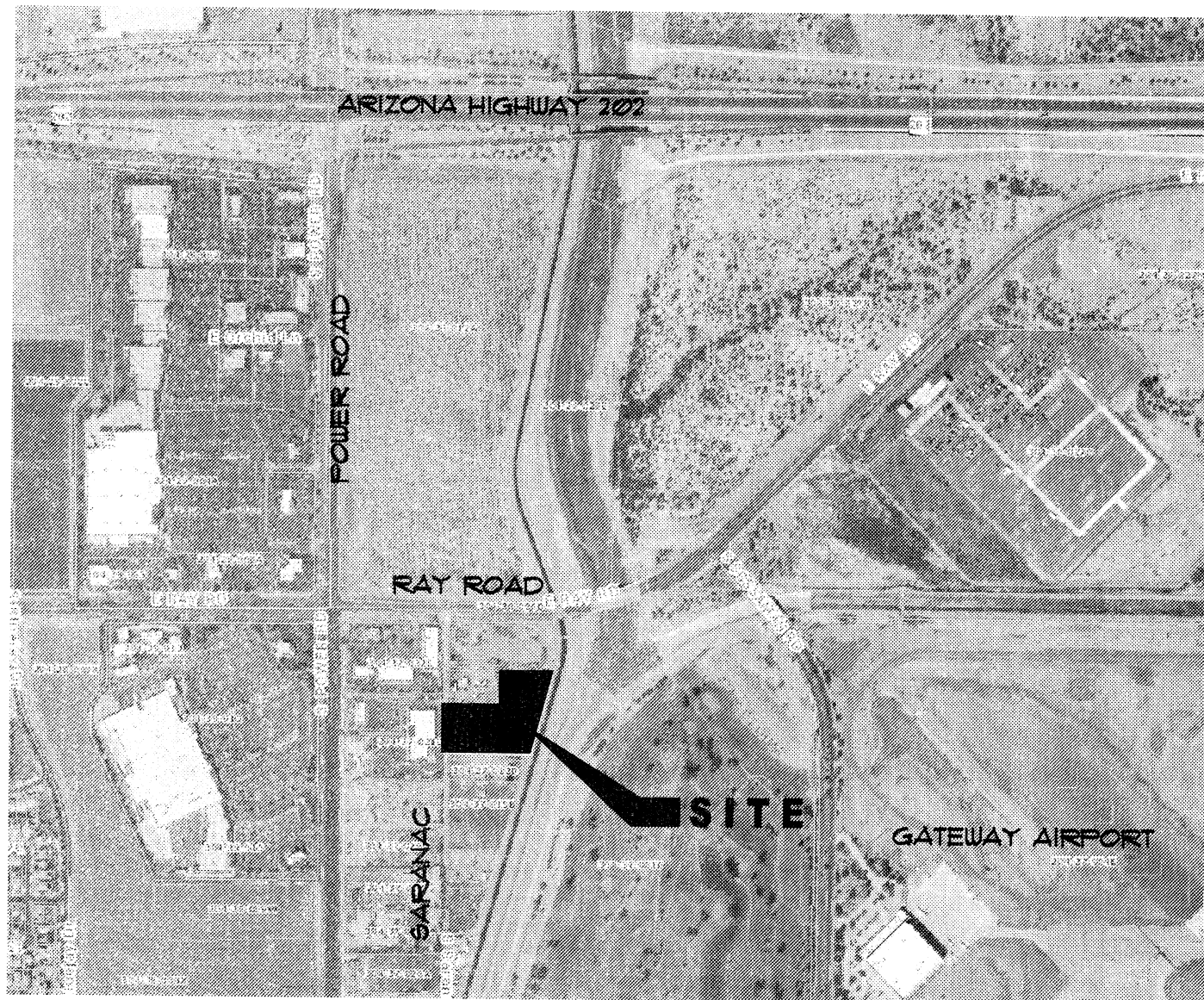




PROJECT INFO

OWNER
GRANITE INVESTMENTS, LLC
P.O. BOX 151
GREEN CREEK, ARIZONA 85142
LONNY BRAITHWAITE: 480-227-6603

ARCHITECT
JOHN C. MANROSS/ARCHITECT
DESIGN PROFESSIONALS, L.L.C.
4542 EAST MCKELLIPS RD., STE. 101
MESA, ARIZONA 85215
PHONE: 480-844-1680
FAX: 480-844-2529

SITE & BUILDING INFORMATION

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF 3 STORY OFFICE BUILDING

ZONING:
LI - WITH PROPOSED BIZ OVERLAY

SITE ADDRESS:
5253 SOUTH SARANAC STREET, MESA, AZ

LEGAL DESCRIPTION:
LOT 52, SAN TAN RANCHES UNIT 2 BOOK 14 PAGE 34 SECTION 19-035-08E, 4.1CT ACRES

ASSESSORS PARCEL #:
304-3T-001, 304-3T-011, 304-3T-013A

ALLOWABLE HEIGHT & AREA
200% SPRINKLER INCREASE
4 STORY & 23,000 S.F.
23,000 S.F. + 46,000 S.F. = 69,000 S.F. ALLOWED
60,000 S.F. < 69,000 S.F.

