

01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 80'-0"



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN): 314-10-777

SITE ZONING:
EXISTING: PC
PROPOSED: PC

ZONING OVERLAY / AIRPORT OVERFLIGHT AREA:
AO-3: PHOENIX-MESA GATEWAY AIRPORT

EXISTING ADJACENT PARCEL ZONING:
NORTH: 314-01-009A (AG), 314-01-009B (AG)
EAST: 304-33-0055 (PC), 314-10-776 (PC)
SOUTH: 313-28-798 (PC)
WEST: 304-34-9793 (PC), 313-28-796 (PC)

GROSS SITE AREA: 1,870,458 SF / 42.94 ACRES
NET SITE ACREAGE: 1,863,458 SF / 42.79 ACRES

LOT COVERAGE: 24.9% (465,541 SF / 1,870,458 SF)
BUILDING HEIGHT ALLOWABLE: 50'-0" WITH SUPPLEMENTAL USE PERMIT
BUILDING HEIGHT PROVIDED: 41'-0"

BUILDING AREAS:
BUILDING A: 229,304 SF WAREHOUSE & OFFICE
BUILDING B: 229,304 SF WAREHOUSE & OFFICE (SEPARATE PERMIT)
BUILDING C: 633 SF OFFICE (SEPARATE PERMIT)
TOTAL BUILDING AREA = 465,541

REQUIRED SETBACKS (TRUE ORIENTATION):
NORTH: 15'
EAST: 60'
SOUTH: 40'
WEST: 60'

PROPOSED OCCUPANCIES: S1, B, A-3
CONSTRUCTION TYPE: I-A (SPRINKLERED)

SHEET KEYNOTE LEGEND

| KEY | KEYNOTE TEXT |
|-----|---|
| 001 | PROPERTY LINE |
| 002 | 7' HIGH WIRE MESH FENCE |
| 003 | 8' HIGH MASONRY WALL |
| 004 | RIGHT-OF-WAY LINE |
| 005 | SITE MAIN ENTRANCE |
| 006 | FUEL CHARGING STATION |
| 007 | TYPICAL ACCESSIBLE VAN PARKING STALLS |
| 009 | FIRE LANE |
| 011 | REFUSE AND RECYCLE CONTAINERS AND SAFETY POSTS |
| 012 | TRUCK LOADING DOCK |
| 013 | MECHANICAL SCREEN WALL |
| 014 | STORMWATER RETENTION BASIN |
| 017 | MECHANICAL UNITS ON ROOF |
| 018 | EXHAUST ON ROOF |
| 019 | MONUMENT SIGN |
| 020 | EASEMENT |
| 021 | OUTDOOR PLATFORM WITH CHILLER EQUIPMENT |
| 024 | 80x80' INTERSECTION SIGHT VISIBILITY TRIANGLE |
| 025 | TEMPORARY MOBILE GAS PLANT |
| 026 | PERMANENT SUBSTATION |
| 027 | SECURITY BUILDING |
| 031 | MOTORIZED SLIDING GATE |
| 032 | DROP ARM GATE |
| 033 | 7' HIGH MASONRY DUMPSTER ENCLOSURE AND SAFETY POSTS |
| 035 | ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FOR PEDESTRIAN ACCESS |
| 040 | ENTRANCE PLAZA |
| 041 | PARKING SHADE CANOPY |
| 042 | OUTDOOR AMENITY SPACES WITH SITE FURNISHINGS |
| 043 | 4' HIGH CHAIN LINK FENCE |
| 044 | 50' CLEARANCE ZONE (REFUSE AND RECYCLE TRUCK MANEUVERING AREA) |
| 046 | FOUNDATION AREA |
| 047 | BICYCLE PARKING |

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 AWS 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 | 20,800 SF | 20.8 LF |
| BUILDING B (1000 LF) | 15,000 SF | 20,800 SF | 20.8 LF |
| BUILDING C (130 LF) | 1,860 SF | 4,700 SF | 36.1 LF |

COMMON AREA CALCULATIONS

| AREA | ACTIVE HARDSCAPE (SF) | LANDSCAPE AREA (SF) | TOTAL SF (#600 SF REQUIRED) |
|---------|-----------------------|---------------------|-----------------------------|
| SEATING | 2,060 SF | 3,500 SF | 5,560 SF |
| ENTRY | 530 SF | 430 SF | 960 SF |
| TOTAL | 2,590 SF | 3,930 SF | 6,510 SF |

