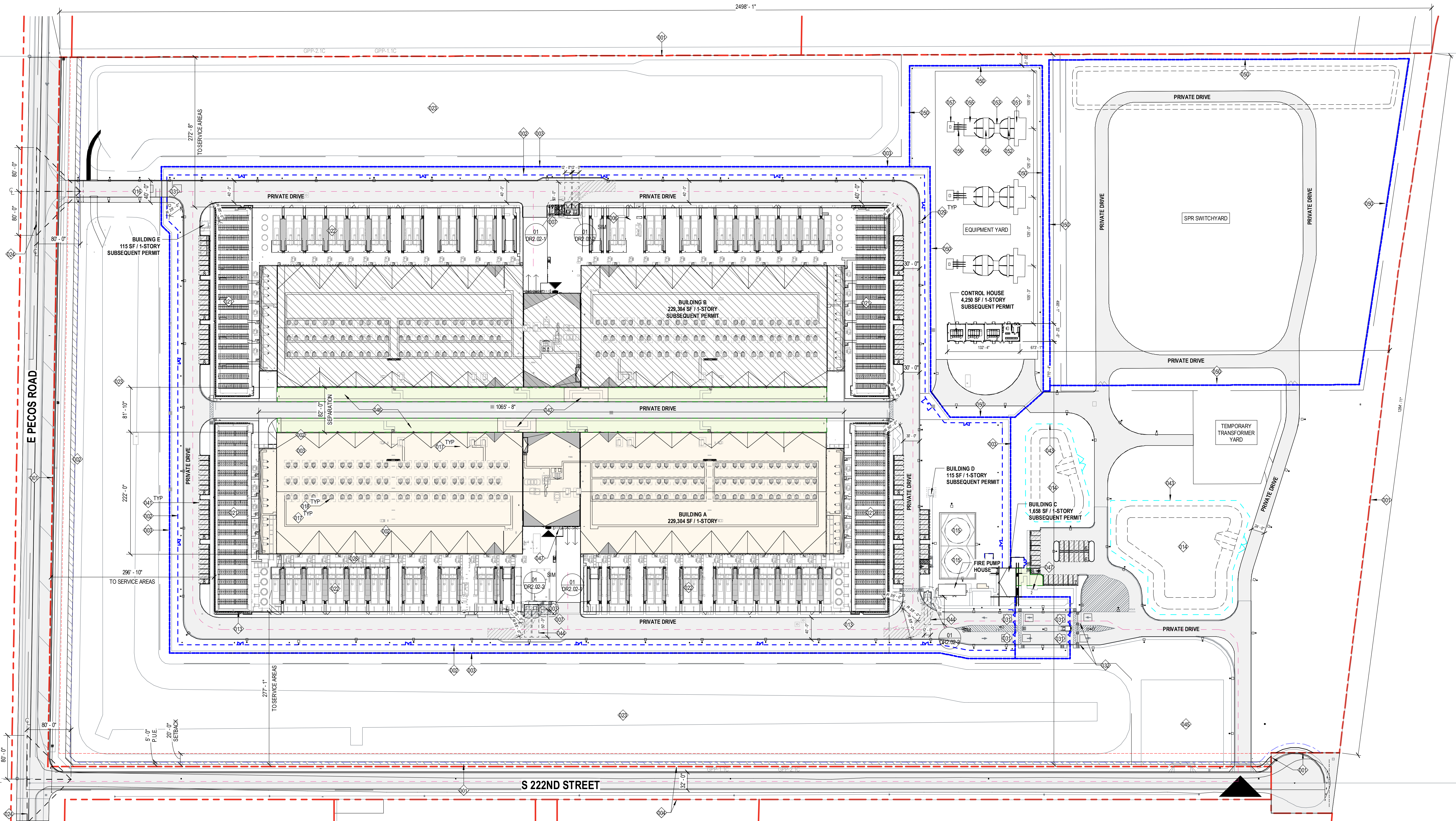
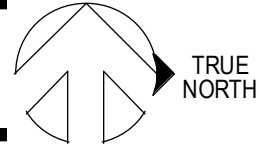
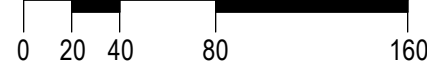




01 ARCHITECTURAL SITE PLAN

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:

A0-A3 - PHOENIX/MESA GATEWAY AIRPORT

EXISTING ADJACENT PARCEL ZONING:

NORTH: NOT APPLICABLE / FREEWAY

EAST: 304-34-016Z (LI), 304-34-933 (LI), 304-34-934 (LI)

SOUTH: 304-63-016A (O)

WEST: 313-25-859Y (IND-2), 313-25-892Z (AD-2)

GROSS SITE AREA: 3,106,317 SF / 71.3 ACRES

NET SITE ACREAGE: 3,085,091 SF / 70.8 ACRES

LOT COVERAGE: 14.8% (458,609 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 - SEE ELEVATION AND DETAILS DR2.02.2
004	RIGHT-OF-WAY LINE
005	FUEL CHARGING STATION
007	TYPICAL ACCESSIBLE VAN PARKING STALLS
013	MECHANICAL SCREEN WALL
014	STORMWATER RETENTION BASIN
015	WATER TANKS - SEE TANK SCREEN ON SHEET DR2.03
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
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	30' CLEARANCE ZONE (REFUSE AND RECYCLE TRUCK MANEUVERING AREA)
045	WELL SITE
046	FOUNDATION AREA
047	BICYCLE PARKING
050	12' HIGH MASONRY WALL - SEE ELEVATION AND DETAILS DR2.02.2
051	DEAD END STRUCTURE - 66'-0" HEIGHT
052	230KV CT/PT - 19'-8" HEIGHT
053	230KV CIRCUIT BREAKER - 18'-0" HEIGHT
054	230KV DISCONNECT SWITCH - 21'-0" HEIGHT
055	230/34 SKV MAIN TRANSFORMER - 33'-6" HEIGHT
056	SRP METERING CT/PT - 20'-0" HEIGHT
057	34 SKV DISCONNECT STRUCTURE - 19'-8" HEIGHT

PARKING CALCULATIONS

PARKING PARKING REQUIRED: PER BUILDING
OFFICE USE (B / 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
94,980 SF / 900 SF = 106 SPACES
TOTAL REQUIRED = 26 + 106 = 132 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:	136

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 AHS 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 (1000 LF)	15,000 SF	28,708 SF	28.7 LF
BUILDING B (1000 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 (6000 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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PROJECT ADDRESS

10464 E PECOS ROAD
MESA, ARIZONA

PROJECT DELIVERY PACKAGE

SITE PLAN REVIEW

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ISSUE DATE: 11DEC2023

PROJECT NO: 78.3116.000

DESIGNED: GENSLER

ARCHITECT: JEFFREY MAAS

REV.	DATE	DESCRIPTION
1	11DEC2023	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
2	28MAR2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
3	08MAY2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
4	11JUL2025	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
5	08SEP2025	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS

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CIVIL ENGINEER: KIMLEY-HORN CHARLES WURL (503) 388-6392 820 SW 6TH AVENUE, STE 1200 PORTLAND, OR 97204	STRUCTURAL ENGINEER: S.A. MRO, INC. MATTHEW WEST (503) 741-3737 4882 S ULLSTER ST #750 DENVER, CO 80237
ARCHITECT: GENSLER JEFFREY MAAS (303) 388-6392 2075 CAMERLACK RD, STE 175 PHOENIX, AZ 85016	SECURITY ENGINEER: SWANSON RINK THANA GLASSEN (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203