OCCUPANCY:
B

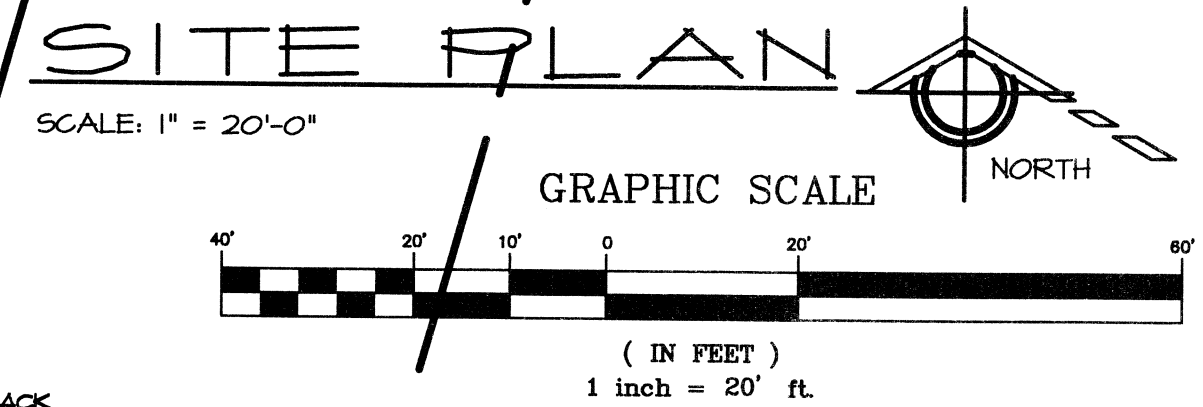
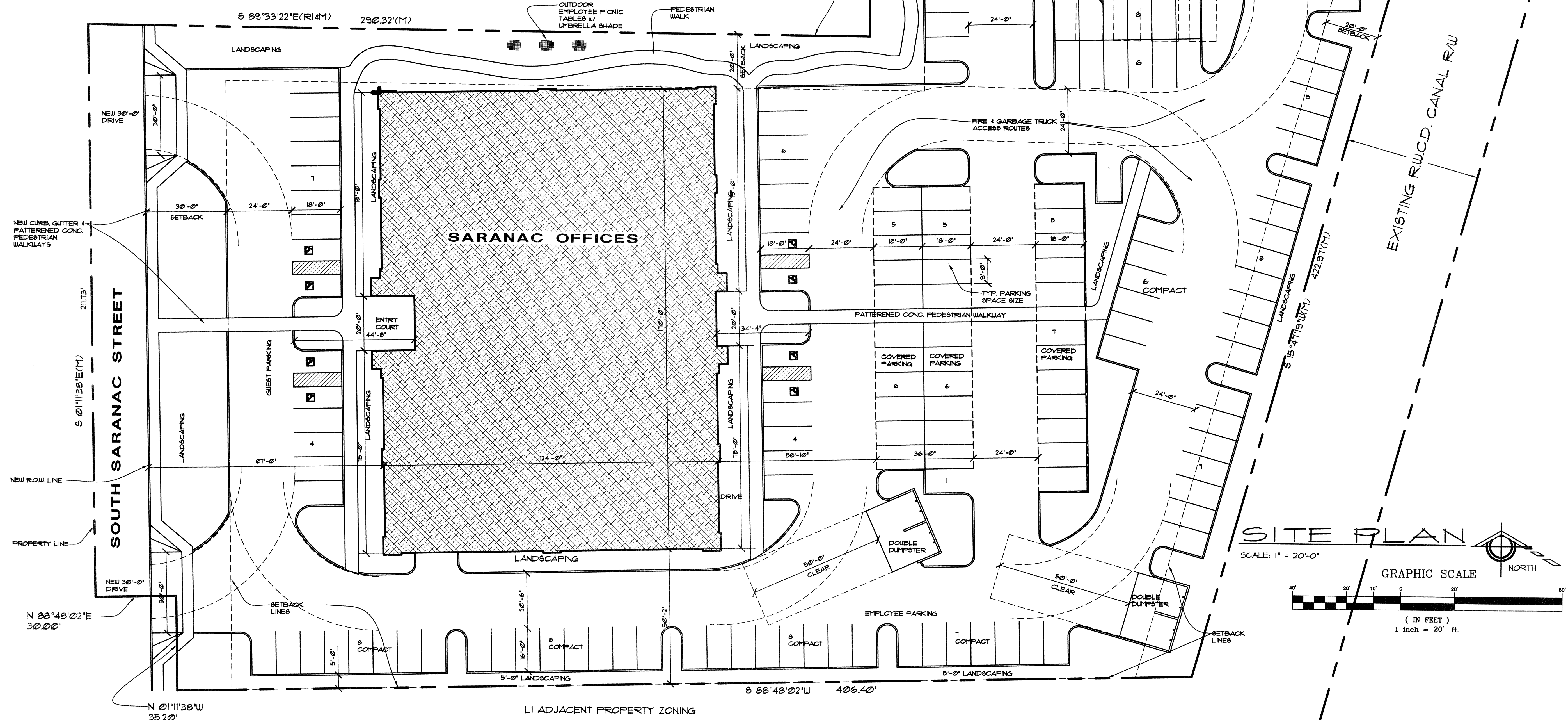
CONSTRUCTION TYPE:
IIB SPRINKLERED

PARKING:
BUSINESS - 60,000 S.F. / 375 = 160 SPACES
TOTAL PARKING REQUIRED - 160, INCLUDING 6 ADA
TOTAL PARKING PROVIDED - 193 SPACES, INCLUDING 8 ADA

GROSS SITE AREA:
142,201 S.F. OR 3.26 ACRES

NET SITE AREA:
131,915 S.F. OR 3.17 ACRES

LC ADJACENT PROPERTY ZONING (AUTOMOTIVE SHOP)



DESIGN T-480-894-1680 F-480-894-2529
DESIGN PROFESSIONALS, L.L.C.
4542 E. MCKELLIPS RD., STE. 101, MESA, AZ 85215

SARANAC OFFICES
5253 SOUTH SARANAC STREET
MESA, ARIZONA

SHEET AI
PRELIMINARY SITE PLAN
DATE 4-26-16 DWN. BY Jm

PROJECT NO
1601