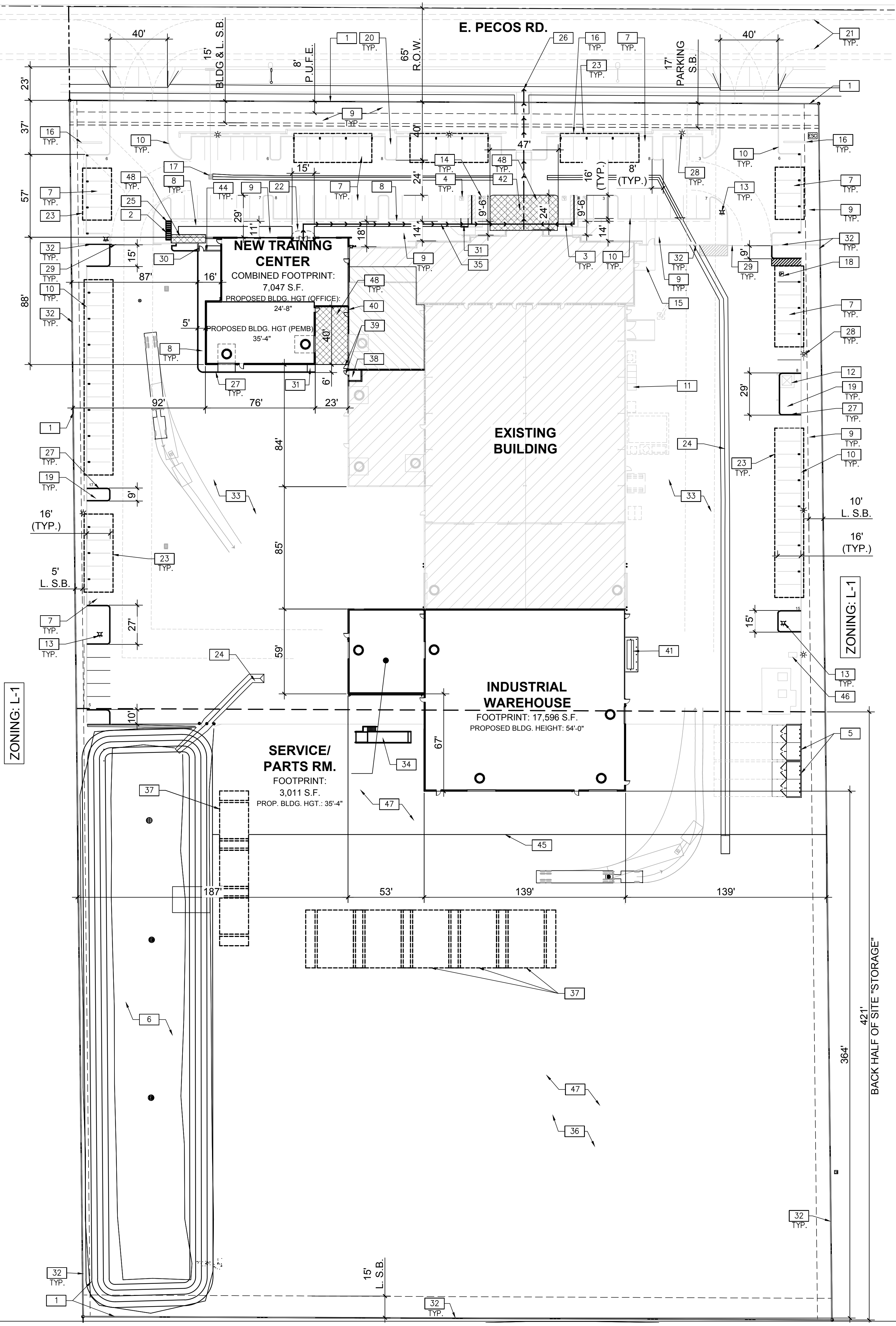


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### SITE LEGEND

- PROPOSED GRADE LEVEL TRUCK DOOR
- EXISTING GRADE LEVEL TRUCK DOOR
- ▨ INTERIOR REMODEL AREA
- ▨ EXISTING BUILDING

### PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE EXPANSION OF AN EXISTING PRE-ENGINEERED METAL BUILDING AS WELL AS THE EXPANSION OF AN EXISTING MASONRY BUILDING ADDING A TRAINING FACILITY AND A SERVICE/PARTS BUILD-OUT. A 3,451 S.F. INTERIOR REMODEL IS ALSO PROPOSED. THIS PROJECT INCLUDES NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFF-SITES AS REQUIRED.

### PROPERTY DATA

ADDRESS: 8223 E PECOS RD, MESA, AZ 85212  
 APN: 304-61-014B  
 GROSS SITE AREA: +/- 435,690 SF (+/- 10.00 ACRES)  
 ZONING: LI W/ PAD OVERLAY  
 MAX HEIGHT: 54'-00"  
 CONSTRUCTION: III-B/A.F.E.S.

