

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
P 480.767.1001
F 480.907.2288



PROJECT EDISON
EAST RAY ROAD
MESA, ARIZONA 85212

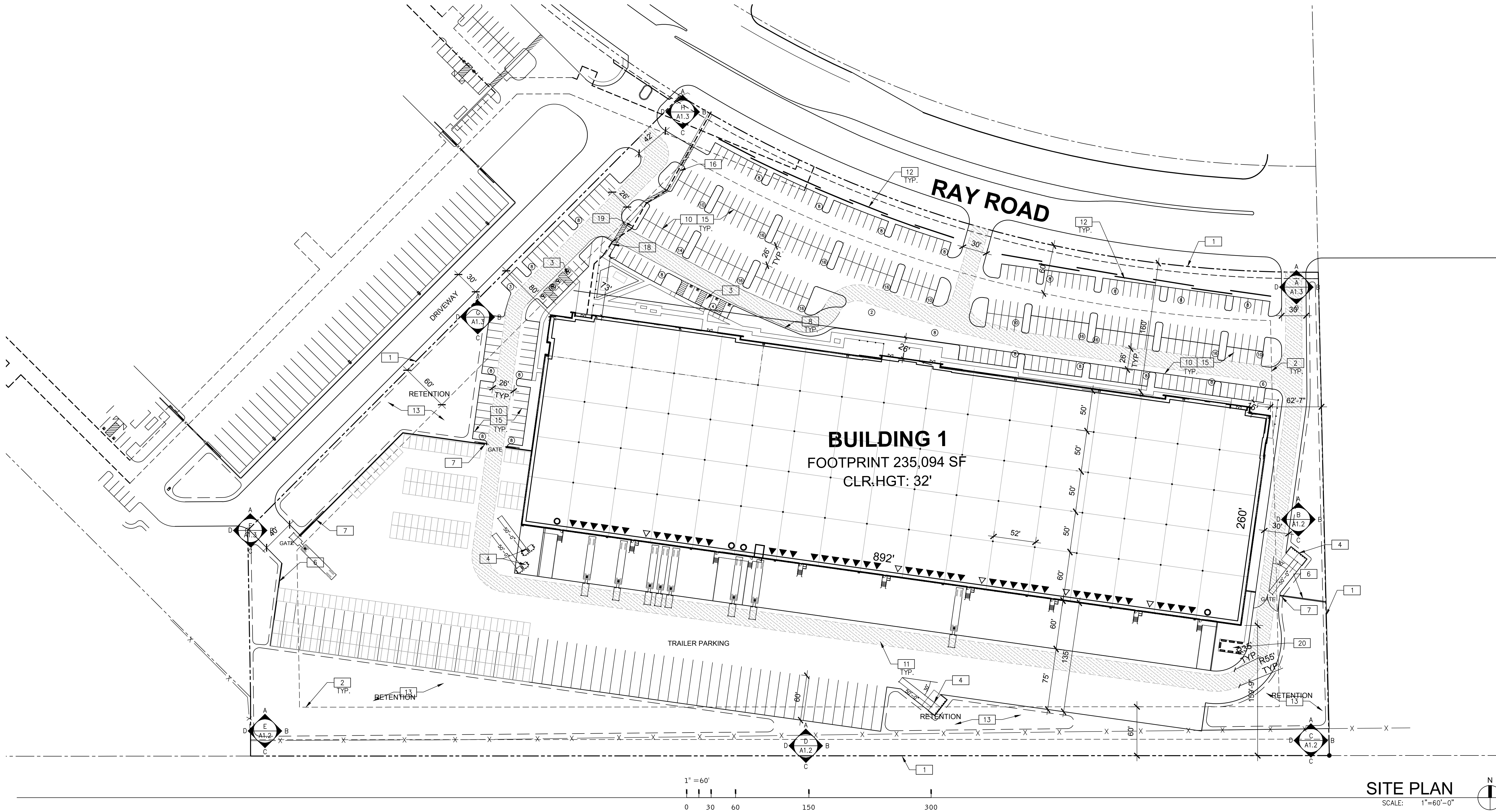
SITE PLAN

PA / PM: E. ZITNY
DRAWN BY: MM
JOB NO.: PHX20-0081-00

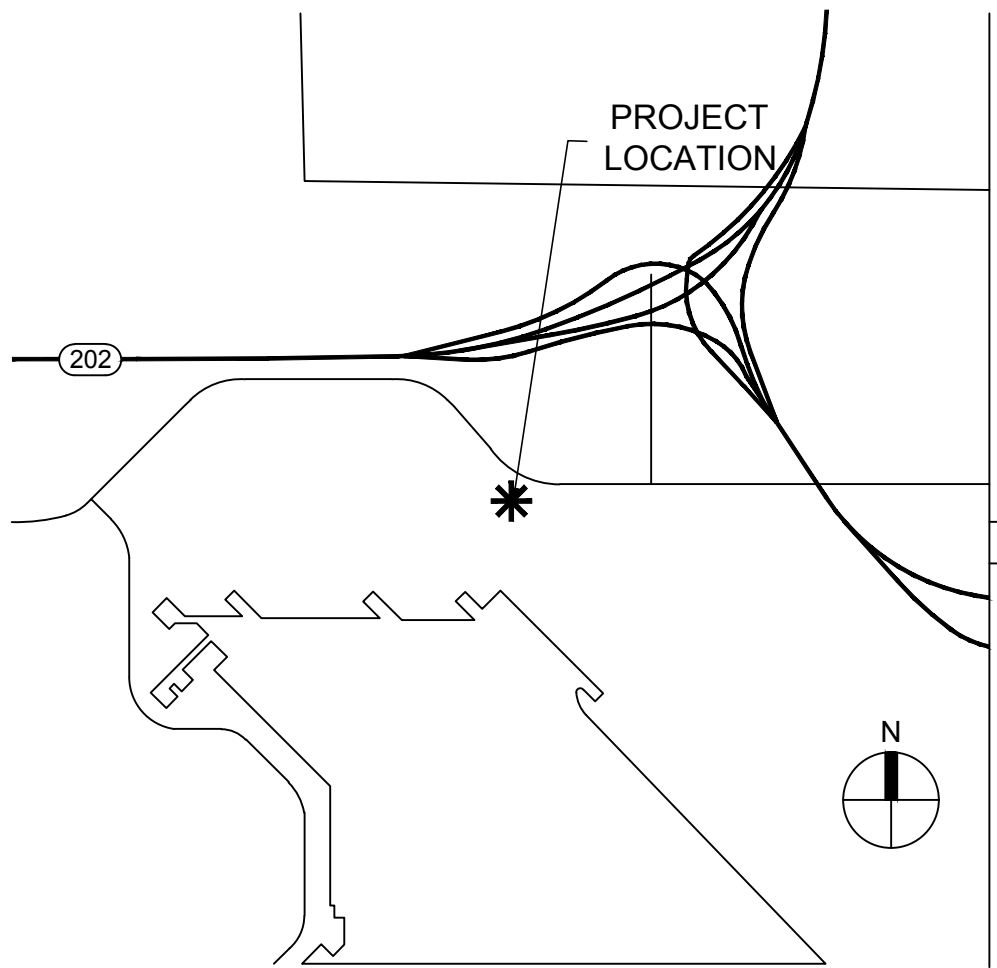
SHEET

A1.0

Thu, 11 Mar 2021



VICINITY MAP



SITE PLAN KEYNOTES

- 1 PROPERTY LINE, (---)
- 2 SET BACK (---)
- 3 ADA PARKING STALL
- 4 CITY STD. CMU TRASH ENCLOSURE, SEE DETAIL 8/A6.0
- 5 EXISTING PROPERTY LINE TO BE REMOVED
- 6 8' CMU SCREEN WALL, SEE DETAIL 11/A6.0
- 7 SOLD 8' B-DECK GATE, FOR SCREENING PURPOSES. GATES TYPICALLY TO BE OPERATIONAL DURING NORMAL BUSINESS OPERATING HOURS PENING FUTURE TENANT NEEDS, SEE DETAIL 12/A6.0, GATE PERMIT SUBMITTAL TO BE PROVIDED.
- 8 NEW 6" CURB, SEE CIVIL
- 9 NEW 12" CURB, SEE CIVIL
- 10 NEW PARKING STRIPING TO MATCH CITY STANDARDS
- 11 FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- 12 PARKING SCREEN WALL
- 13 RETENTION BASIN
- 14 PROPOSED FUTURE MONUMENT SIGN LOCATION
- 15 9'-0" x 18'-0" TYPICAL PARKING STALL
- 16 6'-0" WIDE SIDEWALK
- 17 COMMON OPEN SPACE
- 18 STRIPED CONCRETE WALKWAY ACROSS DRIVE AISLE, TYP.
- 19 ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (---)
- 20 COMMON AREA

PROPERTY DATA

ADDRESS: TBD

GROSS SITE AREA 818,353 SF (18.79 ACRES)
SLOPE: 0 SF
