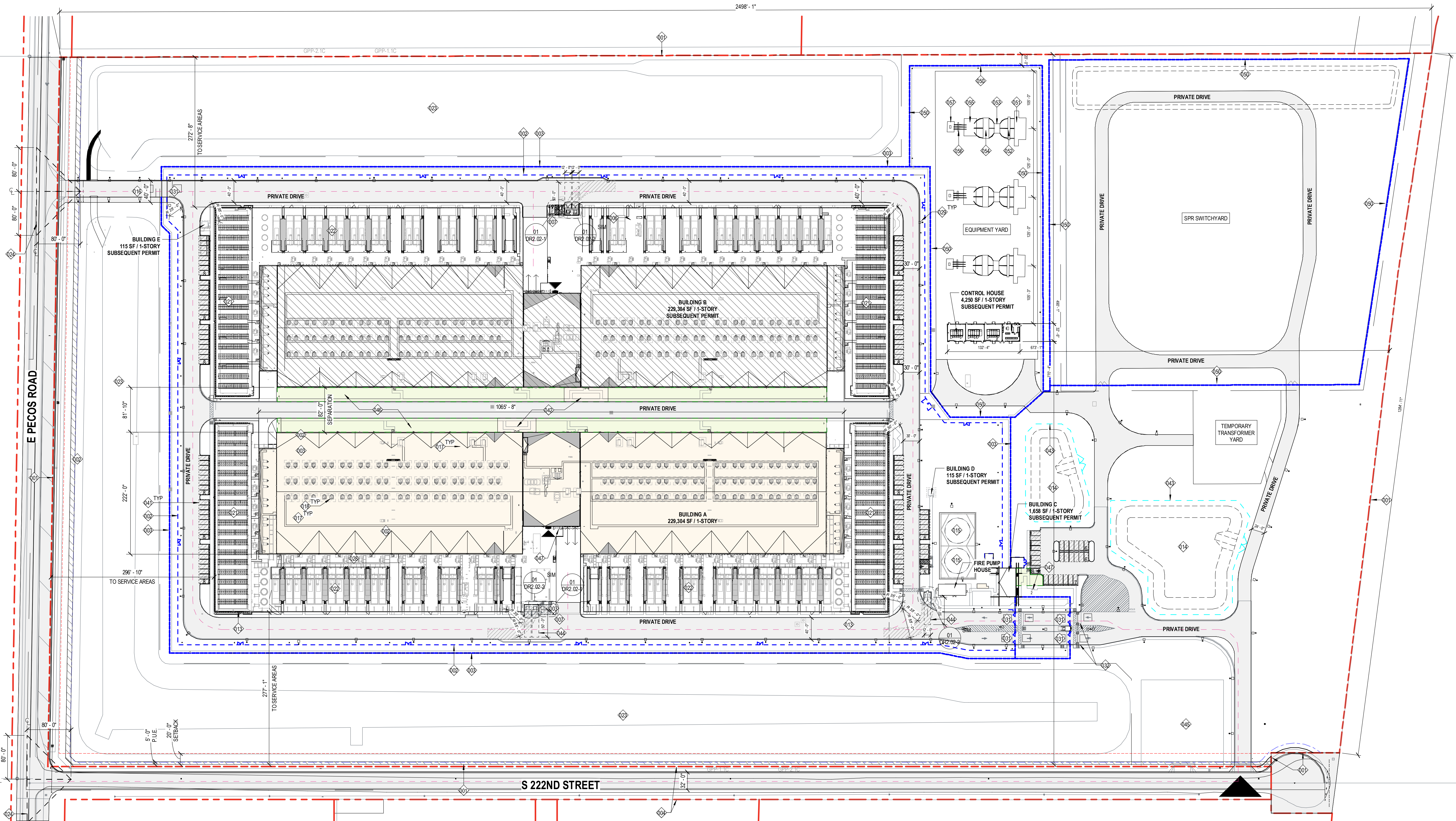
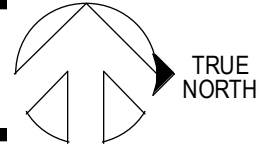
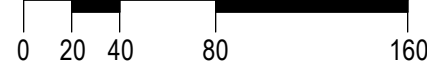




01 ARCHITECTURAL SITE PLAN

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), 304-63-016B (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'x80' 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	230/34.5KV MAIN TRANSFORMER - 33'-6" HEIGHT
056	SRP METERING CT/PT - 20'-0" HEIGHT
057	34.5KV 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

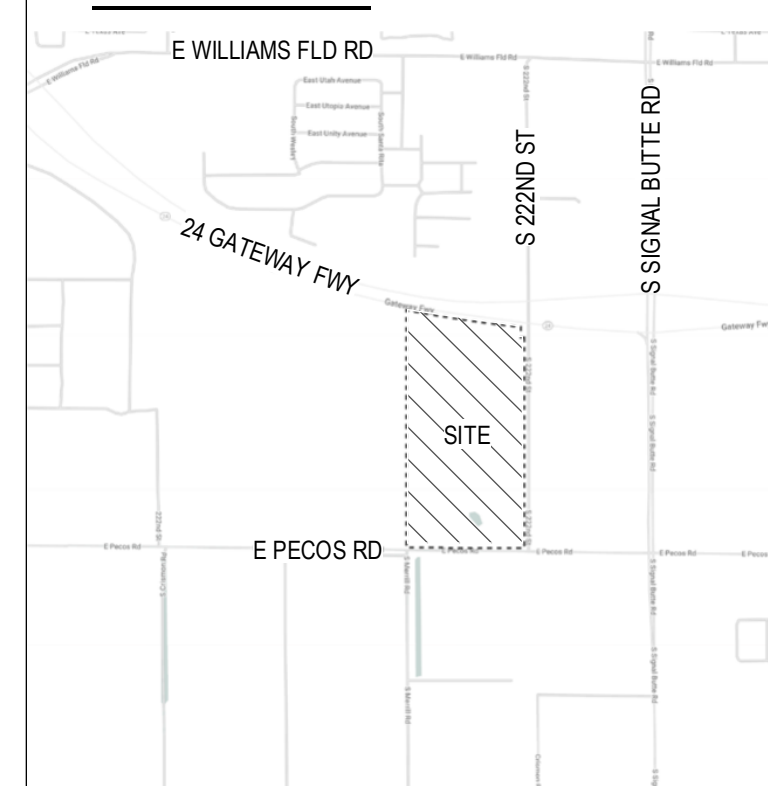
COMMON AREA CALCULATIONS

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



CONFIDENTIAL

PROJECT ADDRESS

10464 E PECOS ROAD
MESA, ARIZONA

PROJECT DELIVERY PACKAGE

SITE PLAN REVIEW

SEAL/SIGNATURE

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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	09MAY2024	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) 832-2666 2275 CAMERON RD, STE 175 PHOENIX, AZ 85016	SECURITY ENGINEER: SWANSON RINK THANA GLASSER (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203
--	--

TELECOM ENGINEER: SWANSON RINK THANA GLASSER (303) 832-2666 1120 LINCOLN ST, STE 1200 DENVER, CO 80203	PROJECT:
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SITE PLAN - 10464 E PECOS ROAD

