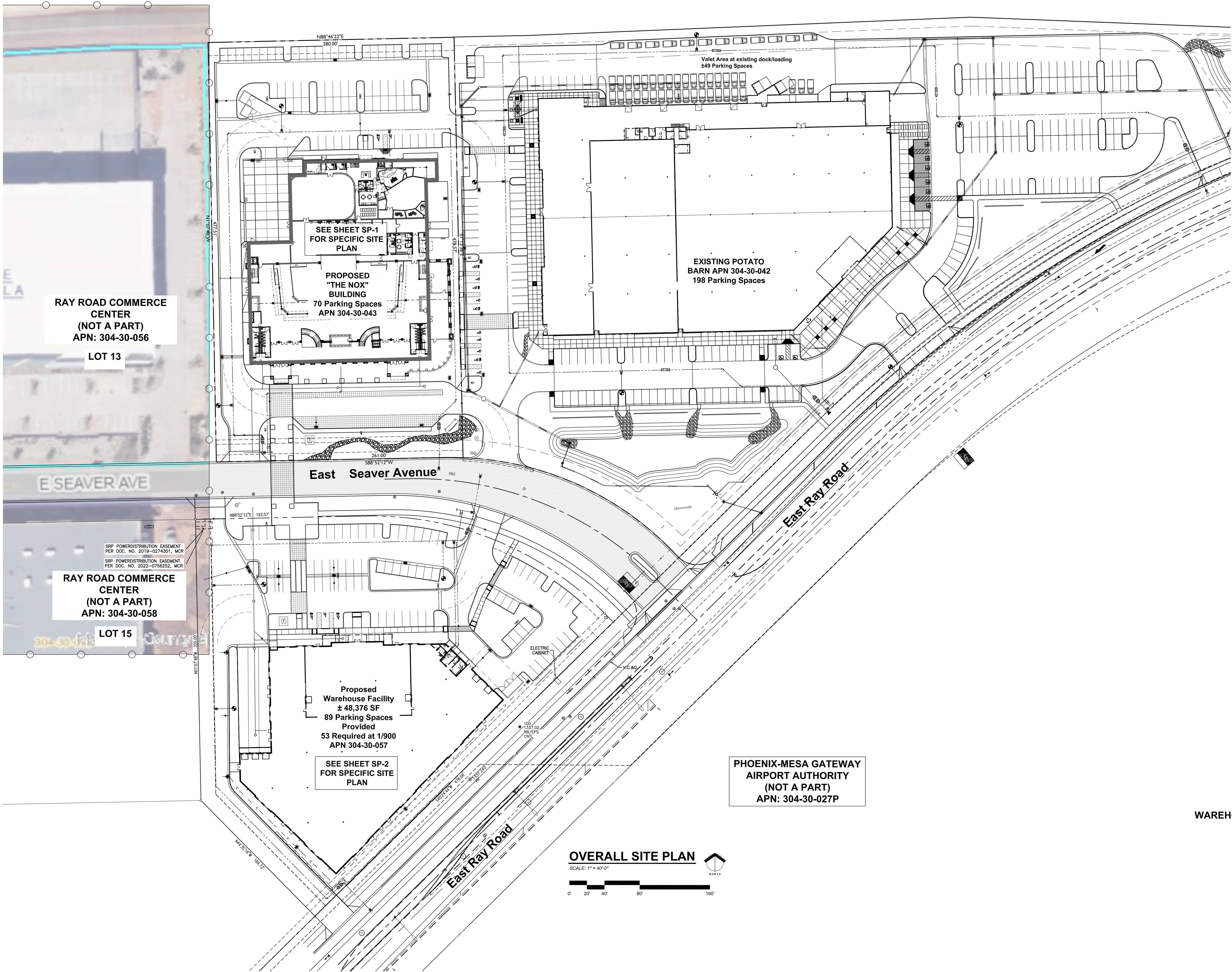




PROJECT DATA:

Project Address:
7224 E. Seaver Ave, Mesa, AZ 85212 (The Nox)
7244 E. Ray Road, Mesa AZ 85212 (South Parcel)

Zoning: LI - light industrial
Site Area Nox: 133,966 sf (3.0754 ac)
Lot Coverage: 35.64%
Site Area Warehouse: 138,711 sf (3.1844 ac) 304-30-058
Lot Coverage: 34.59%

Property Owner Information:
Name: GIA 394, LLC
Address: PO Box 1078, Higley, AZ 85236

Project Description:
Providing a new 2-story building that will serve as a music venue performance space with support spaces, offices and recording studio. Conceptual design for single story office-warehouse facility.

Building Height per LI Zoning: 40'-0" aff (max.)

Building Area Nox:

1st Floor:	
Gross Floor Area/area under roof/patio	46,583 sf
2nd Floor:	
Gross Floor Area/area under roof/patio	25,482 sf
Total Gross Building Area All Floors Nox:	72,065 sf

Building Area Warehouse:

1st Floor:	
Gross Floor Area/area under roof/patio	47,979 sf

Building Setbacks:

Seaver Road	= NA
East Ray Road	= 15'-0" (arterial)
Interior Side Yard	= 0'-0"
Rear Yard	= 0'-0"

Landscape Setbacks:

East Ray Road	= 15'-0" (arterial)
Interior Side & Rear Yards	= 7'-0"

Parking Summary Nox

See parking study for more detailed analysis.

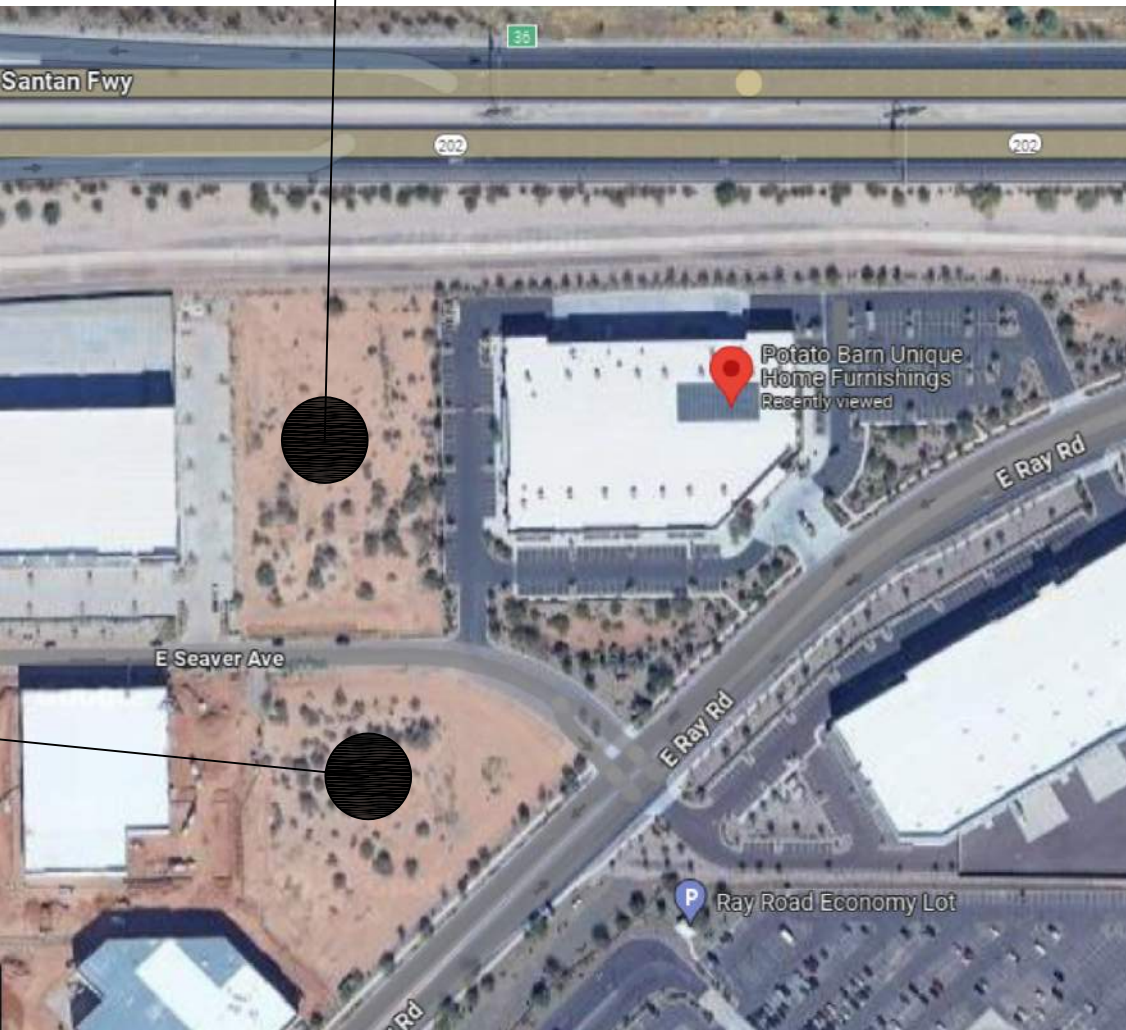
Parking assembly area = 16,796 sf 1st floor /75 =224 spaces
Parking assembly 2nd floor area based on fixed seats/2 = 131 spaces
Parking Office area = 12,409 sf all floors/375 = 32 spaces

Total required 387 spaces Nox

Total provided 404 (355 spaces + 49 valet parking spaces) across 3 parcels

SIGN LOCATIONS AND DESIGN TO BE DETERMINED UNDER SEPARATE SUBMITTAL/APPROVAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