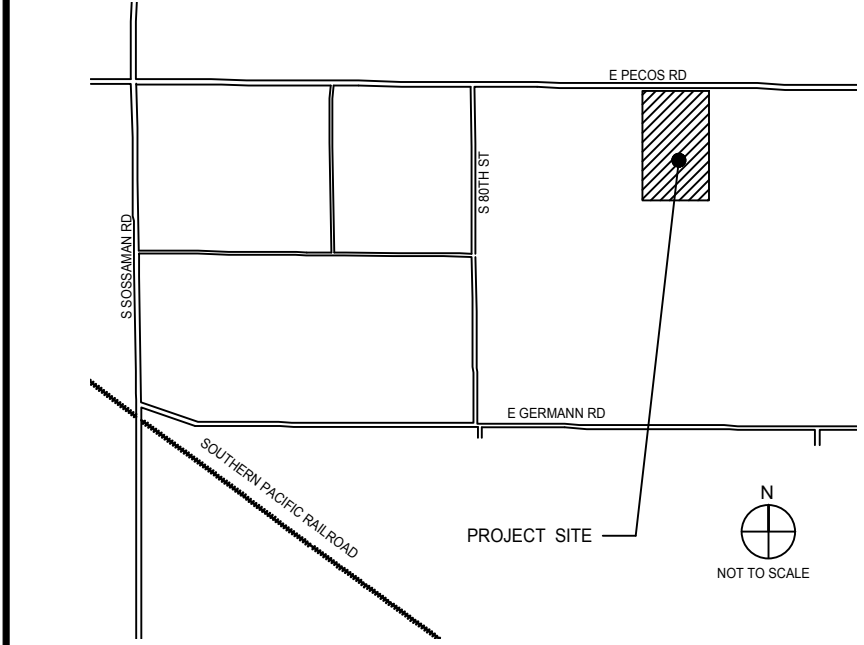
BUILDING AREA:		
EXISTING	44,858	SF
INDUSTRIAL/FACTORY (PROPOSED EXPANSION)	17,596	SF
NEW TRAINING CENTER (PROPOSED EXPANSION)	7,047	SF
SERVICE/PARTS STORAGE (PROPOSED EXPANSION)	3,011	SF
TOTAL FOOTPRINT:	72,512	SF
TOTAL PROPOSED EXPANSION FOOTPRINT:	27,654	SF

LOT COVERAGE:  
 EXISTING: 10%    PROPOSED: 8.4%    GROSS: 18.4%

PARKING TOTALS	REQUIRED:	FACTOR	S.F.	TOTAL
INDUSTRIAL/FACTORY (EXISTING)	(1:600)	31,550	53	STALLS
OFFICE (EXISTING)	(1:375)	8,234	22	STALLS
INDUSTRIAL/FACTORY (NEW EXPANSION)	(1:600)	17,596	29	STALLS
SERVICE / PARTS STORAGE (NEW EXPANSION)	(1:900)	3,011	3	STALLS
TRAINING CENTER-OFFICE (NEW EXPANSION)	(1:375)	3,883	10	STALLS
TRAINING CENTER-PEMB (NEW EXPANSION)	(1:900)	3,164	4	STALLS
INT. REMODEL (NEW EXPANSION)	(1:375)	3,451	9	STALLS
TOTAL REQUIRED:			130	STALLS

PROVIDED:  
 EXISTING: 123 STALLS (INC. 4 ACCESSIBLE)  
 NEW: 7 STALLS (INCLUDING 1 VAN ACCESSIBLE)  
 COMBINED TOTAL: 130 STALLS  
 BIKE PARKING REQUIRED: 12 SPACES  
 BIKE PARKING PROVIDED: (2 RACKS = 20 SPACES (1 RACK EQUALS 10 BIKES EA.))

