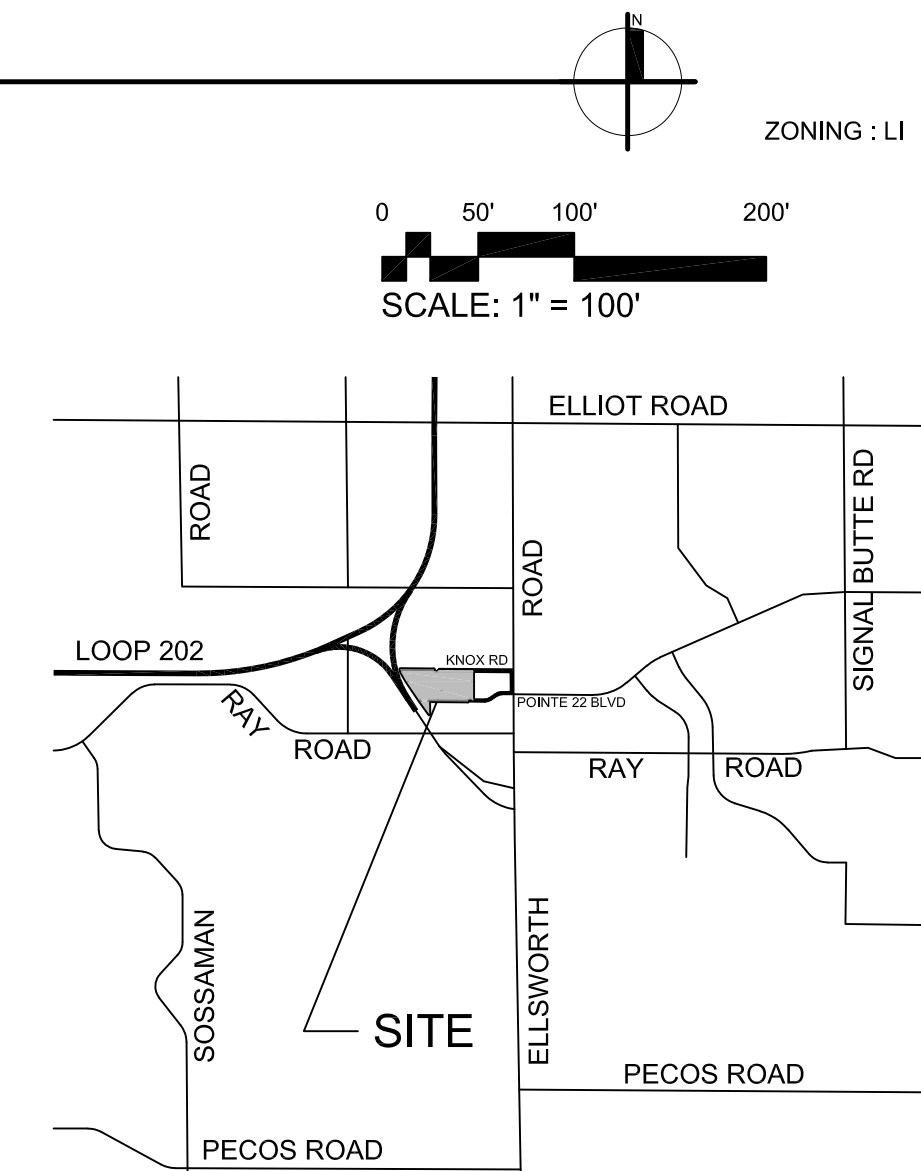


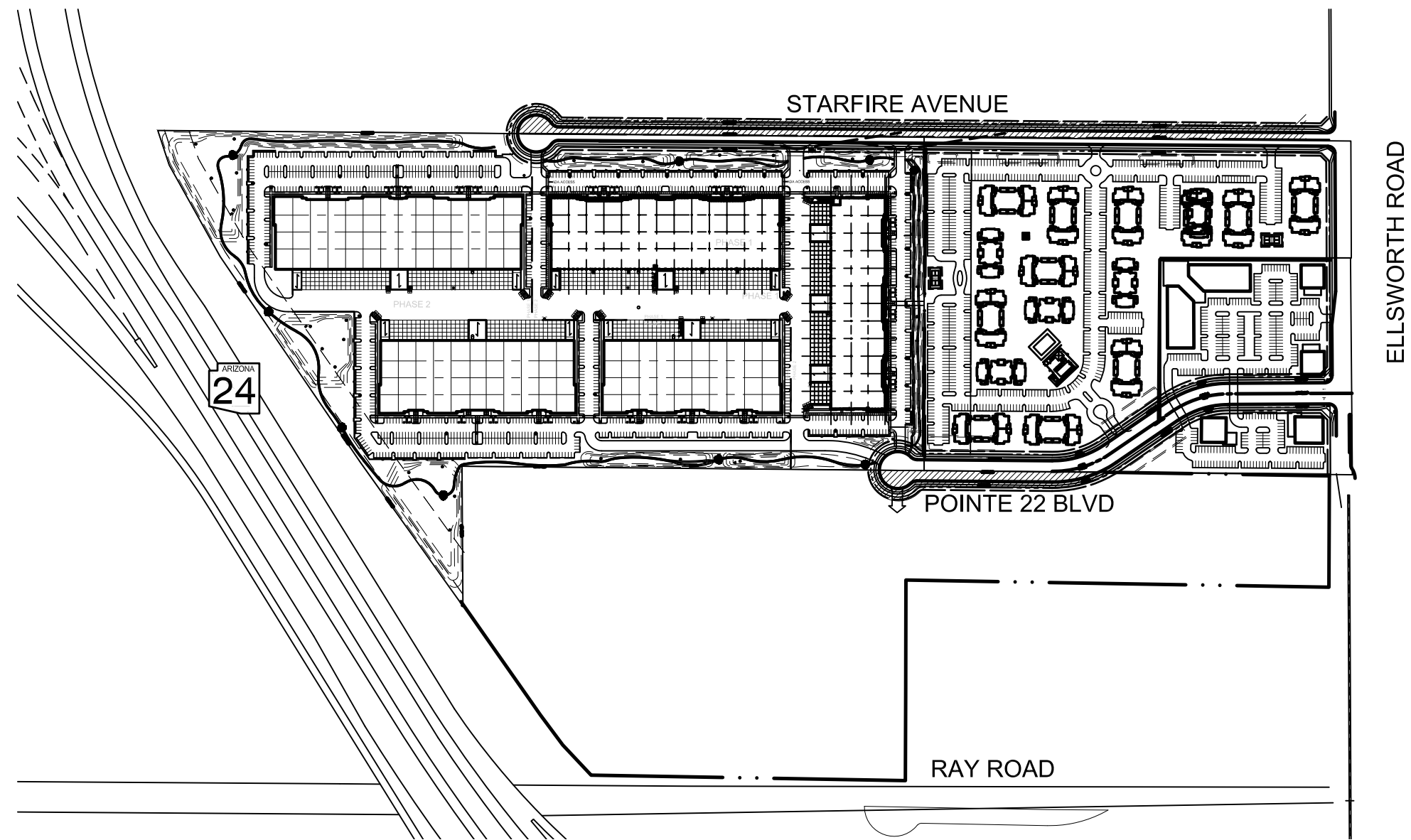
**LEGAL:**  
**PARCEL NO. 1:**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 21;  
THENCE NORTH 89 DEGREES 29 MINUTES 58 SECONDS WEST, ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE OF 2636.60 FEET TO A POINT BEING THE CENTER OF SAID SECTION 21;  
THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 493.47 FEET;  
THENCE SOUTH 89 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 2635.64 FEET TO A POINT BEING ON THE EAST LINE OF SAID SECTION 21;  
THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, ALONG SAID EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE EAST 65 FEET CONVEYED TO MARICOPA COUNTY FOR FEE SIMPLE RIGHT-OF-WAY IN THAT WARRANTY DEED RECORDED IN DOCUMENT NO. 2003-1647669, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 2:**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21;  