NOX SITE



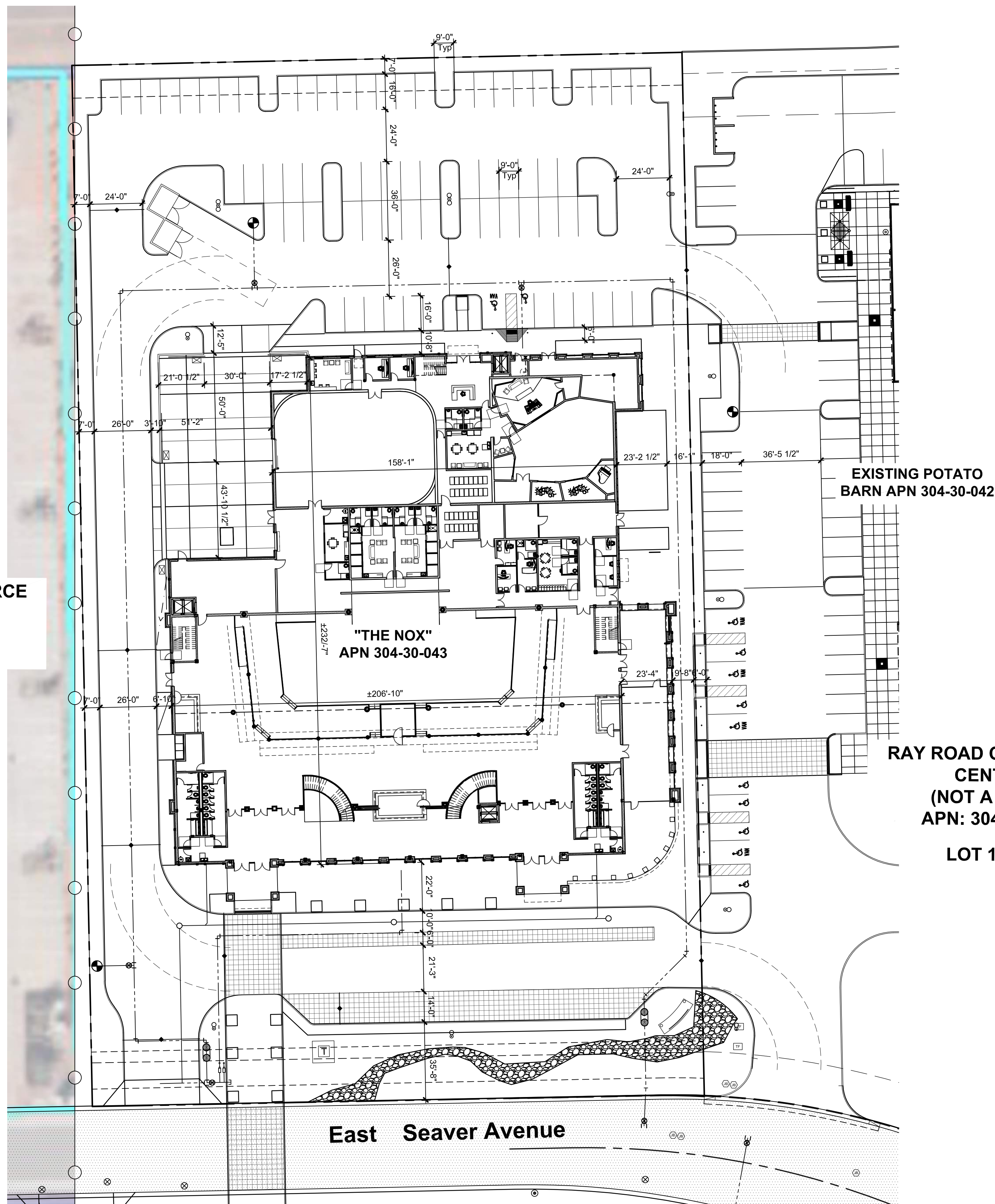
VICINITY MAP

adaptive ARCHITECTS
3008 VINCENT P. DIEHLA
ARCHITECT
DESIGN REVIEW

POTATO BARN DISTRIBUTION FACILITY
7244 E. RAY RD.
MESA, AZ 85212

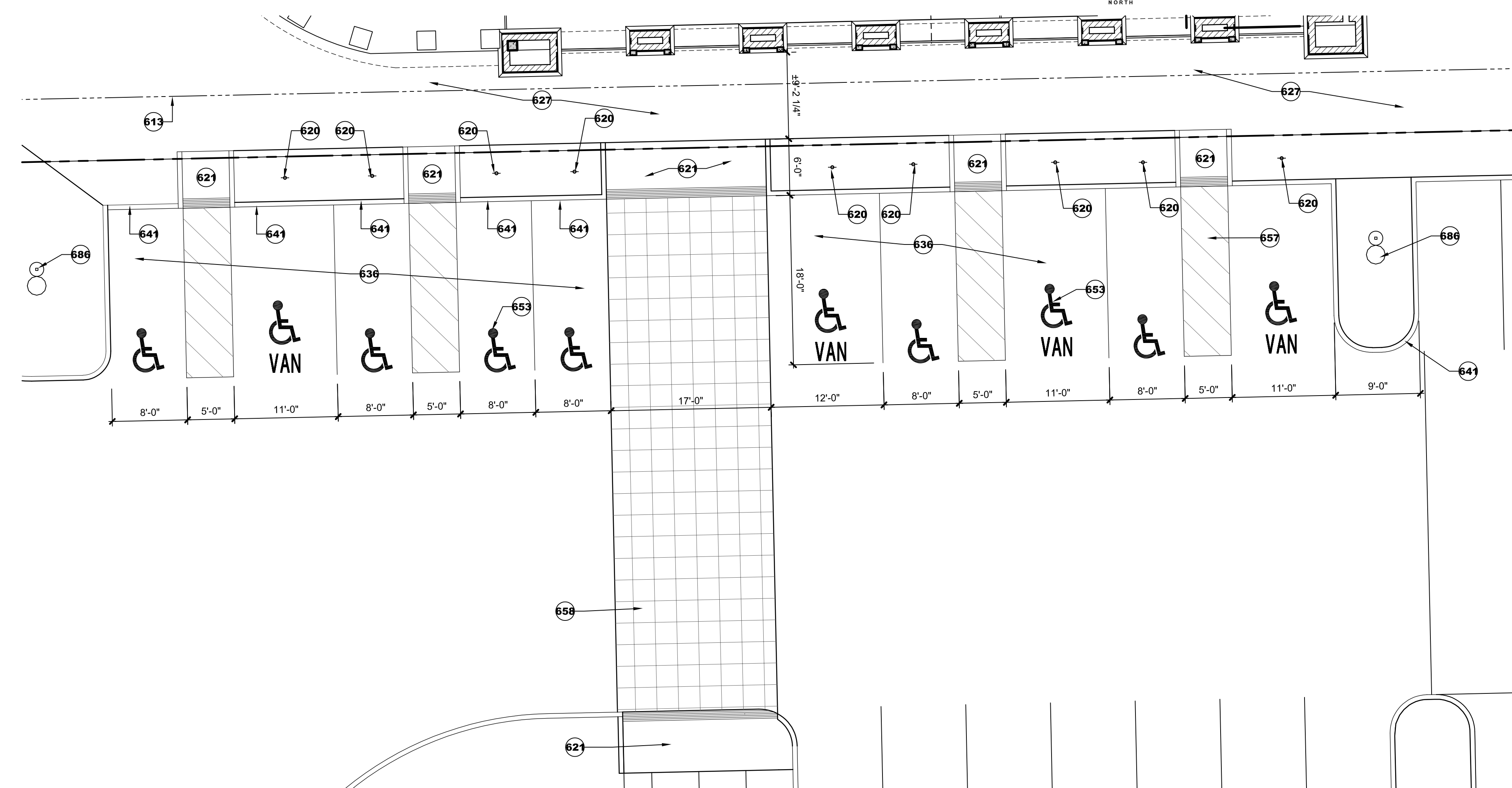
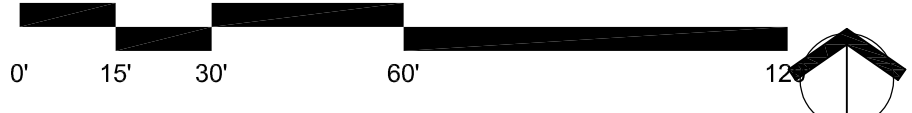
Project Number: 2201.02	Revision: Date:	Sheet Number: SP0
Date: 5/21/2025		

RAY ROAD COMMERCE
CENTER
(NOT A PART)
APN: 304-30-056



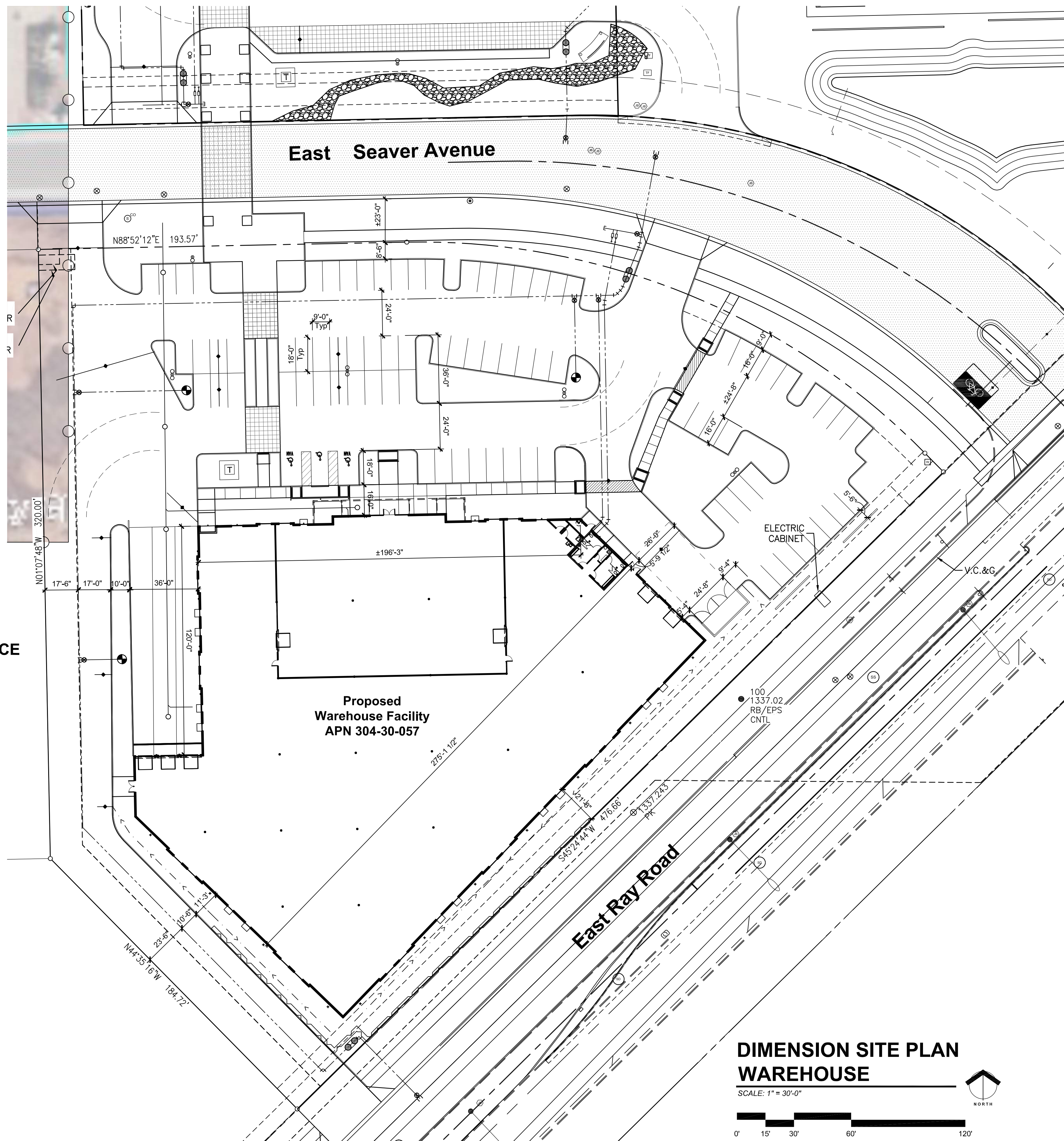
**DIMENSION SITE PLAN
NOX**

SCALE: 1" = 30'-0"



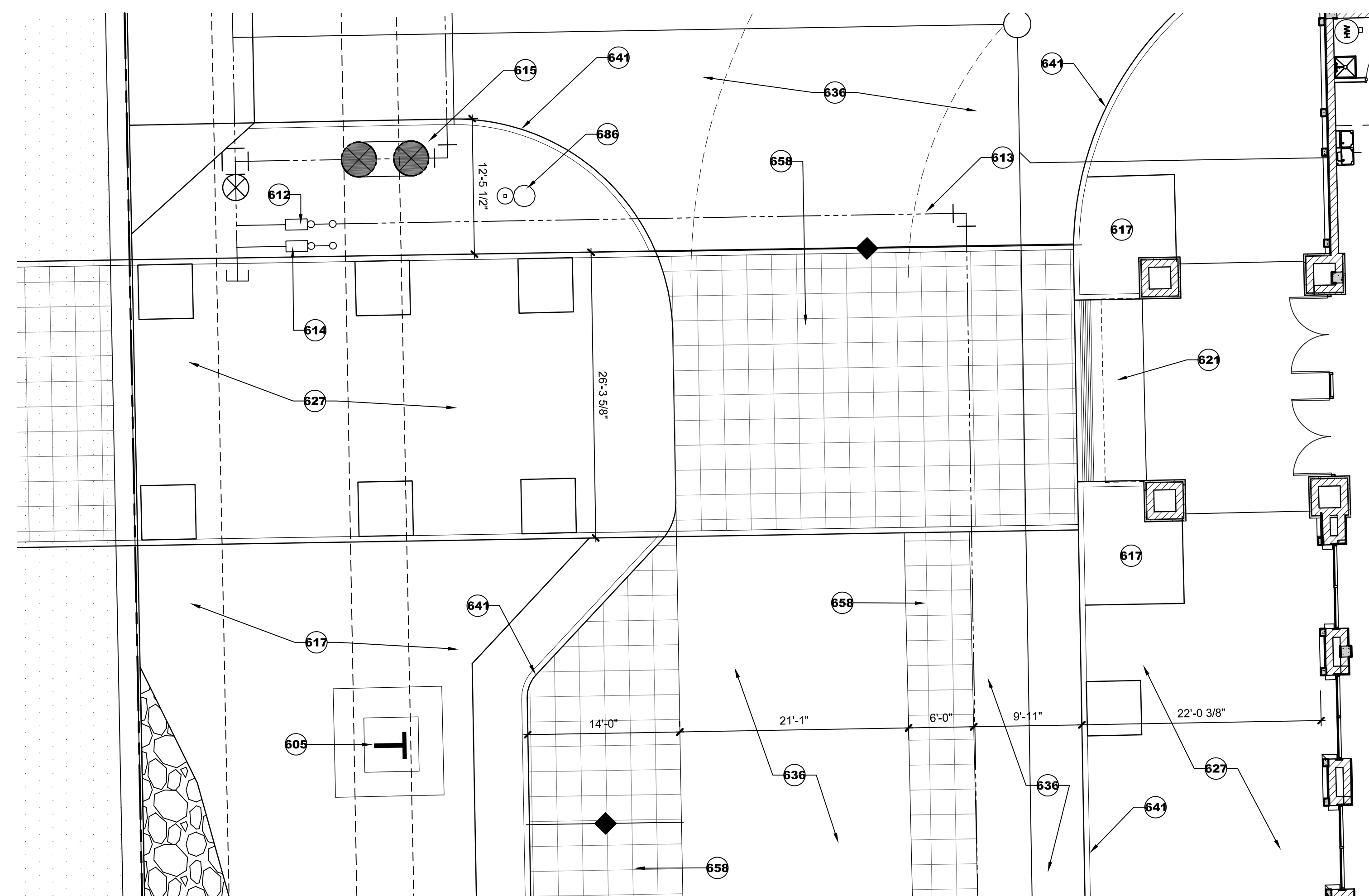
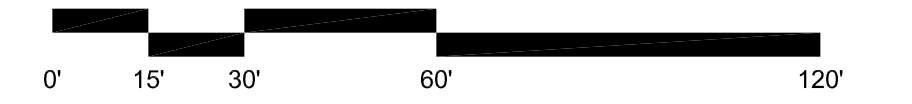
4 ADA PARKING EAST SIDE

