

THE LANDING AT PMG

EAST RAY ROAD
MESA, ARIZONA

PHX18-0006-00
CONCEPTUAL DESIGN
03.21.2018

WARE MALCOMB

architecture | planning | interiors | branding | civil



SCHEME 1B

Perspective

THE LANDING AT PMG
MESA, ARIZONA

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PHX18-0006-00
03.21.2018

SHEET
2

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



SCHEME 1B

Perspective

THE LANDING AT PMG
MESA, ARIZONA

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SHEET
3

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SCHEME 1B

Perspective

THE LANDING AT PMG
MESA, ARIZONA

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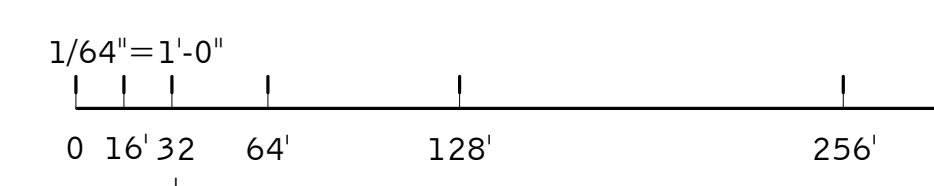
PHX18-0006-00
03.21.2018

SHEET
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This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

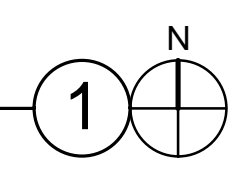


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SITE AERIAL

SCALE: 1/64" = 1'-0"



SITE AERIAL	
DATE	REMARKS

PA/PM:	E. ZITNY
DRAWN BY.:	H.B.
JOB NO.:	PHX18-0006-00

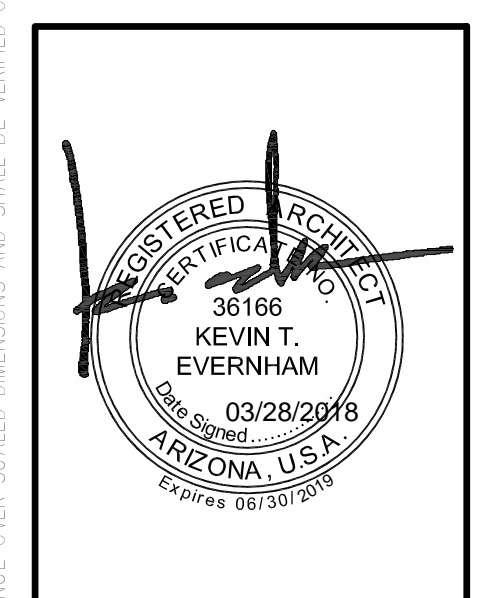
SHEET

A1.0a

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interiors
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civil engineering

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THE LANDING
BUILDING 1
EAST RAY ROAD
MESA, ARIZONA 85212

SITE PLAN NOTES

- 101 PROPERTY LINE, SEE CIVIL DRAWINGS.
- 103 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 105 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 106 DETENTION BASIN.
- 107 NEW CURB CUT.
- 109 8'-0" HIGH CMU SCREEN WALL, PAINTED FINISH C.
- 110 TRASH ENCLOSURE WITH RECYCLE BIN, PER CITY STANDARDS.
- 111 CONCRETE PAVEMENT AT TRUCK DOCKS.
- 114 ASPHALT PAVING.
- 116 CONCRETE PAVEMENT.
- 117 CANOPY ABOVE.
- 122 SHADED EMPLOYEE BREAK AREA.
- 125 HEAVY DASHED LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
- 126 CONCRETE SIDEWALK, SEE CIVIL.
- 127 ROLLING GATE WITH KNOX BOX.
- 128 3'-0" CMU PARKING SCREEN WALL PAINT FINISH C.
- 129 STAMPED CONCRETE ISLAND, SEE CIVIL.
- 130 UTILITIES AND FACILITIES EASEMENT.
- 131 AIRPORT LANDSCAPE EASEMENT.