EASEMENTS: 0 SF
RETENTION AREA: 87,315 SF @ 11%
NET SITE AREA: 731,038 SF (16.78 ACRES)

EXISTING ZONING TO REMAIN: PAD MM (LI)

BUILDING AREA:
WAREHOUSE 209,234 SF
OFFICE 25,860 SF @ 11%
TOTAL FOOTPRINT: 235,094 SF

LOT COVERAGE:
PROPOSED: GROSS: 29% NET 32%

PARKING TOTALS:
REQUIRED PER PAD 301 SPACES
WAREHOUSE (1:900) 232 SPACES
OFFICE (1:375) 69 SPACES

PROVIDED 355 SPACES @ 1.56/1000 SF
STANDARD 347 SPACES
REQ. ACCESSIBLE 8 SPACES
TRAILER 63 SPACES

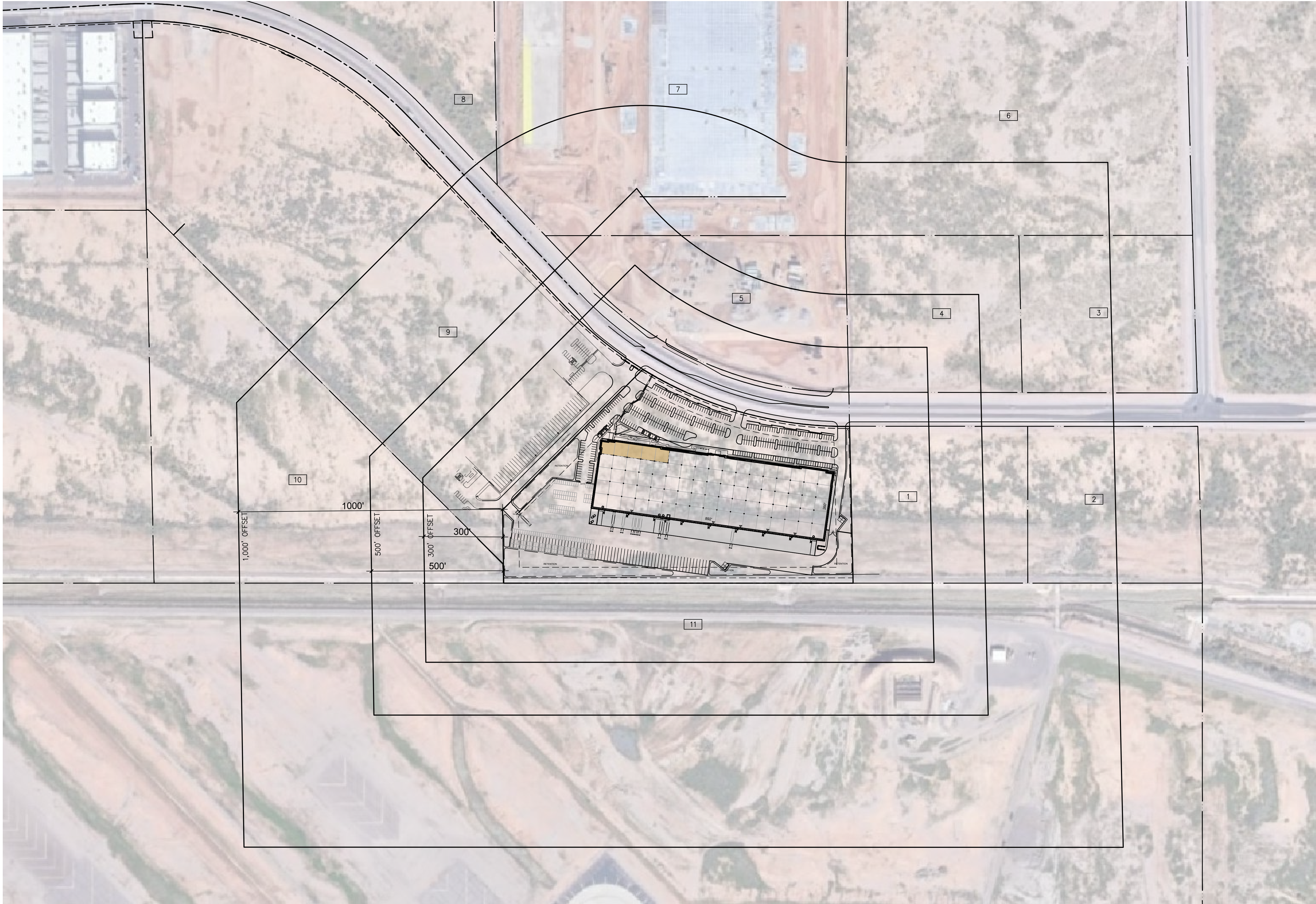
PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)

W:\PHX\20\0081\00\Architectural\Cad\DD\PLANNING\0081_A1.dwg



OWNERSHIP LIST (SEE OWNERSHIP LIST PDF FOR ZONING AND CONTACT INFO)

1	304-30-022G	6	304-30-025K
2	304-30-022J	7	304-30-061
3	304-30-022H	8	304-30-020K
4	304-30-022F	9	304-30-070
5	304-30-062	10	304-30-020F
		11	304-36-001B

SITE PLAN KEYNOTES

1 PROPERTY LINE, (———)

SITE ZONING

DATE	REMARKS
10/3/2020	DRS:JRM/MTL

PA / PM:	E. ZITNY
DRAWN BY:	MM
JOB NO.:	PHX20-0081-00

SHEET

A1.1

Thu, 11 Mar 2021



architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
P 602.757.1001
F 480.907.2286

WARE MALCOMB
Leading Design for Commercial Real Estate

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



-D-



-C-



-B-



-A-

LOCATION A
SCALE: NA

A



-D-



-C-



-B-



-A-

LOCATION B
SCALE: 1/8"=1'-0"

