

NEC Atwood and Winnston Ave

BIZ Overlay, Site Plan Review, and Design Review Narrative

Case No. ZON-24-00277

1st Submittal: March 27, 2024

2nd Submittal: May 19, 2024

3rd Submittal: June 13, 2024



WITHEY
MORRIS
BAUGH

Development Team

Developer:
Clyde Capital
Jim Stockwell

4340 E Indian School Rd, Suite 21-204
Phoenix, AZ 85018

Legal Representative:

Withey Morris Baugh PLC

Adam Baugh / Alex Hayes
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Architect:

Cawley Architects

Justen Cassidy
730 N. 52nd St, Suite 203
Phoenix, Arizona, 85008

Civil Engineer:

Terrascope Consulting

Scott Krous
645 E. Missouri Ave, Sute 420
Phoenix, Arizona, 85012

Landscape Architect:

T.J. McQueen and Associates

T.J. McQueen
10446 N. 74th Street, Suite 150
Scottsdale, Arizona, 85258

TABLE OF CONTENTS

A. PROJECT OVERVIEW	4
B. RELATIONSHIP TO ADJACENT PROPERTIES	4
C. GENERAL PLAN AND ZONING	4
D. PROPOSED DEVELOPMENT	5
E. BIZ OVERLAY	6
F. ADHERENCE WITH SITE PLAN REVIEW CRITERIA	8
G. ALTERNATIVE DESIGN CRITERIA	11
H. ADHERENCE WITH DESIGN REVIEW CRITERIA.....	12
I. ADHERENCE TO QUALITY DEVELOPMENT DESIGN GUIDELINES	15
J. SUMMARY.....	19

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
GENERAL PLAN MAP	B
STRATEGIC PLAN MAP	C
ZONING MAP	D
CONCEPTUAL SITE PLAN	E
PERSPECTIVE RENDERINGS	F
LANDSCAPE PLAN.....	G

A. Introduction and Project Overview

On behalf of Clyde Capital., this application is a request for approval of a Bonus Intensity Zone (BIZ) overlay, Major Site Plan Modification, and Design Review for the approximately 2.36 net acre property located at the northeast corner of Atwood and Winnston Avenue, otherwise commonly known as Maricopa County Assessor’s Parcel Numbers 304-62-164, 304-62-165, 304-62-180, and 304-62-165 (cumulatively, the “Property”) (See **Tab A, Aerial Map**). The Property is currently undeveloped and is well-positioned for employment uses in an area designated for light industrial development.

As detailed herein, the intent of this BIZ Overlay and site plan modification is to establish site-specific development standards and design criteria for development of the Property for a high-quality light industrial facility that will create new employment opportunities and provide a product type that is underserved in the submarket. The proposed 37,926 square foot building will have the option to be divided into four separate tenant units measuring 9,324 square feet each and offering an ideal flex industrial space for small businesses and manufacturers within the City of Mesa.

B. Relationship to Adjacent Properties

The Property is bounded by right of way on three sides with Atwood to the west, Winnston Avenue to the south, and 89th Place to the east. The surrounding area is entirely zoned for light industrial use, which is consistent and compatible with the proposed use for the Property. To the east and west are undeveloped parcels. To the north is a small manufacturing facility. To the south across Winnston Avenue is a general contractor’s office.

C. General Plan and Zoning

The City of Mesa General Plan Land Use Map and designates the Property as Employment, the focus of which is to provide large areas devoted primarily to industrial, office, warehousing, and related uses. (See **Tab B, General Plan Map**).

The Property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. (See **Tab C, Strategic Development Plan Map**). Per the Strategic Development Plan, desired uses for the Logistics and Commerce District include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. The proposed development is consistent with the goals of the General Plan and Strategic Development Plan for this area.

The existing zoning for the Property is LI-PAD-BIZ. (See **Tab D, Zoning Map**). As background, the Property was zoned Light Industrial (LI) with a Planned Area Development (PAD) Overlay pursuant to Z05-90, which included a total of approximately 49 acres between Pecos Road and Germann Road. The approved PAD permits zero lot-line setbacks along individual side yard property lines. In 2023, a site plan and BIZ Overlay were approved for the Property in 2023 to accommodate an industrial development. The approved BIZ Overlay provides additional relief from LI development standards as follows:

Development Standards	Approved
<u>Materials and Colors</u> – MZO <i>Section 11-7-3(B)(5)</i> -Materials	No more than 81% of the total façade may be covered with 1 single material
<u>Parking Area Design</u> – <i>MZO Section 11-32-4(A)</i> -Setback of Cross Drive Aisles	40 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the Street

D. Proposed Development

Clyde Capital proposes development of the Property with a warehouse and office building and associated improvements. The proposed building footprint encompasses approximately 37,296 square feet. (See **Tab E, Conceptual Site Plan**). The building is designed to be capable of dividing into as many four (4) separate tenant spaces of approximately 9,324 square feet.

The proposed building will have a modern design featuring a simple four-color scheme and alternating building materials. (See **Tab F, Conceptual Rendering**). To add visual interest, the masonry walls have varying heights and textures. Wall heights will alternate between 28 feet and 32 feet and the general building material is masonry. The anticipated tenant entries are accented with a change in material (metal paneling), canopies, storefront glazing, and accent coping caps. All entries will be slightly recessed.

Masonry walls and a steel framed hybrid roof will provide a 20-foot clear height. The maximum height of the new structure will be approximately 32 feet and all mechanical equipment will be fully screened from view.

Site design along the south side of the building includes one (1) foundation base entry plaza and foundation base along the exterior wall. (See **Tab G, Landscape Plan**). A secured storage yard on the north side of the Property includes private yards for tenants, trash enclosure access, and a

single truck well/loading area. The layout allows for fire (aerial apparatus), refuse trucks, and delivery vehicles to maneuver completely on-site.

E. BIZ Overlay

The proposed development shall comply with the applicable LI-PAD (Z05-90) and MZO development standards, except as modified below. The Project meets the criteria for the requested BIZ Overlay by providing Superior Design per Section 11-31-32 of MZO. The Project is responsive to the site and sub-area context by reflecting the character of the sub-area plan and character area design guidelines as described below. The site layout also provides locations for safe storage of bicycles with bicycle storage areas located at the building entrances, which is consistent with the BIZ Overlay guidelines.

LI Development Standards	Proposed Standard	Justification
<p><u>Parking Area Design</u> – <i>MZO Section 11-32-4(A)</i> -Minimum 50’ setback for parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles</p>	<p>Minimum 30’9” setback for parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the Street</p>	<p>The Property’s unique context makes strict compliance with this standard a practical challenge. The Property is approximately 400’ x 275’ and is bounded on three sides by right of way. That severely limits which areas of the site may be utilized for parking, especially compared to a similar sized parcel with only one street frontage. Accordingly, a reduced setback for the parking area is appropriate.</p>
<p><u>Parking Reduction</u> – <i>MZO Section 11-32-3</i> - Office (1/375 sf) <i>PAD Overlay Z05-90</i> - Industrial (1/500 sf)</p> <p>76 parking spaces required</p>	<p>55 parking spaces provided</p>	<p>See additional discussion below.</p>
<p><u>Building Setback Encroachment</u> – <i>MZO Section 117-3(A)</i> -Minimum 20’ street side setback required</p>	<p>18’-4” on west property line 19’-8” on east property line</p>	<p>Due to the orientation of the north/south streets (Atwood and 89th Place), which are slightly angled and pinch the southern portion of the site, the building slightly encroaches the 20ft setback as it approaches Winston Avenue. The maximum</p>

		<p>encroachment is 1'-8" feet along the western elevation and 4" along the eastern elevation. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.</p>
<p><u>Building Setback - Rear – PAD Overlay Z05-90</u> -Minimum 7'-6' required</p>	<p>0' along north property line</p>	<p>The PAD overlay approved in Z05-90 permits 0' side setbacks anticipating development would occur fronting either 89th Place or Atwood with similar uses on either side. However, given the subject site's unique circumstance of having three street frontages, in order to maximize site efficiency and provide adequate site circulation, the site is oriented to front Winston Avenue, making the north property line the rear. The proposed plan allows for loading and service areas to be oriented away from the right of way, which bounds the site to the east, west, and south. This is the same condition provided in the previous site plan approved in ZON23-00338 and is also consistent with Mesa Zoning Ordinance setback requirements for LI adjacent LI.</p>
<p><u>Foundation Base – MZO Section 11-33-5(A)</u> -Required 15 feet along exterior wall with public entrance</p>	<p>Average 14'4" along south elevation</p>	<p>A slight reduction in the exterior wall foundation base allows for additional space in the rear yard to accommodate tenant operations without materially altering the entry aesthetics and experience of customers and visitors.</p>

Parking Reduction

Pursuant to the existing PAD Overlay approved via Z05-90, the applicable parking ratios for the anticipated tenants and uses are 1/375 sf for office and 1/500 sf for industrial. The anticipated users are small businesses, such as subcontractors or small manufacturers, that do not engage in on-site retail sales. As a result, customer parking is not necessary and the overall parking demand is low. The provided parking is sufficient for employee parking needs. Additionally, 6 bicycle parking spaces are provided for employee use.

This application proposes a 27.6% reduction in required parking, which is comparable to approved reductions for similar uses in the area (e.g. ZON21-01024 and ZON19-00709). Those approved parking reductions were based on the 5th edition of the Institute of Transportation Engineer's *Parking Generation Manual* recommendation of 1.2 spaces per 1,000 sf of GFA for industrial building shells. The provided parking is also more consistent with the parking ratio of 1/600 sf for industrial uses that exists in the Mesa Zoning Ordinance today. Additionally, the provided parking is consistent with off-street parking requirements for industrial uses in neighboring jurisdictions such as Phoenix (1 space per 1,000 sf of GFA) and Queen Creek (0.3 space per employee + 1 space per 1,000 sf GFA to 10,000 sf, then 1 space for each 10,000 sf over).

An additional 4 parking spaces are provided in the rear of the site to service potential operational needs. Due to site constraints, the rear parking area cannot be effectively landscaped and thus will not count toward the required parking total. Nevertheless, a total of 59 usable spaces are provided.

F. Adherence with Site Plan Review Criteria

The Project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5.A - Review Criteria as follows:

- A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The Project complies with this requirement. The Property has a General Plan designation of *Employment* and is located within the Mesa Gateway Strategic Development Plan, which designates the site as Logistics and Commerce District. The Project is in keeping with the Employment designation, which the General Plan notes as "large areas devoted primarily to industrial, office, warehousing and related uses." Employment areas also provide for a wide range of employment opportunities in high-quality settings. The Project provides opportunities for multiple small business tenants with a product type that is underserved in this submarket.

- B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The Project complies with all conditions imposed on the Property via Ordinance No. 4470. The design also addresses or responds to the review comments provided by the Planning Division in its Pre-Submittal Review, document titled "1st Review Consolidated Comments, dated December 28, 2023.

- C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The Project is designed to be compatible with the site design and architecture of the surrounding area while providing superior aesthetics. Building facades include multiple materials and colors, changes in plane and height, and enhanced entry features to create visual interest.

- D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design provides a high quality office and flex industrial development for as many as four (4) small business tenants. Compliance with MZO site and landscape design requirements, except as outlined herein, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment.

- E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The Project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic throughout.

- F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: The surrounding sites are primarily undeveloped. However, the existing development to the north features relatively plain buildings with minimal material variation. This Project design, though compatible with the surrounding area, sets a high standard for establishing an architecture that features varied building massing; interest

in composition, color and pattern; safe and functional site lighting; and varied building materials that include masonry, colored and textured concrete, and glazing and metal trim at entrances. The Project design will set a good and compliant precedent for future development by implementing the Industrial Quality Development Design Guidelines.

- G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: As described herein, the Project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, and openings. Pedestrians arrive at entries that are scaled down with eyebrow canopies, landscaping, and glassy storefront entries.

- H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

- I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas.

- J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants

require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

G. Alternative Design Criteria

Per Ordinance Section 11-7-3.B.7, “Conditions may exist where strict compliance to Site Planning and Design Standards of this Chapter are impractical or impossible...” Such conditions exist in the implementation of this Project. Specifically, alternative design is requested for the following requirements found in 11-7-3(B):

1. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
 - a. *Alternative:* In order to provide clean industrial aesthetic, the building does not include cornice treatments. However, the elevations boast undulating parapet heights with 2 feet of variation on all (4) sides. Additionally, parapet wings have been added with 2 feet of return to create depth. (MZO Section 11-7-3.B.2.c.iii).
2. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
 - a. *Alternative:* The south/west/east facades include metal paneling, glazing and three (3) different block colors. In addition building canopies are provided on these same elevations at main building entries. On the northern façade, with no public frontage, glazing and two (2) block colors are provided. (MZO Section 11-7-3.B.5.a).
3. No more than 50% of the total façade may be covered with one (1) single material.
 - a. *Alternative:*
 - East – 65% Smooth Face Masonry Block, 22% Split Face Masonry Block, 2% White Masonry, 6% Metal Paneling, 7% Storefront Glazing.
 - North – 73% Smooth Face Masonry Block, 27% Split Face Masonry Block.
 - South – 47% Smooth Masonry Block, 37% Split Face Masonry Block, 7% Metal Paneling, 9% Storefront Glazing.
 - West – 65% Smooth Face Masonry Block, 22% Split Face Masonry Block, 6% Metal Paneling, 7% Storefront Glazing.

The team has worked diligently to provide an acceptable alternative design solution that meets the intent of the Ordinance while providing a more appropriate design for the ultimate Project and use. As required by the Alternative Compliance requirements, the proposed alternative design for this Project better fits into the context of the area.

Surrounding buildings consist primarily of earthtone masonry with very little additional material utilization. Generally, contrast is achieved with exposed steel framing or varying masonry types. In addition, parapet treatments are generally minimal or non-existent on similar buildings (construction types, occupancies) that exist in the immediate vicinity to the north within the Commerce Park. The design of these structures consists of relatively plain facades with little color or change in massing. This new addition will be an aesthetic improvement as seen while entering the Commerce Park from the south.

