	LI ZONING
A.P.N.:	141-34-352, 141-34-353, 141-34-354, 141-34-355, 141-34-356, 141-34-357, 141-34-358, 141-34-359
NET SITE AREA(S):	370,105 S.F. (8.50 AC.)
PHASE I SITE AREA:	255,597 S.F. (5.87 AC.)
PHASE II SITE AREA:	114,508 S.F. (2.63 AC.)
TOTAL BUILDING AREA:	110,239 S.F.
NET SITE COVERAGE:	110,239 / 255,597 = 43.1%
PROPOSED BUILDING HEIGHT:	40'-0" (MEDIAN ROOF HGT.)
BUILDING AREA(S):	
OFFICE	10,000 S.F.
WAREHOUSE	80,239 S.F.
MANUFACTURING	20,000 S.F.
TOTAL	110,239 S.F.
CONSTRUCTION TYPE:	TYPE V-B (AFES)
OCCUPANCY TYPE(S):	B-OCCUPANCY - 10,000 S.F. F-1 OCCUPANCY - 100,239 S.F. U-OCCUPANCY - 5,417 S.F.

PARKING REQUIRED:	
OFFICE (1,375)	27 SPACES
WAREHOUSE (1,900)	90 SPACES
MANUFACTURING (1,600)	33 SPACES
TOTAL PARKING REQUIRED:	150 SPACES
PARKING PROVIDED:	88 SPACES
(UNDER SPECIAL USE PERMIT)	
(INCLUDES 4 ACCESSIBLE SPACES	
W/ ONE VAN ACCESSIBLE SPACE)	

LEGAL DESCRIPTION

LOTS 69, 70, 71, 72, 73, 74, 75 AND 76, MESA COMMERCE CENTER, A
SUBDIVISION RECORDED IN BOOK 292 OF MAPS, PAGE 21, RECORDS OF
MARICOPA COUNTY, ARIZONA.

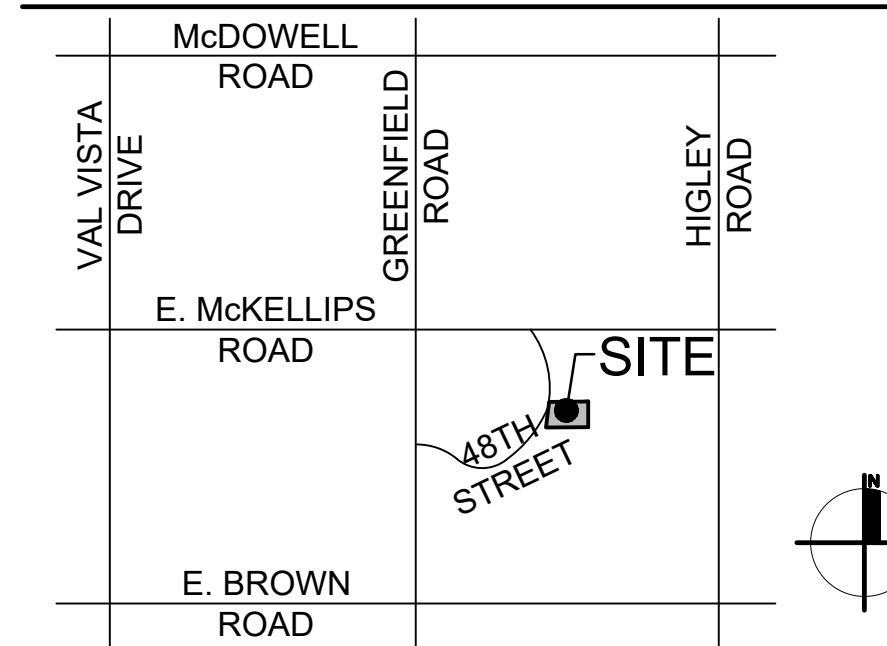
PROJECT TEAM

OWNER:	CONTRACTOR:
BLUEWATER GROUP LLC	OVERTON BUILDERS, LLC.
3033 N. NORFOLK STREET	1400 N. GILBERT ROAD, #K
MESA, ARIZONA 85215	GILBERT, ARIZONA 85234
PH: 480-545-7900	PH: 480-833-7668
CONTACT: RICHARD KOVACH	CONTACT: ROGER OVERTON
	EMAIL:
	ROGER@OVERTONBUILDERS.COM

CIVIL:	ARCHITECT:
HUNTER ENGINEERING	BUTLER DESIGN GROUP
10450 N. 74TH AVE., SUITE 200	5017 E WASHINGTON ST.
SCOTTSDALE, ARIZONA 85258	SUITE 107
PH: 480-991-3985	PHOENIX, AZ 85034
CONTACT: RUSS SCHULTE	PH: 602-957-1800
EMAIL:	CONTACT: TOBY ROGERS
RSCHULTE@HUNTERENGINEERING.COM	EMAIL:
	TROGERS@BUTLERDESIGNGROUP.COM

LANDSCAPE:
LASKIN & ASSOCIATES INC.
67 E. WELDON AVE., SUITE 230
PHOENIX, AZ 85012
PH: 602-840-7771
CONTACT: DANIEL DODSON
EMAIL:
DANIEL@BLASKINDSIGN.COM

VICINITY MAP



1 SITE PLAN
1" = 40'-0"

PROJECT JASMINE
1807 N. 48TH STREET
Mesa, AZ 85205



10-02-18
18069-SP-1



SP-1