

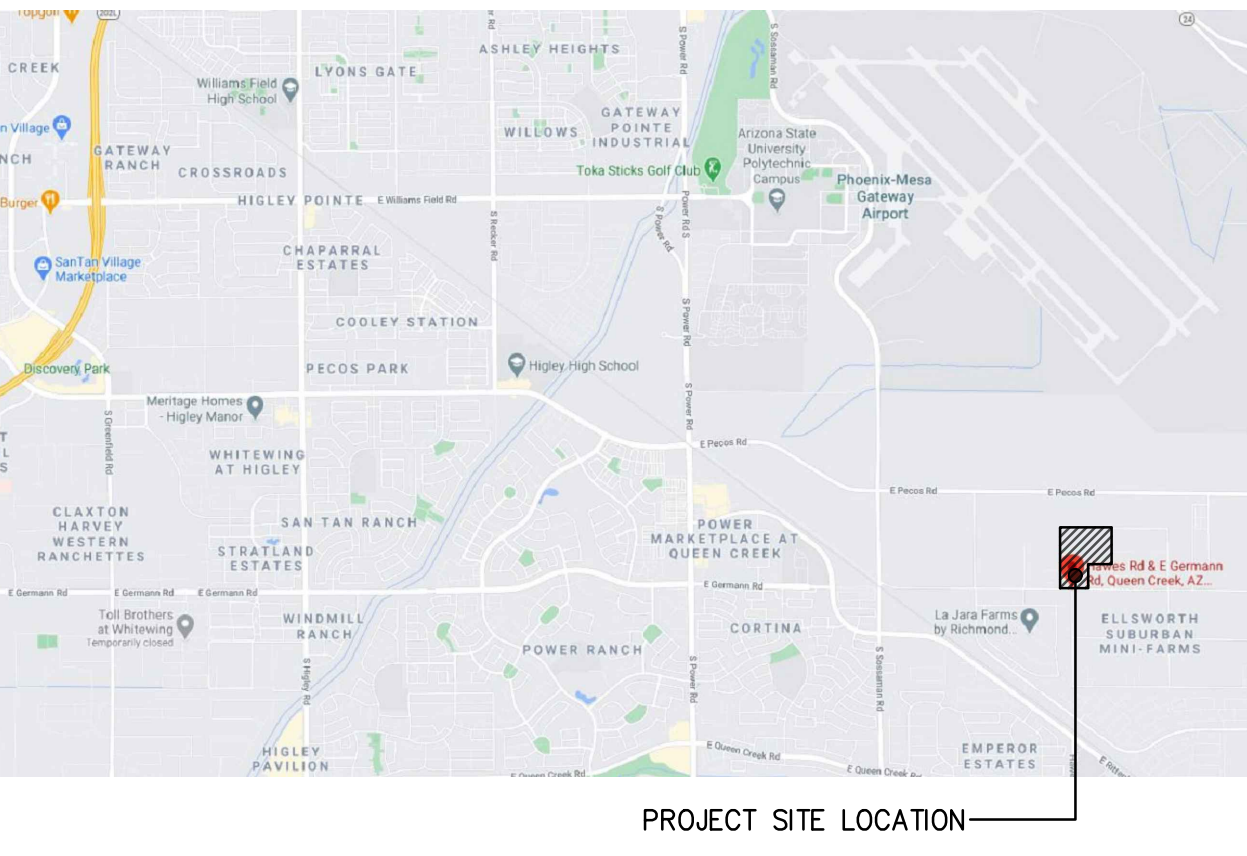
FINAL SITE PLAN

FINAL SITE PLAN
SCALE: 1"=70'-0"

SITE PLAN KEYNOTES

- PROPERTY LINE, (———)
- BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 3/A1.5 FOR MORE INFORMATION.
- 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 MESA DETAILS M-62.01 & M-62.04.2. SEE DETAILS 14 & 15 /A1.4 AND 12/A1.5 FOR MORE INFORMATION.
- NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- FIRE LANE, HATCHED (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
- BASE FOUNDATION AND ENTRY PLAZA AREA
- 8' CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO.
- 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.)
- 11' WIDE ADA VAN PARKING STALL PER CITY OF MESA ZONING STANDARDS.
- EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
- ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
- FIRE RISER LOCATION
- F.D.C. LOCATION
- PATH OF TRAVEL TO R.O.W.
- MOTORIZED SLIDING GATE W/ EMERGENCY ACCESS KNOX BOX (TYP.) SEE DETAIL 7/A1.5 FOR MORE INFO.
- STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 FOR MORE INFO.
- PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.). SEE OPEN SPACE AREA PLAN A1.1A FOR MORE INFO.
- ROOF ACCESS HATCH.
- NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- 9'-0" x 16'-0" W/ 2'-0" OVERHANG PARKING STALL
- 6'-0" CMU SCREEN WALL WITH 2' PARKING CURB SEPARATION AS PROPOSED IN PAD NARRATIVE
- NEW "RIGHT OUT ONLY" DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- HATCHED AREA INDICATES 85TH PLACE WIDENING AREA. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
- SIGHT VISIBILITY TRIANGLE. REFERENCE LANDSCAPE DRAWINGS FOR MORE INFO.
- TRASH COMPACTOR LOCATION PER CITY OF MESA STANDARDS
- 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.
- 10' CMU SCREEN WALL AND 10' SLIDING GATE, SEE SITE DETAIL 7A/A1.4 FOR MORE INFO.
- NEW PROPOSED ELECTRICAL ROOM

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

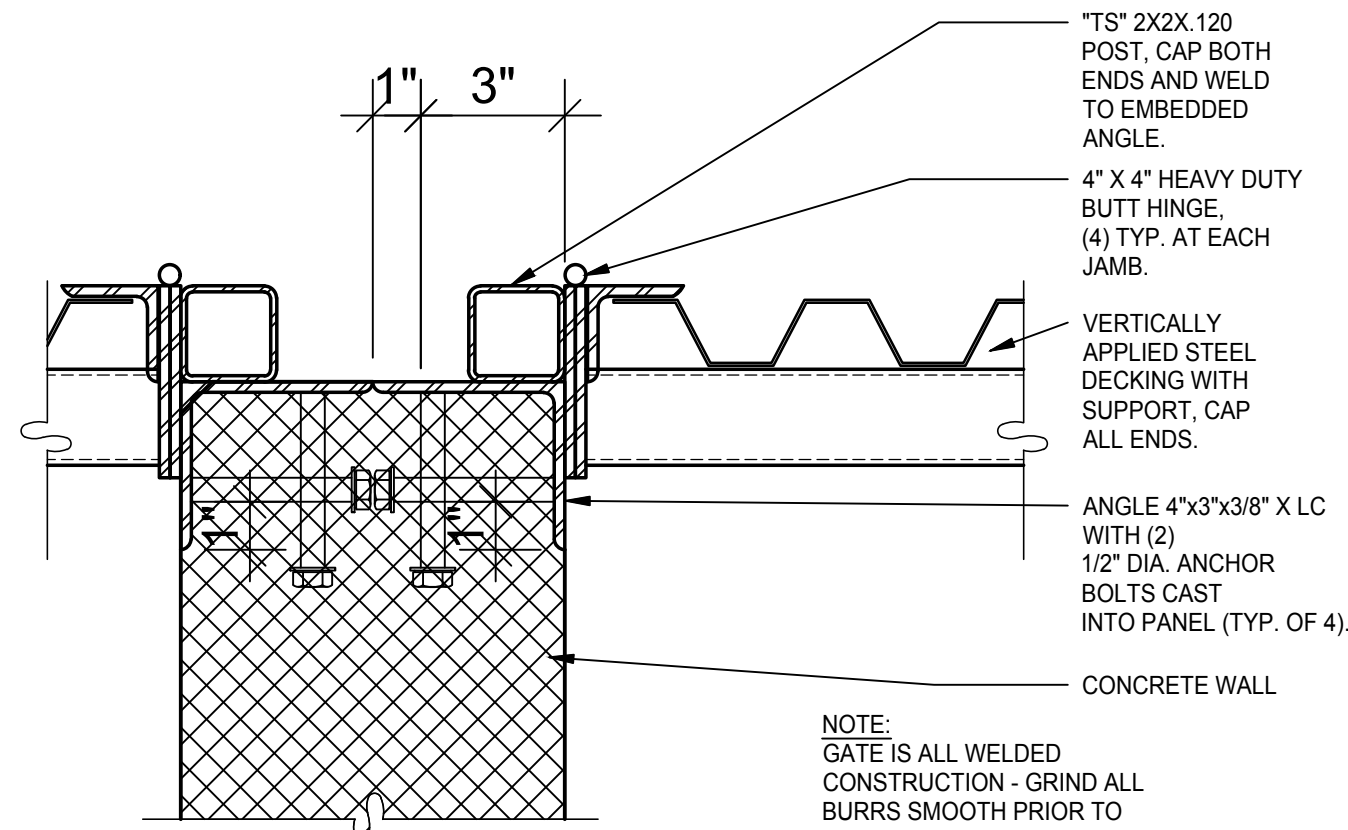
ADDRESS: TBD (NEC HAWES RD AND GERMANN RD)
APN: 304-62-008L
GROSS SITE AREA: 1,490,945 SF (34.0 ACRES)
NET SITE AREA: 1,349,499 SF (30.1 ACRES)
ZONING: U
MAX HEIGHT: TBD
CONSTRUCTION: V-B UNLIMITED AREA

