

C:\Users\Gerondez\OneDrive - Ware Malcomb\Desktop\Projects Pulled\21-0149\0149_A11_SITE_PLAN_HG.dwg

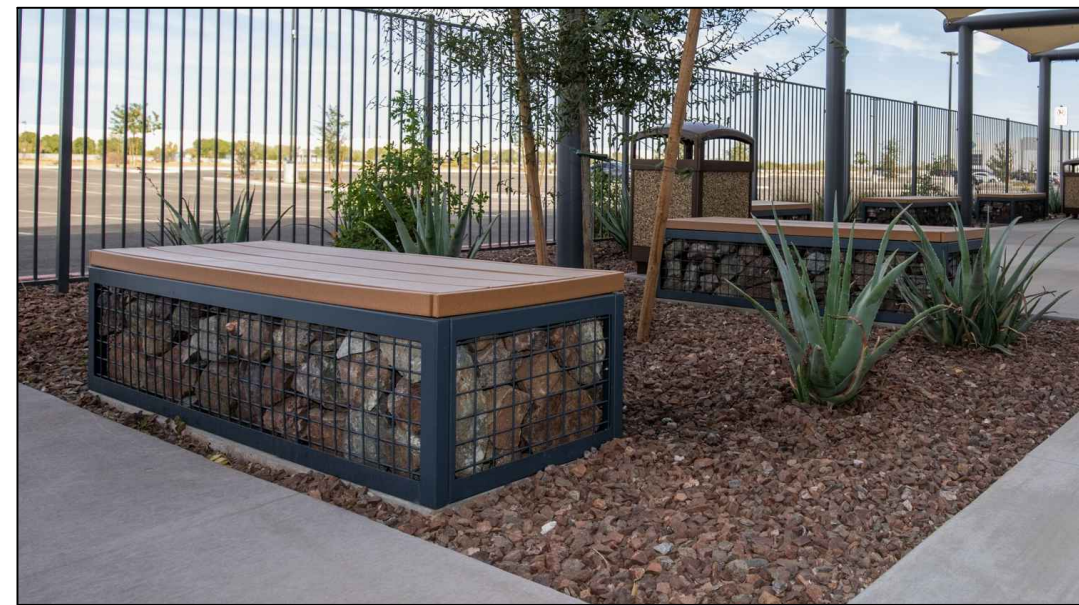


TABLE AND BENCH
MFR: ANOVA FURNISHINGS
LINE: CANYON
FINISH: THERMORY GABION



FREESTANDING STEEL LATTICE SHADE STRUCTURE
PER OPEN SPACE 1B

LATTICE INFILL (50% OPEN)
STRUCTURAL STEEL BEAM, PAINTED
STRUCTURAL STEEL POST, PAINTED

OPEN SPACE

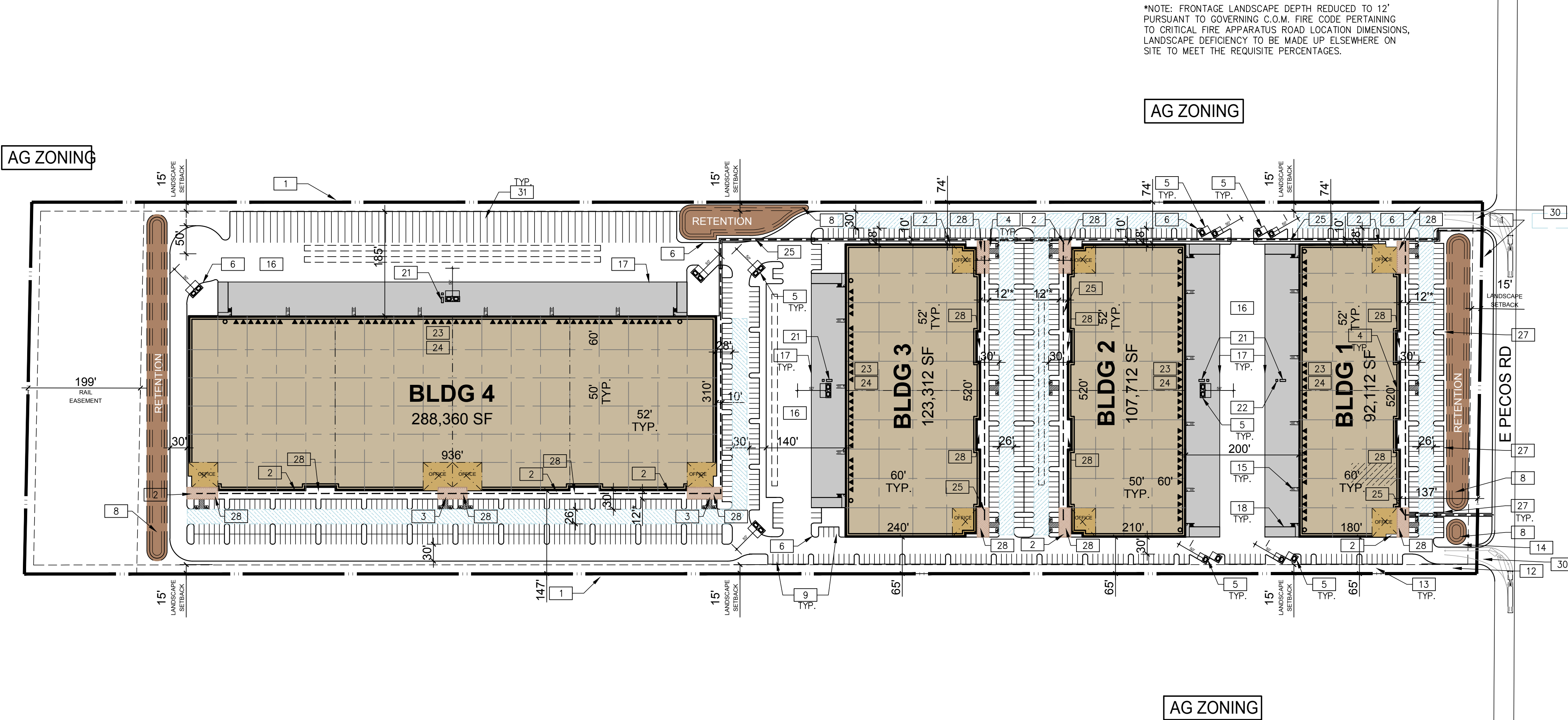
OPEN SPACE REQ. (1:300 S.F.)		OPEN SPACE PROVIDED	
BUILDING 1	92,112 S.F. / 300 = 307 S.F.	BUILDING 1	2,297 S.F. OK
BUILDING 2	107,712 S.F. / 300 = 359 S.F.	BUILDING 2	2,297 S.F. OK
BUILDING 3	123,312 S.F. / 300 = 411 S.F.	BUILDING 3	2,297 S.F. OK
BUILDING 4	288,360 S.F. / 300 = 961 S.F.	BUILDING 4	3,541 S.F. OK

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE APPARATUS ROAD HATCH (26' WIDE, TYP.)

SITE PLAN

SCALE: 1"=100'-0"



*NOTE: FRONTAGE LANDSCAPE DEPTH REDUCED TO 12'
PURSUANT TO GOVERNING C.O.M. FIRE CODE PERTAINING
TO CRITICAL FIRE APPARATUS ROAD LOCATION DIMENSIONS,
LANDSCAPE DEFICIENCY TO BE MADE UP ELSEWHERE ON
SITE TO MEET THE REQUISITE PERCENTAGES.

PROPERTY DATA

ADDRESS: (EAST PECOS RD. & N. 80TH ST. MESA, AZ 85212)
APN: 304-61-001E
GROSS SITE AREA: 1,695,494 SF (38.29 ACRES)
NET SITE AREA: 1,538,997 SF (35.33 ACRES)
ZONING: AG
MAX HEIGHT: 40'
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:
BUILDING 1 92,112 SF
BUILDING 2 107,712 SF
BUILDING 3 123,312 SF
BUILDING 4 288,360 SF
TOTAL FOOTPRINT: 611,496 SF

BUILDING HEIGHTS:
BUILDING 1 40'
BUILDING 2 40'
BUILDING 3 40'
BUILDING 4 40'