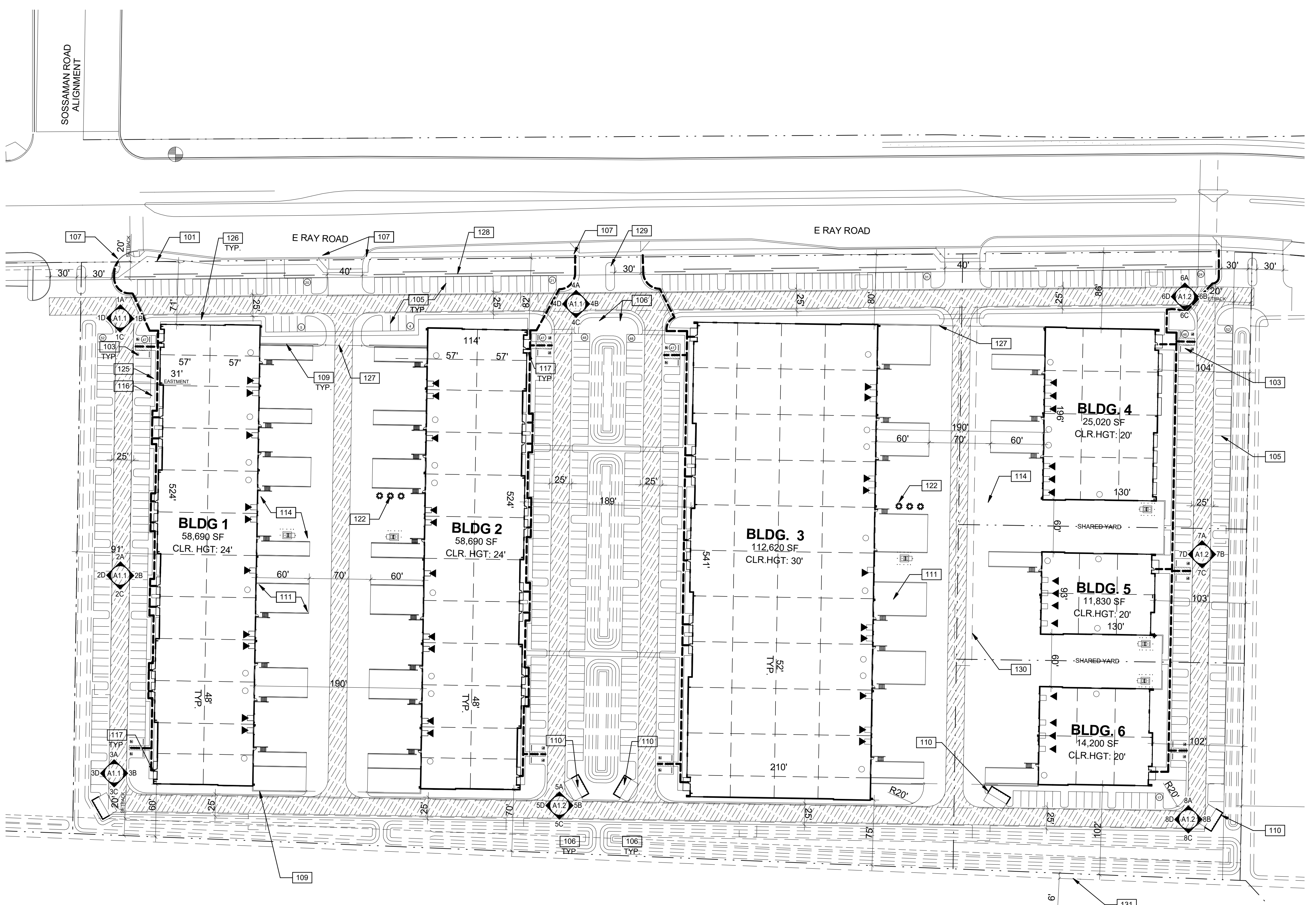
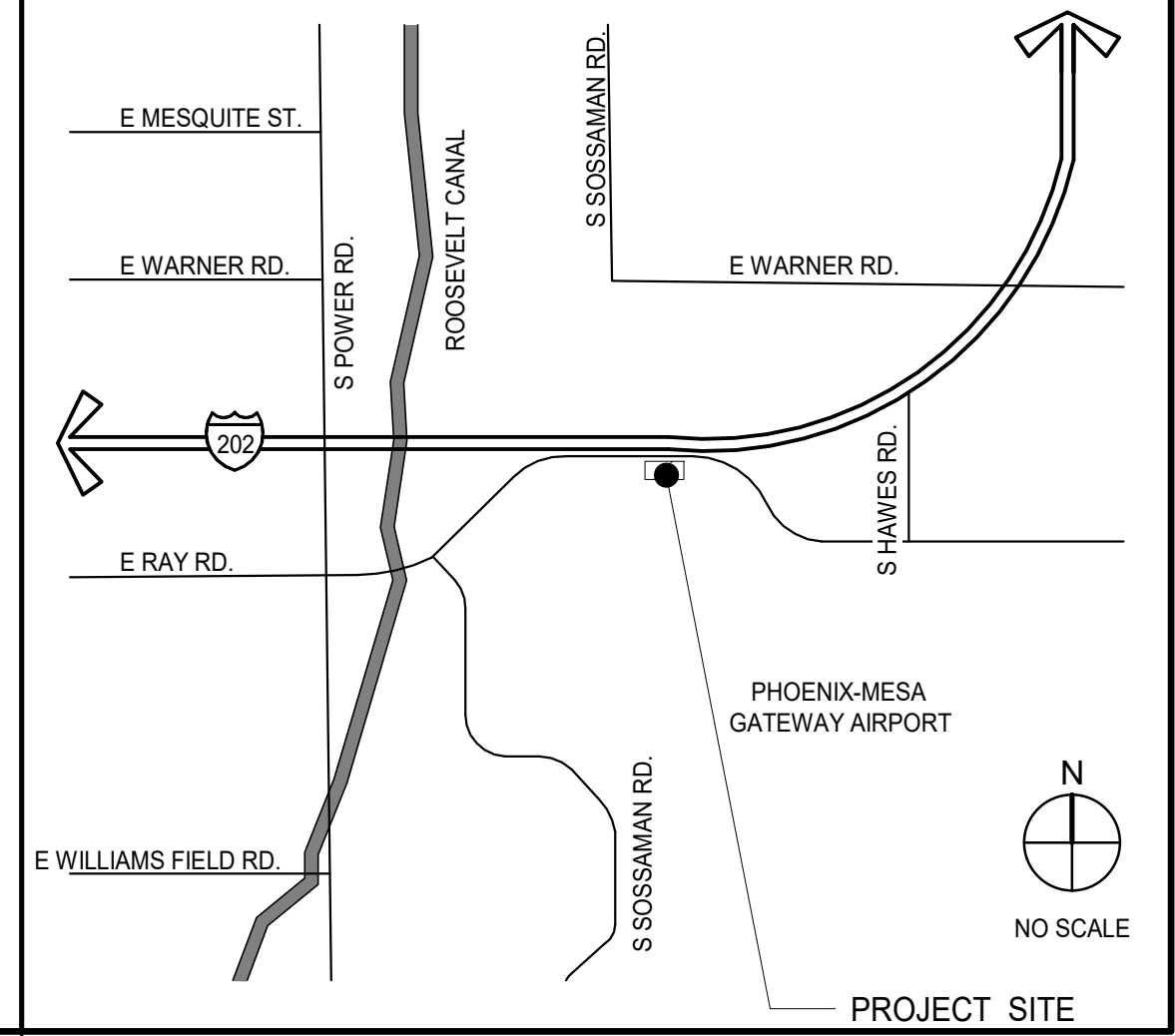
SITE DATA

