

PRELIMINARY SITE PLAN

PLANNING NOTES:

Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.

Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.

The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services' Inspection Services Division.

All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

All signs require separate permits and approvals.

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.

No exterior vending or display shall be allowed.

Flagpoles, if provided, shall be one piece conical tapered.

No exterior public address or speaker system shall be allowed.

Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building, which is a minimum of 1'-0" higher than the highest point of tallest unit. (Details are still required.)

All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.

No exterior visible ladders shall be allowed.

All pole-mounted lighting shall be a maximum of 20 feet in height.

No chain link fencing shall be allowed.

No turf areas shall be provided.

PROJECT DATA:

PROJECT NAME: SCOTTSDALE AND THUNDERBIRD
 PROJECT ADDRESS: SEC OF SCOTTSDALE RD AND THUNDERBIRD RD SCOTTSDALE, ARIZONA
 DEVELOPER: CREATION RE CONTACT: JAGGER EVERETT 1200 N 52ND STREET PHOENIX, AZ 85008 PHONE: 480-966-4001 E-MAIL: jaggere@creationequity.com
 APPLICANT: LGE DESIGN GROUP CONTACT: DANNY MACIAS 1200 NORTH 52ND STREET PHOENIX, AZ 85008 PHONE: 480-966-4001 E-MAIL: dannyym@lgedesigngroup.com
 PROJECT SCOPE: OFFICE / WAREHOUSE BUILDING
 ASSESSOR PARCEL NO.: 175-04-002A, 215-56-333C
 CURRENT ZONING: PCP / AV
 NET SITE AREA: +/- 783,924 S.F. (18.00 ACRES)
 GROSS SITE AREA: +/- 807,113 S.F. (18.53 ACRES)
 LOT COVERAGE: 31.0%
 FLOOR AREA RATIO: 243,360 S.F. / 783,924 S.F. = 0.31
 STORIES: ONE STORY
 BUILDING AREA (GROSS): 243,360 S.F.
 OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: V-B W/ A.F.E.S.
 SPRINKLERS: YES/FULLY SPRINKLED
 BUILDING HEIGHT: +/- 42'-0" T.O. PARAPET

VEHICULAR PARKING CALCS:

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	8,000 S.F.	1 / 300 S.F.	27 SPACES
WAREHOUSE	235,360 S.F.	1 / 800 S.F.	295 SPACES
TOTAL PARKING REQUIRED:			322 SPACES

PARKING PROVIDED:

TOTAL NON-ADA SPACES	308 SPACES
TOTAL ADA SPACES	14 SPACES
TOTAL SPACES ON SITE	322 SPACES

PARKING/BUILDING RATIO: 1.32 CARS PER 1,000 S.F.

ACCESSIBLE PARKING CALCS:

4% OF PROVIDED PARKING PER SEC. 9.105.B.4	13 SPACES
REQUIRED:	14 SPACES
PROVIDED:	14 SPACES

COVERED ACCESSIBLE PARKING CALCS:

67 TOTAL COVERED PARKING SPACES PROVIDED (4 ADA, 63 NON-ADA)	
NON-ADA COVERED PARKING PERCENTAGE OF TOTAL NON-ADA PARKING:	63/308 = 20.5%
ADA COVERED PARKING AS PERCENTAGE OF TOTAL ADA:	4/14 = 28.6%

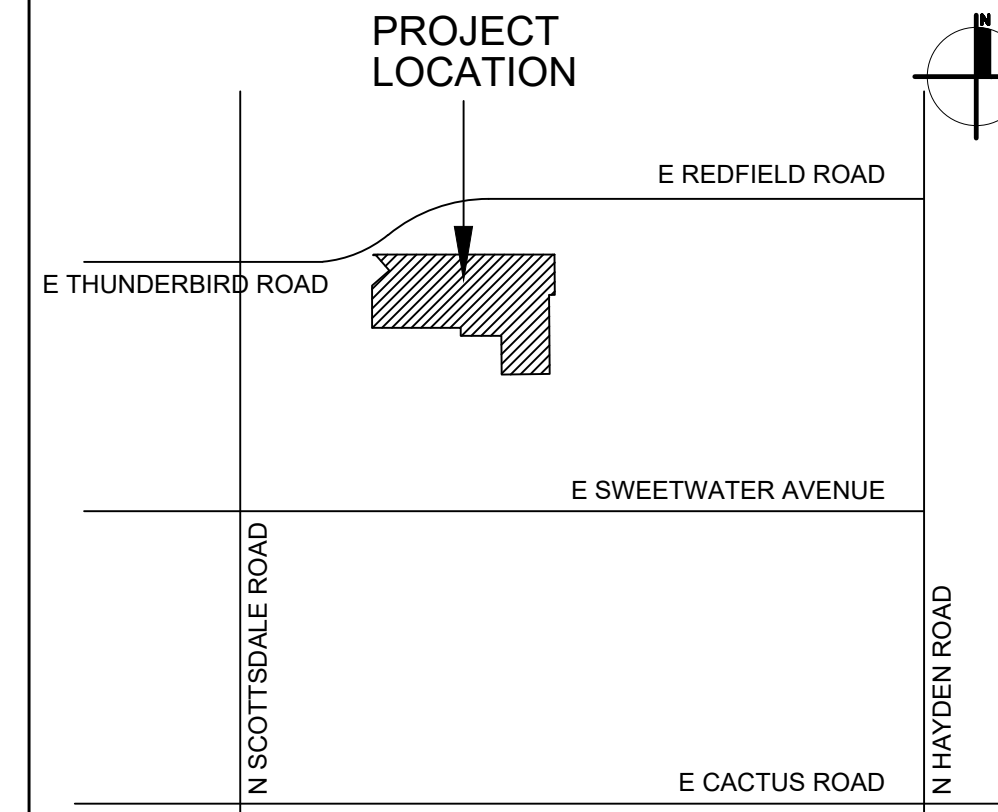
REQUIRED BICYCLE PARKING CALCS:

1 BICYCLE PARKING SPACE REQUIRED PER EVERY 10 VEHICULAR SPACES	
REQUIRED:	32 SPACES
PROVIDED:	32 SPACES

PROJECT DESCRIPTION:

THIS PROJECT IS A NEW 243,360 SQUARE FOOT OFFICE / WAREHOUSE BUILDING WITH SITE IMPROVEMENTS ON A 18.00 ACRE SITE.

