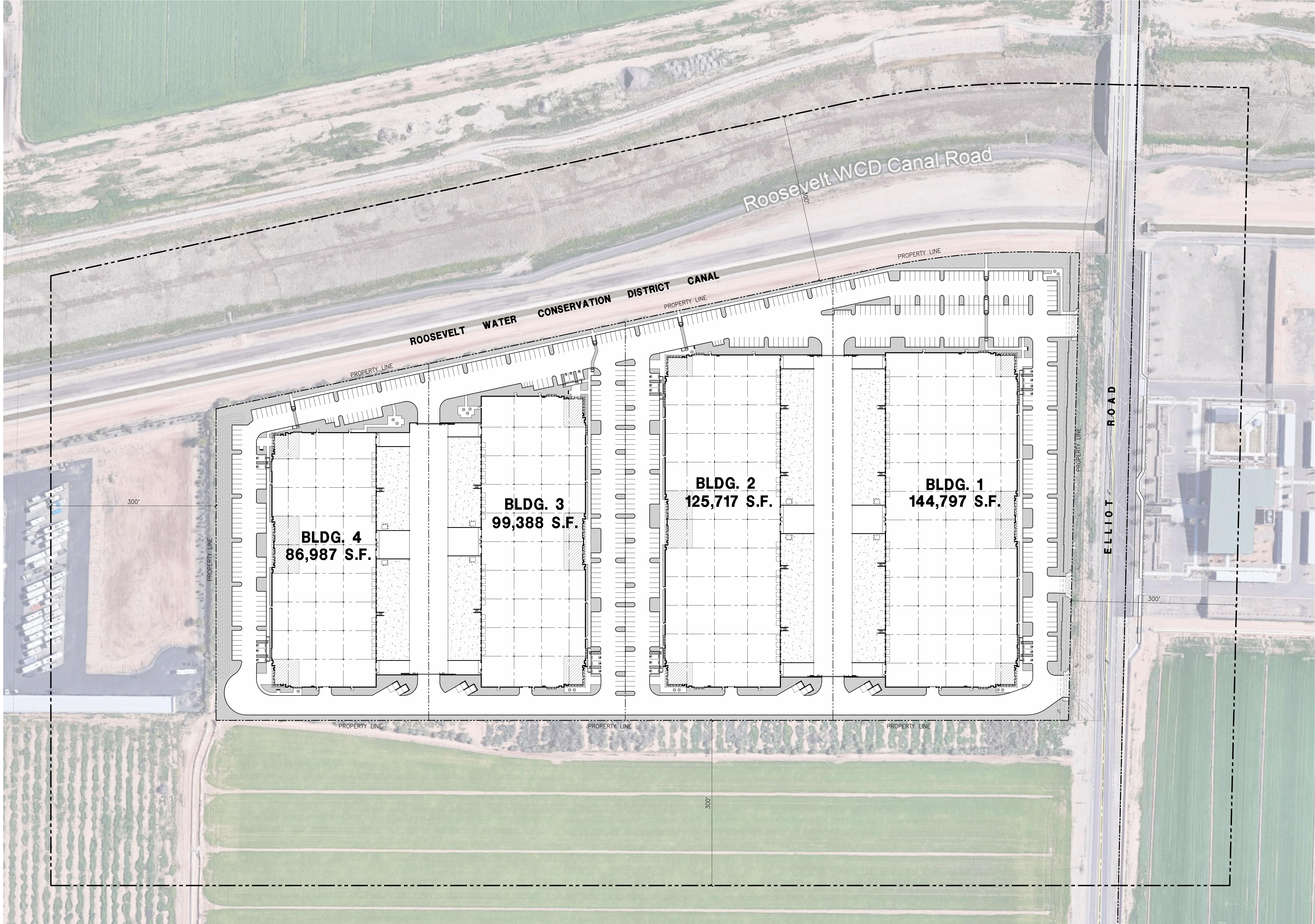
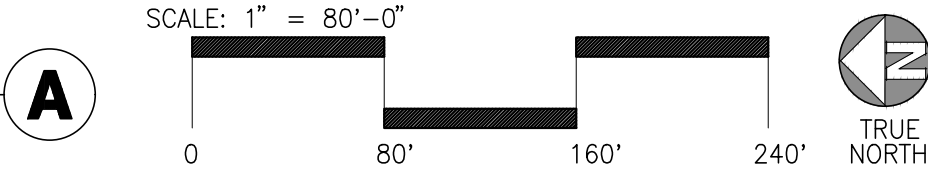




300' RADIUS SITE MAP

scale: 1" = 80'-0"



hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



MIG
REAL STATE

660 Newport Center Drive
Suite 1300
Newport Beach, CA 92660

Project:

ELLIOT ROAD &
POWER ROAD

NEC POWER ROAD &
ELLIOT ROAD
MESA, AZ 85212

Consultants:

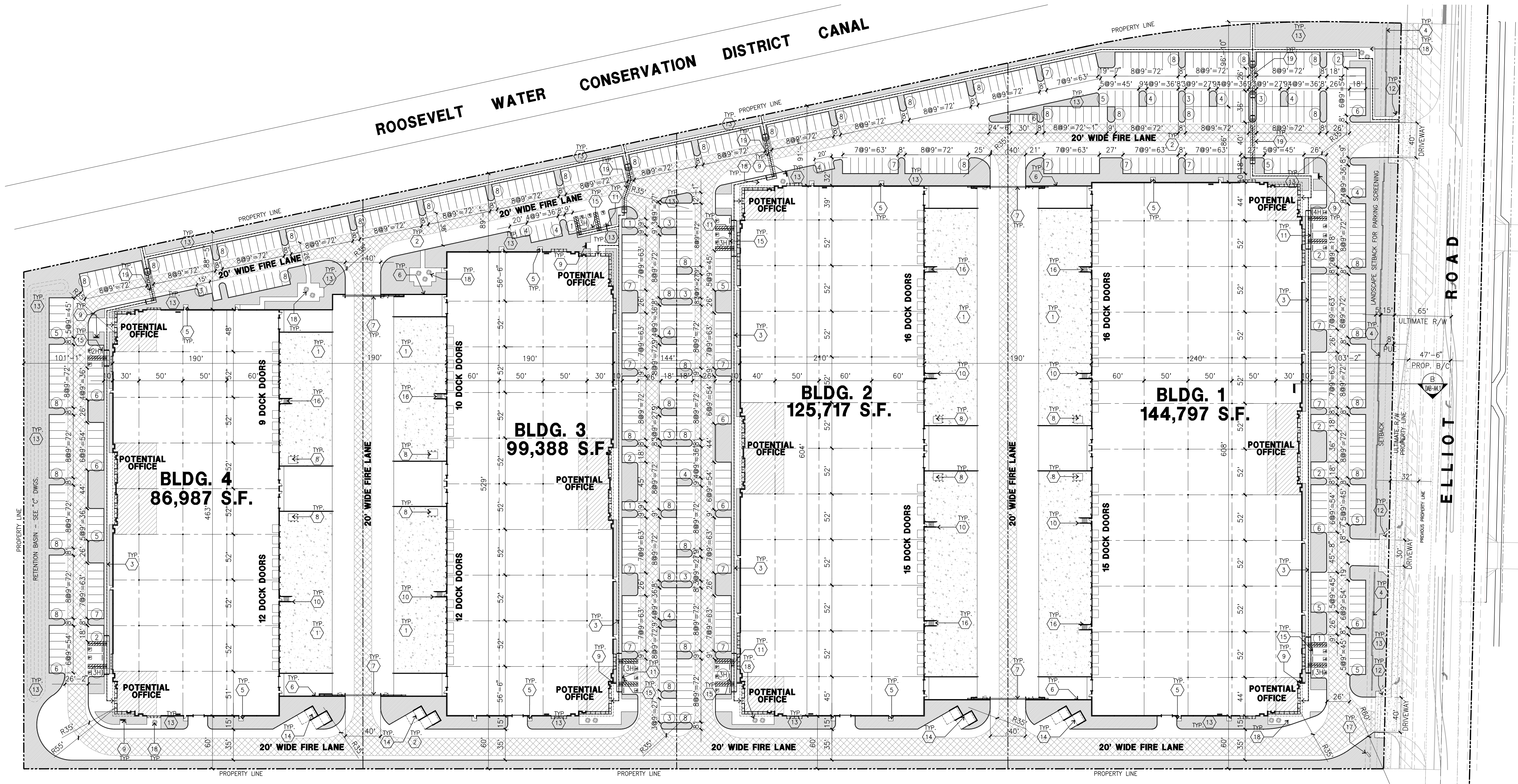
Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title: 300' RADIUS SITE MAP

