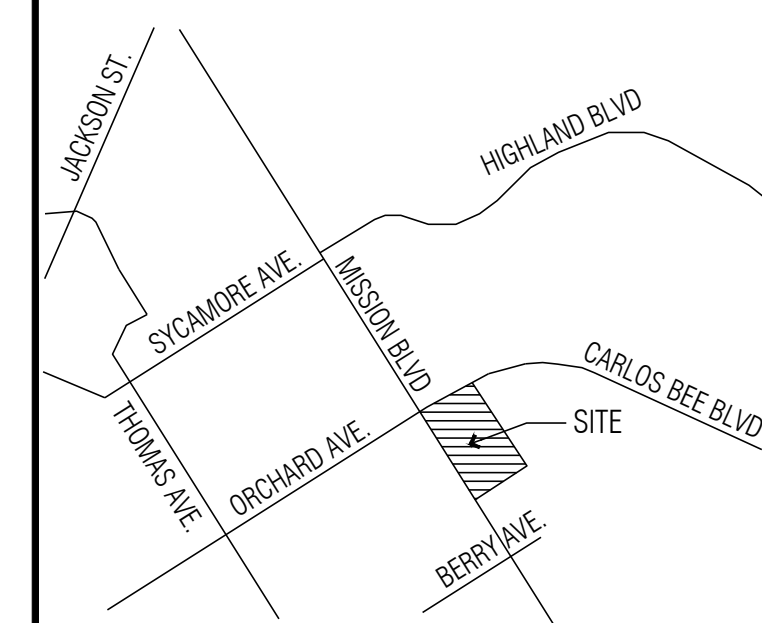


PROJECT INFO

PROJECT NAME: ONE SUBARU
 PROJECT ADDRESS: T.B.D.
 OWNER: BMOOD RE2 LLC
 10005 W. PAPAGO FREEWAY
 AVONDALE, ARIZONA 85323
 ARCHITECT: JOHN MAHONEY ARCHITECT, INC
 850 W. ELLIOT ROAD, #108
 TEMPE, ARIZONA 85284
 ENGINEER: KPFF
 2250 DOUGLAS BLVD, SUITE 200
 ROSEVILLE, CALIFORNIA 95661
 PARCEL NUMBERS: 445-200-9 & 445-200-12-1
 ZONING: T4-1
 SITE AREA: 214,402 S.F. (4.93 ACRES)
 OCCUPANCY GROUP: MIXED (B, S-1)
 BUILDING AREA:
 GROUND FLOOR 46,447 S.F.
 SECOND FLOOR 11,050 S.F.
 TOTAL FLOOR AREA 57,497 S.F.
 LOT COVERAGE: 46,447 / 214,402 = 21.6% (80% MAX ALLOWABLE)
 CONSTRUCTION TYPE: II-B, AUTOMATIC FIRE SPRINKLER SYSTEM PER CBC SECTION 903
 NO. STORIES: 2
 BUILDING HEIGHT: 30 FEET
 PARKING CALCULATIONS:
 REQUIRED: NO MINIMUM REQUIREMENT
 PROVIDED: 88
 CLEAN AIR SPACES REQUIRED = 8
 EV CHARGING SPACES REQUIRED = 5
 ACCESSIBLE EV CHARGING REQUIRED = 1
 BICYCLE PARKING REQUIRED
 SHORT TERM (5% VISITOR) = 2
 LONG TERM (5% EMPLOYEE) = 3
 PROVIDED: (DOES NOT INCLUDE DISPLAY SPACES)
 TOTAL SPACES PROVIDED = 88
 CUSTOMER PARKING PROVIDED = 27
 EMPLOYEE PARKING PROVIDED = 61
 ACCESSIBLE PARKING PROVIDED = 4
 ACCESSIBLE EV CHARGING PROVIDED = 2
 EV CHARGING SPACES PROVIDED = 5
 CLEAN AIR SPACES PROVIDED = 8
 BICYCLE PARKING PROVIDED
 SHORT TERM = 2
 LONG TERM - EMPLOYEE LONG TERM
 BICYCLE PARKING IN ROOMS 133 PARTS
 AND 136 SERVICE
 TOTAL PARKING = 88
 TOTAL DISPLAY = 200

