

SITE DATA TABLE

LOT 1/ BLDG 1, 2 & 3		LOT 2/ BLDG 4 & 5		LOT 3/ BLDG 6	
LOT SIZE	640,850 SF = 14.71 AC	894,109 SF = 20.53 AC	531,253 SF = 12.20 AC		
TOTAL BUILDINGS AREA PER LOT	197,143 SF	307,231 SF	155,671 SF		
BUILDING COVERAGE PER LOT	30.8%	34.3%	29.3%		
BUILDING HEIGHT	ALLOWED 40' (SEE NOTE BELOW)	PROPOSED BUILDING 1 37'-0" BUILDING 2 41'-6" BUILDING 3 41'-6"	PROPOSED BUILDING 4 42'-6" BUILDING 5 42'-6"	PROPOSED BUILDING 6 42'-6"	
BUILDING SETBACK	REQUIRED 15' 20' 0' 0'	PROPOSED 104.4' 94.9' 93' (FROM WEST) 120' (B1 & B2)	PROPOSED NA 79.8' 93' (FROM WEST) 200'	PROPOSED NA NA 90' (FROM WEST) NA	
EMPLOYEE & VISITOR AMENITY AREA/ COMMON OPEN SPACE	REQUIRED 1% OF BLDG. AREA	REQUIRED 594 SF 396 SF 990 SF	PROPOSED 720 SF 760 SF 1,066 SF	REQUIRED 1,644 SF 1,439 SF	PROPOSED 1,980 SF 1,440 SF
PARKING		BUILDING 1 89 128 0	BUILDING 2 59 108 0	BUILDING 3 148 213 0	BUILDING 4 220 178 53
				BUILDING 5 193 139 54	BUILDING 6 234 263 0
STANDARD (9'x18')	REQ'D PROPOSED	5 5	4 5	7 7	6 6
HANDICAP	REQ'D PROPOSED	9 10	7 8	13 14	14 14
BICYCLE	REQ'D PROPOSED				

NOTE: DEVELOPER IS REQUESTING A PAD DEVIATION, AS NOTED IN THE NARRATIVE FOR MAX HEIGHT MODIFICATION

LEGEND

- PROPERTY LINE
- - -

 EASEMENTS
- PROPOSED ROW DEDICATION
- FENCE, HT. 8'  
RE: A1.2 & A1.4
- |||||

 3" RAISED CONCRETE CROSSWALK, TYP.
- |||||

 PAINTED CROSSWALK AT TRUCK CROSSING DRIVEWAYS ONLY
- CONCRETE SURFACES, RE: CIVIL
- ADDITIONAL ROW DEDICATION
- EMP. BREAK AREA,  
RE: SITE DATA TABLE
- ADA PARKING STALL
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED FIRE HYDRANT, RE: CIVIL

PARKING CALCULATION

	REQUIRED	PROVIDED
BUILDING 1 – 59,180 SF 25% OFFICE (14,795 SF) @ 1/375 75% WAREHOUSE (44,385 SF) @ 1/900 TOTAL	39 49 89	128
BUILDING 2 – 39,368 SF 25% OFFICE (9,842 SF) @ 1/375 75% WAREHOUSE (29,526 SF) @ 1/900 TOTAL	26 33 59	108
BUILDING 3 – 98,595 SF 25% OFFICE (24,649 SF) @ 1/375 75% WAREHOUSE (73,946 SF) @ 1/900 TOTAL	66 82 148	213
BUILDING 4 – 163,892 SF 15% OFFICE (24,584 SF) @ 1/375 85% WAREHOUSE (139,308 SF) @ 1/900 TOTAL	66 155 220	231
BUILDING 5 – 143,339 SF 15% OFFICE (21,501 SF) @ 1/375 85% WAREHOUSE (121,838 SF) @ 1/900 TOTAL	57 135 193	193
BUILDING 6 – 155,671 SF 25% OFFICE (38,918 SF) @ 1/375 75% WAREHOUSE (116,753 SF) @ 1/900 TOTAL	104 130 234	263

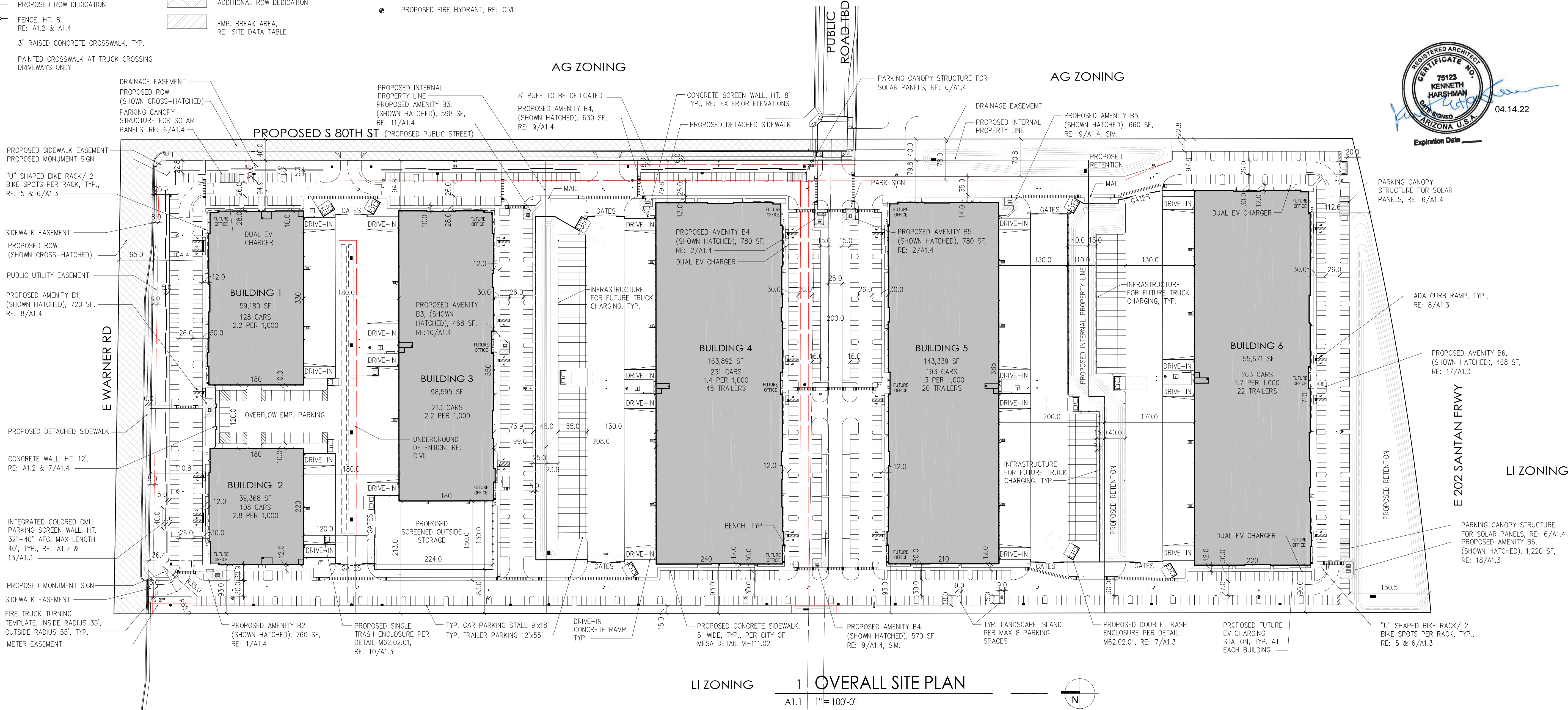
NOTE: DEVELOPER IS REQUESTING A PAD DEVIATION, AS NOTED IN THE NARRATIVE AND AS SUPPORTED BY THE CITY IN THE PRE-SUBMITTAL MEETING. PROPOSED 15% OFFICE USE IS USED IN BUILDING 4 AND 5 INSTEAD OF 25% IN CALCULATION ABOVE.

PROJECT DATA

CURRENT ZONING	AG (AGRICULTURE)
PROPOSED ZONING	LI-PAD (LIGHT INDUSTRIAL W/ A PLANNED AREA DEVELOPMENT OVERLAY), EMPLOYMENT DISTRICT OFFICE/ WAREHOUSE/ LIGHT INDUSTRIAL
PROPOSED USES	
# OF EXISTING LOTS	(1) ONE
# OF PROPOSED LOTS	(3) THREE
(E) GROSS LOT AREA	2,177,842 SF = 49.99 AC
PROPOSED ROW DEDICATION	111,630 SF = 2.56 AC
(E) NET LOT AREA	2,066,212 SF = 47.43 AC
PROPOSED LOT 1	640,850 SF = 14.71 AC
PROPOSED LOT 2	894,109 SF = 20.53 AC
PROPOSED LOT 3	531,253 SF = 12.20 AC
CONSTRUCTION TYPE	VB
PROPOSED OCCUPANCY GROUP	S-1, B, F-1
PROPOSED BUILDING AREAS	
BUILDING 1 AREA	59,180 SF
BUILDING 2 AREA	39,368 SF
BUILDING 3 AREA	98,595 SF
BUILDING 4 AREA	163,892 SF
BUILDING 5 AREA	143,339 SF
BUILDING 6 AREA	155,671 SF
TOTAL BUILDING AREA	660,045 SF
OCC LOAD STATISTICS	
/300 = 197 OCC	
/300 = 131 OCC	
/300 = 329 OCC	
/300 = 546 OCC	
/300 = 478 OCC	
/300 = 519 OCC	
BUILDING COVERAGE PER PROJECT	32%
OPEN SPACE AREA	414,185 SF
BLDG AREA + IMPERVIOUS AREA	1,652,027 SF
LOT COVERAGE	80%
CAR PARKING PER PROJECT	1,136 SPACES (1.72 PER 1,000)
TRAILER PARKING PER PROJECT	87 SPACES

DEVELOPMENT STANDARDS

THE STANDARDS PROPOSED FOR THIS PROJECT FOLLOW THOSE PERMITTED FOR EMPLOYMENT DISTRICT – LIGHT INDUSTRIAL AS DEFINED IN THE CITY OF MESA ZONING ORDINANCE SECTION 11-7-3	
MIN LOT AREA	1 ACRE
MIN LOT WIDTH & DEPTH	100'
MAX BUILDING HEIGHT	DEVELOPER IS REQUESTING A PAD DEVIATION
MAX LOT COVERAGE	90%
MIN BUILDING SETBACKS	
FROM ARTERIAL	15'
MAJOR COLLECTOR	20'
INDUSTRIAL COLLECTOR	20'
LOCAL STREET	20'
FREEWAYS	30'
INTERIOR SIDE YARD TO LI, GI OR HI	0'
INTERIOR SIDE YARD TO AG, RS, RSL, RM	20'
REAR YARD	0'
MIN BUILDING SEPARATION ON SAME LOT	0'
LANDSCAPE SETBACKS	
ARTERIAL	15'
INTERIOR SIDE & REAR	15'
OFF STREET PARKING	
STANDARD	9'x18' (2' OVERHANG ALLOWED)
COMPACT	9'x16' (MAX 20%)
MOTORCYCLE	5'x9'
DRIVE AISLE	24'
LANDSCAPE ISLAND	8'x15', EVERY 8 SPACES
BICYCLE PARKING	2'x6', 1 PER 10 CAR SPACES FOR 1ST 50 THEN 1 PER 20
REQUIRED PARKING	
WAREHOUSE	1 PER 900 SF
OFFICE	1 PER 375 SF
INDUSTRIAL	1 PER 600 SF
SHELL BUILDING	75% AT 1 PER 500 SF + 25% 1 PER 375 SF
EMPLOYEE & VISITOR AMENITY AREA/ COMMON OPEN SPACE	1% OF BUILDING AREA (MIN ONE MIN 300 SF & 15')
FOUNDATION BASE	
12' ALONG FACADE WITH PUBLIC ENTRANCES AS APPROVED BY PAD OVERLAY	
5' ALONG FACADE WITHOUT A PUBLIC ENTRANCES OR PARKING	
10' ALONG FACADE WITHOUT A PUBLIC ENTRANCES AND WITH PARKING	



MESA CONNECTION  
E WARNER RD & S 80TH ST  
MESA, ARIZONA

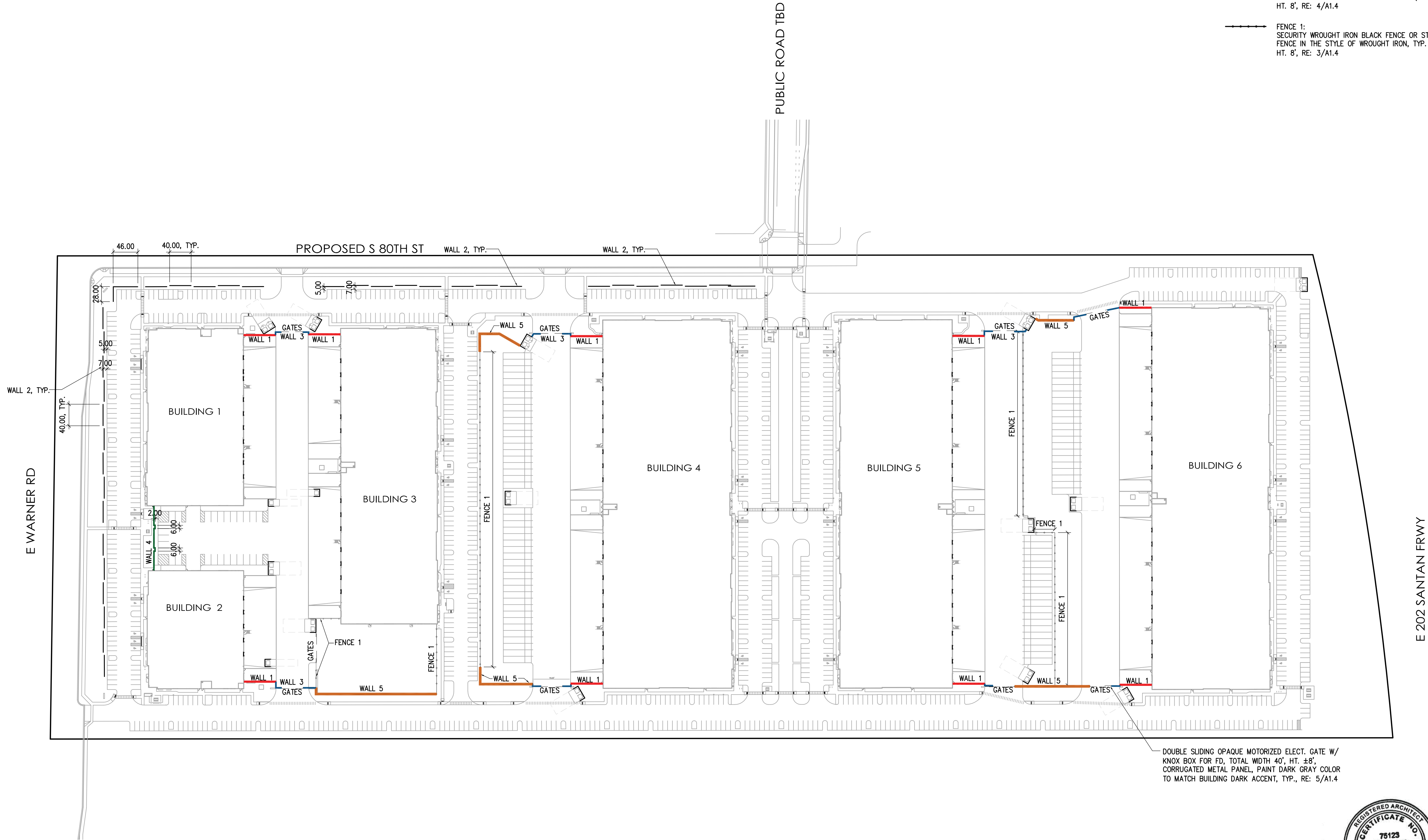
DATES/ REVISIONS	
01.31.22	1ST SUBMITTAL
03.07.22	2ND SUBMITTAL
03.28.22	3RD SUBMITTAL
04.01.22	4TH SUBMITTAL

