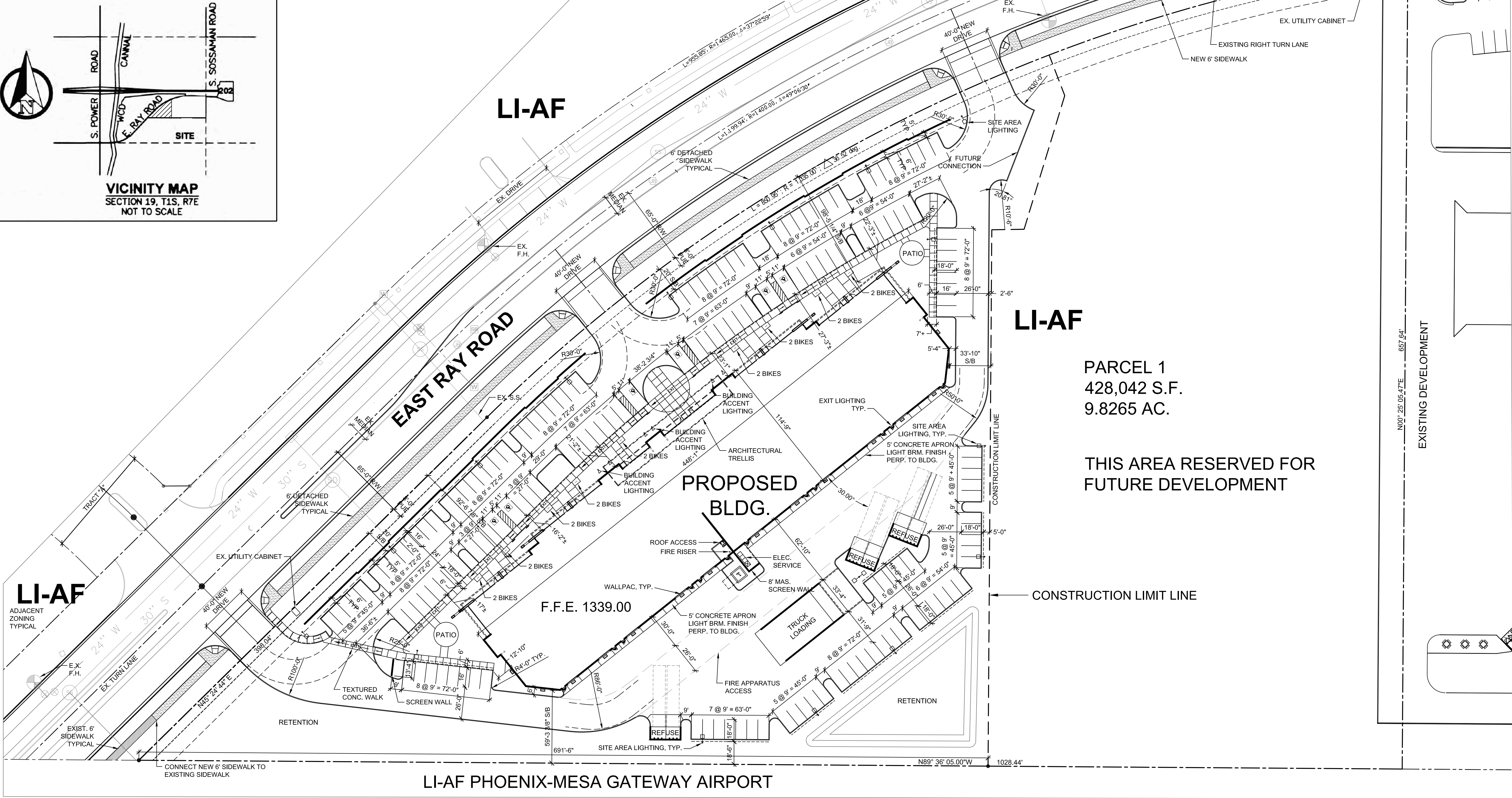