H. Adherence with Design Review Criteria

A. Design Review Criteria

The project has been designed to adhere to the Design Review (DR) criteria specifically noted in Ordinance Section 11-71-6.A - Review Criteria.

- 1) The project is consistent with the applicable goals, objectives and policies of the General Plan and any applicable sub-area or neighborhood area plans; all of the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property.

Response: The Project is consistent with the Property's General Plan designation of Employment, the Airfield Overlay (AF) designation and the Mesa Gateway Strategic Development Plan Logistics and Commerce designation. The Project provides opportunities for multiple small business tenants with a product type that is underserved in this submarket.

- 2) The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

Response: The design of the building will greatly enhance the appearance of this area which is planned for more industrial and employment uses. The Project is in keeping with the existing and anticipated built environment.

- 3) The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

Response: The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas. The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

- 4) The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design provides a high-quality office and flex industrial development for as many as four (4) small business tenants. Compliance with MZO site and landscape design requirements, except as outlined herein, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment.

- 5) Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

Response: The Project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic throughout. The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas. The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

- 6) The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: The surrounding sites are primarily undeveloped. However, the existing development to the north features relatively plain buildings with minimal material

variation. This Project design, though compatible with the surrounding area, sets a high standard for establishing an architecture that features varied building massing; interest in composition, color and pattern; safe and functional site lighting; and varied building materials that include masonry, colored and textured concrete, and glazing and metal trim at entrances. The Project design will set a good and compliant precedent for future development by implementing the Industrial Quality Development Design Guidelines.

- 7) The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: As described herein, the Project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, and openings. Pedestrians arrive at entries that are scaled down with eyebrow canopies, landscaping, and glassy storefront entries.

- 8) The project creates visual variety and relief in building and avoids a large-scale, bulky, or box-like appearance.

Response: The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, lighting, and openings. Although the nature of the proposed use requires a large building, the building massing is reduced by vertical wall offsets, glazing, and articulated details around entrances or other methods of visual relief.

- 9) The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

Response: The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

- 10) Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas.

11) The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

12) The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globes, or equivalent third-party certification are considered to be energy efficient.

Response: Solar exposure for building occupants and visitors is managed through landscape shading, shade canopies, eyebrow canopies at building entries, and site furnishings. Also, darker materials and colors at the building entrances are utilized to limit reflected sunlight and glare for approaching pedestrians and passers-by. Insulated glazing is dark grey tinted and does not feature any reflective coating on the outer pane. This reduces glare from glass surfaces and adds to the shading coefficient provided to openings in the building exterior.

I. Adherence with Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines dated December 2019 pertaining to Industrial developments:

1. Site Design:

Building Placement & Orientation

The site is designed and buildings are placed to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure includes a complimentary landscape palette, hardscape paving, site screen walls and site lighting.

The building is oriented to front Winston Avenue and the building entrances are clearly visible through visual design features which help orient visitors. The building is anticipated to include multiple tenants and is designed to attract a broader range of smaller industrial tenants and uses, such as subcontractors and light manufacturing.

The Winston Road frontage will provide for the ability to demise into smaller spaces including more entry opportunities, more glass, and enhanced architectural detailing. Design enhancement is provided at each of the entrances to the building. Rooftop articulation is also provided to create visual interest and avoid monotony.

Parking, Loading, & Vehicular Access

Parking is provided primarily on the south side of the Property to provide convenient access for employees. Parking has been provided based on Office and Industrial use ratios to meet city requirements. Please refer to architectural site plan data information for required and provided parking. A minor parking reduction is requested with BIZ Overlay.

Access points are provided along all three street frontages with truck access oriented on the north side of the property. A decorative masonry screen wall is provided along Winston Avenue to screen parking from public view and identify public entry and access. Enhanced entryways are provided at the primary entrances along Winston Avenue with decorative paving and enhanced landscaping.

Bicycle Parking

Bicycle parking areas are shown on the site plan, and are located near the building entrances to allow for safe storage. Per Section 11-32-8 of the MZO, bicycle parking is provided at least 1 bicycle space per 10 on-site vehicle parking spaces and a total of 6 spaces are provided.

Employee and Visitor Amenity Areas

A 390 sf employee and visitor amenity area is provided at the southeast corner of the building and will feature tables, landscaping, and shaded areas.

Landscaping & Shading

Landscape design of streetscapes along Winston Avenue, 89th Place, Atwood, and throughout the development consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess overwatering and wasting of precious resources.

Screening

Low perimeter masonry screen walls are provided where parking along Winston Avenue is proposed.

Loading and service yards are located in the rear of the site and screened from public view. Enclosed service areas for buildings are concealed from public view via 8'-0" high decorative masonry screen walls and motorized sliding gates. The existing 8' wall on the north property line will remain. Motorized sliding gates will be normally closed until tenant allows access to drivers. Gates automatically open and close on departure from site. Gates will be equipped with required standard Fire Department access requirements such as "Knox Boxes" and FD signage. The wall design integrates colors, materials, textures and design elements with the larger landscape context.

Refuse

Refuse is anticipated to be provided within the service yards at the rear of the site away from public view with bollard protection.

Generally, the Project will be served by two double bin refuse enclosures, which will be located behind the industrial buildings adjacent the truck well. The enclosures will be screened from the street by 6-foot-tall masonry screen walls.

Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the Project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features such as building entries. Multiple light sources will be used including decorative facade lights, decorative light sconces on all building entries, and general area lighting in service areas.

2. Architectural Design:

General Design

The highest level of architectural details for the Project are focused on the building public frontage but consistent features are shared with all the entry sides of the Project.

The nature of the anticipated industrial uses requires a large building with tall internal clear storage capacity. The facade design provides visual interest and reduces building massing through wall details, including material changes, shadows, and changes to the roof line. Weather and sun protection, as well as shade and shadow interest, are provided by adjustments in the building elevations and metal shade canopies.

Entrances

As previously noted, building entrances are oriented towards the predominant public view and street frontage. Building entrances are served by pedestrian walkways and are also clearly defined by building design elements including storefront designs and metal shade canopies. The primary vehicular entrance to the site from Winston Avenue will be enhanced by use of a consistent tree palette and future monument signage.

Massing & Scale

Although the nature of the proposed use requires a large building, the building massing is reduced by vertical wall offsets, glazing, and articulated details around entrances or other methods of visual relief.

Façade Articulation

Façade articulation is provided along the visible, more public facades including roofline variation, changes in materials and plane changes.

Materials & Colors

Building colors and materials reinforce the overall building design. An architectural mix of decorative masonry and concrete is provided along with metal canopies and metal window frames with insulated glazing.

Signage

The proposed signage design is simple and easy to navigate while also complementing the overall building architecture. Directional signs and future monument signs will comply with the Mesa Zoning Ordinance. Individual tenant signage will be submitted for review and approval as part of the tenant improvement building permit process and will be in conformance with the Sign Ordinance.

Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas screened from public view. Mechanical equipment, including

roof-mounted systems and roof drainage systems are architecturally screened and designed to be integral to the buildings.

J. Summary

Light industrial development at this scale is underserved in this area of the City and the proposed development will offer a high-quality solution for as many as four (4) small businesses. The proposed use is consistent with the Property's zoning and General Plan designation and is an effective execution of the Mesa Gateway Strategic Development Plan. The requested BIZ Overlay deviations and alternative designs are appropriate to allow efficient development of the site while meeting the intent of the MZO and providing an aesthetic streetscape and quality user experience.

