

**KEYNOTES**

1. 6" CONCRETE CURB.
2. CONCRETE SIDEWALK.
3. CONCRETE RAMP PER MESA STANDARDS. 1:12 MAXIMUM SLOPE.
4. REFUSE DUMPSTER ENCLOSURE WITH MASONRY SCREEN WALL AND SWINGING GATE PER MESA STANDARD 16B2.2.
5. ASPHALT PAVING.
6. MONUMENT SIGN. (SEPARATE PERMIT)
7. 3'-4" MASONRY SCREEN WALL.
8. 6" MASONRY SCREEN WALL.
9. FIRE ACCESS LANE, RADIUS IS 35'-0" INSIDE AND 55'-0" OUTSIDE
10. FRONTAGE RETENTION BASIN
11. ACCESSIBLE PARKING PER CITY OF MESA STANDARD DETAIL M-26.
12. EXPOSED WASH
13. DECORATIVE PAVING
14. COVERED PARKING CANOPY
15. BICYCLE PARKING
16. EXISTING CURB CUT AS PER CRISMON COMMONS IMPROVEMENT PLANS
17. NEW CURB CUT

**LEGEND**

- ☉ FIRE HYDRANT, SEE CIVIL DRAWINGS.
- ◄ 25'-0" SITE LIGHT FIXTURE
- ◄ 16'-0" SITE LIGHT FIXTURE
- ☐ TRANSFORMER LOCATION
- ☐ FIRE DEPARTMENT CONNECTION
- FR FIRE RISER ROOM LOCATION
- SS SERVICE ENTRANCE SECTION LOCATION

**CODE ANALYSIS**

| RETAIL BLDGS. A,B,C,D,E,F: | SINGLE STORY OCCUPANCY TYPE: | FRONTAGE INCREASE: | SPRINKLER INCREASE: | TYPE V-B ALLOWABLE AREA: | RETAIL BLDG. G:     | TWO STORY TYPE: | FRONTAGE INCREASE: | SPRINKLER INCREASE: | TYPE V-B ALLOWABLE AREA: |
|----------------------------|------------------------------|--------------------|---------------------|--------------------------|---------------------|-----------------|--------------------|---------------------|--------------------------|
| 5,000 SF - 8,000 SF EACH   | M                            | 75%                | 100%                | 24,750 SF                | 15,000 SF           | N               | 75%                | 100%                | 24,750 SF                |
| OFFICE CONDOS. A,B,C,D,E:  | 6,000 SF - 8,000 SF EACH     | 75%                | 100%                | 24,750 SF                | OFFICE CONDOS. A,B: | 45,000 SF EACH  | 75%                | 100%                | 24,750 SF                |
| OFFICE CONDOS. A,B,C,D,E:  | 6,000 SF - 8,000 SF EACH     | 75%                | 100%                | 24,750 SF                | OFFICE CONDOS. A,B: | 45,000 SF EACH  | 75%                | 100%                | 24,750 SF                |

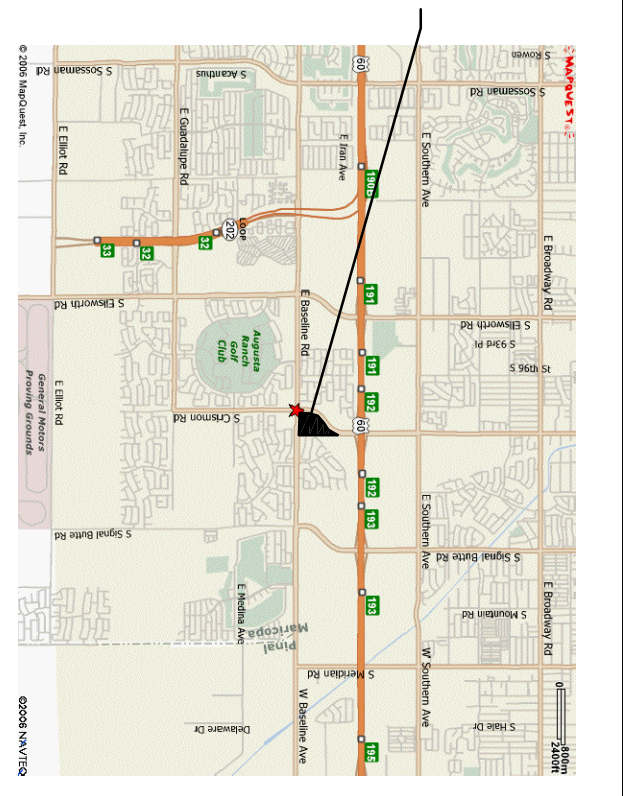
**BUILDING DATA**

| PHASE 1-A  | PHASE 2-A                        | PHASE 2-B | PHASE 2-C | PHASE 2-D | PHASE 2-E | PHASE 2-F | PHASE 2-G | PHASE 2-H | PHASE 2-I | PHASE 2-J | PHASE 2-K | PHASE 2-L | PHASE 2-M | PHASE 2-N | PHASE 2-O | PHASE 2-P | PHASE 2-Q | PHASE 2-R | PHASE 2-S | PHASE 2-T | PHASE 2-U | PHASE 2-V | PHASE 2-W | PHASE 2-X | PHASE 2-Y | PHASE 2-Z |
|--|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 5,500 SF + 9,500 SF + 10,000 SF + 9,500 SF = 34,500 SF | 11,000 SF + 9,000 SF = 20,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF | 15,000 SF |

**SITE DATA**

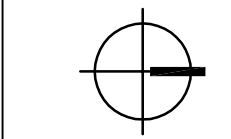
| EXISTING ZONING          | GROSS SITE AREA:            | NET SITE AREA:              | TOTAL BUILDING AREA: | FAR (NET SITE AREA/TOTAL BUILDING AREA): | ASSESSORS PARCEL NO.   |
|--------------------------|-----------------------------|-----------------------------|----------------------|--|--|
| C-2 - ZONING CASE 204-33 | 25,999 ACRES (1,132,124 SF) | 24,771 ACRES (1,076,787 SF) | 232,000 SF           | 2.15%                                    | 220-80-988 (LOT 1)<br>220-80-987 (LOT 2)<br>220-80-988 (LOT 3)<br>220-80-989 (LOT 4)<br>220-80-990 (LOT 5) |

**KEYPLAN**



**SITE PLAN**

SCALE: 1" = 80'-0"



**SITE PLAN**

NO SCALE

**CRISMON GATEWAY**  
MIXED USE PROJECT  
NEC CRISMON AND BASELINE ROADS  
MESA, ARIZONA, 85201

**PRELIMINARY - NOT FOR RECORDING**

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project no.: 08053  
date: 14 AUGUST 2007

**A 1.0**