DRAWN BY: JH  
JOB NO.: 21-638

A1.1  
FINAL  
SITE PLAN



DWG Full Path: P:\638 Arizona - Commercial\Planning\638 A1.2 SCREEN PLAN.dwg  
Plot Date/Time: 03/24/22 12:32pm

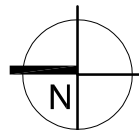


## LEGEND

- WALL 1:  
CONCRETE SCREEN WALL (SHOWN RED) W/ ARTICULATION,  
HT. 8' TYP., RE: EXTERIOR ELEVATIONS SHEETS
- WALL 2:  
INTEGRATED COLORED CMU PARKING SCREEN WALL, HT. 32"-40"  
AFG, LENGTH 40' MAX W/ 2' OFFSET, TYP., RE: 13/A1.3
- WALL 3:  
INTEGRATED COLORED CMU SCREEN WALL (SHOWN BLUE), HT.  
8', RE: 5/A1.4
- WALL 4:  
CONCRETE SCREEN WALL (SHOWN GREEN) W/ ARTICULATION  
& 2' OFFSET, MAX HT. 12' TYP., RE: 7/A1.4
- WALL 5:  
INTEGRATED COLORED CMU SCREEN WALL (SHOWN ORANGE),  
HT. 8', RE: 4/A1.4
- FENCE 1:  
SECURITY WROUGHT IRON BLACK FENCE OR STEEL  
FENCE IN THE STYLE OF WROUGHT IRON, TYP. U.N.O.,  
HT. 8', RE: 3/A1.4

DOUBLE SLIDING OPAQUE MOTORIZED ELECT. GATE W/  
KNOX BOX FOR FD, TOTAL WIDTH 40', HT. ±8',  
CORRUGATED METAL PANEL, PAINT DARK GRAY COLOR  
TO MATCH BUILDING DARK ACCENT, TYP., RE: 5/A1.4

1 SCREENING/ FENCE SITE PLAN  
A1.2 1" = 100'-0"



04.14.22

## MESA CONNECTION E WARNER RD & S 80TH ST MESA, ARIZONA

A PORTION OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP  
1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATES/ REVISIONS	
01.31.22	1ST SUBMITTAL
03.07.22	2ND SUBMITTAL
03.28.22	3RD SUBMITTAL

DRAWN BY: JH  
JOB NO.: 21-638

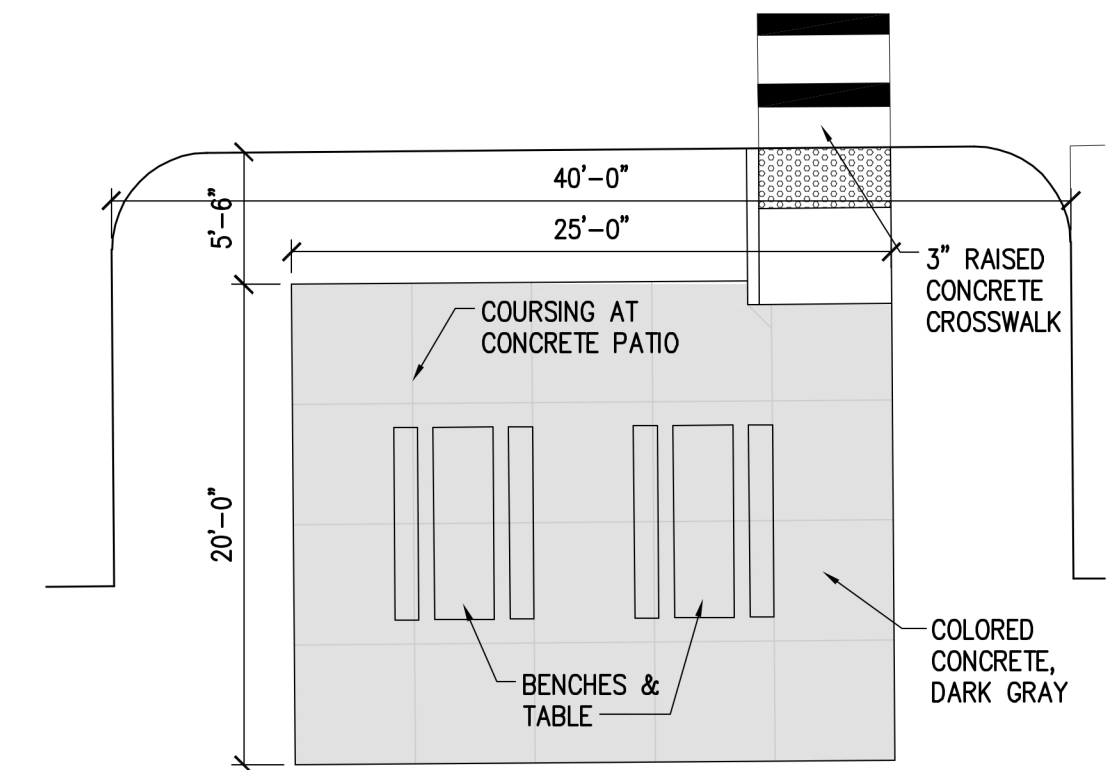
# A1.2

## SCREENING SITE PLAN

GREY WOLF ARCHITECTURE  
ARCHITECTURE PLANNING INTERIOR DESIGN

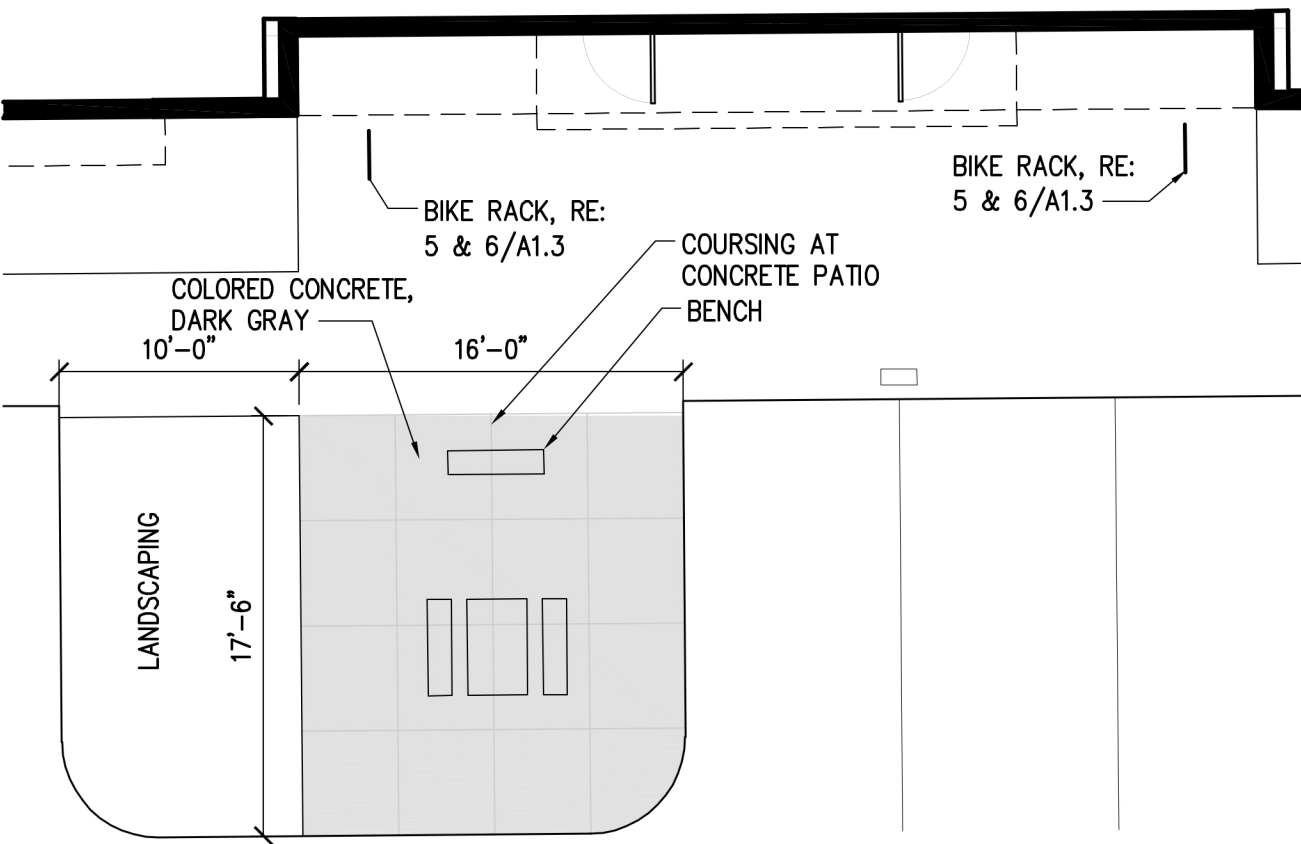
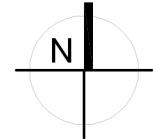
17001 W COLMAN AVE STE 400  
MESA, AZ 85202  
303.292.9107 fax 303.292.4897  
email arch@greywolfstudio.com





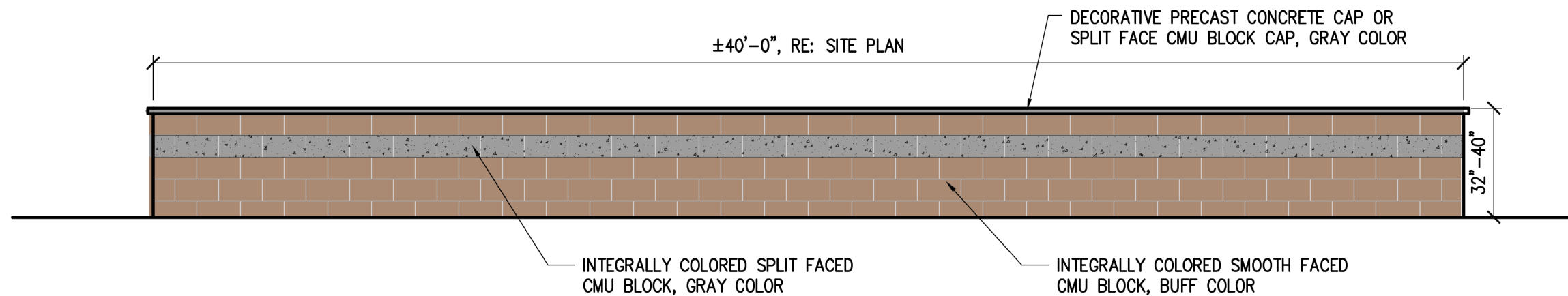
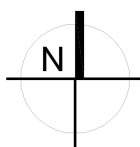
18 BLDG 6 MIDDLE AMENITY SPACE

A1.3 1/8" = 1'-0"



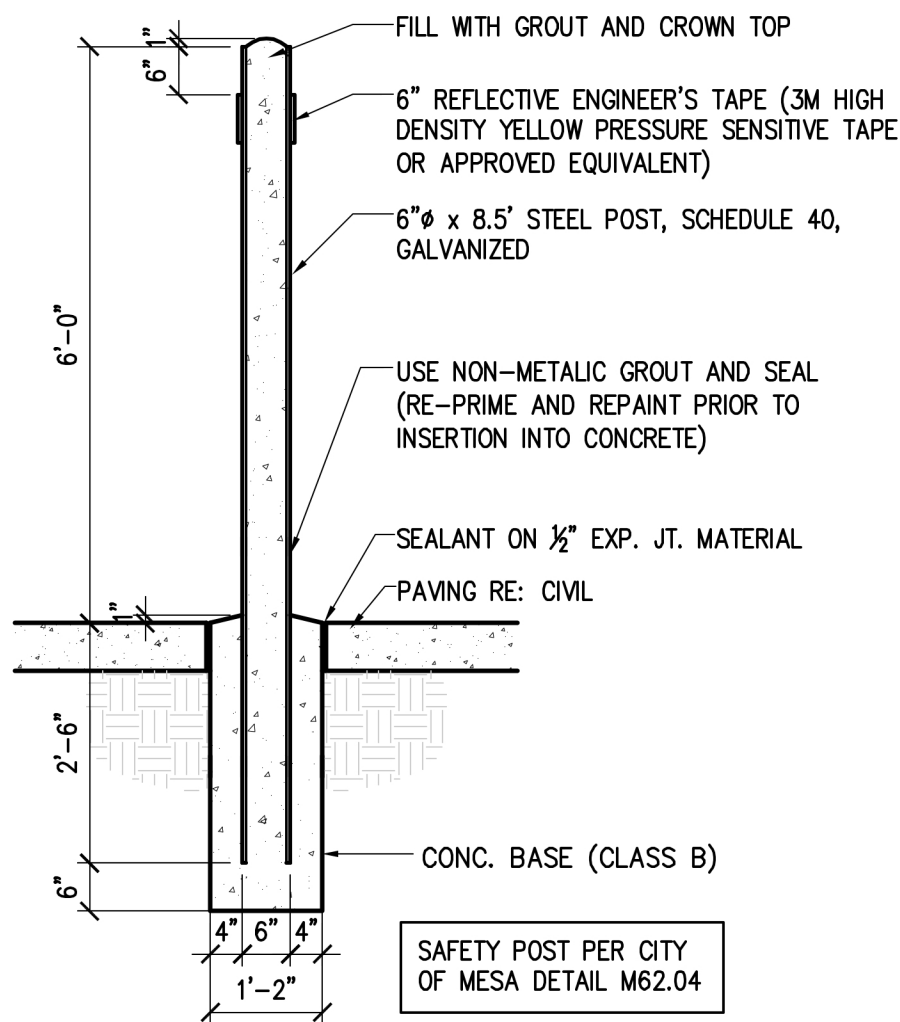
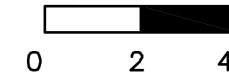
17 BLDG 6 WEST AMENITY SPACE

