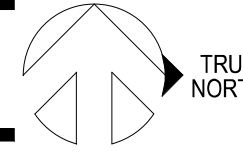


01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 80'-0"



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN): 304-34-015E
 SITE ZONING: EXISTING: RI-43 PROPOSED: LIGHT INDUSTRIAL (LI)
 ZONING OVERLAY / AIRPORT OVERFLIGHT AREA: A043 - PHOENIX/MESA GATEWAY AIRPORT
 EXISTING ADJACENT PARCEL ZONING: NORTH: NOT APPLICABLE / FREEWAY EAST: 304-34-016E (LI); 304-34-033 (LI); 304-34-034 (LI) SOUTH: 304-43-016A (G1) WEST: 313-25-859Y (IND-2); 313-25-859Z (AD-2)
 GROSS SITE AREA: 3,106,317 SF / 71.3 ACRES
 NET SITE ACRES: 3,085,091 SF / 70.8 ACRES
 LOT COVERAGE: 14.8% (458,608 SF / 3,106,317 SF)
 BUILDING HEIGHT ALLOWABLE: 56'-0" WITH SUPPLEMENTAL USE PERMIT
 BUILDING HEIGHT PROVIDED: 41'-0"
 BUILDING A - BUILDING AREA: TOTAL: 229,400 SF WAREHOUSE & OFFICE
 BUILDING B - BUILDING AREA (SEPARATE PERMIT): TOTAL: 229,400 SF WAREHOUSE & OFFICE
 REQUIRED SETBACKS (TRUE ORIENTATION): NORTH: 0' EAST: 20' SOUTH: 20' WEST: 0'
 PROPOSED OCCUPANCIES: S1, B, A-3
 CONSTRUCTION TYPE: II-A (SPRINKLERED)

SHEET KEYNOTE LEGEND

KEY	KEYNOTE TEXT
001	PROPERTY LINE
002	7' HIGH WIRE MESH FENCE
003	8" HIGH MASONRY WALL
004	RIGHT-OF-WAY LINE
006	FUEL CHARGING STATION
007	TYPICAL ACCESSIBLE VAN PARKING STALLS
012	TRUCK LOADING DOCK
013	MECHANICAL SCREEN WALL
014	STORMWATER RETENTION BASIN
015	WATER TANKS
016	STORMWATER PIPE
017	MECHANICAL UNITS ON ROOF
018	EXHAUST ON ROOF
021	OUTDOOR PLATFORM WITH CHILLER EQUIPMENT
022	GENERATOR YARD
023	DRAINAGE CHANNEL
024	80' X 80' INTERSECTION SIGHT VISIBILITY TRIANGLE
025	TEMPORARY MOBILE GAS PLANT
028	TRANSFORMERS (REFER TO ELECTRICAL)
029	LIGHTING (REFER TO ELECTRICAL)
031	MOTORIZED SLIDING GATE
032	DROP ARM GATE
041	PARKING SHADE CANOPY
042	OUTDOOR AMENITY SPACES WITH SITE FURNISHINGS
043	4' HIGH CHAIN LINK FENCE
044	50' CLEARANCE ZONE (REFUSE AND RECYCLE TRUCK MANEUVERING AREA)
045	WELL SITE
046	FOUNDATION AREA
047	BICYCLE PARKING

PARKING CALCULATIONS

PARKING PARKING REQUIRED: PER BUILDING
 OFFICE USE (B 1-A-3): 1 STALL PER 375 SF
 7,499 + 2,025 SF = 9,524 / 375 SF = 26 SPACES PER BUILDING
 WAREHOUSE USE (S-1): 1 STALL PER 900 SF
 84,980 SF / 900 SF = 94 SPACES
 TOTAL REQUIRED = 26 + 94 = 122 SPACES PER BUILDING (PER MZO 11-32-3)
 ENTIRE SITE TOTAL: 132 SPACES x 2 BUILDINGS = 264 SPACES
PARKING PROVIDED:
 TOTAL PROVIDED = 138 SPACES
 SUP APPLICATION FOR PARKING REDUCTION SUP TO BE SUBMITTED
BICYCLE PARKING REQUIRED:
 NONRESIDENTIAL: 1 BICYCLE SPACE / 10 VEHICLES
 138 VEHICLES / 10 = 13.8 = 14 BICYCLE SPACES (PER MZO 11-32-8A)
BICYCLE PARKING PROVIDED:
 TOTAL PROVIDED = 14 BICYCLE SPACES
PARKING TOTALS

PARKING STALL TYPE	COUNT
ACCESSIBLE / VAN PARKING STALL	4
EV PARKING STALL	4
PARKING STALL	128
TOTAL PARKING STALLS PROVIDED:	138

NOTE: LOADING DOCK AREA INCLUDES 2 LOADING DOCK SPACES

GENERAL NOTES - SITE PLAN

- REFER TO CIVIL FOR PERIMETER FENCE, SECONDARY FENCE, AND ENTRY GATE LAYOUT & DETAILS.
- REFER TO ARCHITECTURAL FOR GENERATOR YARD FENCING
- CHANGES INVOLVING SITE ACCESS MUST BE REVIEWED AND APPROVED BY AWS SECURITY.
- ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 5% SLOPE AND 2% CROSS SLOPE. ACCESSIBLE LOADING AREAS MAY NOT EXCEED 2% SLOPE AND 2% CROSS SLOPE.

FOUNDATION BASE AREA CALCULATIONS

BUILDING	AREA REQUIRED	AREA PROVIDED	AVERAGE DEPTH
BUILDING A (1100 LF)	15,000 SF	28,708 SF	28.7 LF
BUILDING B (1100 LF)	15,000 SF	28,708 SF	28.7 LF
BUILDING C (52 LF)	780 SF	1,994 SF	38.3 LF

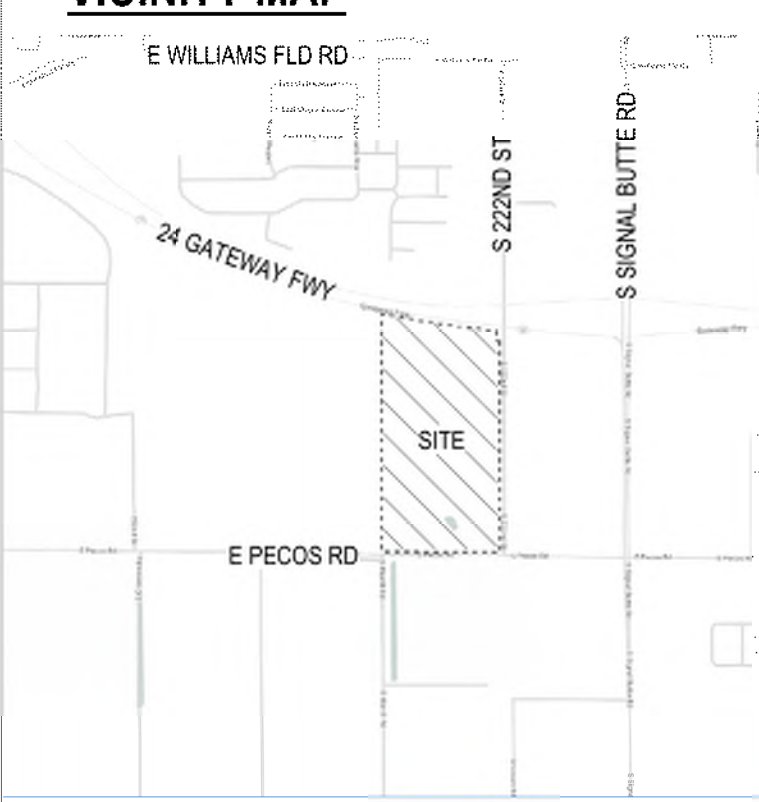
COMMON AREA CALCULATIONS

AREA	ACTIVE HARDSCAPE (SF)	LANDSCAPE AREA (SF)	TOTAL SF (6800 SF REQUIRED)
SEATING	1,642 SF	2,336 SF	3,978 SF
ENTRY	346 SF	420 SF	766 SF
TOTAL	1,988 SF	2,756 SF	4,744 SF