PROPERTY 1 AREA:	15.55 A.C.	ENTIRE SITE AREA:	22.93 A.C.
GROSS:	677,249 S.F.	GROSS:	986,830.80 S.F.
BUILDING FOOTPRINT:		DETENTION:	8.9%
BUILDING 1	58,690 S.F.	NET:	20.89 A.C.
BUILDING 2	58,690 S.F.		909,968.40 S.F.
BUILDING 3	112,620 S.F.		
PARKING PROVIDED:			
AUTO:	491 STALLS	DEVELOPMENT STANDARDS	
REQ ACCESSIBLE:	18 STALLS	ZONING:	L-1
REQUIRED:		MAX. F.A.R.:	n/a
58,690 SF X 75% = 44,017.5/900	= 49 STALLS	MAX. COVERAGE:	n/a
58,690 SF X 25% = 14,672.5/375	= 40 STALLS	BUILDING SETBACKS:	
	= 89 STALLS	FRONT:	20 FT.
REQUIRED:		SIDE:	20 FT.
58,690 SF X 75% = 44,017.5/900	= 49 STALLS	REAR:	20 FT.
58,690 SF X 25% = 14,672.5/375	= 40 STALLS	LANDSCAPE SETBACKS:	
	= 89 STALLS	FRONT:	20 F.T.
REQUIRED:		SIDE:	20 F.T.
112,620 SF X 75% = 84,465/900	= 94 STALLS	REAR:	20 F.T.
112,620 SF X 25% = 21,155/375	= 75 STALLS	LANDSCAPE REQ.:	n/a
	= 169 STALLS	OFF-STREET PARKING:	
PROPERTY 2 AREA:	2.36 A.C.	STANDARD:	9x18
GROSS:	102,769 S.F.	COMPACT:	8x16
BUILDING FOOTPRINT:	25,020 S.F.	COMPACT:	20%
BUILDING 4		DRIVE AISLE:	24 FT.
PARKING PROVIDED:		FIRE LANE:	20 FT.
AUTO:	491 STALLS	REQ. PARKING RATIO BY USE:	
REQ ACCESSIBLE:	18 STALLS	WAREHOUSE:	1/800 S.F.
REQUIRED:		OFFICE:	1/375 S.F.
25,020 SF X 75% = 18,765/900	= 21 STALLS		
25,020 SF X 25% = 6,255/375	= 17 STALLS		
	= 38 STALLS		
PROPERTY 3 AREA:	1.15 A.C.		
GROSS:	50,275 S.F.		
BUILDING FOOTPRINT:	11,830 S.F.		
BUILDING 5			
PARKING PROVIDED:			
AUTO:	491 STALLS		
REQ ACCESSIBLE:	18 STALLS		
REQUIRED:			
11,830 SF X 75% = 8,872/900	= 10 STALLS		
11,830 SF X 25% = 3,957/375	= 8 STALLS		
	= 18 STALLS		
PROPERTY 4 AREA:	1.82 A.C.		
GROSS:	79,538 S.F.		
BUILDING FOOTPRINT:	14,200 S.F.		
BUILDING 6			
PARKING PROVIDED:			
AUTO:	491 STALLS		
REQ ACCESSIBLE:	18 STALLS		
REQUIRED:			
14,200 SF X 75% = 10,650/900	= 12 STALLS		
14,200 SF X 25% = 3,550/375	= 20 STALLS		
	= 32 STALLS		

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ BUILDING UNDER SEPARATE PERMIT

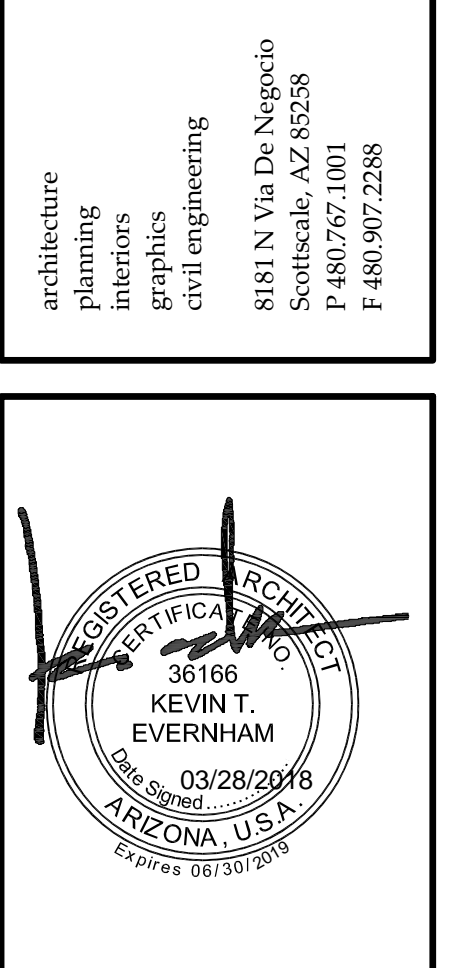
VICINITY MAP



1/64" = 1'-0"
0 16' 32' 64' 128' 256'

SITE PLAN
SCALE: 1/64" = 1'-0"

