



1 PRELIMINARY SITE PLAN
1" = 40'-0"

PROJECT DATA

PROJECT ADDRESS:	WITHIN THE 8200 BLOCK OF EAST GERMANN ROAD MESA, AZ 85212	
PROJECT SCOPE:	NEW WAREHOUSE BUILDING	
ASSESSOR PARCEL NO.:	304-61-012Q	
CURRENT ZONING:	LI	
SITE DATA:		
SITE AREA:	272,641 S.F. (6.26 AC)	
LOT COVERAGE ALLOWED:	90% MAX. GI (PREOZ)	
LOT COVERAGE PROVIDED:	76% (66,515 S.F. = 24% LANDSCAPE)	
EMPLOYEE AND VISITOR AMENITIES		
REQUIRED:	907 S.F. (1% PER BUILDING GROSS FLOOR AREA)	
PROVIDED:	1,473 (1.16%)	
BUILDING DATA:		
STORIES:	ONE STORY	
BUILDING AREA:	90,704 S.F.	
OCCUPANCY:	B / S-1	
CONSTRUCTION TYPE:	VB W/ E.S.F.R.	
BUILDING HEIGHT:	42'-0"	
PARKING CALCS:		
REQUIRED PARKING:		
OFFICE:	15,000 S.F. / 375	= 40 SPACES
WAREHOUSE:	75,704 S.F. / 900	= 85 SPACES
TOTAL SPACES REQUIRED:	125 SPACES	
PROVIDED PARKING:		
REGULAR PARKING PROVIDED:	130 SPACES	
ACCESSIBLE PARKING PROVIDED:	6 SPACES	
TOTAL SPACES PROVIDED:	136 SPACES	
PARKING / BUILDING RATIO:	1.51/1000	
BICYCLE PARKING CALCS:		
BICYCLE PARKING REQUIRED:	10/136	= 14 SPACES
(1 SPACE PER 10 VEHICLE PARKING PROVIDED)		
BICYCLE PARKING PROVIDED:	= 14 SPACES	

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE:	PRELIMINARY SITE PLAN
ISSUE DATE:	
DRAWN BY:	CE
CHECKED BY:	
PROJECT No.:	