B



-D-



-C-



-B-



-A-

LOCATION C
SCALE: 1/8"=1'-0"

C



-D-



-C-



-B-



-A-

LOCATION D
SCALE: 1/8"=1'-0"

D

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
P 480.757.1001
F 480.907.2285



PROJECT EDISON
EAST RAY ROAD
MESA, ARIZONA 85212

SITE IMAGES

DATE	REMARKS
10.3.2020	DRS: JRM/MTAL

PA / PM:	E. ZITNY
DRAWN BY:	MM
JOB NO.:	PHX20-0081-00

SHEET
A1.2



-D-



-C-



-B-



-A-

LOCATION E

SCALE: NA

A



-D-



-C-



-B-



-A-

LOCATION F

SCALE: 1/8"=1'-0"

B



-D-



-C-



-B-



-A-

LOCATION G

SCALE: 1/8"=1'-0"

C



-D-



-C-



-B-



-A-

LOCATION H

SCALE: 1/8"=1'-0"

D

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
P 480.757.1001
F 480.907.2285

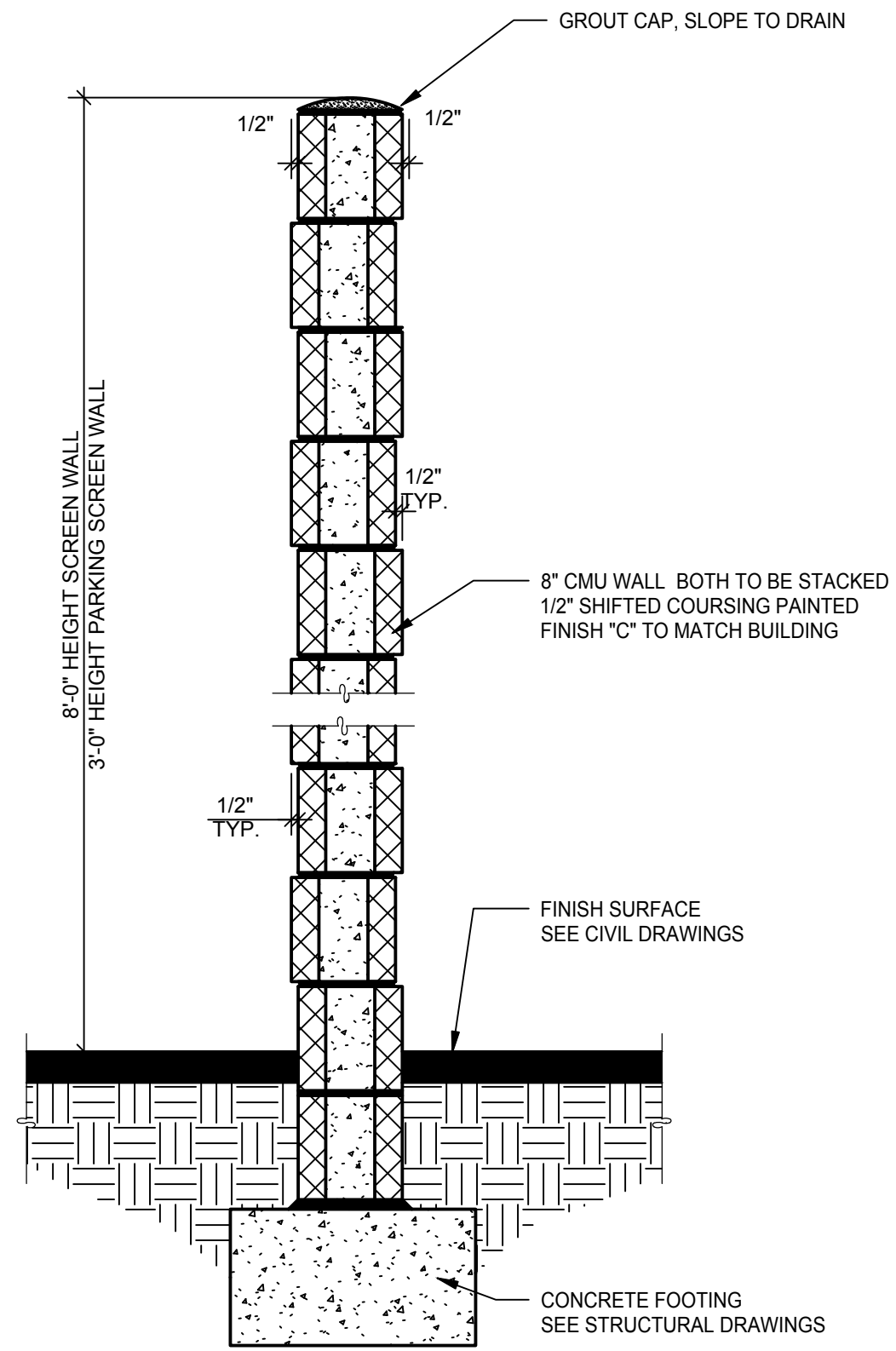


PROJECT EDISON
EAST RAY ROAD
MESA, ARIZONA 85212

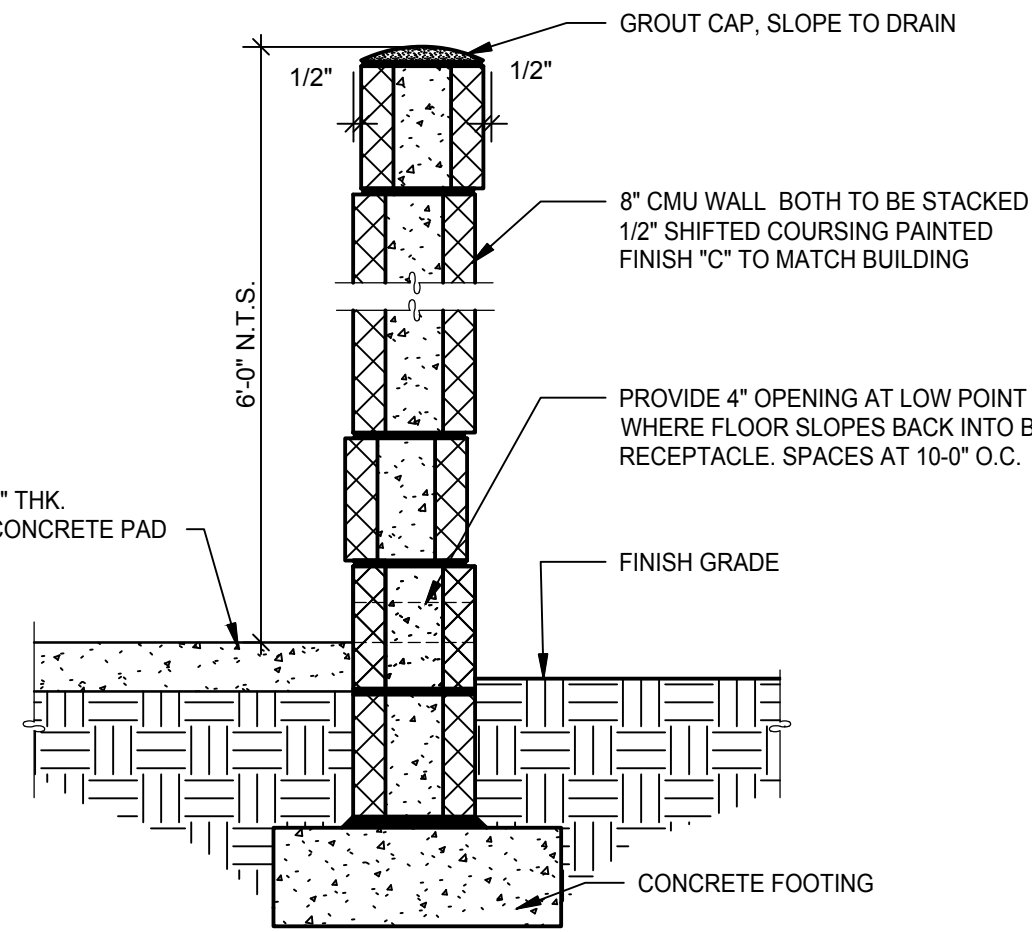
SITE IMAGES		REMARKS
DATE	10.3.2020	DRIVER/REMITTAL
11		

