

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



LANDING 5
7922 EAST RAY ROAD
MESA, ARIZONA 85212

SITE PLAN

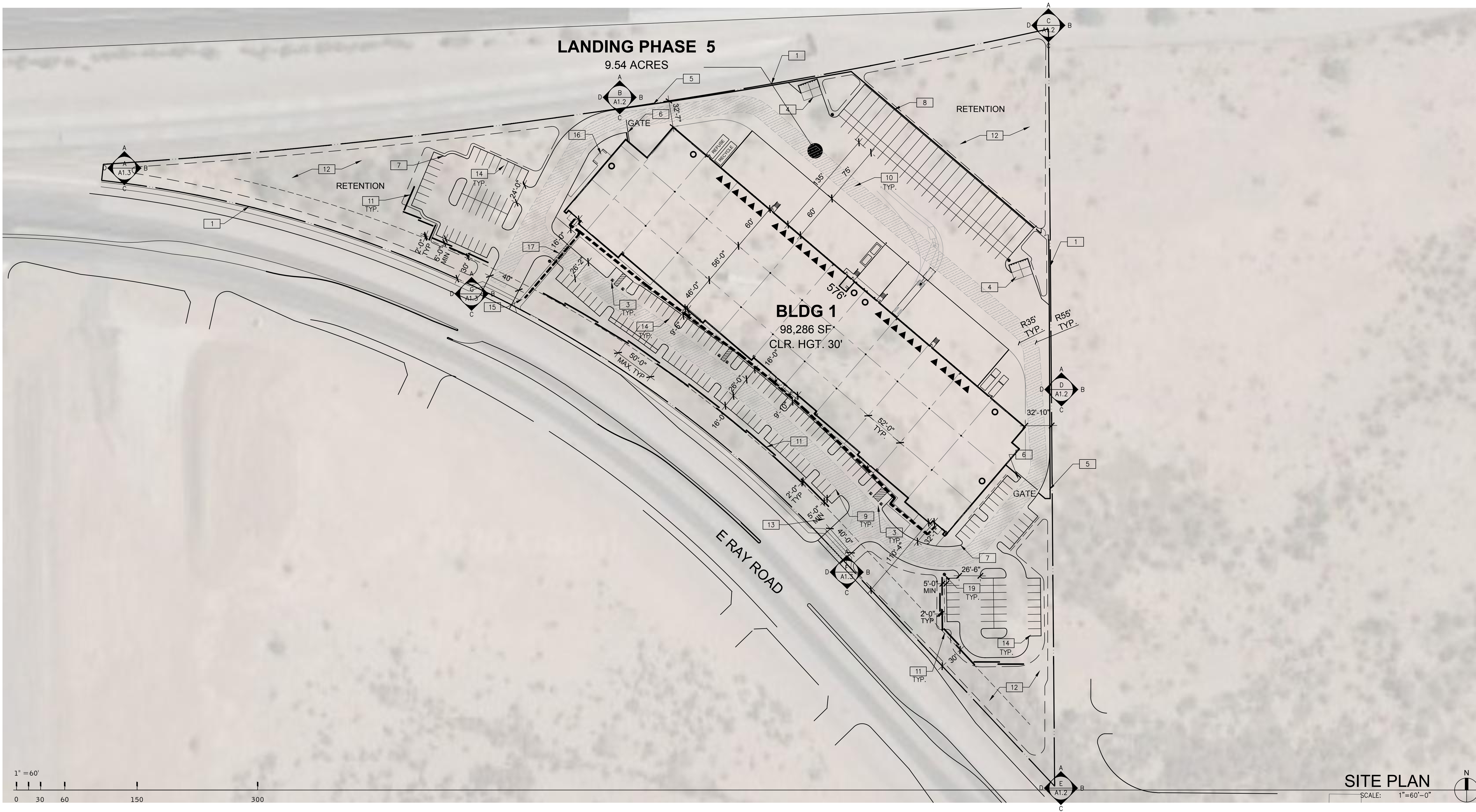
DATE	REMARKS
1 05.03.2021	DRB RESUBMITTAL
2 05.27.2021	DRB RESUBMITTAL
3 06.28.2021	DRB RESUBMITTAL