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- RIGHT OF WAY LINE
- CMU SCREEN
- MESH WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- REFUSE ACCESS
- PEDESTRIAN PATHWAY
- FOUNDATION BASE
- LIGHT POLE
- PARKING SHADE CANOPY OUTLINE

VICINITY MAP



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10464 E PECOS ROAD
MESA, ARIZONA

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

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ISSUE DATE: 06MAY2024 PROJECT NO: 78.3116.000

DESIGNED: GENSLER ARCHITECT: PATRICK MAGNESS

REV.	DATE	DESCRIPTION
0	11/20/2023	SITE PLAN REVIEW
1	12/FEB/2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
2	28/MAR/2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
3	06/MAY/2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS

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DENVER, CO 80203

ELECTRICAL ENGINEER:
SWANSON RINK
ALLI GRAMMAR
(303) 832-2666
1120 LINCOLN ST., STE 1200
DENVER, CO 80203

CIVIL ENGINEER:
KIMLEY-HORN
CHARLES WILRE
(505) 388-8392
900 SW 8TH AVENUE, STE 1200
PORTLAND, OR 97204

STRUCTURAL ENGINEER:
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MATTHEW WEST
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4582 S LESTER ST #750
DENVER, CO 80237

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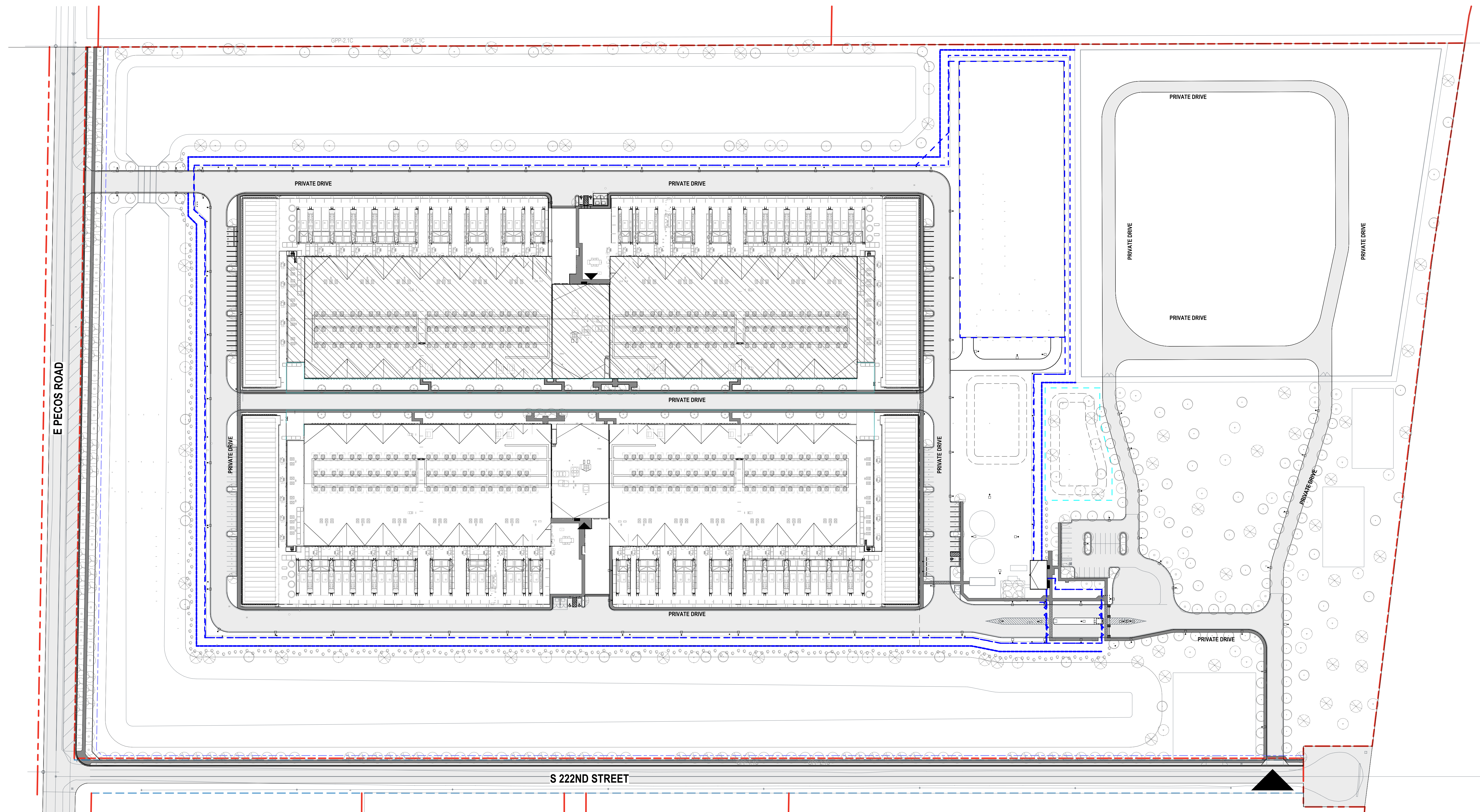
SECURITY ENGINEER:
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MICHAEL GHEZZI
(303) 832-2666
1120 LINCOLN ST., STE 1200
DENVER, CO 80203

PROJECT: SITE PLAN - 10464 E PECOS ROAD

TITLE: SITE PLAN

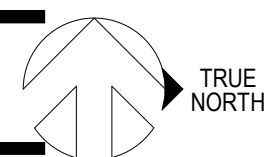
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01 SITE PLAN - PEDESTRIAN PATHWAYS

SCALE: 1" = 80'-0"



SITE PLAN LEGEND

- - - - - PROPERTY LINE
- - - - - BUILDING SETBACKS
- - - - - RIGHT OF WAY LINE
- - - - - CMU SCREEN
- - - - - MESH WIRE FENCE
- - - - - CHAIN LINK FENCE
- - - - - PUBLIC UTILITY EASEMENT
- - - - - REFUGE ACCESS
- - - - - PEDESTRIAN PATHWAY
- - - - - FOUNDATION BASE
- - - - - LIGHT POLE
- - - - - PARKING SHADE CANOPY OUTLINE

VICINITY MAP



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DESIGNED: GENSLER	ARCHITECT: PATRICK MAGNESS	
REV.	DATE	DESCRIPTION
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3	06MAY2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS

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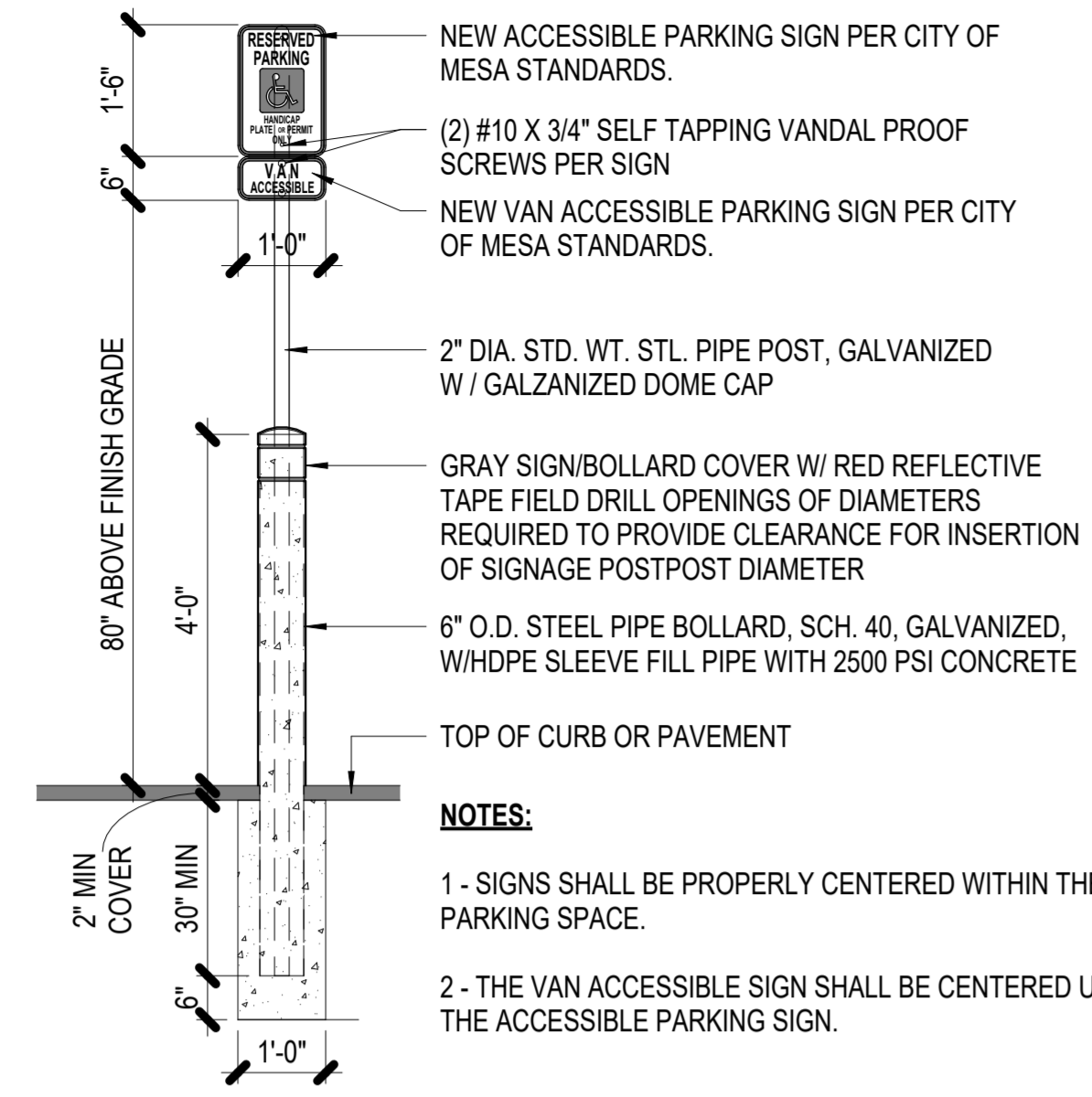
MECHANICAL ENGINEER: SWANSON RINK GARY ORZDO, PE (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203	ELECTRICAL ENGINEER: SWANSON RINK ALIGHAMKHAH (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203
CIVIL ENGINEER: KIMLEY-HORN CHARLES WARR (503) 388-8392 800 SW 6TH AVENUE, STE 1200 PORTLAND, OR 97204	STRUCTURAL ENGINEER: S.A. MRO, INC. MATTHEW WEST (303) 741-1317 4582 S ULLSTER ST #750 DENVER, CO 80207
ARCHITECT: GENSLER PATRICK MAGNESS (802) 532-4900 2275 CAMELBACK RD, STE 175 PHOENIX, AZ 85016	SECURITY ENGINEER: SWANSON RINK MICHAEL GHEZZI (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203
TELECOM ENGINEER: SWANSON RINK THANA GLASSER (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203	

PROJECT: SITE PLAN - 10464 E PECOS ROAD

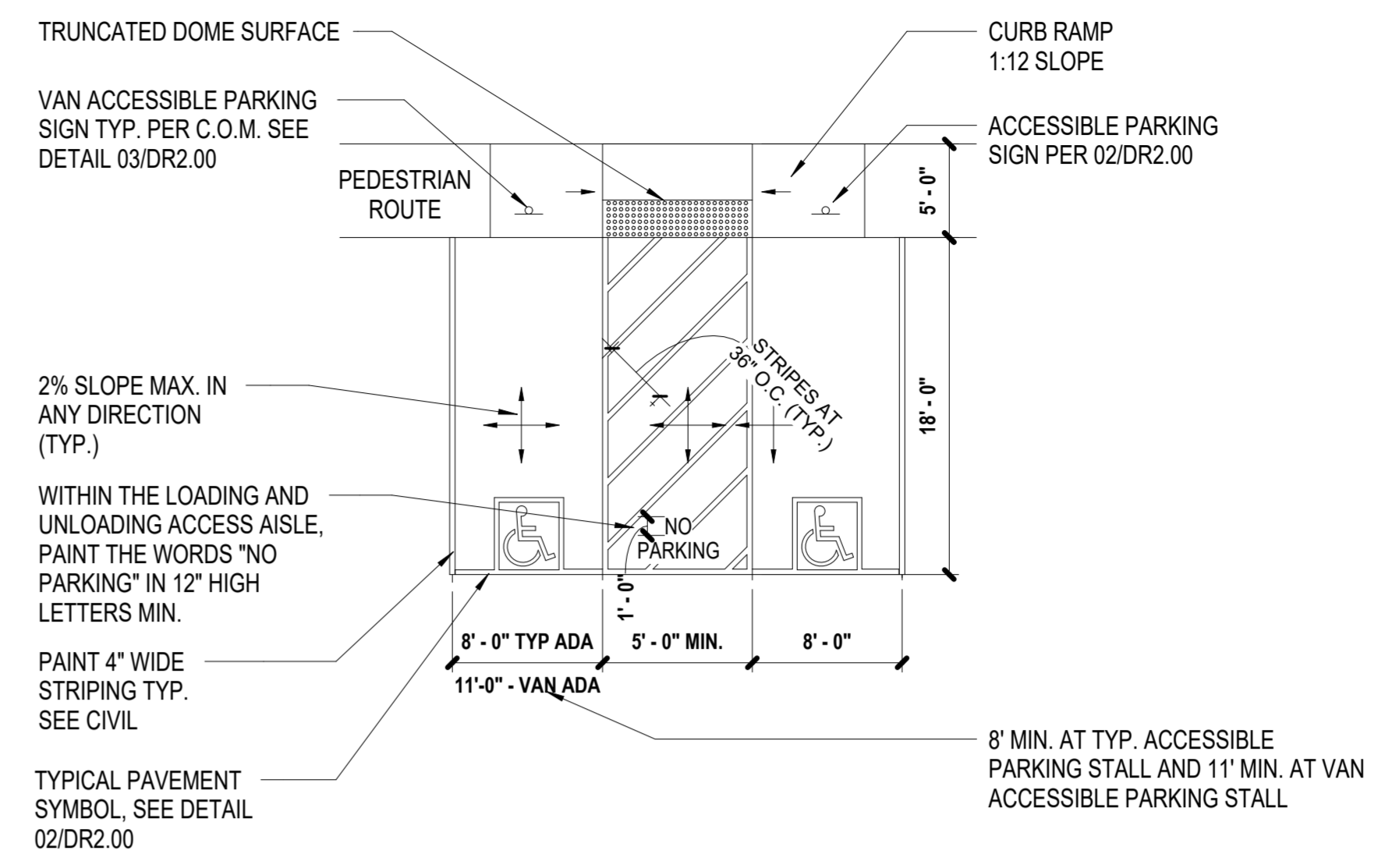
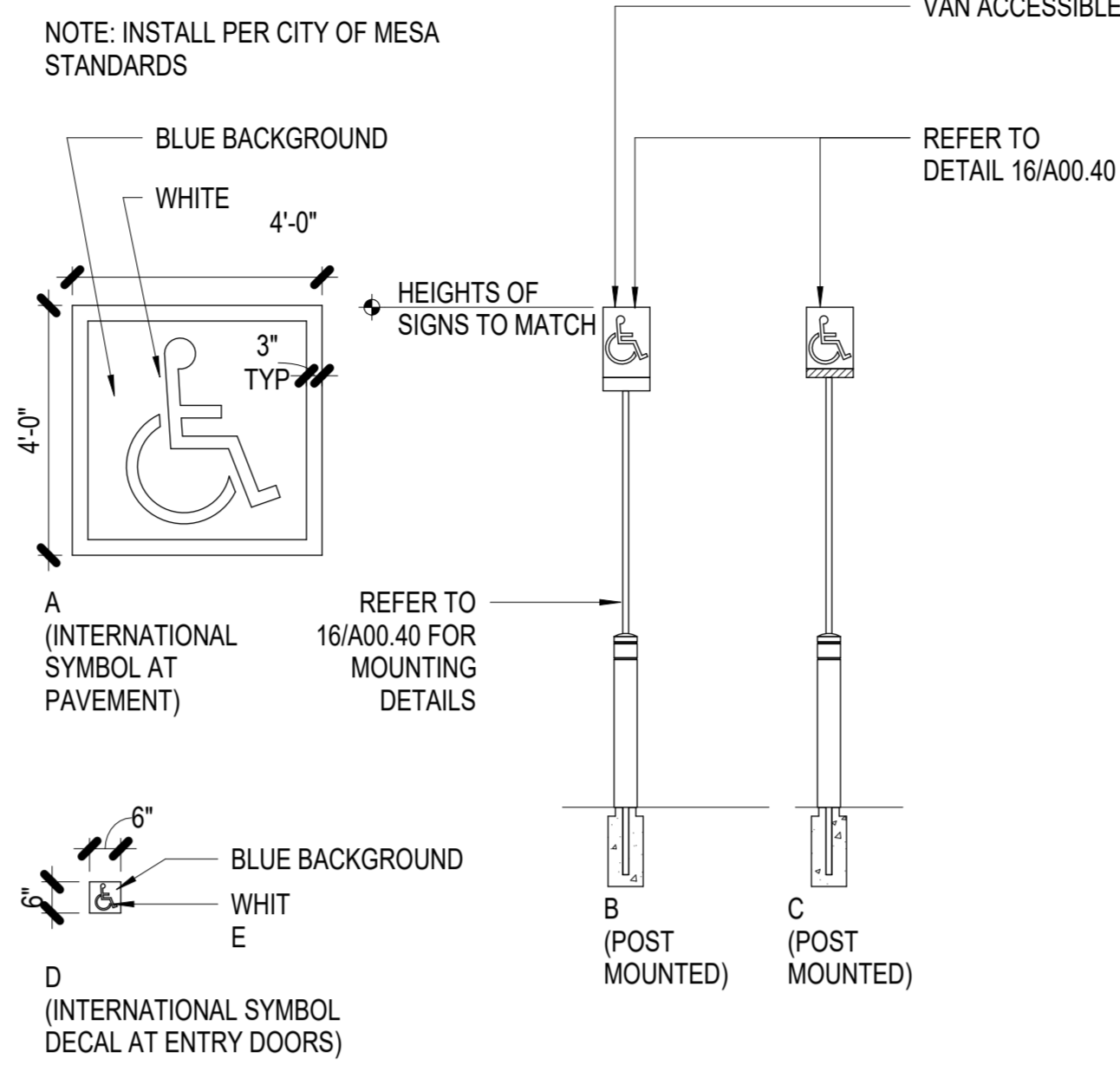
TITLE: PEDESTRIAN PATHWAY

