**PROJECT INFORMATION**

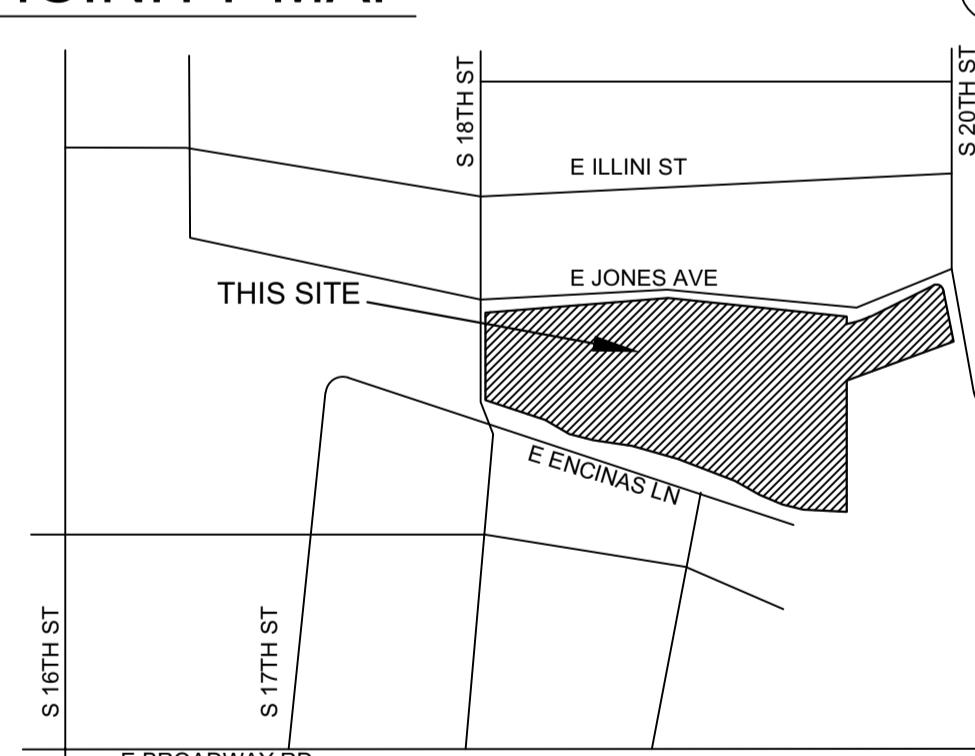
PROJECT NAME: HARRISON PROPERTIES PHOENIX SITE
PROJECT ADDRESS: 4022 & 4025 18TH STREET PHOENIX, AZ

PROPERTY OWNER: PHOENIX JONES PARTNERS 5112 N. 40TH STREET, SUITE 105 PHOENIX, AZ 85018
DEVELOPER: HARRISON PROPERTIES 5112 N. 40TH STREET, SUITE 105 PHOENIX, AZ 85018

ARCHITECT: DALKE DESIGN GROUP, LLC 2039 E. RICE DRIVE TEMPE, AZ 85283 480-589-3793 VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBERS: 122-38-149, 122-38-153A
CURRENT ZONING: IND. PK, CP/GCP (RIO SALADO INTERIM OVERLAY DIST.)
GROSS SITE AREA: 11.80 ACRES (514,163 S.F.)
NET SITE AREA: 10.77 ACRES (469,076 S.F.)
BUILDING AREA: 130,300 S.F. TOTAL
46,530 S.F. - BUILDING 1
69,480 S.F. - BUILDING 2
14,290 S.F. - BUILDING 3
LOT COVERAGE: 27.8%
F.A.R.: .278
STORIES: ONE
MAX BLDG HEIGHT: 75' TOP OF ROOF (PER C.O.P. DEFINITION)
OCCUPANCY: B/S-1
CONSTRUCTION TYPE: TYPE III-B (SPRINKLED)
REQUIRED PARKING:
USE: RATIO: SPACES:
OFFICE: 1 SP PER 300: 7,500 S.F. = 25 SPACES
WAREHOUSE: 1 SP PER 1,000: 122,800 S.F. = 123 SPACES
TOTAL REQUIRED: 148 SPACES
PROVIDED PARKING:
TOTAL REGULAR SPACES: 145 SPACES
TOTAL ACCESSIBLE SPACES: 5 SPACES
TOTAL PROVIDED: 150 SPACES
PARKING RATIO: 1.15 CARS/1000 S.F.
REQUIRED BICYCLE PARKING:
ONE BICYCLE SPACE PER 25 CAR SPACES: 6 SPACES
TOTAL PROVIDED: 6 SPACES

VICINITY MAP**APPROVAL**

KIVA: 21-4997
SDEV: 2100494
PAPP: 2108583
Q.S.: Q5-31

ZONING CASE NO.: ZA73-90-8
ZONING CASE NO.: Z-73-90
ZONING CASE NO.: Z-63-85

PLANNING & DEVELOPMENT DEPARTMENT
This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

EXPIRES: 12/31/2023



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

ISSUE DATE 08/05/2023
DRAWN KAW
CHECKED BY VJD
PROJECT NUMBER -
DRAWING NO.

A0.1

REV