PA / PM:	E. ZITNY
DRAWN BY:	MM
JOB NO.:	PHX20-0081-00

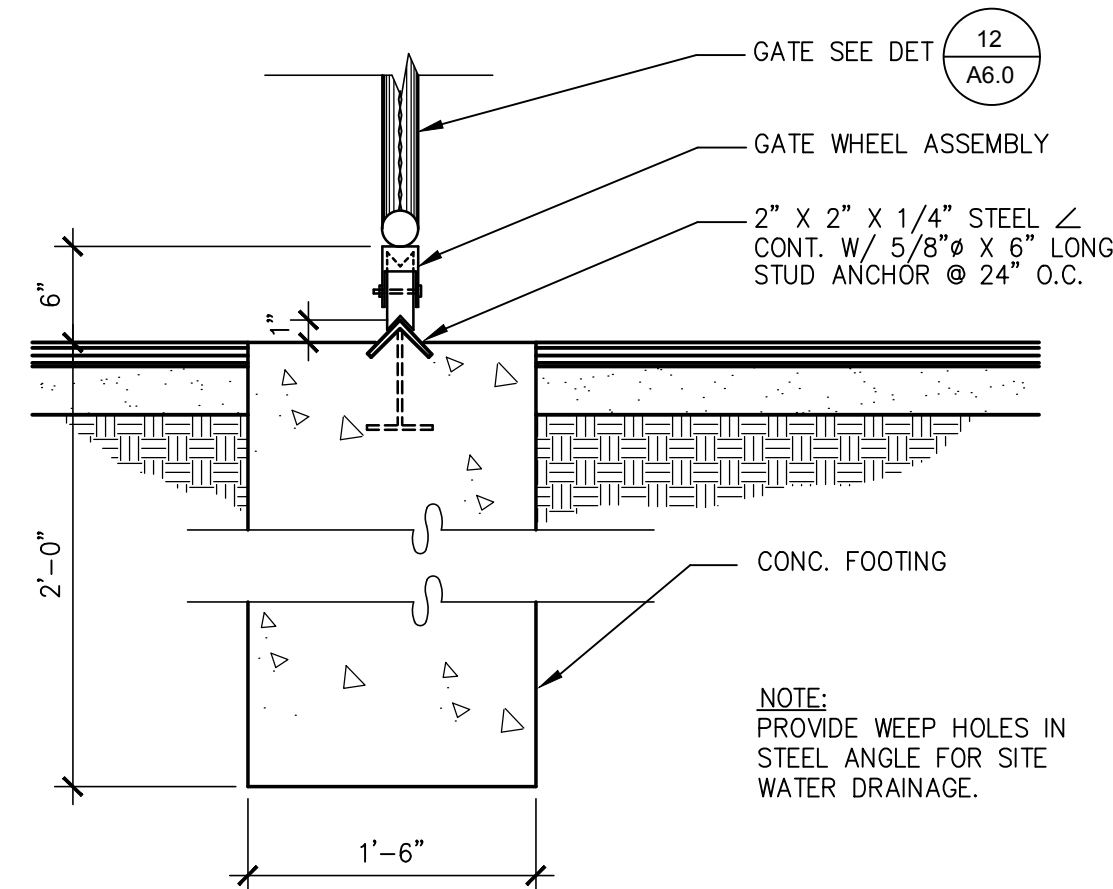
SHEET
A1.3



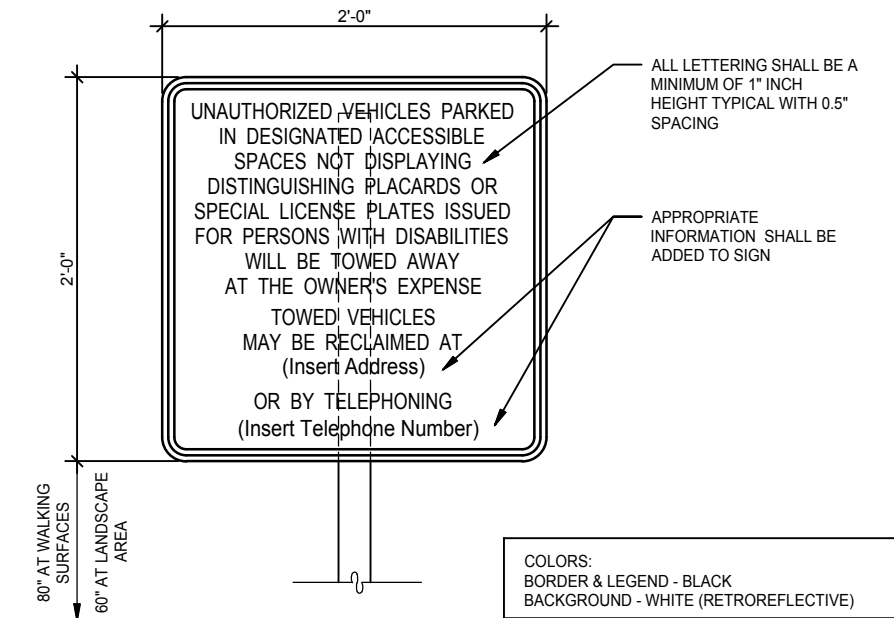
MASONRY SCREEN WALL
SCALE: 1" = 1'-0" 12