TAB A

Aerial Map

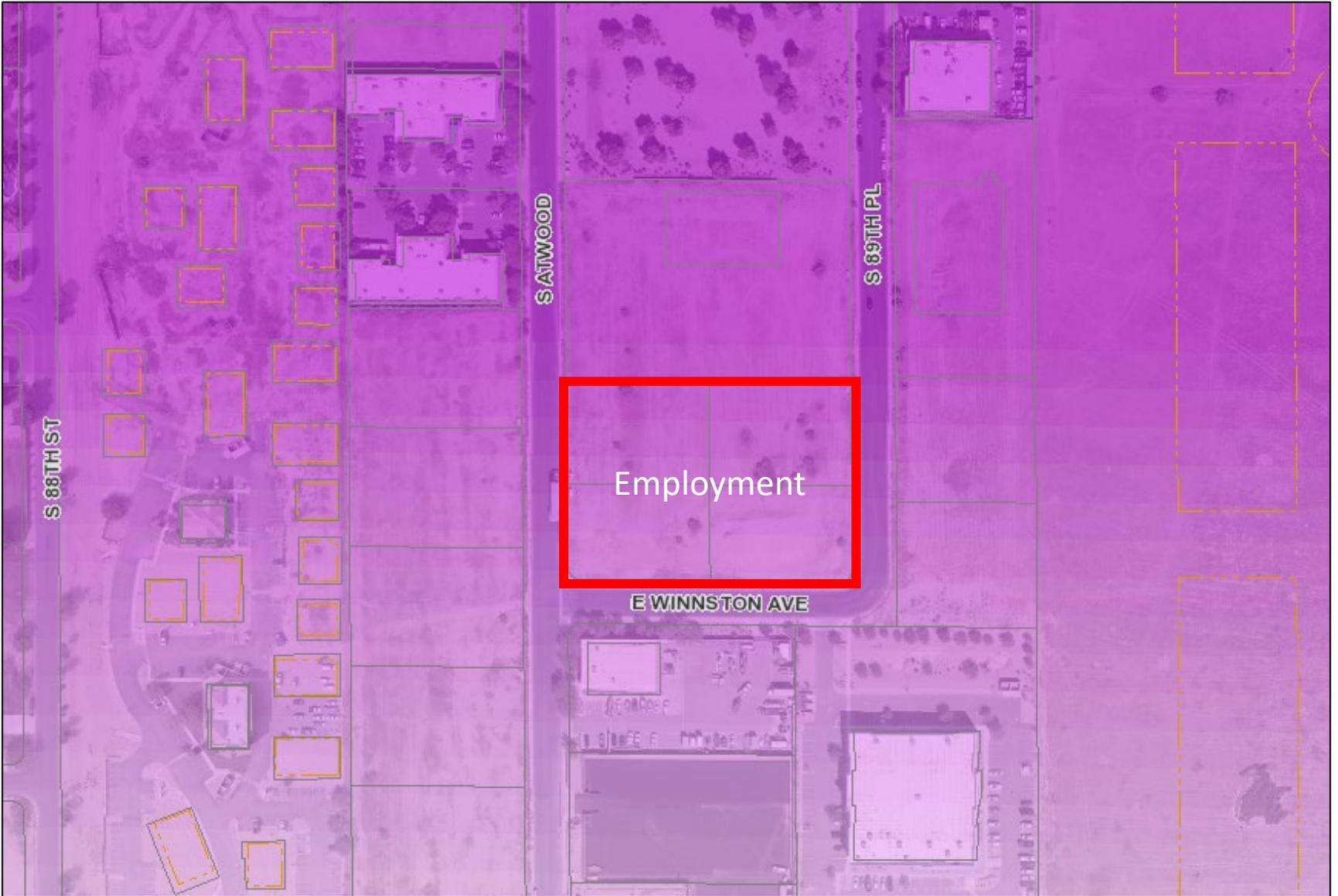


NEC Atwood and Winnston Ave, Mesa



TAB B

General Plan Map

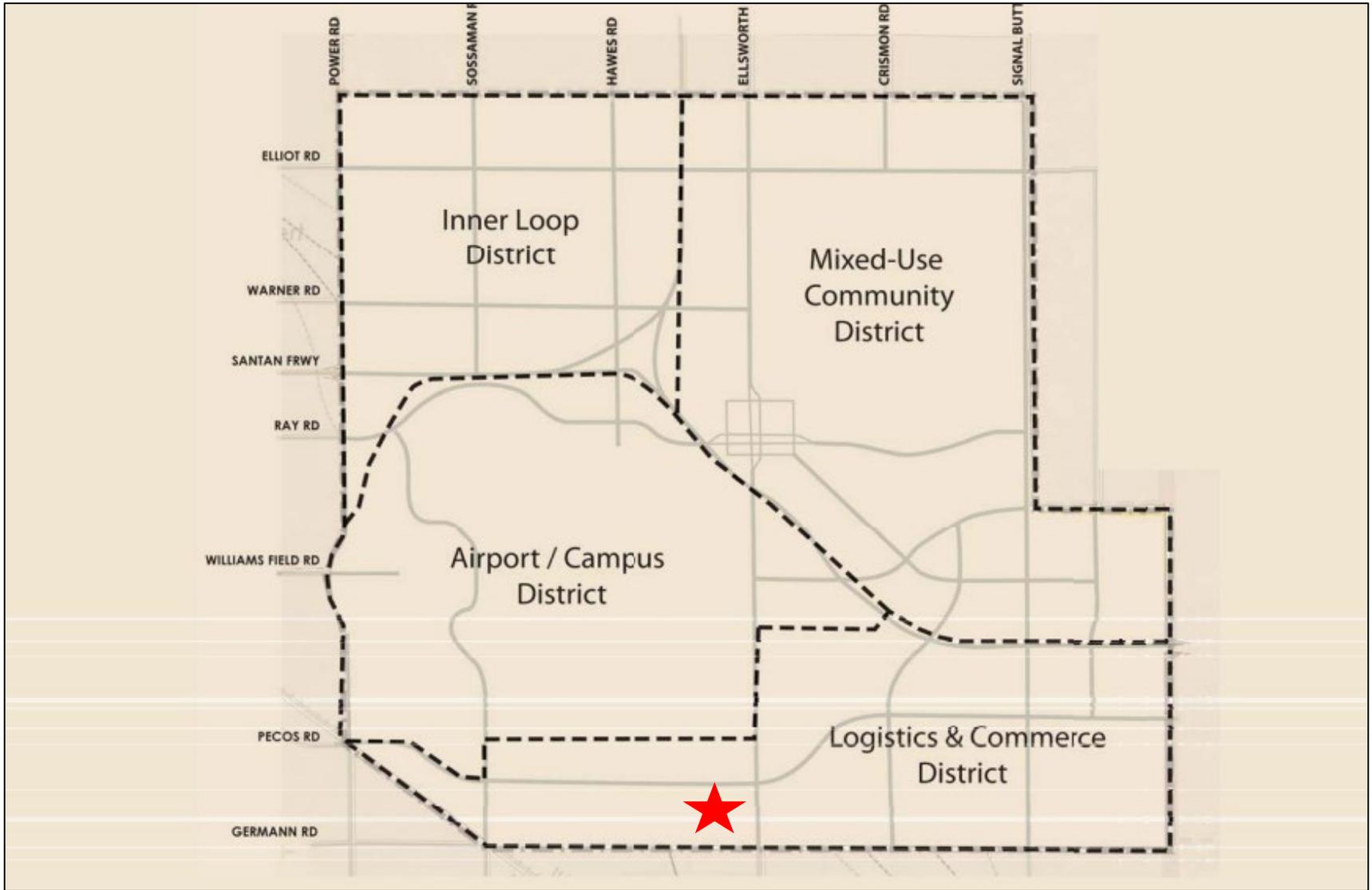


NEC Atwood and Winston Ave, Mesa



TAB C

Mesa Gateway Strategic Plan Map

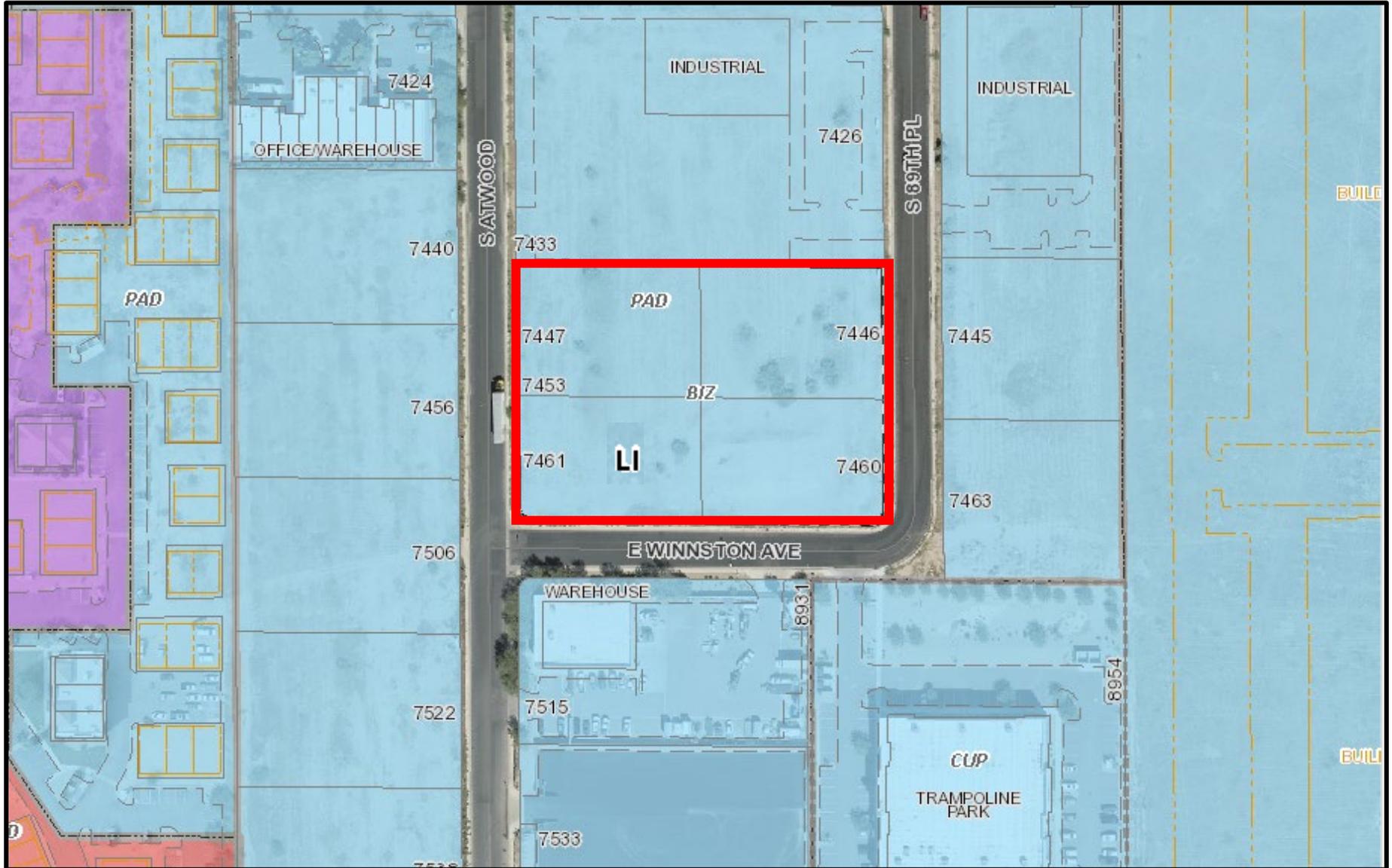


NEC Atwood and Winston Ave, Mesa



TAB D

Zoning Map



NEC Atwood and Winnston Ave, Mesa



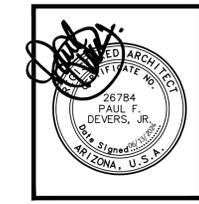
TAB E



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



A NEW BUILDING FOR:
CLYDE CAPITAL

NE CORNER OF
S. ATWOOD & E. WINNSTON AVE.
MESA ARIZONA 85212

DATE
DESIGN REVIEW
06/13/2024

DRAWN BY: CA

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

PRELIMINARY SITE PLAN

Project: 23083

A1.1

SITE DATA

PROJECT:	CLYDE CAPITAL MESA WINNSTON AVE
ADDRESS:	NEC OF ATWOOD & WINNSTON AVE.
OWNER:	TYCO METAL WORKS LLC. 1148 S. LEWIS MESA, AZ 85210
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	302-62-165, 304-62-180, 304-62-164, 304-62-181
ZONING:	LI
SITE AREA:	103,054 S.F. 2.36 ACRES
BUILDING AREA:	37,296 S.F. GROSS
STORIES:	1 STORY
BUILDING COVERAGE:	30%
TOTAL LOT COVERAGE:	82.4% (MAX ALLOWED = 90%)
LANDSCAPE AREA:	18,005 S.F.
LANDSCAPE COVERAGE:	17.4 %
OCCUPANCY:	B/S-1
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	
CLEAR HEIGHT:	20'-0"

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		TOTALS
OCCUPANCY	1ST FLOOR	
OFFICE	1,005 S.F.	1,005 S.F.
WAREHOUSE	36,291 S.F.	36,291 S.F.
TOTAL:	37,296 S.F.	37,296 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,005 S.F.	1/375	2.7
INDUSTRIAL	36,291 S.F.	1/500	72.5
TOTAL:			75.2 = 76

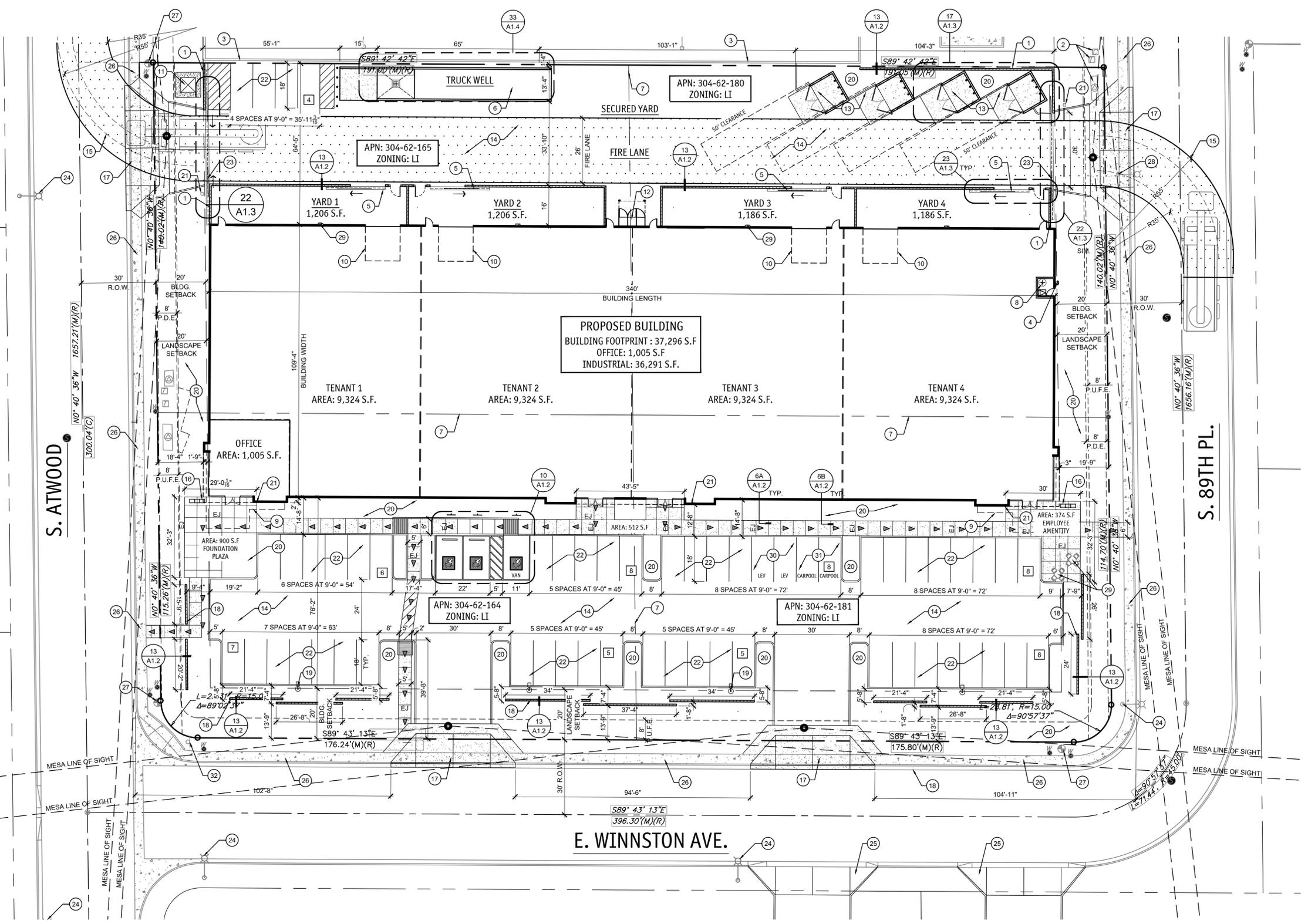
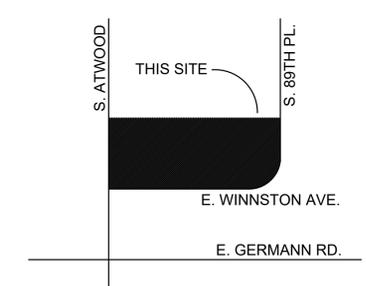
PARKING PROVIDED	
TOTAL REGULAR SPACES	48
TOTAL ACCESSIBLE SPACES	3
TOTAL PRIORITY L.E.V. SPACES	2
TOTAL PRIORITY CARPOOL SPACES	2
TOTAL SPACES ON SITE	55

BICYCLE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1/10 PARKING SPACES	6	6	

LEGEND

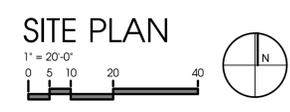
- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- SITE WALL - SEE SHEET A1.5 FOR SITE WALL SCHEDULE

VICINITY MAP



SHEET KEYNOTES

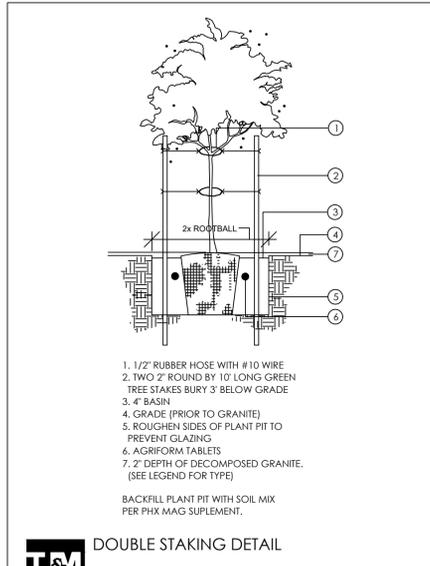
- | | | | | |
|---|--|--|--|--|
| <ul style="list-style-type: none"> 1 CMU PERIMETER SCREEN WALL - SEE SITE DETAILS 2 EXISTING UTILITY JUNCTION BOX 3 EXISTING MASONRY WALL TO REMAIN, TYP. 4 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS 5 ROLLING STEEL GATE WITH HOLD BACKS AT WALL - SEE SITE DETAILS 6 TRUCK WELL WITH LOADING/UNLOADING ZONE | <ul style="list-style-type: none"> 7 EXISTING PARCEL BOUNDARIES - SEE CIVIL DRAWINGS 8 FIRE RISER - SEE CIVIL DRAWINGS 9 LINE OF ENTRY CANOPY - SEE CANOPY DRAWINGS AND EXTERIOR ELEVATIONS 10 OVERHEAD ROLL-UP DOOR - SEE DOOR SCHEDULE 11 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY 12 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS 13 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS | <ul style="list-style-type: none"> 14 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT 15 FIRE TRUCK TURNING RADIUS, TYP. 16 BIKE RACK - SEE SITE DETAILS 17 CURB CUT AND DRIVEWAY PER CITY STANDARDS - SEE SITE DETAILS 18 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS 19 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS 20 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS | <ul style="list-style-type: none"> 21 KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS 22 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS 23 PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOX PADLOCK, GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS 24 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES 25 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS 26 EXISTING SIDEWALK TO REMAIN | <ul style="list-style-type: none"> 27 EXISTING FIRE HYDRANT TO REMAIN - SEE CIVIL DRAWINGS 28 EXISTING LIGHT POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS 29 WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS 30 PRIORITY LOW EMISSION VEHICLE PARKING, STRIPING AND SIGNAGE PER CITY STANDARDS. 31 PRIORITY CARPOOL PARKING, STRIPING AND SIGNAGE PER CITY STANDARDS. 32 EXISTING STOP SIGN |
|---|--|--|--|--|



