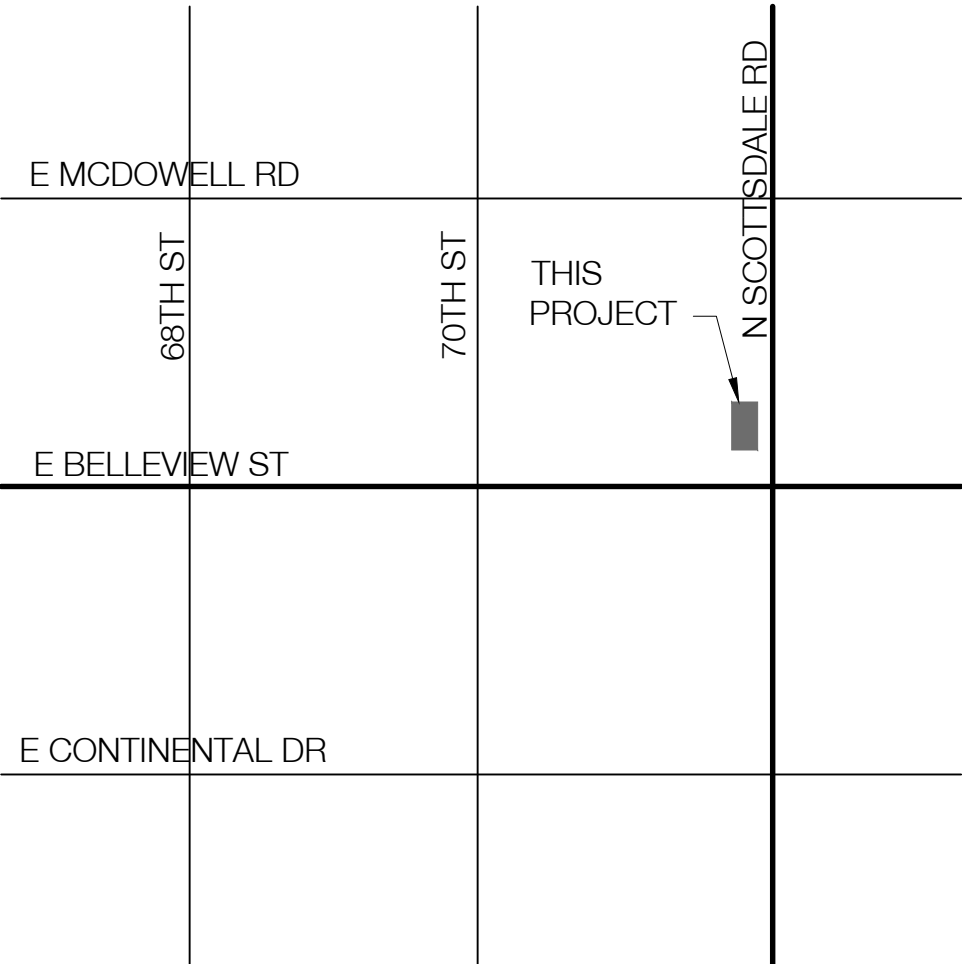
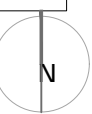


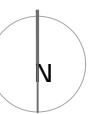
01. SITE PLAN

1" = 20' - 0"



VICINITY MAP

NTS



APPLICABLE CODES

2015 international building code
2015 international mechanical code
2015 international fire code
2015 international energy conservation code
2015 international green construction code
2014 national electric code
2015 international plumbing code
2015 international existing building code
2009 international code council / american national standards
institute a117.1 accessibility code
2010 americans with disabilities act accessibility guidelines

PROJECT SUMMARY

proposal is for a new grain silo with a screened enclosure on four sides

LEGAL DESCRIPTION

a portion of the southwest quarter of section 2 and a portion of the northwest quarter of section 11, township 3 north, range 4 east of the gila and salt river meridian, city of scottsdale, maricopa county, arizona.

SITE DATA

apn 671-07-561
site area (net) 93,498 s.f. or 2.1464 acres
site area (gross) 114,242 s.f. or 2.62 acres
existing zoning C-3
FAR allowed: 0.8 actual FAR = 17,128 s.f. / 93,498 s.f. = 0.183

BUILDING DATA

building area total 17,128 s.f.
occupancy type A-2, M (restaurant, retail)
construction type III-B (sprinklered)
maximum height 20'-6"

GENERAL LIMITATIONS

construction type III-B (sprinklered)
allowable area 38,000 sq. ft.
building total area 17,128 sq. ft.
allowable height 75'-0" (3 stories)
actual height 20'-6" (1 story)

PARKING CALCULATIONS

vehicle parking required
retail: 5,069 s.f. / 250 = 20.2
restaurant: 12,059 s.f. / 120 = 100.5
patio: (3040 - 500) s.f. / 350 - 350 = 7.3
accessible (101-150 spaces-4%) = 5.12
128 spaces total (6 accessible)

provided 145 spaces (6 accessible)

OPEN SPACE CALCULATIONS

max. building height = 36'-0" (36'-0" allowed)
first 12' of height = 10% x net lot area
= .10 x 93,498 = 9,349.8 s.f.
next 8.5' of height = 8.5' X .004 X 93,498 = 3,179 s.f.
open space required (not including parking lot landscaping)
9,349.8 + 3,179 = 12,529 s.f.
open space provided = 12,550 s.f.
open space distribution - frontage: 0.5 x 12,529 s.f. = 6,263 s.f.
open space provided in frontage = 7,557 s.f.
parking lot landscaping required
parking lot area x 15%
64,567 s.f. x .15 = 9,685 s.f.
parking lot landscaping provided = 9,933 s.f.

FATE BREWING WAREHOUSE SILO

1312 n. scottsdale rd.
scottsdale, arizona 85257

PRE - APP SUBMITTAL

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SITE PLAN

A-1.0

revisions
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