PROJECT: SITE PLAN - 10464 E PECOS ROAD

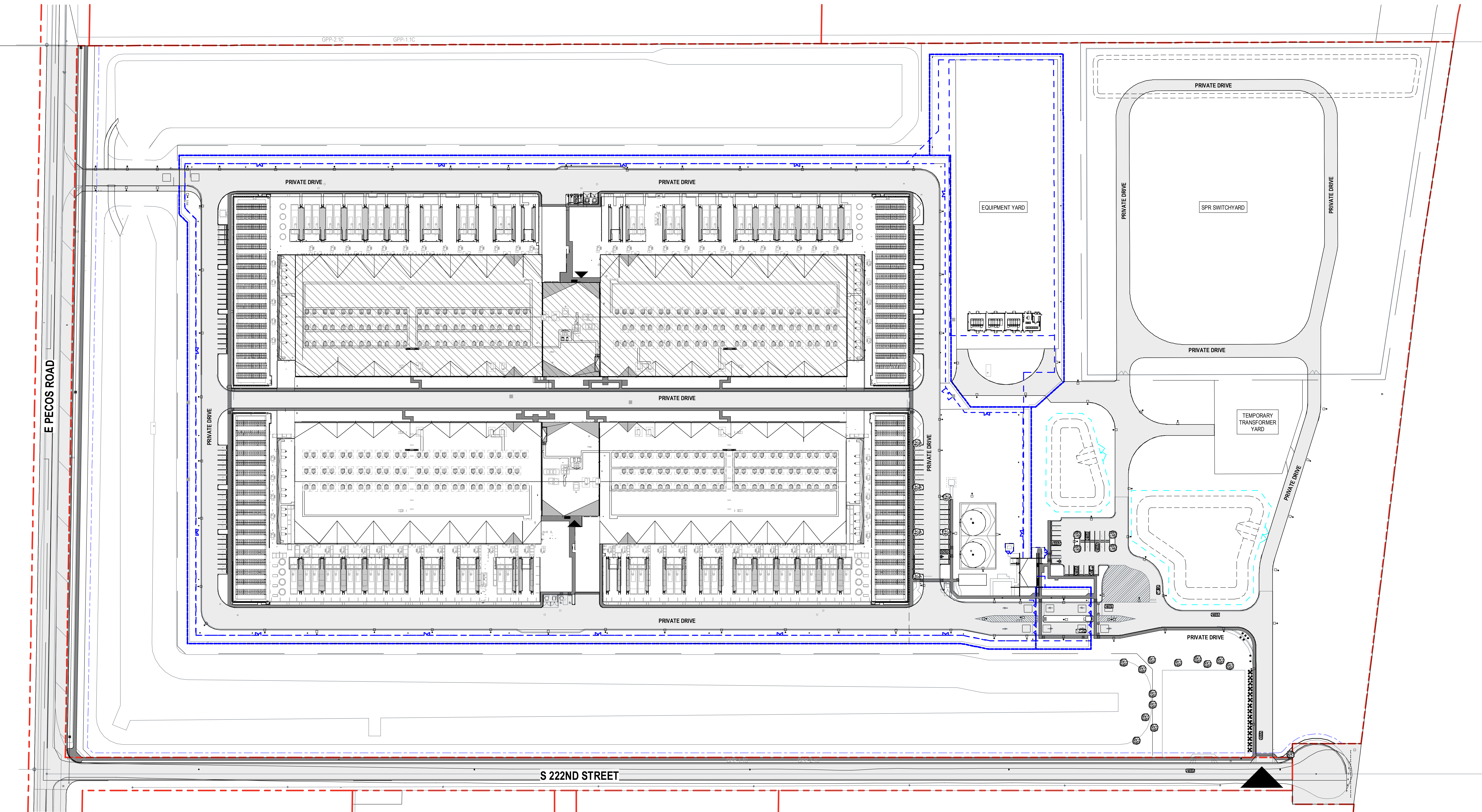
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DRAWING: DR0.01

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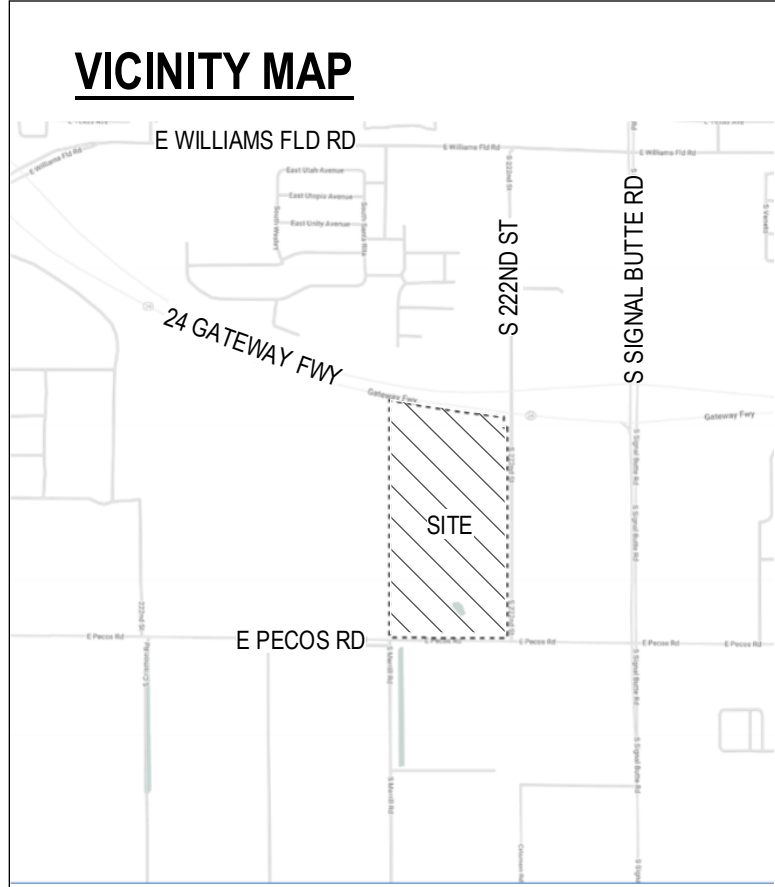
REV: 5



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
	REFUSE ACCESS
	PEDESTRIAN PATHWAY
	FOUNDATION BASE
	LIGHT POLE
	PARKING SHADE CANOPY OUTLINE



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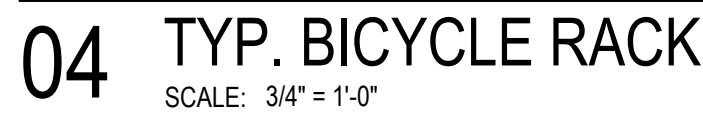
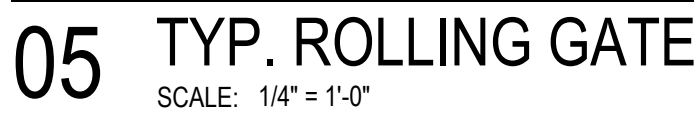
MECHANICAL ENGINEER: SWANSON RINK GARY OSBORN, PE (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203	ELECTRICAL ENGINEER: SWANSON RINK ALIGHAMMAMER (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203
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ARCHITECT: GENSLER JEFFREY MAAS (602) 522-4900 2575 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 THIANA GLASSEN (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203	