SYMBOLS

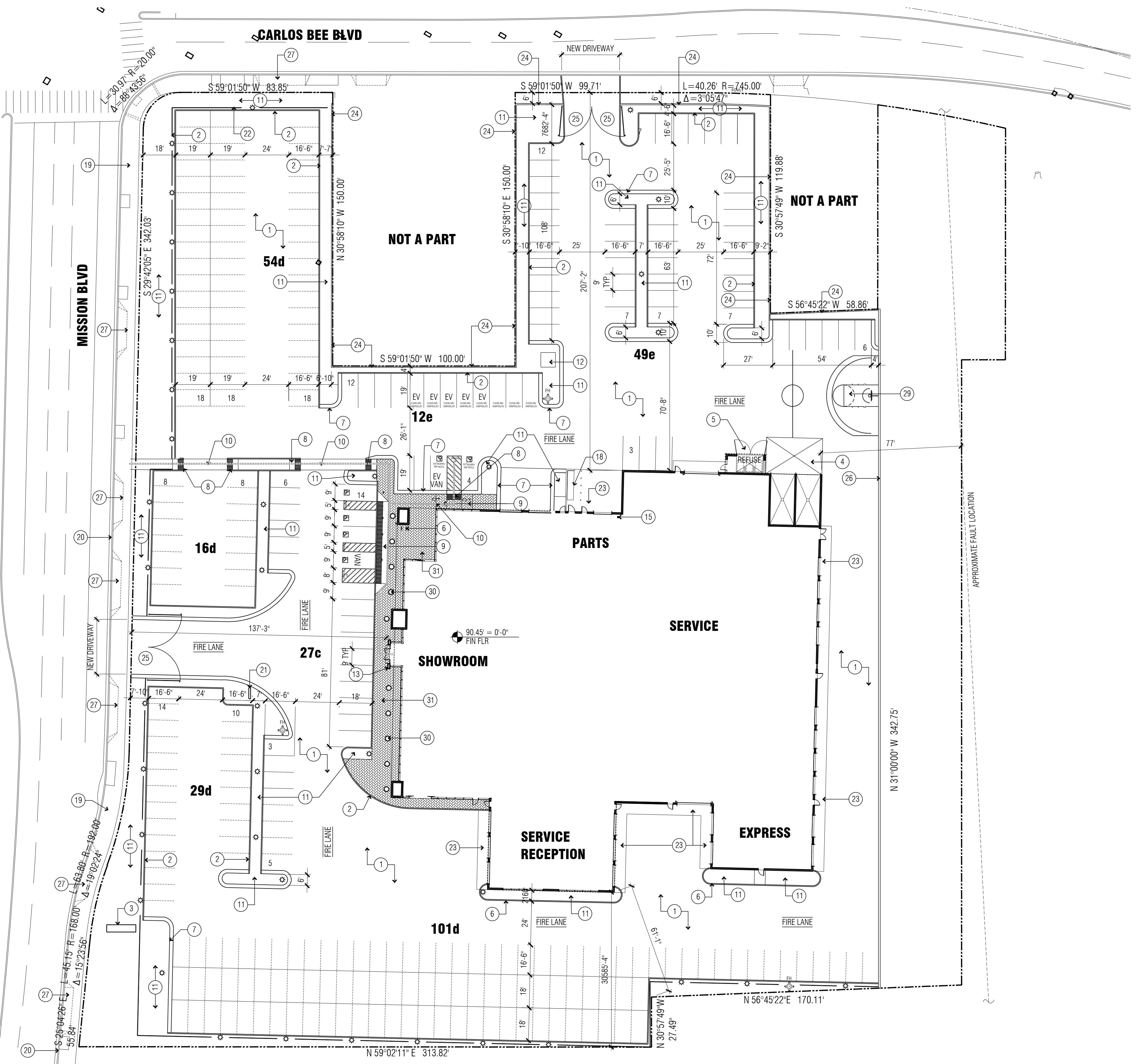
FIRE HYDRANT - SEE CIVIL
 LIGHT POLE ON CONCRETE BASE
 TYPICAL ORDINANCE REQUIRED PARKING SPACE
 TYPICAL DISPLAY OR INVENTORY SPACE - DASHED LINES SHALL NOT BE PAINTED
XXc XX DENOTES SUBTOTAL OF PARKING
 LOWERCASE LETTER INDICATES PARKING USE
 c DENOTES CUSTOMER PARKING
 d DENOTES DISPLAY PARKING
 e DENOTES EMPLOYEE PARKING



VICINITY MAP

KEYNOTES

- 1 TYPICAL ASPHALT PAVING PER GEOTECH REPORT & CIVIL PLANS
- 2 TYPICAL 6" H CONCRETE CURB
- 3 MONUMENT SIGN - UNDER SEPARATE PERMIT
- 4 CONCRETE DRIP CONTAINMENT SLAB
- 5 REFUSE YARD
- 6 BICYCLE PARKING - SEE 10/A510
- 7 ROLL CURB
- 8 CONCRETE SIDEWALK RAMP - SEE 4/A500
- 9 CONCRETE CURB RAMP - SEE 3/A500
- 10 ACCESSIBLE ROUTE OF TRAVEL. MIN WIDTH TO BE 4'-0" RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:50. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT.
- 11 LANDSCAPING
- 12 ELECTRICAL TRANSFORMER AND CONC UTILITY COMPANY CONC. PAD BY G.C. TO UTILITY CO. REQUIREMENTS
- 13 KNOX LOCK BOX NEAR DOOR AT NO HIGHER THAN 60" ABOVE FINISH GRADE. PROVIDE A FULL SET OF KEYS TO OPEN ALL DOORS INSIDE AND OUTSIDE THE BUILDING. TO INCLUDE FIRE ALARM PANEL - LABELED AND PLACED INSIDE KEY BOX
- 14 FIRE DEPARTMENT CONNECTION
- 15 FIRE RISER INSIDE BUILDING
- 16 DRAINAGE CATCH BASIN - SEE CIVIL PLANS
- 17 SAND / OIL INTERCEPTOR
- 18 SERVICE ENTRANCE SECTION WITH PROTECTIVE BOLLARDS ON CONCRETE HOUSEKEEPING PAD PER UTILITY CO. REQUIREMENTS
- 19 EXISTING SIDEWALK
- 20 EXISTING STREET CURB AND GUTTER
- 21 DIRECTIONAL SIGNAGE - UNDER SEPARATE REVIEW AND PERMIT
- 22 18" HIGH STEEL SECURITY RAIL - SEE DETAIL 2/A510
- 23 TYPICAL CONCRETE APRON AT OVERHEAD DOORS
- 24 6" H CMU WALL - SEE DETAIL 1/A510
- 25 STEEL SECURITY GATES PER 12/A510
- 26 CAST IN PLACE CONCRETE RETAINING WALL
- 27 EXISTING DRIVEWAY TO BE REMOVED
- 28 STEEL SECURITY GATES PER 11/A510
- 29 EMPLOYEE SPORTS COURT
- 30 TYPICAL RAISED PLANTER - SEE LANDSCAPING ALIGN WITH CENTER OF ADJACENT WINDOW MULLION/CENTER OF ADJACENT WALL
- 31 PRECAST CONCRETE PAVERS



SITE PLAN