A1.3 1/8" = 1'-0"



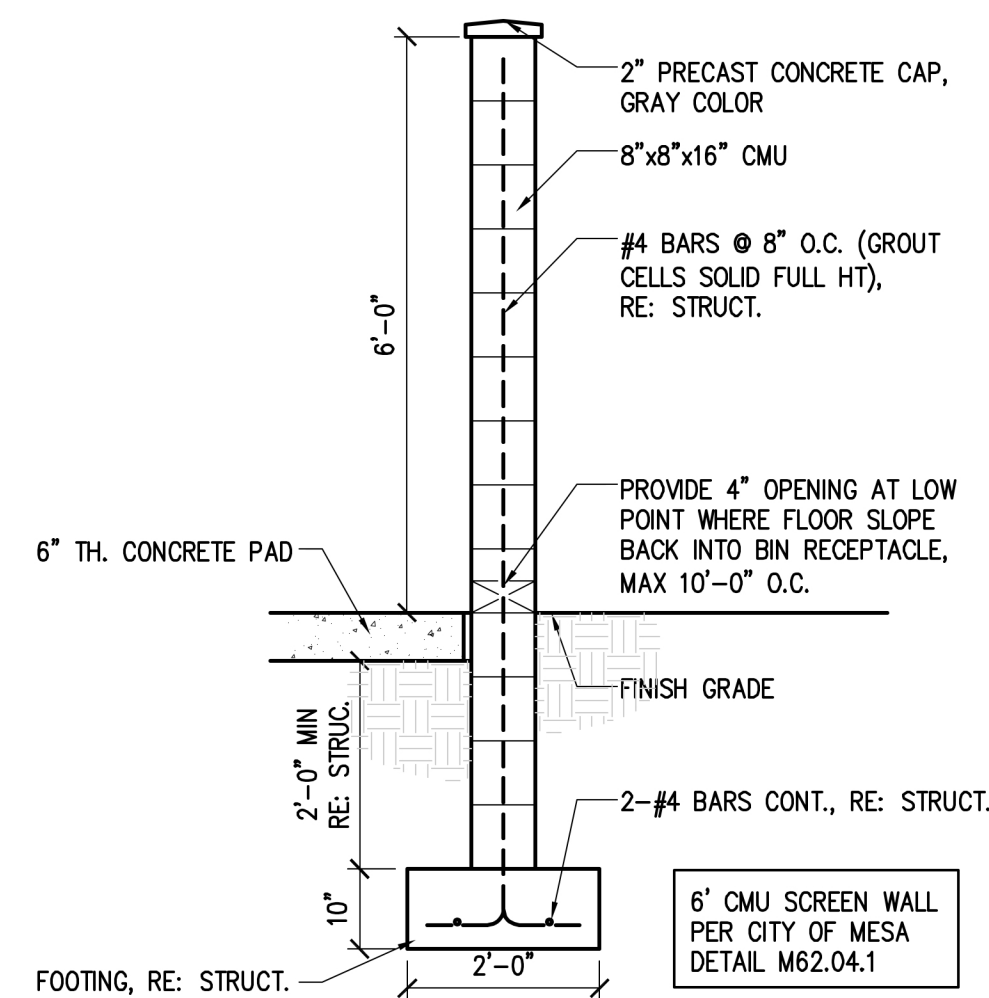
13 WALL 2 - PARKING SCREEN WALL

A1.3 1/4" = 1'-0"



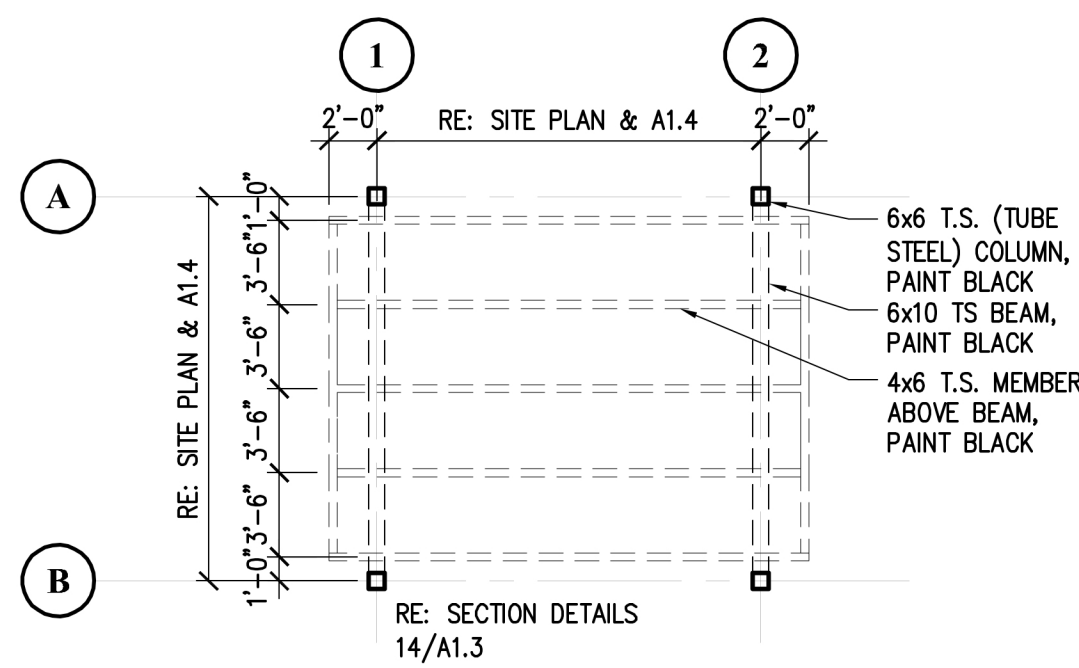
16 TRASH ENC. SAFETY POST

A1.3 1/2" = 1'-0"



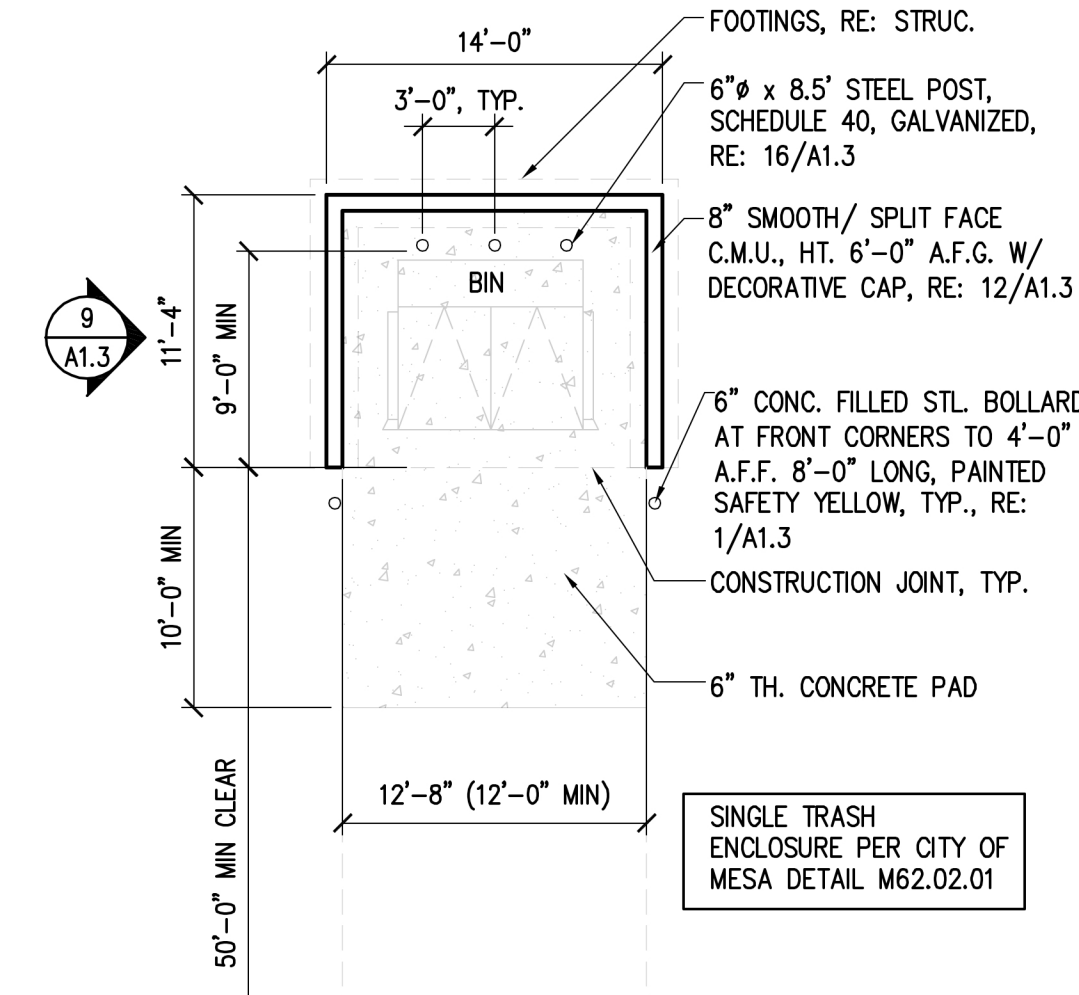
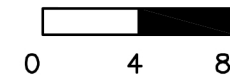
12 TRASH ENCLOSURE WALL

A1.3 1/2" = 1'-0"



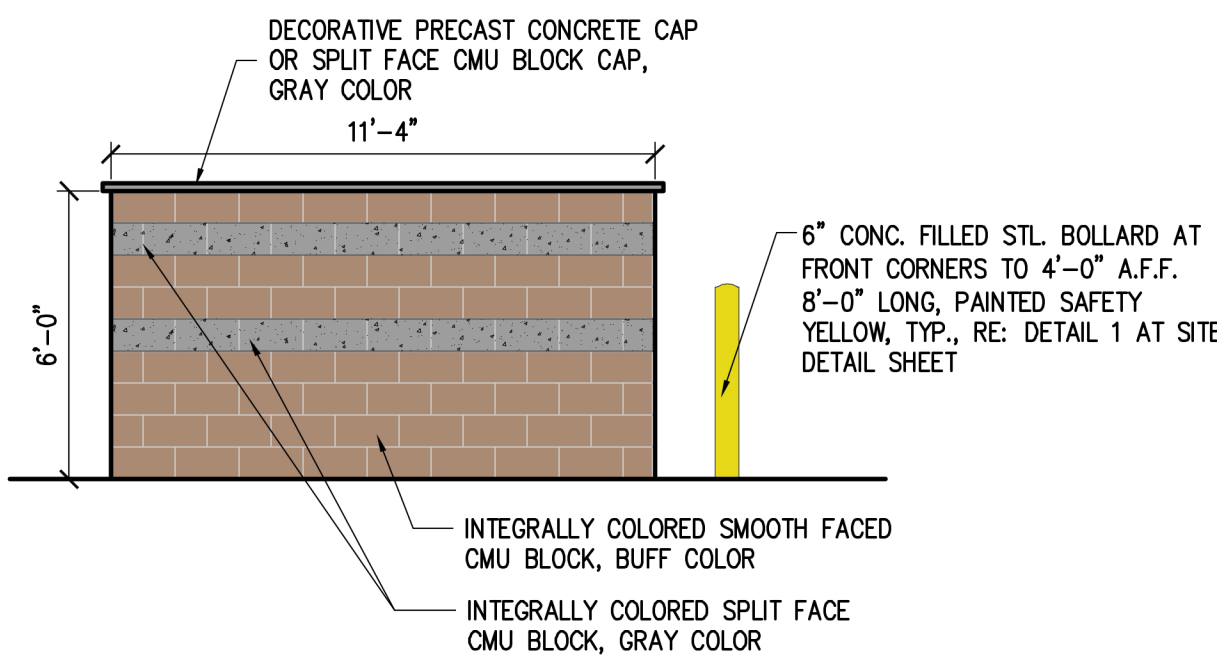
11 PERGOLA PLAN

A1.3 1/8" = 1'-0"



