



MAS YNO SCOTTSDALE LLC
RETAIL-OFFICE BUILDING
 7220 E 2nd STREET
 SCOTTSDALE, ARIZONA

LEA - ARCHITECTS, LLC
 1730 EAST NORTHERN AVENUE
 PHOENIX, AZ
 INTERIORS CONSTRUCTION MANAGEMENT 602.945.7571

SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY DISRUPTION TO VEHICULAR TRAFFIC IN THE ALLEY DURING PROJECT CONSTRUCTION SHALL BE COORDINATED WITH SOLID WASTE. DISRUPTION TO SERVICE ROUTES SHALL BE MITIGATED BY APPLICANT. APPLICANT TO ACKNOWLEDGE ACCORDINGLY. (DSM 3-2.416)
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL PLANT SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST FOR THE PROPOSED ACTIVE MANGROVE AREA PLANT LIST. (PADSD POLICY)
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. (OSPM SEC. 2-1.501.1)
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, & PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- RECONSTRUCTION OF THE EXISTING CURB TO VERTICAL CURB ALONG PROJECT E 2ND ST FRONTAGE. RECONSTRUCT EXISTING SIDEWALK ALONG E 2ND STREET ACCORDINGLY. PER OSPM 3-3.106 + 3-3.110, LOCAL COLLECTOR URBAN.



PAVING LEGEND

- (NATURAL GRAY) CONCRETE SIDEWALK / PATIO SLABS (PER COS SUPPLEMENTAL SPECIFICATIONS 340)
- NEW ASPHALT PARKING

CODE INFORMATION

<p>ADOPTED CODES AND REGULATIONS (W/ CITY OF SCOTTSDALE AMENDMENTS)</p> <ul style="list-style-type: none"> 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL ELECTRIC CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL FUEL AND GAS CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2009 ICC/ANSI A117.1 	<p>SITE AREA (W/ CITY OF SCOTTSDALE AMENDMENTS)</p> <p>BLUDED AREA 13 PER OS ZONING: 2,145 SF TOTAL SQUARE FOOTAGE: 6,362 SF</p> <p>FAR PROVIDED: 1.2</p> <p>BUILDING SETBACKS NORTH: 3' ROW EAST: 0' SOUTH: 14' WEST: 0'</p> <p>HEIGHT BUILDING HEIGHT ALLOWABLE: 36'-0"</p> <p>LANDSCAPE / PLANTING THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO OSPM SEC. 2-1.501.1.</p>	<p>PARKING REQUIREMENTS: OFFICE - 1 SPACE PER 500SF RETAIL - 1 SPACE PER 500SF</p> <p>PARKING W/AVENUE ON DOWNTOWN OVERLAY DISTRICT - IS LIMITED TO A MAXIMUM OF TWO THOUSAND (2,000) GROSS SQUARE FEET OF NEW BUILDING, OR BUILDING AREA EXPANSION, THE TWO THOUSAND (2,000) GROSS SQUARE FEET PER LOT OF NEW BUILDING, OR BUILDING AREA EXPANSION MAY BE USED INCIDENTALLY, BUT SHALL NOT EXCEED TWO THOUSAND (2,000) GROSS SQUARE FEET OF THE BUILDING SIZE OF EACH LOT EXISTING AS OF JULY 31, 2005.</p> <p>PARKING SPACE SIZE: 9' X 18' MINIMUM ASLE WIDTH: 26'</p> <p>IN-LU/PARKING PROGRAM IN THE DOWNTOWN OVERLAY DISTRICT A PROPERTY OWNER MAY SATISFY A PROPERTY'S NONRESIDENTIAL PARKING REQUIREMENT THROUGH THE CITY'S IN-LU/PARKING PROGRAM BY AN IN-LU/PARKING PAYMENT(S) MADE TO THE CITY'S DOWNTOWN PARKING PROGRAM ENHANCEMENT ACCOUNT FOR IN-LU/PARKING CREDITS.</p>	<p>IN-LU/PARKING CALCULATION</p> <p>SPACES REQUIRED 1 SPACE(S)/500 SF (157/ FLOOR 2685SF + 260/ FLOOR 2995 SF (SF DOES NOT INCLUDE STAIR/ MECHANICAL / RESTROOMS) = (5680/500) : 11.36</p> <p>W/ 2,000 SF REDUCTION (5680 - 2000 => (3680/500): 9 (7.36)</p> <p>IMPROVEMENT DISTRICT PARKING CREDIT: 3.42</p> <p>IN-LU CITY PARKING SPACES(NEEDED): (8-3.42 = 4.58 => 4.58 = 2(ON-SITE PARKING SPACES PROVIDED) = 2.58 IN-LU SPACES REQD</p> <p>CITY OF SCOTTSDALE BUILDING PLANS THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.</p>
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DATE	DESIGNED BY	CHECKED BY	DATE	PROJECT NO.	REV	DESCRIPTION
02-25-22	R/A/LE			200901		REVISION
						OVERALL SITE PLAN



BUILDING PLAN CHECK #7800-21