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EAST RAY ROAD
MESA, ARIZONA 85212

DATE	REMARKS

PA/PM:	E. ZITNY
DRAWN BY:	H.B.
JOB NO.:	PHX18-0006-00

SHEET
A1.0



- 1D -



- 1C -



- 1B -



- 1A -

LOCATION 1

SCALE: 3/8" = 1'-0"

1



- 2D -



- 2C -



- 2B -



- 2A -

LOCATION 2

SCALE: 3/8" = 1'-0"

2



- 3D -



- 3C -



- 3B -



- 3A -

LOCATION 3

SCALE: 3/8" = 1'-0"

3



- 4D -



- 4C -



- 4B -



- 4A -

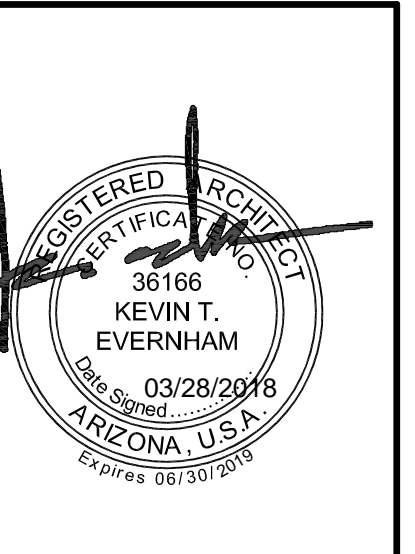
LOCATION 4

SCALE: 3/8" = 1'-0"

4

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THE LANDING
EAST RAY ROAD
MESA, ARIZONA 85212

SITE IMAGES	
DATE	REMARKS

PA/PM:	E. ZITNY
DRAWN BY.:	H.B.
JOB NO.:	PHX18-0006-00

SHEET
A1.1



- 5D -



- 5C -



- 5B -



- 5A -
LOCATION 5

SCALE: 3/8" = 1'-0"

5



- 6D -



- 6C -



- 6B -



- 6A -
LOCATION 6

SCALE: 3/8" = 1'-0"

6



- 7D -



- 7C -



- 7B -



- 7A -
LOCATION 7

SCALE: 3/8" = 1'-0"

7



- 8D -



- 8C -



- 8B -



- 8A -
LOCATION 8

SCALE: 3/8" = 1'-0"

8

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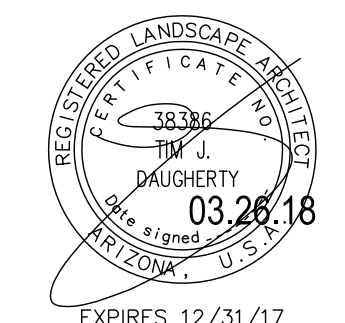


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EAST RAY ROAD
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SITE IMAGES	
DATE	REMARKS

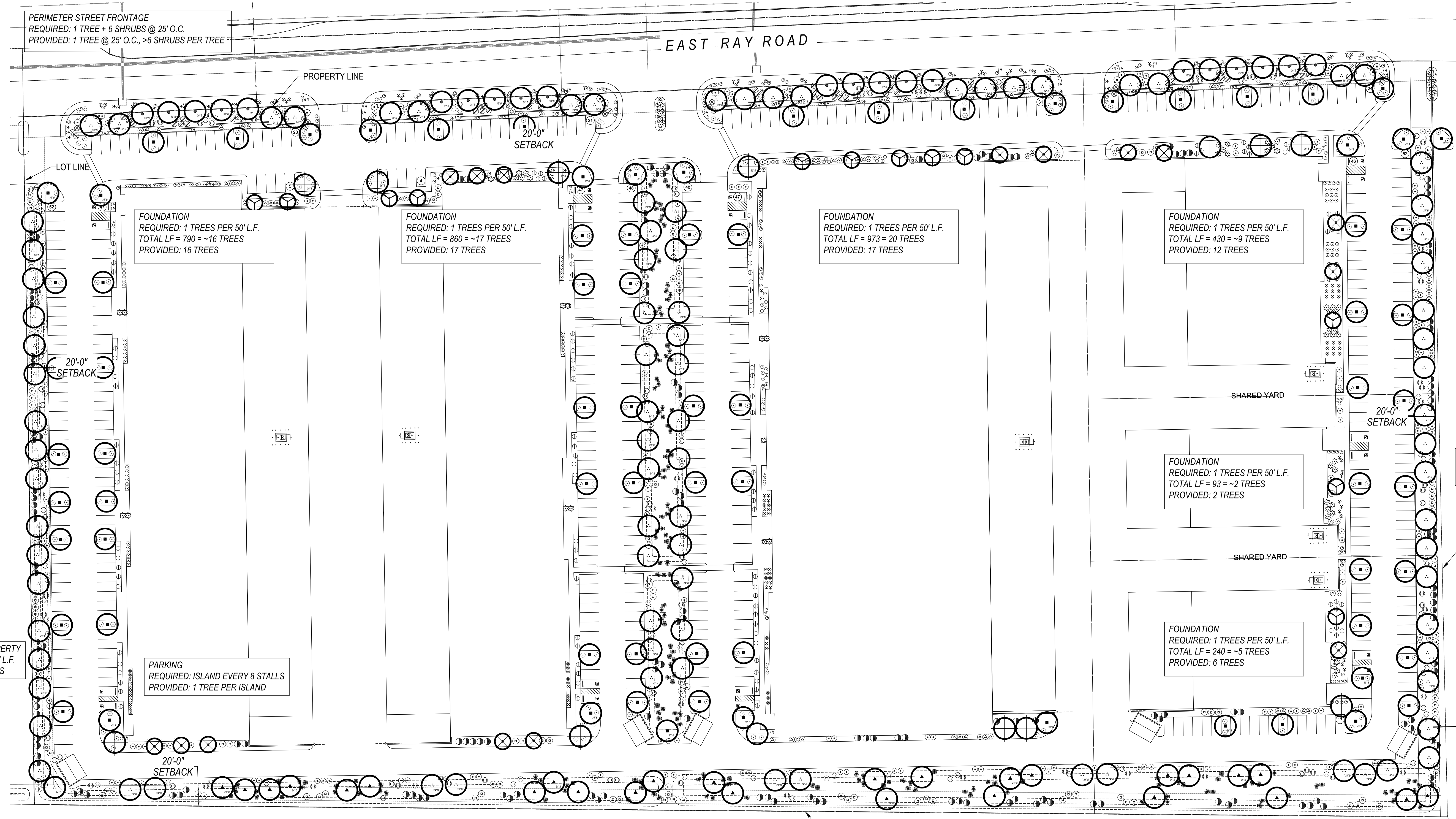
PA/PM:	E. ZITNY
DRAWN BY.:	H.B.
JOB NO.:	PHX18-0006-00