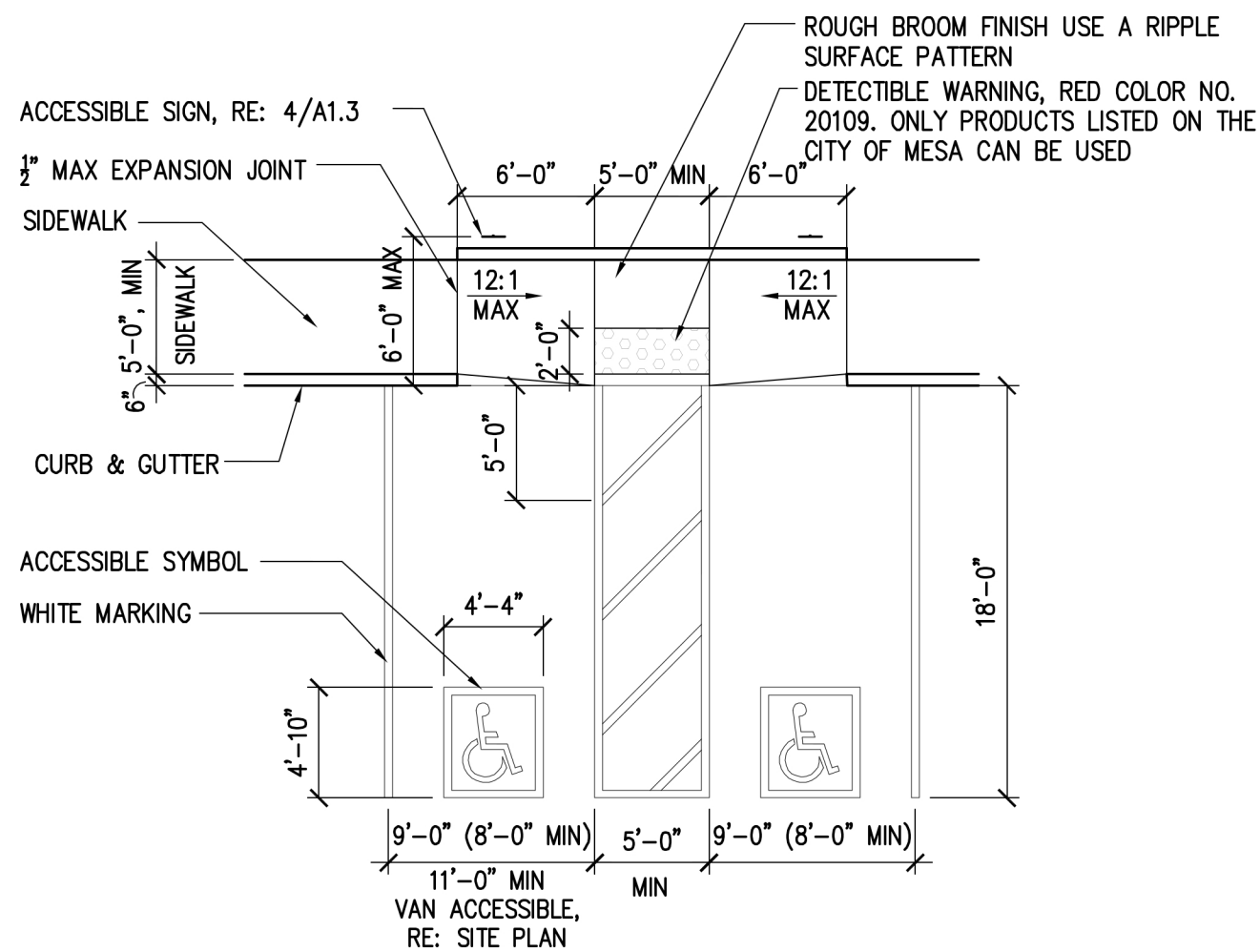
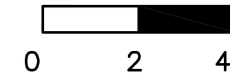
10 SINGLE TRASH ENCLOSURE

A1.3 1/8" = 1'-0"



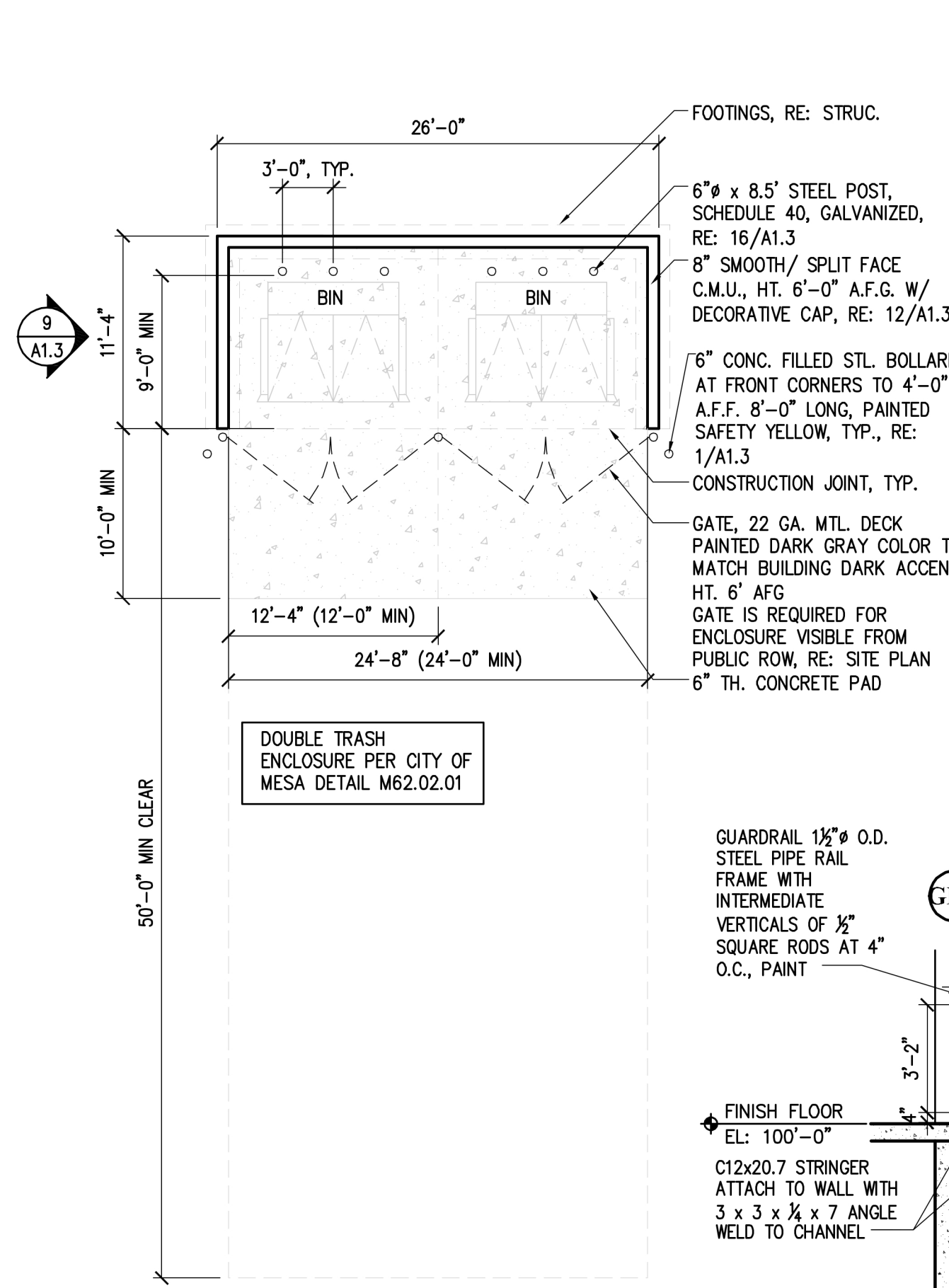
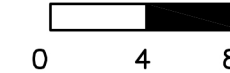
9 TYP. TRASH ENC. ELEVATION

A1.3 1/4" = 1'-0"



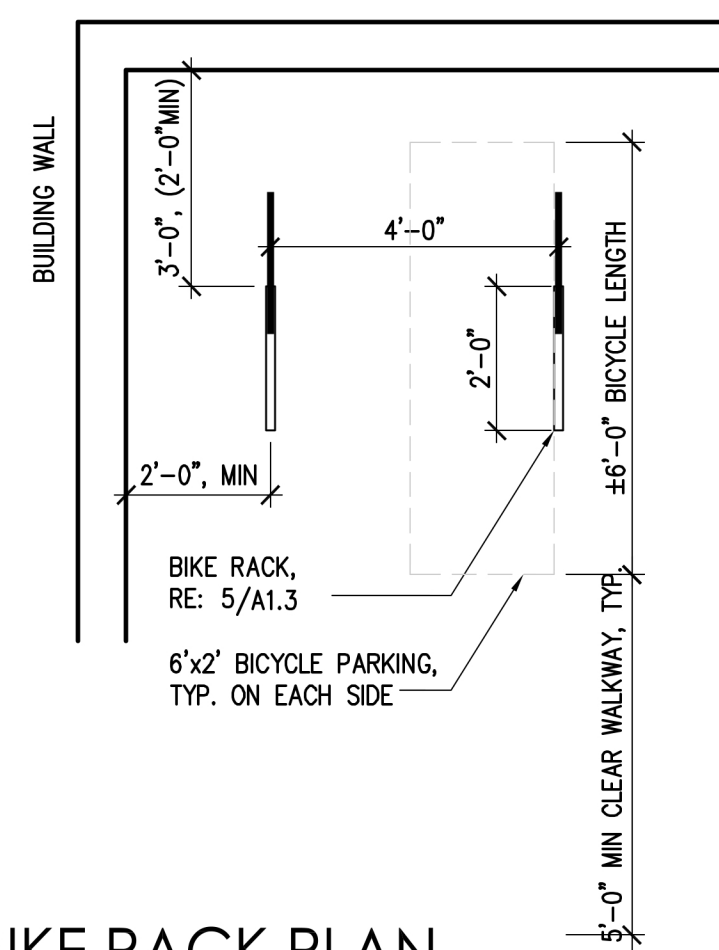
8 ADA STALL

A1.3 1/8" = 1'-0"



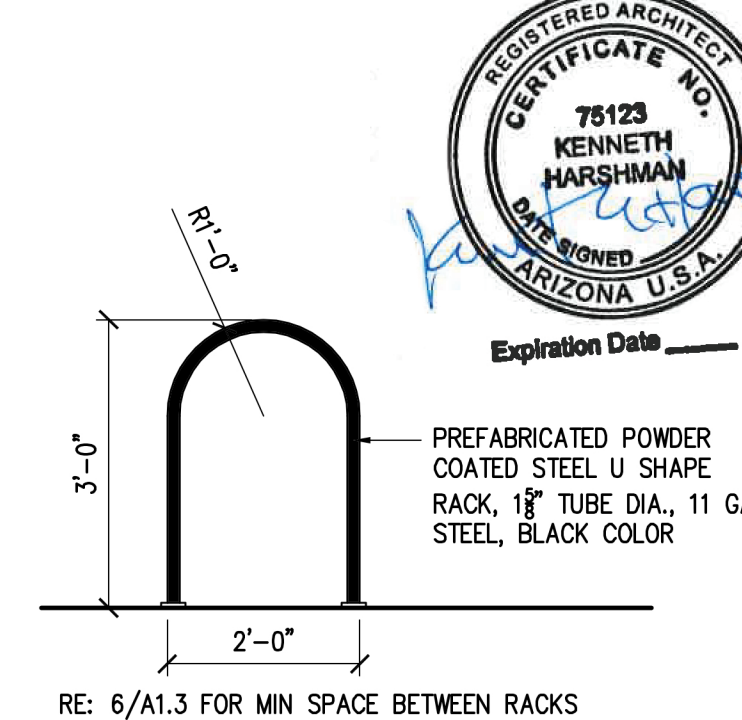
7 DOUBLE TRASH ENCLOSURE

A1.3 1/8" = 1'-0"



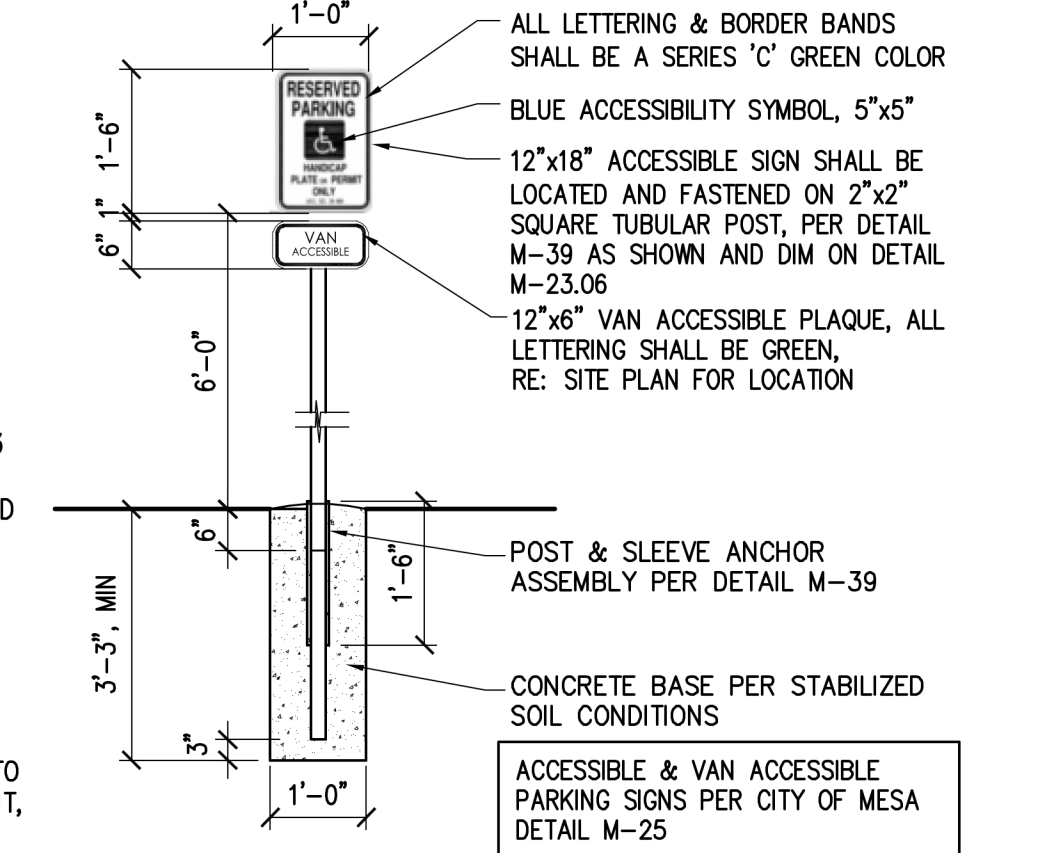
6 BIKE RACK PLAN

A1.3 3/8" = 1'-0"