THENCE SOUTH 00 DEGREES, 12 MINUTES, 5 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES, 28 MINUTES, 59 SECONDS WEST, A DISTANCE OF 2635.64 FEET TO A POINT BEING ON THE NORTH-SOUTH MIDSECTION LINE OF SECTION 21;  
THENCE SOUTH 00 DEGREES, 18 MINUTES, 49 SECONDS EAST ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 493.47 FEET;  
THENCE SOUTH 89 DEGREES, 12 MINUTES, 01 SECONDS EAST, A DISTANCE OF 2634.69 FEET TO A POINT BEING ON THE EAST LINE OF SAID SECTION 21;  
THENCE NORTH 00 DEGREES, 12 MINUTES, 05 SECONDS WEST, ALONG SAID EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE EAST 50.0 FEET THEREOF.  
EXCEPT THE WEST 15 FEET OF THE EAST 65 FEET AS CONVEYED IN DOCUMENT NO. 2003-1647668.  
**BENCH MARK:**  
CITY OF MESA BENCHMARK. BRASS TAG LOCATED AT THE NORTHWEST CORNER INTERSECTION OF ELLSWORTH & ELLIOT ON CONCRETE PAD. ELEV.=1405.91 (NAVD 88)  
**BASIS OF BEARING:**  
BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°15'45" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF PLSS SUBDIVISION RECOR OF SURVEY RECORDED IN BOOK 609, PAGE 29, MARICOPA COUNTY RECORDS, ARIZONA.