PROJECT: SITE PLAN - 10464 E PECOS ROAD

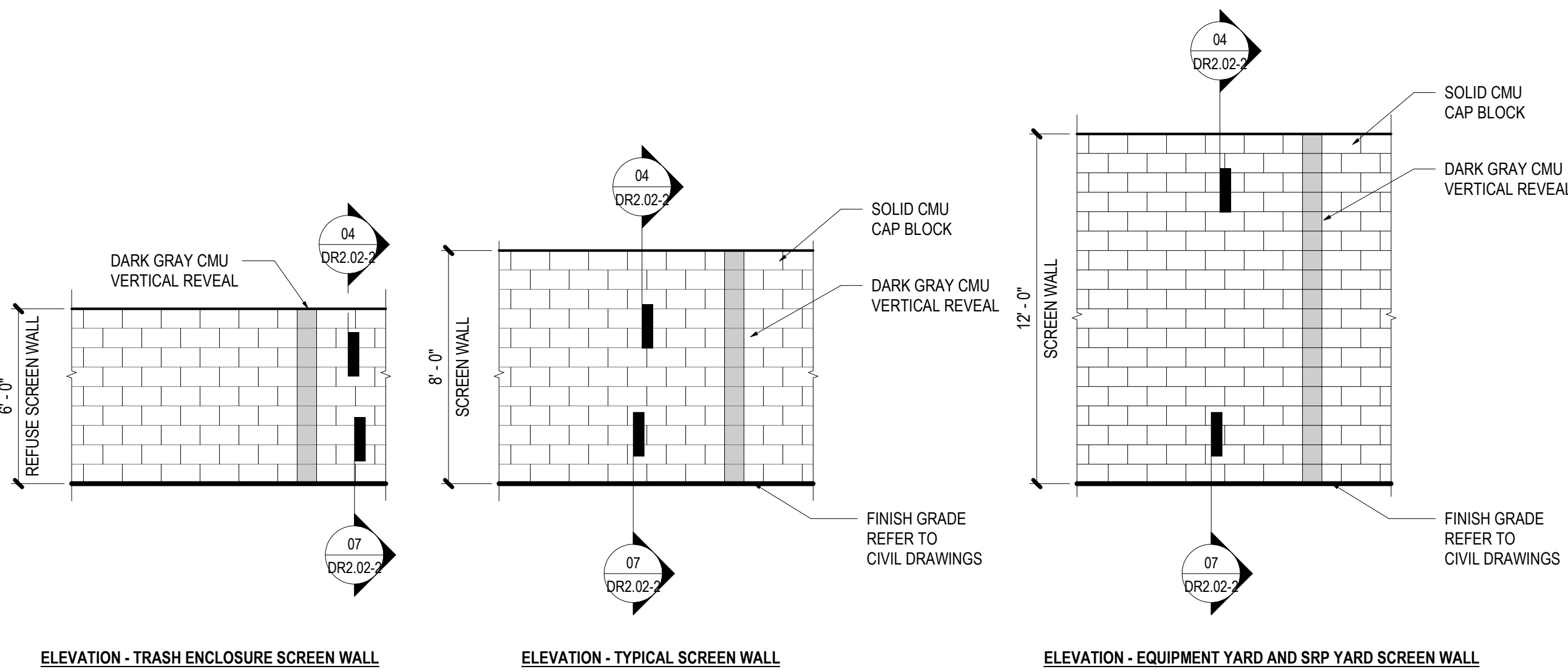
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DRAWING: DR0.02

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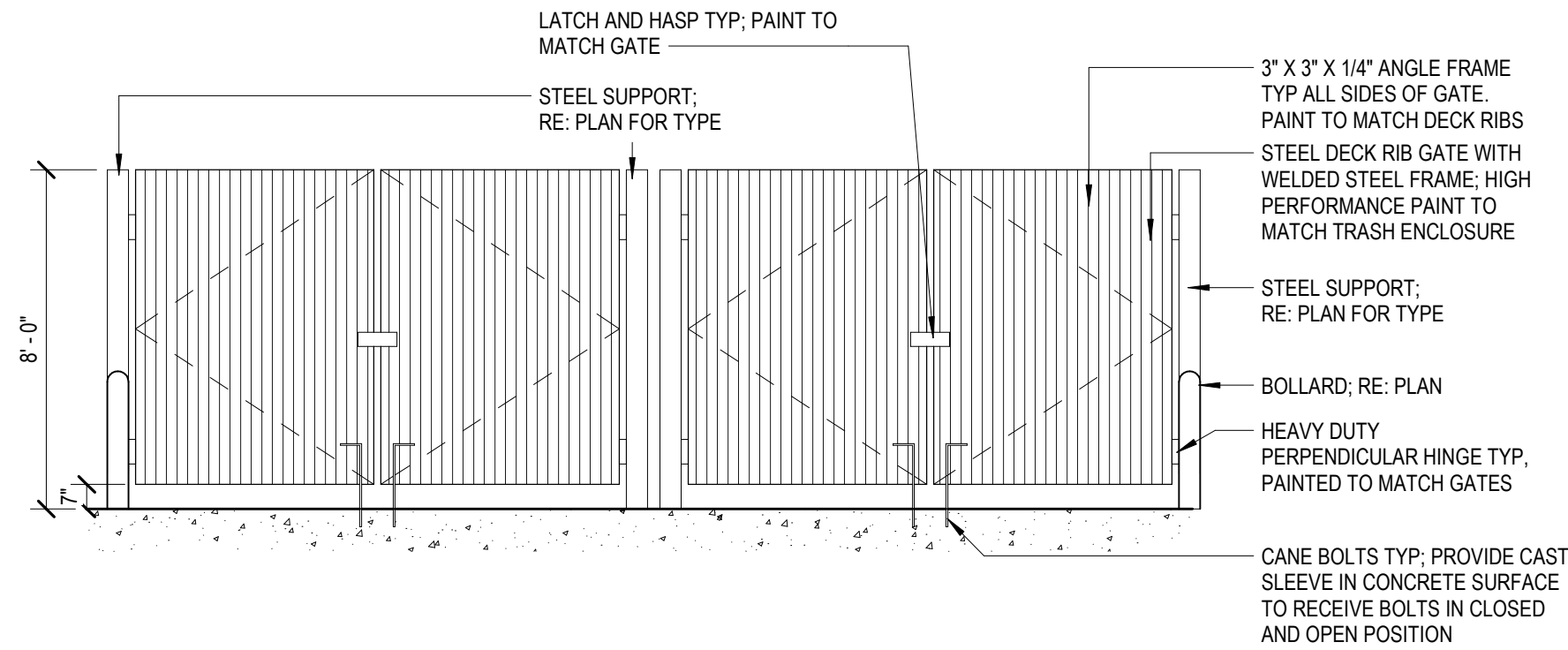


