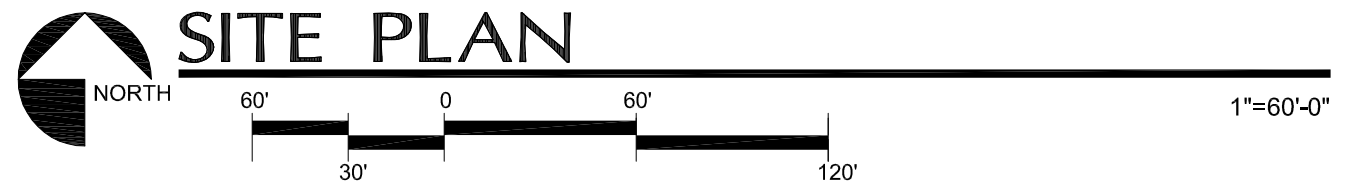


SITE PLAN KEYNOTES:

1. EXISTING ELECTRICAL TRANSFORMER
2. EXISTING STREET LIGHT TO REMAIN
3. EXISTING CONCRETE CURB TO REMAIN
4. 6' HIGH MASONRY WALL PER SHEET A1.2
5. 36" HIGH PARKING SCREEN WALL PER SHEET A1.2
6. LINE OF FUTURE CHAINLINK FENCE - DIVIDE WITH TENANT LEASE.
7. SLIDING 13' WIDE METAL GATE WITH VEHICLE PEDESTALS, KNOX KEY SWITCHES AND TOMAR SENSORS.
8. LANDSCAPE PER LANDSCAPE PLAN
9. ACCESSIBLE RAMP SEE DETAIL 11/A1.1
10. CONCRETE SIDEWALK
11. CONCRETE CURB PER CIVIL
12. EXISTING DRIVE APPROACH PER CIVIL
13. PAVEMENT PER CIVIL
14. STANDARD PARKING STALL PER DETAIL 2/A1.1
15. ADA PARKING STALL PER DETAIL 1/A1.1
16. 5' WIDE ACCESSIBLE PATH ACROSS DRIVE AISLE - STRIPED
17. EXISTING SIDEWALK TO REMAIN
18. PARKING LOT LIGHTING REFER TO DETAIL 10/A1.1 AND PER ELECTRICAL
19. BOLLARD PER DETAIL 8/A1.1
20. ONE WAY SIGN PROVIDED AT MEDIAN
21. REFUSE (TRASH AND RECYCLE) PER DETAIL 12/A1.1
22. STOP SIGN PROVIDED AT DRIVEWAYS.
23. FIRE DEPARTMENT CONTROL (FDC)
24. ELECTRICAL SERVICE SECTION (SES)
25. LINE OF STEEL CANOPY ABOVE
26. RISER ROOM WITH ONE RECESSED KNOX-BRANDED BOX AT EACH STRUCTURE
27. CONCRETE APRON FLUSH WITH PAVEMENT
28. EXISTING MEDIAN TO REMAIN
29. SIGHT VISIBILITY TRIANGLE PER CITY DETAIL EM-158



SITE DATA:

PROJECT ADDRESS: LOT 7C OF REPLAT OF CENTERPOINT LOGISTICS EL MIRAGE, ARIZONA 85335

PARCEL NUMBERS: 509-18-974A

SECTION/RANGE: 27 / 3N / 1W

MCR#: 1642-30

OWNER: DESERT TRUSS HOLDING COMPANY INC
8210 H 35 NORTH
NEW BRAUNFELS, TX 78130
CONTACT: JIM PENROD

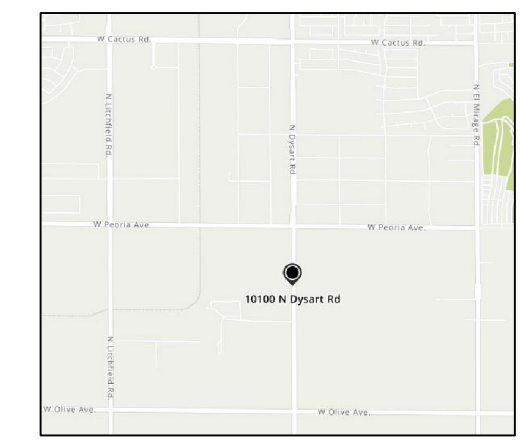
JURISDICTION: EL MIRAGE

SUBDIVISION: CENTERPOINT LOT 3 AND COPPERWING LOT 1 REPLAT

ZONING: EIPAD (PAD0-08-01)
OVERLAY DISTRICT: ARS 28-8481, LUKE AIR FORCE
ACCIDENTAL POTENTIAL ZONE II

LOT: 7B

VICINITY:



