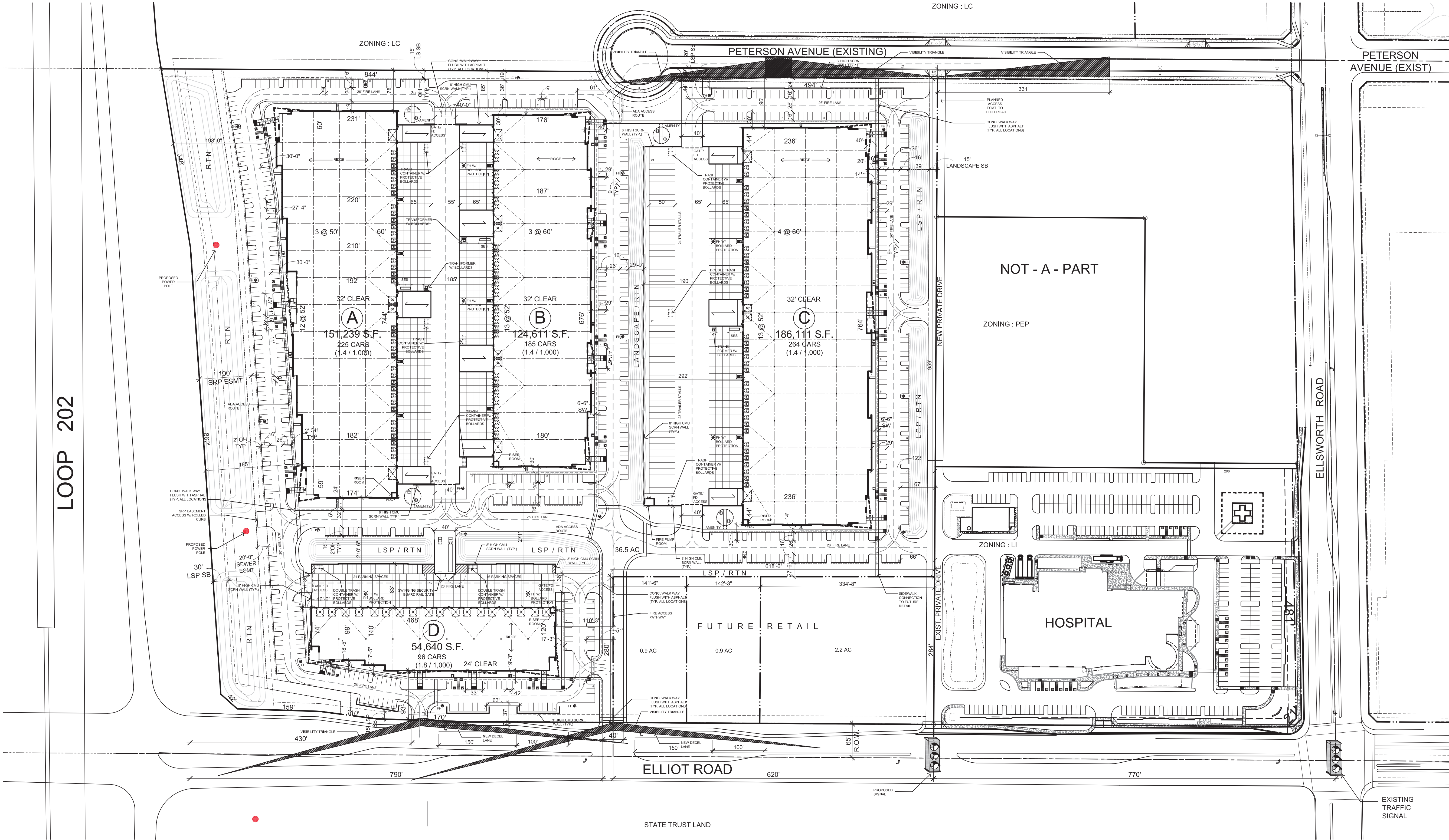




LEGAL DESCRIPTION:

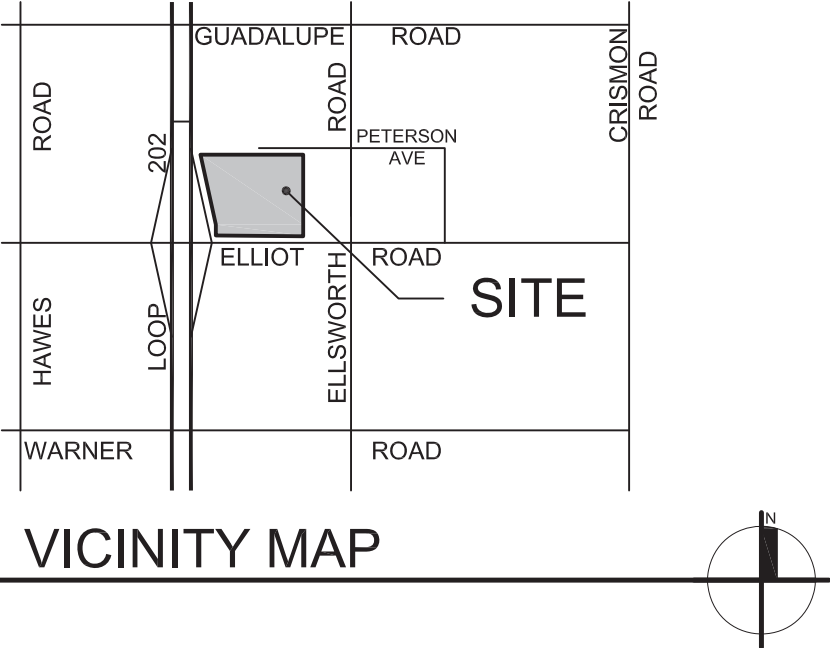
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTH QUARTER CORNER THEREOF BEARS, NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 2625.41 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 774.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 20 MINUTES 16 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 559.14 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 09 SECONDS EAST, 15.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 128.72 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST, 14.91 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 215.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 18 SECONDS WEST, 169.45 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 36 SECONDS WEST, 110.46 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 26 SECONDS WEST, 158.89 FEET; THENCE NORTH 48 DEGREES 10 MINUTES 16 SECONDS WEST, 42.10 FEET; THENCE NORTH 03 DEGREES 53 MINUTES 55 SECONDS WEST, 862.08 FEET; THENCE NORTH 09 DEGREES 18 MINUTES 14 SECONDS WEST, 348.46 FEET; MARICOPA COUNTY. BEARING = (SOUTH 89°39'44" EAST) THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, 845.48 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.00 FEET, THE CENTER OF WHICH BEARS NORTH 68

DEGREES 26 MINUTES 52 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 121 DEGREES 13 MINUTES 49 SECONDS, AND AN ARC LENGTH OF 169.27 FEET TO THE BEGINNING OF A REVERSE CURVE: CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 07 MINUTES 48 SECONDS, AND AN ARC LENGTH OF 18.55 FEET TO A TANGENT LINE; THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, 494.25 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 16 SECONDS WEST, 1242.78 FEET TO THE POINT OF BEGINNING.

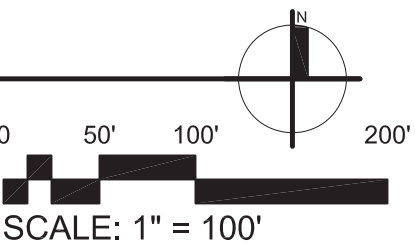
BENCH MARK: CITY OF MESA BENCHMARK, BRASS TAG LOCATED AT THE NORTHWEST CORNER INTERSECTION OF ELLIOTSWORTH & ELLIOT ON CONCRETE PAD. ELEV.=1405.91 (NAVVD 88)

