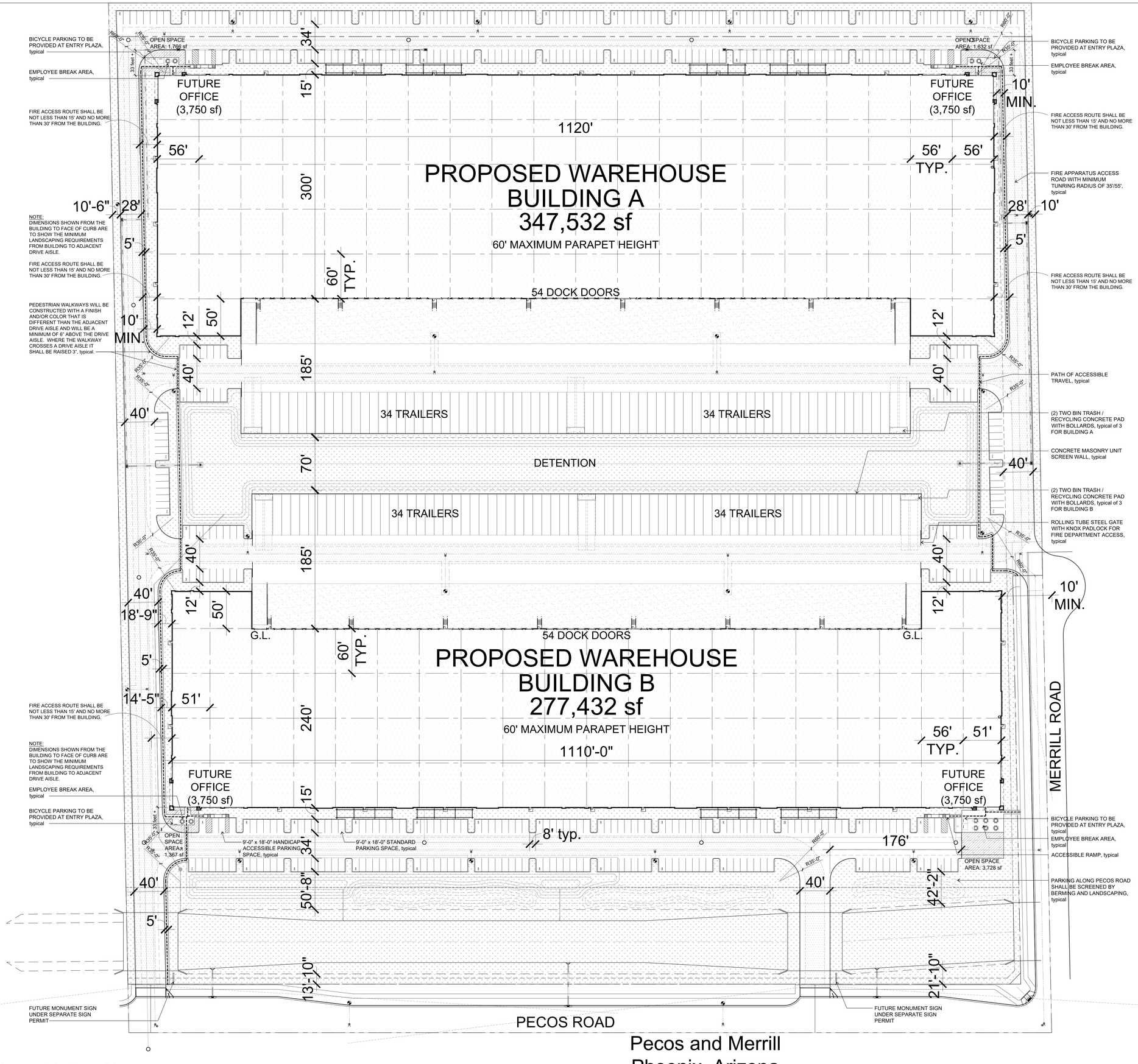

GROSS LOT AREA:	1,646,493 sf 37.80 acres
NET LOT AREA:	1,599,917 sf 36.73 acres
TOTAL BUILDING AREA:	624,964 sf
BUILDING A	347,532 sf
OFFICE	7,500 sf
WAREHOUSE	340,032 sf
BUILDING B	277,432 sf
OFFICE	7,500 sf
WAREHOUSE	269,932 sf
SITE COVERAGE (on NET):	39.06 %
DOCK DOOR RATIO:	
BUILDING A	1:6,436 sf
BUILDING B	1:5,138 sf
PARKING REQUIRED (per EXAMPLE)	467 spaces
BUILDING A	247 spaces
OFFICE (7,500 sf at 1:375 sf)	20 spaces
WAREHOUSE (340,032 sf at 1:1,500)	227 spaces
BUILDING B	220 spaces
OFFICE (15,00 sf at 1:375 sf)	40 spaces
WAREHOUSE (269,932 sf at 1:1,500)	180 spaces
PARKING PROVIDED	493 spaces
BUILDING A	259 spaces
STANDARD:	251 spaces
HANDICAP ACCESSIBLE:	8 spaces
TRAILER:	70 spaces
BUILDING B	235 spaces
STANDARD:	227 spaces
HANDICAP ACCESSIBLE:	8 spaces
TRAILER:	70 spaces
LANDSCAPE PROVIDED:	317,159 sf 19.82 %
BICYCLE PARKING REQUIRED:	25 spaces
BUILDING A (1:20 PARKING)	13 spaces
BUILDING B (1:20 PARKING)	12 spaces
BICYCLE PARKING PROVIDED:	25 spaces
BUILDING A	13 spaces
BUILDING B	12 spaces
COMMON OPEN SPACE REQUIRED:	
1% PER BUILDING GFA	6,250 sf
COMMON OPEN SPACE PROVIDED:	
1.4% PER BUILDING GFA	8,493 sf

0' 25' 50' 100'
SCALE: 1" = 50'

Preliminary Site Plan
14 April 2022

CAPROCK PARTNERS

Pecos and Merrill
Phoenix, Arizona

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