THE BLOCK ON ELLIOT

Employment/Technology Business Park
SWC Elliot Rd. and Sossaman Rd.

Project Narrative

Submitted by:

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On behalf of:

Shopoff Advisors

SHOPOFF | REALTY INVESTMENTS

November 7, 2022

Contents

1. Introduction 1
2. Proposed Annexation 2
3. Existing Site Conditions - Relationship to Surrounding Properties 3
4. Existing General Plan 3
5. General Plan Compliance 7
   a. Market and Economic Conditions 7
   b. Goals and Policies of General Plan 10
6. PAD Zoning and Site Plan Review 13
7. Permitted Uses 13
8. Project Description 13
9. Phasing 16
10. PAD Development Standards 17
11. Conceptual Design Themes 19
12. Preliminary Plat 21
13. Utilities and Infrastructure 22
14. Conclusion 22

List of Figures and Tables

Figure 1 – Site Aerial 1
Figure 2 – Proposed Annexation Area 2
Figure 3 – Existing General Plan Map 4
Figure 4 – Mesa Gateway Strategic Development Plan 5
Figure 5 – Existing Zoning Map 5
Figure 6 – Proposed Zoning Map 6
Figure 7 – Zoning Airfield Overlay Map 6
Figure 8 – Preliminary Phasing Plan 16

Table 1 – Existing and Surrounding Land Uses 3
Table 2 – Modified Development Standards 17

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1. Introduction

Pew & Lake, PLC, on behalf of Shopoff Realty Investments, LP, is pleased to submit this narrative and related exhibits for an Annexation, Rezoning-PAD, Site Plan Review, and Preliminary Plat request for the approximately 266.8 net acres (273 gross acres) located at the southwest corner of Elliot Road and Sossaman Road in Mesa ("Property" see Figure 1 below). Proposed is THE BLOCK ON ELLIOT, which is a master planned business park with employment and manufacturing and technology uses as the primary uses and other employment uses as secondary uses. The phasing, mix of building options and configurations are designed to make this site fit for a variety of national corporations and employment uses that Mesa desires to locate and retain in the Gateway district. Information in this narrative illustrate that the preliminary development plan and amenities included are designed for major projects and will make this site attractive in the competitive environment of Metro-Phoenix and broader Sun Corridor. This project is estimated to bring immense benefits to the City. The potential economic impact projected based on the configuration of the preliminary plans could exceed $60 Million.

Specifically, the applicant requests the following for City of Mesa approval of:

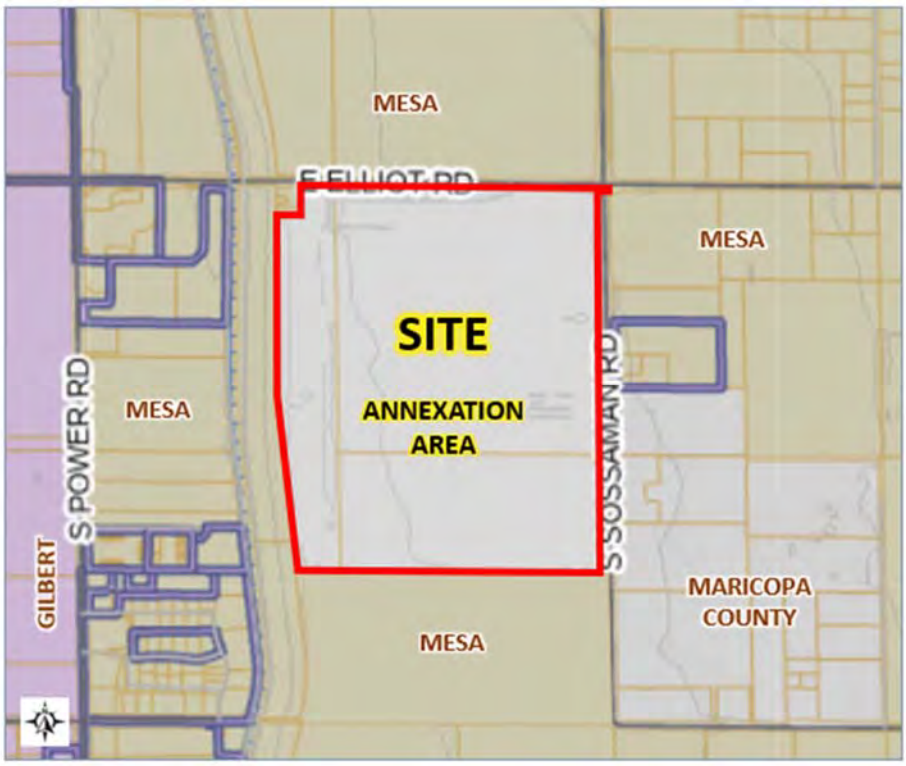
- Annexation;
- Rezone from AG to LI PAD;
- Site Plan Review;
- Preliminary-Plat; and
- Design Review (separate request)

Figure 1 – Site Aerial

2. Proposed Annexation

Figure 2 below depicts the submitted annexation exhibit, which proposes that the annexation area include the Property's net acreage plus the Elliot Road half street as requested by the City Engineering department.

Figure 2 – Proposed Annexation Area



The proposed annexation meets all state law requirements of A.R.S. 9-471. The requirements of A.R.S. 9-471(A)(4), A.R.S. 9-471(L), and A.R.S. 9-471(O) are described below.

The signature requirements of A.R.S. 9-471(A)(4) will be met because the only signature required is that of the Applicant. The Applicant owns all real and personal property which would be subject to taxation by the City, in event of annexation. The proposed annexation area is located adjacent to Mesa's jurisdiction to the south for more than 3,000 feet, and the dimensions and property size exceed the minimum requirements. This proposal will decrease the size of a county island, which is desirable. In accordance with A.R.S. 9-471(L), the equivalent City zoning of the Property that is currently zoned RU-43 will likely be AG, which will serve as the basis for the concurrent rezoning request to LI PAD. The Applicant will follow the applicable rezoning procedures.

The appropriate levels of infrastructure and services to serve the anticipated new development of the property, as required by A.R.S. 9-471(O), will easily be met as no significant changes in infrastructure are necessary. Right-of-way improvements will be installed consistent with applicable roadway standards. Service schedules for fire, police, etc., will not be significantly disrupted because the existing roads which border the parcel are currently serviced by the City,

and other properties developing in the area will likewise contribute their fair share in accordance with City and State regulations.

3. Existing Site Conditions - Relationship to Surrounding Properties

The Property is located on the south side of Elliot Road and the west side of Sossaman. It is currently vacant, although previously had been used as a dairy farm. THE BLOCK ON ELLIOT is located in an area with characteristics that support the proposed land uses. To the north of Elliot Road is vacant land zoned for employment uses. The properties to the east are also vacant sites and miscellaneous uses. The portion in Mesa zoned for commercial and industrial uses include a corral and boat and RV storage. The portion in unincorporated Maricopa County includes vacant land and a boat and RV storage site. Table 1 below summarizes the existing and surrounding land uses and designations.

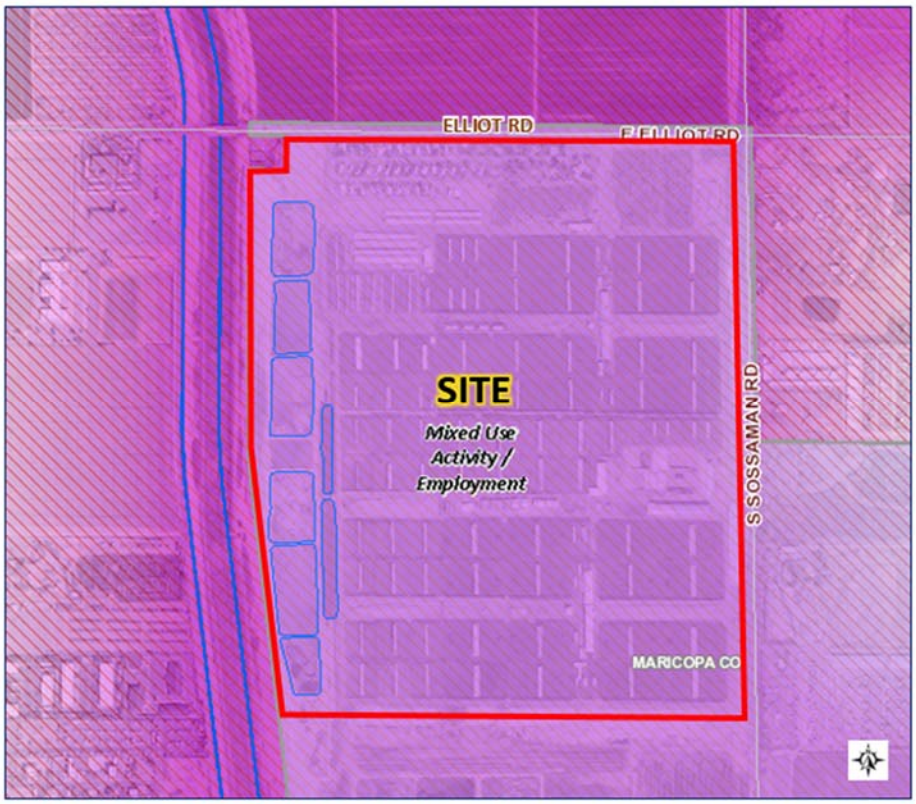
Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Employment/Mixed Use	RU-43	Vacant
North	Employment/Mixed Use	Mesa EO	Elliot Road, Vacant
East	Employment/Mixed Use	Mesa LC, LI MC RU-43	Vacant, corral, RV/Boat Storage
South	Employment/Mixed Use	Mesa LI PAD	Vacant
West	Employment/Mixed Use	Mesa LI	Flood Control District

4. Existing General Plan and Zoning Designations

Mesa's General Plan Character Area Map (Figure 3 below) designates the Property as Employment/Mixed Use. The character area allows a wide variety of land uses, including the proposed focus on employment, manufacturing, technology, and secondary uses to support industry. The development plan is consistent with the goals of the General Plan given that its primary use is an industrial development that will bring a variety of opportunities for business growth and economic development to the City.

Figure 3 – Existing General Plan Map



The Property is located in the area comprising the Mesa Gateway Strategic Development Plan (MGSDP) (see Figure 4 on next page), which classifies the property in the Inner Loop district, which also allows a broad variety of land uses. The following goals envisioned in Mesa's Strategic Development Plan are fully met in THE BLOCK ON ELLIOT:

- Offering a high-quality, employment park development that is compatible with activities associated with Phoenix-Mesa Gateway Airport operations.
- Provides a mix of building types and industrial and employment uses, with an emphasis on technology, employment and clubhouse, retail uses that offer recreational and commercial services as well as different kinds of business growth.
- Supports compatible land uses proximity to the surrounding industrial zoning and canal buffer. The type of buildings proposed are supported by their proximity to the airport. This project will enhance the local economy relating to the transporting of goods delivered to and from East Valley Markets, as opposed to allowing the employment activity to occur in Phoenix with driving longer distances to reach the East Valley communities.
- Non-residential uses are proposed as encouraged in the MGSDP.

Figure 4 – Mesa Gateway Strategic Development Plan

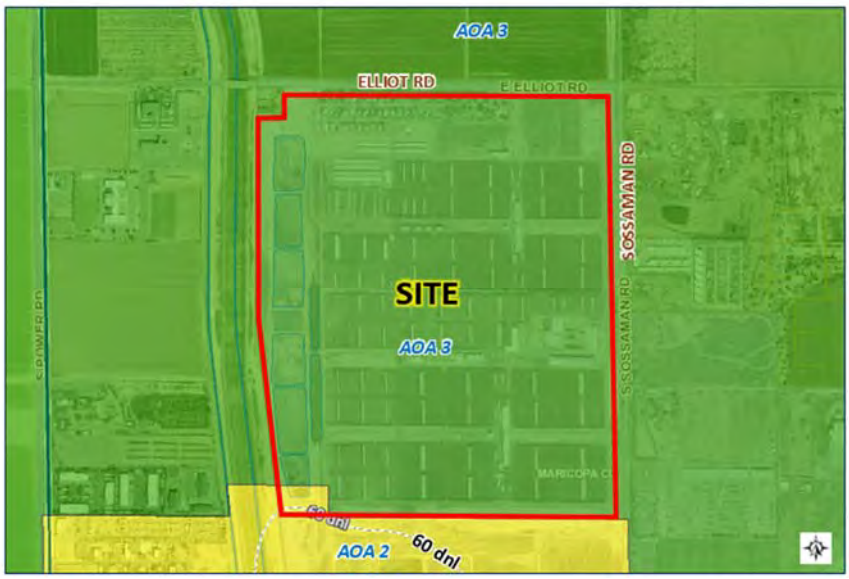
Figures 5-6 below illustrate the existing and proposed zoning. The existing zoning is MC RU-43. The proposed LI PAD zoning fits the surrounding context with primarily employment uses on every side and the Flood Control District canal on the west that helps obscure views to the site.

Figure 5 – Existing Zoning Map

Figure 6 – Proposed Zoning Map

Pursuant to Zoning Ordinance Chapter 19, the Property is located in the Airport Overflight Area (See Figure 7 below) for the Mesa Gateway Airport and will comply with the requirements for such. Inasmuch as the site is approximately 1 1/2 miles away from the airport to the north, it is located in AOA 3 Overlay with a tiny notch in the AOA 2 Overlay. The proposed mix of industrial and employment uses are the very types of developments envisioned for the AOA overlay, which is the least restrictive in the Airport Overflight Area. This request will not have a detrimental effect on the airport but will provide stimulus and support for the airport's ongoing viability.

Figure 7 – Zoning Airfield Overlay Map



5. General Plan Compliance

THE BLOCK ON ELLIOT is consistent with the Vision of the General Plan because of the land use and economic conditions and the specific objectives this project will implement.

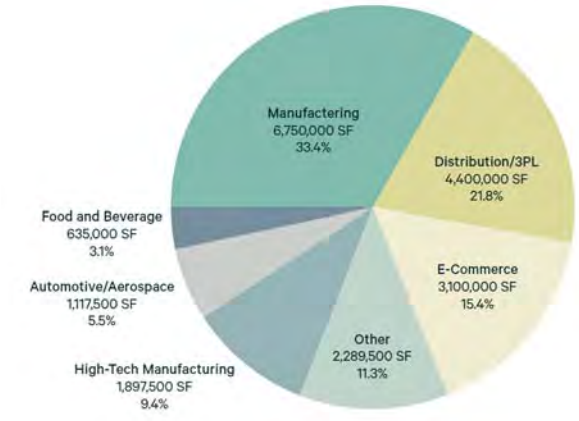
a. Market and Economic Conditions

THE BLOCK ON ELLIOT has been thoughtfully programmed to attract a mix of tenants that will contribute to robust growth in the local economy. Consistent with the Gateway Strategic plan, Market data supports the proposed development plan, which is designed for a mix of industrial-manufacturing-employment uses. Because of the uncertainty of the market and the demands of manufacturing users, a 60-40 mix is a general balance anticipated on the Property with light industrial and manufacturing serving as the primary use and warehouse-distribution options as a secondary use. It is noted that the distribution type of buildings often become occupied by manufacturing and industrial tenants as part of their logistics component.

In the past year, the Southeast Valley of the Metro Phoenix area has experienced growth in the industrial sector and good absorption rate. This development proposal positions the site to make Mesa competitive in that market because it is one of the few larger sites left. The site layout gives a broader spectrum of options for companies seeking to find a good fit at this location.

In the East Valley, spaces are not sitting vacant with the low 3.4-3.6% vacancy rates (CBRE, 2022). Looking at Mesa's expanding Gateway area, 2022 vacancy rates are at approximately 4.2% which is also very low, coming up off of last year's 1.7% rate. This proposal will fill the continued demand for employment uses in the Gateway Area, which is not far from new land being annexed into Queen Creek and Apache Junction and therefore competing for similar users.

Recent Activity in the Employment Market



PHOENIX TIMS TOTALS		
TIMS GROUP	% OF MARKET	TOTAL SF
Distribution/3PL	21.8%	4,400,000
Manufacturing	33.4%	6,750,000
E-Commerce	15.4%	3,100,000
Food and Beverage	3.1%	635,000
Automotive/Aerospace	5.5%	1,117,500
High-Tech Manufacturing	9.4%	1,897,500
Other	11.3%	2,289,500
Total	**100%**	**20,189,500**

Recent data suggests that the Phoenix, of which the East Valley is a major player, has experienced strong market for quality employment uses on the Property. Specifically, manufacturing has seen the greatest activity since the start of 2022. CBRE, a highly recognized brokerage and analytics firm, has identified a series of transactions in the East Valley. They have identified a number of manufacturing companies, such as an aerospace manufacturer, semi-conductor group, and a chip manufacturer, and a clean tech company seeking to locate in the general area within a certain

radius of the project site. The diagram below comes from CBRE's market snapshot:

Each company that Shopoff and CBRE work with has specific parameters and configurations needed to fit their company's operational program. Sometimes they need a building with a certain amount of office space, 32- 40 ft. clear height for their processes. They may also require adequate building space to house their processes and effective options for loading and deliveries on at one or more sides of a building. These areas will allow the companies to bringing goods into their processes and also transfer the finished product in increments to their markets. The shifting economic challenges with COVID and unstable retail demand in some sectors have created challenges that companies need to work through and implement in their site plans to survive. Impediments and shifts in the economy require flexibility and phasing plans in development plans and conceptual drawings for the economic sector to navigate the market dynamics.

In this changing environment, Shopoff has successfully worked with the industry's highest level end users to design for construction the kinds of employment projects necessary to function in today's highly competitive market. As delivered by the design group led by WareMalcom, proposed development plan includes the kind of site design that will help make this Property compete with companies Mesa seeks to attract to bring investment, business growth, jobs, and fiscal support for its growing base.

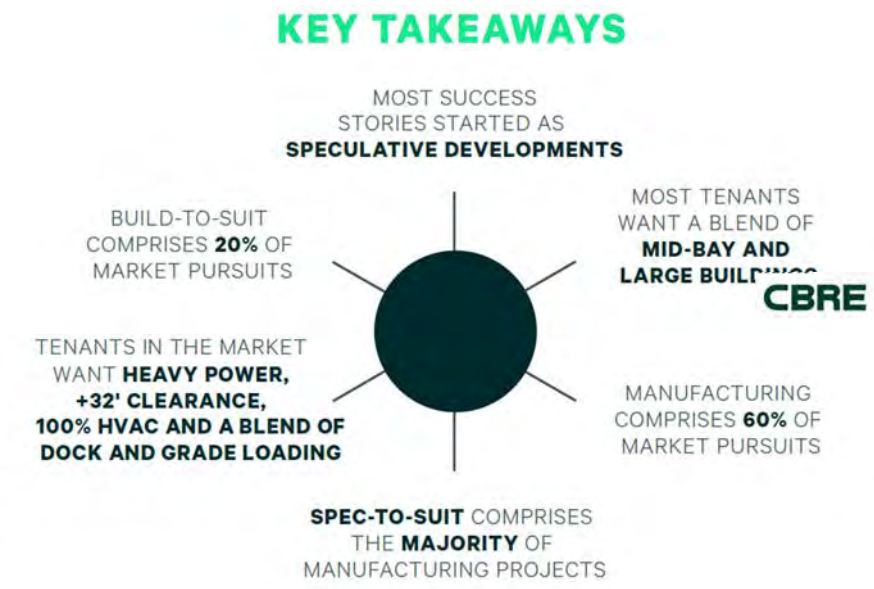
To provide examples of how site plans with features like the submitted plan end up in high quality employment users, the images below offer an illustration. These are buildings that began with comparable plans as provided in this request and ended up with high quality employment/manufacturing users.

Examples of Quality End Users with Comparable Preliminary Plans

Companies require such a substantial amount of investment, they consider locating in a city with the kinds of parameters shown in the diagram below, which this zoning and site plan application

provides. In sum, buildings begin as conceptual site plans that provide the general location of buildings, driveways, parking facilities, landscaping, and entry monumentation. The plans include the functional parameters that companies look for. Adequate space and roof clearance, and dimensioning are some of the factors. Additionally, phasing and adequate room for long-term growth are factors companies look for in a plan so they can expand in place rather than locate elsewhere.

A majority of projects are set-up as spec buildings or build-to-suit opportunities. Larger buildings are needed to have adequate room to house the wide spectrum of activities that are needed in the broad employment market. For example, a cabinet or home goods manufacturer may want a large building with options to invest in semi office-showroom flex kind of space on the front and a place in the back for the product works and operations. A product manufacturer might need space for offices, a lab, equipment, and room for the manufacturing processes, and, finally, space for deliveries and logistics. Each company is different.



The preliminary plans and marketing plan aim to attract companies in the manufacturing and technology sectors.

Compliance with General Plan's Fiscal Policies

Elliot D. Pollack & Company is an independent, reputable third party company that performed economic and fiscal benefits studies for THE BLOCK ON ELLIOT. In their recent analysis, three estimates were produced for different kinds of industrial uses that could locate on the site, and assuming that retail-commercial would locate on a portion of the site and assuming 100% occupancy.

Under every scenario, the project estimates immense economic benefits to the City. Table__ indicate that that during construction alone, the development will generate 5,000-6,500 jobs (person-year measure) and total economic output ranging from $730 Million to nearly $1 Billion.

After construction, ongoing operations is projected to generate 6,500 to nearly 10,000 jobs and total output of $ 1.7 Billion to $2.2 Billion depending on what kinds of uses end up getting developed.

Projected Economic Impacts

During Construction

	1 Light Manufacturing	2 Warehouse Distribution	3 60/40 Mix
Construction cost	480,000,000	425,000,000	460,000,000
Construction Jobs (person-years)	6,500	5,000	5,800
Wages	410,000,000	310,000,000	370,000,000
Total Output	975,000,000	730,000,000	875,000,000

After Construction

	1 Light Manufacturing	2 Warehouse Distribution	3 60/40 Mix
Jobs	9,700	6,500	8,500
Wages	480,000,000	330,000,000	420,000,000
Total Output	2,200,000,000	860,000,000	1,700,000,000

Source: Elliot D. Pollack & Company, 2022

Fiscal benefits likewise are great for the project under every scenario. Forecasted revenues generated exceed $57 Million regardless of the mix of Employment uses proposed.

Fiscal Benefits

Tax Revenues	1 Light Manufacturing	2 Warehouse Distribution	3 60/40 Mix
Construction Tax	$42,000,000	$36,500,000	$40,000,000
Ongoing Operations Taxes			
Arizona	$13,000,000	$8,900,000	$11,400,000
Maricopa County	$8,100,000	$5,200,000	$7,000,000
Mesa	$4,300,000	$3,000,000	$3,800,000
School districts	$3,600,000	$2,700,000	$3,300,000
Special districts	$1,000,000	$800,000	$900,000
Total Operations	$30,000,000	$20,600,000	$26,400,000
Grand Total	**$72,000,000**	**$57,200,000**	**$66,400,000**

b. Goals and Policies of General Plan

Mesa's General Plan designates the Property as both Mixed Use Activity District and Employment, which allow for some of the broadest variety of uses in a dynamic area of town. Clearly, the General Plan designation embraces the employment, office, and commercial contemplated in this

application. The proposed uses comply with the General Plan goals, objectives, and policies, as follows:

- "The Mixed Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16)." Employment designation is planned "for a wide range of employment opportunities in high quality settings on 20 acres or greater." (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

  The proposed PAD complies with this intent. An approximately 267-net acre Property, the employment and commercial uses that will also service the region and help grow the local economy. Given the Property's unique location nearby the Loop 202 Freeway, the City boundary, and nearby Phoenix-Mesa Gateway Airport, the project could attract visitors from all over the East Valley and broader area, especially from nearby Mesa, Gilbert, Queen Creek, and Santan Valley in Pinal County. The uses proposed include, distribution, industrial, office, retail, restaurant, and other compatible uses. Commercial zoning is preserved on the corner to enable opportunities for community commercial services that supplement the other commercial designations already available in the area.

This request addresses the following objectives of the Employment Character Area:

- Provide for a wide range of employment opportunities in high quality settings on 20 acres or greater. (pg. 7-22)

  The development will provide a variety of employment opportunities, which is the centerpiece of this application.

- Warehousing, retail, and office uses are typical uses (pg. 7-24)

  According to the Preliminary Site Plan, warehousing, industrial, and office uses are permitted and proposed, consistent with the proposed underlying zoning and their permitted uses.

- Major employment areas support a range of uses, such as office buildings, flex office space, hotels, restaurants, horizontal mixed use, and compatible special uses. (pg. 7-25)

  As noted above, a compatible mix of industrial, employment, office, and similar uses are proposed. The proposed circulation plan, landscaping, and other site planning elements provide for the buffers, transitions, and vehicular and connectivity. These establish internal compatibility between the various uses.

- Mixed use employment-commercial centers should have development features, such as a walkable environment, shaded pedestrian connections, common landscape theme, places and open spaces that create usable outdoor spaces. (pg. 7-25)

Common landscape and design themes are proposed in this PAD. It is designed to allow a mix of industrial/employment buildings with flex options with ancillary office components and options typical to this type of development. The site plan, by nature, focuses on truck circulation, and the appropriate amount of landscape buffers and pedestrian paths connect the parking areas to the primary uses and provide for site safety and a quality development.

As a regional-scale development, the proposed project addresses the following tenets of the Mixed Use Activity District:

- Provide a location for businesses and attractions located typically along arterial streets or freeway interchanges. (p. 7-18)

  THE BLOCK ON ELLIOT is located at the intersection of two arterial streets – Elliot Road and Sossaman Road – and also the Loop 202 freeway. These provide a compatible location for the blend of regionally significant uses in the proposed development with access to multiple neighborhoods. Although there is no direct access to the Freeway at Sossaman Road, the project's general vicinity to freeway visibility and access to the south supports the proposed land uses.

- Typical uses include specialty stores, offices, retail, restaurants, fast food pads, and compatible specialty uses. (p. 7-19)

  Proposed are office uses fronting the freeway, and retail-commercial uses on land already zoned LC at the intersection corner. Spaces are available for specialty employment uses in the buildings in particular that front onto Sossaman Road and Elliot Road.

- A right mix of uses are provided that meet community and regional needs, including compliance with a specific area plan. (Plan Elements Goal, Character Areas Policy P4)

  Proposed is a strategic mix of employment and commercial uses given the Property's General Plan Character Area, proximity to the regional transportation corridors. It is important to craft a development plan suited to the specific and particular needs of employment and commercial end users in today's competitive environment. This application is submitted by an experienced development group and a nationally recognized design team. This proposed plan demonstrates their awareness of the specific parameters sought for in this type of development sector, which will attract quality and stable companies that will bring needed investment to Mesa.

  As indicated on the plans, site layout provides for compatibility internally and with respect to surrounding uses. Additionally, the Mesa Gateway Framework Plan policies are met, as provided in this narrative.

6. PAD Zoning and Site Plan Review

The purpose of this request is to rezone to LI and a PAD overlay for the overall Property. THE BLOCK ON ELLIOT brings a property that is located in unincorporated Maricopa County into the City of Mesa's corporate limits. Specific site plan review is requested for the entire Property, and the site plan, landscape plan, and other exhibits apply to the overall site pursuant to the City's required checklists.

The PAD overlay will increase certainty for the City and enforce a proposed conceptual plan and guidelines. This PAD will also create opportunities for creativity, flexibility, and consistency with Zoning Ordinance purposes and criteria to promote a quality, sustainable, and feasible development in today's unique economic climate. While preliminary design themes are presented for the PAD, actual architectural design will be determined during the Design Review process. Site Plan Review is also requested. Final architectural design may be different from this proposal, although it will be consistent with the guidance and standards in this PAD. Each phase of development will meet or exceed the standards of the Zoning Ordinance, except as modified in this PAD narrative and submitted documents. Conceptual plans, PAD development standards, and summary of the development's components are laid out in the sections that follow.

7. Permitted Uses

The land use regulations and allowed uses within this PAD will apply the City of Mesa's Light Industrial (LI) standards based on the current Zoning Ordinance as of the date of this application, in which manufacturing, drive-through facilities, and other employment uses are permitted uses in the published Zoning Ordinance.

8. Project Description

THE BLOCK ON ELLIOT is designed to become a premier manufacturing, technology, and employment park. The intent is to orient this proposal toward higher quality and higher paying jobs and companies seeking to invest in the City over the long term. The development has been designed to attract and maintain a diverse grouping of high-end client types. Building and site elements are holistically programmed into a cohesive whole. Site landscaping unifies the various features and consist of perimeter landscaping with emphasis on the arterial streets and site entrances.

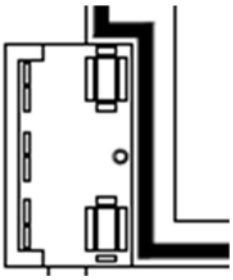
The site design consists of 8 building sets and 2 phases set for future development, which overall are intended to be built over three overall phases with building configurations that cater to the competitive employment industry.

Site access will occur in two primary entries on Elliot Road and two primary entries on Sossaman Road with depths and landscaped medians that exceed standards. Buildings are orientated with loading areas that are located beyond the arterial-facing buildings to obscure views into them. Walls surrounding the loading areas will comply with city standards.

Open Space and Recreational Features – Common open space is designed to comply with City standards. Provided open space areas are approximately 100% more than required. Each phase of development will incorporate open space, landscaping, and amenity features to provide an enhanced environment for users of the project. Common areas for employees are located at each building with recreational facilities and amenities. For example, proximate to the entryways are roll-up doors and covered employee areas in a unique space that transitions from the indoors to the outdoors (see image below). These areas will include shade canopies, landscape, hardscape, sitting areas, and other features that provide for the comfort of onsite employees.

Conceptual Plan – Employee Amenity Areas

Typical Plan View:
Sitting Area, tables, shade, trash receptacle, planters surrounding landscaping



Table/Bench: Manufacturer: Anova Furnishings
Line: Canyon Finish: Thermory Gabion

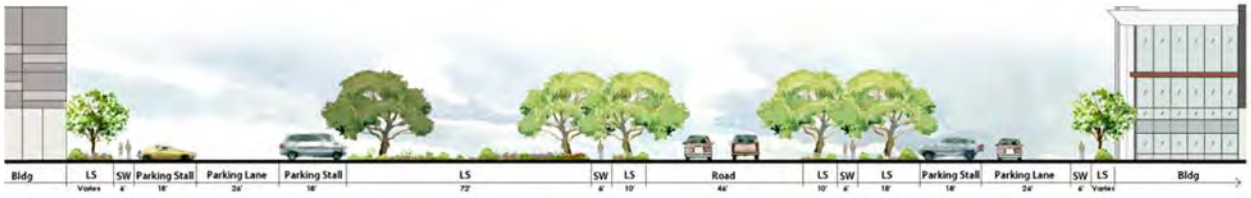
A unique, enhanced feature has been introduced into this project with clubhouse retail and recreational uses that will serve employees in the business park. Retail Buildings A and B will include interior amenities and services (approximately 19,000 SF), and outdoor common open space that will be useful and provide enjoyment for the employees and visitors to the site. Some of the amenities include meeting spaces, exercise areas, trees and landscaping, all designed to contribute to a sense of community for the development. Some of the indoor uses include a fitness center, café, restaurants, and possible recreational amenities that will directly benefit employees and visitors to the area. The preliminary plan view on the next page depicts the layout of Buildings A and B and the preliminary open space between them.

Clubhouse-Retail Buildings

Perimeter landscaping and building setbacks along the arterial roadways will meet or exceed standards. Plant types and arrangements will soften the feel along the public streets and create a quality aesthetic. Internal to the site are pedestrian pathways that have enhanced paving at crossings for aesthetic purposes, wayfinding, and pedestrian safety. Landscaped pedestrian paths are illustrated conceptually in the imagery below:

Landscape Cross-Sections

Main Entrance – Elliot Road



Internal landscape section

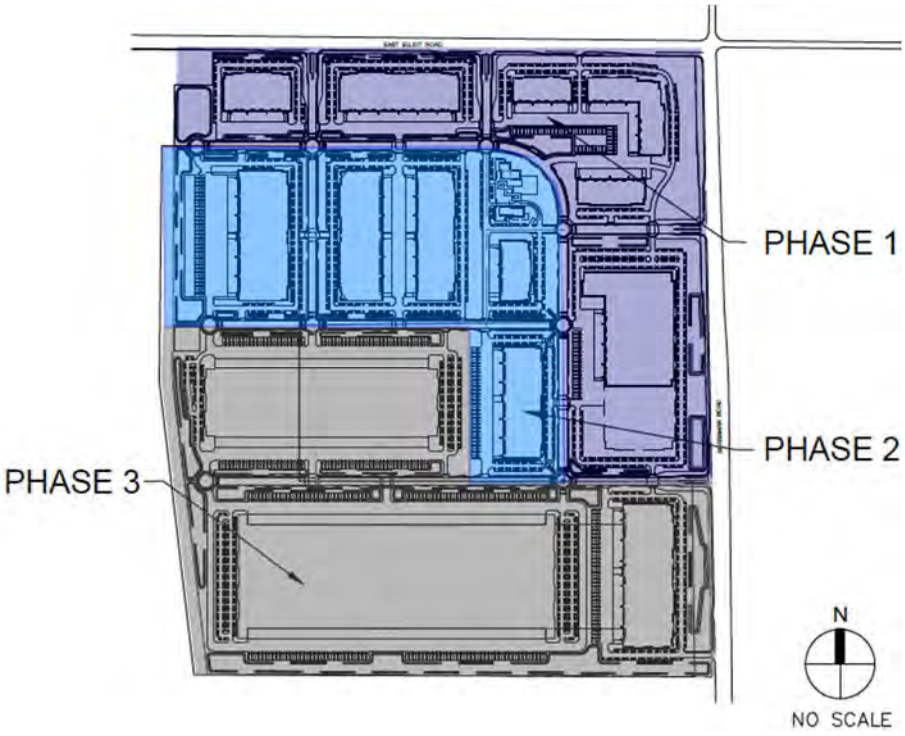
The architecture will be reviewed in detail during the Design Review application, although a preliminary description is depicted in this PAD to illustrate the type and quality of development proposed. The envisioned architectural composition has a high quality, desert-modern appearance that has been designed to resist fading and premature building component aging typically experienced due to prolonged UV and heat exposure customary of the Arizona summertime season. Additionally, shade elements in the form of overhead canopies, window

recesses, horizontal and architectural elements that have been carefully considered and placed to promoting aesthetics while being integral to the building form.

9. Phasing

Development phasing and timing will be based upon real estate market conditions. At this time, it is estimated the project will be developed in three general phases as shown in Figure 8 below. Within each phase, buildings could be developed in sub-phases depending on the tenant.

Figure 8 – Preliminary Phasing Plan



Conceptually speaking, Phase 1 includes the buildings closest to the intersection and include Buildings 1-3 and 7. Buildings 4, 5 and 6, which are more central to the site, will be included in Phase 2. The remaining, less visible buildings and future development parcels and phases are proposed for Phase 3. This anticipated phasing could change depending on unpredictable factors and market conditions, which amended phasing will be provided to the City prior to permitting for each phase. The timing and scope of arterial street improvements will be defined by the adjacent phases of development. Each project phase will provide for adequate access and circulation, drainage, and retention, as well as landscaping required for that phase. Prior to permitting of each phase, the proposed phasing design will be provided to the City, which will accommodate for the development of efficient infrastructure facilities between phases.

10. PAD Development Standards

The requested PAD overlay is a tool designed to protect a project's quality design and to encourage creativity and flexibility in design that will implement the General Plan objectives and purposes of Zoning Ordinance. THE BLOCK ON ELLIOT will adhere to these policies and objectives and will offer many benefits to the City of Mesa and its residents, which meet the criteria for PADs. The development standards for this PAD will be as provided in the Mesa Zoning Ordinance, with the exception of a few modifications shown in **bold and underlined** in the right column of Table 3 below. This section applies to the Property's north portion only.

Table 2 – Modified Development Standards

Standard	Zoning Ordinance Standards	Proposed PAD Standards
Min. Building Height (ft.)	40	**65 ft.**
Max. Non-permeable surface	90%	Complies
Min. Landscape Buffer between Retail and Industrial (ft.)	15	Per plan with clubhouse retail integrated into the development plan
Interior Parking Lot Landscaping, 11-33-4-A	Applicability. The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. Exception: They do not apply to vehicle / equipment storage lots or vehicle and equipment sales lots.	**Proposed:** Applicability: Same as the standard. **Exception: Does not apply to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in truck loading areas.**
Foundation Base at main entrances, 11-33-5-A.1.a.i	Typical Building Entrances. An additional foundation base shall be provided at the entrance to create an entry plaza area. The Plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.	**Building plazas are being provided at the front of each building.** **A shared entry plaza may count toward this requirement. Additionally, to better serve each building tenant and visitors, multiple plazas are being provided.**
Parking, 11-32-3	Warehouse: 1 space/900 Industrial: 1 space/600 Clubhouse Retail: 1 space/375 SF	**Industrial/Warehouse/Manufacturing 1 space/900 SF** **Clubhouse Retail: 1 space/375 SF**

Justification and Support for PAD Standards:

Building Height – Proposed is a maximum allowed 65-foot building height standard, which permits development of higher quality employment and office buildings with clear space and elevations that exceed typical standards for these types of developments. Based on experience, the additional height is typical for additional opportunities for architectural treatment and multi-story buildings, taller ceilings, specific manufacturing elements that form a small part of a plan, and special architectural treatment. Proposed building heights are also needed to accommodate the slopes on roofs to drain and the required parapets and architectural variation.

Not all the buildings and every portion of the building is anticipated to achieve the maximum height. Many of the buildings are expected to be closer to 45-50 feet. The modified standard is designed for parapets that effectively screen equipment and allow for variations in roof height for architectural interest and, where applicable, multi-story design for the specific kinds of unique jobs-based land uses.

Interior parking lot landscaping – To the extent necessary, this modified standard is designed to clarify that foundation base landscaping is not expected in areas internal to the site in the truck logistics and loading areas. This standard is justified by the unique site layout that buffers and screens loading areas from the perimeter streets, and to enable the project to function with respect to the logistics of distribution land uses. Further, proposed perimeter landscaping in many instances exceeds standards, more than making up for the difference.

Foundation Base at Primary Entries – In support of this standard, the varied type and number of tenants that locate within industrial buildings justify a modified standard unique to the type of buildings proposed in this application. Shared landscape areas and providing an appropriate number of entries will provide adequate design detailing, landscaping, and hardscape at appropriate intervals on the buildings proposed. In some instances, the entries exceed the square footage requirements, which provides an enhanced design.

These deviations are supported by the project's unique location and layout, and also situations where the project exceeds standards, such as building setbacks and landscape setbacks. Where only 15,000 of public open space is required, where in some instances, more is provided than is required. The quality of the recreational uses is evidenced in the special allocation of the clubhouse/retail parcels that are integrated into the project. Unique roll up doors are placed near the building entrances that create a unique landscape/hardscape setting for employee use. Also, the project's developed area is below the maximum allowed 90% impervious lot coverage it incorporates the benefit of light and space and increases compatibility with the surrounding uses.