1/8" = 1'-0"



**DIMENSION SITE PLAN
WAREHOUSE**

SCALE: 1" = 30'-0"



5 MAIN PEDESTRIAN STREET CROSSING

1/8" = 1'-0"

- SITE PLAN KEYNOTES** (SOME KEYNOTES MAY NOT APPLY)
- 60 PROPERTY LINE, SEE CIVIL DRAWINGS
 - 60 LANDSCAPE SETBACK LINE
 - 60 BUILDING SETBACK LINE
 - 60 SITE / BUILDING LAYOUT POINT
 - 60 NEW ELECTRICAL TRANSFORMER LOCATION, SEE ELECTRICAL DRAWINGS
 - 60 ELECTRICAL SERVICE ENTRANCE SECTION (SES) SEE ELECTRICAL DRAWINGS
 - 60 EXISTING DRIVEWAY ENTRANCE
 - 60 FIRE DEPARTMENT CONNECTION LOCATION, SEE CIVIL DRAWINGS
 - 60 FIRE DEPARTMENT KNOX BOX LOCATION PER CITY OF MESA REQUIREMENTS
 - 60 FIRE RISER LOCATION, SEE CIVIL DRAWINGS
 - 60 GAS METER LOCATION, VERIFY LOCATION AND COORDINATE WITH UTILITY COMPANY, SEE CIVIL AND PLUMBING DRAWINGS
 - 60 DOMESTIC WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
 - 60 WATER LINE ROUTING, SEE CIVIL DRAWINGS
 - 60 IRRIGATION WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
 - 60 BACKFLOW PREVENTER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
 - 60 SEWER SERVICE CONNECTION LOCATION, SEE CIVIL AND PLUMBING DRAWINGS
 - 60 LANDSCAPE AND/OR RETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
 - 60 NEW LANDSCAPE ISLAND, SEE CIVIL AND LANDSCAPE DRAWINGS
 - 60 ADA PARKING SIGN AND POLE
 - 60 ADA RAMP
 - 60 FIRE HYDRANT LOCATION
 - 60 EXISTING FIRE HYDRANT LOCATION
 - 60 FUTURE MONUMENT SIGN LOCATION
 - 60 CONCRETE SIDEWALK
 - 60 NEW ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE PER CIVIL, GRADE, SEE CIVIL DRAWINGS
 - 60 EXISTING ASPHALT PAVING TO REMAIN
 - 60 NEW C.P. CONCRETE CURB AND GUTTER WHERE SHOWN, SEE CIVIL DRAWINGS
 - 60 NEW DRIVEWAY APPROACH & SIDEWALK, SEE CIVIL DWGS.
 - 60 NEW PARKING STRIPING, 4" WIDE WHITE PAINTED STRIPES, TYP.
 - 60 DEVELOPMENT LIMIT LINE
 - 60 DEPRESSED LOADING DOCK
 - 60 FIRE LANE PER CITY OF MESA REQUIREMENTS WITH 55'-0" OUTSIDE TURNING RADIUS AND 35'-0" INSIDE TURNING RADIUS, TYP.
 - 60 ADA ACCESSIBLE PARKING SPACE AND PAVEMENT SYMBOL
 - 60 ADA ACCESSIBLE PARKING SPACES, SEE ENLARGED PLAN
 - 60 MODIFIED EXISTING DRIVEWAY ENTRANCE, SEE CIVIL DRAWINGS
 - 60 OVERHEAD DOOR LOCATION
 - 60 ADA 4" WIDE YELLOW STRIPING AT 45 DEGREES
 - 60 PAVEMENT TREATMENT
 - 60 ADA ACCESSIBLE PATH
 - 60 SLIDING VEHICULAR ACCESS GATE, SEE ELEVATIONS
 - 60 BICYCLE RACK
 - 60 ROLLING ELECTRIC GATE
 - 60 ELECTRIC GATE OPERATOR LOCATION, SEE ELECTRICAL DRAWINGS
 - 60 LED PAVEMENT LIGHTS AT CROSSWALK, ACTIVATED FOR EVENTS
 - 60 MASONRY SCREEN WALL - SEE LANDSCAPE DWGS
 - 60 CMU WALL FOR TRASH ENCLOSURE, SEE ENLARGED PLAN AREA
 - 60 EXISTING TRASH ENCLOSURE
 - 60 SITE LIGHTING POLE AND BASE, SEE ELECTRICAL AND STRUCTURAL DRAWINGS
 - 60 50' CLEAR TRASH MANEUVERING SPACE
 - 60 ROOF DRAIN DOWNSPOUT LEADER ROOF DRAIN LEADER TO CONNECT TO UNDERGROUND STORM DRAIN SYSTEM, OVERFLOW TO DAYLIGHT @ FACE OF BUILDING, SEE CIVIL AND ROOF PLAN DWGS.

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Phase
Design Review

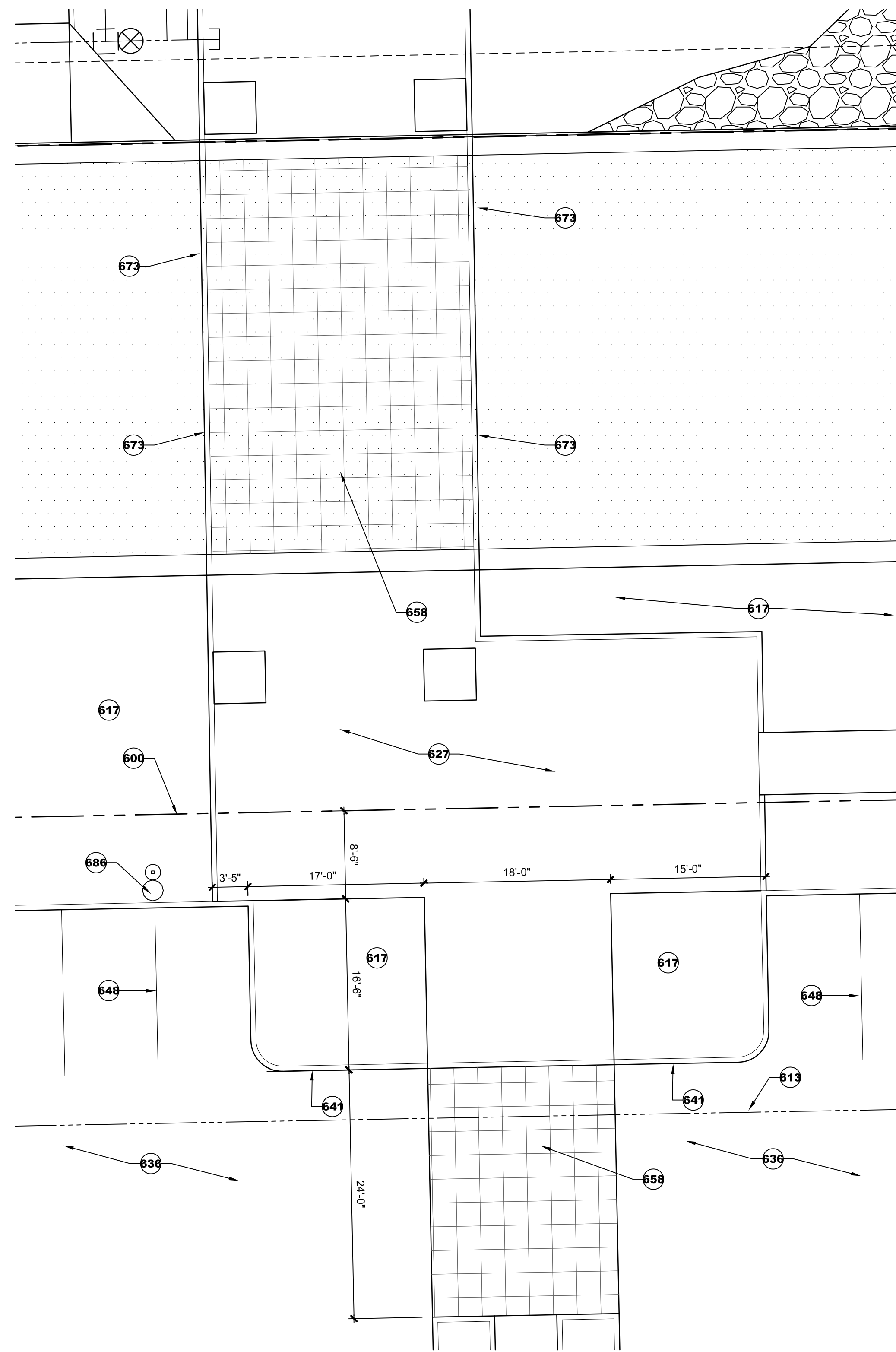
POTATO BARN DISTRIBUTION FACILITY
7244 E. RAY RD.
MESA, AZ 85212

DIMENSION/ENLARGED SITE PLANS

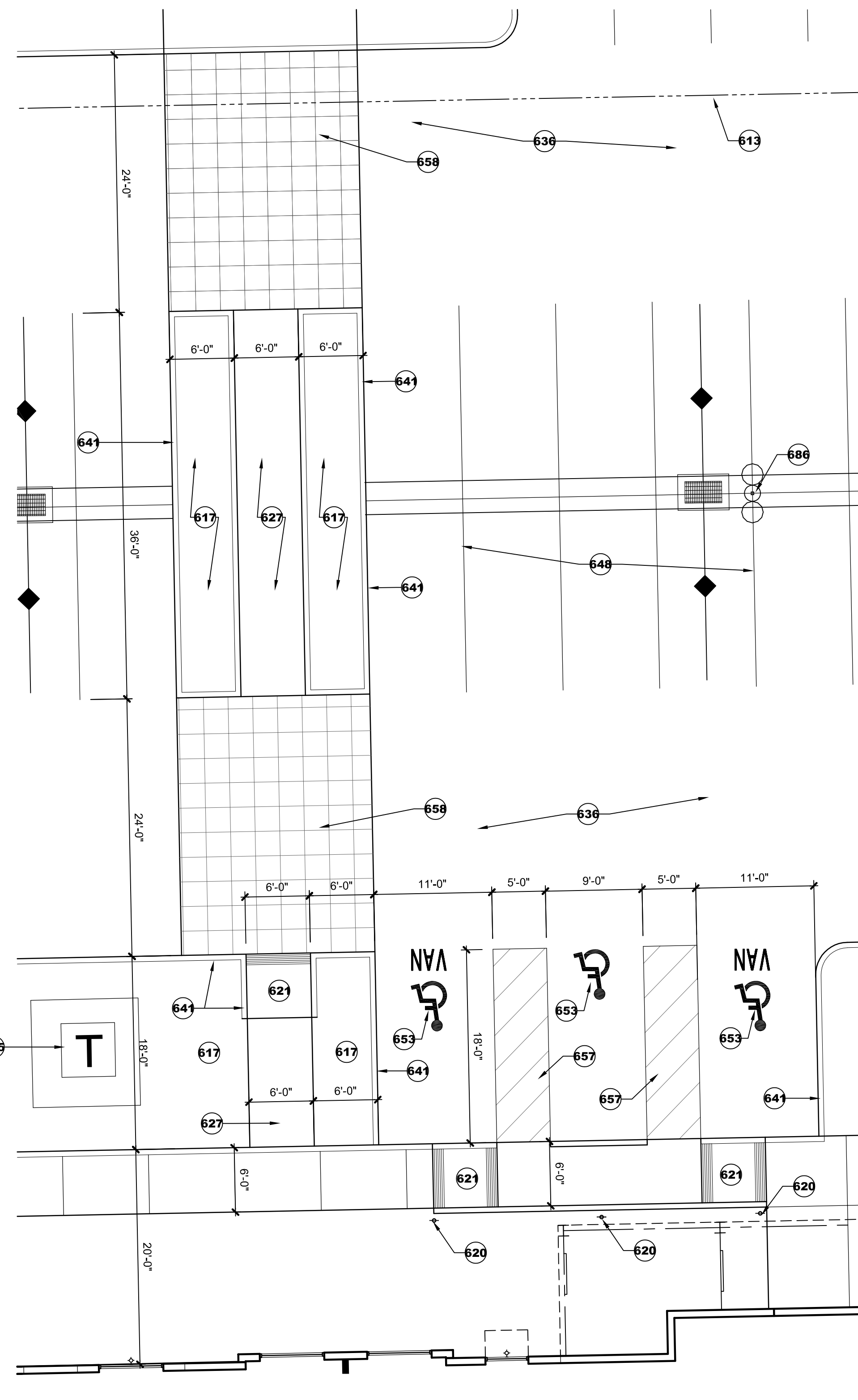
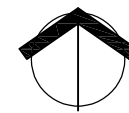
Project Number:
2201.02

