

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 warehouse addition, relocation of trash enclosure, and minor parking lot / landscaping revision.

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 129-12-083
 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 = 17,093 s.f. / 93,498 s.f. = 0.18

BUILDING DATA

building area total 17,093 s.f.
 occupancy type A-2, M (restaurant, retail)
 construction type V-B S1 (sprinklered)
 maximum height 20'-6"

GENERAL LIMITATIONS

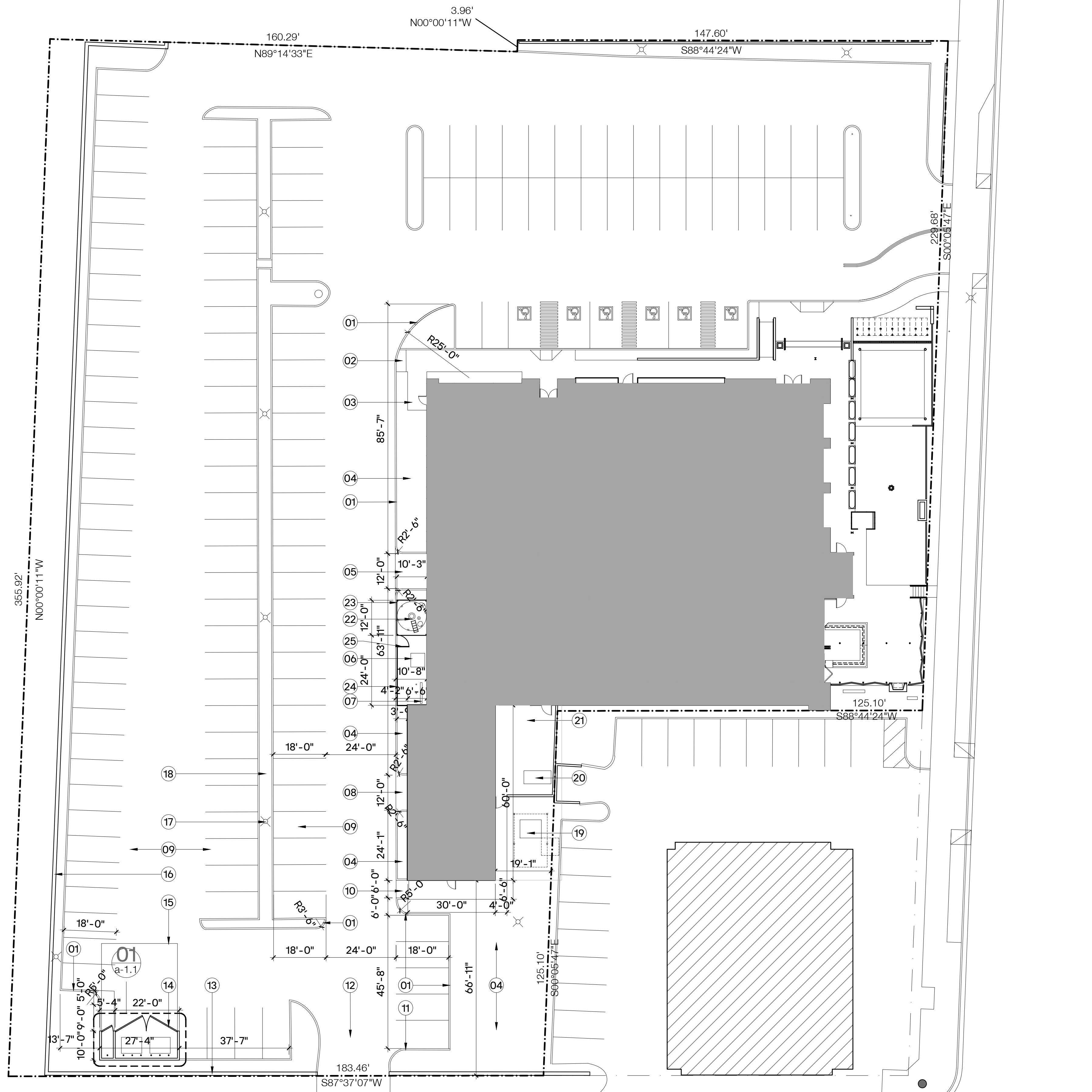
construction type V-B S1 (sprinklered)
 allowable area 38,000 sq. ft.
 building total area 17,093 sq. ft.
 allowable height 75'-0" (3 stories)
 actual height 20'-6" (1 story)

