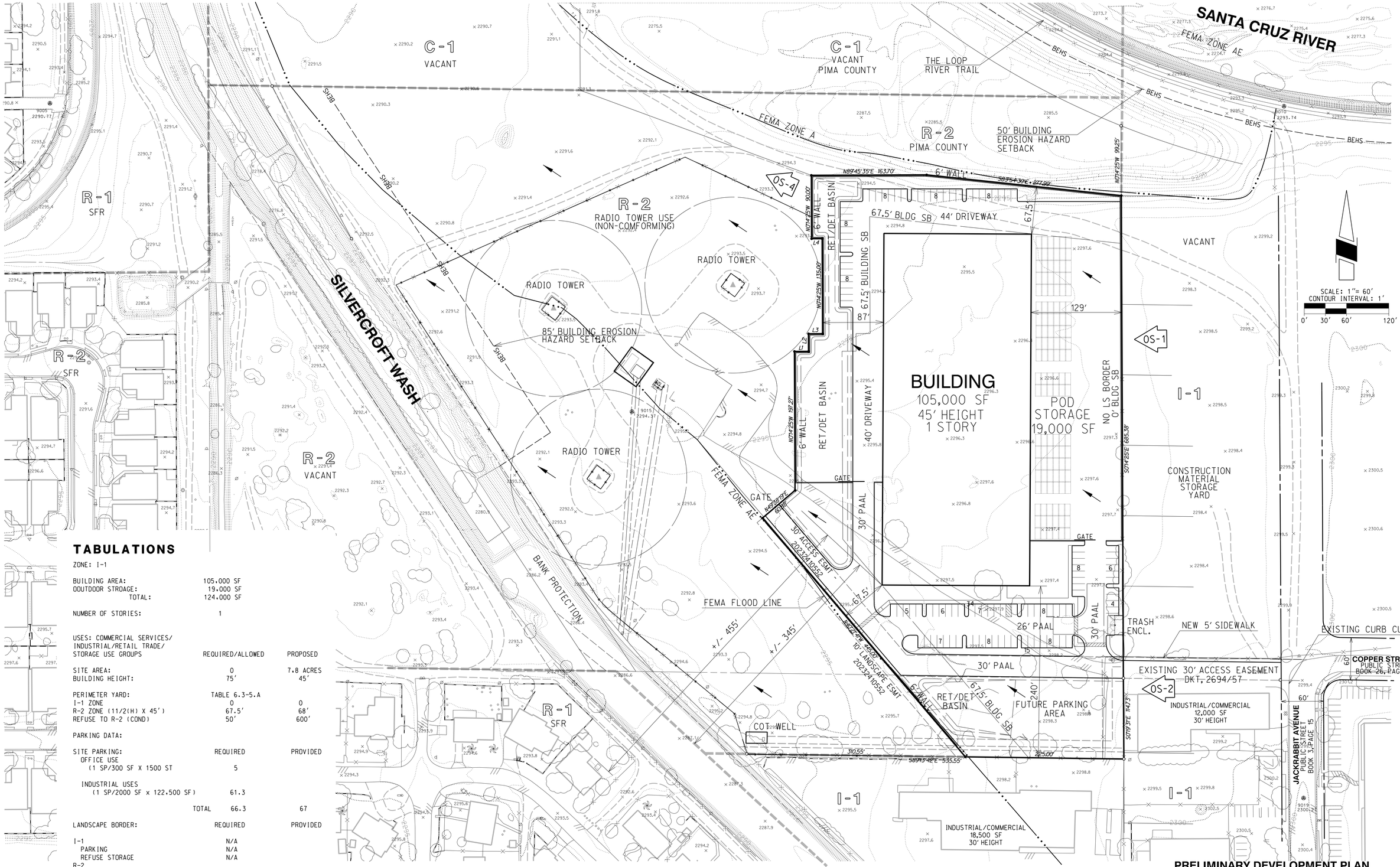


TABULATIONS

ZONE: I-1

BUILDING AREA:	105,000 SF
OOUTDOOR STROAGE:	19,000 SF
TOTAL:	124,000 SF
NUMBER OF STORIES:	1

USES: COMMERCIAL SERVICES/ INDUSTRIAL/RETAIL TRADE/ STORAGE USE GROUPS	REQUIRED/ALLOWED	PROPOSED
SITE AREA:	0	7.8 ACRES
BUILDING HEIGHT:	75'	45'
PERIMETER YARD:	TABLE 6.3-5.A	
I-1 ZONE	0	0
R-2 ZONE (11/2(H) X 45')	67.5'	68'
REFUSE TO R-2 (COND)	50'	600'

PARKING DATA:		
SITE PARKING:	REQUIRED	PROVIDED
OFFICE USE (1 SP/300 SF X 1500 ST	5	
INDUSTRIAL USES (1 SP/2000 SF x 122,500 SF)	61.3	
TOTAL	66.3	67

LANDSCAPE BORDER:	REQUIRED	PROVIDED
I-1	N/A	
PARKING	N/A	
REFUSE STORAGE	N/A	
R-2		
PARKING	6' WALL	6' WALL
REFUSE STORAGE	6' WALL	6' WALL

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J-5671

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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
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LINE TABLE:

NAME	DIRECTION	LENGTH
L1	N 89°45'35" E	20.00
L2	N 0°14'25" W	25.00
L3	N 89°45'35" E	20.00
L4	S 89°45'35" W	15.00

DESIGNER:
LGE DESIGNBUILD

PRELIMINARY DEVELOPMENT PLAN

COPPER AVENUE PARTNERS

A PORTION OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA.

DATE: 7-7-25

SHEET 1 OF 1