Revision Date:
5/21/2025

Sheet Number:
SP2



6 SEAVER CROSSING
1/8" = 1'-0"



7 WAREHOUSE ADA PARKING
1/8" = 1'-0"



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- 60 PROPERTY LINE, SEE CIVIL DRAWINGS
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 - 60 ADA ACCESSIBLE PARKING SPACE AND PAVEMENT SYMBOL
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 - 60 OVERHEAD DOOR LOCATION
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 - 60 MASONRY SCREEN WALL, SEE LANDSCAPE DWGS
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SIGN LOCATIONS AND DESIGN TO BE DETERMINED UNDER SEPARATE SUBMITTAL/APPROVAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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Phase

Design Review

POTATO BARN DISTRIBUTION FACILITY
7244 E. RAY RD.
MESA, AZ 85212

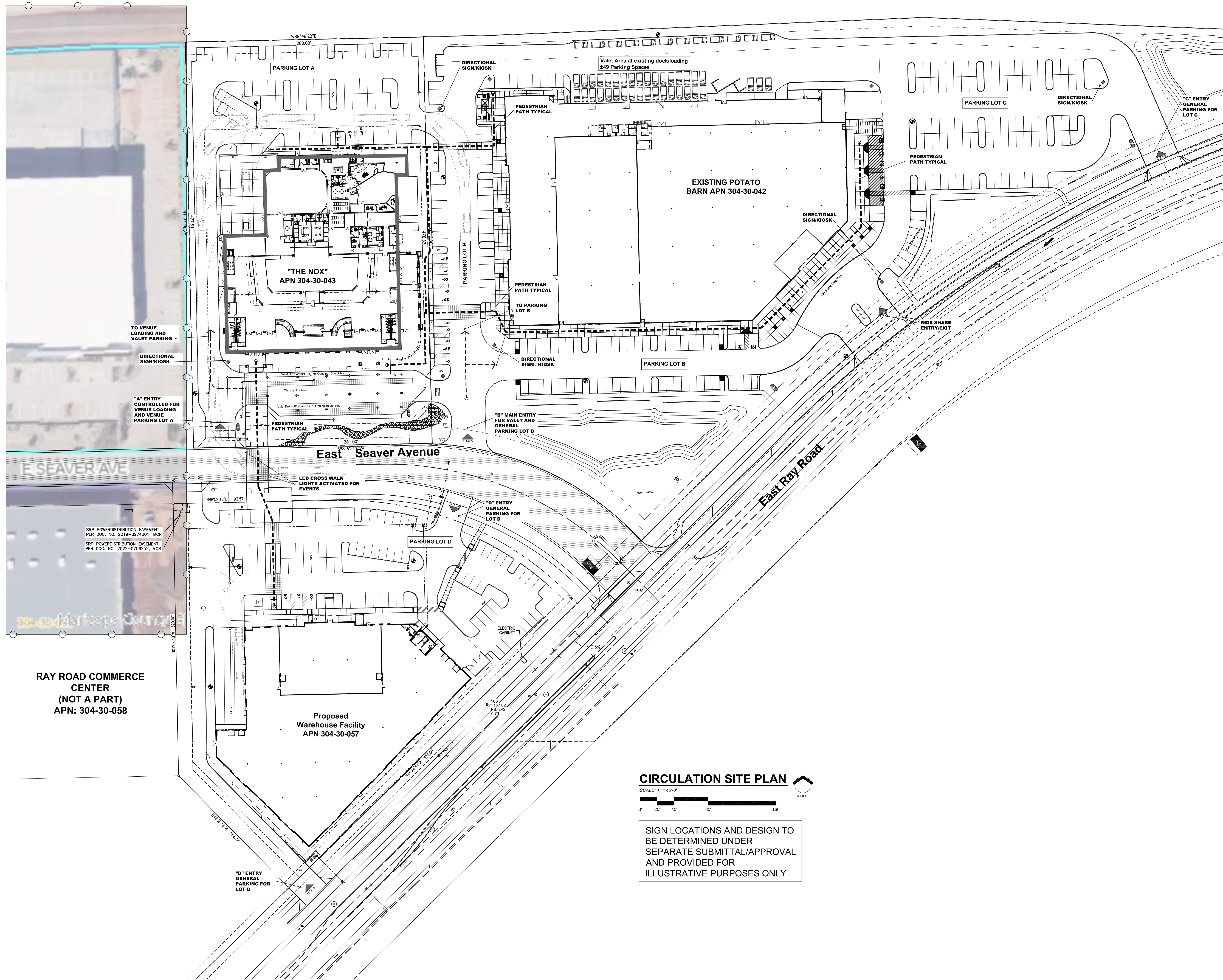
ENLARGED SITE PLANS

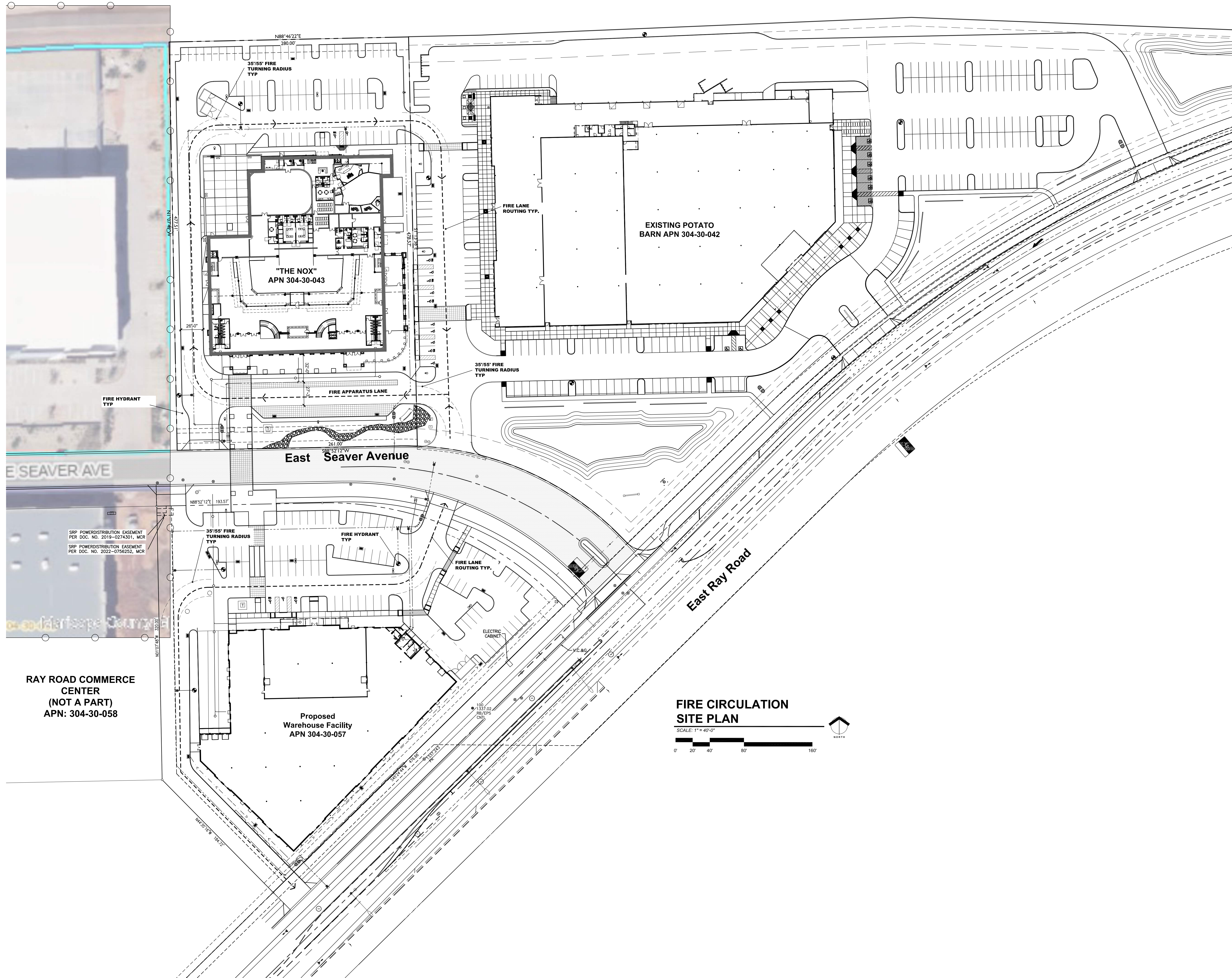
Project Number:
2201.02

Date:
5/21/2025

Revision Date:

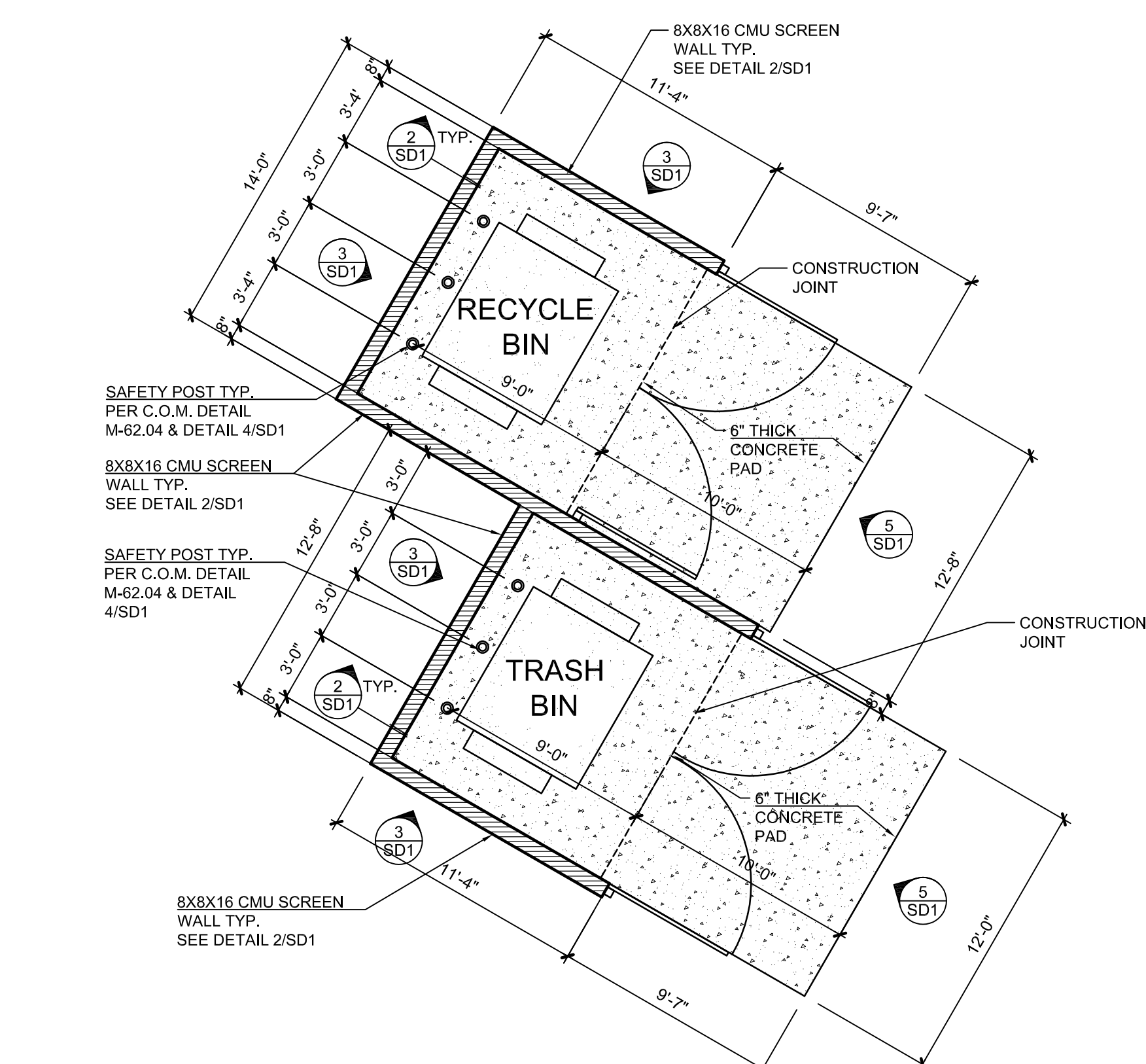
Sheet Number:
SP3





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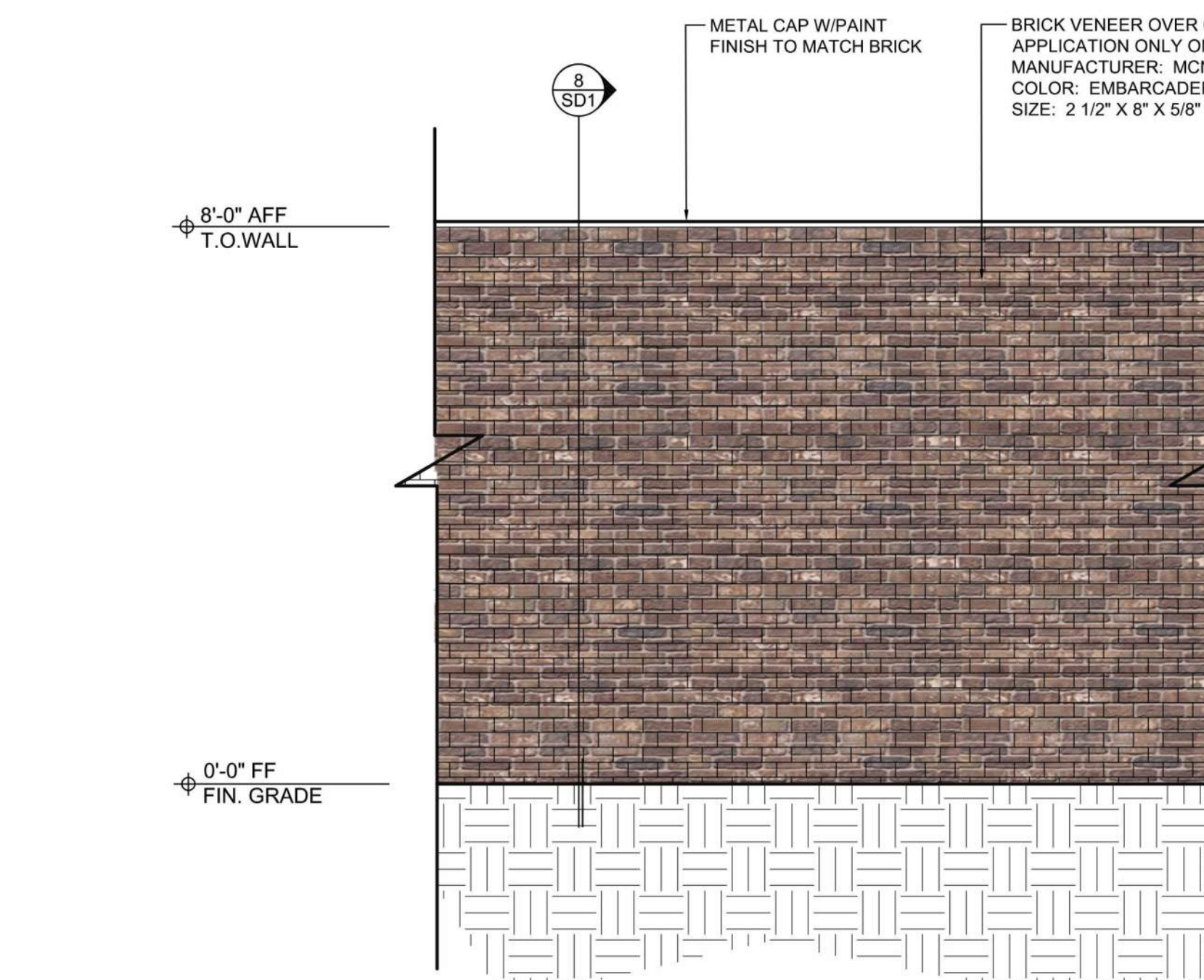
	adaptive ARCHITECTS 10116 University Drive Suite 200 Mesa, AZ 85207 480.655.0633 www.adaptivearchitects.com
Photo Design Review	
POTATO BARN DISTRIBUTION FACILITY 7244 E. RAY RD. MESA, AZ 85212	
FIRE CIRCULATION SITE PLAN	
Project Number: 2201.02	Revision Date:
Date: 5/21/2025	Sheet Number: SP5



DOUBLE-WIDE BIN TRASH ENCLOSURE

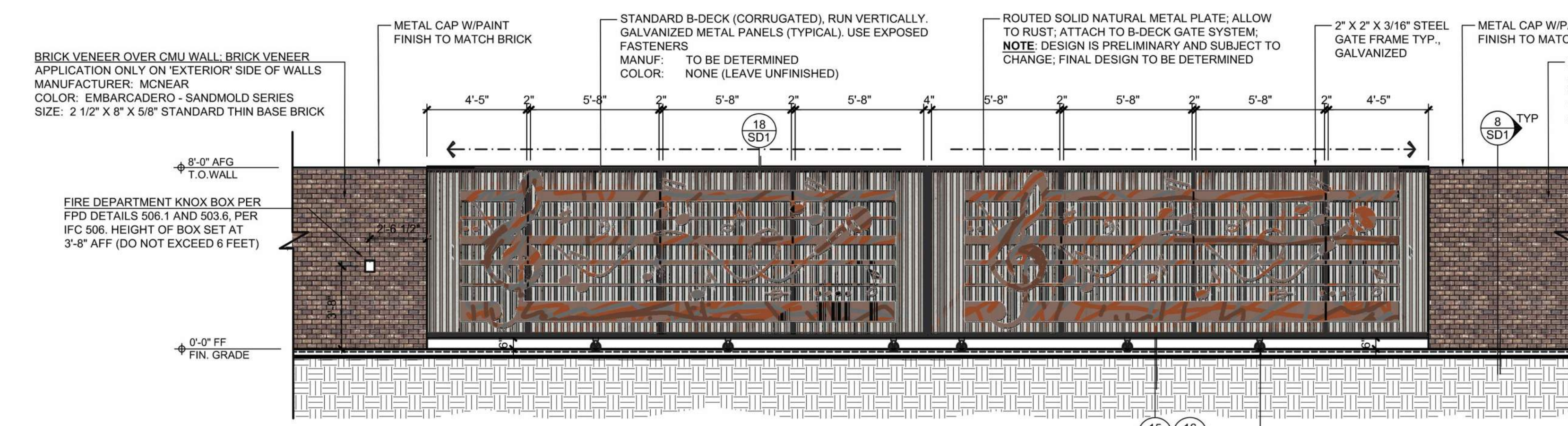
1 SCALE: 3/16" = 1'-0"

NOTE: SEE CITY OF MESA DETAILS M-62.02.2 & M-62.04, M-62.04.1 FOR FURTHER INFORMATION



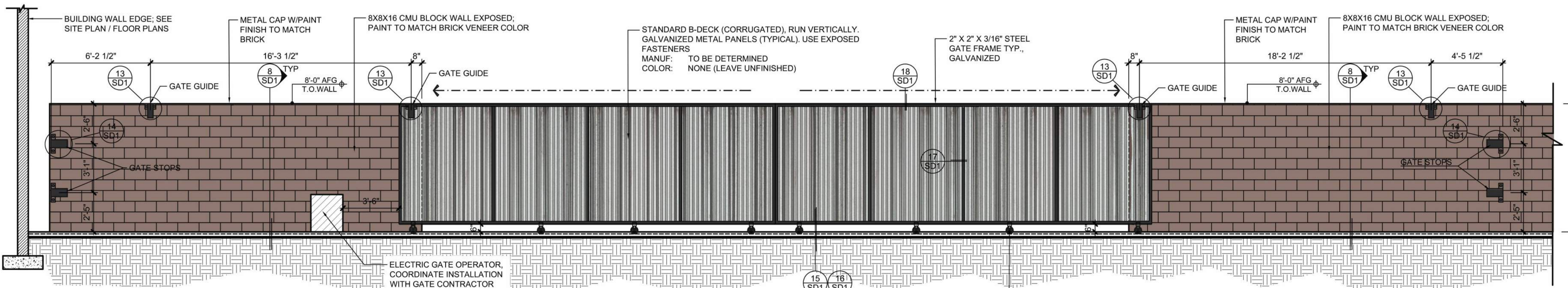
TYP. ELEVATION AT SITE SCREEN WALLS

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



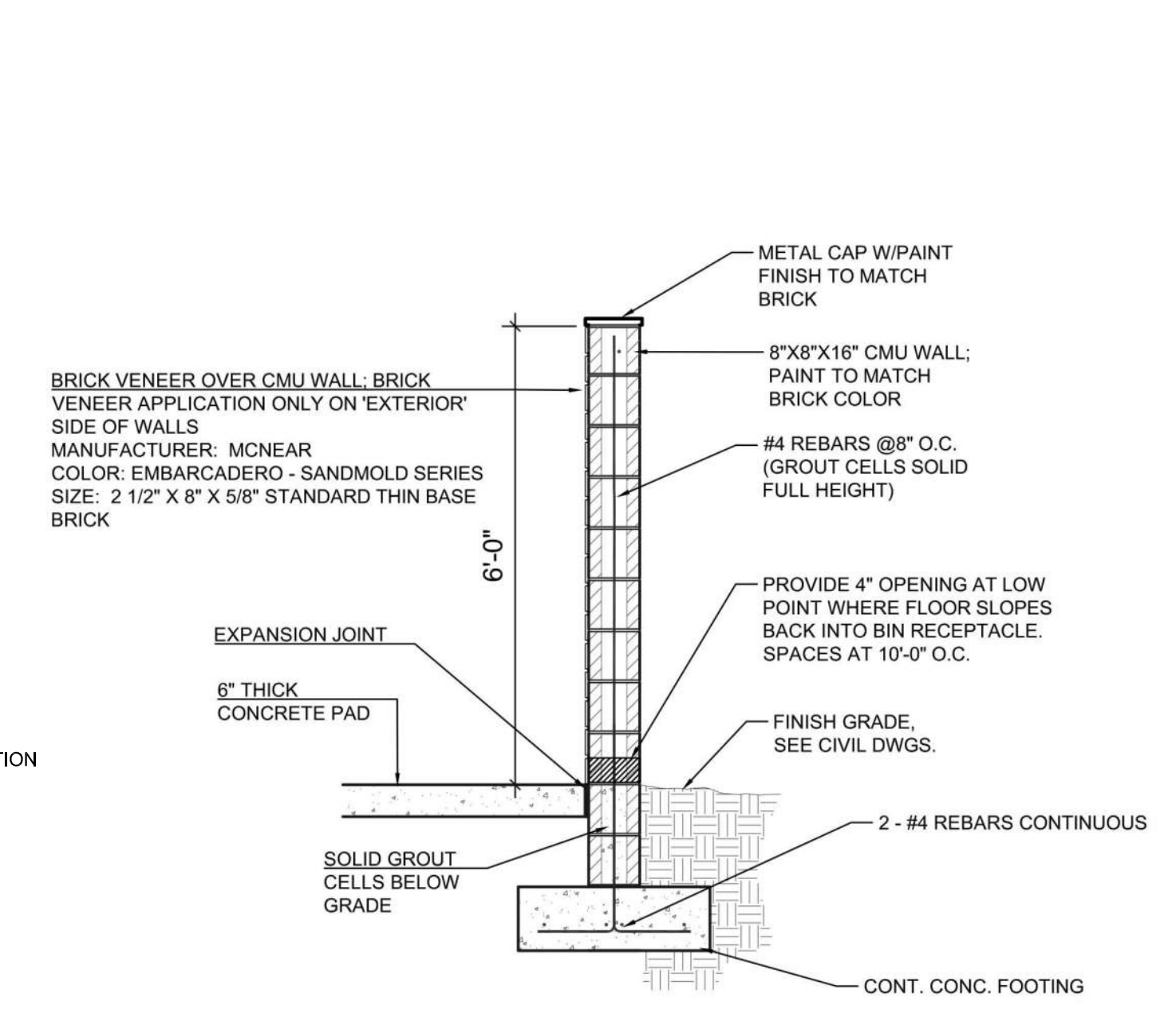
VEHICULAR GATE ELEVATION #2 (ENTRY FACING)

