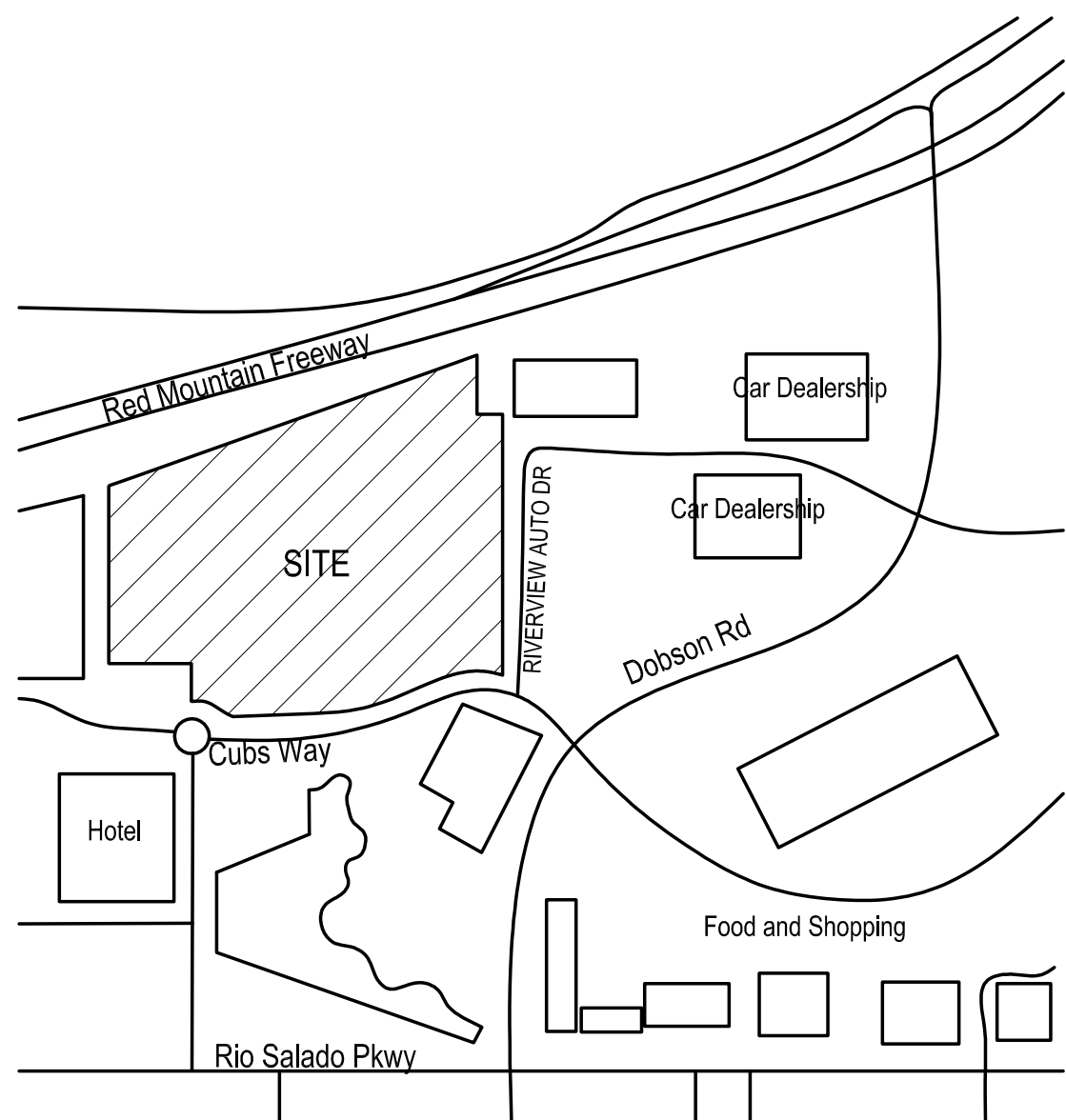
