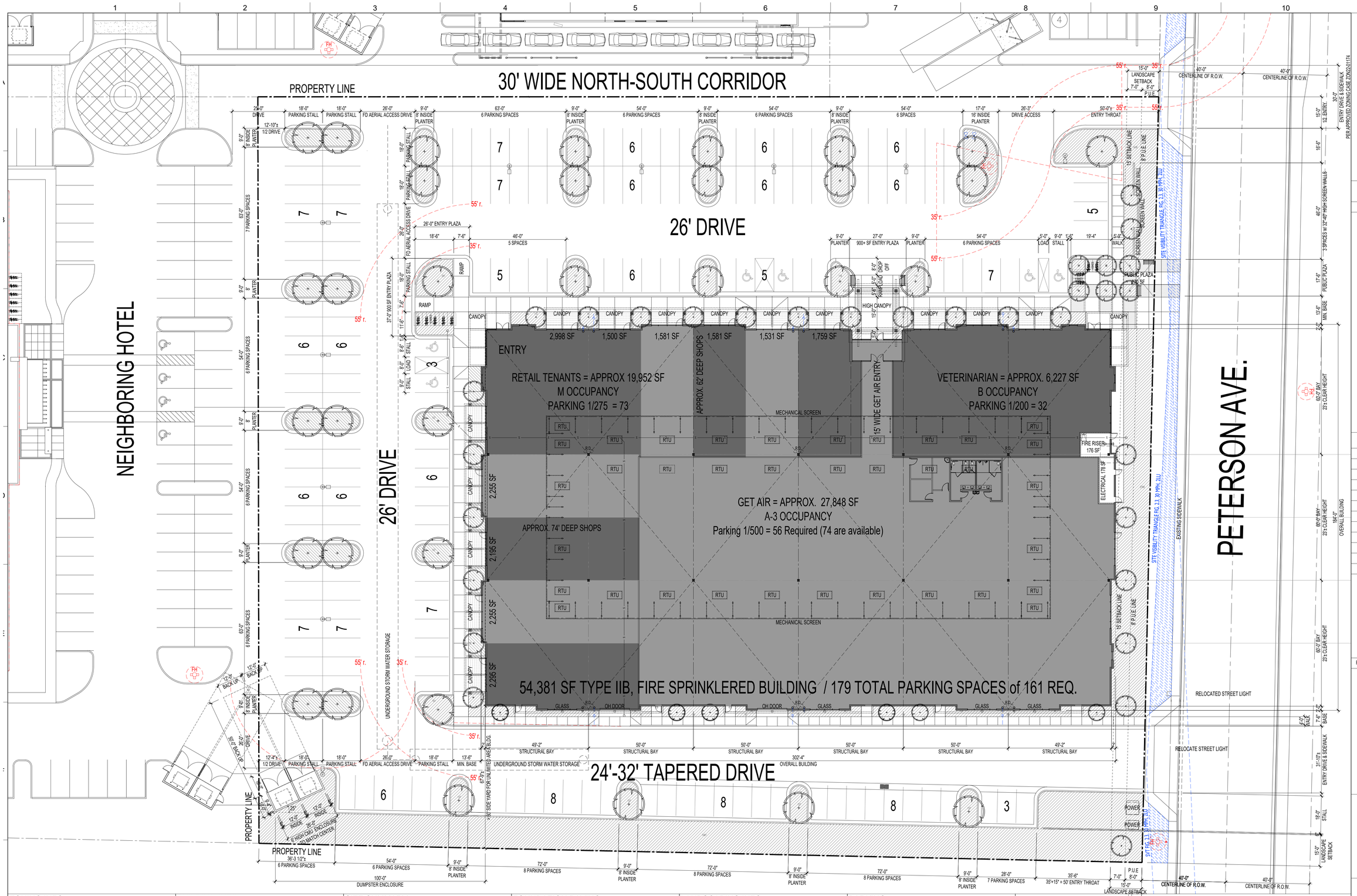

ZONING INFO

2050 MESA GENERAL PLAN	URBAN CENTER - EVOLVE
ZONING	LC - PAD (LIMITED COMMERCIAL)
AIRPORT OVERFLIGHT AREA	AOA 3
BUILDING SETBACK	15' AT ARTERIAL MAJOR COLLECTOR
BUILDING HT. MAX.	30 FEET
SPECIAL USE PERMIT	36 FEET WILL REQUIRE A SUP
ALTERNATIVE COMPLIANCE	REQUEST CONC. BOARD-FORMED TEXTURE
MAJOR SITE PLAN MODIFICATION	APPLICATION IS REQUIRED