TAB F



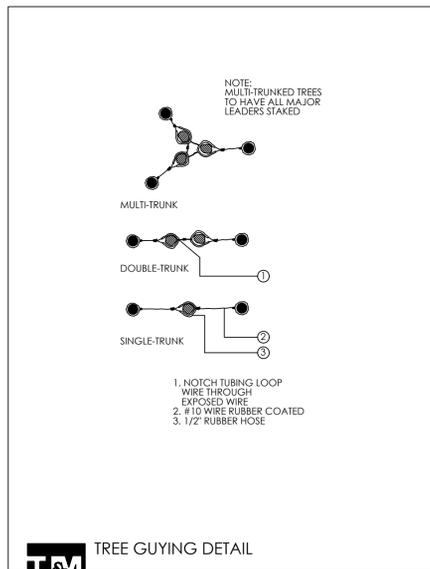
TAB G



1. 1/2" RUBBER HOSE WITH #10 WIRE
 2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
 3. 4" BASIN
 4. GRADE (PRIOR TO GRANITE)
 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 6. AGRIFORM TABLETS
 7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

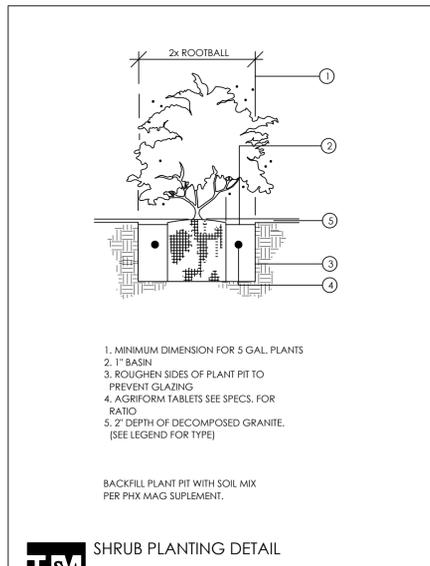
DOUBLE STAKING DETAIL

NOT TO SCALE



TREE GUYING DETAIL

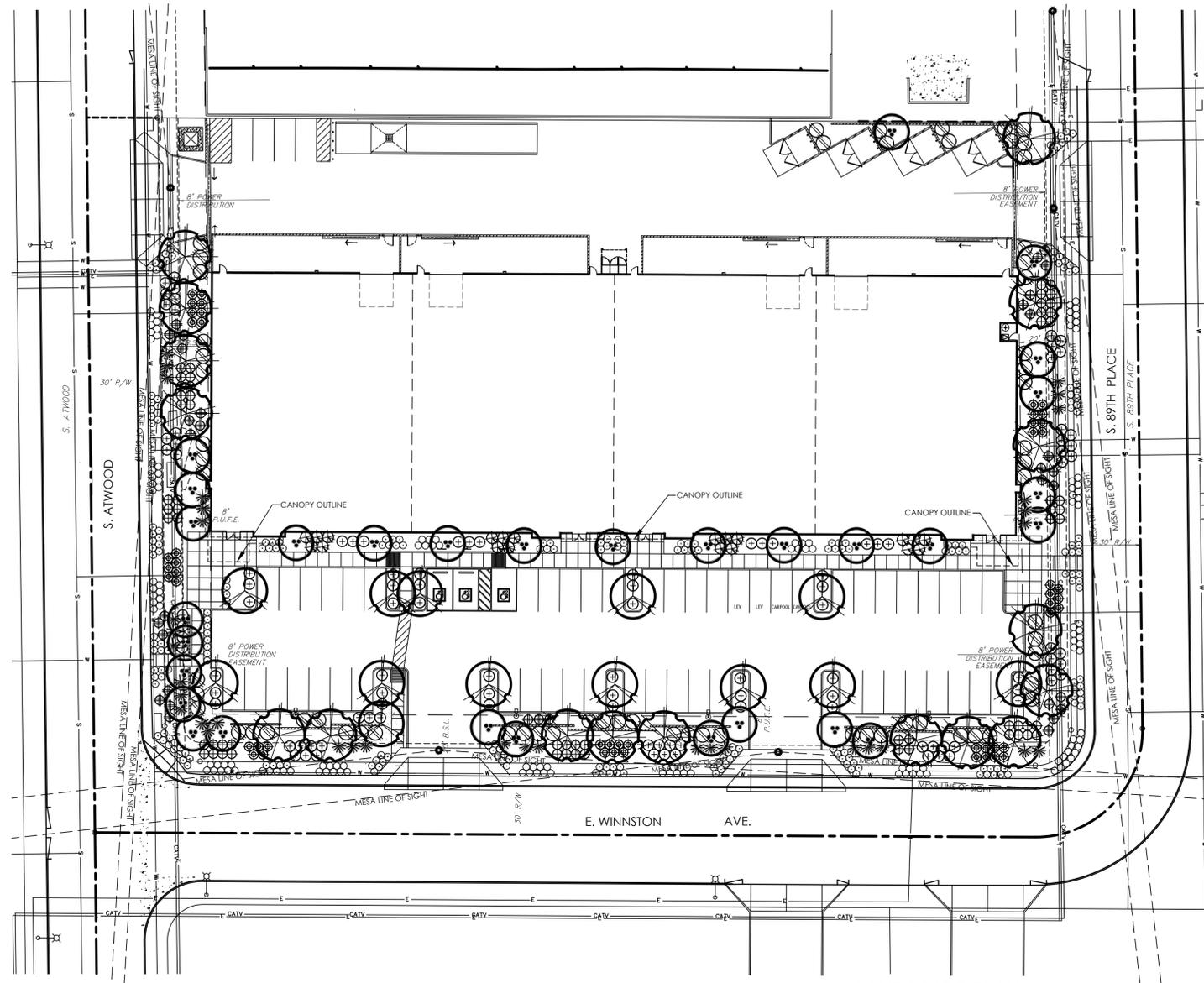
NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
 2. 1" BASIN
 3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
 5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

SHRUB PLANTING DETAIL

NOT TO SCALE



LANDSCAPE LEGEND

TREES	
	TIPUANA TIPU TIPU TREE 36" BOX (17)
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (15)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (31)
LARGE SHRUBS	
	TECOMA 'ORANGE JUBILEE' 'ORANGE JUBILEE' 5 GALLON (61)
MEDIUM SHRUBS	
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (109)
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (20)
ACCENTS	
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (56)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (50)
	DASYLIIRION WHEELERII DESERT SPOON 5 GALLON (38)
	AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON (35)
GROUND COVER	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (237)
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (126)
	1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

MESA NOTES:

- a. Required trees shall be minimum size as specified in the Arizona Nursery Association "Recommended Tree Specifications" latest edition. 11-33-2(B)
- b. All landscape material installed shall be maintained by owner/or lessee in accordance with the approved landscape plan. 11-33-2(1) 2 & 3
- c. Note either a "formal" or "natural" landscape maintenance program and that the landscape shall be maintained in accordance with the best management practice of the landscaping industry. 11-33-2(1)4
- d. Landscape shall be maintained in accordance with 1105.3 Plant material within the sight distance triangle shall not exceed 30-inches in height at full maturity. 1105.4 Trees planted with the sight distance triangles shall be 24-inch to 42-inch box specimens with no branches lower than 8-feet above the sidewalk elevation, and 14-feet over vehicular traffic ways.
- e. Required landscape areas shall be free from encroachment by any use, structure, vehicle or feature not a part of the landscaping design. 11-33-2(A)
- f. Backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventers. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted green. (The Police Department's Crime Prevention Division has requested the change to green to discourage theft.) [Page 12]

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

PUBLIC OR PRIVATE LOCAL STREET:

- (1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES:)

- 25% SHALL BE 36" BOX OR LARGER
- 50% SHALL BE 24" BOX OR LARGER
- NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS:)

- 50% SHALL BE 5 GALLON OR LARGER.
- NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 35 MPH
STREET CROSS SECTION 2LU
FIGURE 2.3 (40MPH DESIGN SPEED) SD=441'

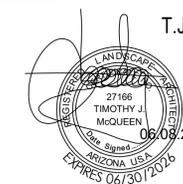
ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. (1105.4) TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8- FEET ABOVE THE SIDEWALK ELEVATION, AND 14- FEET OVER VEHICULAR TRAFFI WAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602) 265-0320

EMAIL: timmccqueen@tjmla.net



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com

A NEW BUILDING FOR:
CLYDE CAPITAL

NE CORNER OF
S.ATWOOD & E. WINNSTON AVE.
MESA ARIZONA
85212

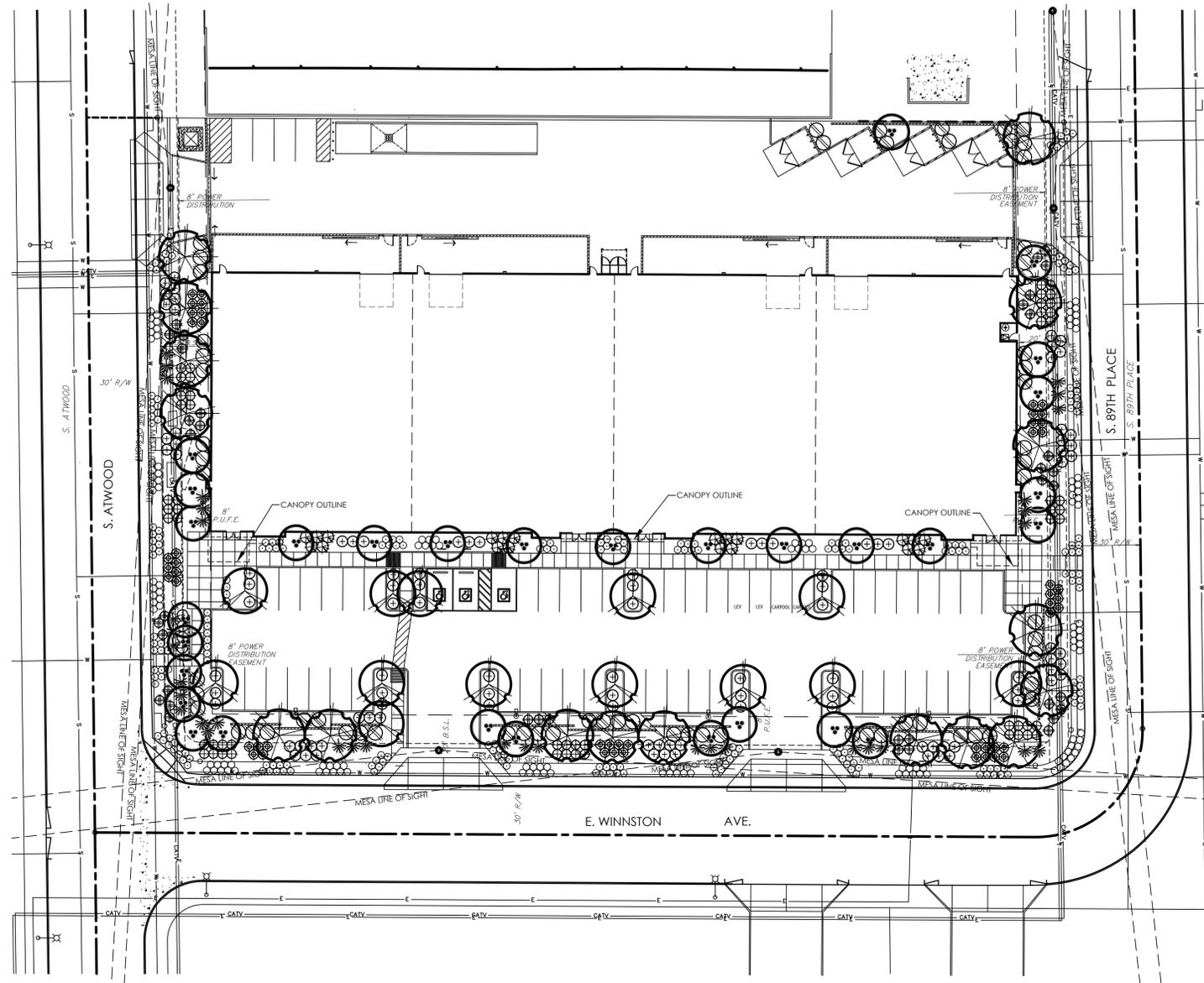
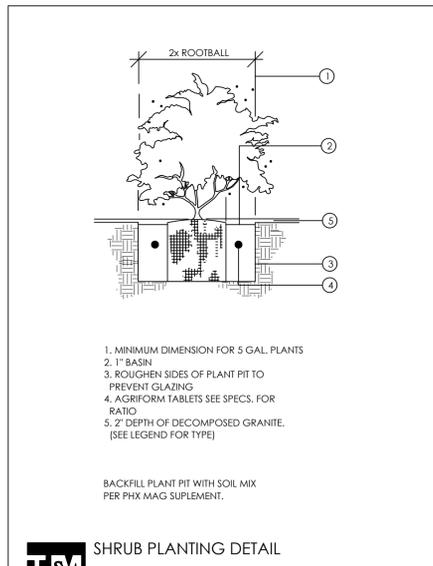
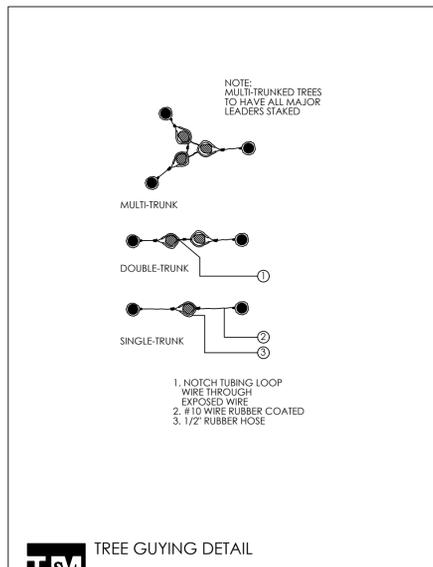
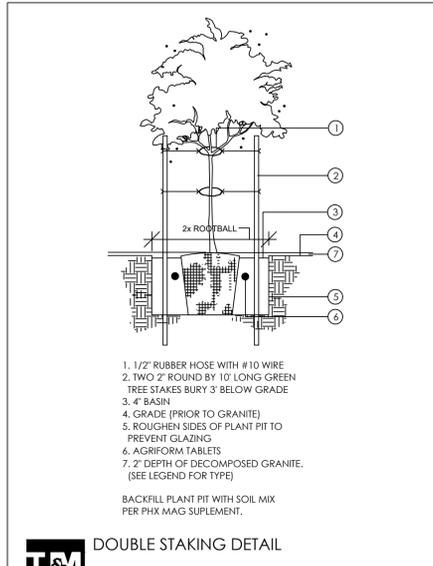
DATE
DESIGN REVIEW
06/13/2024

