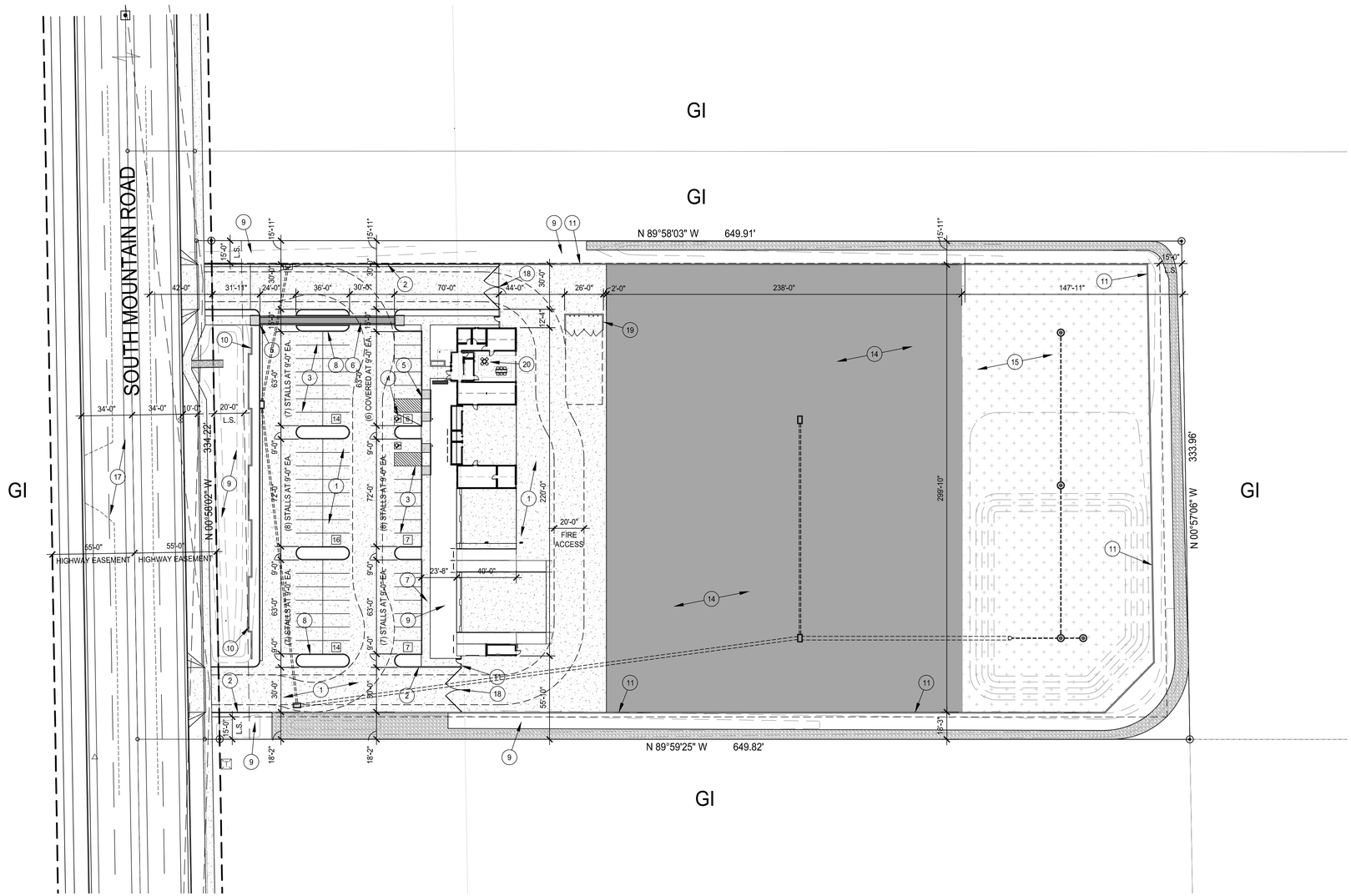


1 PRELIMINARY SITE PLAN

SCALE: 1/40" = 1'-0"

