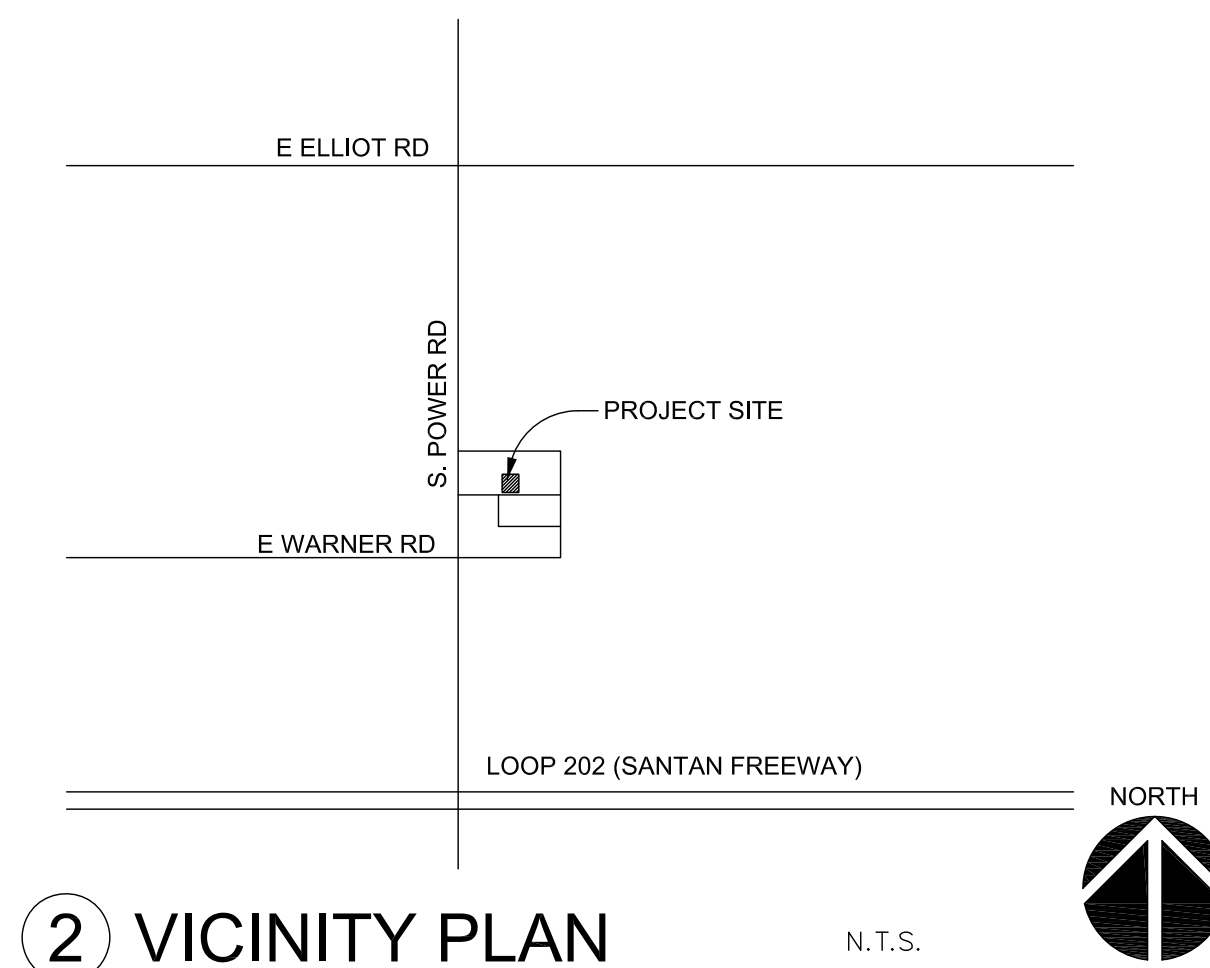
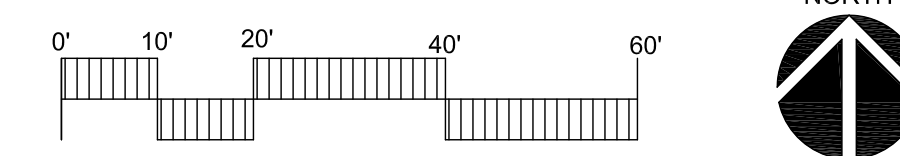


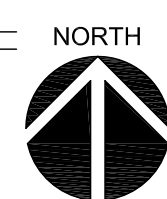
1 SITE PLAN

SCALE: 1" = 20'-0"



2 VICINITY PLAN

N.T.S.



