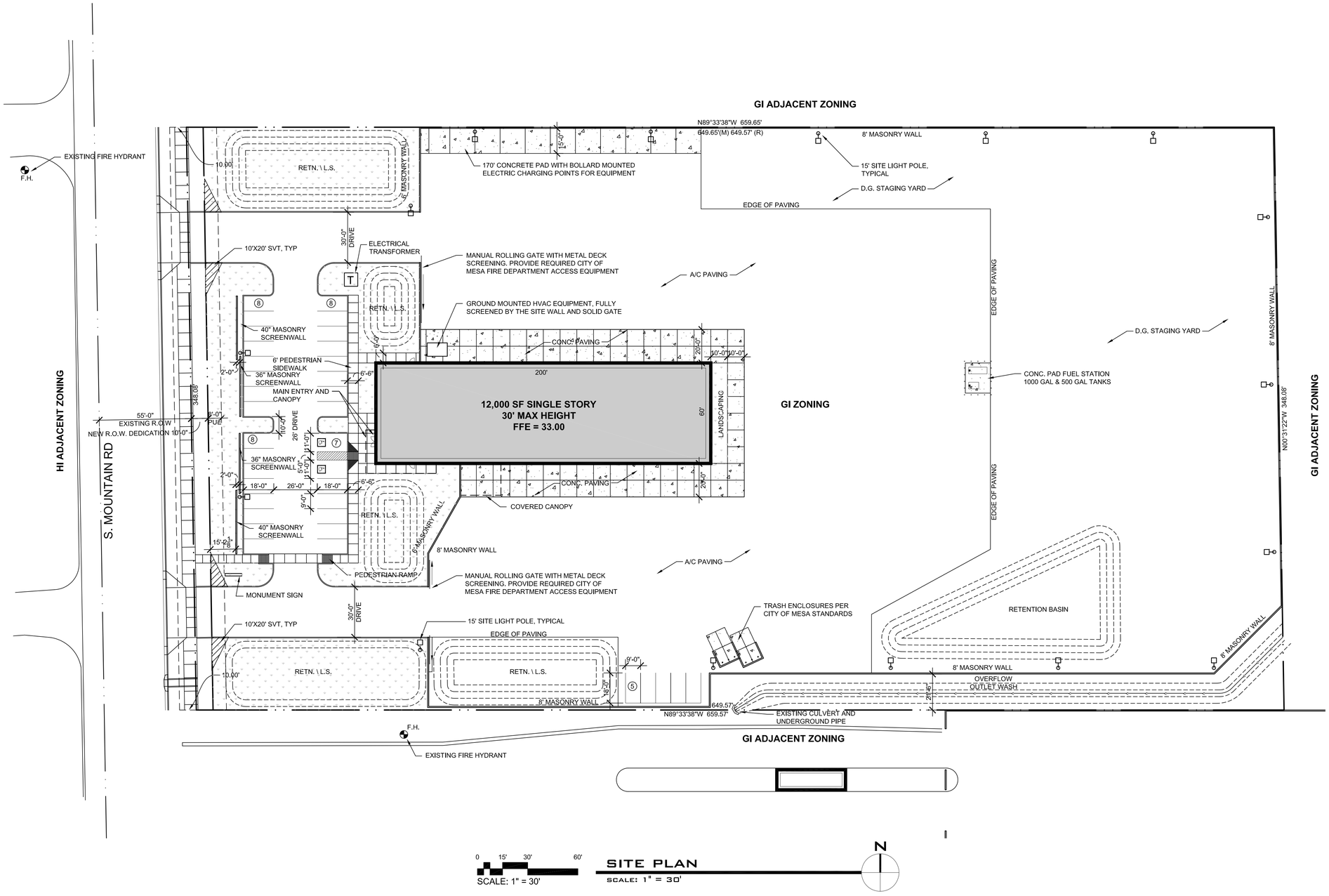


0 15' 30' 60'

SCALE: 1" = 30'

SITE PLAN

SCALE: 1" = 30'

N

CONTACTS

OWNER	ARCHITECT
WOUDENBERG PROPERTIES 17200 N PERIMETER DR STE 103 SCOTTSDALE, AZ 85255 T (480) 620-8555 CONTACT : JEFF WOUDENBERG EMAIL: jeff@woudenbergprops.com	THREADED STUDIOS, PLLC 3370 N. HAYDEN RD STE 123-303 SCOTTSDALE, AZ 85251 T (602) 214-7270 CONTACT: JOHN MEISSNER AIA, NCARB EMAIL: john@threadedstudios.com

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF A NEW 12,000 S.F SINGLE STORY BUILDING FOR THE USE OF LEASING AND MAINTENANCE FOR AN EQUIPMENT RENTAL BUSINESS. THE WEST PORTION OF THE SITE CONTAINS PUBLIC PARKING, ASPHALT DRIVES AND LANDSCAPE AREAS, THE EASTERN PORTION OF THE SITE WILL BE USED A STORAGE YARD TO HOUSE EQUIPMENT NOT OUT FOR RENTAL, THIS AREA WILL BE COMPLETELY SCREENED BY A 6' SOLID MASONRY WALL WITH SOLID AUTOMATIC ACCESS GATES. AN OUTLET WASH IS PROPOSED AT THE SOUTHEAST CORNER OF THE SITE THE ALLOW FOR DRAINAGE FROM THE ADJACENT EASTERN PARCEL.

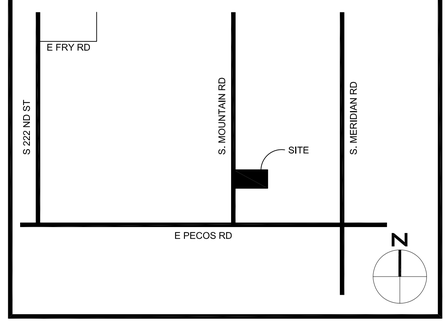
SITE DATA

APN :	304-34-036D
ZONING :	GI
GROSS SITE AREA :	245,199 SF (5.63 Ac)
NET SITE AREA :	226,055 SF (5.2 Ac)
PROPOSED BUILDING AREA :	12,000 SF
COVERAGE :	10.2%
LANDSCAPE AREA :	23,105 SF
LANDSCAPE COVERAGE :	9.4%
REQUIRED PARKING :	EQUIPMENT SERVICE/SALES = 1/375 12,000 SF / 375 = 32 STALLS
PROVIDED PARKING :	36 STALLS (2 ADA VAN ACCESSIBLE)

BUILDING DATA

GROSS BUILDING AREA :	12,000 SF
MAX BUILDING HEIGHT :	30'
CONSTRUCTION TYPE :	V-B
FIRE SPRINKLER SYSTEM :	AFES
OCCUPANCY :	B, F-1
OCCUPANT LOAD:	
OFFICE/RENTAL LOBBY	3,000 SF @ 1/100 = 30 OCCUPANTS
SERVICE SHOP / WASHOUT	9,000 SF @ 1/100 = 90 OCCUPANTS
TOTAL	120 TOTAL OCCUPANTS

VICINITY MAP



SUNBELT RENTALS MESA

6617 S. MOUNTAIN RD
MESA, AZ

REGISTERED ARCHITECT 62301 JOHN T. MEISSNER Date Signed 05/11/22 ARIZONA U.S.A.

EXPIRES 06.30.2022

THREADED STUDIOS
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05/11/22