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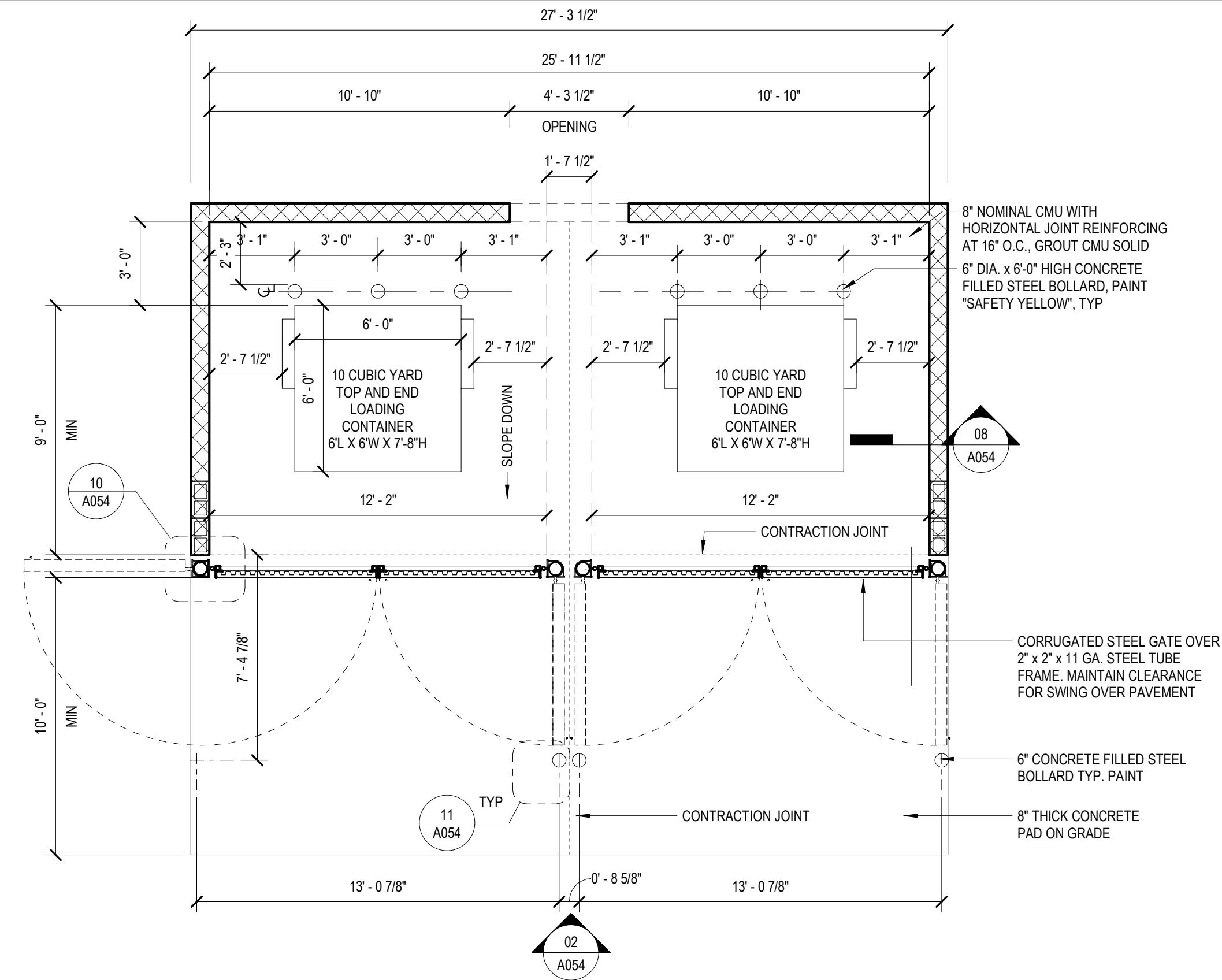
03 CMU SCREEN WALL

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



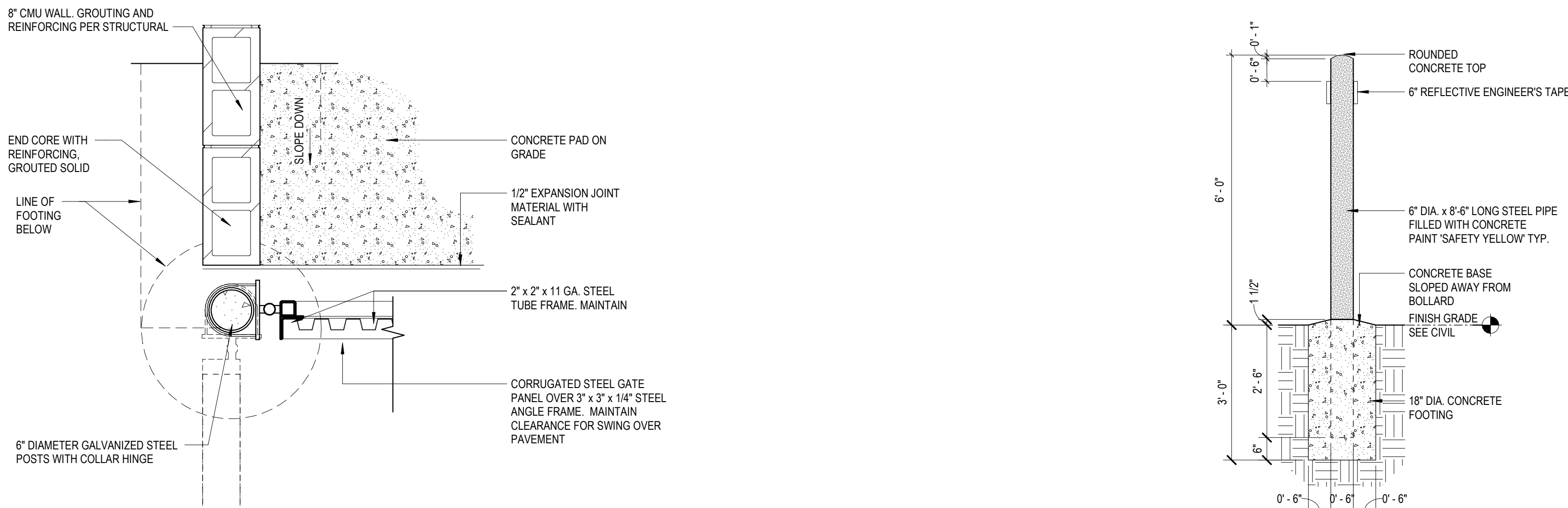
02 TRASH ENCLOSURE - GATE ELEVATION

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



01 SITE DETAIL - TRASH ENCLOSURE

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

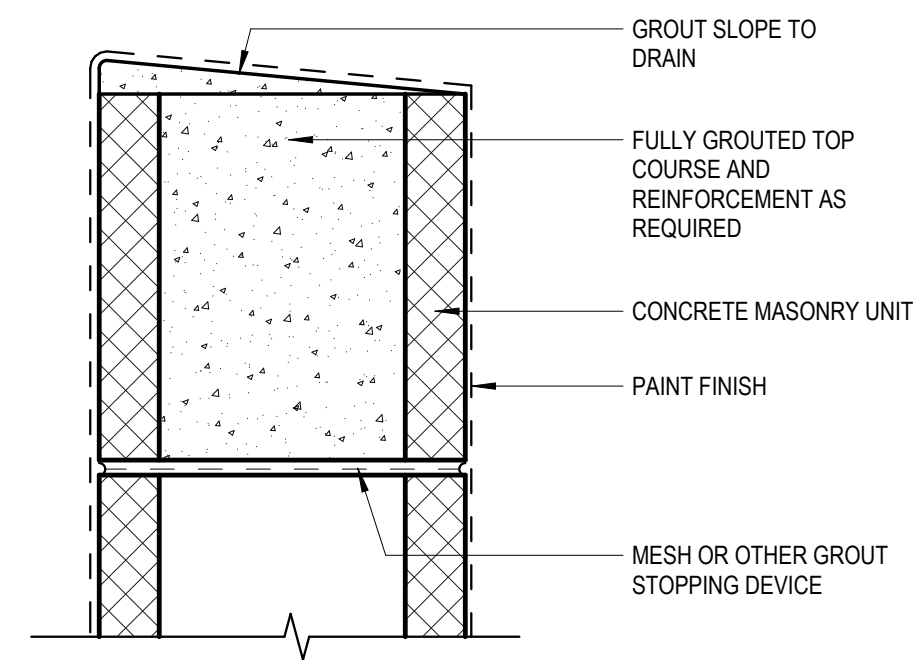


06 TRASH ENCLOSURE - CORNER DETAIL

SCALE: 1" = 1'-0"