### VICINITY MAP



### SITE PLAN KEYNOTES

- 1 PROPERTY LINE, (---)
- 2 RELOCATED (EXISTING) BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 10 BIKES
- 3 EXISTING ADA SIDEWALK ACCESS RAMP (TYP.)
- 4 EXISTING ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.)
- 5 NEW CMU TRASH ENCLOSURE PER CITY OF MESA STANDARDS
- 6 RETENTION BASIN PER CIVIL DRAWINGS
- 7 EXISTING 9'-0" x 16'-0" W/ 2'-0" OVERHANG PARKING STALL. TYP.
- 8 NEW 5'-0" WIDE SIDEWALK (TYP.)
- 9 EXIST. LANDSCAPE AREA (TYP.)
- 10 EXISTING 6" CURB (TYP.)
- 11 EXISTING EXTERIOR GRADE S.E.S.
- 12 EXISTING ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
- 13 EXISTING FIRE HYDRANT PER CIVIL DRAWINGS (TYP.)
- 14 EXISTING 11' WIDE ADA VAN PARKING STALL PER CITY OF MESA ZONING STANDARDS (TYP.)
- 15 EXISTING 5'-0" WIDE SIDEWALK
- 16 EXISTING STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 FOR MORE INFO.
- 17 EXIST. STORM DRAIN INLET. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
- 18 NEW PROPOSED ADA PARKING STALL
- 19 PROPOSED LANDSCAPED PARKING ISLAND PER CITY OF MESA STANDARDS (TYP.)
- 20 EXISTING PARKING ISLAND (TYP.)
- 21 FIRE TURN LANE PER CITY OF MESA STANDARDS (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- 22 PROPOSED 15'x15' BASE FOUNDATION & ENTRY PLAZA AREA FOR TRAINING CENTER PER COM STANDARDS
- 23 DASHED LINE INDICATES PROPOSED CAR PORT LOCATION WITH SOLAR PANEL (TYP.)
- 24 EXISTING VALLEY GUTTER PER CIVIL DRAWINGS.
- 25 NEW BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 10 BIKES
- 26 EXISTING CONCRETE PEDESTRIAN CROSSING
- 27 NEW 6" CURB
- 28 EXISTING SITE LIGHT POLES PER ELECTRICAL (TYP.)
- 29 EXIST. 6'-0" SLIDING GATES (TYP.)
- 30 NEW MAN GATE. SEE DETAIL 10 & 15/A511 FOR MORE INFO.
- 31 PROPOSED ADA SIDEWALK ACCESS RAMP
- 32 EXISTING 6'-0" CMU SCREEN WALL (TYP.)
- 33 EXISTING PAVED EQUIPMENT YARD AREA
- 34 NEW PRE-MANUFACTURED MOBILE LOADING DOCK RAMP BY OWNER.
- 35 PATH OF TRAVEL TO R.O.W. FROM EXISTING & NEW PROPOSED EXPANSION.
- 36 EXISTING UNPAVED YARD AREA.
- 37 PROPOSED OWNER PROVIDED CANOPY TOPPERS OVER OUTDOOR STORAGE CONTAINERS (NOT CONDITIONED SPACE/EXEMPT FROM REQUIRED PARKING) SEE CUTSHEET FOR MORE INFORMATION.
- 38 FIRE RISER ROOM
- 39 NEW PROPOSED MAN DOOR IN EXISTING BUILDING WALL.
- 40 NEW PROPOSED GLAZING STOREFRONT IN EXISTING BUILDING WALL.
- 41 NEW EXTERIOR GRADE ELECTRICAL SES ON CONCRETE PAD W/ BOLLARD PROTECTION
- 42 EXISTING FOUNDATION BASE PLAZA AREA (1,151 SF) AT EXISTING ENTRANCE PER CITY OF MESA STANDARDS
- 43 NOT USED
- 44 NEW 6'-0" CMU SCREEN WALL (TYP.)
- 45 NEW GRADING AND PAVEMENT EXPANSION. SEE CIVIL DRAWINGS FOR MORE INFO.
- 46 EXISTING GAS TANK.
- 47 EXISTING BACK-HALF OUTDOOR STORAGE AREA.
- 48 CROSS HATCH INDICATES OPEN SPACE AREA (TYP.) SEE SHEET A102 FOR MORE INFO.

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**METSO EXPANSION**

8223 EAST PECOS ROAD  
 MESA, ARIZONA 85212

36166  
 KEVIN T. EVERNHAM  
 07/17/2024  
 ARIZONA U.S.A.

DATE	REMARKS
12/22/2023	PRESUBMITTAL
02/13/2024	1ST P&Z SUBMITTAL
02/28/2024	1ST DR SUBMITTAL
05/06/2024	DR AND P&Z RESUBMITTAL
06/04/2024	DR AND P&Z 2ND RESUBMITTAL

