



PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		ZONING: M2 ⁵	
GROSS:	41.37 AC	MAX. F.A.R.:	0.50 ⁵
	1,802,105 SF	MAX. COVERAGE:	
DETECTION:	@ 7%	MAX. BLDG. HT.:	56' ⁵
NET:	38.38 AC		
	1,671,917 SF	BUILDING SETBACKS:	
BUILDING AREA:		FRONT:	20 FT
BUILDING 1	553,280 SF	SIDE:	60 FT
BUILDING 2	181,506 SF	REAR:	60 FT
TOTAL FOOTPRINT:	734,786 SF	LANDSCAPE SETBACKS:	
COVERAGE:		FRONT:	25 FT
GROSS:	41%	SIDE:	
NET:	44%	REAR:	
BUILDING 1		LANDSCAPE REQ.:	
▲ DOCK-HIGH DOORS	101		5% ³
△ KNOCK-OUTS OR RATED	0		
○ GRADE-LEVEL DOORS	3	OFF-STREET PARKING:	
BUILDING USE:		STANDARD:	10X20 ⁴
WAREHOUSE	553,280 SF	COMPACT:	
FOAM WAREHOUSE	53,815 SF	COMPACT %:	
OFFICE	@ 6%	DRIVE AISLE:	23 FT
PARKING REQUIRED:		FIRE LANE:	20 FT
WAREHOUSE	1/600 SF 922 STALLS	OVERHANG:	
OFFICE	1/300 SF 126 STALLS	TREE WELL:	
TOTAL	1,048 STALLS	REQ. PARKING RATIO BY USE:	
AUTO PARKING PROVIDED:	413 STALLS	WAREHOUSE:	1/600 SF ¹
	@0.45/600 SF	OFFICE:	1/300 SF ²
REQ. ACCESSIBLE	9 STALLS	NOTES:	
TRAILER STALLS	0 STALLS	1	1/600 SF minimum and 1/300 SF maximum
BUILDING 2		23	2 1/50 for Medical or Dental office
▲ DOCK-HIGH DOORS		5	3 for all development within the industrial zone, 10% of the ground floor area of all buildings or 5% of the net site area, whichever is greater
△ KNOCK-OUTS OR RATED		1	4 All development within the industrial zoning districts shall contain a minimum of one (1) tree and three (3) shrubs for every five (5) parking spaces provided on the site.
○ GRADE-LEVEL DOORS			5 Special Development Standards under South Grand Employment center
BUILDING USE:		WAREHOUSE	181,506 SF
WAREHOUSE		OFFICE	@ 2% 5,400 SF
PARKING REQUIRED:		WAREHOUSE	1/600 SF 303 STALLS
WAREHOUSE		OFFICE	1/300 SF 18 STALLS
OFFICE		TOTAL	321 STALLS
TOTAL		AUTO PARKING PROVIDED:	163 STALLS
AUTO PARKING PROVIDED:			@0.54/600 SF



scheme: 13

Conceptual Site Plan

Bethany Home Road
Glendale, AZ 85301