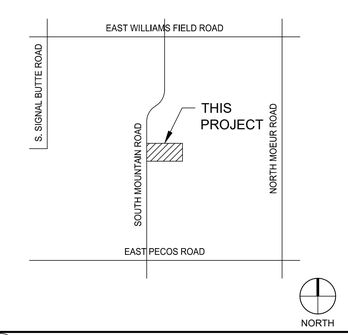
KEYNOTES

1. NEW CONCRETE PAVING OVER COMPACTED BASE OVER COMPACTED GRADE, TYP.
2. NEW 6" HIGH CAST IN PLACE CONCRETE CURB/GUTTER, TYP.
3. NEW 4" WIDE PAVING MARKINGS, TYP.
4. NEW ACCESSIBLE PARKING STALLS WITH ACCESSIBLE PARKING SIGNAGE PER CITY OF MESA STANDARDS
5. NEW 6'-0" WIDE ACCESSIBLE RAMP AT 6'-0" WIDE PEDESTRIAN ACCESS CONCRETE SIDEWALK
6. NEW 6'-0" WIDE INTEGRALLY COLORED CONCRETE PEDESTRIAN ACCESS
7. NEW 6'-0" WIDE CONCRETE SIDEWALK PEDESTRIAN ACCESS
8. NEW 9'-0" WIDE LANDSCAPE ISLAND, TYP. - REFER TO LANDSCAPE ARCHITECTURE
9. NEW LANDSCAPE AREA, TYP. - REFER TO LANDSCAPE ARCHITECTURE
10. NEW 3'-4" HIGH CONCRETE MASONRY UNIT (C.M.U.) VEHICLE PARKING AREA SCREEN WALL, TYP. - REFER TO DETAIL 5/A303
11. NEW 8'-0" CONCRETE MASONRY UNIT (C.M.U.) SCREEN WALL, TYP. - REFER TO DETAIL 6/A303
12. - NOT USED -
13. - NOT USED -
14. NEW COMPACTED RECYCLED ASPHALTIC CONCRETE PAVING OVER COMPACTED GRADE, TYP.
15. NEW DECOMPOSED GRANITE DUSTPROOFING OVER COMPACTED GRADE, TYP.
16. - NOT USED -
17. EXISTING ASPHALT PAVED ROADWAY TO REMAIN, TYP.
18. NEW PR. 8'-0" HIGH X 15'-0" WIDE SWINGING GATES
19. NEW DOUBLE REFUSE CONTAINER ENCLOSURE PER CITY OF MESA STANDARDS
20. PROPOSED COMMON OPEN SPACE PER CITY OF MESA ZONING STANDARDS

GENERAL NOTES

1. A SETBACK SHALL BE PROVIDED FOR MATERIAL STORED OUTDOORS AT THE RATIO OF 1:1 FROM ALL LOT LINES EQUAL TO TOTAL HEIGHT OF STORED MATERIAL ABOVE REQUIRED 8'-0" SCREEN WALL.
2. ALL MECHANICAL EQUIPEMENT SHALL BE SCREENED TO MEET THE REQUIREMENTS OF THE MESA ZONING ORDINANCE.