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

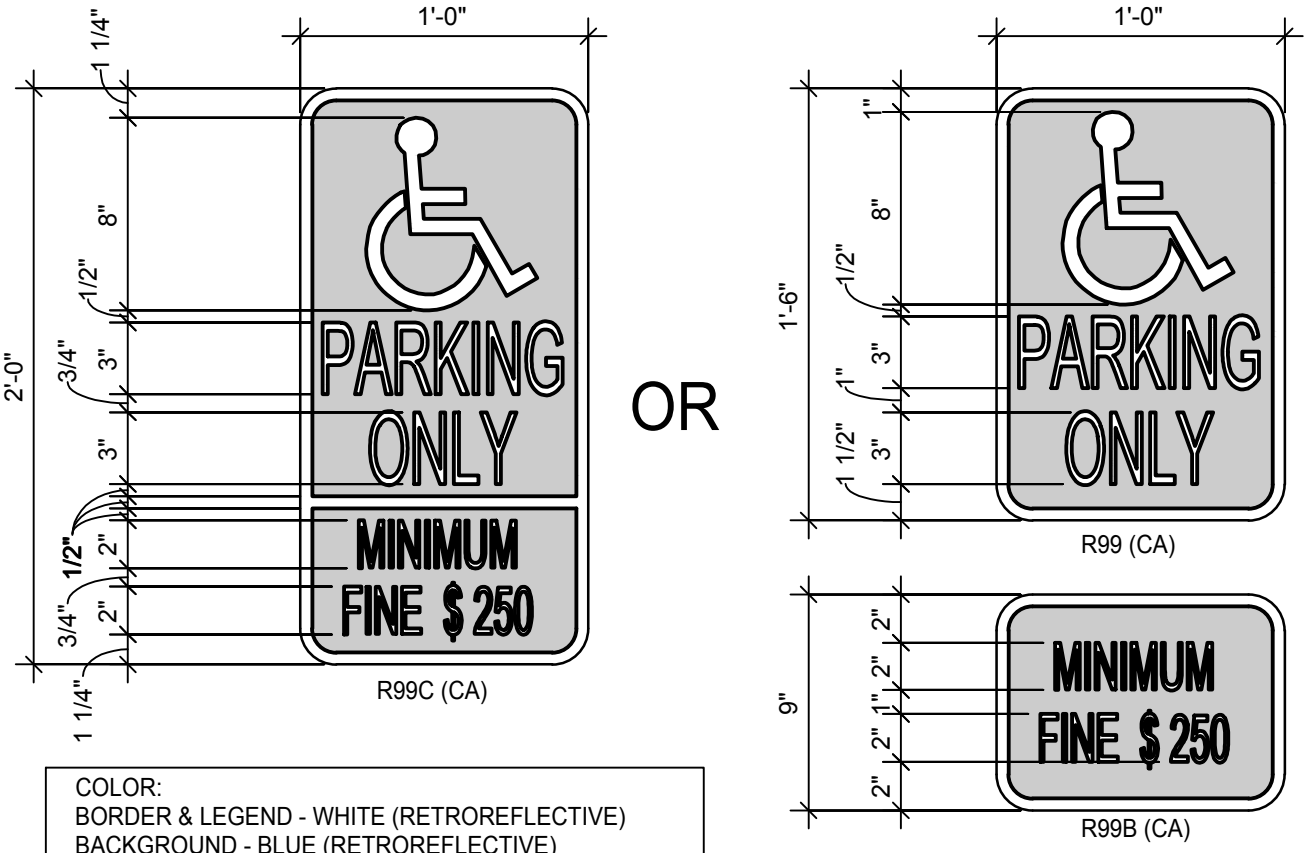
LOT COVERAGE:
PROPOSED: GROSS: 37% NET 41%
IMPERVIOUS SURFACE LOT COVERAGE: TBD

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

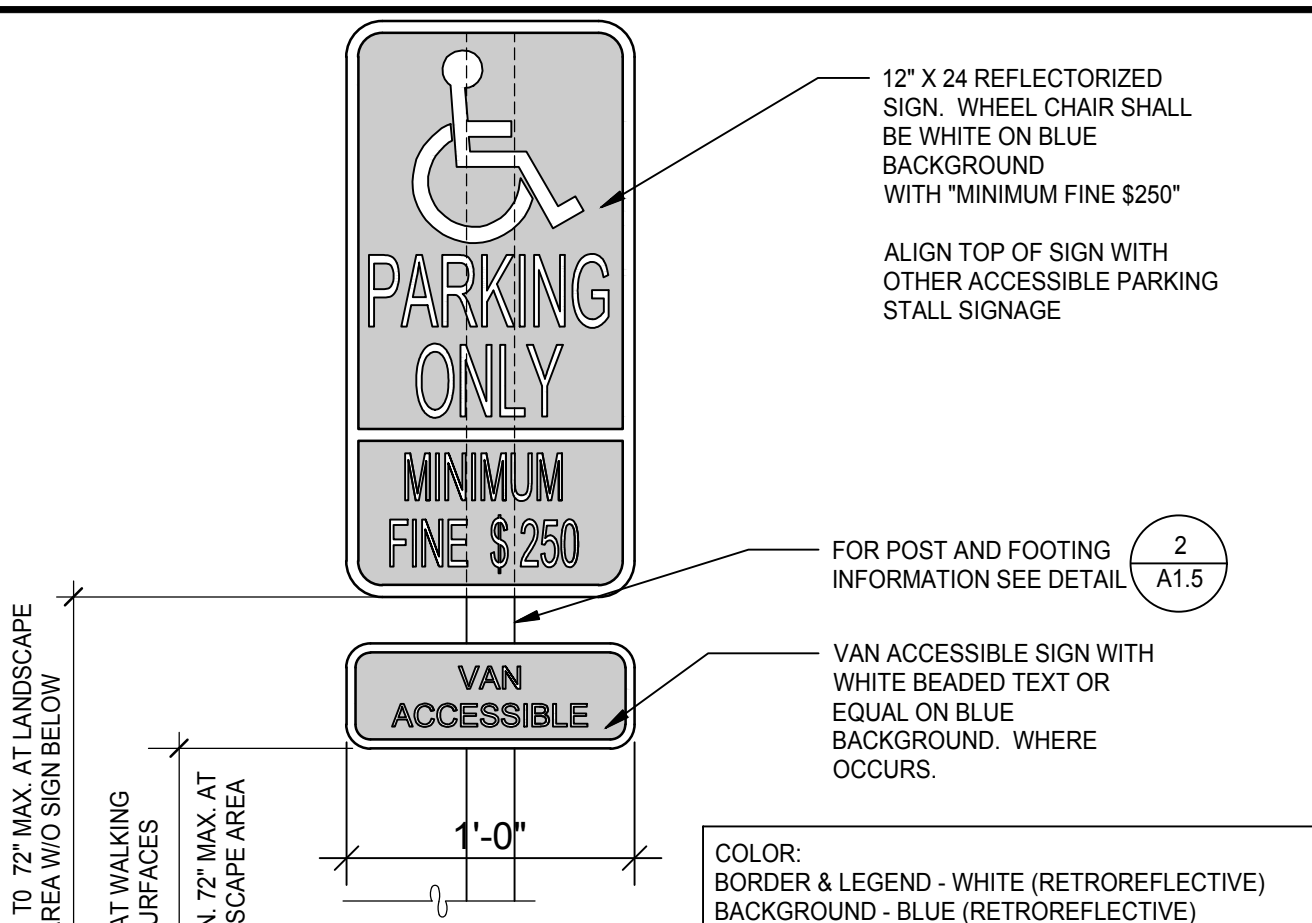
PARKING TOTALS:
REQUIRED:
WAREHOUSE (1:500) @75% 820 SPACES
OFFICE (1:375) @25% 365 SPACES
TOTAL 1,185 SPACES



