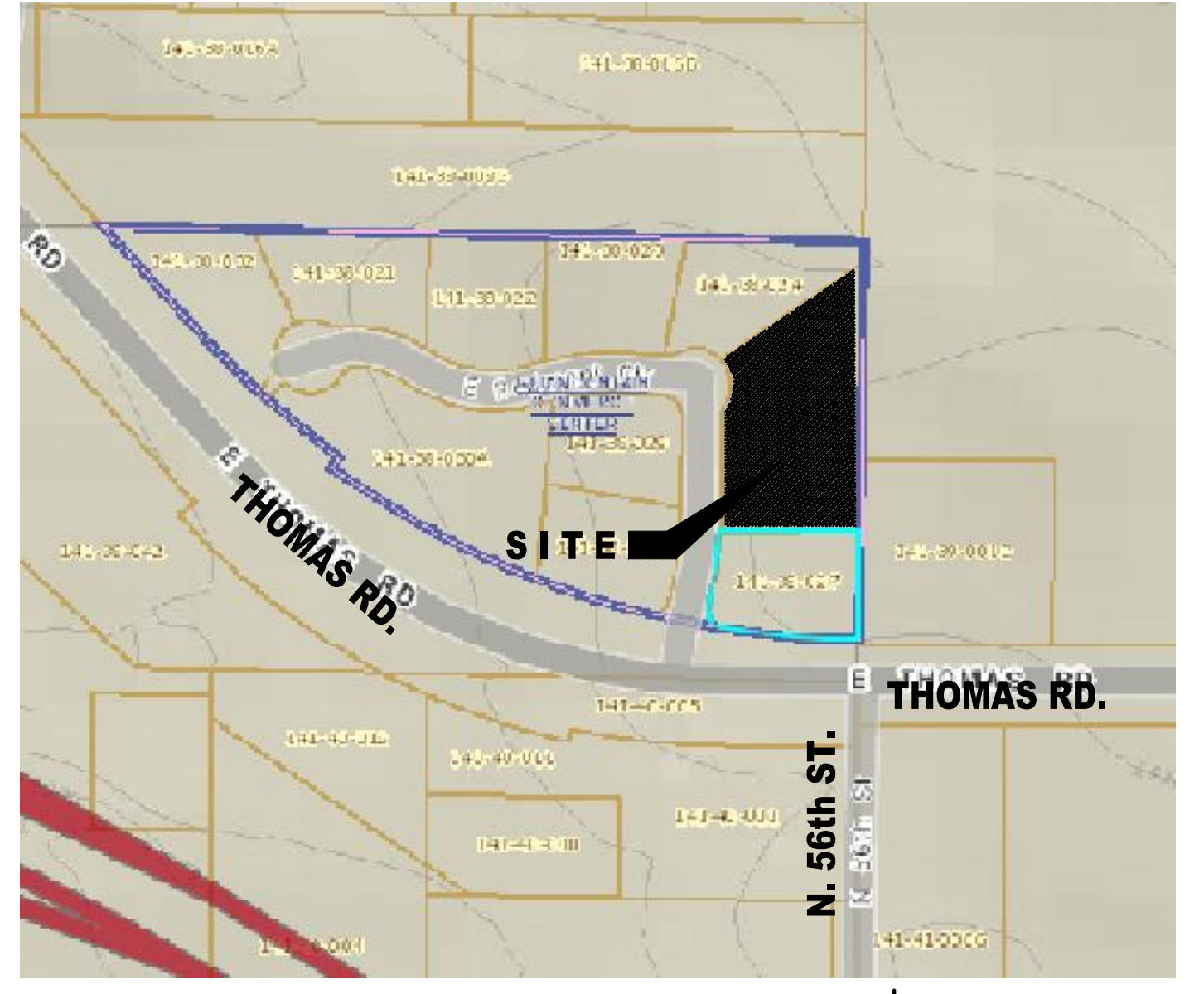


RS-6 RESIDENCE  
BLANDFORD HOMES

SUB STATION  
APN:141-39-001D  
SALT RIVER  
PROJECT

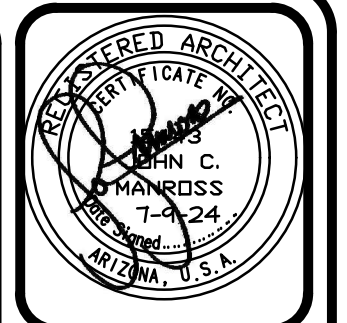
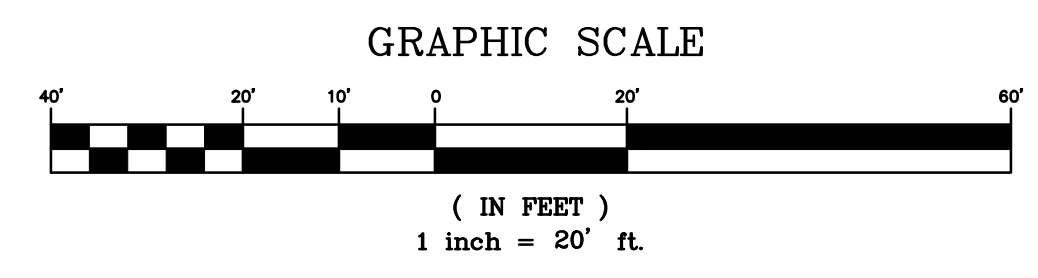