**A100**

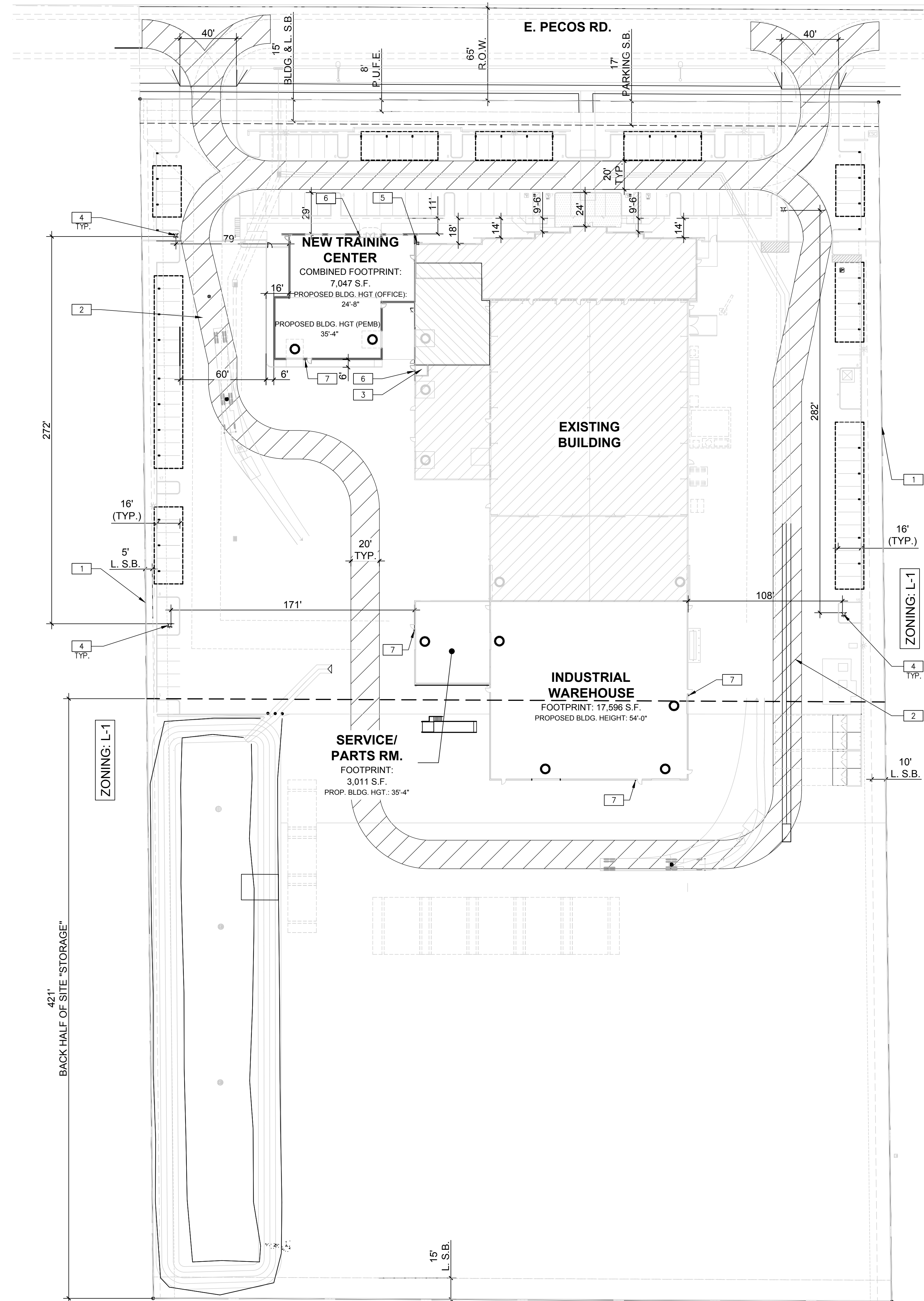
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PA / PM: A.MADRID  
 DRAWN BY: A.M.J.  
 JOB NO.: PHX21-0133-00

SHEET

Mon, 15 Jul 2024

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### SITE LEGEND

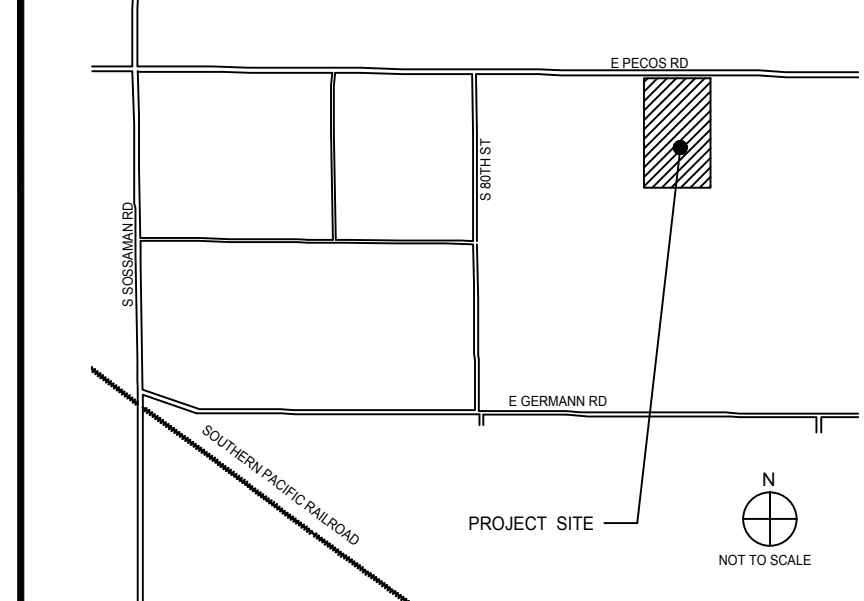
- PROPOSED GRADE LEVEL TRUCK DOOR
- EXISTING GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE
- ⤵ TURNING RADIUS OF 35'/55' PER COM STANDARDS

