

# 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

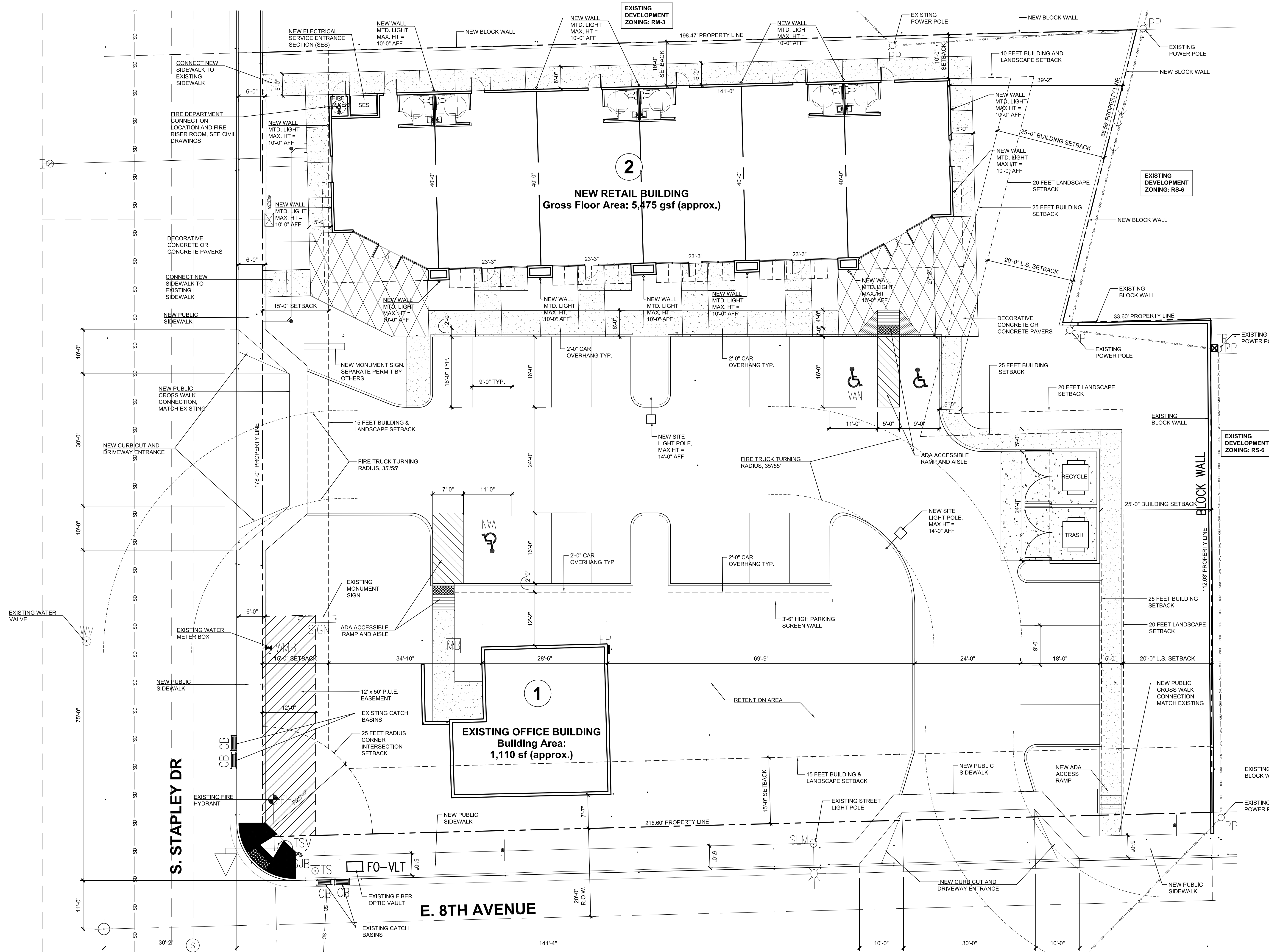
**adaptive ARCHITECTS**  
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 Mesa, AZ 85204  
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Phase  
**SCHEMATIC DESIGN**

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

**PRELIMINARY SITE PLAN**

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



**PRELIMINARY SITE PLAN**

SCALE: 1" = 10'-0"