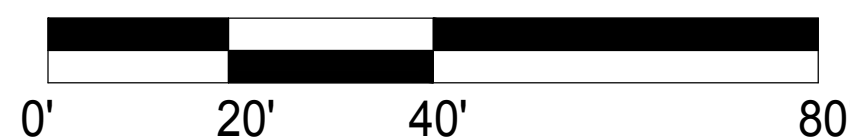


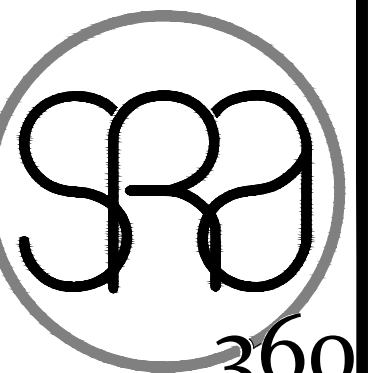
1 SITE PLAN


$$1'' = 20'-0''$$


SITE DATA

SITE SUMMARY:	APN: 304-37-037 S/T/R: 30 1S 7E
TENANT:	COMMERCIAL TENANT CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS:	5627 SOUTH POWER ROAD MESA, AZ 85212
LEGAL DESCRIPTION:	LOT 2, THELANDER ACRES, ACCORDING TO BOOK 1378 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA
OWNER:	CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77074 EMAIL: JWAKEFIELD@CBAC.COM
SCOPE:	AUTOMOBILE SERVICING FACILITY
PROJECT DESCRIPTION:	NEW 6,033 SQ. FT. AUTOMOTIVE SERVICING
SITE AREA:	45,028 S.F. (1.034 ACRES)
PROPOSED USE:	VEHICLE REPAIR, BUSINESS (NO BODY OR FENDER WORK) LIGHT AUTOMOTIVE REPAIR
ZONE:	LC
ALLOWABLE BUILDING AREA:	CONSTRUCTION TYPE: VB OCCUPANCY GROUPS: S-1, MOTOR VEHICLE REPAIR & B, OFFICE SPACE BASIC ALLOWABLE AREA: 9000 SQ. FT. IBC 2012, TABLE 503
MAXIMUM BUILDING HEIGHT:	30'
BUILDING AREA:	TOTAL OCCUPIED BUILDING AREA: 5,810 S.F. TOTAL BUILDING FOUNDATION AREA: 6,033 S.F. DUMPSTER FOUNDATION AREA: 352 S.F.
	LOT COVERAGE: 13.82%
<u>BUILDING SETBACKS:</u>	
FRONT:	20'-0"
SIDE YARD OFF ACCESS AISLE:	20'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
<u>PARKING LOT LANDSCAPE:</u>	
PARKING LOT AREA:	22,404 S.F.
LANDSCAPE AREA REQUIRED:	2,240 S.F. (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED ON-SITE:	16,725 S.F.
LANDSCAPE AREA PROVIDED OFF-SITE:	751 S.F.
TOTAL LANDSCAPE PROVIDED:	17,476 S.F.
<u>OFF-STREET PARKING REQUIRED:</u>	
REQUIRED:	1 SPACE PER 375 S.F. = 16 SPACES
PROVIDED:	28 SPACES, INCLUDING 2 ACCESSIBLE

VICINITY MAP



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Revisions

20/18 - Prototype Update

Project No. 18-070

Drawn By:

Date: 3/5/19

Sheet Title:

Drawing No.

AS.1
RH10S-09-2018