

Building Codes:  
 2018 International Building Code (IBC)  
 2018 International Existing Building Code (IEBC)  
 2018 International Residential Code (IRC)  
 2018 International Energy Conservation Code (IECC)  
 2018 International Fire Code (IFC)  
 2018 International Fuel Gas Code (IFGC)  
 2018 International Mechanical Code (IMC)  
 2018 International Plumbing Code (IPC)  
 2018 International Swimming Pool and Spa Code (ISPSA)  
 2017 National Electrical Code (NEC)

ZONING : AG

**PROJECT DATA**

Existing Zoning: AG  
 APN#: A PORTION OF 304-01-006Q  
 Net Site Area: 1,113,769 S.F. (25.57 AC.)  
 Building Area: 277,267 S.F.

**PROJECT DATA - INDUSTRIAL**

Net Site Area: 863,119 S.F. (19.81 AC.)  
 Building Area: 254,934 S.F.  
 Coverage: 29.5 %  
 Impervious Area: 248,157 S.F. / 863,119 S.F. = 71%

**Parking Required**  
 254,934 S.F. @ 25% = 63,734 S.F. / 375: 170 Spaces  
 254,934 S.F. @ 75% = 191,200 S.F. / 900: 213 Spaces  
**Total Parking Required:** 383 Spaces  
**Total Parking Provided:** 389 Spaces  
 ADA Parking Required: 8 Spaces  
 ADA Parking Provided: 18 Spaces  
 Bike Parking Required (1/10 Spaces): 39 Spaces  
 Bike Parking Provided: 40 Spaces  
 Proposed Height: VARIES 45'-0" MAX.

**Foundation Base**  
 Entry Plaza (All Entry types in-excess of 900 sf):  
 Entry Type 1: +/-1,460 S.F.  
 Entry Type 2: +/-1,360 S.F.  
**Building A:**  
 West Required (15' X 529'-6"): 7,943 S.F.  
 West Provided: 11,424 S.F.  
 North Required (5' X 151'-6"): 756 S.F.  
 North Provided: 1,817 S.F.  
 South Required (5' X 151'-6"): 756 S.F.  
 South Provided: 2,304 S.F.  
**Building B:**  
 East Required (15' X 529'-6"): 7,943 S.F.  
 East Provided: 11,424 S.F.  
 North Required (5' X 161'-6"): 808 S.F.  
 North Provided: 1,925 S.F.  
 South Required (5' X 161'-6"): 808 S.F.  
 South Provided: 2,472 S.F.  
**Building C:**  
 South Required (15' X 425'-6"): 6,383 S.F.  
 South Provided: 8,855 S.F.  
 West Required (10' X 211'-6"): 2,115 S.F.  
 West Provided: 2,124 S.F.  
 East Required (10' X 211'-6"): 2,115 S.F.  
 East Provided: 3,054 S.F.

**PROJECT DATA - COMMERCIAL**

Net Site Area: 250,650 S.F. (5.76 AC.)  
 Building Area: 22,333 S.F.  
 Coverage: 8.9%

**Parking Required:**  
 Restaurant (9,190 S.F. @ 1/100 S.F.): 92 Spaces  
 Patios (3,600 S.F. @ 1/200 S.F.): 18 Spaces  
 Retail (7,923 S.F. @ 1/375 S.F.): 22 Spaces  
 Service Station (5,220 S.F. @ 1/375 S.F.): 14 Spaces  
**Total Parking Required:** 146 Spaces  
**Total Parking Provided:** 163 Spaces  
 ADA Parking Required: 6 Spaces  
 ADA Parking Provided: 10 Spaces  
 Bike Parking Required (1/10 Spaces): 16 Spaces  
 Bike Parking Provided: 16 Spaces  
 Proposed Height: 26 Feet

**PROJECT TEAM**

**Developer**  
 Thompson Thrift  
 2398 E. Camelback Rd. Ste. 210  
 Phoenix, Arizona 85018  
 Contact: Andrew Call  
 Ph: (602) 313-8631  
 Em: acall@thompsonthrift.com

**Architect**  
 Butler Design Group  
 5017 E. Washington St. Ste 107  
 Phoenix, Arizona 85034  
 Contact: Glenn Hurd  
 Ph: (602) 957-1800  
 ghurd@butlerdesigngroup.com

**Civil Engineer**  
 Hunter Engineering  
 10450 N. 74th Street, Ste 200  
 Scottsdale, Arizona 85258  
 Contact: Jeff Hunter  
 Ph: (480) 991-3985  
 jhunter@hunterengineeringpc.com

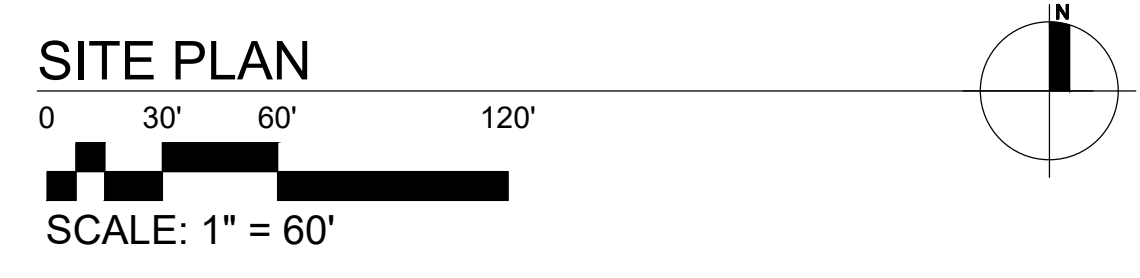
**Landscape Architect**  
 Laskin & Associates, Inc  
 67 E. Weldon Avenue, Ste 230  
 Phoenix, Arizona 85012  
 Contact: Hardy Laskin  
 Ph: (602) 840-7771  
 hardy@laskindesign.com

**MESA FIRE CODE NOTES**

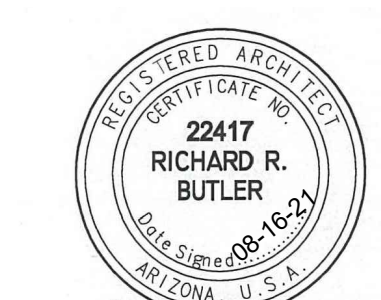
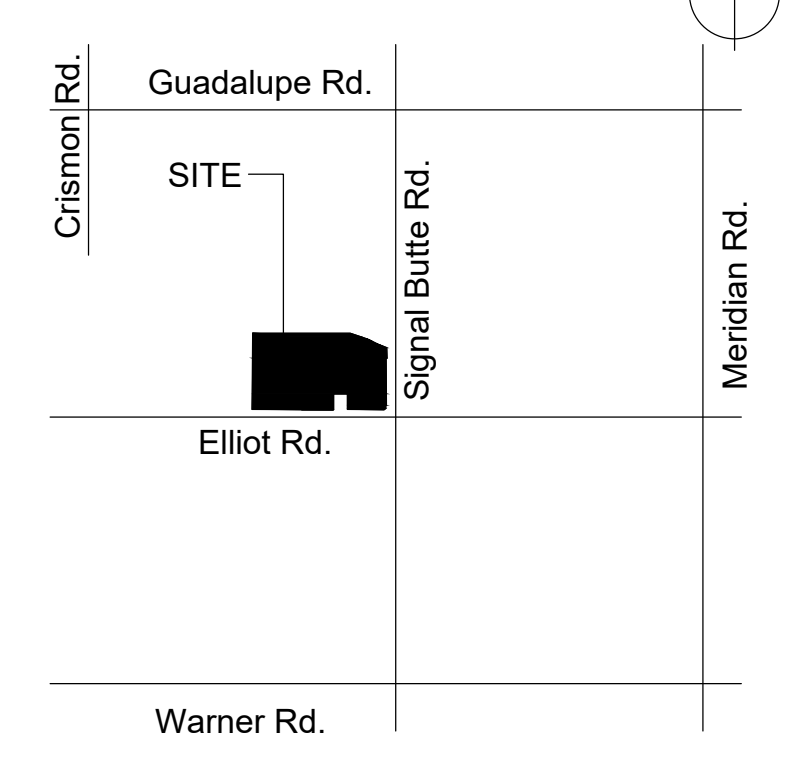
- PER MESA AMENDED FIRE CODE SECTION 510.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13 716 M2) OR MORE ON ANY SINGLE FLOOR
- FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 903.2. UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1.
- MESA AMENDED FIRE CODE SECTION 903.3.3.1.1.3.2 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET. THE MINIMUM DESIGN REQUIREMENTS FOR BUILDINGS WITH THE ROOF STRUCTURE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 32 AND SECTION 903.3.1.1. AND, PER MESA AMENDED FIRE CODE SECTION 903.3.7.1. THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW. THE MAXIMUM DESIGN FLOW FOR A 2-1/2 INCH SIAMSESE CONNECTION IS 500 GPM. FOR DESIGN FLOWS GREATER THAN 500 GPM INSTALL A SINGLE 2-1/2 INCH SIAMSESE CONNECTION AND 5-INCH STORZ CONNECTION.

**SIGNAL BUTTE & ELLIOT ROAD**

Proposed Industrial / Commercial Development  
 NWC of Elliot and Signal Butte  
 Mesa, Arizona



