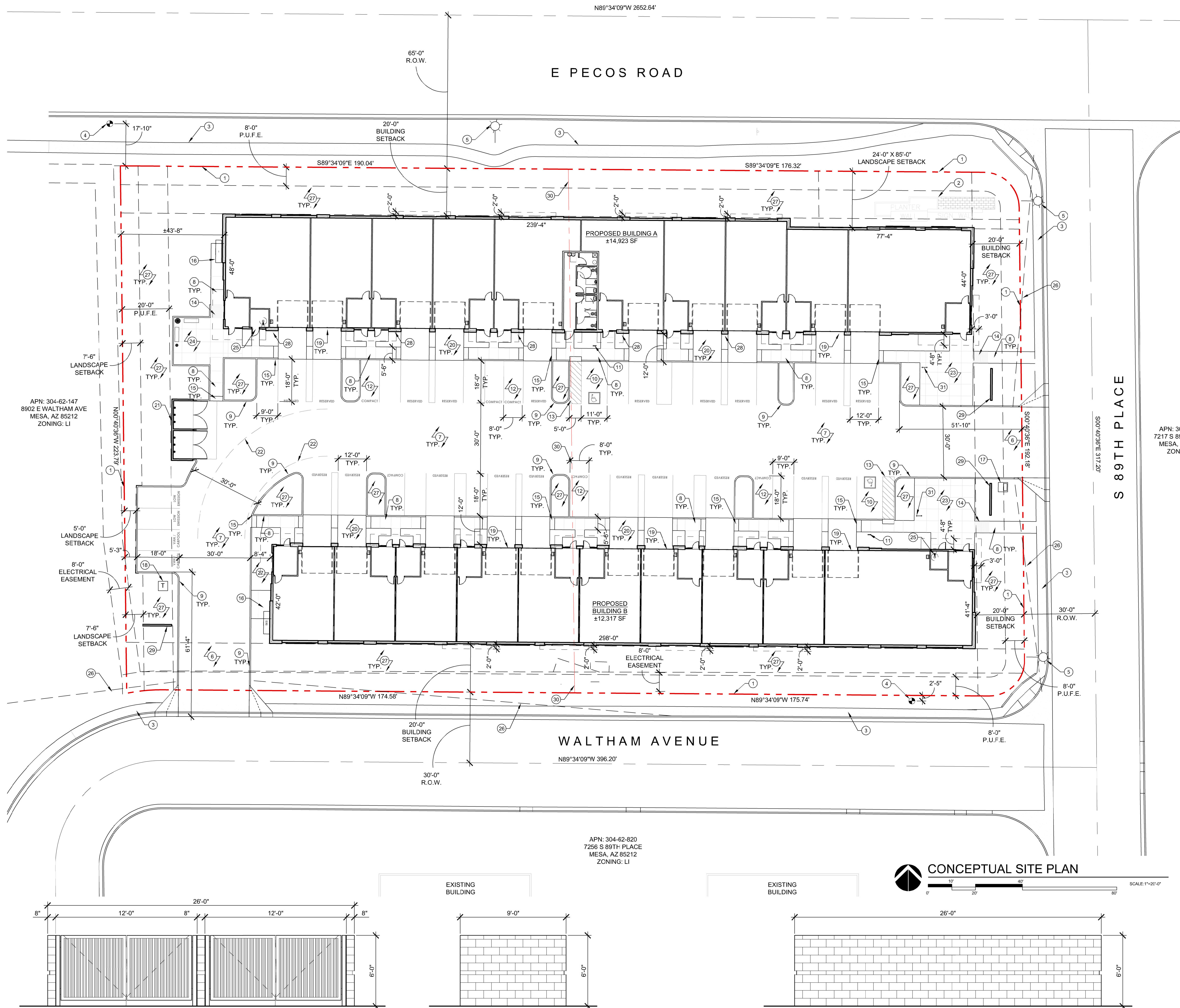




PROJECT INFORMATION

PROPERTY OWNER:
OLYMPUS CONSTRUCTION MANAGEMENT
E PECOS RD - SUITE #120
GILBERT, ARIZONA 85295
CONTACT: TRAVIS KAY
PHONE: 602.619.9710
EMAIL: tkay@olympuscm.com

ARCHITECT:
PINNACLE DESIGN, INC.
1048 N. 44TH STREET - SUITE #200
PHOENIX, ARIZONA 85008
CONTACT: COLE BRUNO
PHONE: 602.952.8585
EMAIL: cbruno@pdi-az.com

ADDRESS:
8934 E. WALTHAM AVE & 8918 E WALTHAM AVE, MESA, AZ 85212

APN #: 304-62-149 & 304-62-148
SITE ACREAGE: NET: ±1.94 AC (84,564 SF)
GROSS: ±2.99 AC (130,383 SF)
CURRENT LAND USE: VACANT
PROPOSED LAND USE: OFFICE/ WAREHOUSE SUITES
EXISTING ZONING: LI
PROPOSED ZONING: LI

IMPERVIOUS COVERAGE: ±58,801 SF / ±84,564 SF = ±69.5%
LANDSCAPE AREA: ±25,763 SF
PERCENTAGE OF LANDSCAPE: ±25,763 SF / ±84,564 SF = ±30.5%