VICINITY MAP:



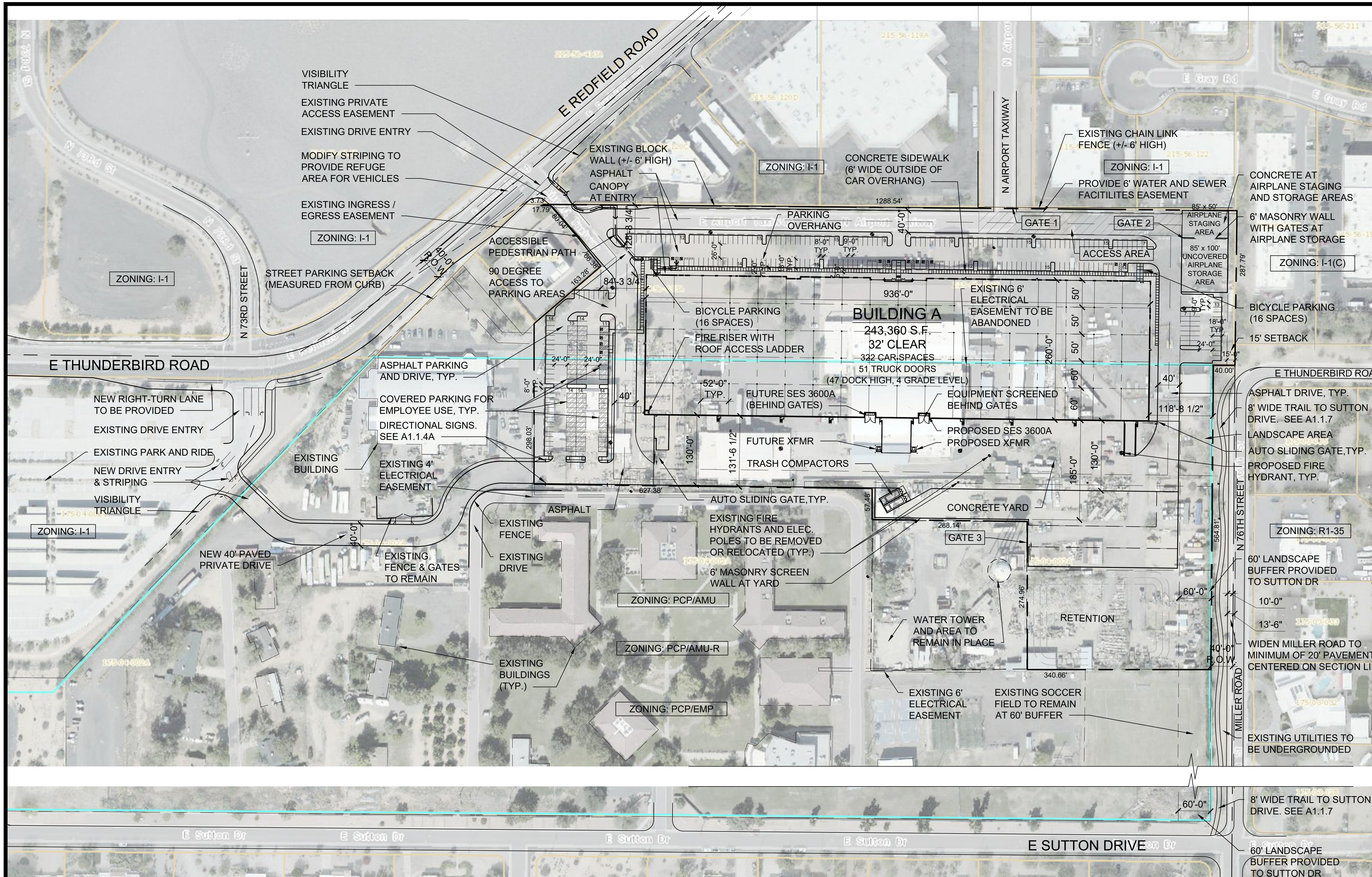
CITY APPROVALS:

NUMBER	REVISION	DATE

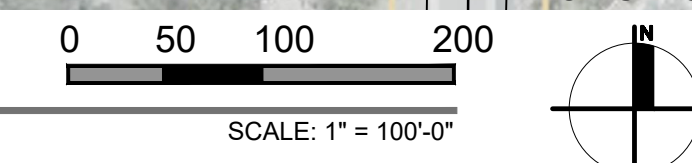
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: SITE PLAN
 ISSUE DATE: 10/07/22
 DRAWN BY:
 CHECKED BY:
 PROJECT No.:

SHEET: **A1.1.1**



PRELIMINARY SITE PLAN



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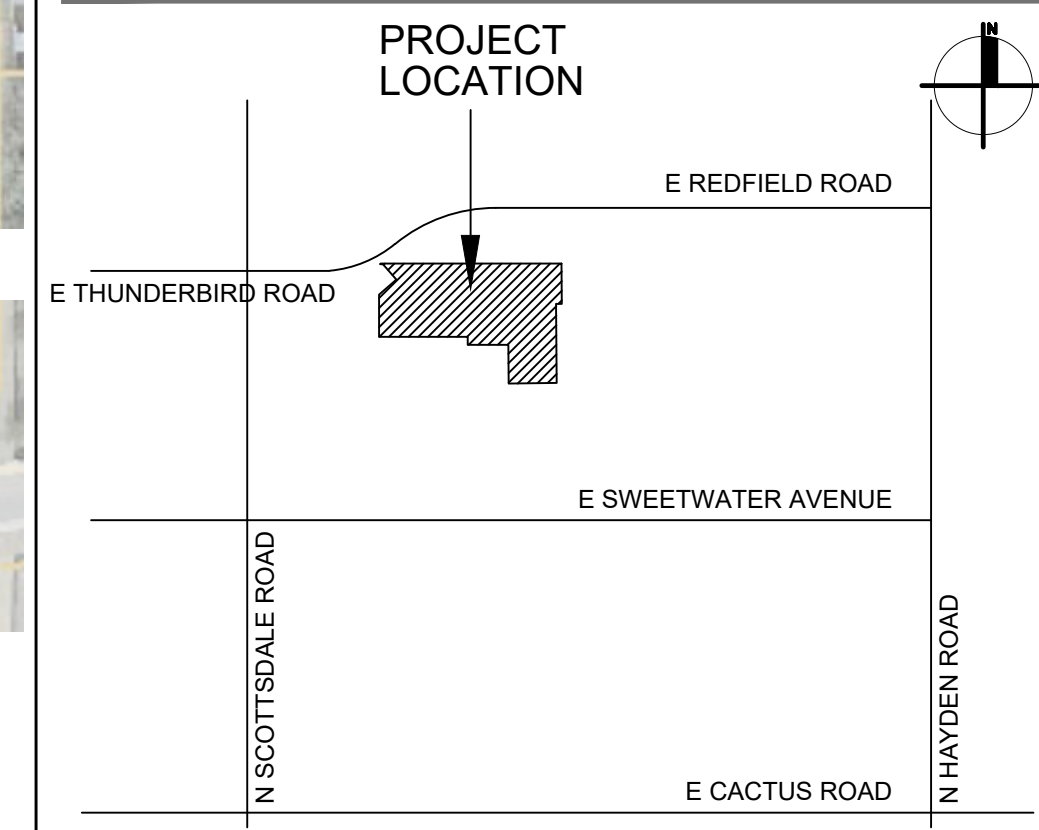
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SCOTTSDALE AND THUNDERBIRD
 SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
 SCOTTSDALE, AZ