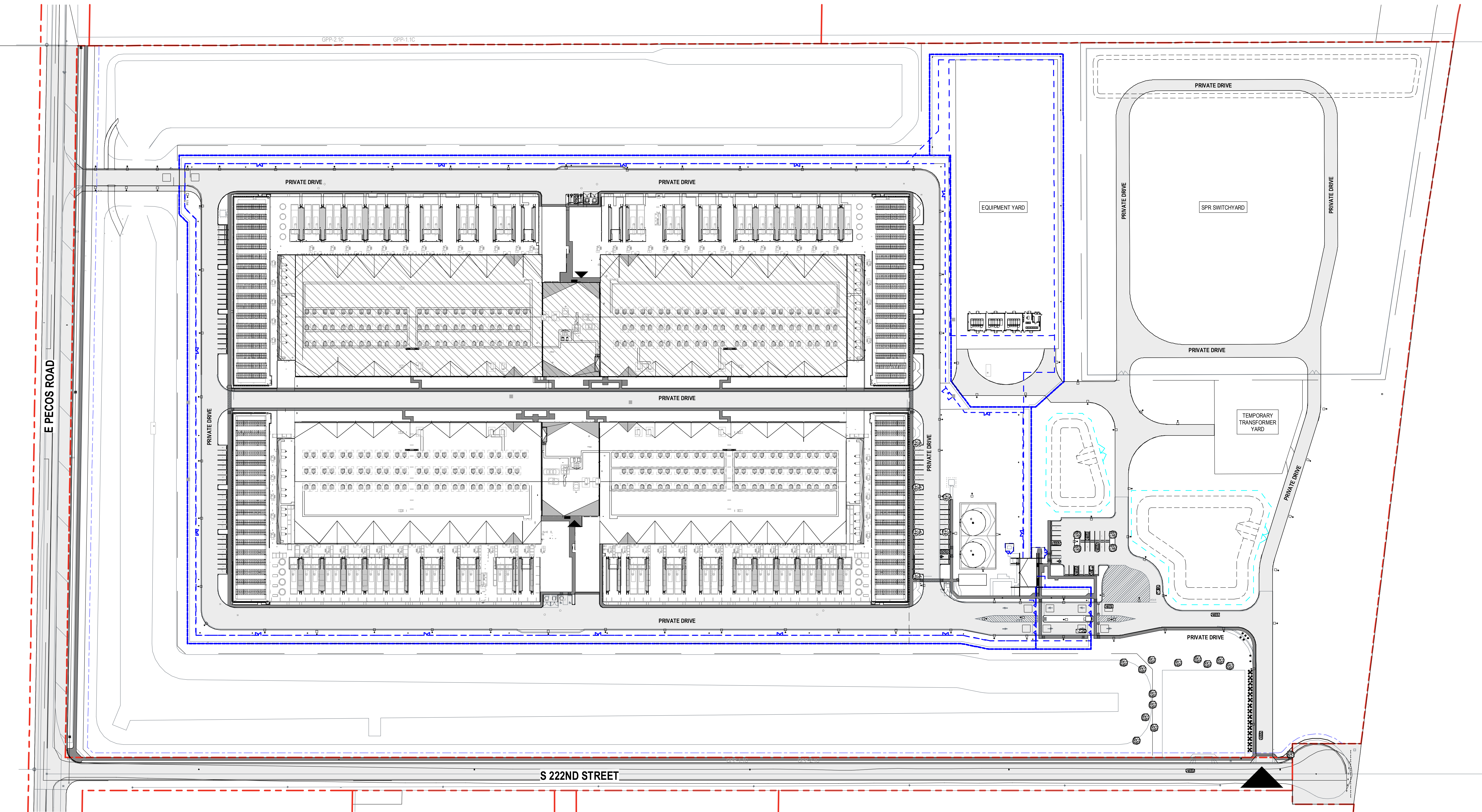
TITLE:

SITE PLAN

DRAWING:

DR0.01

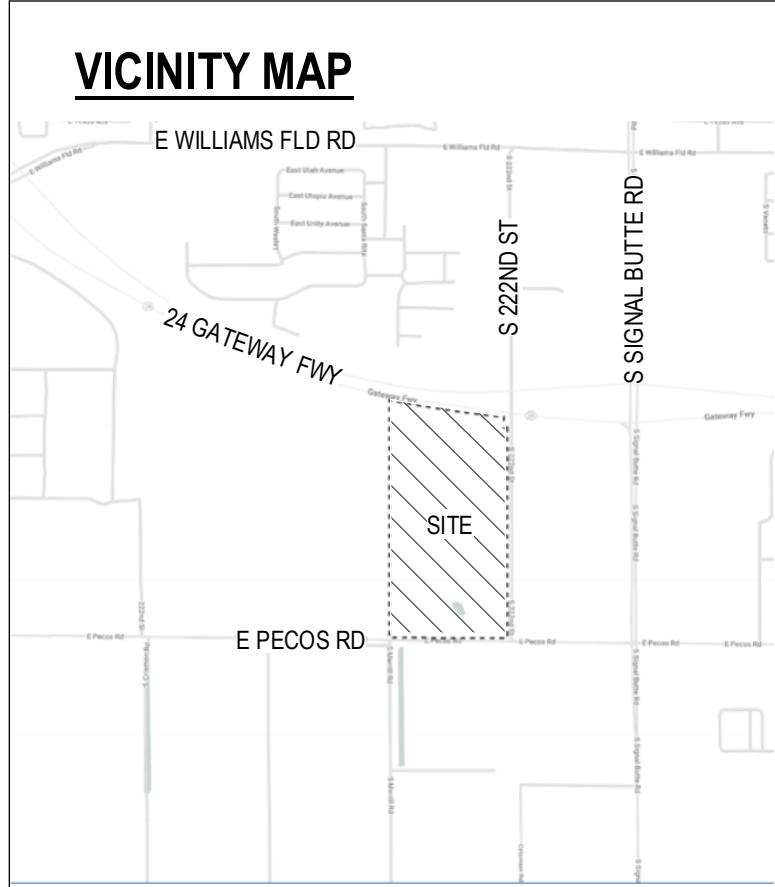
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01 SITE PLAN - PEDESTRIAN PATHWAYS
SCALE: 1"= 80'-0"



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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MESA, ARIZONA

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SITE PLAN REVIEW

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ISSUE DATE: 11DEC2023
DESIGNED: GENSLER
REV. DATE
11DEC2023
12FEB2024
28MAR2024
09MAY2024
11JUL2025
08SEP2025