**VICINITY MAP**



**EX01**  
 SITE PLAN

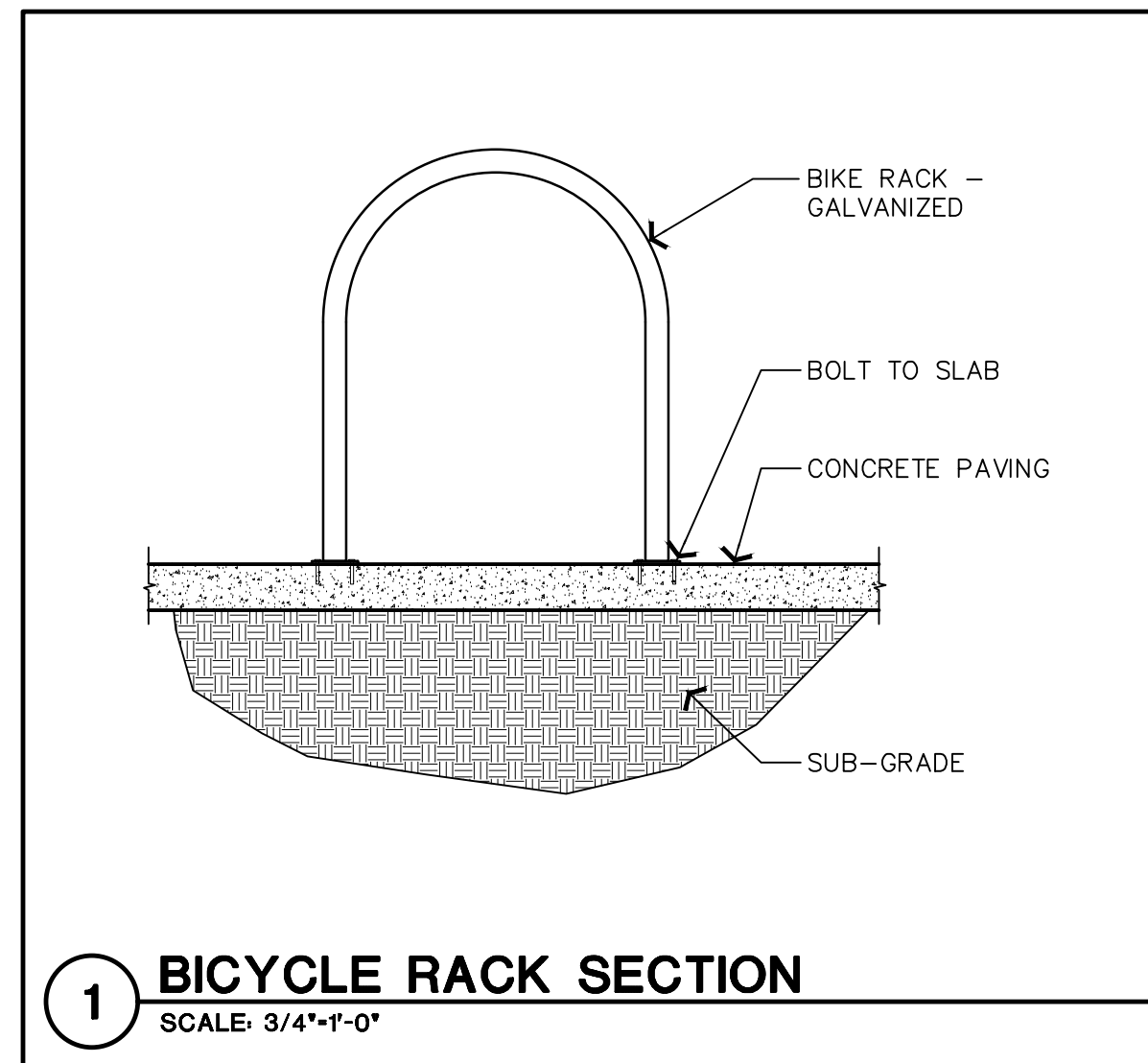


Butler Design Group, Inc  
 architects & planners

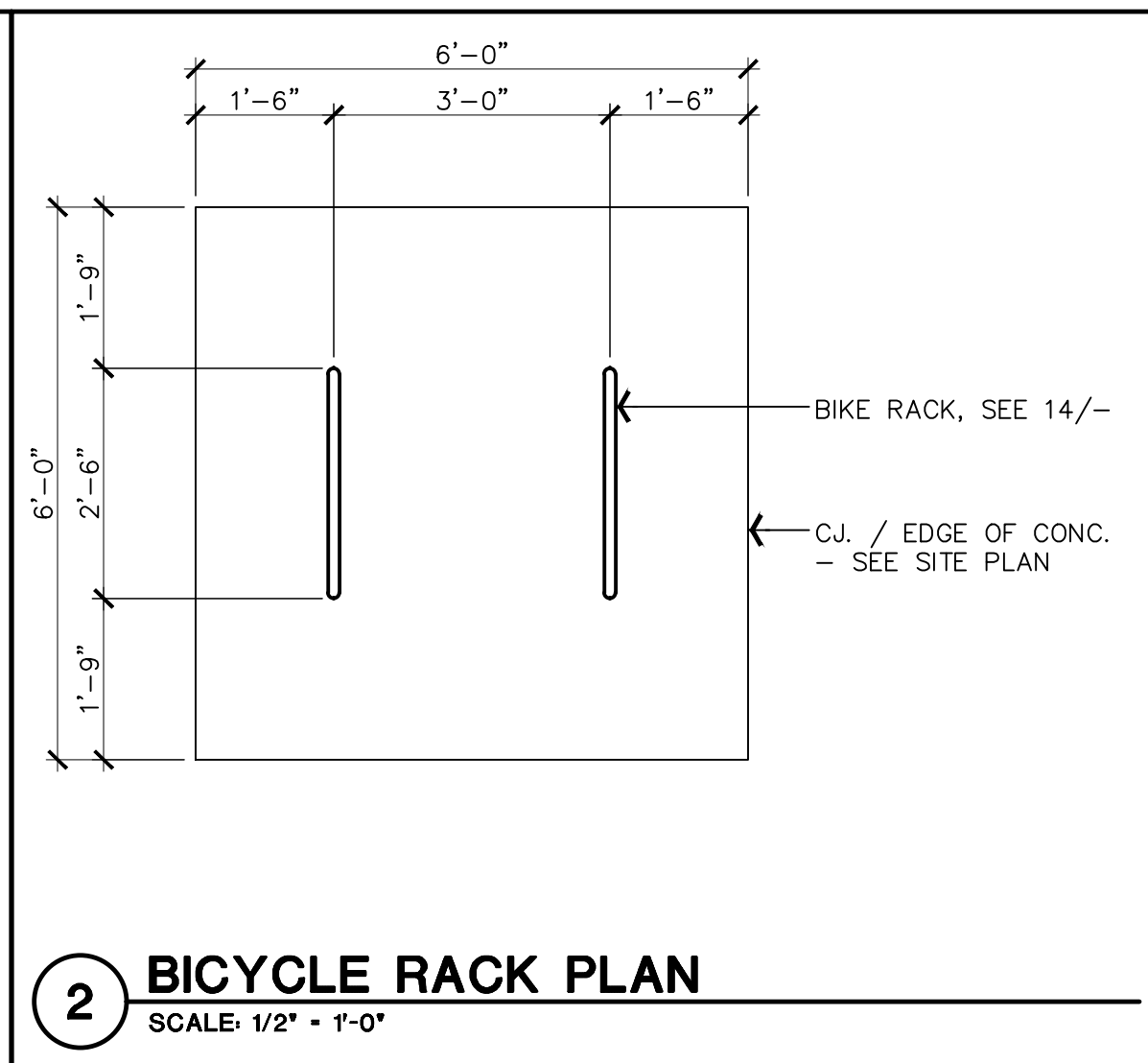


08-16-21 REVISION  
 07-13-21 19055-ST24

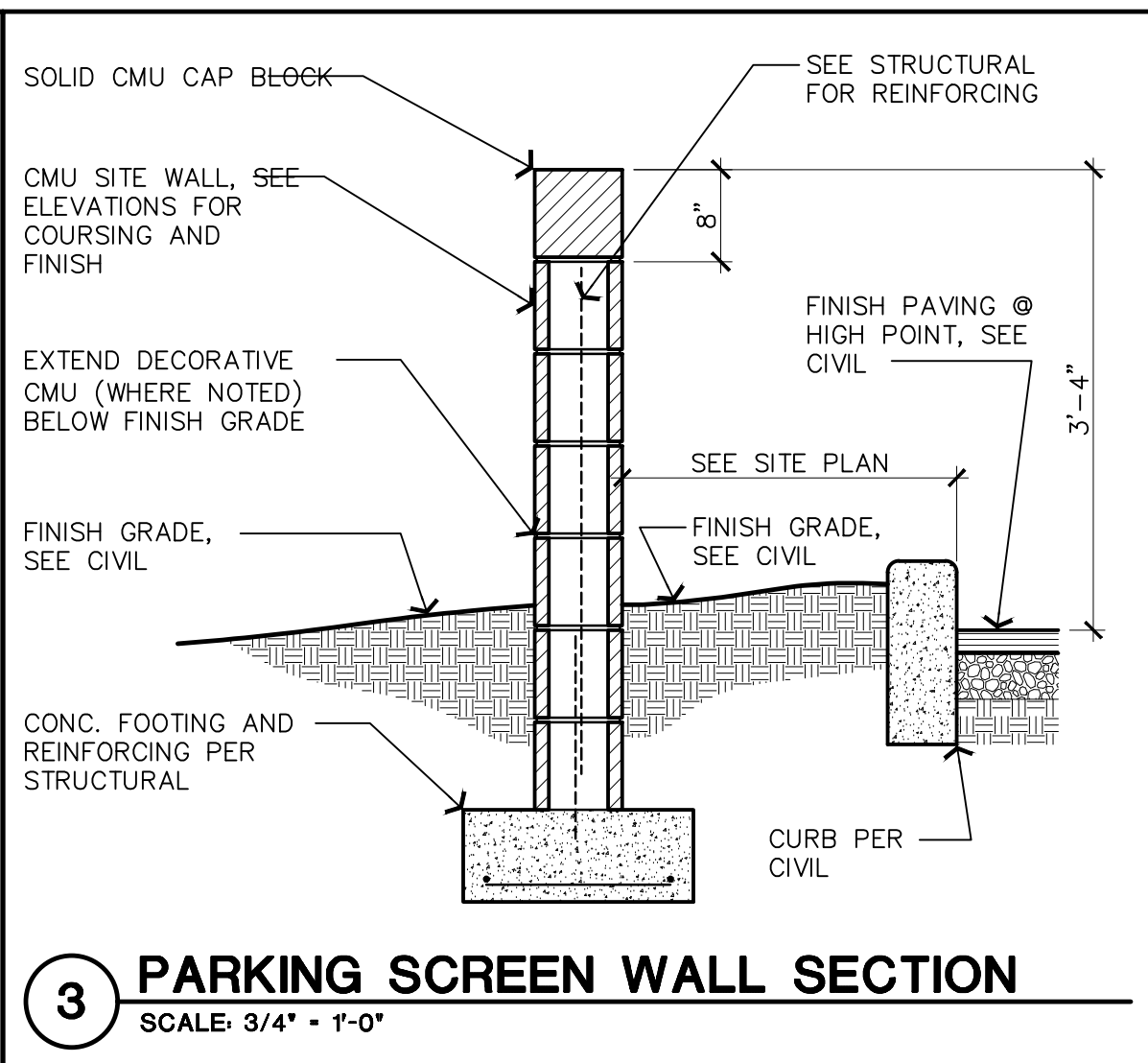




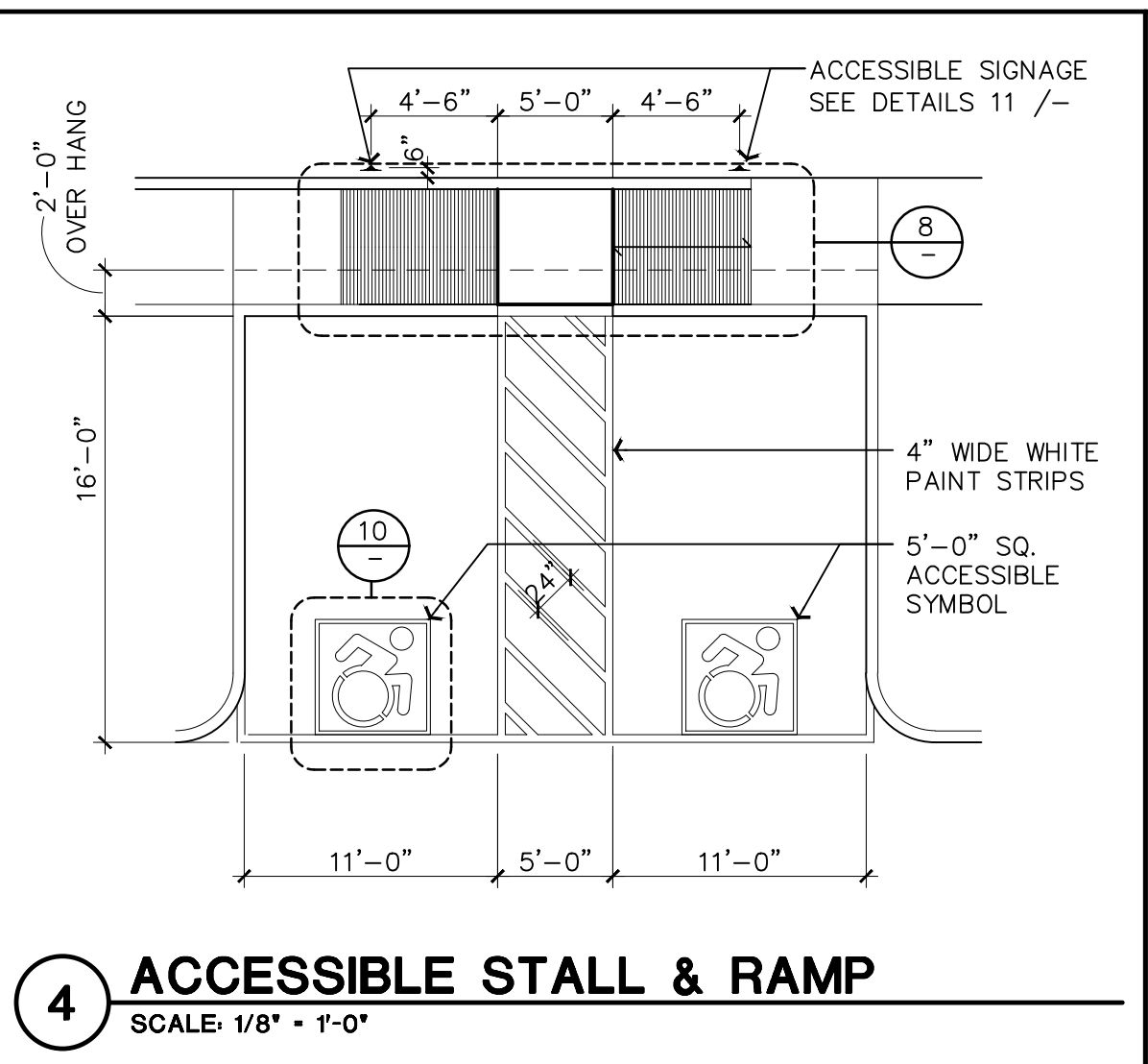
**1 BICYCLE RACK SECTION**  
SCALE: 3/4" = 1'-0"