DRAWN BY: CA
OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

LANDSCAPE PLAN

Project: 23083
La.01



LANDSCAPE LEGEND

	TIPUANA TIPU TIPU TREE 36" BOX (17)		DASYLIURON WHEELERII DESERT SPOON 5 GALLON (38)
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (15)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON (35)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (31)	GROUND COVER	
	LARGE SHRUBS		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (237)
	TECOMA 'ORANGE JUBILEE' 'ORANGE JUBILEE' 5 GALLON (61)		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (126)
	MEDIUM SHRUBS		1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (109)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (20)
	ACCENTS		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (56)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (50)		

- MESA NOTES:**
- Required trees shall be minimum size as specified in the Arizona Nursery Association "Recommended Tree Specifications" latest edition. 11-33-2(B)
 - All landscape material installed shall be maintained by owner/or lessee in accordance with the approved landscape plan. 11-33-2(1) 2 & 3
 - Note either a "formal" or "natural" landscape maintenance program and that the landscape shall be maintained in accordance with the best management practice of the landscaping industry. 11-33-2(1)4
 - Landscape shall be maintained in accordance with 1105.3 Plant material within the sight distance triangle shall not exceed 30-inches in height at full maturity. 1105.4 Trees planted with the sight distance triangles shall be 24-inch to 42-inch box specimens with no branches lower than 8-feet above the sidewalk elevation, and 14-feet over vehicular traffic ways.
 - Required landscape areas shall be free from encroachment by any use, structure, vehicle or feature not a part of the landscaping design. 11-33-2(A)
 - Backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventers. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted green. (The Police Department's Crime Prevention Division has requested the change to green to discourage theft.) [Page 12]

- CITY OF MESA LANDSCAPE NOTES**
- ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
 - ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
 - REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
 - REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
 - PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.
- PUBLIC OR PRIVATE LOCAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- 7. PLANT MATERIAL SIZES REQUIRED:**
TREES: (TOTAL REQUIRED TREES:)
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
SHRUBS: (TOTAL REQUIRED SHRUBS:)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
- 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
 - FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
 - THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
 - THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
 - ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
 - ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
 - THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
 - RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
 - TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
 - 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:
VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 35 MPH
STREET CROSS SECTION 2LU
FIGURE 2.3 (40MPH DESIGN SPEED) SD=441'

ADDITIONAL NOTES:
THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. (1105.4) TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8- FEET ABOVE THE SIDEWALK ELEVATION, AND 14- FEET OVER VEHICULAR TRAFFI WAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602) 265-0320

EMAIL: timmqueen@tjmla.net

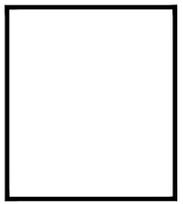
Project: 23083
La.01

Project: 23083
La.01

LANDSCAPE PLAN

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cowley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cowley Architects Inc. for resolution before the commencement of the work.



A NEW BUILDING FOR:
CLYDE CAPITAL

NE CORNER OF
S.ATWOOD & E. WINNSTON AVE.
MESA ARIZONA 85212

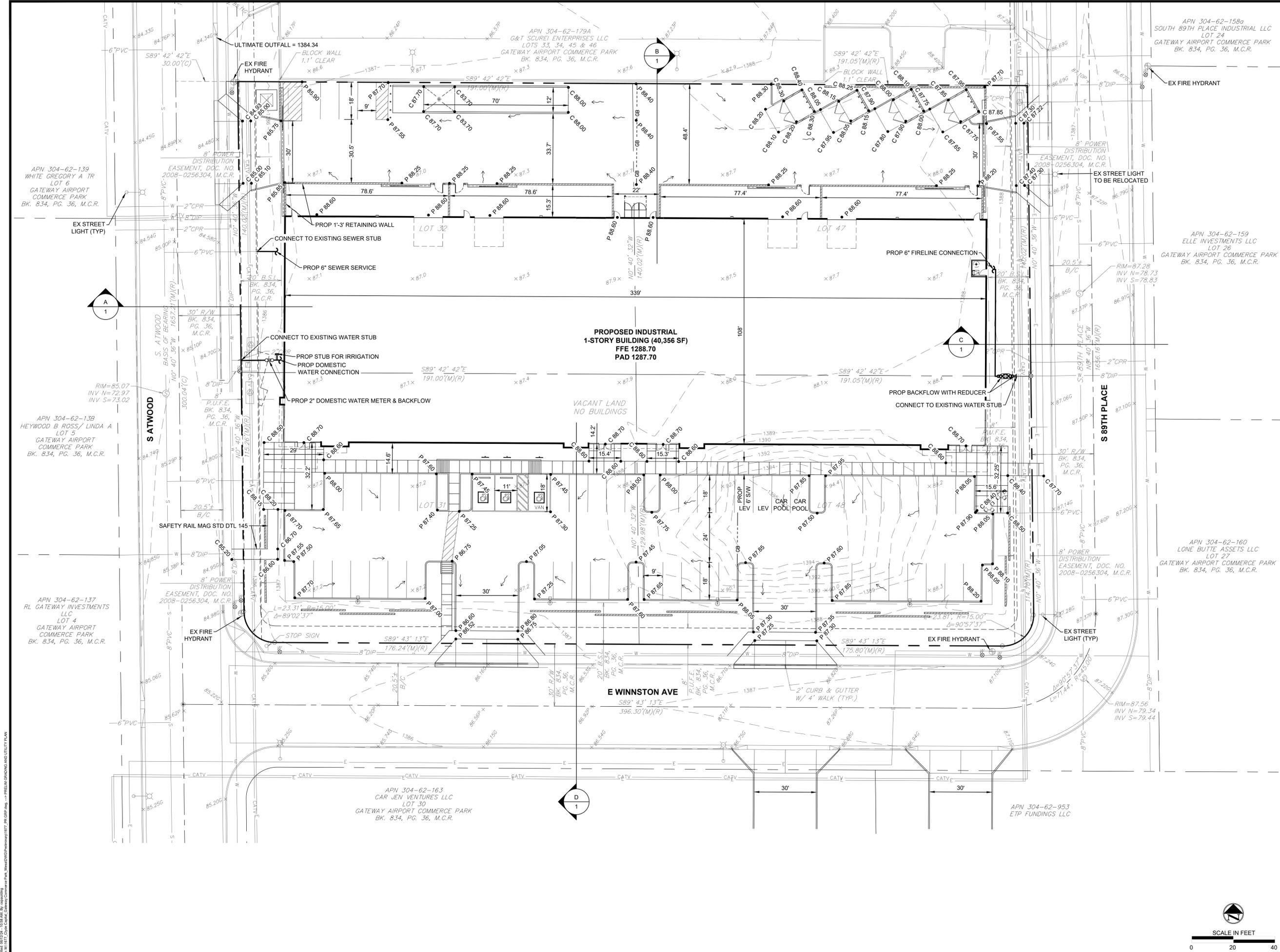
DATE
DESIGN REVIEW
06/13/2024

DRAWN BY: CA

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cowley Architects Inc. for resolution before the commencement of the work.

LANDSCAPE PLAN

Project: 23083
La.01



APN 304-62-139 WHITE GREGORY A TR LOT 6 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-138 HEYWOOD B ROSS/ LINDA A LOT 5 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-137 RL GATEWAY INVESTMENTS LLC LOT 4 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-163 CAR JEN VENTURES LLC LOT 30 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-179A G&T SCUREI ENTERPRISES LLC LOTS 33, 34, 45 & 46 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-159 ELLE INVESTMENTS LLC LOT 26 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-158 SOUTH 89TH PLACE INDUSTRIAL LLC LOT 24 GATEWAY AIRPORT COMMERCE PARK BK. 834, PG. 36, M.C.R.
 APN 304-62-953 ETP FUNDINGS LLC

645 East Missouri Ave, Suite 420, Phoenix, Arizona 85012
 P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



CLYDE CAPITAL INDUSTRIAL

PRELIMINARY GRADING & UTILITY PLAN

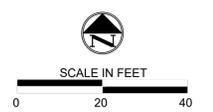
CLYDE CAPITAL

Contact Arizona 811 at least two full working days before you begin excavation

 Call 811 or click Arizona811.com

DATE	DESCRIPTION
03/13/2024	1ST DR SUBMITTAL
05/17/2024	2ND DR SUBMITTAL
06/12/2024	3RD DR SUBMITTAL

CHECKED BY: SAK
 DRAWN BY: NLR
 TITLE:
PRELIM GRADING & UTILITY PLAN
 SHEET No.
2 of 2
 PROJECT No.
1677



NORTH ELEVATION COLOR/MATERIAL STUDY

DESCRIPTION	COLOR NAME:	TOTAL COVERAGE:
8 X 8 X 16 SMOOTH FACE MASONRY BLOCK, PAINTED	'PORPOISE' DE6373	73%
8 X 8 X 16 SPLIT FACE MASONRY BLOCK, PAINTED	'LOOKING GLASS' DE6376	27%
METAL PANELING = 12" STEEL CHANNEL, PAINTED	BERRIDGE 'BRISTOL BLUE'	0%
STOREFRONT GLAZING	-	0%

SOUTH ELEVATION COLOR/MATERIAL STUDY

DESCRIPTION	COLOR NAME:	TOTAL COVERAGE:
8 X 8 X 16 SMOOTH FACE MASONRY BLOCK, PAINTED	'PORPOISE' DE6373	47%
8 X 8 X 16 SPLIT FACE MASONRY BLOCK, PAINTED	'LOOKING GLASS' DE6376	37%
METAL PANELING = 12" STEEL CHANNEL, PAINTED	BERRIDGE 'BRISTOL BLUE'	7%
STOREFRONT GLAZING	-	9%

EAST ELEVATION COLOR/MATERIAL STUDY

DESCRIPTION	COLOR NAME:	TOTAL COVERAGE:
8 X 8 X 16 SMOOTH FACE MASONRY BLOCK, PAINTED	'PORPOISE' DE6373	65%
8 X 8 X 16 SPLIT FACE MASONRY BLOCK, PAINTED	'LOOKING GLASS' DE6376	22%
METAL PANELING = 12" STEEL CHANNEL, PAINTED	BERRIDGE 'BRISTOL BLUE'	6%
STOREFRONT GLAZING	-	7%

WEST ELEVATION COLOR/MATERIAL STUDY

DESCRIPTION	COLOR NAME:	TOTAL COVERAGE:
8 X 8 X 16 SMOOTH FACE MASONRY BLOCK, PAINTED	'PORPOISE' DE6373	65%
8 X 8 X 16 SPLIT FACE MASONRY BLOCK, PAINTED	'LOOKING GLASS' DE6376	22%
METAL PANELING = 12" STEEL CHANNEL, PAINTED	BERRIDGE 'BRISTOL BLUE'	6%
STOREFRONT GLAZING	-	7%

GENERAL NOTES

- ALL SIGNAGE UNDER SEPARATE PERMIT.
- SEE STRUCTURAL FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

- PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (ie. PAINTED CMU, ETC.)
- ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
RG1	8 X 8 X 16 SMOOTH FACE MASONRY BLOCK, PAINTED
SF1	8 X 8 X 16 SPLIT FACE MASONRY BLOCK, PAINTED
CF	CANOPY FRAME = 12" STEEL CHANNEL, PAINTED
CP	CANOPY DECK = METAL SLATS, PAINTED
MP	METAL PANELING = 12" STEEL CHANNEL, PAINTED
MC	METAL COPING, PAINTED

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'PORPOISE' DE6373
2	'LOOKING GLASS' DE6376
3	'COLD MORNING' DE6365
4	-

KEY	MATERIAL	NOTE
3	BOLLARDS	
1	SES	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR
-	TRANSFORMER	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR

- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.
-
-

STOREFRONT/GLAZING KEY

MATERIAL	COLOR
FRAMES [F1]	'CLEAR ANODIZED ALUMINUM
GLAZING [GL]	GLAZING 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION:

VITRO ARCHITECTURA GLASS OR EQUAL - 1" INSULATED GLAZING SYSTEM

U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILLED)

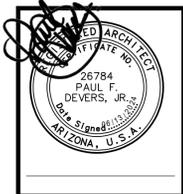
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



CLYDE
CAPITAL
WINNSTON
AVE.