### PRE-SUBMITTAL NOTES

- PER COM AMENDED FIRE CODE SECTION 503.8.4. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.
- PER COM AMENDED FIRE CODE SECTION 903.2.2. A FIRE SPRINKLER SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1. UPON CONSTRUCTION PLAN SUBMITTAL, PROVIDE PLANS FOR THESE SYSTEMS OR DEFER. IF DEFERRING, ANNOTATE THE REQUEST ON THE TITLE SHEET AND A \$500 NON-REFUNDABLE FEE WILL BE ADDED TO THE PERMIT FOR EACH DEFERRED SUBMITTAL REQUEST. MONITORING OF REMOTE BACKFLOW PREVENTERS IS REQUIRED PER IFC SECTION 903.4.1 MONITORING. 10POSSIBILITY OF ADDITIONAL FIRE REQUIREMENTS DURING THE OFFICE PLAN REVIEW.

### PROJECT DESCRIPTION

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- ### FIRE PLAN KEYNOTES
- 1 PROPERTY LINE, (---)
  - 2 FIRE LANE, HATCHED. REFER TO SITE LEGEND FOR HATCH PATTERN
  - 3 FIRE RISER ROOM
  - 4 EXISTING FIRE HYDRANT PER CIVIL DRAWINGS (TYP.)
  - 5 FDC LOCATION
  - 6 RECESSED KNOX BOX LOCATION (REQUIRED AT ALL BUILDING EXIT DOORS AND FIRE PUMP ROOM. LOCATED ON DOOR STRIKE LEG SIDE)
  - 7 SURFACE MOUNTED KNOX BOX LOCATION (REQUIRED AT ALL BUILDING EXIT DOORS, LOCATED ON DOOR STRIKE LEG SIDE)

**FIRE PLAN**  
SCALE: 1"=40'-0"

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**REGISTERED ARCHITECT**  
36166  
KEVIN T. EVERNHAM  
07/17/2024  
ARIZONA U.S.A.

**METSO EXPANSION**

8223 EAST PECOS ROAD  
MESA, ARIZONA 85212

**FIRE PLAN**

DATE	REMARKS
12/22/2023	PRESUBMITTAL
02/13/2024	1ST P&Z SUBMITTAL
02/28/2024	1ST DR SUBMITTAL
05/06/2024	DR AND P&Z RESUBMITTAL
06/04/2024	DR AND P&Z 2ND RESUBMITTAL

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JOB NO.: PHX21-0133-00

SHEET  
**A101**

100% 15 JUL 2024

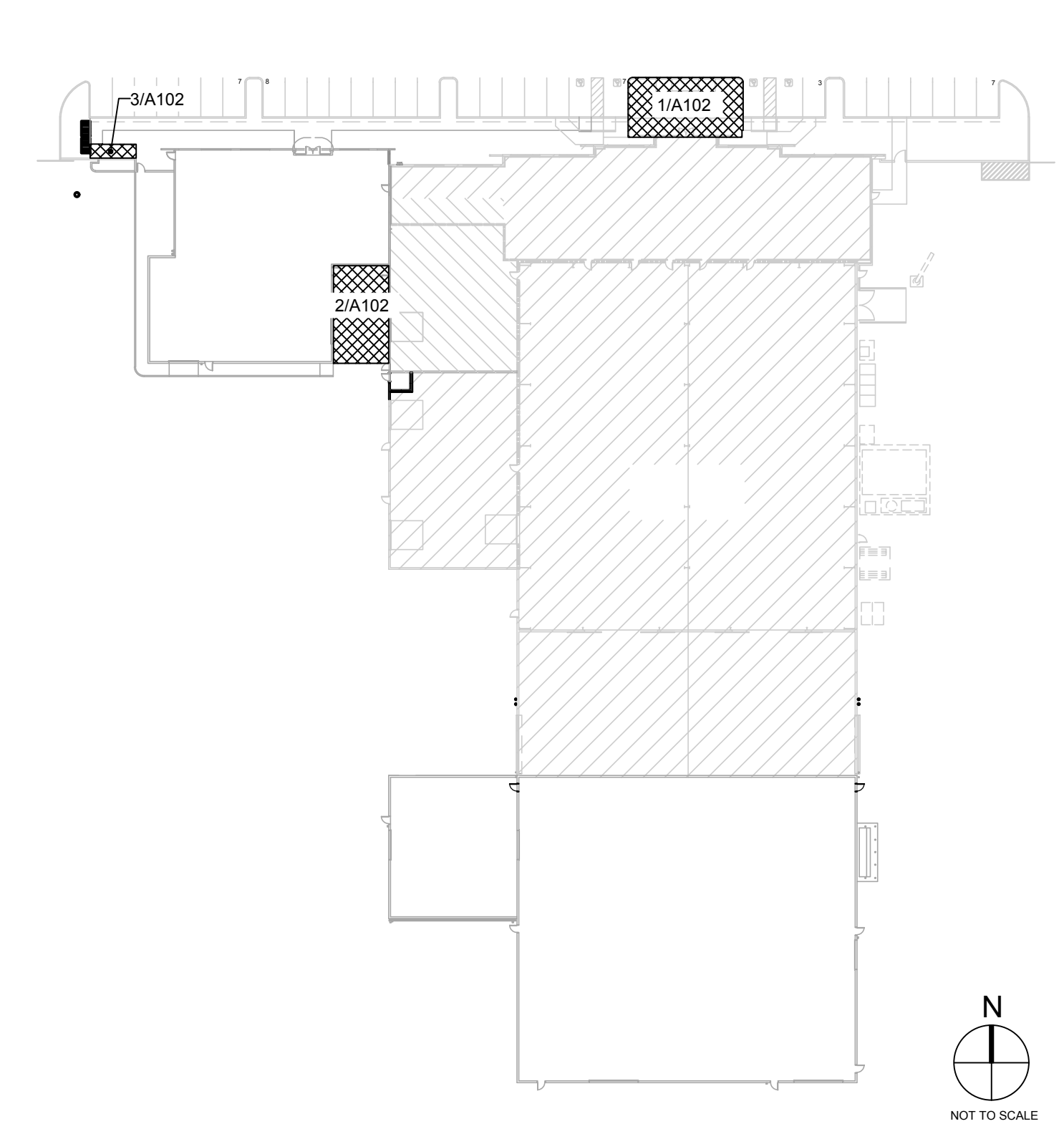
\\wma-arch.com\wma\PHX\23\0173\00\Architectural\Cad\DD\PLANNING\0173\_A102\_OPEN SPACE PLAN.dwg

