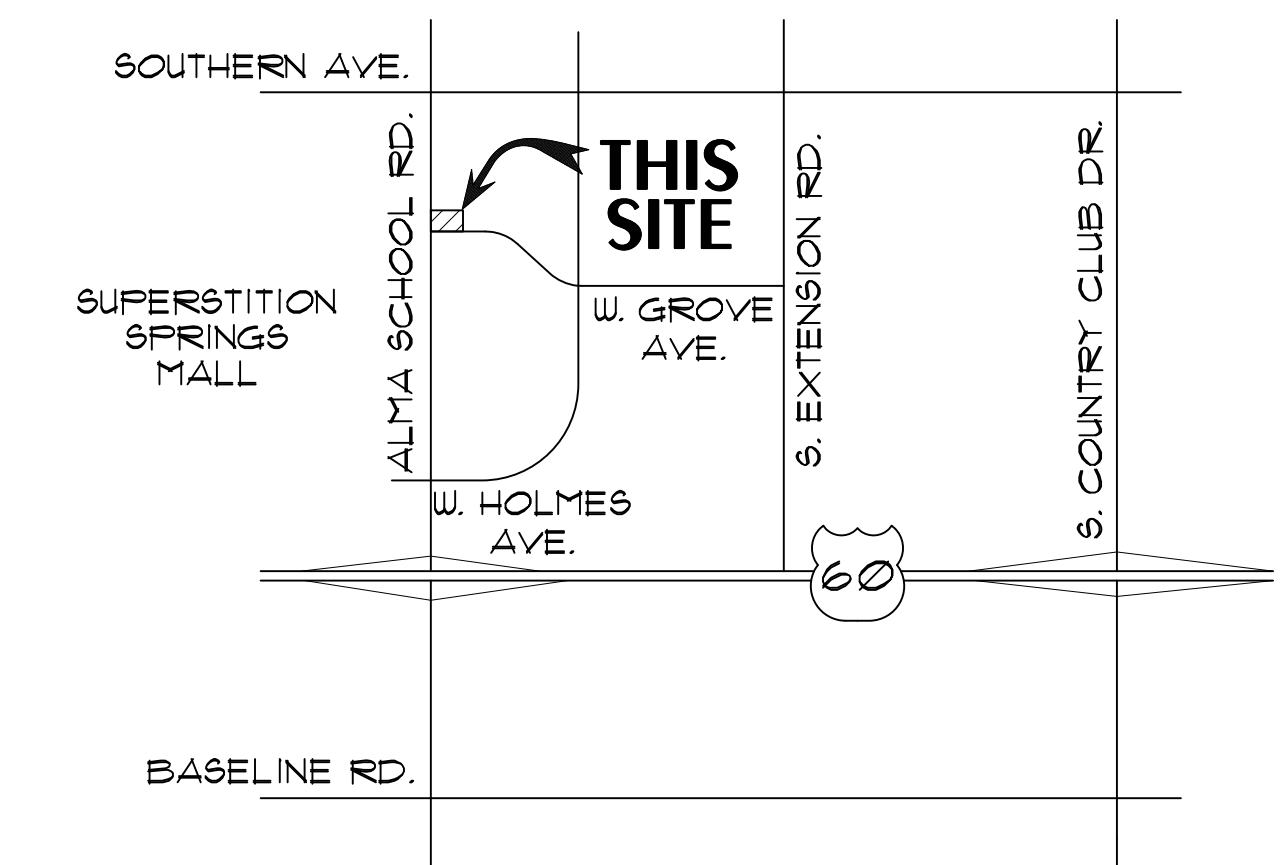





ADDRESS:	1305 S. ALMA SCHOOL RD.
PROPERTY A.P.N.:	134-23-006G
ZONING:	LC (LIMITED COMMERCIAL)
NET LOT AREA:	22,222 S.F. (0.510 AC.)
GROSS FLOOR AREA:	4,000 S.F.
LOT COVERAGE PROVIDED:	18.0%
BUILDING HEIGHT:	1 STORY / 23'-0"
<u>PARKING CALCULATIONS</u>	
REQUIRED: RETAIL @ 1/375 S.F. (4,000 / 375):	11
TOTAL PROVIDED:	30
ACCESSIBLE PARKING: REQUIRED:	2
PROVIDED:	2

USE	RETAIL CELL PHONE SALES AND SERVICE	
BUILDING GROUP	M (RECHANTILE)	
BUILDING CONSTRUCTION TYPE		
	V-B FULLY SPRINKLERED	
BASE ALLOWABLE AREA		9,000 S.F.
FIRE SPRINKLER INCREASE (300%)		27,000 S.F.
TOTAL ALLOWABLE AREA		36,000 S.F.
BUILDING TOTAL AREA		4,000 S.F.
EXTERIOR WALL CONSTRUCTION		
DISTANCE TO PROPERTY LINES (N,S,E,W)	N/4'-8", S/7/4", E/122", W/80"	
EXT. WALL RATING REQ'D. (ORIENTATION/NHR)	N/O/S/OE/O/W/O	
EXT. WALL RATINGS PRV'D. (ORIENTATION/NHR)	N/O/S/OE/O/W/O	
OCCUPANT LOADS/EXITS		
SALES AREA 2,687 S.F./30 S.F./PERSON		90
BACK OFFICE AREA 1,313 S.F./100 S.F./PERSON		14
<u>SALES/OFFICE AREA OCCUPANT LOAD</u>		<u>44</u>
SALES/OFFICE AREA EXITS REQUIRED		2
SALES/OFFICE AREA EXITS PROVIDED		2
TOTAL BUILDING OCCUPANT LOAD		
		104