Parking Standards –1 space per 900 sq. ft. is provided for the industrial/manufacturing uses, which is common and practical for this type of employment/distribution use and the economy of scale that warrants reduced employee parking per square foot. 1 space/375 is proposed for the clubhouse retail buildings given the pedestrian plan and proximity of the surrounding buildings that this use will serve. The proposed parking standard is further justified by providing 4 enhanced, median-divided landscaped entries at more than the typical 1-2 main entrances. The site plan right sizes the parking areas, breaking them into smaller areas. Site layout evenly

distributes parking and maintains no more than 2 rows between buildings, which makes the project more pedestrian friendly. The enhanced access points have more depth than required, more landscaping, better access, and a more prominent sense of entry at additional locations.

11. Conceptual Design Themes

While detailed design will be addressed during Design Review, THE BLOCK ON ELLIOT will meet or exceed the standards and guidelines of the City for employment uses. It will offer a cohesive and quality design character applicable to this dynamic area. Throughout the development, design elements in terms of architecture, landscaping, walls, lighting, and hardscape elements will be appropriately integrated, albeit characteristic of each specific use, and will evoke quality themes that will assist in defining the overall character and theme. The following categories provide guidance for future development on the Property.

a. Character and Image

- Buildings will include special design features and articulation on the street-facing facades and building entries with the elevation facing the streets without and emphasis on leading areas.
- Massing of buildings will be varied to provide interest and options for quality employment uses. Generally, the larger buildings will be positions on the southern and western portions of the site. The goal is to provide for a majority of light industrial-manufacturing-technology users as a primary use and cross-dock warehouse-distribution as a secondary use constituting no more than 40% of the total planned building area.
- Design elements, colors, and materials will reflect the commerce and employment themes of the character of the Mesa Gateway area in which the site is located with a reasonable amount of efficiency with consideration of the buildings' scale.
- Buildings will be part of a cohesive planned area but not monotonous in design and will allow for design and free expression for a specific user. Vertical and horizontal design elements, such as changes in colors and materials, shadow, and/or other architectural treatment will be incorporated into the buildings to break-up the appearance of the exterior facing wall planes.
- Project design will be intended to create a distinct theme for the project to evoke a quality sense of place.
- While some phases of development are planned for Design Review at a future date, as guidance for future development, building design, and project themes will be consistent with the nature of the use, but possessing design elements will be complementary with one another.

b. Landscaping and Open Space

- While some phases of development are planned for Site Plan Review at a future date, as guidance for future development, their entry features, perimeter landscaping, and

project themes will be consistent with the nature of the use, but possessing design elements will be harmonious with one another.

- Open space amenities in terms of placement and overall quantities will comply with the minimum amounts set forth in the Zoning Ordinance. Enhanced indoor recreational amenities can count towards these requirements and be consolidated on locations such as buildings A, B, and C on the site plan. These areas may offer services and amenities that enhance the work environment for buildings within this PAD.
- The site plan and landscape-open space exhibits submitted with this PAD indicate how the proposed land scape plan incorporates open space amenities and hardscape for the enjoyment of employees. They will be situated with convenient access to the buildings and will include elements such as metal shade awnings composed of colors and materials that are consistent with the architectural character of the.
- Live landscape material will be maintained in perimeter landscaping and internal areas.

c. Building Layout and Design

- Rear-loaded buildings are planned along the industrial project's exterior elevations, which places loading areas where they will be screened and de-emphasized from public view. Building arrangements maximize opportunities for a variety of types of industrial and employment uses that will diversity the employment base.
- Buildings are designed to suit the detailed expectations of companies in today's dynamic employment market with respect to design, building layouts, logistics, docking, building massing, space configurations, site access, landscaping, etc.
- Primary building entrances and design features will be clearly defined at specified locations with elements such as architectural definition, façade articulation, and storefront designs fronting public streets. Glazing and interesting textures and layering of architectural elements will produce an enhanced and distinctive character.
- Exterior elevations will be varied and broken up consistent with high-quality architectural design with clean, but aesthetically pleasing articulation and features.
- Appropriate separation between buildings and the building coverage that is below the maximum will embrace the benefits that light, air, and space bring to a project.
- Building setbacks will be maintained and exceeded in some instances as part of the PAD, which will allow room for landscape vegetation to thrive along the public pathways, promoting a quality experience.
- Roof elevations will create architectural interest in the exterior elevations, consistent with the industry expectations and tailored to the type and scale of each use proposed in each building.

d. Circulation, Loading, and Parking

- Loading and service areas are located non-street facing elevations.

- Screening walls and landscaping will screen any parking areas between the street and buildings.
- Landscaped strips and sidewalks will create a barrier between parking spaces and the buildings at specified locations, with the exception of truck loading areas.
- Parking areas are distributed throughout the Project may be located in front of buildings to promote ease of access to each use to separate them from the loading and work areas. Layouts will be consistent building arrangements along arterial streets, and site layout consistent with sustainable industry practices.
- Pedestrian paths will be provided to facilitate access to the building entries and incidental offices to the flex-employment uses. Pathways will be directed toward the building fronts and employee parking areas, not the truck-access locations in the employment zones to encourage pedestrian safety and comfort.

e. Walls and Monumentation

Project walls and monumentation, will comply with zoning standards, except as modified in this PAD. Screening walls and/or landscaping will block views to and from loading areas, and parking screening walls will be designed to incorporate the design character of the project. Any signage modifications will be submitted for consideration in a future Comprehensive Sign Plan. The intent is to provide wall design and signage consistent with the character of the project that provides for screening, identification and visibility for signage, and site safety. Monument signs and walls will coordinate with the perimeter landscaping and will form a critical element of a quality entry.

12. Site Plan Review

The Block on Elliot meets or exceed MZO Standards and the Mesa Quality Design Guidelines, as modified in this PAD. With the approval of this PAD, any future site plan reviews design reviews for the future development phases will not proceed to the Site Plan Review public hearing for final approval, but will be treated through the City's administrative Site Plan Review process, as outlined in the current Mesa Zoning Ordinance Section 11-69-4 regarding eligibility for Site Plan administrative approval. All other parcels as submitted in this application will follow the standard Zoning Ordinance requirements for Site Plan Review and are included in this site plan request. Any future development will be consistent with the overall development as outlined in this PAD.

13. Preliminary Plat

The Preliminary Plat is submitted in concurrently with the zoning process. Final engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process. The table below summarizes the area of the lots on the preliminary plat. Private drives, cross-access easements, and drainage areas will be dedicated in easements consistent with subdivision requirements.

Parcel Summary

Parcel #	1	2	3	4	5	6	7	8	**Total**
Area (AC)	9.52	13.06	25.68	20.48	36.18	50.30	29.43	82.13	**266.77**

14. Utilities and Infrastructure

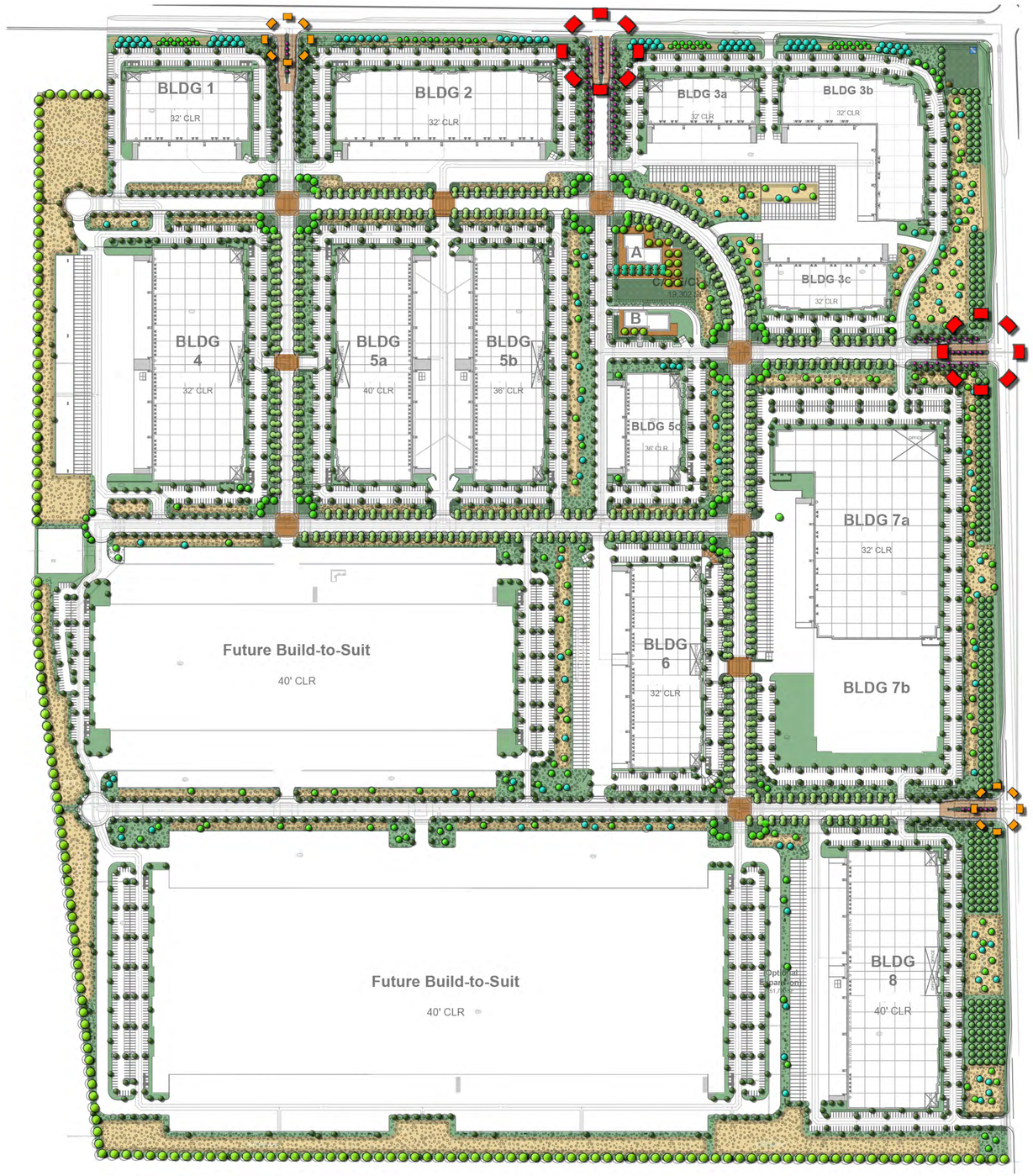
The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area and both Cox and CenturyLink for telecommunications.

Utility improvements include water and sewer mains in the Elliot Road and Sossaman Road corridors and on-site sewer mains, water mains, and fire hydrants which will be designed to City of Mesa standards and guidelines and located within water/sewer easements. The water system will tie into existing 12-inch City of Mesa services at 2 possible locations in Elliot Road and 2-3 points in Sossaman Road to provide for redundancy and the required loop of services. The proposed sewer main will tie into existing City of Mesa infrastructure at the existing crossing of the Flood Control channel at the center-west portion of the development. Onsite sewer lines will be 6-8 inches and will comply with engineering standards.

On-site and off-site stormwater will be managed according to City of Mesa design guidelines and will be coordinated with the Arizona Department of Transportation and Flood Control District of Maricopa County for approvals. The Property is not located in a floodplain as it is in Zone X on the FEMA Flood Insurance Rate Map. The natural grade is a relatively flat agricultural topography that drains to the west. Onsite retention is planned to cause runoff to drain away from buildings and ultimately into catch basins and retention basins. Offsite retention will comply with standards where runoff will be directed to retention basins, as provided in the preliminary grading and drainage plan and drainage report.

15. Conclusion

THE BLOCK ON ELLIOT implements the vision and objectives of the Mesa General Plan for this employment designated area. As proposed, the project will bring economic development and land use advantages to the City through additional business growth, jobs, and fiscal benefits to support the City's public initiatives. The conceptual plan integrates the built and natural environment through unifying landscaping elements along the project perimeter and internal driveways and parking areas. Site cohesion is achieved through the quality architectural and landscape themes that will promote internal consistency and harmony with the surrounding streets and land uses. The configuration and programming of the buildings and site layout aim to attract quality employers and users, which will lend to making this site competitive in today's economy amidst continued growth in the surrounding communities.



MESA 270 - PRELIMINARY PLAT CONCEPTUAL LANDSCAPE PLAN

Conceptual Landscape Legend

- Blended Palette: Desert & Turf Areas
- Desert Palette: No Turf
- Specialty Hardscape
- Primary Entry
- Secondary Entry

0' 200' 400' 600'
Scale: 1" = 200'-0"

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0091

PRELIMINARY
NOT FOR CONSTRUCTION
66419
LOGAN S. SOWERS
Registered Landscape Architect
ARIZONA, U.S.A.
Expires 06/30/24

THE BLOCK ON ELLIOT
Landscape Submittal
Landscape Construction Documents
MESA, ARIZONA

revisions:

project #: *SRI001*
scale: *NTS*
issued for: *Review*
drawn by: *Team*
date: *09.26.2022*
drawing: *Landscape Sections*

sheet #
L3.23
1

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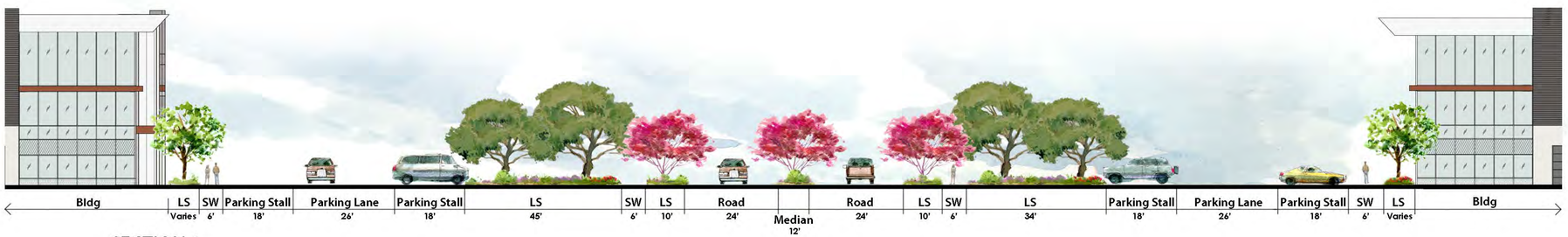
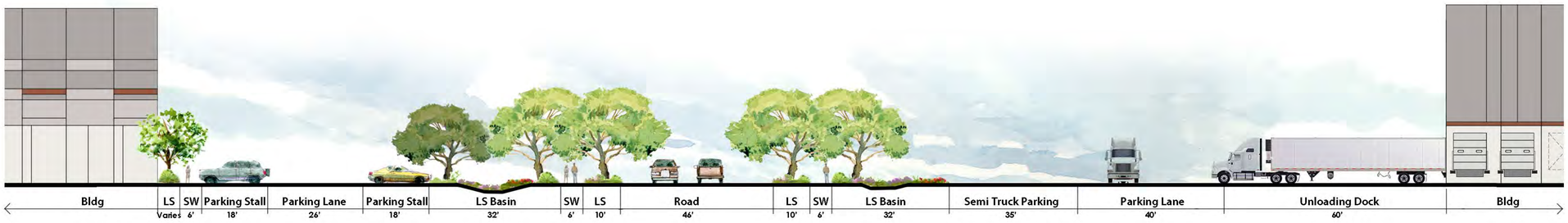


SECTION 1



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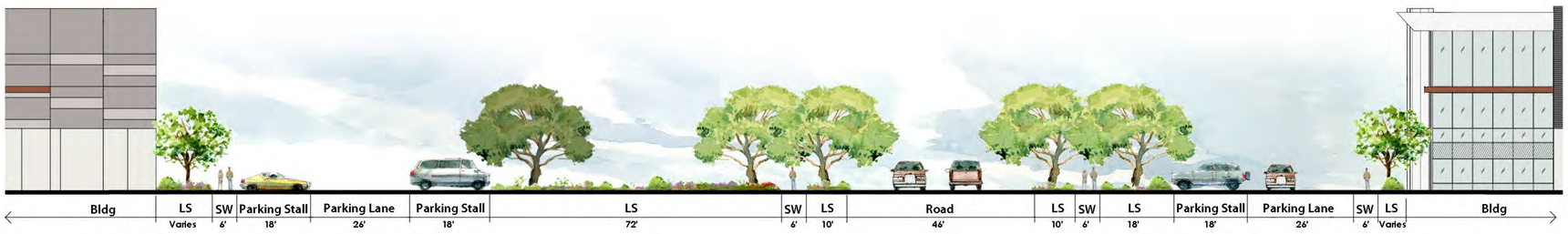

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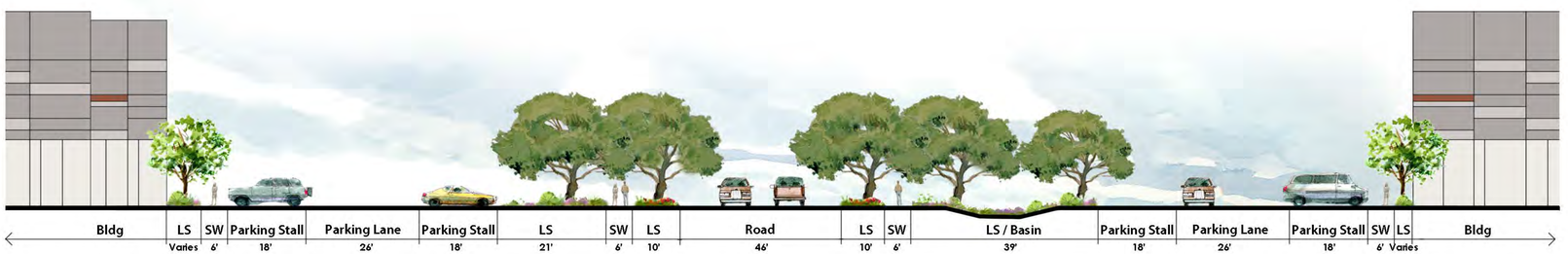
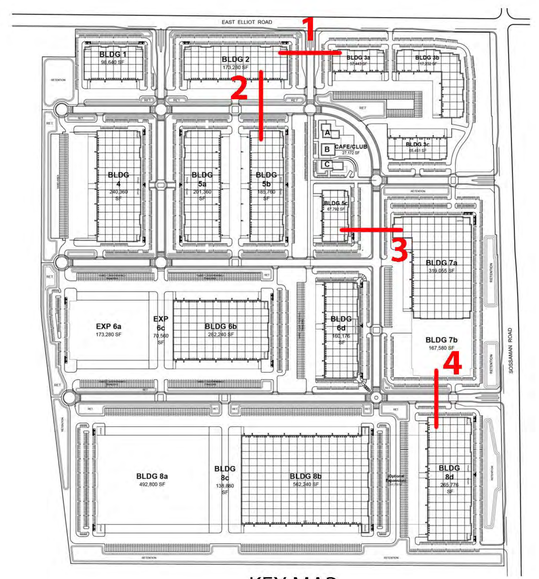


SECTION 4



KEY MAP

MESA 270 - PRELIMINARY PLAT STREET SECTIONS WITH LANDSCAPE TREATMENT

Sections shown for graphic representation only. Refer to Architecture plans for final building design and site layout. Refer to Engineering plans for final grades. Refer to Landscape plans for final planting.

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NOT FOR CONSTRUCTION
66419
LOGAN S. SOWERS
Registered Landscape Architect
ARIZONA, U.S.A.
Expires 06/30/24

THE BLOCK ON ELLIOT
Landscape Submittal
Landscape Construction Documents
MESA, ARIZONA

revisions:

project #:
SRI001
scale:
NTS
issued for:
Review
drawn by:
Team
date:
09.26.2022
drawing:
Landscape Sections

sheet #
L3.23
26 of 28

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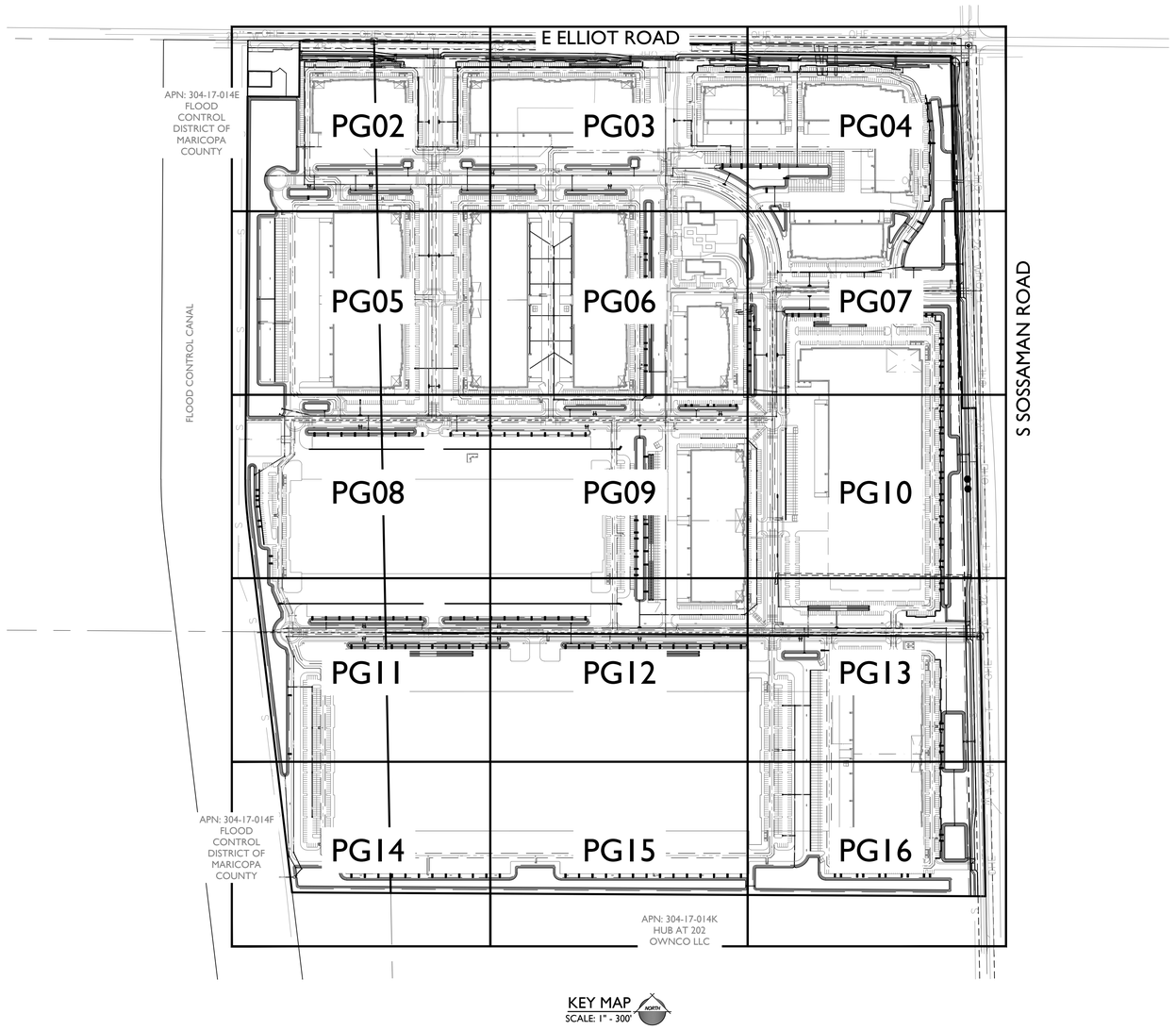
PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

THE BLOCK ON ELLIOT

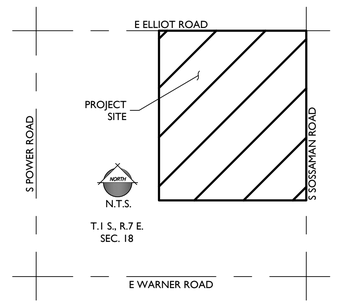
MESA, AZ

A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY ARIZONA



KEY MAP
SCALE: 1" - 300'

VICINITY MAP



OWNER:
MESA AZ INDUSTRIAL OWNER, LLC
18565 JAMBOREE RD, SUITE 200
IRVINE, CA 96212
PHONE: (949) 769-6707
CONTACT: TOM BITNEY
EMAIL: TBITNEY@SHOPOFF.COM

ARCHITECT:
WARE MALCOMB
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PHOENIX, AZ 85016
PHONE: (480) 767-1001
CONTACT: KEVIN EVERNHAM
EMAIL: kevernham@waremalcomb.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: JOHN HOLMAN, P.E.
EMAIL: john.holman@epsgroupinc.com

LANDSCAPE ARCHITECT:
GREEY | PICKETT
7144 E STETSON DR, SUITE 205
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT
EMAIL: wpickett@greeypickett.com

PROJECT DATA

APN:	304-17-05B, 304-17-014L, 304-17-014M
CURRENT LAND USE:	AGRICULTURAL
EXISTING GENERAL PLAN:	MIXED USE ACTIVITY/EMPLOYMENT
EXISTING ZONING:	MC RU-43
GROSS AREA:	273.12 ACRES
NET AREA:	266.77 ACRES

BASIS OF BEARING:

THE MONUMENTED CENTERLINE OF SOSSAMAN ROAD BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH , RANGE 7 EAST.
ASSUMED BEARING: NORTH 01 DEGREES 08 MINUTES 02 SECONDS WEST

BENCHMARK:

CITY OF MESA PUBLISHED BENCHMARK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF POWER ROAD AND ELLIOT ROAD BRASS TAG IN HEADWALL
CITY OF MESA DATUM NAVD88 ELEVATION: 1327.63 FEET

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L , DATED OCT. 16 2013. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX:

DESCRIPTION		SHEET NO
COVER SHEET	PG01	1
PLAN SHEETS	PG02 - PG16	2 - 16

UTILITIES AND SERVICES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	LUMEN / COX
CABLE TV	LUMEN / COX
FIRE	CITY OF MESA
POLICE	CITY OF MESA
NATURAL GAS	CITY OF MESA

100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:
$V_{REQ} = C * D * A / 12$
WHERE: V_{REQ} = RUNOFF VOLUME (SF)
C = WEIGHTED RUNOFF COEFFICIENT =VARIES
D = 100-YR, 2-HR RAINFALL DEPTH (IN) = 2.20-IN
A = AREA OF PROJECT SITE IN ACRES (± 273.12 AC)

V_R= 45.81 AC-FT = 1,995,451 CF

V_P= 63.96 AC-FT = 2,786,141 CF

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: The Block on Elliot
7403 E Elliot Rd
Mesa, AZ 85212

Preliminary Grading and Drainage Plan

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JLH
Drawn by: GDT

Registered Professional Engineer (Civil)
CERTIFICATE NO.
59630
JOHN R.
HOLMAN
Date Signed 11-04-22
ARIZONA U.S.A.

Job No.
22-0222

PG01

Sheet No.
1
of 16

22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

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22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

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sdeng

LEGEND

SEWER LINE
SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
FF= FINISHED FLOOR
STORM DRAIN PIPE
CATCH BASIN
SLOPE DIRECTION

E ELLIOT ROAD

16' FUTURE MEDIAN PER COM STD DET M-46.03.2

12" WAT

NUISANCE RETENTION ONLY

TOP=35.50 TOE=34.50

47.5' B/C - C/L

6.0' SW

23.0' EX WAT

22.6' EX SEW

31.7' EX OHE

50.6' EX OHE

58.2' B/C - L/C

60.0' DRIVEWAY PER COM STD DTL M-42

BLEED-OFF

BASIN U2
Vr= 10,020CF
Vp= 10,211 CF

20.0' WAT/SEW ESMT

18.0' WAT/SEW ESMT

FF=37.50

FF=41.50

APN: 304-17-014E
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

EX 54" SEWER

BASIN B1
TOP= 33.00
TOE= 30.00
Vr= 311,447 CF
Vp= 440,656 CF

TOP=33.00 TOE=30.00

HEADWALL (TYP)

SD MANHOLE (TYP)

BASIN B6
TOP= 31.50
TOE= 28.50
Vr= 6,276 CF
Vp= 18,867 CF

TOP=31.50 TOE=28.50

HEADWALL (TYP)

BASIN B7
TOP= 34.50
TOE= 31.50
Vr= 6,004 CF
Vp= 16,106 CF

TOP=31.50 TOE=34.50

BASIN B12
TOP= 32.00
TOE= 29.00
Vr= 8,005 CF
Vp= 21,797 CF

TOP=32.00 TOE=29.00

TOP=34.50 TOE=32.50

BASIN B13
TOP= 34.50
TOE= 32.50
Vr= 9,008 CF
Vp= 9,008 CF

8" SEW

BASIN B14
TOP= 39.00
TOE= 37.00
Vr= 10,800 CF
Vp= 10,800 CF

TOP=39.00 TOE=37.00

MATCH SHEET 3

MATCH SHEET 5

NORTH

scale: 1" = 40'

40 0 40 80 feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com
EPS GROUP

The Block on Elliot
7403 E Elliot Rd
Mesa, AZ 85212

Project:

Preliminary Grading and Drainage Plan

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Call at least two full working days before you begin excavation.
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Designer: JLH
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Registered Professional Engineer (Civil)
CERTIFICATE NO.
59630
JOHN R. HOLMAN
Date Signed 11-04-22
ARIZONA U.S.A.

Job No.
22-0222

PG02

Sheet No.
2
of 16

22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

Nov. 04, 2022 11:52am S:\Projects\2022\22-0222\Civil_Preliminary_Preliminary G&D\22-0222 – PG03.dwg

adeng

LEGEND

SEWER LINE | SEWER MANHOLE | WATER LINE | FIRE HYDRANT | WATER VALVE | FF= FINISHED FLOOR | STORM DRAIN PIPE | CATCH BASIN | SLOPE DIRECTION

E ELLIOT ROAD

16' FUTURE MEDIAN PER COM STD DET M-46.03.2

12" WAT

NUISANCE RETENTION ONLY

6.0' SW | 2.7' EX SEW | 21.9' EX WAT | 31.2' EX OHE | 47.5' B/C - C/L | 51.0' EX OHE | 58.5' B/C - C/L | 47.5' B/C - C/L

60.0' DRIVEWAY PER COM STD DTL M-42

BLEED-OFF

CATCH BASIN (TYP)

SD

BASIN U3
Vr= 10,020 CF
Vp= 10,211 CF

18.5' WAT/SEW ESMT

20.0' WAT/SEW ESMT

FF=41.50

FF=48.50

FF=42.70

MATCH SHEET 2

MATCH SHEET 4

MATCH SHEET 6

6" S

8" SEW

SD MANHOLE (TYP)

BASIN B7
TOP= 34.50
TOE= 31.50
Vr= 6,004 CF
Vp= 16,106 CF

TOP=34.50

BASIN B8
TOP= 34.50
TOE= 31.50
Vr= 6,338 CF
Vp= 16,109 CF

TOP=34.50
TOE=31.50
4:1

TOP=42.00
TOE=39.00

BASIN B9
TOP= 42.00
TOE= 39.00
Vr= 82,173 CF
Vp= 97,074 CF

BASIN B14
TOP= 39.00
TOE= 37.00
Vr= 10,800 CF
Vp= 10,800 CF

TOP=39.00
TOE=37.00

BASIN B15
TOP= 39.00
TOE= 37.00.
Vr= 9,231 CF
Vp= 9,808 CF

BASIN B16
TOP= 38.50
TOE= 35.50
Vr= 93,736 CF
Vp= 93,736 CF

TOE=35.50
TOP=38.50

NORTH

scale: 1" = 40'

40 0 40 80 feet

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The Block on Elliot

7403 E Elliot Rd
Mesa, AZ 85212

Project:

Preliminary Grading and Drainage

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In Maricopa County: (602)263-1100

Designer: JLH
Drawn by: GDT

Registered Professional Engineer (Civil)
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JOHN R.
HOLMAN
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Job No.
22-0222

PG03

Sheet No.
3
of 16

22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

LEGEND

SEWER LINE | SEWER MANHOLE | WATER LINE | FIRE HYDRANT | FF= FINISHED FLOOR | WATER VALVE | SLOPE DIRECTION | STORM DRAIN PIPE | CATCH BASIN

E ELLIOT ROAD

FUTURE MEDIAN PER COM STD DET M-46.03.2

16' FUTURE MEDIAN PER COM STD DET M-46.03.2

12" WAT

30.0' DRIVEWAY PER COM STD DTL M-42

NUISANCE RETENTION ONLY

6.0' SW

15.0' EX TELE

19.9' EX SEW

22.6' EX WAT

51.1' EX OHE

51.6' EX B/C - C/L

2" WAT

BASIN U5
Vr= 11,776 CF
Vp= 11,781 CF

TOP=49.12
TOE=49.04

CATCH BASIN (TYP)

BLEED-OFF

SD

SD MANHOLE (TYP)

BASIN U4
Vr= 10,715 CF
Vp= 10,966 CF

20.0' WAT/SEW ESMT

FF=48.50

43.0' B/C - C/L

1.7' EX GAS

14.0' EX WAT

42.0' EX TELE

43.5' EX SEW

53.5' B/C - C/L

55.0' MCDOT ROW

S SOSSAMAN ROAD

4:1

BASIN B10
TOP= 46.00
TOE= 43.00
Vr= 74,810 CF
Vp= 197,725 CF

TOP=46.00

TOE=43.00

FUTURE MEDIAN PER COM STD DET M-46.05.2

8" SEW

6" S

TOP=42.00

TOE=39.00

BASIN B9
TOP= 42.00
TOE= 39.00
Vr= 82,173 CF
Vp= 97,074 CF

Horizontal

BASIN B9.1
TOP= 42.00
TOE= 39.00
Vr= 15,214 CF
Vp= 15,214 CF

MATCH SHEET 3

MATCH SHEET 7

NORTH

scale: 1" = 40'

40 0 40 80 feet

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7403 E Elliot Rd
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PG04

Sheet No.
4
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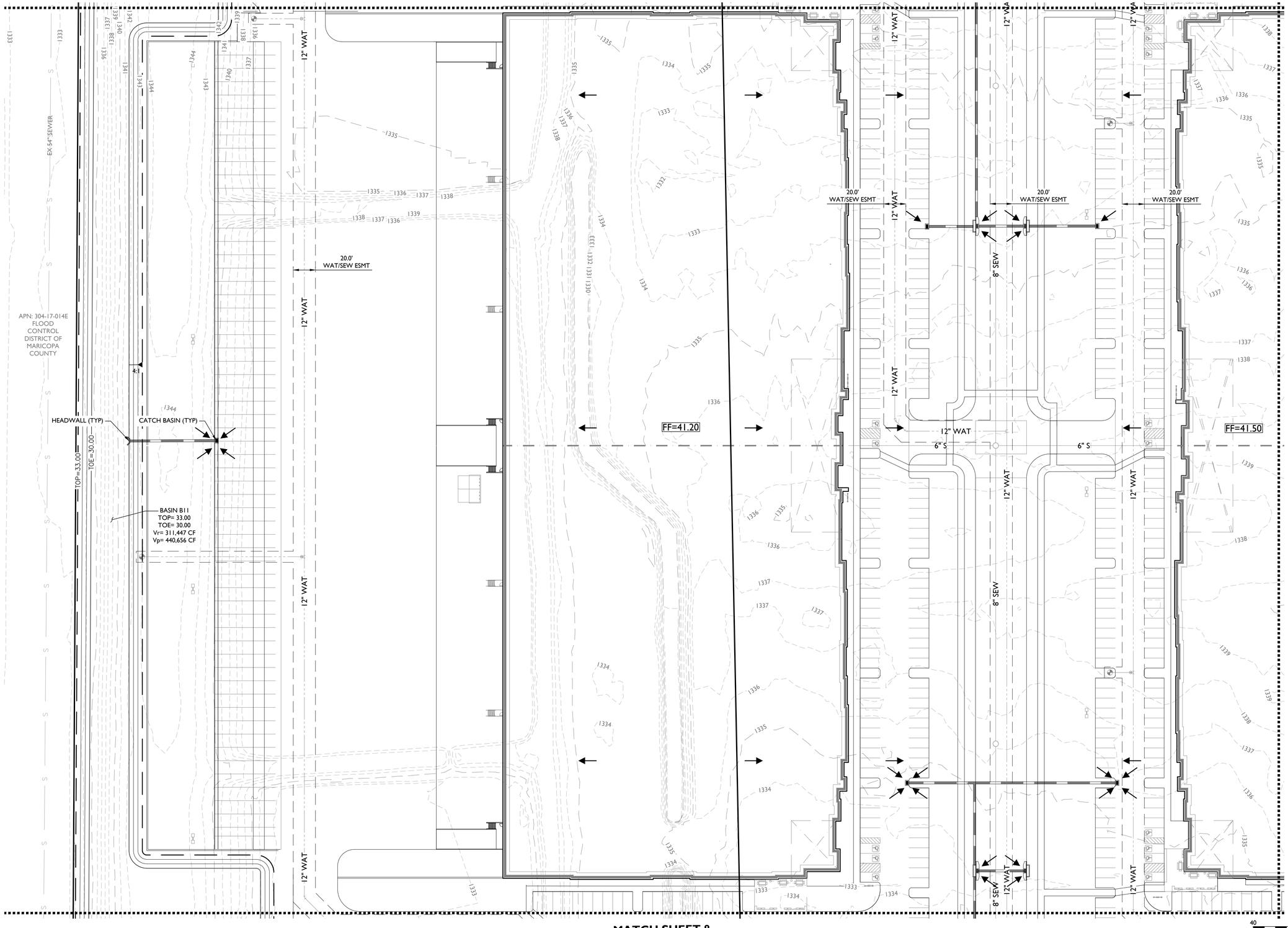
LEGEND

SEWER LINE
SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
FF= FINISHED FLOOR
STORM DRAIN PIPE
CATCH BASIN
SLOPE DIRECTION



