City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

- [ ] Rezoning
- [ ] Other
- [x] Use Permit
- [ ] Development Review
- [ ] Master Sign Programs
- [ ] Variance

Case # /318 -PA- 2003

Project Name STORAGE SOLUTIONS

Location 6900E. THOMAS

Applicant DOV SAFIR (602) 510-1963

SITE DETAILS

Proposed/Existing Zoning: C-2

Use:

Parcel Size: 1.208 ACRES

[x] Gross Floor Area [ ] Total Units: 38987

[ ] Floor Area Ratio [ ] Density:

Parking Required: 21

Parking Provided: 76

Of Buildings: 1

Height: 24

Setbacks: N- 0 S- 20'

E- 0 W- 0

In the following space, please describe the project or the request

The existing 1½ story building has 25,000 retail square feet and 20,000 sq.ft underground parking. We propose that the existing first floor of the building become an internalized community storage business with an internal mezzanine and the underground parking will remain unchanged. Upgrades and repairs to the building, parking lot and landscape will be made. When finished there will no major change of height or width size to the existing building. We feel that the remodel of this existing building will be an asset to the immediate community as well as to the City of Scottsdale.

(If an additional page(s) is necessary, please attach.)

18-UP-2003

8/11/2003

51 (2/94)

BUILDING OCCUPANCY CALCULATIONS

	CONST. TYPE	OCCUP. TYPE	OCCUP. LOAD	REQUIRED EXITS
BASEMENT PARKING 24,523 SF 24,523 / 200 =	1	S-4	122.6	2
STORAGE 31,994 SF 31,994 SF / 300 =	1	S-1	106.6	2
RETAIL 795 SF 795 / 30 =	III-1HR	M	26.5	1
OFFICE (VESTIBULES) 928 SF 928 / 100 =	III-1HR	B	9.3	1
EXITS PROVIDED 6				

OPEN SPACE CALCULATIONS

MAXIMUM BUILDING HEIGHT:
24'-0" PROPOSED (36'-0" ALLOWED)

1st 12' OF HEIGHT = 10% X NET LOT AREA
.10 X 52,620 = 5,262 SF

NEXT 12'-0" OF HEIGHT =
12 X .004 X 52,620 = 2,526 SF

OPEN SPACE REQUIRED: 7,788 SF

PARKING LOT LANDSCAPE REQUIRED:
PARKING LOT AREA X 15% 14,906 X .15 = 2,236 SF

TOTAL REQUIRED 10,024 SF

KEYNOTES

1. PROPERTY LINE
2. EXISTING PARKING
3. EXISTING DRIVEWAY
4. EXISTING RAMP
5. NEW ELEVATOR CORE
6. NEW LANDSCAPE AREA
7. NEW DRIVEWAY AND CURB CUT
8. EXISTING PEDESTRIAN RAMP
9. EXISTING LOADING DOCK
10. EXISTING LANDSCAPE AREA TO REMAIN
11. EXISTING SIGN
12. EXISTING 3'-0" HIGH SCREEN WALL
13. EXISTING STAIR
14. NEW COVERED ENTRY
15. NEW PEDESTRIAN RAMP
16. EXISTING STREET CURB TO REMAIN
17. EXISTING CURB TO REMAIN
18. NEW CONCRETE CURB

PROJECT DATA

STORAGE SOLUTIONS
6900 E. THOMAS ROAD
SCOTTSDALE, AZ

OWNER: DNS, LLC
7349 VIA PASEO DEL SUR #321
SCOTTSDALE, AZ
(602) 510-1963

CONTACT: DOV SAFIR

ARCHITECT: DESIGN CONSULTING SERVICES
14820 N. CAVE CREEK, SUITE 1
PHOENIX, AZ 85032
(602) 786-3063

CONTACT: PAUL MASSE

ZONING: C-2
PARCEL #: 130-15-097C
QUARTER SECTION 15-44

NET LOT AREA: 52,620 SF = 1.208 ACRES
BUILDING HEIGHT: 24'-0"

PARKING CALCS.