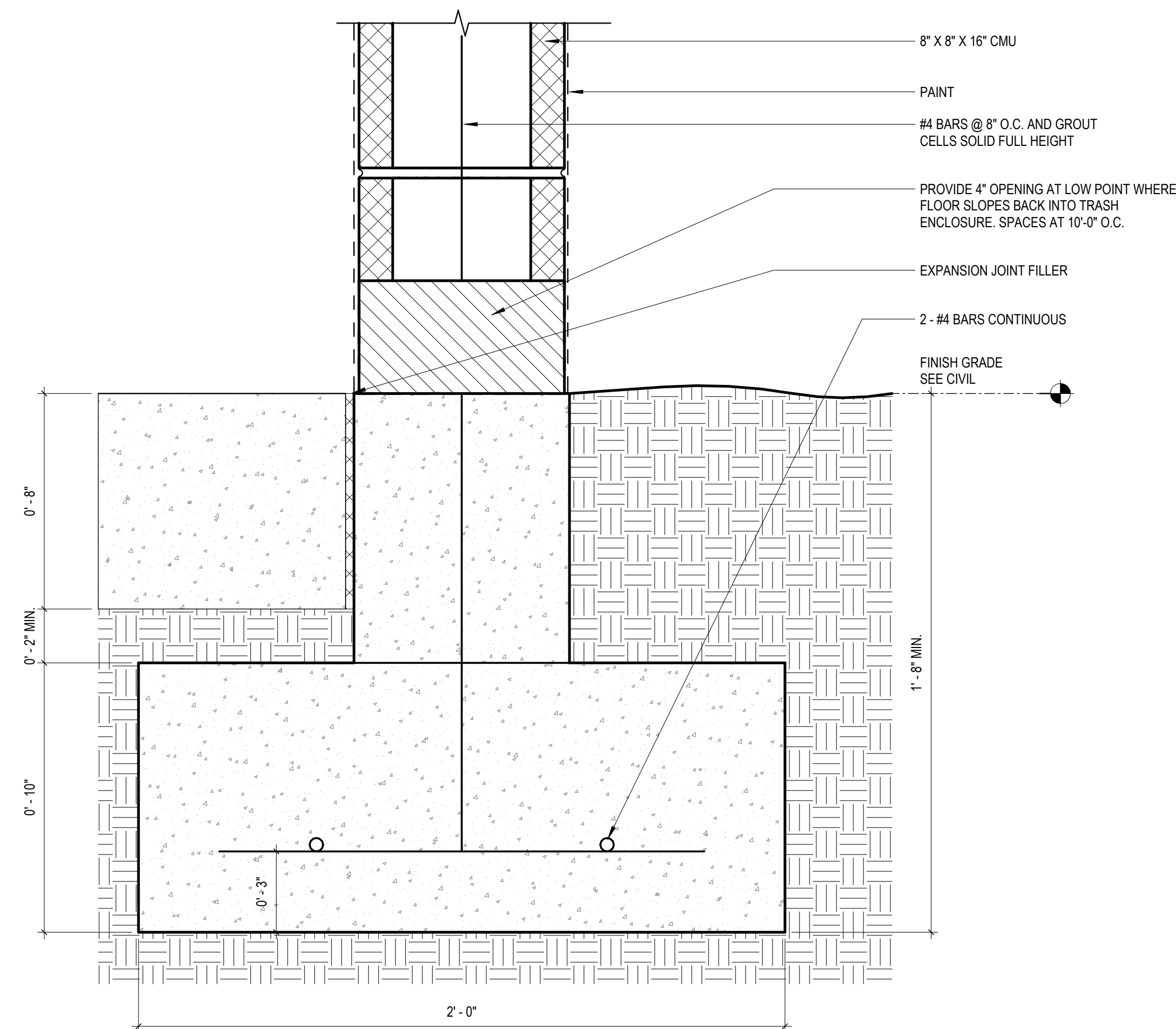
05 TYPICAL EXTERIOR BOLLARD

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: JEFFREY MAAS

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--	---

CIVIL ENGINEER: KIMLEY-HORN CHARLES WILR (503) 386-6362 920 SW 6TH AVENUE, STE 1200 PORTLAND, OR 97204	STRUCTURAL ENGINEER: S.A. MRQ, INC. MATTHEW WEST (202) 741-3737 4382 S ULSTER ST #750 DENVER, CO 80237
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ARCHITECT: GENSLER JEFFREY MAAS (602) 523-4900 2575 CAMERON RD, STE 175 PHOENIX, AZ 85016	SECURITY ENGINEER: SWANSON RINK MICHAEL GHEZZI (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203
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TELECOM ENGINEER: SWANSON RINK THANKA GLASSEN (303) 832-2666 1120 LINCOLN ST., STE 1200 DENVER, CO 80203	
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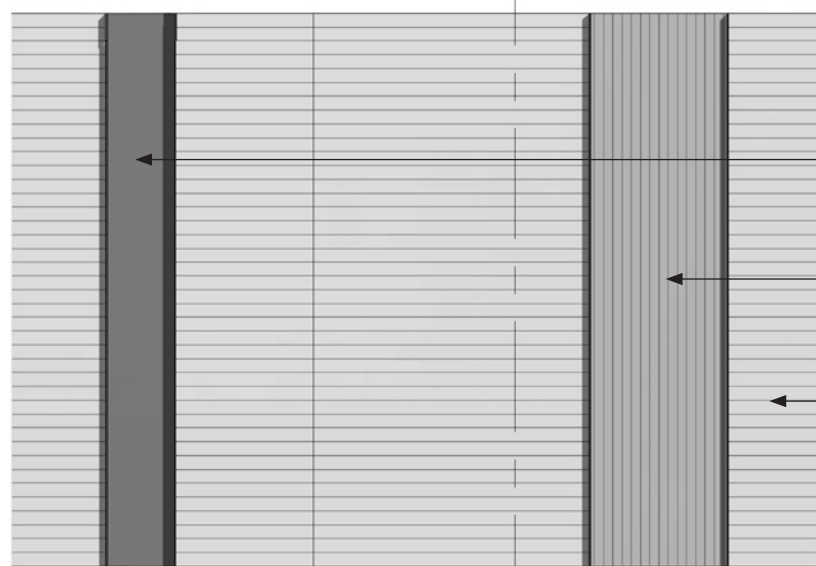
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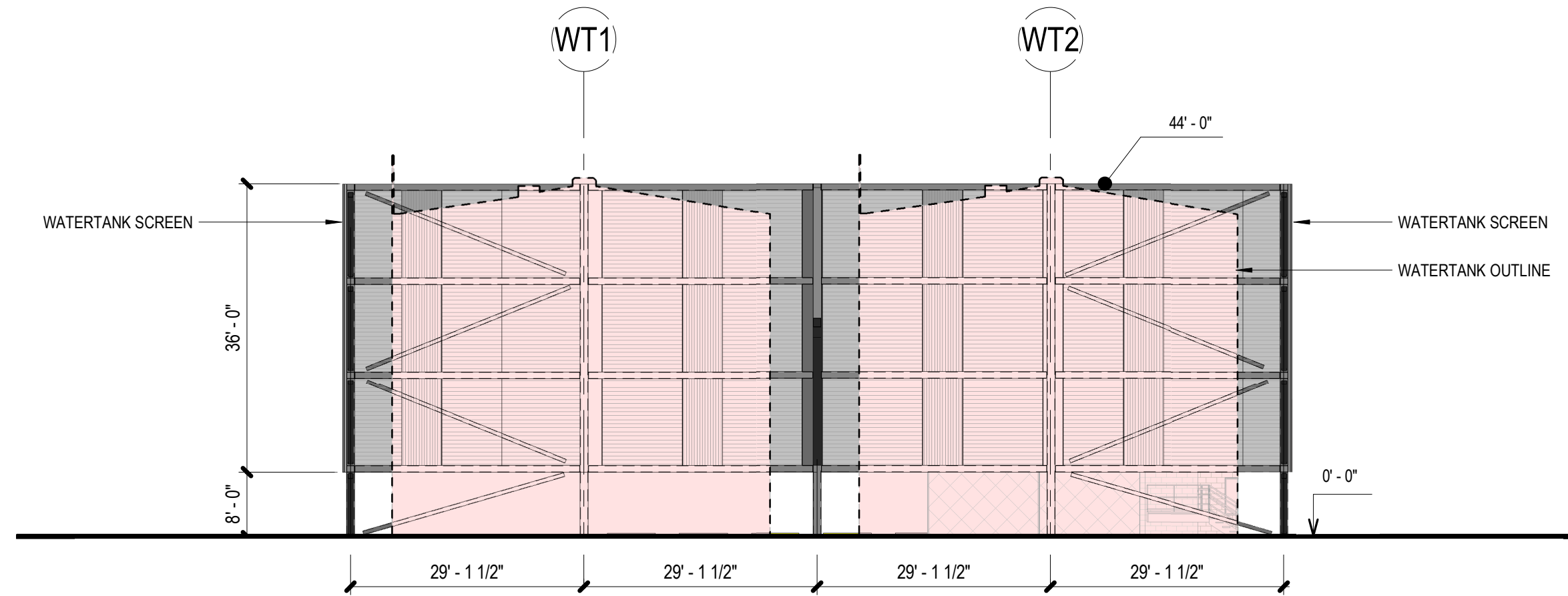
DRAWING: DR2.02-2

