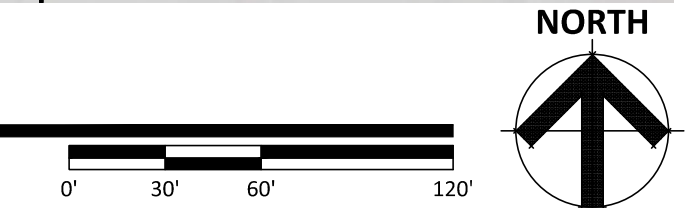


**OPEN SPACE PLAN-SITE PLAN WORKSHEET**

SCALE: 1" = 60'-0"



**SITE DATA**

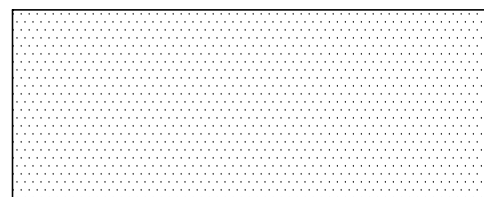
ZONING:	C3 (HIGHWAY COMMERCIAL) WITH CUP
APN:	215-51-026
NET SITE AREA:	3.378 ACRES (147,161 S.F.)
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
<b>GROSS BUILDING AREA</b>	
BASEMENT (STORAGE)	30,355 S.F.
1ST FLOOR:	
OFFICE	900 S.F.
RV GARAGES	8,337 S.F.
STORAGE	29,136 S.F.
2ND FLOOR:	
STORAGE	30,061 S.F.
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**

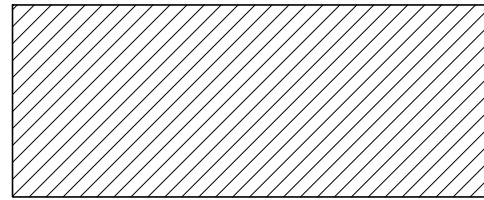
<b>PARKING REQUIRED</b>			
STORAGE (1 / 2,500 S.F.)	89,552 S.F.		36 SPACES
OFFICE (1 / 300 S.F.)	900 S.F.		3 SPACES
<b>TOTAL</b>			<b>39 SPACES</b>
<b>PARKING PROVIDED</b>			
STANDARD:			60 SPACES
TOTAL PARKING PROVIDED:			60 SPACES
ACCESSIBLE SPACES REQUIRED (4% OF REQ'D):			2 SPACES
ACCESSIBLE SPACES PROVIDED:			2 SPACES
BICYCLE PARKING REQUIRED:			06 SPACES
(1 / 10 PROVIDED VEHICULAR PARKING SPACES)			
BICYCLE PARKING PROVIDED:			06 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.)			
(14,716.1 S.F.) + (14,127 S.F.)			
PROVIDED OPEN SPACE:		29,613.97 S.F.	
REQUIRED FRONTAGE OPEN SPACE:		14,421.5 S.F.	
(.5 X REQ'D OPEN SPACE MIN.)=			
PROVIDED FRONTAGE OPEN SPACE:		16,273.99 S.F.	
<b>PARKING LOT LANDSCAPE SPACE</b>			
REQUIRED PARKING LOT LANDSCAPING:			
PARKING LOT AREA x 15%		1,579.5 S.F.	
(10,530 S.F. x .15)=			
PROVIDED PARKING LOT LANDSCAPING:		2,341.63 S.F.	