SHEET
A1.2



DATE:
03.26.18

PRELIMINARY LANDSCAPE PLAN
The Landing at PMG
 PREPARED FOR: WARE MALCOMB ARCHITECTS
 MESA, AZ



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
	COMMON NAME			
	Caesalpinia Mexicana	24" Box	12	STANDARD
	Mexican Bird of Paradise			
	Chitalpa tashkentensis	24" box	8	STANDARD
	Chitalpa	36" box	5	STANDARD
	Parkinsonia Thornless Hybrid	24" box	62	STANDARD
	Desert Museum Palo Verde	36" box	16	MULTI
	Pistacia chinensis	24" box	5	STANDARD
	Red Push Pistache	36" box	16	STANDARD
	Prosopis glandulosa	15 gallon	20	MULTI
	Honey Mesquite	24" box	7	MULTI
	Quercus virginiana	15 gallon	30	STANDARD
	Southern Live Oak	24" box	61	STANDARD
		36" box	2	STANDARD
	Sophora secundiflora	24" Box	15	STANDARD
	Texas Mountain Laurel			

SHRUBS AND ACCENTS:		GROUNDCOVERS:	
	Agave desmetiana 'Variegata'	5 gallon	63
	Variegated Tropical Agave		
	Aloe Vera	5 gallon	86
	Aloe Vera "Yellow Bloom"		
	Bougainvillea "Barbara Karst"	5 gallon	24
	Barbara Karst Bougainvillea		
	Caesalpinia pulcherrima	5 gallon	15
	Red Bird of Paradise		
	Calliandra "Sierra Star"	5 gallon	185
	Sierra Star Fairy Duster		
	Dodonea viscosa	5 gallon	153
	Hop Bush		
	Hesperaloe parviflora	5 gallon	184
	Red Yucca		
	Leucophyllum frutescens "Green Cloud"	5 gallon	68
	Green Cloud Texas Sage		
	Bouteloua gracilis	5 gallon	122
	Blue Grama		
	Muhlenbergia rigens	5 gallon	174
	Deer Grass		
	Nerium Oleander "Petite Pink"	5 gallon	86
	Petite Pink Oleander		
	Ruellia peninsularis	5 gallon	216
	Baja Ruellia		
	Tecoma stans "Yellow Bells"	5 gallon	140
	Yellow Bells		
	ROCK MULCH:		
	Decomposed Granite		
	1/2" minus "Sante Fe" Brown	180,346 S.F.	

ARCHITECT

ERIC ZITNY, AIA
 WARE MALCOMB
 8181 N VIA DE NEGOCIO
 SCOTTSDALE, AZ 85258
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 ezitny@waremalcomb.com

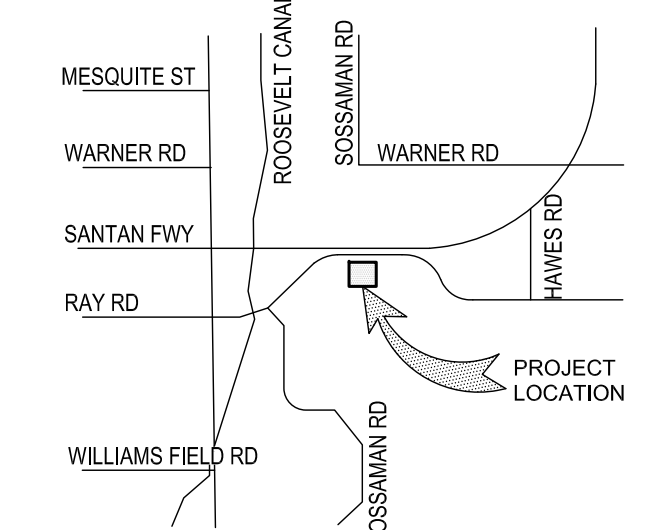
LANDSCAPE ARCHITECT

TIM DAUGHERTY, PLA
 STUDIO DPA
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 TEMPE, AZ 85281
 602.568.6606
 tjd@studiodpa.com

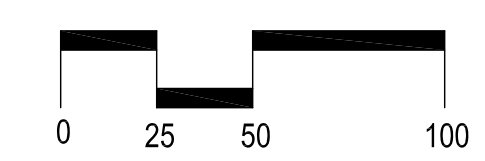
ENGINEER

LARRY TALBOTT
 HUNTER ENGINEERING
 10450 N. 74TH ST SUITE 200
 SCOTTSDALE, AZ 85258
 480.991.3985
 ltalbott@hunterengineeringpc.com