PROJECT NO: 78.3116.000
ARCHITECT: JEFFREY MAAS
DESCRIPTION
SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
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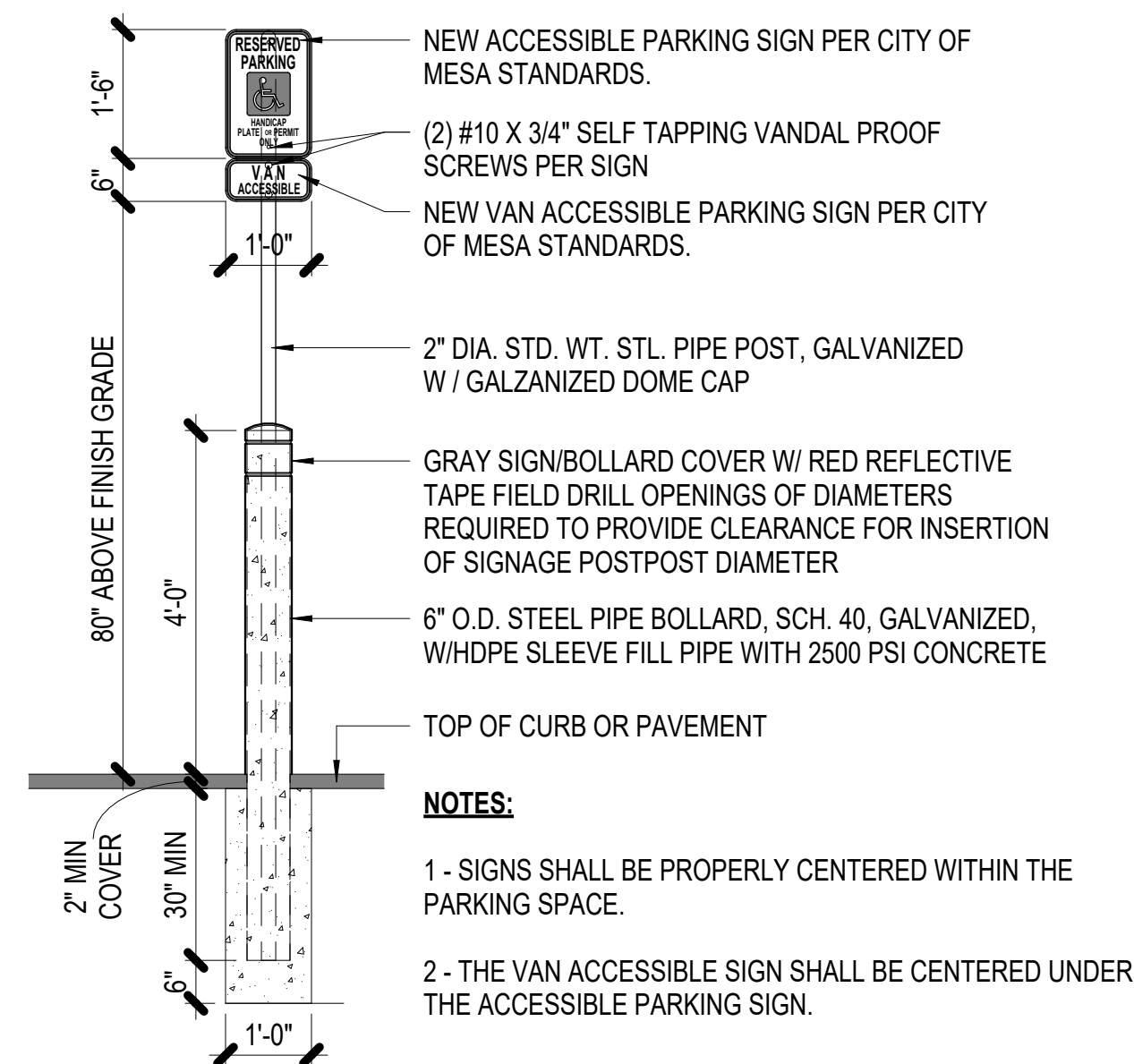
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PROJECT:
SITE PLAN - 10464 E PECOS ROAD

TITLE:
PEDESTRIAN PATHWAY

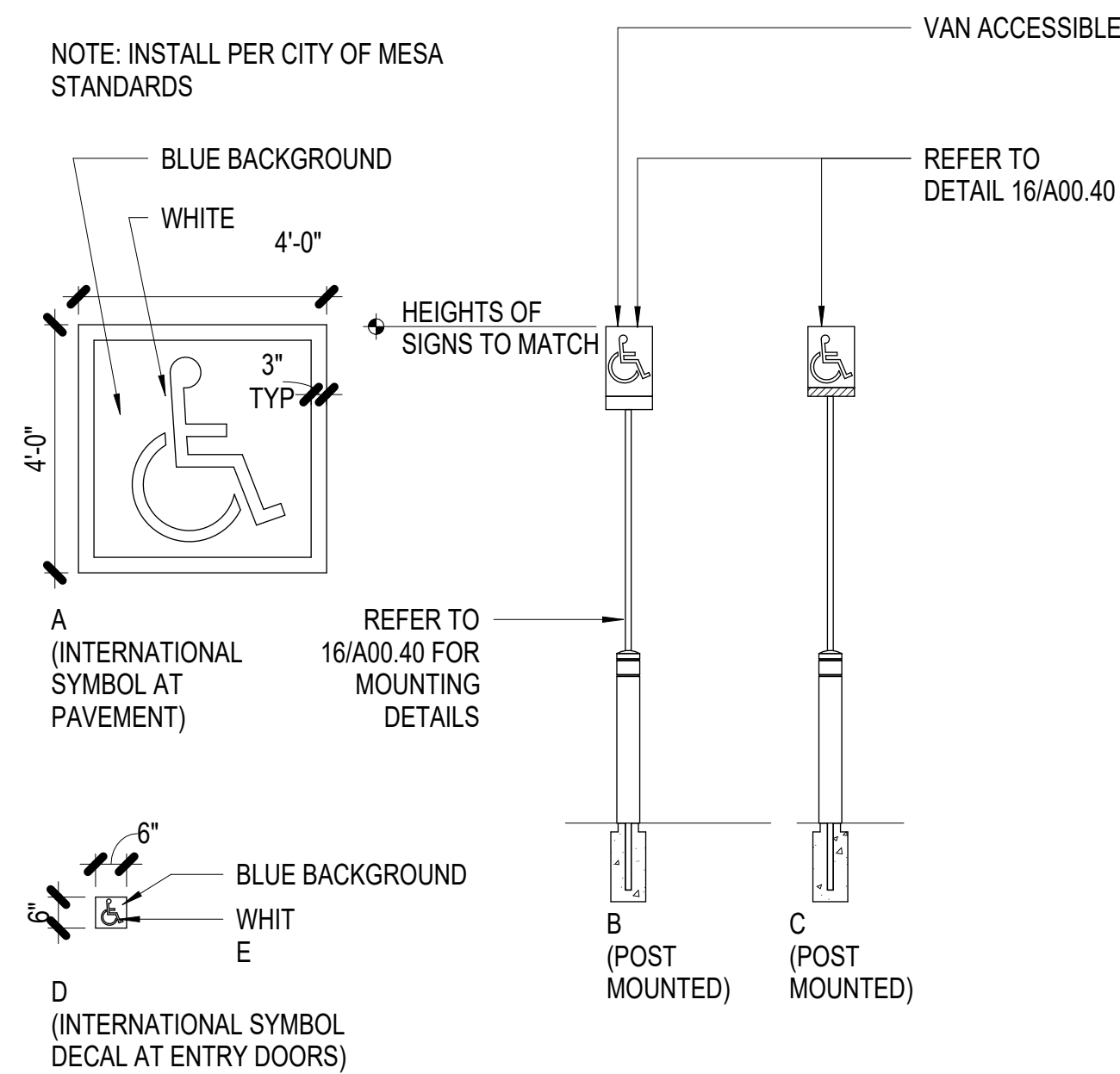
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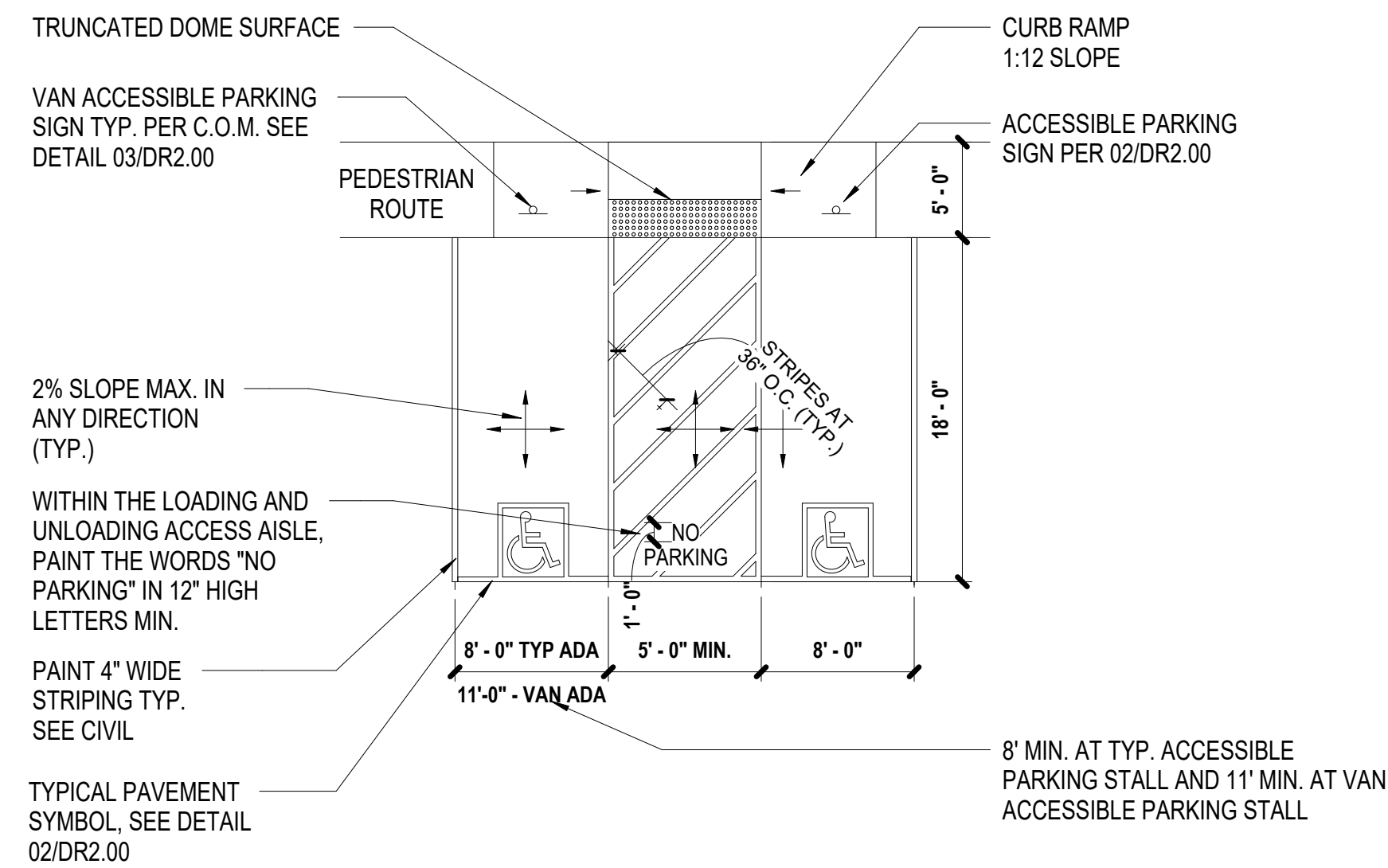
03 ACCESSIBLE PARKING SIGN

