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2777 E. Camelback Rd, Suite 325  
Phoenix, AZ 85016  
P 602.767.1001  
F 480.947.2288

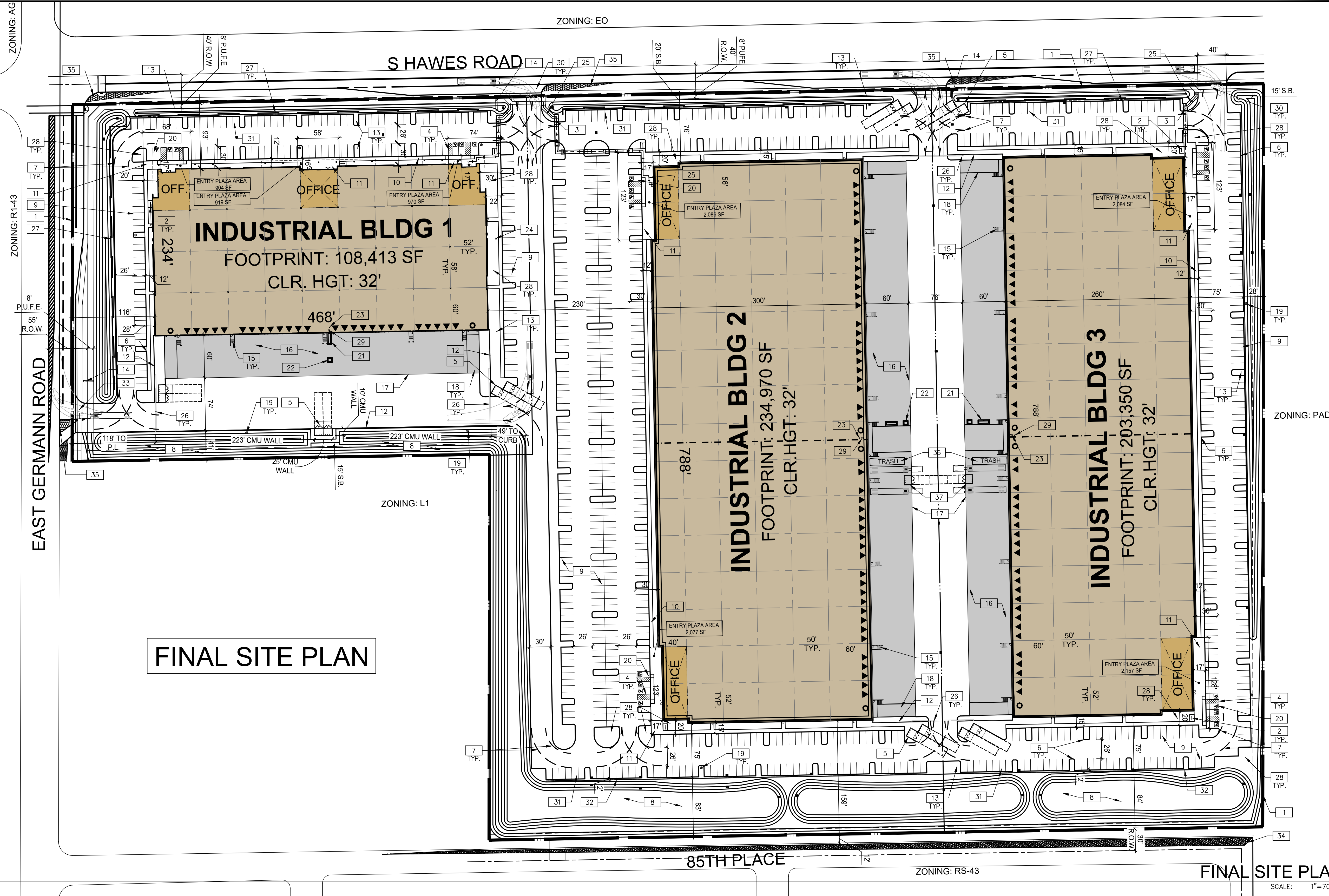


**HAWES GERMANN**  
**34 INDUSTRIAL**  
7417 S. HAWES RD.  
MESA, ARIZONA 85242

| FINAL SITE PLAN |    | REMARKS         |
|-----------------|----|-----------------|
| DATE            | DR | SUBMITTAL       |
| 04/17/2022      | DR | RESUBMITTAL     |
| 05/13/2022      | DR | RESUBMITTAL     |
| 05/16/2022      | DR | 2ND RESUBMITTAL |
| 06/09/2022      | DR | 3RD RESUBMITTAL |

|           |               |
|-----------|---------------|
| PA / PM:  | B. BLAKE      |
| DRAWN BY: |               |
| JOB NO.:  | PHX21-0049-00 |