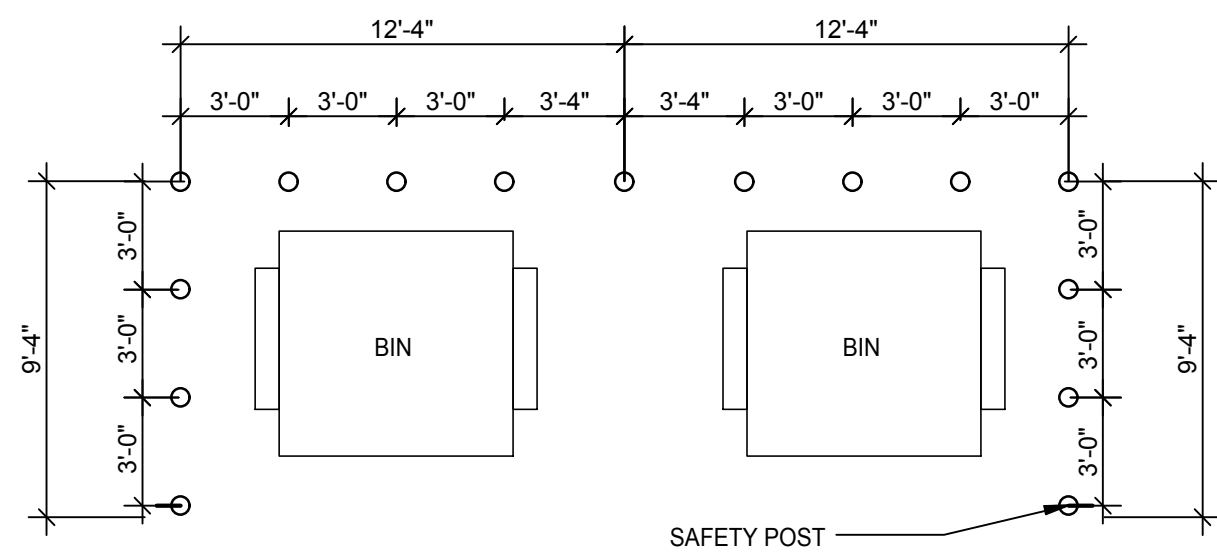
MASONRY TRASH WALL
SCALE: 1" = 1'-0" 9



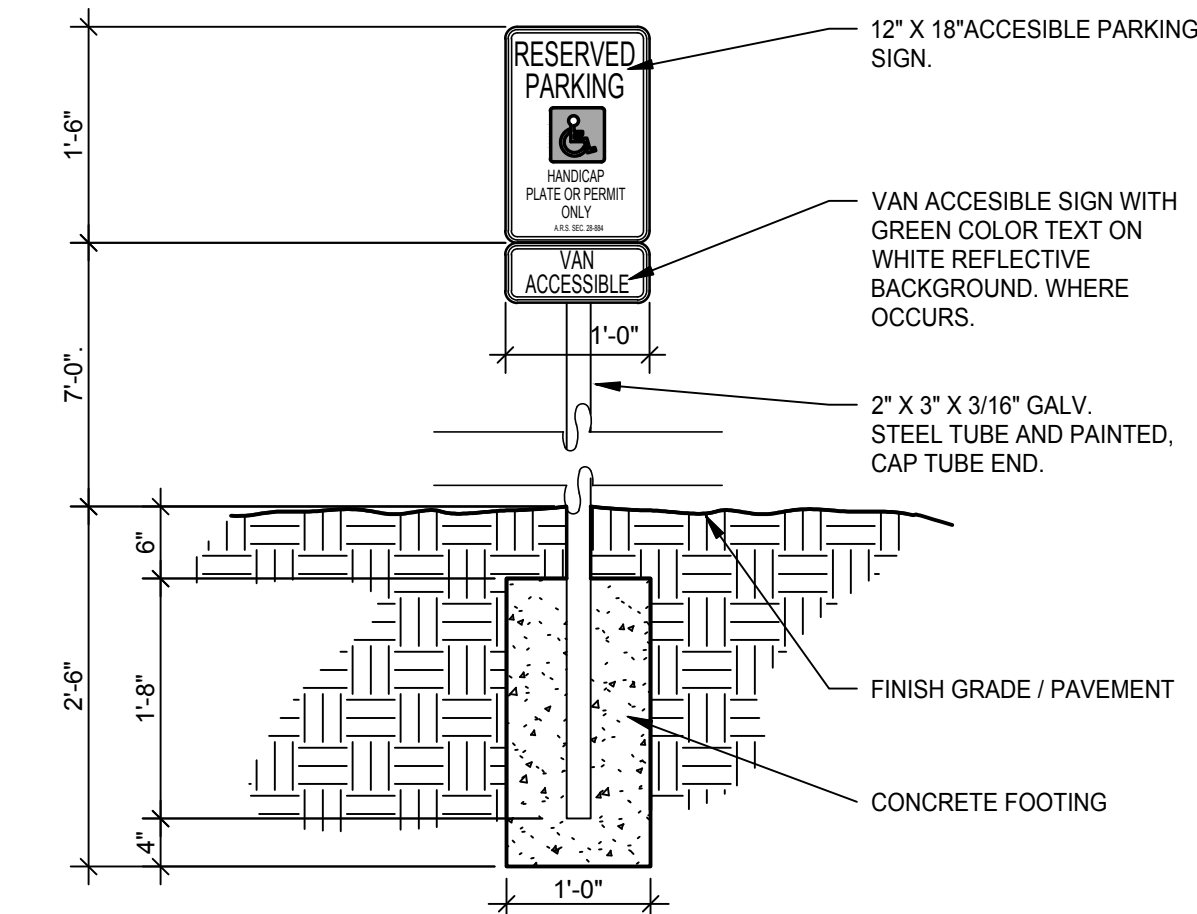
SLIDING GATE - TRACK
SCALE: 3/4" = 1'-0" 5



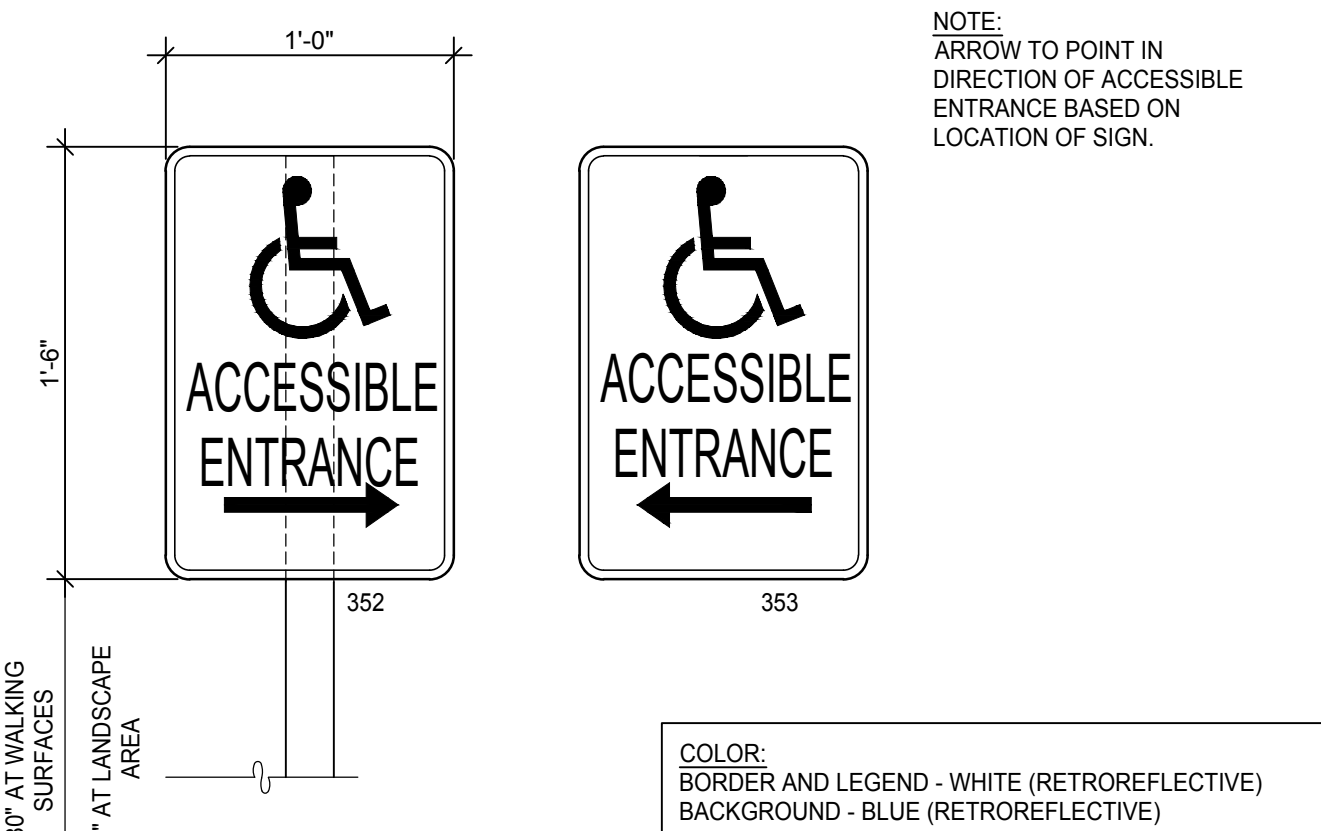
UNAUTHORIZED VEHICLE SIGNAGE
SCALE: 1" = 1'-0" 1