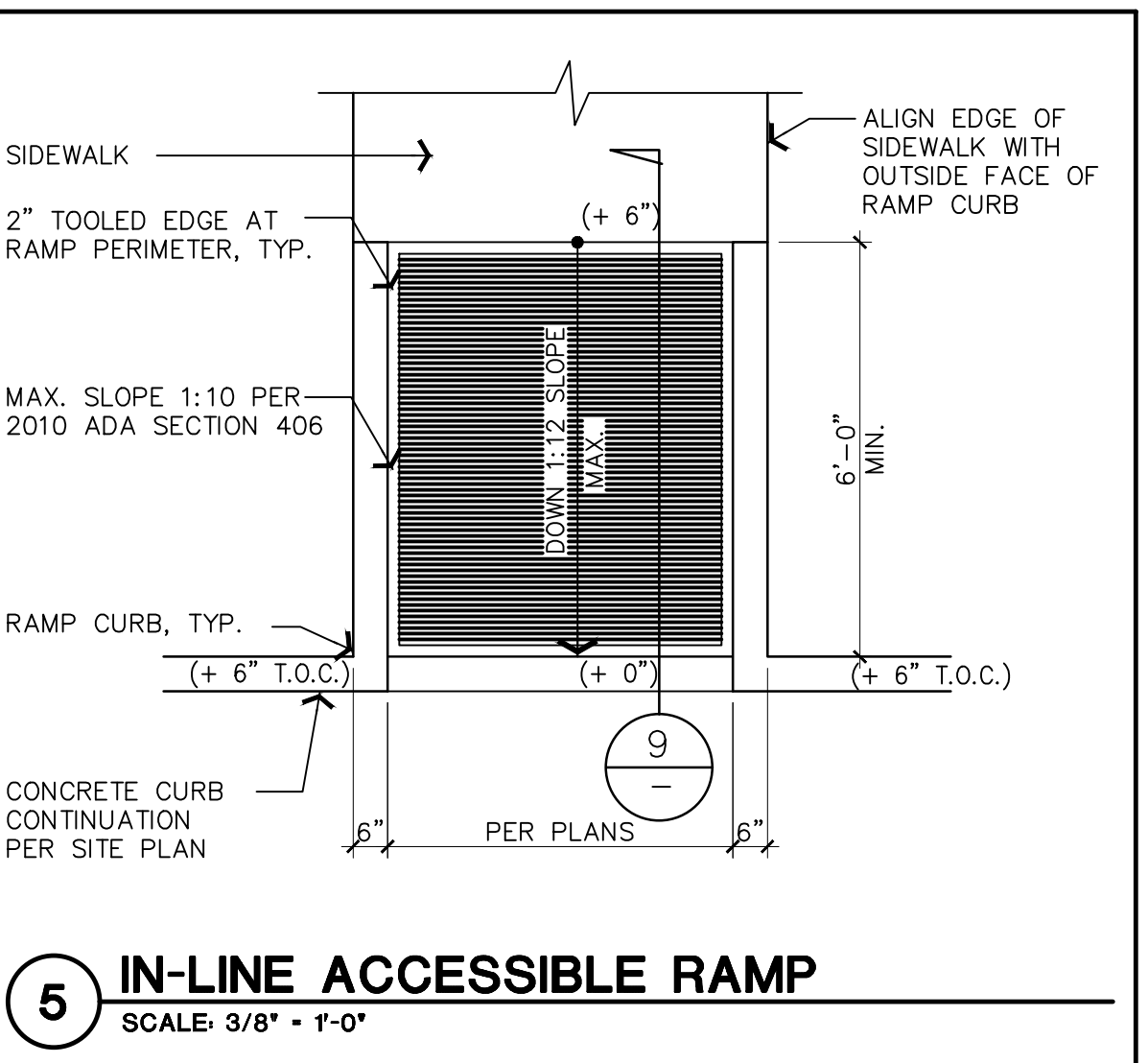
**2 BICYCLE RACK PLAN**  
SCALE: 1/2" = 1'-0"



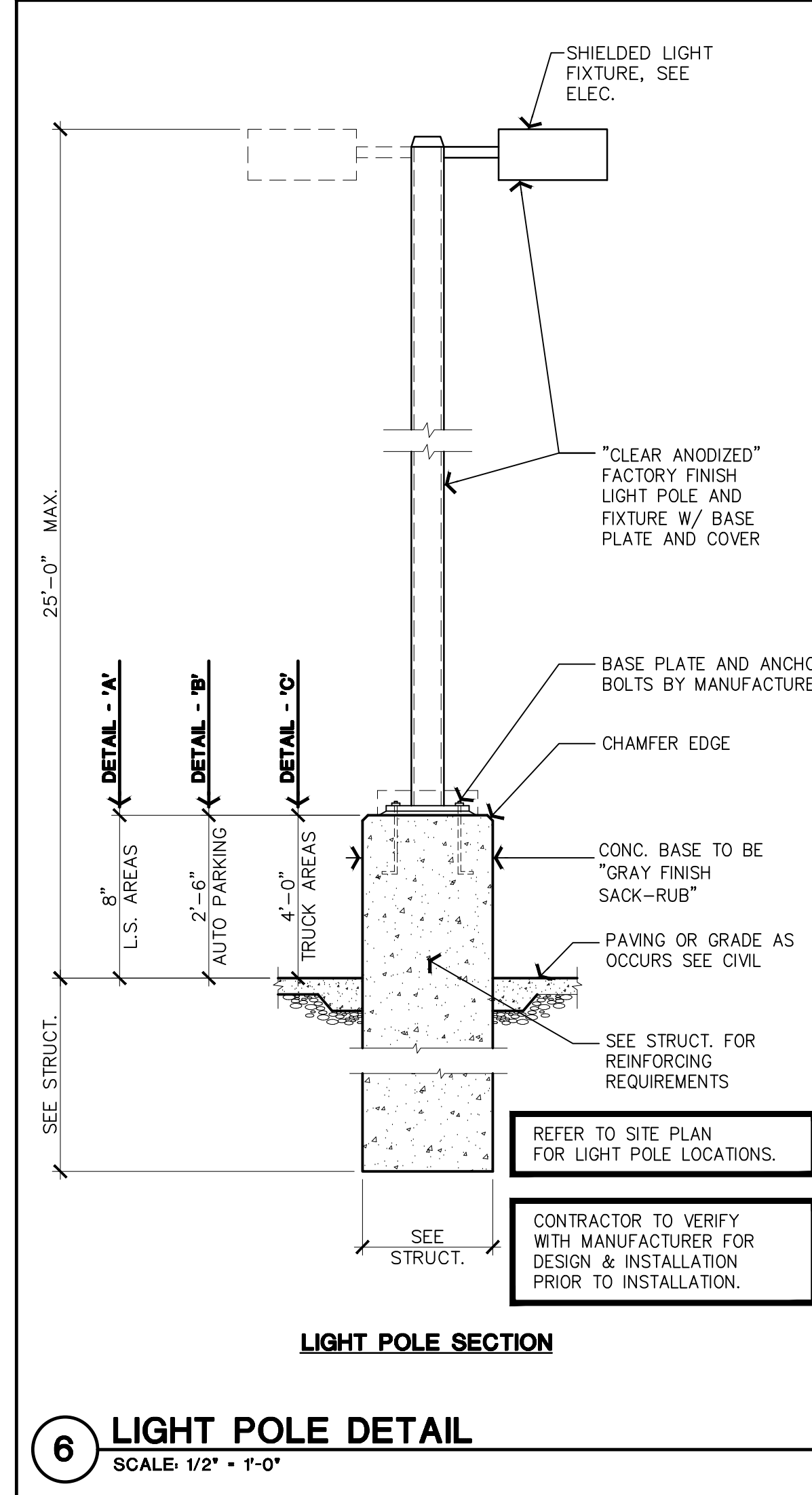
**3 PARKING SCREEN WALL SECTION**  
SCALE: 3/4" = 1'-0"