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



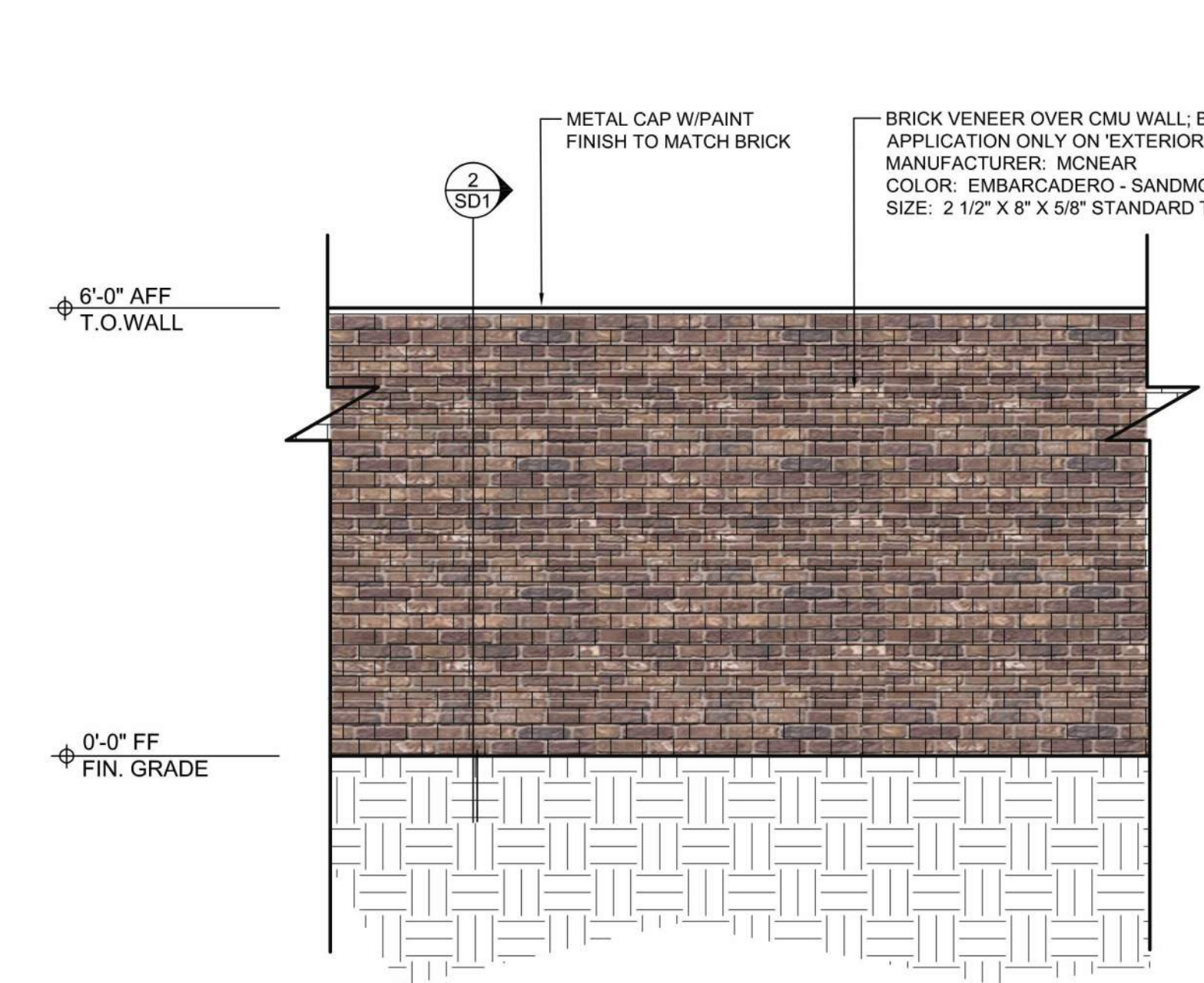
VEHICULAR GATE ELEVATION #2 (REAR FACING)

12A SCALE: 1/4" = 1'-0"



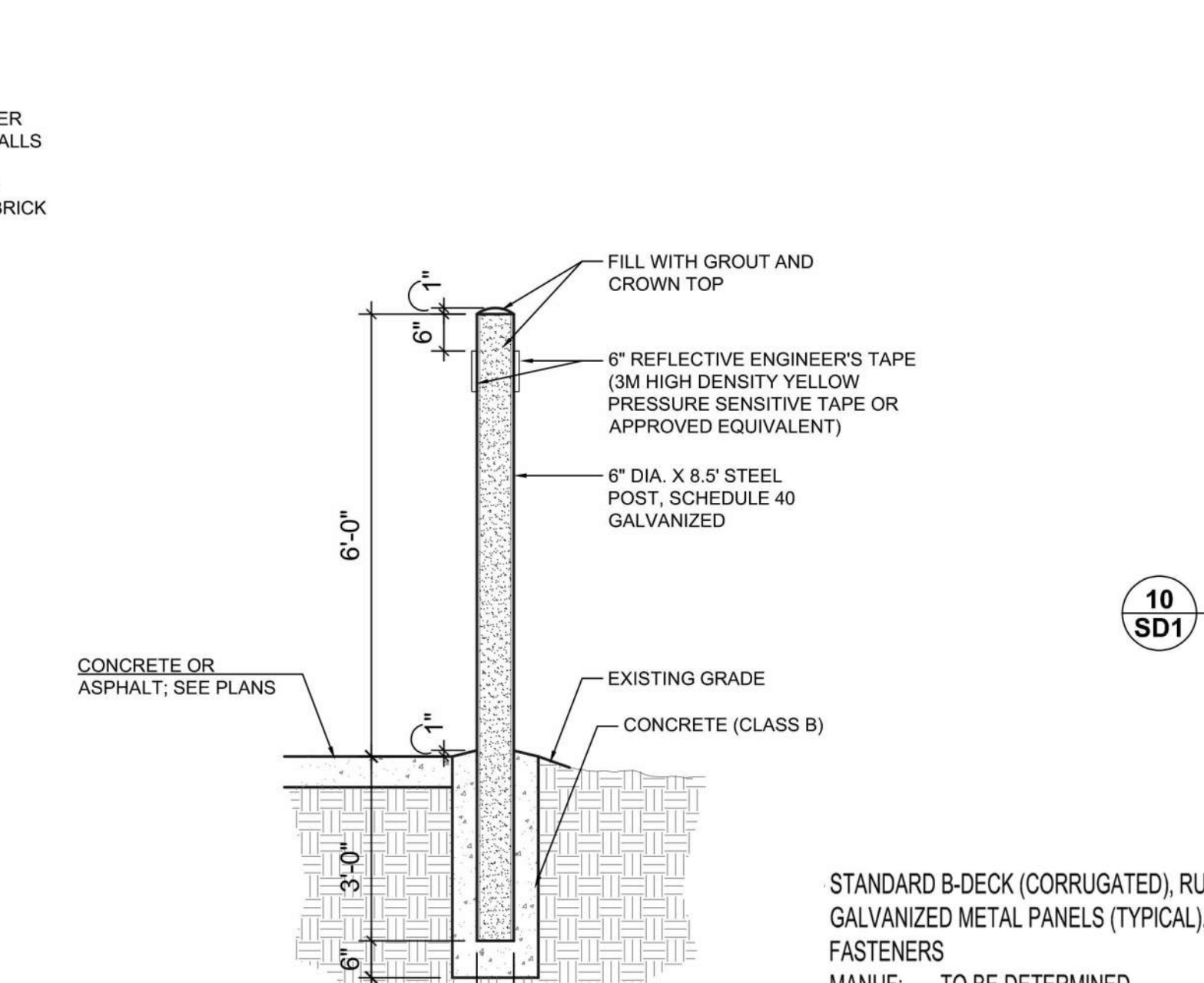
MASONRY WALL AT TRASH ENCLOSURE

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



TYP. ELEVATION AT CMU TRASH ENCLOSURE

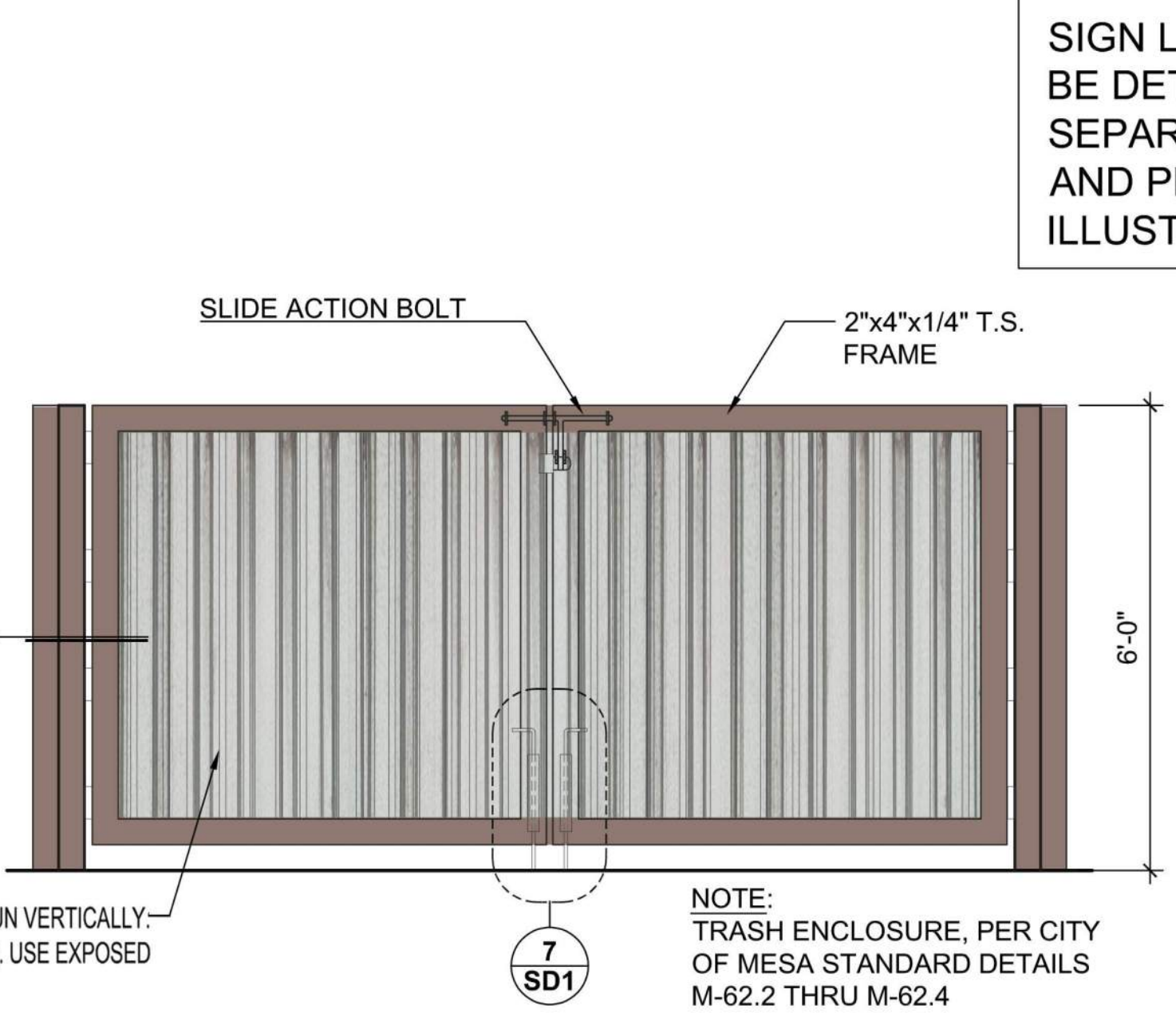
3 SCALE: 1/2" = 1'-0"