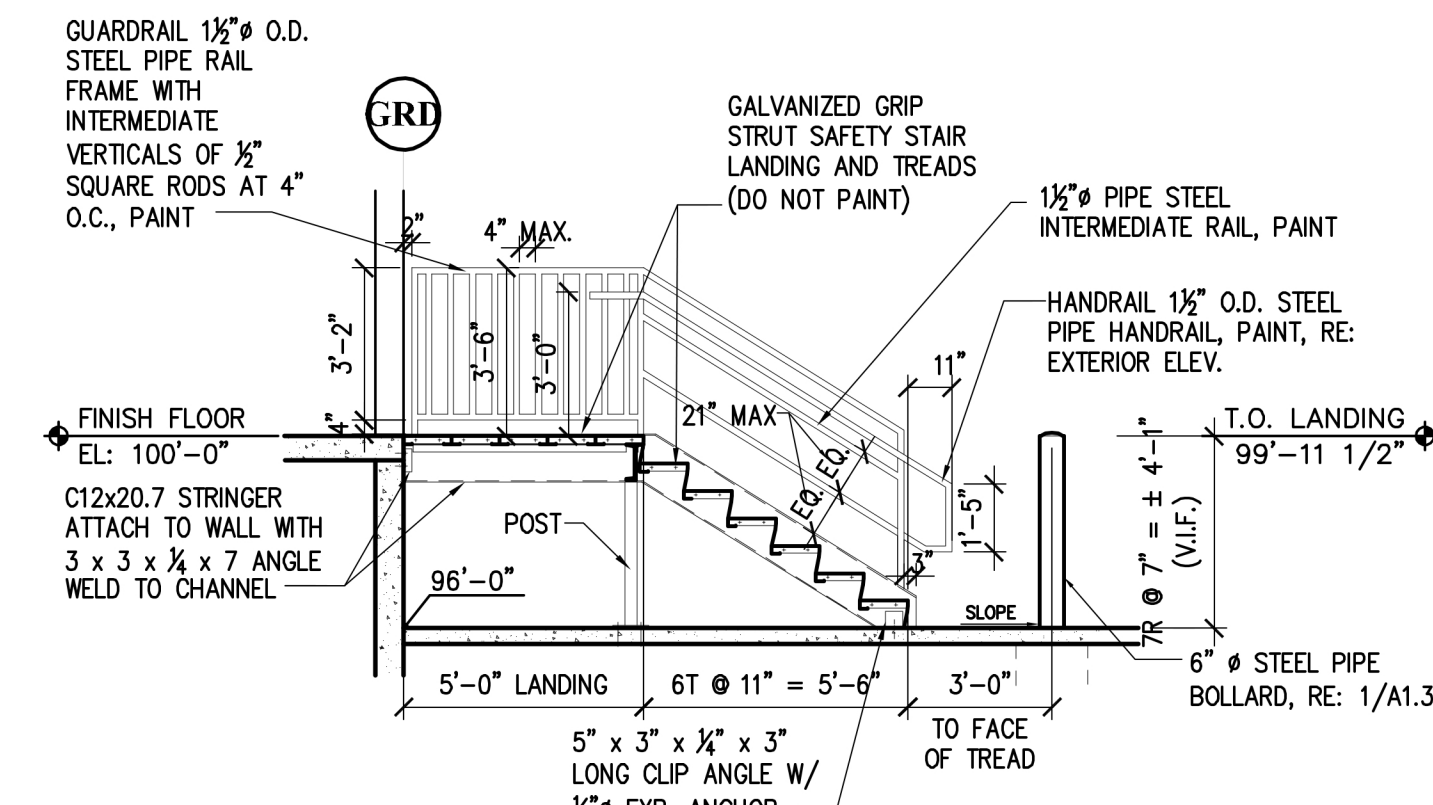
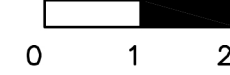
5 BIKE RACK

A1.3 1/2" = 1'-0"



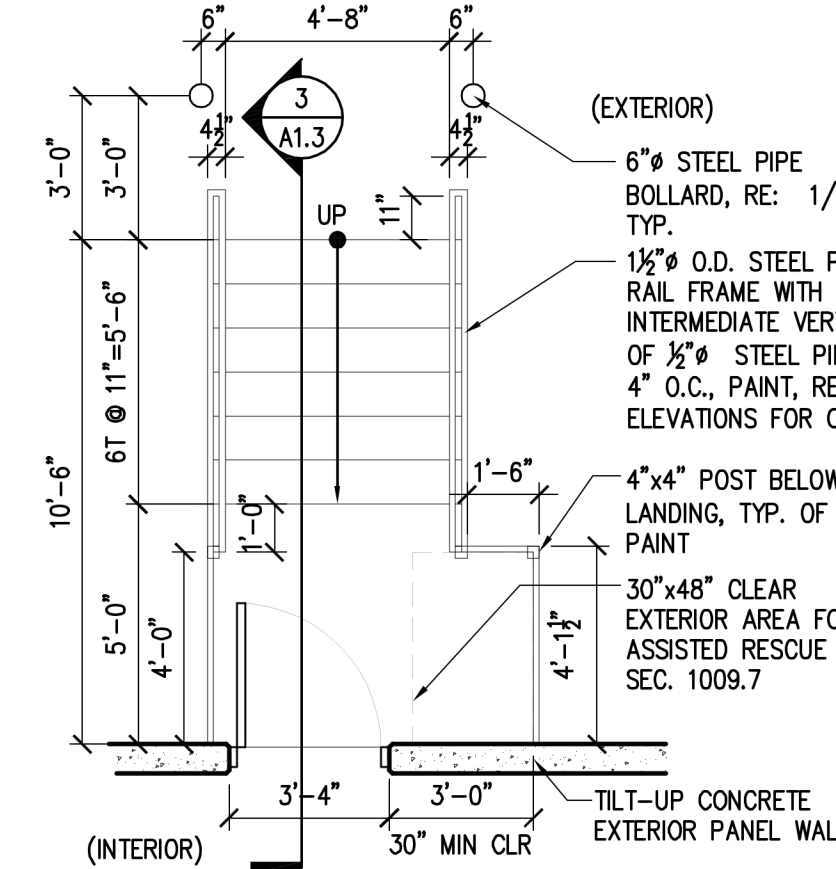
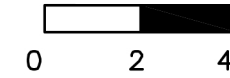
4 ADA SIGN

A1.3 1/2" = 1'-0"



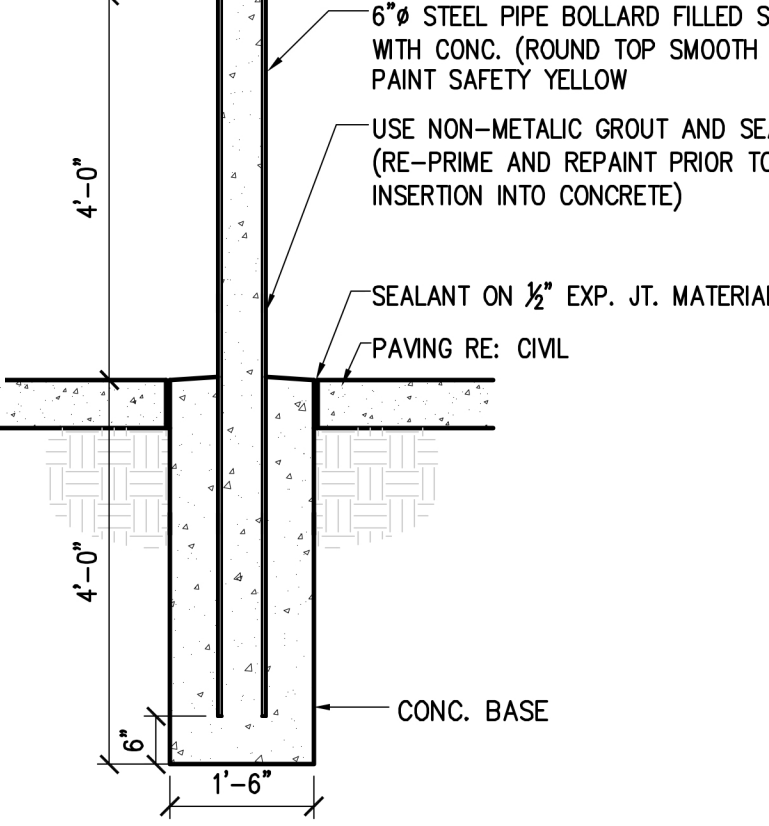
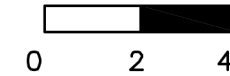
3 STAIR SECTION

A1.3 1/4" = 1'-0"



2 EXERIOR STAIRS

A1.3 1/4" = 1'-0"



1 SAFETY BOLLARD

A1.3 1/2" = 1'-0"



# MESA CONNECTION E WARNER RD & S 80TH ST MESA, ARIZONA

DATES/ REVISIONS	
01.31.22	1ST SUBMITTAL
03.07.22	2ND SUBMITTAL
03.28.22	3RD SUBMITTAL

DRAWN BY: JH  
JOB NO.: 21-638

## A1.3

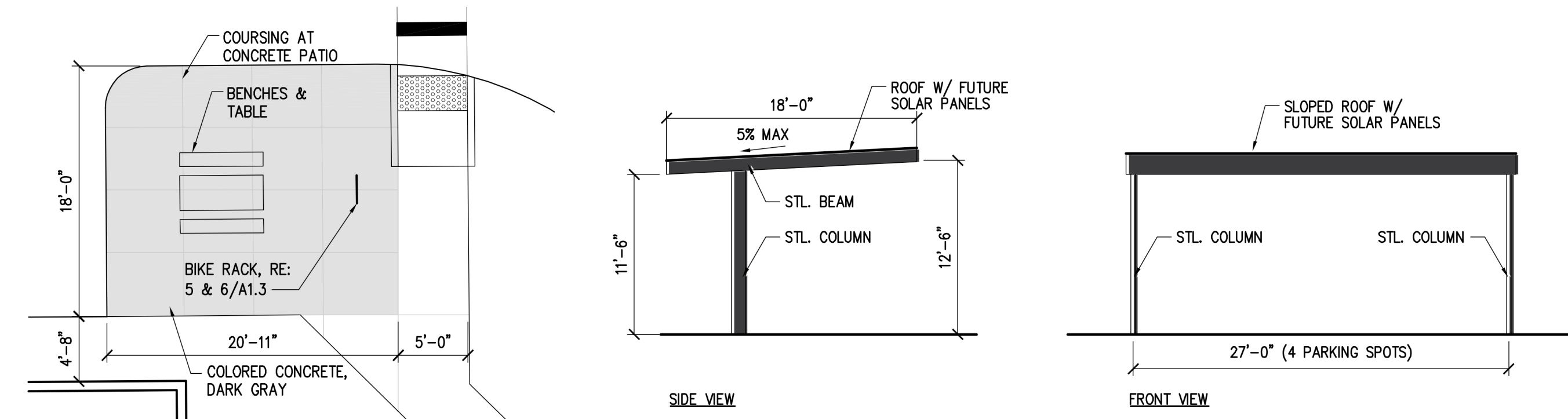
SITE DETAILS

GREY WOLF ARCHITECTURE  
ARCHITECTURE PLANNING INTERIOR DESIGN

17301 W COLEMAN AVE STE 400  
MESA, AZ 85209  
303.292.9107 fax 303.292.4897  
email: artd@greywolfstudio.com

A PORTION OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



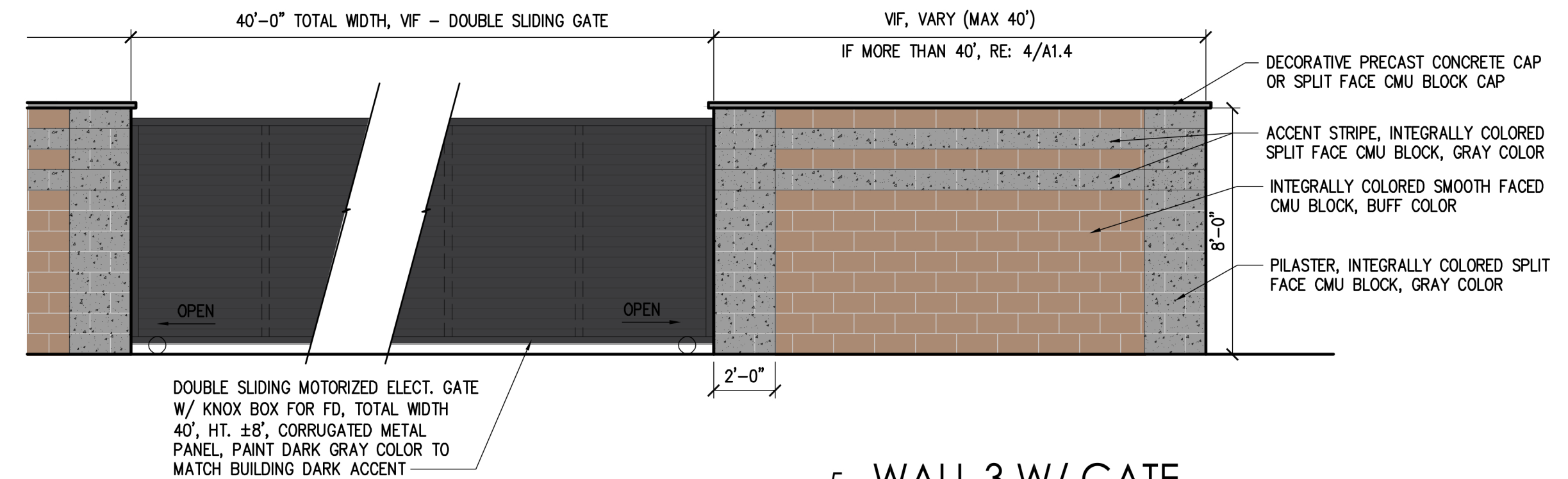


11 BLDG 3 EAST AMENITY SPACE

A1.4 1/8" = 1'-0"

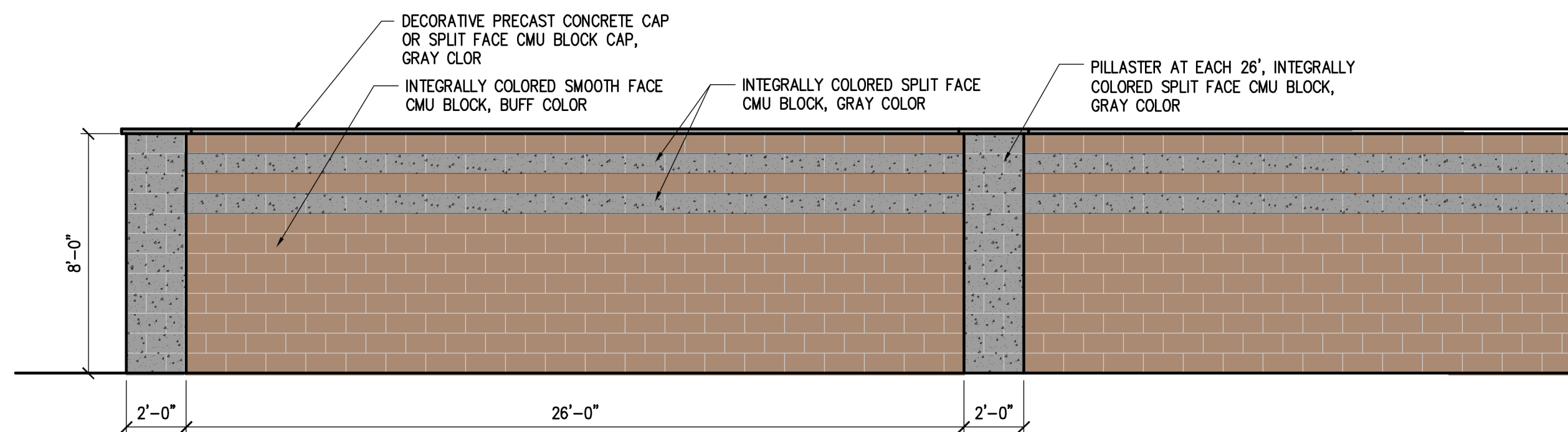
6 SOLAR PARKING STRUCTURE

A1.4 1/8" = 1'-0"