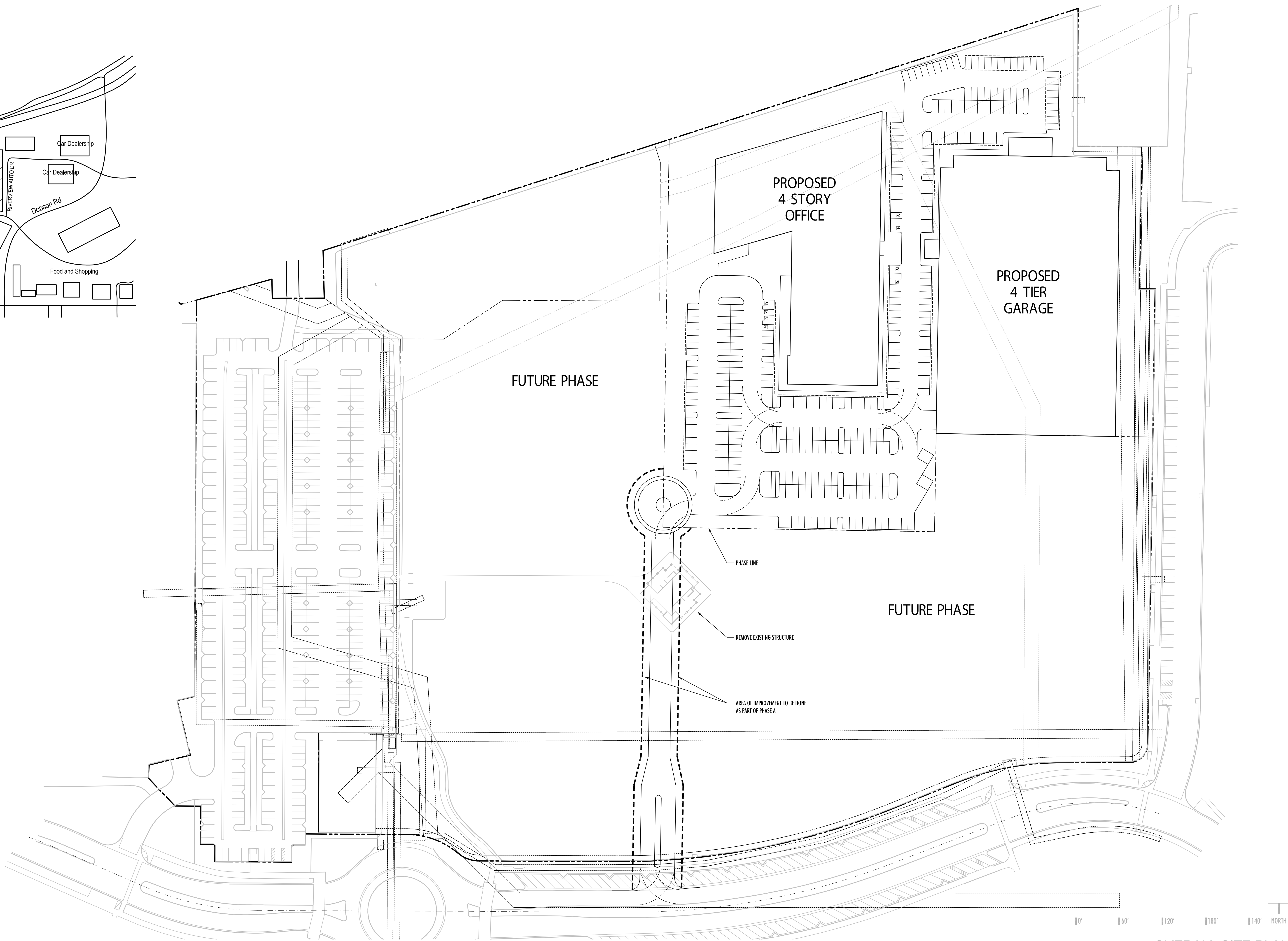