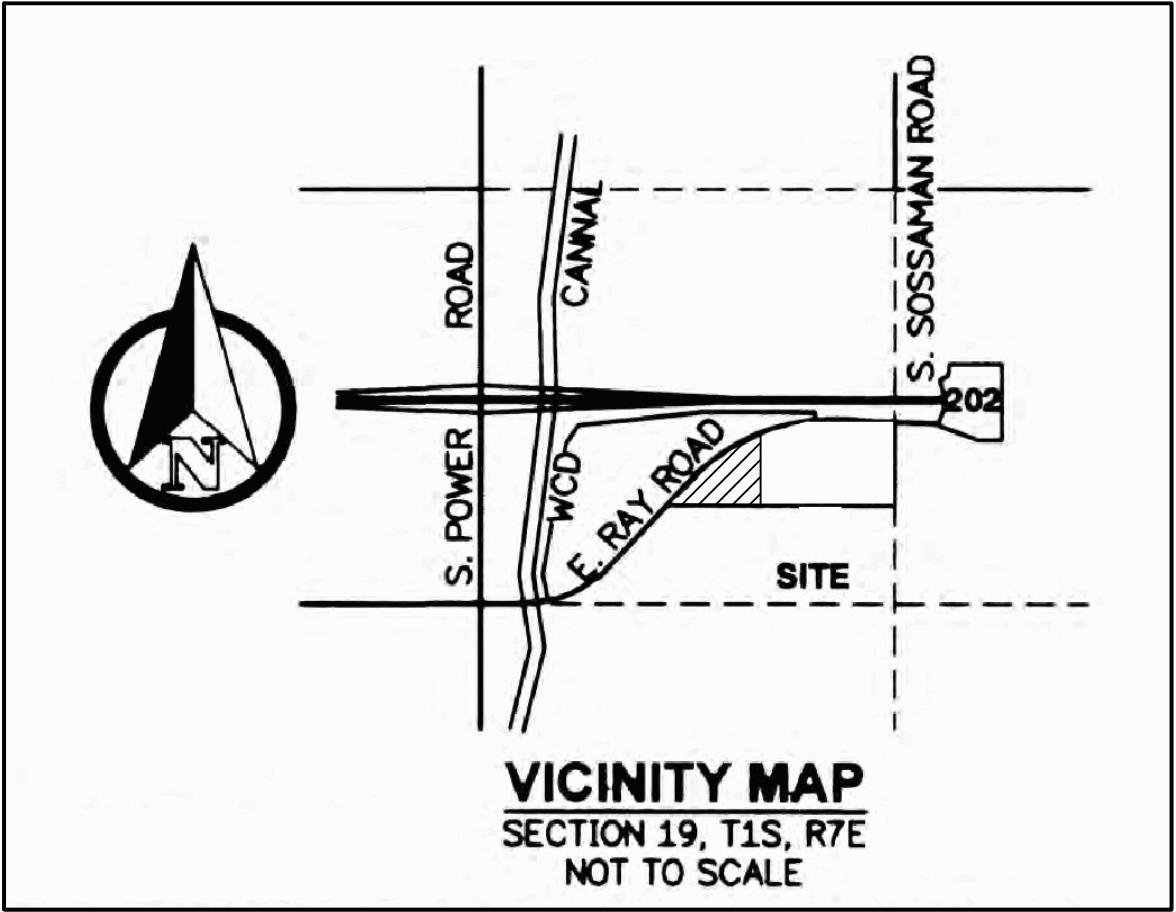