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PG05

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5
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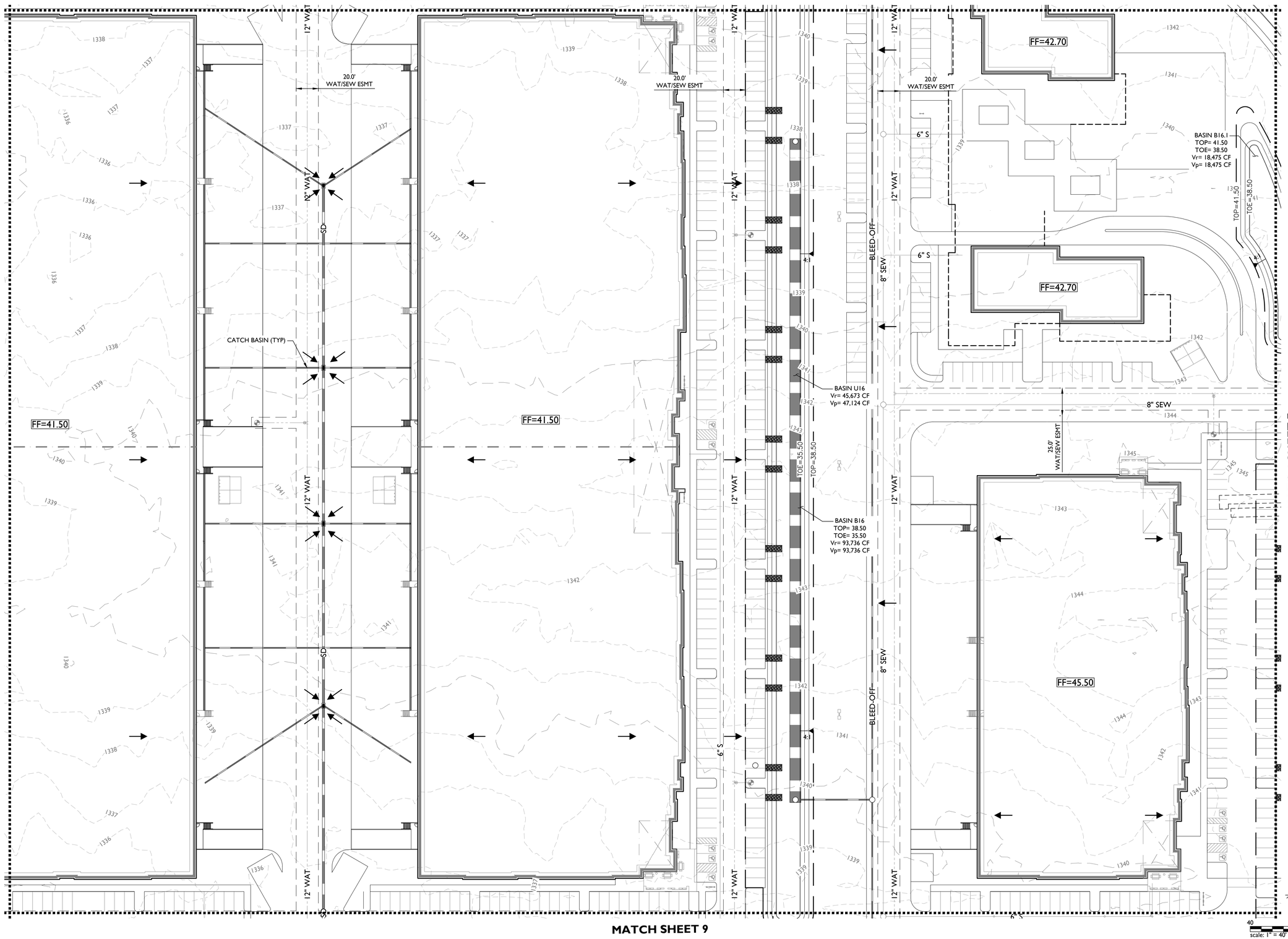
22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

LEGEND

SEWER LINE | SEWER MANHOLE | WATER LINE | FIRE HYDRANT | WATER VALVE | FF= FINISHED FLOOR | STORM DRAIN PIPE | CATCH BASIN | SLOPE DIRECTION



NORTH

scale: 1" = 40'

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6
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LEGEND

SEWER LINE
SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
FF= FINISHED FLOOR
STORM DRAIN PIPE
CATCH BASIN
SLOPE DIRECTION

MATCH SHEET 4

MATCH SHEET 6

MATCH SHEET 10

BASIN B9.1
TOP= 42.00.
TOE= 39.00
Vr= 15,214 CF
Vp= 15,214 CF

BASIN B9.2
TOP= 46.00
TOE= 43.00
Vr= 14,300 CF
Vp= 20,429 CF

FF=47.50

BASIN B16.1
TOP= 41.50
TOE= 38.50
Vr= 18,475 CF
Vp= 18,475 CF

BASIN B10
TOP= 46.00
TOE= 43.00
Vr= 74,810 CF
Vp= 197,825 CF

BASIN B21
TOP= 42.50
TOE= 39.50
Vr= 33,635 CF
Vp= 34,521 CF

BASIN B29
TOP= 41.50
TOE= 39.50
Vr= 38,861 CF
Vp= 38,861 CF

BASIN U 29
Vr= 36,726 CF
Vp= 36,914 CF

BASIN B30
TOP= 44.00
TOE= 41.00
Vr= 105,561 CF
Vp= 148,316 CF

FF=48.50

CATCH BASIN (TYP)
HEADWALL (TYP)
SD MANHOLE (TYP)
BLEED-OFF
8" SEW
6" S
SD
12" WAT
20.0' WAT/SEW ESMT
25.0' WAT/SEW ESMT
TOP=46.00
TOE=43.00
TOP=41.50
TOE=38.50
TOP=44.00
TOE=41.00
TOP=42.50
TOE=39.50
4:1
3:1

1.8' EX GAS
6.0' SW
14.0' EX WAT
28.3' EX OHE
29.3' EX TELE
41.9' EX SEW
55.0' MCDOT ROW
45.5' B/C - C/L

COM STD DTL M-42
60.0' DRIVEWAY

S SOSSAMAN ROAD

NORTH
scale: 1" = 40'
40 0 40 80 feet

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Drawn by: GDT

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Job No.
22-0222

PG07

Sheet No.
8
of 16

22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

LEGEND

SEWER LINE | SEWER MANHOLE | WATER LINE | FIRE HYDRANT | WATER VALVE | FF= FINISHED FLOOR | STORM DRAIN PIPE | CATCH BASIN | SLOPE DIRECTION

MATCH SHEET 5

BASIN B11
TOP= 33.00
TOE= 30.00
Vr= 311,447 CF
Vp= 440,656 CF

BASIN B17
TOP= 34.00
TOE= 31.00
Vr= 4,332 CF
Vp= 13,693 CF

BASIN B23
TOP= 32.00
TOE= 29.00
Vr= 134,132 CF
Vp= 210,079 CF

BASIN B24
TOP= 33.00
TOE= 30.00
Vr= 14,366 CF
Vp= 33,431 CF

BASIN B25
TOP= 35.00
TOE= 33.00
Vr= 16,455 CF
Vp= 20,796 CF

HEADWALL (TYP)
BLEED-OFF
20.0' WAT/SEW ESMT
SD MANHOLE (TYP)
12" WAT
12" SEW
8" SEW
12" S
SD
EX 54" SEWER
APN: 304-17-014E FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
PAD=41.50

MATCH SHEET 9

MATCH SHEET 11

NORTH

scale: 1" = 40'

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PG08

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8
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22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

LEGEND

SEWER LINE | SEWER MANHOLE | WATER LINE | FIRE HYDRANT | WATER VALVE | FF= FINISHED FLOOR | STORM DRAIN PIPE | CATCH BASIN | SLOPE DIRECTION

MATCH SHEET 6

MATCH SHEET 8

MATCH SHEET 10

MATCH SHEET 12

12" WAT

12" S

SD

6" S

BLEED-OFF

20.0' WAT/SEW ESMT

SD MANHOLE (TYP)

HEADWALL (TYP)

BASIN B20
TOP= 37.50
TOE= 35.50
Vr= 4,010 CF
Vp= 8,827 CF

BASIN B16
TOP= 35.50
TOE= 38.50
Vr= 164,657 CF
Vp= 171,385 CF

BASIN B22
TOP= 41.50
TOE= 39.50
Vr= 8,750 CF
Vp= 8,827 CF

BASIN B25
TOP= 35.00
TOE= 33.00
Vr= 16,455 CF
Vp= 20,796 CF

BASIN B26
TOP= 39.50
TOE= 36.50
Vr= 95,007 CF
Vp= 95,077 CF

BASIN U26
Vr= 101,399 CF
Vp= 102,102 CF

PAD=41.50

FF=45.50

NORTH

scale: 1" = 40'

40 0 40 80 feet

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22-0222

PG09

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9
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22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

LEGEND

SEWER LINE | SEWER MANHOLE | WATER LINE | FIRE HYDRANT | WATER VALVE | FF= FINISHED FLOOR | STORM DRAIN PIPE | CATCH BASIN | SLOPE DIRECTION

MATCH SHEET 7

MATCH SHEET 9

MATCH SHEET 13

12" WAT

BLEED-OFF

SD MANHOLE (TYP)

CATCH BASIN (TYP)

20.0' WAT/SEW ESMT

FF=48.50

TOP=44.00

TOE=41.00

BASIN B30
TOP= 44.00
TOE= 41.00
Vr= 105,561 CF
Vp= 148,316 CF

6.0' SW

6.9' EX GAS

14.0' EX WAT

30.4' EX SEW

32.1' EX OHE

33.0' EX TELE

34.5' B/C - C/L

55.0' MCDOT ROW

12" WAT S SOSSAMAN ROAD

4:1

NORTH

scale: 1" = 40'

40 0 40 80 feet

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PG10

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10
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22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

LEGEND

SEWER LINE
SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
FF= FINISHED FLOOR
STORM DRAIN PIPE
CATCH BASIN
SLOPE DIRECTION

MATCH SHEET 8

MATCH SHEET 12

MATCH SHEET 14

APN: 304-17-014E
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

APN: 304-17-014F
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

BASIN B23
TOP= 32.00
TOE= 29.00
Vr= 134,132 CF
Vp= 210,079 CF

BASIN B31
TOP= 31.50
TOE= 28.50
Vr= 13,208 CF
Vp= 35,485 CF

BASIN B32
TOP= 33.50
TOE= 30.50
Vr= 16,448 CF
Vp= 44,557 CF

BASIN B35
TOP= 32.50
TOE= 30.50
Vr= 24,283 CF
Vp= 24,283 CF

BASIN U35
Vr= 62,727 CF
Vp= 62,832 CF

PAD=38.47

12" WAT
8" SEW
20.0' WAT/SEW ESMT
HEADWALL (TYP)
SD MANHOLE (TYP)
BLEED-OFF
SD
4:1
TOP=32.00
TOE=29.00
TOP=31.50
TOE=28.50
TOP=33.50
TOE=30.50
TOP=32.50
TOE=30.50

NORTH

scale: 1" = 40'

40 0 40 80 feet

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PG11

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LEGEND

SEWER LINE
SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
FF= FINISHED FLOOR
STORM DRAIN PIPE
CATCH BASIN
SLOPE DIRECTION

MATCH SHEET 9

MATCH SHEET 11

MATCH SHEET 13

MATCH SHEET 15

PAD=37.25

PAD=41.50

FF=45.50

20.0' WAT/SEW ESMT

BASIN B26
TOP= 39.50
TOE= 36.50
Vr= 95,077 CF
Vp= 95,077 CF

BASIN U26
Vr= 101,399 CF
Vp= 102,102 CF

BASIN B32
TOP= 33.50
TOE= 30.50
Vr= 16,448 CF
Vp= 44,557 CF

BASIN B35
TOP= 32.50
TOE= 30.50
Vr= 24,283 CF
Vp= 24,283 CF

BASIN B36
TOP= 34.50
TOE= 32.50
Vr= 27,955 CF
Vp= 27,955 CF

BASIN B36
Vr= 61,932 CF
Vp= 62,832 CF

TOP=39.50
TOE=36.50
TOP=33.50
TOE=30.50
TOE=32.50
TOP=30.50
TOE=34.50
TOP=32.50
4:1

SD MANHOLE (TYP)
HEADWALL (TYP)
12" WAT
8" SEW
BLEED-OFF
SD

NORTH

scale: 1" = 40'

40 0 40 80 feet

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LEGEND

SEWER LINE
SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
FF= FINISHED FLOOR
STORM DRAIN PIPE
CATCH BASIN
SLOPE DIRECTION

MATCH SHEET 10

MATCH SHEET 12

MATCH SHEET 16

20.0' WAT/SEW ESMT
12" WAT
SD
BLEED-OFF
SD MANHOLE (TYP)
8" SEW
HEADWALL (TYP)
BASIN B37
TOP= 36.50
TOE= 33.50
Vr= 13,121 CF
Vp= 14,258 CF
4:1
TOE=33.50
TOP=36.50
6" S
CATCH BASIN (TYP)
PAD=41.50
FF=46.50
BASIN B30
TOP= 44.00
TOE= 41.00
Vr= 105,561 CF
Vp= 148,316 CF
TOP=44.00
TOE=41.00
45.5' B/C - C/L
60.0' DRIVEWAY COM STD DTL M-42
6.0' SW
13.5' EX GAS
14.0' EX OHE
31.4' EX OHE
32.1' EX TELE
34.5' B/C - C/L
37.6' EX SEW
55.0' MCDOT ROW
20.0' WAT/SEW WSMT
BASIN B38
TOP= 43.50
TOE= 40.50
Vr= 47,278 CF
Vp= 121,218 CF
TOP=43.50
TOE=40.50
S SOSSAMAN ROAD

NORTH

scale: 1" = 40'

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PG13

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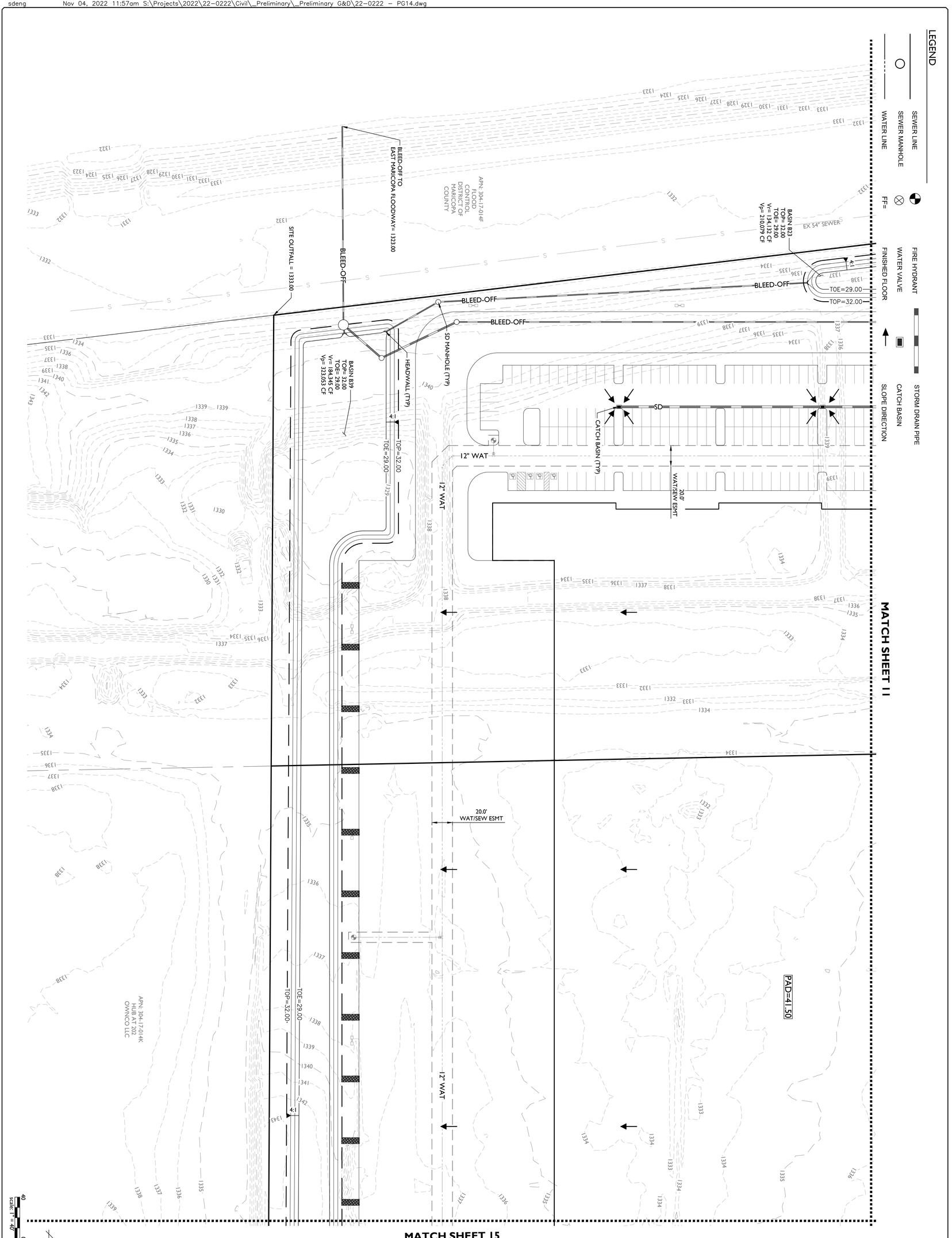

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PG14

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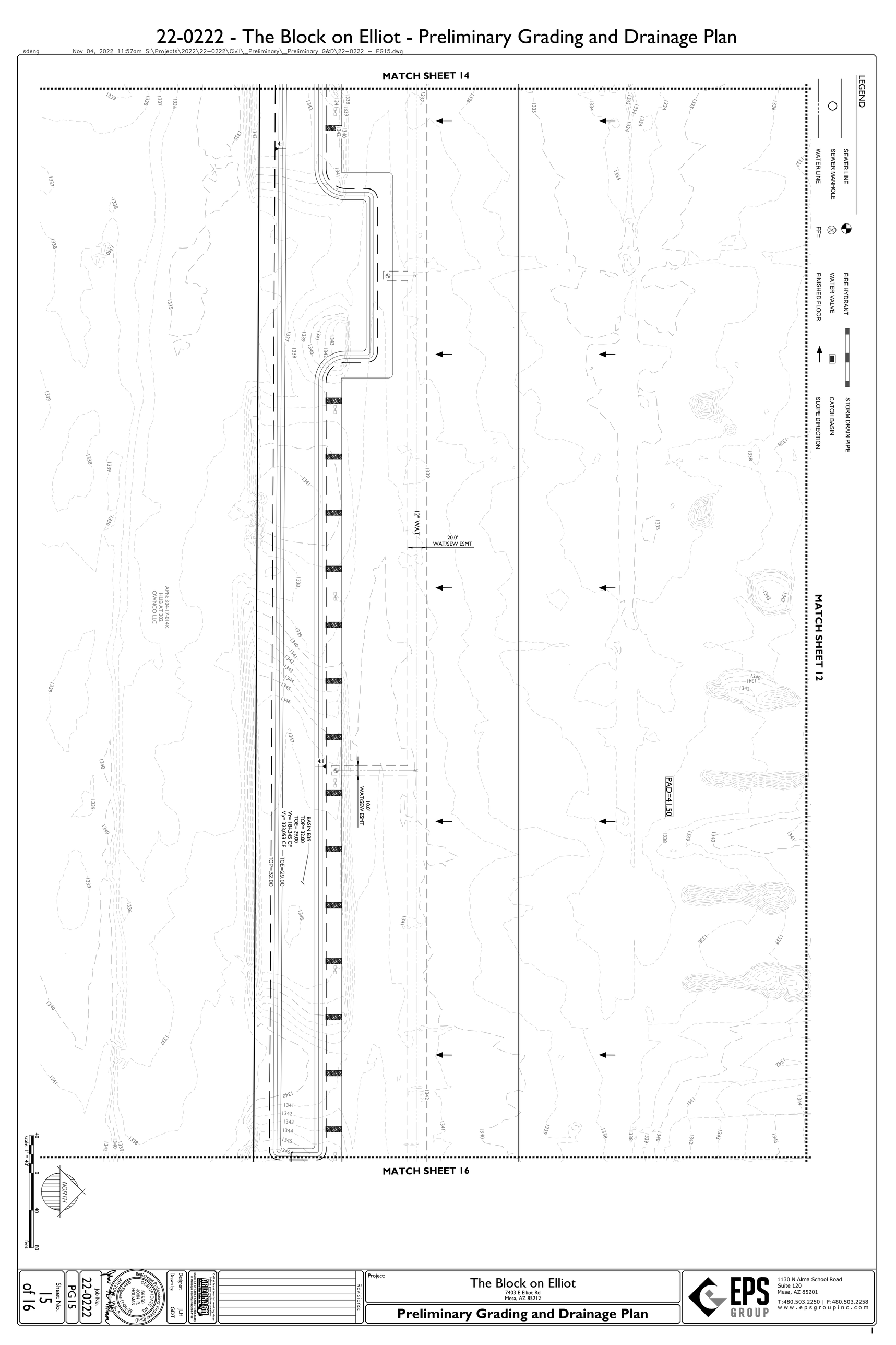
22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

sdeng Nov 04, 2022 11:57am S:\Projects\2022\22-0222\Civil_Preliminary_Preliminary G&D\22-0222 – PG15.dwg



Sheet No. 15 of 16

Job No. 22-0222

PG15

Designer: JLH
Drawn by: GDT

Revisions:

Project:
The Block on Elliot
7403 E Elliot Rd
Mesa, AZ 85212

Preliminary Grading and Drainage Plan

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

22-0222 - The Block on Elliot - Preliminary Grading and Drainage Plan

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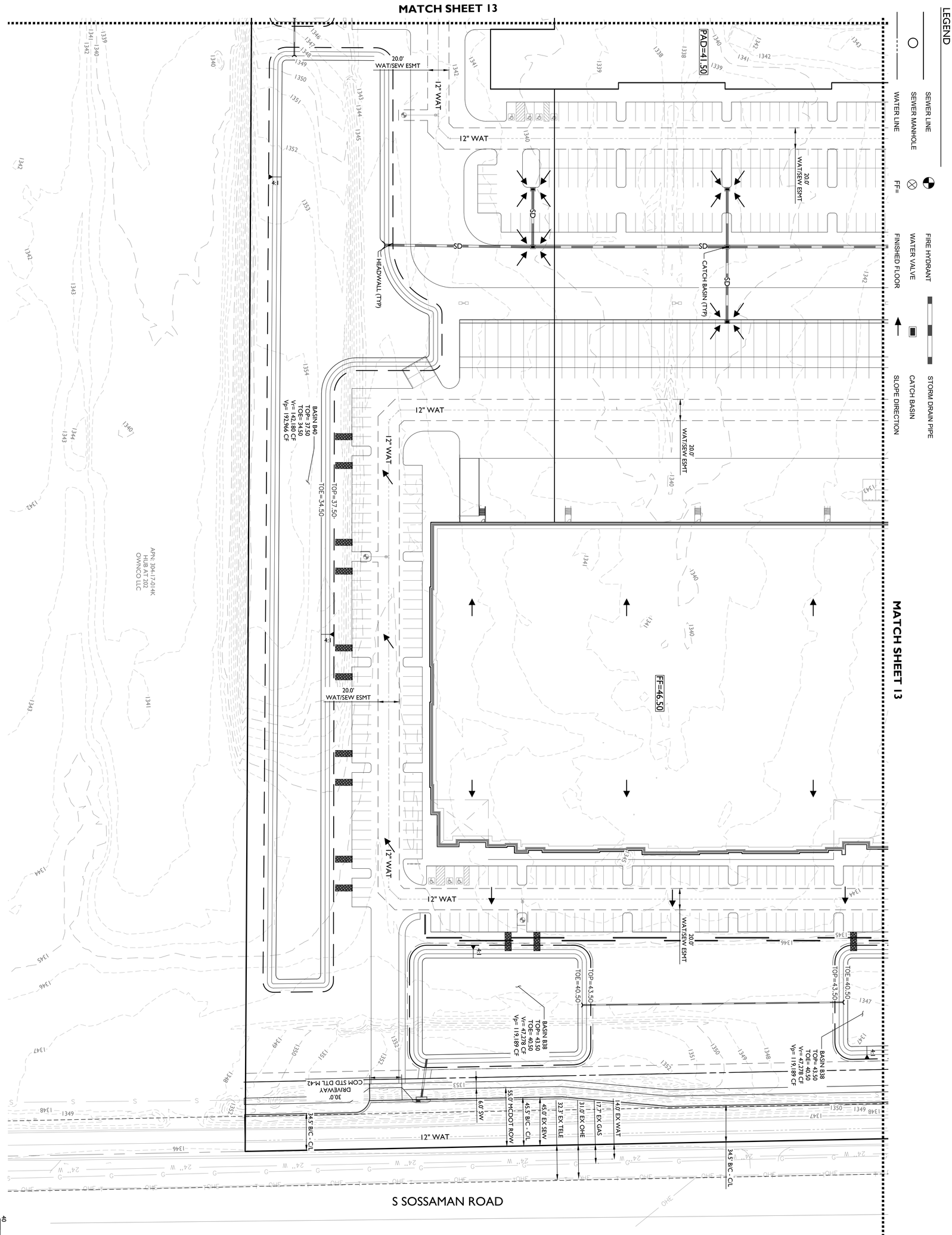

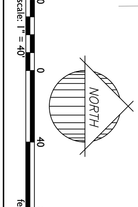

Sheet No. 16 of 16

Job No. 22-0222

PG16

Designer: JLH
Drawn by: GDT

Revisions:

Project:
The Block on Elliot
7403 E Elliot Rd
Mesa, AZ 85212

Preliminary Grading and Drainage Plan

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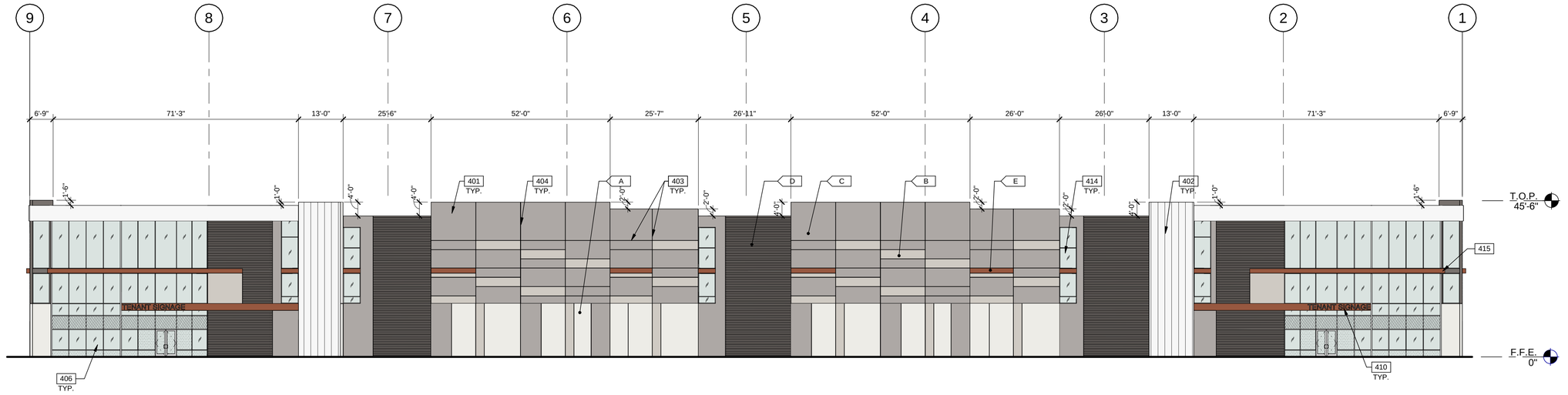


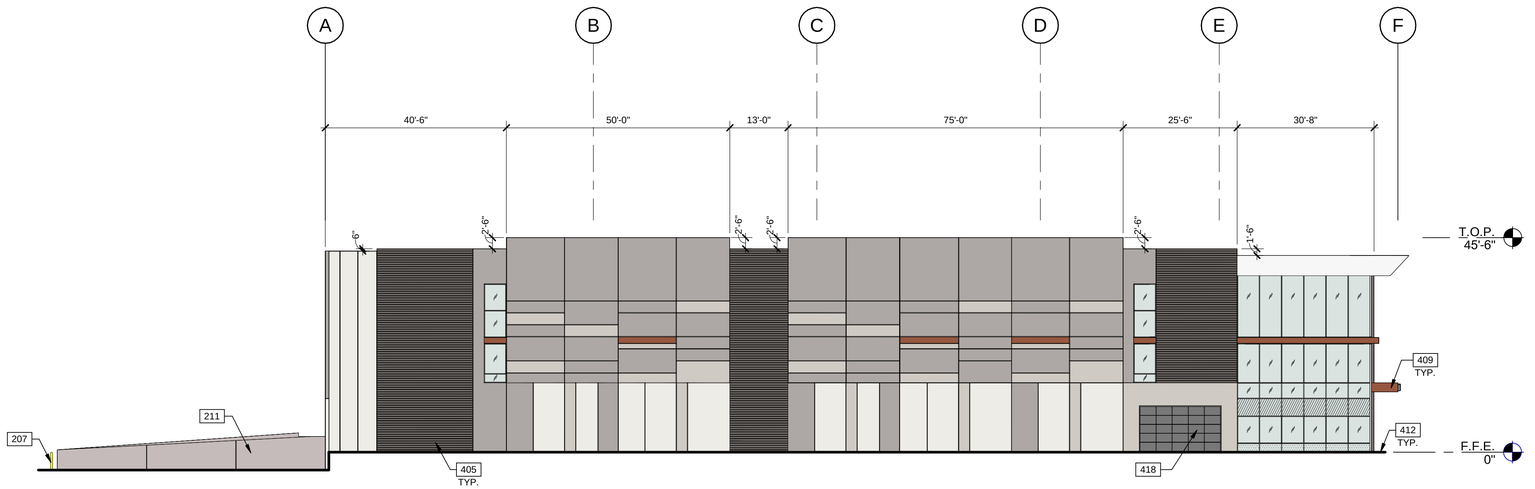
1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING 1 - NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

1



BUILDING 1 - EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:

CONCRETE: 43%
FORM LINER: 21%
STOREFRONT: 24%
METAL PANEL: 6%
STEEL: 6%

EAST EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 19%
STOREFRONT: 13%
OVERHEAD DOOR: 2%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 01)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - SNOW BOUND SW 7004
- B — SHERWIN WILLIAMS PAINT - GRAYISH SW 6001
- C — SHERWIN WILLIAMS PAINT - PROPER GRAY SW 6003
- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
402	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
410	FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
418	GLASS SECTIONAL DOOR.

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Phoenix, AZ. 85016
P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 1 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

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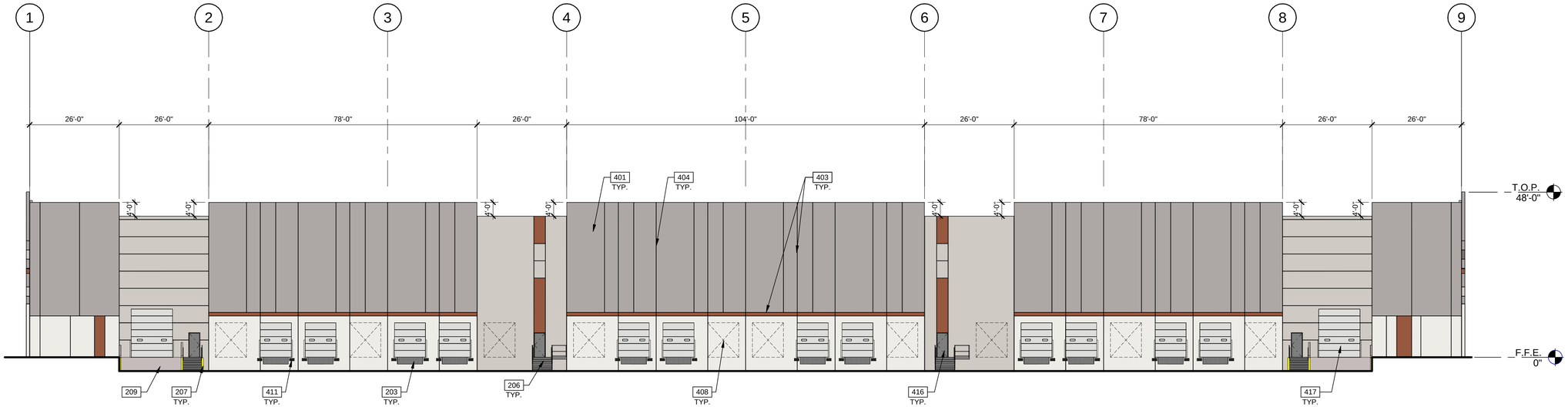


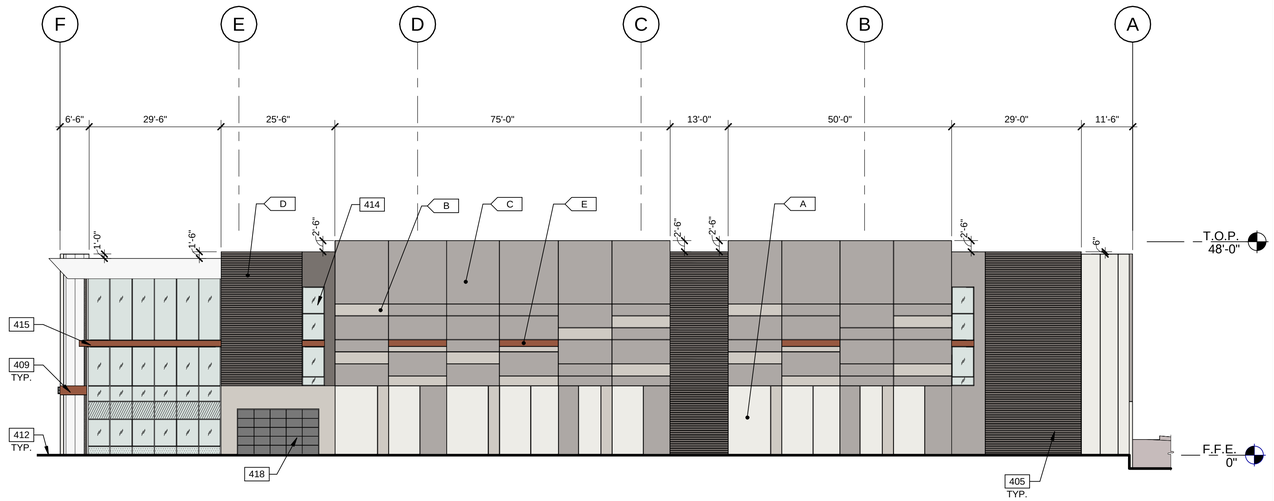
1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING 1 - SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

3



BUILDING 1 - WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

4

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:

CONCRETE: 89%
- WHITE SAND SW 9582: 22%
- GRAYISH SW 600: 22%
- PROPER GRAY SW 6003: 42%
- TERRA COTTA SW 2803: 14%

OVERHEAD DOORS: 5%
KNOCK OUT PANELS: 5%
MAN DOORS: 1%

WEST EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 19%
STOREFRONT: 13%
OVERHEAD DOOR: 2%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 01)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - SNOW BOUND SW 7004
- B — SHERWIN WILLIAMS PAINT - GRAYISH SW 6001
- C — SHERWIN WILLIAMS PAINT - PROPER GRAY SW 6003
- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
411	DOCK BUMPER.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
418	GLASS SECTIONAL DOOR.

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Phoenix, AZ. 85016
P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 1 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A221-1

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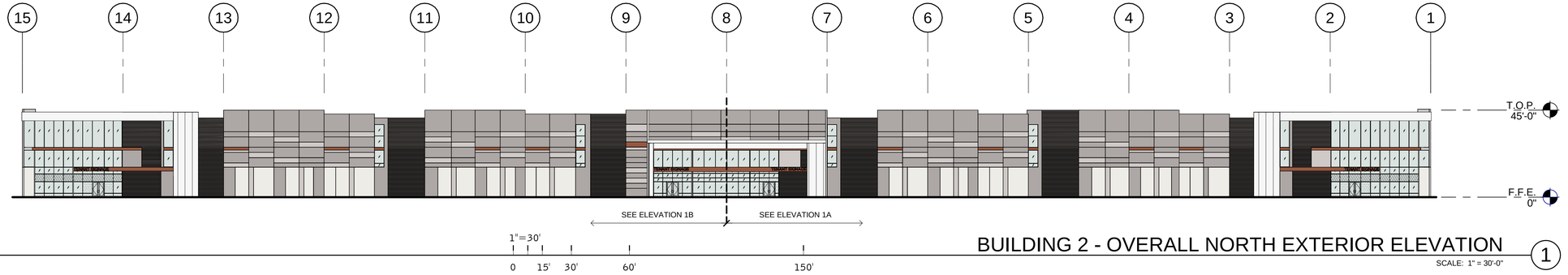
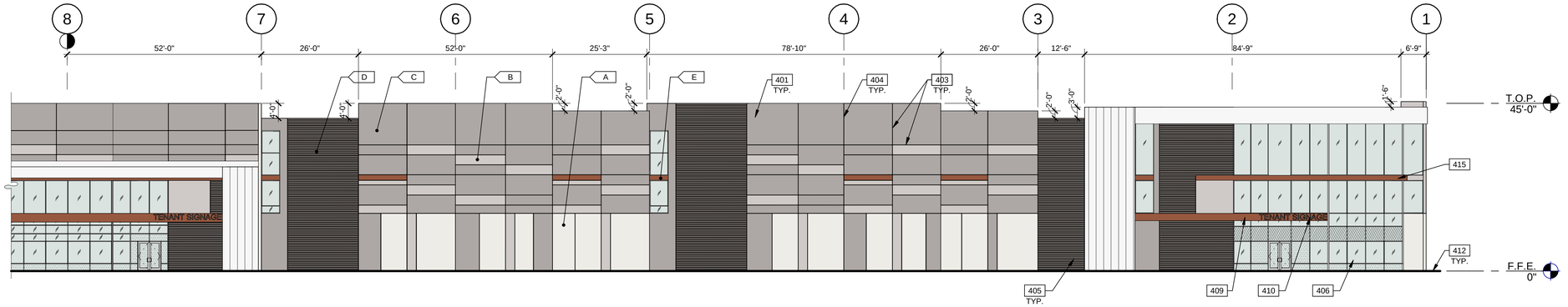


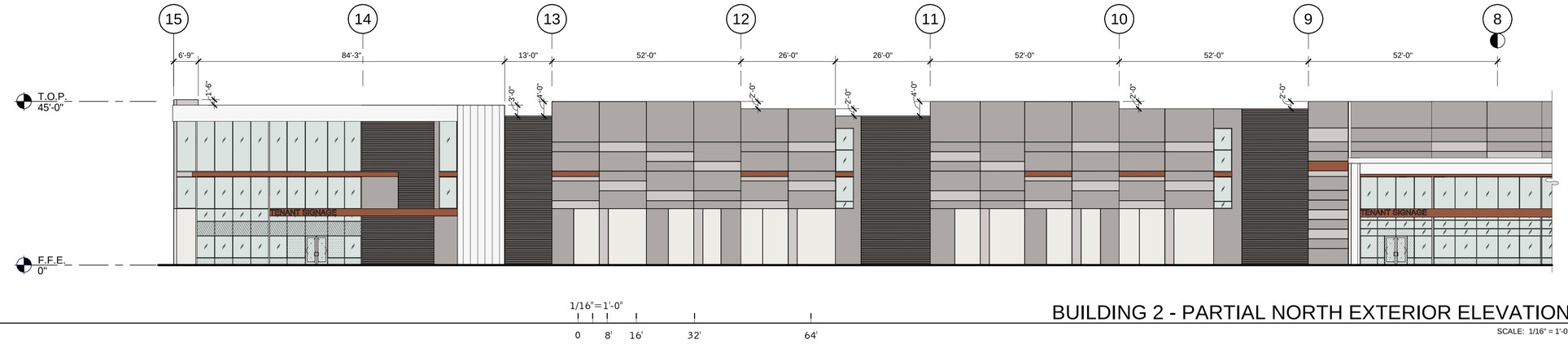
BUILDING 2 - OVERALL NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0" — 1



BUILDING 2 - PARTIAL NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0" — 1A



BUILDING 2 - PARTIAL NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0" — 1B

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:

CONCRETE: 53%
FORM LINER: 18%
STOREFRONT: 20%
METAL PANEL: 7%
STEEL: 2%

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: **(COLOR PALETTE 01)**

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - SNOW BOUND SW 7004
- B — SHERWIN WILLIAMS PAINT - GRAYISH SW 6001
- C — SHERWIN WILLIAMS PAINT - PROPER GRAY SW 6003
- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
410	FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412	FINISH GRADE VARIES.
415	ACCENT STRUCTURE.