BUILDING A:
PROPOSED BUILDING HEIGHT: ±20'-8"
PROPOSED BUILDING SF: ±14,923 SF
PROPOSED BUILDING USE: OFFICE/ WAREHOUSE
BUILDING B:
PROPOSED BUILDING HEIGHT: ±20'-8"
PROPOSED BUILDING SF: ±12,317 SF
PROPOSED BUILDING USE: OFFICE/ WAREHOUSE

PARKING REQ: OFFICE SF: ±2,400 SF @ 1/375
WAREHOUSE SF: ±24,843 SF @ 1/900
34.0 (34 SPACES)

PARKING PROVIDED: 45 SPACES
INCLUDES (2) ADA SPACES

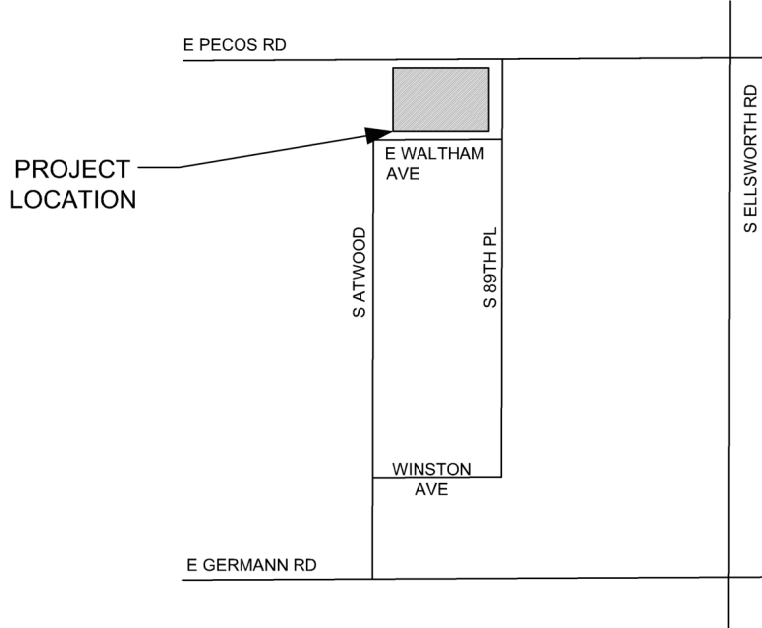
LEGAL DESCRIPTION

LOTS 15 AND 16, OF GATEWAY AIRPORT COMMERCE PARK, ACCORDING TO BOOK 834 OF MAPS, PAGE 36, AND AFFIDAVIT CHANGE RECORDED IN DOCUMENT NO. 2007-1281216, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED INTEREST IN ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS, WHETHER METALLIC OR NONMETALLIC, AS RESERVED IN DEED RECORDED IN DOCKET 719, PAGE 261, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE KEYNOTES

- 1 PROPERTY LINE
- 2 EXISTING SIGNAGE
- 3 EXISTING CONCRETE SIDEWALK
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING POLE MOUNTED STREET LIGHT
- 6 NEW ASPHALT ENTRY DRIVE
- 7 ASPHALT PAVEMENT
- 8 CONCRETE SIDEWALK
- 9 6" CONCRETE CURB
- 10 ACCESSIBLE PARKING SPACE
- 11 ACCESSIBLE PARKING SIGNAGE
- 12 COMPACT PARKING SPACE
- 13 ADA STRIPING
- 14 ACCESSIBLE RAMP
- 15 DETECTABLE WARNING STRIP
- 16 SERVICE ENTRY SECTION
- 17 MAILBOX
- 18 TRANSFORMER
- 19 12'-0" OVERHEAD DOOR
- 20 CONCRETE DRIVEWAY
- 21 REFUSE ENCLOSURE PER MESA STANDARD DETAIL
- 22 35'-0" AND 55'-0" TURNING RADIUS
- 23 900 SF BUILDING ENTRY PLAZA
- 24 300 SF COMMON OPEN SPACE WITH BENCHES AND TRASH AND ASH RECEPTACLE
- 25 FIRE RISER ROOM AND FDC
- 26 SIGHT VISIBILITY TRIANGLES
- 27 LANDSCAPE AREA
- 28 WALL MOUNTED SITE LIGHT
- 29 SITE SCREEN WALLS
- 30 EXISTING PROPERTY LINE TO BE REMOVED WITH A LOT COMBINATION
- 31 BICYCLE SPACE



VICINITY MAP

SCALE: N.T.S.



CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

REFUSE ENCLOSURE EAST ELEVATION

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

REFUSE ENCLOSURE SOUTH / NORTH ELEVATION

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

REFUSE ENCLOSURE WEST ELEVATION

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

SCREEN WALL ELEVATION

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

OLYMPUS GATEWAY SMALL BAY INDUSTRIAL

8934 E. WALTHAM AVE, MESA, AZ 85212



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

FINAL SITE PLAN

PROJECT #: 20-008.0
DATE: 6.27.2022
DRAWN BY: IM / MC
REV # DATE DESCRIPTION

SHEET

DR-1
PLEASE RECYCLE