

SITE DATA	
PARCEL NUMBER: APN 304-30-046, 304-30-045, 304-30-044 CURRENT ZONING: LIGHT INDUSTRIAL (LI) IN PAD AND AIRFIELD OVERLAY (AIRPORT OVERFLIGHT AREA 2) USE RESTRICTIONS: AOA 2 HAS RESTRICTED USES PER MZO 11-7-2; COUNCIL USE PERMITS ARE REQUIRED FOR CERTAIN USES PER MZO 11-7-2 PROPOSED OCCUPANCIES: B, S-1, F-2 SITE AREA: LOT 2 (APN 304-30-044) 133,246 SF/3.0589 AC LOT 3 (APN 304-30-045) 148,995 SF/3.4205 AC LOT 4 (APN 304-30-046) 167,299 SF/3.8407 AC 449,541 SF/10.3201 AC CONSTRUCTION TYPE: V-B BUILDING AREA: BUILDING: 146,887 SF (GROSS) CANOPIES: 1,087 SF TOTAL: 148,974 SF BUILDING HEIGHT RESTRICTION: 40' MAX HEIGHT PER MZO 38'-45' PROVIDED	BUILDING SETBACKS: PER MZO MINIMUM FRONT BUILDING SETBACK = 20' SETBACK PROVIDED = 15'-9 1/2" MINIMUM SIDE BUILDING SETBACK = 0'-0" EAST SETBACK PROVIDED = 62'-9" NORTH WEST SETBACK PROVIDED = 187'-8" NORTH MINIMUM REAR BUILDING SETBACK = 0'-0" SETBACK PROVIDED = 132'-6", 136'-3" LOT COVERAGE: BUILDING 146,887 SF PAVING 234,681 SF TOTAL 381,568 SF 380,281/449,541 = 84.8%

AERIAL FIRE APPARATUS ACCESS CALCS	
SOUTH BUILDING FRONTAGE: 728'	
30' AERIAL FIRE APPARATUS ACCESS LANE: 460'/63%	
33' AERIAL FIRE APPARATUS ACCESS LANE: 268'/37%	
EAST BUILDING FRONTAGE: 200'	
WEST BUILDING FRONTAGE: 200'	

KEYNOTES
1. DASHED LINE INDICATES BUILDING CANOPY 2. RAISED PLANTER, SEE ELEVATIONS 3. NEW CONCRETE SIDE WALK 4. ACCESSIBLE ACCESS ROUTE FROM SIDEWALK 6. ACCESSIBLE RAMP - REFER TO DETAILS 7. 10' x 20' VISIBILITY TRIANGLES 9. 32" TO 40" MASONRY PARKING SCREEN WALL-SEE ELEVATIONS 10. 8"-0" MASONRY SCREEN WALL 11. CONCRETE PATIO 12. GUTTER 18. CATCH BASIN 19. RETENTION AREA 20. TRASH ENCLOSURE WITHIN YARD 21. AMENITY AREA-SEE LANDSCAPE FOR SITE FURNISHINGS-TABLES, TRASH RECYCLING, AND UMBRELLAS 22. HEAVY-DUTY TRAFFIC RATED INTEGRAL COLOR STAMPED CONCRETE CROSSWALK 23. BOLLARD LIGHTING-SEE ELECTRICAL 24. POLE-MOUNTED LIGHT FIXTURE-SEE ELECTRICAL 27. MONUMENT SIGN UNDER SEPARATE PERMIT 29. BUILDING MOUNTED LIGHT FIXTURE, SEE ELECTRICAL 32. RIP RAP - SEE CIVIL 34. PIPE BOLLARD 37. BIKE PARKING SPACES; REFERENCE DETAIL 5/AS-120 41. FIRE RISER ROOM WITH ROOF ACCESS 42. LANDSCAPE AREA 44. FIRE DEPARTMENT KNOX BOX 45. 6" CONCRETE CURB 48. ASPHALT PAVING 49. CONCRETE PAVING 50. UNDERGROUND RETENTION-SEE CIVIL 57. EXISTING TRANSFORMER CABINET 58. 35'/55' TURNING RADIUS

PARKING CALCULATIONS
PARKING CALCULATIONS: PER MZO REQUIRED: 220 (75%) + 98 (25%) = 318 SPACES PROVIDED: 242 SPACES (76 SPACES) ADA SPACES PROVIDED: 6 SPACES BIKE SPACES PROVIDED: 26 SPACES SPECIAL USE PERMIT REQUESTED-SEE PROJECT NARRATIVE

ERRC SURVEY
EMERGENCY RESPONDER RADIO FREQUENCY SURVEY SHALL BE PERFORMED AT TIME OF BUILDING ENVELOPE COMPLETION.