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



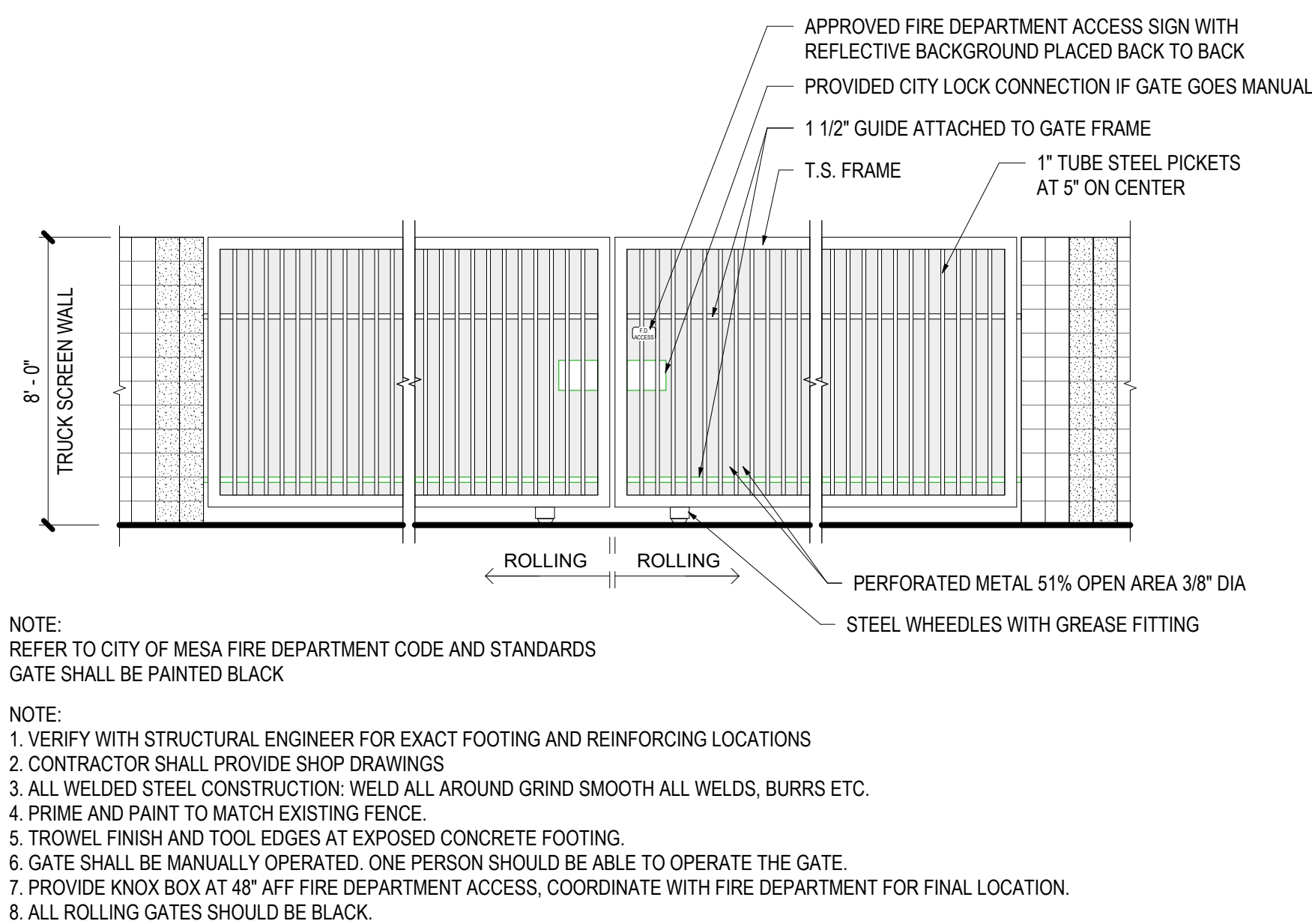
02 ACCESSIBLE SIGNAGE

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



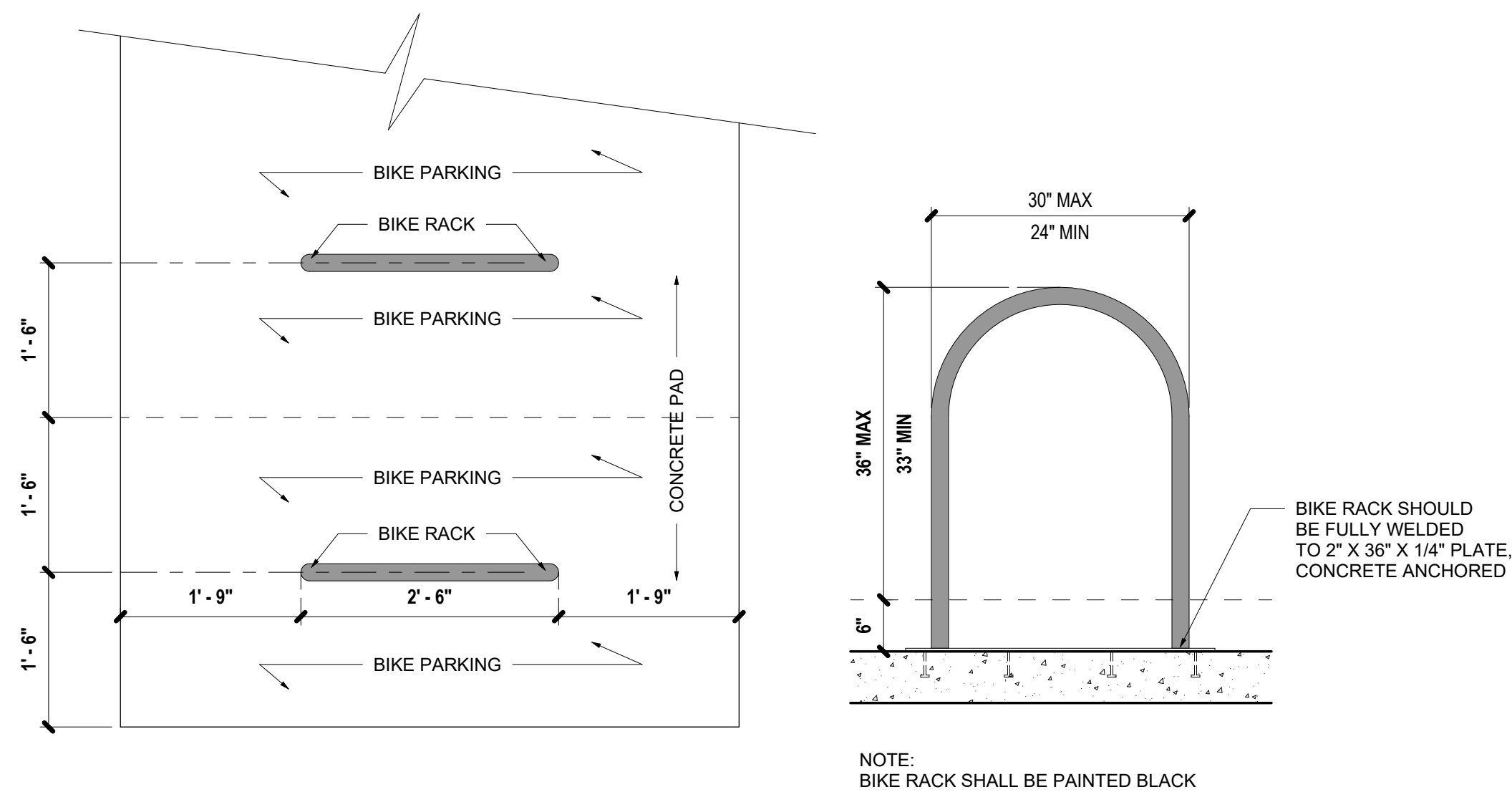
01 ACCESSIBLE PARKING STALLS

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



05 TYP. ROLLING GATE
SCALE: 1/4" = 1'-0"

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



04 TYP. BICYCLE RACK
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

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MESA, ARIZONA

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CIVIL ENGINEER KIMLEY-HORN CHARLES WURL (503) 368-4392 500 SW 6TH AVENUE, STE 1200 PORTLAND, OR 97204	STRUCTURAL ENGINEER S.A. NIRD, INC. MATTHEW WEST (303) 741-3737 4582 S ULSTER ST #750 DENVER, CO 80237
ARCHITECT GENSER JEFFREY MAAS (303) 421-4500 2075 CAMELBACK RD, STE 175 PHOENIX, AZ 85016	SECURITY ENGINEER SWANSON RINK MICHAEL GHEZZI (303) 832-2666 1100 LINCOLN ST., STE 1200 DENVER, CO 80203

PROJECT: SITE PLAN - 10464 E PECOS ROAD

TITLE:	SITE DETAILS
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DRAWING: DR2.02-1

PAPER SIZE: ARCH E1	SCALE: As indicated	AGILE NO:	REV: 5
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CIVIL ENGINEER	STRUCTURAL ENGINEER
KIMLEY-HORN CHARLES E. WILBUR (303) 368-6382 902 S W 16TH AVENUE, STE 1200 PORTLAND, OR 97204	S.A. IRMO, INC. MATTHEW WEST (303) 741-3737 4582 S ULLSTER ST #750 DENVER, CO 80237
ARCHITECT	SECURITY ENGINEER
GENSLER JEFFREY MAAS (303) 422-5400 2575 CAMERLACK RD, STE 175 PHOENIX, AZ 85016	SWANSON RINK MICHAEL GHEZZI (303) 832-2662 1120 NICOLIN ST. STE 1200 DENVER, CO 80203

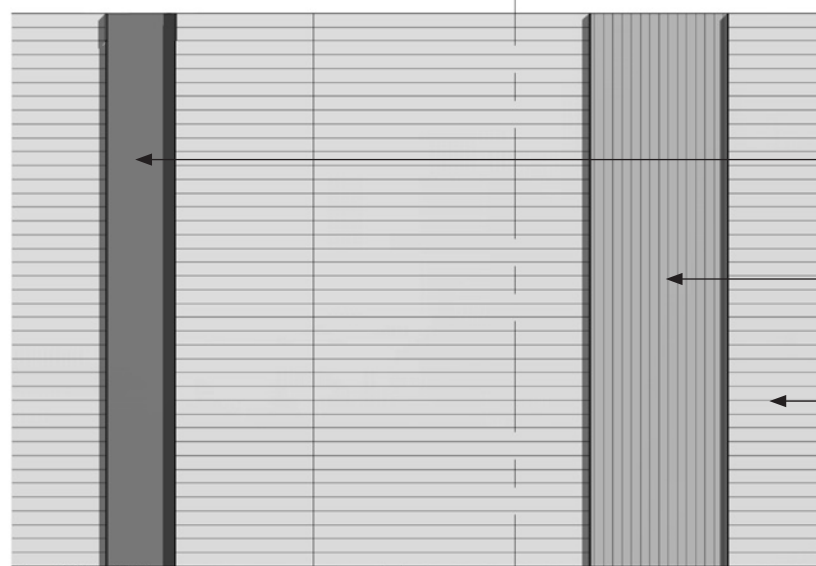
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TITLE: SITE DETAILS