- PER MESA AMENDED FIRE CODE SECTION 510.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13 716 M2) OR MORE ON ANY SINGLE FLOOR
- FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 903.2. UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1.
- MESA AMENDED FIRE CODE SECTION 903.3.3.1.1.3.2 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET. THE MINIMUM DESIGN REQUIREMENTS FOR BUILDINGS WITH THE ROOF STRUCTURE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 32 AND SECTION 903.3.3.1.1. AND, PER MESA AMENDED FIRE CODE SECTION 903.3.7.1. THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW. THE MAXIMUM DESIGN FLOW FOR A 2-1/2 INCH SIAMESE CONNECTION IS 500 GPM. FOR DESIGN FLOWS GREATER THAN 500 GPM INSTALL A SINGLE 2-1/2 INCH SIAMESE CONNECTION AND 5-INCH STORZ CONNECTION.

SITE PLAN



VICINITY MAP



KEY PLAN

# VIEW 202

## Ellsworth Road & Point 22 Blvd

### Proposed Commerce Center

Mesa, Arizona



12.07.20

### PROJECT TEAM

Developer / Owner	Architect
Sunbelt Investment Holdings, Inc 8095 Othello Avenue San Diego, California 92111 Contact: Tyler Smith Ph: (480) 772-7185 Tsmith@sunbeltinv.com	Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Rick Butler Ph: (602) 957-1800 rbutler@butlerdesigngroup.com
Landscape Architect	Civil Engineering
Laskin & Associates, Inc 67 E. Weldon Avenue, Ste 230 Phoenix, Arizona 85012 Contact: Hardy Laskin Ph: (602) 840-7771 hardy@laskindesign.com	Hunter Engineering 10450 N. 74th Street, Ste 200 Scottsdale, Arizona 85258 Contact: Jeff Hunter Ph: (480) 991-3985 jhunter@hunterengineeringpc.com

### PROJECT DATA

Existing Zoning:	LI-PAD
APN(S)#:	304-31-010G, 304-31-010F, 304-31-008J, 304-31-008M
Gross Site Area:	2,025,958 S.F. (46.5 AC.)
Net Site Area:	1,961,564 S.F. (45.0 AC.)
Building Area:	629,300 S.F.
% Coverage (Calc. Shown on Landscape):	32.1%
Proposed HT. (Max Allowed : 40 ft) :	40 ft
Occupancy Types:	Group S-1 - Storage Group B - Office (Non-Separate Use)
Construction Type:	V-B
Occupant Load:	
Building A:	100,300s.f./300 = 335 occupants
Building B:	143,200s.f./300 = 478 occupants
Phased Calculation:	See Landscape Drawings
Foundation Base:	
Front Entry Foundation Base Required:	15'-0"
Non Entry Foundation Base Required:	10'-0"
Building 1: (Total Area / Bldg. Length = Average Foundation Base Depth)	
Front Entry Foundation Base Provided:	9,713 s.f. / 635'-6" = 15'-3"
Non Entry Foundation Base Provided:	2,408 s.f. / 166'-6" = 14'-6"
Building 2: (Total Area / Bldg. Length = Average Foundation Base Depth)	
Front Entry Foundation Base Provided:	10,584 s.f. / 687'-6" = 15'-4"
Non Entry Foundation Base Provided:	2,218 s.f. / 216'-6" = 10'-2"
Master Plan:	
Building Area:	629,300 sf
Office (30%):	188,790 sf / 375 = 504 spaces
Warehouse (70%):	440,510 sf / 900 = 490 spaces
Total Required:	994 spaces
Total Provided:	1,180 spaces
ADA spaces required: 2% of required parking =	20 spaces
ADA spaces provided =	42 spaces

Phase 1 (buildings #1 and #2):
Building area: 243,500 sf
Office (30%): 73,050 sf / 375 = 195 spaces
Warehouse (70%): 170,450 sf / 900 = 189 spaces
Total Required: 384 spaces
Total Provided: 385 spaces
ADA spaces required: 2% of required parking = 13 spaces
ADA spaces provided = 16 spaces
Phase 1 Bicycle Parking (buildings 1 & 2 - 1/10 parking spaces):
Required: 387/ 10 = 39 spaces
Provided: 20 (2 bicycles per rack = 40)

Building Codes:
2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa Code (ISPS)
2017 National Electrical Code (NEC)

11-23-2020  
17093-ST14

EX01.2