PROJECT DATA:

LOT AREA: 942,766 SF OR 21,642.9 ACRES

BUILDING AREA:

SINGLE USER BLDG	RETAIL BLDG
BLDG A 12,335 SF + 15,646 SF YARD	BLDG AA 9,000 SF
BLDG B 12,335 SF + 15,930 SF YARD	BLDG BB 9,000 SF
BLDG C 12,335 SF + 16,211 SF YARD	BLDG BB 18,000 SF
BLDG D 12,335 SF + 16,536 SF YARD	
BLDG E 12,335 SF + 16,911 SF YARD	MULTIUSER BLDG
BLDG F 12,335 SF + 16,006 SF YARD	BLDG J 23,680 SF
BLDG G 12,335 SF + 15,961 SF YARD	BLDG K 23,680 SF
BLDG H 12,335 SF + 16,008 SF YARD	BLDG L 23,680 SF
BLDG I 12,335 SF + 16,008 SF YARD	BLDG M 12,160 SF + 7,795 SF YARD
TOTAL 111,015 SF + 145,271 SF YARD	BLDG N 12,160 SF + 7,795 SF YARD
	85,360 SF + 15,590 SF YARD

LOT COVERAGE: 942,766 SF SITE
224,375 SF TOTAL BUILDING FOOTPRINTS
385,236 SF TOTAL BUILDING + YARDS

224,375 BLDG SF / 942,766 SF SITE = 24%
385,236 BLDG+YARD SF / 942,766 SF SITE = 41%

PARKING:

OFFICE, BUSINESS OR PROFESSIONAL
1 SPACE PER 300 SF GFA

LIGHT ASSEMBLY MANUFACTURING
A SPACE PER 500 SF OF WAREHOUSE + 1 SPACE PER 350 SF OFFICE AREA

RETAIL, GENERAL / FLEX COMMERCIAL
1 SPACE PER 300 SF GFA

BUILDINGS A-A:

OFFICE 1,700 SF PER SUITE x 18 SUITES = 30,600 SF
30,600 SF / 300 SF = 102 SPACES

WRHS 4,452 SF PER SUITE x 18 SUITES = 80,136 SF
80,136 SF / 500 SF = 160 SPACES

TOTAL SPACES = 262 SPACES REQUIRED
132 SPACES PROVIDED**

** PARKING STALLS CAN BE PROVIDED IN REAR YARD AS REQUIRED PER TENANT

BUILDINGS J-N (MULTI-USER BLDG):

OFFICE (ASSUMING 20%) 19,072 SF / 300 = 64 SPACES
WRHS (ASSUMING 80%) 76,288 SF / 500 = 153 SPACES

TOTAL SPACES = 217 SPACES REQUIRED
208 SPACES PROVIDED

RETAIL BUILDINGS AA-BB:

RETAIL 18,000 SF / 300 = 60 SPACES REQUIRED
106 SPACES PROVIDED

REQUIRED STALLS: 539 (506 STANDARD 33 ADA)
PROVIDED STALLS: 446 (412 STANDARD 28 ADA)**

** ADDITIONAL STALLS CAN BE PROVIDED IN REAR YARDS AT BUILDINGS A-I AS REQUIRED PER TENANT USE.

DESIGNER

31814 NORTH 17th GLEN
PHOENIX, ARIZONA 85085
602.743.5367
kristin@krmstudio.com

PROJECT

DT INDUSTRIAL PARK
at
CENTERPOINT
SW OF DYSART RD & PEORIA AVE
EL MIRAGE, ARIZONA 85335

Project: DT - PENROD
Date: 09-2024
Proj Mgr: KTM
Dwn By: KTM
Proj No: 24-020

Rev. Date: Desc:

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▲
▲

TENANT IMPROVEMENT

SITE PLAN

SHEET

A1.0

GENERAL NOTES:

ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

LIGHTING SHALL BE BUILDING MOUNTED UNLESS SHOWN OTHERWISE.

EACH BUILDING REQUIRES IDENTIFICATION LARGE ENOUGH TO BE SEEN FROM PUBLIC WAY. NUMBERS REQUIRE MINIMUM HEIGHT OF 12-24 INCHES WITH A WIDTH OF 2-3 INCHES IN CONTRASTING COLOR TO THE BUILDING.

ALL SIGNAGE SHALL BE UNDER SEPRATE REVIEW AND PERMITS.