BUILDING INFO

OCCUPANCY TYPES

A-3	GET AIR	27,848 SF	
B	VETERINARIAN	6,227 SF	
M	RETAIL	19,952 SF	
TOTAL		54,381 SF	APPROX. 300' x 180'

TYPE IIB NON-COMBUSTIBLE, NON-RATED
ONE-STORY 30' BASIC WALL HT., 33' HIGHEST PARAPET, 36' ENTRY CANOPY
FIRE SPRINKLERED
UNLIMITED BUILDING AREA FOR B, M, & A-3 OCCUPANCIES PER IBC 507.4 & 507.6
TYPE IIB, 1-STORY, SPRINKLERED, SURROUNDED BY 60' PUBLIC WAYS or YARDS

SITE SUMMARY

SITE AREA	3.516 ACRES	153,163 SF	NET AREA w/in PROP. LINES
BUILDING		54,381 SF	35.5% LOT COVERAGE
LANDSCAPE PLANTING		19,412 SF	12.7% LOT COVERAGE
BUILDING FOUNDATION WALKS		9,641 SF	6.3% LOT COVERAGE
PARKING PAVING (APPROX.)		69,729 SF	45.5% LOT COVERAGE
TOTAL AREA		153,163 SF	100.0%

FOUNDATION PAVING

FOUNDATION WALKWAYS	
WEST WALKWAY	5,158 SF
SOUTH WALKWAY	2,125 SF
EAST WALKWAY	1,690 SF
NORTH WALKWAY	406 SF
NORTH PARKING WALK	262 SF
TOTAL FOUNDATION PAVING	9,641 SF

LANDSCAPING INFO

PUBLIC PLAZA (5sf/1,000 bldg sf)	270 SF	(269 SF REQ.)
PETERSON FRONTAGE	4,204 SF	
EAST SETBACK	7,491 SF	
EAST PARKING ISLANDS	548 SF	
SOUTH PARKING ISLANDS	1,982 SF	
WEST PARKING ISLANDS	2,421 SF	
WEST BLUILDING PLANTERS	928 SF	
SOUTH BUILDING PLANTERS	616 SF	
EAST BUILDING PLANTERS	952 SF	
TOTAL LANDSCAPING	19,412 SF	

PARKING

TENANT	AREA	RATIO	REQ.
GET AIR	27,848 SF	x 1/500 =	56
VETERINARIAN	6,227 SF	x 1/ 200 =	32
SHOPS (NO SPECIFIED USE)	19,952 SF	x 1/ 275 =	73
FIRE SPRINKLER & ELECTRICAL	354 SF		0
TOTAL (GROSS)	54,381 SF		161 REQ.
TOTAL PARKING PROVIDED			179 (111% MIN.)

ACCESSIBLE PARKING 6 REQ. FOR 150 -200 SPACES 6 PROVIDED
BICYCLE PARKING 10% OF VEHICLE PARKING REQ. 18 PROVIDED

GET AIR SITE PLAN

0 10' 20' 40'
SCALE: 1"=20'

NORTH

GOULD PLUS ARCHITECTS
427 WEST 11950 SOUTH, SUITE 201
DRAPER, UTAH 84020
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ZWICK CONSTRUCTION

NO.	REVISION DESCRIPTION

PROJECT NUMBER

NEW BUILDING WITH ADDITIONAL LEASE SPACES AT

GET AIR

ELLIOT & ELLSWORTH - MESA, AZ

ARCHITECTURAL SITE PLAN

PLANNING SUBMITTAL
JANUARY 24, 2025

SP100