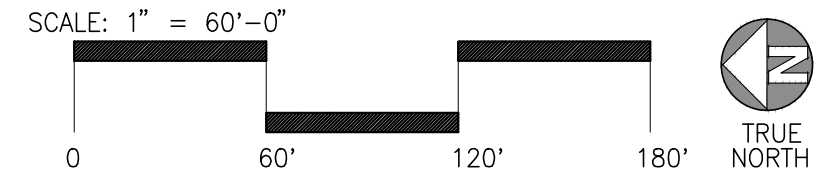
Project Number: 21247
Drawn by: CR
Date: 09/23/21
Revision:

Sheet:

DAB-A1.0



MASTER SITE PLAN A
scale: 1" = 60'-0"



PROPERTY OWNER

MIG REAL STATE
660 NEWPORT CENTER DRIVE
SUITE 1300
NEWPORT BEACH, CA 92660
ATTN: COLIN BAGWELL

ADDRESS OF THE PROPERTY

TBD

ASSESSOR'S PARCEL NUMBER

304-05-017J

ZONING

CURRENT ZONING DESIGNATION: RESIDENTIAL (RS-43)
PROPOSED ZONING DESIGNATION: LIGHT INDUSTRIAL (LI)

APPLICANT

MIG REAL STATE
660 NEWPORT CENTER DRIVE
SUITE 1300
NEWPORT BEACH, CA 92660
ATTN: COLIN BAGWELL

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2116
ATTN: HOON KEUN PARK

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT - PER CIVIL DRAWINGS.
- PAVEMENT - PER CIVIL.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- PARKING SCREEN WALL
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 14' H SCREEN WALL
- PROVIDE 8" H METAL MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- SES TRANSFORMER
- BICYCLE RACK
- CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- HANDICAPPED PARKING STALL SIGN
- HANDICAPPED ENTRY SIGN
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- TRASH ENCLOSURE PER CITY STANDARDS
- PRE-CAST CONC. WHEEL STOP
- EXTERIOR CONCRETE STAIRS.
- MONUMENT SIGN, SEE D/DAB-A4.1
- COMMON OPEN SPACE. SEE SHEET DAB-A1.2
- PEDESTRIAN WALKWAY TO BE 3" ABOVE THE VEHICLE LANE. PROVIDE DECORATIVE STAMPED CONCRETE. SEE "L" DWGS.

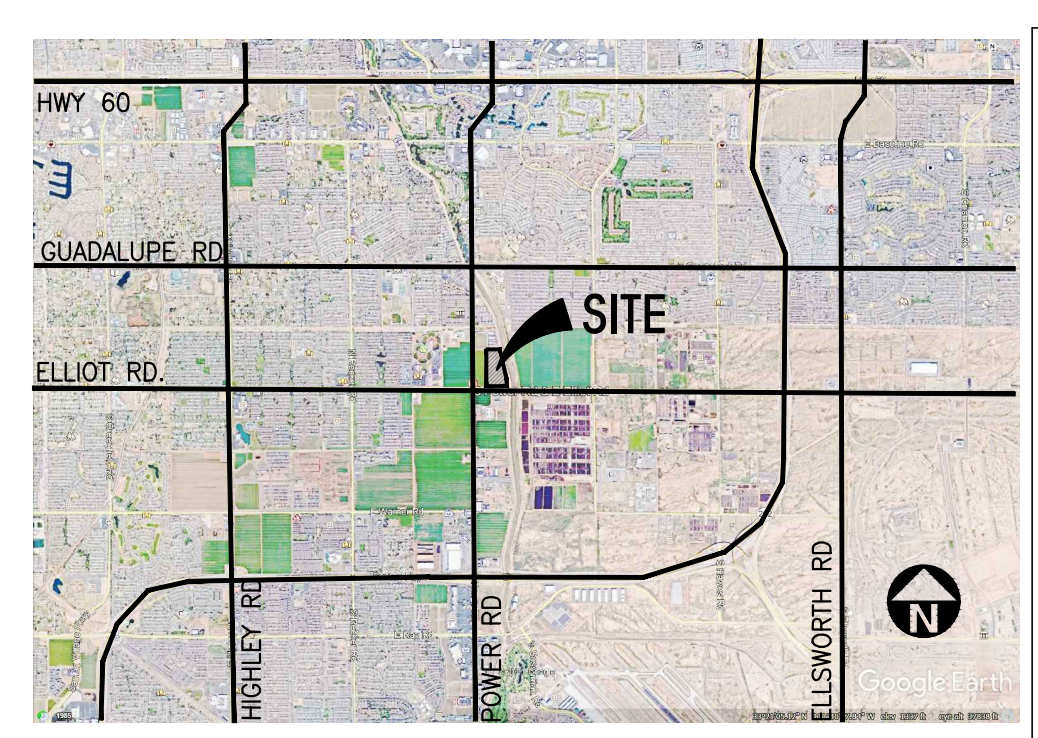
SITE LEGEND

- CONCRETE PAVING
SEE "C" DWGS. FOR THICKNESS
- LANDSCAPED AREA
- STANDARD PARKING
STALL (9' X 18')
- HANDICAP PARKING
STALL (9' X 18')
+ 5' W/ ACCESSIBLE AISLE
- HANDICAP PARKING (VAN)
STALL (11' X 18')
+ 5' W/ ACCESSIBLE AISLE
- PROPERTY LINE
- PATH OF TRAVEL
5% MAX SLOPE
2% MAX CROSS-SLOPE
- 20' FIRE LANE
PROVIDE RED CURBS AND
SIGNAGE PER FIRE DEPT
REQUIREMENT

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
SITE AREA					
In s.f.	366,430	287,894	244,788	234,260	1,133,372 s.f.
In acres	8.41	6.61	5.62	5.38	26.02 ac
BUILDING AREA					
Office	6,000	6,000	6,000	6,000	24,000 s.f.
Warehouse	138,797	119,717	93,388	80,987	432,889 s.f.
TOTAL	144,797	125,717	99,388	86,987	456,889 s.f.
COVERAGE	39.5%	43.7%	40.6%	37.1%	40.3%
AUTO PARKING REQUIRED					
Office: 1/375 s.f.	16	16	16	16	64 stalls
Whse: 1/900 s.f.	154	133	104	90	481 stalls
TOTAL	170	149	120	106	545 stalls
AUTO PARKING PROVIDED					
Standard (9' x 18')	207	149	139	108	603 stalls
Standard Accessible (9' x 18')	5	4	4	3	16 stalls
Van Accessible (12' x 18')	2	2	2	2	8 stalls
TOTAL	214	155	145	113	627 stalls
BICYCLE/MOTORCYCLE PARKING PROVIDED					
Bicycle	28	28	28	28	112 stalls
Motorcycle (5' x 9')	6	4	4	3	17 stalls
COMMON OPEN SPACE REQUIRED					
1% per building gross floor area	1,448	1,257	994	870	4,569 s.f.
COMMON OPEN SPACE PROVIDED					
Common space provided	3,350	2,017	4,670	4,272	14,309 s.f.
ZONING ORDINANCE FOR CITY					
Current Zoning Designation - Residential (RS-43)					
Proposed Zoning Designation - Light Industrial (LI)					
MAXIMUM BUILDING HEIGHT ALLOWED					
Height - 56'					
MAXIMUM LOT COVERAGE					
FAR - 90%					
SETBACKS					
Front - 15'					
Side/Rear - 0'					

VICINITY MAP



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POWER ROAD

NEC POWER ROAD &
ELLIOT ROAD
MESA, AZ 85212

Consultants:

- Civil: KIMLEY-HORN
Structural: -
Mechanical: -
Plumbing: -
Electrical: RPM
Landscape: G.K. FLANAGAN
Fire Protection: -
Soils Engineer: -