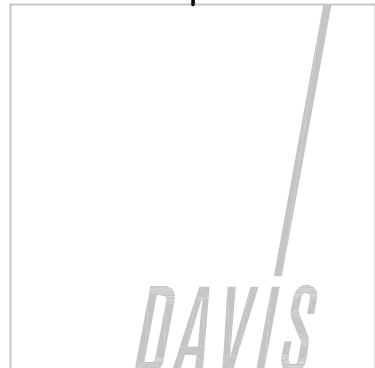
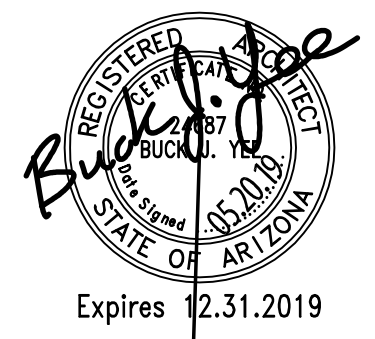
VICINITY MAP

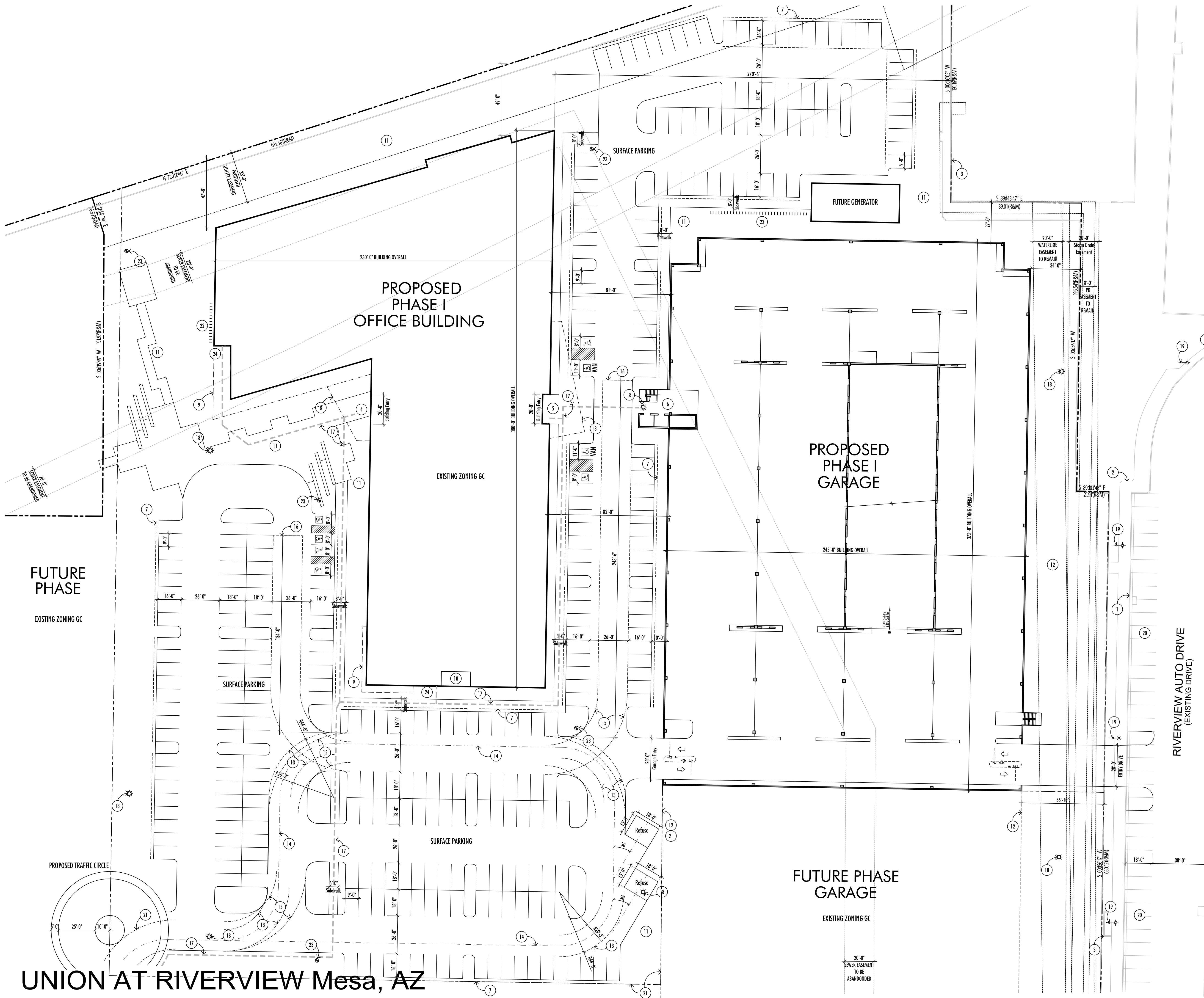


UNION AT RIVERVIEW Mesa, AZ

OVERALL SITE PLAN
17162 - 05/2019

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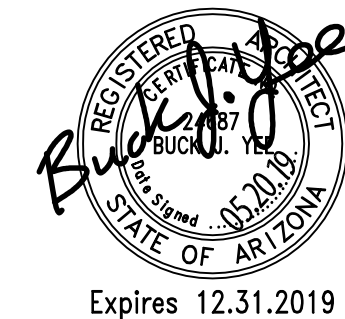
UNION AT RIVERVIEW Mesa, AZ

PROJECT DATA

ADDRESS	940 N RIVERVIEW PARK DR
APN#	135-38-010
ZONING [EXISTING/PROPOSED]	GC-PAD
SITE AREA	374,859 SF GROSS (8.60 AC) 333,861 SF NET (7.66 AC)
PROPOSED USE	OFFICE / PARKING GARAGE
CONSTRUCTION TYPE	
OFFICE	IIB (FULLY SPRINKLERED)
GARAGE	IIB (FULLY SPRINKLERED)
BUILDING AREA	
OFFICE	231,500 GSF
GARAGE 4 TIERS - 1 AT, 3 ABOVE)	356,000 GSF
TOTAL	587,500 GSF
BUILDING HEIGHT	
OFFICE	63'-0" (TOP OF ROOF)
GARAGE 4 TIERS - 1 AT, 3 ABOVE)	33'-6" (LEVEL OF TOP TIER)
BUILDING LOT COVERAGE	40.7% (NET AREA)
SITE LANDSCAPE COVERAGE	7.6%
BUILDING SETBACKS (minimum)	
FRONT	10'
REAR	10'
SIDE	10'
STREET SIDE	10'
PARKING SETBACK	10'
VEHICLE PARKING	
REQUIRED	OFFICE: 231,500 GSF / 375 = 617 SPACES SURFACE: 315 SPACES STRUCTURE: 1,100 SPACES TOTAL: 1,415 SPACES
PROVIDED	