DRAWING: DR0.02

PAPER SIZE: ARCH E1	SCALE: As indicated	AGILE NO:	REV: 3
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- NOTES:**
- 1 - SIGNS SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
 - 2 - THE VAN ACCESSIBLE SIGN SHALL BE CENTERED UNDER THE ACCESSIBLE PARKING SIGN.



03 ACCESSIBLE PARKING SIGN

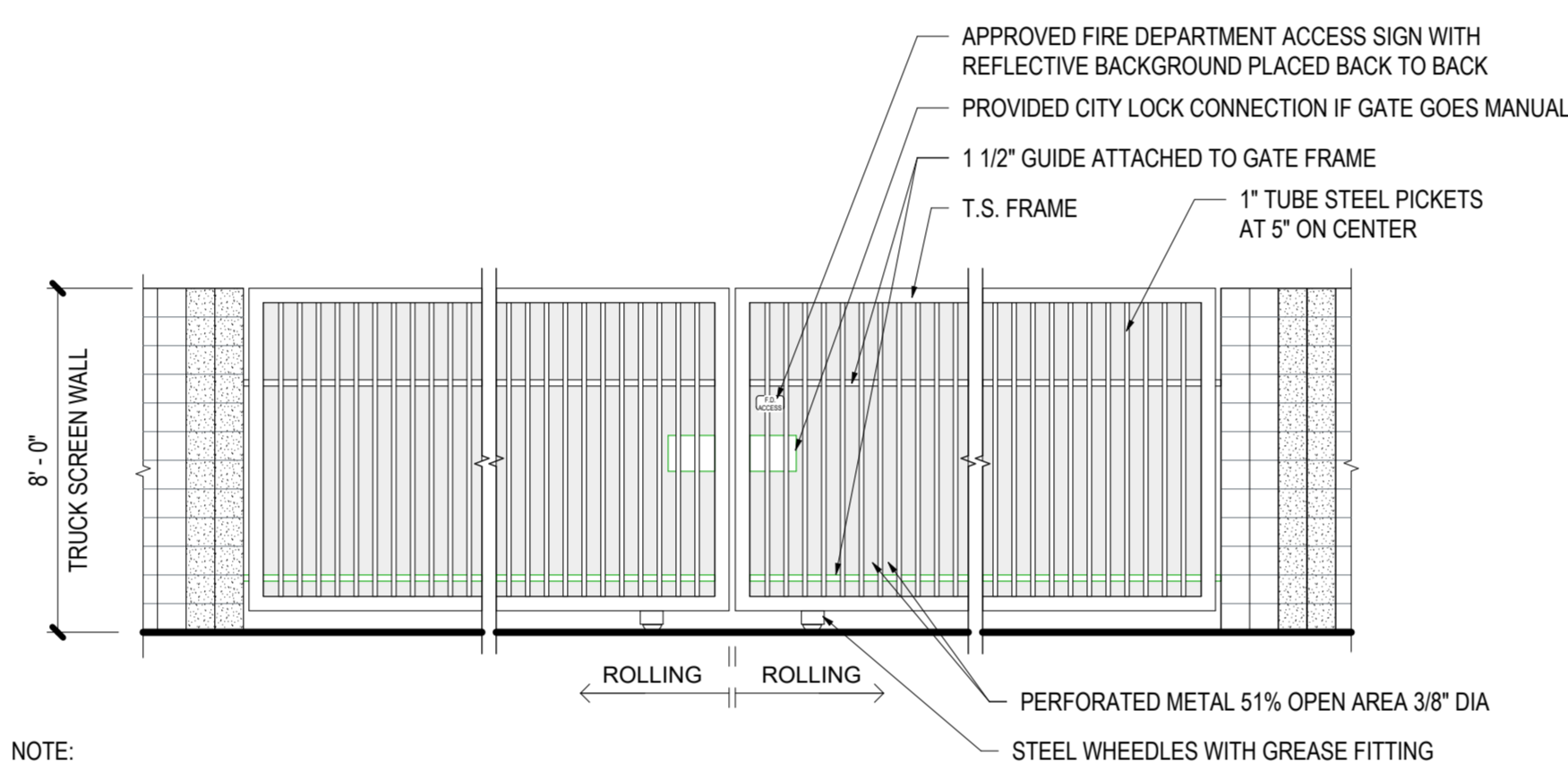
SCALE: 1/2" = 1'-0"