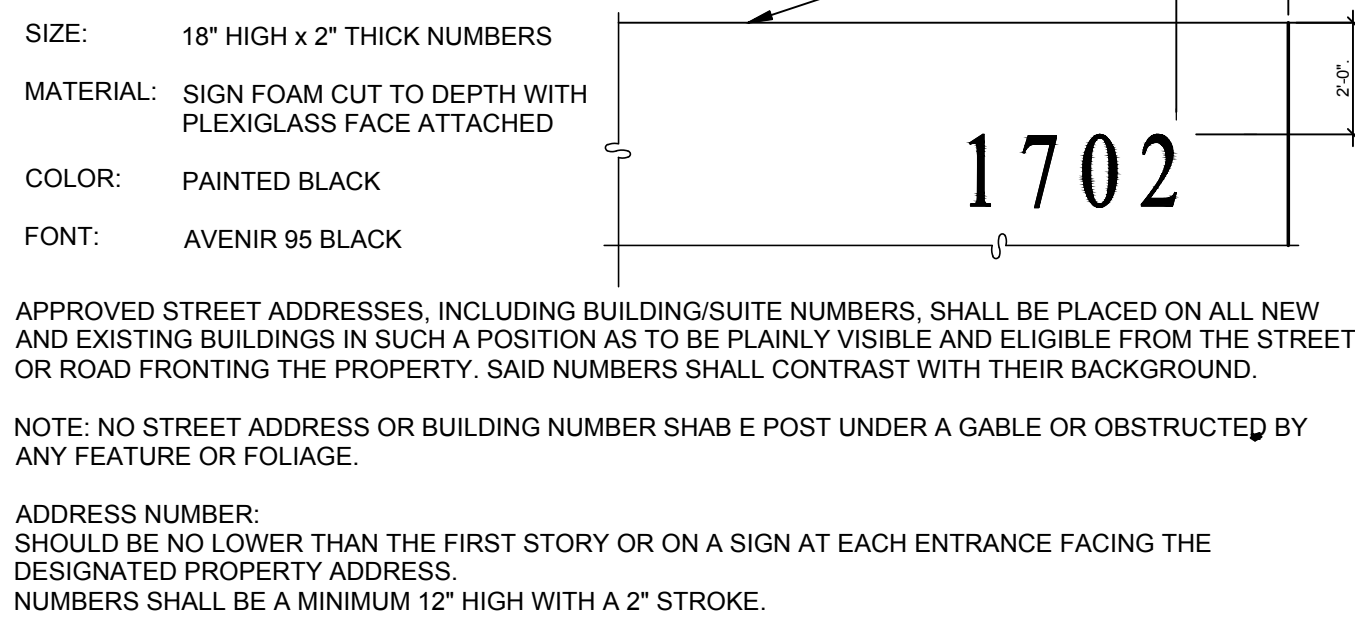
BOLLARD BIN ENCLOSURE
SCALE: 3/16" = 1'-0" 10



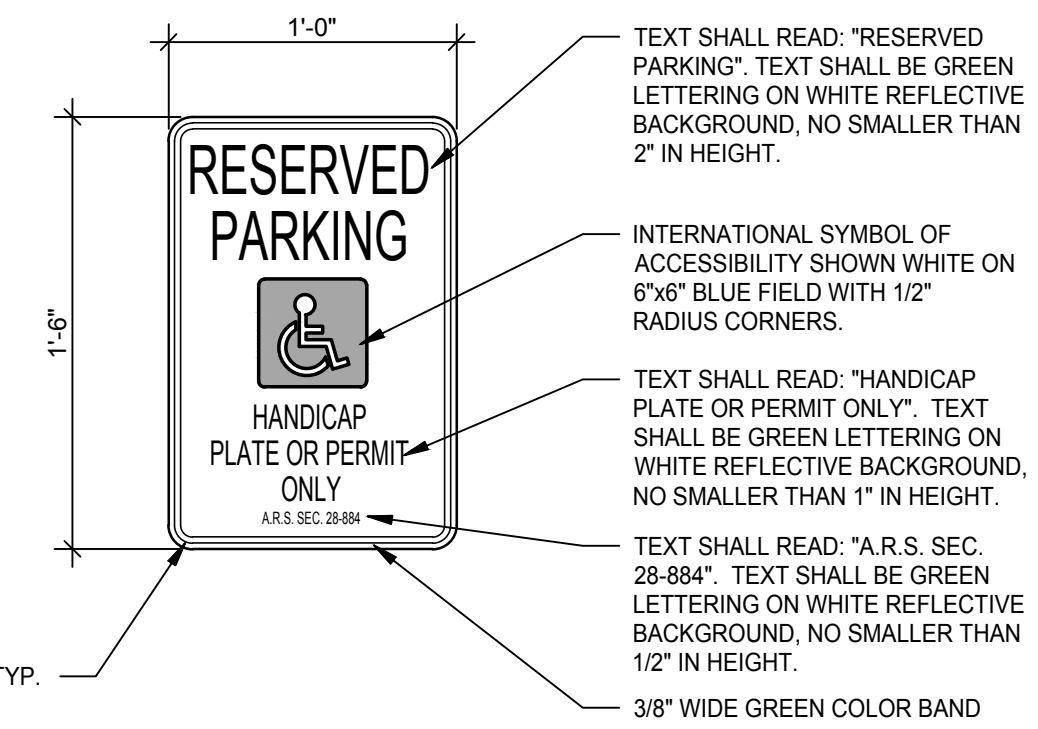
VAN ACCESSIBLE SIGNAGE
SCALE: 3/4" = 1'-0" 6



