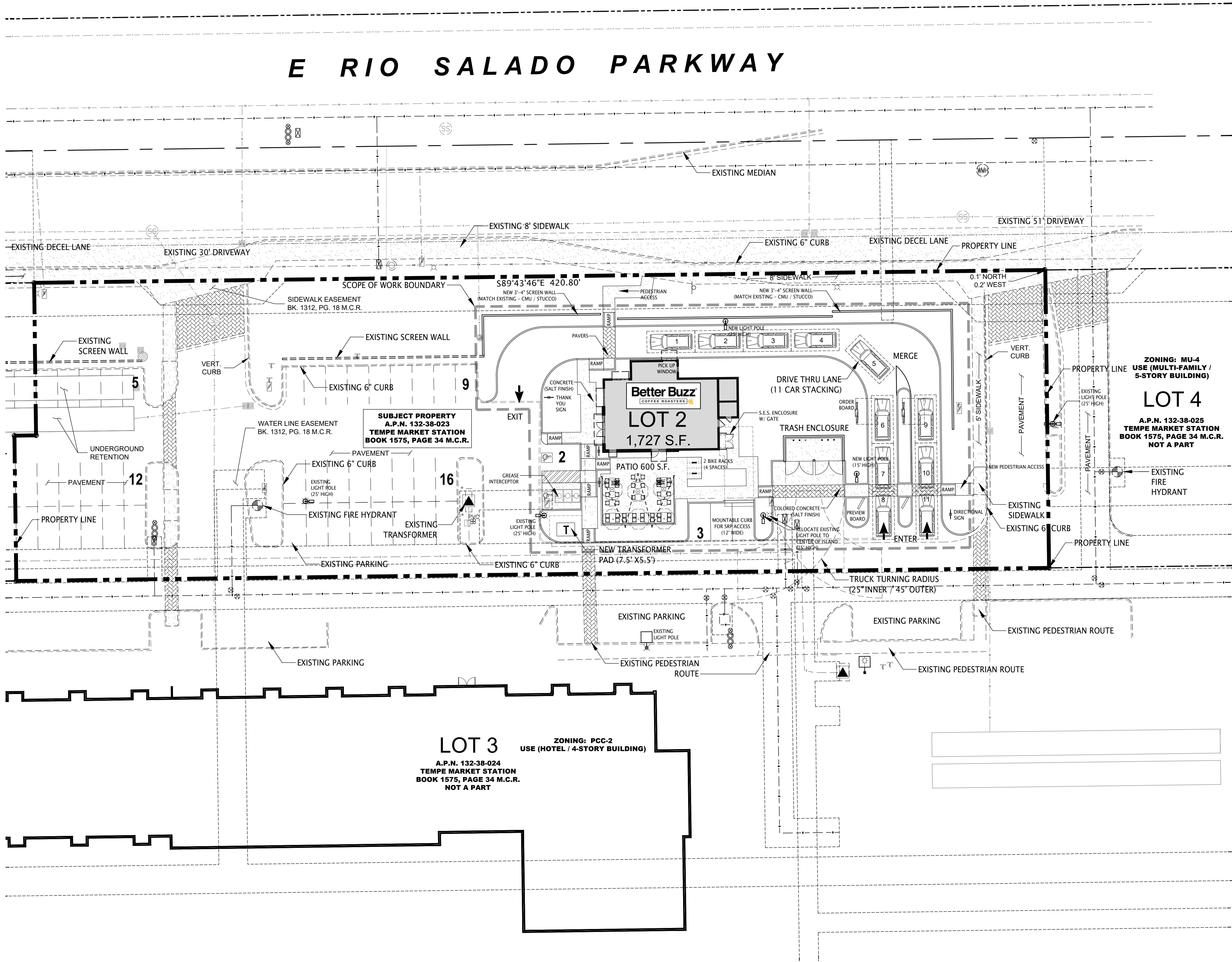




project directory

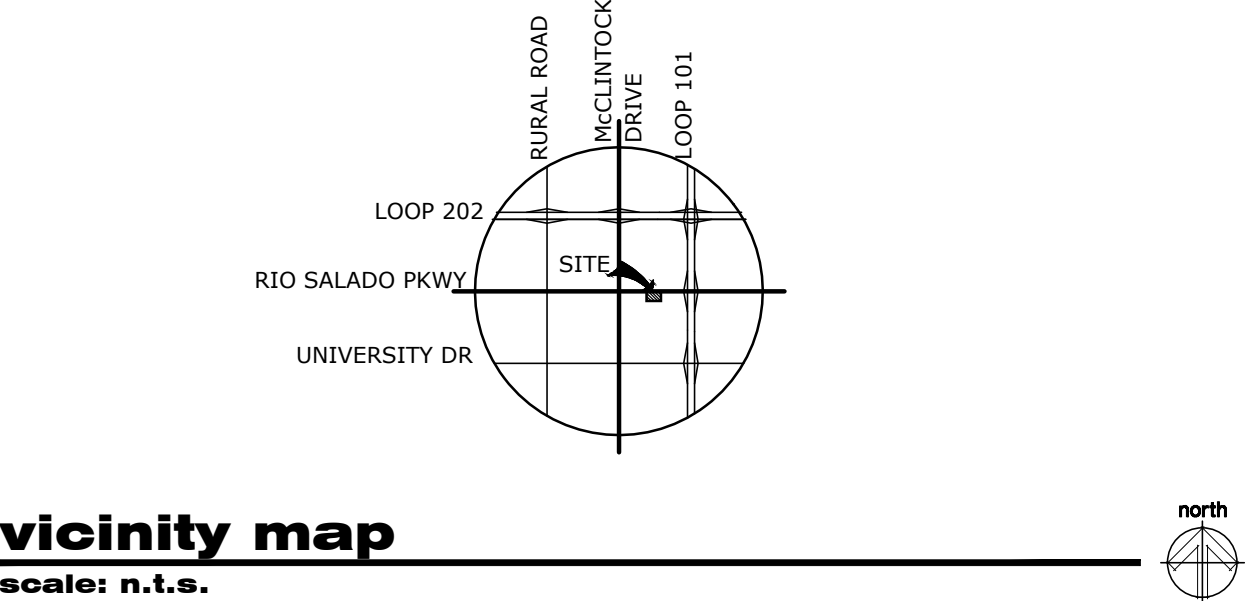
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

TEMPE MARKET STATION LOT 2 SITE DATA	
ZONING	MU-4
ASSESSOR PARCEL NUMBER	132-38-023
USE	DRIVE-THRU COFFEE SHOP
TOTAL LOT AREA (GROSS)	75,870 S.F.
TOTAL LOT AREA (NET)	1.74 AC. 52,290 S.F. 1.20 AC.
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT ALLOWED (FEET)	28 FT.
MAXIMUM BUILDING HEIGHT PROVIDED (FEET)	22'-6"
BUILDING AREA & COVERAGE	
GROUND FLOOR BUILDING AREA S.F.	1,727 S.F.
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	3.30%
TOTAL AREA S.F.	1,727 S.F.
PATIO AREA S.F.	600 S.F.
LANDSCAPE DATA	
LANDSCAPE AREA S.F. (ON SITE AREA)	17,240 S.F.
R.O.W. LANDSCAPE AREA S.F.	985 S.F.
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	33.00%
SETBACKS (FEET)(C). EXCEPTIONS, SEE SECTION 4-205(B))	
NORTH STREET SIDE (RIO SALADO PARKWAY)	19 FT
NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	19 FT
INTERNAL LOT LINES	5 FT