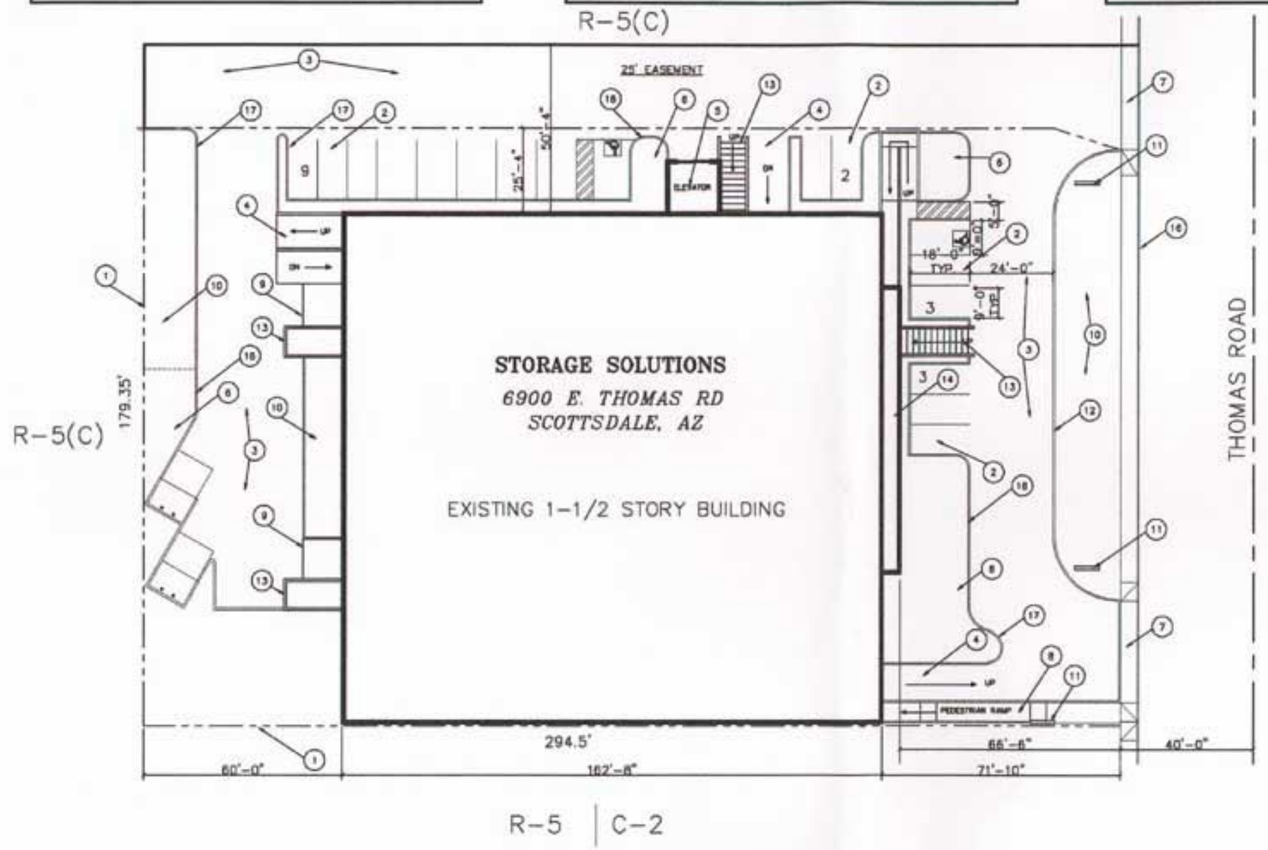
RETAIL 795 SF
1 SPACE PER 250 SF
795 / 250 = 3.18 SPACES REQUIRED

OFFICE (VESTIBULES) 928 SF
1 SPACE PER 300 SF
928 / 300 = 3.08 SPACES REQUIRED

STORAGE 31,994 SF
1 SPACE PER 2,500 SF
31,994 / 2,500 = 12.79 SPACES REQUIRED
PARKING TOTAL 21 SPACES REQUIRED

STREET LEVEL 17 SPACES PROVIDED
BASEMENT LEVEL 59 SPACES PROVIDED
PARKING TOTAL 76 SPACES PROVIDED

ACCESSIBLE PARKING 3 SPACES PROVIDED



SQUARE FOOTAGE CALCS.