PA / PM: E. ZITNY
DRAWN BY: MM
JOB NO.: PHX20-0125-00

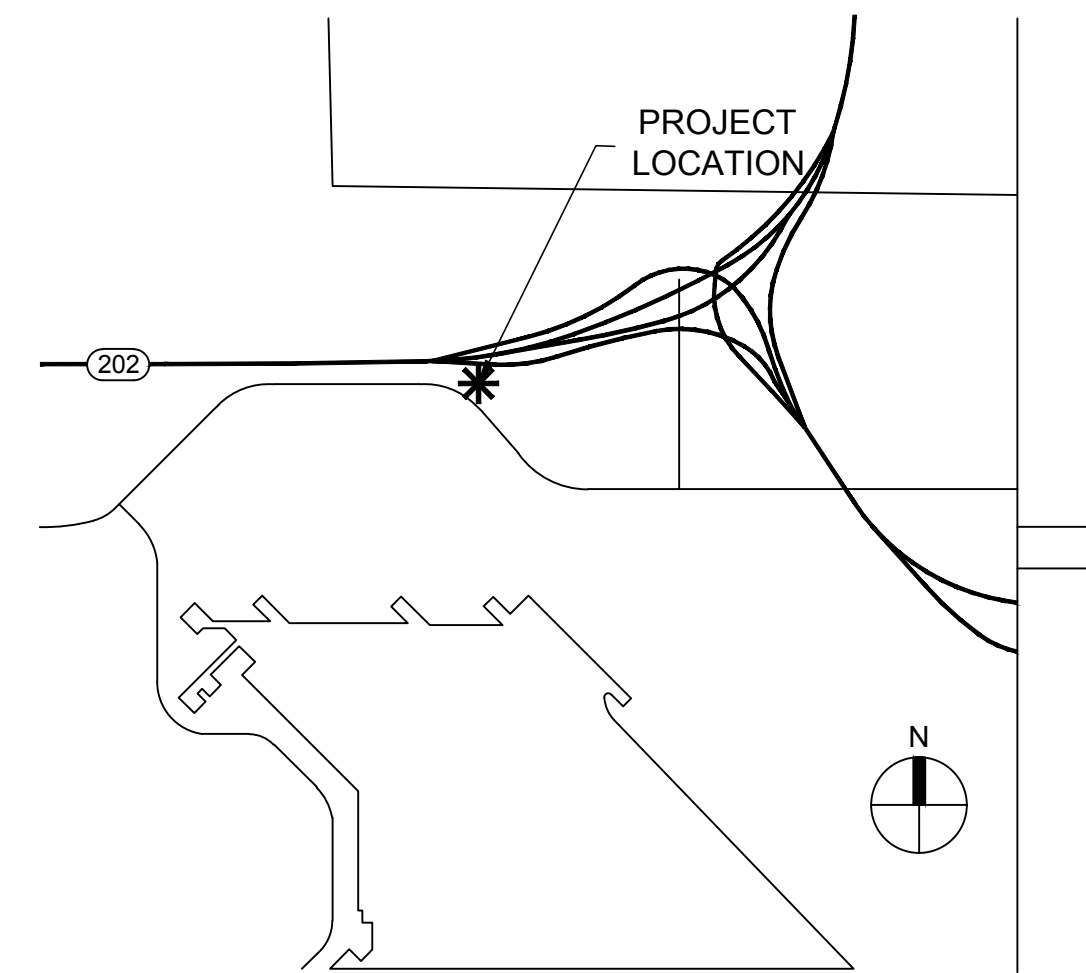
SHEET

A1.0

Thu, 01 Jul 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

8' CMU SCREEN WALL, SEE DETAIL 11/A6.0
- 6

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.
- 7

NEW 6" CURB, SEE CIVIL
- 8

NEW 12" CURB, SEE CIVIL
- 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

PROPOSED FUTURE MONUMENT SIGN LOCATION
- 14

9'-0" x 18'-0" TYPICAL PARKING STALL
- 15

6'-0" WIDE SIDEWALK

16

COMMON OPEN SPACE

17

STRIPED CONCRETE WALKWAY ACROSS DRIVE AISLE, TYP.

18

ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (-----)

19

FIRE HYDRANT

PROPERTY DATA

ADDRESS: TBD

GROSS SITE AREA 415,920 SF (9.55 ACRES)
SLOPE 0 SF
EASEMENTS: 0 SF
RETENTION AREA: 77,903 SF @ 13%
NET SITE AREA: 338,017 SF (7.76 ACRES)

EXISTING ZONING TO REMAIN: PAD MM (L)
CONSTRUCTION TYPE: V-B

BUILDING AREA:
WAREHOUSE 91,269 SF
OFFICE 7,017 SF @7%
TOTAL FOOTPRINT: 98,286 SF

LOT COVERAGE:
PROPOSED: GROSS: 24% NET 30%

PARKING TOTALS:
REQUIRED PER CITY STANDARDS 214 SPACES
75% OF BLD AREA (1:500) 161 SPACES
25% OF BLD AREA (1:375) 54 SPACES
REQUIRED PER PAD 89 SPACES
100% OF BLD AREA (1:1100) 89 SPACES

PROVIDED 167 SPACES @1.7/1000 SF
STANDARD 163 SPACES
REQ. ACCESSIBLE 8 SPACES
TRAILER 24 SPACES

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF NEW INDUSTRIAL WAREHOUSE BUILDING, 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.)