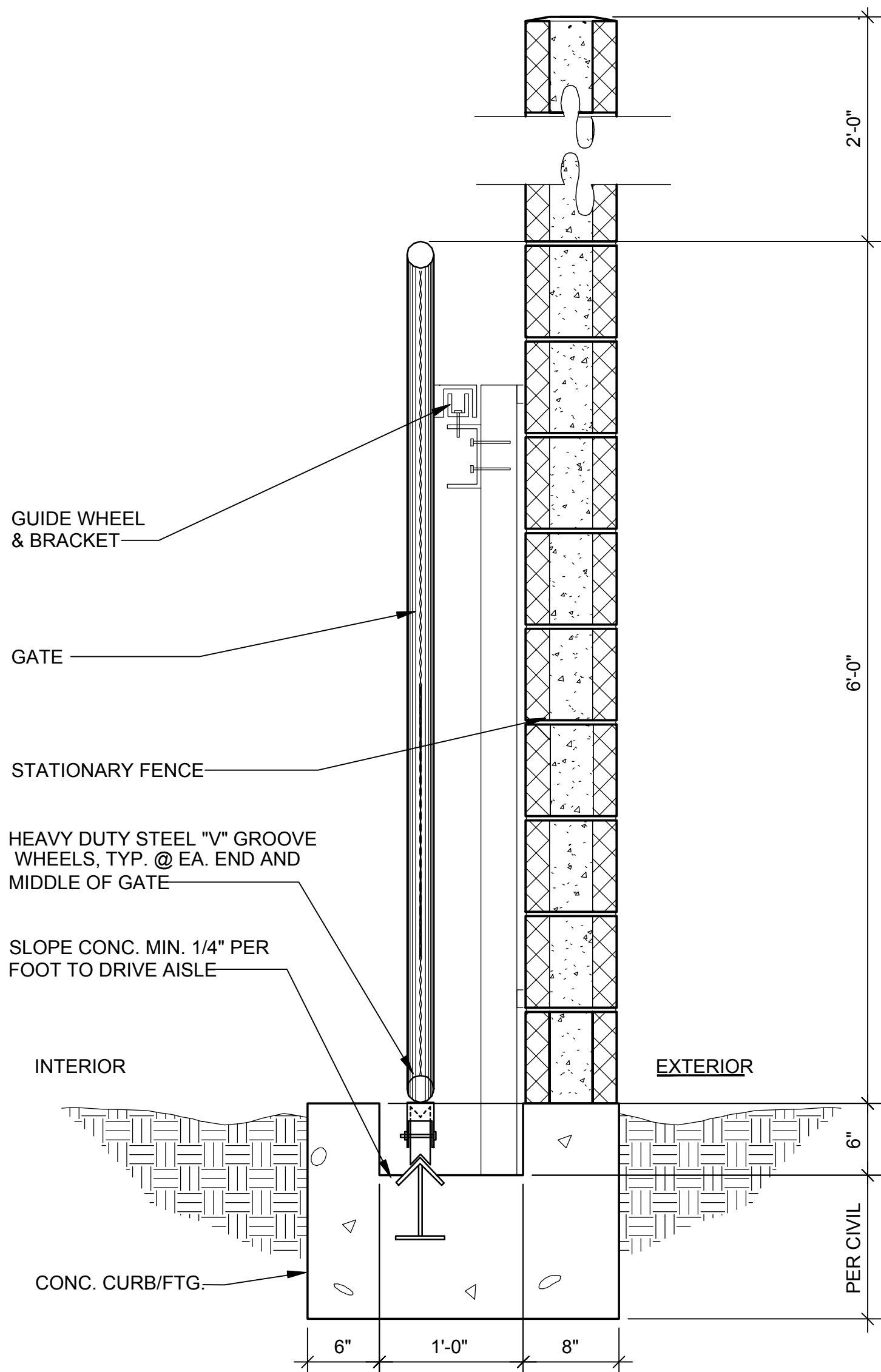
ACCESSIBLE DIRECTION SIGN
SCALE: 1 1/2" = 1'-0" 2



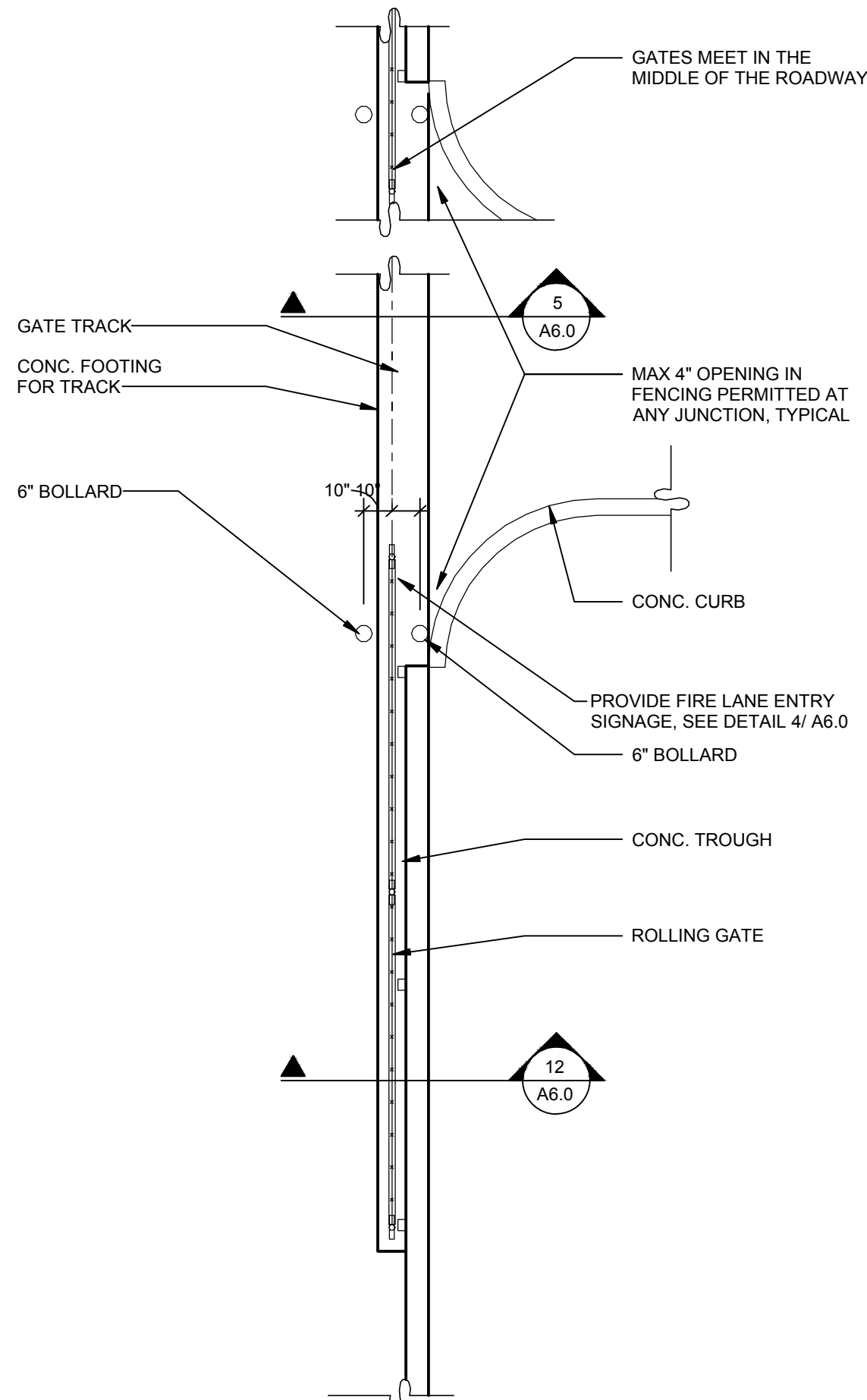
BUILDING ADDRESS NUMBERS
SCALE: 1/8" = 1'-0" 7