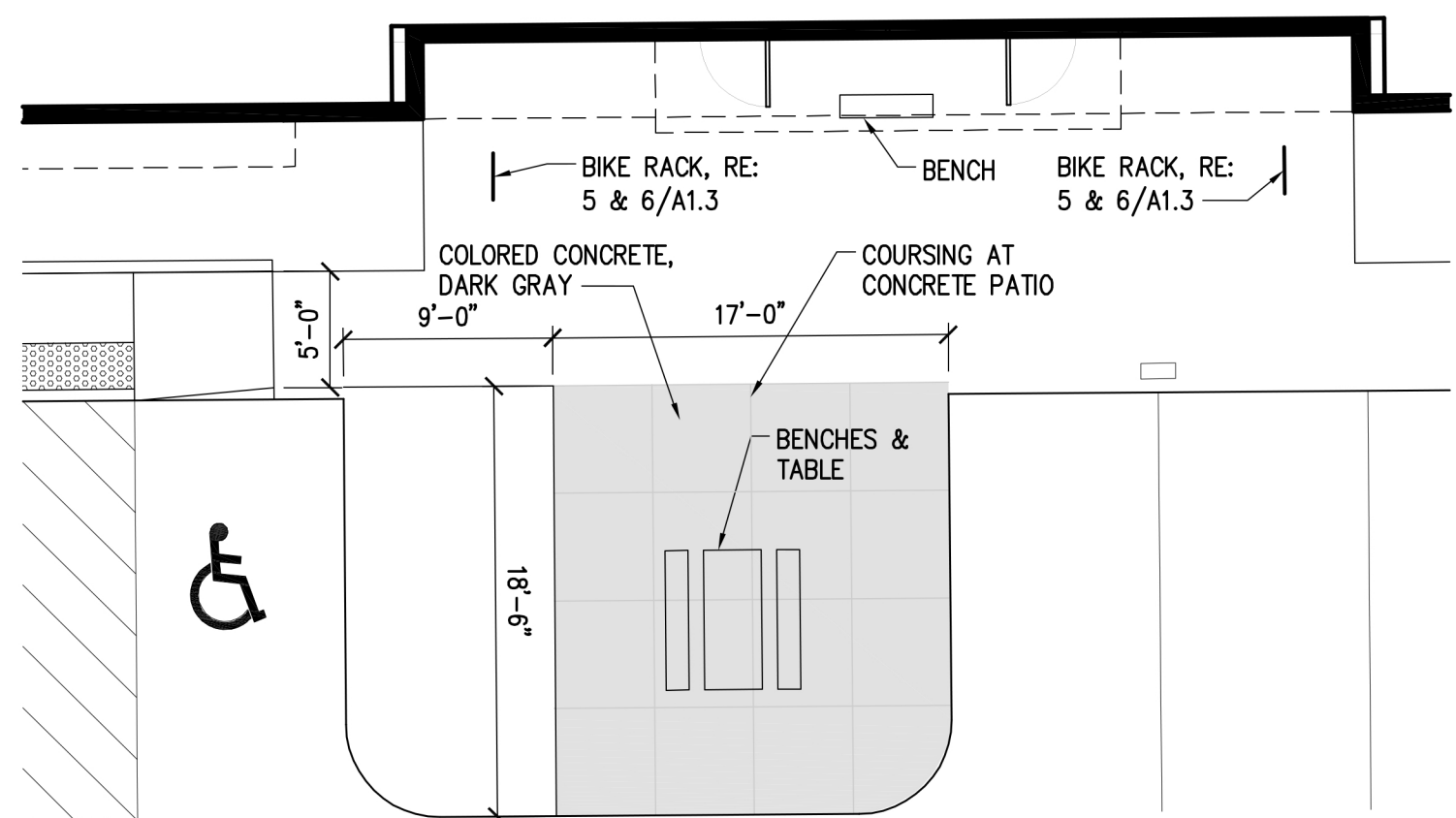
5 WALL 3 W/ GATE

A1.4 1/4" = 1'-0"



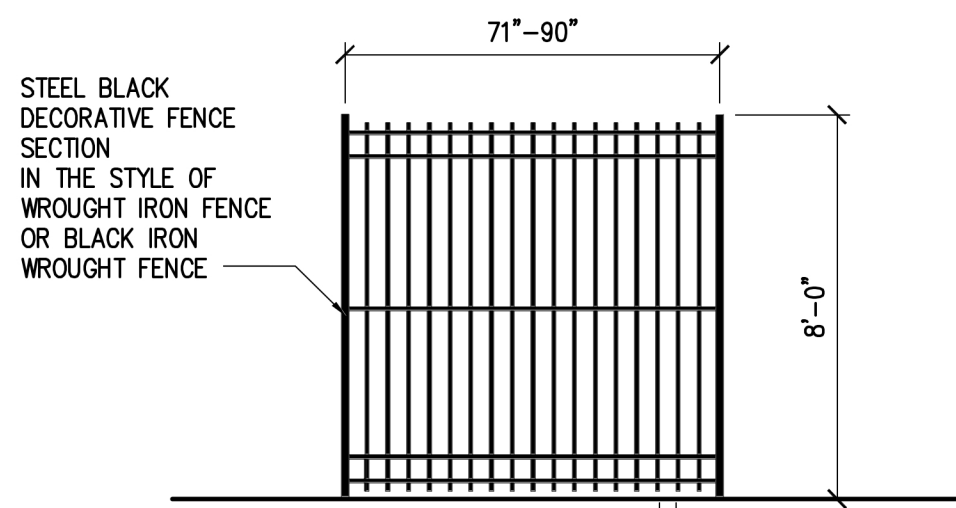
4 WALL 5

A1.4 1/4" = 1'-0"



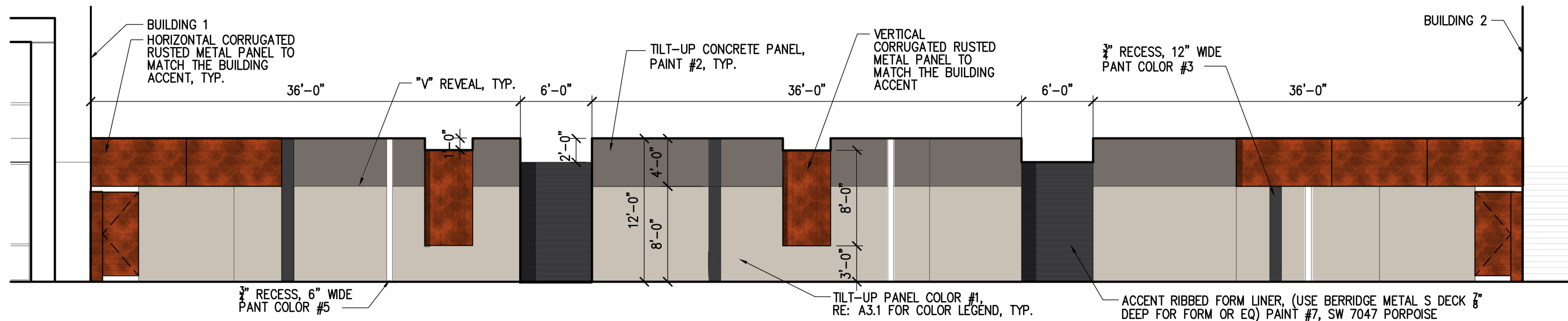
10 BLDG 3 MIDDLE AMENITY SPACE

A1.4 1/8" = 1'-0"



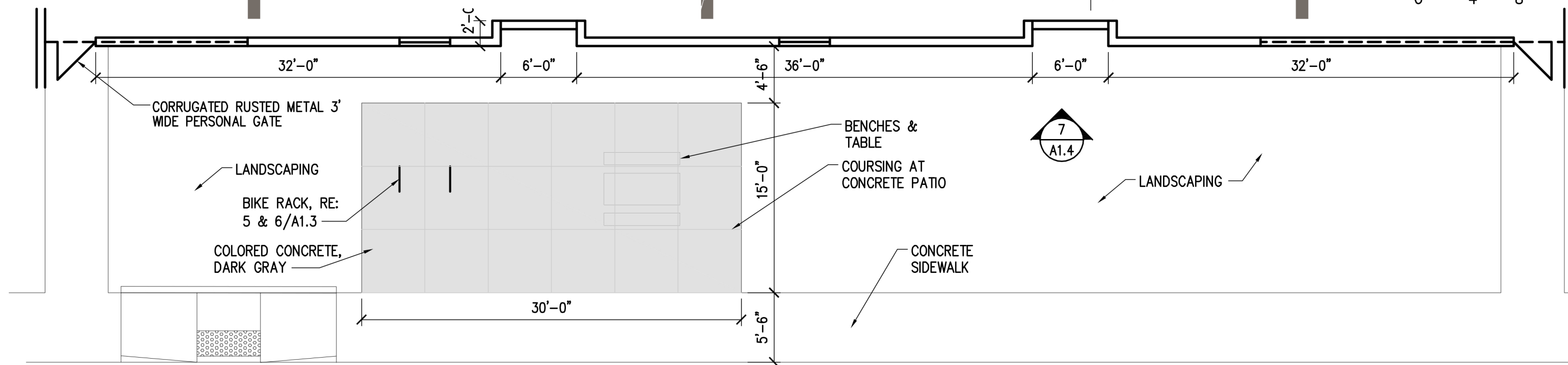
3 FENCE 1 - DECORATIVE FENCE

A1.4 1/4" = 1'-0"



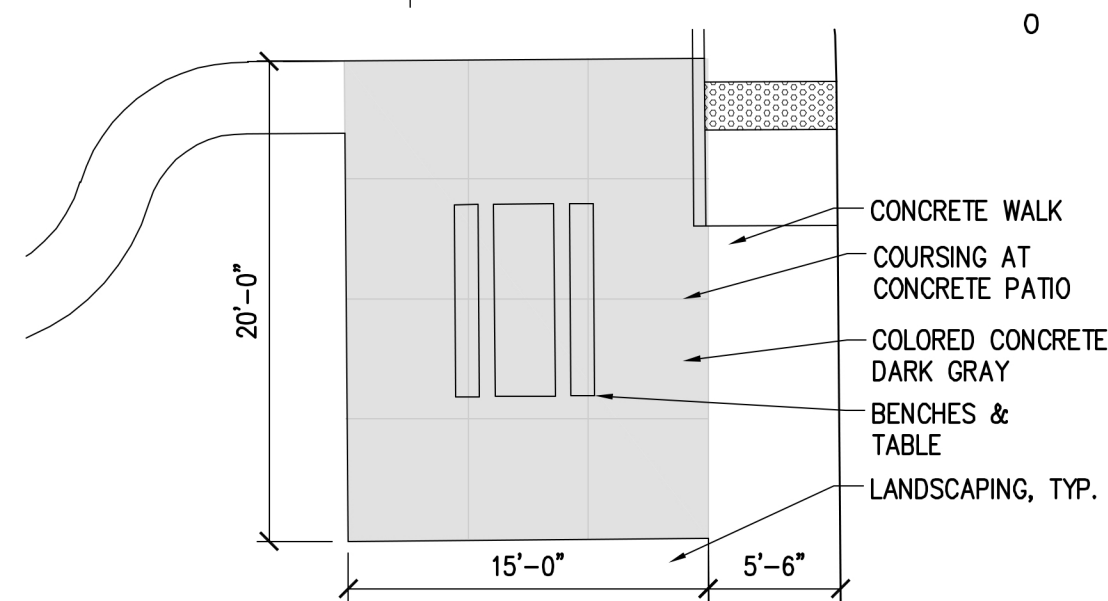
7 WALL 4

A1.4 1/8" = 1'-0"