-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-



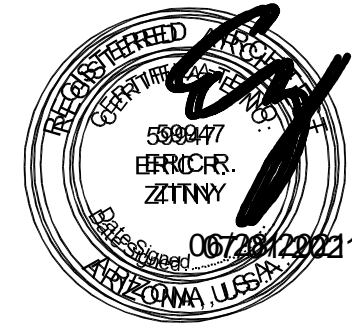
-A-

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

D

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A1.2

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-D-



-C-



-B-



-A-

LOCATION E
SCALE: NA

A



-D-



-C-



-B-



-A-

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

B



-D-



-C-



-B-



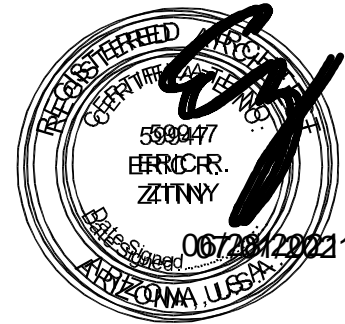
-A-

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

C

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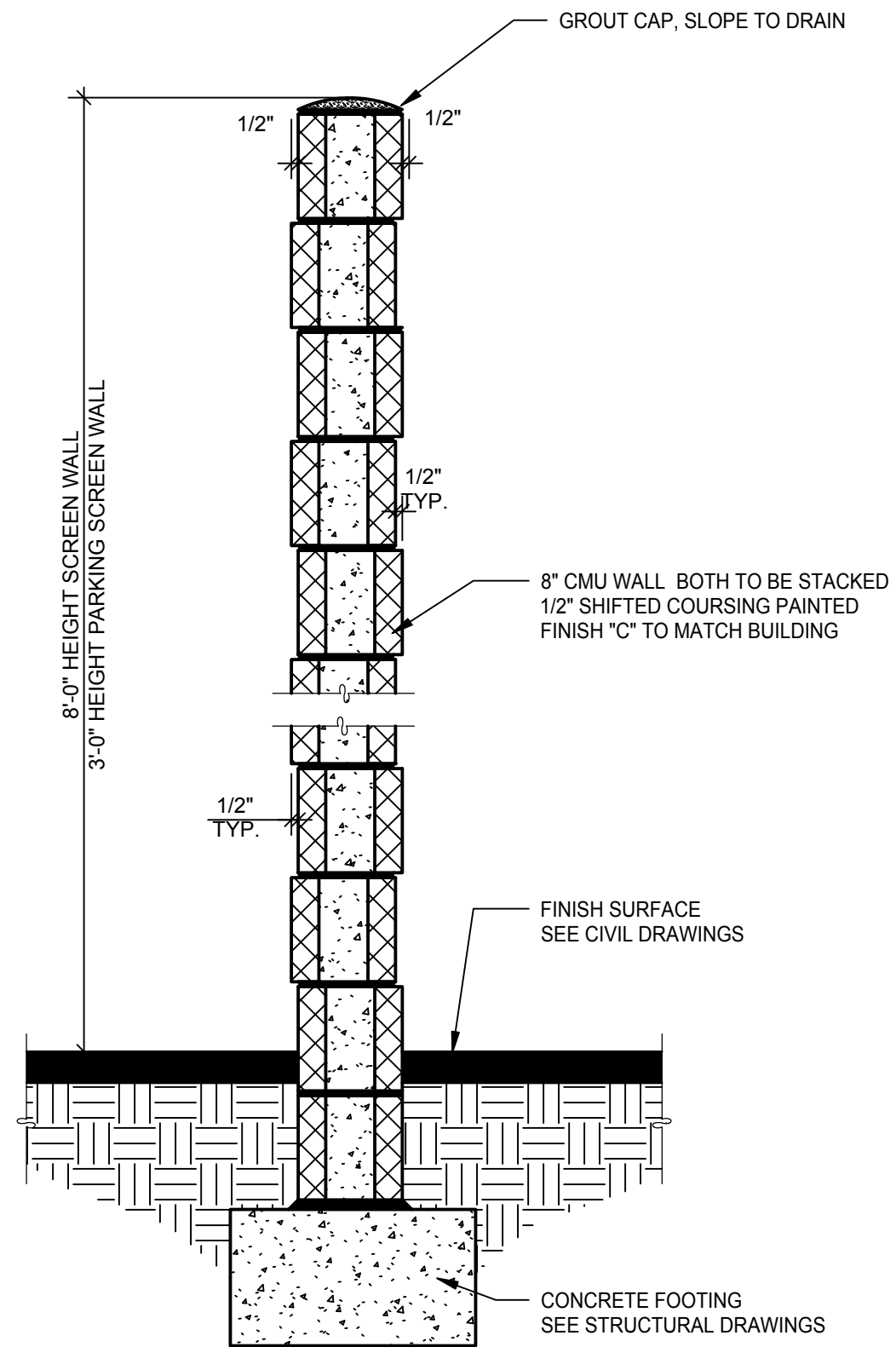
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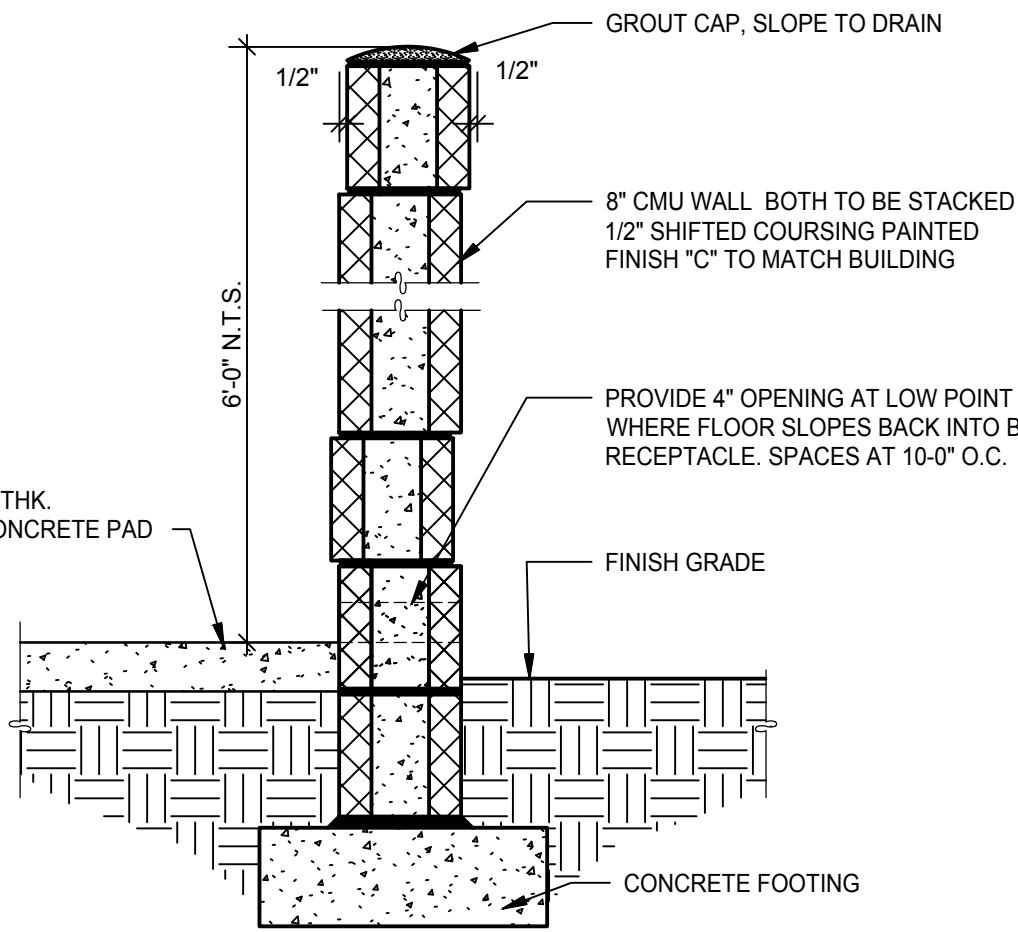
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A1.3



MASONRY SCREEN WALL

SCALE: 1" = 1'-0"

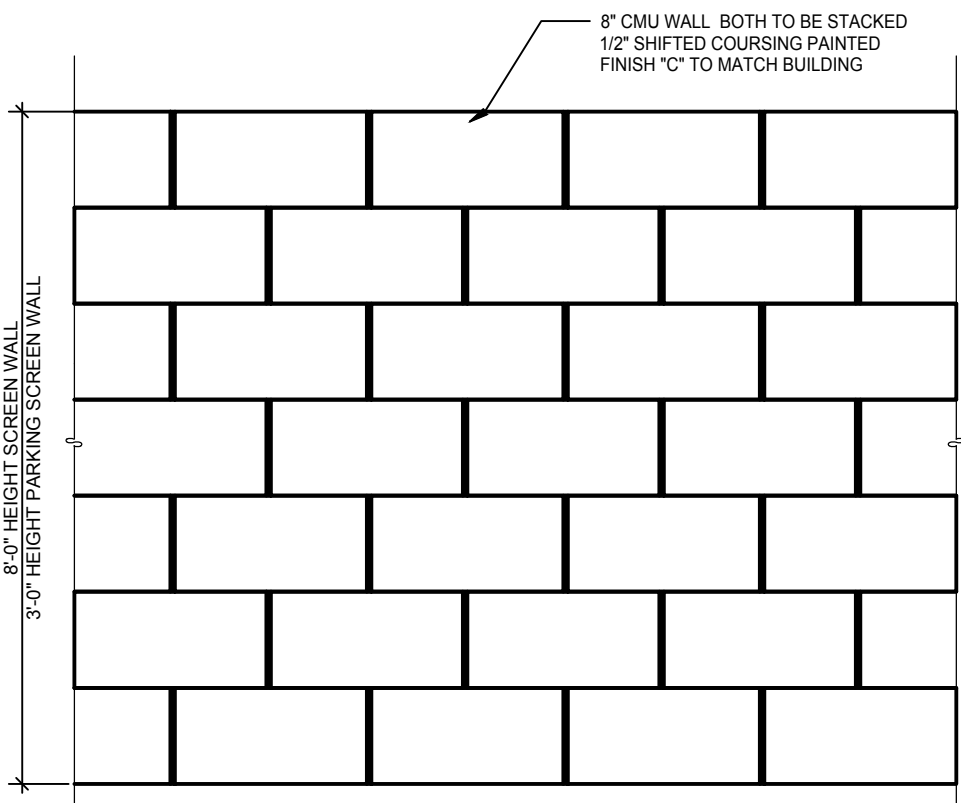
12



MASONRY TRASH WALL

SCALE: 1" = 1'-0"