**LEGEND**

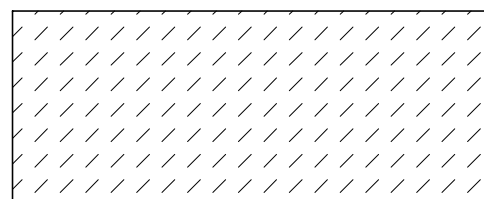
DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE  
10,998.35 S.F. TOTAL



DENOTES FRONTAGE OPEN SPACE  
16,273.99 S.F. TOTAL

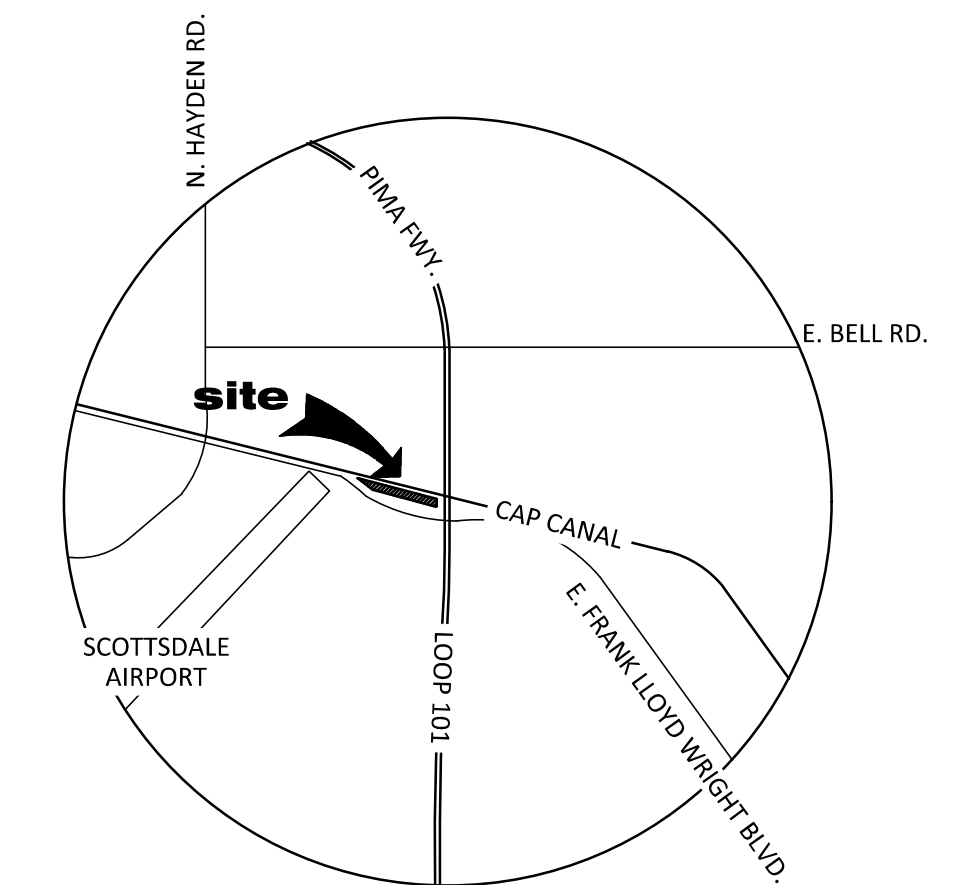


DENOTES PARKING LOT LANDSCAPING  
2,341.63 S.F. TOTAL

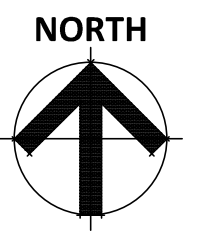


**KEYNOTES**

- 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
- FIRE HYDRANT LOCATION
- SEE DETAIL 1 ON SP-3 SHEET
- SEE DETAIL 2 ON SP-3 SHEET
- SEE DETAIL 3 ON SP-3 SHEET
- FIRE RISER ROOM
- FDC LOCATION



**VICINITY MAP**  
SCALE: N.T.S.



**PROPOSED SELF-STORAGE**  
NWC N. PIMA RD. AND E. FRANK LLOYD WRIGHT BOULEVARD  
SCOTTSDALE, ARIZONA 85260  
DATE: 06-14-2022 (PRELIMINARY)

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**OSP-1**  
**OPEN SPACE**  
**PLAN**  
RKAA# 19120.50

