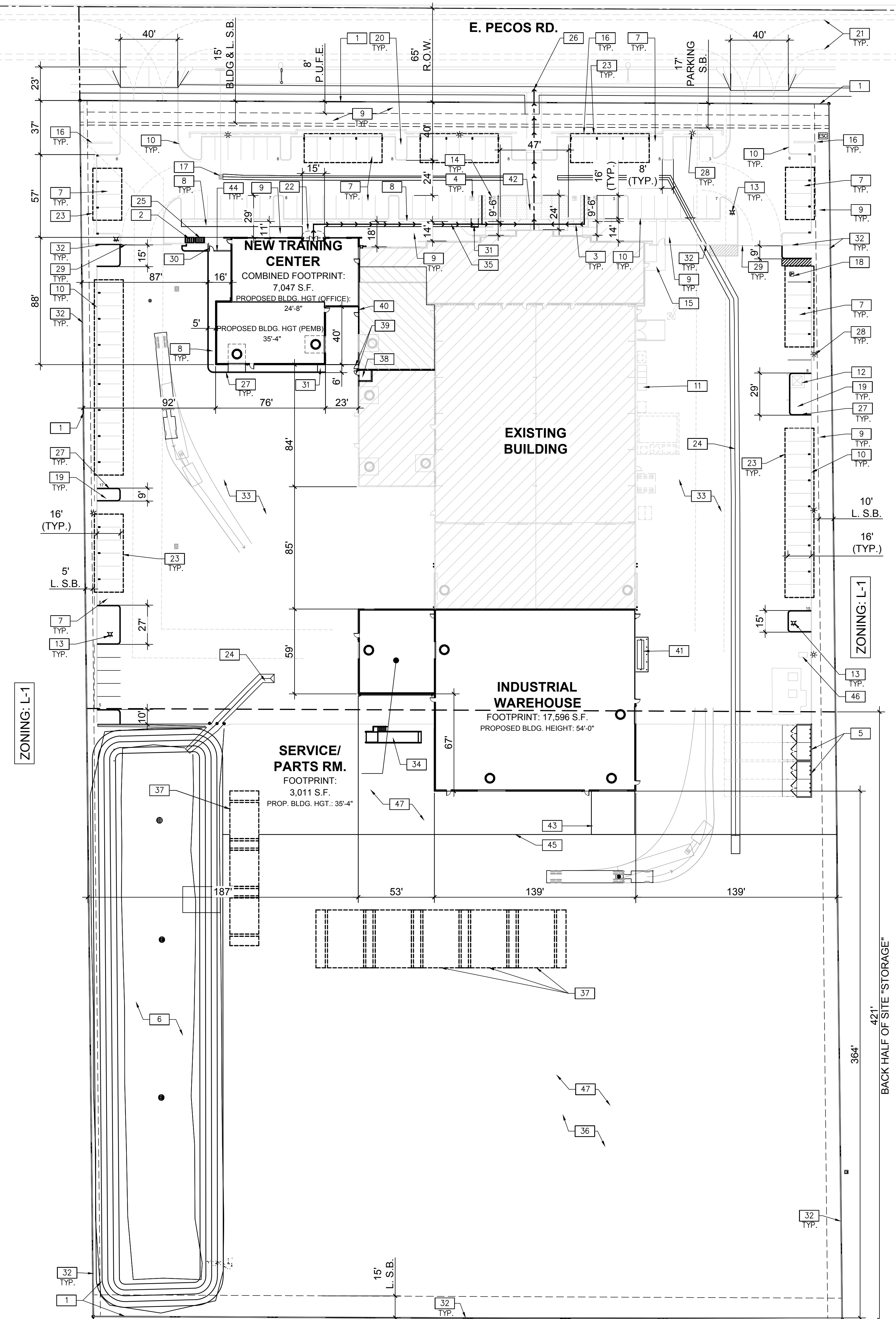


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SITE LEGEND

- 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

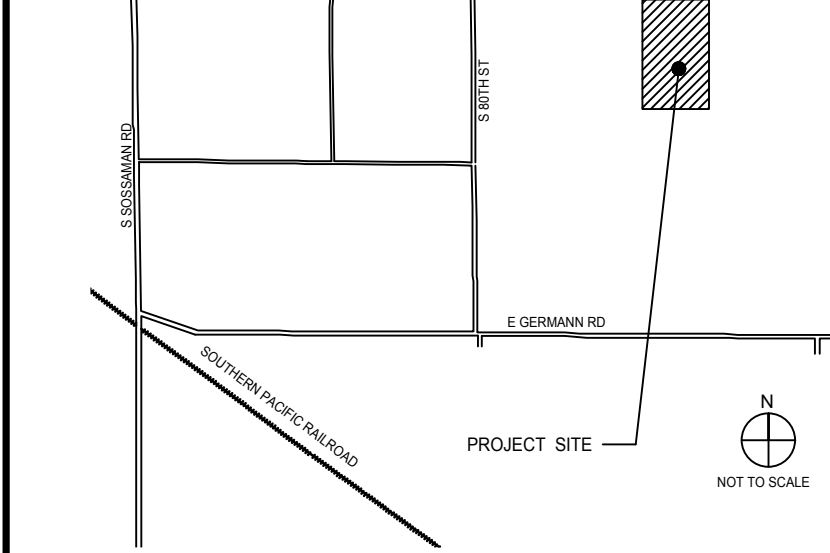
ADDRESS: 8223 E PECOS RD, MESA, AZ 85212
 APN: 304-61-014B
 GROSS SITE AREA: +/- 435,690 SF (+/- 10.00 ACRES)
 ZONING: LI W/ PAD OVERLAY
 MAX HEIGHT: 54'-00"
 CONSTRUCTION: III-B/A.F.E.S.

BUILDING AREA:	EXISTING	PROPOSED	TOTAL
INDUSTRIAL/FACTORY (PROPOSED EXPANSION)	44,858	17,596	62,454
NEW TRAINING CENTER (PROPOSED EXPANSION)		7,047	7,047
SERVICE/PARTS STORAGE (PROPOSED EXPANSION)		3,011	3,011
TOTAL FOOTPRINT:	44,858	17,654	62,512
TOTAL PROPOSED EXPANSION FOOTPRINT:		17,654	17,654

LOT COVERAGE:	EXISTING: 10%	PROPOSED: 8.4%	GROSS: 18.4%