PAPER SIZE: ARCH E1	SCALE: As indicated	AGILE NO.:	REV: 5
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WATER TANKS SCREENING VIGNETTE

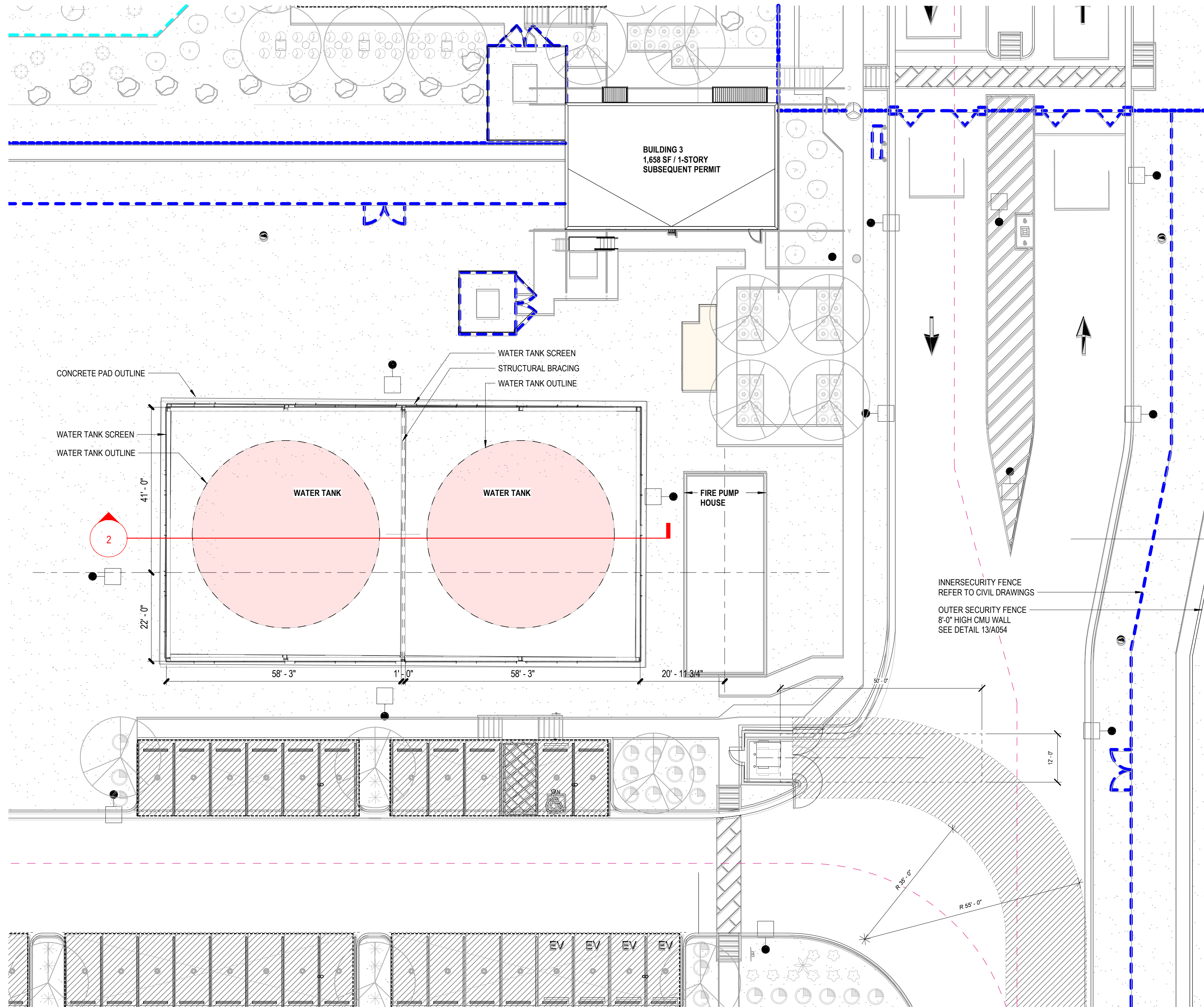


- MP-01 METAL PANEL NATURAL
- MP-05 PERF CORRUGATED METAL PANEL SMALL
- MP-06 PERF CORRUGATED METAL PANEL LARGE



2 SECTION - WATER TANKS SCREEN

VIEW FROM STREET
FOR VIGNETTE



1 ENLARGED SITE DETAILS - WATER TANKS SCREEN

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SWANSON RINK
GARY CRAND, P.E.
(303) 832-2668
1120 LINCOLN ST., STE 1200
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ELECTRICAL ENGINEER:
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ALI GHANMAGH
(303) 832-2668
1120 LINCOLN ST., STE 1200
DENVER, CO 80203

CIVIL ENGINEER:
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CHARLES WURF
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PORTLAND, OR 97204

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DENVER, CO 80237

ARCHITECT:
GENSLER
JEFFREY MAAS
2975 CAMELBACK RD, STE 175
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SECURITY ENGINEER:
SWANSON RINK
MICHAEL GHEZZI
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1120 LINCOLN ST., STE 1200
DENVER, CO 80203