PARKING CALCULATIONS

PARKING REQUIRED PER BUILDING
OFFICE USE (B, A-3): 1 STALL PER 375 SF
7,469 + 2,525 SF = 6,824 (75 SF = 26 SPACES PER BUILDING)

WAREHOUSE USE (S-1): 1 STALL PER 800 SF
94,860 SF / 800 SF = 106 SPACES PER BUILDING
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 = 162 SPACES
(APPLICATION FOR PARKING REDUCTION SUP TO BE SUBMITTED)

BICYCLE PARKING REQUIRED:
NONRESIDENTIAL: 1 BICYCLE SPACE / 10 VEHICLES
152 VEHICLES / 10 = 15.2 = 16 BICYCLE SPACES (PER MZO 11-32-8A)

BICYCLE PARKING PROVIDED:
TOTAL PROVIDED = 16 BICYCLE SPACES

PARKING TOTALS

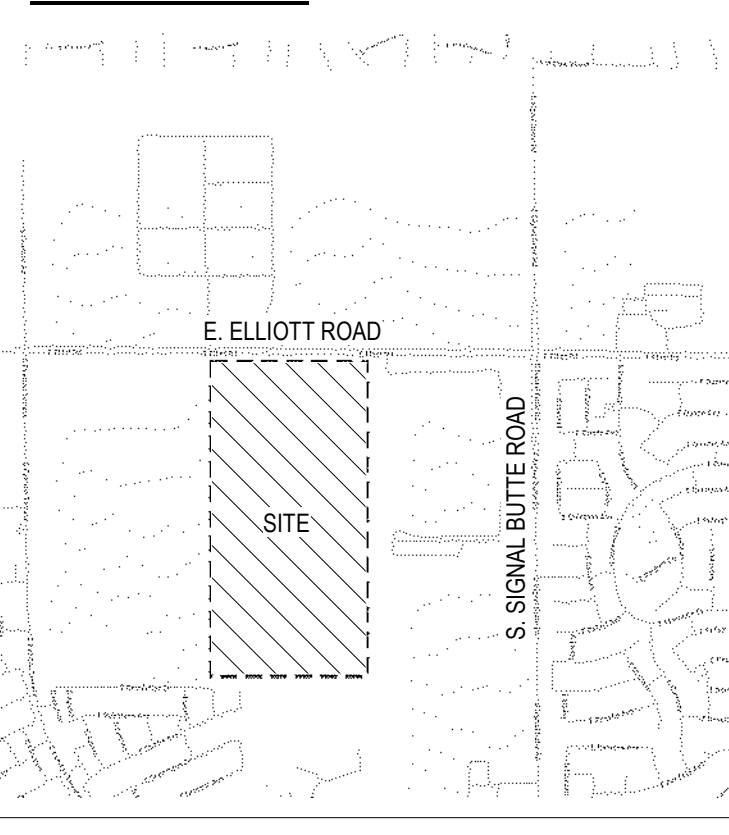
| PARKING STALL TYPE | COUNT |
|--------------------------------|-------|
| ACCESSIBLE VAN PARKING STALL | 5 |
| EV PARKING STALL | 8 |
| PARKING STALL | 139 |
| TOTAL PARKING STALLS PROVIDED: | 152 |

NOTE: LOADING DOCK AREA INCLUDES 2 LOADING DOCK SPACES

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT-OF-WAY LINE
- CMU SCREEN
- WIRE MESH SCREEN
- CHAIN LINK FENCE
- EASEMENT
- REFUSE ACCESS
- PEDESTRIAN PATH
- FOUNDATION BASE
- LIGHT POLE
- PARKING SHADE CANOPY OUTLINE

VICINITY MAP



CONFIDENTIAL

PROJECT ADDRESS
10437 E ELLIOTT ROAD
MESA, ARIZONA 85212

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

SEAL/SIGNATURE

NOT FOR CONSTRUCTION

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ISSUE DATE: 06MAY2024 PROJECT NO: 78.3116.000

DESIGNED: GENSLER ARCHITECT: PATRICK MAGNESS

| REV. | DATE | DESCRIPTION |
|------|-----------|--|
| 0 | 11FEB2023 | SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS |
| 1 | 13FEB2024 | SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS |
| 2 | 28MAR2024 | SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS |
| 3 | 09MAY2024 | SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS |

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DENVER, CO 80203

CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
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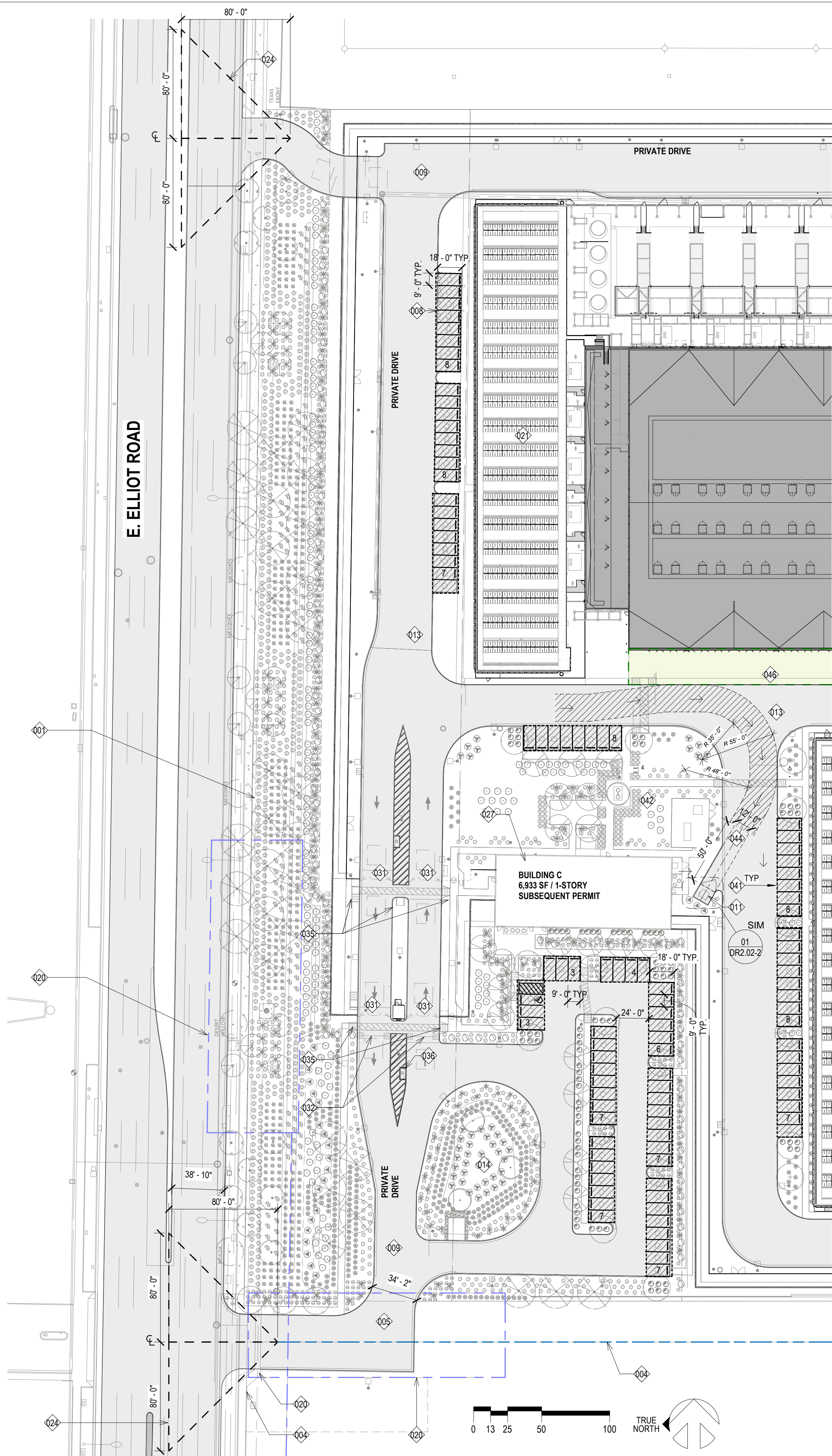
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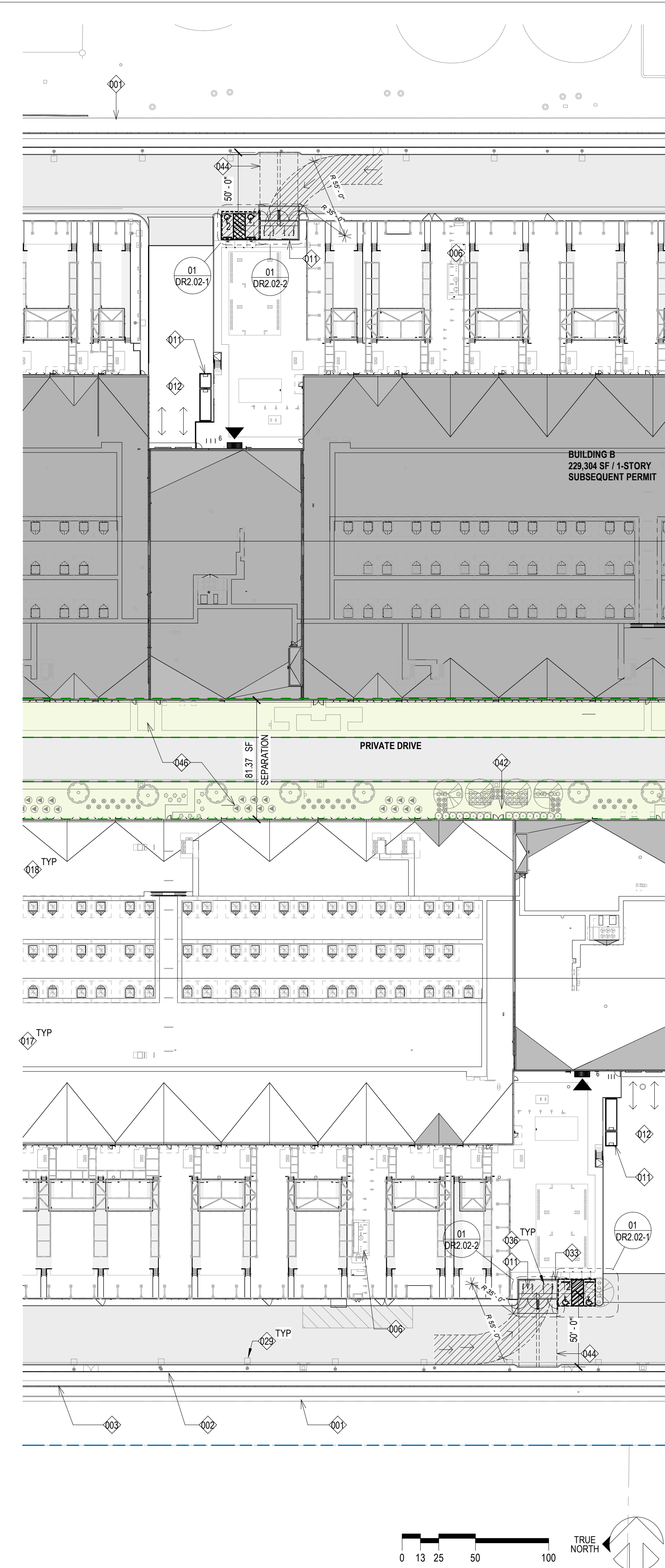
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| ARCH E1 | As indicated | | 3 |



