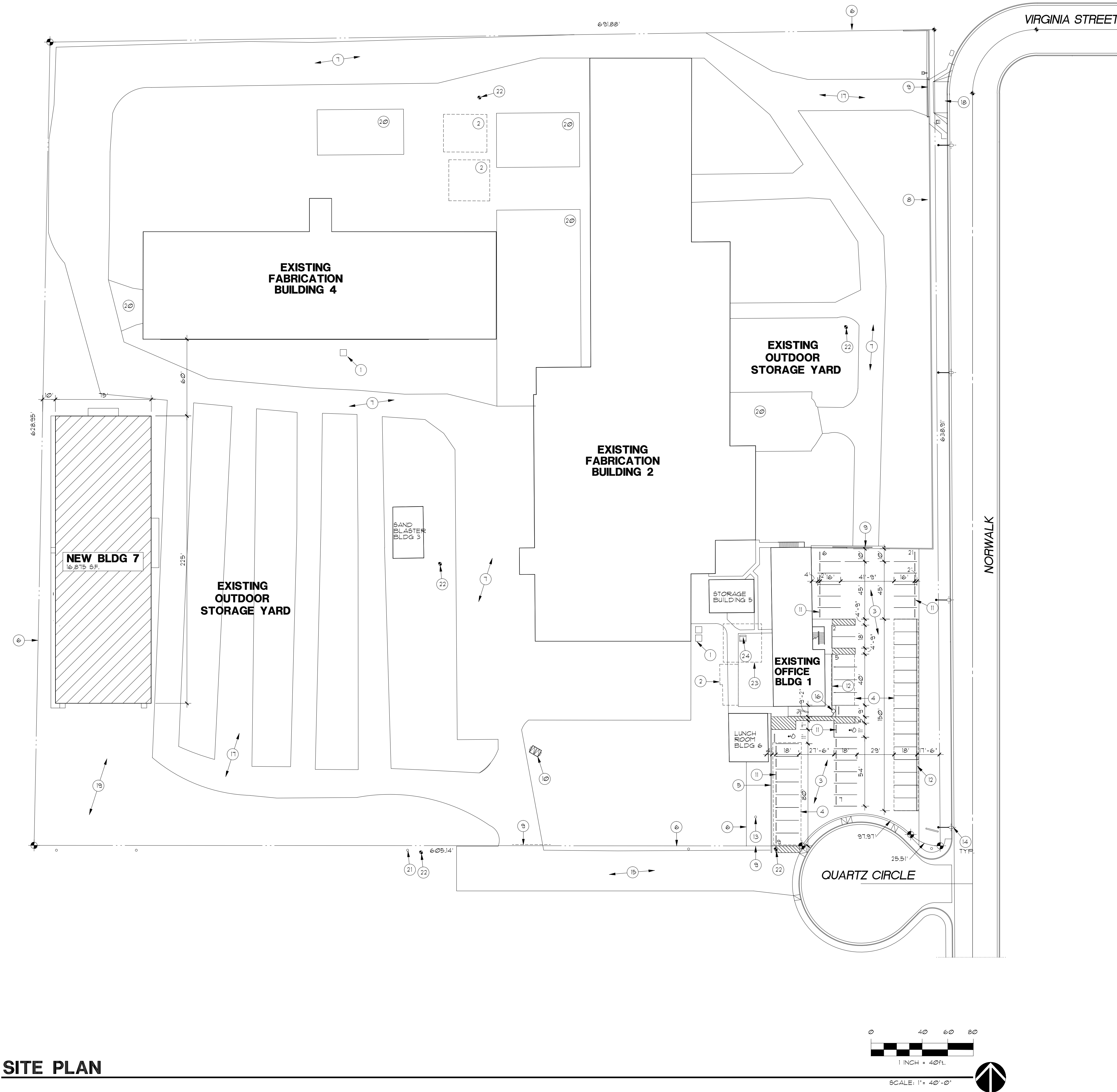


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SITE PLAN

PROJECT DATA

PROJECT LOCATION:	4150 E. QUARTZ CIRCLE MESA, ARIZONA		
OWNER:	4150 INVESTMENTS, LLC 4150 E. QUARTZ CIRCLE MESA, ARIZONA 85215		
SITE AREA:	452,901 SF, 10.40 AC		
PARCEL NO.:	141-25-289		
ZONING:	EXISTING:	GI	
	PROPOSED:	GI PAD	
BUILDING AREA:	BUILDING 1	8,694 SF	
	BUILDING 2	53,909 SF	
	BUILDING 3	1,040 SF	
	BUILDING 4	22,480 SF	
	BUILDING 5	1,152 SF	
	BUILDING 6	1,140 SF	
	NEW BUILDING 1	16,815 SF	
PARKING REQUIRED:	BUILDING 1	OFFICE	8,694 SF / 375 = 24
	BUILDING 2	INDUSTRIAL	30,600 SF / 600 = 51
	BUILDING 2	STORAGE	22,379 SF / 900 = 25
	BUILDING 3	OFFICE	980 SF / 375 = 3
	BUILDING 4	INDUSTRIAL	10,400 SF / 600 = 2
	BUILDING 4	INDUSTRIAL	12,400 SF / 600 = 2
	BUILDING 4	STORAGE	11,240 SF / 900 = 13
	BUILDING 5	STORAGE	1,152 SF / 900 = 2
	BUILDING 6	BREAK	1,140 SF / 600 = 3
	BUILDING 7	INDUSTRIAL	9,000 SF / 600 = 15
	BUILDING 7	STORAGE	1,815 SF / 900 = 9
			166
PARKING PROVIDED:	REGULAR:	48	
	ACCESSIBLE:	2	
	TOTAL:	50 SPACES	
LOT COVERAGE:	BUILDING:	109,290 SQ. FT.	
	PAVING CONC:	193,871 SQ. FT.	
	SHADE STRUCT:	423 SQ. FT.	
	TOTAL:	239,590 SQ. FT.	239,590/452,901 = 53%