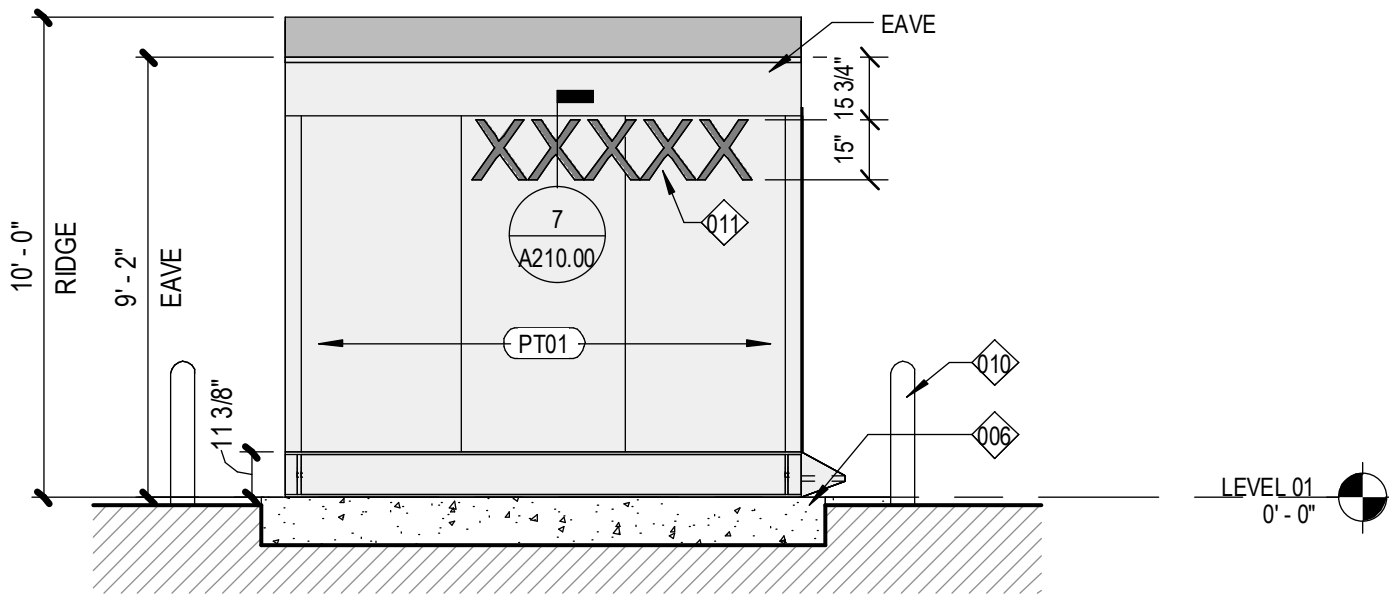
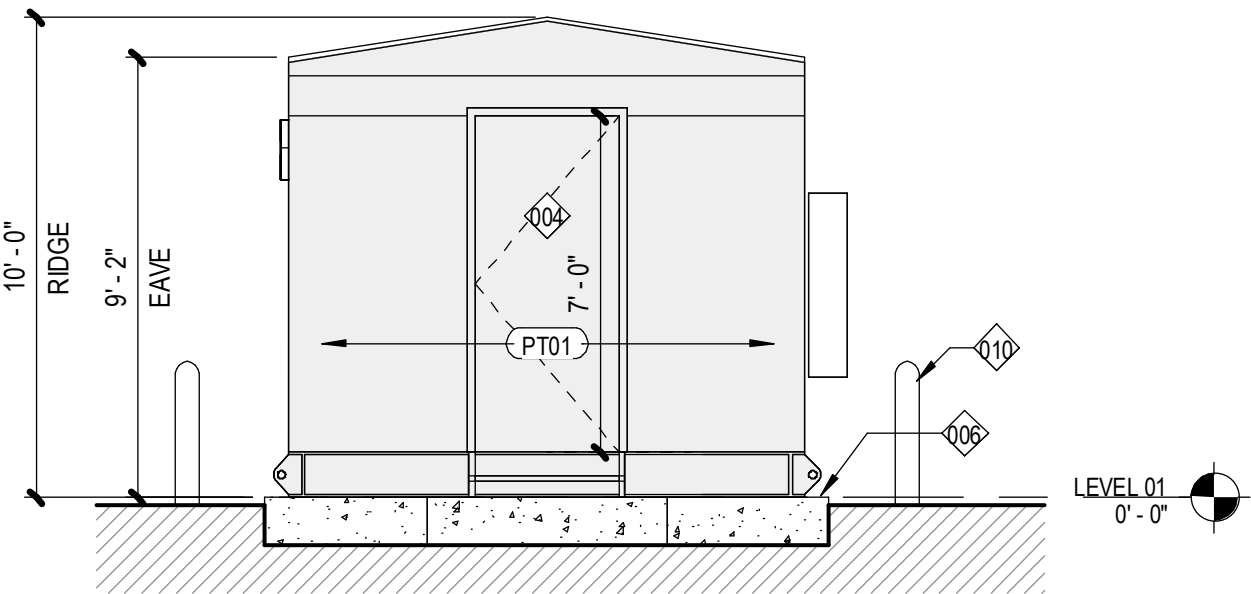
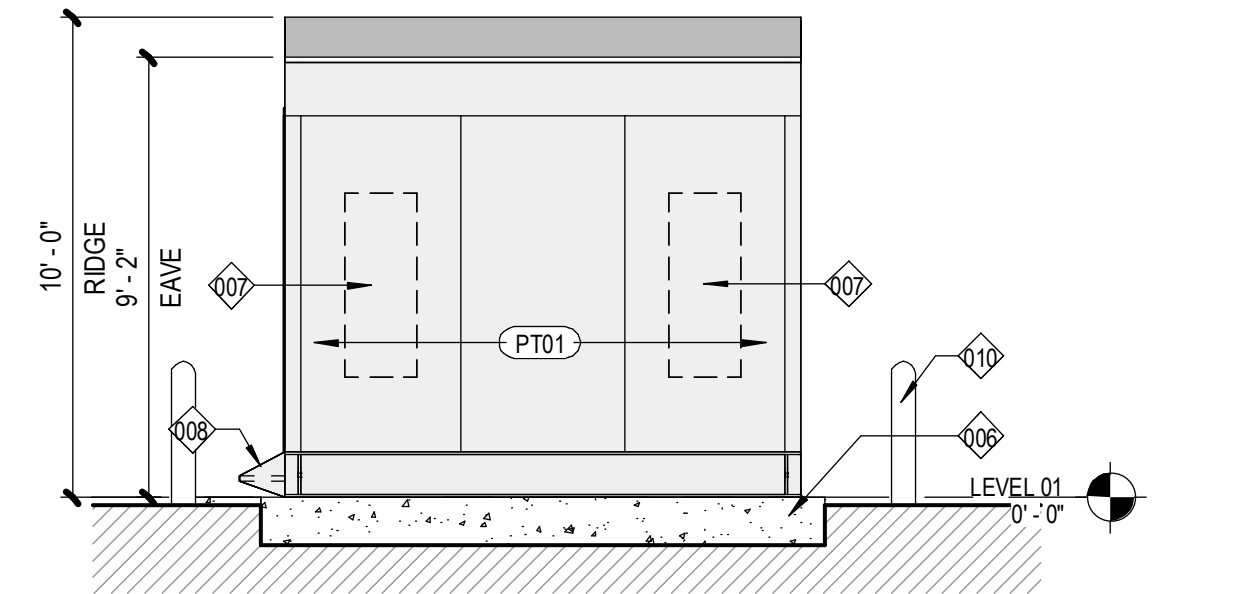
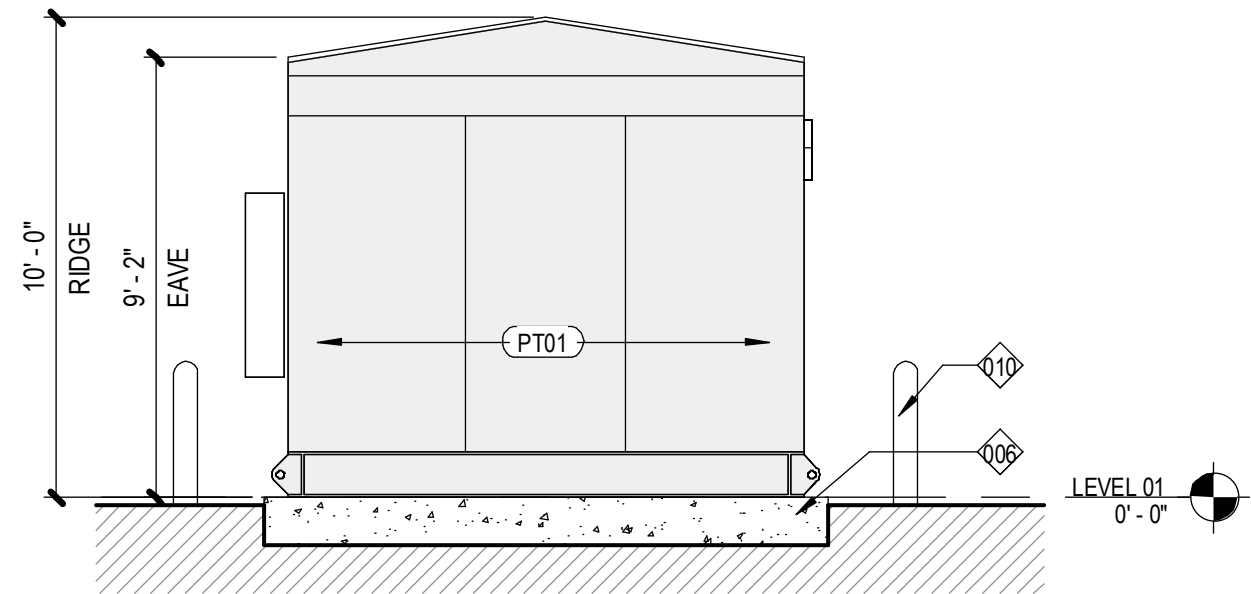
TELECOM ENGINEER:
SWANSON RINK
TRAVIS GLASSER
(303) 832-2668
1120 LINCOLN ST., STE 1200
DENVER, CO 80203