VICINITY MAP



PROJECT ADDRESS:	6447 SOUTH MOUNTAIN ROAD MESA, ARIZONA 85212		
PROJECT NARRATIVE:	NEW DEVELOPMENT OF A VACANT 5.060 ACRE PARCEL LOCATED IN MESA, ARIZONA. NEW DEVELOPMENT OF SITE INCLUDES CONCRETE PAVED PARKING FIELD, RECYCLED ASPHALTIC CONCRETE PAVING YARD, AND SHIPPING CONTAINER OFFICE, RESTROOM, AND STORAGE STRUCTURES WITH ARCHED CANOPY COVERED AREAS BETWEEN STRUCTURES		
ASSESSOR'S PARCEL:	304-34-928A		
CURRENT ZONING:	GENERAL INDUSTRIAL (GI)		
BUILDING USE:	INDUSTRIAL / OFFICE (CONSTRUCTION RELATED)		
GROSS SITE AREA:	304-34-928A	5.060 AC	220,422 S.F.
NET SITE AREA:	304-34-928A	4.983 AC	217,079 S.F.
	NOTE: NET SITE AREA IS THE GROSS AREA LESS THE 55'-0" HIGHWAY EASEMENT PER RECORDING 1990-286930, M.C.R.		
BUILDING AREA TOTAL:	OFFICE CONTAINER		640 S.F.
	LOBBY CONTAINER		320 S.F.
	OFFICE CONTAINER		640 S.F.
	RESTROOM CONTAINER		320 S.F.
	OFFICE CONTAINER		640 S.F.
	STORAGE CONTAINER		800 S.F.
	STORAGE CONTAINER		800 S.F.
	TOTAL AREA		4,160 S.F.
	CANOPY STRUCTURE	40' X 40'	1,600 S.F.
	CANOPY STRUCTURE	40' X 40'	1,600 S.F.
	CANOPY STRUCTURE	40' X 60'	2,400 S.F.
	TOTAL AREA		5,600 S.F.
	TOTAL BUILDING FOOTPRINT		9,760 S.F.
SITE COVERAGE:	BUILDING FOOTPRINT		9,760 S.F.
	IMPERVIOUS SURFACES		132,500 S.F.
			142,260 S.F.
	142,260 / 217,079 S.F.		= 0.66 (66%)
STANDARD PARKING REQ.:	OFFICE	2,240 S.F. / 375	= 5.97 (6)
	STORAGE	1,600 S.F. / 900	= 1.77 (2)
	TOTAL STANDARD PARKING REQ.		= 7.74 (8)
ACCESSIBLE PARKING REQ.	1-25 REQUIRED PARKING		= 1 CAR
STANDARD PARKING PROV.			= 62
ACCESSIBLE PARKING PROV.			= 2 CAR
TOTAL PARKING PROVIDED			= 64
OFF STREET LOADING REQ.			= 0
OFF STREET LOADING PROV.			= 0
STANDARD PARKING STALL:			9'-0" X 18'-0"
ACCESSIBLE PARKING STALL:			9'-0" X 18-0"
BUILDING SETBACKS:	FRONT (EAST)		20'-0" REQUIRED
	INTERIOR SIDE (SOUTH)		0'-0" REQUIRED
	INTERIOR REAR (WEST)		0'-0" REQUIRED
	FRONT (NORTH)		0'-0" REQUIRED
BUILDING HEIGHT MAXIMUM:			50'-0" MAXIMUM
ACTUAL HEIGHT:			24'-0" MAXIMUM

MUNICIPAL DATA

GOVERNING MUNICIPALITY:	CITY OF MESA DEVELOPMENT SERVICES DEPARTMENT 55 NORTH CENTER STREET MESA, ARIZONA 85201		
ADOPTED CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTL. ENERGY CONSERVATION CODE 2009 ICC A117.1 ACCESSIBILITY CODE		
	CITY OF MESA CODE AMENDMENTS		
OCCUPANCY:	B	BUSINESS (OFFICE)	
	S-1	STORAGE (MODERATE HAZARD)	
OCCUPANCY LOAD:	B	OFFICE	1,600 S.F. / 150 = 10.6 (11)
	S-1	STORAGE	1,280 S.F. / 500 = 2.56 (3)
	TOTAL OCCUPANT LOAD		= 14
OCCUPANCY SEPARATION:	B / S-1		NOT REQUIRED
EXIT WIDTH REQUIRED:		0.2 X 66	= 13.2"
EXIT WIDTH PROVIDED:			= T.B.D.
CONSTRUCTION TYPE:			V-B
FIRE PROTECTION REQUIRED:			FULLY SPRINKLERED
FIRE PROTECTION PROVIDED:			T.B.D.
ALLOWABLE BUILDING HEIGHT:			60'-0" (3) STORY
ACTUAL BUILDING HEIGHT:			8'-6" (1) STORY

