

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
P 480.762.1001
F 480.507.2286



TAILWINDS PHASE 1
8133 EAST PECOS ROAD
MESA, ARIZONA 85212

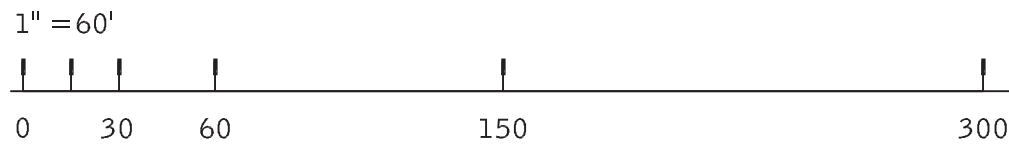
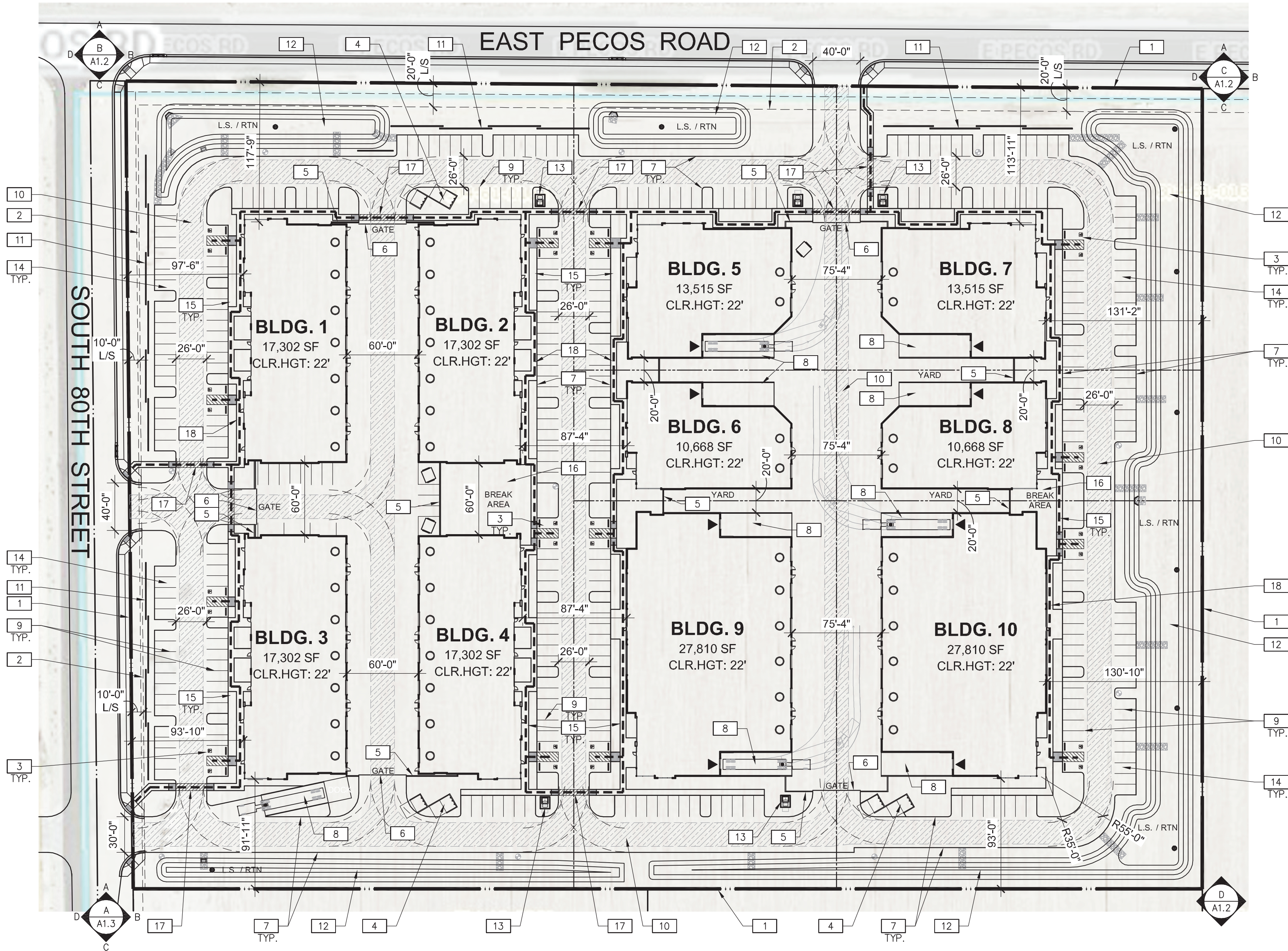
SITE PLAN