PROJECT:
SITE PLAN - 10464 E PECOS ROAD

TITLE:
TANK SCREEN WALL

DRAWING:
DR2.03

PAPER SIZE: SCALE: AGILE NO: REV:
ARCH E1 As indicated 5

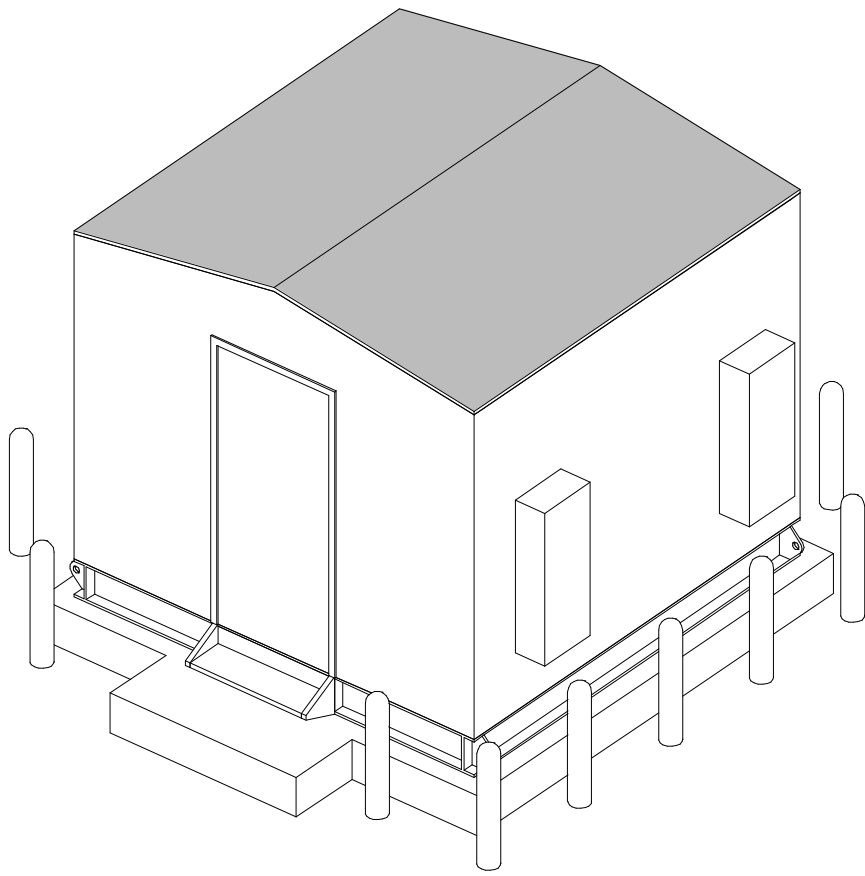


EXTERIOR FINISH LEGEND

PT01 BASIS OF DESIGN COLOR:
SHERWIN WILLIAMS
POPULAR GRAY - SW 6071

SHEET KEYNOTE LEGEND

KEY	KEYNOTE TEXT
001	FIRE TREATED PLYWOOD SHEATHING, FULL HEIGHT.
002	WELDED STEEL CONSTRUCTION. INSULATION IN WALLS AND CEILING.
003	CONDUIT ENTRY PORTS IN FLOOR. 7" DIAMETER, TYP.
004	36"x24" STEEL DOOR.
005	(6) LED LIGHTS, DC POWERED, @ FRONT AND REAR OF EACH EQUIPMENT RACK. EXTERNAL DC POWERED LIGHTS ON FRONT AND REAR. (2) 66 BLOCKS FOR ALARM TERMINATION ON REAR WALL. (1) LAPTOP TRAY/DOCUMENT HOLDER, GPS ANTENNA POINT ON LHS & RHS. SEE ELECTRICAL.
006	CONCRETE PAD BELOW. SEE STRUCTURAL.
007	HVAC UNIT. SEE MECHANICAL.
008	INTEGRATED STEP.
010	BOLLARD, PAINT "SAFETY YELLOW", TYP. V.I.F. NO CLASHES WITH UNDERGROUND UTILITIES. SEE CIVIL FOR DETAIL.
011	15" HIGH CAST ALUMINUM BUILDING NUMBERS, PIN MOUNTED.



WALK-IN CABINET - ABOVE GRADE FIBER VAULT - ISOMETRIC

LOCATIONS INDICATED AS BUILDING C AND BUILDING C ON DR0.01 SITE PLAN

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TITLE:	ELEVATIONS BUILDINGS 'D' & 'E'		
DRAWING:	DR2.04		
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