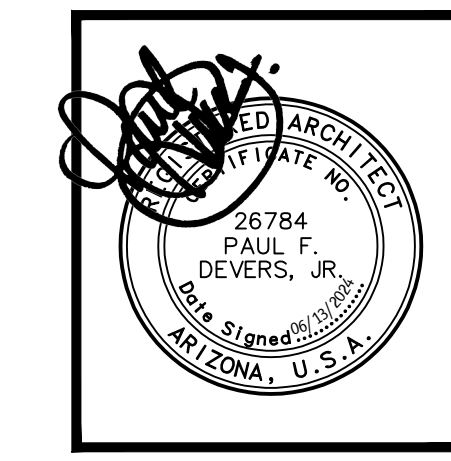


**CAWLEY ARCHITECTS**

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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

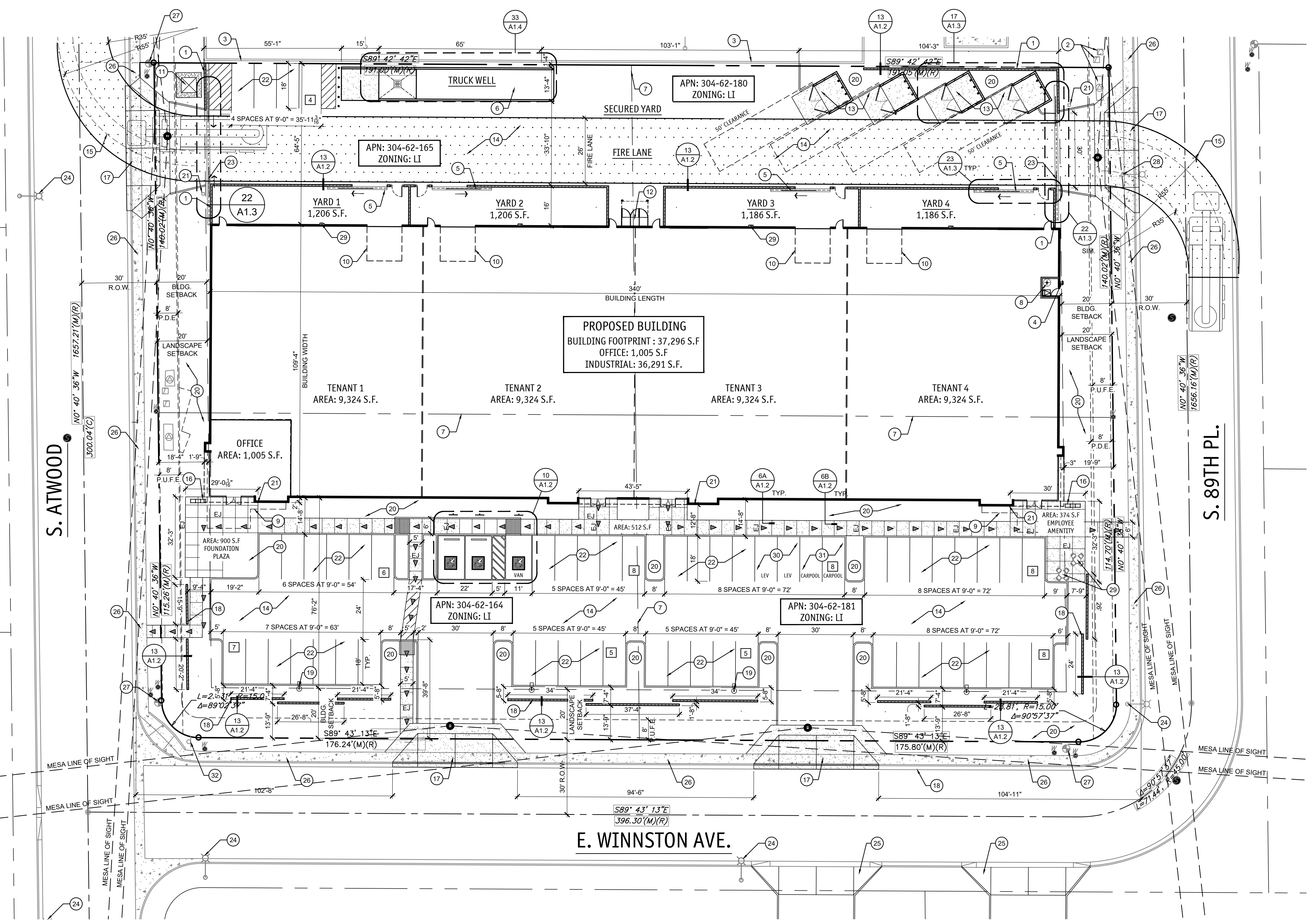
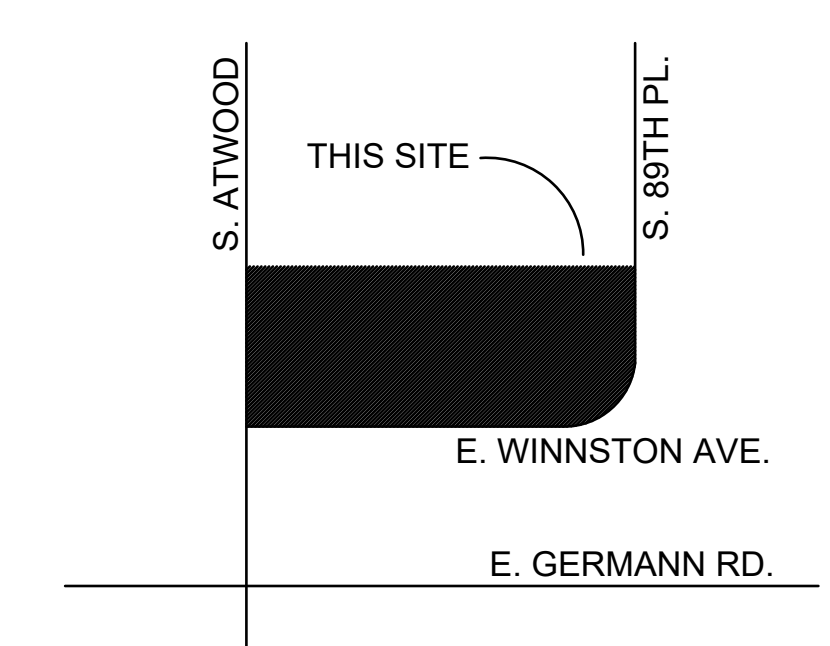
PARKING PROVIDED		
TOTAL REGULAR SPACES		48
TOTAL ACCESSIBLE SPACES		3
TOTAL PRIORITY L.E.V. SPACES		2
TOTAL PRIORITY CARPOOL SPACES		2
TOTAL SPACES ON SITE		55

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

- 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

- 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

- 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

- 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

- 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

