



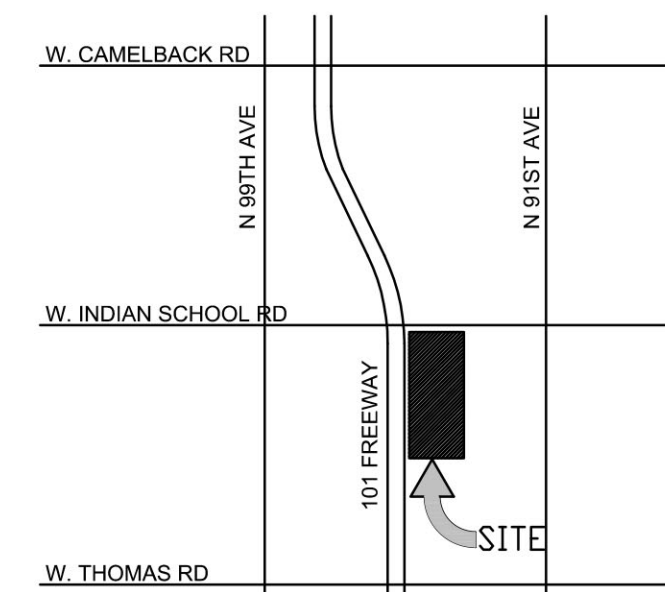
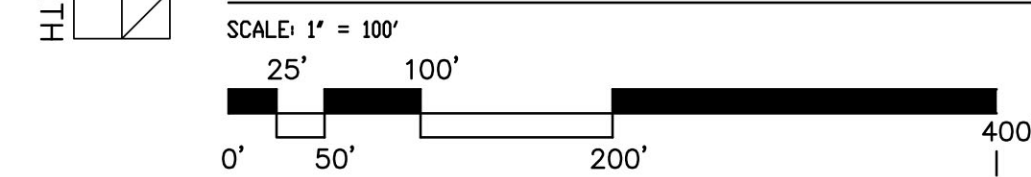
PROJECT INFORMATION

PROJECT NAME: ALGODON CENTER
PROJECT ADDRESS: PHOENIX, ARIZONA
OWNER: TRAMMELL CROW COMPANY
2575 E CAMELBACK ROAD, SUITE 400
PHOENIX, AZ 85016
PHONE: 602-214-7191
CONTACT: VICENTE RUIZ
ARCHITECT: DLR GROUP
6225 N 24TH STREET, SUITE 250
PHOENIX, AZ 85016
PHONE: 480-206-7727
CONTACT: TIM THIELKE
ASSESSOR'S PARCEL NUMBER: 102-25-002U
EXISTING ZONING: PUD
PROPOSED ZONING: EMPLOYMENT/INDUSTRIAL/WAREHOUSE
PROPOSED USE: 36' / 48' / 250'
ALLOWED BUILDING HEIGHT: 36' / 40'
PROPOSED BUILDING HEIGHT: 1-STORY
STORIES: V-B
CONSTRUCTION TYPE: N/A
MINIMUM LOT WIDTH: 30' MIN
BUILDING SETBACKS: STREET (ARTERIAL): 20' MIN
STREET (COLLECTOR): 0' MIN
SIDE/REAR: 20' MIN
LANDSCAPE (ARTERIAL): 20' MIN
LANDSCAPE (COLLECTOR): 10' MIN
LANDSCAPE (SIDE/REAR): 10' MIN
GROSS SITE AREA: ± 2,734,346 S.F. (± 62.77 ACRES)
NET SITE AREA: ± 2,578,055 S.F. (± 59.18 ACRES)

PROPOSED BUILDING AREA:	
BUILDING 1	± 169,939 S.F.
BUILDING 2	± 178,264 S.F.
BUILDING 3	± 311,875 S.F.
BUILDING 4	± 205,934 S.F.
BUILDING 5	± 222,812 S.F.
TOTAL	± 1,088,824 S.F.
SITE COVERAGE:	
± 42.2% (50% MAXIMUM ALLOWED) (GROSS BUILDING AREA / NET SITE AREA) (1,088,824 SF / 2,578,055 SF = 42.2%)	
PARKING REQUIRED (OFFICE @ 1/300 SF, WAREHOUSE @ 1/2,500 SF):	
BUILDING 1 OFFICE	± 15,939 S.F. @ 1/300 = 53.13 SPACES
BUILDING 1 WAREHOUSE	± 154,000 S.F. @ 1/2,500 = 61.60 SPACES
BUILDING 1 TOTAL	115 SPACES
BUILDING 2 OFFICE	± 16,264 S.F. @ 1/300 = 54.21 SPACES
BUILDING 2 WAREHOUSE	± 162,000 S.F. @ 1/2,500 = 64.80 SPACES
BUILDING 2 TOTAL	120 SPACES
BUILDING 3 OFFICE	± 21,875 S.F. @ 1/300 = 72.92 SPACES
BUILDING 3 WAREHOUSE	± 290,000 S.F. @ 1/2,500 = 116.00 SPACES
BUILDING 3 TOTAL	189 SPACES
BUILDING 4 OFFICE	± 15,934 S.F. @ 1/300 = 53.11 SPACES
BUILDING 4 WAREHOUSE	± 190,000 S.F. @ 1/2,500 = 76.00 SPACES
BUILDING 4 TOTAL	130 SPACES
BUILDING 5 OFFICE	± 15,812 S.F. @ 1/300 = 52.71 SPACES
BUILDING 5 WAREHOUSE	± 207,000 S.F. @ 1/2,500 = 83.00 SPACES
BUILDING 5 TOTAL	136 SPACES
TOTAL PARKING REQUIRED:	690 SPACES

PARKING PROVIDED:	
BUILDING 1	± 250 SPACES
BUILDING 2	± 254 SPACES
BUILDING 3	± 352 SPACES
BUILDING 4	± 270 SPACES
BUILDING 5	± 290 SPACES
TOTAL	1,416 SPACES
PARKING RATIO:	
± 1.3 SPACES PER 1,000 S.F.	
ADA PARKING REQUIRED (2% OF TOTAL SPACES):	
ADA PARKING PROVIDED:	29 SPACES
TOTAL LOADING DOCKS:	
TOTAL TRAILER PARKING:	40 SPACES
BICYCLE PARKING REQUIRED:	
(1/10 SPACES FIRST 50, 1/20 SPACES FOR REMAINING)	
BICYCLE PARKING PROVIDED:	80 SPACES

OVERALL SITE PLAN



VICINITY MAP

SCALE: N.T.S.

KEY PLAN