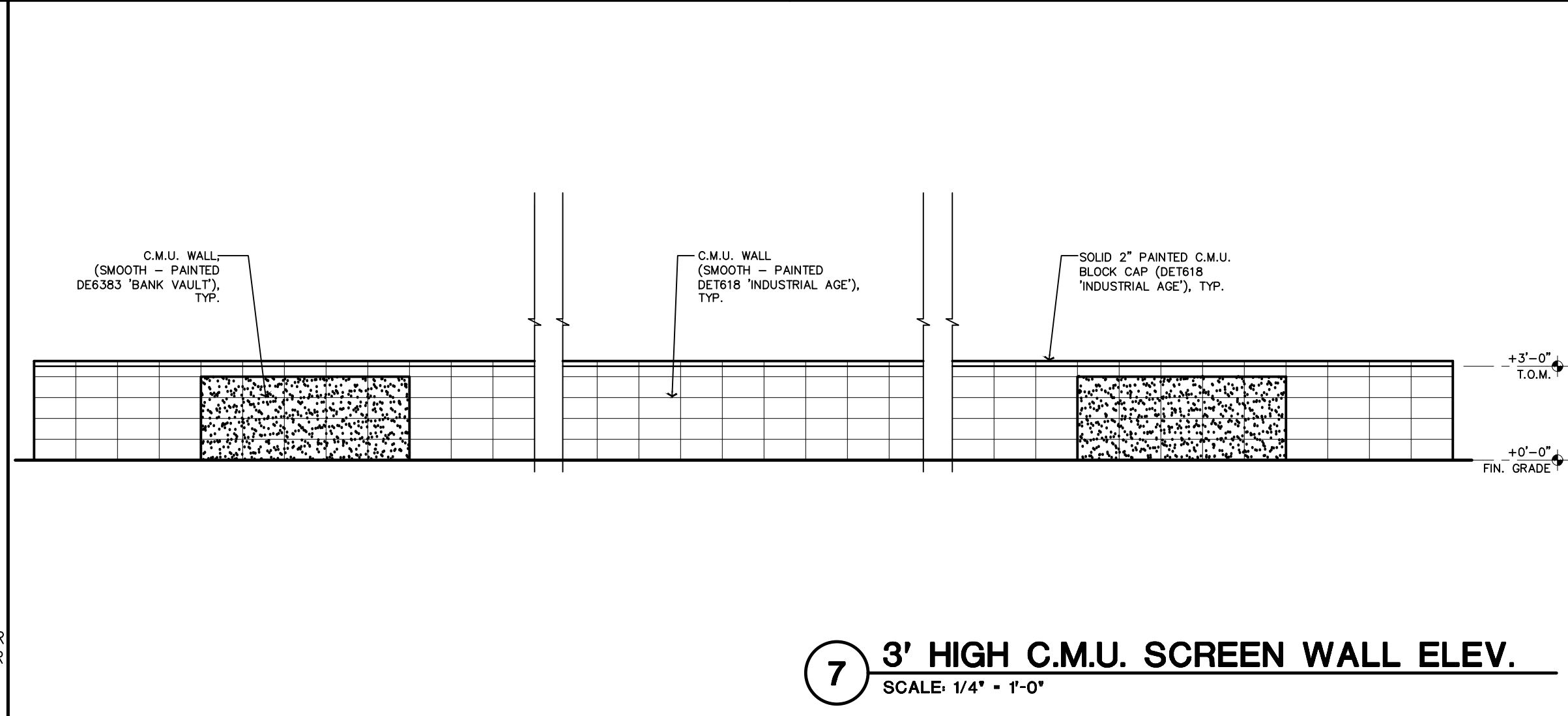
**4 ACCESSIBLE STALL & RAMP**  
SCALE: 1/8" = 1'-0"



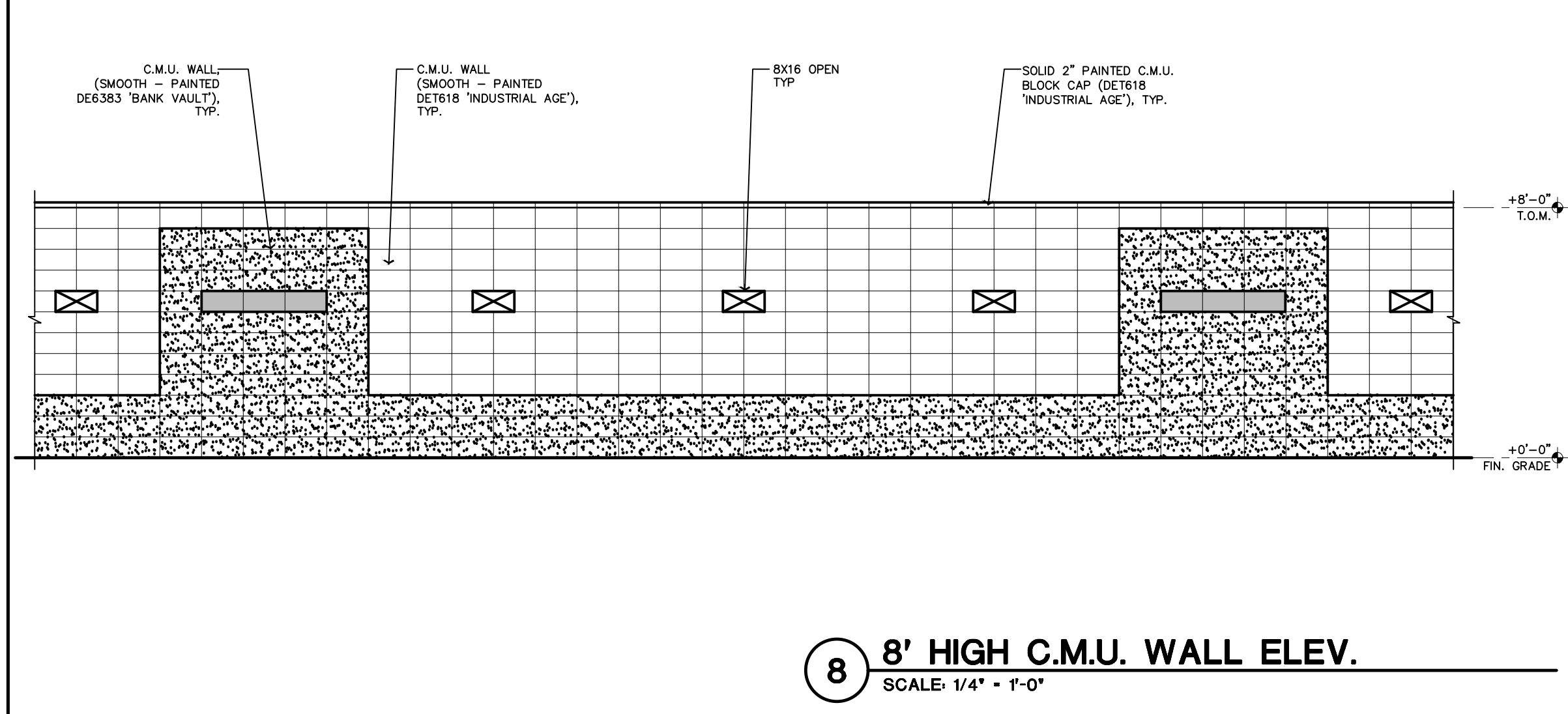
**5 IN-LINE ACCESSIBLE RAMP**  
SCALE: 3/8" = 1'-0"



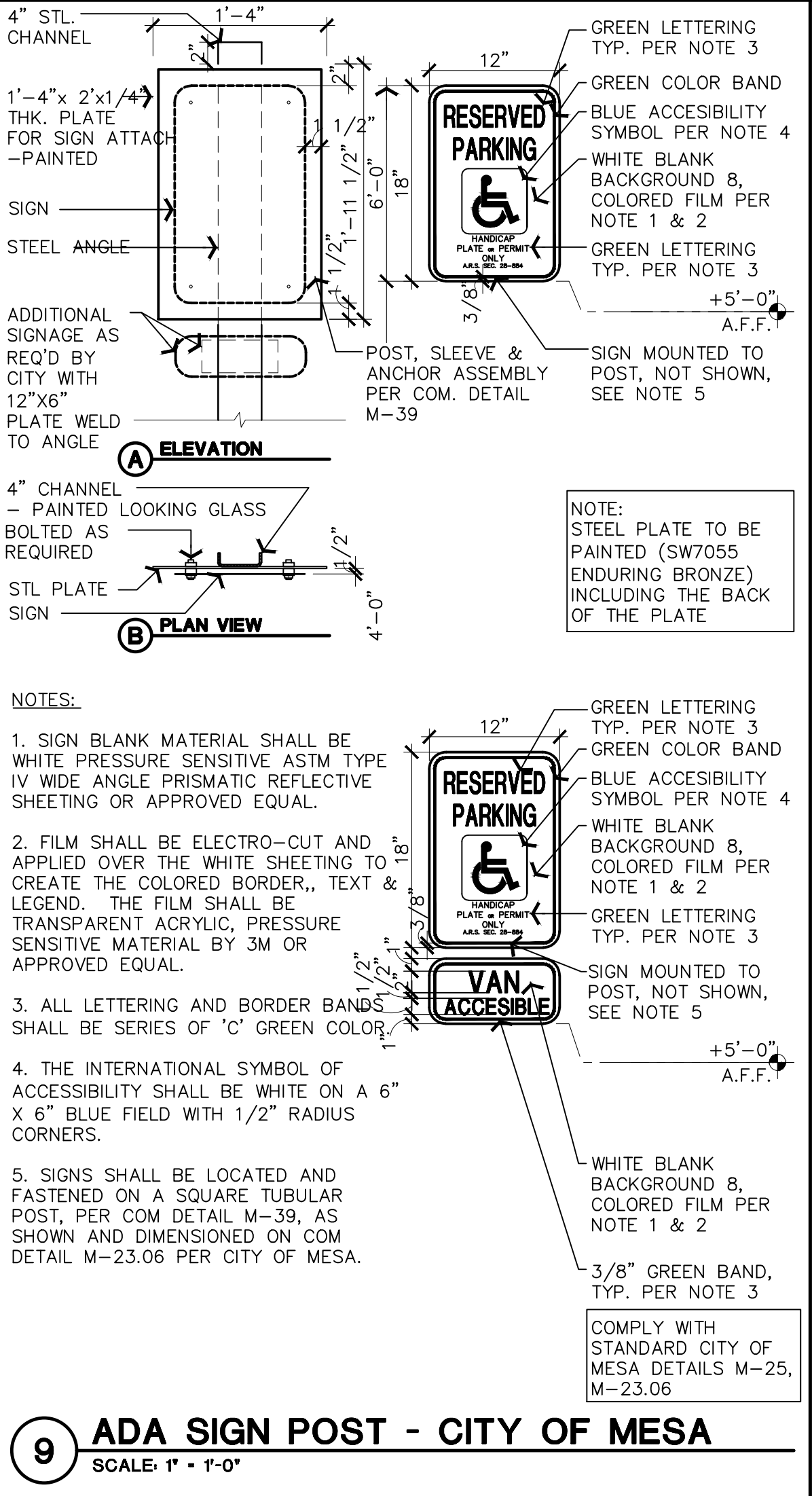
**6 LIGHT POLE DETAIL**  
SCALE: 1/2" = 1'-0"