02 ACCESSIBLE SIGNAGE

SCALE: 3/8" = 1'-0"

01 ACCESSIBLE PARKING STALLS

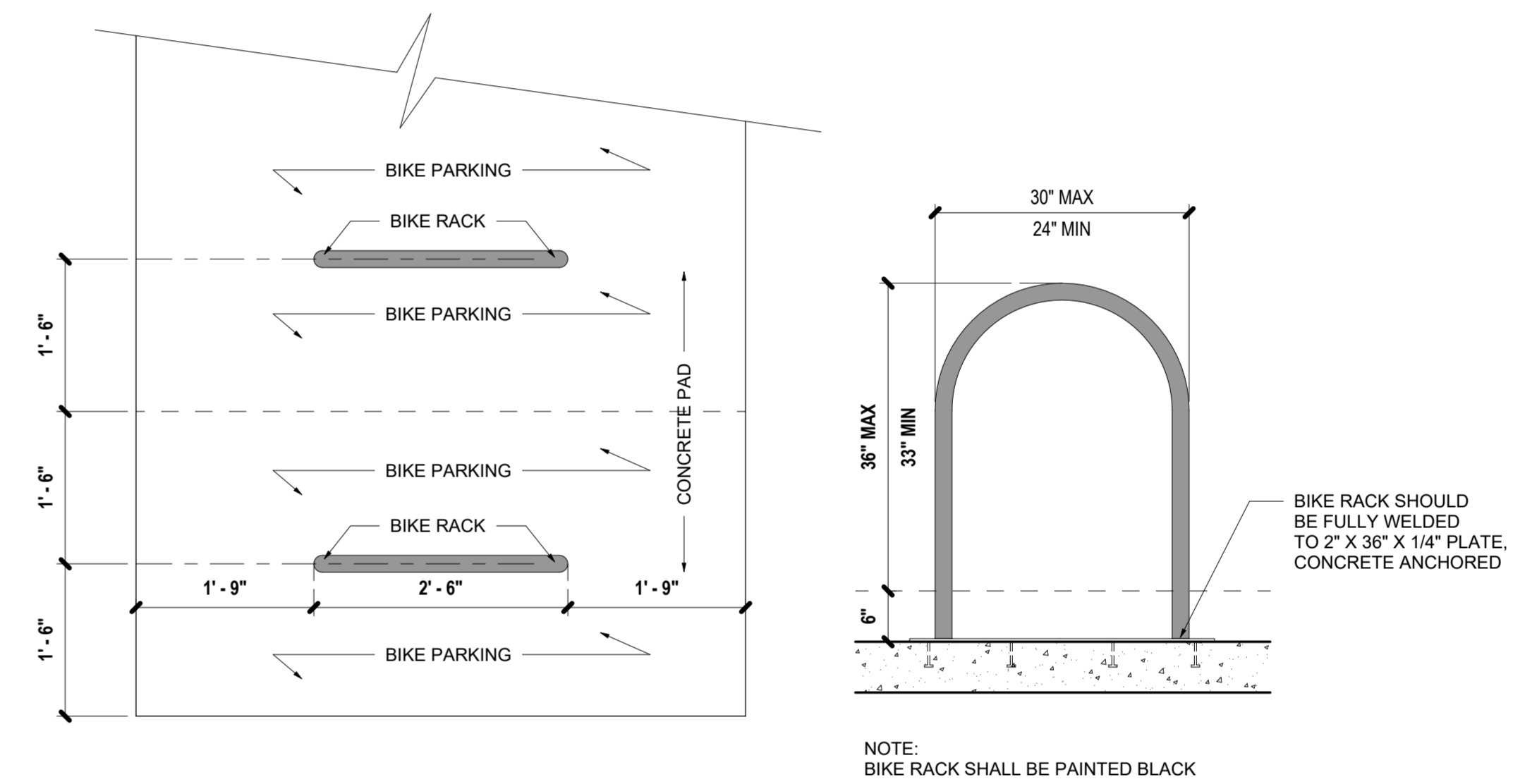
SCALE: 1/8" = 1'-0"



- NOTE:**
REFER TO CITY OF MESA FIRE DEPARTMENT CODE AND STANDARDS
GATE SHALL BE PAINTED BLACK
- NOTE:**
1. VERIFY WITH STRUCTURAL ENGINEER FOR EXACT FOOTING AND REINFORCING LOCATIONS
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS
 3. ALL WELDED STEEL CONSTRUCTION: WELD ALL AROUND GRIND SMOOTH ALL WELDS, BURRS ETC.
 4. PRIME AND PAINT TO MATCH EXISTING FENCE.
 5. TROWEL FINISH AND TOOL EDGES AT EXPOSED CONCRETE FOOTING.
 6. GATE SHALL BE MANUALLY OPERATED, ONE PERSON SHOULD BE ABLE TO OPERATE THE GATE
 7. PROVIDE KNOX BOX AT 48" AFF FIRE DEPARTMENT ACCESS, COORDINATE WITH FIRE DEPARTMENT FOR FINAL LOCATION.
 8. ALL ROLLING GATES SHOULD BE BLACK.

05 TYP. ROLLING GATE

SCALE: 1/4" = 1'-0"



04 TYP. BICYCLE RACK

SCALE: 3/4" = 1'-0"