1ST FLOOR		
RETAIL, VESTIBULE, ELEVATOR, CORRIDORS & RESTROOMS	5,020 SF	
DEAD STORAGE	19,607 SF	
GROSS FLOOR AREA		24,627 SF
2ND FLOOR		
VESTIBULE, CORRIDORS	1,973 SF	
DEAD STORAGE	12,387 SF	
GROSS FLOOR AREA		14,360 SF
TOTALS		
RETAIL, VESTIBULE, ELEVATOR, CORRIDORS & RESTROOMS		6,993 SF
DEAD STORAGE		31,994 SF
BASEMENT PARKING		24,523 SF

VICINITY MAP
SCALE: NTS

SITE PLAN

0 20' 40'
SCALE: 1" = 20'-0"
NORTH

STORAGE SOLUTIONS

6900 E. THOMAS RD
SCOTTSDALE, AZ

REVISIONS	DATE

DESIGN CONSULTING SERVICES, LLC
14820 N. Cave Creek, Suite 1, Phoenix Arizona 85032 (602) 786-3063

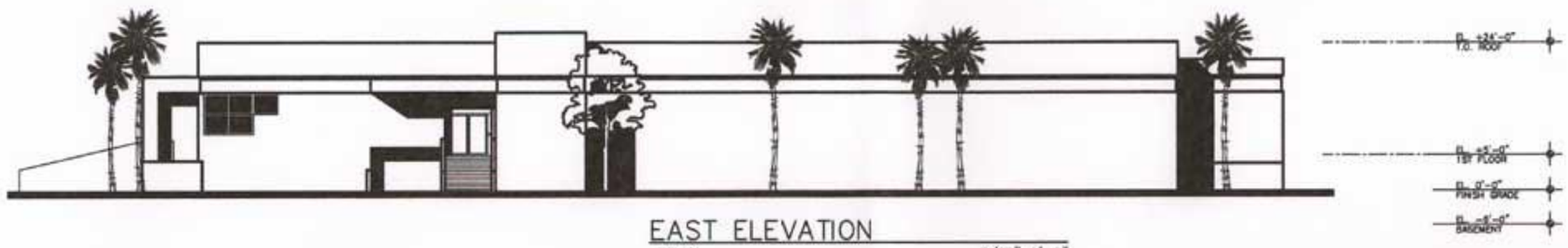
STORAGE SOLUTIONS
6900 E. THOMAS RD
SCOTTSDALE, AZ

DRAWN DM
CHECKED PM
DATE 10-7-02
SCALE AS NOTED
JOB NUMBER

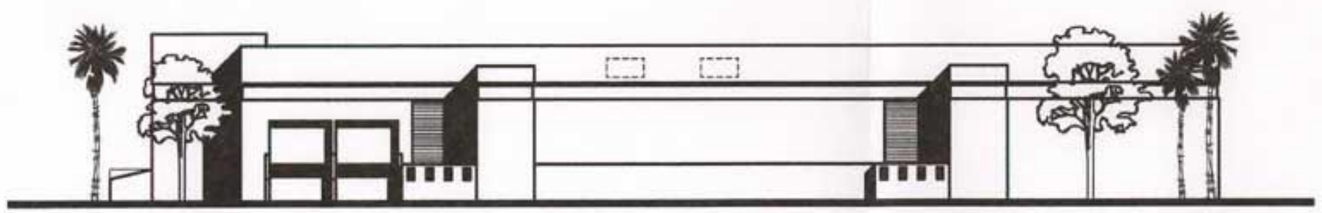
SHEET
AS-1

18-UP-2003
8/11/2003

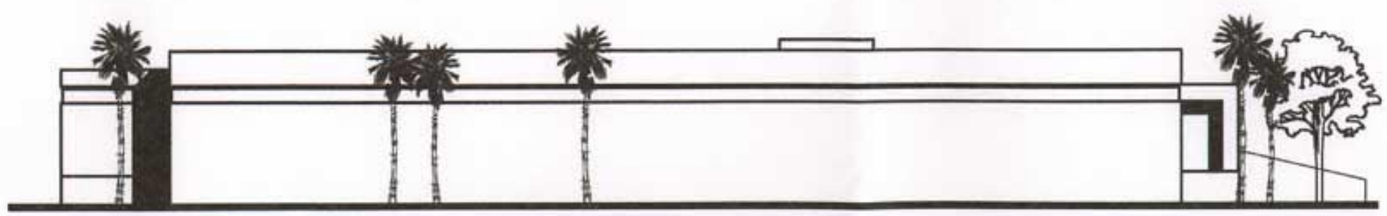
SOUTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"

STORAGE SOLUTIONS
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SCOTTSDALE, AZ

REVISIONS	DATE

DESIGN CONSULTING SERVICES, LLC
14820 N. Cave Creek, Suite 1, Phoenix Arizona 85032 (602) 788-2063

STORAGE SOLUTIONS
6900 E. THOMAS RD
SCOTTSDALE, AZ

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