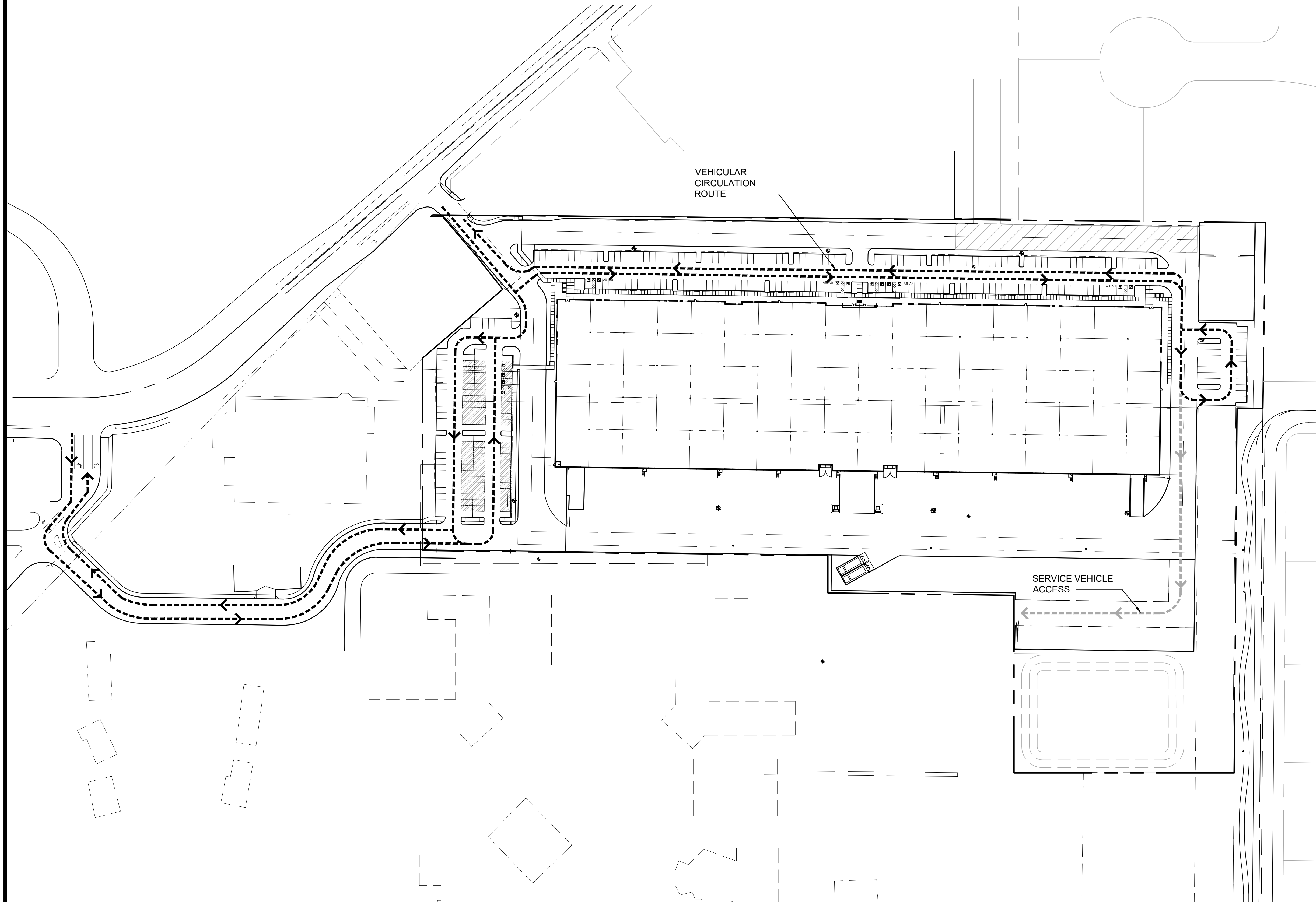


NUMBER	REVISION	DATE

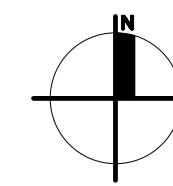
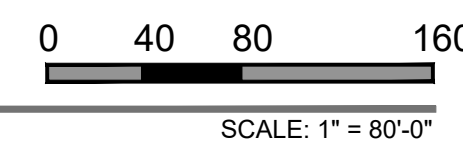
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: SITE PLAN
 ISSUE DATE: 10/07/22
 DRAWN BY:
 CHECKED BY:
 PROJECT No.:

SHEET: **A1.1.1A**



VEHICULAR CIRCULATION PLAN



PROJECT DATA:
 PROJECT NAME: SCOTTSDALE AND THUNDERBIRD
 ZONING: PCP / AV
 NET LOT AREA: +/- 783,924 S.F. (18.00 ACRES)

SCOTTSDALE AND THUNDERBIRD

SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
 SCOTTSDALE, AZ

LGE | DESIGNBUILD

NUMBER	REVISION	DATE

CITY APPROVALS:

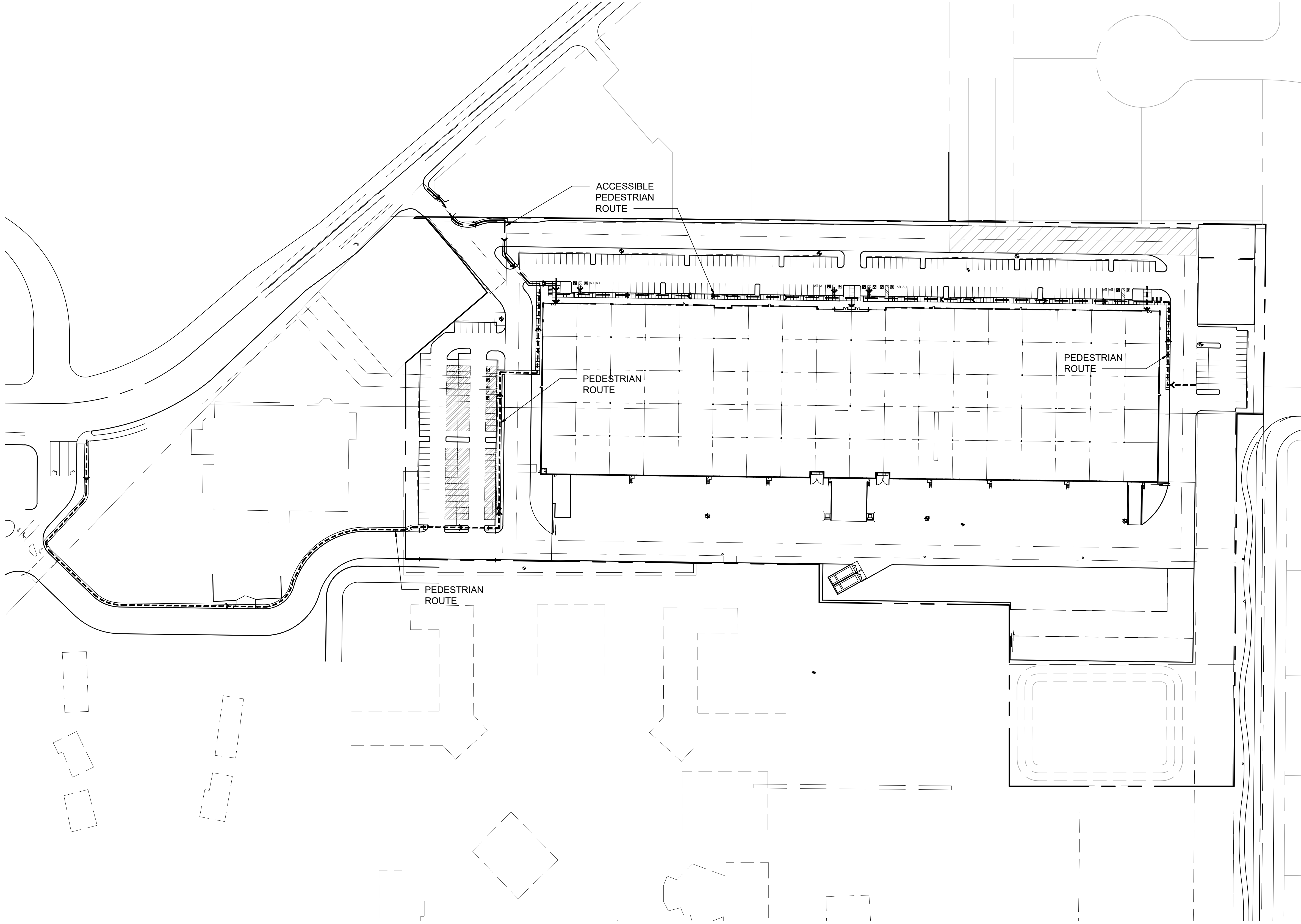
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SHEET TITLE: VEHICULAR CIRCULATION PLAN
 ISSUE DATE: 10/07/22
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT No.: _____