**OPEN SPACE PLAN KEYNOTES**

- 1 OWNER PROVIDED FREE STANDING OUTDOOR BENCH (TYP.)
- 2 OWNER PROVIDED FREE STANDING OUTDOOR PICNIC TABLE (TYP.)
- 3 DASHED LINES INDICATE PROPOSED COMPANY MURAL WALL.
- 4 OWNER PROVIDED PLANTER BOX (TYP.)
- 5 NEW 5'-0" WIDE SIDEWALK.
- 6 PROPOSED ADA SIDEWALK ACCESS RAMP.
- 7 2'-0" EXISTING PARKING OVERHANG.
- 8 RELOCATED (EXISTING) BIKE RACK W/ CONC. SLAB, 1 RACK HOLDS UP TO 10 BIKES.
- 9 NEW BIKE RACK W/ CONC. SLAB, 1 RACK HOLDS UP TO 10 BIKES.

NOTE: FINAL LAYOUT AND QUANTITY FOR OPEN SPACE OUTDOOR FURNITURE TO BE DETERMINED BY OWNERSHIP.

**KEY MAP**



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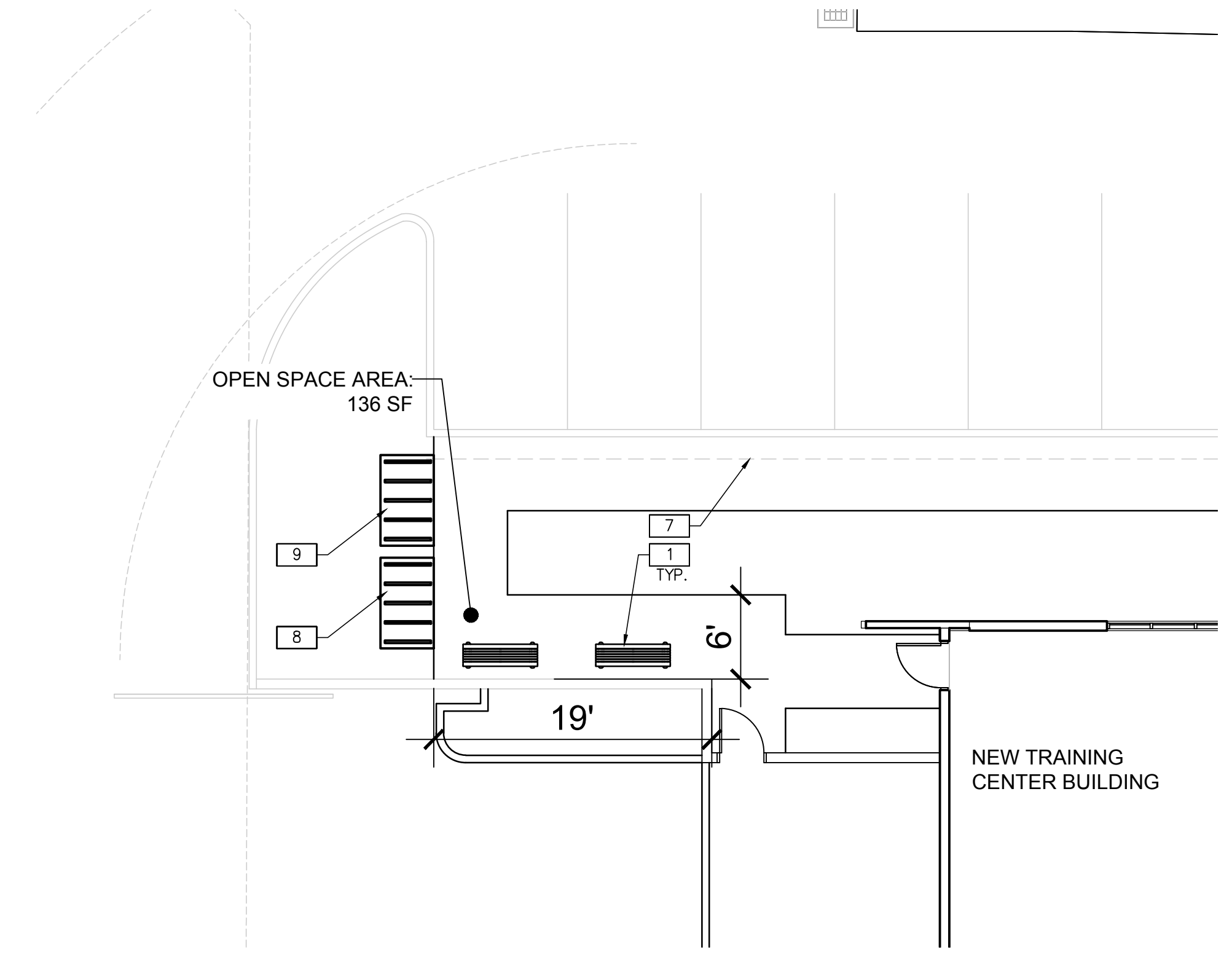
