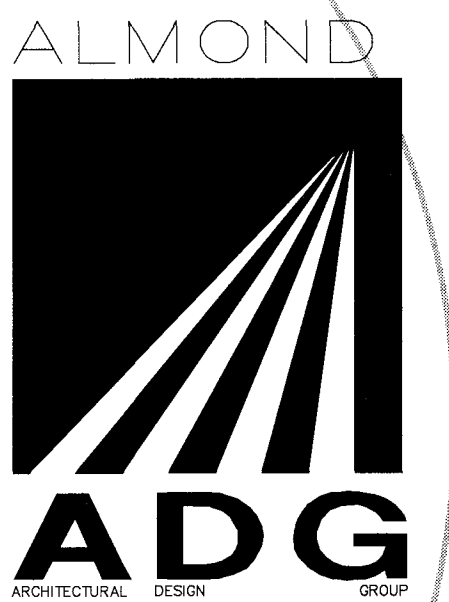




7330 EAST EARLL DRIVE #A
SCOTTSDALE, ARIZONA 85251
PHONE: 480-990-2120
FAX: 480-990-2130

ARCHITECTURE
PLANNING INTERIORS

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PROJECT DATA

OWNER: BRAD AND JAMIE BIGELOW
4838 E. BASELINE RD. #128
MESA, ARIZONA 85206

USE: OFFICE/WAREHOUSE

ADDRESS: 4114 E. VALLEY AUTO DRIVE
MESA, ARIZONA 85206

APN NO.: 140-67-009E

LEGAL DESCRIPTION: LOT 2 EAST VALLEY AUTO MALL

ZONING: LI

LOT AREA: 108,735 S.F. (2.50 ACRES)

BLDG. AREA: OFFICE: 7,120 S.F.
WAREHOUSE: 23,986 S.F.
SUB-TOTAL: 31,106 S.F.

COVERED ENTRIES: 409 S.F.

TOTAL UNDER ROOF: 35,515 S.F.

LOT COVERAGE: 35,515 S.F. / 108,735 S.F. = 29%

ALLOWABLE AREA: 36,000 SQ. FT. (TABLE 506.2)

CONSTRUCTION TYPE: VB (A.F.E.S.)

OCCUPANCY: B, OFFICE
S-2, LOW HAZARD STORAGE

FIRE PROTECTION: SPRINKLERS (AFES): YES
FIRE ALARMS: NO
EMERGENCY LIGHTS: YES

PARKING REQUIRED: OFFICE
1 SPACE PER 375 SQ. FT.
7,120 SQ. FT. / 375 = 19
WAREHOUSE:
1 SPACE PER 900 SQ. FT.
23,986 SQ. FT. / 900 = 27
TOTAL: = 46

PARKING PROVIDED: 56 (INCLUDING 2 HANDICAP SPACES) ON-SITE

ALLOWABLE HEIGHT: 40'

BUILDING HEIGHT: 36' TOP OF PARAPET

LANDSCAPING PROVIDED: FRONT (EASAT) 3,880 S.F.
REAR (WEST) 5,800 S.F.
SIDE (NORTH) 1,425 S.F.
SIDE (SOUTH) 1,425 S.F.
INTERIOR: 5,268 S.F.
TOTAL: 17,798 S.F.