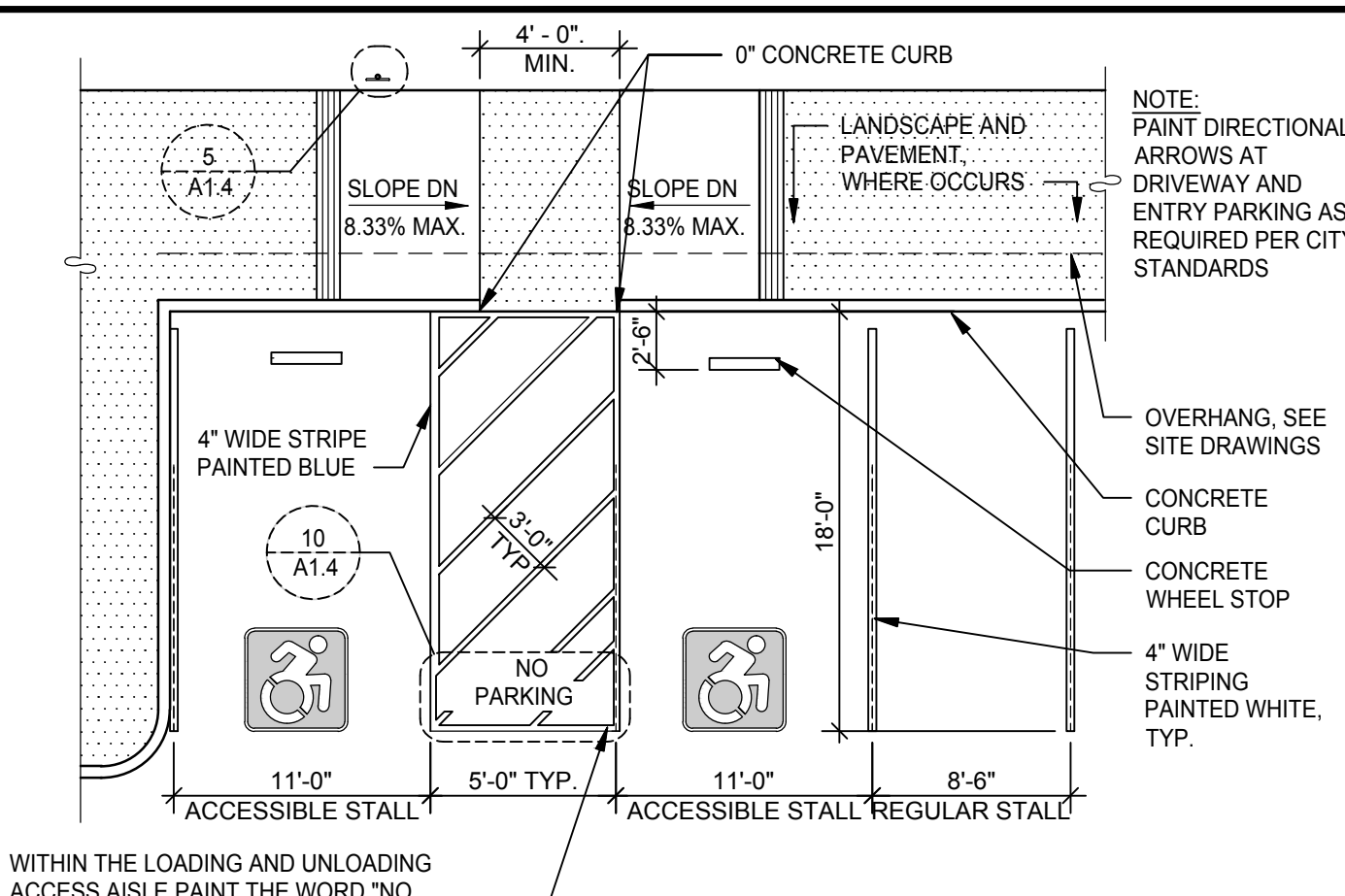
TRASH JAMB AT CONCRETE



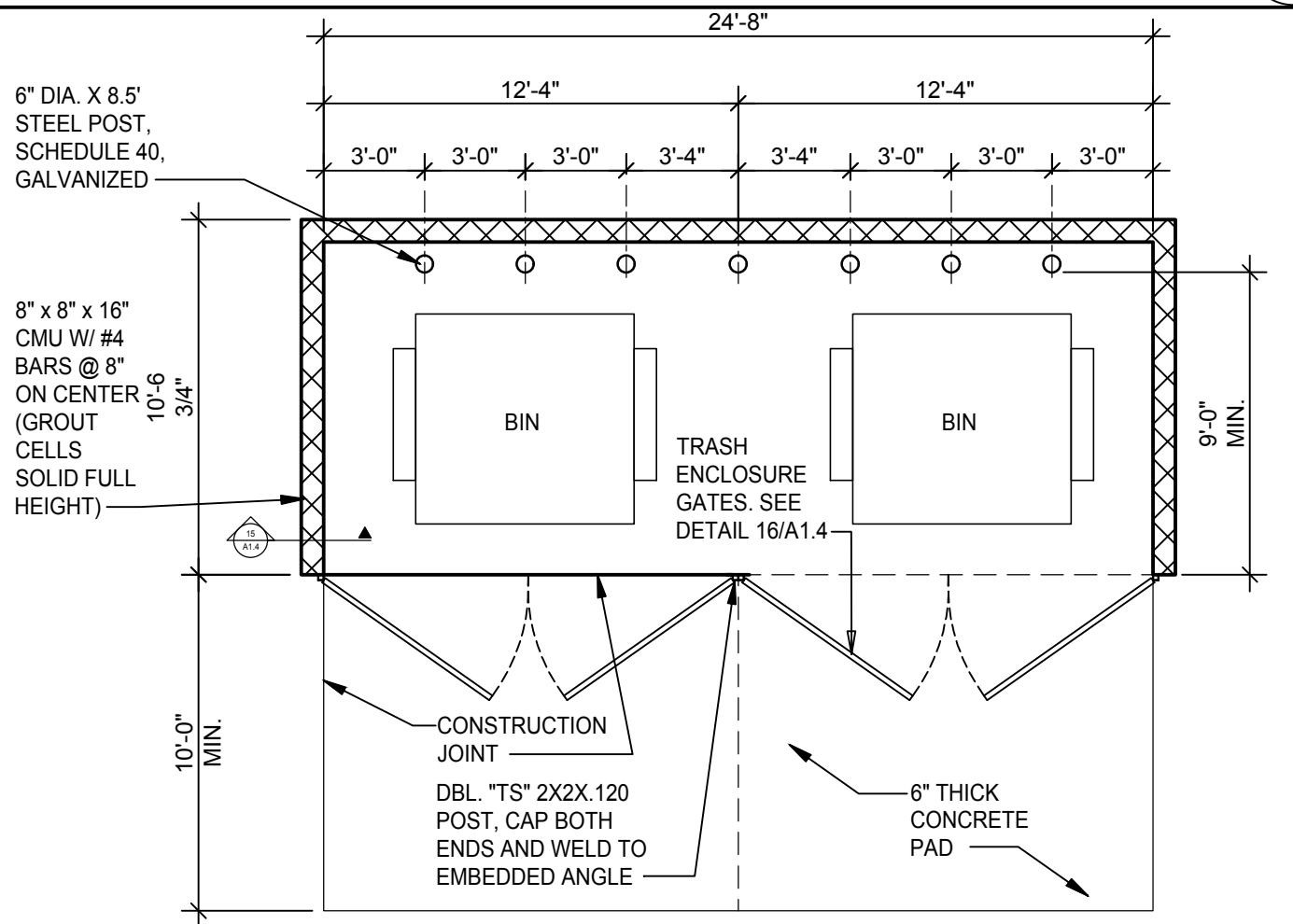
ACCESSIBLE SIGNS



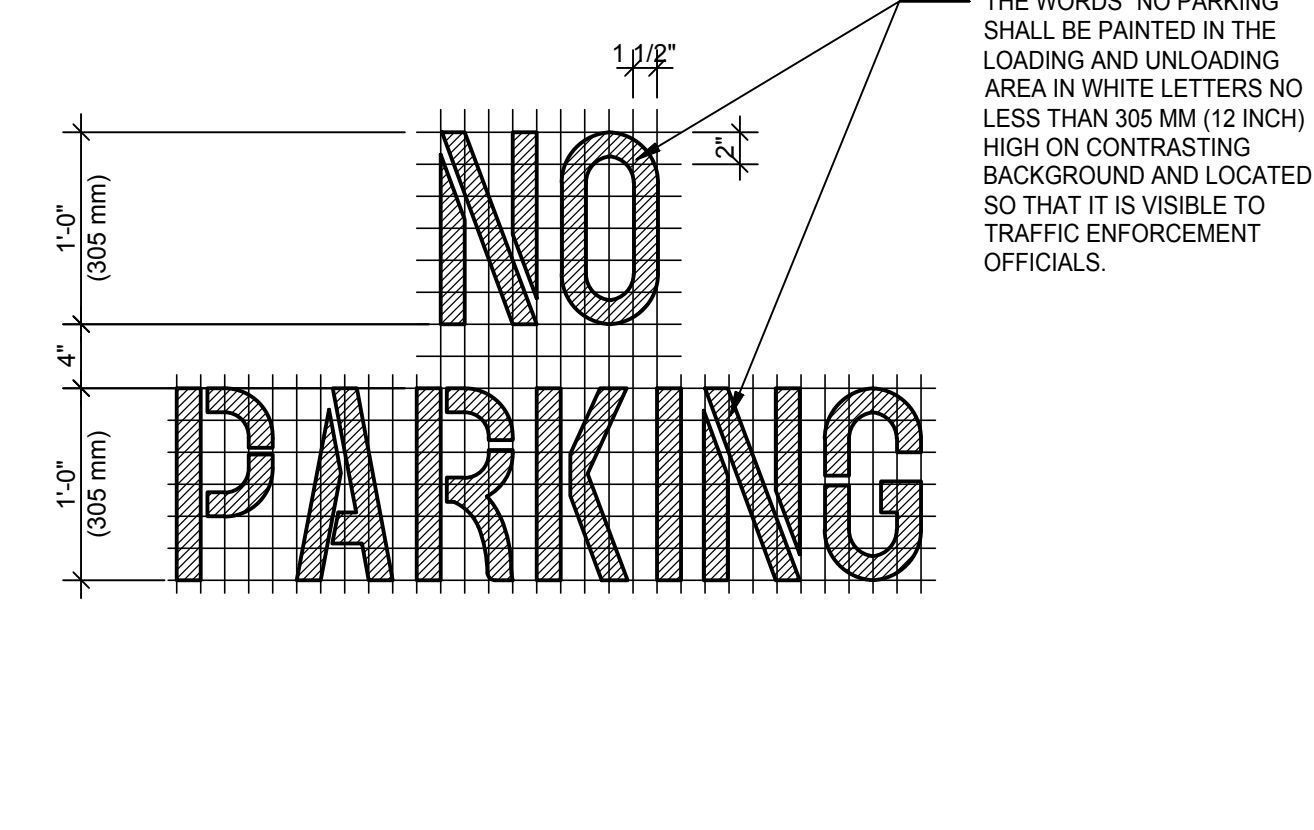
VAN ACCESSIBLE SIGNAGE



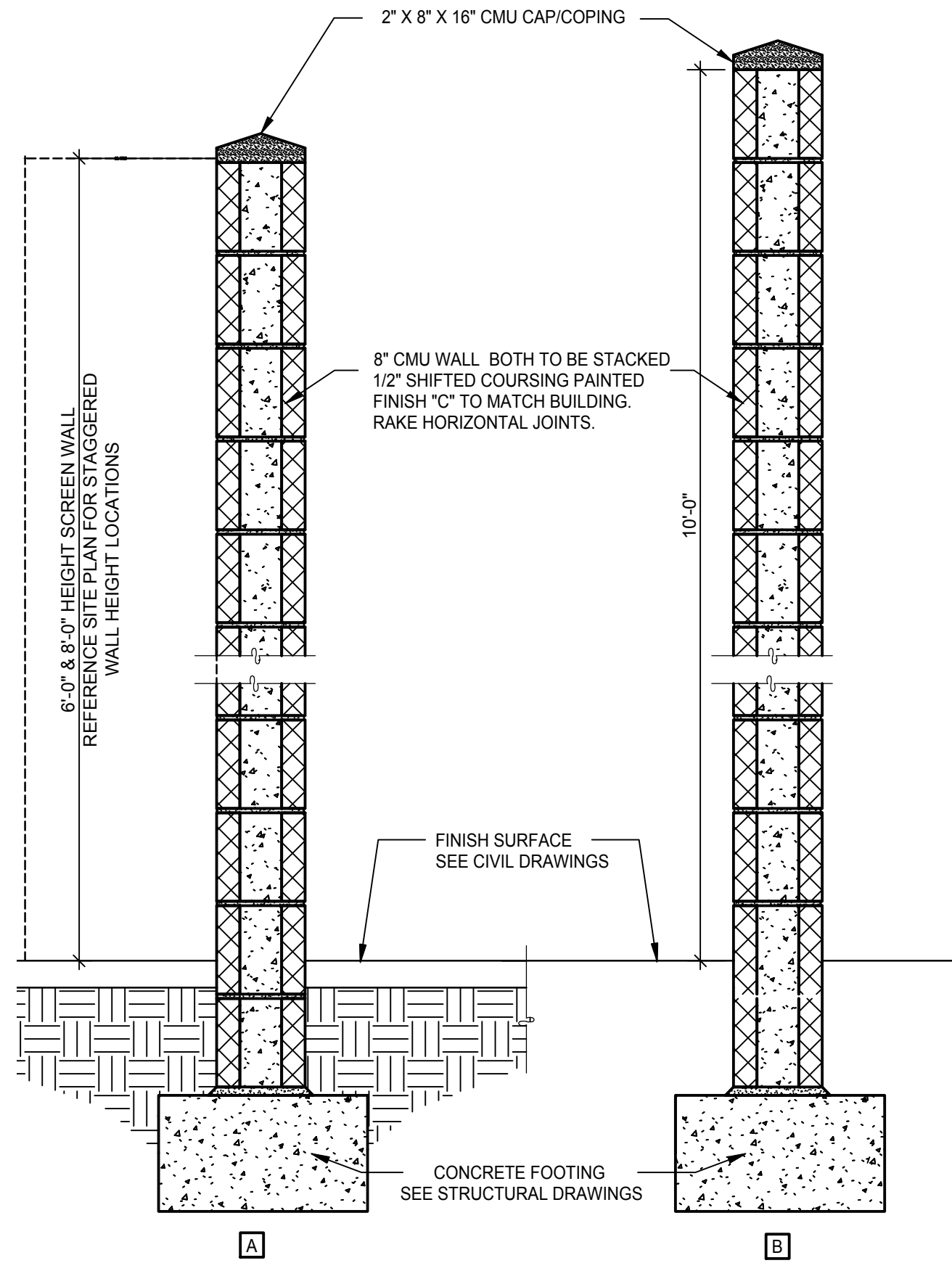
