VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES FIG. 2.3 DESIGN SPEED: 50 MPH FROM CIVIL PLANS.

BLDG. SETBACKS; LI DISTRICT:

STREET SIDE: 20-FEET AS SHOWN; INTERIOR AND REAR ADJACENT TO LI DISTRICT SETBACK IS 0 (ZERO), THEREFORE NO SETBACKS ARE SHOWN ON THE EAST, WEST AND SOUTH PROPERTY LINES.

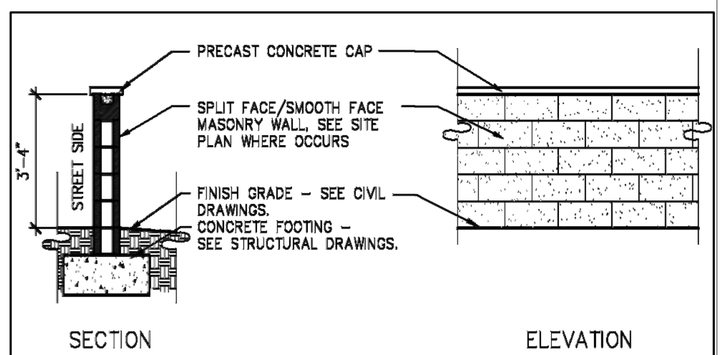
EMERGENCY ACCESS:

EMERGENCY ACCESS IS PROVIDED THROUGHOUT THE SITE, 360 DEGREES AROUND BOTH BUILDINGS AND THROUGH THE SERVICE YARD.

ADA SITE ACCESS ROUTE:

ADA ACCESS ROUTE IS DESIGNATED BY THE FOLLOWING LINE TYPE EXIT EXIT EXIT

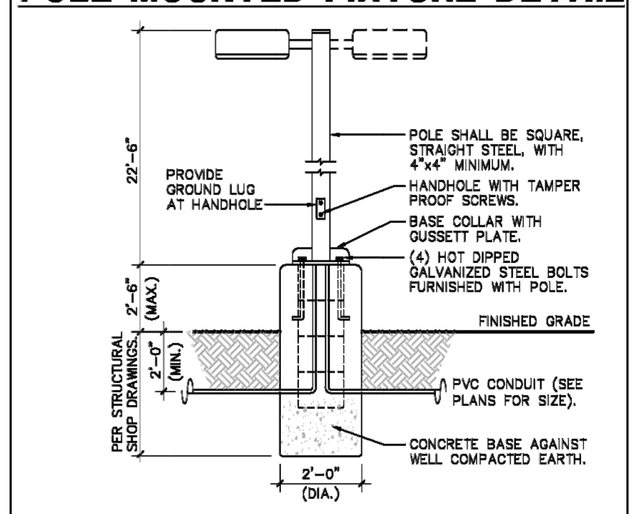
ADA ROUTE STARTS AT THE SOUTHERN MOST ENTRY ON THE WEST SIDE OF BLDG 1 AND THE EAST SIDE OF BLDG 2. AT BOTH LOCATIONS IT PROCEEDS NORTH TO THE EXISTING STREET, RAY ROAD.



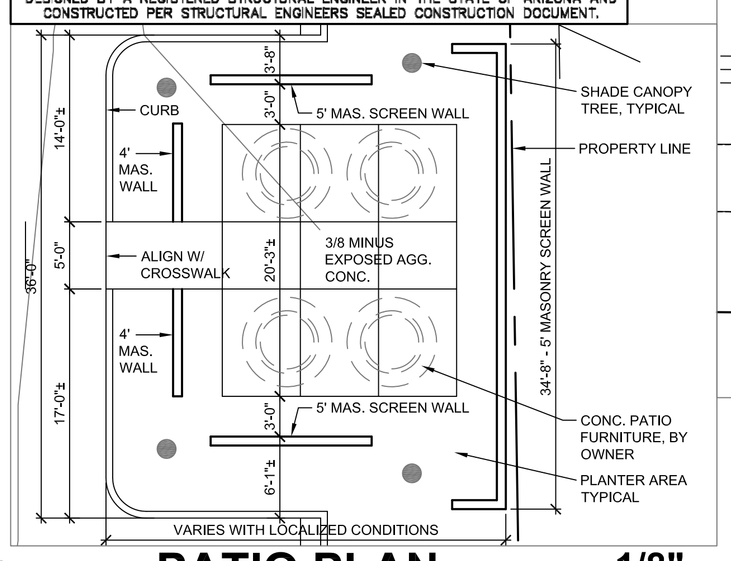
3' PARKING SCREEN WALL

SCALE: 3/8" = 1'-0"

