



DEVELOPMENT DATA

LOT AREA:	50,230 SF (1.153 AC)
ZONING:	POP-AMU
BUILDING HEIGHT:	36'-0"
BUILDING AREA:	
FIRST FLOOR	7,600 SF
SECOND FLOOR	7,600 SF
TOTAL	15,200 SF
PARKING REQUIRED:	
BUILDING AREA - 15,200/300 = 51 SPACES	
PARKING PROVIDED:	58 SPACES
OPEN SPACE REQUIRED:	
GENERAL	
BASE - 50,230 X 10% = 5,023 SF	
GEN. OS. REQD. - 5,023 X 7.2% = 362 SF	
TOTAL OS. REQD.	8,640 SF
PARKING	
15% X 17,140 SF = 2,571 SF	
TOTAL O.S. REQD.	11,211 SF
PARK. OPEN SPACE PROV.	2,716 SF
GEN. OPEN SPACE PROV.	17,500 SF
TOTAL OPEN SPACE PROV.	20,216 SF

FIRE ORDINANCE REQUIREMENTS

1. MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 26' - Fire Ordinance 4045, 503.2.1
2. KEY SWITCH/FIRE-EXTINGUISHMENT SENSOR @ GATE - Fire Ordinance 4045, 503.8.1
3. EXIST FIRE HYDRANT - SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2
4. FDC LOCATION - Fire Ordinance 4045, 912 WALL MOUNT - NOTE: CMU APPROX. 36" HIGH SEE DET. 4506 - MAINTAIN, SPACED @ 18'
5. FIRE TRUCK TURNING RADI IN COMPLIANCE WITH (SDMP 21-08-026) - SEE DETAIL - SHIT, SD-4
6. FIRE LANE BEARING CAPACITY SHALL BE 65,000 LB PER SQYD (2,900 PSF)
7. FIRE SPRINKLER WATER ROOM PER SDMP 21-08-026
8. AIRCRAFT HANGAR - NFPA 409 - Group III

SITE PLAN KEY NOTES

1. ASPHALT CONC. PAVING
2. PARKING SPACE PER C.O.S. STD. 9' X 18' MIN. (9' X 16' W/ 24" CH.)
3. 9' X 21' @ PARALLEL PARK SPACE
4. 3' HIGH C.M.U. PARK SCREEN
5. C.I.P. CONCRETE CURB
6. COLORED CONCRETE WALK
7. FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
8. BICYCLE PARKING AREA W/ BKE RACKS PER C.O.S. STD DET. 2265
9. REFUSE ENCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1.

PLANNING NOTES

1. NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS, ETC.
2. REFUSE ENCLOSURE SHALL BE CONSPICUOUSLY IDENTIFIED WITH THE BUILDING MATERIALS, COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
3. NO ROOF TOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS
4. ALL ROOF TOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST WALL MOUNT.
5. ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS
6. ALL ROOF TOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS
7. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
8. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED WITH PLANTING MATERIALS AND TREES.
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