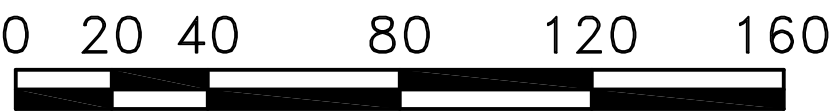
OVERALL SITE DATA:

ZONING: LI-AF- LIGHT INDUSTRIAL /
AIRFIELD OVERLAY
CASE NOS: DRB19-00521
ZON19-00538
ADM19-00650
PROPOSED USES: 25% OFFICE/SHOWROOM
35% MFG. 40% STORAGE
B - M - F1 - S1
OCCUPANCY: III-B
CONSTRUCTION TYPE: 428,042 S.F. (9.8265 AC.)
NET SITE AREA: 510,663 S.F. (11.7232 AC.)
GROSS SITE AREA: 48,460 S.F.
GROSS BLDG AREA: 48,460 / 428,042 = 11%
LOT COVERAGE: GROSS FLOOR AREA:
(INCLUDES FIRE RISER ROOM) 46,312 S.F.

APN: 304-30-038



SEE SHEET A-101 FOR PROJECT SITE PLAN

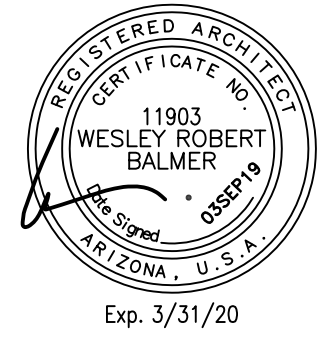


OVERALL SITE PLAN

SCALE 1" = 40'



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2425 E. CAMELBACK RD., SUITE 775
PHOENIX, ARIZONA 85016
PH: 602-954-8718 FAX: 602-488-9880
E-MAIL: ADMIN@BAG-INC.COM