NE CORNER OF
SATWOOD & E.
WINNSTON AVE.
MESA
ARIZONA
85212

DATE
DESIGN REVIEW
06-13-2024

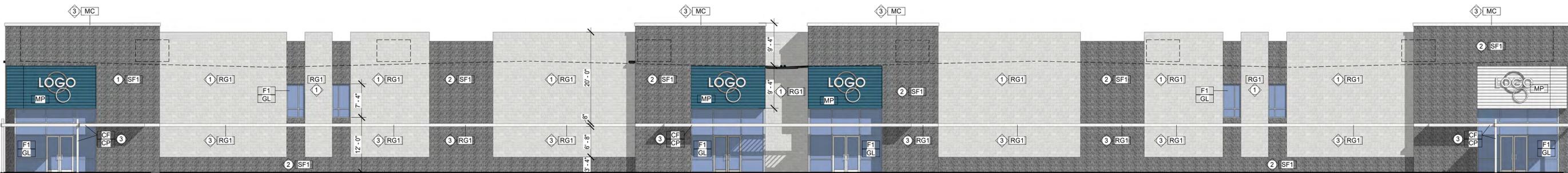
DRAWN BY: BC

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. The drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

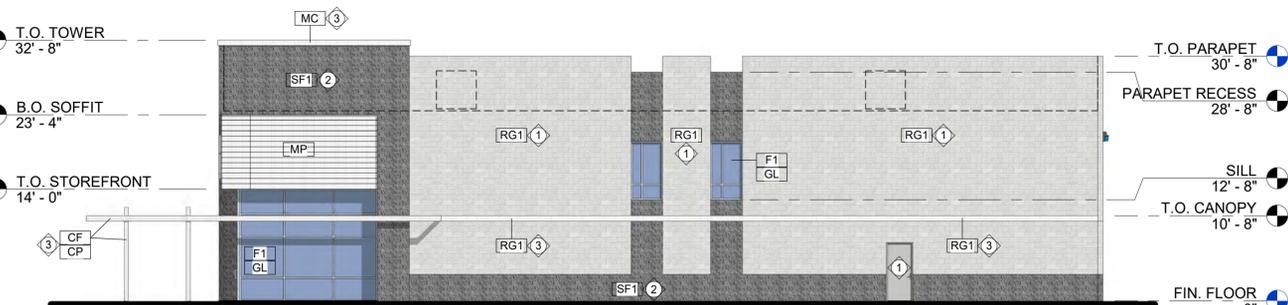
DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc for resolution before the commencement of the work.

EXTERIOR ELEVATIONS
COLOR

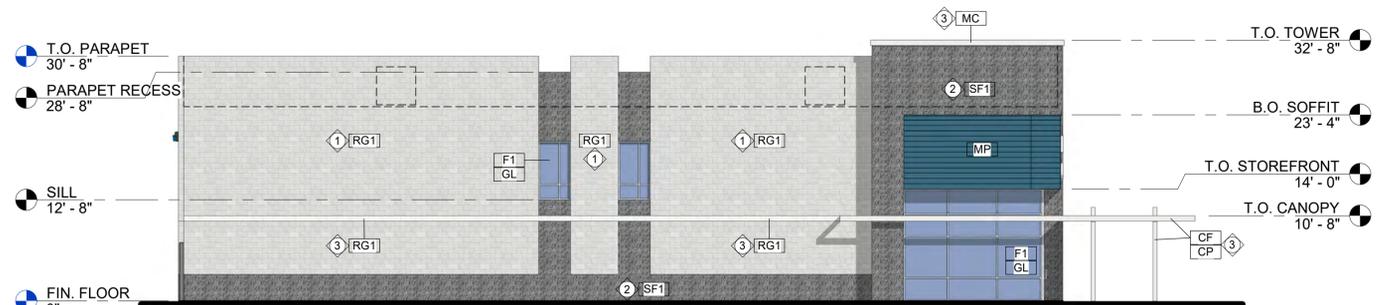
Project: 23083
A7.1C



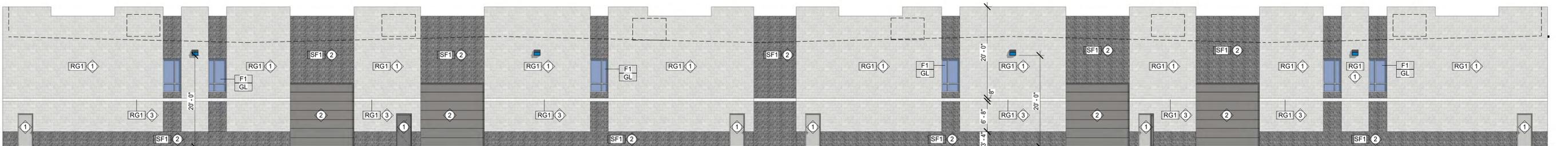
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

3/32" = 1'-0"

0' | 4' | 8' | 16'

Project: 23083



NEC Atwood and Winnston Ave

Citizen Participation Plan

BIZ Overlay, Site Plan Review, Design Review

Case No. ZON-_____

1st Submittal: March 27, 2024



WITHEY
MORRIS
BAUGH

Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a BIZ Overlay, Site Plan Modification, and Design Review for the development of new light industrial facility. The subject site is comprised of approximately 2.3 acres located at the northeast corner of Atwood and Winnston Avenue (the "Property"). See attached aerial map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

I. Contact

Alex Hayes

Withey Morris Baugh, PLC

2525 East Arizona Biltmore Circle

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

II. Contact List

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached.

III. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the BIZ Overlay and SPR application will be notified of the application

through an informational mailing to be sent following the submittal. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

When the BIZ Overlay and SPR application is scheduled for consideration by the Planning & Zoning Board, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

IV. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

V. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VI. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VII. Schedule for Implementation

- | | |
|---|----------------|
| 1. BIZ Overlay/SPR Submittal | March 27, 2024 |
| 2. Notification letters mailed | April 2024 |
| 5. BIZ Overlay/SPR Hearing notification | June 2024 |
| 6. BIZ Overlay/SPR Hearing | June 2024 |

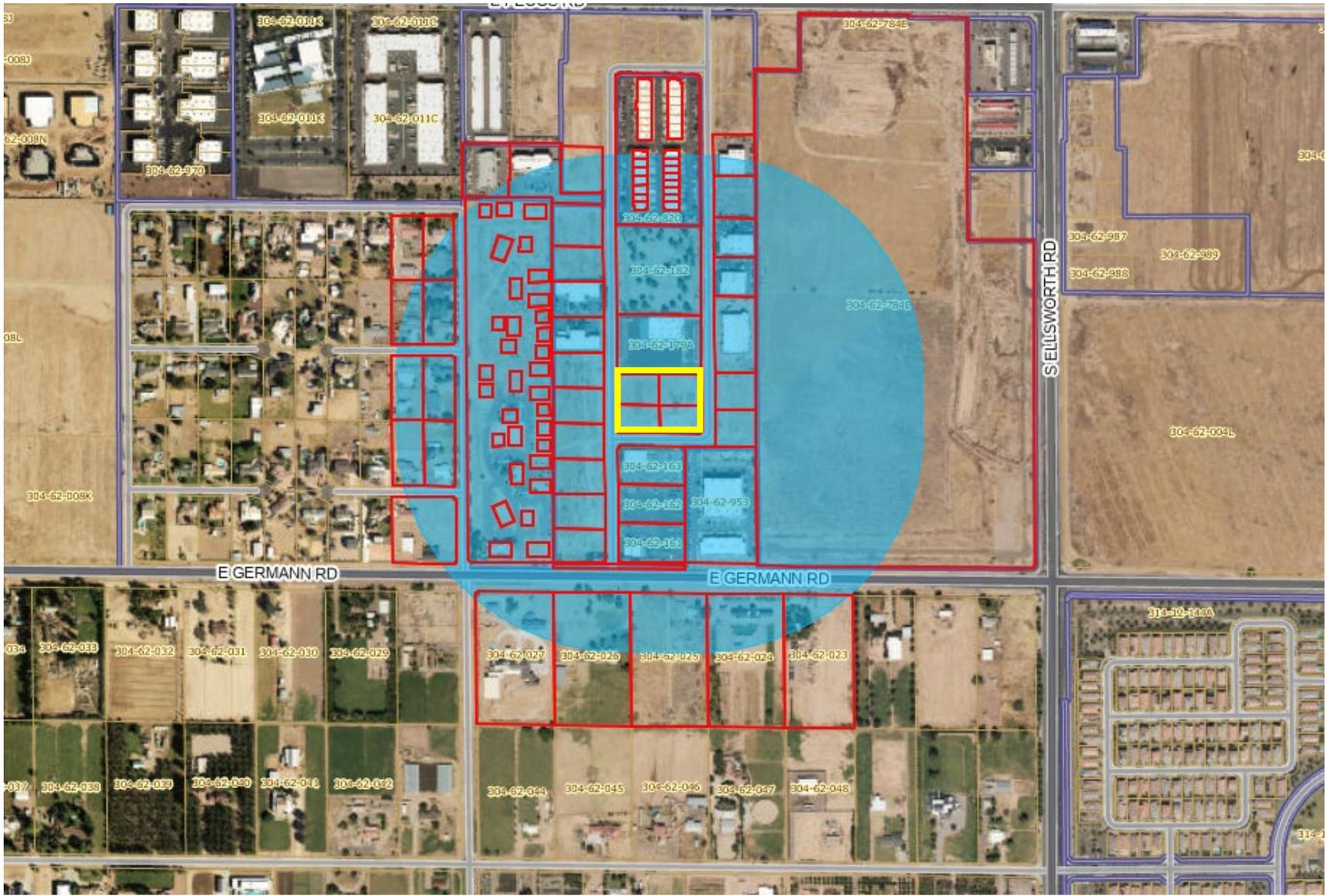
Aerial Map



NEC Atwood and Winnston Ave, Mesa



Aerial Map



NEC Atwood and Winston Ave, Mesa



Parcel Number	Owner	Property Address	Mailing Address
304-62-007X	MARICOPA COUNTY OF		2901 W DURANGO ST PHOENIX AZ USA 85009
304-62-023	SCOTT FAMILY TRUST	20621 E GERMANN RD QUEEN CREEK 85142	20621 E GERMANN RD QUEEN CREEK AZ USA 85142
304-62-024	AMADEO CHURCH INC	20549 E GERMANN RD QUEEN CREEK 85142	21805 S ELLSWORTH RD A102-2 QUEEN CREEK AZ USA 85142
304-62-025	TIFFANY NGUYEN REVOCABLE TRUST/STEVEN NGUYEN REVOCABLE TRUST	20521 E GERMANN RD QUEEN CREEK 85142	21121 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
304-62-026	APPENZELLER KERRY/BELINDA	20431 E GERMANN RD QUEEN CREEK 85142	20431 E GERMANN RD QUEEN CREEK AZ USA 85242
304-62-027	KOVACS GREGORY SCOTT/AMBER REBECCA	20401 E GERMANN RD QUEEN CREEK 85142	4568 S BANNING DR GILBERT AZ USA 85297
304-62-084A	SOBLEY JOSEPH CARL/CARMELLA	8747 E WINNSTON CIR MESA 85212	8747 E WINNSTON CIR MESA AZ USA 85212
304-62-101	ARNSON ANDREA NICHOLE	8746 E WINNSTON CIR MESA 85212	8746 E WINNSTON CIR MESA AZ USA 85212
304-62-102	TAB CARTUNES LLC	8760 E WINNSTON CIR MESA 85212	12386 RUSSELL CHINO CA USA 91710
304-62-103	AVILA FAMILY LIVING TRUST	8759 E WATERFORD CIR MESA 85212	8759 E WATERFORD CIR MESA AZ USA 85212
304-62-104	SWARTWOOD MARVIN/CHERYL	8745 E WATERFORD CIR MESA 85212	8745 E WATERFORD CIR MESA AZ USA 85212
304-62-121	VAUGHN STEVEN M/BONNIE L	8744 E WATERFORD CIR MESA 85212	8744 E WATERFORD CIR MESA AZ USA 85212
304-62-122	CONNELLY JEFFREY	8758 E WATERFORD CIR MESA 85212	8758 E WATERFIELD CIR QUEEN CREEK AZ USA 85242
304-62-123	ASANTE TRUST	8757 E WOODLAND AVE MESA 85212	8757 E WOODLAND AVE MESA AZ USA 85212
304-62-124	COLE JAMES/KELSEY	8743 E WOODLAND AVE MESA 85212	8743 E WOODLAND AVE MESA AZ USA 85212
304-62-134	PH001 LLC	7554 S ATWOOD MESA 85212	12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
304-62-135	PH002 LLC	7538 S ATWOOD MESA 85212	12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
304-62-136	PH003 LLC	7522 S ATWOOD MESA 85212	12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
304-62-137	RL GATEWAY INVESTMENTS LLC	7506 S ATWOOD MESA 85212	4515 E VIRGINIA ST MESA AZ USA 85215
304-62-138	HEYWOOD B ROSS/LINDA A	7456 S ATWOOD MESA 85212	4515 E VIRGINIA ST MESA AZ USA 85215
304-62-139	WHITE GREGORY A TR	7440 S ATWOOD MESA 85212	715 E AUBURN DR TEMPE AZ USA 85283
304-62-140	7424 S ATWOOD LLC	7424 S ATWOOD MESA 85212	12300 EDISON WY GARDEN GROVE CA USA 92841
304-62-141	GNDCH HOLDINGS LLC	7408 S ATWOOD MESA 85212	21402 E PUMMELOS RD QUEEN CREEK AZ USA 85142
304-62-142	GNDCH HOLDINGS LLC	7360 S ATWOOD MESA 85212	7408 S ATWOOD MESA AZ USA 85212
304-62-143	GNDCH INVESTMENTS LLC	7344 S ATWOOD MESA 85212	7408 S ATWOOD MESA AZ USA 85212
304-62-144	HERITAGE HOLDINGS LLC	7310 S ATWOOD MESA 85212	1129 S OAKLAND DR STE 101 MESA AZ USA 85206
304-62-153	KINGDON GATEWAY LLC	7307 S 89TH PL MESA 85212	273 W BERGE LN MURRAY UT USA 84107
304-62-154	KINGDON GATEWAY LLC	7325 S 89TH PL MESA 85212	273 W BERGE LN MURRAY UT USA 84107
304-62-155	S8 RENTAL SERVICES LLC	7343 S 89TH PL MESA 85212	7343 S 89TH PL MESA AZ USA 85212
304-62-156	BAV LLC	7361 S 89TH PL MESA 85212	7361 S 89TH PL MESA AZ USA 852125522
304-62-158A	SOUTH 89TH PLACE INDUSTRIAL LLC	7421 S 89TH PL MESA 85212	8307 N MERION WAY PARADISE VALLEY AZ USA 85253
304-62-159	ELLE INVESTMENTS LLC	7445 S 89TH PL MESA 85212	16641 E FRYE RD GILBERT AZ USA 85295
304-62-160	LONE BUTTE ASSETS LLC	7463 S 89TH PL MESA 85212	6741 W ROCK SOLID WAY CHANDLER AZ USA 85226
304-62-161	ROCK CREEK DEVELOPMENT LLC	7551 S ATWOOD MESA 85212	2073 RAILROAD ST CORONA CA USA 928805431
304-62-162	ROCK CREEK DEVELOPMENT LLC	7533 S ATWOOD MESA 85212	16825 S WEBER DR CHANDLER AZ USA 85226
304-62-163	CARL JEN VENTURES LLC	7515 S ATWOOD MESA 85212	2779 E WALNUT RD GILBERT AZ USA 85298
304-62-164	TYCO METAL WORKS LLC	7461 S ATWOOD MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-165	TYCO METAL WORKS LLC	7447 S ATWOOD MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-179A	G&T SCUREI ENTERPRISES LLC	7426 S 89TH PL MESA 85212	293 E BRIDGEPORT PKWY GILBERT AZ USA 85295
304-62-180	TYCO METAL WORKS LLC	7446 S 89TH PL MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-181	TYCO METAL WORKS LLC	7460 S 89TH PL MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-182	GATEWAY AIRPORT COMMERCE PARK OWNERS ASSOCIAT		1760 E PECOS RD STE 447 GILBERT AZ USA 85295
304-62-750	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 101 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-751	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 105 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-752	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 107 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-753	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 110 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-754	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 113 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-755	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 115 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-756	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 117 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-757	SOUTHGATE NORTH LLC	8830 E GERMANN RD 119 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-758	SOUTHGATE NORTH LLC	8830 E GERMANN RD 122 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-759	SOUTHGATE NORTH LLC	8830 E GERMANN RD 125 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-760	SOUTHGATE NORTH LLC	8830 E GERMANN RD 127 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-761	SOUTHGATE NORTH LLC	8830 E GERMANN RD 129 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-762	SOUTHGATE NORTH LLC	8830 E GERMANN RD 131 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-763	SOUTHGATE NORTH LLC	8830 E GERMANN RD 134 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-764	SOUTHGATE NORTH LLC	8830 E GERMANN RD 137 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-765	SOUTHGATE NORTH LLC	8830 E GERMANN RD 139 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014