TYPICAL PARKING STALL



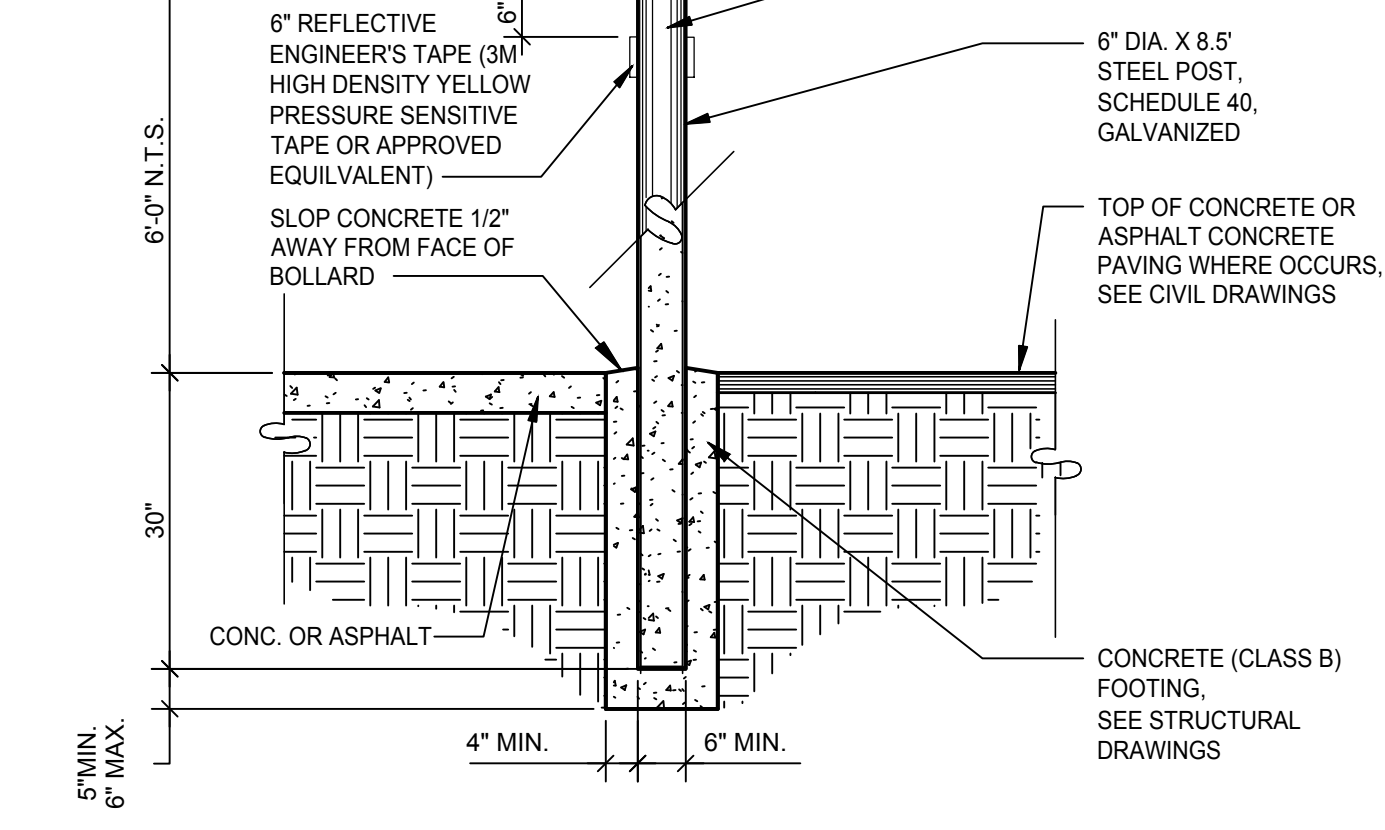
TRASH ENCLOSURE - PLAN



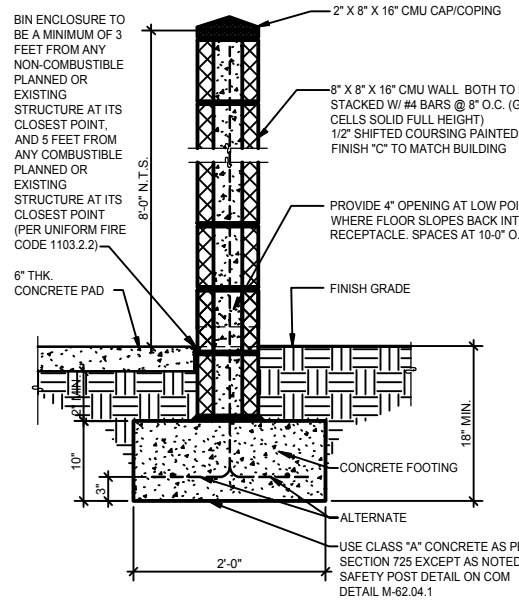
"NO PARKING" PAVEMENT MARKING



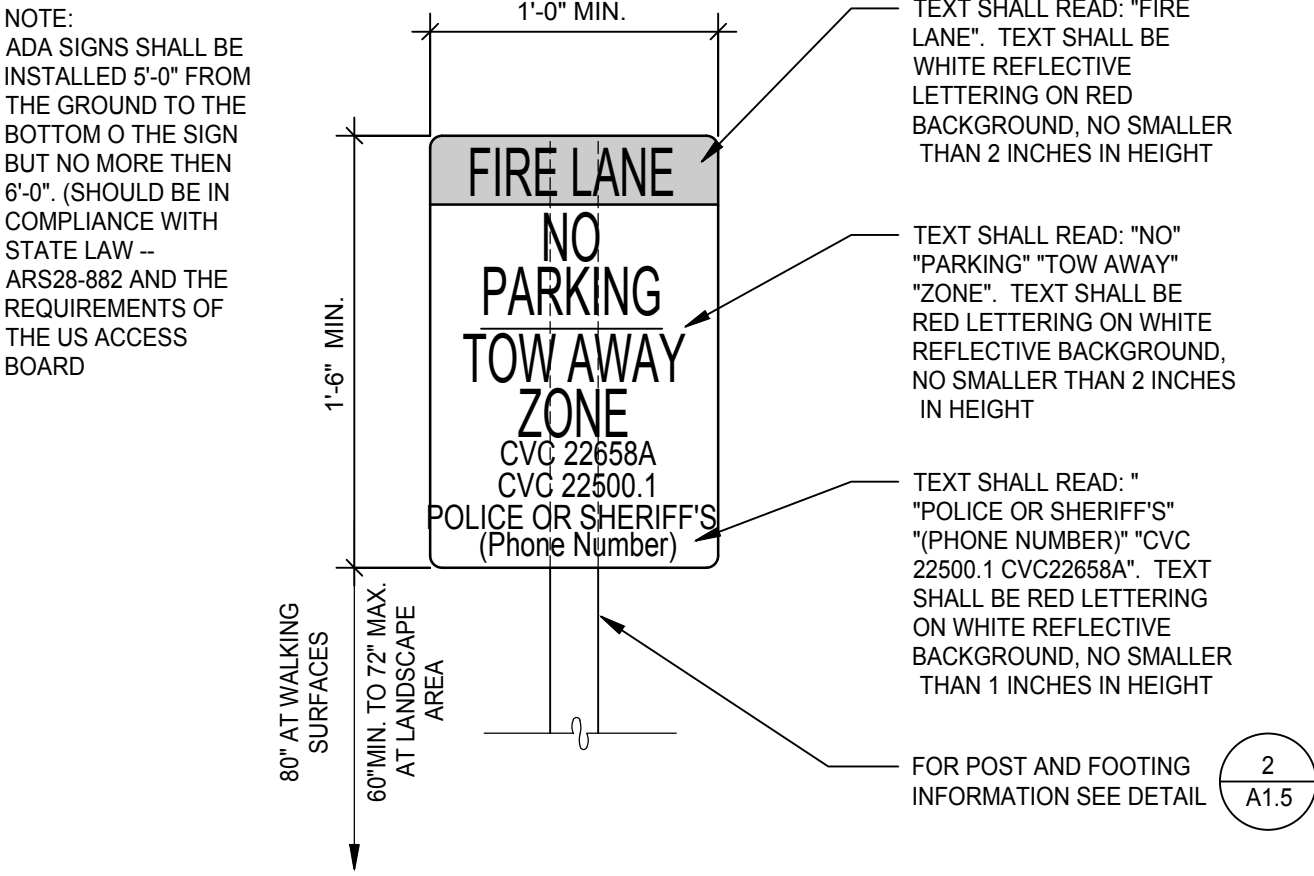