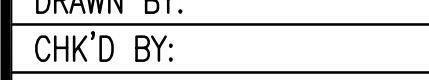
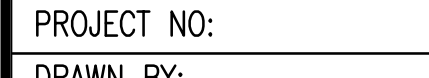
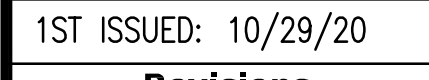
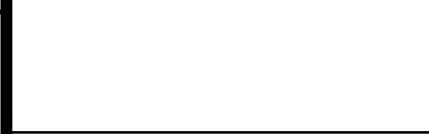
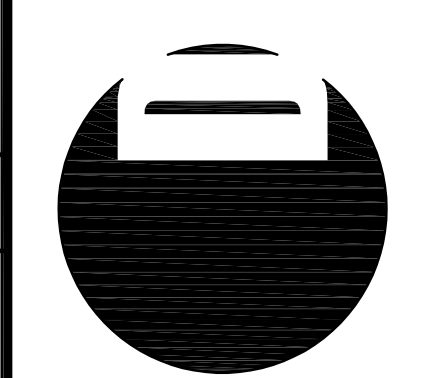
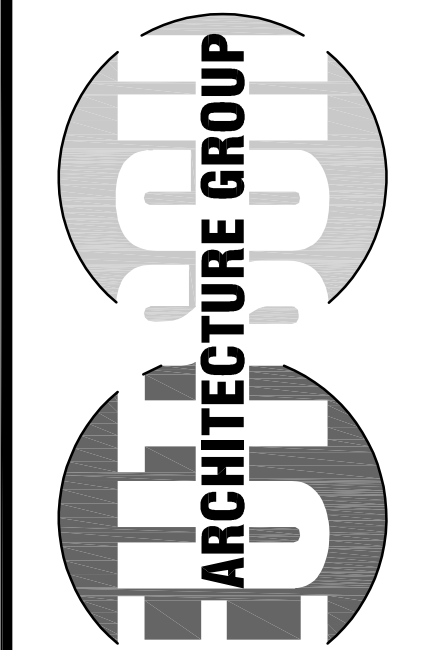
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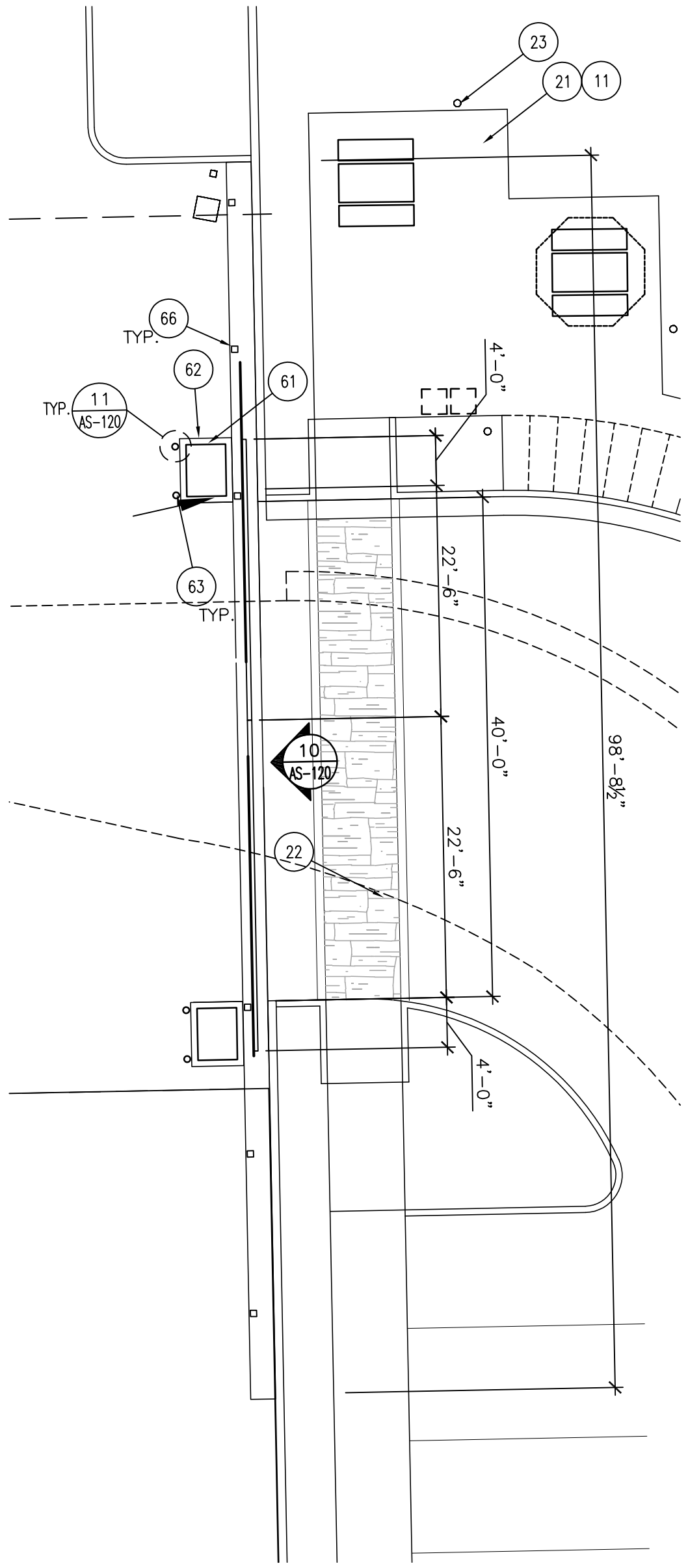
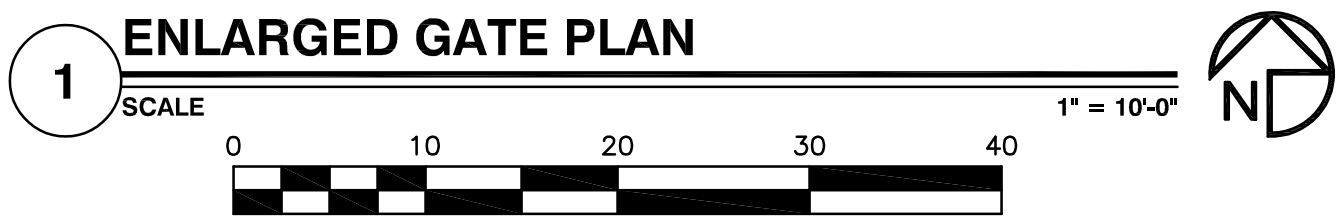
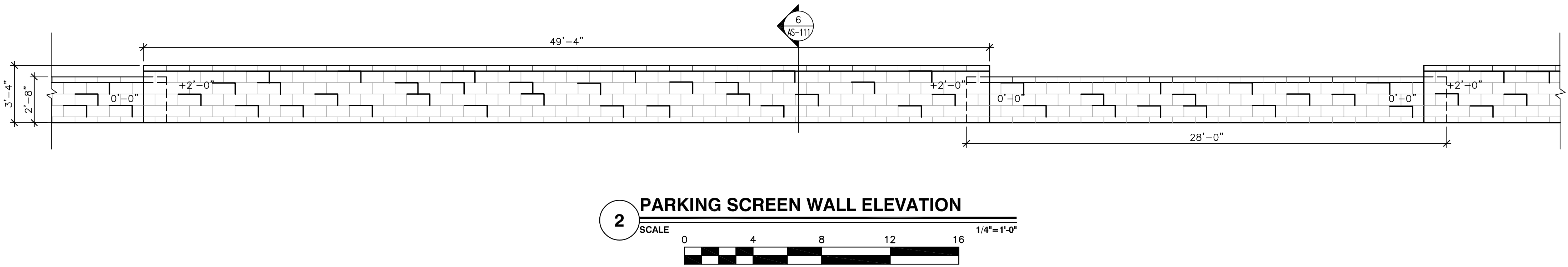
VICINITY MAP
S. POWER RD E. SEAGER AVE E. RAY RD SITE LOOP 202