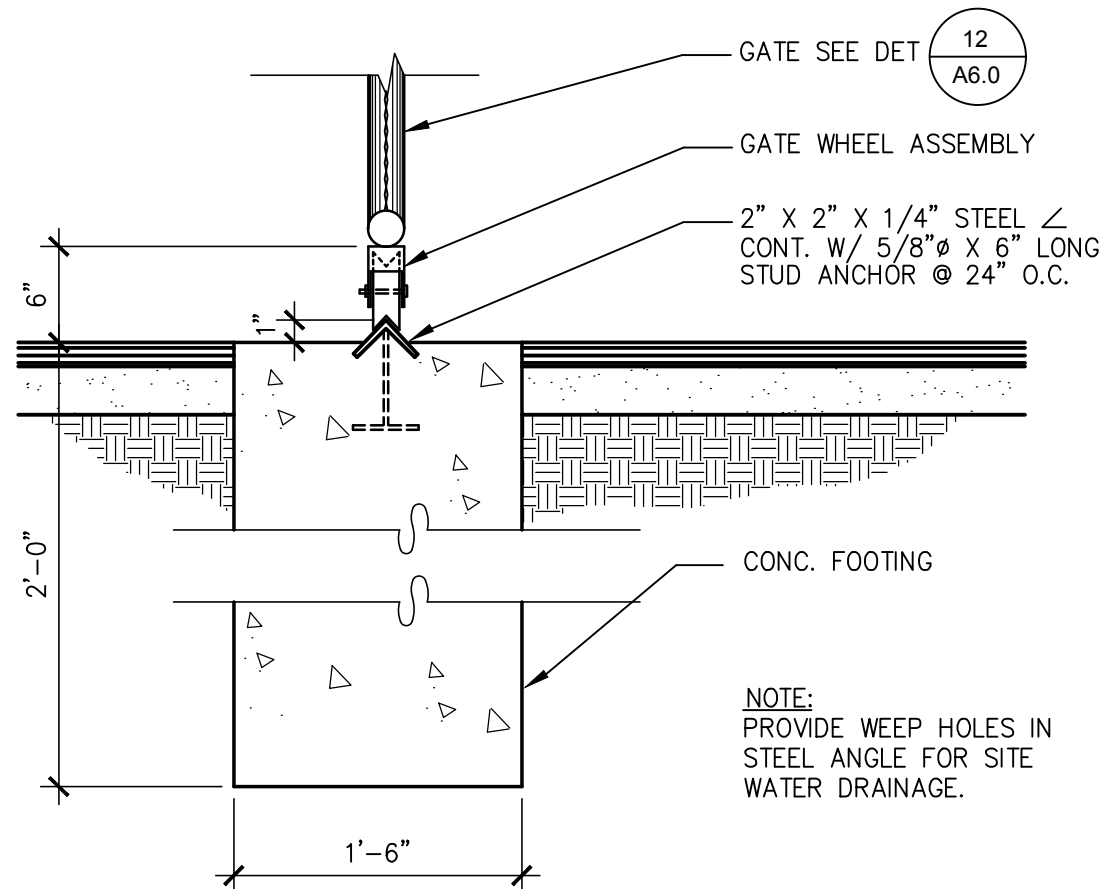
9



MASONRY SCREEN WALL ELEVATION

SCALE: 3/4" = 1'-0"

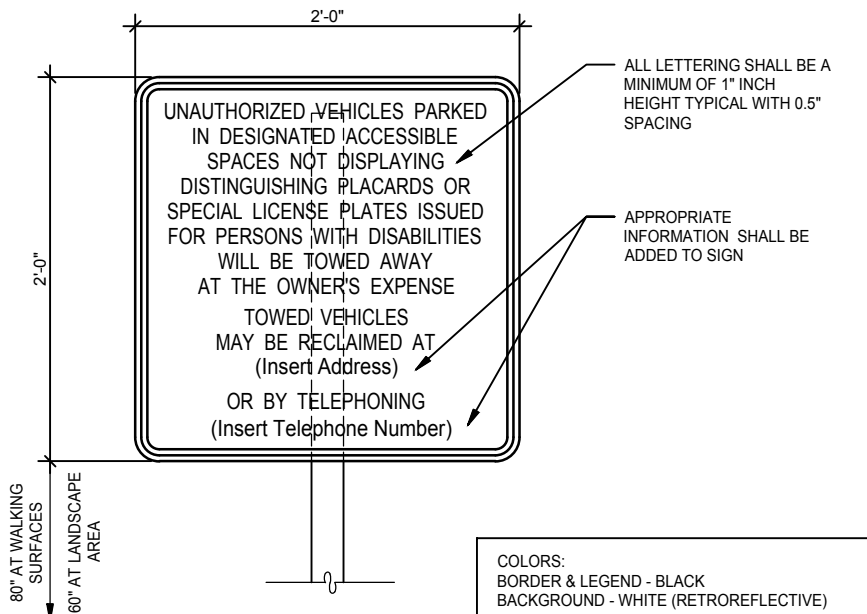
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SLIDING GATE - TRACK

SCALE: 3/4" = 1'-0"