PARKING TOTALS REQUIRED:			
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

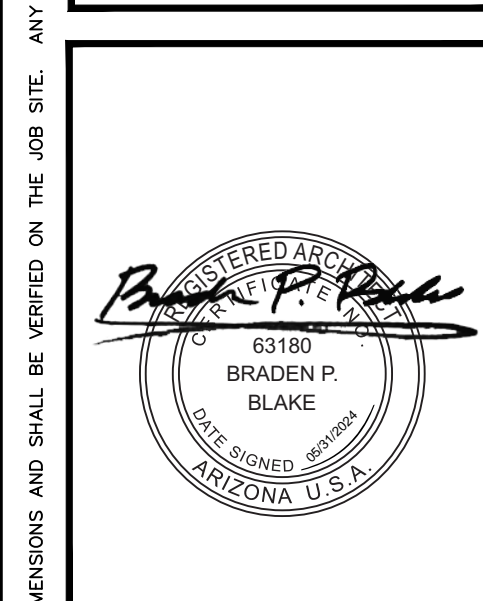


SITE PLAN KEYNOTES

- 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 NEW CONCRETE SLAB FOR FUTURE OWNER PROVIDED PREMANUFACTURED SAND BLAST & PAINT BOOTH. GC TO RUN ELECTRICAL CONDUITS TO LOCATION
- 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.

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METSO EXPANSION
 8223 EAST PECOS ROAD
 MESA, ARIZONA 85212

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
06/05/2024	DR AND P&Z 2ND RESUBMITTAL

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

SHEET
A100
 Mon, 03 Jun 2024

SITE PLAN
 SCALE: 1"=40'-0"