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Phoenix, AZ, 85016
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THE BLOCK ON ELLIOT
MESA, ARIZONA

BUILDING 2 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY:.	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

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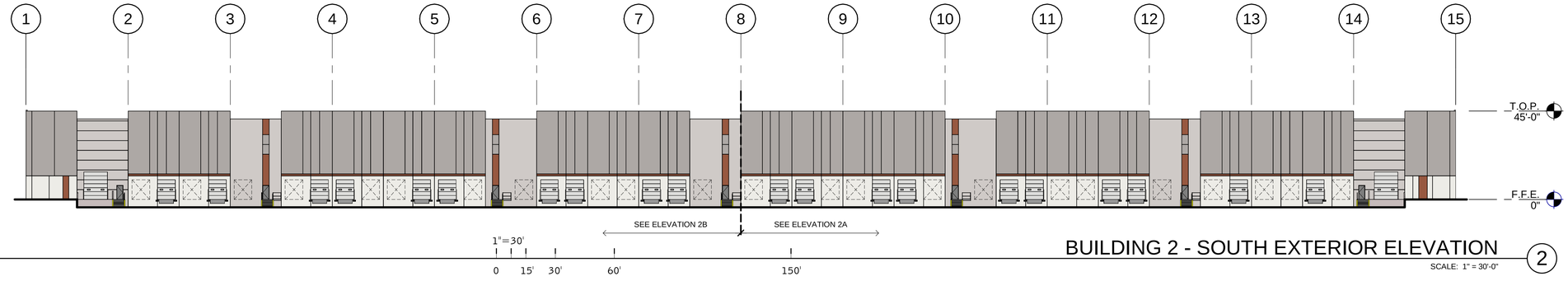
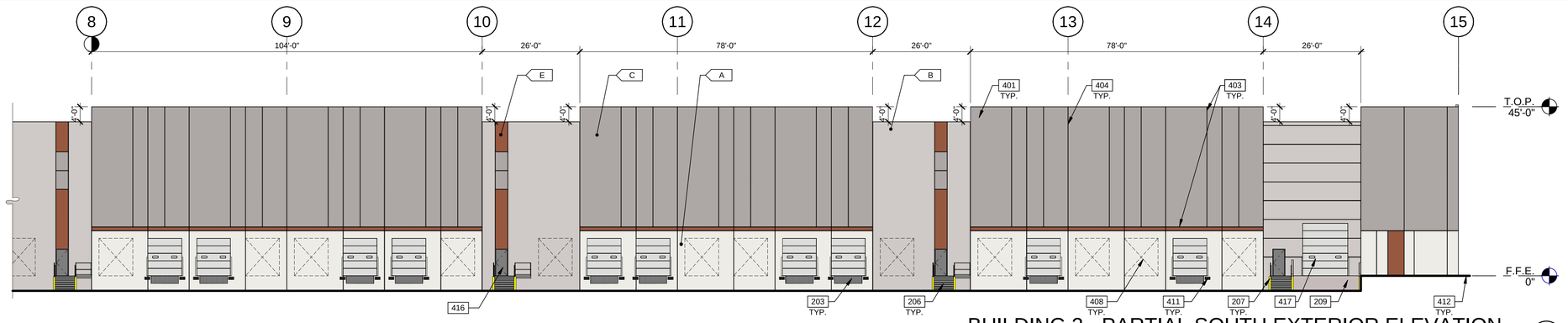


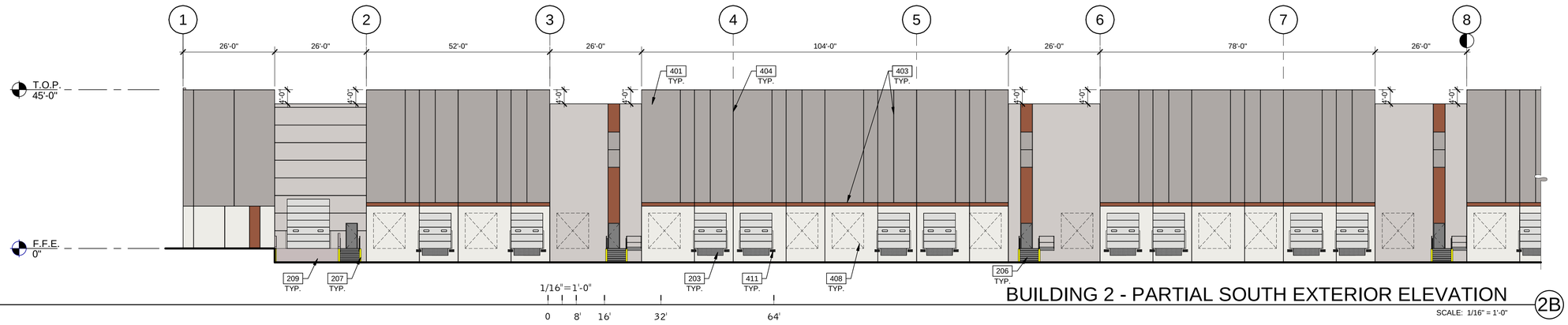
BUILDING 2 - SOUTH EXTERIOR ELEVATION 2

SCALE: 1" = 30'-0"



BUILDING 2 - PARTIAL SOUTH EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



BUILDING 2 - PARTIAL SOUTH EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:

CONCRETE: 86%

- WHITE SAND SW 9582: 10%
- GRAYISH SW 600: 23%
- PROPER GRAY SW 6003: 63%
- TERRA COTTA SW 2803: 4%

OVERHEAD DOORS: 6%

KNOCK OUT PANELS: 7%

MAN DOORS: 1%

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 01)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - SNOW BOUND SW 7004
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- C — SHERWIN WILLIAMS PAINT - PROPER GRAY SW 6003
- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
411	DOCK BUMPER.
412	FINISH GRADE VARIES.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 2 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

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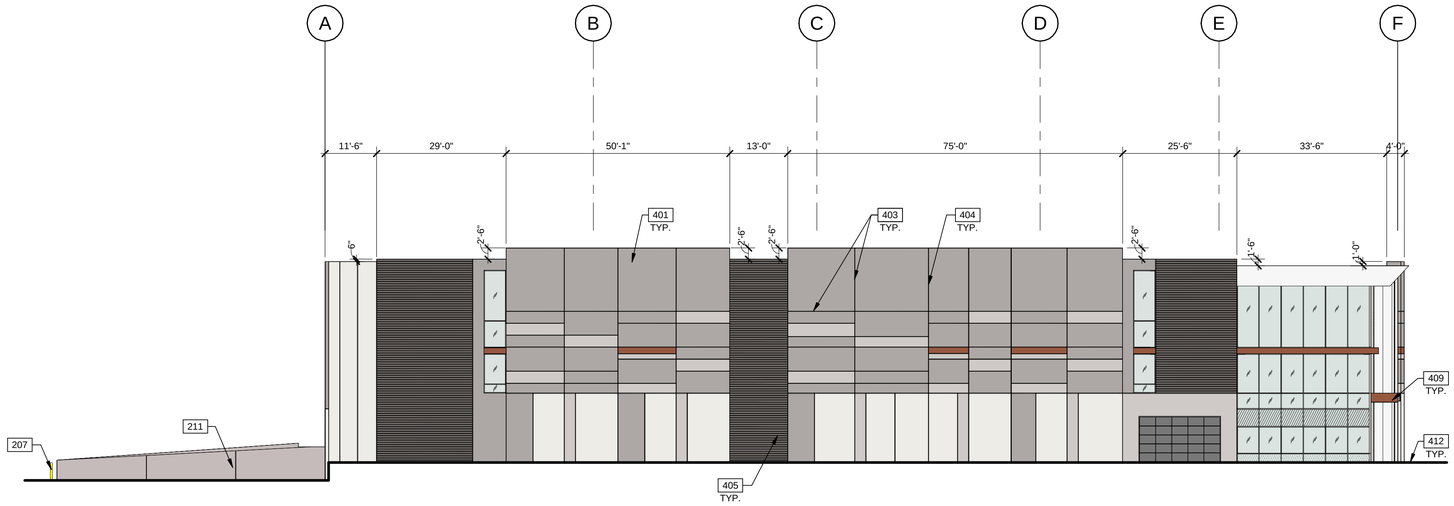
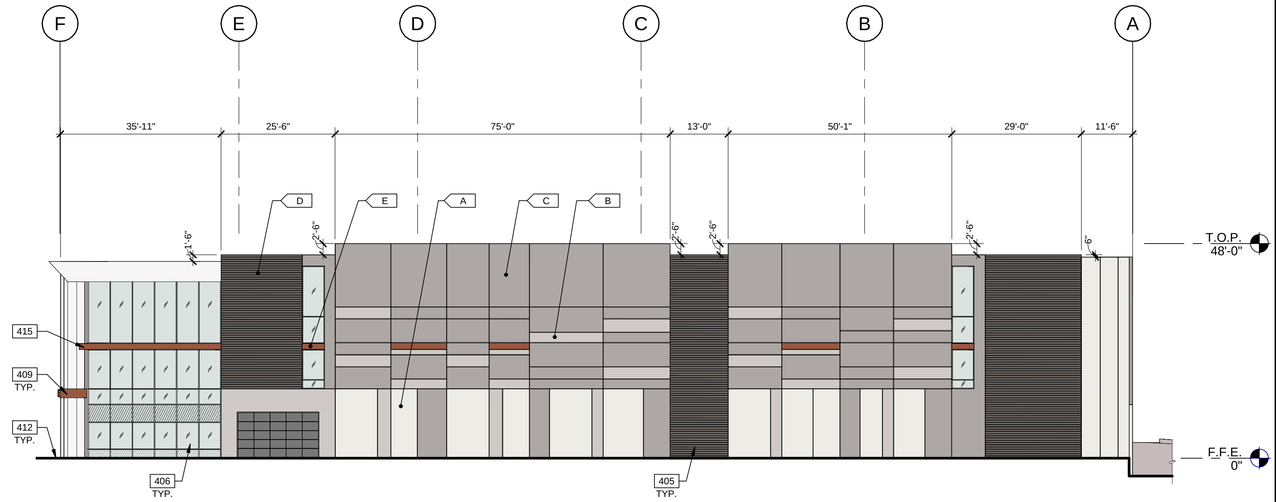


BUILDING 2 - EAST EXTERIOR ELEVATION 3

SCALE: 1/16" = 1'-0"



BUILDING 2 - WEST EXTERIOR ELEVATION 4

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

EAST EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 19%
STOREFRONT: 13%
OVERHEAD DOOR: 2%
STEEL: 2%

WEST EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 19%
STOREFRONT: 13%
OVERHEAD DOOR: 2%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 01)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
412	FINISH GRADE VARIES.
415	ACCENT STRUCTURE.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 2 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

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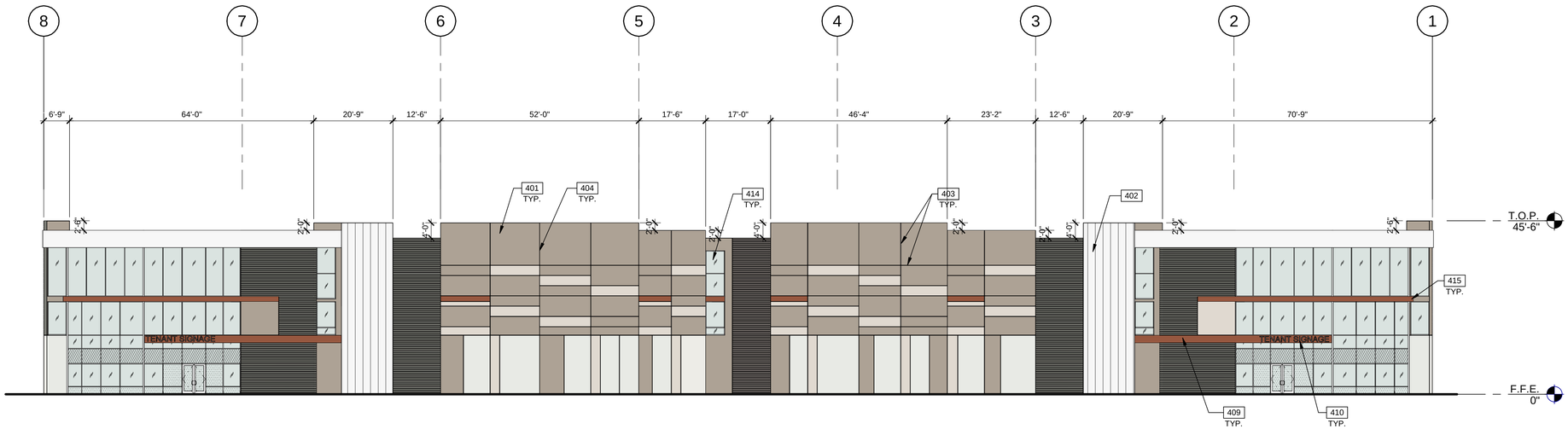
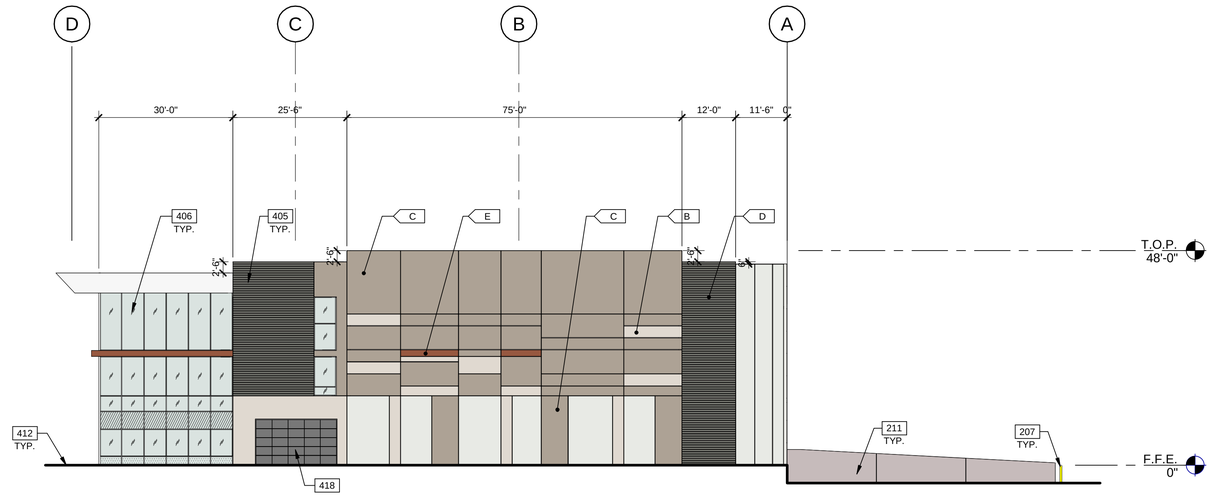


BUILDING 3A - OVERALL NORTH EXTERIOR ELEVATION (1)

SCALE: 1/16" = 1'-0"



BUILDING 3A - OVERALL WEST EXTERIOR ELEVATION (2)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:
CONCRETE: 45%
FORM LINER: 17%
STOREFRONT: 23%
METAL PANEL: 8%
STEEL: 7%

WEST EXTERIOR ELEVATION:
CONCRETE: 62%
FORM LINER: 15%
STOREFRONT: 17%
OVERHEAD DOOR: 3%
STEEL: 3%

LEGEND:

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
- B — SHERWIN WILLIAMS PAINT - WINDFRESH WHITE SW 7628
- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
402	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
410	FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
418	GLASS SECTIONAL DOOR.

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P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3A - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A320a

10/27/2022 10:33:23 AM

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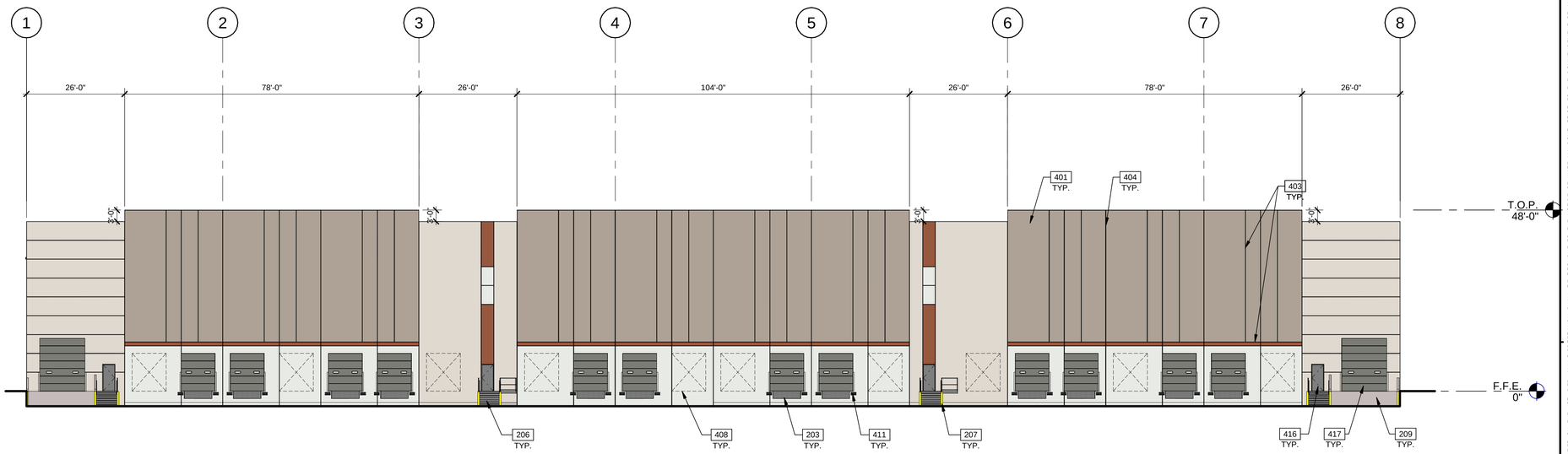


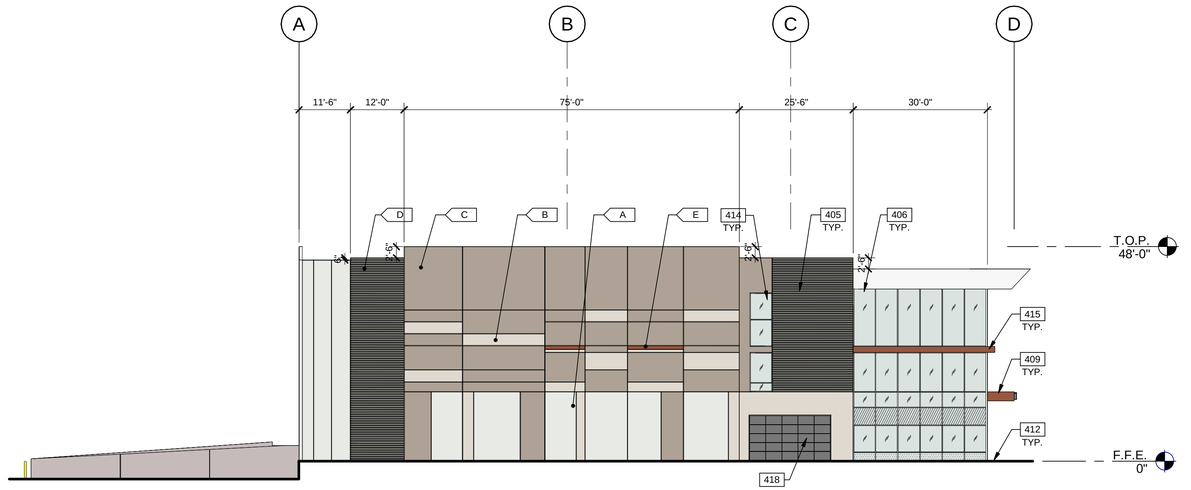
1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING 3A - OVERALL SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

3



BUILDING 3A - OVERALL EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

4

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:
OVERHEAD DOORS: 8%
KNOCK OUT PANELS: 5%
MAN DOORS: 1%
CONCRETE: 86%

EAST EXTERIOR ELEVATION:
CONCRETE: 62%
FORM LINER: 15%
STOREFRONT: 17%
OVERHEAD DOOR: 3%
STEEL: 3%

LEGEND:

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
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- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
411	DOCK BUMPER.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
418	GLASS SECTIONAL DOOR.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3A - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET
A321a

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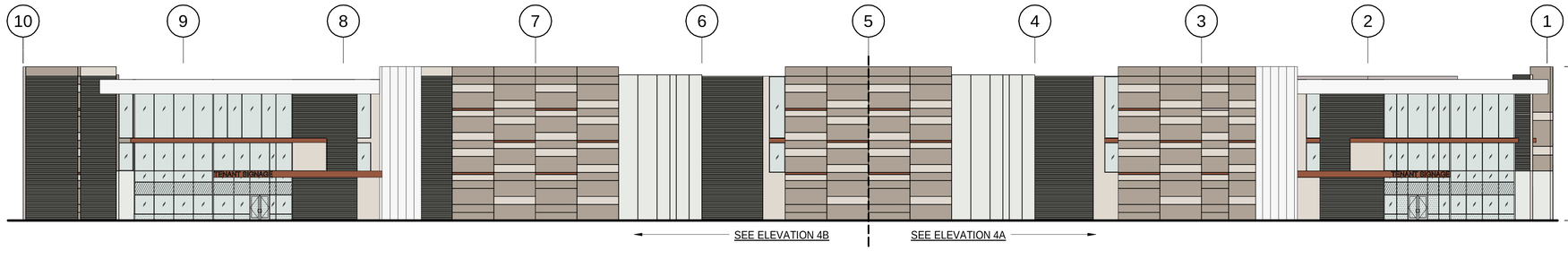
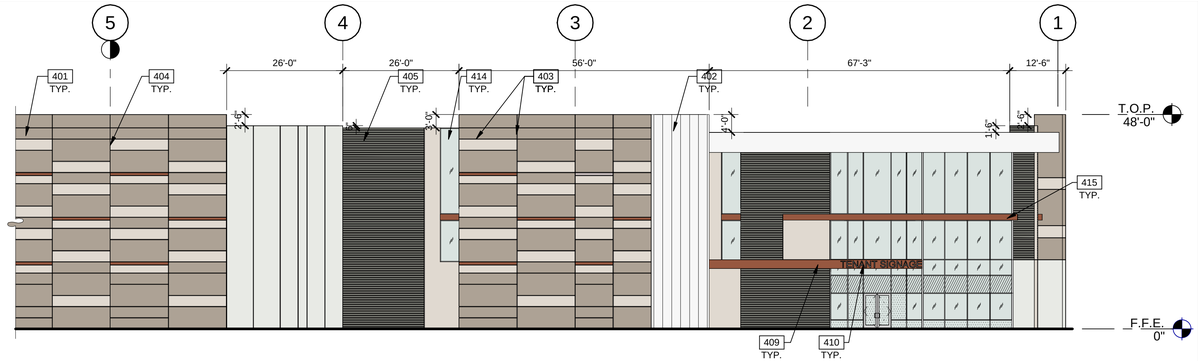


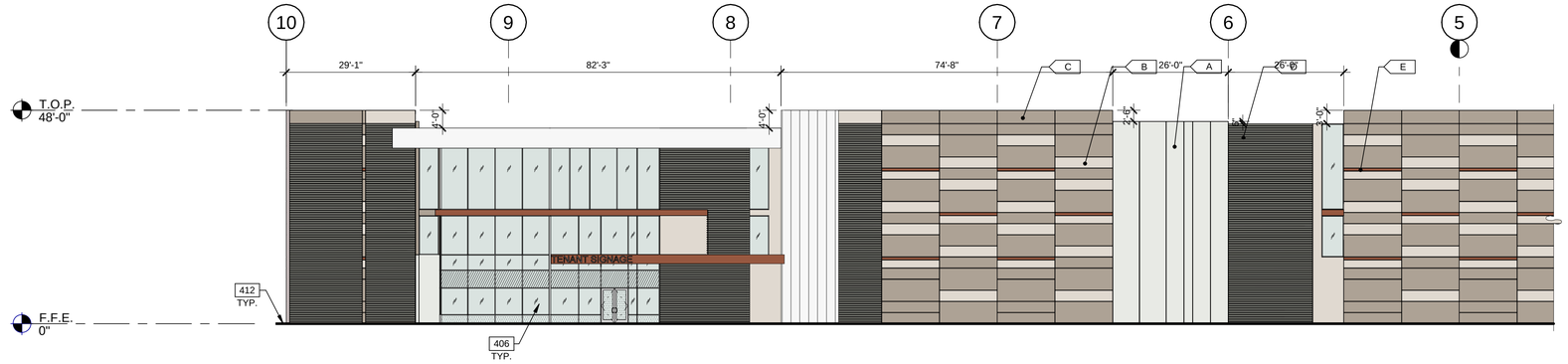
BUILDING 3B - OVERALL NORTH EXTERIOR ELEVATION (1)

SCALE: 1" = 20'-0"



BUILDING 3B - PARTIAL NORTH EXTERIOR ELEVATION (1A)

SCALE: 1/16" = 1'-0"



BUILDING 3B - PARTIAL NORTH EXTERIOR ELEVATION (1B)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:

CONCRETE: 52%
STOREFRONT: 16%
FORM LINER: 21%
STEEL: 5%
METAL PANEL: 6%

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
- B — SHERWIN WILLIAMS PAINT - WINDFRESH WHITE SW 7628
- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.
402 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403 3/4" V-REVEAL.
404 CONCRETE WALL JOINT.
405 CONCRETE FORM LINER.
406 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409 PRE-ENGINEERED METAL CANOPY, PAINTED.
410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412 FINISH GRADE VARIES.
414 CLERESTORY WINDOW.
415 ACCENT STRUCTURE.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / S.J. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A320b

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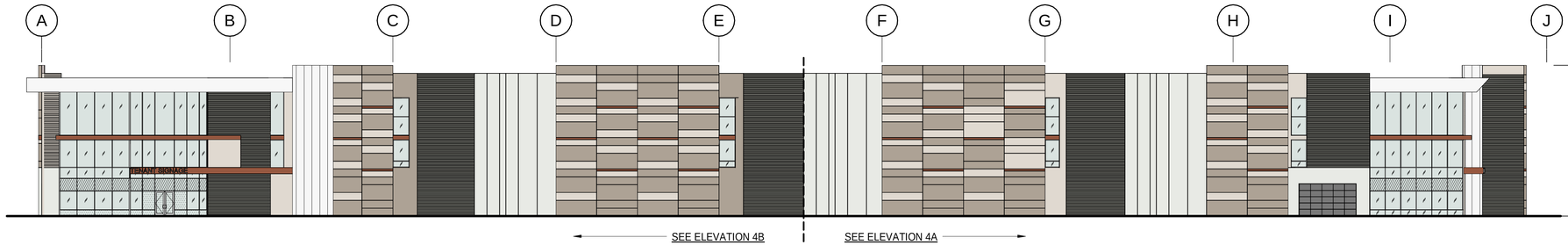
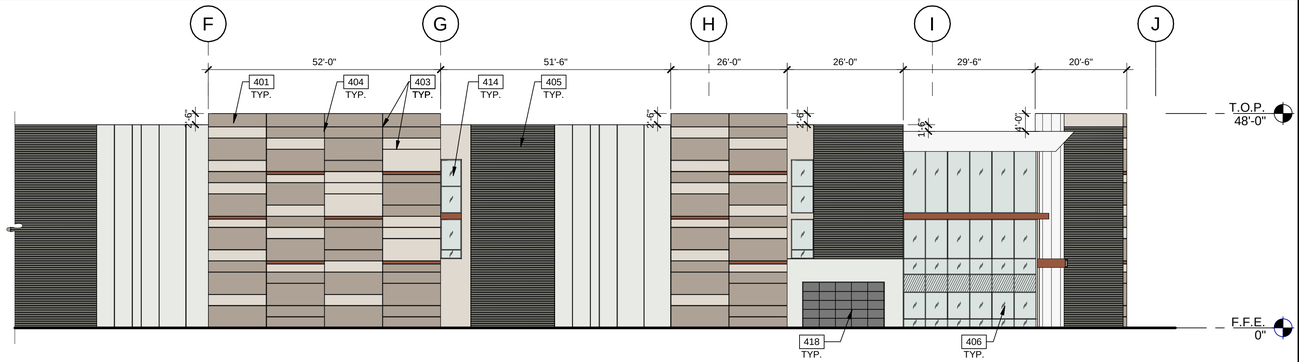


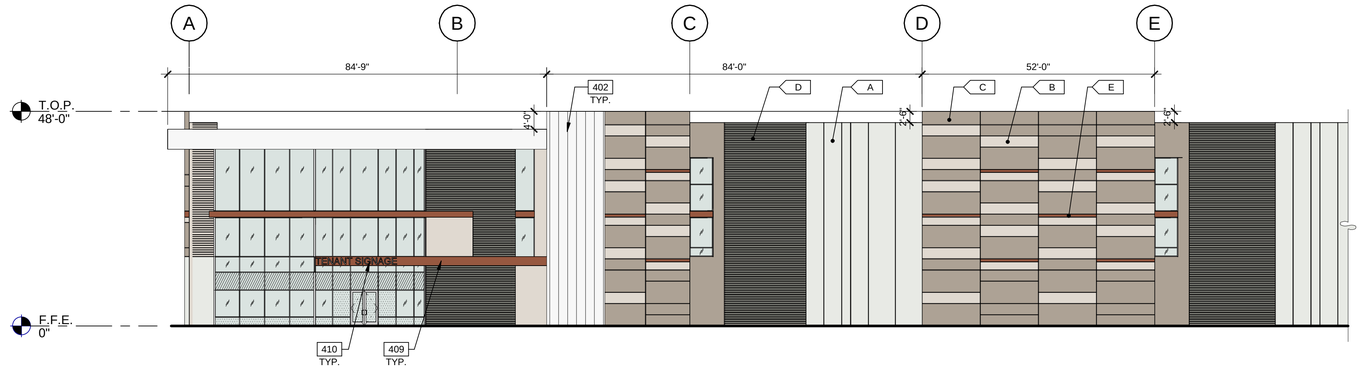
BUILDING 3B - OVERALL EAST EXTERIOR ELEVATION 2

SCALE: 1" = 20'-0"



BUILDING 3B - PARTIAL EAST EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



BUILDING 3B - PARTIAL EAST EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

EAST EXTERIOR ELEVATION:

CONCRETE: 57%
STOREFRONT: 14%
FORM LINER: 20%
STEEL: 4%
METAL PANEL: 4%
OVERHEAD DOORS: 1%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
- B — SHERWIN WILLIAMS PAINT - WINDFRESH WHITE SW 7628
- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.
402 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403 3/4" V-REVEAL.
404 CONCRETE WALL JOINT.
405 CONCRETE FORM LINER.
406 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409 PRE-ENGINEERED METAL CANOPY, PAINTED.
410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
414 CLERESTORY WINDOW.
418 GLASS SECTIONAL DOOR.

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P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / S.J. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A321b

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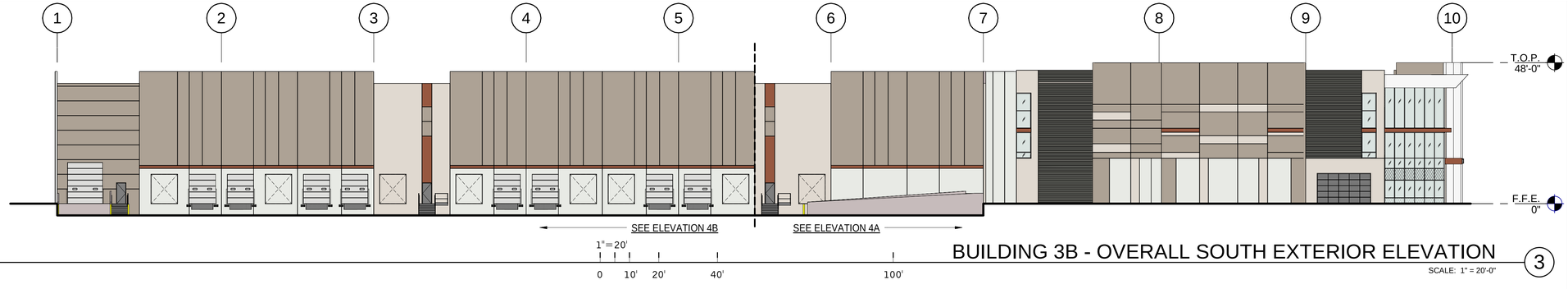
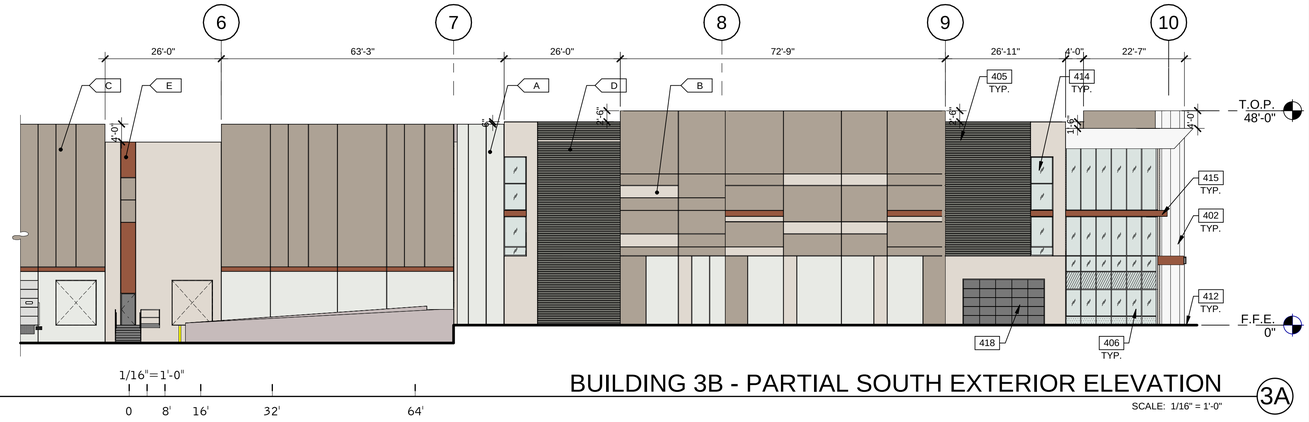


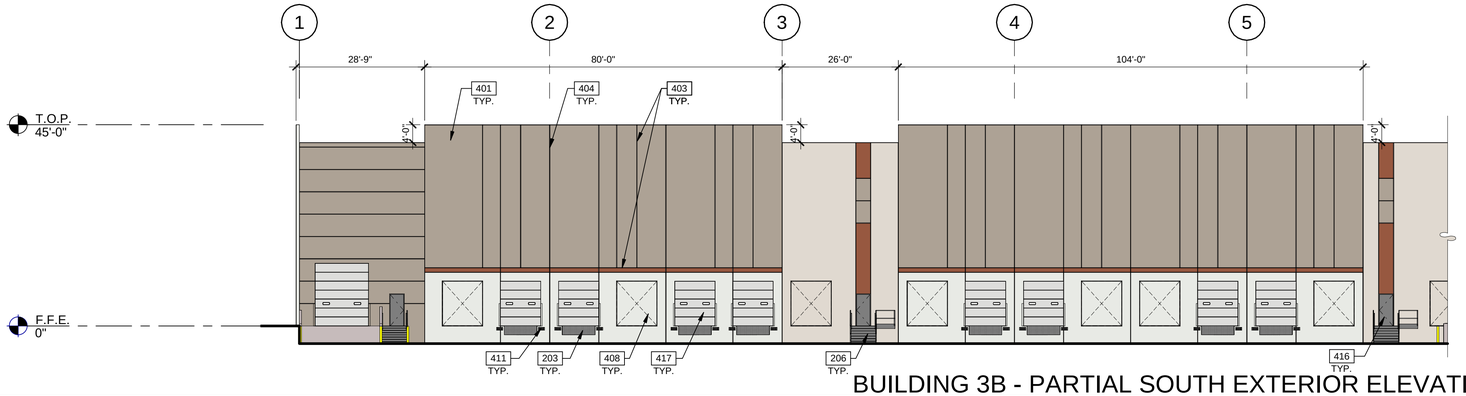
BUILDING 3B - OVERALL SOUTH EXTERIOR ELEVATION

SCALE: 1" = 20'-0" (3)



BUILDING 3B - PARTIAL SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0" (3A)



BUILDING 3B - PARTIAL SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0" (3B)

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:

FORM LINER: 6%
STORE FRONT: 5%
OVERHEAD DOORS: = 5%
KNOCK OUT PANELS: 3%
MAN DOORS: 1%
STEEL: 1%
METAL PANEL: 1%
CONCRETE: 78%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
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- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
401	CONCRETE WALL, PAINTED.
402	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
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412	FINISH GRADE VARIES.
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415	ACCENT STRUCTURE.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
418	GLASS SECTIONAL DOOR.