SIDE COMMON WALL	0 FT
SOUTH SIDE	10 FT
EAST REVERSE FRONTAGE	20 FT
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	20 FT
WEST STREET FRONTAGE	20 FT
WEST STREET FRONTAGE PARKING (PERRY LANE)	20 FT
VEHICLE PARKING PER USE	
RESTAURANT (1 PER 75 S.F.)	23
RESTAURANT PATIO (1 PER 150 S.F. AFTER SUBTRACTION OF FIRST 300 S.F.)	2
ACCESSIBLE PARKING (INCLUDED IN THE ABOVE TOTAL)	2
BICYCLE PARKING QUANTITY	
RESTAURANT INDOOR (1 PER 500 S.F.)	3
RESTAURANT PATIO (1 PER 2,000 S.F.)	1
TOTAL (VEHICLE & BICYCLE)	
TOTAL VEHICLE PARKING REQUIRED PER LOT 2	25
TOTAL VEHICLE PARKING PROVIDED PER LOT 2	47**
BICYCLE PARKING REQUIRED PER LOT	4
BICYCLE PARKING PROVIDED PER LOT	4
**SHARED VEHICLE PARKING LOTS 1, 2, & 3	

building data

BUILDING CODE DATA:
TYPE OF CONSTRUCTION = V-B (FULLY SPRINKLERED)
OCCUPANCY CLASSIFICATION = B (ASSEMBLY WITH
OCCUPANCY LESS THAN 50)
BUILDING OCCUPANT LOAD = 49
SEPARATED USE = YES
FIRE SPINKLERED / ALARM = YES



vicinity map

scale: n.t.s.

preliminary site plan

scale: 1" = 20'-0"