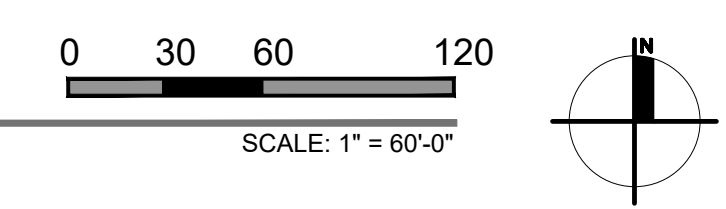
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LGE | DESIGNGROUP
 1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
 P: 480.966.4001

10/07/22 - DESIGN REVIEW RESUBMITTAL - 14-DR-2022



PEDESTRIAN CIRCULATION PLAN



PROJECT DATA:
 PROJECT NAME: SCOTTSDALE AND THUNDERBIRD
 ZONING: PCP / AV
 NET LOT AREA: +/- 783,924 S.F. (18.00 ACRES)

LGE DESIGNGROUP
 1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
 P: 480.966.4001

SCOTTSDALE AND THUNDERBIRD
 SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
 SCOTTSDALE, AZ

LGE DESIGNBUILD

NUMBER	REVISION	DATE

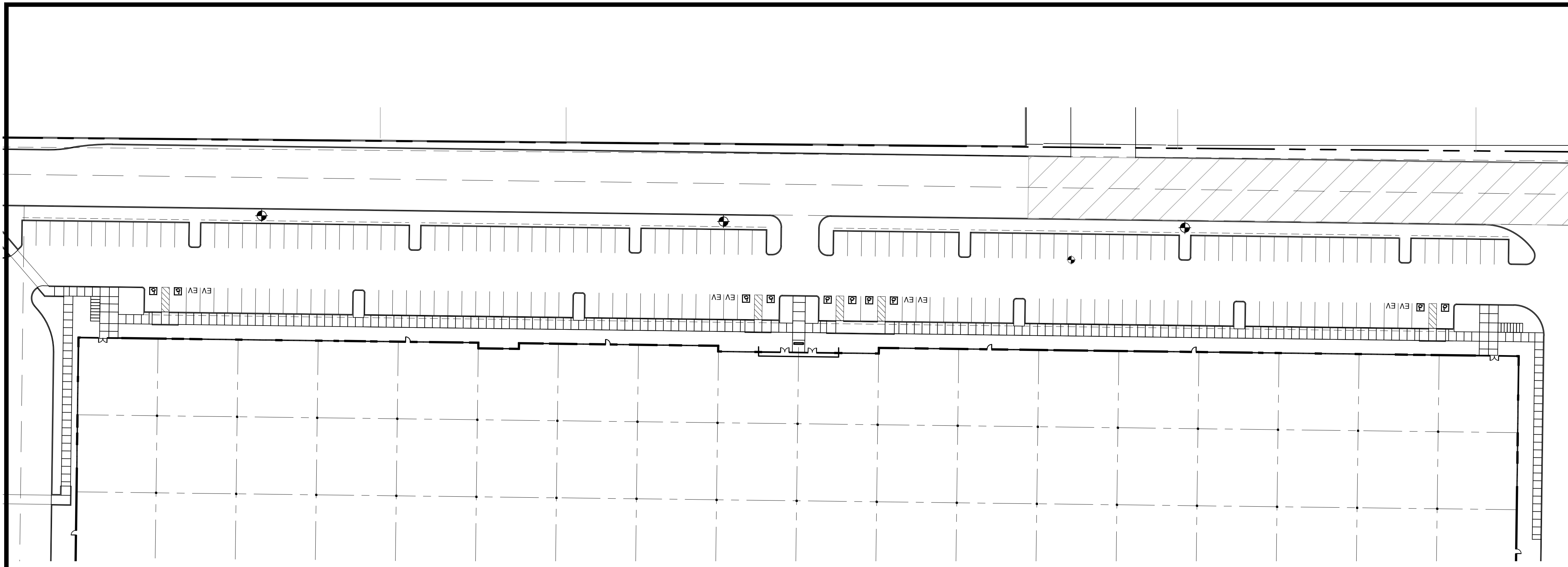
CITY APPROVALS:

PRELIMINARY NOT FOR CONSTRUCTION

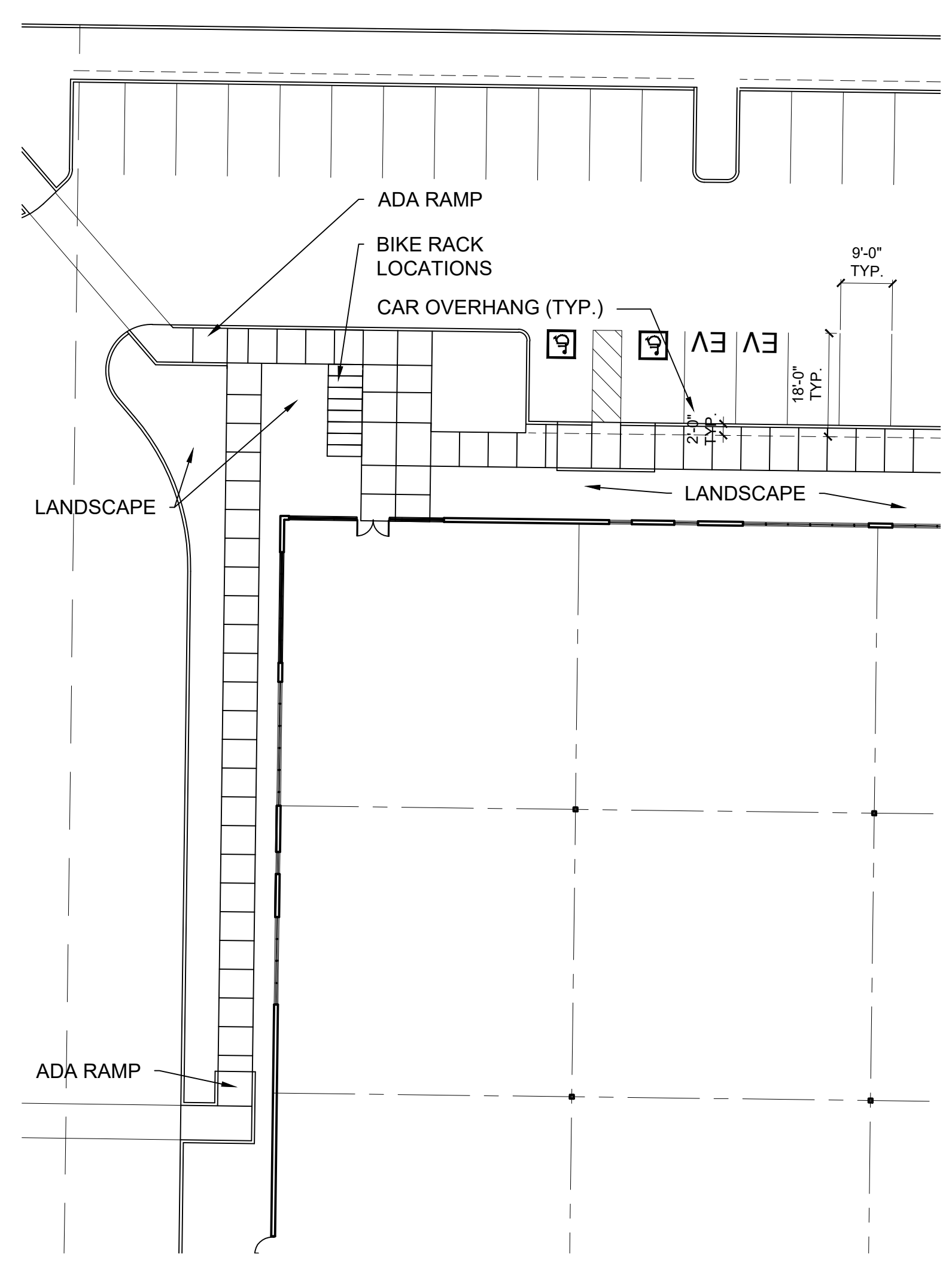
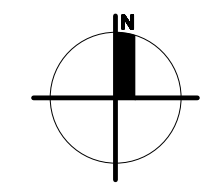
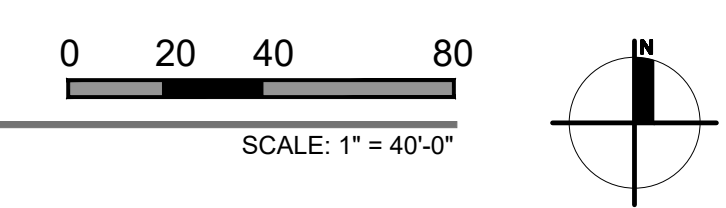
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 ISSUE DATE: 10/07/22
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT No.: _____

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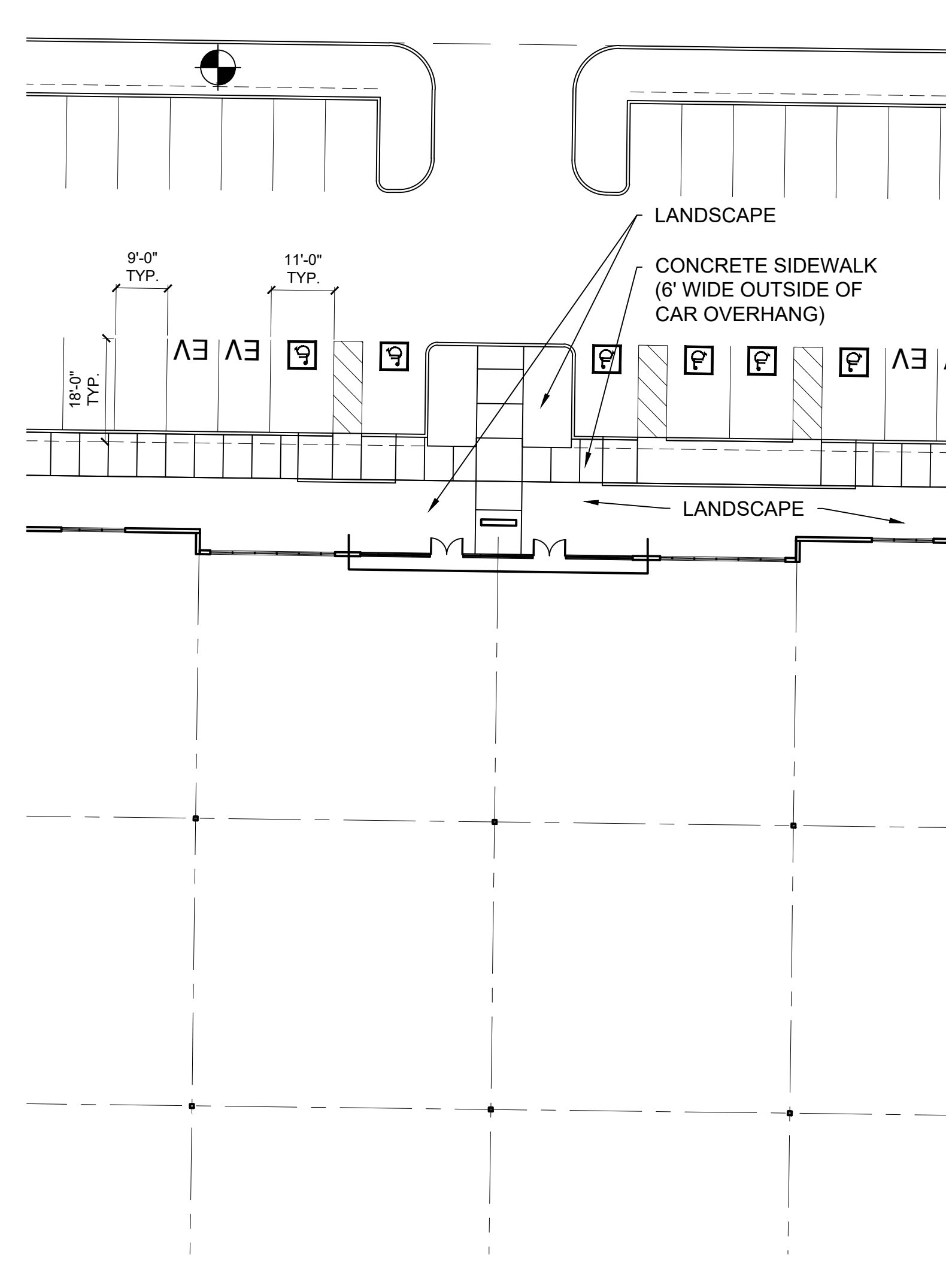
10/07/22 - DESIGN REVIEW RESUBMITTAL - 14-DR-2022