SHEET  
**A1.1**



**SITE PLAN KEYNOTES**

- 1

PROPERTY LINE, (---)
- 2

BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.)  
SEE DETAIL 3/A1.5 FOR MORE INFORMATION.
- 3

ADA SIDEWALK ACCESS RAMP (TYP.)
- 4

ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.)  
SEE DETAIL 1/A1.4 FOR MORE INFO.
- 5

8'-0" HIGH CMU TRASH ENCLOSURE PER CITY OF MESA DETAILS  
M-62.01 & M-62.04.2. SEE DETAILS 14 & 15 /A1.4 AND 12/A1.5  
FOR MORE INFORMATION.
- 6

NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- 7

FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS,  
55' OUTSIDE RADIUS, TYP.)
- 8

RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
- 9

9'-0" x 18'-0" TYPICAL PARKING STALL
- 10

5'-0" WIDE SIDEWALK
- 11

BASE FOUNDATION AND ENTRY PLAZA AREA
- 12

8' CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO.
- 13

LANDSCAPE AREA (TYP.)
- 14

PROPOSED FUTURE MONUMENT SIGN LOCATION
- 15

DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
- 16

PAVED TRUCK COURT
- 17

EDGE OF CONCRETE TRUCK APRON
- 18

TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO.
- 19

FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- 20

11' WIDE ADA VAN PARKING STALL PER CITY OF MESA ZONING STANDARDS.
- 21

EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
- 22

ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
- 23

FIRE RISER LOCATION
- 24

F.D.C. LOCATION
- 25

PATH OF TRAVEL TO R.O.W.
- 26

MOTORIZED SLIDING GATE W/ EMERGENCY ACCESS KNOX BOX (TYP.)  
SEE DETAIL 7/A1.5 FOR MORE INFO.
- 27

STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.)  
SEE DETAIL 4/A1.4 FOR MORE INFO.
- 28

PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE  
TENANT. (TYP.). SEE OPEN SPACE AREA PLAN A1.1A  
FOR MORE INFO
- 29

