

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST
QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

SITE DATA

PROJECT:	EXTENSION/IMPROVEMENTS FOR ASTREAM
ADDRESS:	1275 S ARIZONA AVE CHANDLER AZ 85206
DEVELOPER:	ANDERSON CONSTRUCTION 1725 W WILLIAMS RD, SUITE 4 CHANDLER, AZ 85226
SCOPE:	EXTENSION AND SITE IMPROVEMENTS FOR AN EXISTING WAREHOUSE/RETAIL BUILDING
LEGAL DESCRIPTION:	SEE CH.
ASSIGNED PARCEL NO:	002-000-000
ZONING:	P4D
SITE AREA:	693,010 S.F., 14.9 ACRES
BUILDING AREA:	FIRST FLOOR: 136,018 S.F. SECOND FLOOR: 1,683 S.F.
STORIES:	TOTAL GROSS: 137,701 S.F.
LOT COVERAGE:	39.6% SITE
LANDSCAPE AREA:	+ S.F.
LANDSCAPE COVERAGE:	%
OCCUPANCY:	NOT FOR R-1 & R-1 ACCESSORY USES
CONSTRUCTION TYPE:	85 W ALFES
ALLOWABLE:	20,000 S.F. SINGLE STORY
CLEAR HEIGHT:	-
STRUCTURAL DEPTH:	-
SLOPE DEPTH:	AS EXISTING
SCREENING HEIGHT:	AS EXISTING
BUILDING HEIGHT:	44'-6"

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	MEZZANINE	TOTALS
RETAIL	4,786 S.F.	-	4,786 S.F.
MOTOR VEHICLE SALES	37,705 S.F.	-	37,705 S.F.
OFFICE	1,416 S.F.	1,683 S.F.	3,099 S.F.
WAREHOUSE	92,111 S.F.	-	92,111 S.F.
TOTAL:	136,018 S.F.	1,683 S.F.	137,701 S.F.

OCCUPANCY	S.F.	FACTOR	TOTAL
RETAIL	4,766 S.F.	1 / 250	19.1
MOTOR VEHICLE SALES	37,705 S.F.	1 / 250	150.6
OFFICE	3,099 S.F.	1 / 250	12.3
WAREHOUSE	89,911 S.F.	1 / 500 (1st 10,000 SF)	20
		1 / 5000 (1st 10,000 SF)	15.9
REPAIR	2,200 S.F.	3.5 / BAY (21 BAYS)	7.35
TOTAL:			291.9 = 292

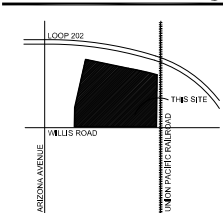
PARKING PROVIDED	
TOTAL PUBLIC / CUSTOMER SPACES (REGULAR)	219
TOTAL PUBLIC / CUSTOMER SPACES (ACCESSIBLE)	7
TOTAL EMPLOYEE SPACES (REGULAR)	85
TOTAL EMPLOYEE SPACES (ACCESSIBLE)	-
TOTAL SPACES ON SITE	311

442.8 S.F. / CAR OR 2.25 CARS / 1,000 S.F.

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
	6" CURB
	SITE WALL
	SALT FINISH CONCRETE SIDEWALK
	PAINT STRIPING ON PAVEMENT
	NEW FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	ACCESSIBLE ROUT / PATH OF TRAVEL
	FIRE RISER

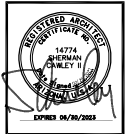
VICINITY MAP N.T.S.



Cawley Architects

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



AN EXTERIOR
IMPROVEMENT FOR
AIRSTREAM

1375 S.
ARIZONA AVE.
CHANDLER
ARIZONA
85286

DATE _____

ADMINISTRATIVE DR
SUBMITTAL
2/3/2021

CITY MEETING
2/25/2021

ADMINISTRATIVE DR
RE-SUBMITTAL
3/1/2021

**NOTICE OF ALTERNATE BILLING
CYCLE:**

This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide it upon request.

The architectural design and data presented in these documents is an instrument of service provided by Cowi Architects.

All discrepancies found in these documents and/or between these documents and actual data conditions shall be reported to Cowi Architects for resolution prior to commencement of the work.

Discrepancies between the amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: 20161

A1.1

