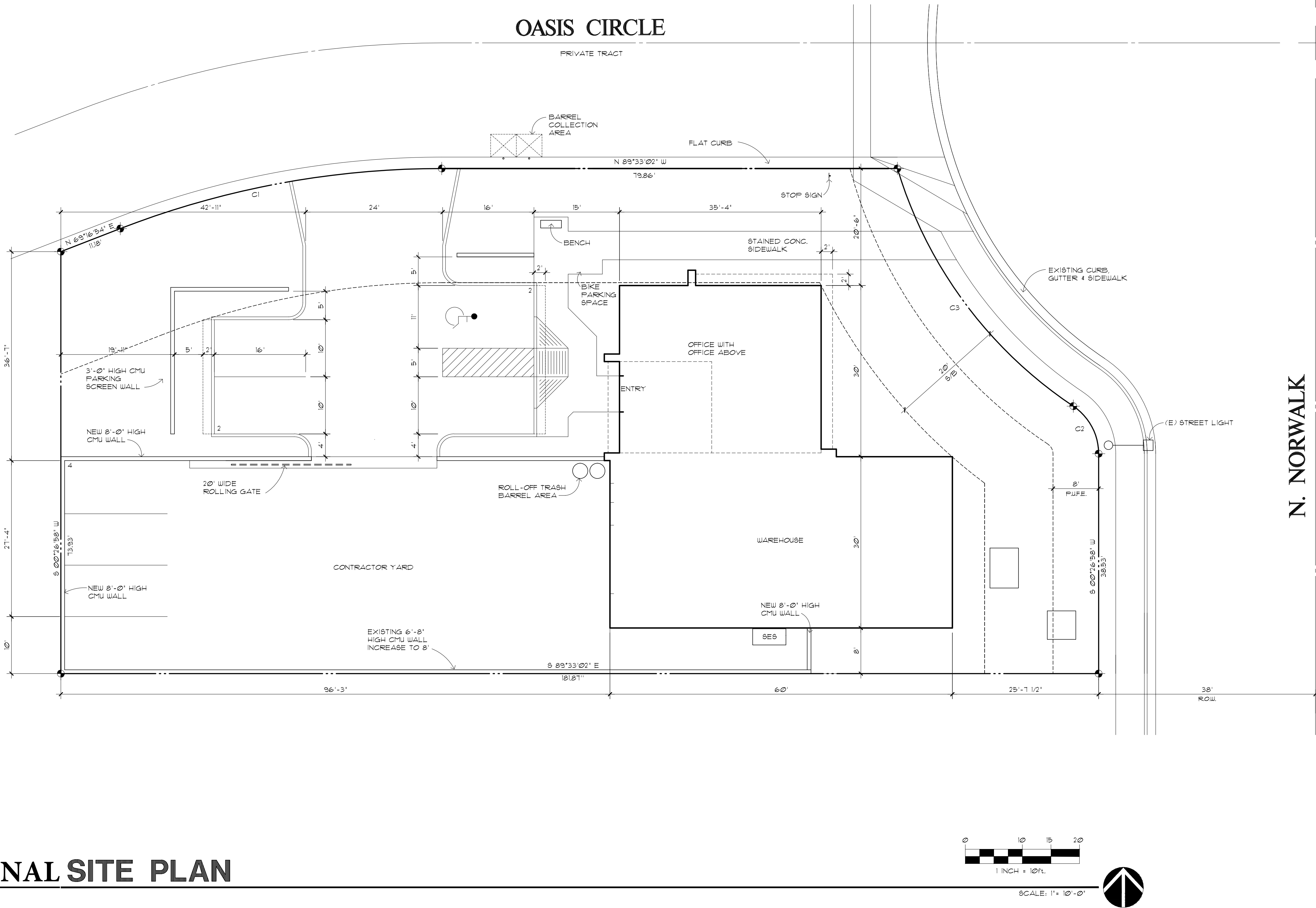


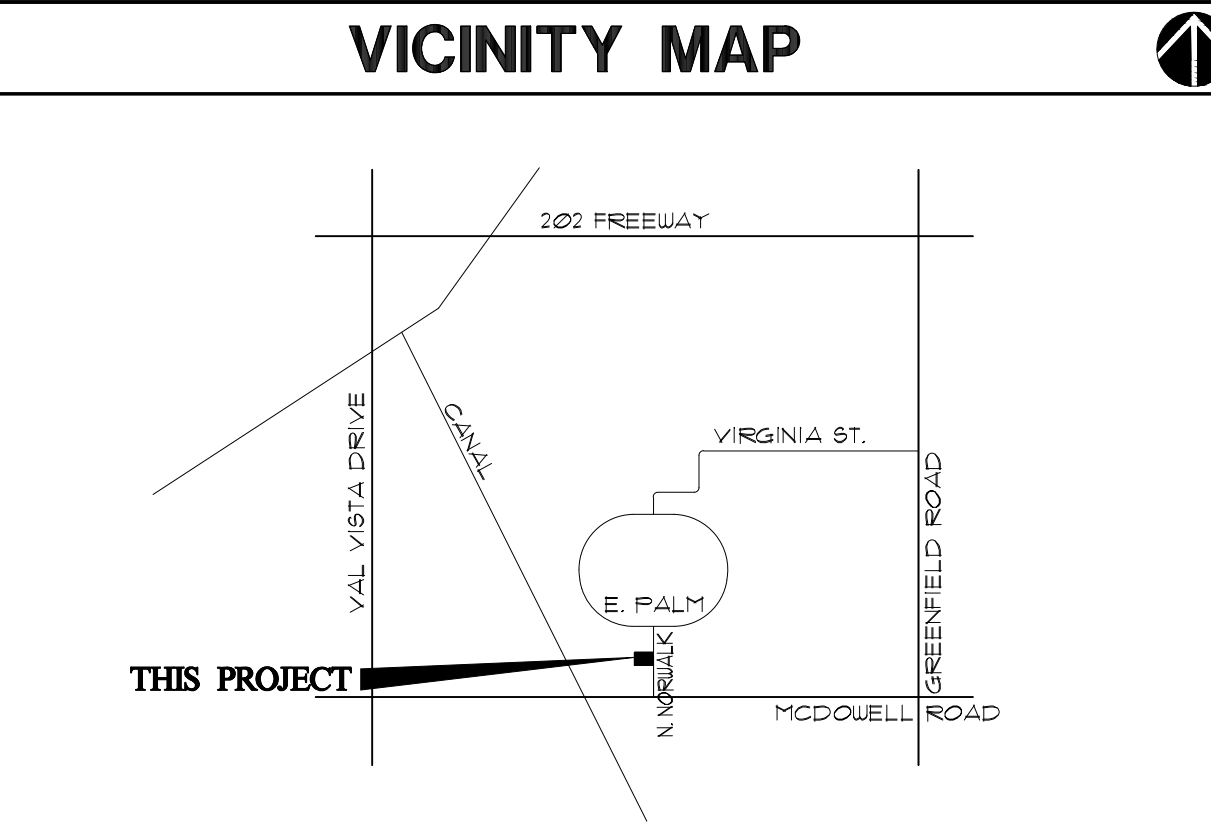
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FINAL SITE PLAN