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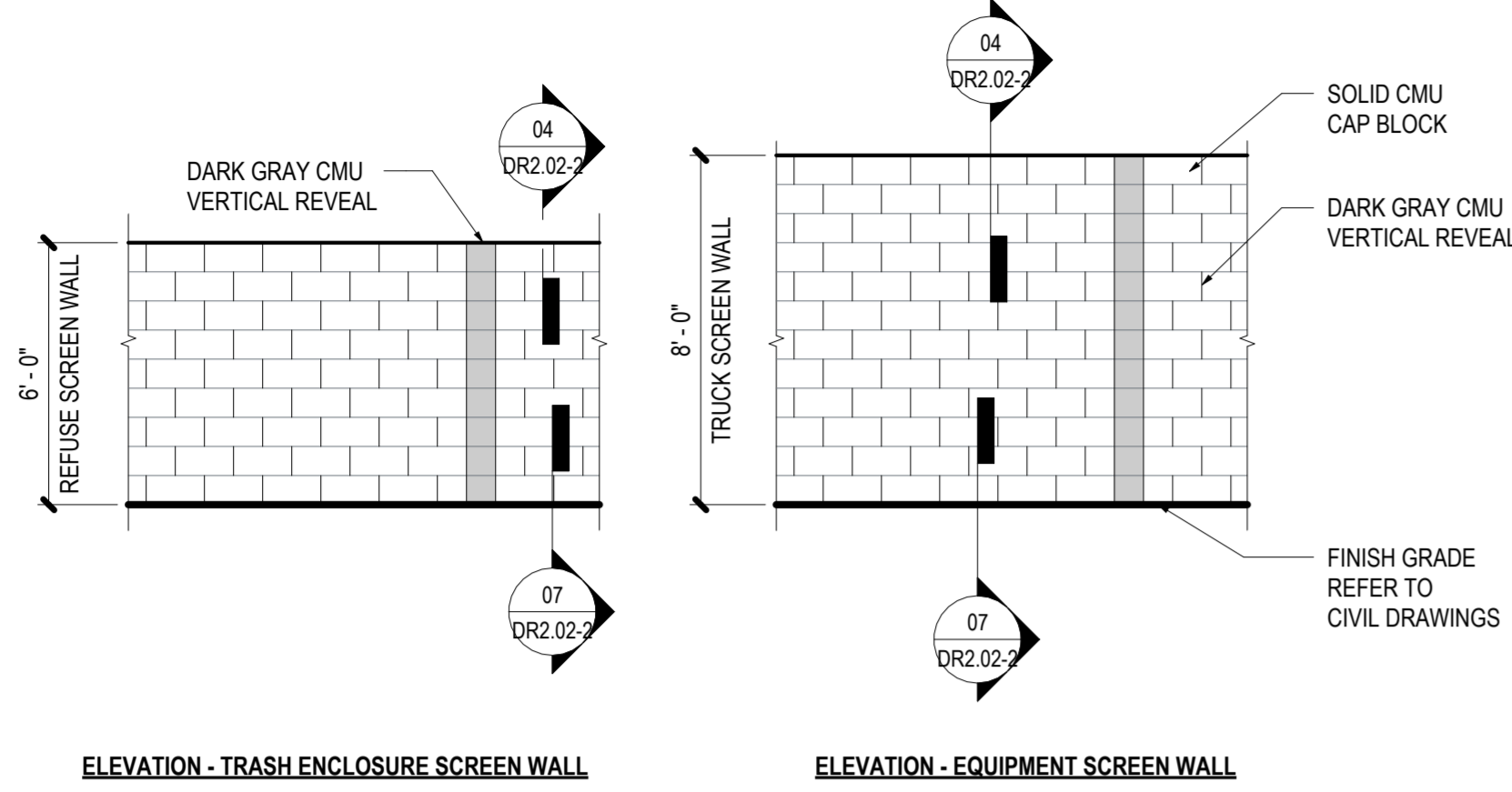
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CIVIL ENGINEER: KIMLEY-HORN CHARLES WURL (602) 944-6500 7740 N 16TH ST, STE 300 PHOENIX, AZ 85020	STRUCTURAL ENGINEER: S.A. MRG, INC. MATTHEW WEST (303) 741-3737 4382 S LUSTER ST, STE 750 DENVER, CO 80237
ARCHITECT: GENSLER PATRICK MAGNESS (802) 522-4960 2275 E CAMELBACK RD STE 175 PHOENIX, AZ 85016	SECURITY ENGINEER: SWANSON RINK MICHAEL GHEZZO (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203
TELECOM ENGINEER: SWANSON RINK THANKA GLAESER (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203	

PROJECT: SITE PLAN - 10464 E PECOS ROAD

TITLE: SITE DETAILS

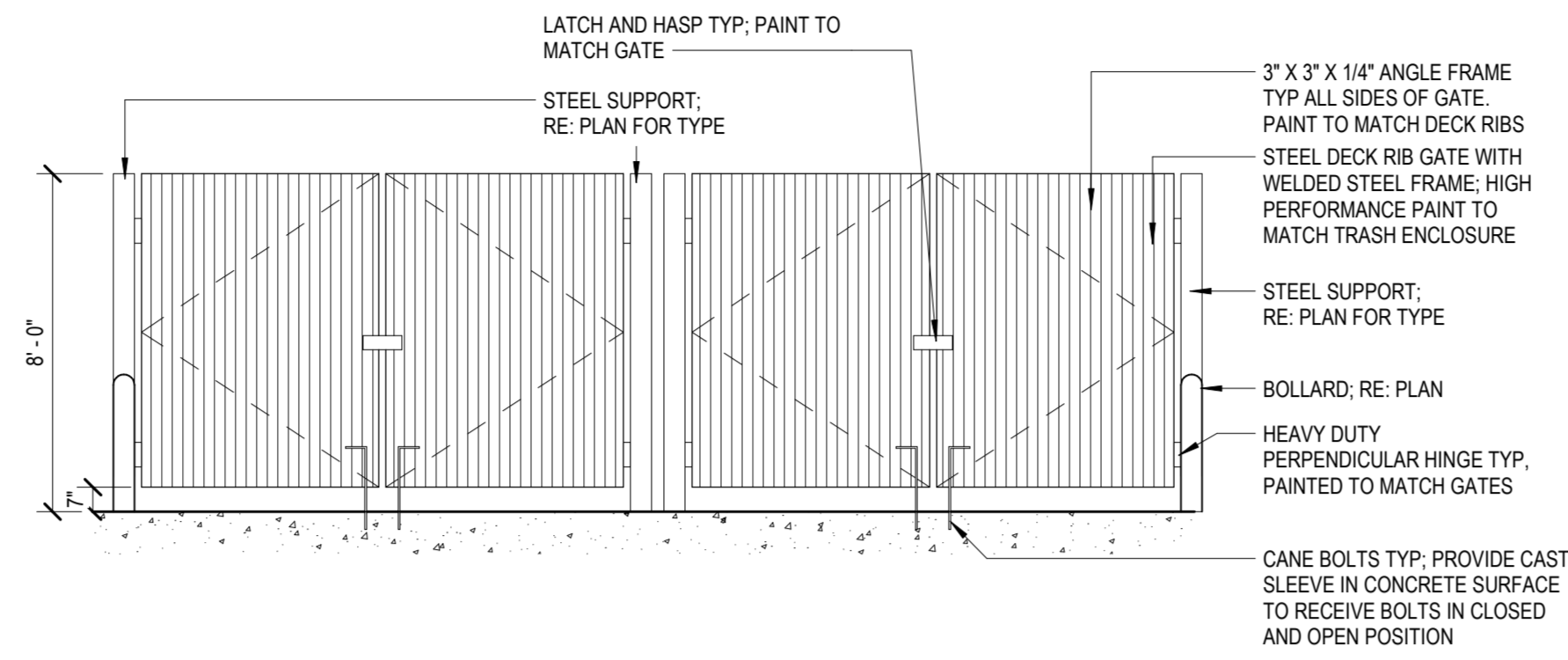
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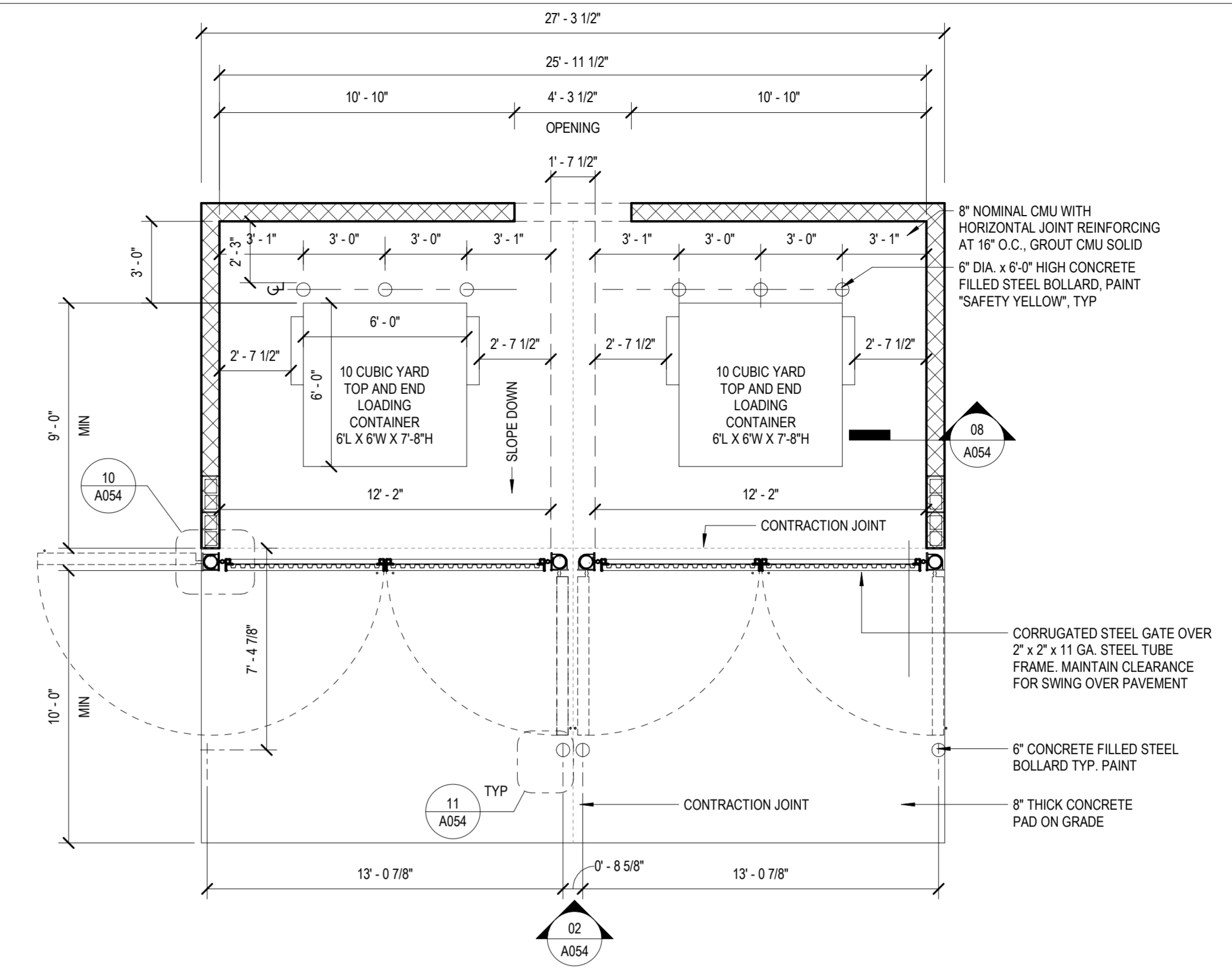
03 CMU SCREEN WALL