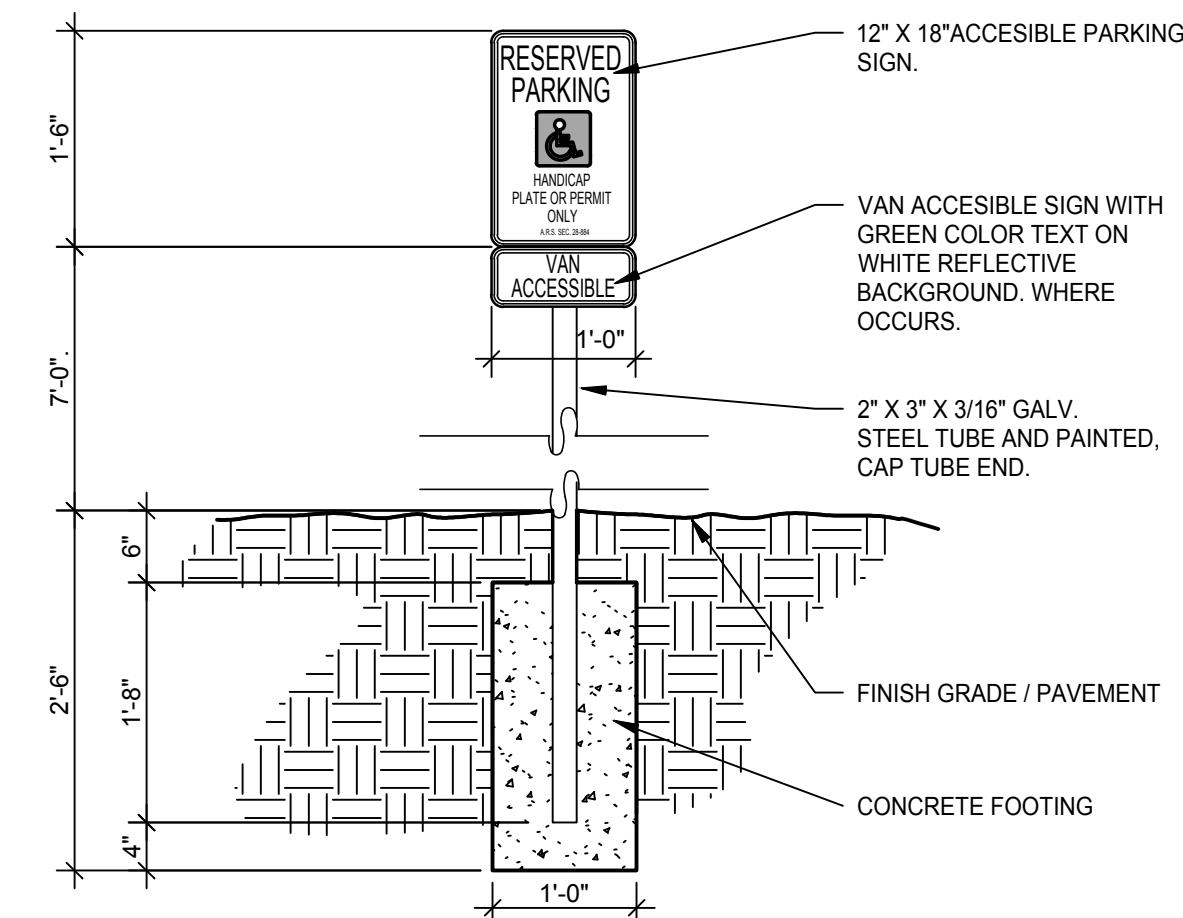
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UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1" = 1'-0"

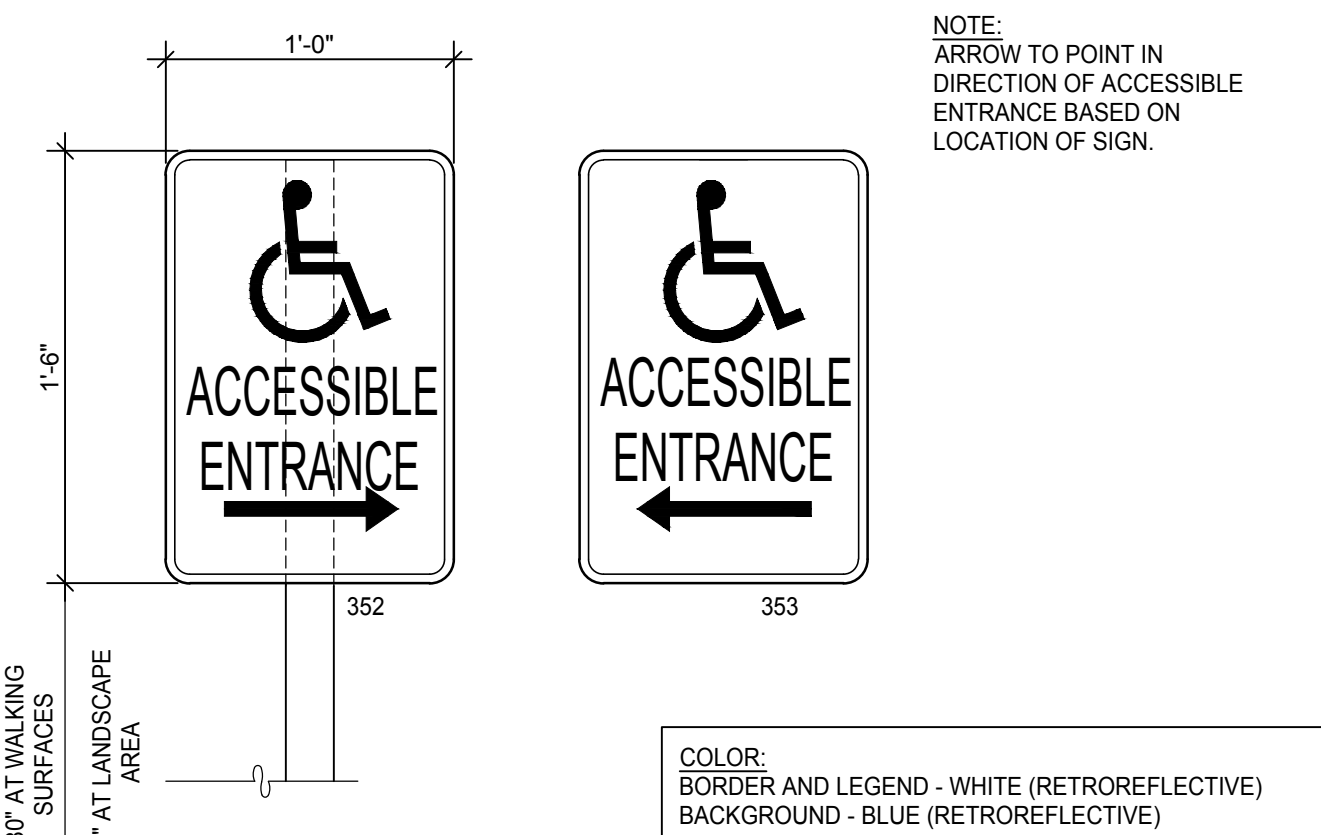
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VAN ACCESSIBLE SIGNAGE