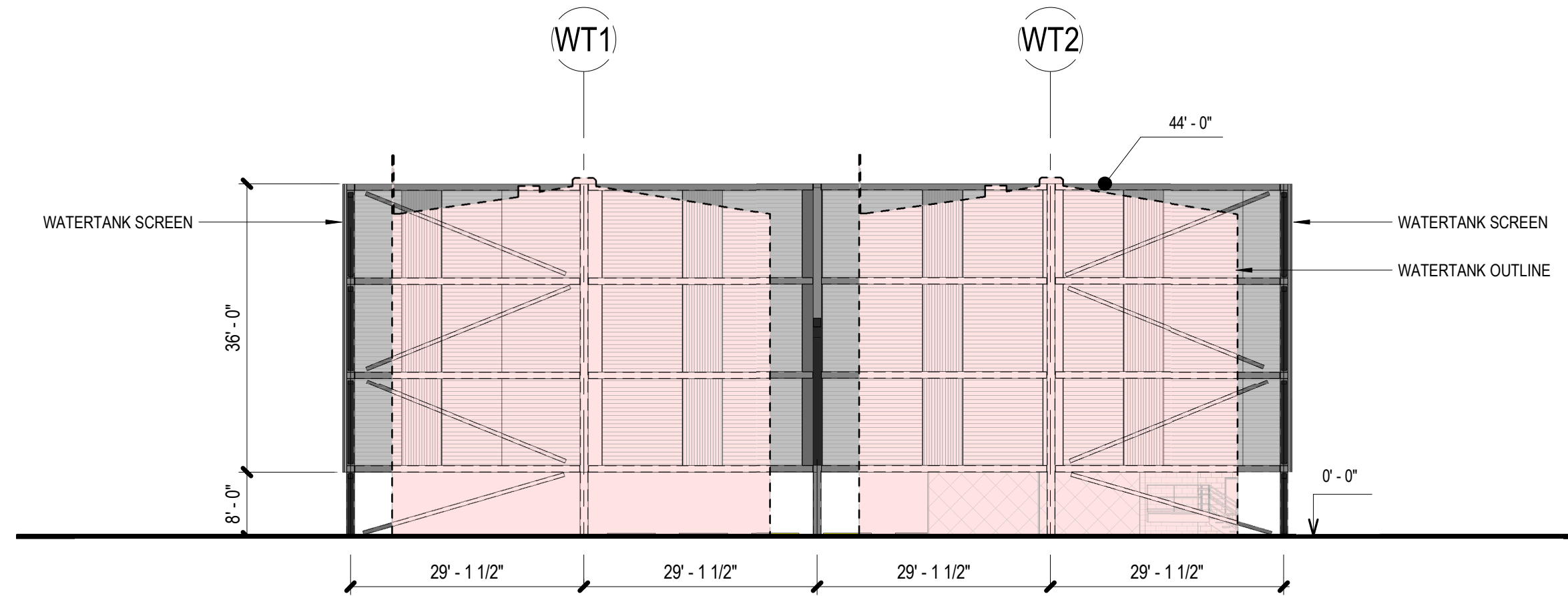
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WATER TANKS SCREENING VIGNETTE

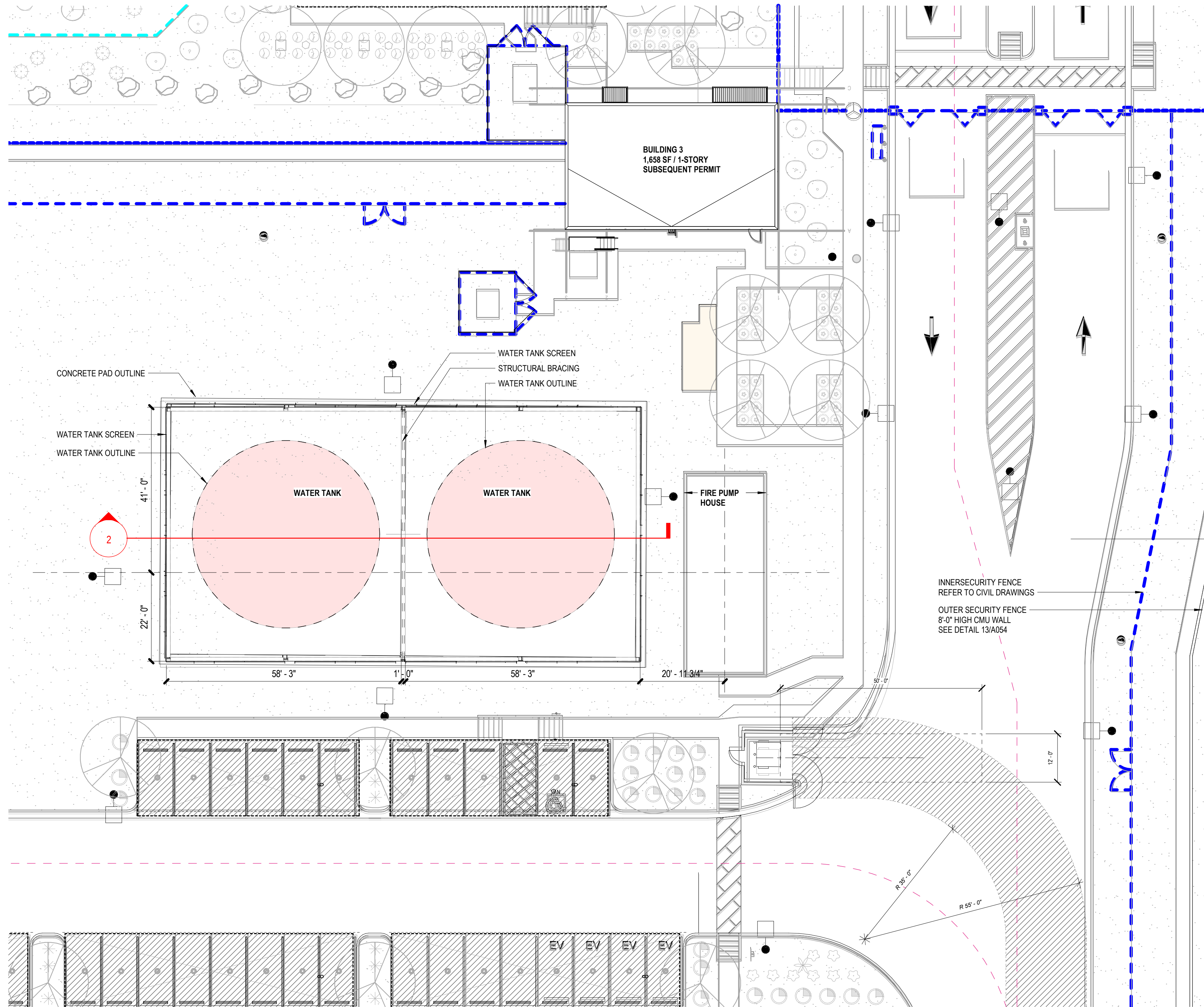


- MP-01 METAL PANEL NATURAL
- MP-05 PERF CORRUGATED METAL PANEL SMALL
- MP-06 PERF CORRUGATED METAL PANEL LARGE



2 SECTION - WATER TANKS SCREEN
A055 1/16" = 1'-0"

VIEW FROM STREET
FOR VIGNETTE



1 ENLARGED SITE DETAILS - WATER TANKS SCREEN
A055 1/16" = 1'-0"

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MESA, ARIZONA

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SITE PLAN REVIEW

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ISSUE DATE: 11DEC2023 PROJECT NO: 78.3116.000