TYP. SAFETY POST

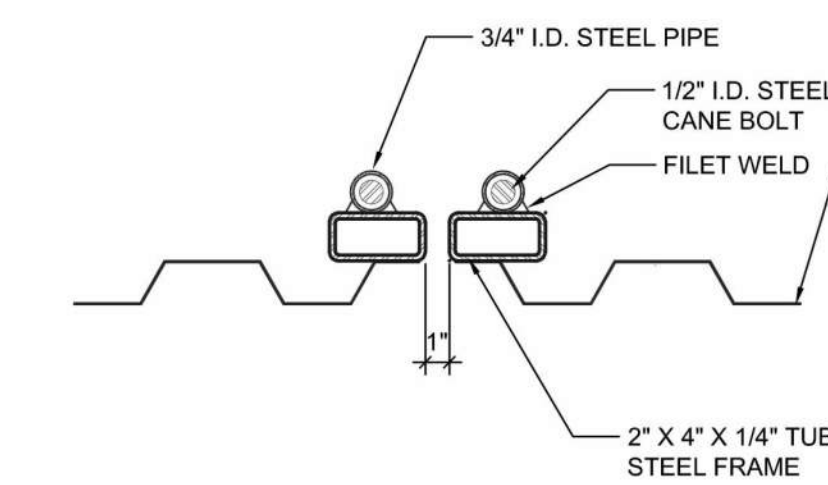
4 SCALE: 1/2" = 1'-0"

NOTE: SEE CITY OF MESA DETAIL M-62.04.2 FOR REFERENCED NOTES



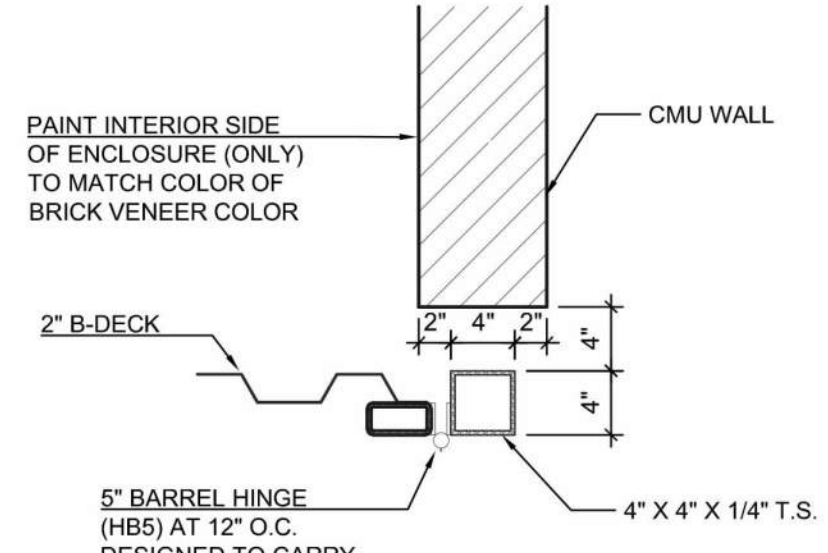
TRASH ENCLOSURE GATES ELEVATION

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



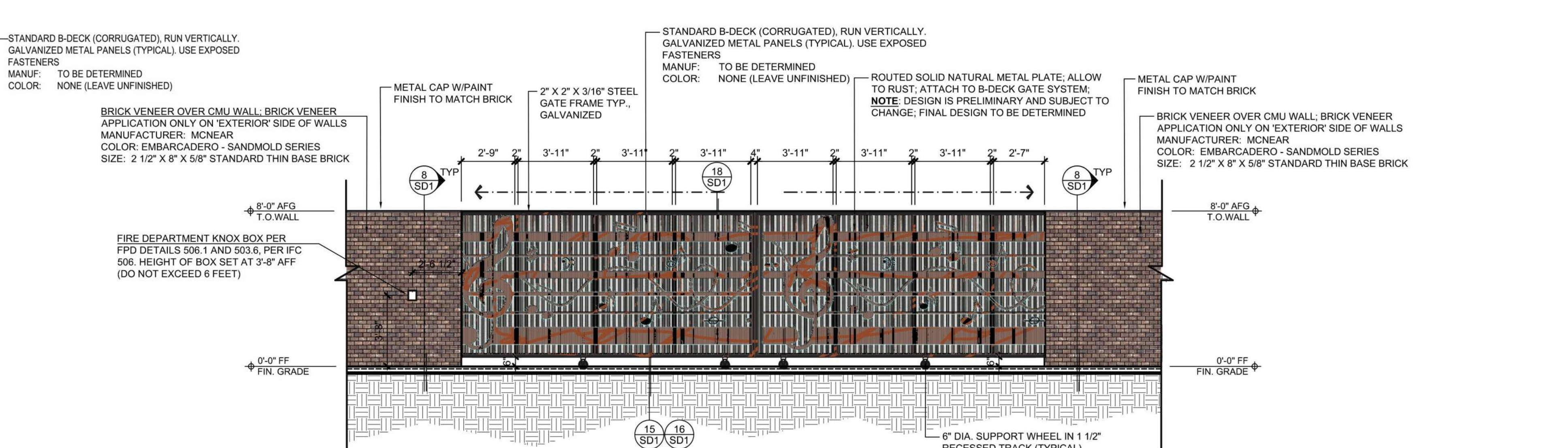
SECTION THRU CANE BOLTS

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



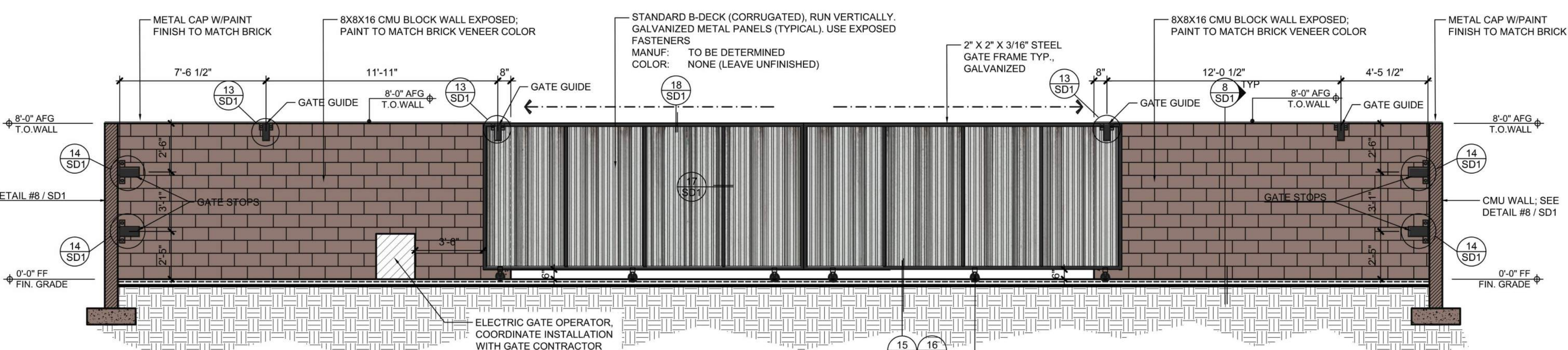
GATE HINGE AT T.S. POST

10 SCALE: 1" = 1'-0"



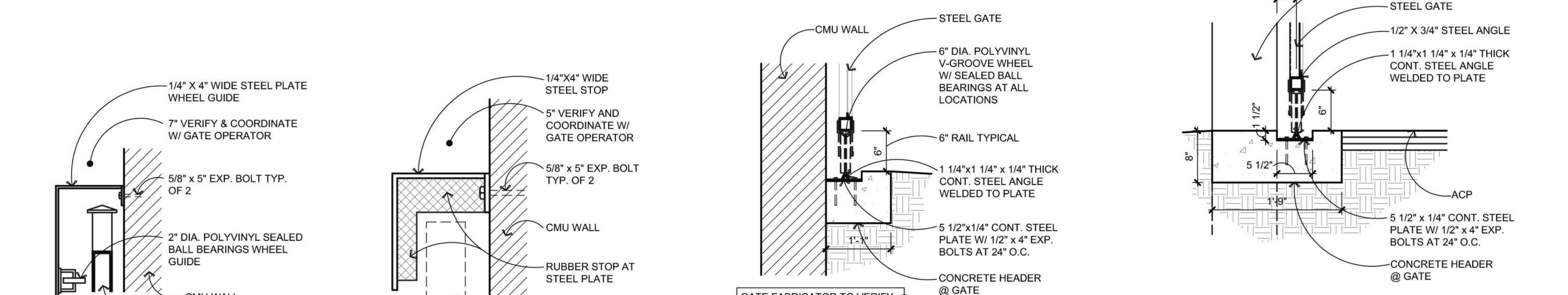
VEHICULAR GATE ELEVATION #1 (ENTRY FACING)

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



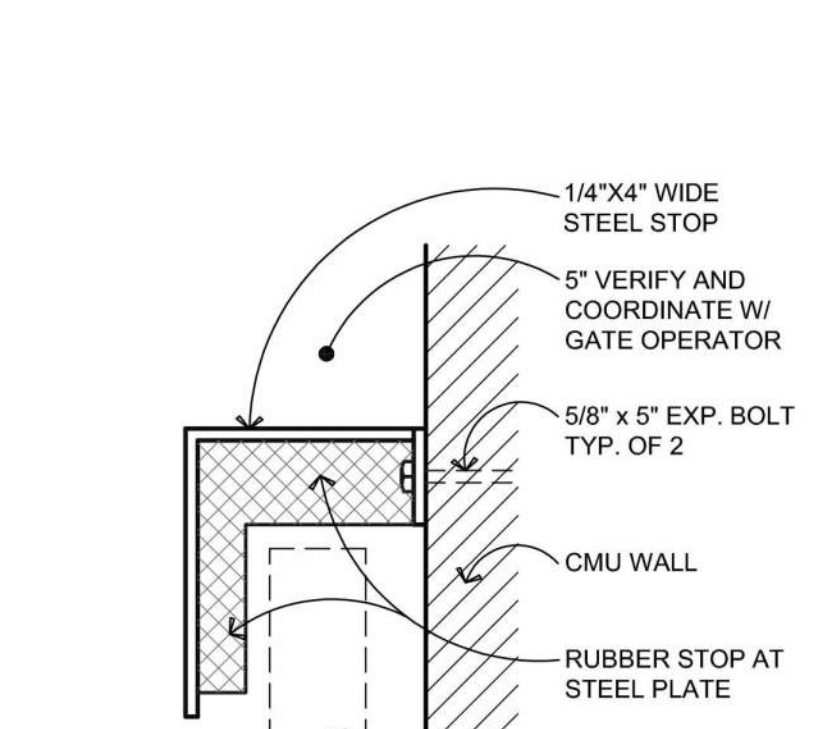
VEHICULAR GATE ELEVATION #1 (REAR FACING)

11A SCALE: 1/4" = 1'-0"