304-62-766	SOUTHGATE NORTH LLC	8830 E GERMANN RD 143 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-767	SOUTHGATE NORTH LLC	8830 E GERMANN RD 145 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-768	SOUTHGATE NORTH LLC	8830 E GERMANN RD 147 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-769	SOUTHGATE NORTH LLC	8830 E GERMANN RD 151 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-770	SOUTHGATE NORTH LLC	8830 E GERMANN RD 154 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-771	SOUTHGATE NORTH LLC	8830 E GERMANN RD 157 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-772	SOUTHGATE NORTH LLC	8830 E GERMANN RD 159 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-773	SOUTHGATE NORTH LLC	8830 E GERMANN RD 161 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-774	SOUTHGATE NORTH LLC	8830 E GERMANN RD 163 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-775	SOUTHGATE NORTH LLC	8830 E GERMANN RD 165 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-776	KARTCHNER CLINTON TRENT/LUCY	8830 E GERMANN RD 168 MESA 85212	8830 E GERMANN BLDG 27 MESA AZ USA 85212
304-62-777	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 170 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-778	EMPOWER MANAGEMENT LLC	8830 E GERMANN RD 173 MESA 85212	3644 W GOLDMINE MOUNTAIN DR SAN TAN VALLEY AZ USA 85144
304-62-779	ALLENS ACCURATE AUTOMOTIVE INC	8830 E GERMANN RD 175 MESA 85212	8830 E GERMANN RD 30 MESA AZ USA 85212
304-62-780	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 178 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-781	NEW LEGACY DEVELOPMENT AND INVESTMENTS LLC	8830 E GERMANN RD MESA 85212	2154 N POMELO CIR MESA AZ USA 85215
304-62-782	SOUTHGATE COMMERCE PARK OWN ASSOC OF MESA	8830 E GERMANN RD MESA 85212	8660 E WATERFORD CIR MESA AZ USA 85242
304-62-784E	SUNBELT LAND HOLDINGS L P	7530 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA USA 92111
304-62-785	KILLER BULLS LLC	7324 S ATWOOD MESA 85212	7324 S ATWOOD STE 201 MESA AZ USA 85212
304-62-786	KILLER BULLS LLC	7330 S ATWOOD MESA 85212	7324 S ATWOOD STE 201 MESA AZ USA 85212
304-62-805	NU WAVZ HOLDINGS LLC	7319 S ATWOOD 101 MESA 85212	7319 S ATWOOD STE 101 MESA AZ USA 85212
304-62-806	NU WAVZ HOLDINGS LLC	7319 S ATWOOD 103 MESA 85212	7319 S ATWOOD STE 101 MESA AZ USA 85212
304-62-807	7319 HAYWARD LLC	7319 S ATWOOD 105 MESA 85212	19807 E WILLOW DR QUEEN CREEK AZ USA 85142
304-62-808	CUSTOM TECH SERVICES LLC	7319 S ATWOOD 107 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-809	CUSTOM TECH SERVICES L L C	7319 S ATWOOD 109 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-810	CUSTOM TECH SERVICES LLC	7319 S ATWOOD 111 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-811	CUSTOM TECH SERVICES LLC	7319 S ATWOOD 113 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-812	TK COMMERCIAL LLC	7318 S 89TH PL 101 MESA 85212	2370 E BROOK FARM RD GILBERT AZ USA 85298
304-62-813	S8 RENTAL SERVICES LLC	7318 S 89TH PL 103 MESA 85212	8 SAILORS WAY RED BANK NJ USA 07701
304-62-814	UNIQUE SOLUTIONS AND SALES LLC	7318 S 89TH PL 105 MESA 85212	952 E SUN VALLEY FARMS LN SAN TAN VALLEY AZ USA 85140
304-62-815	JACS LLC	7318 S 89TH PL 106 MESA 85212	166 E PASE FINO WY QUEEN CREEK AZ USA 85143
304-62-816	T2 PEST SERVICES INC	7318 S 89TH PL 108 MESA 85212	7318 S 89TH PL UNIT 108 MESA AZ USA 85212
304-62-817	FRASCO PROPERTIES LLC	7318 S 89TH PL 110 MESA 85212	3526 E SPRING WHEAT LN GILBERT AZ USA 85296
304-62-818	MIKA MONSTER LLC	7318 S 89TH PL 112 MESA 85212	20622 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
304-62-819	MIKA MONSTER LLC	7318 S 89TH PL 113 MESA 85212	20622 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
304-62-820	GATEWAY AIRPORT BUSINESS CENTER 1 LLC	7256 S 89TH PL MESA 85212	670 E ENCINAS AVE GILBERT AZ USA 85234
304-62-953	ETP FUNDINGS LLC	8946 E GERMANN RD MESA 85212	7030 E INGRAM ST MESA AZ USA 85207

NEC Atwood and Winnston Ave

Citizen Participation Report

BIZ Overlay, Site Plan Review, Design Review

Case No. ZON24-00277



WITHEY
MORRIS
BAUGH

Introduction

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a BIZ Overlay, Site Plan Modification, and Design Review for the development of new light industrial facility. The subject site is comprised of approximately 2.3 acres located at the northeast corner of Atwood and Winnston Avenue (the "Property"). See attached aerial map at **TAB A**.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

I. Contact

Alex Hayes

Withey Morris Baugh, PLC

2525 East Arizona Biltmore Circle

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

II. Contact List

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached at **TAB B**.

III. Notification Technique / Notice of Meetings

On May 13th first class letters were mailed to the contact list. The letter provided information on the project and in invitation to provide feedback on the proposal. The letter provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter attached at **TAB C**.

By June 24, 2024, first class letters will be mailed to the Contact List, which shall also include the Council member and Council Coordinator. The letter will provide updated information on the Project and make recipients aware of the hearing date and participation details for the upcoming Planning & Zoning Board meeting. The letter will again provide contact information for the City and the Applicant and encourage the recipient to contact the City of the Applicant with any questions or comments.

Also by June 24, 2024, the Property will be posted with a hearing notification sign per the City requirements. The sign will provide project information and information on the upcoming Planning & Zoning Board meeting. The sign will also provide contact information for the Applicant and the City.

IV. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

V. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned

City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VI. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VII. Summary of Outreach

The Applicant will continue to be available to discuss the Project with any interested parties.

TAB A

Aerial Map

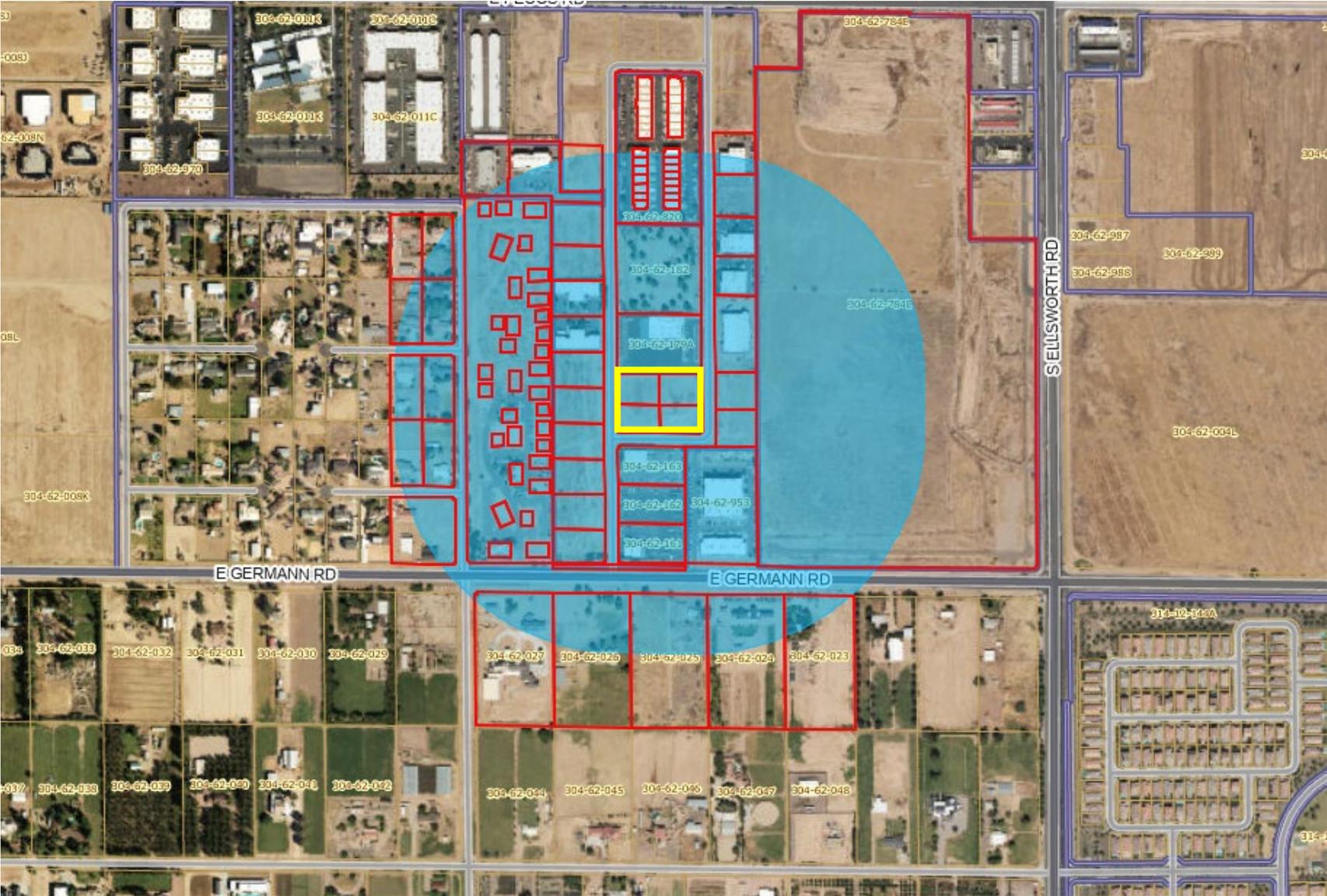


NEC Atwood and Winnston Ave, Mesa



TAB B

1,000' Radius Map



NEC Atwood and Winston Ave, Mesa



Contact List

Owner

7319 HAYWARD LLC
7424 S ATWOOD LLC
ALLENS ACCURATE AUTOMOTIVE INC
AMADEO CHURCH INC
APPENZELLER KERRY/BELINDA
ARNSON ANDREA NICHOLE
ASANTE TRUST
AVILA FAMILY LIVING TRUST
BAV LLC
CARL JEN VENTURES LLC
COLE JAMES/KELSEY
CONNELLY JEFFREY
CUSTOM TECH SERVICES LLC
ELLE INVESTMENTS LLC
EMPOWER MANAGEMENT LLC
ETP FUNDINGS LLC
FRASCO PROPERTIES LLC
G&T SCUREI ENTERPRISES LLC
GATEWAY AIRPORT BUSINESS CENTER 1 LLC
GATEWAY AIRPORT COMMERCE PARK OWNERS ASSOCIAT
GNDCH HOLDINGS LLC
GNDCH HOLDINGS LLC
GNDCH INVESTMENTS LLC
HERITAGE HOLDINGS LLC
HEYWOOD B ROSS/LINDA A
JACS LLC
KARTCHNER CLINTON TRENT/LUCY
KILLER BULLS LLC
KINGDON GATEWAY LLC
KOVACS GREGORY SCOTT/AMBER REBECCA
LONE BUTTE ASSETS LLC
MARICOPA COUNTY OF
MIKA MONSTER LLC
NEW LEGACY DEVELOPMENT AND INVESTMENTS LLC
NU WAVZ HOLDINGS LLC
PH001 LLC
PH002 LLC
PH003 LLC
RL GATEWAY INVESTMENTS LLC
ROCK CREEK DEVELOPMENT LLC
ROCK CREEK DEVELOPMENT LLC
S8 RENTAL SERVICES LLC
S8 RENTAL SERVICES LLC
SCOTT FAMILY TRUST
SOBLEY JOSEPH CARL/CARMELLA
SOUTH 89TH PLACE INDUSTRIAL LLC
SOUTHGATE COMMERCE PARK OWN ASSOC OF MESA
SOUTHGATE NORTH LLC
SOUTHGATE SOUTH LLC
SUNBELT LAND HOLDINGS L P
SWARTWOOD MARVIN/CHERYL
T2 PEST SERVICES INC
TAB CARTUNES LLC
TIFFANY NGUYEN REVOCABLE TRUST/STEVEN NGUYEN REVOCABLE TRUST
TK COMMERCIAL LLC
TYCO METAL WORKS LLC
UNIQUE SOLUTIONS AND SALES LLC
VAUGHN STEVEN M/BONNIE L
WHITE GREGORY A TR