VICINITY MAP  
SCALE: NONE

PROJECT INFO	
OWNER	LARRY POTTHOFF 1855 NORTH VAL VISTA BLDG. 110 MESA, ARIZONA 85218 OFFICE: 480-894-1680
ARCHITECT	JOHN C. MANROSS/ARCHITECT DESIGN PROFESSIONALS, LLC 4542 EAST MCKELLIPS RD., STE. 101 MESA, ARIZONA 85215 PHONE: 480-894-1680 FAX: 480-894-2529
SITE & BUILDING INFORMATION	<p>PROJECT DESCRIPTION: LI LIGHT INDUSTRIAL</p> <p>EXISTING ZONING: C2 GENERAL COMMERCIAL</p> <p>PROPOSED ZONING: LI ZONING ADJACENT PARCEL TO THE NORTH REP &amp; RS-10 ZONING DIRECTLY SOUTH ACROSS THOMAS ROAD LI ZONING ADJACENT PARCEL TO THE WEST PS ZONING TO THE EAST</p> <p>ADJACENT ZONING: 3633 NORTH 55TH PLACE MESA, AZ 85215</p> <p>SITE ADDRESS: LOT 5 &amp; 6 (COMBINED) OF RED MOUNTAIN COMMERCE CENTER 64,019 S.F., or 1.58 ACRES</p> <p>LEGAL DESCRIPTION: 141-38-026, 141-38-025 &amp; 141-38-024</p> <p>ASSESSORS PARCEL #: B (OFFICES) - A2 (BANQUET HALL) &amp; S2 (WAREHOUSE)</p> <p>OCCUPANCY: VB SPRINKLERED</p> <p>CONSTRUCTION TYPE: 4,841 S.F. WAREHOUSE 5,401 S.F. ASSEMBLY NORTH SIDE 5,474 S.F. SOUTH SIDE 3,523 S.F. 1ST FLOOR OFFICE 4,061 2ND FLOOR OFFICE</p> <p>BUILDING S.F.:</p> <p>OCCUPANT LOAD: S2 OCC. - 4,841 S.F. - LIGHT HAZARD STORAGE / 500 = 19.78 OCC. A2 OCC. NORTH SIDE - 5,401 S.F. - ASSEMBLY / 15 = 343.4 OCC. A2 OCC. SOUTH SIDE - 5,474 S.F. - ASSEMBLY / 15 = 364.93 OCC. B OCC. - 13,940 S.F. - OFFICE / 150 = 92.93 OCC. MAXIMUM OCCUPANCY SCENARIO A2 OCC NORTH SIDE &amp; WAREHOUSE = 413.18 OCC.</p> <p>NOTE: MAXIMUM OCCUPANCY WILL ONLY OCCUR WHEN THE NORTH SIDE ASSEMBLY AND WAREHOUSE ARE OCCUPIED CONCURRENTLY AS THE OFFICE AND SOUTH SIDE ASSEMBLY AREA WILL NOT BE UTILIZED OR OCCUPIED AT THE SAME TIME.</p> <p>LANDSCAPE AREA: 17,802 S.F. TOTAL / 64,019 S.F. = 26% LOT COVERAGE</p> <p>LANDSCAPE AREA: 38'-4"</p> <p>EXISTING BUILDING HEIGHT: NORTH - 10'-0" SETBACK &lt; 52'-5" SOUTH - 10'-0" SETBACK &lt; 10'-5" EAST - 0'-0" SETBACK &lt; 10'-0" WEST - 20'-0" SETBACK &lt; 11'-9"</p> <p>BUILDING SETBACKS:</p> <p>PARKING: WAREHOUSE - 4,841 S.F. / 400 = 12.10 SPACES OFFICE - 13,940 / 375 = 20.24 SPACES NORTH SIDE ASSEMBLY - 5,401 / 75 = 72.01 SPACES SOUTH SIDE ASSEMBLY - 5,474 / 75 = 72.99 SPACES NORTH SIDE ASSEMBLY &amp; WAREHOUSE COMBINED = 84.61 SPACES REQ'D. 54 ON SITE SPACES PROVIDED - INCLUDING (3) ADA 55 SPACES PROVIDED WITH RECIPROCAL PARKING AGREEMENT TOTAL PARKING = 90 REQUIRED &lt; 114 SPACES PROVIDED.</p> <p>PUBLIC SPACE: 4,551 SQUARE FEET &lt; 15,000 MAXIMUM ALLOWABLE</p>

SITE PLAN

SCALE: 1" = 20'-0"



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

PROPERTY REZONING  
THE VIEW AT 55TH PLACE  
3633 NORTH 55TH PLACE MESA, AZ 85215

SHEET AI  
SITE PLAN  
DATE 7-9-24 DWN. BY Jim, IA

PROJECT NO  
2326