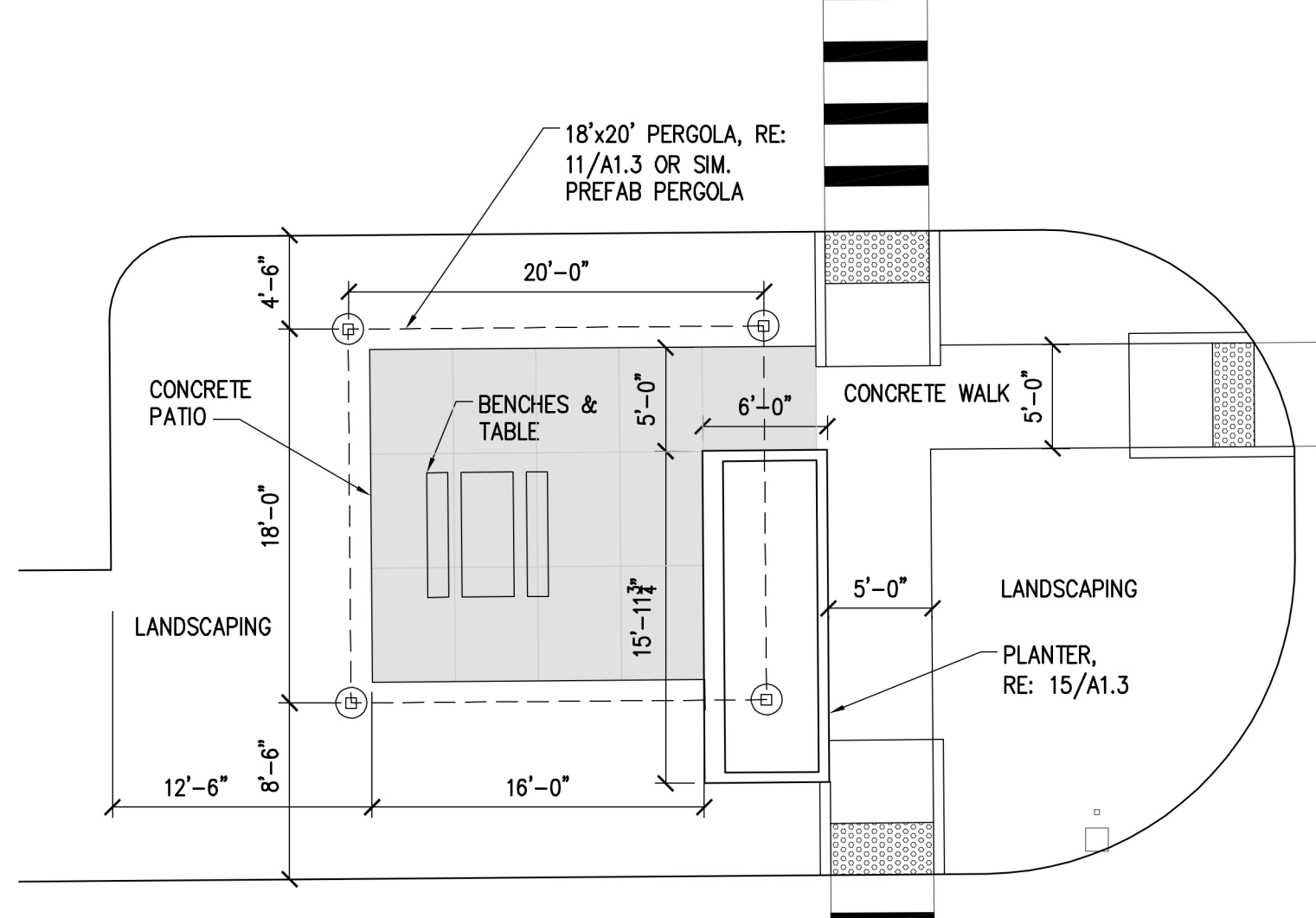
8 BUILDING 1 AMENITY SPACE

A1.4 1/8" = 1'-0"



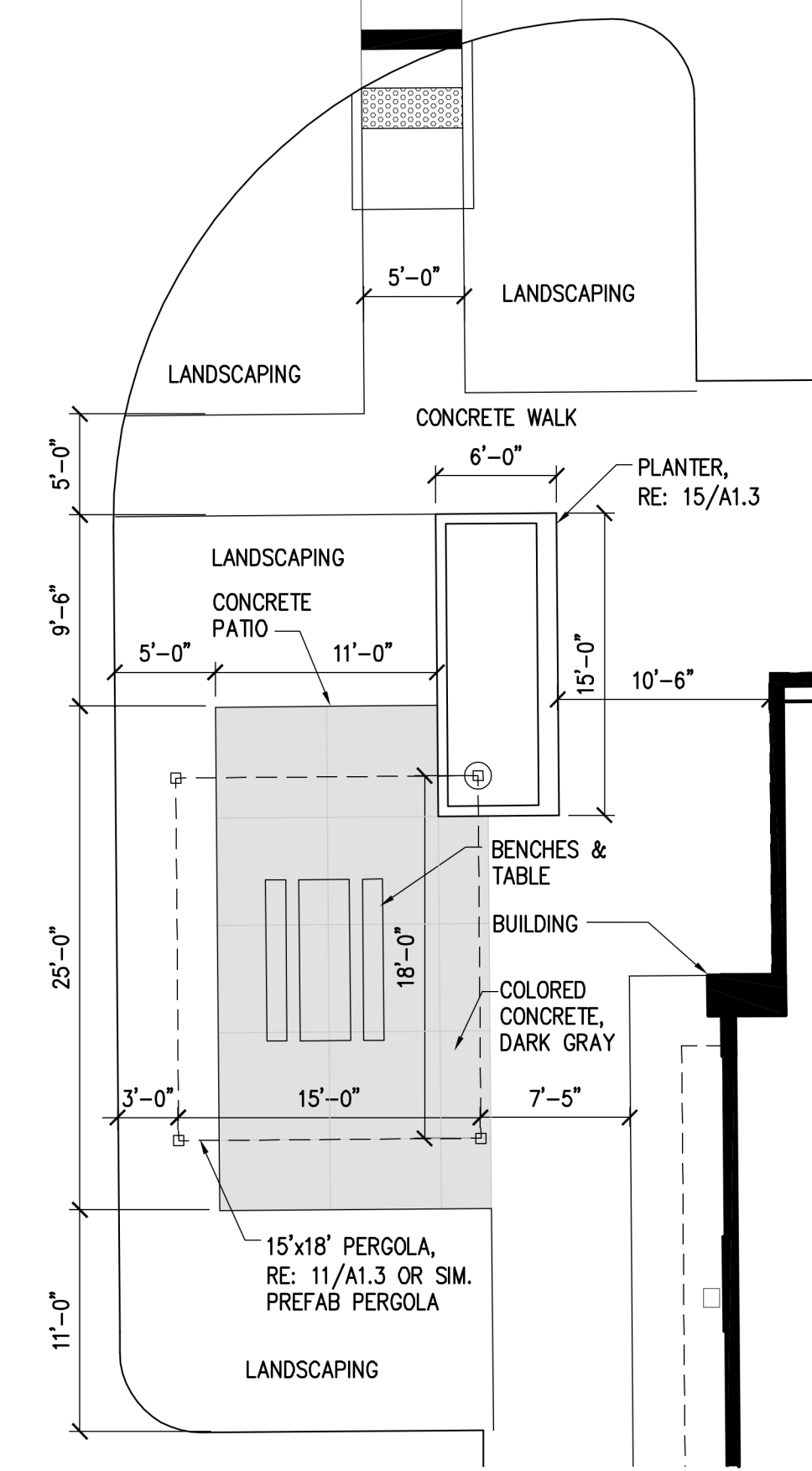
9 BLDG 4 & 5 SMALL AMENITY SPACE

A1.4 1/8" = 1'-0"



2 BUILDING 4 & 5 AMENITY SPACE

A1.4 1/8" = 1'-0"



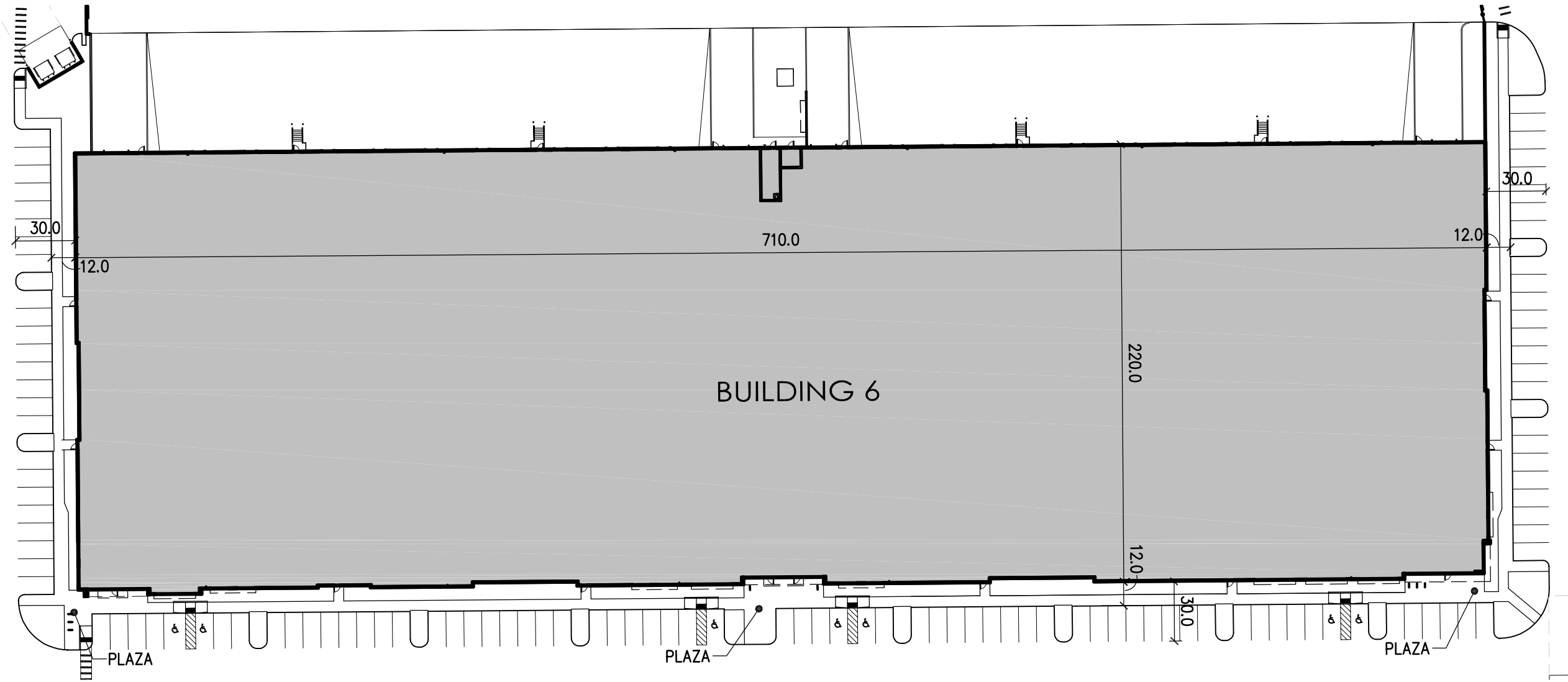
1 BUILDING 2 AMENITY SPACE

A1.4 1/8" = 1'-0"

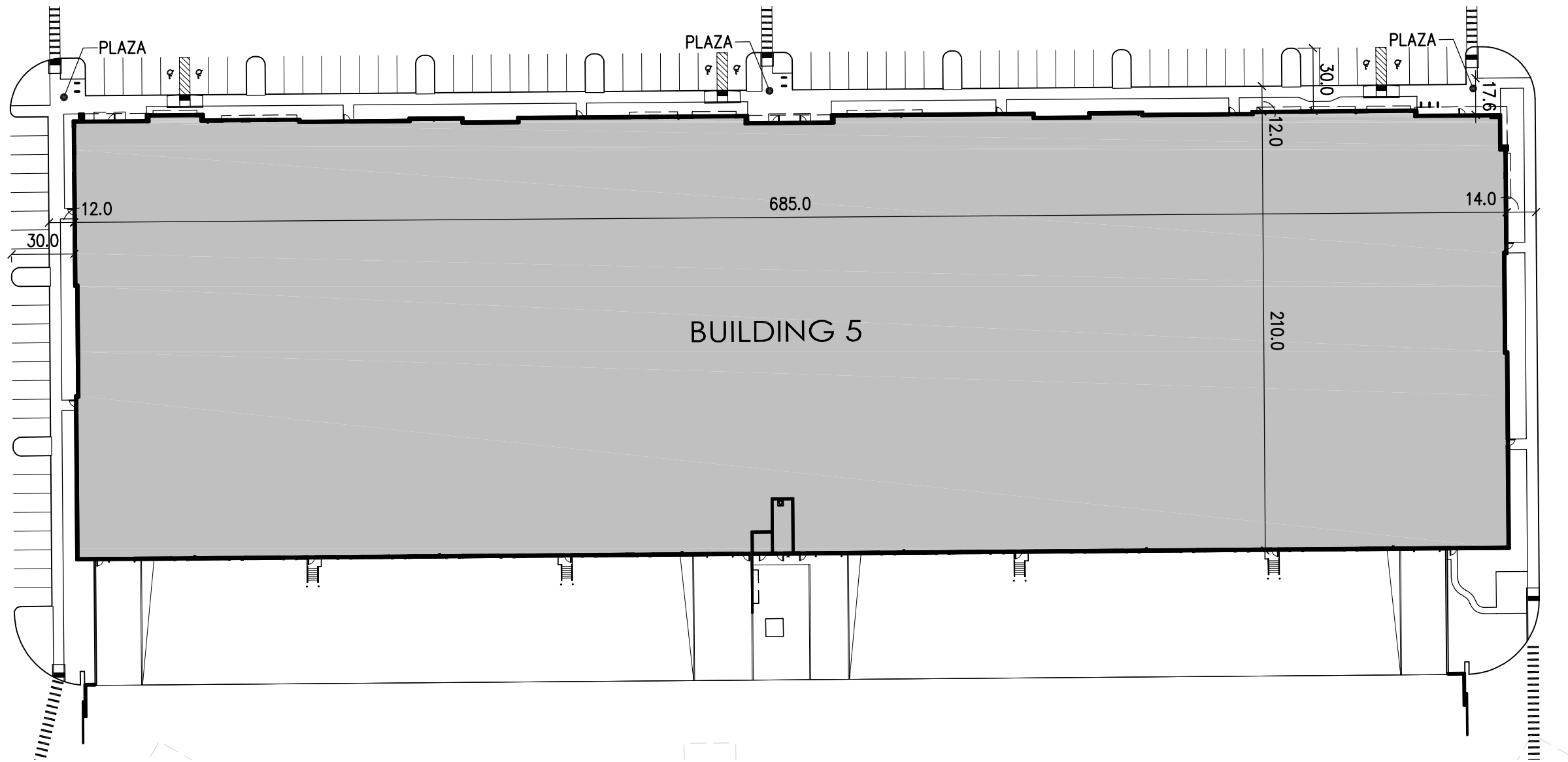
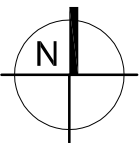