CITY TRACKING BOX
PROJECT NO: DRAWN BY: CHK'D BY: COPYRIGHT 2020: DEUTSCH ARCHITECTURE GROUP

OVERALL SITE PLAN
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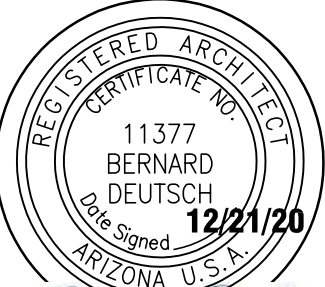
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KEYNOTES

21. CONCRETE PATIO
21. AMENITY AREA--SEE LANDSCAPE FOR SITE FURNISHINGS--TABLES, TRASH RECYCLING, AND UMBRELLAS
22. HEAVY-DUTY TRAFFIC RATED INTEGRAL COLOR STAMPED CONCRETE CROSSWALK
23. BOLLARD LIGHTING--SEE ELECTRICAL
61. ELECTRIC GATE OPERATOR
62. CONCRETE HOUSEKEEPING PAD
63. PIPE BOLLARD
66. TUBE STEEL POST--SEE DETAILS



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1ST ISSUED: 10/29/20

Revisions

PROJECT NO:
DRAWN BY:
CHK'D BY:
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ARCHITECTURE GROUP

ENLARGED SITE PLANS

AS-111

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