PROJECT DATA

APN: 304-17-977A  
304-17-978A

LEGAL DESCRIPTION:  
LOTS N3 & N4, GATEWAY NORTE LOTS N1 N2  
N3 N4 N5 & N6 REPLAT. MCR: 1744-20

LOTS TO BE COMBINED

EXISTING ZONING: LI

PARCEL SIZE: 65,578 SF (1.505 AC)

BUILDING SIZE: 10,000 SF

LOT COVERAGE: 10,000/65,578 = 15.25%

PARKING CALCULATIONS:  
OFFICE: 1 SPACE PER 375 SF  
WAREHOUSE: 1 SPACE PER 900 SF

OFFICE  
SUITE A: 2,282 SF  
SUITE B: 2,500 SF  
TOTAL: 4,782/375 = 13 SPACES

WAREHOUSE  
SUITE A: 2,718 SF  
SUITE B: 2,500 SF  
TOTAL: 5,218/900=6 SPACES

TOTAL PARKING REQUIRED: 19 SPACES  
TOTAL PARKING PROVIDED: 22 SPACES  
BICYCLE PARKING REQUIRED: MIN. 3 OR 1 PER 10  
PARKING SPACES  
BICYCLE PARKING PROVIDED: 4 SPACES

KEYNOTES

- 1 EXISTING PRIVATE STREET
- 2 EXISTING CONCRETE CURB
- 3 EXISTING CMU MONUMENT FEATURE
- 4 EXISTING STORM DRAIN INLET
- 5 EXISTING SIDEWALK
- 6 NEW 6" HIGH CONCRETE CURB
- 7 ASPHALT PAVING
- 8 5'-0" WIDE 4" THICK CONCRETE SIDEWALK
- 9 TRASH ENCLOSURE PER C.O.M. STANDARDS DETAIL M-62
- 10 ADA PARKING SPACE AND SIGN
- 11 8'-0" TALL 8" CMU WALL
- 12 SWING GATE
- 13 PEDESTRIAN GATE
- 14 LANDSCAPE AREA
- 15 ELECTRICAL SERVICE (S.E.S.)
- 16 TRANSFORMER LOCATION
- 17 ADA RAMP
- 18 F.D.C.
- 19 TEMPORARY EXTRUDED CURB
- 20 EXISTING LANDSCAPE AREA
- 21 EXISTING 8'-0" TALL CMU WALL
- 22 REWORK EXISTING IRRIGATION BOXES
- 23 BICYCLE RACK (2 SPACES PER RACK)
- 24 NEW DRIVEWAY PER C.O.M. DETAIL M-42
- 25 EXISTING FIRE HYDRANT
- 26 EXISTING DRIVE TO REMAIN
- 27 FIRE TRUCK TURNING RADIUS. 35' INSIDE/65' OUTSIDE
- 28 15' FOUNDATION BASE LANDSCAPE LINE
- 29 REMOVE CURB AS REQUIRED FOR NEW DRIVE (SHOWN DASHED)
- 30 CROSSWALK. CONCRETE SCORED 30"x30". GREY, BROOM FINISH. RAISED 3"
- 31 4" THICK CONCRETE WALK. BROOM FINISH
- 32 FIRE RISER LOCATION

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**INDUSTRIAL BUILDING  
GATEWAY NORTE  
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MESA, ARIZONA 85212**

PROJECT NUMBER: 2355240-01  
PROJECT MANAGER: JEFF K  
DRAWN BY: JEFF K  
CHECKED BY: JEFF K

NO	REVISION	DATE

SHEET DESCRIPTION  
DEVELOPMENT SITE PLAN



SHEET NO.

**A100**

ISSUE DATE: 20 MAY 2024