PARKING CALCULATIONS

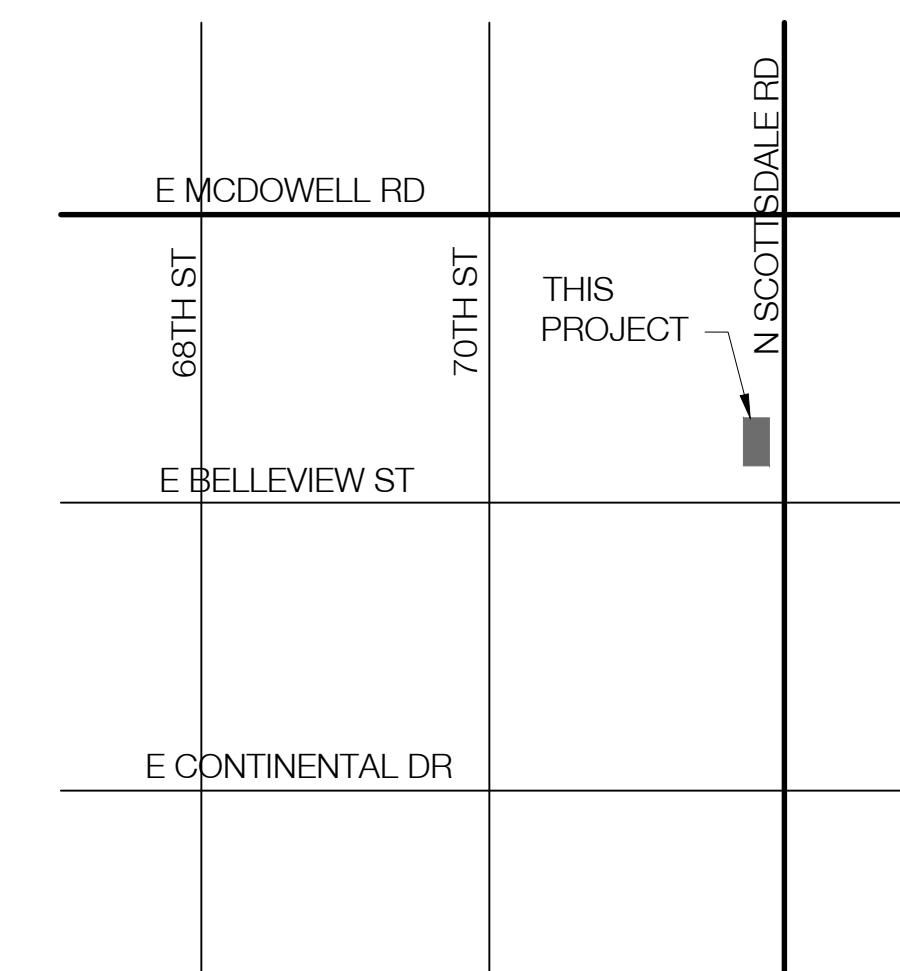
vehicle parking required
 retail: 5,069 s.f. / 250 = 20.2
 restaurant: 8,193 s.f. / 120 = 68.3
 brewery: 3,866 s.f. / 500 = 7.7
 patio: (3040 - 500) s.f. / 350 = 7.3
 warehouse (this project): 1,812 S.F. / 800 = 2.3
 accessible (101-150 spaces-4%) = 5.2
 106 spaces total (5 accessible)
 provided 144 spaces (6 accessible)

KEYNOTES - SITE PLAN

- new 6"h. curb and gutter to match ex.
- extend ex. sidewalk to new curb w/ truncated domes
- ex. slab to remain
- landscape area - see landscape plan
- new 6" concrete loading access drive
- ex. transformer
- ex. gas meter
- new sloped 6" concrete loading access drive
- ex. parking area to remain
- new accessible sloped sidewalk transition w/ truncated domes
- ex. curb to remain
- ex. driveway to remain
- ex. 36" screen wall to remain, typ.
- new double trash enclosure w/ grease containment
- new 6" th. conc. apron
- ex. 6'-0" perimeter wall to remain, typ.
- ex. light pole to remain, typ.
- ex. landscape to remain
- ex. 3000KVa transformer to remain
- ex. glycol compressor to remain
- ex. grease interceptor to remain
- new 32'-0" h. x 10' dia. grain bin
- new steel frame, aluminum panel clad grain bin screen
- new 8'-0" h. steel frame, aluminum panel clad fence
- new 4'-0" w. steel frame gate w/ aluminum panel cladding



01. SITE PLAN
 1" = 20'-0"



VICINITY MAP
 NTS

FATE BREWING WAREHOUSE
 1312 n. scottsdale rd.
 scottsdale, arizona 85257
 DRB SUBMITTAL
 planning no.: 1236-PA-2021

revisions

date issued: february 24, 2022
 project # 21034

ALINE
 ARCHITECTURE CONCEPTS

340 EAST MAIN STREET #210
 SCOTTSDALE, ARIZONA 85251
 MADE WITH ALINE .COM

SITE PLAN
A-1.0