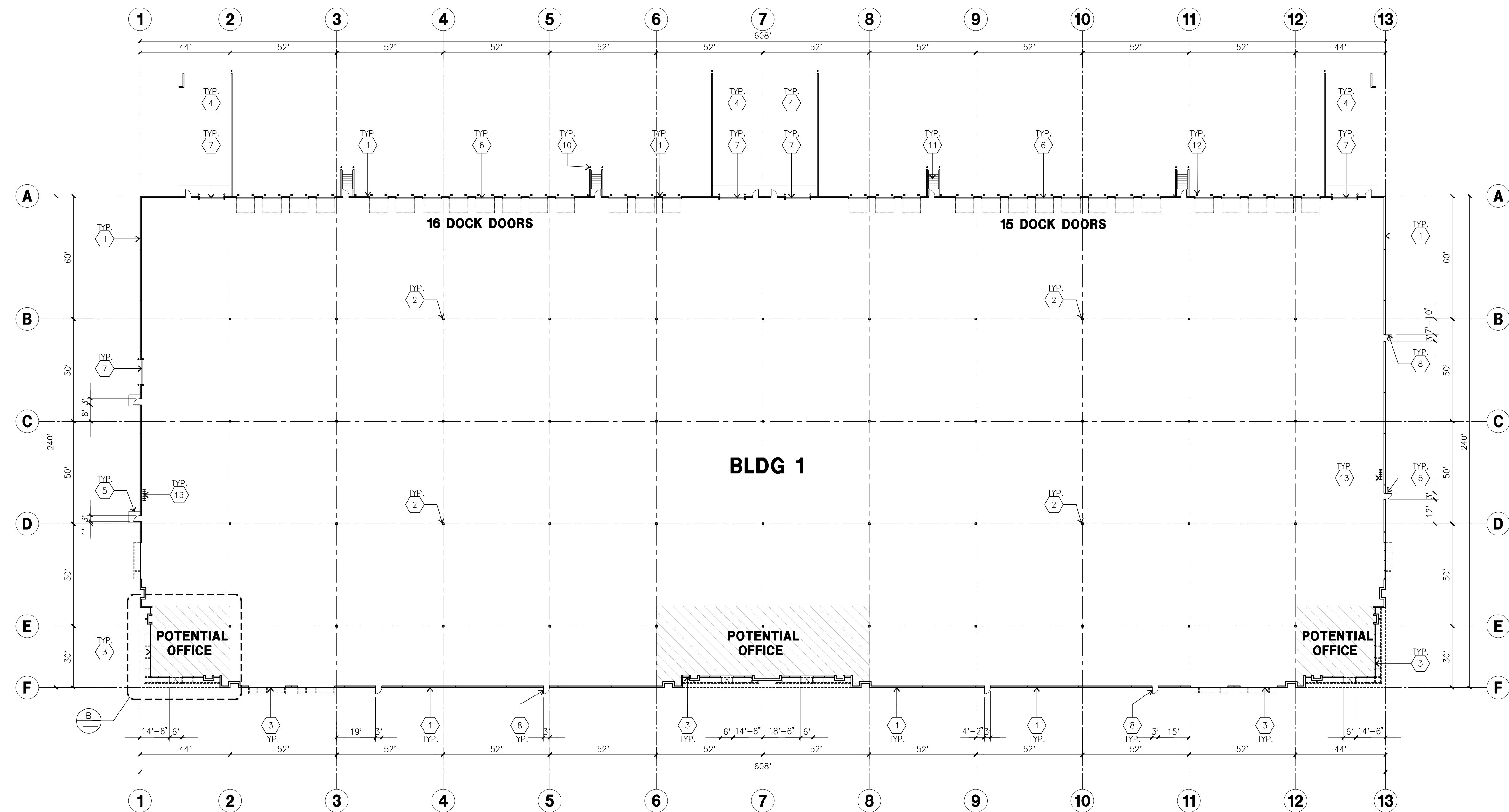
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Project Number: 21247
Drawn by: CR
Date: 09/23/21
Revision:

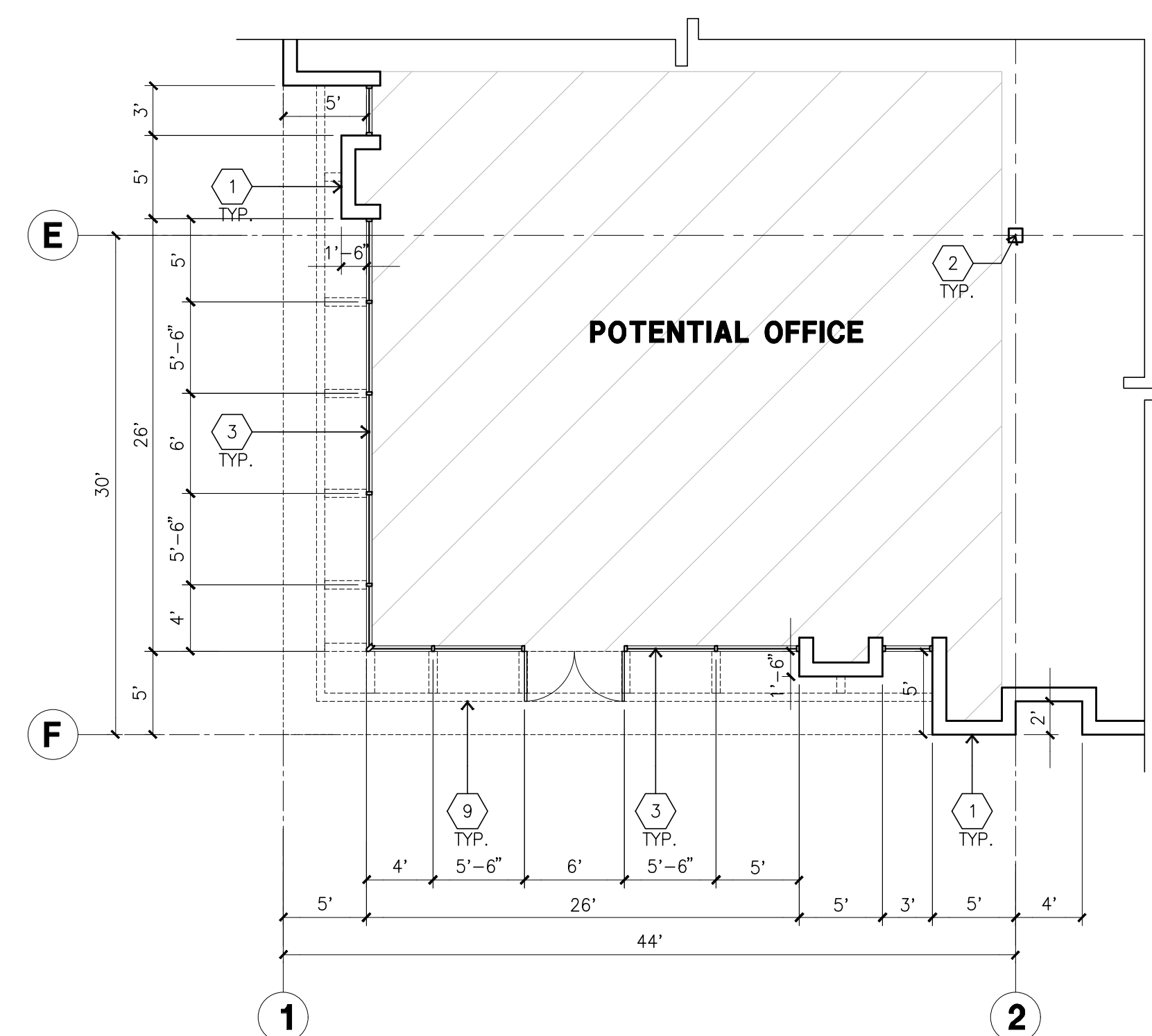
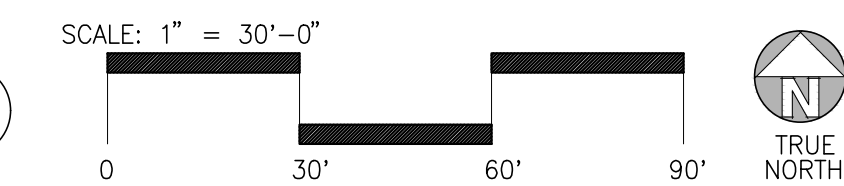
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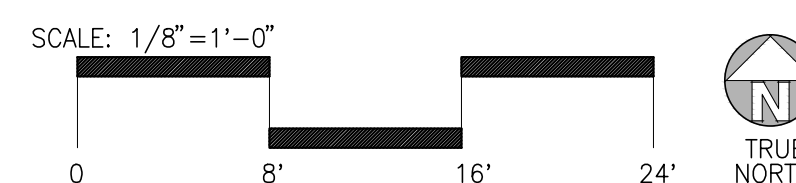
OFFICIAL USE ONLY