PA / PM:	B. BLAKE
DRAWN BY:	MM
JOB NO.:	PHX20-0143-00

SHEET

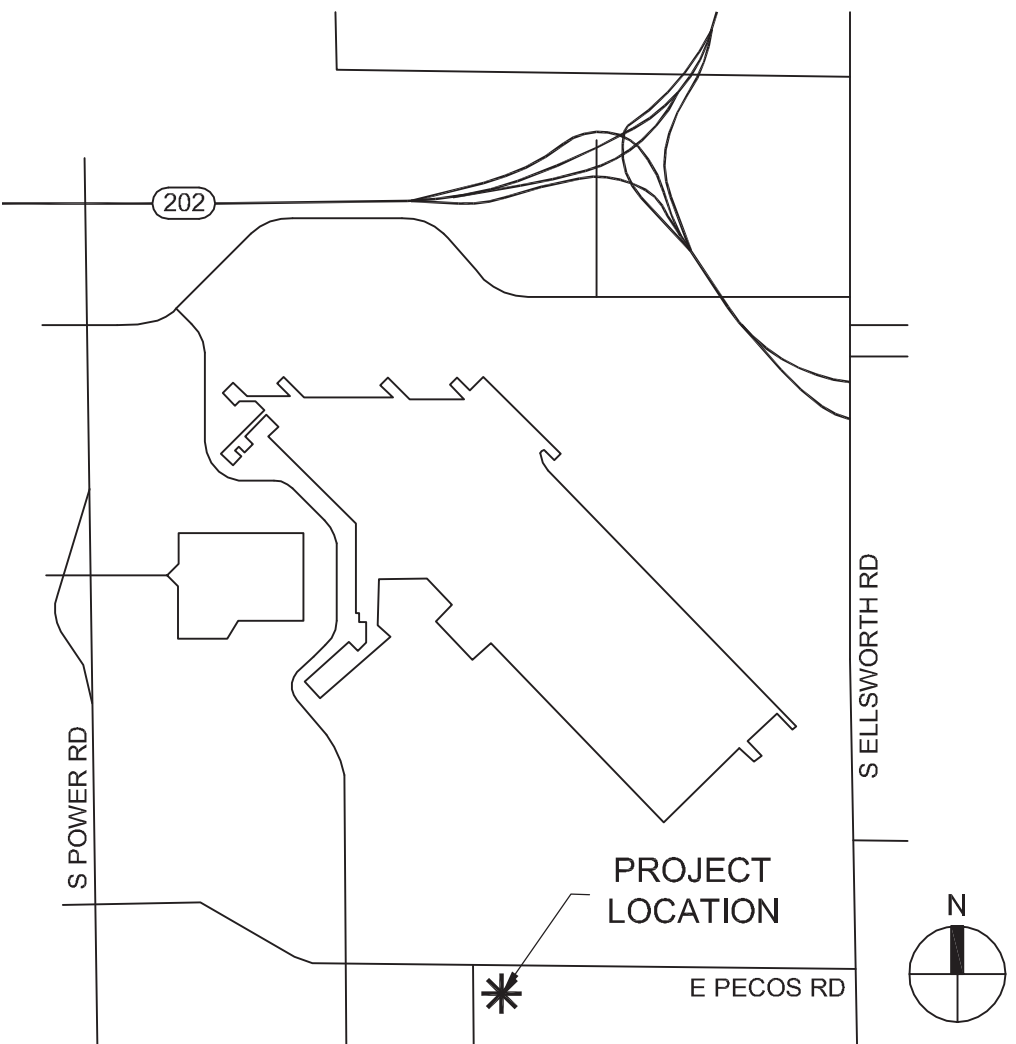
A1.0

PH: 30 Apr 2021



SITE PLAN
SCALE: 1"=60'-0"

VICINITY MAP



SITE PLAN KEYNOTES

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

PROPERTY DATA

ADDRESS: TBD

GROSS SITE AREA	611,252 SF (14.03 ACRES)
SLOPE:	0 SF
EASEMENTS:	0 SF
RETENTION AREA:	74,433 SF @ 12%
NET SITE AREA:	538,819 SF (12.37 ACRES)

EXISTING ZONING TO REMAIN: PAD MM (LI)

CONSTRUCTION TYPE: V-B

BUILDING AREA:	
WAREHOUSE	138,555 SF
OFFICE	34,639 SF @ 7%
TOTAL FOOTPRINT:	173,194 SF

LOT COVERAGE:

PROPOSED:	GROSS: 28% NET 32%
-----------	--------------------

PARKING TOTALS:

REQUIRED PER PAD	285 SPACES
WAREHOUSE	(1:900) 192 SPACES
OFFICE	(1:375) 92 SPACES

PROVIDED:

349 SPACES @ 2.02/1000 SF	
STANDARD	349 SPACES
REQ. ACCESSIBLE	8 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.)