BUILDING CODE DATA

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T.W.C. PROPERTIES

6447 SOUTH MOUNTAIN ROAD
MESA, ARIZONA 85212

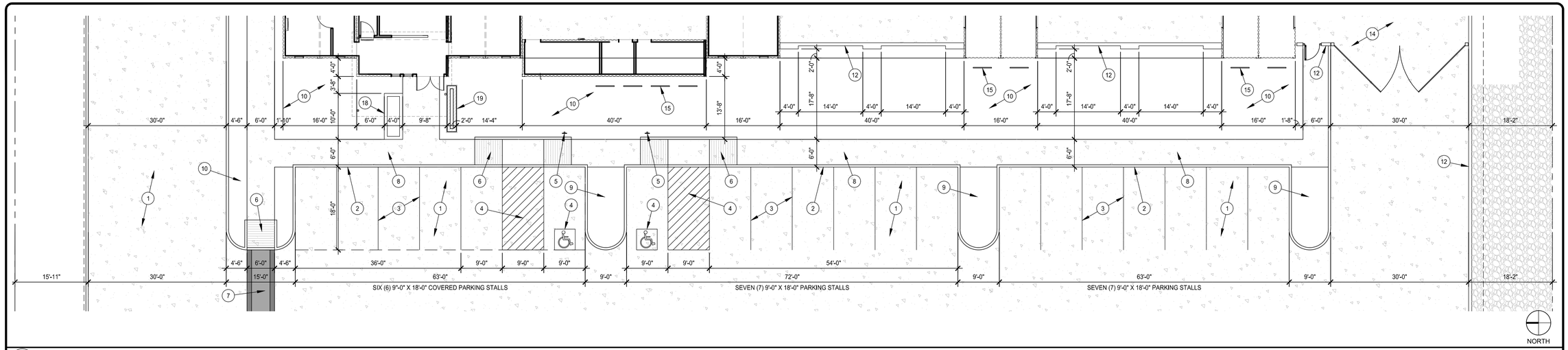
JOB NO: 2186820-01
PROJECT MGR: GWJ
DRAWN BY: GWJ
CHECKED BY: GWJ

NO:	REVISION	DATE

SHEET TITLE:
PRELIMINARY SITE PLAN

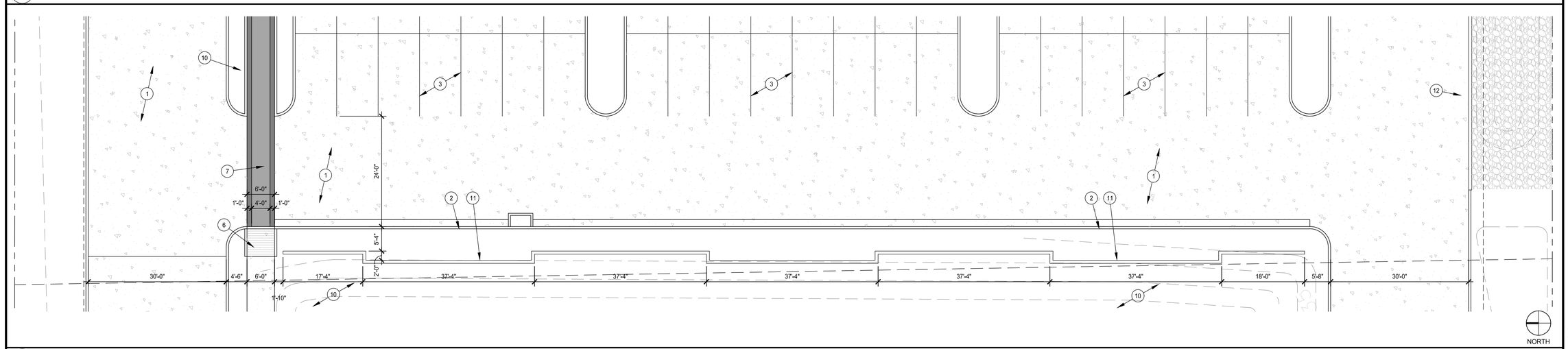
A101

ISSUE DATE: 2021.12.21



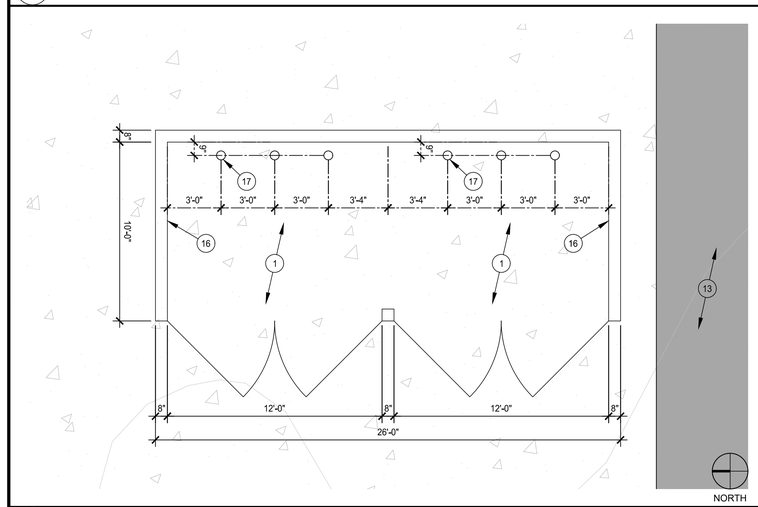
1 ENLARGED SITE PLAN

3/32" = 1'-0"