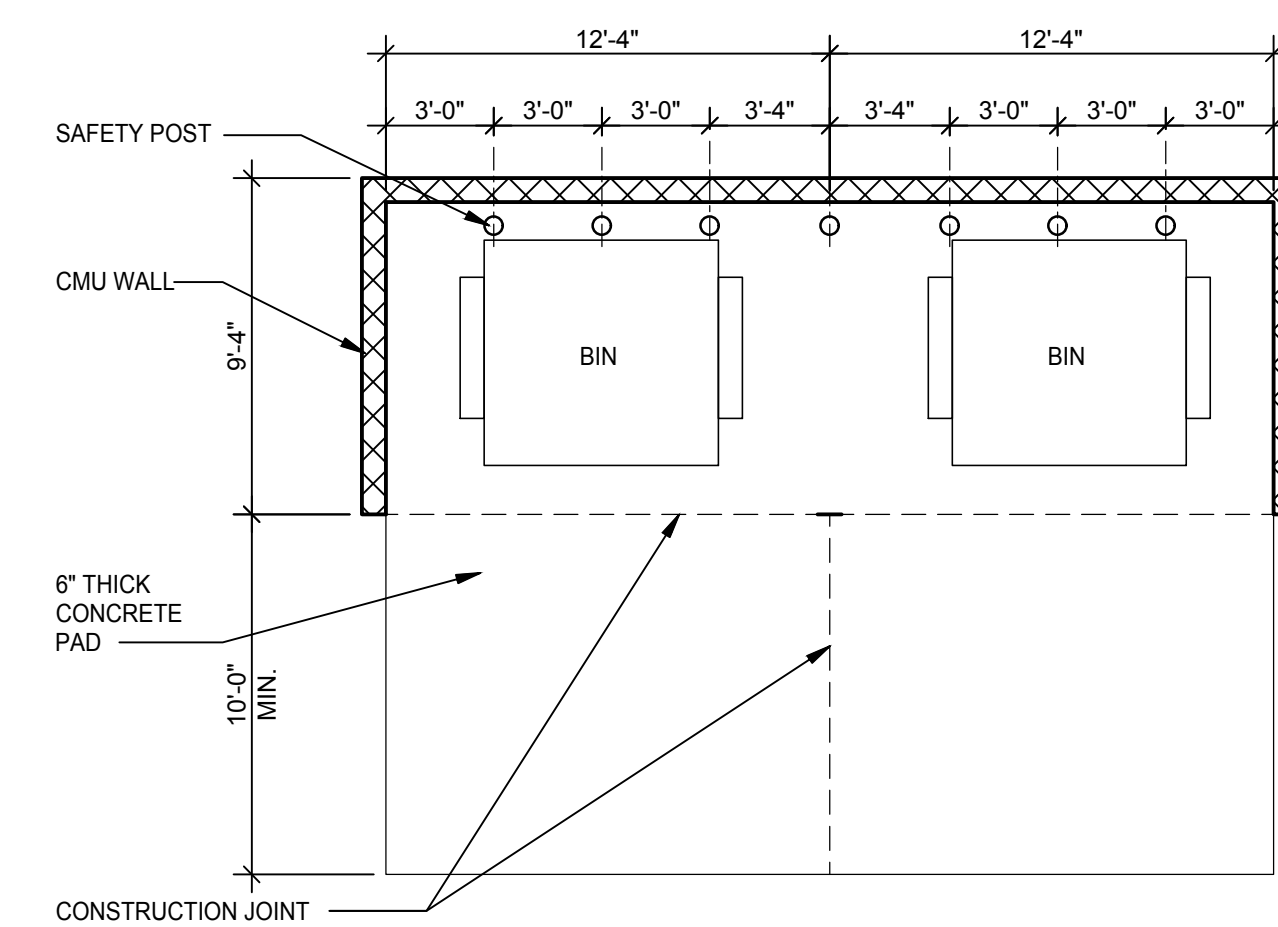
ACCESSIBLE SIGNS
SCALE: 1 1/2" = 1'-0" 3



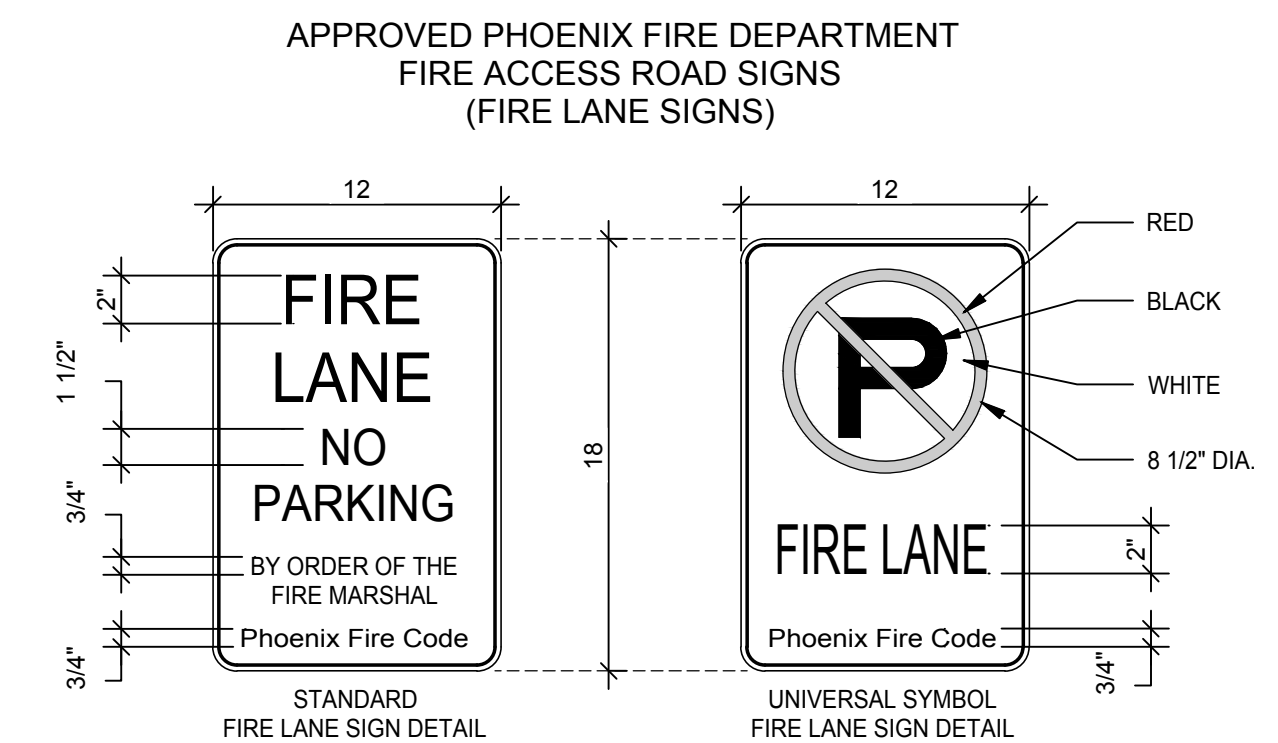
SLIDING GATE - SECTION
SCALE: 1" = 1'-0" 13



SLIDING GATE - PLAN
SCALE: 1" = 1'-0" 11



DOUBLE WIDE BIN ENCLOSURE
SCALE: 3/16" = 1'-0" 8



FIRELANE ENTRY SIGNAGE
SCALE: 1 1/2" = 1'-0" 4

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
P 602.767.1001
F 602.767.2288



PROJECT EDISON
EAST RAY ROAD
MESA, ARIZONA 85212

DATE	REMARKS
1 03.11.2021	DRB RESUBMITAL

PA / PM:	E. ZITNY
DRAWN BY:	MM
JOB NO.:	PHX20-0081-00

SHEET
A6.0