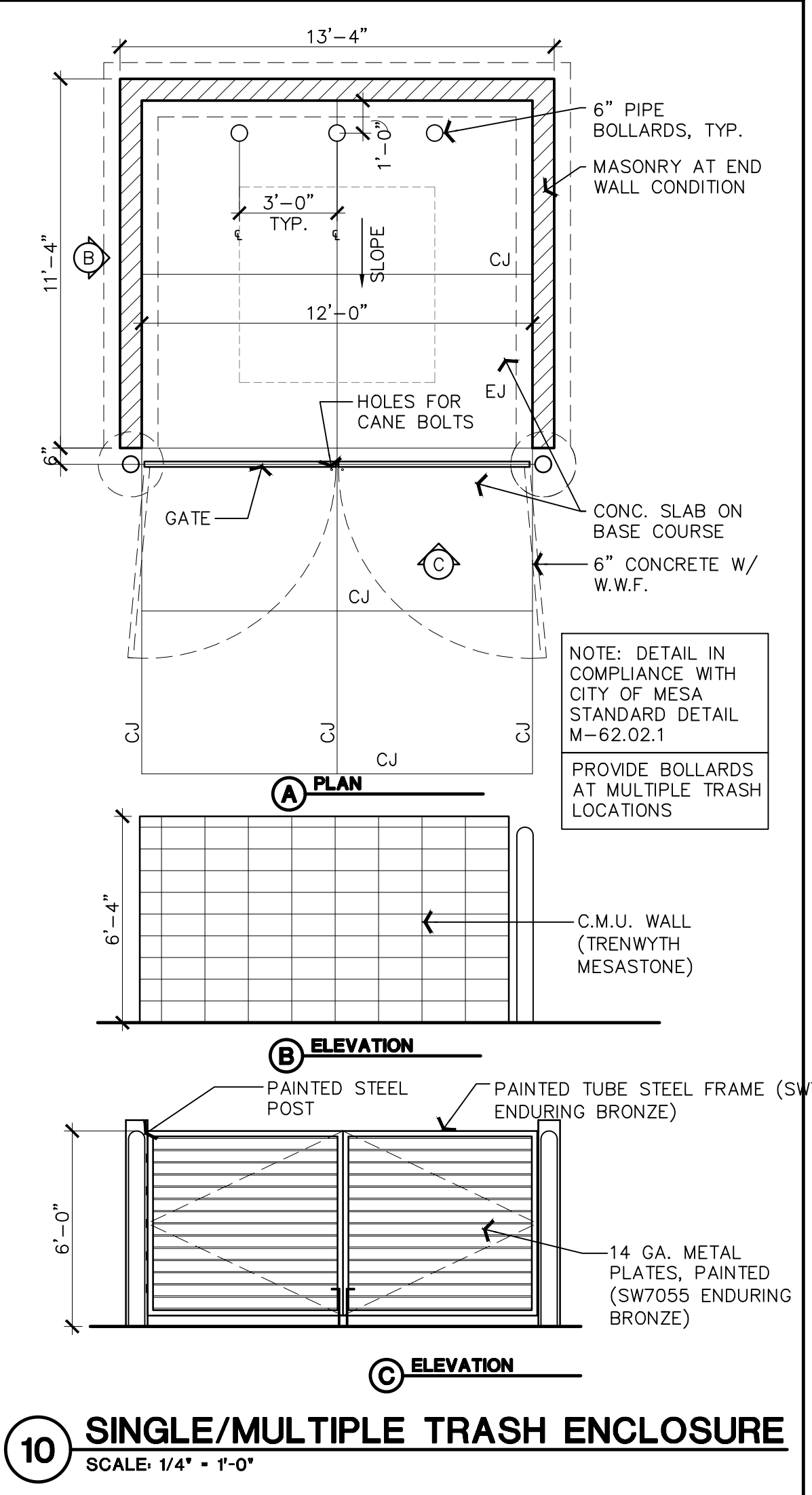
**7 3' HIGH C.M.U. SCREEN WALL ELEV.**  
SCALE: 1/4" = 1'-0"



**8 8' HIGH C.M.U. WALL ELEV.**  
SCALE: 1/4" = 1'-0"



**9 ADA SIGN POST - CITY OF MESA**  
SCALE: 1" = 1'-0"



**10 SINGLE/MULTIPLE TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



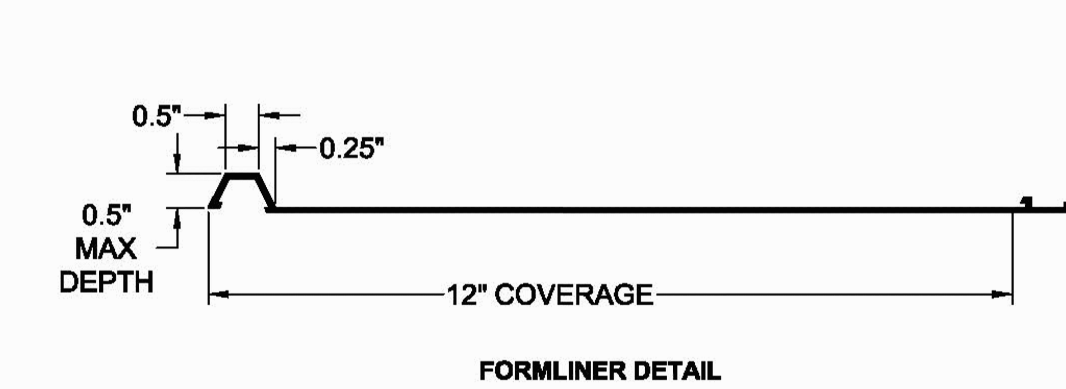
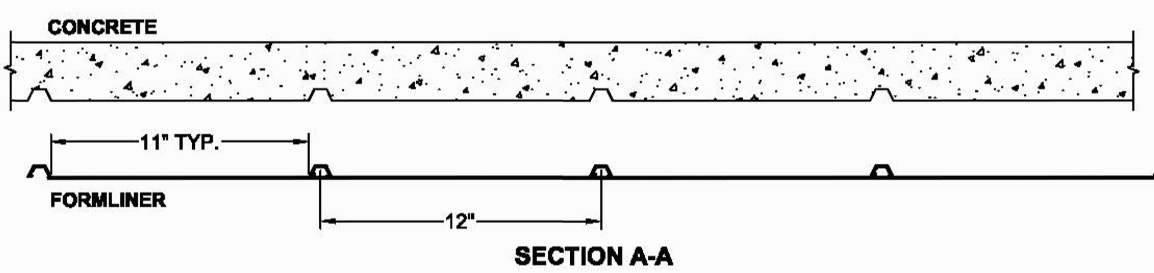
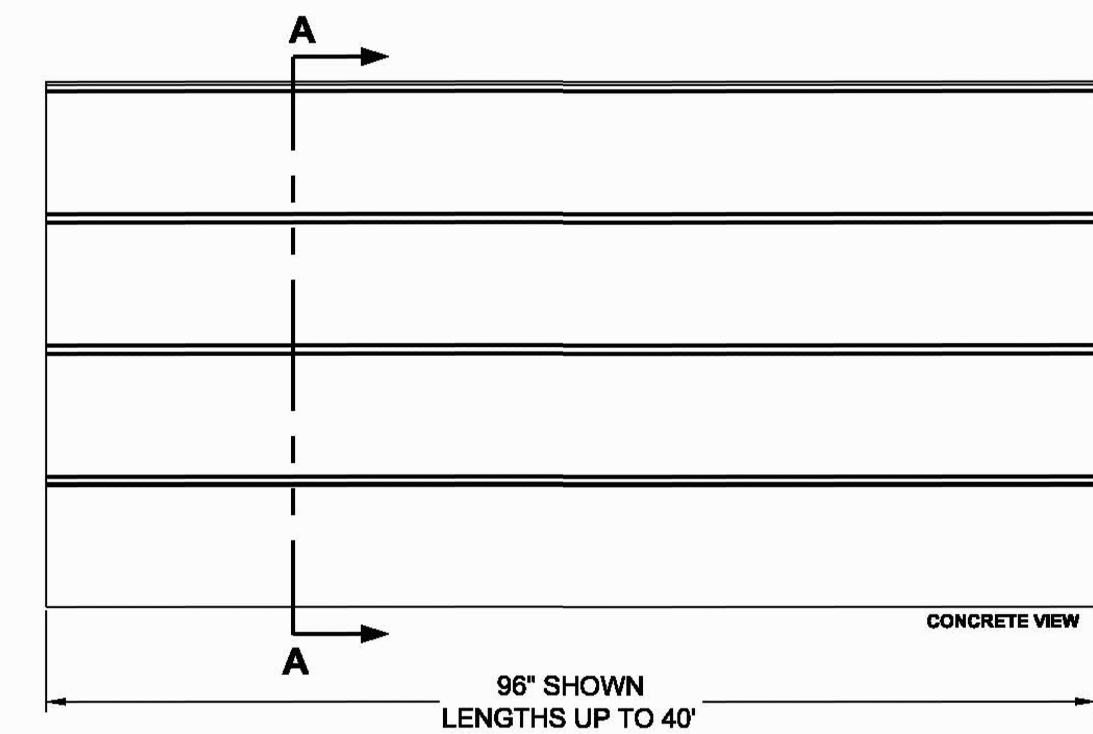
**PATTERN 14386**  
**Fluted Rib**

0.5" Depth, 12" On Center

**VinyLok®**  
Styrene - Single Use.  
ABS Plastic - Up to 10 reuses.

**Fluted Rib**

Part Size: 12" coverage, length up to 40"  
Max Depth: 0.5"  
On Center: 12.0"  
Peak: 0.5"  
Valley: 11.0"  
Draft: 0.25"



**2 FORMLINER DETAIL - PATTERN 14386**  
SCALE: 1/6" = 1'-0"

**PATTERN 14382**  
**Norfolk Rib**

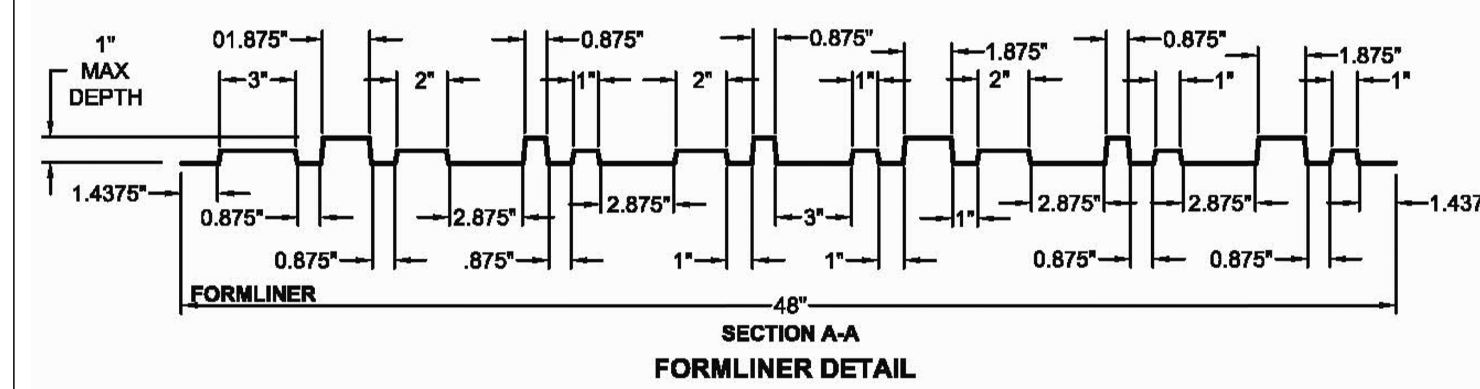
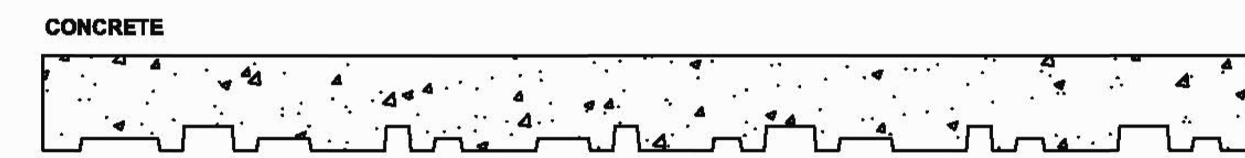
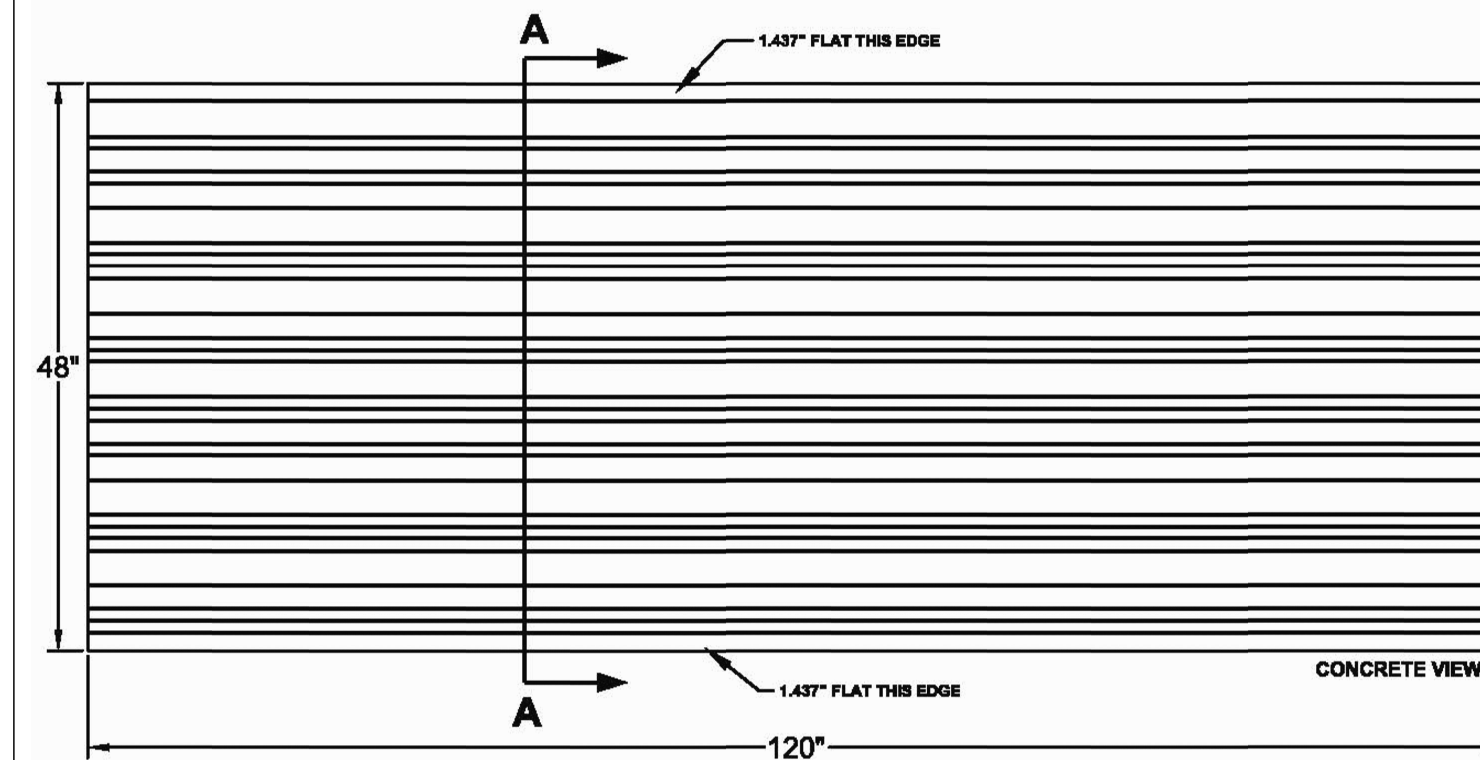
0.5"-1" Deep Random Reveals