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THE BLOCK ON ELLIOT
MESA, ARIZONA

BUILDING 3B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY:.	A.B. / S.J. / T.D.
JOB NO.:	PHX22-0035-00

SHEET
A322b

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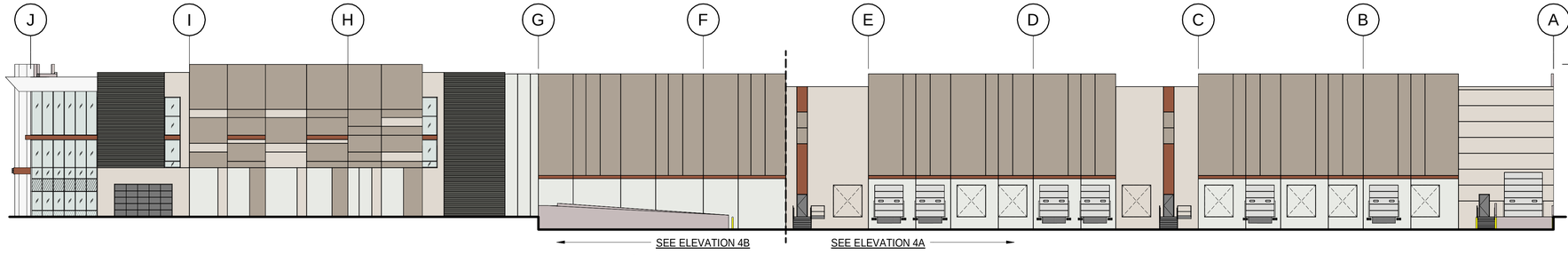
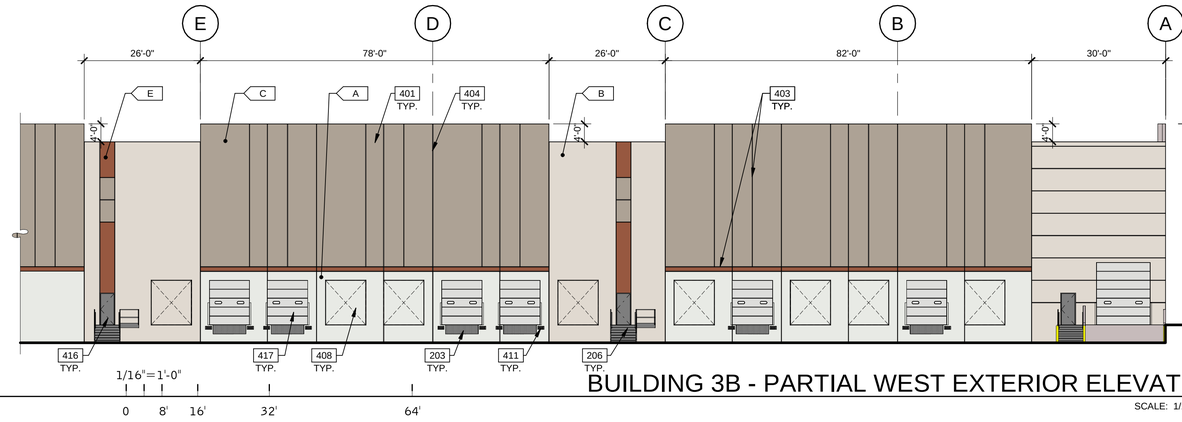


BUILDING 3B - OVERALL WEST EXTERIOR ELEVATION

SCALE: 1" = 20'-0"

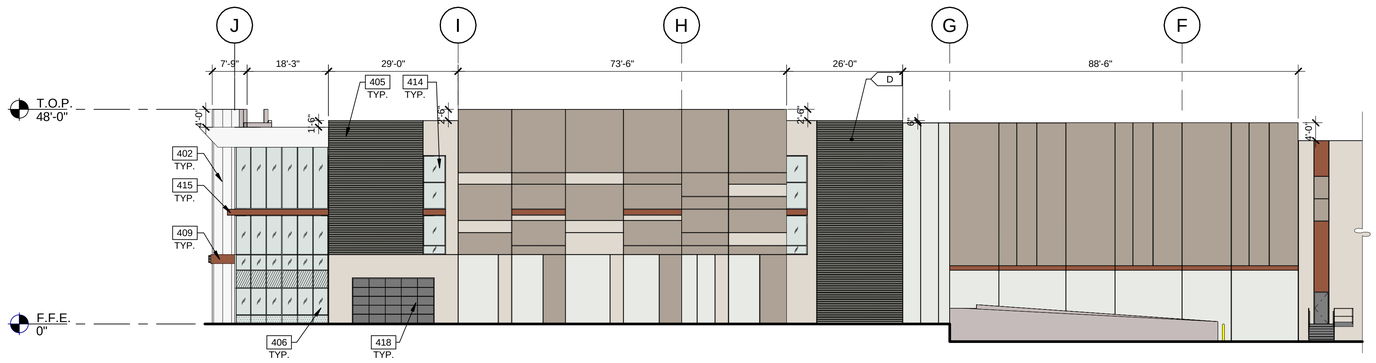
4



BUILDING 3B - PARTIAL WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

4A



BUILDING 3B - PARTIAL WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

4B

PERCENTAGE OF MATERIALS USED PER ELEVATION:

WEST EXTERIOR ELEVATION:

FORM LINER: 6%
STORE FRONT: 5%
OVERHEAD DOORS: 5%
KNOCK OUT PANELS: 3%
MAN DOORS: 1%
STEEL: 1%
METAL PANEL: 1%
CONCRETE: 78%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
401	CONCRETE WALL, PAINTED.
402	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
411	DOCK BUMPER.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
418	GLASS SECTIONAL DOOR.

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P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY:.	A.B. / S.J. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A324b

10/27/2022 10:43:57 AM

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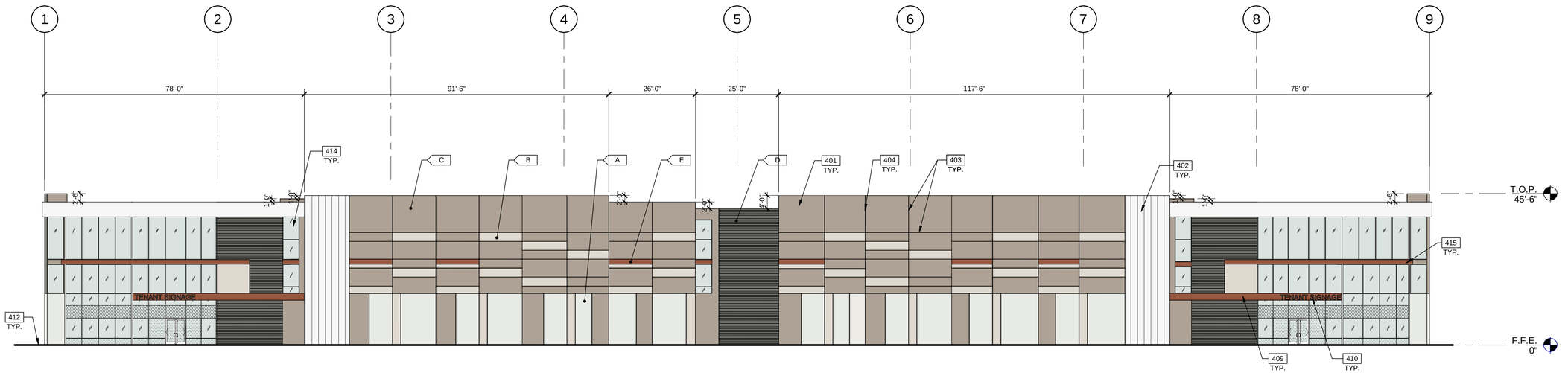


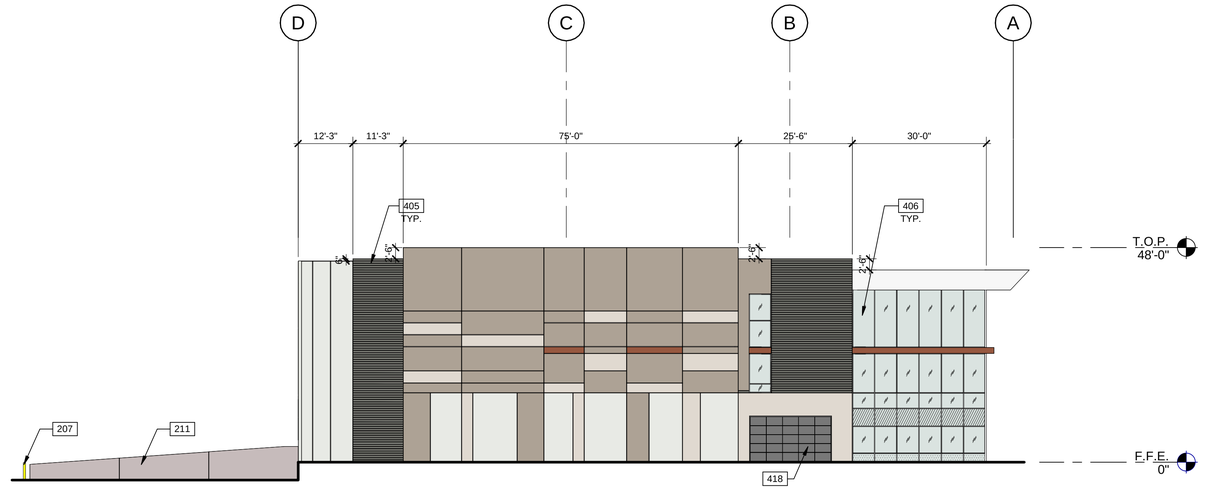
1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING 3C - OVERALL EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

1



BUILDING 3C - OVERALL WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:

CONCRETE: 45%
FORM LINER:17%
STOREFRONT: 23%
METAL PANEL: 8%
STEEL: 7%

WEST EXTERIOR ELEVATION:

CONCRETE: 62%
FORM LINER: 15%
STOREFRONT: 17%
OVERHEAD DOOR: 3%
STEEL: 3%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
- B — SHERWIN WILLIAMS PAINT - WINDFRESH WHITE SW 7628
- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
402	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
410	FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
418	GLASS SECTIONAL DOOR.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3C - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / A.E. / T.D.
JOB NO.:	PHX22-0035-00

SHEET
A320c

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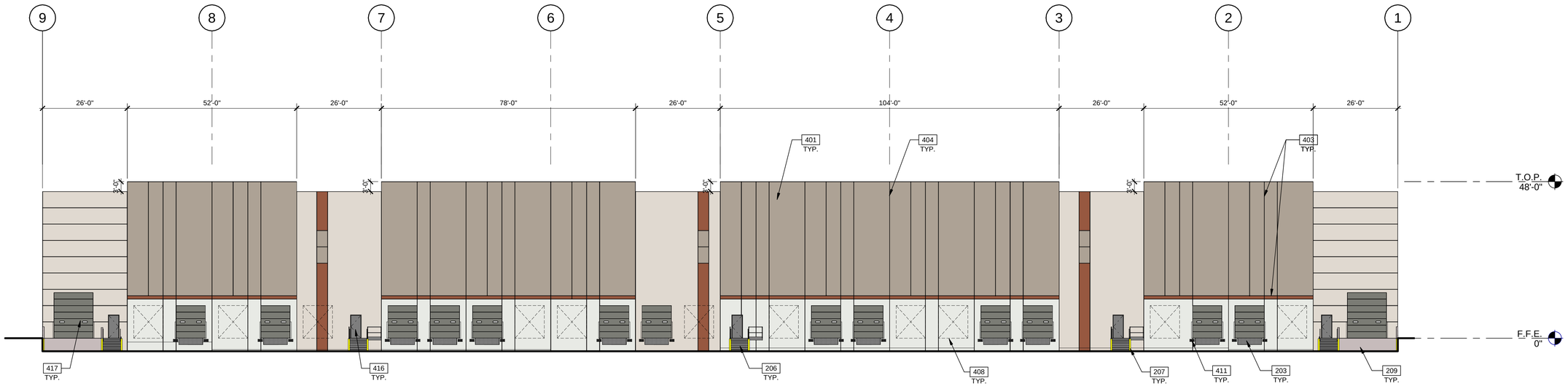
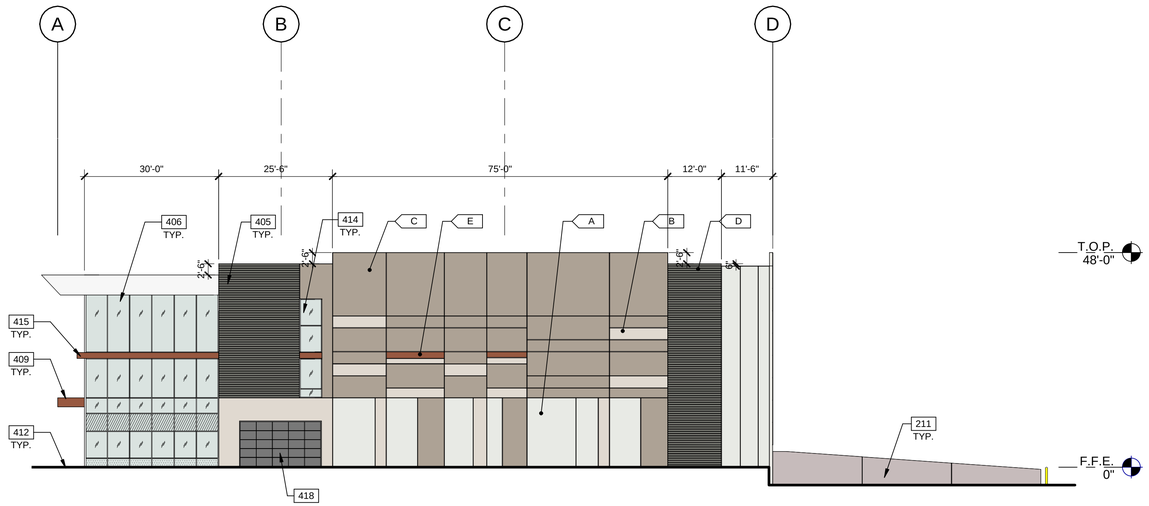


1/16"=1'-0"
0 8' 16' 32' 64'

BUILDING 3C - OVERALL SOUTH EXTERIOR ELEVATION 3

SCALE: 1/16" = 1'-0"



BUILDING 3C - OVERALL NORTH EXTERIOR ELEVATION 4

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:

OVERHEAD DOOR: 8%
KNOCK OUT PANEL: 4%
MAN DOOR: 1%
CONCRETE: 87%

NORTH EXTERIOR ELEVATION:

CONCRETE: 62%
FORM LINER: 15%
STOREFRONT: 17%
OVERHEAD DOOR: 3%
STEEL: 3%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 02)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - CEILING BRIGHT WHITE SW 7007
- B — SHERWIN WILLIAMS PAINT - WINDFRESH WHITE SW 7628
- C — SHERWIN WILLIAMS PAINT - MEGA GREIGE SW 7031
- D — SHERWIN WILLIAMS PAINT - ATTITUDE GRAY SW 7060
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209	CONCRETE RAMP.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
411	DOCK BUMPER.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
418	GLASS SECTIONAL DOOR.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 3C - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / A.E. / T.D.
JOB NO.:	PHX22-0035-00

SHEET
A321c

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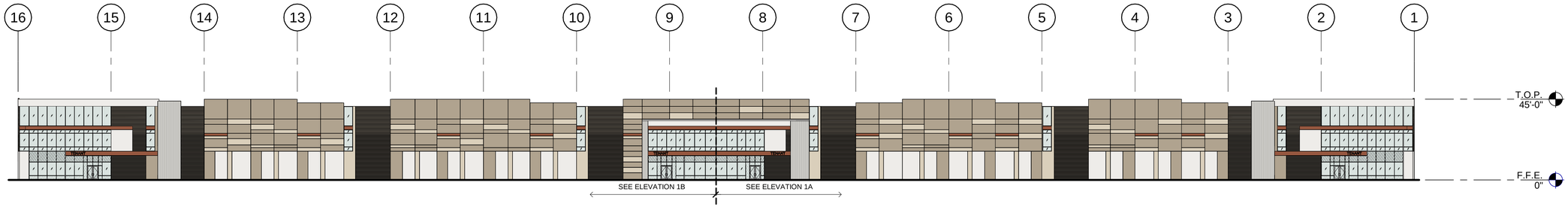
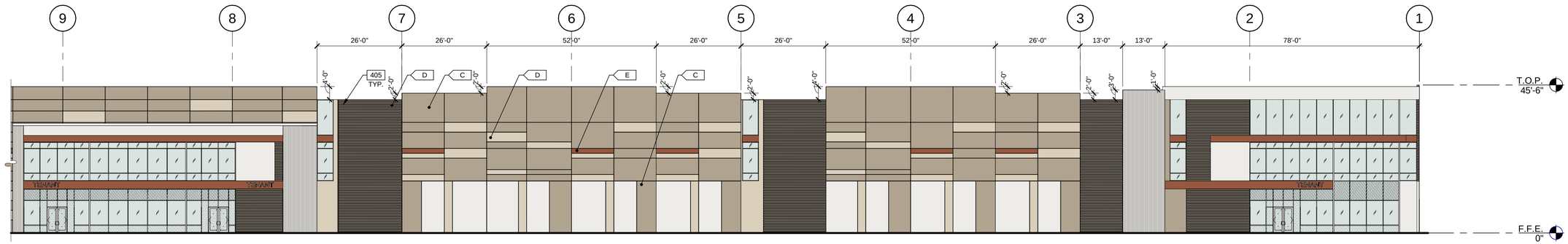


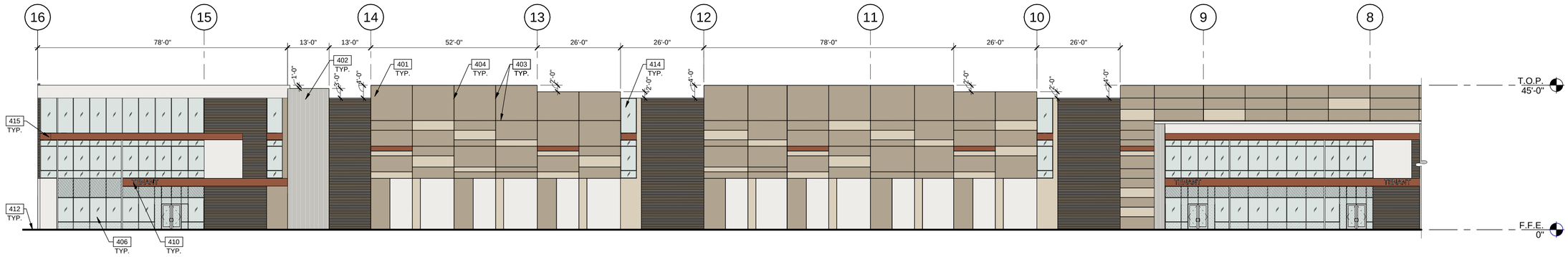
BUILDING 4 - OVERALL EAST EXTERIOR ELEVATION (1)

SCALE: 1" = 30'-0"



BUILDING 4 - PARTIAL EAST EXTERIOR ELEVATION (1A)

SCALE: 1/16" = 1'-0"



BUILDING 4 - PARTIAL EAST EXTERIOR ELEVATION (1B)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

EAST EXTERIOR ELEVATION:

CONCRETE: 56%
FORM LINER: 18%
STOREFRONT: 19%
METAL PANEL 5%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.
402 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403 3/4" V-REVEAL.
404 CONCRETE WALL JOINT.
405 CONCRETE FORM LINER.
406 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412 FINISH GRADE VARIES.
414 CLERESTORY WINDOW.
415 ACCENT STRUCTURE.

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P 480.767.1001

THE BLOCK ON ELLIOT

EAST ELLIOT ROAD
MESA, ARIZONA 85212

BUILDING 4 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A220-4

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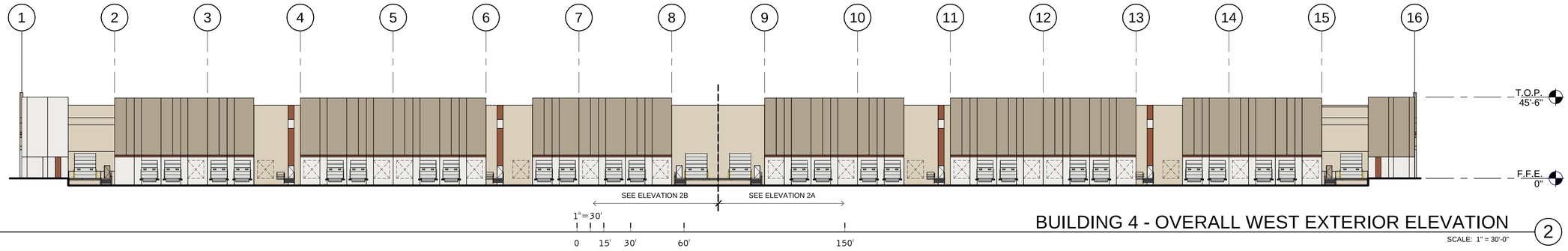
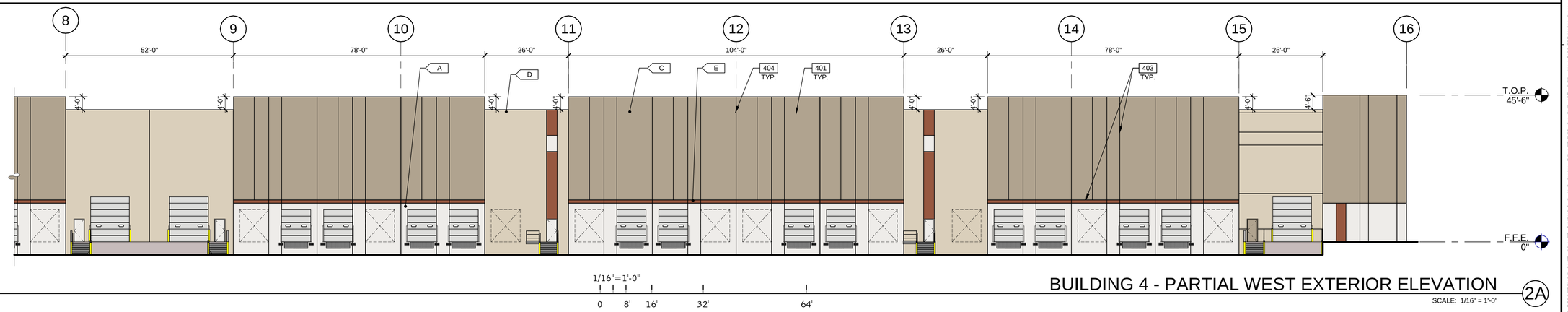


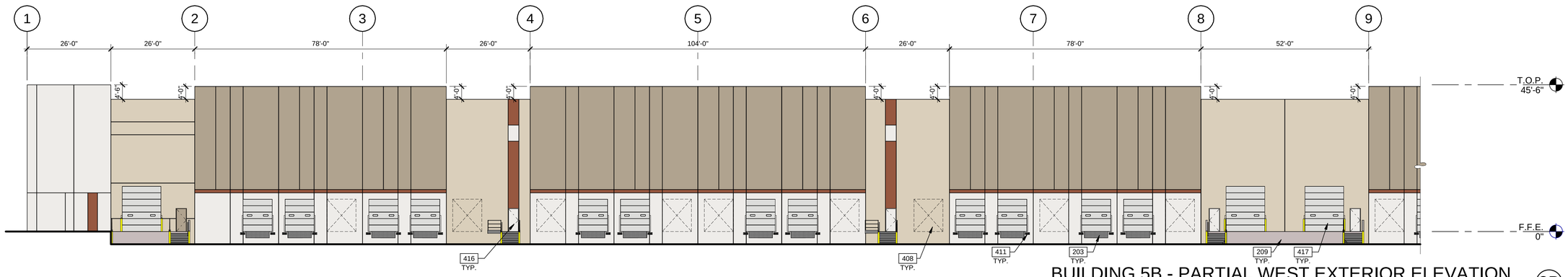
BUILDING 4 - OVERALL WEST EXTERIOR ELEVATION 2

SCALE: 1" = 30'-0"



BUILDING 4 - PARTIAL WEST EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



BUILDING 5B - PARTIAL WEST EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

WEST EXTERIOR ELEVATION:

CONCRETE: 86%

- WHITE SAND SW 9582: 14%
- GRAYISH SW 600: 23%
- PROPER GRAY SW 6003: 59%
- TERRA COTTA SW 2803: 4%

MAN DOORS: 1%

OVERHEAD DOORS: 8%

KNOCK OUT PANELS: 5%

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
209	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
411	DOCK BUMPER.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.

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THE BLOCK ON ELLIOT

EAST ELLIOT ROAD
MESA, ARIZONA 85212

BUILDING 4 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A221-4

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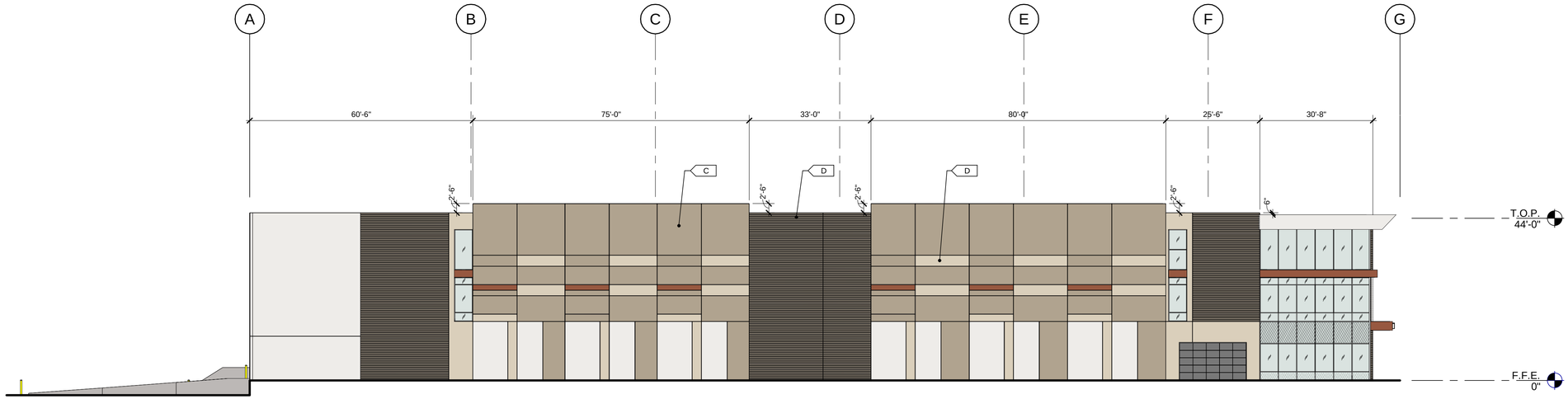
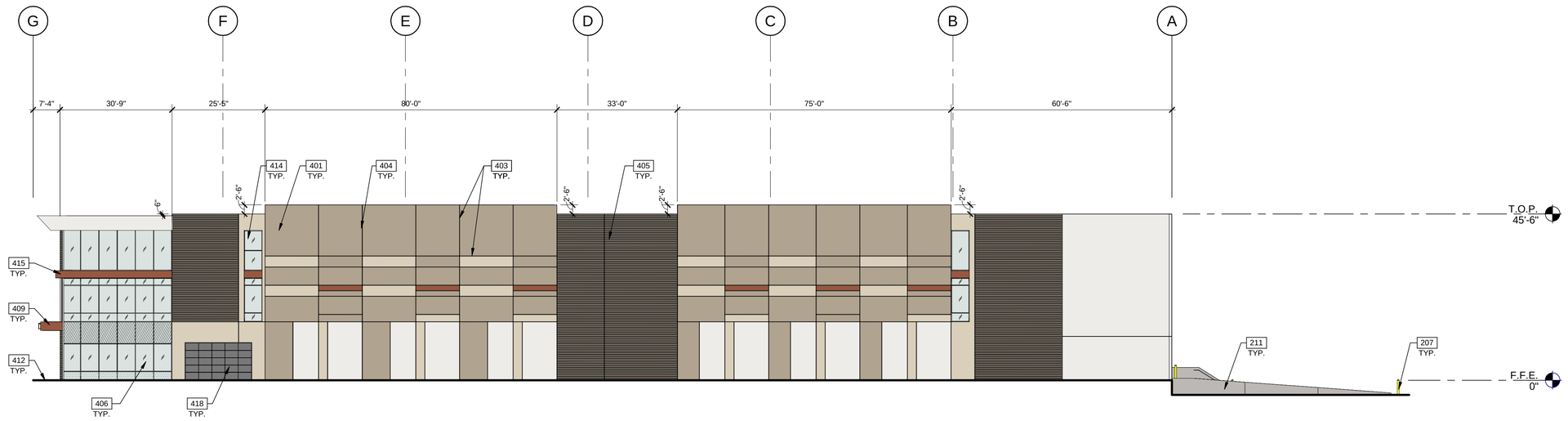


1/16"=1'-0"
0 8' 16' 32' 64'

BUILDING 4 - SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

3



BUILDING 4 - NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

4

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 23%
STOREFRONT: 10%
OVERHEAD DOOR: 1%
STEEL: 2%

NORTH EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 23%
STOREFRONT: 10%
OVERHEAD DOOR: 1%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
B	SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
C	SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
D	SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
E	SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
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THE BLOCK ON ELLIOT

EAST ELLIOT ROAD
MESA, ARIZONA 85212

BUILDING 4 - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET
A222-4

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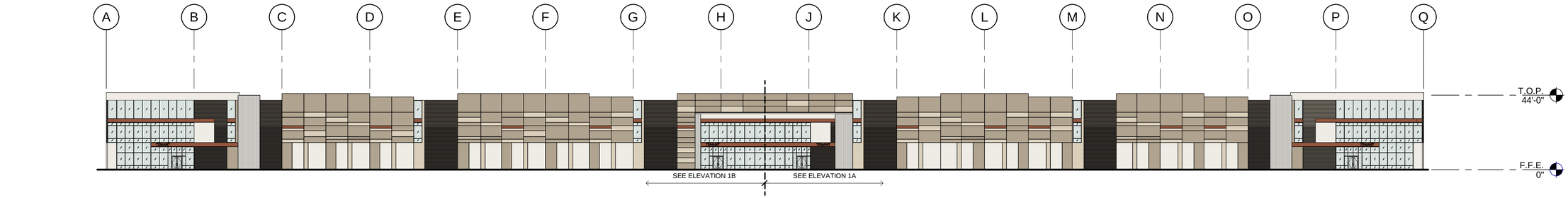
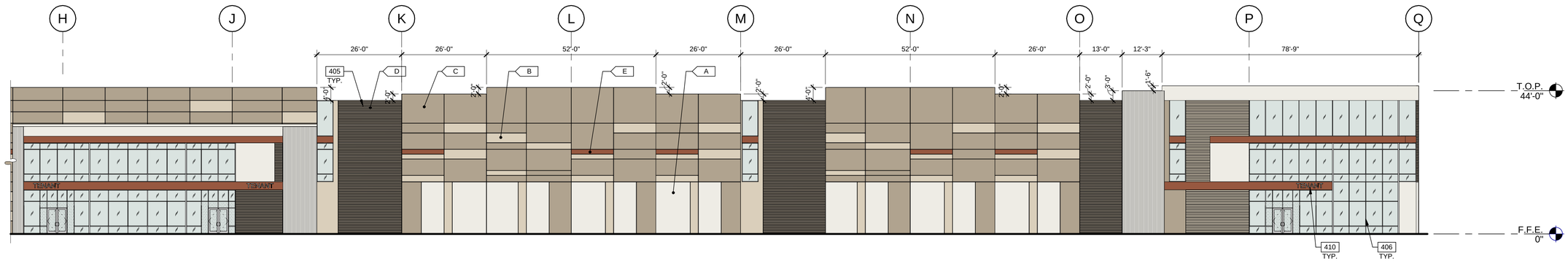


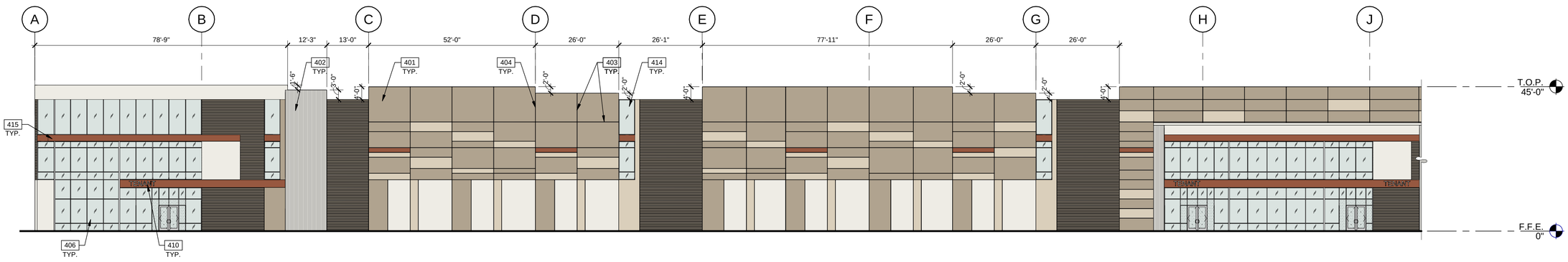
BUILDING 5A - OVERALL WEST EXTERIOR ELEVATION (1)

SCALE: 1" = 30'-0"



BUILDING 5A - PARTIAL WEST EXTERIOR ELEVATION (1A)

SCALE: 1/16" = 1'-0"



BUILDING 5A - PARTIAL WEST EXTERIOR ELEVATION (1B)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

WEST EXTERIOR ELEVATION:

CONCRETE: 56%
FORM LINER: 18%
STOREFRONT: 19%
METAL PANEL 5%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.
402 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403 3/4" V-REVEAL.
404 CONCRETE WALL JOINT.
405 CONCRETE FORM LINER.
406 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
414 CLERESTORY WINDOW.
415 ACCENT STRUCTURE.

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Phoenix, AZ, 85016
P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5A - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A220-5a

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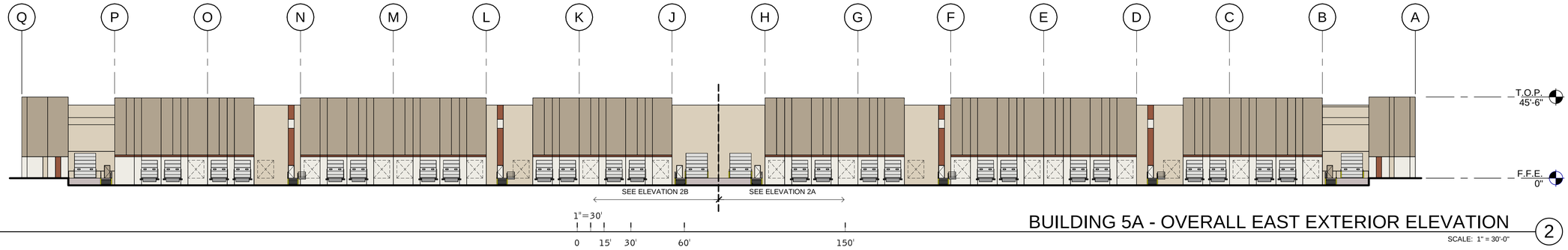
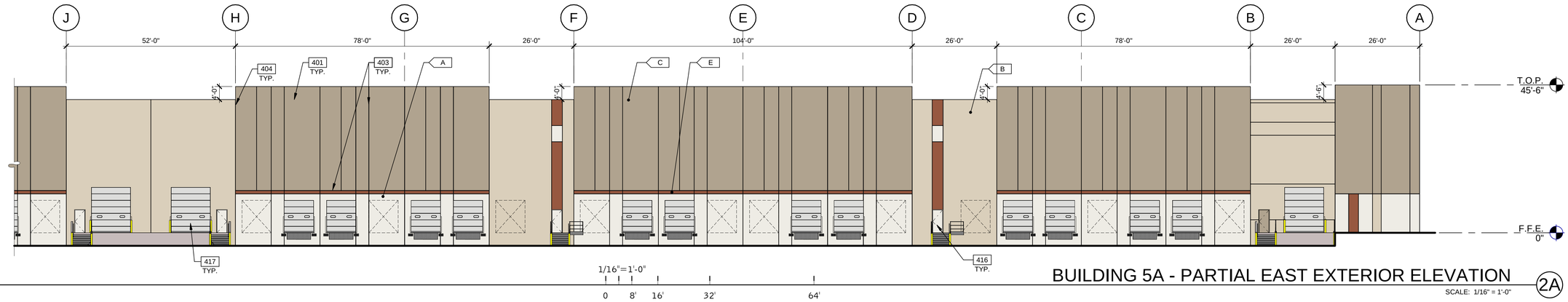


BUILDING 5A - OVERALL EAST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

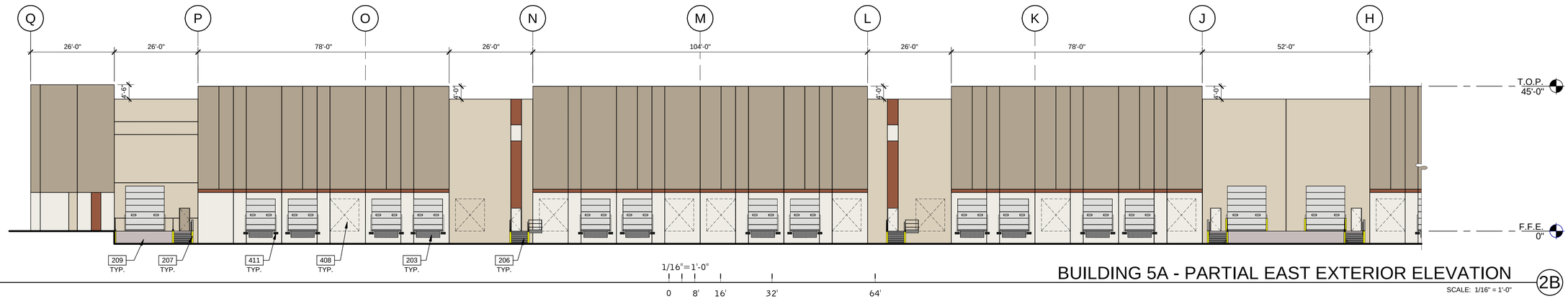
2



BUILDING 5A - PARTIAL EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2A



BUILDING 5A - PARTIAL EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2B

PERCENTAGE OF MATERIALS USED PER ELEVATION:

EAST EXTERIOR ELEVATION:

CONCRETE: 86%

WHITE SAND SW 9582: 14%
GRAYISH SW 600: 23%
PROPER GRAY SW 6003: 59%
TERRA COTTA SW 2803: 4%

MAN DOORS: 1%

OVERHEAD DOORS: 8%

KNOCK OUT PANELS: 5%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
411	DOCK BUMPER.
416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.