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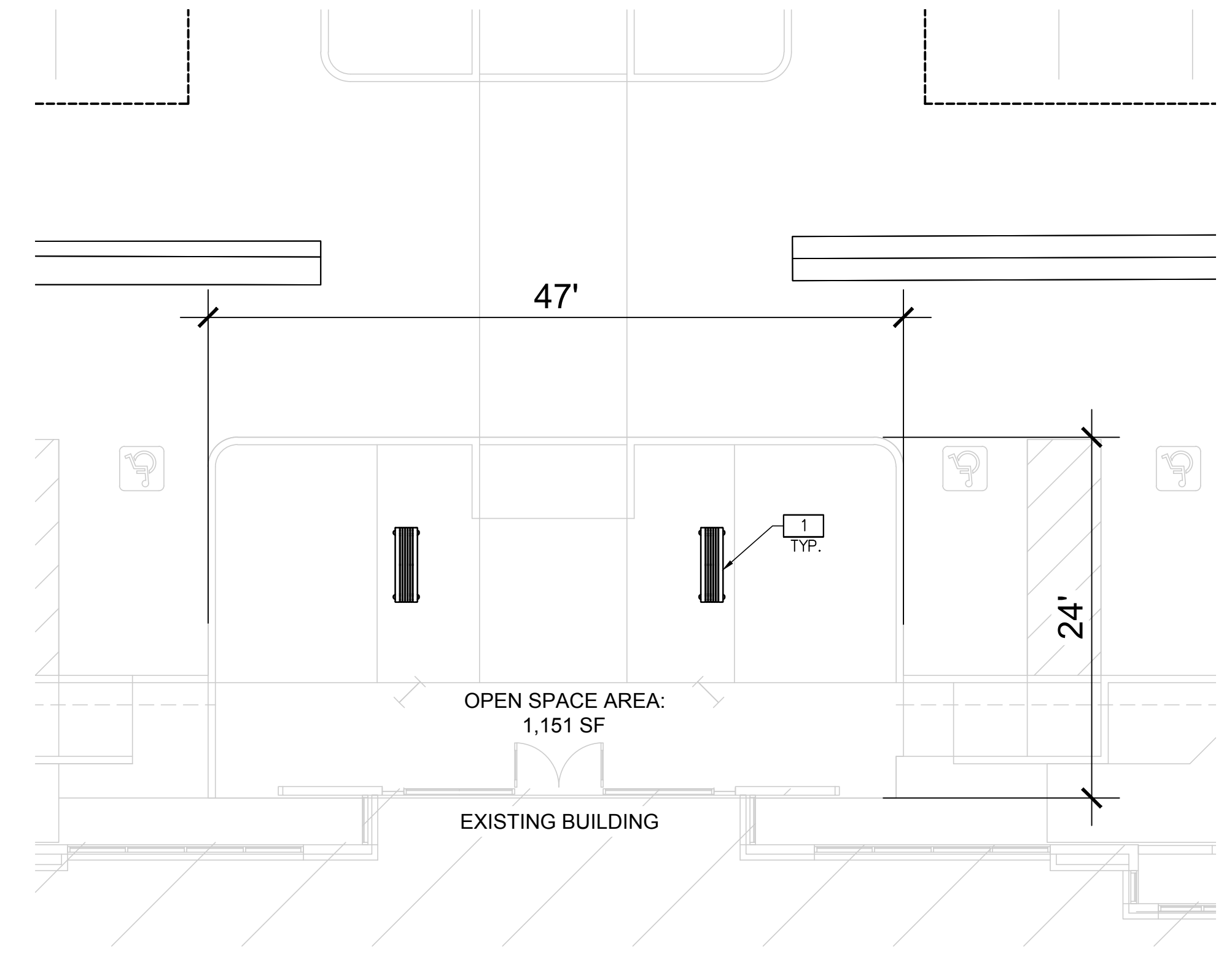
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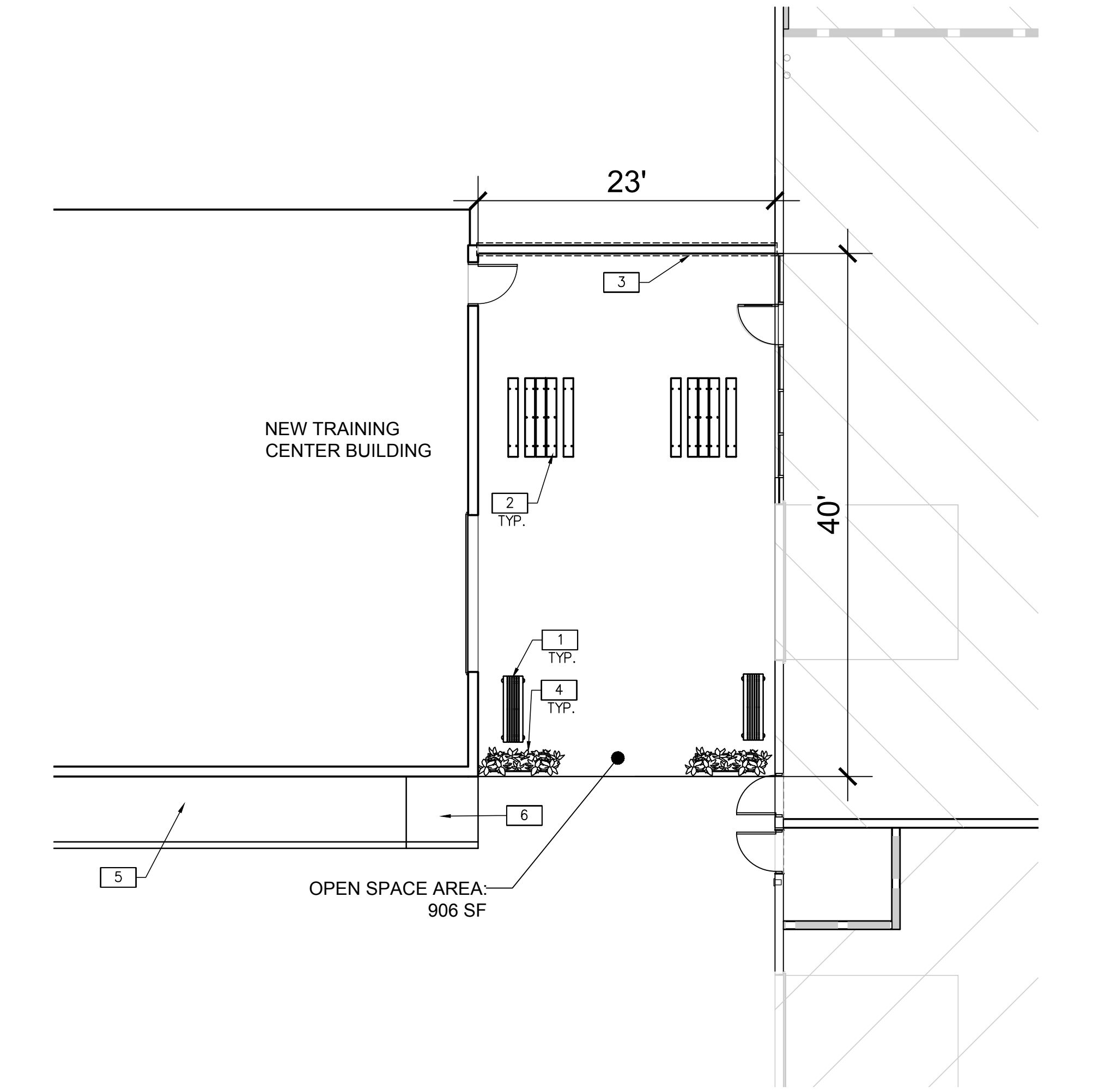
SHEET  
**A102**  
July 16, 2024



**OPEN SPACE PLAN C**  
SCALE: 1/8" = 1'-0" 3



**OPEN SPACE PLAN A**  
SCALE: 1/8" = 1'-0" 1



**OPEN SPACE PLAN B**  
SCALE: 1/8" = 1'-0" 2