**Vac-U-Form™**  
Styrene - Single Use.  
ABS Plastic - Up to 15 reuses.

**Fluted Rib**

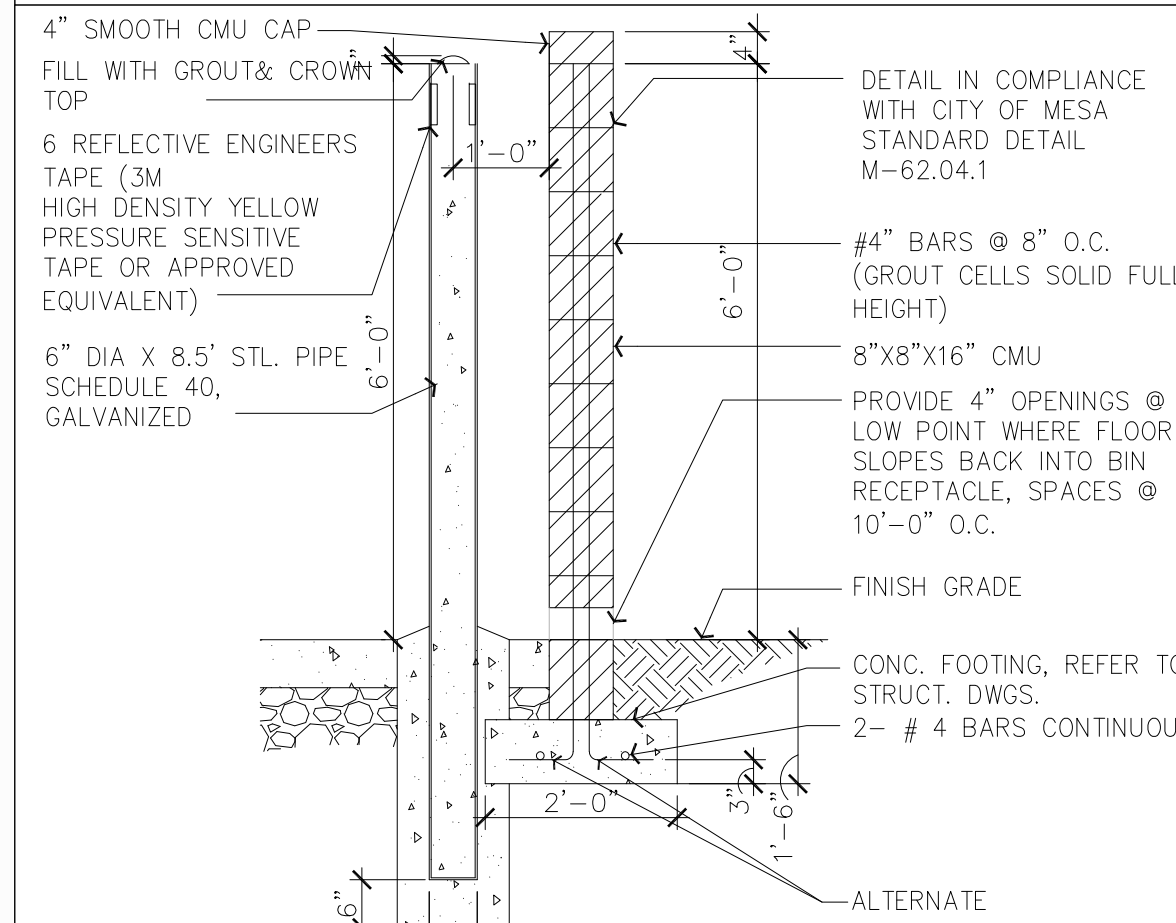
Part Size: 48"W x 120"H  
Max Depth: 1.0"  
On Center: Random  
Peak: 0.875"-2.875"  
Valley: 0.875"-3.0"  
Draft: 0.08929"

Additional Backing May Be Required

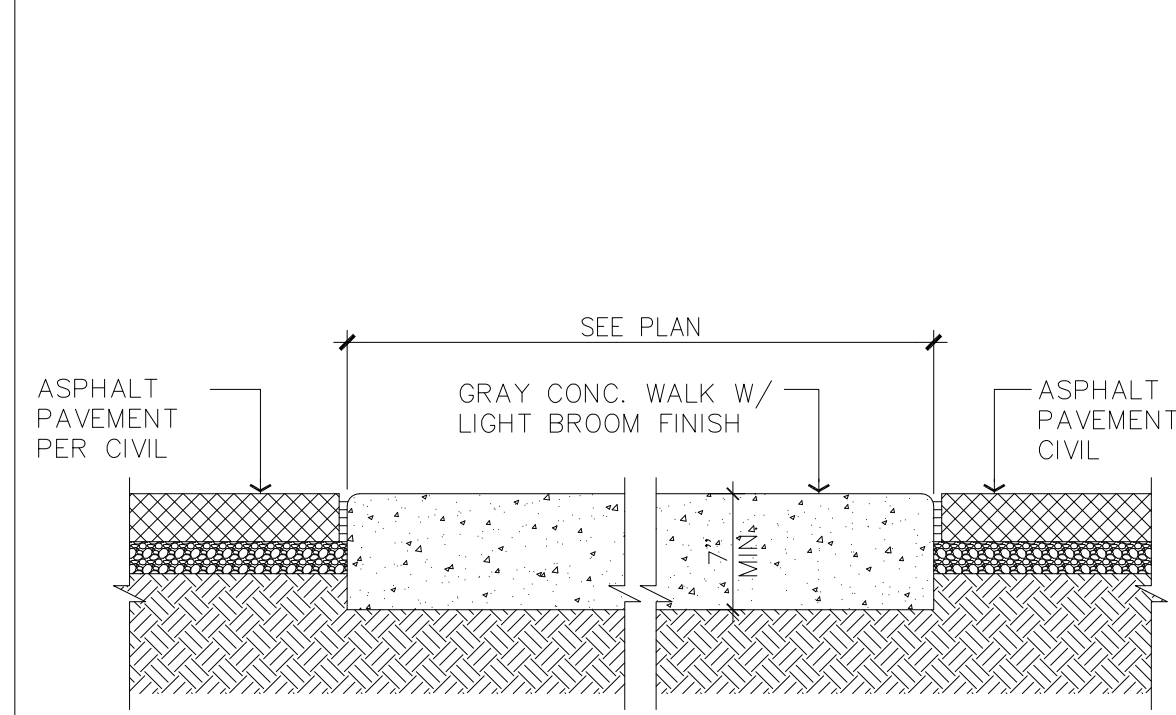


**3 FORMLINER DETAIL - PATTERN 14382**  
SCALE: 1/6" = 1'-0"

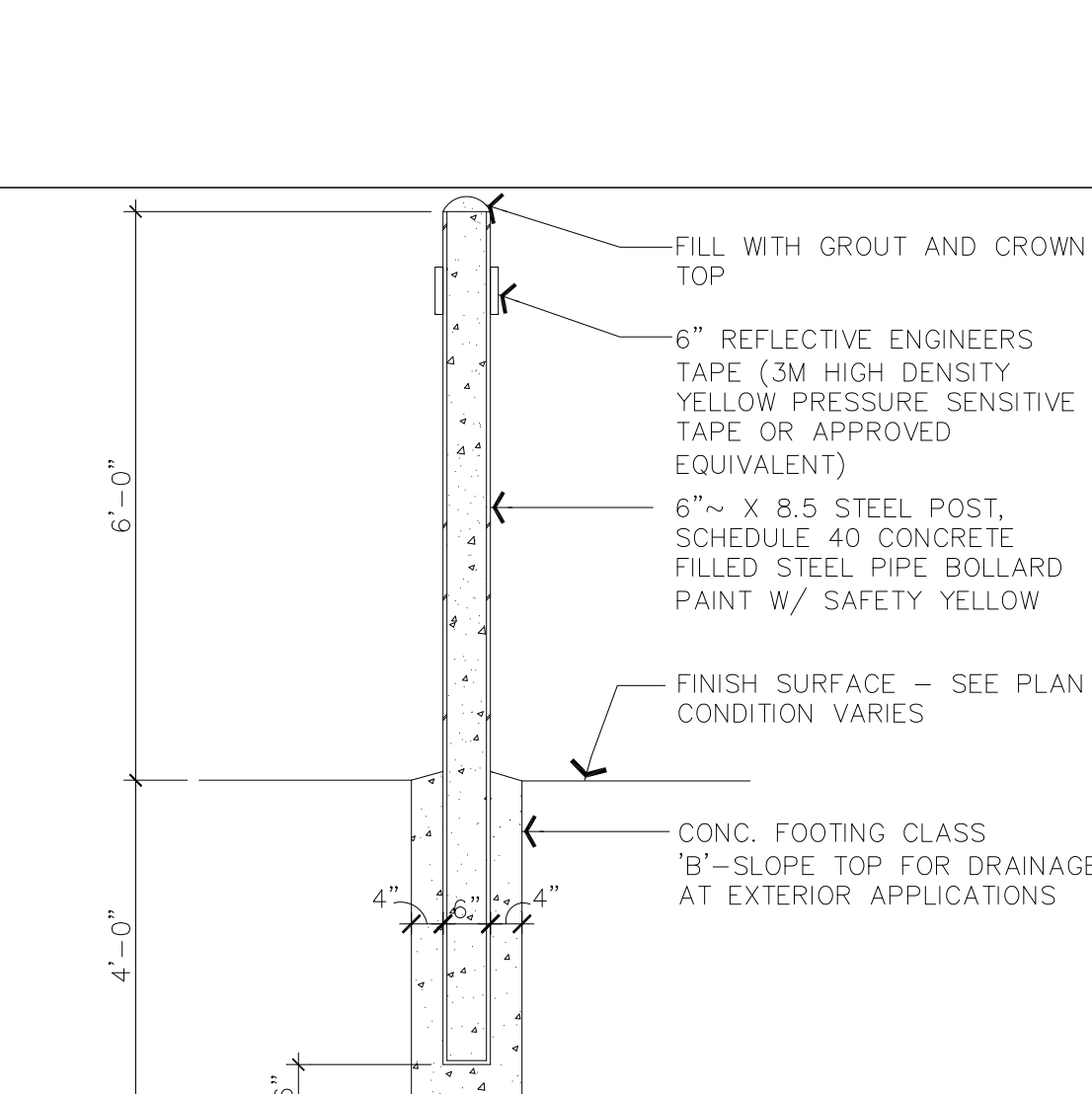
**NOTE(S):**  
1. PAINT STEEL GATES (ALL SIDES) TYP.