SCALE: 1/4" = 1'-0"



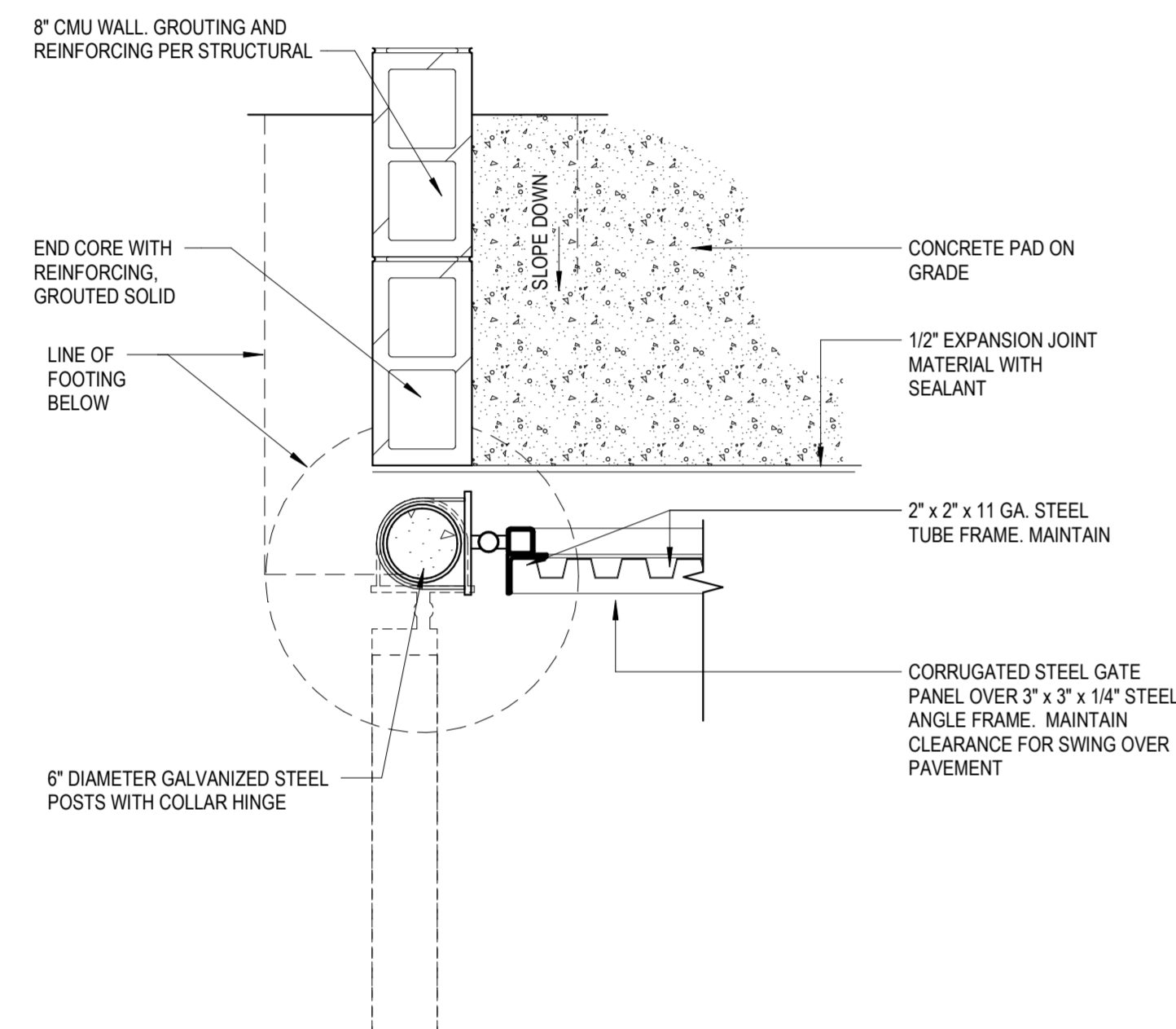
02 TRASH ENCLOSURE - GATE ELEVATION

SCALE: 1/4" = 1'-0"



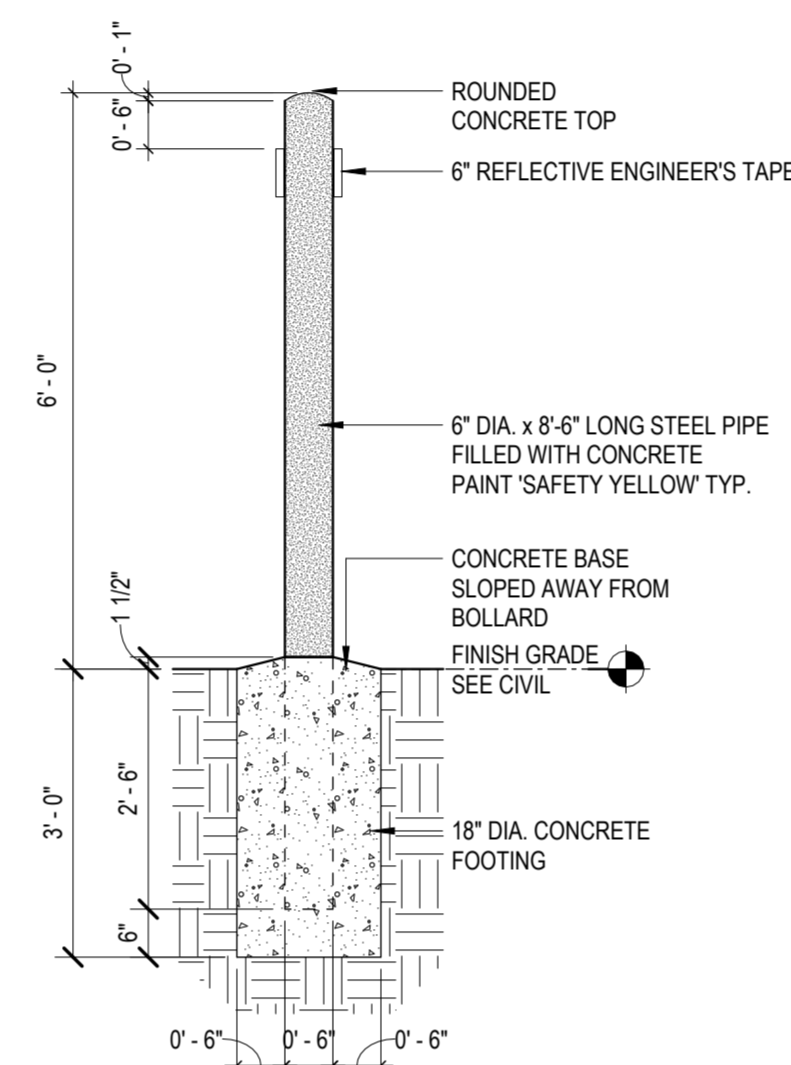
01 SITE DETAIL - TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



