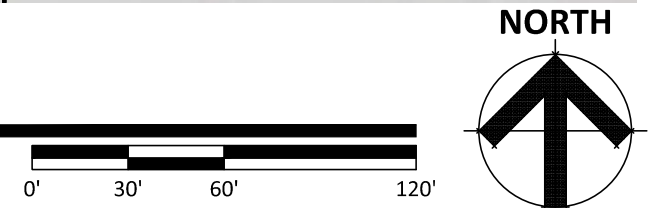


**OPEN SPACE PLAN-SITE PLAN WORKSHEET**

SCALE: 1" = 60'-0"



**SITE DATA**

EXISTING ZONING:	R1-35 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING:	C4 (GENERAL COMMERCIAL)
APN:	215-51-026
NET SITE AREA:	3.378 ACRES (147,161 S.F.)
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
<b>GROSS BUILDING AREA</b>	
BASEMENT (STORAGE)	30,355 S.F.
1ST FLOOR:	
OFFICE	900 S.F.
RV GARAGES	8,337 S.F.
STORAGE	29,136 S.F.
2ND FLOOR:	
STORAGE	30,061 S.F.
3RD FLOOR:	
STORAGE	30,355 S.F.
TOTAL:	129,144 S.F.
F.A.R. MAXIMUM: (.8 X NET SITE AREA)	117,729 S.F.
F.A.R. PROVIDED:	98,822 S.F.
SITE COVERAGE: (NET SITE AREA / BUILDING AREA)	26.1%
BUILDING HEIGHT ALLOWABLE:	36' - 0"
BUILDING HEIGHT PROPOSED:	38' - 0"
SCOTTSDALE AIRPORT INFLUENCE AREA:	AC-2