2 ENLARGED SITE WALL PLAN

3/32" = 1'-0"



3 ENLARGED REFUSE ENCLOSURE PLAN

1/4" = 1'-0"

1. NEW CONCRETE PAVING OVER COMPACTED BASE OVER COMPACTED GRADE, TYP.
2. NEW 6" HIGH CAST IN PLACE CONCRETE CURB/GUTTER, TYP.
3. NEW 4" WIDE PAVING MARKINGS, TYP.
4. NEW ACCESSIBLE PARKING STALL PAVEMENT MARKINGS PER CITY OF MESA STANDARDS
5. NEW ACCESSIBLE PARKING STALL SIGNAGE PER CITY OF MESA STANDARDS
6. NEW 6'-0" WIDE ACCESSIBLE RAMP AT 6'-0" WIDE PEDESTRIAN ACCESS CONCRETE SIDEWALK
7. NEW 6'-0" WIDE INTEGRALLY COLORED CONCRETE PEDESTRIAN ACCESS
8. NEW 6'-0" WIDE CONCRETE SIDEWALK PEDESTRIAN ACCESS
9. NEW 9'-0" WIDE LANDSCAPE ISLAND, TYP. - REFER TO LANDSCAPE ARCHITECTURE
10. NEW LANDSCAPE AREA, TYP. - REFER TO LANDSCAPE ARCHITECTURE
11. NEW 3'-4" HIGH CONCRETE MASONRY UNIT (C.M.U.) VEHICLE PARKING AREA SCREEN WALL, TYP.
12. NEW 8'-0" CONCRETE MASONRY UNIT (C.M.U.) SCREEN WALL, TYP.
13. NEW COMPACTED RECYCLED ASPHALTIC CONCRETE PAVING OVER COMPACTED GRADE, TYP.
14. NEW PR. 15'-0" WIDE SWINGING GATES
15. NEW 4'-0" W X 8'-0" H STEEL FRAMED TRELLISES WITH VERTICALLY MOUNTED PERFORATED METAL PANELING INFILL - REFER TO LANDSCAPE ARCHITECTURE
16. NEW 6'-0" H 8" X 8" X 16" CONCRETE MASONRY UNIT (C.M.U.) REFUSE ENCLOSURE SCREEN WALL PER CITY OF MESA STANDARD DETAILS M-62.02.1 AND M-62.04.1
17. NEW 6'-0" H X 6" DIA. CONCRETE FILLED STEEL PIPE BOLLARD PER CITY OF MESA STANDARD DETAIL M-62.04.1
18. NEW 2'-0" H 8" X 8" X 16" CONCRETE MASONRY UNIT (C.M.U.) RAISED PLANTER
19. CULTURED STONE VENEER OVER 8" X 8" X 16" CONCRETE MASONRY UNIT (C.M.U.) ENTRY FEATURE TO +12'-8" A.F.F.

KEYNOTES

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DRAWN BY: GWJ
CHECKED BY: GWJ