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2777 E. Camelback Rd, Suite #325
Phoenix, AZ, 85016
P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5A - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A221-5a

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT THIS OFFICE'S PRIOR WRITTEN APPROVAL. DRAWINGS SHALL NOT BE SCALED. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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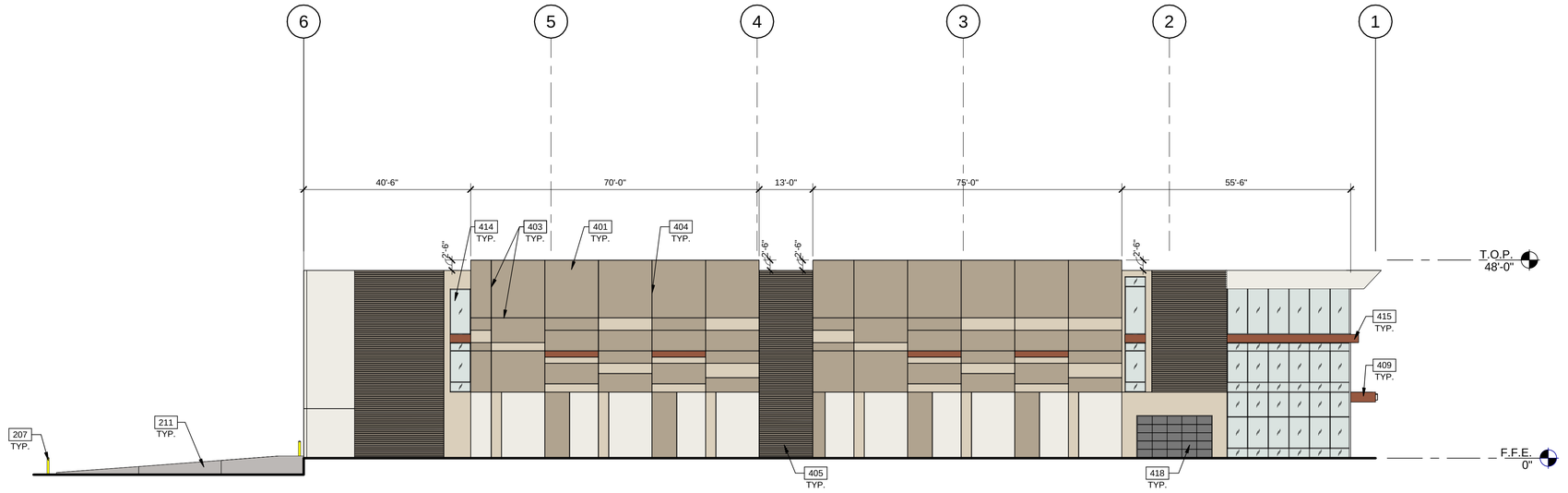
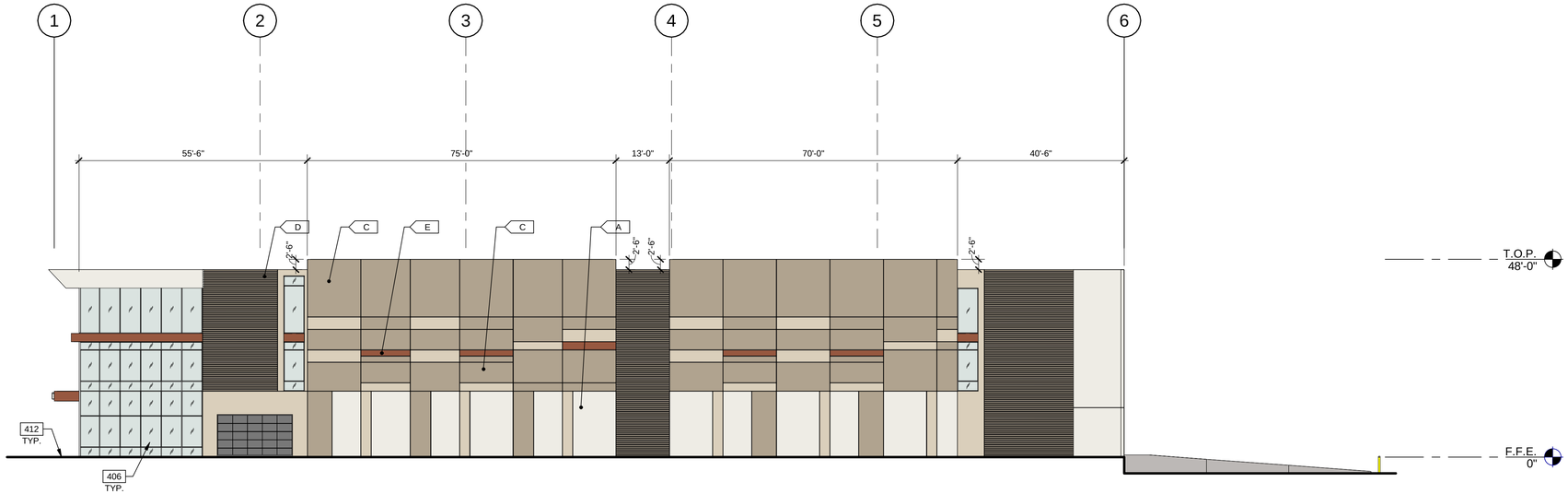


BUILDING 5A - NORTH EXTERIOR ELEVATION 3

SCALE: 1/16" = 1'-0"



BUILDING 5A - SOUTH EXTERIOR ELEVATION 4

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:

CONCRETE: 67%
FORM LINER: 18%
STOREFRONT: 11%
OVERHEAD DOORS: 2%
STEEL: 2%

SOUTH EXTERIOR ELEVATION:

CONCRETE: 67%
FORM LINER: 18%
STOREFRONT: 11%
OVERHEAD DOORS: 2%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
412	FINISH GRADE VARIES.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
418	GLASS SECTIONAL DOOR.

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P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5A - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A222-5a

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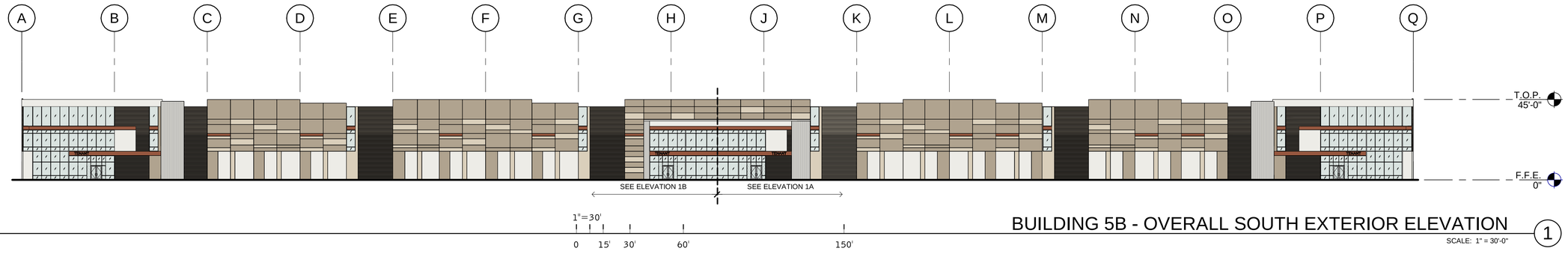
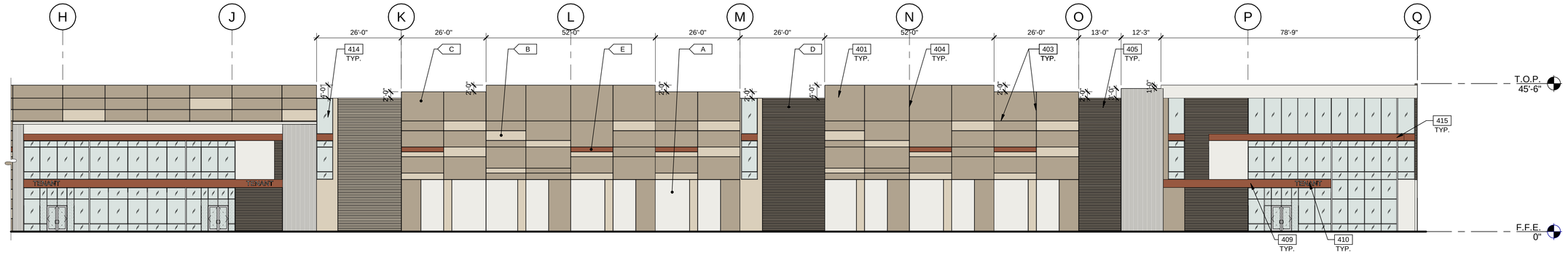


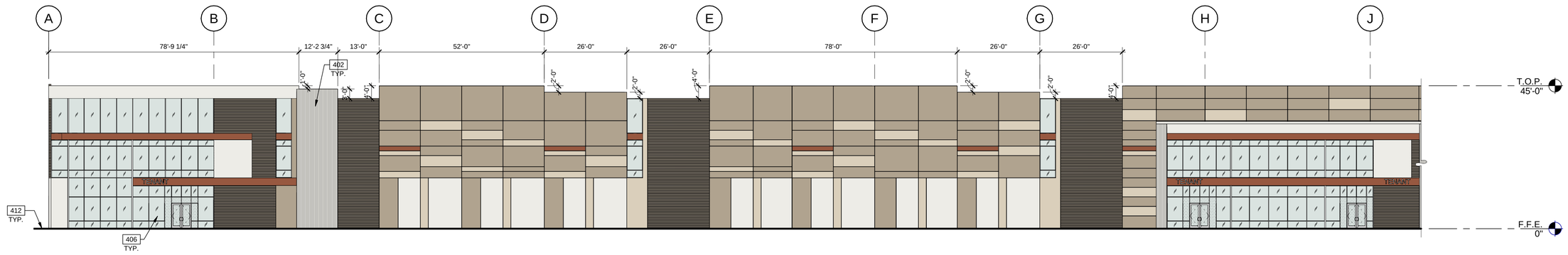
BUILDING 5B - OVERALL SOUTH EXTERIOR ELEVATION (1)

SCALE: 1" = 30'-0"



BUILDING 5B - PARTIAL SOUTH EXTERIOR ELEVATION (1A)

SCALE: 1/16" = 1'-0"



BUILDING 5B - PARTIAL SOUTH EXTERIOR ELEVATION (1B)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

SOUTH EXTERIOR ELEVATION:

CONCRETE: 56%
FORM LINER: 18%
STOREFRONT: 19%
METAL PANEL 5%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401 CONCRETE WALL, PAINTED.
402 PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403 3/4" V-REVEAL.
404 CONCRETE WALL JOINT.
405 CONCRETE FORM LINER.
406 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409 PRE-ENGINEERED METAL CANOPY, PAINTED.
410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412 FINISH GRADE VARIES.
414 CLERESTORY WINDOW.
415 ACCENT STRUCTURE.

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Phoenix, AZ, 85016
P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A220-5b

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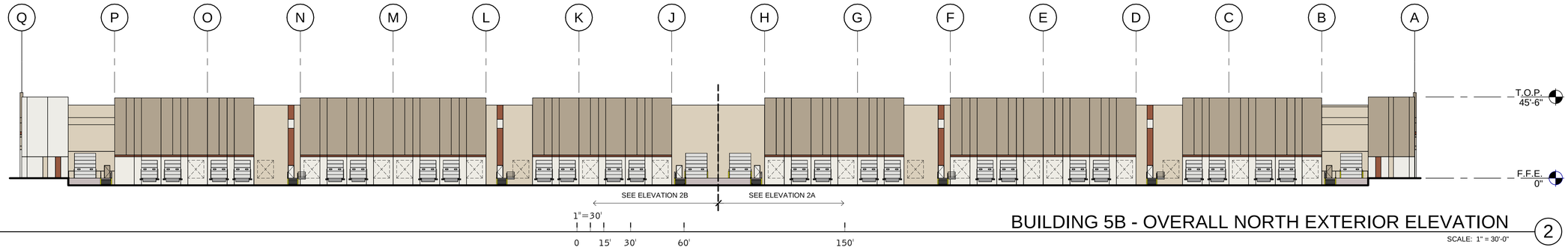
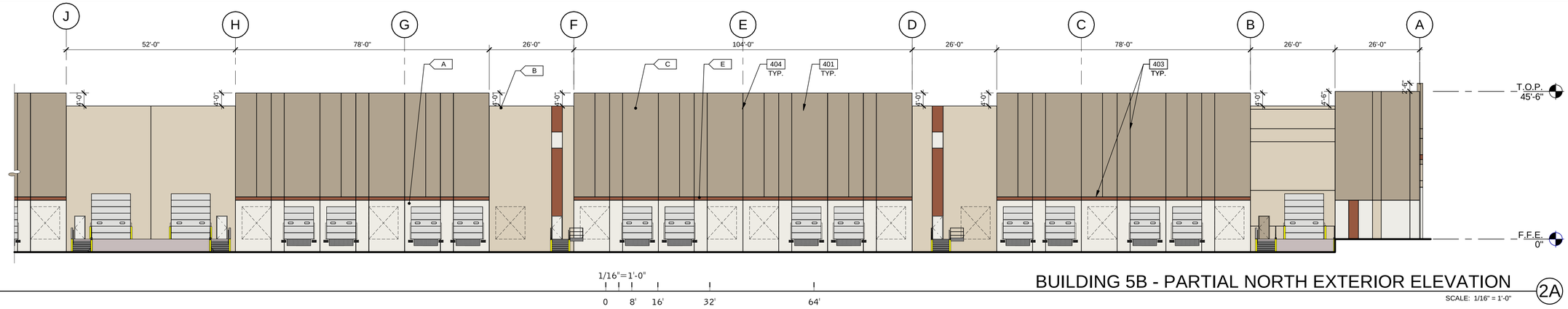


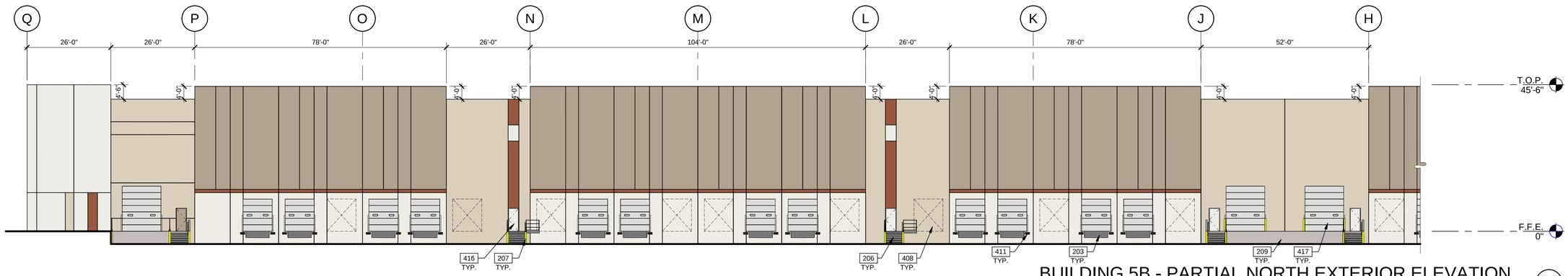
BUILDING 5B - OVERALL NORTH EXTERIOR ELEVATION 2

SCALE: 1" = 30'-0"



BUILDING 5B - PARTIAL NORTH EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



BUILDING 5B - PARTIAL NORTH EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

EAST EXTERIOR ELEVATION:

CONCRETE: 86%

WHITE SAND SW 9582: 14%
GRAYISH SW 600: 23%
PROPER GRAY SW 6003: 59%
TERRA COTTA SW 2803: 4%

MAN DOORS: 1%

OVERHEAD DOORS: 8%

KNOCK OUT PANELS: 5%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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U FACTOR = 0.28 AND SHGC = 0.28
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COLORS: (COLOR PALETTE 03)

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- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

203	6'X8' HYDRAULIC DOCK LEVELER.
206	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
408	KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
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416	HOLLOW METAL DOOR.
417	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.

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THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A221-5b

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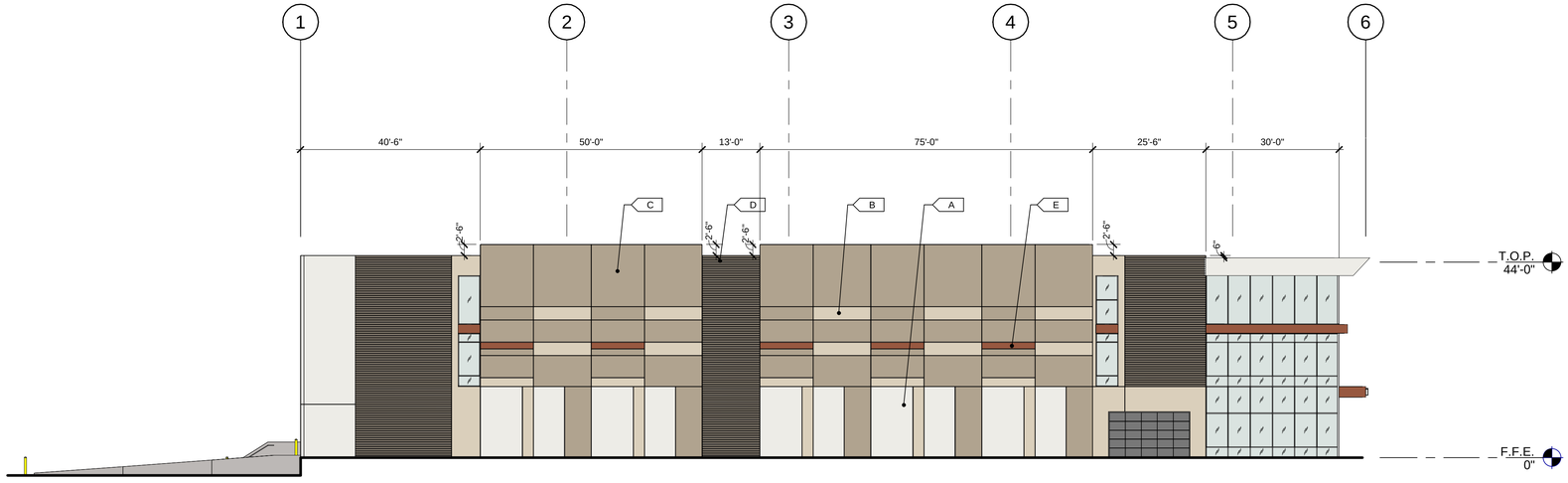
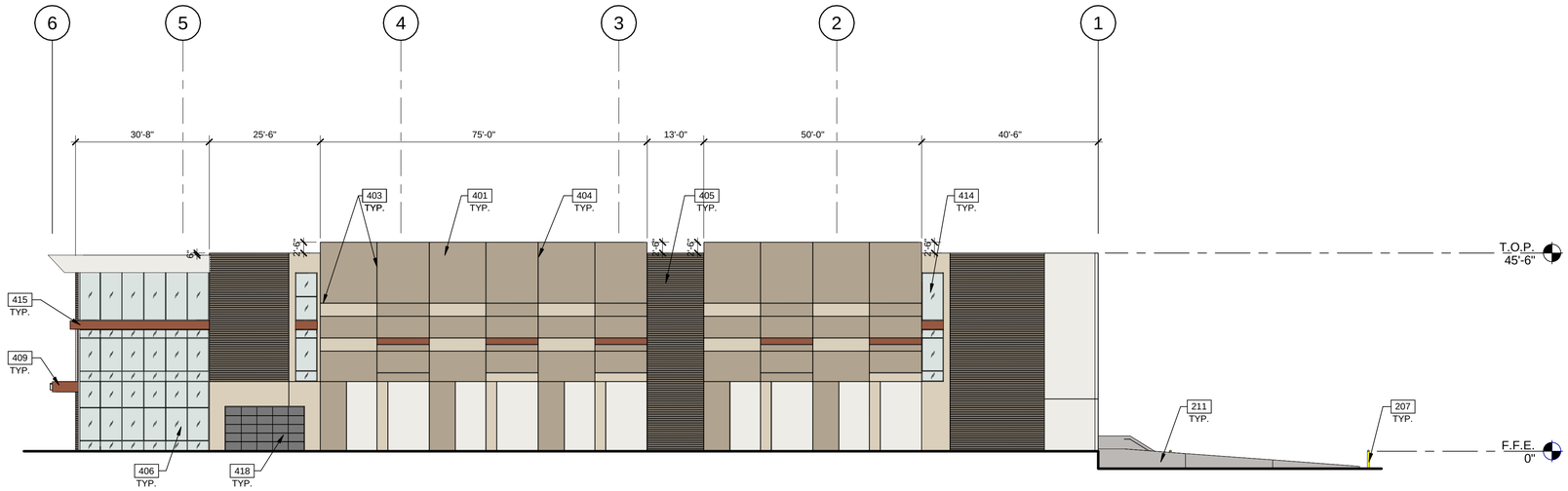


BUILDING 5B - WEST EXTERIOR ELEVATION (3)

SCALE: 1/16" = 1'-0"



BUILDING 5B - EAST EXTERIOR ELEVATION (4)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

WEST EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 19%
STOREFRONT: 13%
OVERHEAD DOORS: 2%
STEEL: 2%

EAST EXTERIOR ELEVATION:

CONCRETE: 64%
FORM LINER: 19%
STOREFRONT: 13%
OVERHEAD DOORS: 2%
STEEL: 2%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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U FACTOR = 0.28 AND SHGC = 0.28
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COLORS: (COLOR PALETTE 03)

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- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
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- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
414	CLERESTORY WINDOW.
415	ACCENT STRUCTURE.
418	GLASS SECTIONAL DOOR.

WARE MALCOMB
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BUILDING MEASUREMENT

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A222-5b

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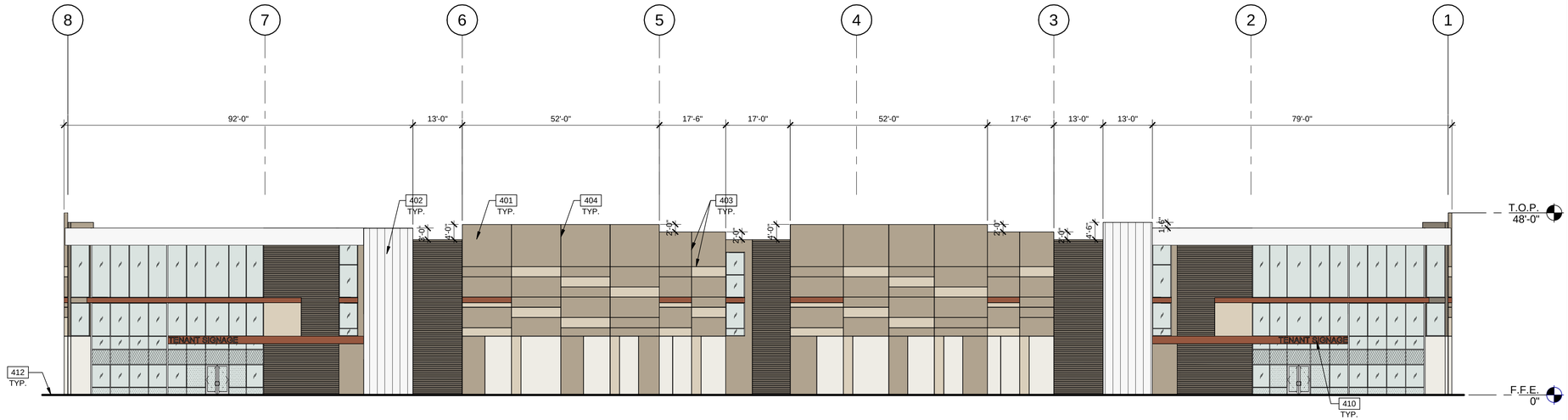


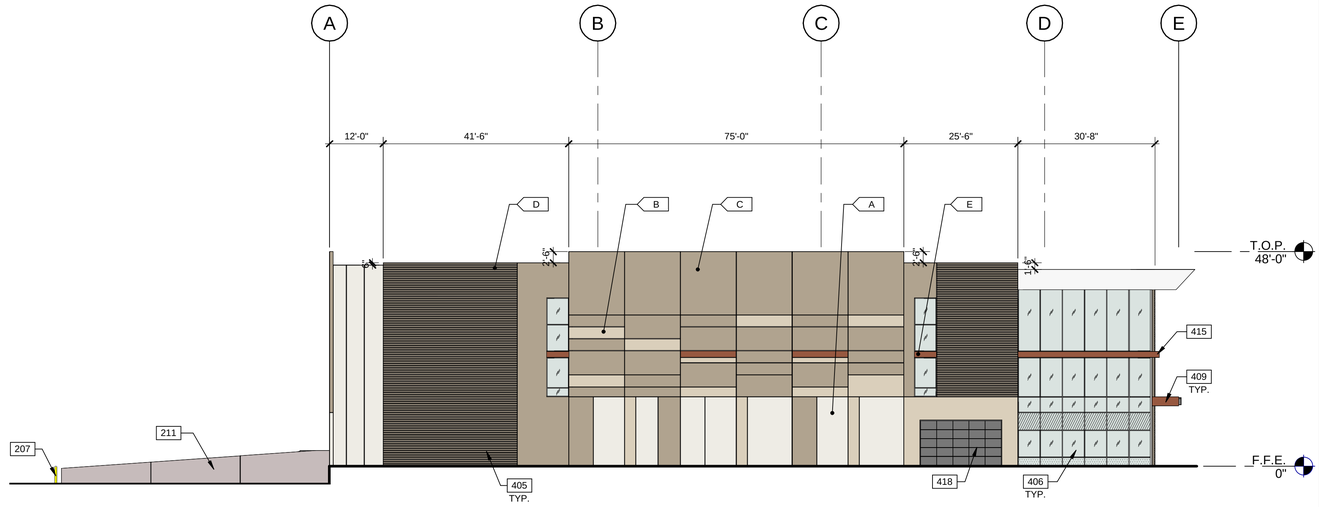
1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING 5C - EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

1



BUILDING 5C - SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2

PERCENTAGE OF MATERIALS USED PER ELEVATION:

EAST EXTERIOR ELEVATION:

CONCRETE: 44%
FORM LINER: 17%
STOREFRONT: 25%
METAL PANEL: 7%
STEEL: 7%

SOUTH EXTERIOR ELEVATION:

CONCRETE: 57%
FORM LINER: 22%
STOREFRONT: 16%
OVERHEAD DOOR: 2%
STEEL: 3%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
- B — SHERWIN WILLIAMS PAINT - OYSTER BAR SW 7565
- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
211	CONCRETE SCREEN WALL.
401	CONCRETE WALL, PAINTED.
402	PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD FRAMING.
403	3/4" V-REVEAL.
404	CONCRETE WALL JOINT.
405	CONCRETE FORM LINER.
406	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
410	FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
412	FINISH GRADE VARIES.
415	ACCENT STRUCTURE.
418	GLASS SECTIONAL DOOR.

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P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5C - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET
A520c

10/27/2022 1:20:04 PM

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C:_Revit\0035_Sc_ARCH_cabkwWT2H.rvt

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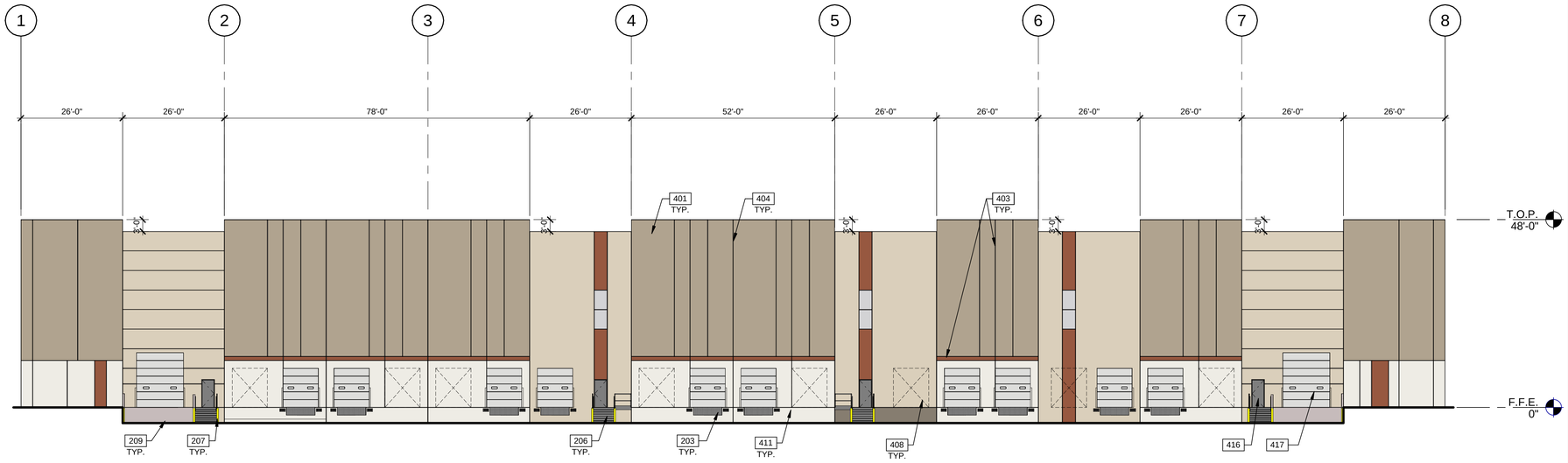
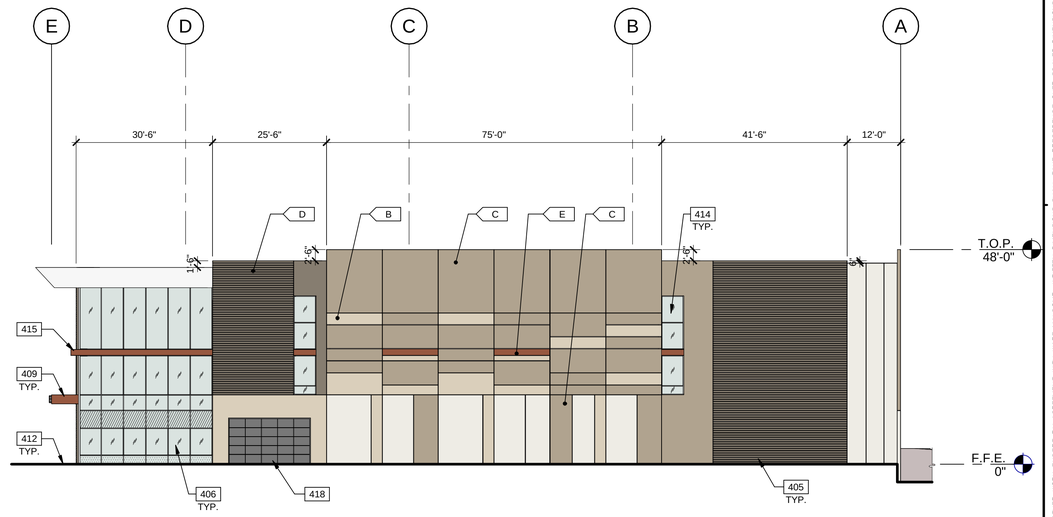


BUILDING 5C - WEST EXTERIOR ELEVATION (3)

SCALE: 1/16" = 1'-0"



BUILDING 5C - NORTH EXTERIOR ELEVATION (4)

SCALE: 1/16" = 1'-0"

PERCENTAGE OF MATERIALS USED PER ELEVATION:

WEST EXTERIOR ELEVATION:

CONCRETE: 88%
OVERHEAD DOOR: 7%
KNOCK OUT PANEL: 4%
MAN DOOR: 1%

NORTH EXTERIOR ELEVATION:

CONCRETE: 57%
FORM LINER: 22%
STOREFRONT: 16%
OVERHEAD DOOR: 2%
STEEL: 3%

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: (COLOR PALETTE 03)

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - PURE WHITE SW 7005
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- C — SHERWIN WILLIAMS PAINT - PRAIRIE GRASS SW 7546
- D — SHERWIN WILLIAMS PAINT - ADAPTIVE SHADE SW 7053
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

CONCRETE FORMLINER

METAL CANOPY, PAINTED

RIBBED METAL PANEL

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

203 6'X8' HYDRAULIC DOCK LEVELER.
206 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
207 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
209 CONCRETE RAMP.
401 CONCRETE WALL, PAINTED.
403 3/4" V-REVEAL.
404 CONCRETE WALL JOINT.
405 CONCRETE FORM LINER.
406 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
408 KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
409 PRE-ENGINEERED METAL CANOPY, PAINTED.
411 DOCK BUMPER.
412 FINISH GRADE VARIES.
414 CLERESTORY WINDOW.
415 ACCENT STRUCTURE.
416 HOLLOW METAL DOOR.
417 SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
418 GLASS SECTIONAL DOOR.

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Phoenix, AZ, 85016
P 480.767.1001

THE BLOCK ON ELLIOT

MESA, ARIZONA

BUILDING 5C - EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	D. COUTURE
DRAWN BY.:	A.B. / M.V. / T.D.
JOB NO.:	PHX22-0035-00

SHEET

A521c

10/27/2022 1:20:07 PM

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C:_Rev\0035_5c_ARCH_calleWHT2H.rvt

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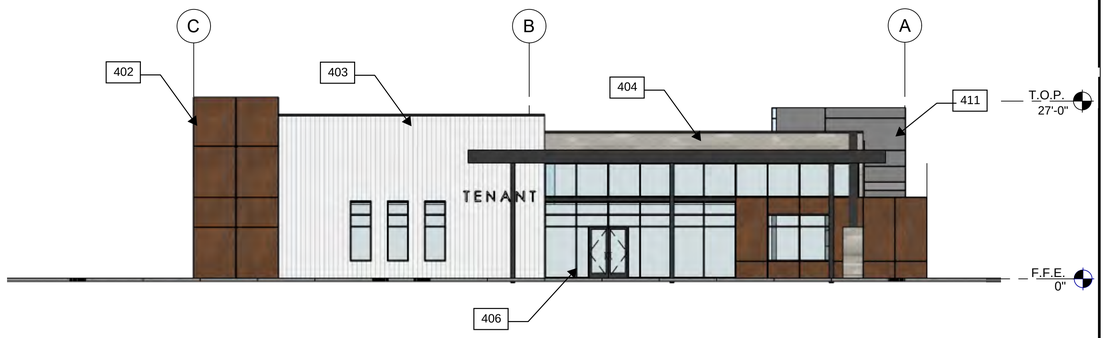
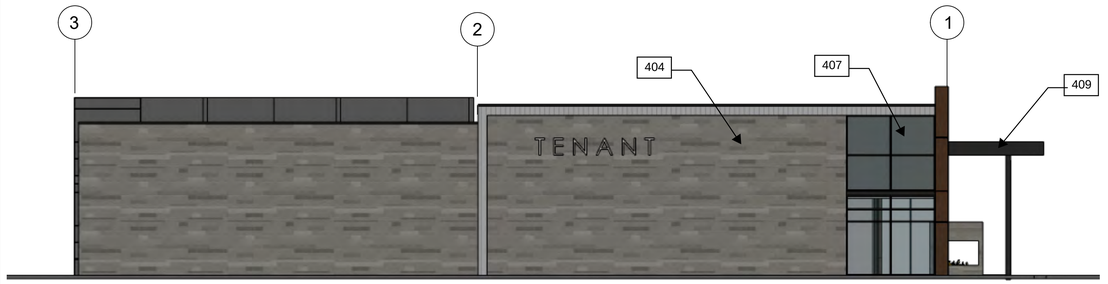


3/32"=1'-0"

0 4' 8' 16' 24' 48'

CAFE/CLUB A - WEST EXTERIOR ELEVATION

SCALE: 3/32"=1'-0" 3



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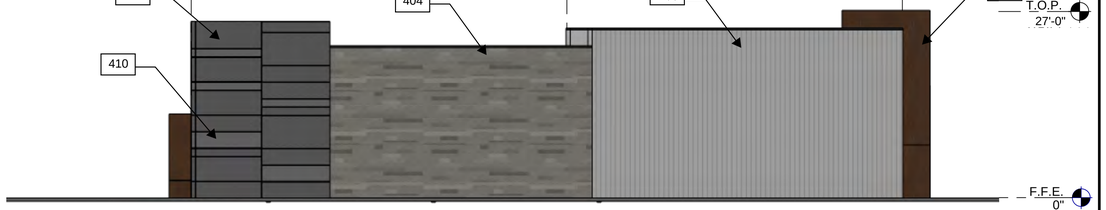
CAFE/CLUB A - NORTH EXTERIOR ELEVATION

SCALE: 3/32"=1'-0" 1



3/32"=1'-0"

0 4' 8' 16' 24' 48'

CAFE/CLUB A - EAST EXTERIOR ELEVATION

SCALE: 3/32"=1'-0" 4

3/32"=1'-0"

0 4' 8' 16' 24' 48'

CAFE/CLUB A - SOUTH EXTERIOR ELEVATION

SCALE: 3/32"=1'-0" 2

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS: **(COLOR PALETTE 01)**

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS PAINT - SNOWBOUND SW 7004
- B — SHERWIN WILLIAMS PAINT - GRAYISH SW 6001
- C — SHERWIN WILLIAMS PAINT - PROPER GRAY SW 6003
- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES

401 CONCRETE WALL, PAINTED.
402 WESTERN STATES METAL: WEATHERED METALLIC
403 WESTERN STATES METAL: REGAL WHITE; RIBBED METAL PANEL.
404 CMU BLOCK
405 EQUITONE, LINEA #LT20
406 BLACK MULLION STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
407 SPANDREL GLASS
409 PRE-ENGINEERED METAL CANOPY, PAINTED.
410 EIFS; PAINTED. SHERWIN WILLIAMS-GRAYISH - SW 6001
411 EIFS; PAINTED. SHERWIN WILLIAMS-PROPER GRAY- SW 6003

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THE BLOCK ON ELLIOT

EAST ELLIOT ROAD
MESA, ARIZONA 85212

CAFE/CLUB A
EXTERIOR ELEVATIONS

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET
A220-A

Wed, 17 Aug 2022

W:\PHX\22\0035\00\Architectural\Cad\SD\Latest and Greatest\X0035_BA_EL.dwg

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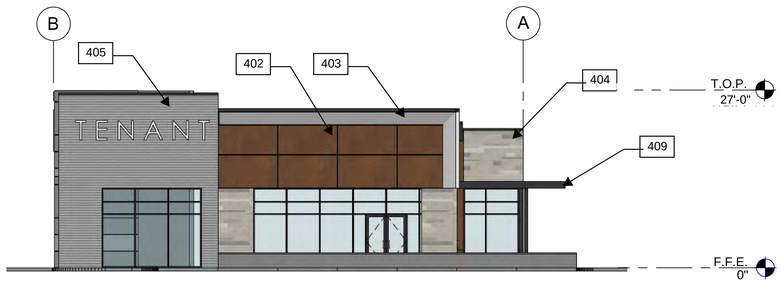

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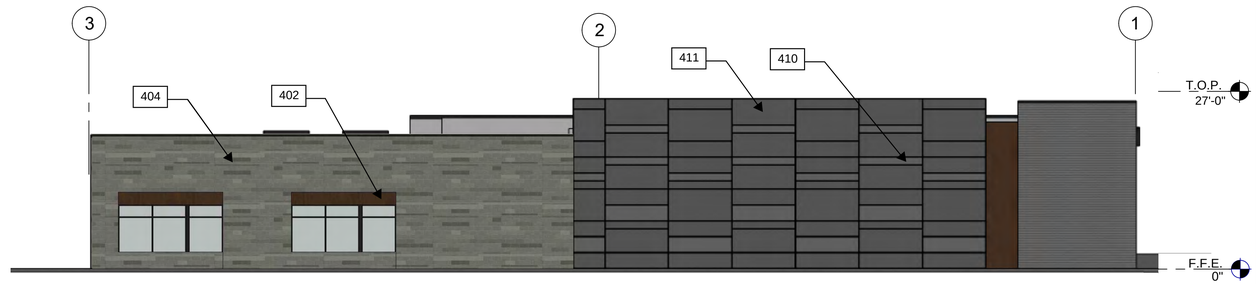
CAFE/CLUB B - WEST EXTERIOR ELEVATION 3

SCALE: 3/32"=1'-0"



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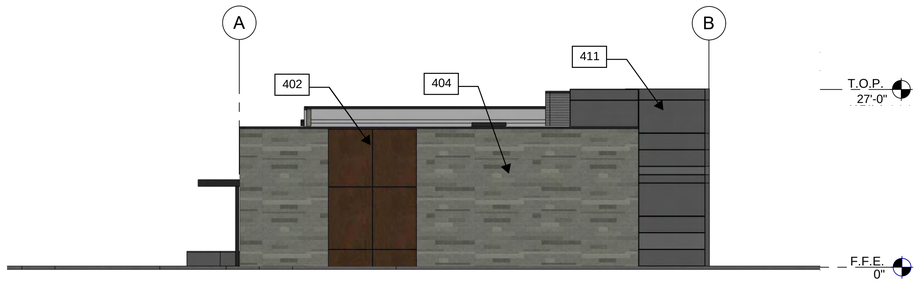
CAFE/CLUB B - NORTH EXTERIOR ELEVATION 1

SCALE: 3/32"=1'-0"



3/32"=1'-0"