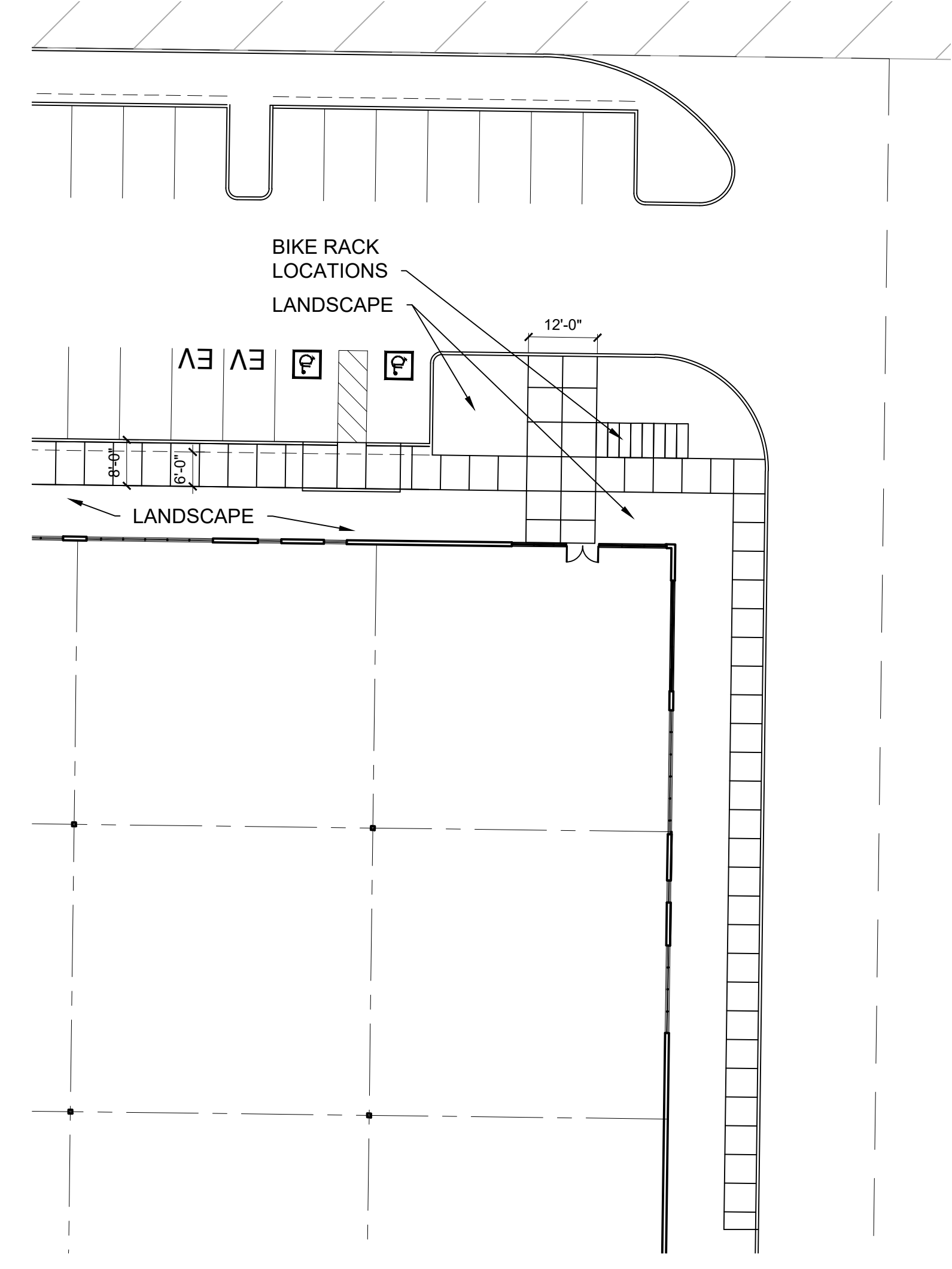
HARDSCAPE PLAN - OVERALL



HARDSCAPE PLAN - WEST ENTRY SCALE: 1" = 20'-0"



HARDSCAPE PLAN - CENTER ENTRY SCALE: 1" = 20'-0"



HARDSCAPE PLAN - EAST ENTRY SCALE: 1" = 20'-0"

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SCOTTSDALE AND THUNDERBIRD

SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
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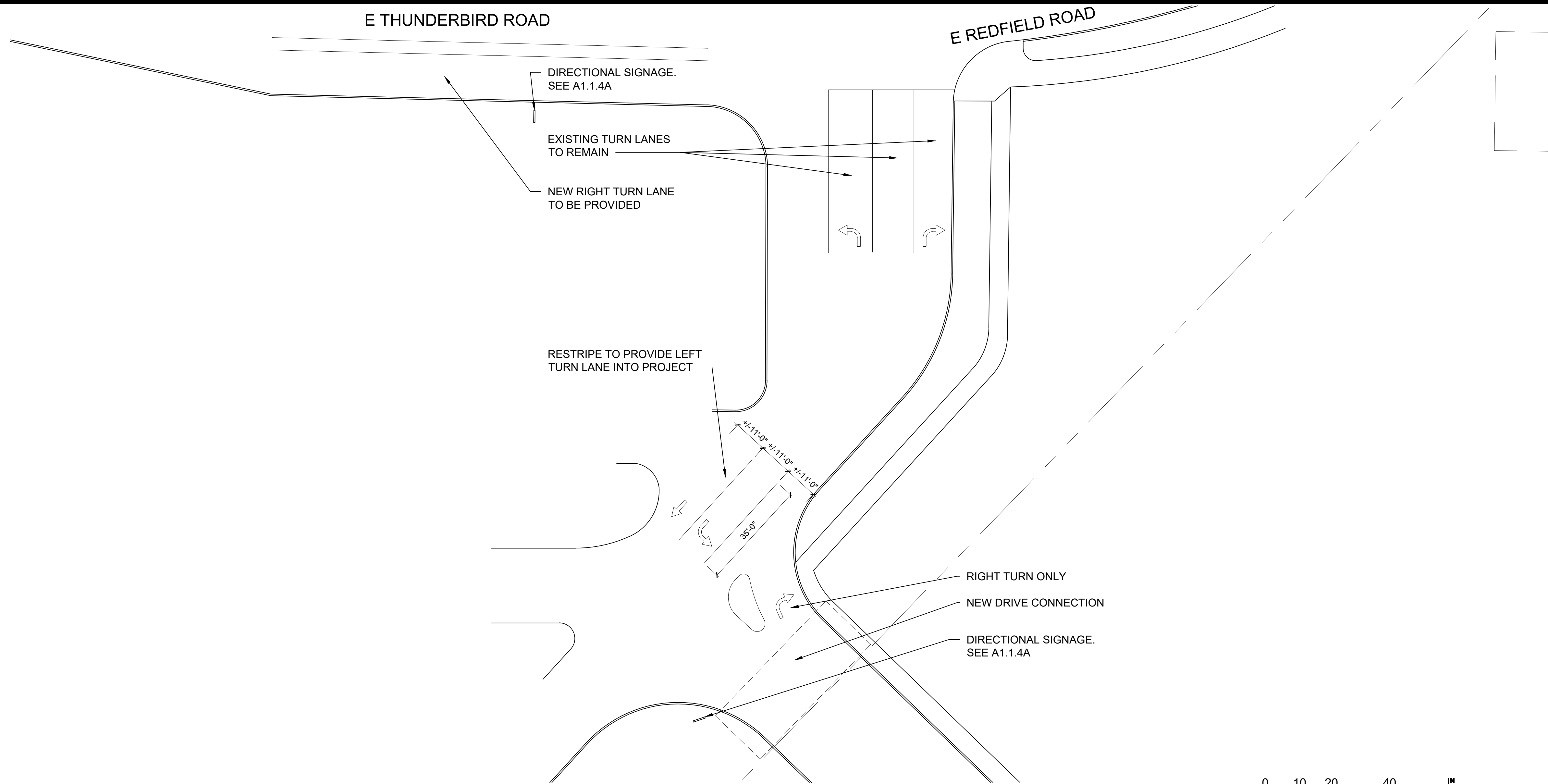
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 ISSUE DATE: 10/07/22
 DRAWN BY:
 CHECKED BY:
 PROJECT No.:
 SHEET:

A1.15

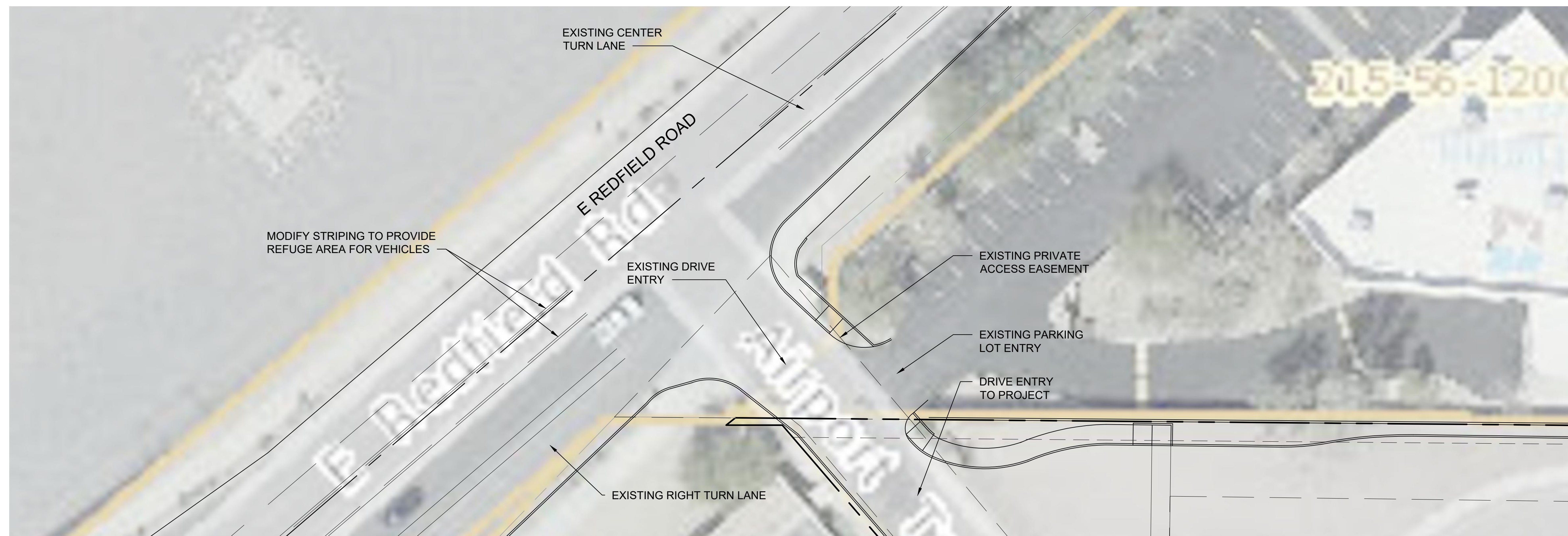
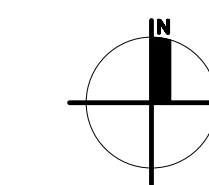
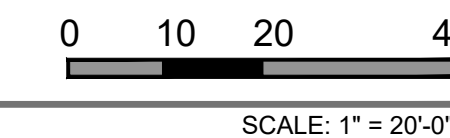
LGE DESIGNGROUP
 1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
 P: 480.966.4001

10/07/22 - DESIGN REVIEW RESUBMITTAL - 14-DR-2022

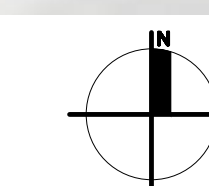
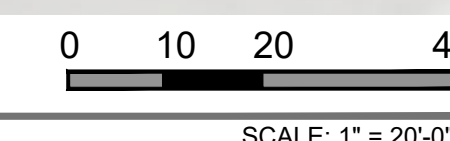
14-DR-2022
 11/4/22



ENLARGED DRIVE ENTRY PLAN - PARK AND RIDE



ENLARGED DRIVE ENTRY PLAN - REDFIELD ROAD



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 1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
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SCOTTSDALE AND THUNDERBIRD

SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
 SCOTTSDALE, AZ

LGE DESIGNBUILD

NUMBER	REVISION	DATE

CITY APPROVALS:

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: DRIVE ENTRY PLANS
 ISSUE DATE: 10/07/22
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT No.: _____