SCALE: 3/4" = 1'-0"

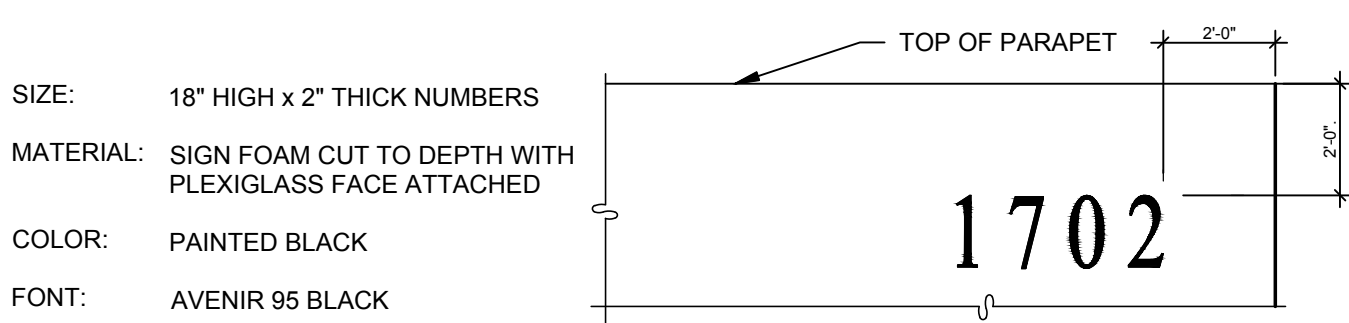
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ACCESSIBLE DIRECTION SIGN

SCALE: 1 1/2" = 1'-0"

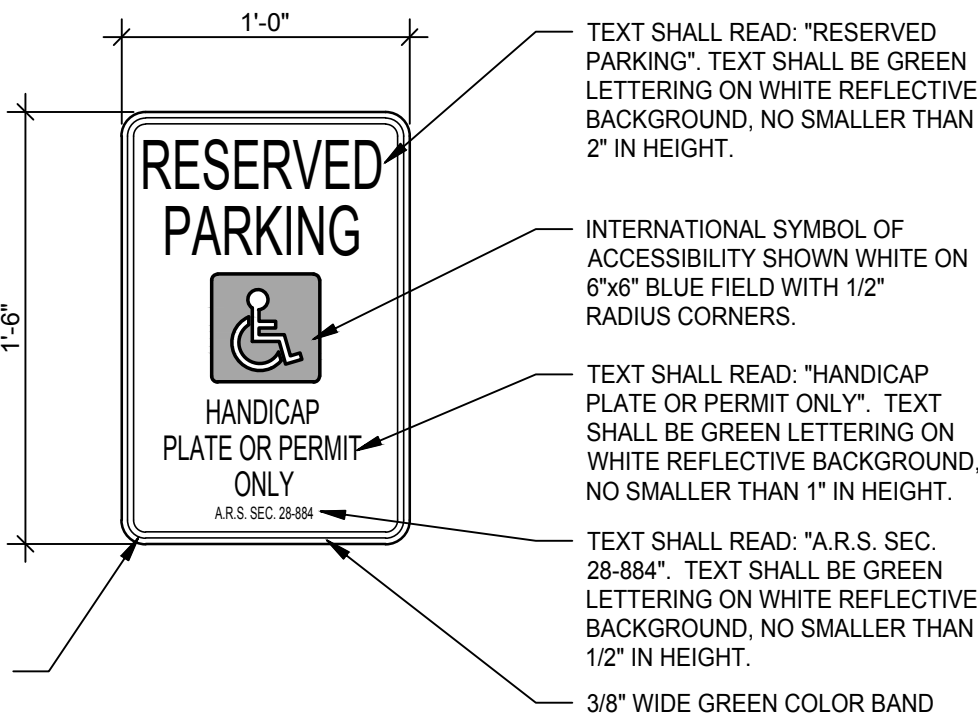
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BUILDING ADDRESS NUMBERS

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

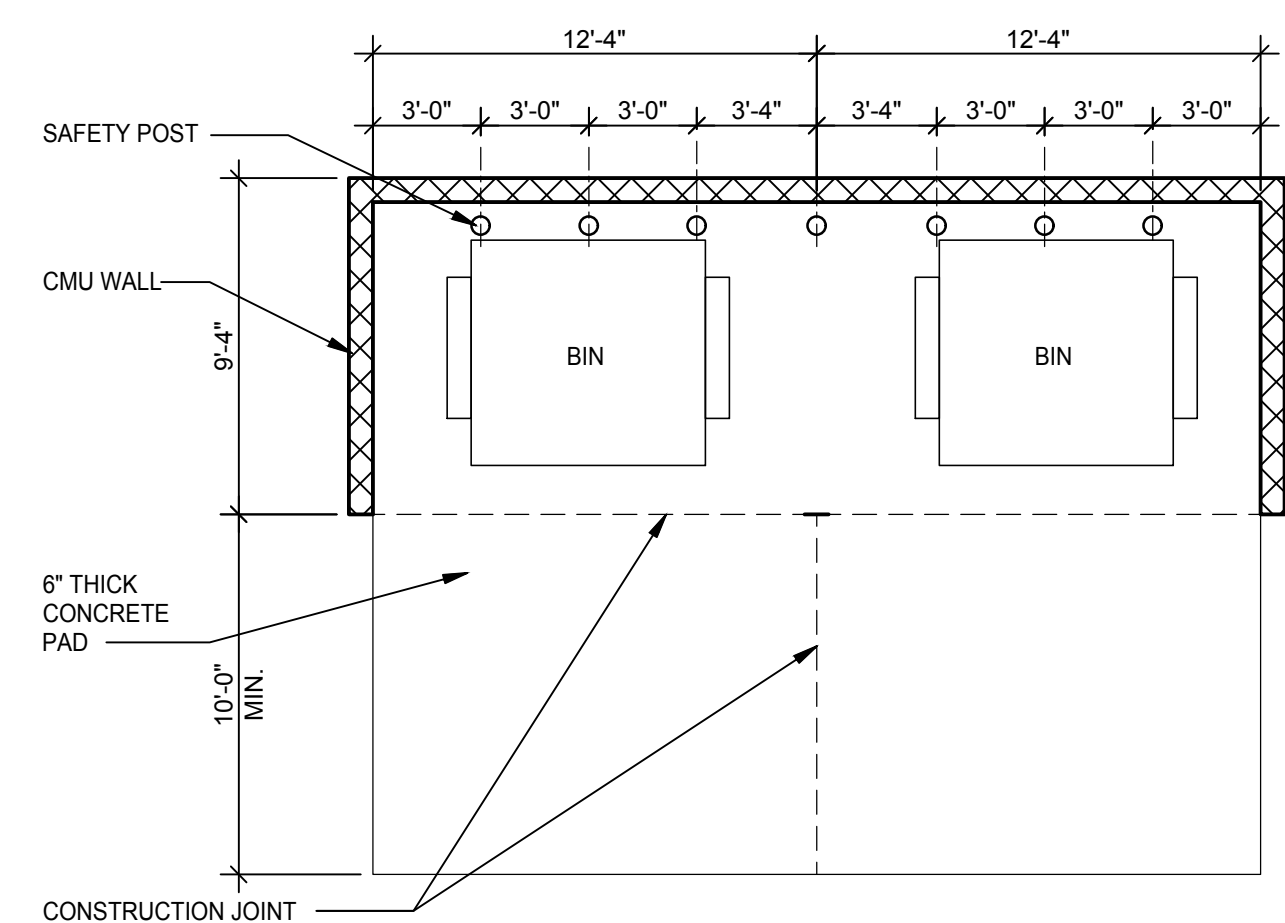
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ACCESSIBLE SIGNS