VICINITY MAP



SCALE: 1" = 50'

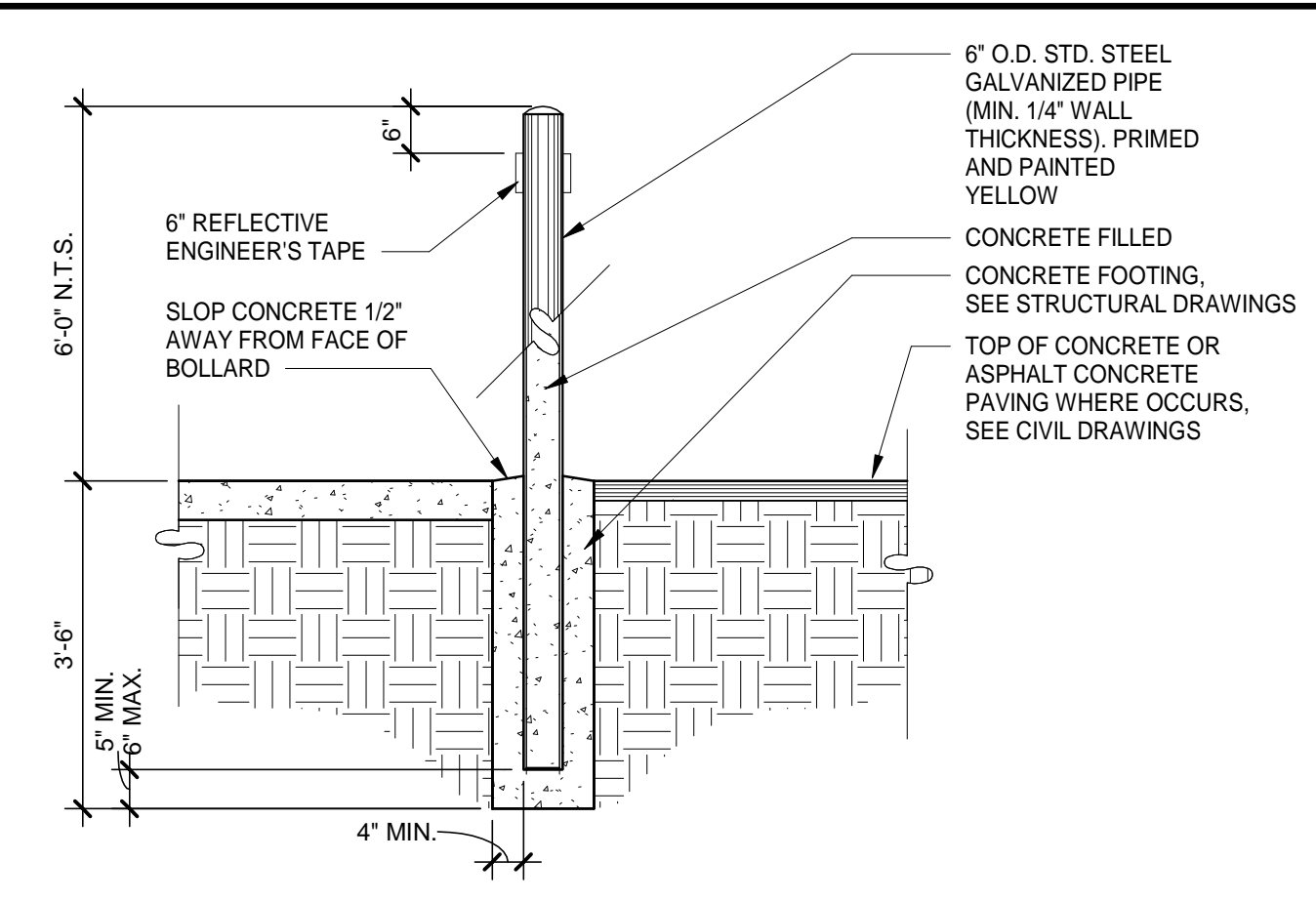


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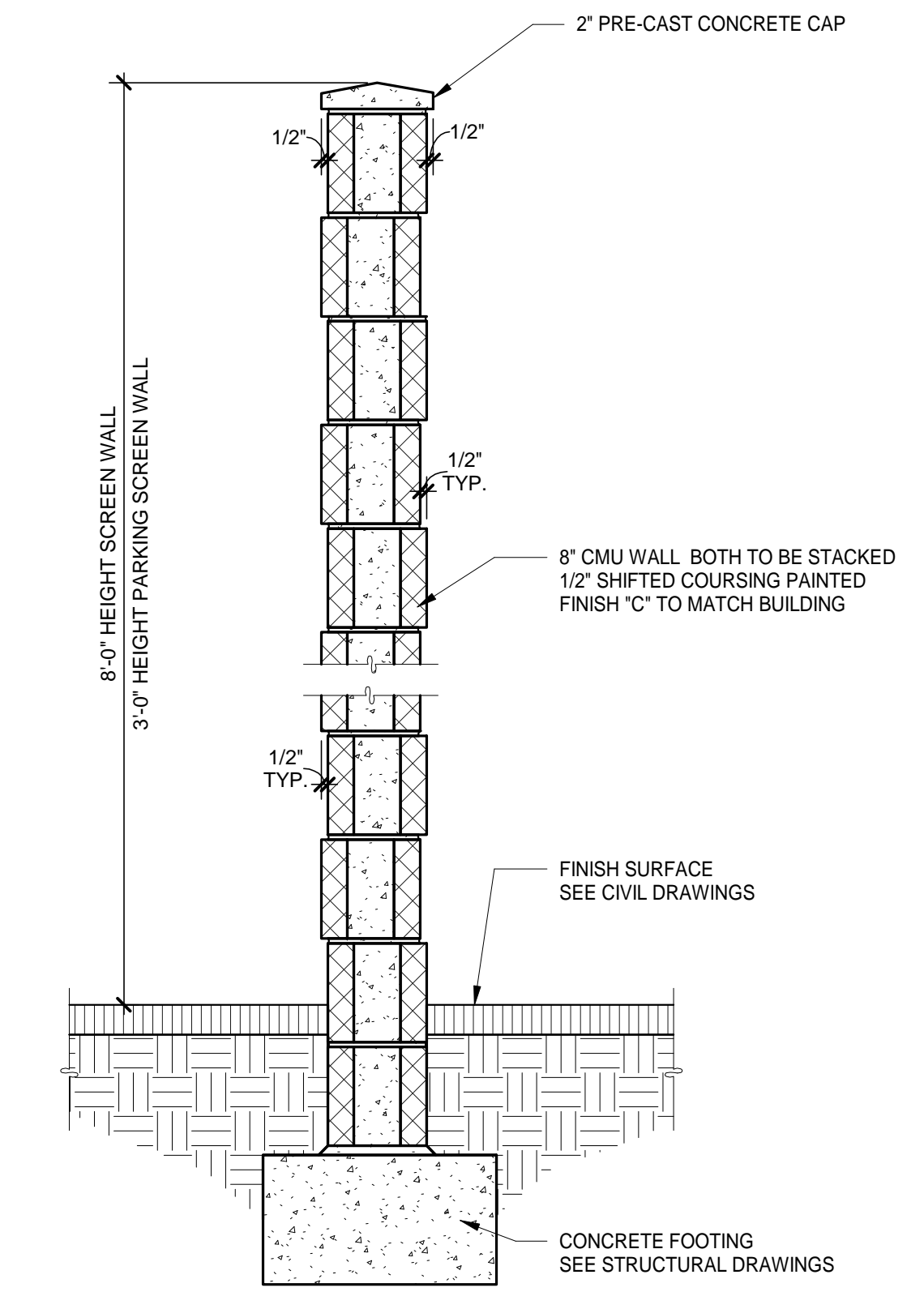
PRELIMINARY LANDSCAPE PLAN