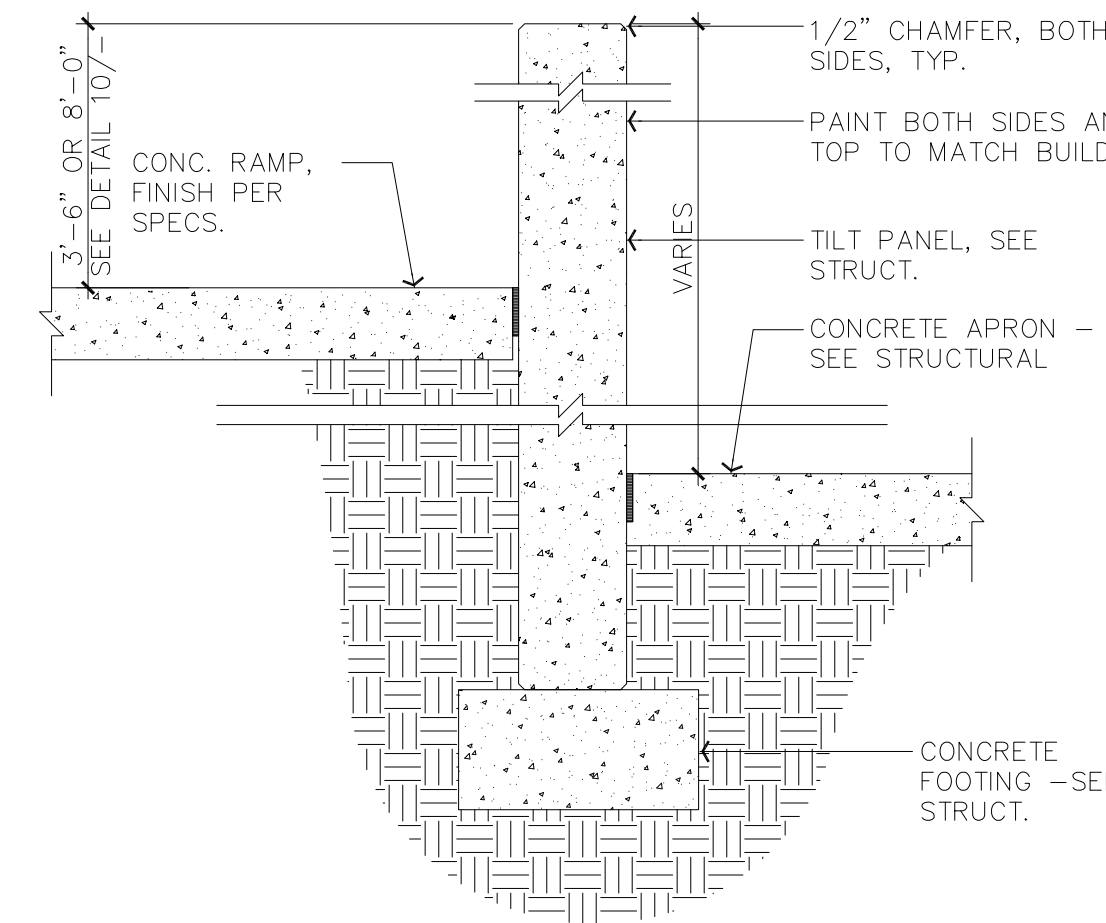
**4 TRASH ENCL. WALL SECTION**  
SCALE: 1/2" = 1'-0"



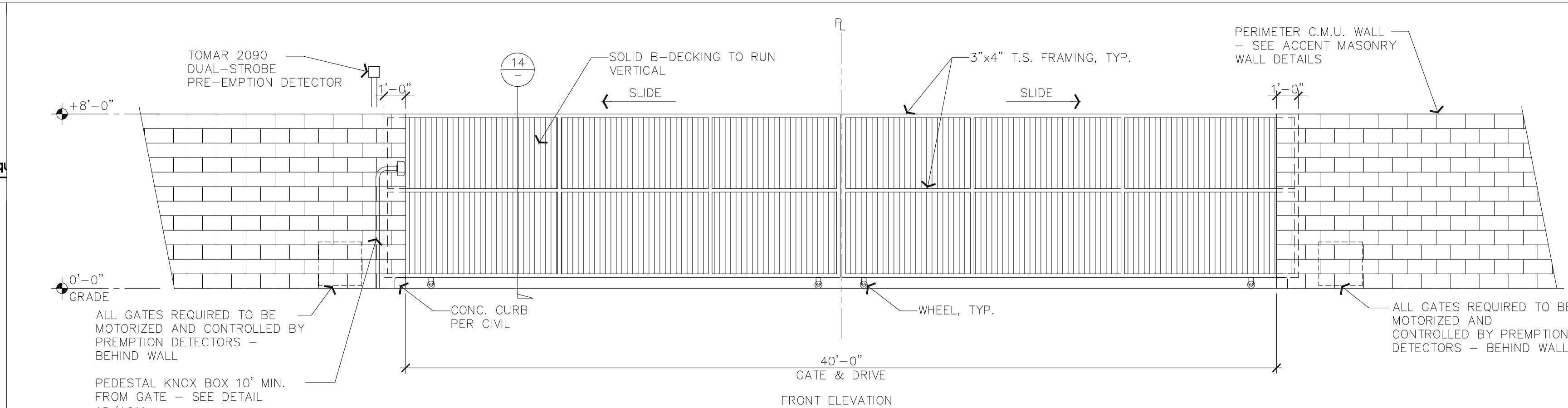
**6 CONCRETE WALK AT ASPHALT**  
SCALE: 1" = 1'-0"



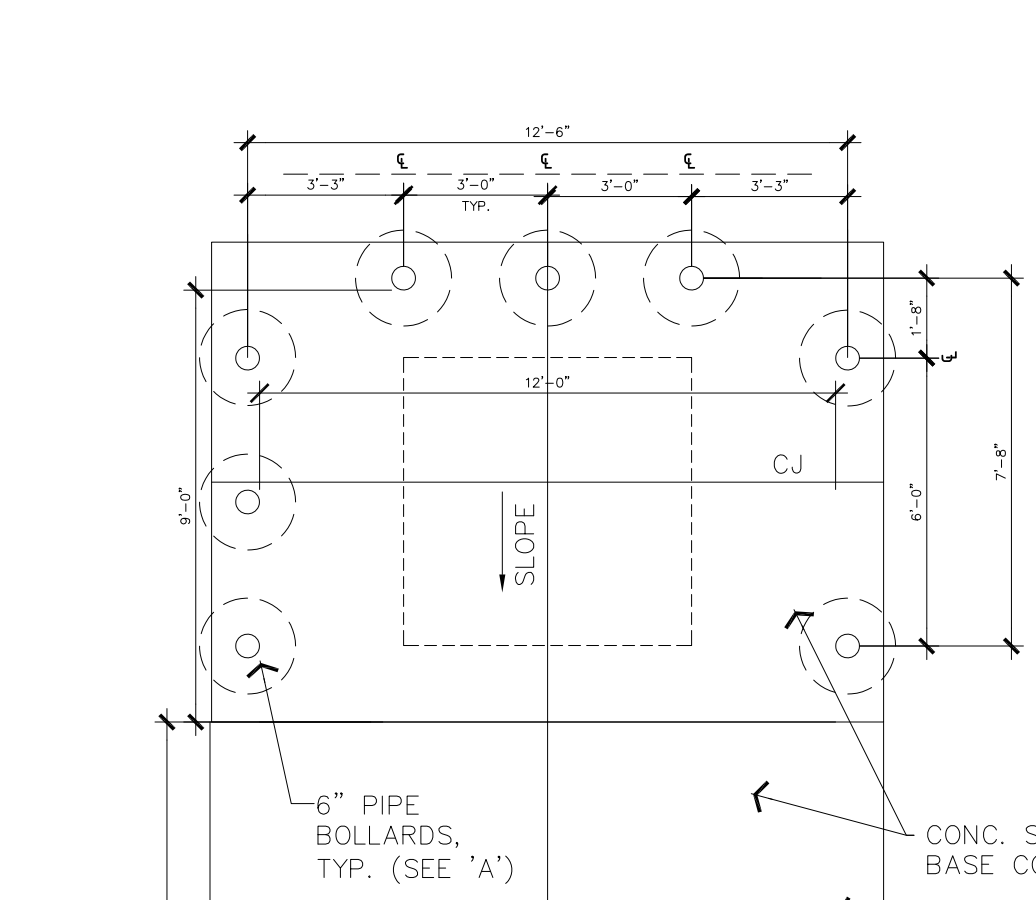
**5 TYP. PIPE BOLLARD**  
SCALE: 1/2" = 1'-0"



**7 RAMP WALL SECTION**  
SCALE: 3/4" = 1'-0"



**1 DOUBLE SLIDING GATE**  
SCALE: 1/4" = 1'-0"



**8 BOLLARD TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0" FOR REFERENCE ONLY

NOTE: DETAIL TO COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.02.1 & M-62.04.1