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1120 LINCOLN ST., STE 1200
DENVER, CO 80203

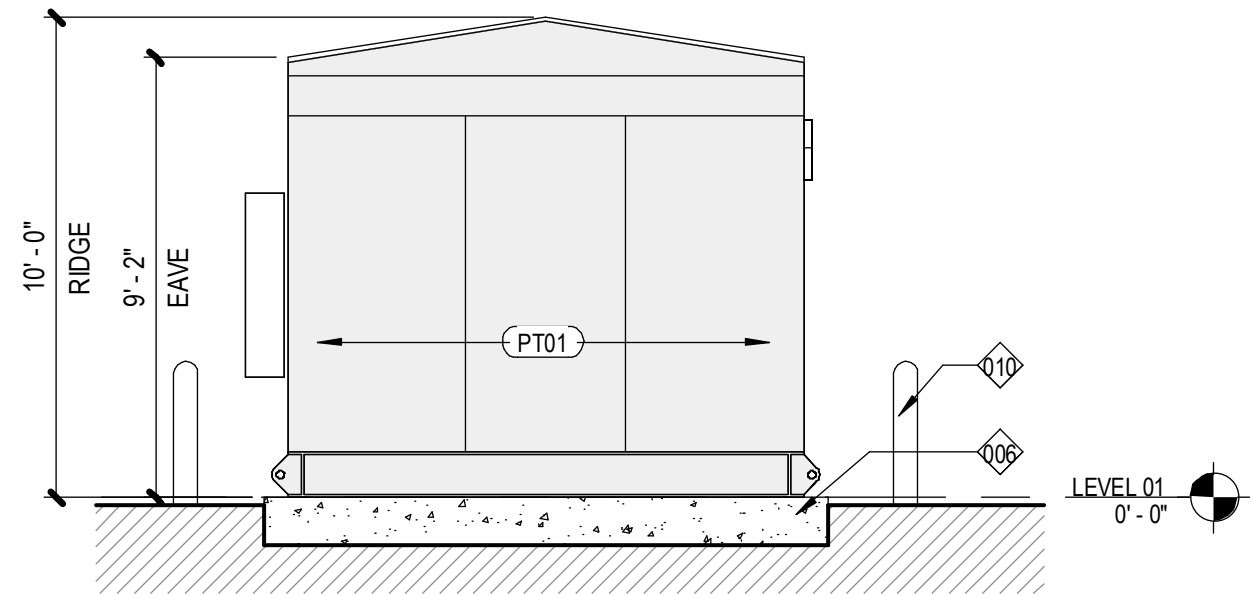
TELECOM ENGINEER:
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TRAVIS GLASSER
(303) 832-2668
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DENVER, CO 80203

PROJECT:
SITE PLAN - 10464 E PECOS ROAD

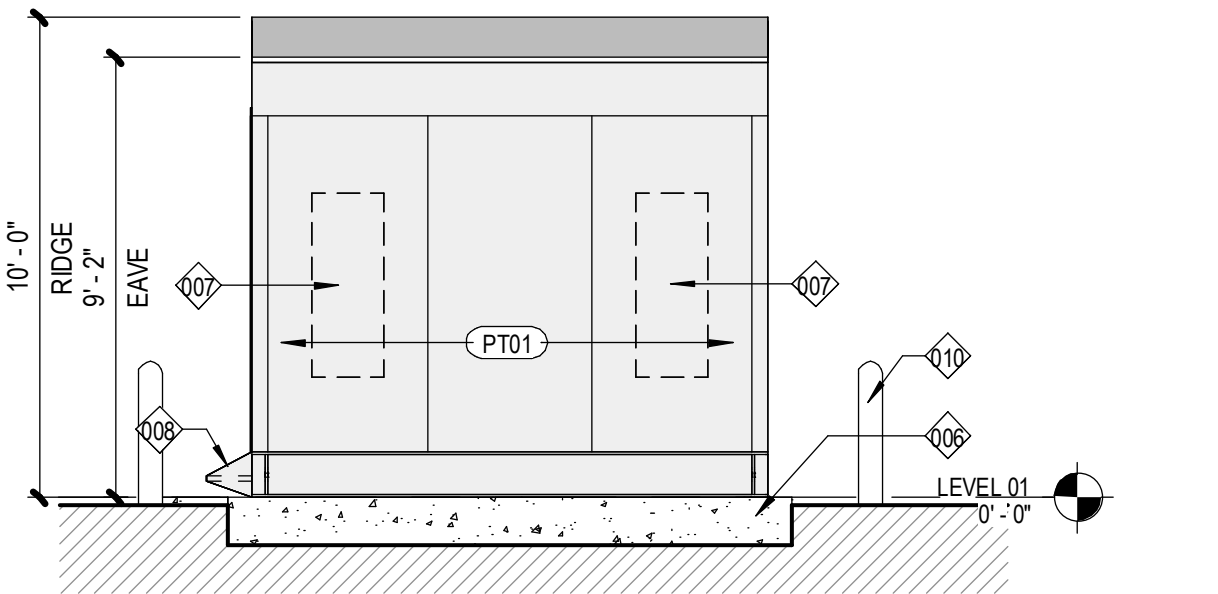
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DRAWING:
DR2.03