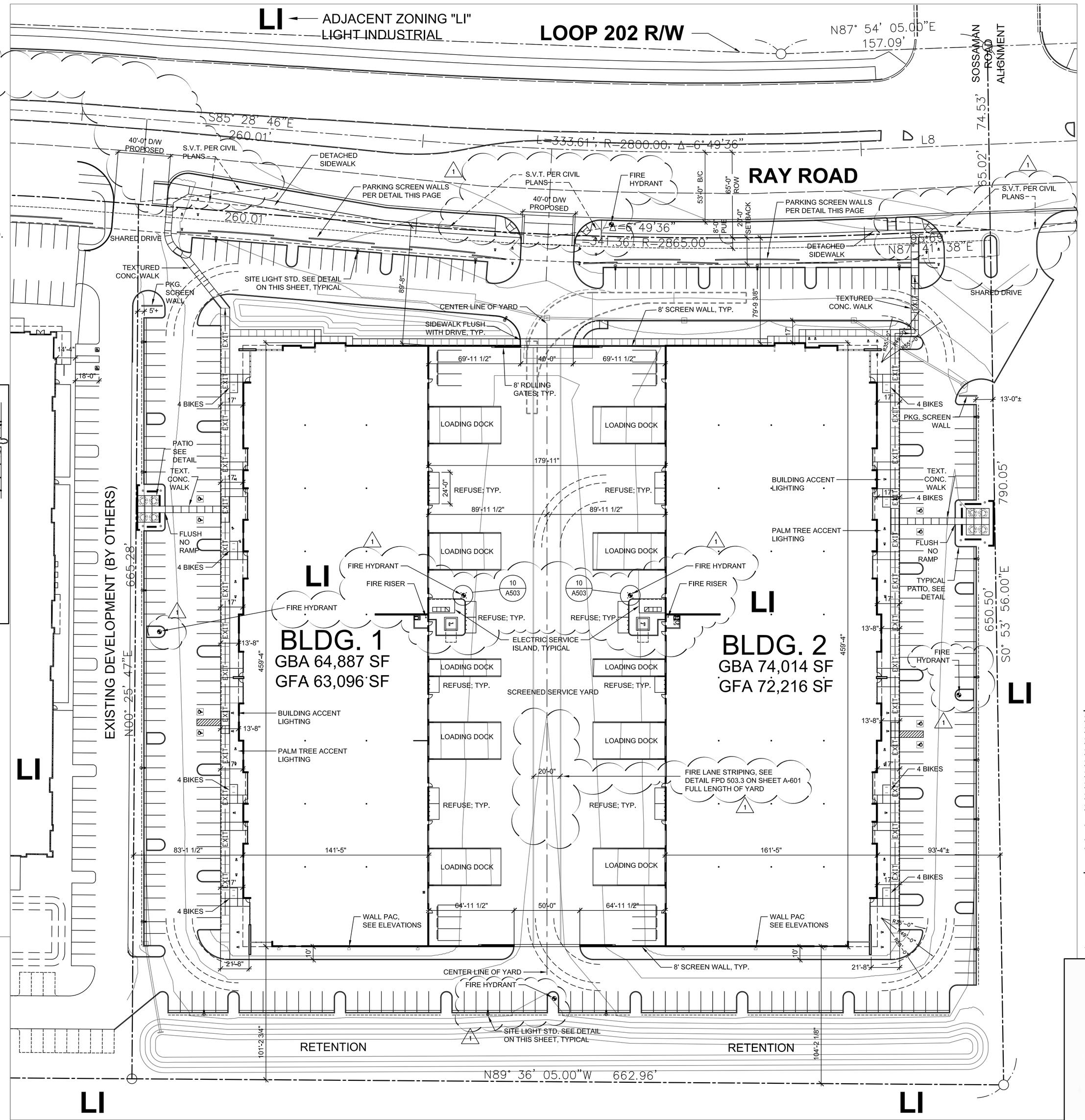
POLE MOUNTED FIXTURE DETAIL



THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ARIZONA AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.



PATIO PLAN 1/8"



CONCRETE FINISHES:

CONCRETE PATIOS & CROSSWALKS SHALL BE 3/8" MINUS EXPOSED AGGREGATE CONCRETE; NO ADDED COLOR.

REMAINING SIDEWALKS, BICYCLE PADS, ETC. SHALL BE STEEL TROWELED MEDIUM SALT FINISH; NO COLOR ADDED.

PROVIDED 4'x4' FIELD SAMPLE FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCING FINAL WORK.

0 20 40 80 120 160

SITE PLAN

SCALE 1" = 40'

PROJECT DATA:

ZONING:	LI - LIGHT INDUSTRIAL
CASE NOs:	PLN2017-00253 / PLN2017-00254
USE:	25% OFFICE 75% STORAGE
OCCUPANCY:	B - F1 - S1
CONSTRUCTION TYPE:	V-B
NET SITE AREA:	425,789 S.F. (9.7748 AC.)
GROSS SITE AREA:	467,773 S.F. (10.7386 AC.)
GROSS BLDG AREA:	138,901 S.F.
BLDG 1:	64,887 S.F.
BLDG 2:	74,014 S.F.