OVERALL FLOOR PLAN
scale: 1" = 30'-0"



ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP
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NEC POWER ROAD &
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MESA, AZ 85212

Consultants:

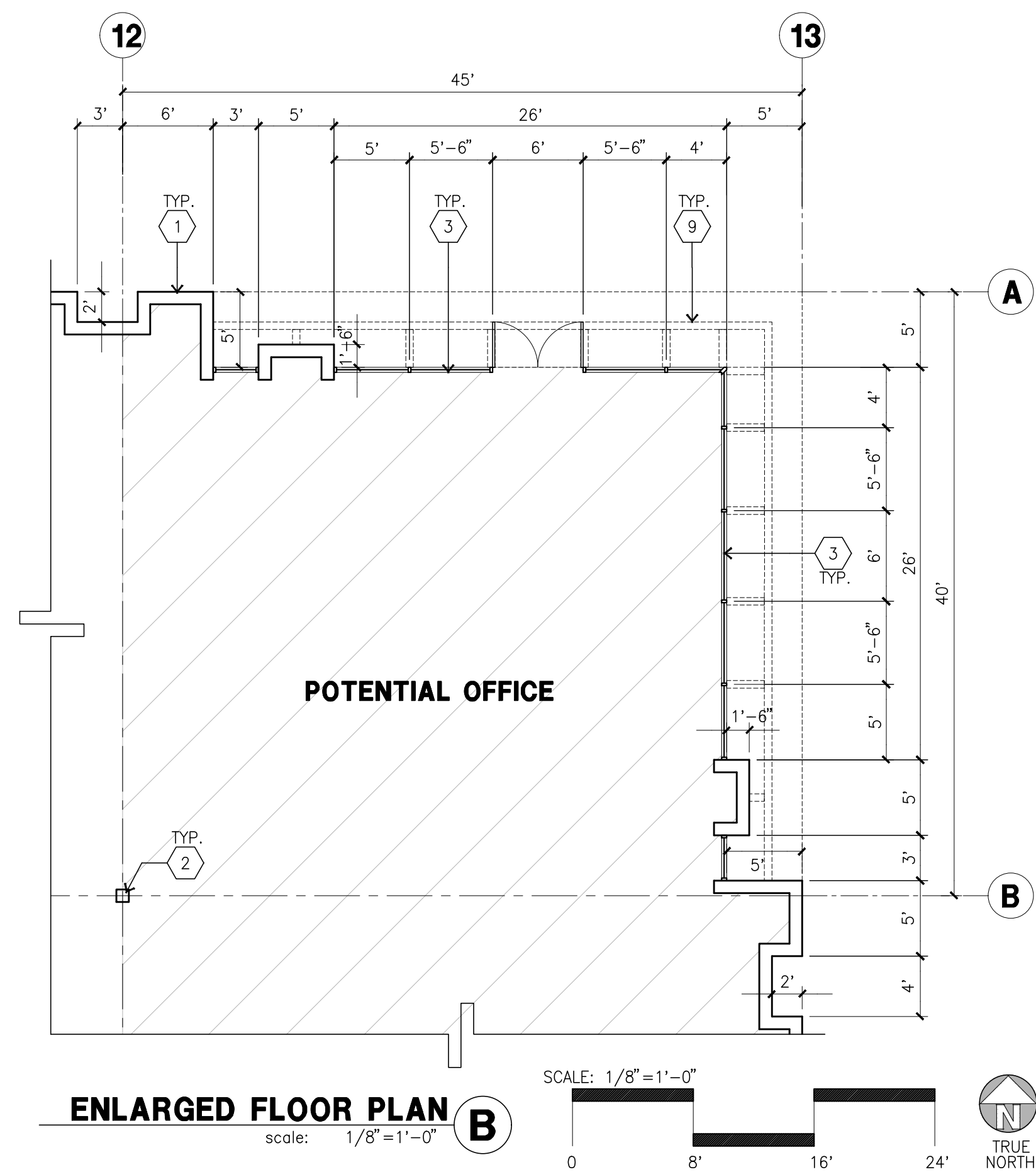
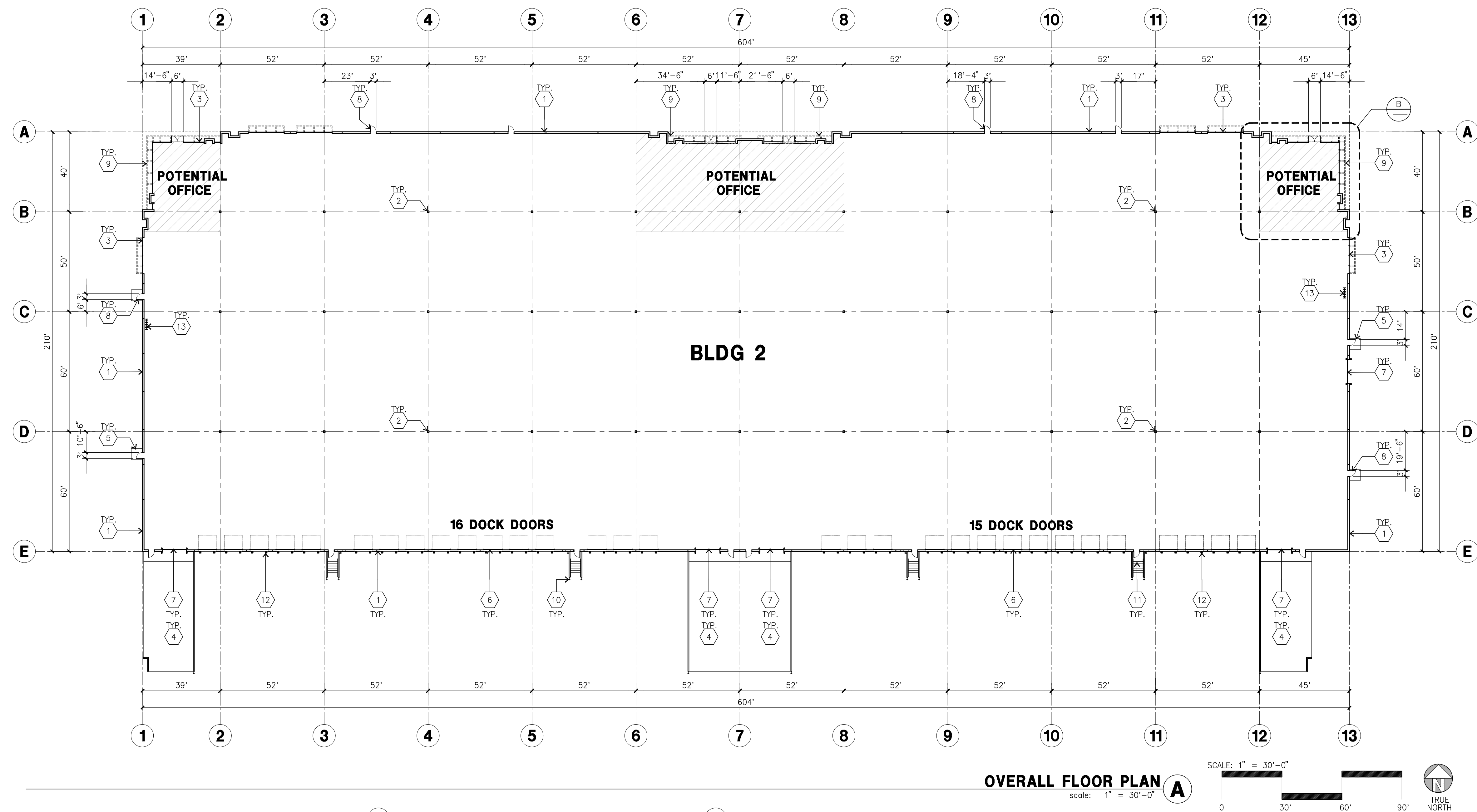
Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number: 21247
Drawn by: CR
Date: 09/23/21
Revision:

Sheet:

1-DAB-A2.1



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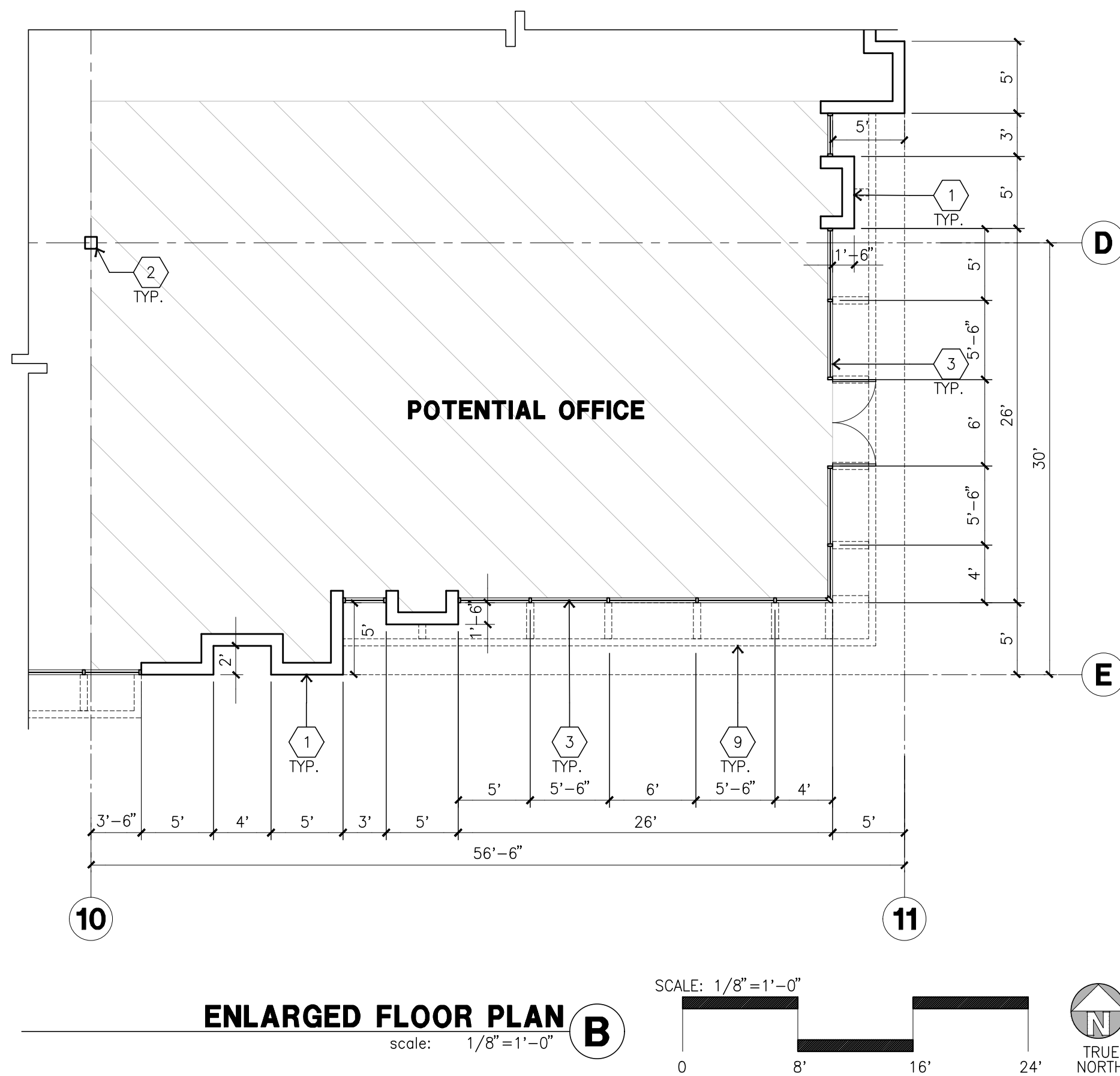
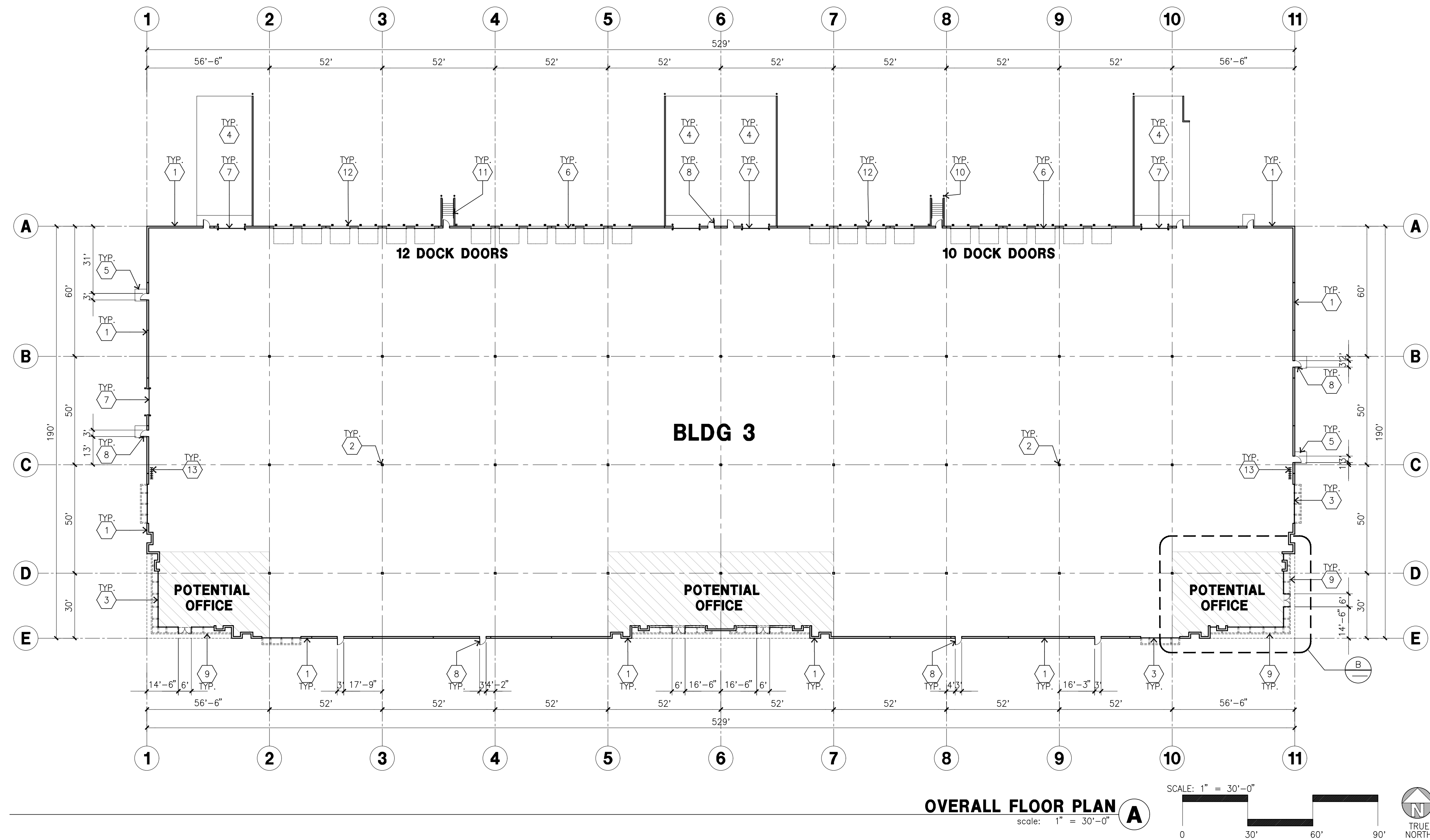
Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number: 21247
Drawn by: CR
Date: 09/23/21
Revision:

Sheet:

2-DAB-A2.1



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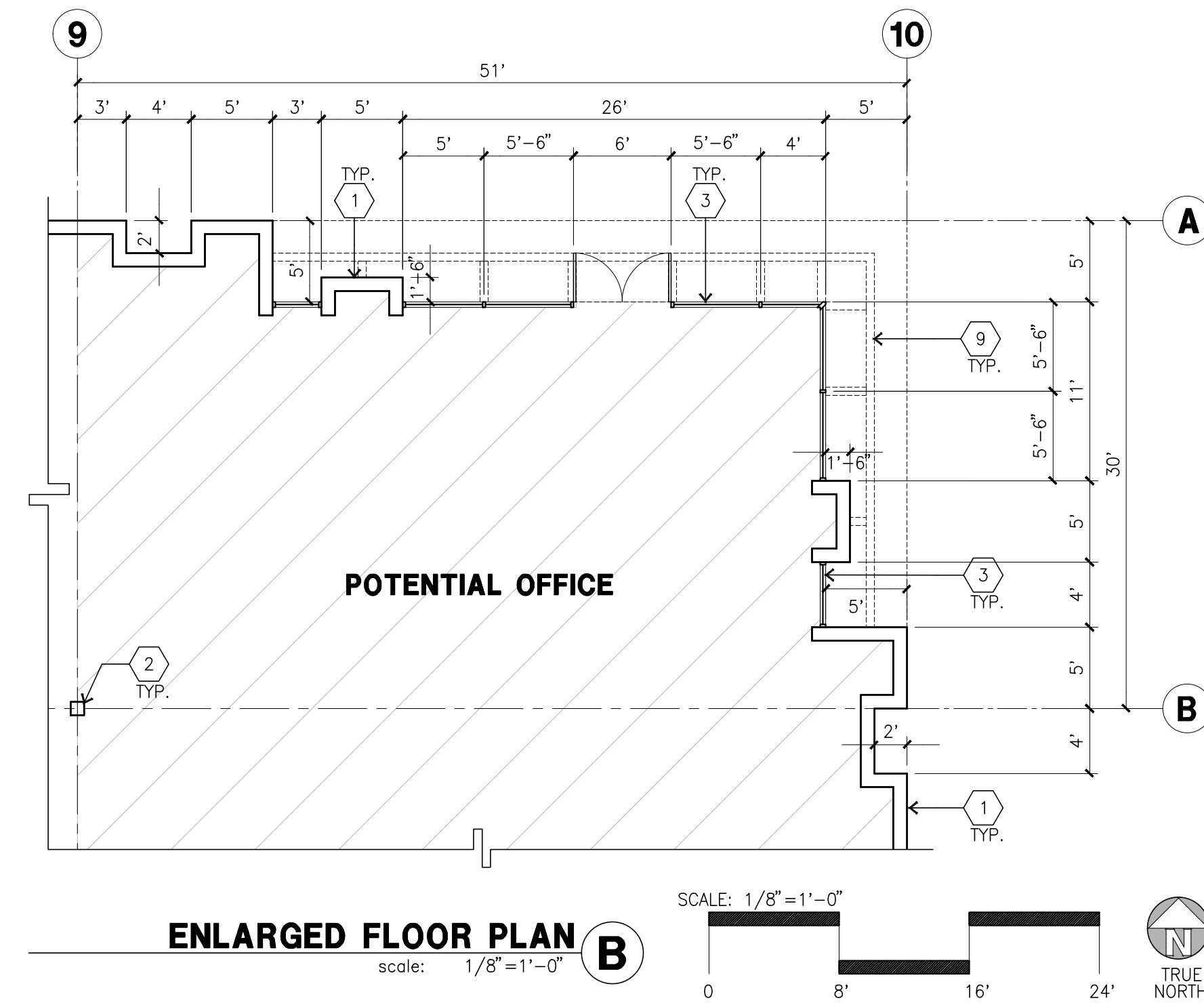
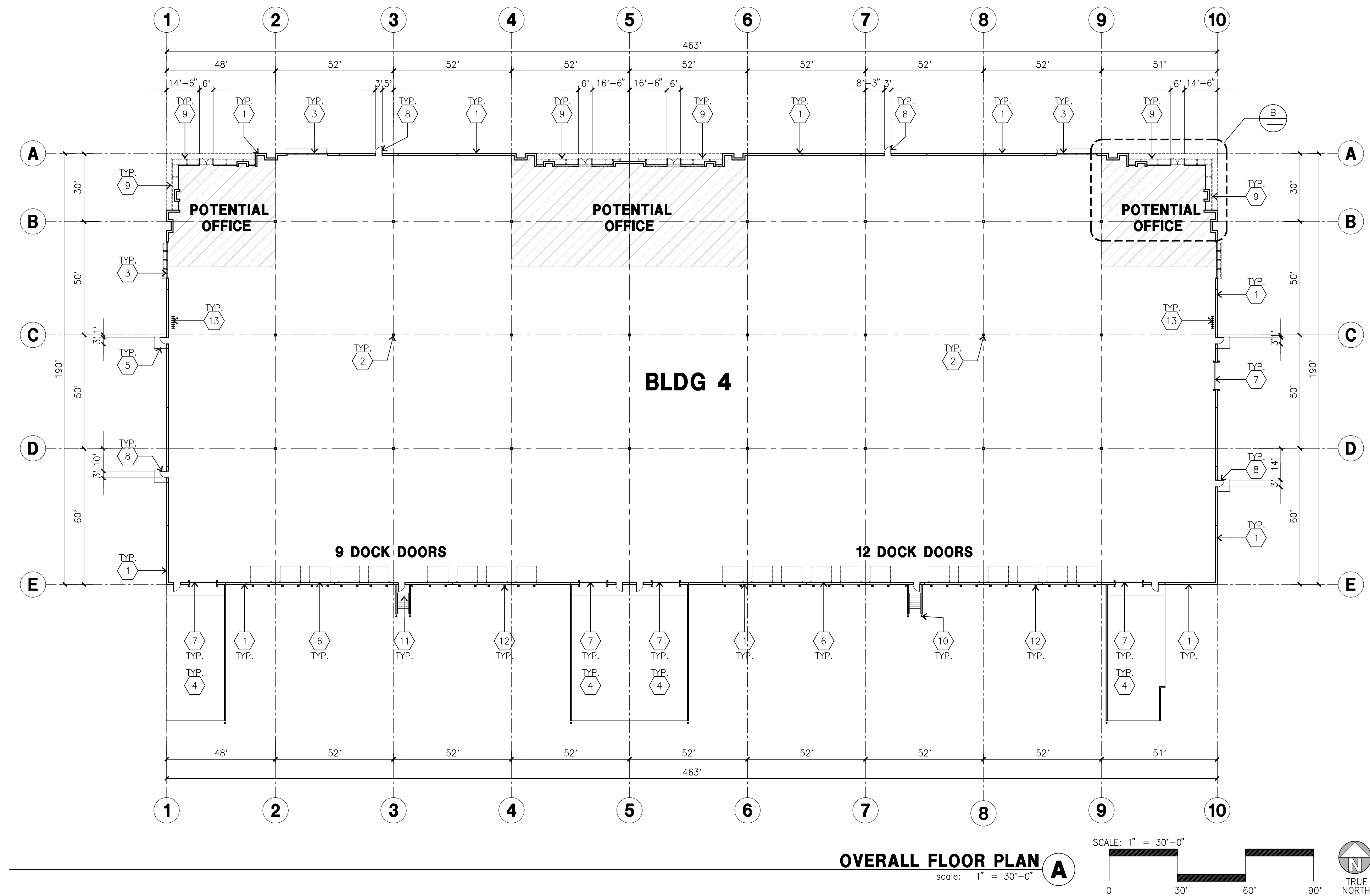
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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number: 21247
Drawn by: CR
Date: 09/23/21
Revision:

Sheet:

3-DAB-A2.1



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Consultants:

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Plumbing:	-
Electrical:	RPM
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number: 21247