SCALE: 1 1/2" = 1'-0"

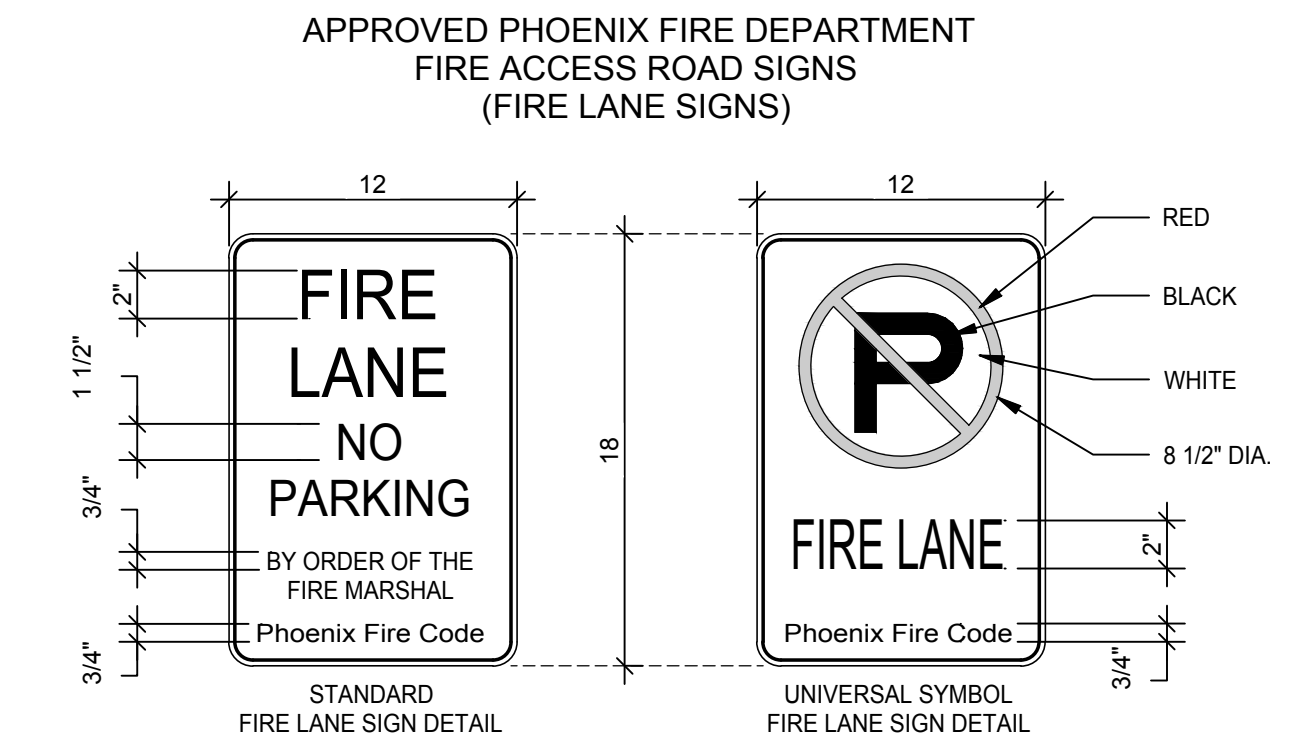
3



DOUBLE WIDE BIN ENCLOSURE

SCALE: 3/16" = 1'-0"