ROOF ACCESS HATCH.
- 30

NEW DRIVEWAY ENTRY PER CITY OF MESA  
STANDARDS (TYP.)
- 31

9'-0" x 16'-0" W/ 2'-0" OVERHANG PARKING  
STALL
- 32

6'-0" CMU SCREEN WALL WITH 2' PARKING CURB  
SEPARATION AS PROPOSED IN PAD NARRATIVE
- 33

NEW "RIGHT OUT ONLY" DRIVEWAY ENTRY PER CITY  
OF MESA STANDARDS (TYP.)
- 34

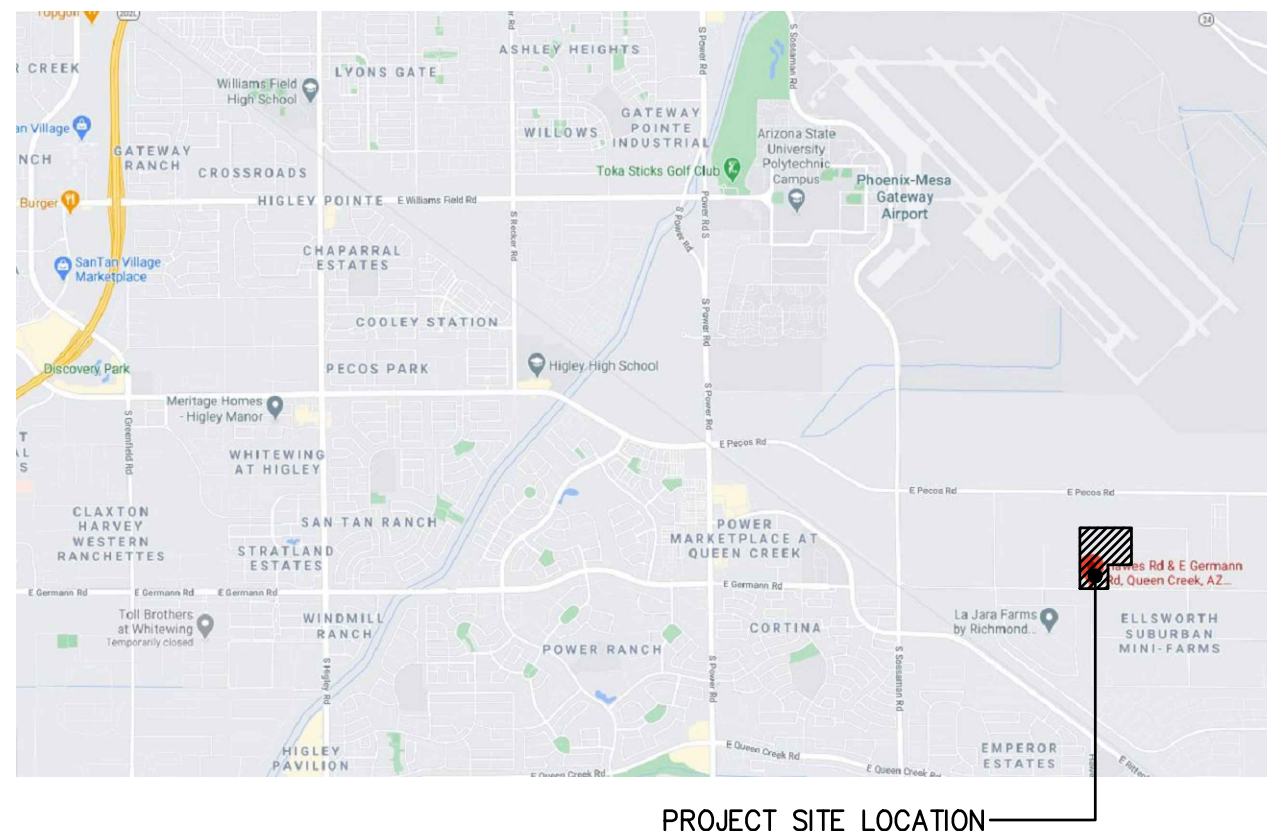
HATCHED AREA INDICATES 85TH PLACE WIDENING  
AREA. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
- 35

SIGHT VISIBILITY TRIANGLE. REFERENCE LANDSCAPE  
DRAWINGS FOR MORE INFO.
- 36

TRASH COMPACTOR LOCATION PER CITY OF MESA  
STANDARDS
- 37

8'-0" HIGH CMU RECYCLE ENCLOSURE PER  
CITY OF MESA DETAILS M-62.01 & M-62.04.2.  
SEE DETAILS 14 & 15 /A1.4 AND 12/A1.5 FOR  
MORE INFORMATION.

**VICINITY MAP**



**PROPERTY DATA CONT'D**

PARKING TOTALS:  
PROVIDED: 931 SPACES (INC. 22 ACCESSIBLE)  
TOTAL: 1,70 SPACES / 1,000SF  
RATIO:  
BIKE PARKING REQUIRED: 72 SPACES  
BIKE PARKING PROVIDED: 80 SPACES  
(1 RACK EQUALS 5 BIKES)

**PROJECT DESCRIPTION**

THIS PROJECT INVOLVES THE CONSTRUCTION OF THREE COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED.

**SITE LEGEND**

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE LANE HATCH (20' WIDE, TYP.)

**PROPERTY DATA**

ADDRESS: TBD (NEC HAWES RD AND GERMANN RD)  
APN: 304-62-008L  
GROSS SITE AREA: 1,490,945 SF (34.0 ACRES)  
NET SITE AREA: 1,349,499 SF (30.1 ACRES)  
ZONING: L1  
MAX HEIGHT: TBD  
CONSTRUCTION: V-B UNLIMITED AREA

| BUILDING AREA:   |         |    |
|------------------|---------|----|
| BUILDING 1       | 108,413 | SF |
| BUILDING 2       | 234,970 | SF |
| BUILDING 3       | 203,350 | SF |
| TOTAL FOOTPRINT: | 546,733 | SF |

LOT COVERAGE:  
PROPOSED: GROSS: 37% NET 41%  
IMPERVIOUS SURFACE LOT COVERAGE: TBD

BUILDING MAX PROPOSED OFFICE AREAS:  
BUILDING 1 OFFICE MAX SF = 27,103 SF  
BUILDING 2 OFFICE MAX SF = 58,743 SF  
BUILDING 3 OFFICE MAX SF = 50,838 SF  
TOTAL COMBINED PROPOSED OFFICE MAX AREA= 136,684 SF

PARKING TOTALS:  
REQUIRED:  
WAREHOUSE (1:500) @75% 820 SPACES  
OFFICE (1:375) @25% 365 SPACES  
TOTAL 1,185 SPACES