

PROJECT DATA:

PROJECT ADDRESS:
NEC OF STAPLEY DR. & 8TH AVE.
MESA, AZ 85204
APN / PARCEL NUMBERS: 139-04-010A & 139-04-013A

PROPERTY OWNER INFORMATION:
PRO TAX FINANCIAL SERVICES LLC
CONTACT: MATT PENKERT
761 S. STAPLEY DR.
MESA, AZ 85204

TOTAL LOT AREAS (COMBINED PARCELS):
36,679 SF (APPROX.) - SEE ALTA SURVEY
0.842 ACRES (APPROX.) - SEE ALTA SURVEY

CURRENT ZONING:
APN #139-04-010A = RM-3 (RESIDENTIAL)
APN #139-04-013A = OC (OFFICE COMMERCIAL)

PROPOSED ZONING:
NC (NEIGHBORHOOD COMMERCIAL) WITH "BIZ" OVERLAY
(FOR TOTAL COMBINED PARCELS)

PROJECT DESCRIPTION:
INCLUDES PROVIDING A NEW GROUND-UP RETAIL BUILDING
WITH AN EXISTING OFFICE BUILDING TO REMAIN ON THE SITE.

TYPE OF CONSTRUCTION:
VB - WITH FIRE SPRINKLER

NEW RETAIL BUILDING - PART OF PHASE ONE:
GROSS FLOOR AREA = 5,475 SF
GROSS BUILDING AREA UNDER ROOF = 6,116 SF
NET BUILDING AREA (INSIDE WALLS) = 5,238 SF

OCCUPANCY CLASSIFICATION: BUSINESS (B) / MERCANTILE (M)

ESTIMATED OCCUPANT LOADS:

1. BASED ON BUSINESS:
5,475 SF / 100 SF = 55 OCCUPANTS
2. BASED ON MERCANTILE:
5,475 SF / 30 SF = 182 OCCUPANTS

** NOTE: SPECIFIC OCCUPANT LOAD CALCULATIONS FOR EACH
ABOVE TENANT TYPE WILL BE DETERMINED IN THE FUTURE.
THE ABOVE INFORMATION IS A GENERAL OCCUPANT LOAD
CALCULATION BASED UPON THE ENTIRE FLOOR AREA OF THE
BUILDING. **

PARKING CALCULATIONS:
REQUIRED SPACES FOR "GENERAL OFFICES, RETAIL, AND
SERVICES":
1 SPACE PER 375 SF

- 1 EXISTING OFFICE BUILDING AREA = 1,110 SF
 - 2 NEW RETAIL BUILDING AREA = 5,475 SF
- TOTAL BUILDING AREAS = 6,585 SF

6,585 SF / 375 = 18 PARKING SPACES REQUIRED
23 PARKING SPACES PROVIDED

ADA HANDICAP STALLS: 2% OF PARKING:
23 SPACES X 2% = 1 SPACE REQUIRED
3 ADA SPACES PROVIDED, 1 STANDARD 9'-0" X 16'-0"
W / 2'-0" OVERHANG AND 2 VAN ACCESSIBLE STALLS:
11'-0" X 16'-0" W/2'-0" OVERHANG

NOTES:

1. SEE ALTA SURVEY AND CIVIL DRAWINGS FOR MORE
INFORMATION.
2. CROSS HATCH PATTERN ON THIS DRAWING REPRESENTS
NEW 6" THICK INTEGRAL COLOR CONCRETE WITH A
DIAGONAL SCORED PATTERN. SEE LANDSCAPE DRAWINGS.
3. DOTTED HATCH PATTERN ON THIS DRAWING REPRESENTS
NEW 4" THICK CONCRETE SIDEWALK

—X— CHAINLINK FENCE - SEE ALTA SURVEY
—OHU— OVERHEAD UTILITY LINE - SEE ALTA SURVEY
—W— WATER LINE - SEE ALTA SURVEY
—S— SEWER LINE - SEE ALTA SURVEY
—SD— STORM DRAIN LINE - SEE ALTA SURVEY

REGISTERED ARCHITECT
VINCENT P. DEBELLA
ARIZONA, U.S.A.
EXPIRES 3-31-20

adaptive
ARCHITECTS

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Phase
SCHEMATIC DESIGN

STAPLEY DR. & 8TH AVENUE RETAIL
MESA, AZ 85204

PRELIMINARY SITE PLAN

Project Number: 1808	Revision Date:	Sheet Number: SP
Date: 2 / 5 / 19		

PRELIMINARY SITE PLAN

SCALE: 1" = 10'-0"