PROJECT DATA																		
PROJECT ADDRESS:	3859 E. OASIS CIRCLE MESA, ARIZONA																	
OWNER:	VIEWPOINT RESORT LC 2812 N. NORWALK SUITE 105 MESA, ARIZONA 85215																	
APPLICANT/DESIGN PROFESSIONAL:	GREG HITCHENS HITCHENS ASSOCIATES ARCHITECTS 3126 N. LOS ALAMOS MESA, ARIZONA 85213 (602) 615-0204 PHONE																	
LEGAL DESCRIPTION:	LOT 1 COMMERCE COURT 2 AT THE COMMONS																	
PARCEL NO:	141-25-228																	
SITE AREA:	14,161 SQ. FT. 0.34 ACRES																	
EXISTING ZONING:	LI PAD																	
BUILDING AREA:	OFFICE 1ST FLOOR.....1,044 SQ. FT. OFFICE 2ND FLOOR..... 786 SQ. FT. WAREHOUSE.....1,800 SQ. FT. TOTAL.....3,630 SQ. FT.																	
BUILDING HEIGHT:	22'																	
BUILDING SETBACKS:	<table><tr><th></th><th>REQUIRED</th><th>PROVIDED</th></tr><tr><td>FRONT</td><td>20'</td><td>20'-6"</td></tr><tr><td>STREET SIDE</td><td>20'</td><td>20'</td></tr><tr><td>REAR</td><td>0'</td><td>8'</td></tr><tr><td>INTERIOR SIDE</td><td>0'</td><td>95'-2"</td></tr></table>				REQUIRED	PROVIDED	FRONT	20'	20'-6"	STREET SIDE	20'	20'	REAR	0'	8'	INTERIOR SIDE	0'	95'-2"
	REQUIRED	PROVIDED																
FRONT	20'	20'-6"																
STREET SIDE	20'	20'																
REAR	0'	8'																
INTERIOR SIDE	0'	95'-2"																
REQUIRED PARKING:	OFFICE 1,044/315 + 5 SPACES WAREHOUSE 1,800/900 + 2 SPACES TOTAL 7 SPACES																	
PROVIDED PARKING:	7 REGULAR + 1 ACCESSIBLE = 8 TOTAL SPACES																	
BIKE PARKING REQUIRED:	1 SPACE PER 10 VEHICLES = 1 SPACE																	
BIKE PARKING PROVIDED:	1 SPACE																	
OPEN SPACE:	REQUIRED: 14,161 x 0.1 = 1,416 SF. PROVIDED: 5,106 SF.																	
REQUIRED LIVE PLANT MATERIAL COVERAGE:	1,416 SF. x 0.5 = 708 SF.																	
PROVIDED LIVE PLANT MATERIAL COVERAGE:	2255 SF.																	
LOT COVERAGE:	1 - (5,558 / 14,161) = 62%																	
LANDSCAPE AREA:	REQUIRED: 4,647 SF. PROVIDED: 5,558 SF.																	

CURVE DATA														
<table><tr><th>CURVE</th><th>RADIUS</th><th>LENGTH</th></tr><tr><td>C1</td><td>R = 16.0'</td><td>51.63'</td></tr><tr><td>C2</td><td>R = 10'</td><td>9.83'</td></tr><tr><td>C3</td><td>R = 16.49'</td><td>52.64'</td></tr></table>			CURVE	RADIUS	LENGTH	C1	R = 16.0'	51.63'	C2	R = 10'	9.83'	C3	R = 16.49'	52.64'
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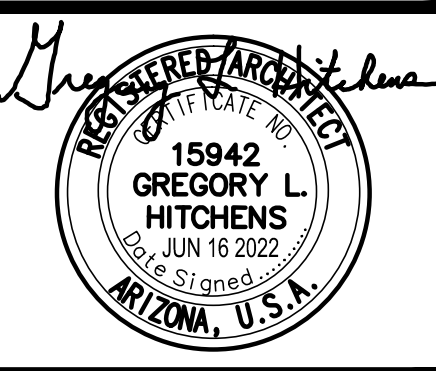


HITCHENS ASSOCIATES
ARCHITECTS

15942
GREGORY L.
HITCHENS
JUN 16 2022
Arizona, U.S.A.

3126 N. LOS ALAMOS
MESA, ARIZONA 85213

TELEPHONE:
602-615-0204



REVISIONS

PROPOSED
OFFICE WAREHOUSE
BUILDING
3859 E. OASIS CIRCLE
MESA, ARIZONA
85215

PROJECT NO: 22206
DRAWN BY: GLH
DATE: 6-16-2022

SITE PLAN
A-0