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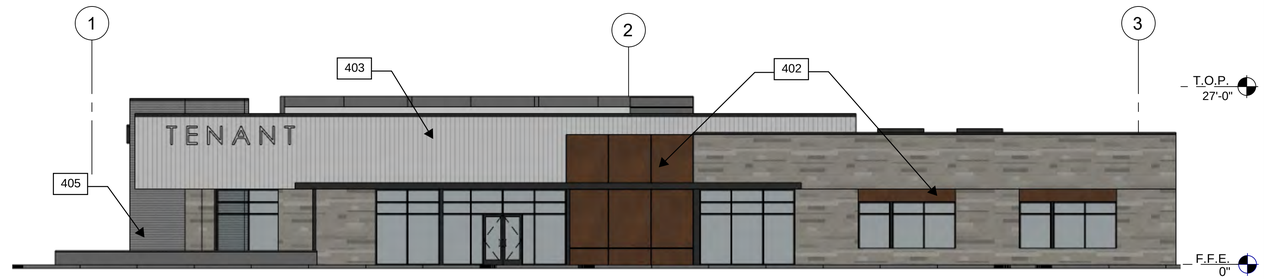
CAFE/CLUB B - EAST EXTERIOR ELEVATION 4

SCALE: 3/32"=1'-0"



3/32"=1'-0"

0 4' 8' 16' 24' 48'

CAFE/CLUB B - SOUTH EXTERIOR ELEVATION 2

SCALE: 3/32"=1'-0"

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
OPTIBLUE TINTED GLASS BY VITRO
U FACTOR = 0.28 AND SHGC = 0.28
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COLORS: (COLOR PALETTE 01)

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- D — SHERWIN WILLIAMS PAINT - GAUNTLET GRAY SW 7019
- E — SHERWIN WILLIAMS PAINT - ROOKWOOD TERRA COTTA SW 2803

MATERIALS:

- CONCRETE FORMLINER
- METAL CANOPY, PAINTED
- RIBBED METAL PANEL

KEYNOTES

401	CONCRETE WALL, PAINTED.
402	WESTERN STATES METAL: WEATHERED METALLIC
403	WESTERN STATES METAL: REGAL WHITE; RIBBED METAL PANEL.
404	CMU BLOCK
405	EQUITONE, LINEA #LT20
406	BLACK MULLION STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
407	SPANDREL GLASS
409	PRE-ENGINEERED METAL CANOPY, PAINTED.
410	EIFS; PAINTED. SHERWIN WILLIAMS-GRAYISH - SW 6001
411	EIFS; PAINTED. SHERWIN WILLIAMS-PROPER GRAY- SW 6003

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CAFE/CLUB B - EXTERIOR ELEVATIONS

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET
A220-B

Wed, 17 Aug 2022

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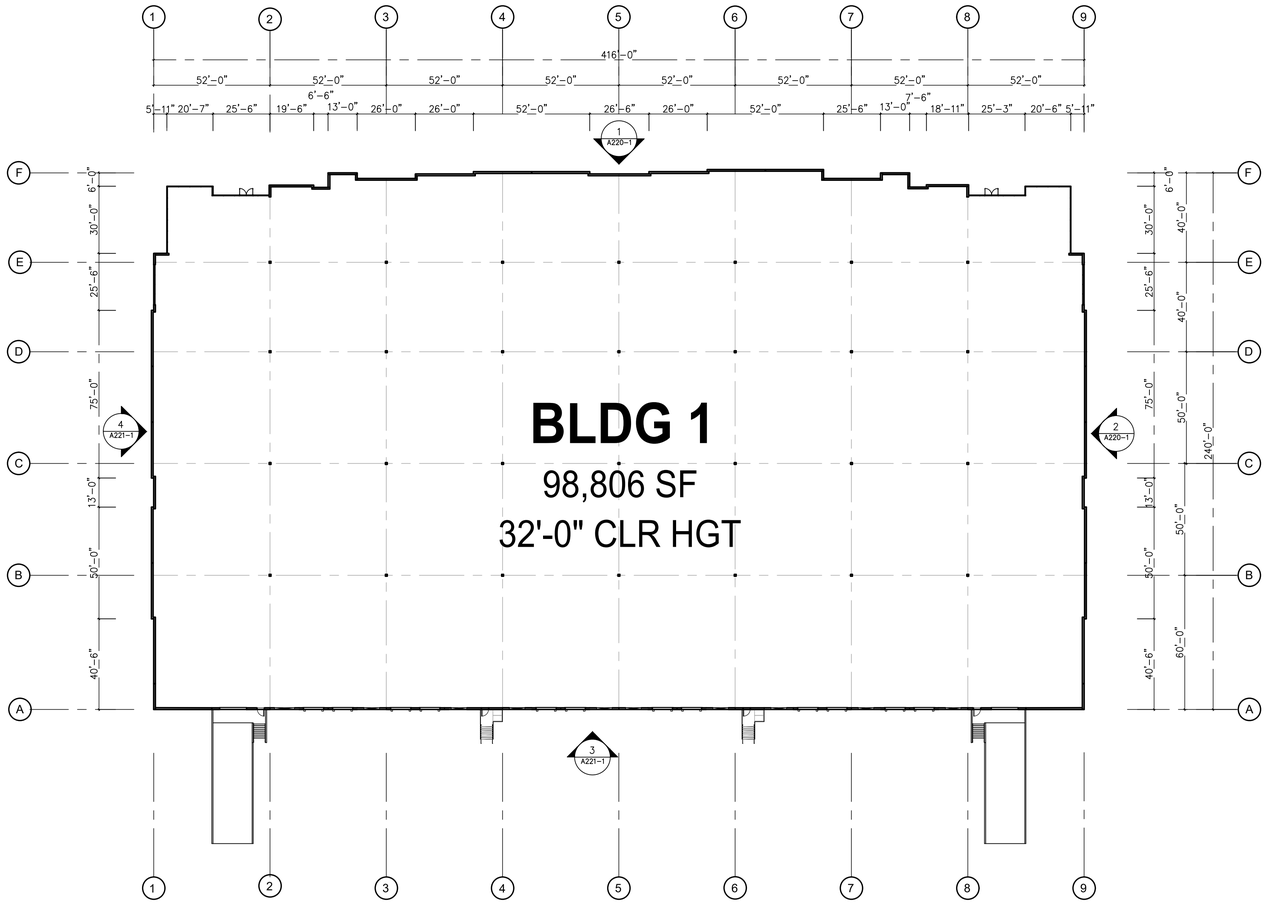

1/32"=1'-0"

0 16" 32" 64" 128"

BLDG 1 - FLOOR PLAN

SCALE: 1/32"=1'-0"

1

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BLDG 1 - FLOOR PLAN

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET
A120-1

Fri, 19 Aug 2022

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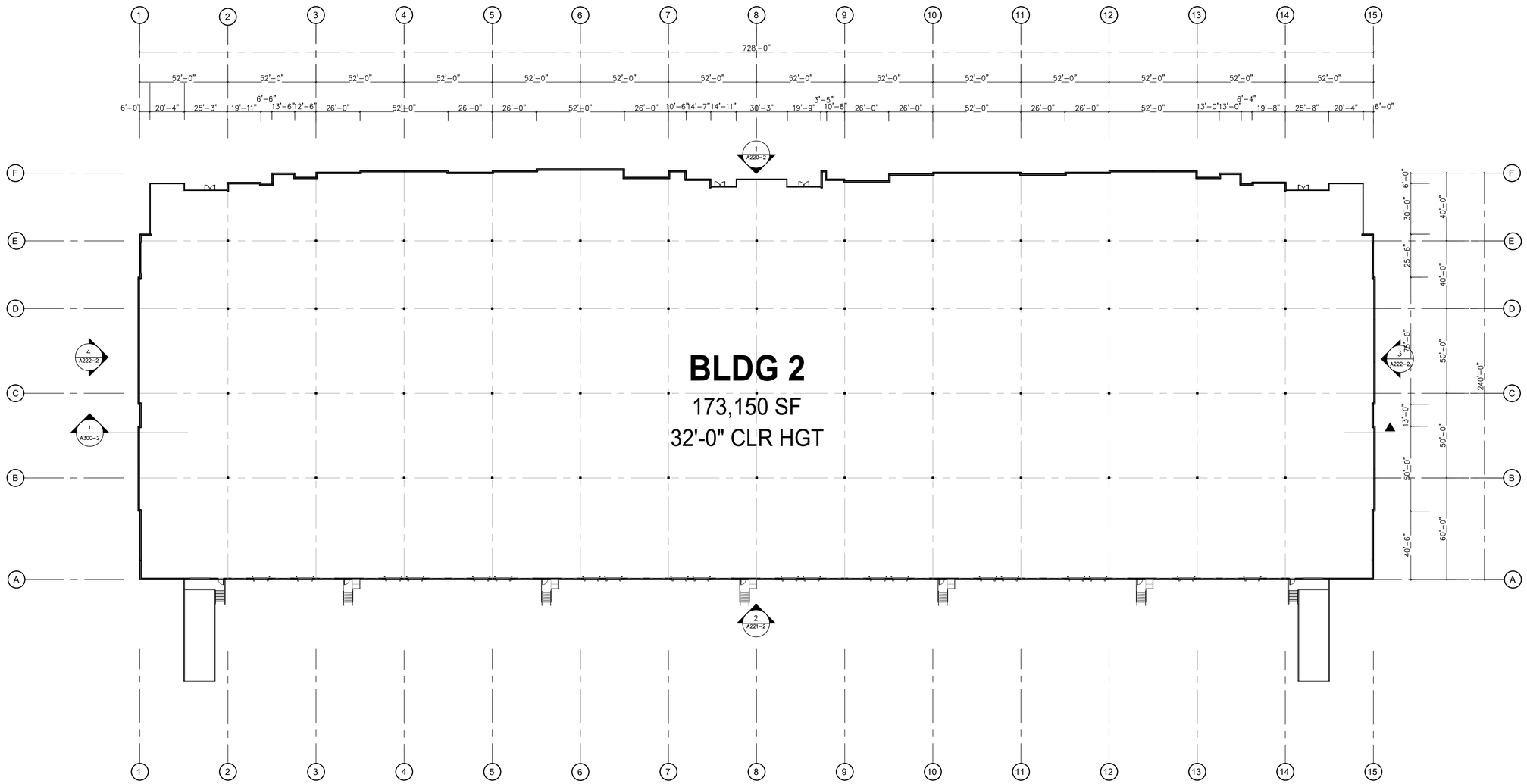

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BLDG 2 - FLOOR PLAN (1)

SCALE: 1/32"=1'-0"

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BLDG 2 - FLOOR PLAN

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

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A120-2

Thu, 18 Aug 2022

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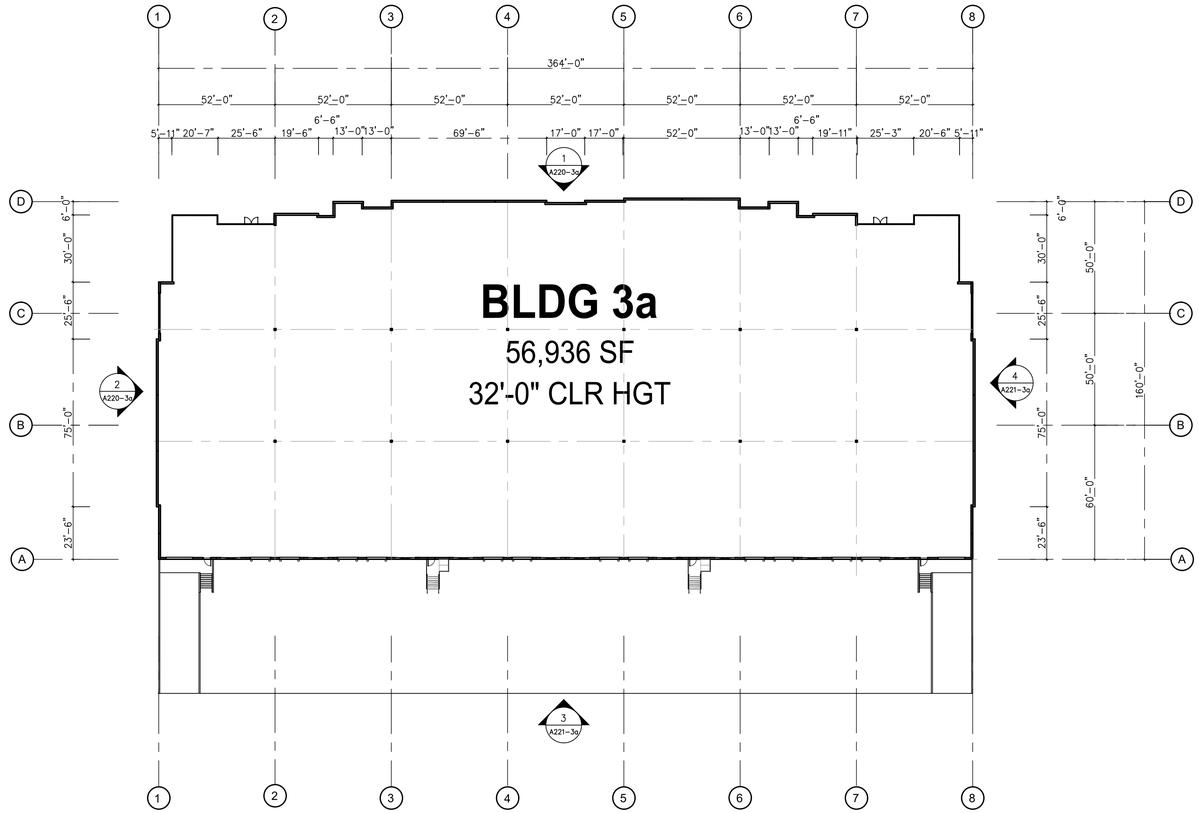

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0 16" 32" 64" 128"

BLDG 3a - FLOOR PLAN

SCALE: 1/32"=1'-0"

1

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BLDG 3a - FLOOR PLAN

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET

A120-3a

Fri. 19 Aug 2022

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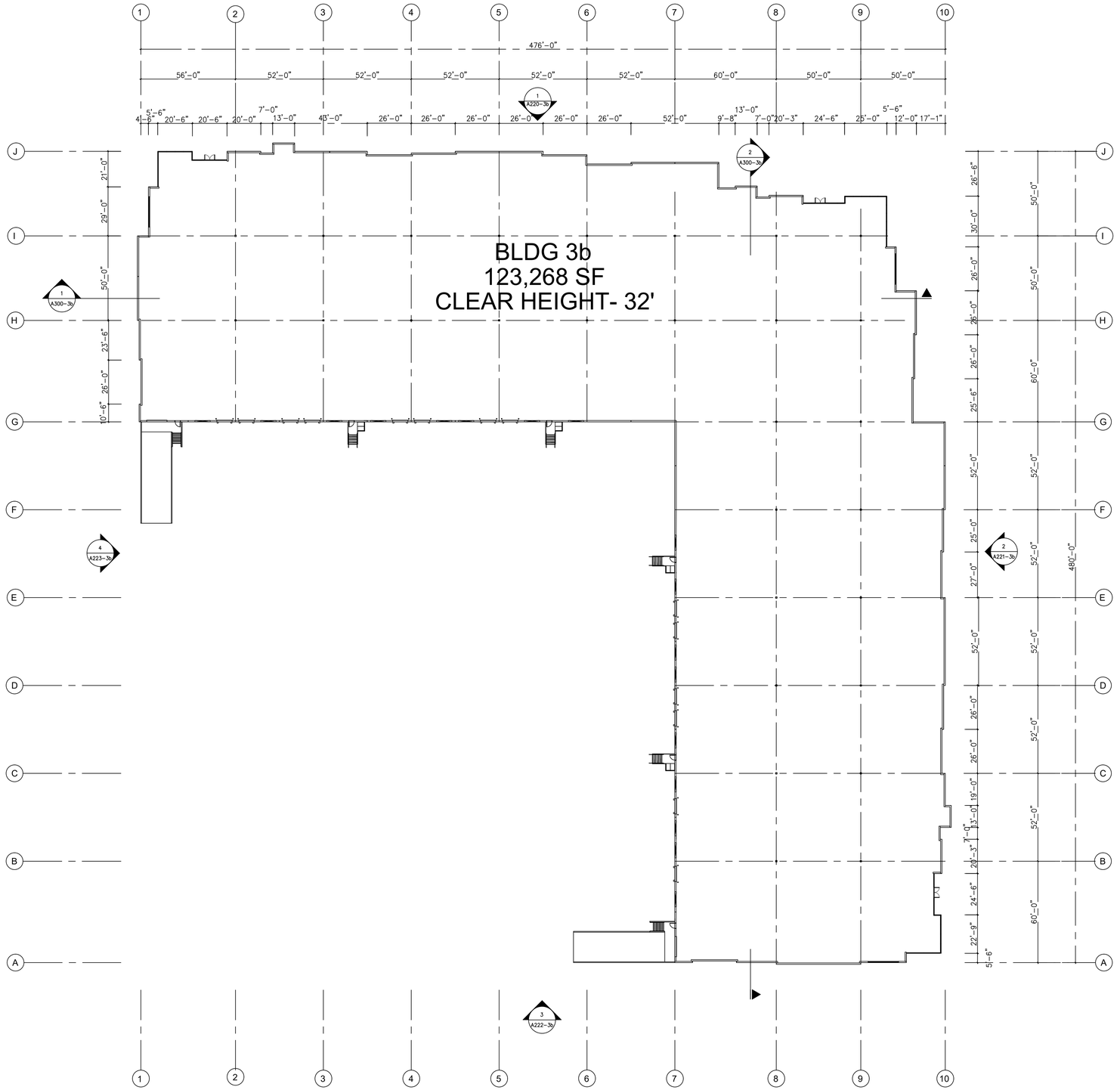

B3b PRELIMINARY FLOOR PLAN
SCALE: 1/32"=1'-0"

1/32"=1'-0"
0 16" 32" 64" 128"

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EAST ELLIOT ROAD
MESA, ARIZONA 85212

B3b - FLOOR PLAN

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.A.
JOB NO.:	PHX22-0035-00

SHEET
A120-3b

Thu, 18 Aug 2022

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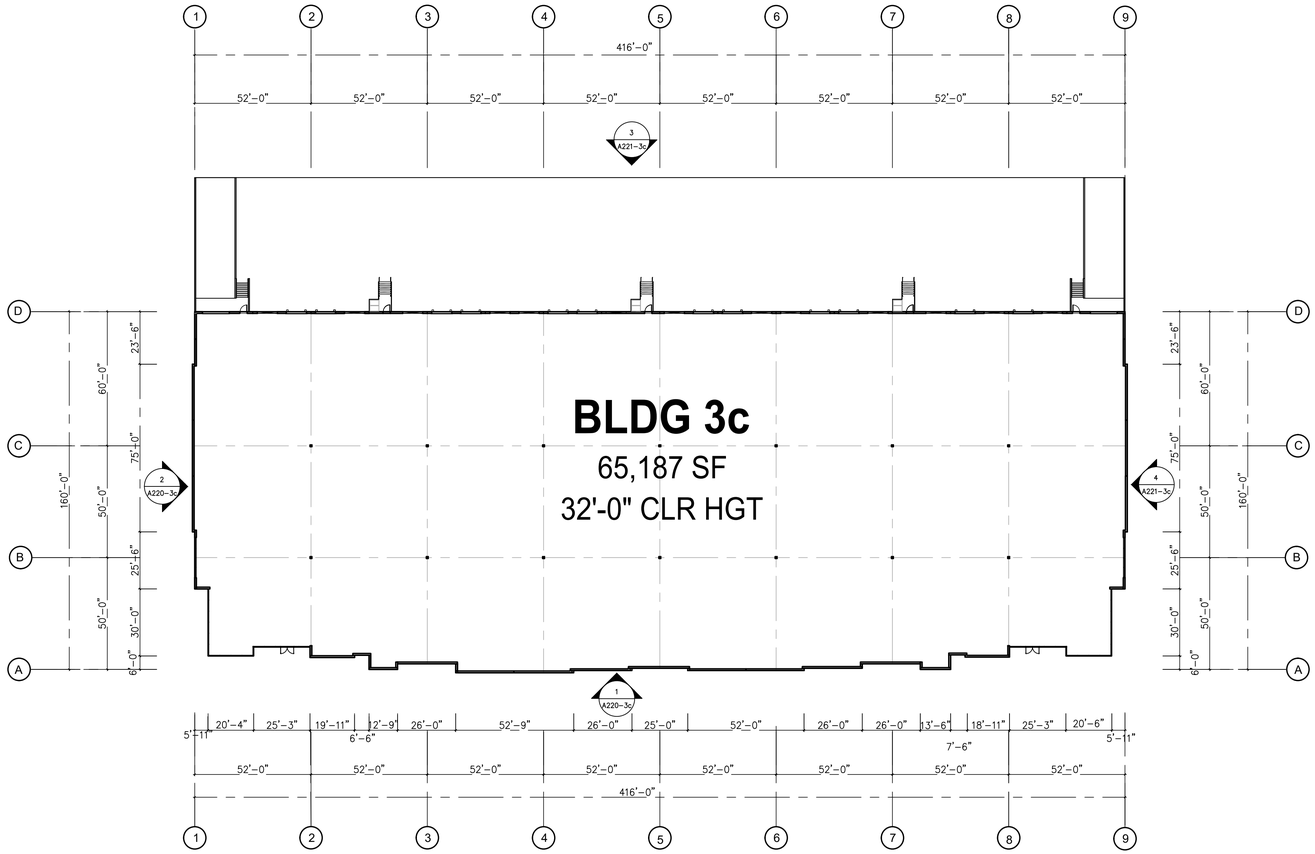

1/32"=1'-0"

0 16" 32" 64" 128"

BLDG 3c - FLOOR PLAN

SCALE: 1/32"=1'-0"

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EAST ELLIOT ROAD
MESA, ARIZONA 85212

BLDG 3c - FLOOR PLAN

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET
A120-3c

Fri, 19 Aug 2022

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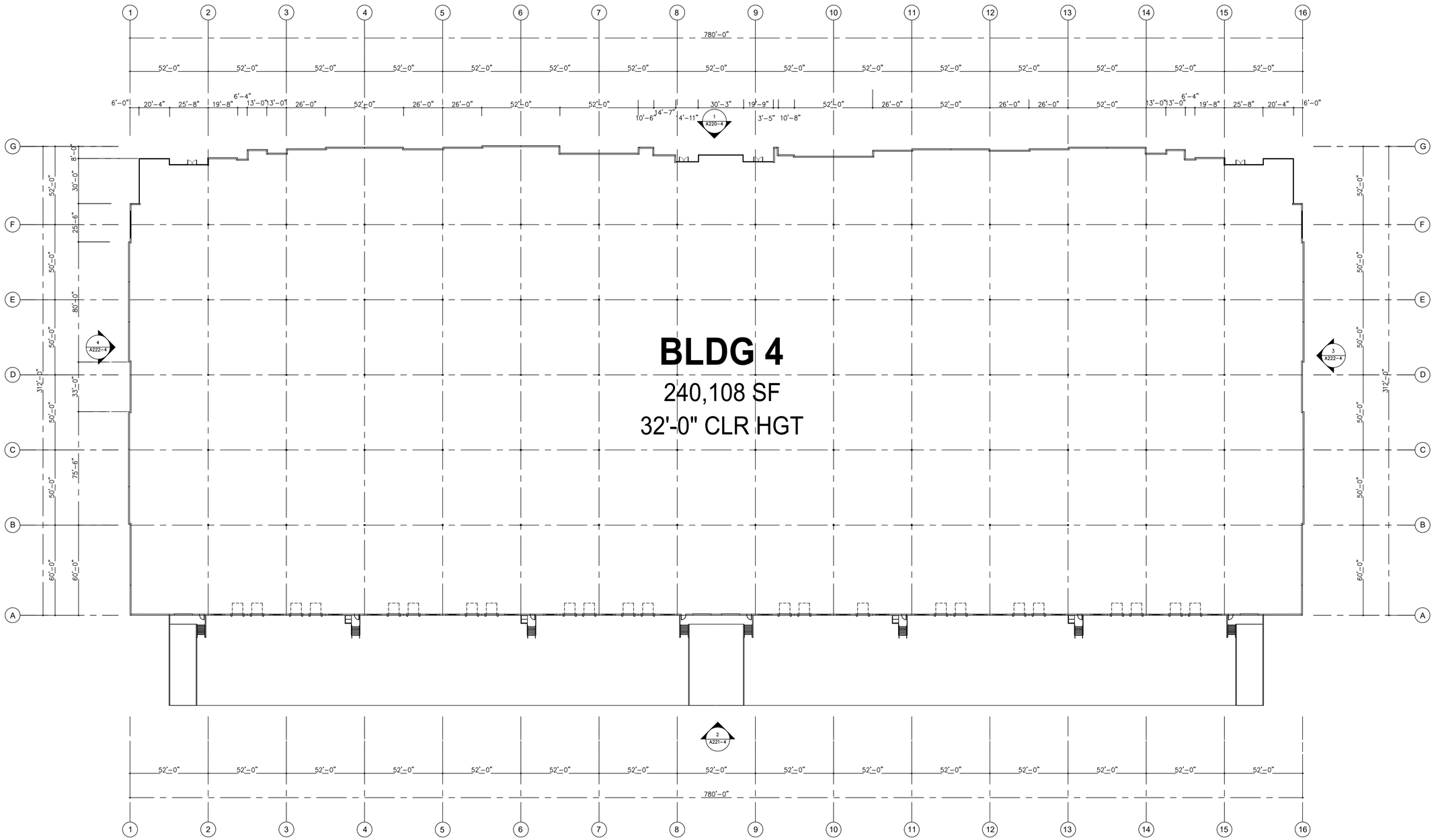

1/32"=1'-0"

0 16" 32" 64" 128"

BLDG 4 - FLOOR PLAN

SCALE: 1/32"=1'-0"

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THE BLOCK ON ELLIOT

EAST ELLIOT ROAD
MESA, ARIZONA 85212

BLDG 4 - FLOOR PLAN

DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET
A120-4

Thu, 18 Aug 2022

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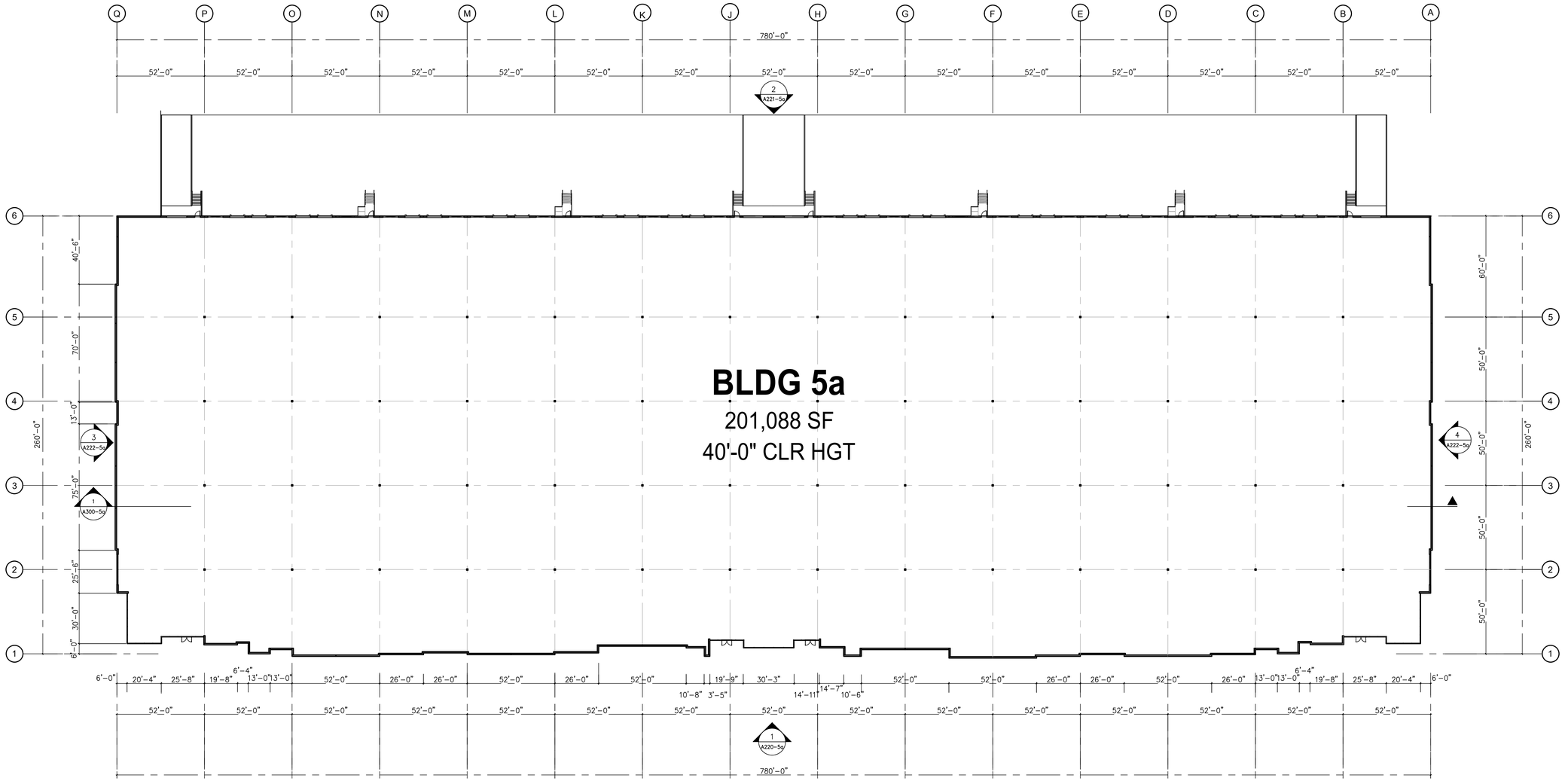

BLDG 5a

201,088 SF

40'-0" CLR HGT

1/32"=1'-0"

0 16" 32" 64" 128"

BLDG 5a - FLOOR PLAN

SCALE: 1/32"=1'-0"

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THE BLOCK ON ELLIOT

EAST ELLIOT ROAD

MESA, ARIZONA 85212

BLDG 5a - FLOOR PLAN

REMARKS	DATE

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET

A120-5a

Thu, 18 Aug 2022

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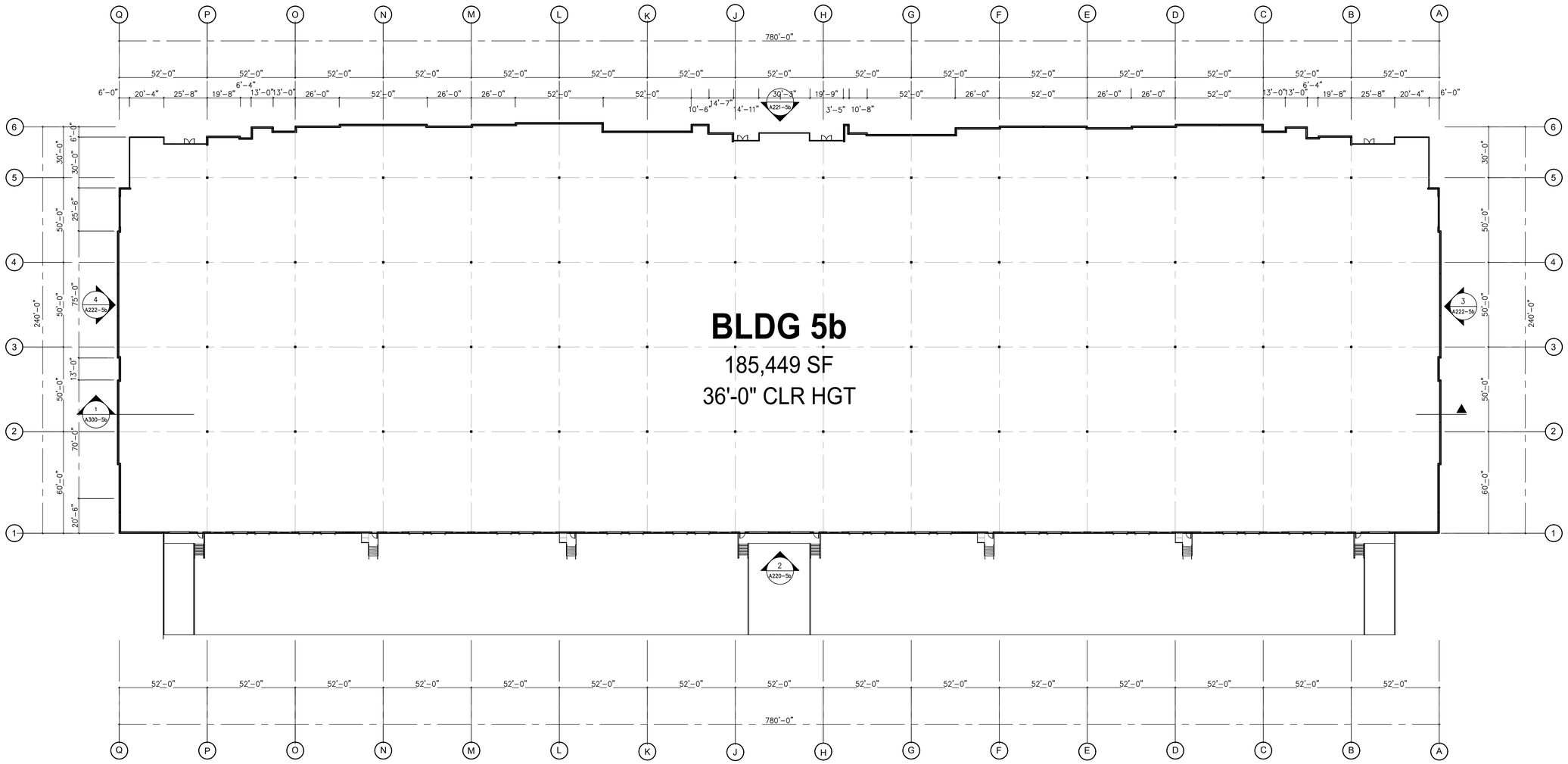

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BLDG 5b - FLOOR PLAN

SCALE: 1/32"=1'-0"

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THE BLOCK ON ELLIOT
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MESA, ARIZONA 85212

BLDG 5b - FLOOR PLAN

REMARKS	DATE

PA / PM:	D.COUTURE
DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

SHEET
A120-5b

Thu, 18 Aug 2022

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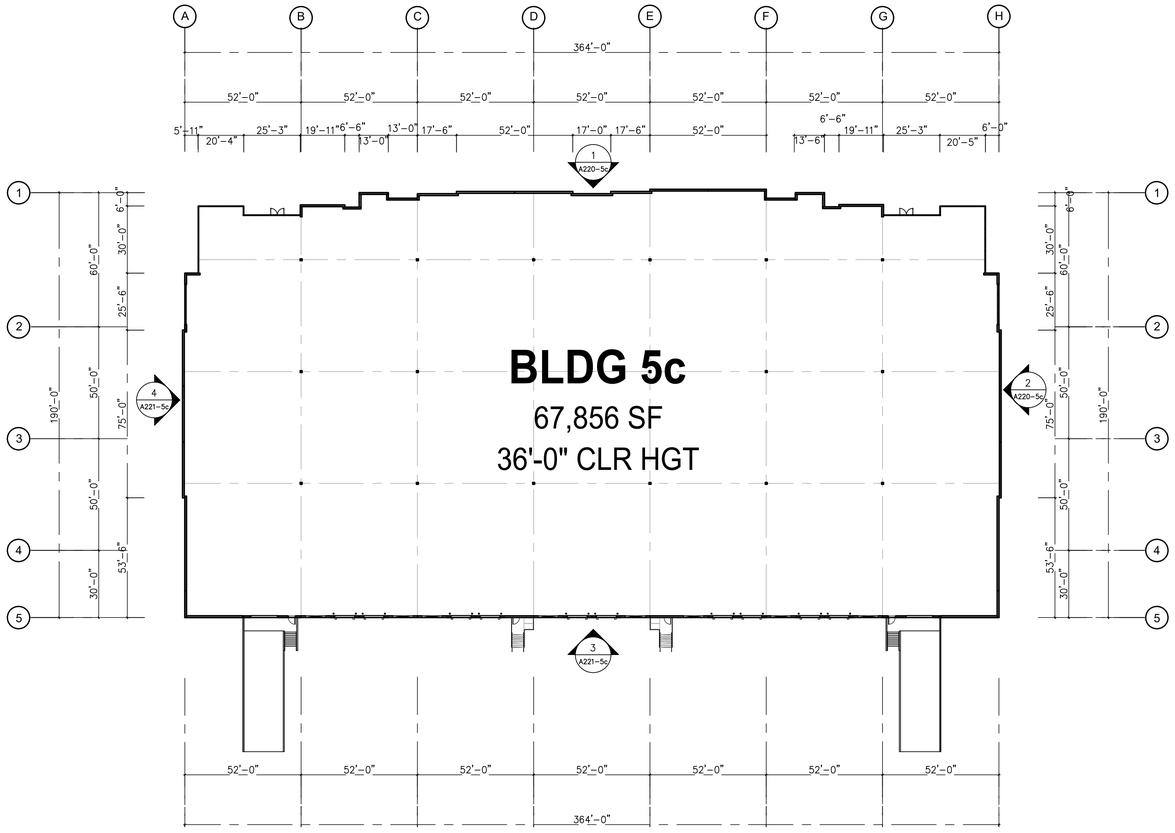

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BLDG 5c - FLOOR PLAN

SCALE: 1/32"=1'-0"

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BLDG 5c - FLOOR PLAN

REMARKS	DATE

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JOB NO.:	PHX22-0035-00

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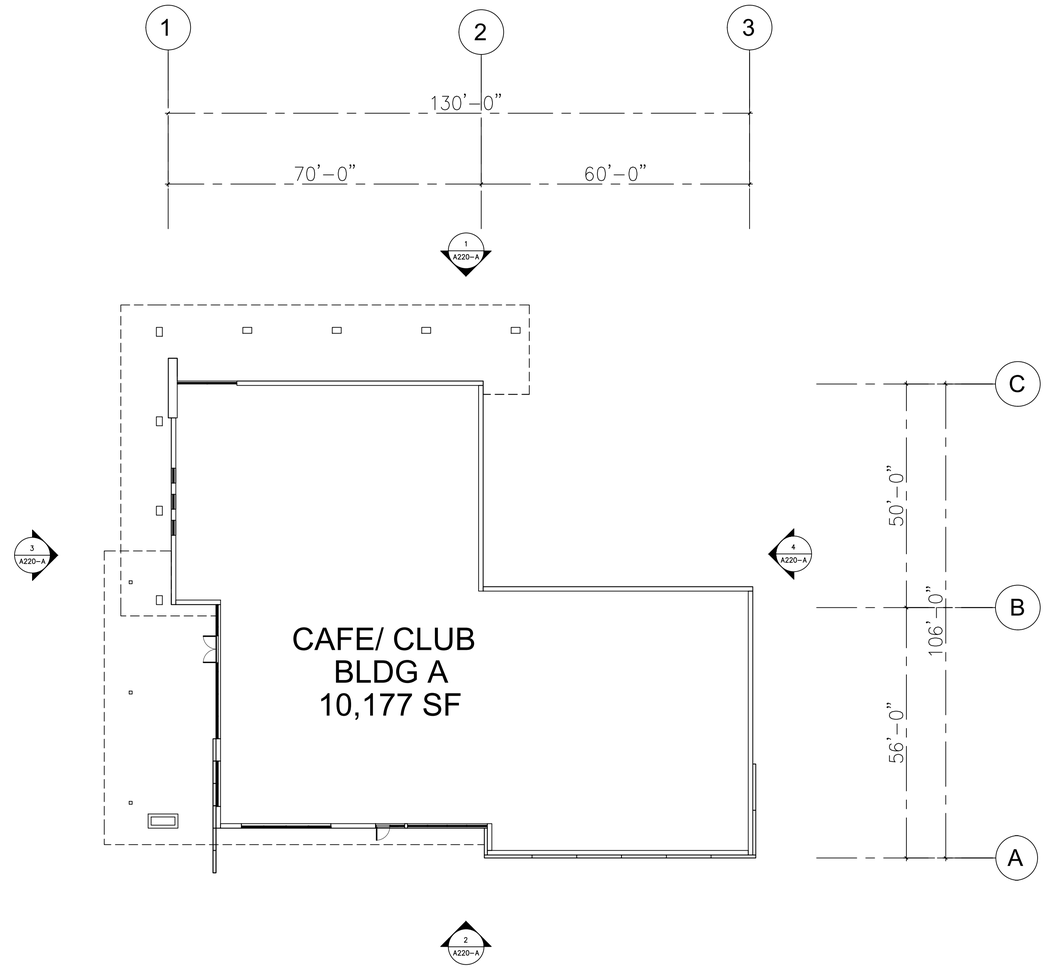