**SITE CALCULATIONS**

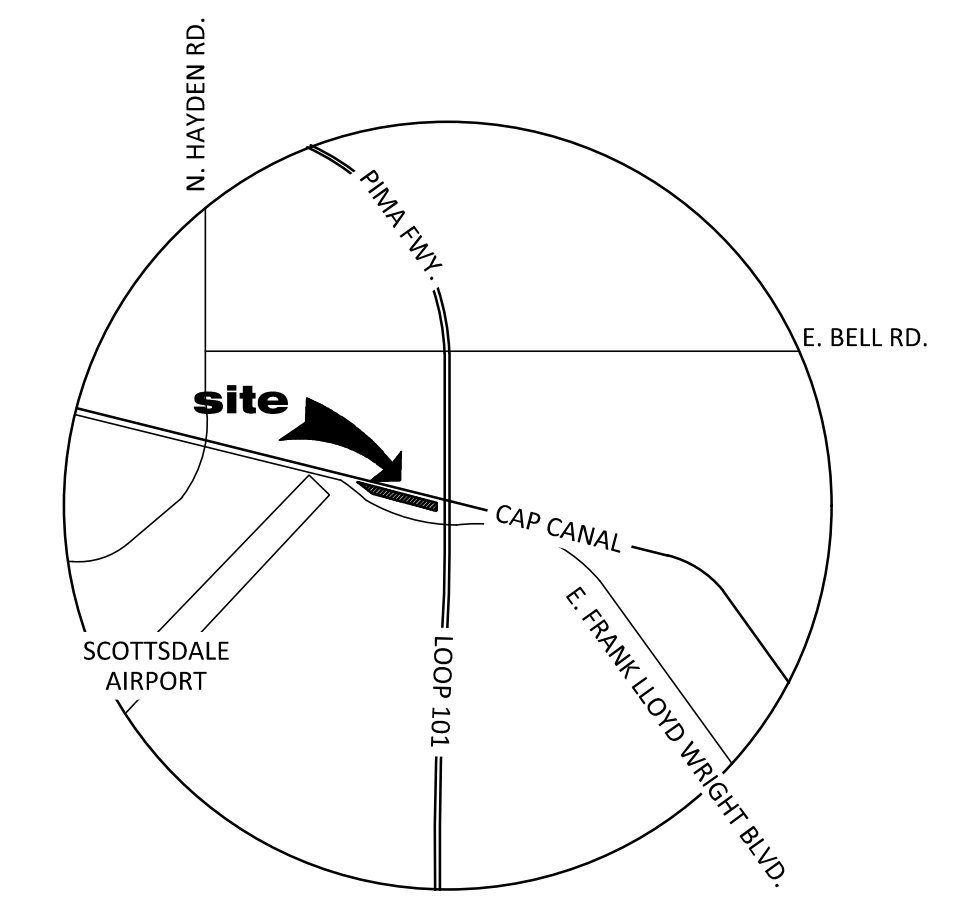
<b>PARKING REQUIRED</b>			
STORAGE (1 / 2,500 S.F.)	89,552 S.F.	36 SPACES	
OFFICE (1 / 300 S.F.)	900 S.F.	3 SPACES	
<b>TOTAL</b>		<b>39 SPACES</b>	
<b>PARKING PROVIDED</b>			
STANDARD:		39	
COVERED RV:		18	
TOTAL PARKING PROVIDED:		<b>57 SPACES</b>	
ACCESSIBLE SPACES REQUIRED (4% OF REQ'D):		2 SPACES	
ACCESSIBLE SPACES PROVIDED:		2 SPACES	
BICYCLE PARKING REQUIRED:		04 SPACES	
(1 / 10 PROVIDED VEHICULAR PARKING SPACES)			
BICYCLE PARKING PROVIDED:		04 SPACES	
<b>OPEN SPACE</b>			
REQUIRED OPEN SPACE* MINIMUM:	28,843 S.F.		
(.10 X 147,161 S.F.) + (.004(24') X 147,161 S.F.)			
PROVIDED OPEN SPACE:	29,422.37 S.F.		
(14,716.1 S.F.) + (14,127 S.F.)			
REQUIRED FRONTAGE OPEN SPACE:	14,421.5 S.F.		
(.5 X REQ'D OPEN SPACE MIN.)=			
PROVIDED FRONTAGE OPEN SPACE:	14,544.7 S.F.		
<b>PARKING LOT LANDSCAPE SPACE</b>			
REQUIRED PARKING LOT LANDSCAPING:			
PARKING LOT AREA x 15%			
(10,530 S.F. x .15)=	1,579.5 S.F.		
PROVIDED PARKING LOT LANDSCAPING:	2,779.18 S.F.		

**LEGEND**

- DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 12,298.49 S.F. TOTAL
- DENOTES FRONTAGE OPEN SPACE 14,544.7 S.F. TOTAL
- DENOTES PARKING LOT LANDSCAPING 2,779.18 S.F. TOTAL

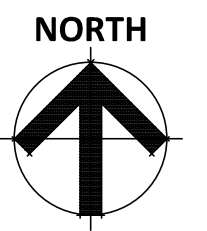
**KEYNOTES**

- TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARD DETAIL # 2146-1.
- ENTRY KEYPAD. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR GATES PER FIRE ORD. 4283 SEC. 503.6.1
- EXIT KEYPAD. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR GATES PER FIRE ORD. 4283 SEC. 503.6.1
- BICYCLE PARKING
- EMERGENCY ACCESS / REFUSE -EXIT ONLY GATE
- 6' CMU WALL
- SHORT TERM LOADING ZONE



**VICINITY MAP**

SCALE: N.T.S.



**PROPOSED SELF-STORAGE**

NWC N. PIMA RD. AND E. FRANK LLOYD WRIGHT BOULEVARD  
 SCOTTSDALE, ARIZONA 85260  
 DATE: 11-11-2021 (PRELIMINARY)



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**OSP-1  
 OPEN SPACE  
 PLAN**

RKAA# 19120.50