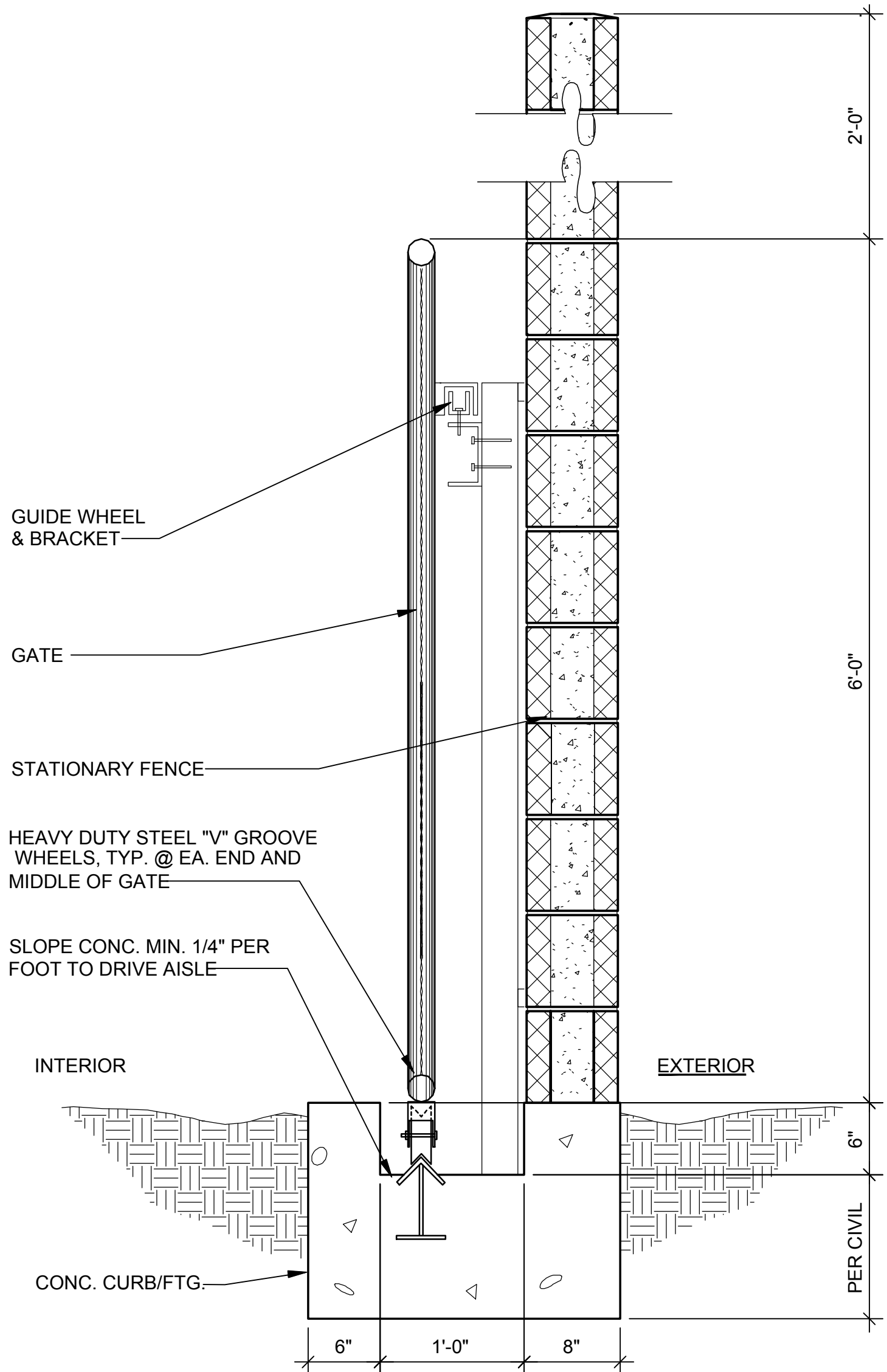
8



FIRELANE ENTRY SIGNAGE

SCALE: 1 1/2" = 1'-0"

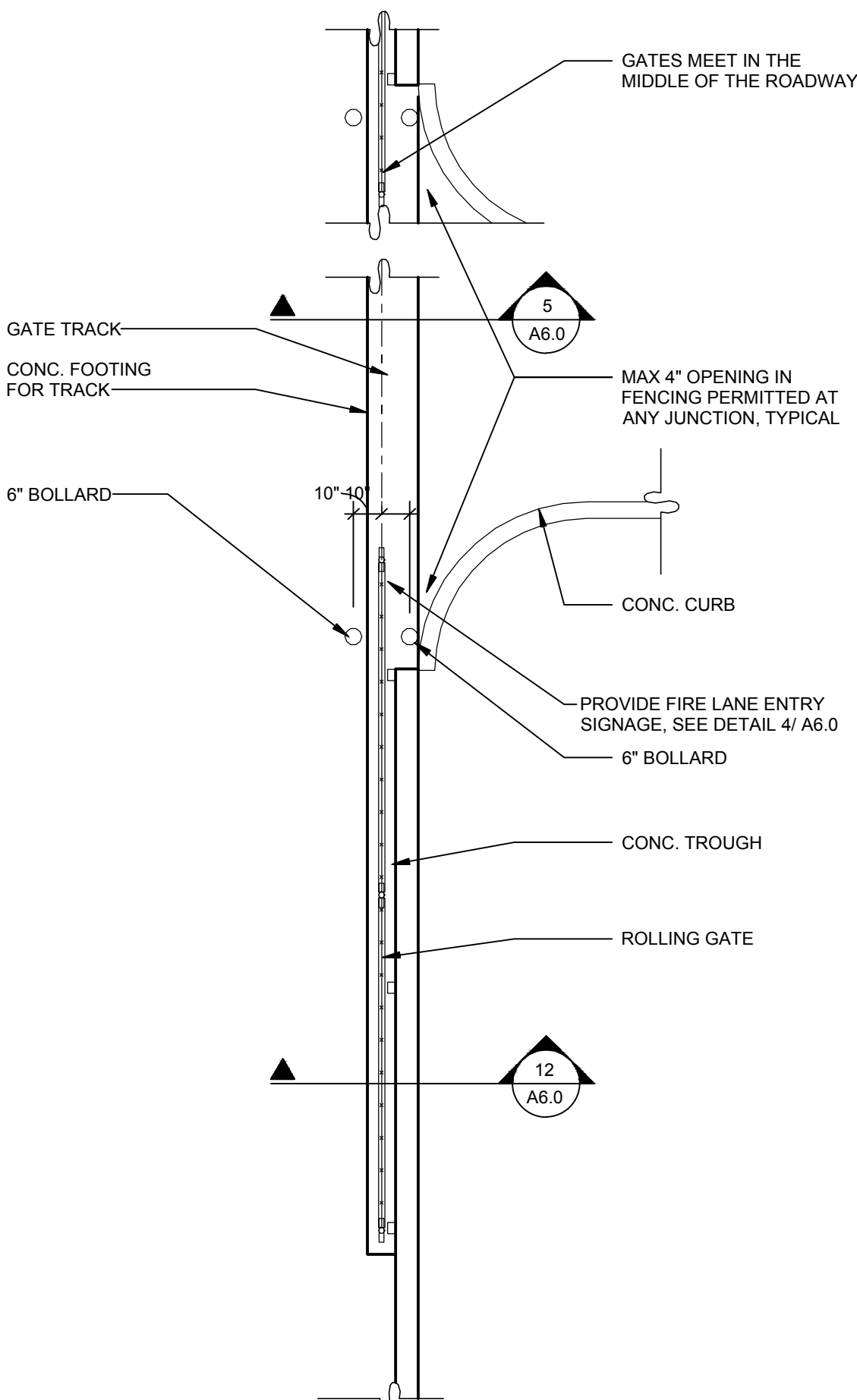
4



SLIDING GATE - SECTION

SCALE: 1" = 1'-0"

13



SLIDING GATE - PLAN

SCALE: 1" = 1'-0"

11

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