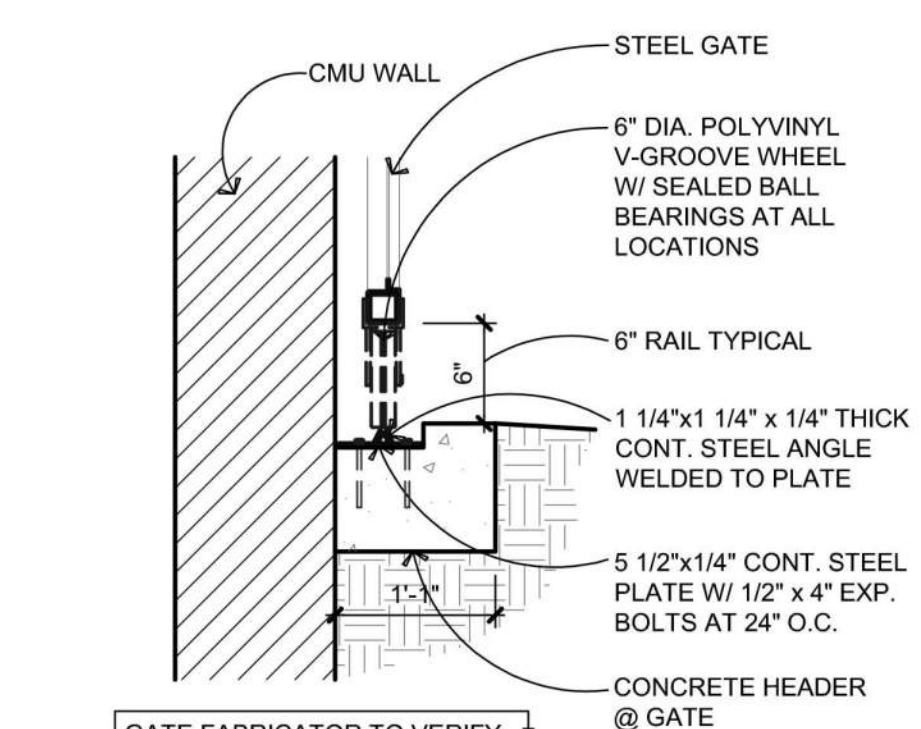
GATE GUIDE

13 SCALE: 1" = 1'-0"



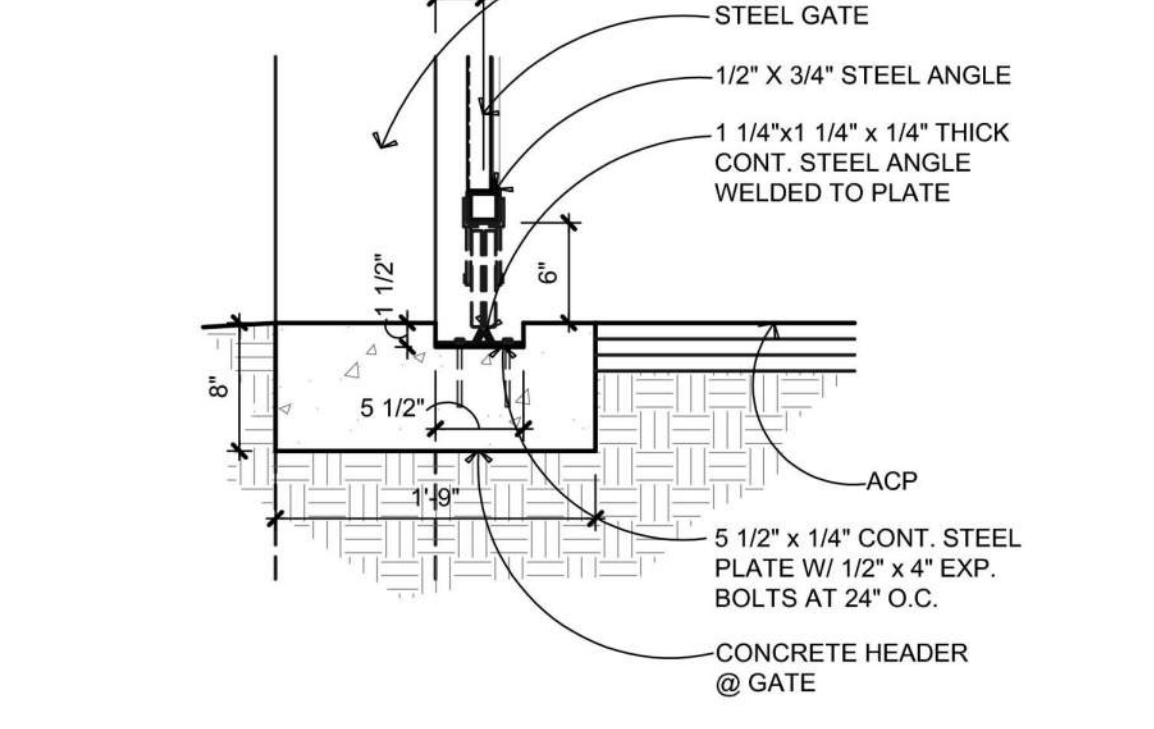
GATE STOP

14 SCALE: 1" = 1'-0"



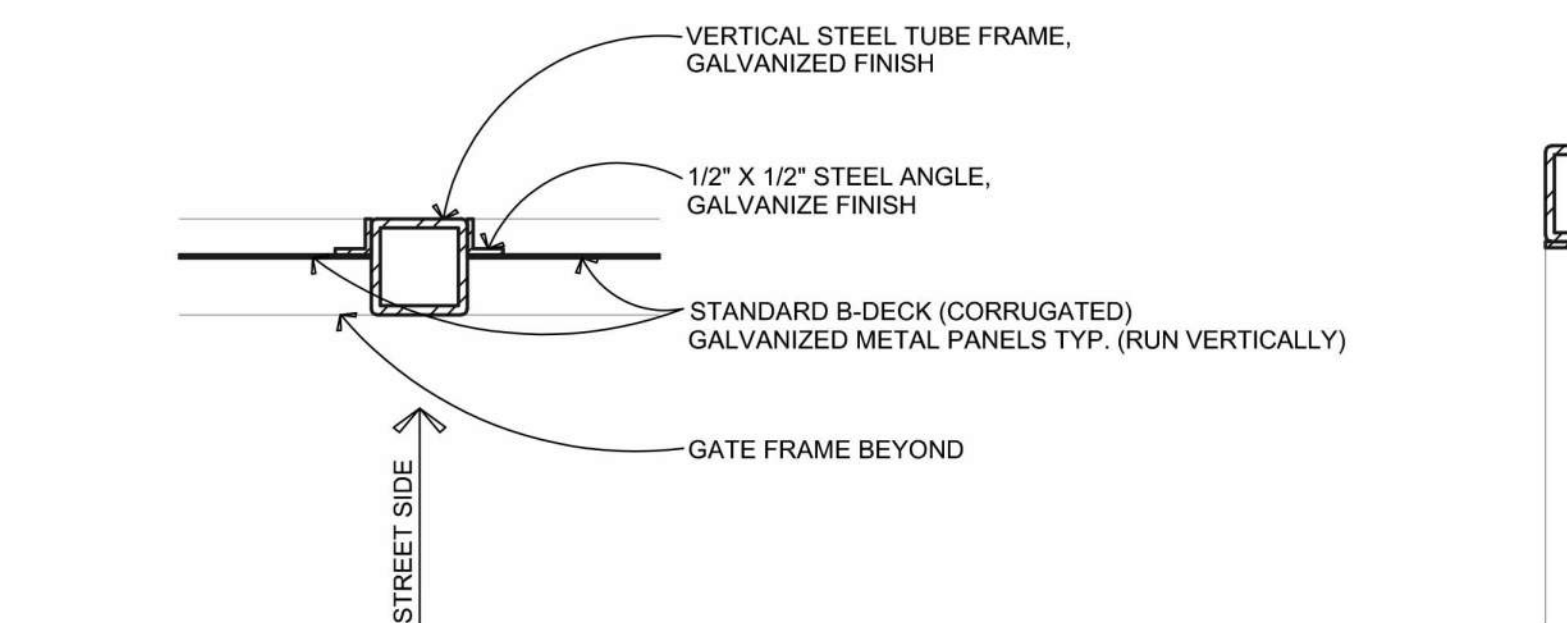
GATE WHEEL GUIDE

15 SCALE: 1" = 1'-0"



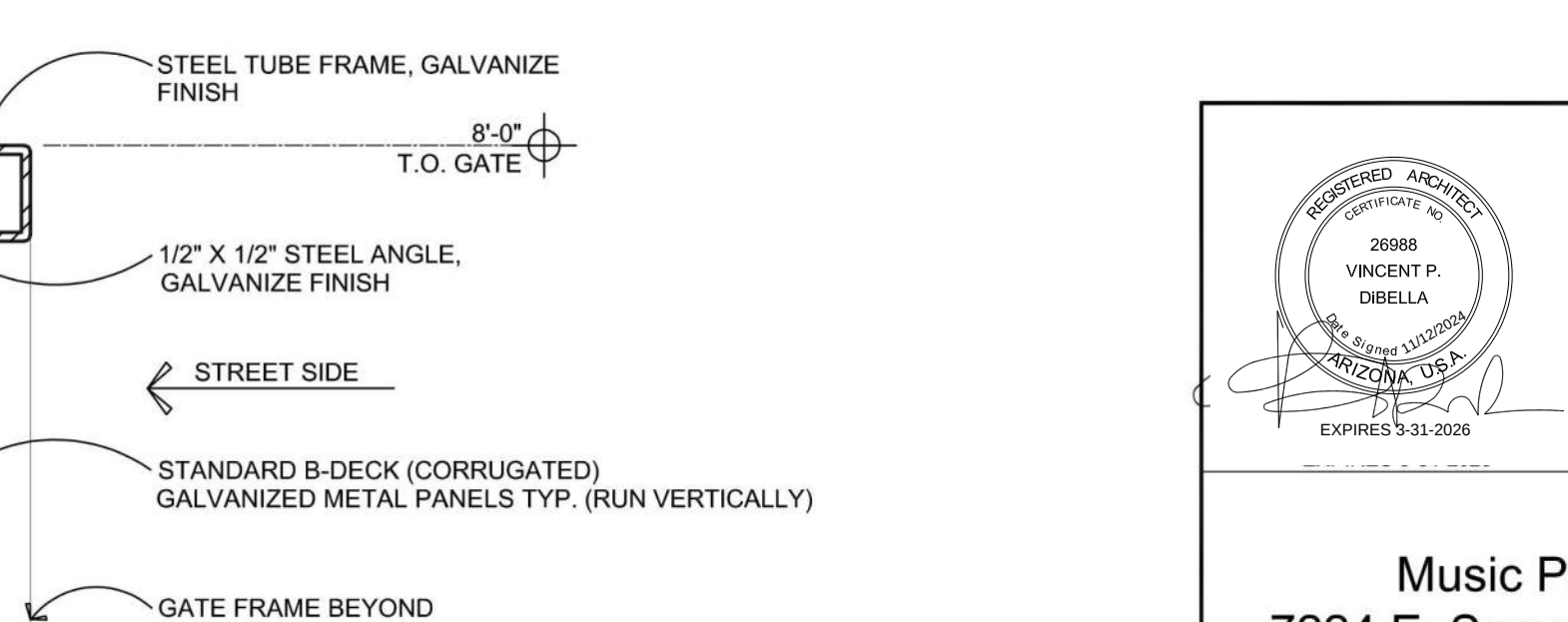
CONCRETE HEADER AT GATE

16 SCALE: 1" = 1'-0"



STEEL TUBE FRAME AT GATE

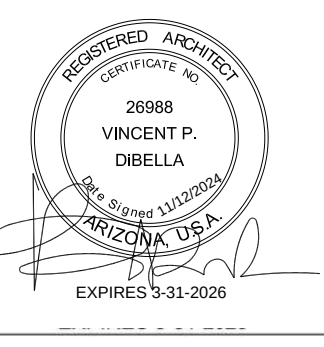
17 SCALE: 3" = 1'-0"



STEEL TUBE FRAME AT GATE

18 SCALE: 3" = 1'-0"

SIGN LOCATIONS AND DESIGN TO BE DETERMINED UNDER SEPARATE SUBMITTAL/APPROVAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



2008
VICTOR P. CRELLA
DESIGNED & DRAWN



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Mesa, AZ 85205
480.651.6513
www.adaptivearchitects.com

Phase

Design Review

THE NOX
Music Performance Venue
7224 E. Seaver Ave, Mesa, AZ 85212
SITE WALL ELEVATIONS, TRASH
ENCLOSURES, AND GATES

Project Number:
2201

Revision Date:

Sheet Number:
SD1

Date:
5/21/2025