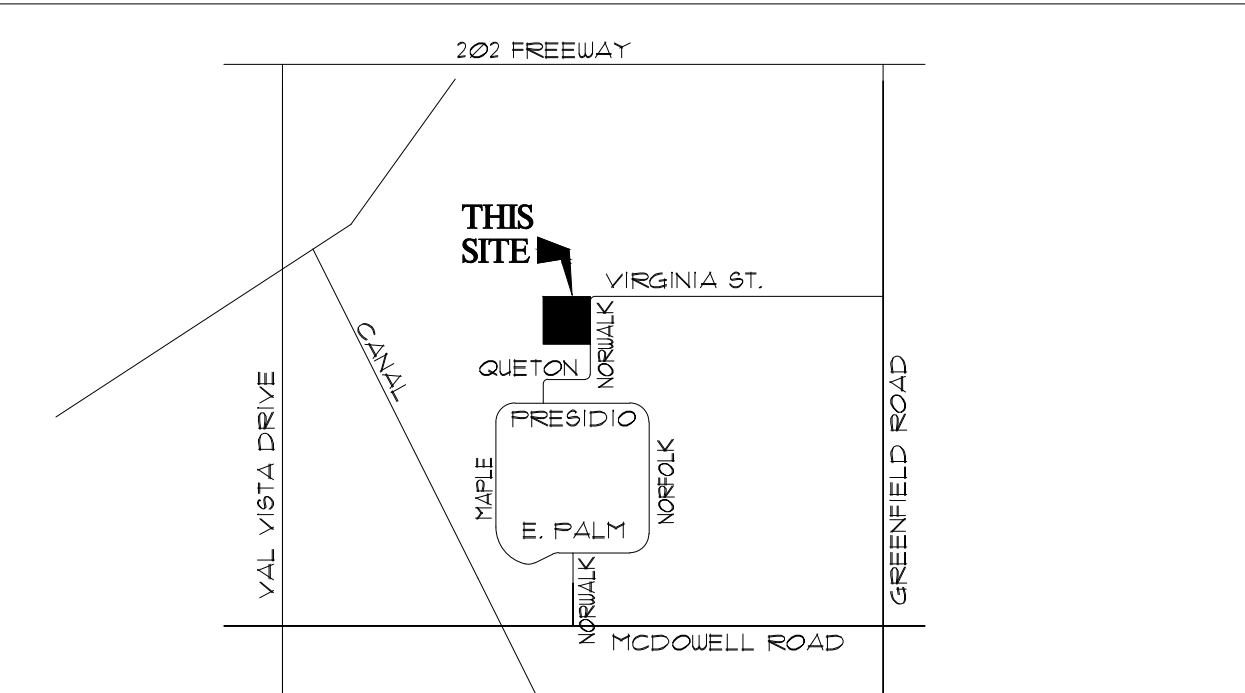
NOTES

- | | |
|---|-----------------------------------|
| 1 EXISTING TRANSFORMER | 14 EXISTING STREET LIGHT |
| 2 EXISTING SHADE STRUCTURE | 15 EXISTING SHARED PAVED DRIVEWAY |
| 3 EXISTING PAVED PARKING LOT | 16 EXISTING FLAGPOLE |
| 4 EXISTING COVERED PARKING | 17 EXISTING PAVING |
| 5 EXISTING 1' HIGH CMU WALL | 18 EXISTING DRIVEWAY |
| 6 EXISTING 8' HIGH CHAIN LINK FENCE | 19 RETENTION BASIN |
| 7 EXISTING PAVED 20 FOOT WIDE FIRE LANE | 20 CONCRETE PADS |
| 8 EXISTING 9'-0" DECORATIVE FENCE | 21 EXISTING POWER POLE TYP. |
| 9 EXISTING GATE | 22 EXISTING FIRE HYDRANT |
| 10 EXISTING TRASH BIN | 23 30' X 30' COMMON AREA |
| 11 PRE-CAST CONCRETE BUMPER CURB | 24 EXISTING EMPLOYEE PICNIC TABLE |
| 12 EXISTING EXTRUDED CONCRETE CURB | |
| 13 EXISTING CELL TOWER AND YARD | |

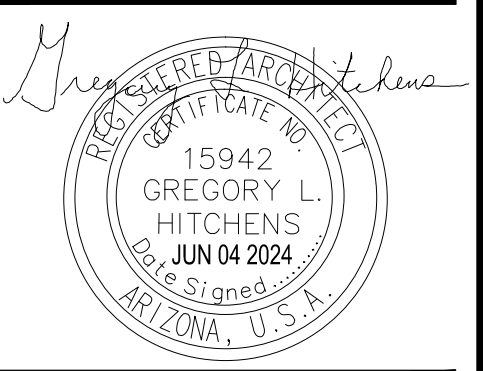
COMMON AREA CALCULATIONS

REQUIRED OPEN SPACE: 53,909 SF X .01 = 539 SF
 OPEN SPACE PROVIDED: 53,909 SF X .01 = 539 SF

VICINITY MAP



HITCHENS ASSOCIATES ARCHITECTS
 3126 N. LOS ALAMOS MESA, ARIZONA 85213
 TELEPHONE: 602.615.0204



REVISIONS

NO.	DATE	DESCRIPTION
1	7-8-24	city revisions

NEW BUILDING FOR
 ABLE STEEL FABRICATORS
 4150 E. Quartz Circle
 Mesa, Arizona

PROJECT NO: 22303
 DRAWN BY: GLH
 DATE: 6-4-2024

**SITE PLAN
 A0.0**