1/16"=1'-0"

0 8' 16' 32' 64'

CAFE/CLUB A FLOOR PLAN

SCALE: 1/16"=1'-0"

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CAFE/CLUB A - FLOOR PLAN

REMARKS	DATE

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DRAWN BY:	C.A.
JOB NO.:	PHX22-0035-00

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A120-A

Fri, 19 Aug 2022

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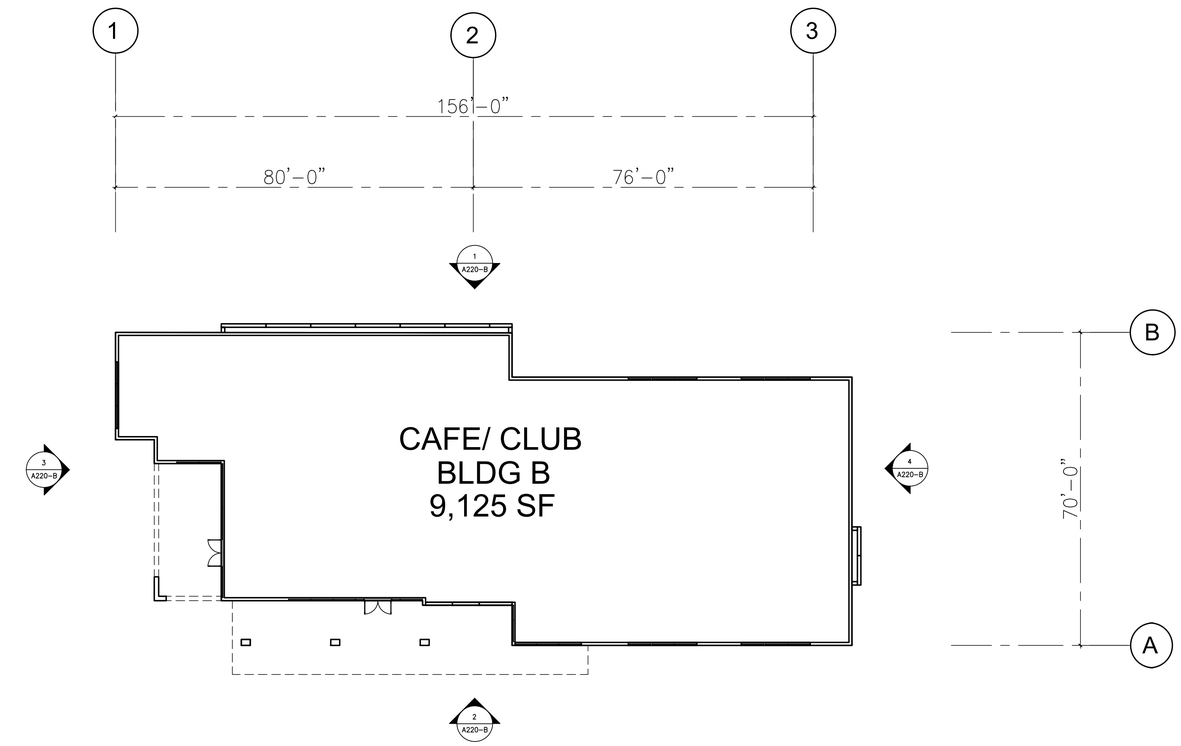

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CAFE/CLUB B PRELIMINARY FLOOR PLAN

SCALE: 1/16"=1'-0" (1)

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CAFE/CLUB B - FLOOR PLAN

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DRAWN BY:	C.A.
JOB NO.:	PHX22-0035-00

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A120-B

Thu, 22 Sep 2022

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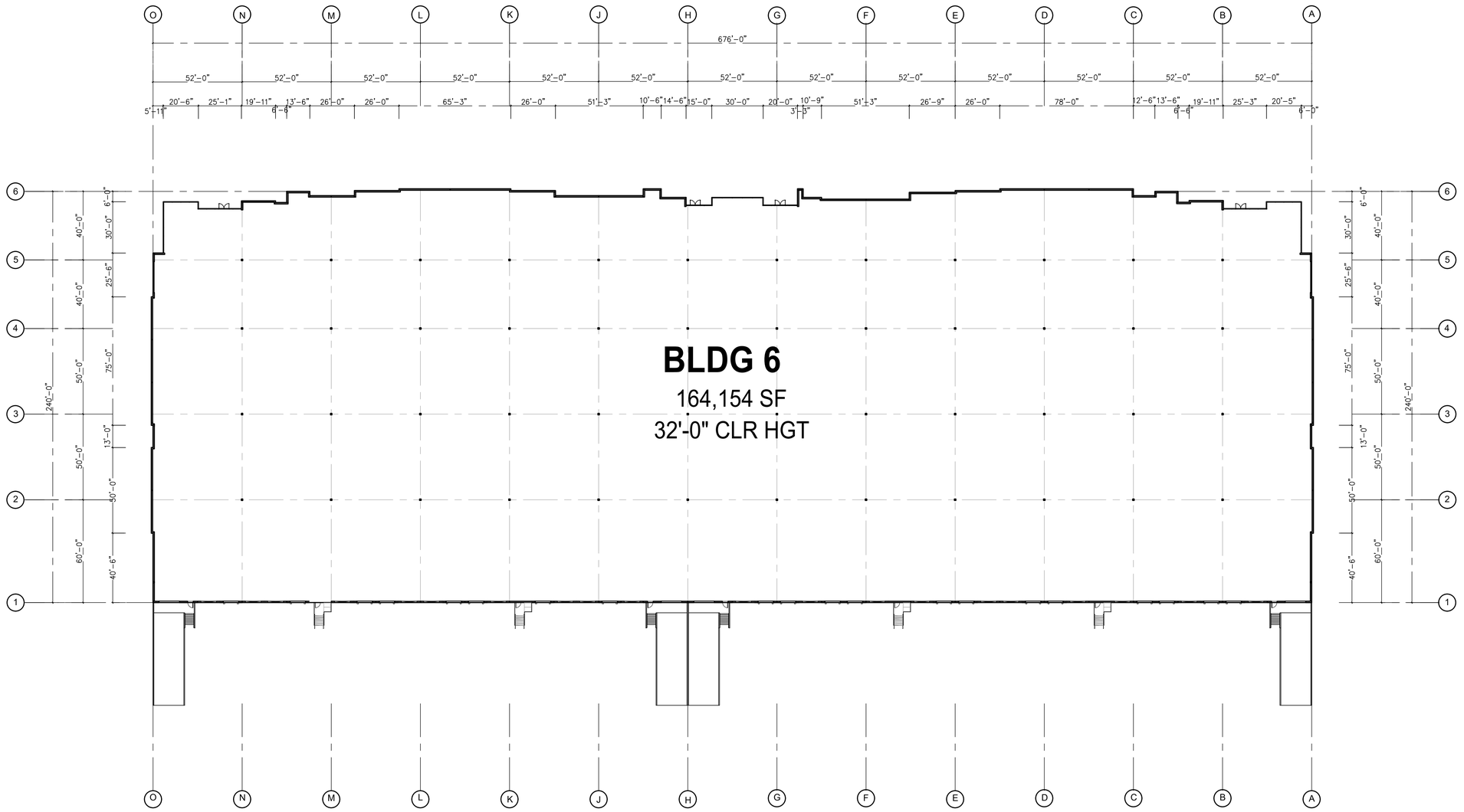

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BLDG 6 - FLOOR PLAN

SCALE: 1/32"=1'-0"

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BLDG 6 - FLOOR PLAN

REMARKS	DATE

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DRAWN BY:	C.G.
JOB NO.:	PHX22-0035-00

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A120-6

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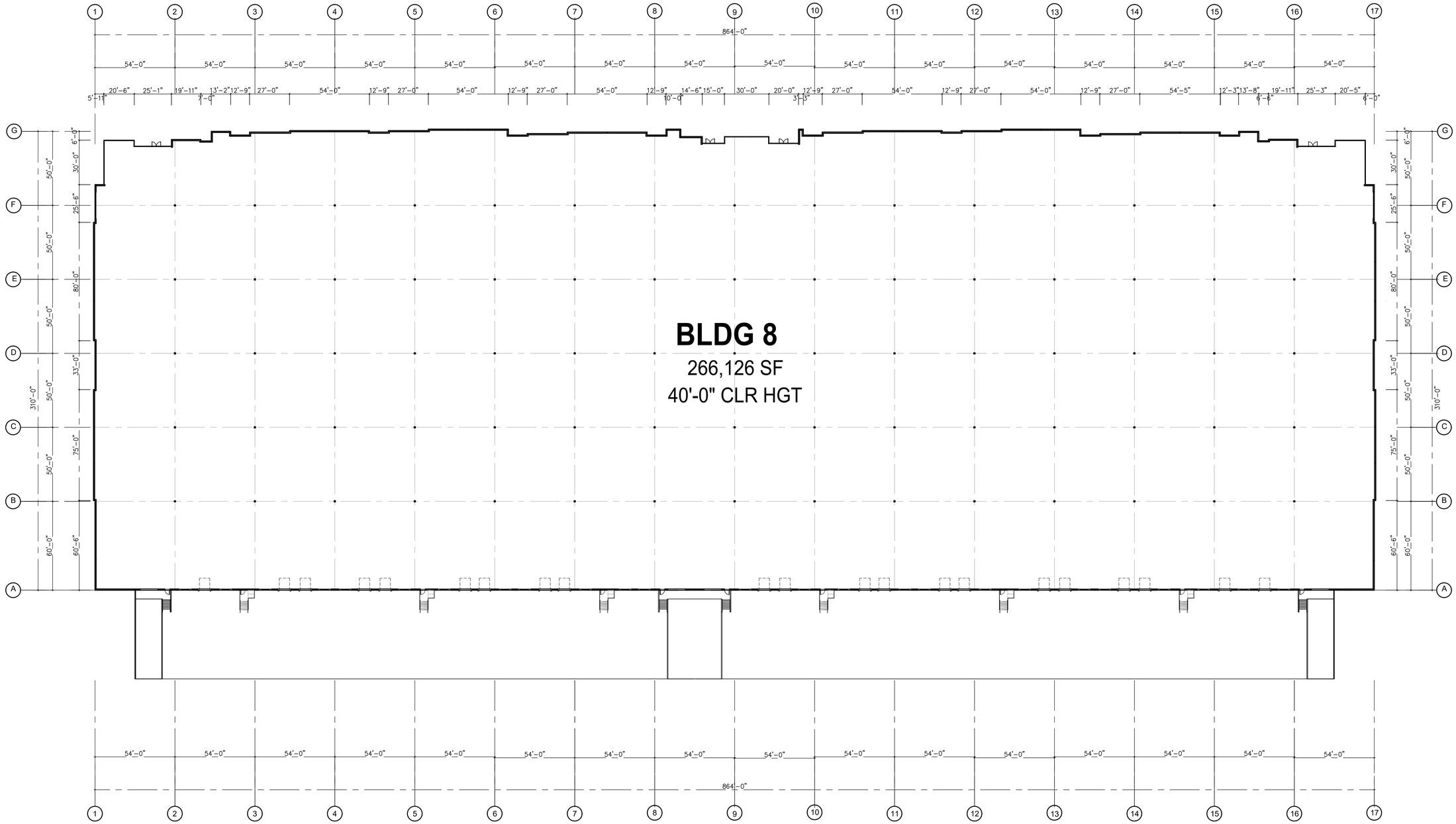

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BLDG 8 - FLOOR PLAN

SCALE: 1/64"=1'-0"

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BLDG 8 - FLOOR PLAN

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Citizen Participation Plan

The Block on Elliot
SWC Elliot Road and Sossaman Road

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Annexation, Rezoning and Site Plan Review. These requests are for The Block on Elliot, a proposed high-end business park located on the approximately 268 acres at the southwest corner of Elliot Road and Sossaman Road in Mesa. (The "Property").

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake
Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley
Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:

    a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. The City noted there are no such listed for this property (see attached email from City0.

2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom's online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.

3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property , HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.

4. The notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant regarding the project.

5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.

6. Presentations will be made to groups of citizens or neighborhood associations upon request.

7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Tentative Schedule:

Pre-Submittal	May 19, 2022
Formal Submittal to City	August 22, 2022
Follow-Up Submittal	*September 26, 2022*
Planning & Zoning Public Hearing	*November 16, 2022*

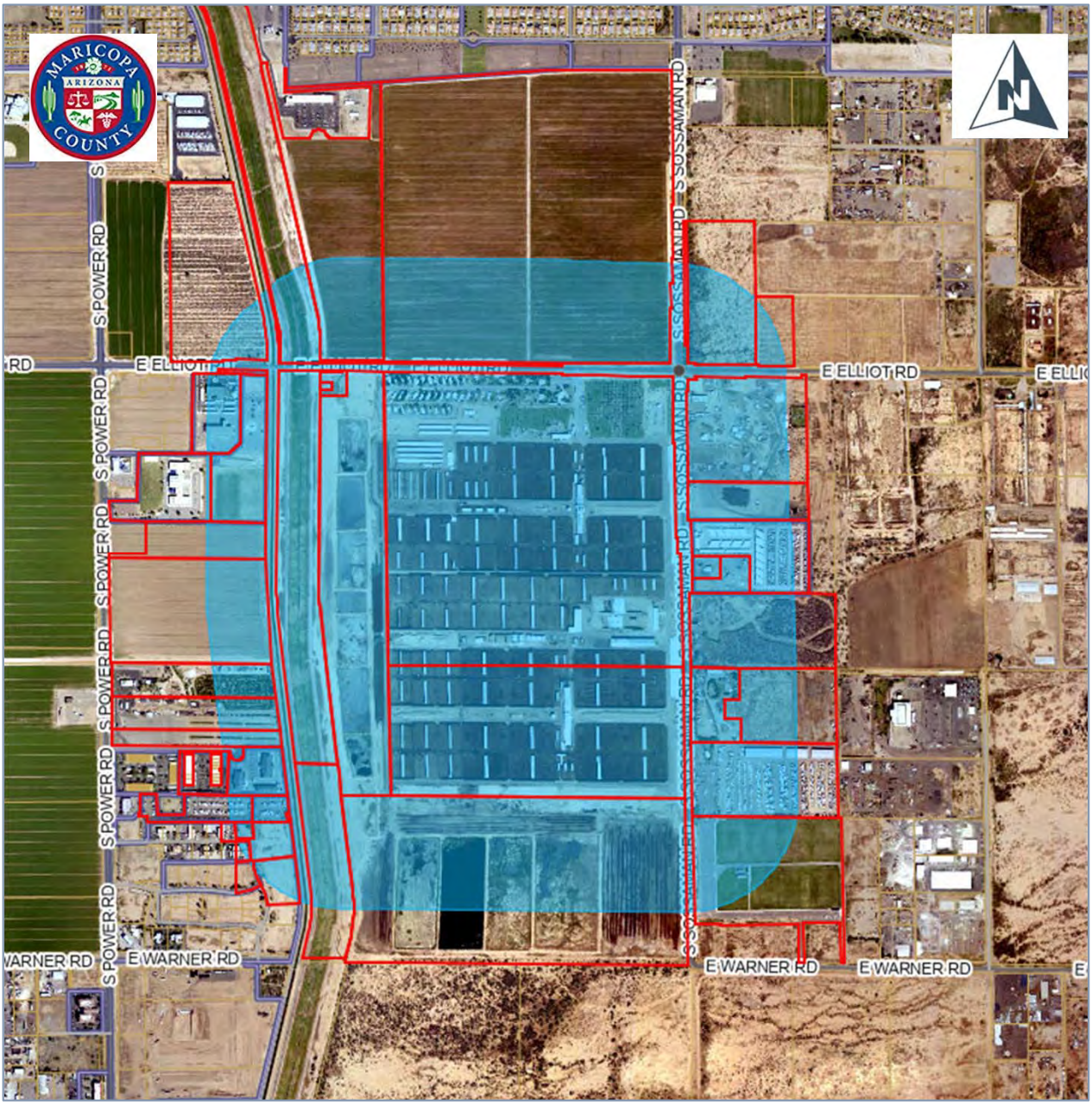
Attached Exhibits:

1) Notification map of surrounding property owners within 1,000 ft. of the Property
2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records)

Property Owners, 1,000+ ft.

THE BLOCK ON ELLIOT Industrial Park

SWC Elliot Rd. & Sossaman Rd.



Property Owners, 1,000+ Feet

SWC Elliot & Sossaman

Owner	Addrses	City	State	Zip
SOUTH POWER ROAD JOF AZ LLC	100 DUNBAR ST STE 400	SPARTANBURG	SC	29306
DODDS ELLIOT AND SOSSAMAN TRUST	11243 S SOSSAMAN RD	MESA	AZ	85212
KING INVESTMENT TRUST	11801 S SOSSAMAN RD	MESA	AZ	85212
T GOLDEN FOUNDATION	1425 S HIGHLEY RD SUITE 106	GILBERT	AZ	85296
KUBACKI MANAGEMENT LLC	16226 E TWIN ACRES DR	GILBERT	AZ	85298
AHMADZADEH FAMILY REVOCABLE LIVING TRUST	1675 E GOLD DUST AVE	PHOENIX	AZ	85020
HATCH INDUSTRIES LLC	1776 W RUTLEDGE DR	SNOWFLAKE	AZ	85937
CHARTER ONE LLC	2450 S GILBERT RD STE 100	CHANDLER	AZ	85286-1594
STONE APPLICATIONS LLC	2801 CENTERVILLE RD 1ST FL PMB 811	WILMINGTON	DE	19808
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
VERTUCCIO FAMILY LIMITED PARTNERSHIP	30800 N GARY RD	QUEEN CREEK	AZ	85142
MORRISON RANCH INC	3180 E ELLIOT RD	GILBERT	AZ	85234
VERTUCCIO CONO	32451 N VERTUCCIO TRL	QUEEN CREEK	AZ	85142
LEMAN ACADEMY OF EXCELLENCE INC	3300 E SUNRISE DR STE 150	TUCSON	AZ	85718
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
HAPPY WIFE STORAGE LLC	3815 S SOSSAMAN RD	MESA	AZ	85212
REDPOINT CONTRACTING HOLDINGS LLC	39506 N DAISY MOUNTAIN	PHOENIX	AZ	85086
PIERPONT SAN TAN TWO LLC	4852 E BASELINE RD STE 105	MESA	AZ	85206
HUB AT 202 OWNCO LLC	4950 S YOSEMITE ST NO F2238	GREENWOOD VILLAGE	CO	80111
TLC FOUNDATION LP	5536 E SOLANO DR	PARADISE VALLEY	AZ	85253
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
EILLOT MESA COMMERCE CENTER LLC	660 NEWPORT CENTER DR SUITE 1300	NEWPORT BEACH	CA	92260
GATEWAY STORAGE LAND LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NORTHGATE LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
BAL-2020 LLC	701 N 44TH ST	PHOENIX	AZ	85008
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
MESA CITY OF	PO BOX 1466	MESA	AZ	85211

Source: Maricopa County Assessor, 2022

HOAs within 1/2 Mile and Neighborhood Associations within 1 Mile

Neigh. Name	Name	Address	City	State	Zip
Boulder Creek Homeowners Association	Janis Bullock	8064 E Olla	Mesa	AZ	85211

Source: City of Mesa, 2022

Citizen Participation Report

The Block on Elliot
SWC Elliot Road and Sossaman Road
Case No. ZON22-00921

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for Rezoning and Site Plan Review. These requests are for The Block on Elliot, a proposed high-end business park located on the approximately 268 acres at the southwest corner of Elliot Road and Sossaman Road in Mesa. (The "Property").

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake
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Mesa, Arizona 85204
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D.J. Stapley
Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:

    a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (provided by City of Mesa).

2. **Formal Neighborhood Meeting:** On September 6, 2022 An online neighborhood meeting was held by the applicant to provide the opportunity for members of the public to learn about and discuss the proposed project. It was held using Zoom's online meeting technology, which complies with City policies. In the attached summary of the meeting, it notes that no one attended the meeting.

3. On August 24, 2022, the notice letter for the above-mentioned neighborhood meeting was sent. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list are attached to this Report.

4. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure allowed the neighbors to view the project details and contact the applicant regarding the project.

5. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.

6. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The signs were placed on the property on December 22, 2022, which was more than two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the signs was submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

1) Copy of the neighborhood meeting summary

2) Copy of the neighborhood meeting notice letter

3) Notification map of surrounding property owners

4) List of property owners within 1000 ft. of the subject property and note regarding the lack of HOAs and Neighborhood Associations

Neighborhood Meeting Summary
SWC Elliot Road and Sossaman Road
The Block on Elliot

September 6, 2022 at 6:00 pm
Online Zoom Neighborhood Meeting www.zoom.us

The neighborhood meeting began at 6:00 pm, and the online meeting link was left open from approximately 5:40 to 6:20. No citizens attended the meeting. Matthew Maehara (Shopoff), D.J. Stapley (Pew & Lake, PLC) for the applicant, and Dale Couture (WareMalcolm, architect were present.

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 24, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Shopoff Realty Investments, LP, we are pleased to invite you to a neighborhood meeting regarding the approximately 267 acres of land located at the southwest corner of Elliot Rd. and Sossaman Rd. Proposed is what is preliminarily known as The Block on Elliot – a master planned business park with employment and technology centric uses. Specifically, our requests to the City of Mesa are for Annexation, Rezone from AG to LI PAD, Site Plan Review, and a Preliminary Plat.

This letter has been sent to nearby property owners to discuss this proposal and receive comments and feedback that will inform the development process. A copy of the preliminary development plan and conceptual elevations are enclosed with this letter.

A neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

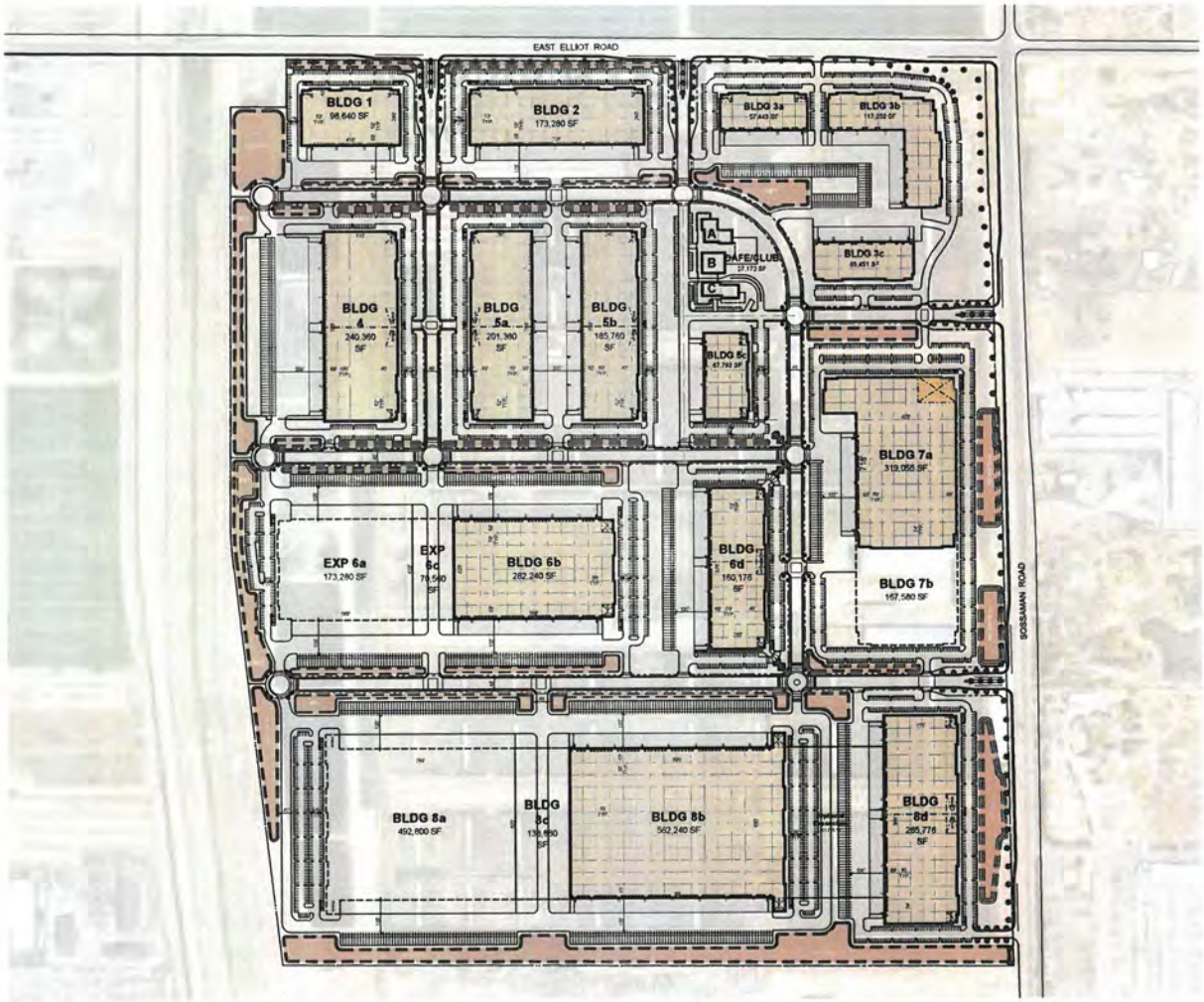
Date: September 6, 2022
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 837 6315 1867 **Password:** 100

If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill-in your contact information. Then, Zoom will provide options for entering the meeting by phone or device at the date and time above. If you have any questions, please contact either me or Sean Lake by email at djstapley@pewandlake.com or sean.lake@pewandlake.com or by phone at 480-461-4670.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,

D.J. Stapley
PEW & LAKE, PLC



DEVELOPMENT STANDARDS:

ZONING:	LI
MAX. F.A.R.:	TBD
MAX. COVERAGE:	90%
MAX. BLDG. HT.:	40 FT

BUILDING SETBACKS:

FRONT:	15 FT
SIDE:	
REAR:	

LANDSCAPE SETBACKS:

FRONT:	15 FT
SIDE:	15 FT
REAR:	15 FT
LANDSCAPE REQ.:	

OFF-STREET PARKING:

STANDARD:	9X18
COMPACT:	9X16
COMPACT %:	20%
DRIVE AISLE:	24 FT
FIRE LANE:	TBD
OVERHANG:	TBD
TREE WELL:	TBD

REQ. PARKING RATIO BY USE:

WAREHOUSE:	1/900 SF
MANUF.:	1/600 SF
RETAIL:	1/375 SF
OFFICE:	1/375 SF
SHELL BLDG.:	1/275 SF
HOTEL:	1/ROOM

NOTES:

1. 15 ft if adjacent to arterial street (E. Pecos Rd)
2. Adjacent to AG: 1 ft of setback for each foot of building height with min. 20 ft setback
   Adjacent to LI: None
3. Also, where vehicular cross-access is provided between adjoining properties that are not part of gated commercial, office, industrial development, a 15-foot-wide per-meter landscape yard shall be provided, except where drive aisle occurs.
4. 50% of all required open space shall consist live plant material.
5. Be a m/a with at most 10 required parking spaces.
6. 6 ft. x 4 ft tree well for thoroughfare assemblies
7. As specified use

Site Aerial

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
PDF ALTA SURVEY

NORTH

PROJECT DATA:

SITE	SITE AREA (SF)	SITE AREA (ACRE)	RETENTION (SF)	RETENTION (%)	NET SITE AREA (SF)	BLDG.	BUILDING FOOTPRINT	BUILDING USE: WAREHOUSE (SF)	%	OFFICE (SF)	GROSS COVERAGE	NET COVERAGE	PARKING REQUIRED: WAREHOUSE 1/900 SF	PARKING REQUIRED: OFFICE 1/375 SF	PARKING REQUIRED: TOTAL	PARKING PROVIDED	PARKING RATIO	REQ. ADD. STALLS	TRAILER PARKING	DOCK HIGH DOORS	GRADE LEVEL DOORS
1	366,350	8.41	75,070	20.5%	291,280	1	98,640	93,708	5%	4,932	26.9%	33.9%	104	13	117	161	@1.63/1000 SF	6 STALLS	-	22	2
2	490,746	11.27	29,530	6.2%	478,216	2	173,280	164,616	5%	8,664	35.3%	36.9%	183	23	206	281	@1.62/1000 SF	7 STALLS	-	43	2
						3a	57,443	54,571	5%	2,872	15.7%	19.7%	61	8	68	130	@2.26/1000 SF	9 STALLS	14	12	2
3	1,049,813	24.10	37,953	3.6%	1,011,860	3b	117,232	111,370	5%	5,862	23.9%	24.9%	124	9	132	191	@1.63/1000 SF	6 STALLS	27	16	2
						3c	65,451	62,178	5%	3,273	6.2%	6.5%	69	9	78	72	@1.1/1000 SF	3 STALLS	16	12	2
4	801,900	18.41	87,046	10.9%	714,854	4	240,360	228,342	5%	12,018	30.0%	33.6%	254	32	286	253	@1.05/1000 SF	7 STALLS	60	44	4
						A, B, C	27,172		100%	27,172				72	72	86	@3.17/1000 SF	4 STALLS	-		
5	1,406,410	32.29	43,372	3.1%	1,363,038	5a	201,390	191,292	5%	10,098	14.3%	14.8%	213	27	239	287	@1.43/1000 SF	7 STALLS	-	44	4
						5b	185,760	176,472	5%	9,288			196	25	221	276	@1.49/1000 SF	7 STALLS	-	44	4
						5c	67,792	64,402	5%	3,390			72	9	81	159	@2.35/1000 SF	6 STALLS	-	18	2
6	2,001,708	45.95	129,202	6.5%	1,872,506	6a	173,280	164,616	5%	8,664	8.7%	9.1%	183	23	206	154	@0.89/1000 SF	6 STALLS	88	56	4
						6b	70,560	67,032	5%	3,528			74	9	84	-	@0/1000 SF	3 STALLS	-	-	-
						6c	282,240	268,128	5%	14,112			298	38	336	218	@0.77/1000 SF	7 STALLS	108	76	4
						6d	160,176	152,167	5%	8,009			169	21	190	265	@1.65/1000 SF	7 STALLS	56	40	4
7	1,180,955	27.10	121,222	10.3%	1,059,333	7a	319,055	303,102	5%	15,953	27.0%	30.1%	337	43	379	419	@1.31/1000 SF	9 STALLS	34	25	2
						7b	167,580	159,201	5%	8,379			177	22	199	284	@1.69/1000 SF	7 STALLS	-	-	-
8	3,481,177	79.92	434,463	12.5%	3,046,714	8a	492,800	468,160	5%	24,640	14.2%	16.2%	520	66	586	286	@0.58/1000 SF	7 STALLS	122	84	4
						8b	562,240	534,128	5%	28,112			593	75	668	-	@0/1000 SF	7 STALLS	-	-	-
						8c	138,880	131,936	5%	6,944			147	19	165	286	@2.06/1000 SF	7 STALLS	140	98	4
						8d	285,766	252,478	5%	13,288			281	35	316	348	@1.31/1000 SF	8 STALLS	67	46	4

scheme: 05

SHOPOFF REALTY INVESTMENTS

Conceptual Site Plan

East Elliot Road
Mesa, AZ 85212

WARE MALCOMB

PROJECT NO: 2022-0035-00
07.26.2022

SHEET
1

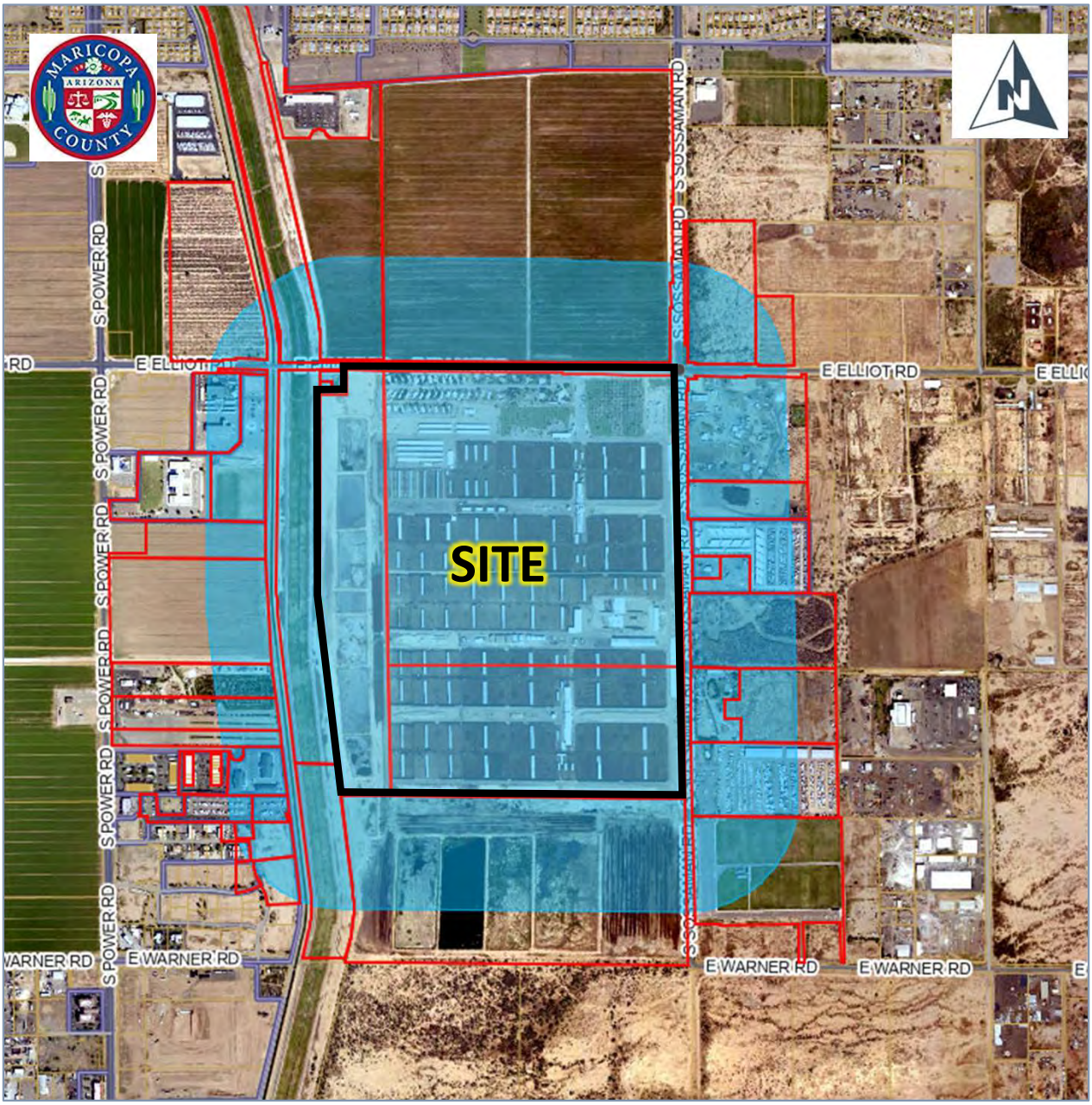
Conceptual Elevations

WARE MALCOMB

Property Owners, 1,000+ ft.

THE BLOCK ON ELLIOT Industrial Park

SWC Elliot Rd. & Sossaman Rd.



Registered Neighborhoods

The Block on Elliot, ZON22-00921

Neighborhood Name	First Name	Last Name	Address	Unit	City	State	Zip
Boulder Creek Homeowners Association	Janis	Bullock	8064 E Olla		Mesa	AZ	85211

Source: City of Mesa, 2022

Property Owners, 1,000+ Feet
The Block on Elliot, ZON22-00921

Owner	Address	City	State	Zip
ACTION ZONE BUSINESS 17 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
AIRPORT 202 JV LLC	8901 E RAINTREE DR NO 140	SCOTTSDALE	AZ	85260
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
B & K LAND & INV CO	11611 S HIGLEY RD	HIGLEY	AZ	85236
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
CHARTER ONE LLC	2450 S GILBERT RD STE 100	CHANDLER	AZ	85286-1594
CRP LDF AIRPARK 202 AZ LLC	1300 DOVE ST SUITE 200	NEWPORT BEACH	CA	92660
CUSTOM HOMES BY VIA LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY STORAGE LAND LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
HUB AT 202 OWNCO LLC	4950 S YOSEMITE ST NO F2238	GREENWOOD VILLAGE	CO	80111
KING INVESTMENT TRUST	11801 S SOSSAMAN RD	MESA	AZ	85212
KUBACKI MANAGEMENT LLC	16226 E TWIN ACRES DR	GILBERT	AZ	85298
LOWESTMORTGAGE COM INC	1640 S STAPLEY DR STE 130	MESA	AZ	85204
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
NORTHGATE LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NORTHINGTON MESA INDUSTRIAL INVESTORS LLC	PO BOX 1368	CARLSBAD	CA	92018
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
POWER 40 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
RR HEADQUARTERS LLC	2105 N NEVADA ST	CHANDLER	AZ	85225
SAGEWOOD QOZB LLC	4135 S POWER RD STE 118	MESA	AZ	85212
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
SHAWN BENSON IRREVOCABLE TRUST/DEAN AND TAYLOR GRIFFIN REVOCABLE TRUST	2065 W OBISPO AVE	GILBERT	AZ	85233
T GOLDEN FOUNDATION	1425 S HIGHLEY RD SUITE 106	GILBERT	AZ	85296
TALMAGE J LLC	3616 E TREMAINE CT	MESA	AZ	85234
VERTUCCIO CONO	32451 N VERTUCCIO TRL	QUEEN CREEK	AZ	85142
VERTUCCIO FAMILY LIMITED PARTNERSHIP/ETAL	30800 N GARY RD	QUEEN CREEK	AZ	85142
Source: Maricopa County Assessor, 2022				