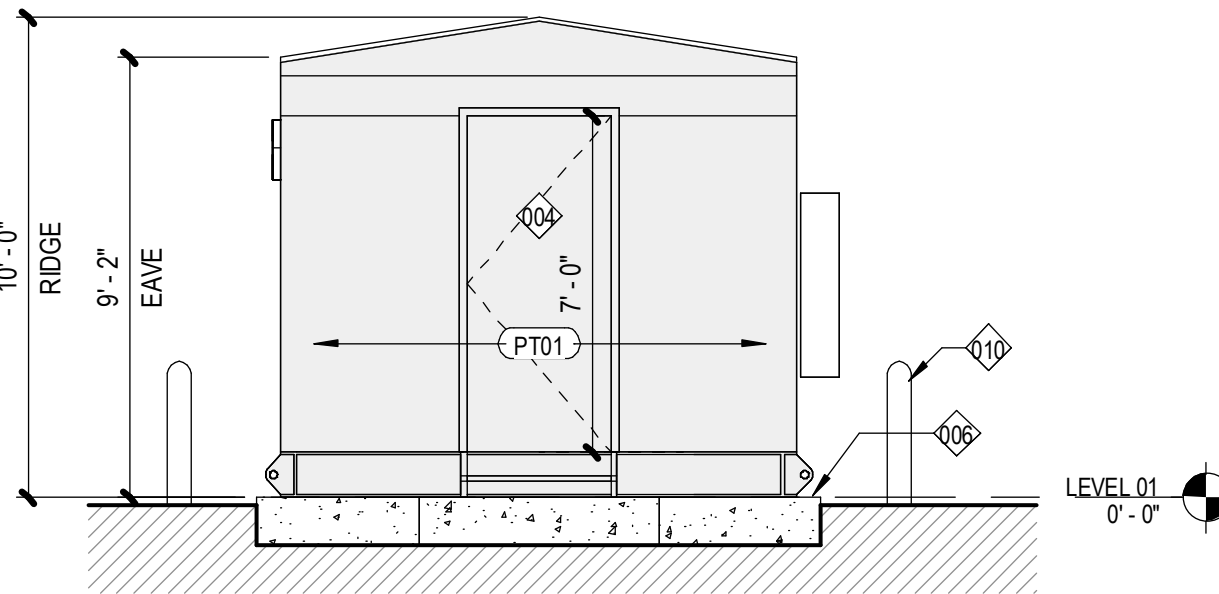
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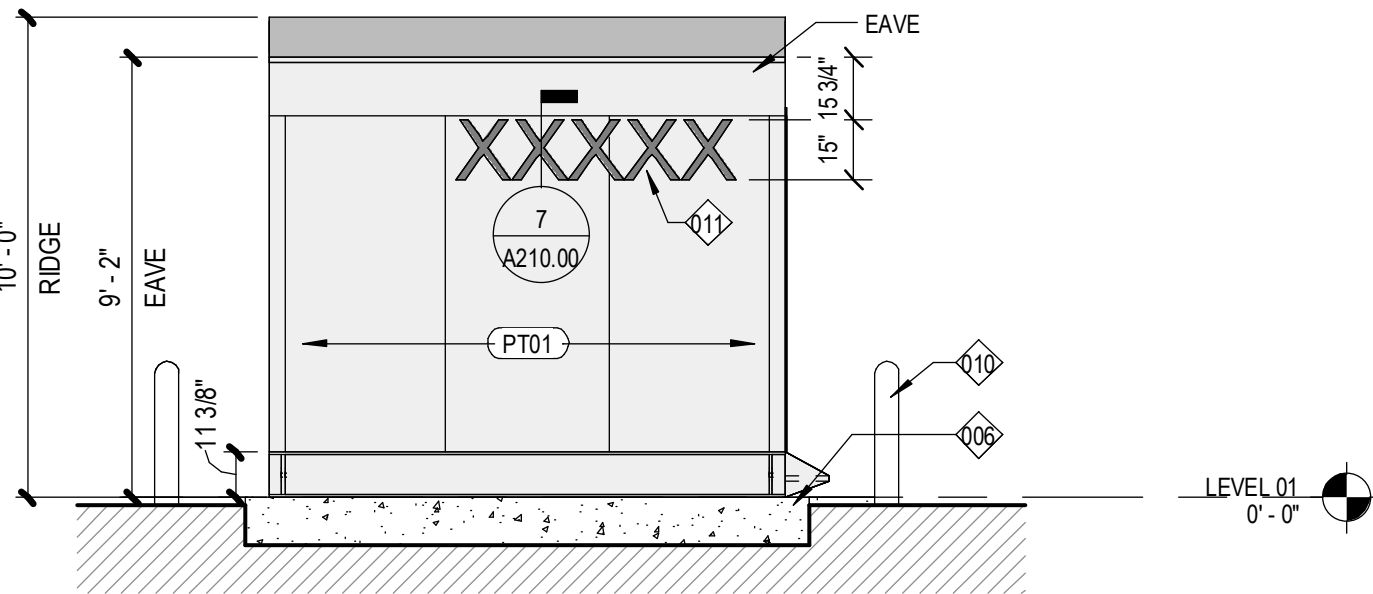
1 NORTH ELEVATION
A210.00 1/4" = 1'-0"



2 EAST ELEVATION
A210.00 1/4" = 1'-0"



3 SOUTH ELEVATION
A210.00 1/4" = 1'-0"



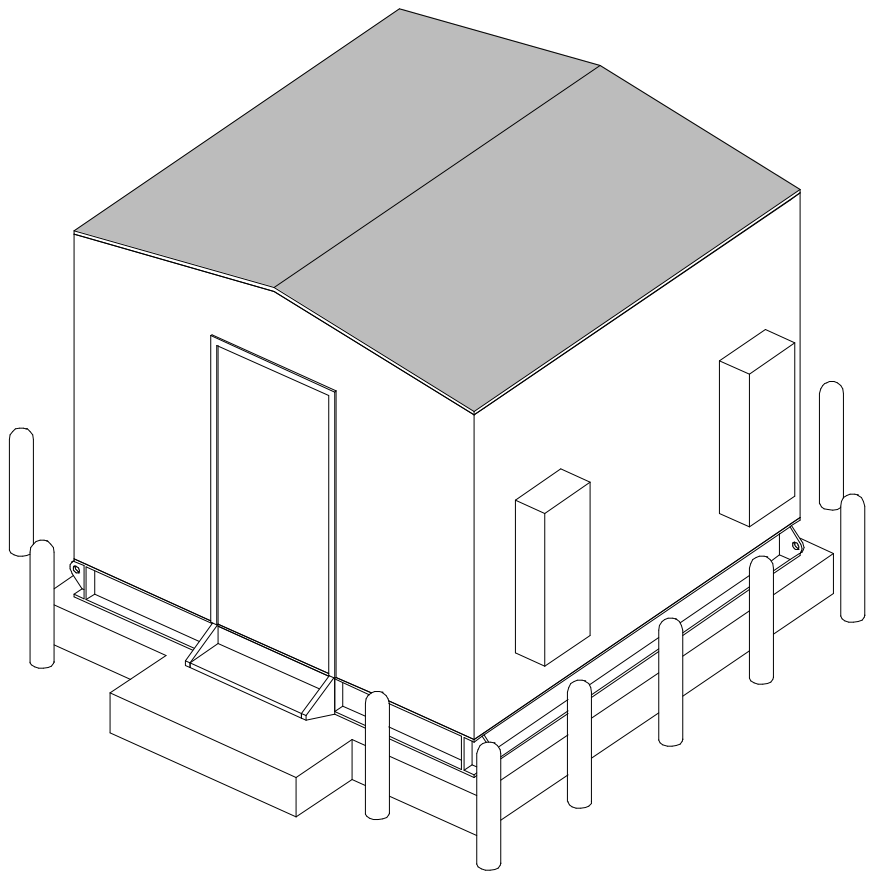
4 WEST ELEVATION
A210.00 1/4" = 1'-0"

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, 2" 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

CONFIDENTIAL

PROJECT ADDRESS
10464 E PECOS ROAD
MESA, ARIZONA

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

SEAL/SIGNATURE

NOT FOR
CONSTRUCTION

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ISSUE DATE: 11DEC2023		PROJECT NO: 78.3116.000	
DESIGNED: GENSLER		ARCHITECT: JEFFREY MAAS	
REV.	DATE	DESCRIPTION	
0	11DEC2023	SITE PLAN REVIEW	
1	12FEB2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS	
2	29MAR2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS	
3	09MAY2024	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 WURF (503) 388-8592 920 SW 6TH AVENUE, STE 1200 PORTLAND, OR 97204	STRUCTURAL ENGINEER: S.A. MIRO, INC. MATTHEW WEST (303) 741-3737 4592 S ULSTER ST #750 DENVER, CO 80237
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PROJECT:				SITE PLAN - 10464 E PECOS ROAD	
TITLE:					
ELEVATIONS BUILDINGS 'D' & 'E'					
DRAWING:					
DR2.04					
PAPER SIZE: ARCH E1		SCALE: As indicated		AGILE NO:	
				REV: 5	