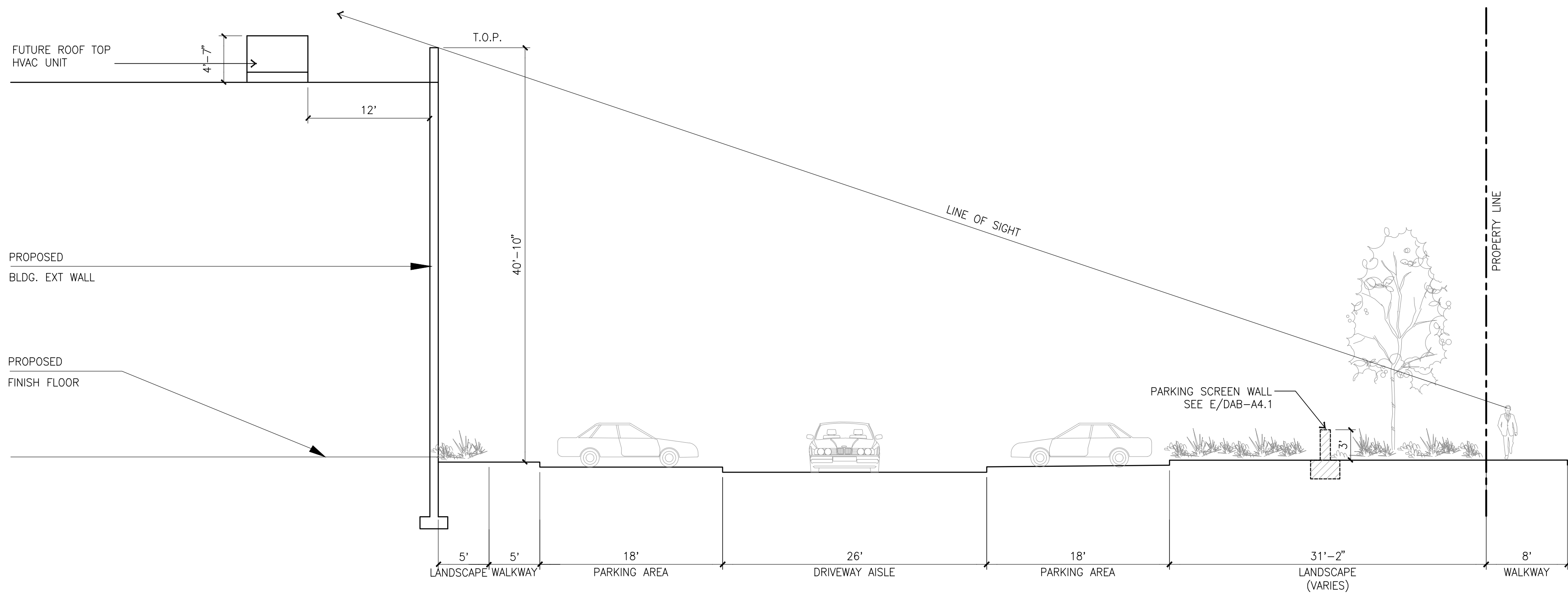
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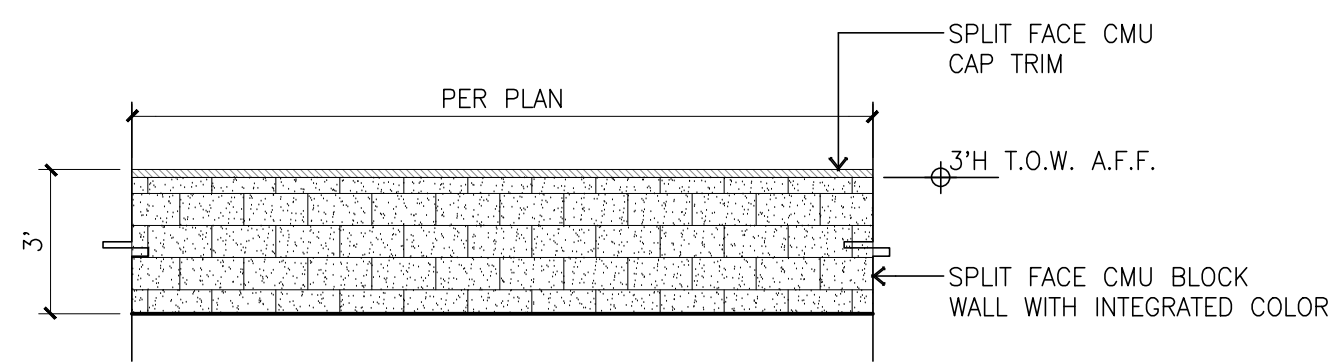
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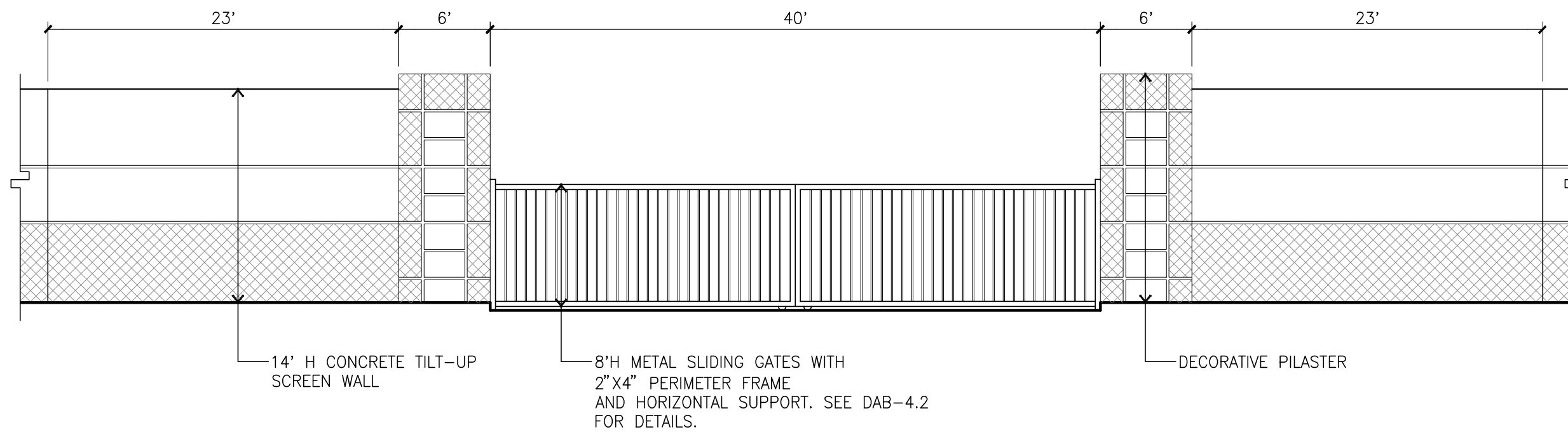