ACCESSIBLE PARKING	SURFACE: REQUIRED: 8 SPACES PROVIDED: 8 SPACES (2 VAN) STRUCTURE: REQUIRED: 22 SPACES PROVIDED: 22 SPACES (4 VAN)
BICYCLE PARKING	
REQUIRED	96 SPACES (50 + (915/20 OR 46)
PROVIDED	96 SPACES

KEYNOTES:

1. EXISTING CURB
2. EXISTING SIDEWALK
3. EXISTING WALL
4. BUILDING WEST ENTRANCE/EXIT
5. BUILDING EAST ENTRANCE/EXIT
6. GARAGE ENTRANCE AND CIRCULATION CORE
7. 2' PARKING OVERHANG
8. OVERHEAD CANOPY - 12'-6" CLEAR HEIGHT
9. FLOOR ABOVE - 10'-0" CLEAR HEIGHT
10. SES ROOM
11. LANDSCAPE/HARDSCAPE AREA - SEE LANDSCAPE DRAWINGS
12. BUILDING FOOTPRINT OF FUTURE PHASE GARAGE EXTENSION
13. REFUSE VEHICLE MANEUVERING DIAGRAM WITH 44'-0" OUTSIDE TURN RADIUS, 29'-3" INTERIOR RADIUS
14. REFUSE VEHICLE ACCESS ROUTE
15. FIRE VEHICLE MANEUVERING DIAGRAM WITH 55'-0" OUTSIDE TURN RADIUS, 35' INTERIOR RADIUS
16. DESIGNATED VEHICULAR EMERGENCY ACCESS 300'-0" RADIUS
17. ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY
18. EXISTING LIGHT POLE TO BE REMOVED
19. EXISTING STREET LIGHT POLE TO REMAIN
20. EXISTING STREET PARKING
21. PHASE LINE
22. BIKE PARKING
23. PROPOSED FIRE HYDRANT
24. BUILDING EXIT



0' 30' 60' 90' 120' NORTH

PHASE A SITE PLAN
17162 - 05/20/19