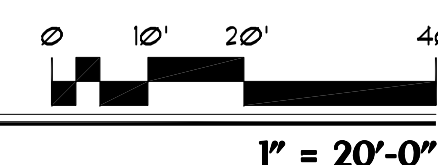
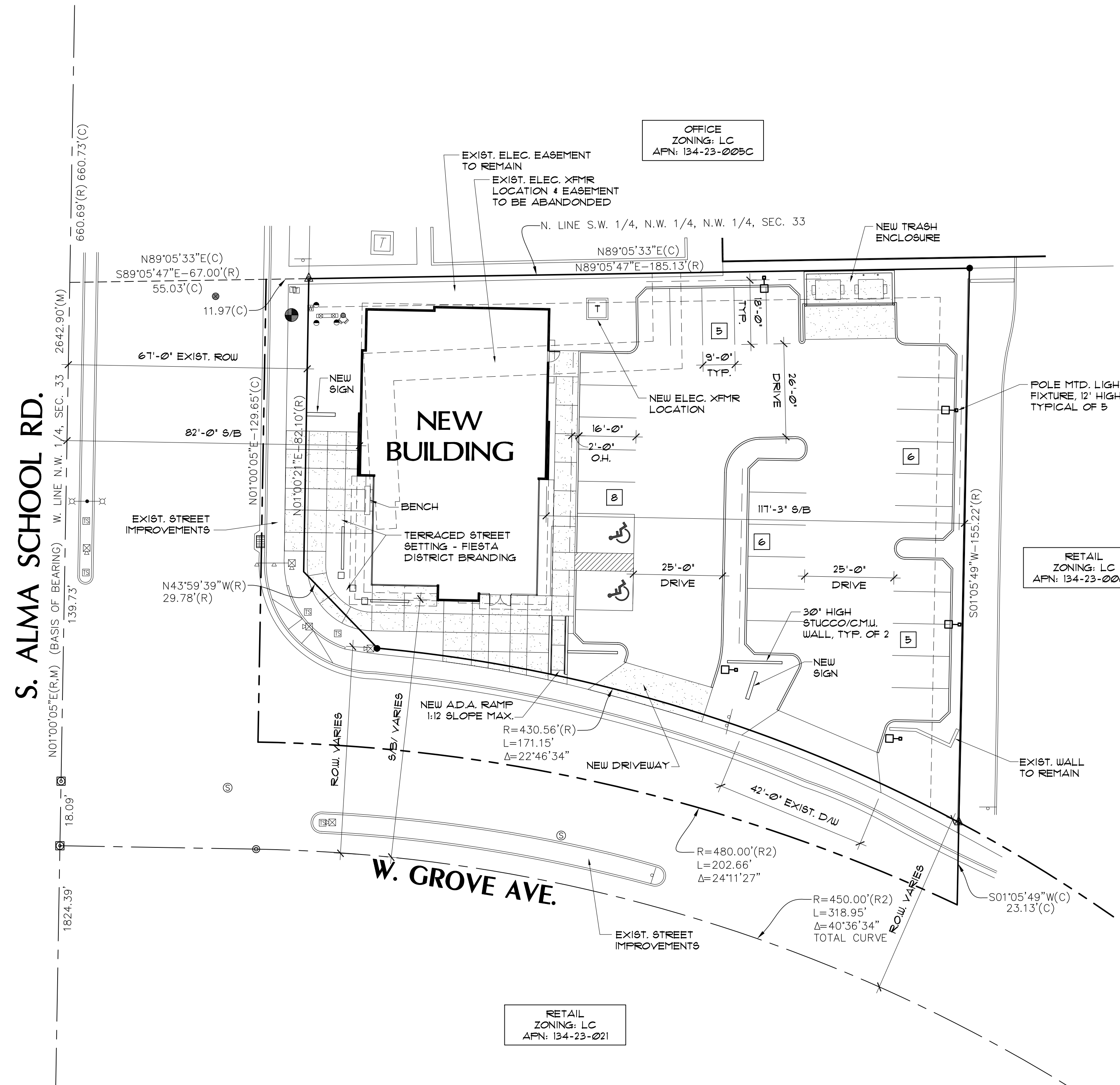
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 1 DEGREE 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 660.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 84 DEGREES 05 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF THE AFOREMENTIONED SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD AND THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 185.13 FEET; THENCE SOUTH 1 DEGREE 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 155.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GROVE AVENUE, SAID POINT BEING ON A NONTANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE, BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GROVE AVENUE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A CURV BEARING OF NORTH 13 DEGREES 30 MINUTES 21 SECONDS WEST, A CURD LENGTH OF 170.03 FEET, A RADIUS OF 430.56 FEET, THROUGH AN ARC LENGTH OF 17116 FEET; THENCE NORTH 43 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD; THENCE NORTH 1 DEGREE 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 82.10 FEET TO THE POINT OF BEGINNING.



NO SCALE

JOB NO.:
● PDG-1731
DATE:
● 04/18/16
REVISION:
● 
● 
● 
DRAWN BY:
● H.A.C.
CHECKED BY:
● V.E.O.
SHEET NO.

A1.1



PLN...
DR...
Z...

PIN

DR

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