SITE SECTION B
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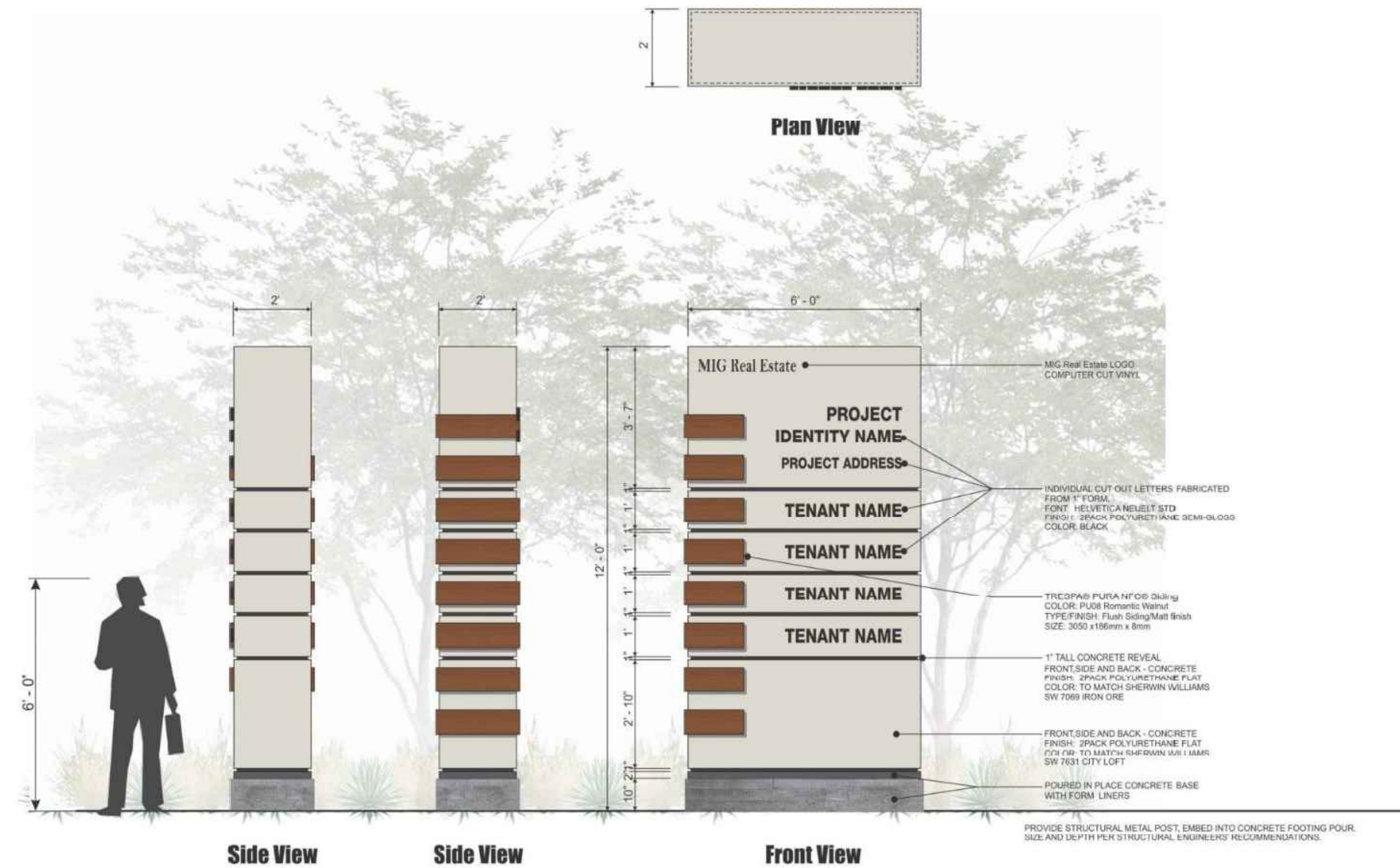


PARKING SCREEN WALL SHALL VARY FROM 32" TO 40". OFFSET OR STAGGERED BY AT LEAST 24" OF NO MORE THAN 50"

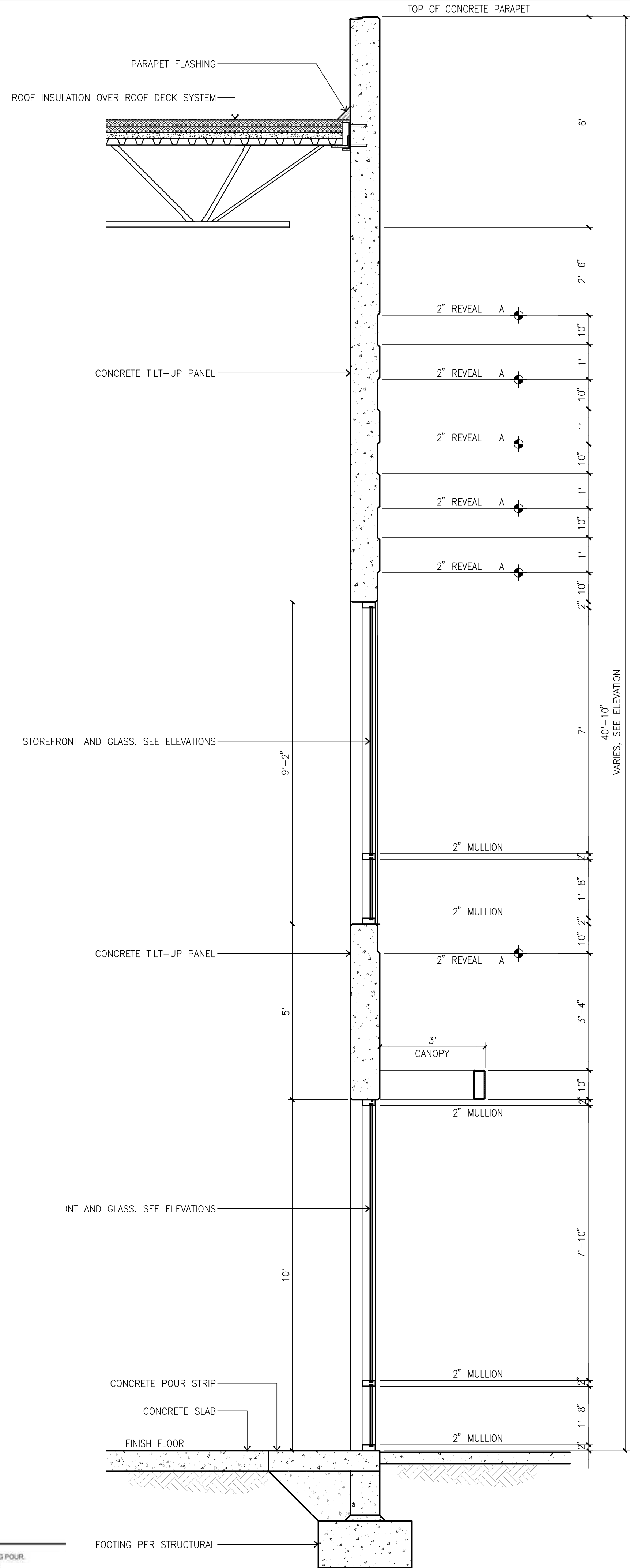
PARKING SCREEN WALL E
scale: 1/4" = 1'-0"



TYP. ENLARGED GATE AND SCREEN WALL ELEVATION C
scale: 1/8" = 1'-0"



MONUMENT SIGN D
scale: 1/8" = 1'-0"



BUILDING STOREFRONT SECTION A
scale: 1/2" = 1'-0"



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Consultants:

Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title: SECTION & DETAILS

Project Number: 21247
Drawn by: CR
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Sheet:

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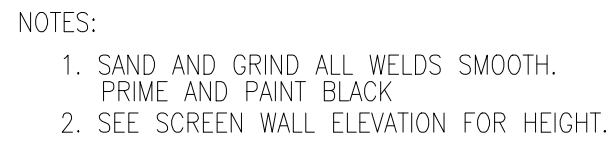
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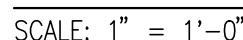
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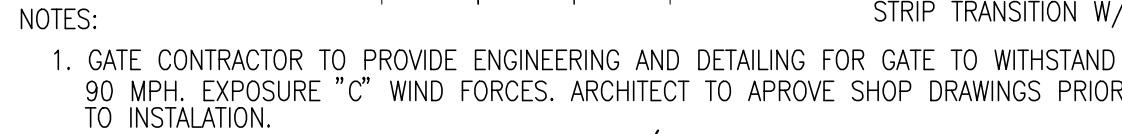


SCALE: 1/2" = 1'-0"

GATES

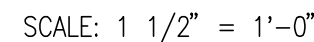


1TRAC



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

02820-SGATE-2A



02820-SGATE-3B

NOTE: CONTRACTOR SHALL
CONTACT GOVERNING AGENCY
TO OBTAIN REQUIRED INFORMATION
AND SHALL COMPLETE SIGN TEXT.

USE OF GATE UNDER WINDY
CONDITIONS IS PROHIBITED
LEAVE GATE LOCKED OPEN
OR LOCKED CLOSED

NOTES

1. SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH BEADED TEXT OR EQUAL MOUNTED AT A HEIGHT OF 60" ABOVE FINISHED GRADE, TO TOP OF SIGN.
2. SINAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.
3. THIS SIGN IS TO BE POSTED ON BOTH SIDES OF EACH GATE OR PAIR OF GATES.

SCALE: N.T.S

02890-SGATE-SIGN:



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

02820-SGATE-28

2