

FIRE ORDINANCE REQUIREMENTS

- 1

MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
20' @ ACCESS 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 ENCLOSURE 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:

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:

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

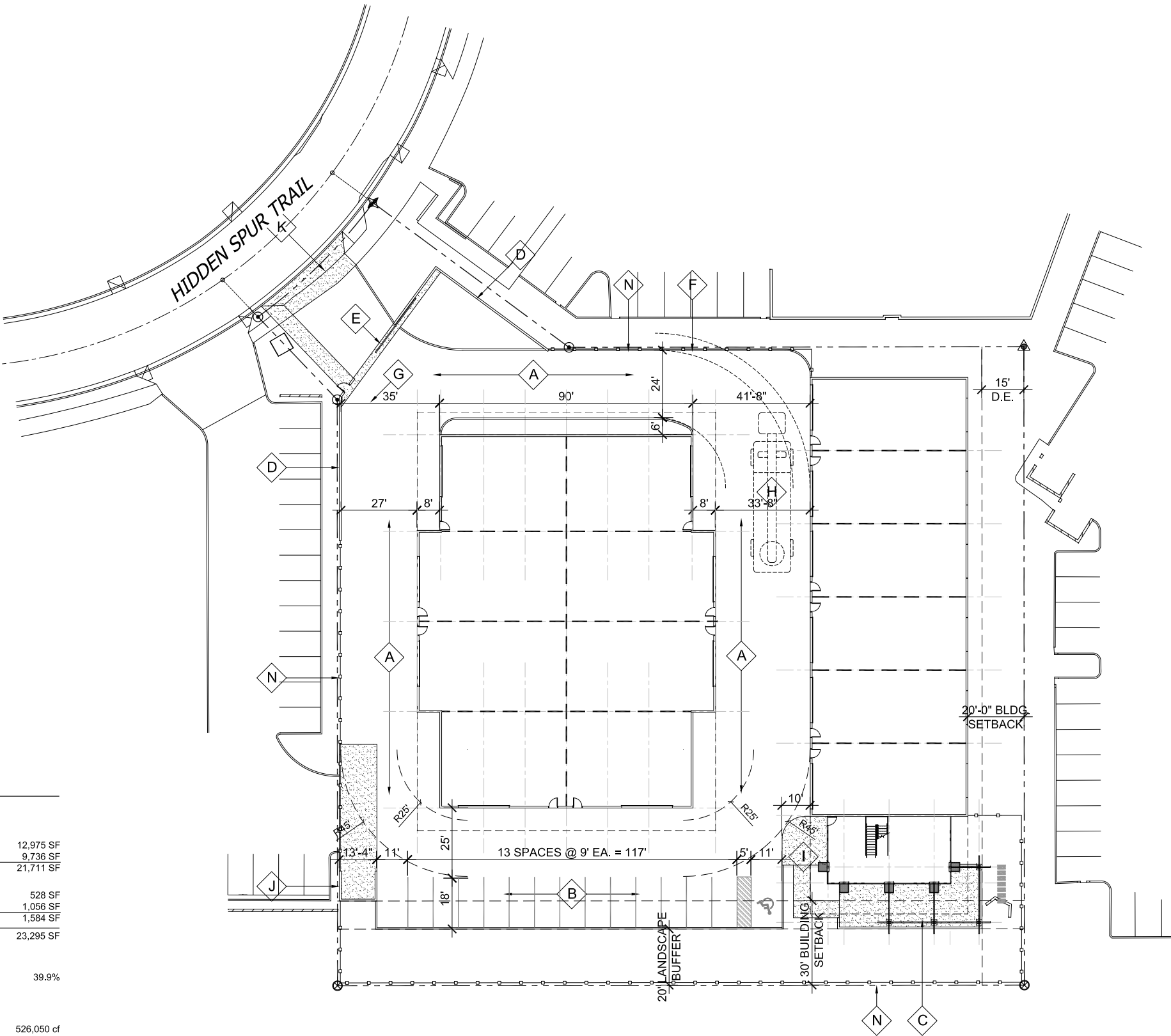
PARKING REQUIRED:

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:

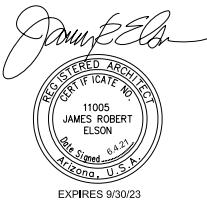
15 SPACES

ADA SPACE (VAC ACCESS.) 1 SPACE



SITE PLAN

SCALE: 1" = 20'



DATE 6.1.21
REVISED

C.O.S. 7.29.21
COMMENTS

james
el
son
architect

16420 north 92nd street
suite two hundred nineteen
scottsdale, arizona
85260

85260
602.903.5311.m

j4747e @ aol.com

jameselsonarchitect

@ gmail.com