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KEYNOTES

- 30 NEW TILT CONCRETE PANEL, TYP.
31 TRASH ENCLOSURE PER C.D.S., STD., DETAIL 21464.
33 CONCRETE SIDEWALK -SEE CIVIL DRAWINGS.
35 LANDSCAPE AREA -SEE LANDSCAPE DRAWINGS.
37 PARKING STRIPING, TYP.
38 VAN ACCESSIBLE PARKING STALL.
39 ACCESSIBLE PARKING AISLE.
40 ACCESSIBLE CURB RAMP.
41 ROOF DRAIN LEADERS -SEE PLUMBING DRAWINGS.
42 CONCRETE PAVING AT TRASH ENCLOSURE -SEE CIVIL DRAWINGS.
43 CONCRETE PAVING -SEE CIVIL DRAWINGS.
45 SERVICE ENTRANCE SECTION -SEE ELECTRICAL DRAWINGS.
46 ELECTRICAL TRANSFORMER -SEE ELECTRICAL DRAWINGS.
48 MD500 AIRCRAFT.
49 BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
51 EXISTING UTILITY BOX TO REMAIN.
52 EXISTING FIRE HYDRANT TO REMAIN.
56 CUSTOM BIKE RACK -CLEARANCES PER C.D.S., STD., DETAIL 2285.
59 DRIVEWAY PER C.D.S., STD., DETAIL 2286 CL-4.
60 NEW 8x6x18 CONCRETE MASONRY WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS -SEE DETAIL 9/AS101.
61 SIGHT VISIBILITY TRIANGLE PER C.D.S., STANDARDS
62 CONCRETE FILLED, STEEL PIPE BOLLARD -TYP.
63 NEW TELESCOPIC SLIDING GATE.
64 EXISTING VEHICULAR NON-ACCESS EASEMENT -EASEMENT TO BE RELEASED.
65 EXISTING SITE DISTANCE EASEMENT -EASEMENT TO BE RELEASED.
66 LINE OF CANOPY ABOVE.
67 ACCESSIBLE PARKING SIGN PER C.D.S., STD., DETAIL 2124 -SEE DETAIL 7/AS101.
68 NEW 8x6x18 CONCRETE MASONRY SCREEN WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS -SEE DETAIL 9/AS101.

GENERAL NOTES

- A. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. ANY SIGNAGE SHOWN IS FOR REFERENCE AND ENGINEERING COORDINATION ONLY.

PROJECT DATA

PROJECT DESCRIPTION:

A NEW HANGAR / OFFICE BUILDING FOR 4GROUP BUILDING, LLC. THE SPACE WILL INCLUDE A HANGAR DESIGNED TO HOUSE A MD500 AIRCRAFT AND TUG STORAGE ON THE GROUND LEVEL AS WELL AS OFFICE SPACE ON THE SECOND LEVEL.

LEGAL DESCRIPTION:

NORTH SCOTTSDALE AIRPARK UNIT 1 MCR 327-12 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.

PROJECT ADDRESS:

16115 NORTH 81ST STREET
SCOTTSDALE, ARIZONA 85260

ASSESSORS PARCEL NUMBER:

215-48-055

ZONING:

I-1 (SCOTTSDALE MUNICIPAL AIRPORT)

BUILDING OCCUPANCY:

B / S-1

TYPE OF CONSTRUCTION:

TYPE V-B, FULLY SPRINKLED

BUILDING STORIES:

HANGAR - 1 STORY
OFFICE - 2 STORY

LOT AREA:

GROSS SITE AREA: 35,128 SF
TOTAL SITE ACREAGE: .806 ACRES

BUILDING AREA:

FIRST FLOOR: 8,828 SF (FIRST FLOOR GROSS AREA)
SECOND FLOOR: 1,734 SF (SECOND FLOOR GROSS AREA)
TOTAL: 10,562 SF (COMBINED GROSS FLOOR AREA)

FLOOR AREA RATIO:

ALLOWED: 0.8
PROPOSED: TOTAL BUILDING SF / NET LOT AREA = ?
10,562 SF / 35,128 SF = 0.3 (<0.8 = OK)

PARKING ANALYSIS:

OFFICE:
HANGAR / SUPPORT AREA:
(9' - 0" WIDE)
TOTAL REQUIRED: 8.21 SPACES
TOTAL PROVIDED: 9 SPACES

ACCESSIBLE SPACES REQUIRED: 1 VAN INCLUSIVE
ACCESSIBLE SPACES PROVIDED: 1 VAN INCLUSIVE

BICYCLE PARKING REQUIRED: 2
BICYCLE PARKING PROVIDED: 2

CONTACT INFORMATION

BUILDING OWNERSHIP: 4GROUP BUILDING, LLC
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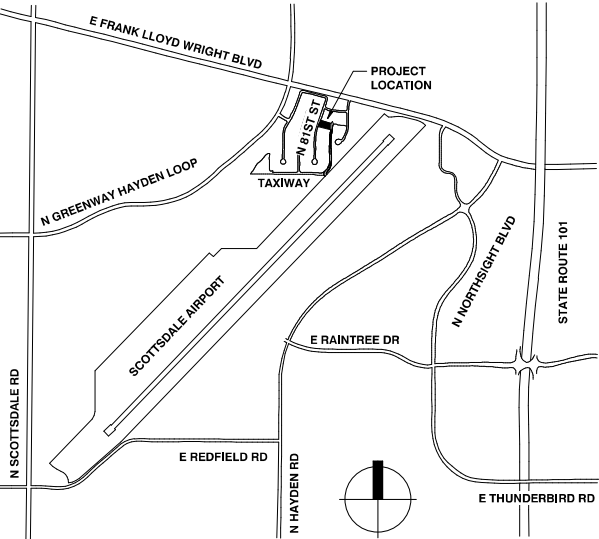
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VICINITY MAP (NTS)



City staff date:
7/28/2021

1 OVERALL SITE PLAN

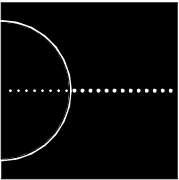
1" = 20'-0"

Resolution No. 12253
Exhibit A to Exhibit 2
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OVERALL SITE PLAN

HANGAR / OFFICE BUILDING
4GROUP BUILDING, LLC
16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



DO NOT SIGN OR SEAL
A PROFESSIONAL ENGINEER
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REVISION SCHEDULE

#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
date: 07/01/2021

DR
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