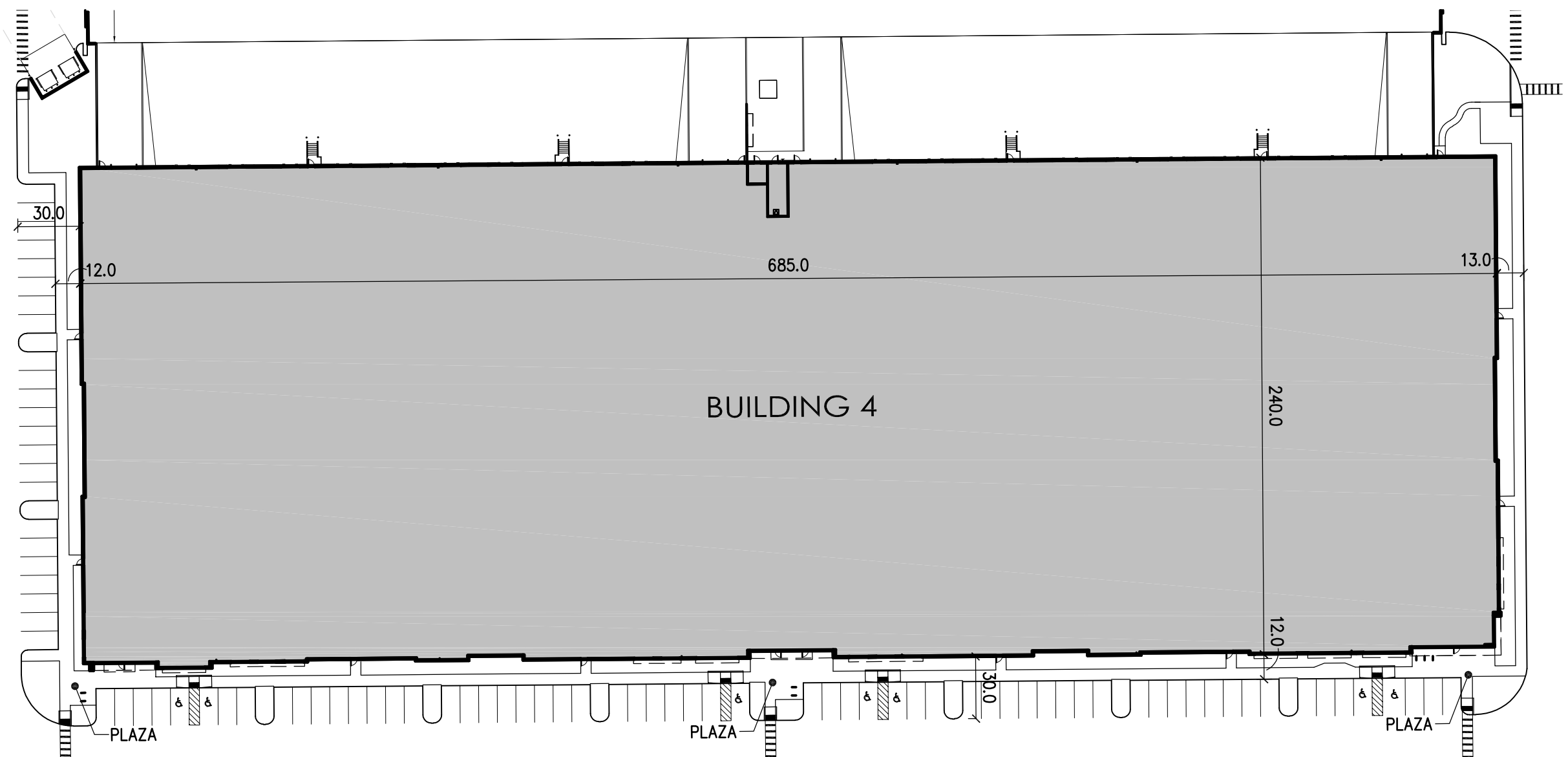
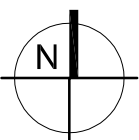
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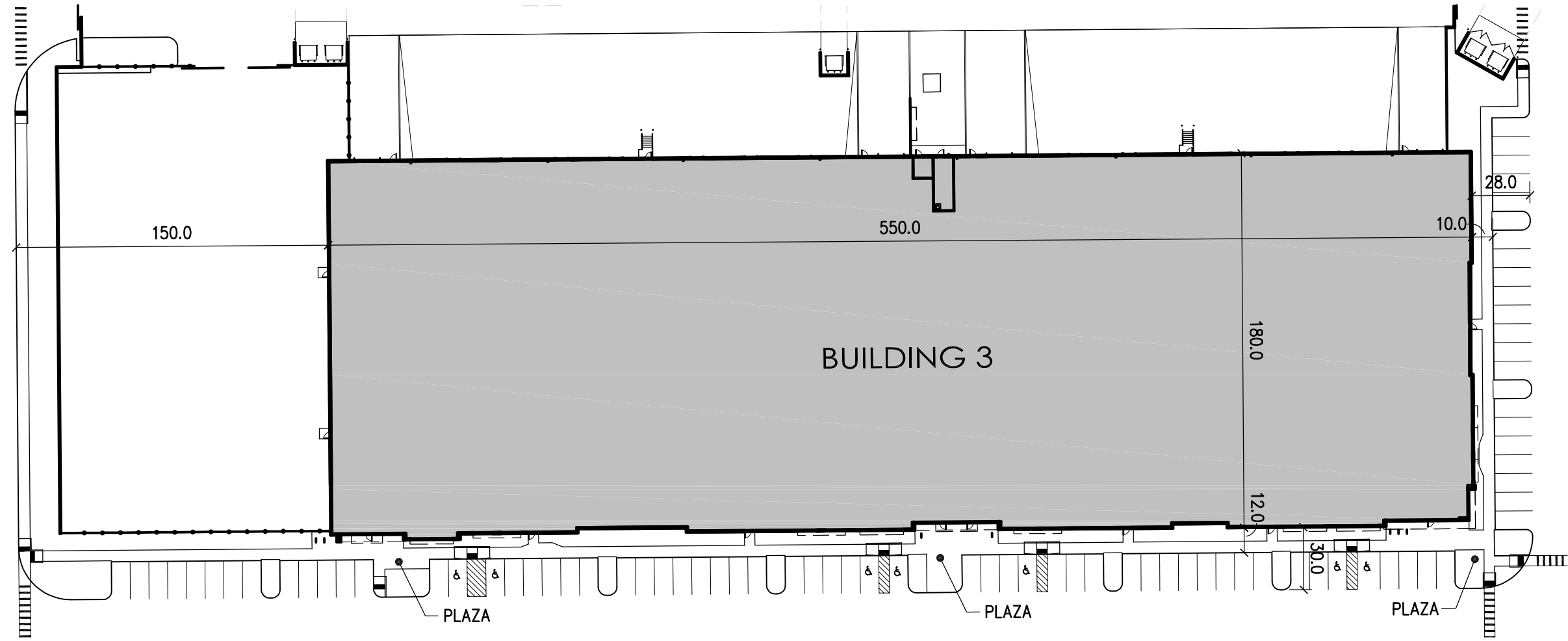
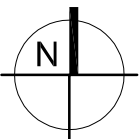
6 BUILDING 6 FOUNDATION BASE  
A1.5 1" = 60'-0"



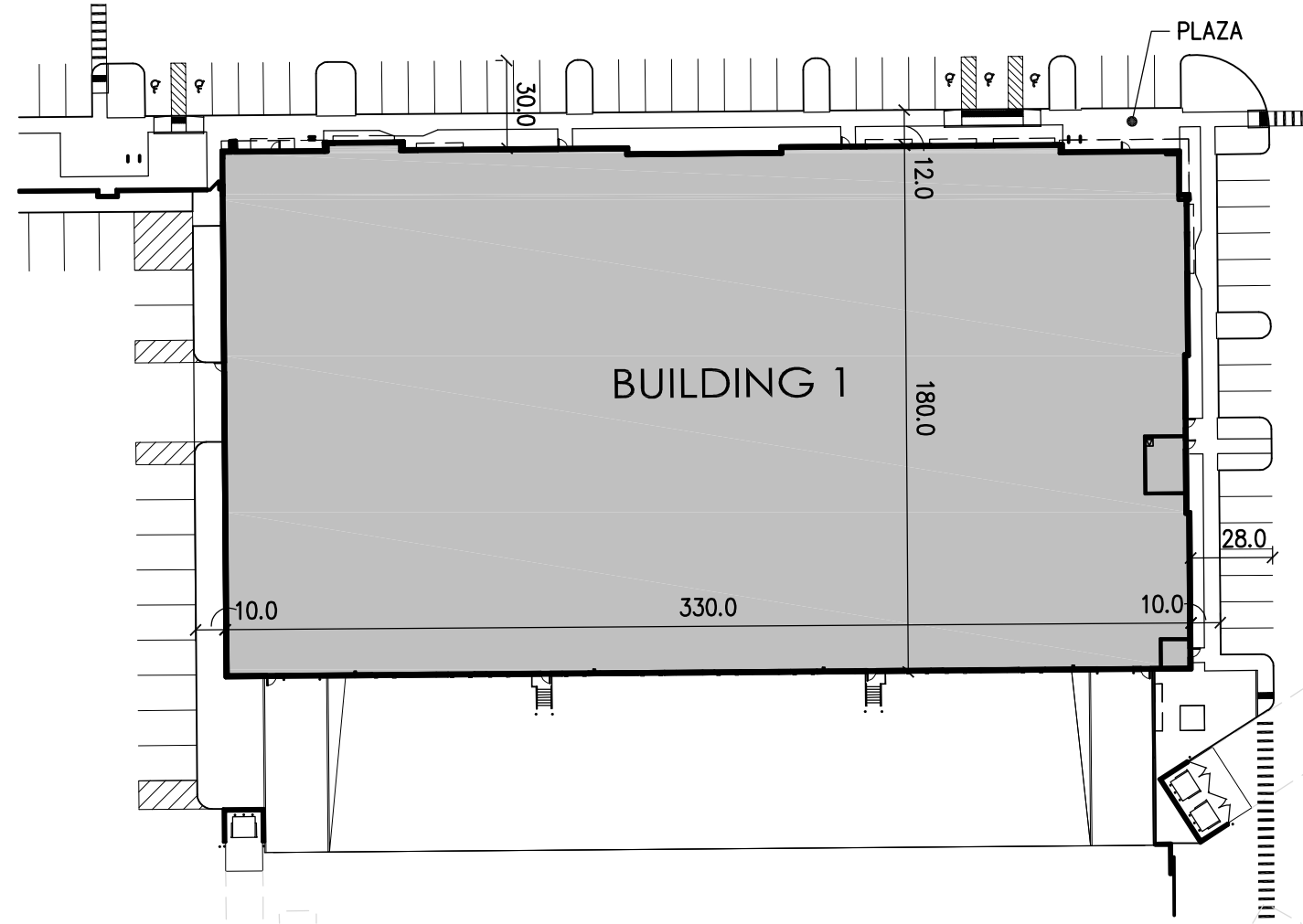
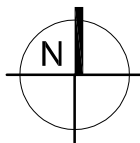
5 BUILDING 5 FOUNDATION BASE  
A1.5 1" = 60'-0"



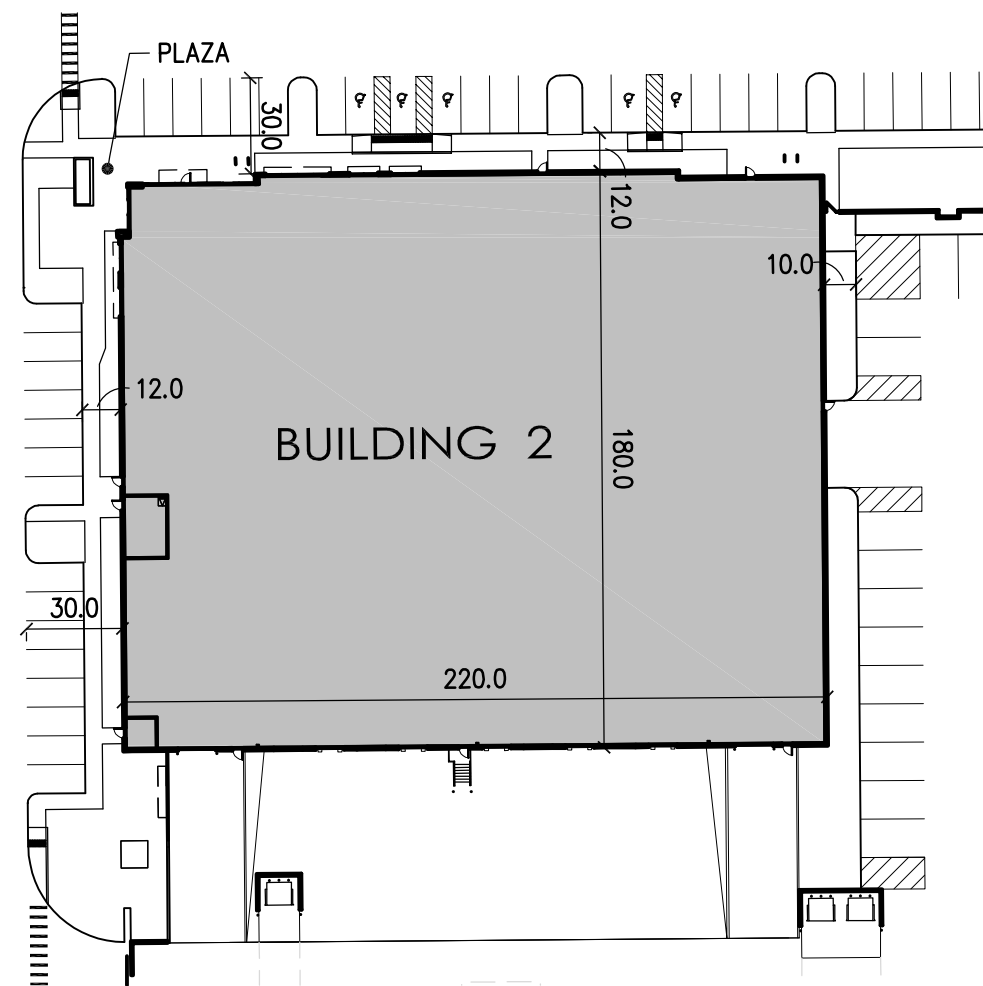
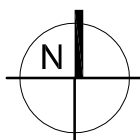
4 BUILDING 4 FOUNDATION BASE  
A1.5 1" = 60'-0"



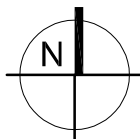
3 BUILDING 3 FOUNDATION BASE  
A1.5 1" = 60'-0"



2 BUILDING 2 FOUNDATION BASE  
A1.5 1" = 60'-0"



1 BUILDING 1 FOUNDATION BASE  
A1.5 1" = 60'-0"



04.14.22

MESA CONNECTION  
E WARNER RD & S 80TH ST  
MESA, ARIZONA

A PORTION OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATES/ REVISIONS	
01.31.22	1ST SUBMITTAL
03.07.22	2ND SUBMITTAL
03.28.22	3RD SUBMITTAL

DRAWN BY: JH  
JOB NO.: 21-638

A1.5  
FOUNDATION  
BASE  
SITE PLAN