BASIS OF BEARING: ELLIOT ROAD ALSO PER PLAT "MESA TECHNOLOGY CENTER" RECORDED IN BOOK 1496, PAGE 20, M.C.R. BEING THE SOUTH LINE FO THE SOUTHEAST QUARTER OF SECTION 9, T1S, R7E, MARICOPA COUNTY. BEARING = (SOUTH 89°39'44" EAST)

- 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, 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 903.3.1.1. 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



Elliot Gateway

NEC Elliot Road & Loop 202

Mesa, Arizona

SP-1

SITE PLAN

PROJECT DATA	
Existing Zoning:	LC
APN(S)#:	304-03-041B, 304-03-847A, 304-03-846J
Gross Site Area:	1,857,265 S.F. (42.6 AC.)
Net Site Area:	1,762,086 S.F. (40.5 AC.)
Net Industrial Site Area:	1,587,716 S.F. (36.5 AC.)
Remainder Parcel Site Area:	174,471 S.F. (4.0 AC.)
Industrial Building Area:	516,601 S.F.
% Coverage (Based on Industrial site area):	32.5%
Proposed Height:	45 ft
Occupancy Types:	Group S-1 - Storage Group B - Office (Non-Separate Use)
Construction Type:	V-B
Occupant Load:	
Building A:	151,239s.f./300 = 505 occupants
Building B:	124,611s.f./300 = 416 occupants
Building C:	186,111s.f./300 = 621 occupants
Building D:	54,640s.f./300 = 183 occupants
Phased Calculation:	See Landscape Drawings
Foundation Base:	
Front Entry Foundation Base Required:	15'-0"
Non Entry Foundation Base Required:	10'-0"
Building A:(Total Area / Bldg. Length = Average Foundation Base Depth)	
Front Entry Foundation Base Provided:	14,477 s.f. / 744' = 19'-6"
Non Entry Foundation Base Provided (N):	3,821 s.f. / 204' = 18'-9"
Non Entry Foundation Base Provided (S):	4,349 s.f. / 176' = 24'-9"
Building B:(Total Area / Bldg. Length = Average Foundation Base Depth)	
Front Entry Foundation Base Provided:	10,520 s.f. / 676' = 15'-6"
Non Entry Foundation Base Provided (N):	2,259 s.f. / 178' = 12'-6"
Non Entry Foundation Base Provided (S):	2,304 s.f. / 178' = 12'-6"
Building C:(Total Area / Bldg. Length = Average Foundation Base Depth)	
Front Entry Foundation Base Provided:	12,520 s.f. / 764' = 16'-4"
Non Entry Foundation Base Provided (N):	3,022 s.f. / 238' = 12'-6"
Non Entry Foundation Base Provided (S):	3,052 s.f. / 238' = 12'-9"
Building D:(Total Area / Bldg. Length = Average Foundation Base Depth)	
Front Entry Foundation Base Provided:	7,609 s.f. / 444' = 17'
Non Entry Foundation Base Provided (E):	2,258 s.f. / 122' = 18'-6"
Non Entry Foundation Base Provided (W):	1,552 s.f. / 102' = 15'-3"

Master Plan:
Building Area: 516,601 sf
Office (25%): 129,150 sf / 375 = 344 spaces
Industrial (75%): 387,450 sf / 1200 = 323 spaces
Total Required: 667 spaces
Total Provided: 770 spaces
ADA spaces required: 2% of required parking = 16 spaces
ADA spaces provided = 30 spaces

Bicycle Parking (1/10 parking spaces):
Required: 770/ 10 = 77 spaces
Provided: 40 (2 bicycles per rack = 80)

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 (ISPSA)
2017 National Electrical Code (NEC)

PROJECT TEAM

Developer / Owner	Architect
Trammell Crow Company	Butler Design Group
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Civil Engineer	Landscape Architect
Hunter Engineering	Laskin & Associates, Inc
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Scottsdale, Arizona 85258	Phoenix, Arizona 85012
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	03-15-21
	20069-ST07



Butler Design Group, Inc
architects & planners