

FIRE ORDINANCE REQUIREMENTS

- 1

MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
20' @ ACCES to Aircraft Staging per F.M. APPR.
- 2

KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3

EXIST.FIRE HYDRANT. SPACING IN COMPL. w/ - Fire Ordinance 4045, 507.5.1.2.
- 4

FDC LOCATION - Fire Ordinance 4045, 912.
PER MAG DET. 2367 - MIN. 36" ABOVE GRADE
WALL MOUNT - NOTE: APPROX. 36" HIGH
- 5

FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5)
- 6

FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7

FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368
SEE 1st FLOOR PLAN - SHT. A-2

SITE PLAN KEY NOTES

- A

ASPHALT CONC.PAVING PER CIVIL DWGS. & SOILS REPORT
- B

PARKING SPACE PER C.O.S.STD. 9' X 18' MIN. (9' X 16' W/ 24" O.H.)
- C

COLORED CONCRETE PATIO
- D

8' HIGH C.M.U. SCREEN WALL - SEE DET.
- E

8' HIGH ROLLING STEEL GATE W/ 'KNOX BOX' F.D. ACCESS - SEE DET.
- F

EXTRUDED CONCRETE CURB
- G

COLORED CONCRETE WALK
- H

FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- I

BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- J

REFUSE EXCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1.
- K

TYPE CL-1 DRIVE per COS STD. SEE CIVIL DRAWINGS
- L

ELECTR. S.E.S. - RECESSED INTO BLDG. FACE
- M

LIGHT FIXT. - SEE SITE LIGHT. PLAN & PHOTO METRICS / FIXT. SCHED.
- N

8' HIGH W.I. FENCE

PLANNING NOTES

1. NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
2. REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
4. ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
5. ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
6. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
7. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
8. NO EXTERIOR LADDERS SHALL BE VISABLE.
9. FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
10. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
11. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
12. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
13. ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
14. NO CHAIN LINK FENCING SHALL BE ALLOWED.
15. NO TURF AREAS SHALL BE PROVIDED.

DEVELOPMENT DATA

LOT AREA:

| | |
|----------|------------------------|
| LOT AREA | 58,450 SF (1.34 AC) |
|----------|------------------------|

OCCUPANCY GROUP:

| | |
|-----------|-----|
| OFFICE | B |
| WAREHOUSE | S-2 |

CONSTRUCTION TYPE:

| | |
|--|-------|
| | III-B |
|--|-------|

ZONING:

| | |
|--|-----|
| | I-1 |
|--|-----|

BUILDING HEIGHT:

| | |
|--|---------|
| | 34'- 0" |
|--|---------|

OPEN SPACE REQUIRED:

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|--|-----------|
| GENERAL | |
| BASE - 58,450 X 10% = | 5,845 SF |
| HGT. ABV. 12' - (34 -12) X 0.4% = 8.8% = | 5,144 SF |
| TOTAL GEN. O.S. REQ'D. | 10,989 SF |

PARKING

| | |
|-------------------|-----------|
| 15% X 5,902 SF = | 885 SF |
| TOTAL O.S. REQ'D. | 11,874 SF |

OPEN SPACE PROVIDED:

| | |
|--------------------|-----------|
| GENERAL OPEN SPACE | 12,927 SF |
| PARKING OPEN SPACE | 1,526 SF |
| TOTAL OPEN SPACE | 14,453 SF |

BUILDING AREAS:

AUTO STORAGE

| | |
|------------|-----------|
| BUILDING A | 12,975 SF |
| BUILDING B | 9,736 SF |
| TOTAL | 21,711 SF |

CLUBHOUSE

| | |
|--------|----------|
| SECOND | 528 SF |
| FIRST | 1,056 SF |
| TOTAL | 1,584 SF |

| | |
|---------------------|-----------|
| TOTAL BUILDING AREA | 23,295 SF |
|---------------------|-----------|

LOT COVERAGE:

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|-----------------|-------|
| 23,295/58,450 = | 39.9% |
|-----------------|-------|