Mailing Address

19807 E WILLOW DR QUEEN CREEK AZ USA 85142
12300 EDISON WY GARDEN GROVE CA USA 92841
8830 E GERMANN RD 30 MESA AZ USA 85212
21805 S ELLSWORTH RD A102-2 QUEEN CREEK AZ USA 85142
20431 E GERMANN RD QUEEN CREEK AZ USA 85242
8746 E WINSTON CIR MESA AZ USA 85212
8757 E WOODLAND AVE MESA AZ USA 85212
8759 E WATERFORD CIR MESA AZ USA 85212
7361 S 89TH PL MESA AZ USA 852125522
2779 E WALNUT RD GILBERT AZ USA 85298
8743 E WOODLAND AVE MESA AZ USA 85212
8758 E WATERFIELD CIR QUEEN CREEK AZ USA 85242
7319 S ATWOOD STE 109 MESA AZ USA 85212
16641 E FRYE RD GILBERT AZ USA 85295
3644 W GOLDMINE MOUNTAIN DR SAN TAN VALLEY AZ USA 85144
7030 E INGRAM ST MESA AZ USA 85207
3526 E SPRING WHEAT LN GILBERT AZ USA 85296
293 E BRIDGEPORT PKWY GILBERT AZ USA 85295
670 E ENCINAS AVE GILBERT AZ USA 85234
1760 E PECOS RD STE 447 GILBERT AZ USA 85295
21402 E PUMMELOS RD QUEEN CREEK AZ USA 85142
7408 S ATWOOD MESA AZ USA 85212
7408 S ATWOOD MESA AZ USA 85212
1129 S OAKLAND DR STE 101 MESA AZ USA 85206
4515 E VIRGINIA ST MESA AZ USA 85215
166 E PASE FINO WY QUEEN CREEK AZ USA 85143
8830 E GERMANN BLDG 27 MESA AZ USA 85212
7324 S ATWOOD STE 201 MESA AZ USA 85212
273 W BERGE LN MURRAY UT USA 84107
4568 S BANNING DR GILBERT AZ USA 85297
6741 W ROCK SOLID WAY CHANDLER AZ USA 85226
2901 W DURANGO ST PHOENIX AZ USA 85009
20622 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
2154 N POMELO CIR MESA AZ USA 85215
7319 S ATWOOD STE 101 MESA AZ USA 85212
12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
4515 E VIRGINIA ST MESA AZ USA 85215
2073 RAILROAD ST CORONA CA USA 928805431
16825 S WEBER DR CHANDLER AZ USA 85226
7343 S 89TH PL MESA AZ USA 85212
8 SAILORS WAY RED BANK NJ USA 07701
20621 E GERMANN RD QUEEN CREEK AZ USA 85142
8747 E WINNSTON CIR MESA AZ USA 85212
8307 N MERION WAY PARADISE VALLEY AZ USA 85253
8660 E WATERFORD CIR MESA AZ USA 85242
1401 E WELDON AVE PHOENIX AZ USA 85014
1401 E WELDON AVE PHOENIX AZ USA 85014
8095 OTHELLO AVE SAN DIEGO CA USA 92111
8745 E WATERFORD CIR MESA AZ USA 85212
7318 S 89TH PL UNIT 108 MESA AZ USA 85212
12386 RUSSELL CHINO CA USA 91710
21121 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
2370 E BROOK FARM RD GILBERT AZ USA 85298
1148 S LEWIS MESA AZ USA 85210
952 E SUN VALLEY FARMS LN SAN TAN VALLEY AZ USA 85140
8744 E WATERFORD CIR MESA AZ USA 85212
715 E AUBURN DR TEMPE AZ USA 85283

TAB C



May 13, 2024

Notice of Application for Bonus Intensity Zone (BIZ) Overlay, Site Plan Review (SPR), and Design Review (DR)
+/-2.36-acre Property Located at the Northeast Corner of Atwood and Winnston Ave in Mesa
Case No ZON24-00277 / DRB24-00276

Dear Property Owner (or) Interested Party:

On behalf of Clyde Capital, our office has recently filed applications with the City of Mesa to allow for the development of an industrial building within the Gateway Airport Commerce Park located at the northeast corner of Atwood and Winnston Avenue (the Property), as seen on the attached aerial map. The applications include a Bonus Intensity Zone (BIZ) Overlay, Site Plan Review (SPR) and Design Review (DR). The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of these applications.

You may recall a similar site plan and BIZ Overlay were approved for an industrial development on this property in 2023. This revised site plan will allow for flex industrial space that can accommodate up to four small business tenants. The proposed use and design of the project is consistent with the character of the Gateway Airport Commerce Park, the Property's Light Industrial zoning, and the Property's Mesa General Plan land use designation of Employment. The Property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Desired uses for the Logistics and Commerce District include manufacturing facilities, business parks, and warehousing.

Attached for reference is the preliminary site plan along with a sample rendering. The site plan for the Property is designed for one industrial building totaling approximately 37,296 square feet that can accommodate up to four tenants. The site will be accessed via Atwood, Winnston Avenue, and 89th Place. The building is oriented to provide visual interest to the public frontages, while also screening the truck loading areas and associated uses from public view. A pedestrian entry plaza is provided at the southwest corner of the building.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at hayes@wmbattorneys.com. You may also contact the City of Mesa Planner assigned to this case, Emily Johnson, at (480) 644-3952 or Emily.Johnson@mesaaz.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications. Signs will also be posted on site with hearing information.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at hayes@wmbattorneys.com. Please note, no meetings or hearings are scheduled at this time to review this project.

Sincerely yours,

A handwritten signature in blue ink that reads "Alex Hayes".

WITHEY MORRIS BAUGH PLC
By Alex Hayes

Enclosure(s): Site Aerial, Preliminary Site Plan, Sample Rendering

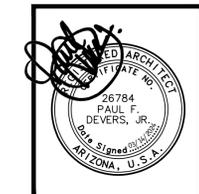
Aerial Map



NEC Atwood and Winnston Ave, Mesa







A NEW BUILDING FOR:
CLYDE CAPITAL

NE CORNER OF
S. ATWOOD & E. WINNSTON AVE.
MESA
ARIZONA
85212

DATE
1st DR SUBMITTAL
3/14/2024

DRAWN BY: CA

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

PRELIMINARY SITE PLAN

Project: 23083

A1.1

SITE DATA

PROJECT:	CLYDE CAPITAL MESA WINNSTON AVE
ADDRESS:	NEC OF ATWOOD & WINNSTON AVE.
OWNER:	TYCO METAL WORKS LLC. 1148 S. LEWIS MESA, AZ 85210
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	302-62-165, 304-62-180, 304-62-164, 304-62-181
ZONING:	LI
SITE AREA:	103,054 S.F. 2.36 ACRES
BUILDING AREA:	37,296 S.F. GROSS
STORIES:	1 STORY
BUILDING COVERAGE:	30%
TOTAL LOT COVERAGE:	82.4% (MAX ALLOWED = 90%)
LANDSCAPE AREA:	18,186 S.F.
LANDSCAPE COVERAGE:	17.6%
OCCUPANCY:	B/S-1
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	-
CLEAR HEIGHT:	20'-0"

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		
OCCUPANCY	1ST FLOOR	TOTALS
OFFICE	1,005 S.F.	1,005 S.F.
WAREHOUSE	36,291 S.F.	36,291 S.F.
TOTAL:	37,296 S.F.	37,296 S.F.

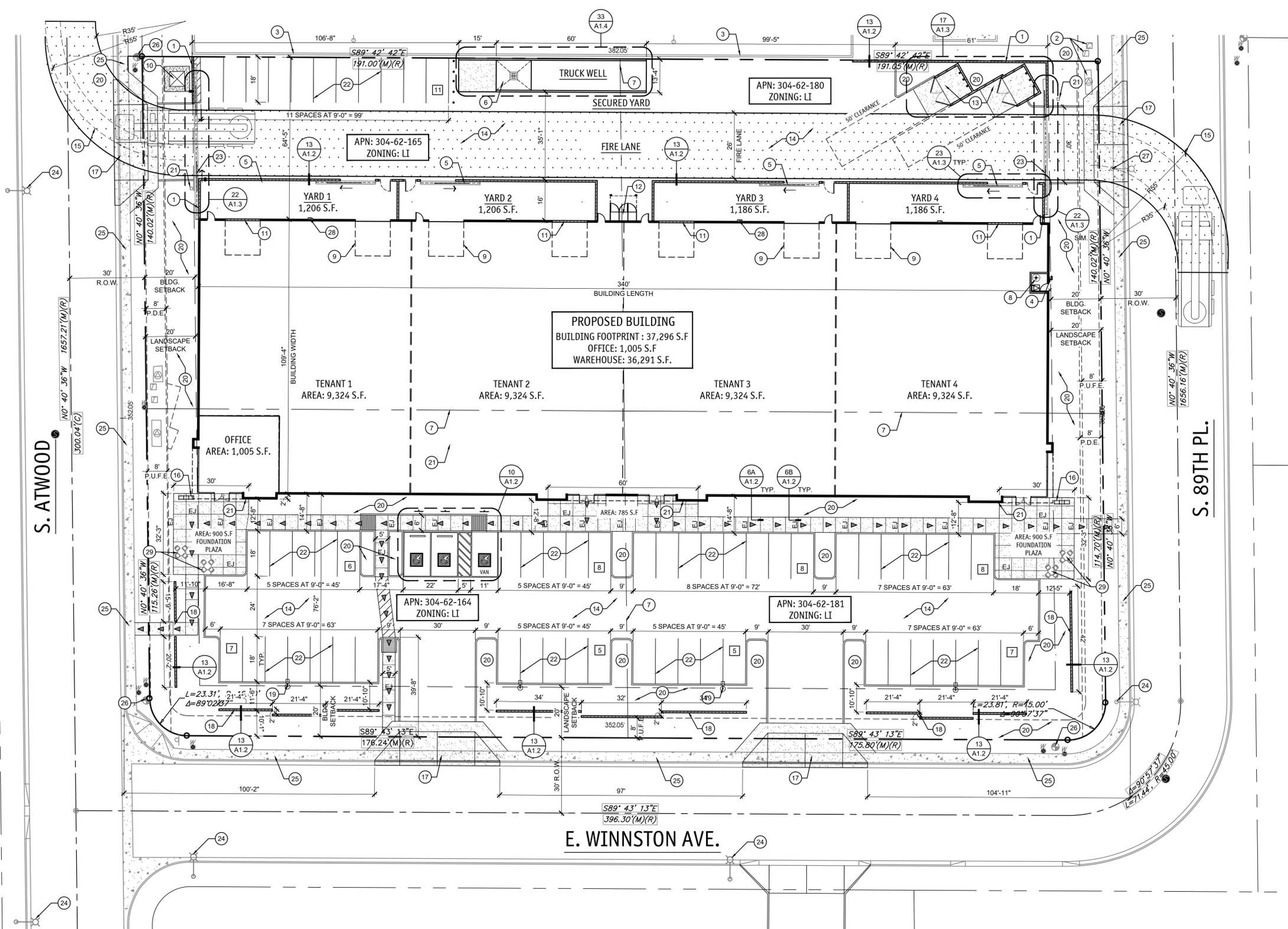
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,005 S.F.	1/375	2.7
WAREHOUSE	36,291 S.F.	1/900	40.3
TOTAL:			43.0 = 43

PARKING PROVIDED		
TOTAL REGULAR SPACES	60	
TOTAL ACCESSIBLE SPACES	3	
TOTAL SPACES ON SITE	63	

BICYCLE PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
1/10 PARKING SPACES	7	7

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	6" CURB
	SITE WALL
	SALT FINISH CONCRETE SIDEWALK
	PAINT STRIPING ON PAVEMENT
	EXISTING FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	ACCESSIBLE ROUTE / PATH OF TRAVEL
	FIRE RISER
	SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE



- SHEET KEYNOTES**
- 8" CMU PERIMETER SCREEN WALL - SEE SITE DETAILS
 - EXISTING UTILITY JUNCTION BOX
 - EXISTING MASONRY WALL TO REMAIN, TYP.
 - FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
 - ROLLING STEEL GATE WITH HOLD BACKS AT WALL - SEE SITE DETAILS
 - TRUCK WELL WITH LOADING/UNLOADING ZONE
 - EXISTING PARCEL BOUNDARIES - SEE CIVIL DRAWINGS
 - FIRE RISER - SEE CIVIL DRAWINGS
 - OVERHEAD ROLL-UP DOOR - SEE DOOR SCHEDULE

- TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- KNOCK-OUT FOR FUTURE OPENING
- SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS AND STANDARD DETAILS M-62.01/M62.02
- ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- FIRE TRUCK TURNING RADIUS, TYP.
- BIKE RACK - SEE SITE DETAILS
- CURB CUT AND DRIVEWAY PER CITY STANDARDS - SEE SITE DETAILS
- PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS

- LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
- PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOX PADLOCK, GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS
- EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- EXISTING SIDEWALK TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN - SEE CIVIL DRAWINGS
- EXISTING LIGHT POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS
- WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS

- EMPLOYEE AMENITY AREA