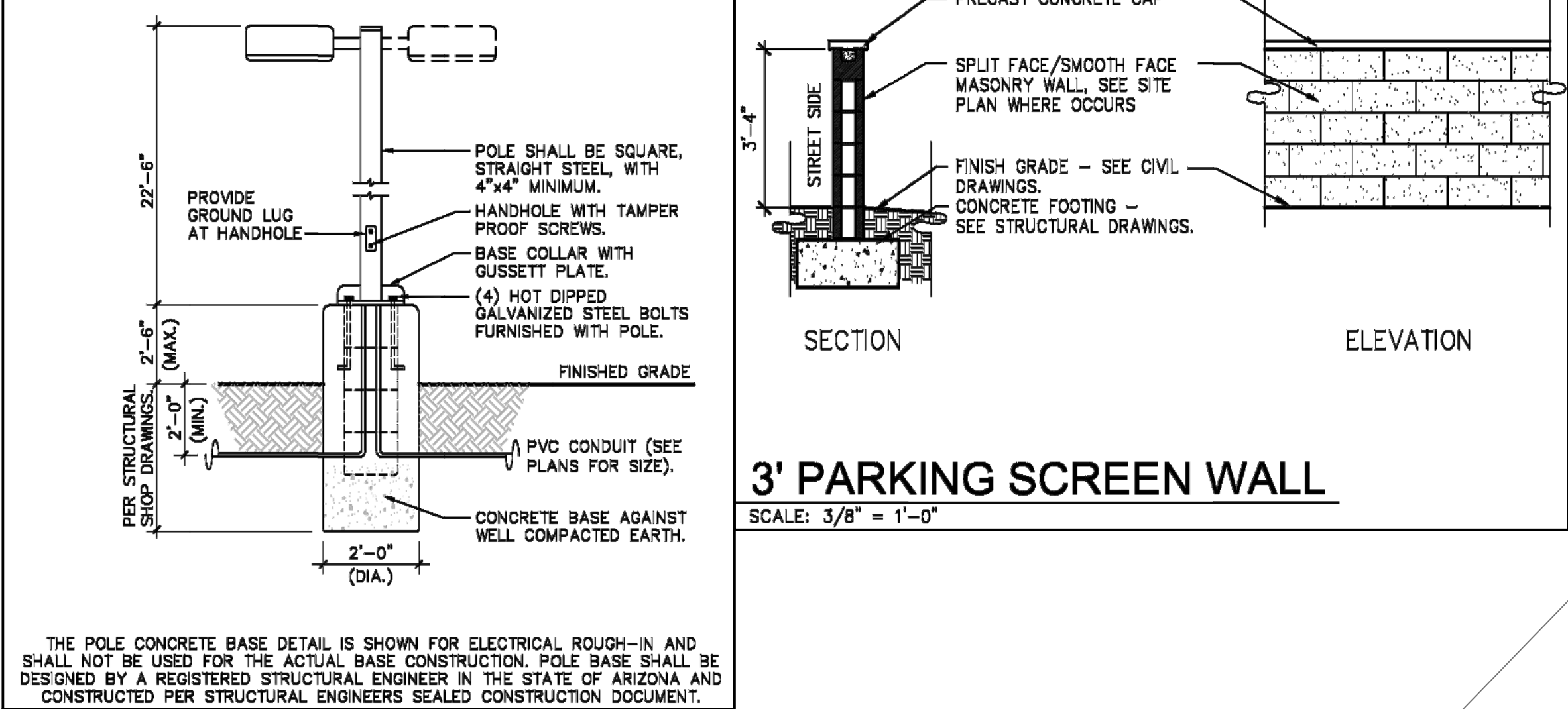


AIRGATE CENTER
7353 E. E. RAY ROAD, MESA AZ.
PRELIMINARY OVERALL SITE PLAN - PARCEL 1

A-100
38004
03SEP19

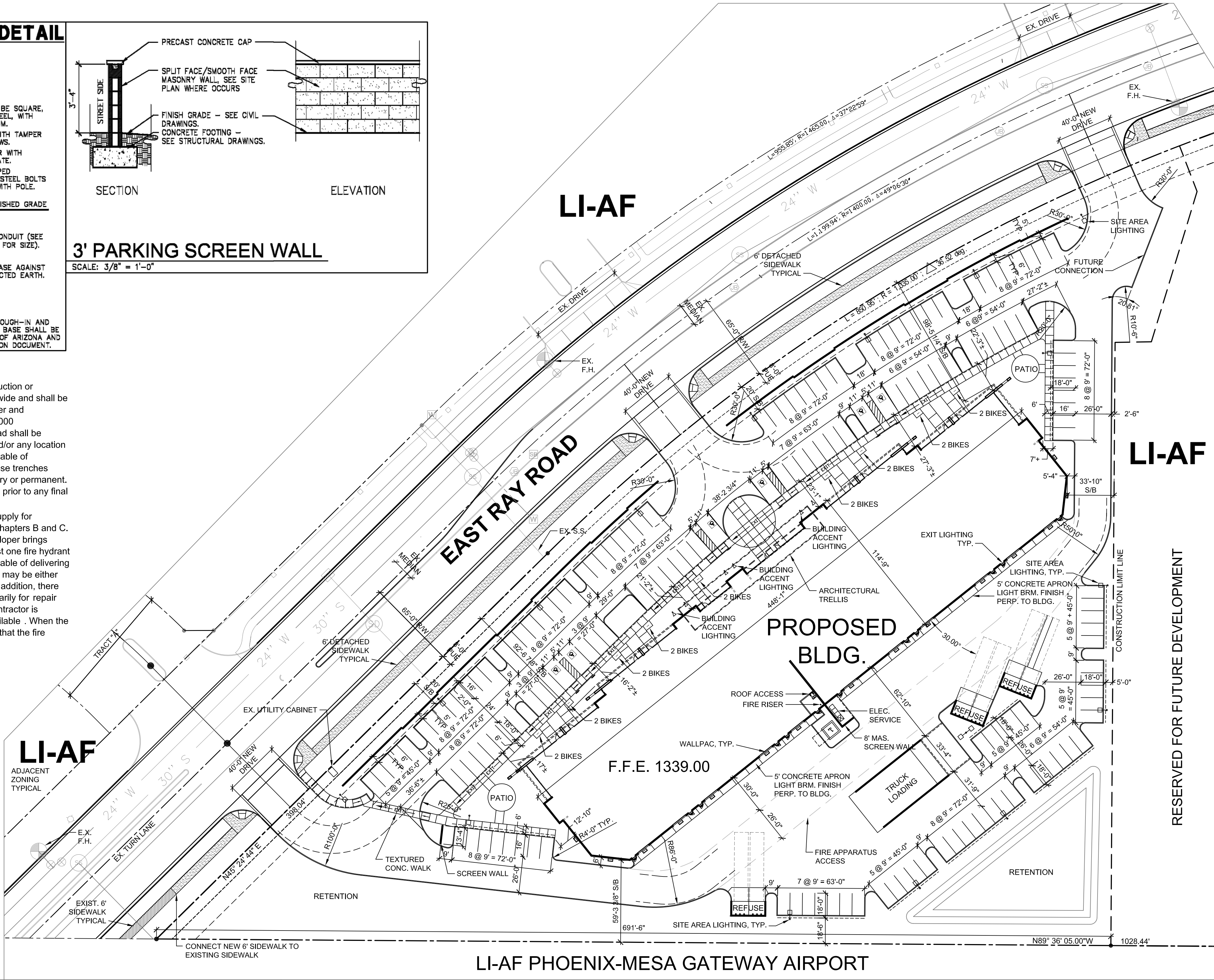


POLE MOUNTED FIXTURE DETAIL



MESA FIRE DEPT. NOTES:

- Required fire apparatus access road during construction or demolition. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000lbs per axle) when roads are wet. The access road shall be extended to within 200 feet of any combustible materials and/or any location on the job site. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
- Water supply for fire protection. Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.



PROJECT DATA:

ZONING: LI-AF- LIGHT INDUSTRIAL / AIRFIELD OVERLAY
CASE NOS: DRB19-00521
ZON19-00538
ADM19-00650
PROPOSED USES: 25% OFFICE/SHOWROOM
35% MFG. 40% STORAGE
B - F1 - S1
OCCUPANCY: III-B
CONSTRUCTION TYPE: 219,958 S.F. (5.0495 AC.)
NET SITE AREA: 279,059 S.F. (6.4063 AC.)
GROSS SITE AREA: (GROSS & NET SITE AREAS ARE BASED ON PORTION OF PARCEL 1 UTILIZED FOR THIS PROJECT)
GROSS BLDG AREA: 48,460 S.F.
LOT COVERAGE: 48,460 / 219,958 = 22%
GROSS FLOOR AREA: 46,312 S.F.
(INCLUDES FIRE RISER ROOM)

AREA INCREASE:
Section 506.3.3 Increase for Frontage:
