

PROJECT DATA

Zoning: P.A.D.
 APN#(s): 102-60-013A, 102-60-013E, 102-60-013F
 Net Site Area: +/- 2,574,987.94 S.F. (59.11 AC.)
 Gross Site Area: +/- 2,790,754.55 S.F. (64.06 AC.)

TOTAL SITE DATA

Net Site Area: +/- 2,574,987.94 S.F. (59.11 AC.)
 Bldg. A Parcel: +/- 1,294,329.26 S.F. (29.71 AC.)
 Bldg. B Parcel: +/- 400,324.42 S.F. (9.19 AC.)
 Bldg. C Parcel: +/- 398,414.84 S.F. (9.15 AC.)
 Residential Parcel: +/- 481,919.42 S.F. (11.06 AC.)
 Total: +/- 2,574,987.94 S.F. (59.11 AC.)

Building Area:

Building A: 433,880 S.F.
 Building B: 153,352 S.F.
 Building C: 153,352 S.F.
 Total Bldg. Area: 741,656 S.F.

Construction Type (Unlimited w/ 60' Yard): V-B Non-Rated
 Occupancy Type(s): S-2 w/ Accessory B
 Proposed Building Height (T.O.P.): 56' Max.
 Building Height (Ridge): 50' Max.

PARKING DATA

Parking Required: 505 Spaces
 Parking Provided: 747 Spaces
 ADA Parking Required: 15 Spaces
 ADA Parking Provided: 16 Spaces
 Trailer Parking Provided: 75 Spaces

MINIMUM SETBACKS

Front: 30 Feet
 Side: 50 Feet
 Internal Street Side: 10 Feet
 Rear: 25 / 50 Feet

INDIVIDUAL PARCEL DATA

BUILDING A:

Site Area: +/- 1,294,329 S.F. (29.71 AC.)
 Building Area: 433,880 S.F.
 Building Coverage: 33.5 %

Parking Required:(1:2000 SF Warehouse) = 418,880 SF 210 SPACES
 Parking Required:(1:250 SF Office) = 15,000 SF 60 SPACES
 Total Parking Required: 270 SPACES
 Parking Provided: 305 SPACES
 ADA Parking Required (151-300) 2 Van Spaces: 5 SPACES
 ADA Parking Provided: 8 SPACES
 Trailer Parking Provided: 75 SPACES

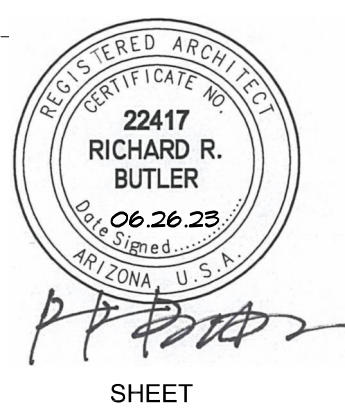
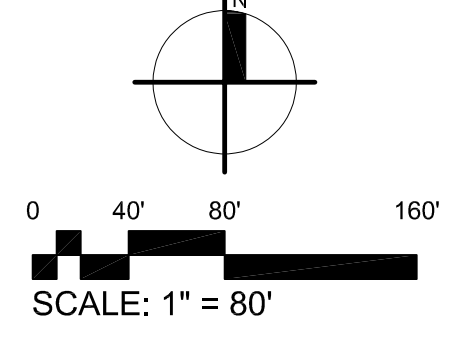
BUILDING B:

Site Area: +/- 400,324 S.F. (9.19 AC.)
 Building Area: 153,888 S.F.
 Building Coverage: 38.3 %
 Parking Required: (1:2000 SF Warehouse) = 143,888 SF 72 SPACES
 Parking Required:(1:250 SF Office) = 10,000 SF 40 SPACES
 Total Parking Required: 112 SPACES
 Parking Provided: 224 SPACES
 ADA Parking Required (151-300) 2 Van Spaces: 5 SPACES
 ADA Parking Provided: 6 SPACES

BUILDING C:

Site Area: +/- 398,414 S.F. (9.15 AC.)
 Building Area: 153,888 S.F.
 Building Coverage: 38.7 %
 Parking Required: (1:2000 SF Warehouse) = 143,888 SF 72 SPACES
 Parking Required:(1:250 SF Office) = 10,000 SF 40 SPACES
 Total Parking Required: 112 SPACES
 Parking Provided: 199 SPACES
 ADA Parking Required (151-300) 2 Van Spaces: 5 SPACES
 ADA Parking Provided: 6 SPACES

99th AVE. & BALLPARK BOULEVARD
 MASTER SITE PLAN SUBMITTAL
 GLENDALE, ARIZONA



A.02
 INDUSTRIAL SITE PLAN



Butler Design Group, Inc
 architects & planners
Received
 [3 OCT 2023]

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