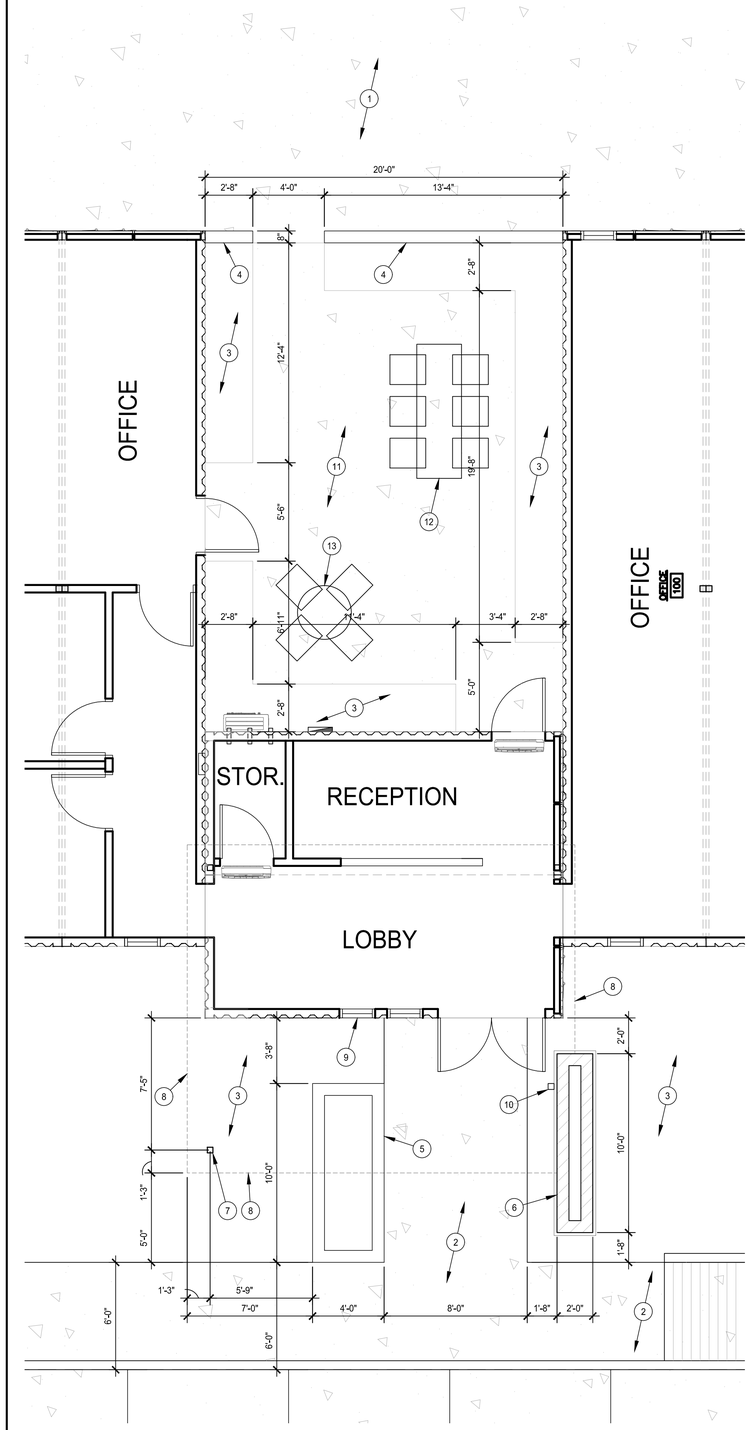
NO:	REVISION	DATE

SHEET TITLE:
PRELIMINARY ENLARGED SITE PLANS

REGISTERED ARCHITECT
CERTIFICATE NO.
23596
JERE W. PLANCK
DATE SIGNED 7/6/22
ARIZONA U.S.A.

A102

ISSUE DATE: 2021.12.21



1 ENLARGED ENTRY PLAN

1/4" = 1'-0"

1. NEW CONCRETE PAVING OVER COMPACTED BASE OVER COMPACTED GRADE, TYP.
2. NEW 6'-0" WIDE CONCRETE SIDEWALK PEDESTRIAN ACCESS
3. NEW LANDSCAPE AREA, TYP. - REFER TO LANDSCAPE ARCHITECTURE
4. NEW 3'-4" HIGH CONCRETE MASONRY UNIT (C.M.U.) SCREEN WALL, TYP.
5. NEW 2'-0" H 8" X 8" X 16" CONCRETE MASONRY UNIT (C.M.U.) RAISED PLANTER
6. CULTURED STONE VENEER OVER 8" X 8" X 16" CONCRETE MASONRY UNIT (C.M.U.) ENTRY FEATURE TO +12'-8" A.F.F.
7. STEEL COLUMN SUPPORT FOR ENTRY CANOPY ABOVE
8. LINE OF STEEL FRAMED LOBBY ENTRY CANOPY WITH PERFORATED METAL PANELING INFILL ABOVE
9. LOBBY SPACE CONTAINER - REFER TO FLOOR PLAN
10. FIRE DEPARTMENT KEY BOX (KNOX BOX) PER CITY OF MESA FIRE DEPARTMENT SPECIFICATIONS
11. CONCRETE PATIO ON COMAPCTED GRADE
12. OWNER SUPPLIED OUTDOOR HIGH-TOP COMMUNITY TABLE AND CHAIRS - MODEL TO BE DETERMINED
13. OWNER SUPPLIED OUTDOOR DINING TABLE AND CHAIRS - MODEL TO BE DETERMINED

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A103

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