If = [F/P - .25]W / 30
F = Perimeter Frontage = (south 440' + north 440' + west 120' + east 120') = 1120'
P = Building Perimeter = 1120'
W = 30 max allowed 506.3.2
If = [(1120/1120 - .25)30] / 30
If = [1 - .25]30 / 30
If = [.75]30 / 30
If = 22.5 / 30
If = .75

Section 508.3 NON-SEPARATED OCCUPANCIES + Frontage:
EQUATION 5.1 FOR MOST RESTRICTIVE OCCUPANCY (F1)
Aa = At + (NS x If) = Allowable Area
At = Tabular area per Table 506.2 = 48000 s.f. (F1)
If = Increase factor for frontage (from calc above) = .75
Aa = 48000 + (12000 x .75)
Aa = 48000 + 9000
Aa = 57000 S.F. (ALLOWABLE)

EXTERIOR WALL RATING:
PER TABLE 602, FIRE SEPARATION DISTANCE IS <30' ON ALL SIDES THEREFORE FIRE RATING IS 0 (NOT RATED)

PARKING REQUIRED: 105 SPACES
(SHELL INDUSTRIAL)
25% @ 1:375 = 12115 / 375 = 32 SPACES
75% @ 1:500 = 36345 / 500 = 73 SPACES

ACCESSIBLE SPACES: 151:200 = 6 SPACES

PARKING PROVIDED: 156 SPACES
STANDARD SPACES: 150
ACCESSIBLE SPACES: 6
(NOTE: ALL ACCESSIBLE SPACES ARE UNIVERSAL TYPE)

BICYCLE PARKING REQUIRED: 16
1:10 CAR SPACES = 156 CAR SPACES / 10 = 16
BICYCLE PARKING PROVIDED: 18

OCCUPANT LOAD:
25% BUSINESS @ 1:150 = 12115 / 150 = 81 PEOPLE
75% INDUSTRIAL @ 1:100 = 36345/100 = 363 PEOPLE
TOTAL: 444 PEOPLE