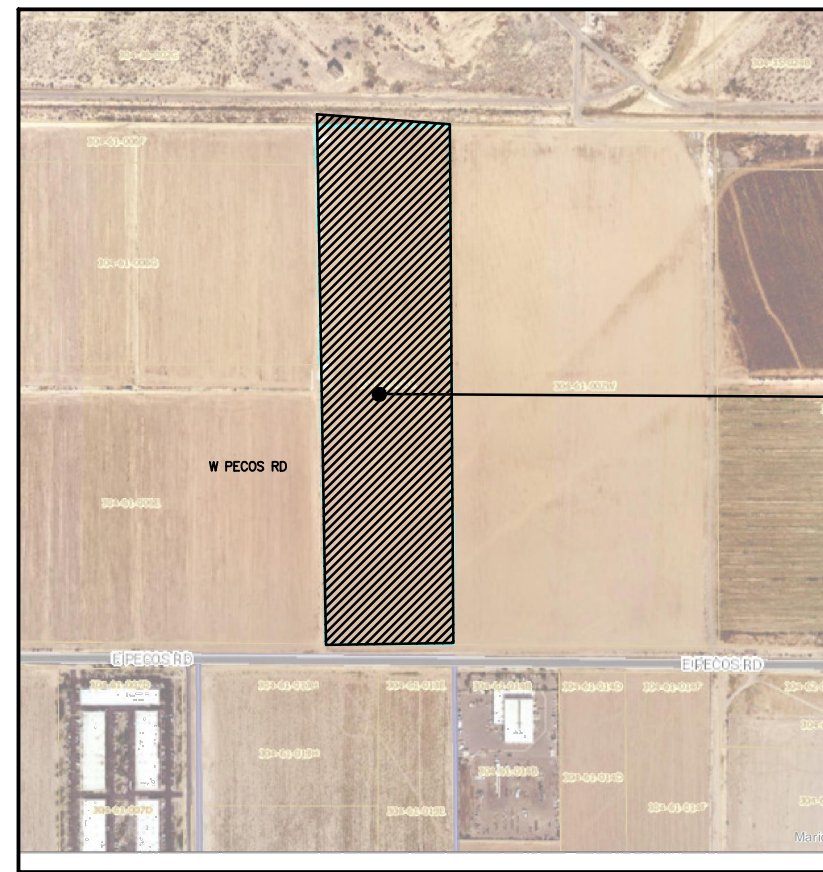
LOT COVERAGE:
PROPOSED: GROSS: 36% NET 40%
IMPERVIOUS SURFACE LOT COVERAGE: 80%
PARKING TOTALS:
REQUIRED:
WAREHOUSE (1:900) @ 95% (580,921) 646 SPACES
OFFICE (1:375) @ 5% (30,575) 82 SPACES
TOTAL 728 SPACES

PROVIDED:
TOTAL VEHICLE: 827 SPACES
TRAILER: 66 STALLS
ACCESSIBLE PARKING REQUIRED: 25 SPACES
ACCESSIBLE PARKING PROVIDED: 26 SPACES
BIKE PARKING REQUIRED: (500/10 + 327/20 = 67 SPACES)
BIKE PARKING PROVIDED: 68 SPACES (1 RACK EQUALS 2 BIKES)

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF FOUR 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.

VICINITY MAP



SITE PLAN KEYNOTES

- PROPERTY LINE, (— — — — —)
- BIKE RACKS ON CONC. SLAB. EA. RACK HOLDS UP TO 2 BIKES (TYP.)
- ADA SIDEWALK ACCESS RAMP (TYP.)
- ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) SEE DETAIL 1/A1.4 FOR MORE INFO.
- 8'-0" HIGH CMU TRASH ENCLOSURE PER CITY OF SURPRISE DETAIL STANDARDS. SEE DETAILS 15 & 16 /A1.4 AND 12/A1.5 FOR MORE INFORMATION.
- NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- FIRE LANE, (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
- 9'-0" x 18'-0" TYPICAL PARKING STALL
- 5'-0" WIDE SIDEWALK
- NOT USED
- NOT USED
- LANDSCAPE AREA (TYP.)
- PROPOSED FUTURE MONUMENT SIGN LOCATION
- DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
- PAVED TRUCK COURT
- EDGE OF CONCRETE TRUCK APRON
- TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO.
- FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- NOT USED
- EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION, SHOWN APPROXIMATE SIZE AND LOCATION.
- ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION, SHOWN APPROXIMATE SIZE AND LOCATION.
- FIRE RISER LOCATION
- F.D.C. LOCATION
- PATH OF TRAVEL TO R.O.W.
- NOT USED
- STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 AND 3/A1.6 FOR MORE INFO.
- PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.). SEE OPEN SPACE AREA PLAN A1.7 FOR MORE INFO
- NOT USED
- NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- TRUCK COURT TRAILER PARKING STALLS (TYP.)

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PECOS GATEWAY INDUSTRIAL
NEC E. PECOS RD. & S. 80TH ST.
MESA, ARIZONA

SITE PLAN

DATE	REMARKS
05/06/2022	PREAPPLICATION SUBMITTAL
1	

PA / PM:	B. HENRY
DRAWN BY:	
JOB NO.:	PHX21-0149-00

SHEET
A1.1

Tue, 19 Jul 2022