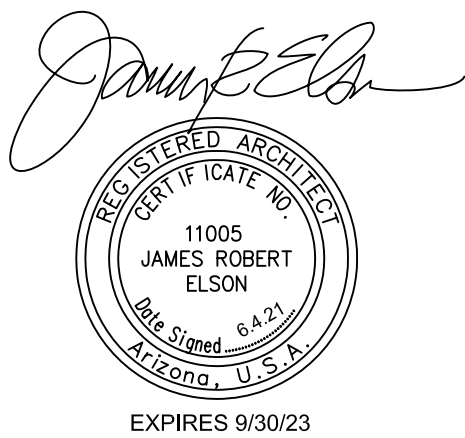
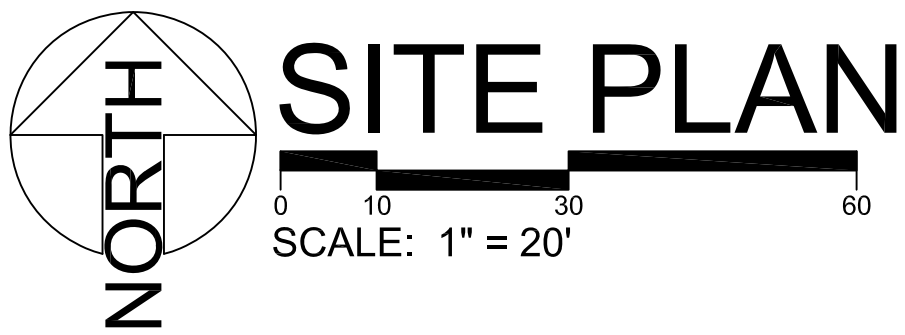
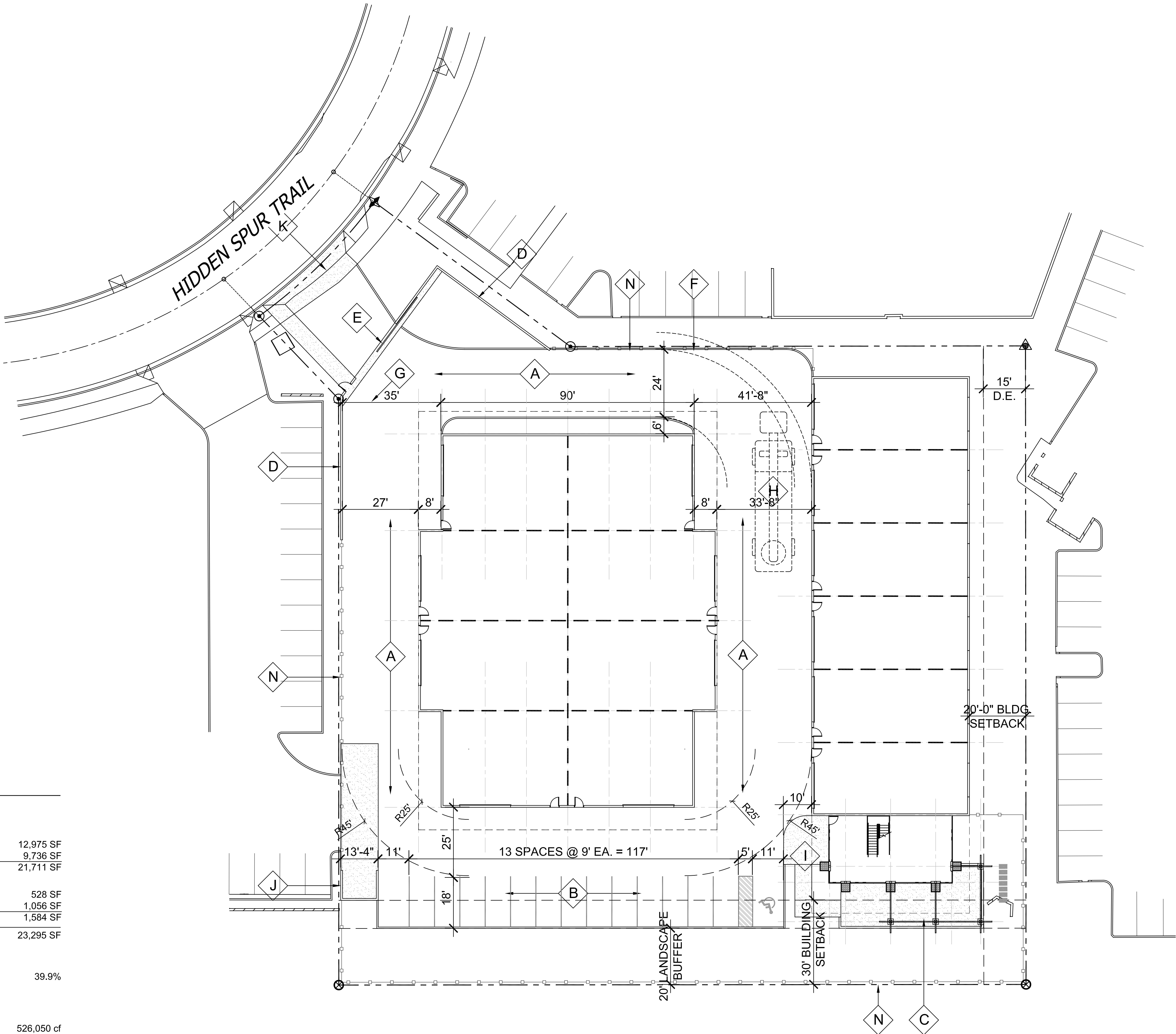
VOLUME CALCULATIONS:

| | |
|------------------|------------|
| ALLOWED : | |
| 58,450 sf X 9 = | 526,050 cf |
| PROVIDED : | |
| 21,711 sf X 24 = | 488,975 cf |
| 1,056 sf X 31 = | 31,680 cf |
| TOTAL | 520,655 cf |

PARKING REQUIRED:

| | |
|---------------------------------------|------------|
| AUTO STOR. 1/50 UNITS (14 UNITS) | 1 SPACE |
| CLUBHOUSE = 1,584/300 = | 5.3 SPACES |
| TOTAL | 7 SPACES |
| ADA SP. REQ'D. (1/ 1st 25 SPACES-VAN) | 1 SPACE |

| | |
|-------------------------|-----------|
| PARKING PROVIDED: | 15 SPACES |
| ADA SPACE (VAC ACCESS.) | 1 SPACE |



DATE: 6.1.21
REVISED:
C.O.S. 7.29.21
COMMENTS

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SD1
SITE PLAN

10-UP-2021
8/3/2021