EXITS REQUIRED: 2
EXITS PROVIDED: 22

BUILDING HEIGHT:
NATURAL MEAN GROUND ELEV.: 1336.80
FINISHED FLOOR ELEV.: 1339.00
TOP OF PARAPET: 1375.33 = 38.53'

DEFINITIONS

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

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

APN: 304-30-038

MESA BUILDING CODES

2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa Code (ISPSA)
2017 National Electrical Code (NEC)
ARIZONANS WITH DISABILITIES ACT, ADAAG A.N.S.I. A117.1 CURRENT EDITIONS WITH CITY OF MESA AMENDMENTS

SITE PLAN

SCALE 1" = 40'

BLDG. SETBACKS: LI DISTRICT:

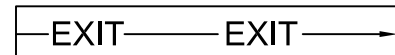
STREET SIDE: 20-FEET AS SHOWN; INTERIOR AND REAR ADJACENT TO LI DISTRICT SETBACK IS 0 (ZERO), THEREFORE NO SETBACKS ARE SHOWN ON THE INTERIOR PROPERTY LINES.

EMERGENCY ACCESS:

EMERGENCY ACCESS IS PROVIDED THROUGHOUT THE SITE.

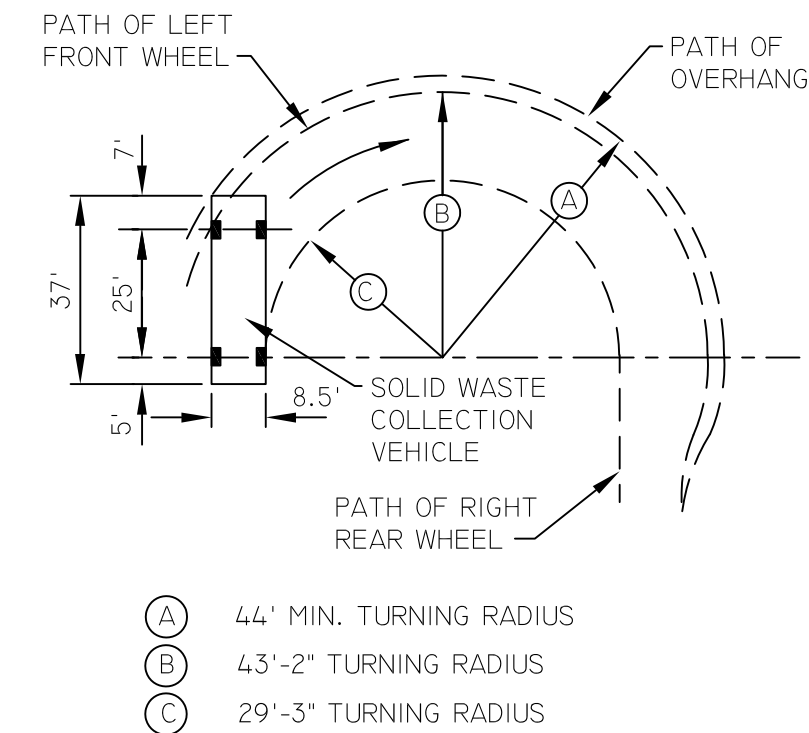
ADA SITE ACCESS ROUTE:

ADA ACCESS ROUTE IS DESIGNATED BY THE FOLLOWING LINE TYPE



CITY VEHICLE ACCESS NOTES:

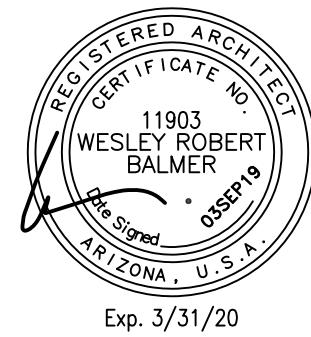
THE TURNING RADIUS OF THE FIRE LANES IS LARGER THAN THE RADIUS FOR THE SOLID WASTE VEHICLES. THEREFORE ALL TURNING RADII HAVE BEEN DESIGNED FOR THE LARGER FIRE LANE ACCESS. SOLID WASTE VEHICLE ACCESS WILL FIT WITHIN THE FIRE TURNING RADIUS.