YARD SCREEN WALL SECTION



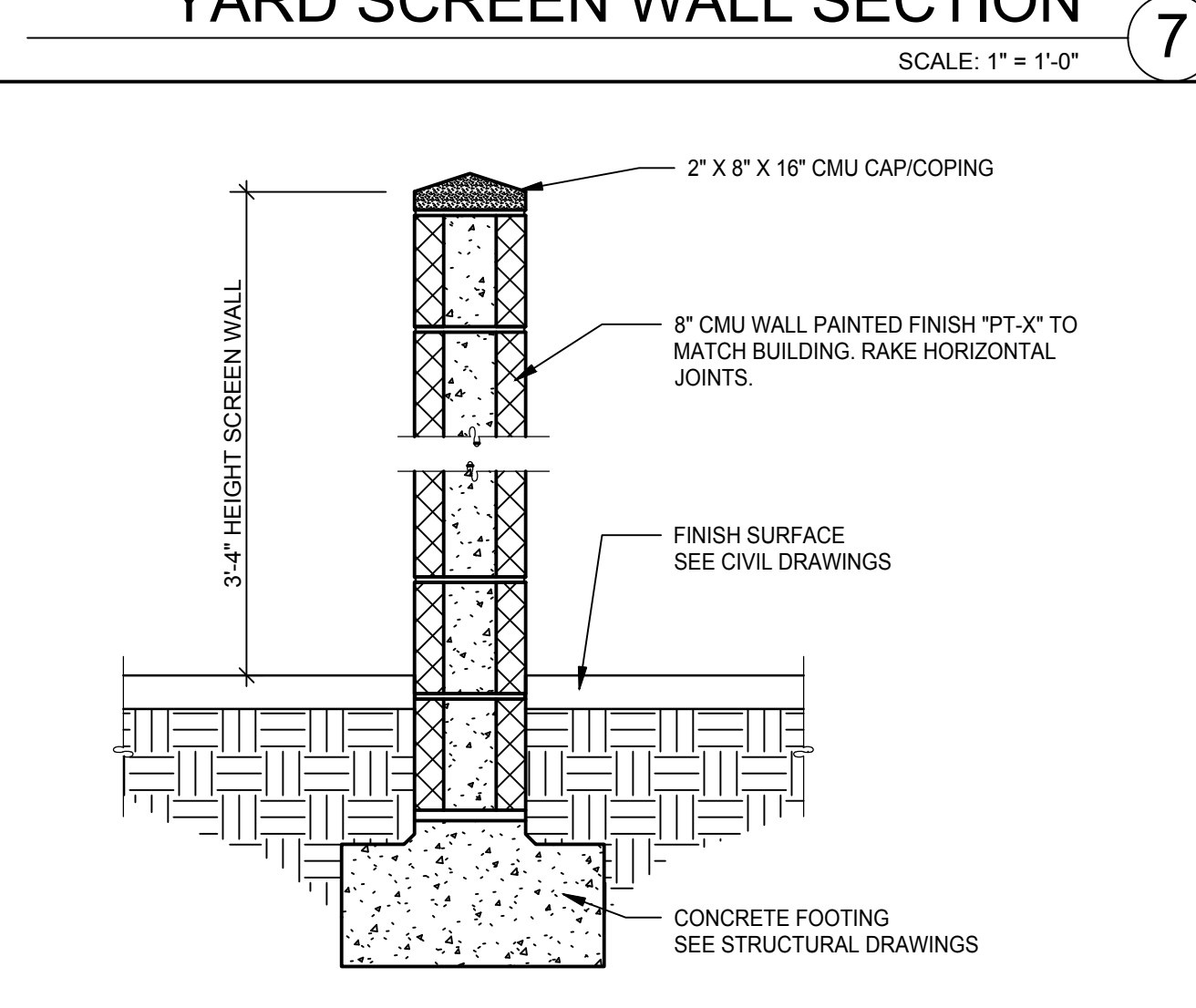
BOLLARD



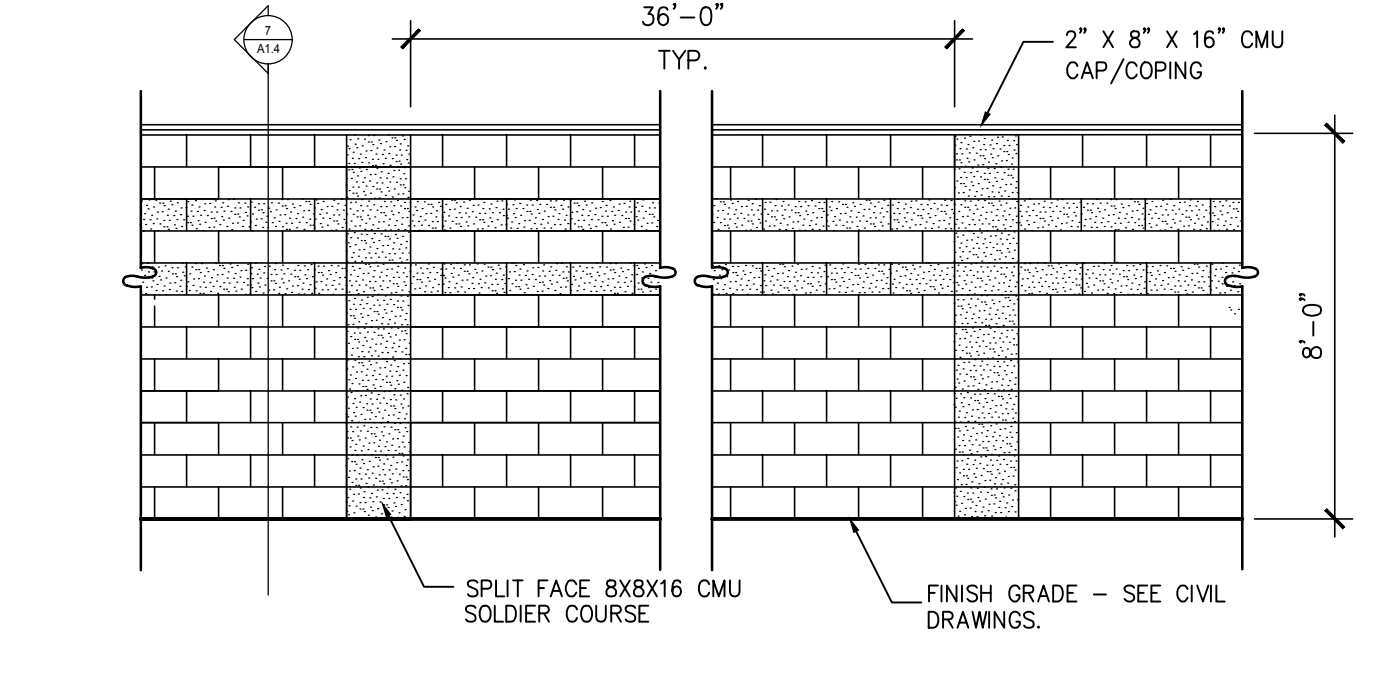
TRASH ENCLOSURE - SECTION



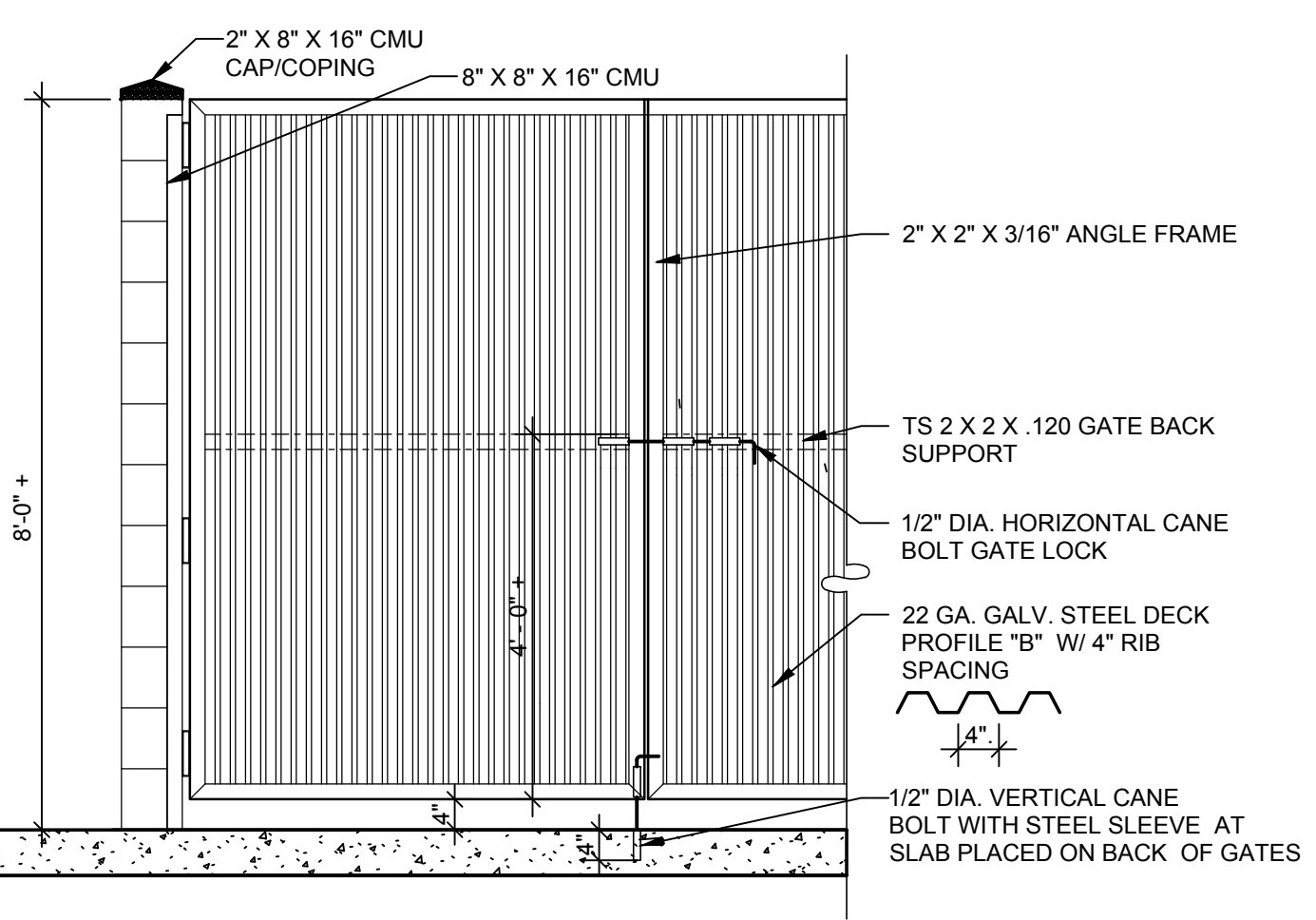
FIRELANE SIGNAGE