SHEET 01 OF 01

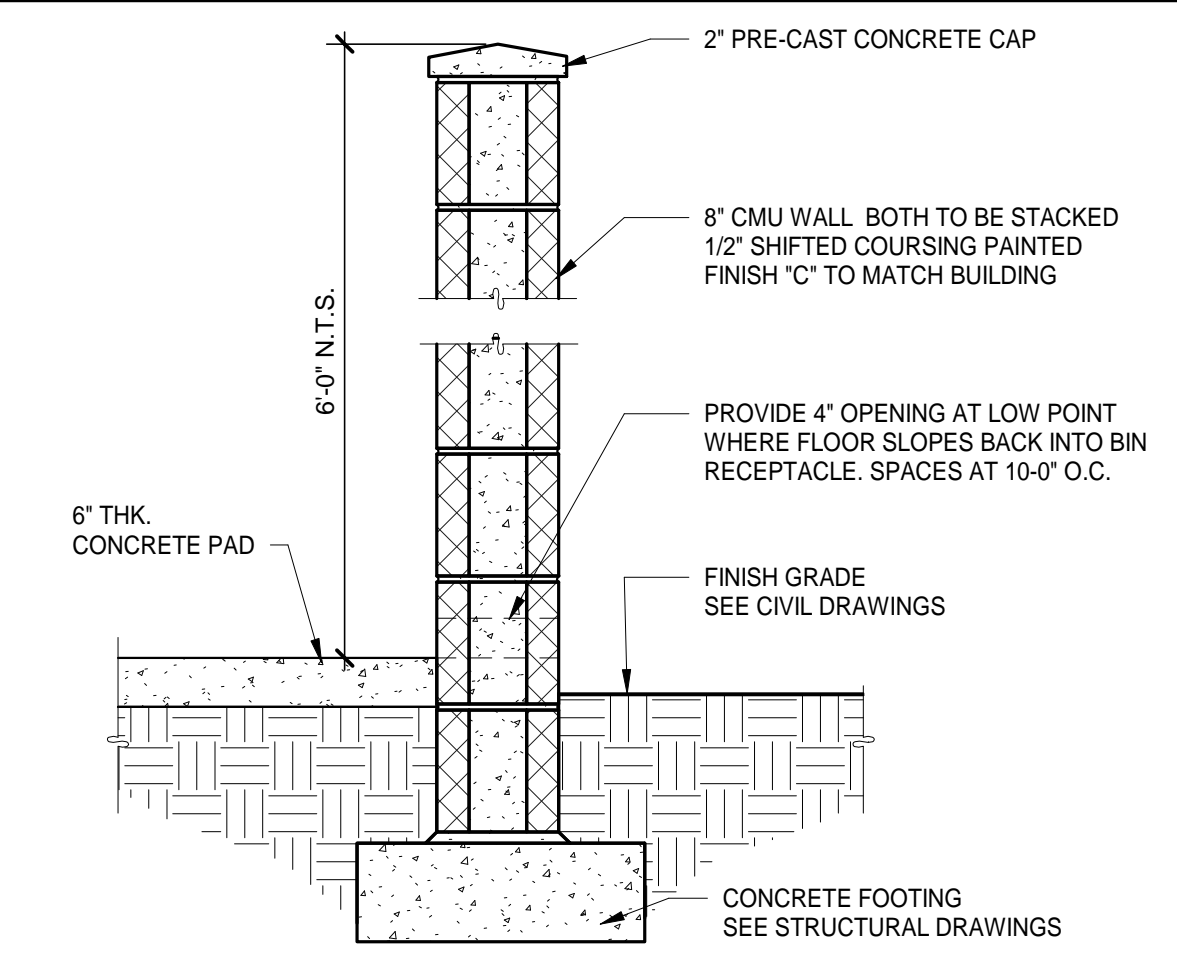
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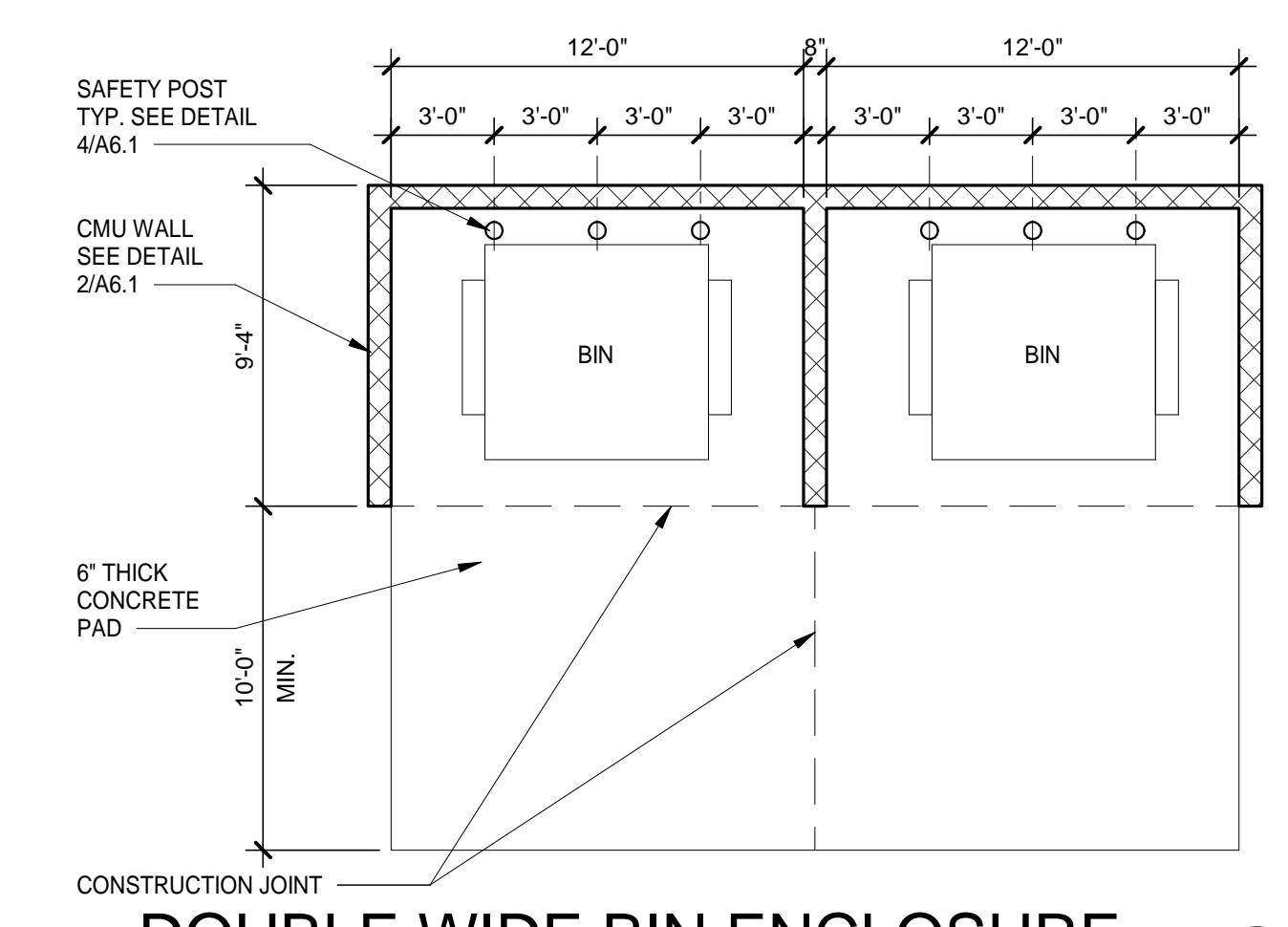
SAFETY POST
SCALE: 1/2" = 1'-0" ④



MASONRY SCREEN WALL
SCALE: 1" = 1'-0" ①



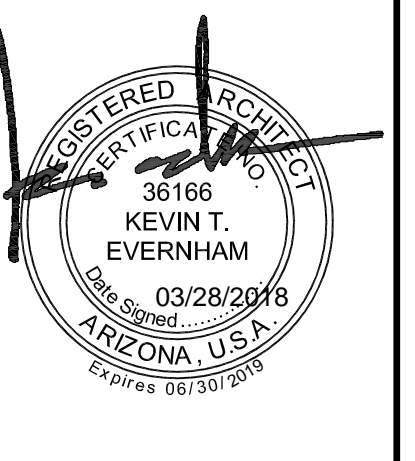
MASONRY TRASH WALL
SCALE: 1" = 1'-0" ②



DOUBLE WIDE BIN ENCLOSURE
SCALE: 3/16" = 1'-0" ③

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BUILDING 1
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DETAILS	
DATE	REMARKS

PA/PM: E. ZITNY
DRAWN BY.: H.B.
JOB NO.: PHX18-0006-00

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A8.1