02 ARCHITECTURAL SITE PLAN - ENLARGED ENTRY
SCALE: 1" = 50'-0"



01 ARCHITECTURAL SITE PLAN - ENLARGED OUTDOOR SEATING
SCALE: 1" = 50'-0"

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| 006 | FUEL CHARGING STATION |
| 008 | TYPICAL PARKING STALLS |
| 009 | FIRE LANE |
| 011 | REFUSE AND RECYCLE CONTAINERS AND SAFETY POSTS |
| 012 | TRUCK LOADING DOCK |
| 013 | MECHANICAL SCREEN WALL |
| 014 | STORMWATER RETENTION BASIN |
| 017 | MECHANICAL UNITS ON ROOF |
| 018 | EXHAUST ON ROOF |
| 020 | EASEMENT |
| 021 | OUTDOOR PLATFORM WITH CHILLER EQUIPMENT |
| 024 | 80'x80' INTERSECTION SIGHT VISIBILITY TRIANGLE |
| 027 | SECURITY BUILDING |
| 029 | LIGHTING (REFER TO ELECTRICAL) |
| 031 | MOTORIZED SLIDING GATE |
| 032 | DROP ARM GATE |
| 033 | 17' HIGH MASONRY DUMPSTER ENCLOSURE AND SAFETY POSTS |
| 035 | ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FOR PEDESTRIAN ACCESS |
| 036 | BOLLARDS |
| 041 | PARKING SHADE CANOPY |
| 042 | OUTDOOR AMENITY SPACES WITH SITE FURNISHINGS |
| 044 | 50' CLEARANCE ZONE (REFUSE AND RECYCLE TRUCK MANUEVERING AREA) |
| 046 | FOUNDATION AREA |