1 LOOKING NORTH  
SCALE: NTS



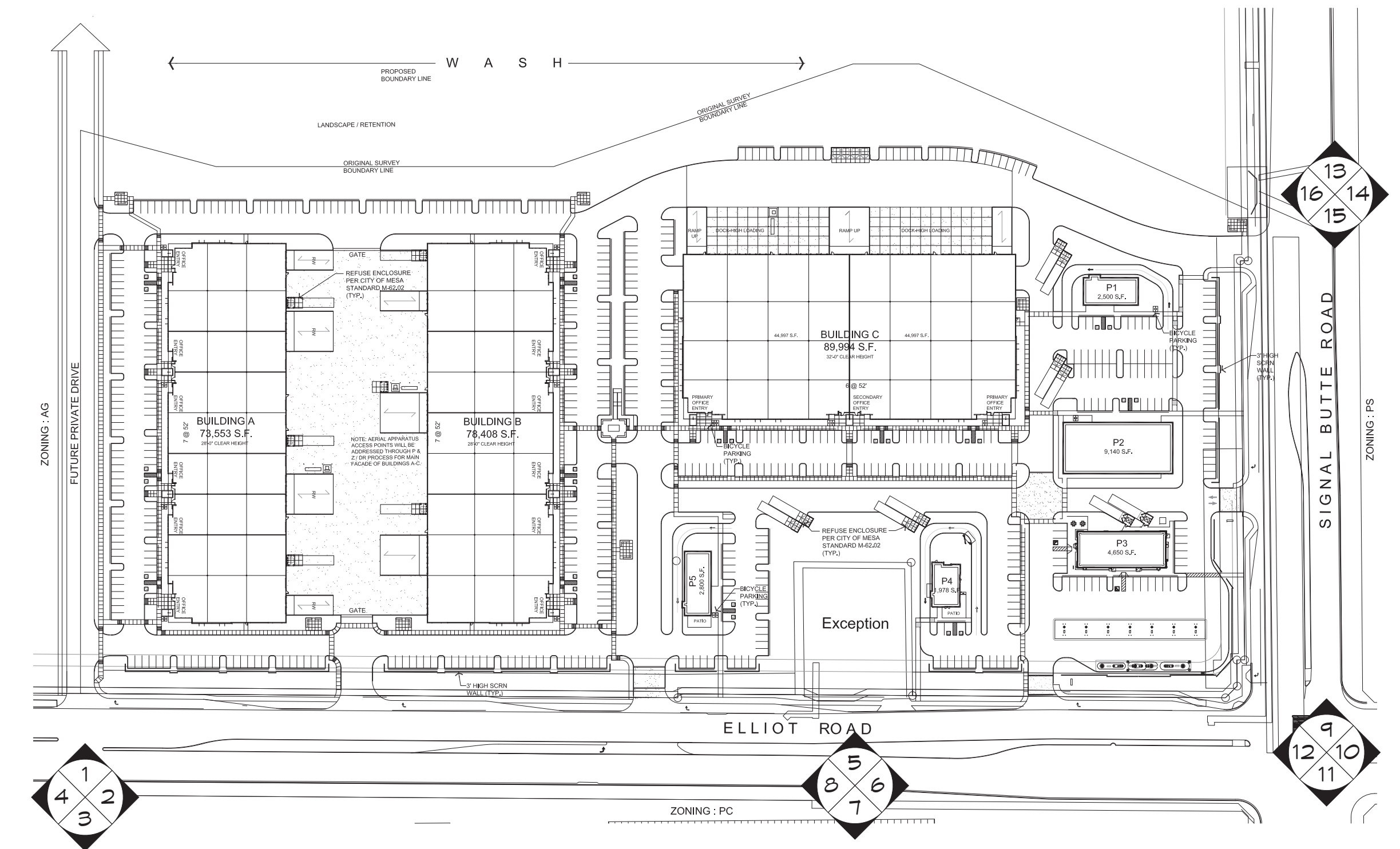
2 LOOKING EAST  
SCALE: NTS



3 LOOKING SOUTH  
SCALE: NTS



4 LOOKING WEST  
SCALE: NTS







5 LOOKING NORTH  
SCALE: NTS



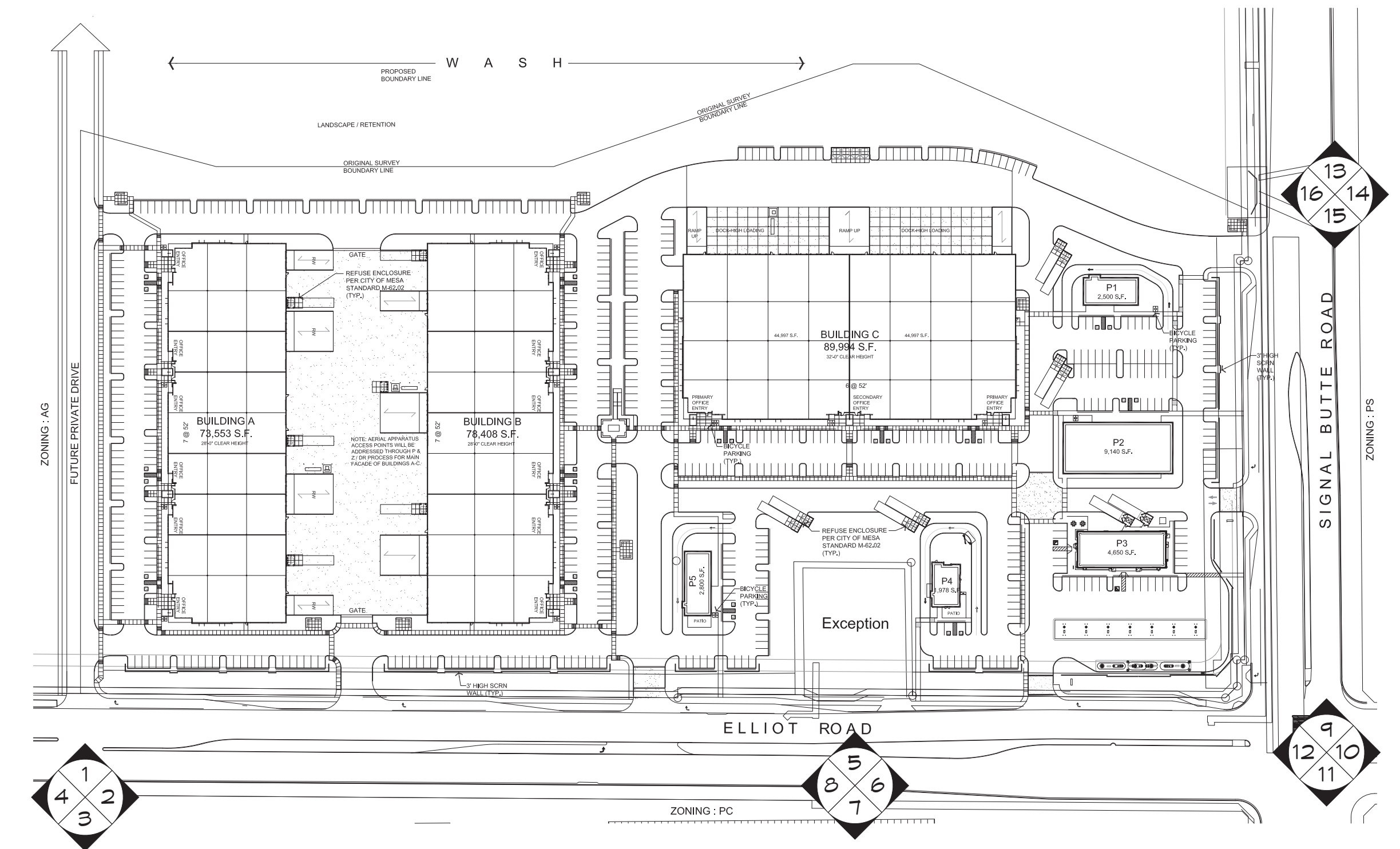
6 LOOKING EAST  
SCALE: NTS



7 LOOKING SOUTH  
SCALE: NTS



8 LOOKING WEST  
SCALE: NTS







9 LOOKING NORTH  
SCALE: NTS



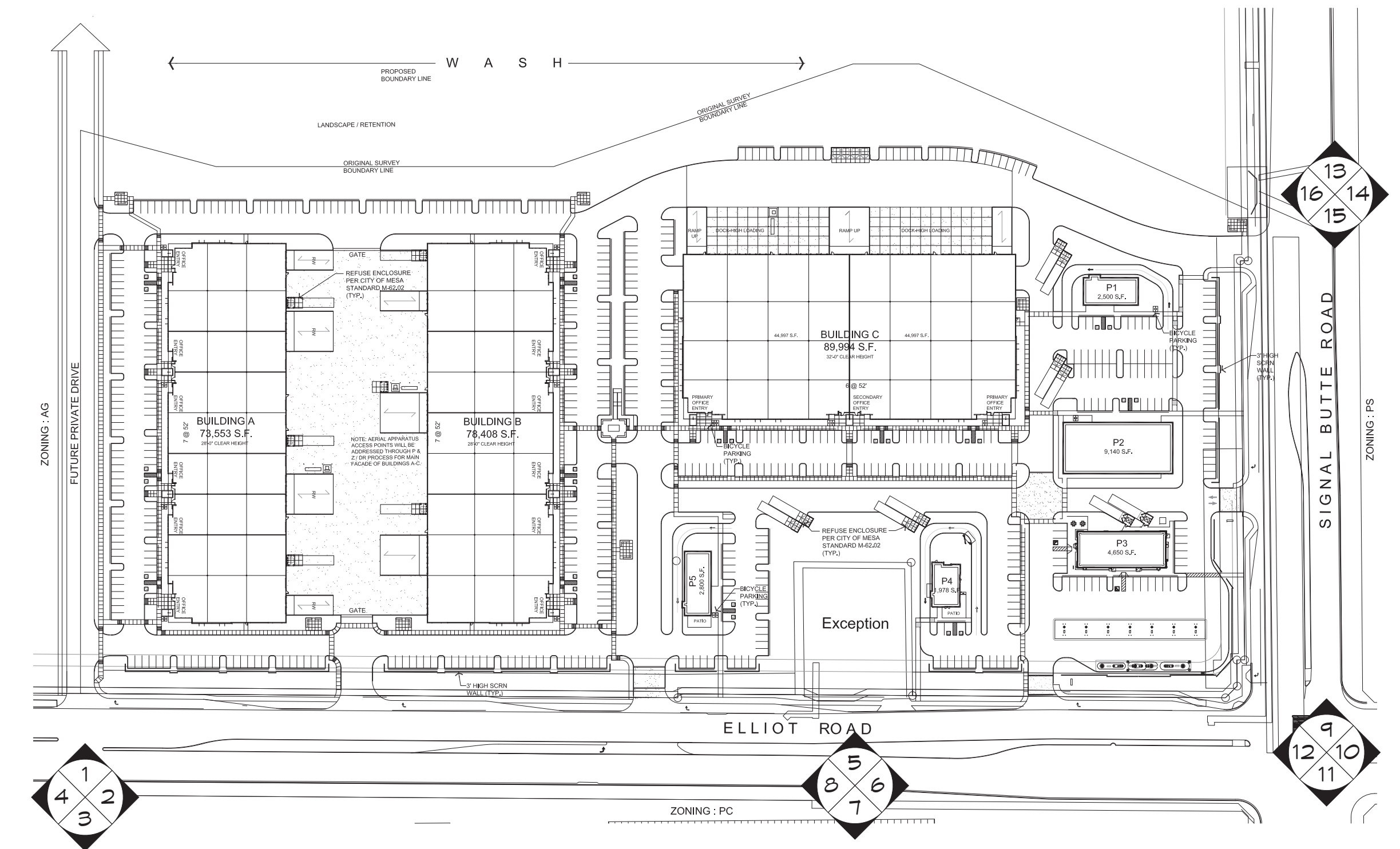
10 LOOKING EAST  
SCALE: NTS



11 LOOKING SOUTH  
SCALE: NTS



12 LOOKING WEST  
SCALE: NTS







13 LOOKING NORTH  
SCALE: NTS



14 LOOKING EAST  
SCALE: NTS



15 LOOKING SOUTH  
SCALE: NTS



16 LOOKING WEST  
SCALE: NTS