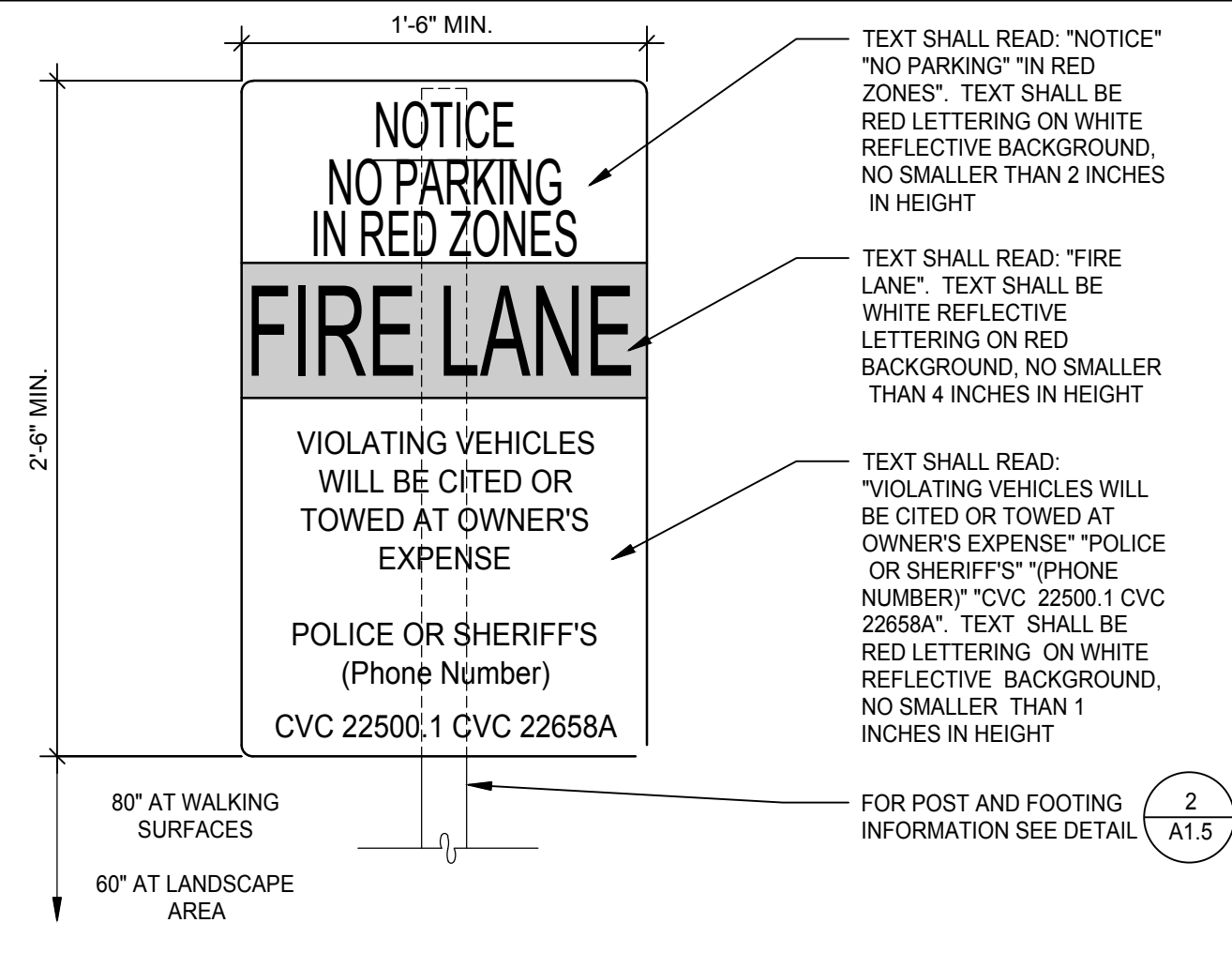
PARKING SCREEN WALL SECTION



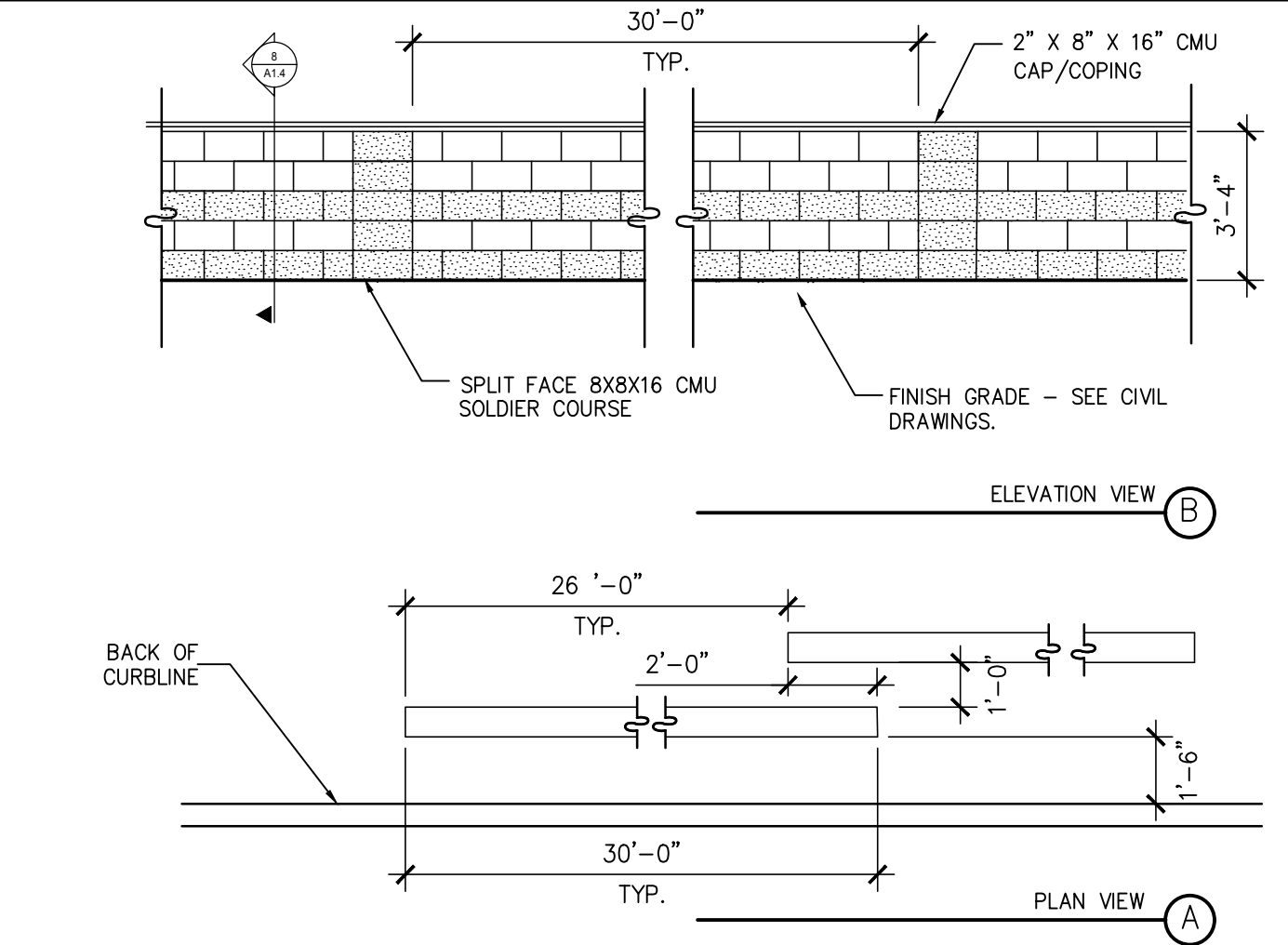
CMU YARD SCREEN WALL



TRASH ENCLOSURE - GATE



FIRELANE ENTRY SIGNAGE



CMU PARKING SCREEN WALL

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

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REGISTERED
59847
ERIC R. ZITNY
07/07/2022
ARIZONA, U.S.A.

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

SITE DETAILS		REMARKS
DATE	DR	RESUBMITTAL
04/12/2022	1	DR SUBMITTAL
05/13/2022	2	DR RESUBMITTAL
05/16/2022	3	DR 2ND RESUBMITTAL
06/06/2022	4	DR 3RD RESUBMITTAL

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

SHEET
A1.4
Thu, 07 Jul 2022