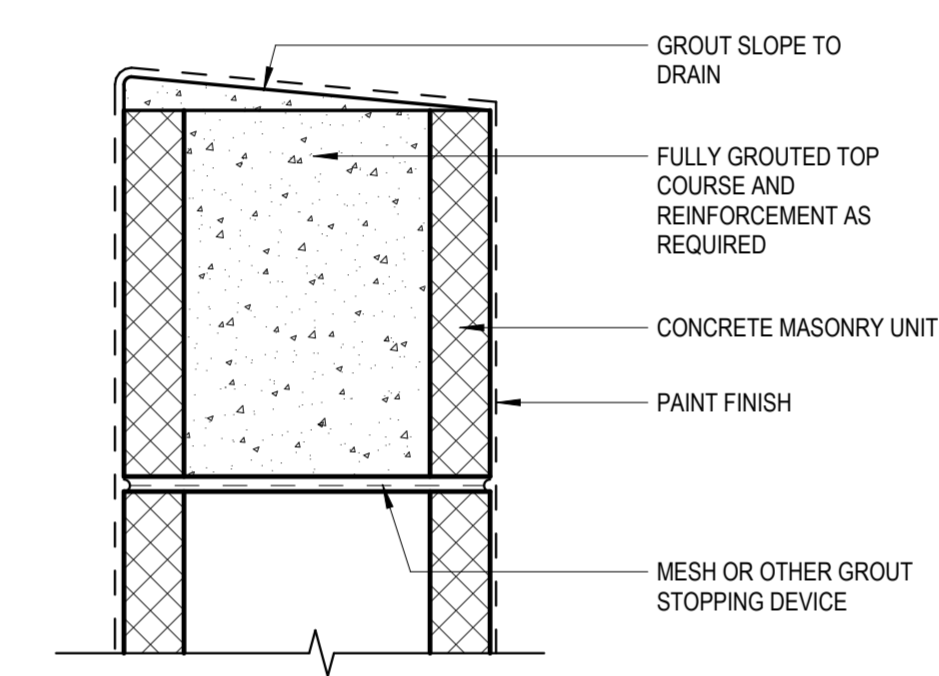
06 TRASH ENCLOSURE - CORNER DETAIL

SCALE: 1" = 1'-0"



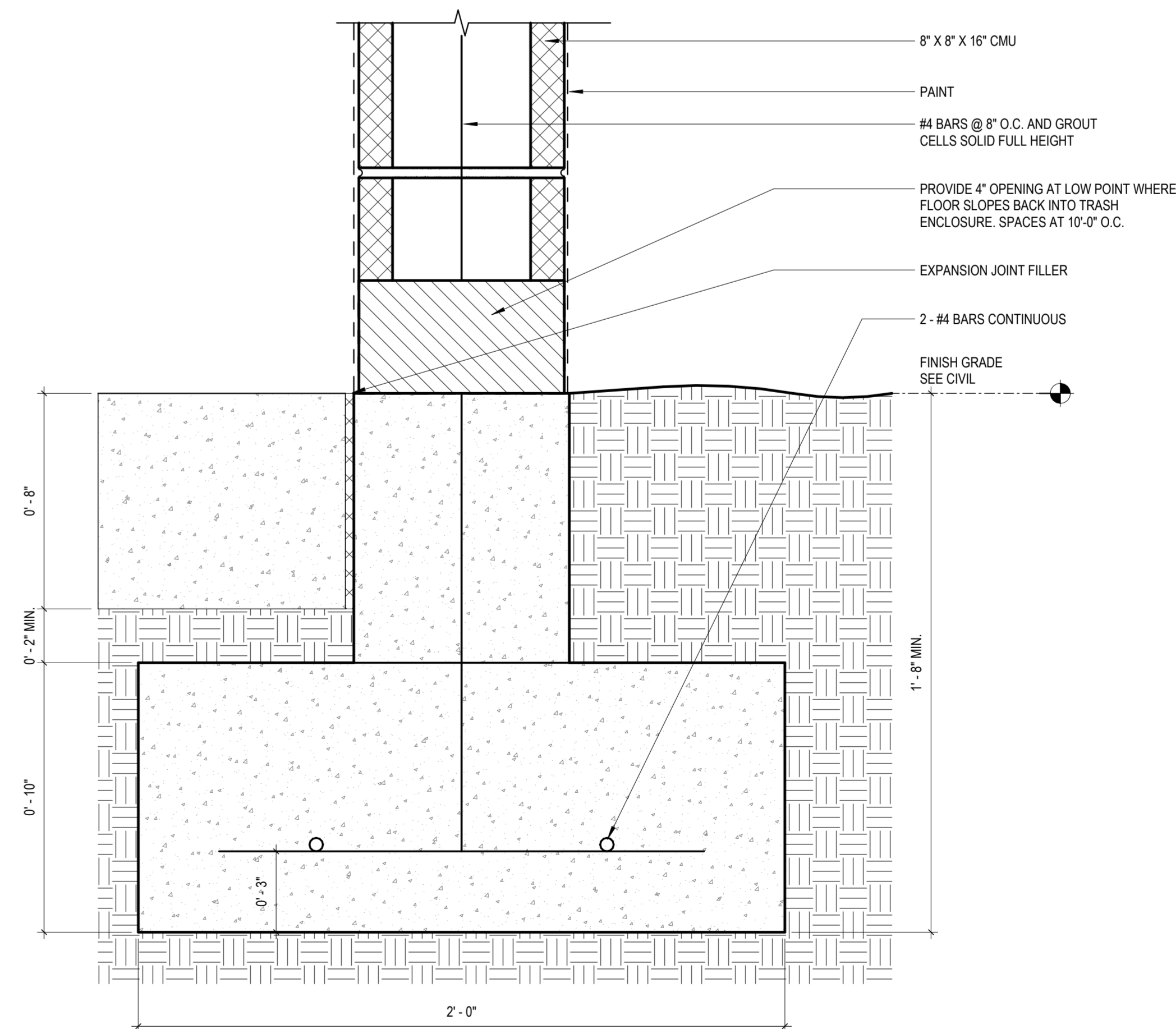
05 TYPICAL EXTERIOR BOLLARD

SCALE: 1/2" = 1'-0"



04 CMU SCREEN WALL - TOP OF WALL DETAIL

SCALE: 3" = 1'-0"



07 CMU SCREEN WALL - BOTTOM OF WALL DETAIL

SCALE: 3" = 1'-0"

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DESIGNED: GENSLER ARCHITECT: PATRICK MAGNESS

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CIVIL ENGINEER:	STRUCTURAL ENGINEER:
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TELECOM ENGINEER:
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PROJECT: SITE PLAN - 10464 E PECOS ROAD

TITLE: SITE DETAILS

DRAWING: DR2.02-2

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