LOT COVERAGE: 138901 / 425789 = 32.6%

GROSS FLOOR AREA:	135,328 S.F.
BLDG 1:	63,105 S.F.
BLDG 2:	72,223 S.F.

AREA INCREASE: BASE ALLOWABLE = 36,000 S.F. (B & S-1) UNLIMITED AREA PER SECTION 507 MINIMUM 60' YARDS ON ALL SIDES AND FULLY SPRINKLERED PER SECTION 903.

PARKING REQUIRED: (SHELL INDUSTRIAL)	277 SPACES
25% OFFICE @ 1 :375 = 33828 / 375 =	90.2 SPACES
35% MFG @ 1:600 = 47359 / 600 =	78.9
40% STORAGE @ 1:500 = 54125 / 500 =	108.25 SPACES
ACCESSIBLE SPACES: 201:300 =	7 SPACES
PARKING PROVIDED:	291 SPACES
STANDARD SPACES:	283
ACCESSIBLE SPACES:	8

(NOTE: ALL ACCESSIBLE SPACES ARE UNIVERSAL TYPE)

BICYCLE PARKING REQUIRED:	29.1
1:10 CAR SPACES = 291 CAR SPACES / 10 = 29.1	
BICYCLE PARKING PROVIDED:	32
OCCUPANT LOAD BLDG 1:	
OFFICE: 1:100 = 15774 / 100 =	158 PEOPLE
MFG: 1/200 = 22084 / 200 =	111 PEOPLE
STORAGE: 1:500 = 25238 / 500 =	51 PEOPLE
TOTAL:	320 PEOPLE
EXITS REQUIRED = 2	
EXITS PROVIDED = 18	
OCCUPANT LOAD BLDG 2:	
OFFICE: 1:100 = 18054 / 100 =	181 PEOPLE
MFG: 1/200 = 25276 / 200 =	127 PEOPLE
STORAGE: 1:500 =28886 / 500 =	58 PEOPLE
TOTAL:	366 PEOPLE
EXITS REQUIRED = 2	
EXITS PROVIDED = 18	

MESA BUILDING CODES

2006 INTERNATIONAL BUILDING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL EXISTING BUILDING CODE

ARIZONANS WITH DISABILITIES ACT, ADAAG

A.N.S.I. A117.1 CURRENT EDITIONS

WITH CITY OF MESA AMENDMENTS

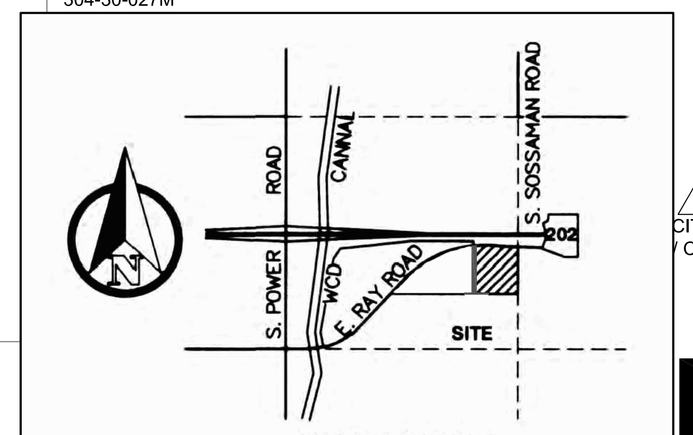
DEFINITIONS

GBA = GROSS BUILDING AREA, DRIP LINE OF ROOF. (EXTERIOR FACE OF EXTERIOR WALLS)

GFA = GROSS FLOOR AREA, INSIDE FACE OF EXTERIOR WALLS.

APN:

304-30-027M



VICINITY MAP

SECTION 19, T1S, R7E
NOT TO SCALE

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2425 E. CAMELBACK RD., SUITE 775
PHOENIX, ARIZONA 85016
PH: 602-954-6718 FAX: 602-468-9680
E-MAIL: ADMIN@BAG-INC.COM

REGISTERED ARCHITECT CERTIFICATE NO. 11903 WESLEY ROBERT BALMER Date Signed 3/31/20 ARIZONA, U.S.A.

exp. 3/31/20

ORSETT GATEWAY TECHNOLOGY AND COMMERCE CENTER

7535 E RAY RD, MESA, AZ 85212 - BLDG. 1 AND BLDG 2

SITE PLAN; PROJECT DATA; DETAILS

A-101
36014
27APR18

1 14AUG18
CITY CORRECTIONS
COORDINATION

BALMER architectural group