PARKING CALCULATIONS

PARKING REQUIRED, PER BUILDING
OFFICE USE (B/A-3): 1 STALL PER 375 SF
7,499 ÷ 2,025 SF = 3.70 STALLS PER BUILDING
WAREHOUSE USE (S-1): 1 STALL PER 900 SF
94,980 SF ÷ 900 SF = 106 SPACES PER BUILDING
TOTAL REQUIRED = 26 + 106 = 132 SPACES PER BUILDING
(PER MZO 11-32-3)

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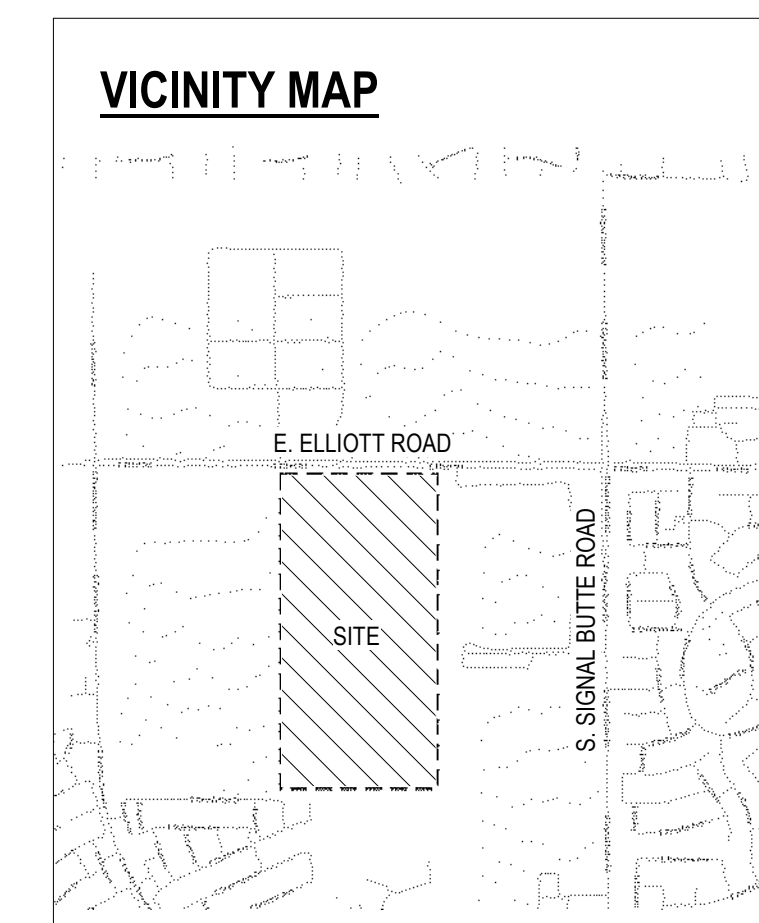
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| BUILDING C (130 LF) | 1,950 SF | 4,700 SF | 36.1 LF |

COMMON AREA CALCULATIONS

| AREA | ACTIVE HARDSCAPE (SF) | LANDSCAPE AREA (SF) | TOTAL SF |
|--------------|-----------------------|---------------------|-----------------|
| SEATING | 2,093 SF | 3,500 SF | 5,593 SF |
| ENTRY | 530 SF | 420 SF | 950 SF |
| TOTAL | 2,623 SF | 3,920 SF | 6,543 SF |

| SITE PLAN LEGEND | |
|------------------|------------------------------|
| | PROPERTY LINE |
| | BUILDING SETBACK |
| | RIGHT-OF-WAY LINE |
| | CMU SCREEN |
| | WIRE MESH SCREEN |
| | CHAIN LINK FENCE |
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| | PEDESTRIAN PATH |
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| 2 | 29MAR2024 | SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS |
| 3 | 09MAY2024 | SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS |

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