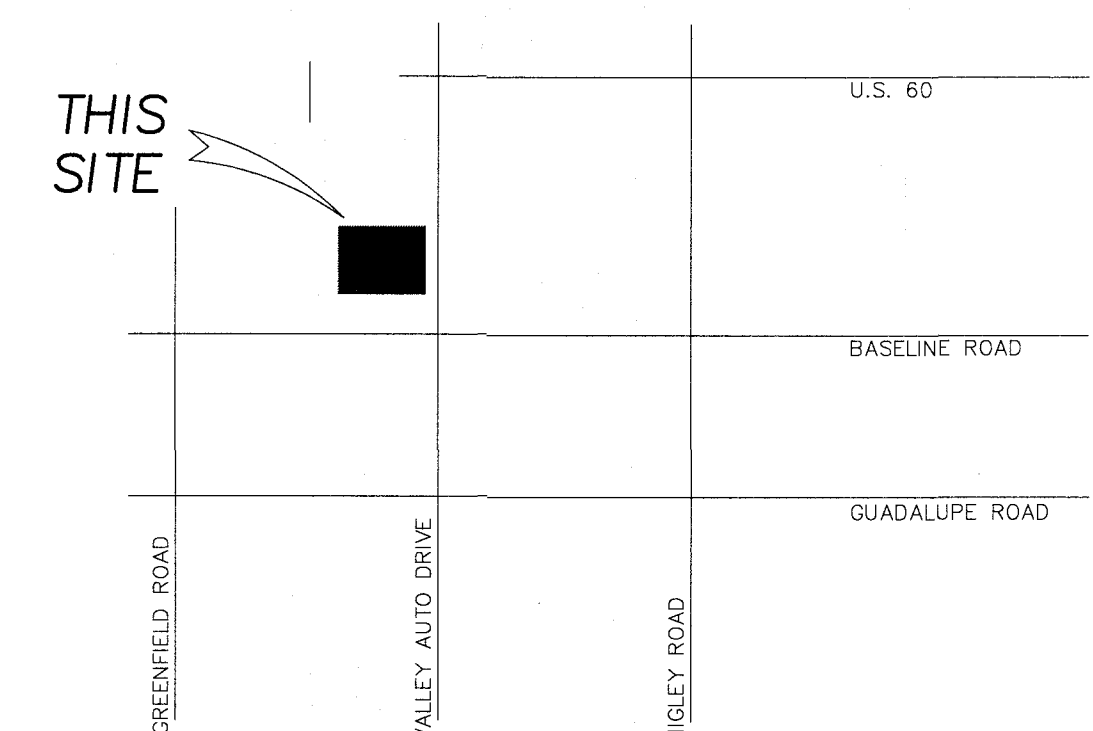
LANDSCAPE COVERAGE: 17,798 S.F. / 108,735 S.F. = 16.4%

COMMON OPEN SPACE: 31,106 X .01 = 301 S.F.

KEY NOTES

- EXISTING SIDEWALK, CURB AND GUTTER.
- NEW DRIVEWAY ENTRANCE PER C.O.M. STANDARDS.
- PARKING SCREEN WALL, 3'-0" ABOVE ADJACENT PARKING.
MASONRY WALL, PAINT TO MATCH BUILDING.
- SIDEWALK TO PUBLIC WAY.
- RECESSED TRUCK DOCK.
- EXISTING WROUGHT IRON FENCE ON SOUTH PROPERTY LINE.
- EXISTING 6'-0" HIGH MASONRY WALL ON NORTH PROPERTY LINE. PAINT.
- 7'-0" HIGH MASONRY WALL, PAINT TO MATCH BUILDING.
- MANUAL ROLLING GATE, 7'-0" HIGH BY 20'-0" WIDE, PAINT TO MATCH BUILDING.
- AUTOMATIC ROLLING GATE, 7'-0" HIGH BY 20'-0" WIDE. PAINT TO MATCH BUILDING.
- TRASH ENCLOSURE PER C.O.M. STANDARDS.
- BICYCLE RACK FOR 4.
- EXISTING FIRE HYDRANT.
- 20'-0" WIDE LANDSCAPE BUFFER ALONG WEST PROPERTY LINE.
- CONCRETE 'NO PARKING' SLAB, INTEGRAL COLOR EXPOSED AGGREGATE.

LOCATION MAP



job no: 22124

date: 6-30-22

revisions:

sheet A1.1

APN# 140-67-009F
COX COMMUNICATIONS ARIZONA LLC
INSTR # 2013-0183969, MCR

APN# 140-63-004
UNITED STATES OF AMERICA
INSTR # NOT OF RECORD

APN# 140-67-083
BASELINE CENTER LLC
INSTR # 2005-0309567, MCR



SITE PLAN

SCALE: 1" = 30'-0"

DO NOT SCALE DRAWINGS

SITE PLAN