MESA SOLID WASTE VEHICLE ACCESS: M-62.01

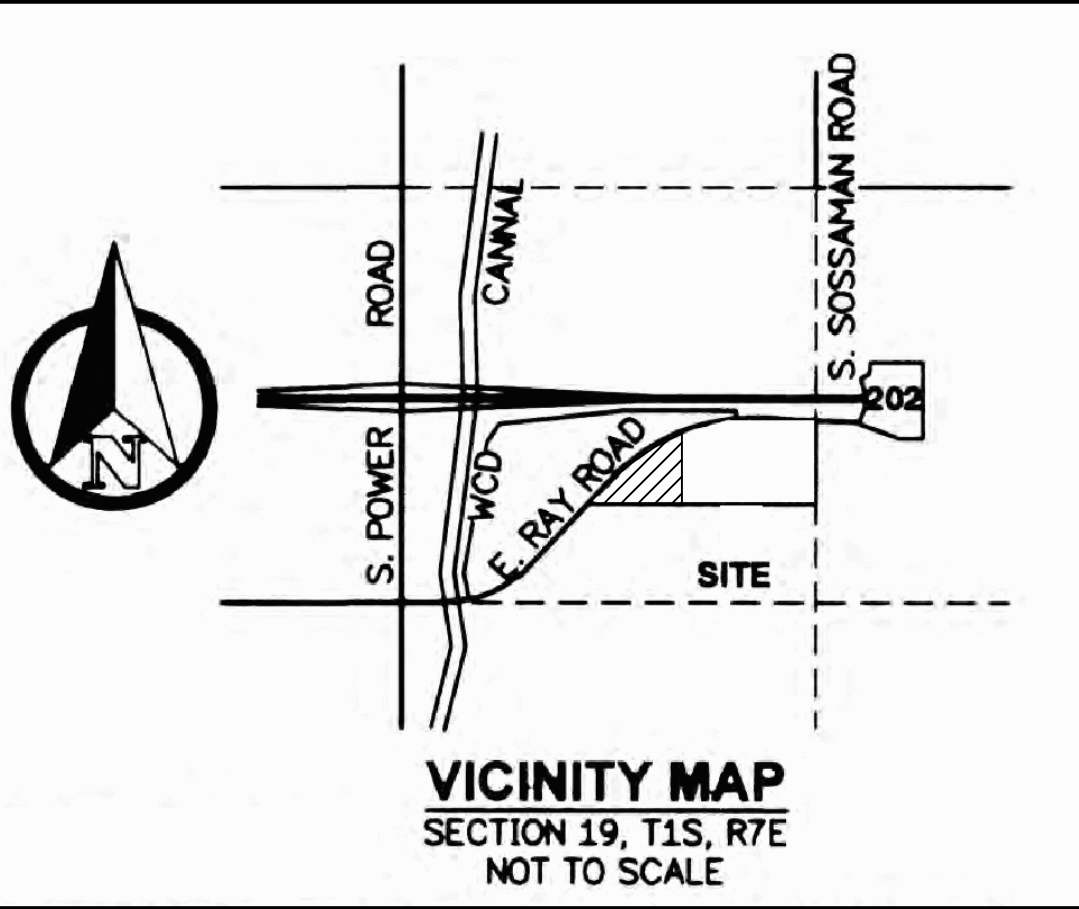
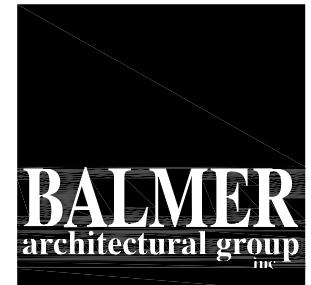
MESA FIRE LANE TURNING RADIUS: FPD 503.2.4

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AIRGATE CENTER
7353 E. RAY ROAD, MESA AZ.
PRELIMINARY SITE PLAN

A-101
38004
08SEP19



VICINITY MAP
SECTION 19, T1S, R7E
NOT TO SCALE