SHEET: **A1.1.6**

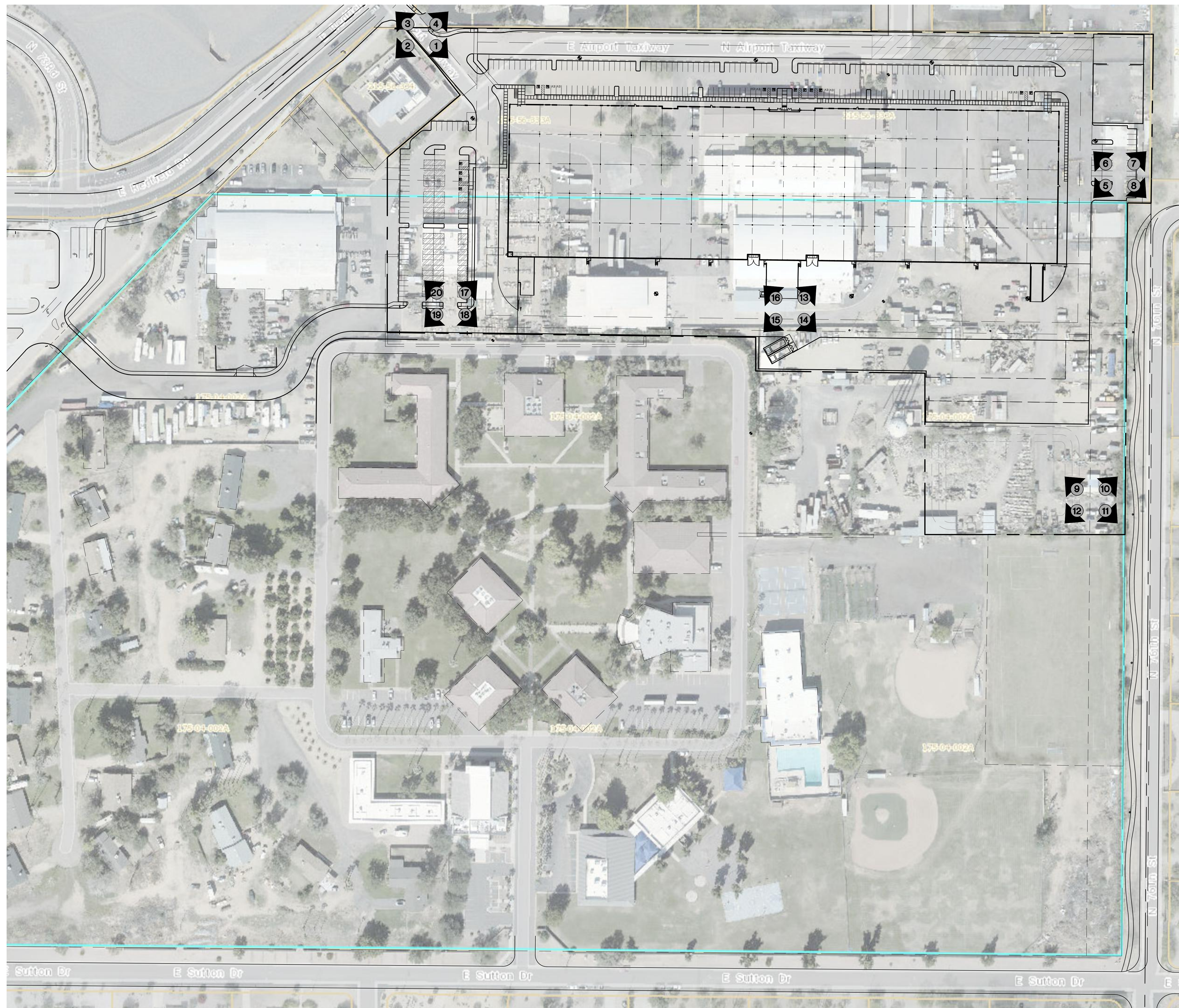
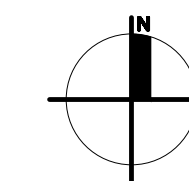
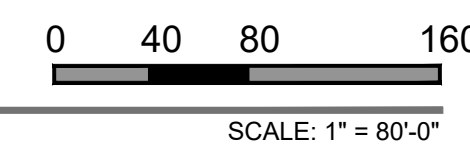


PHOTO EXHIBIT



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SCOTTSDALE AND THUNDERBIRD

SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
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NUMBER	REVISION	DATE

CITY APPROVALS:

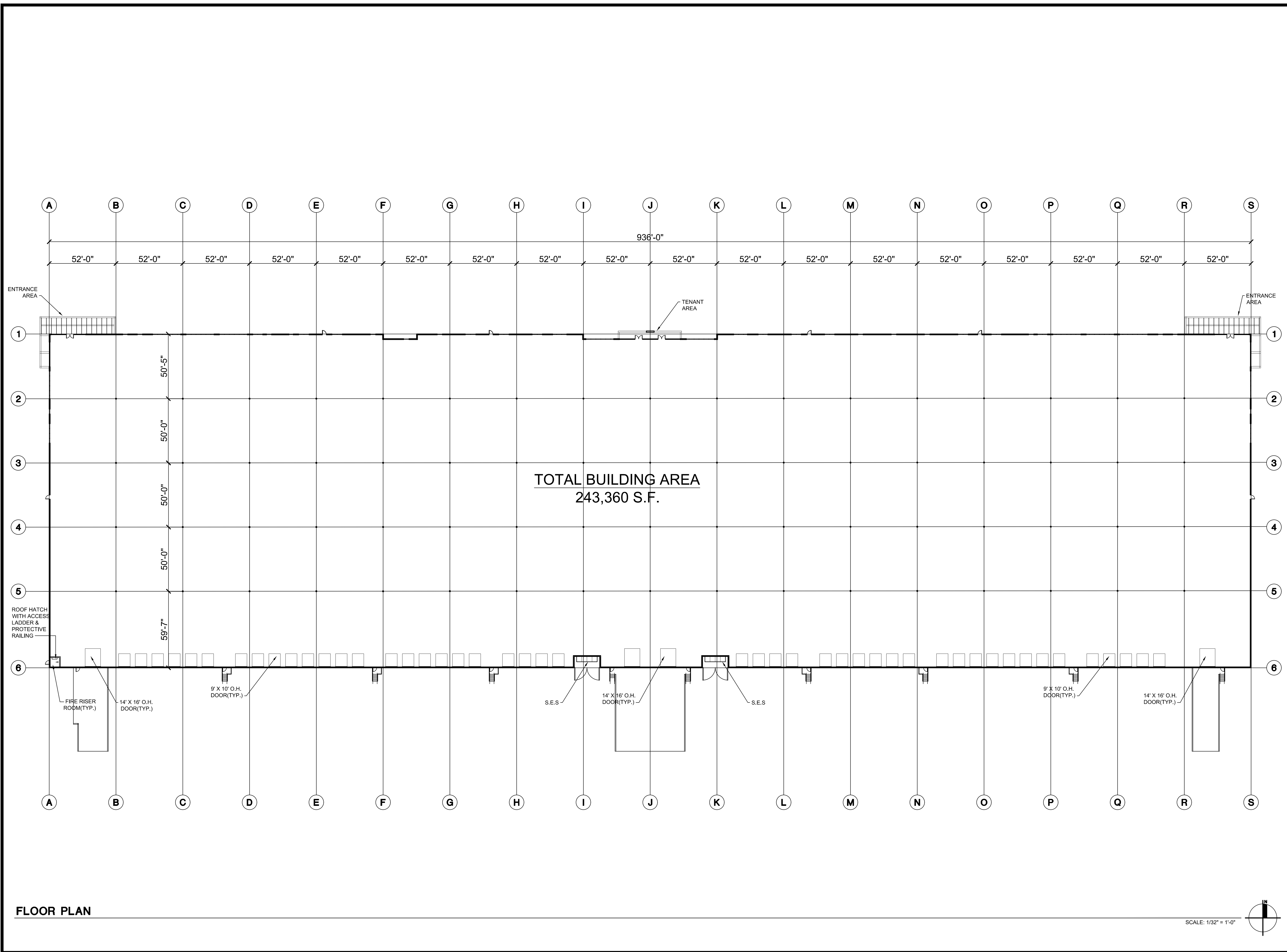
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SHEET TITLE: PHOTO EXHIBIT
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 DRAWN BY: _____
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 SHEET: **A1.1.7**

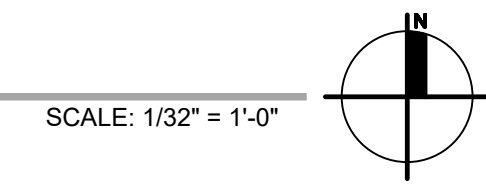
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 1200 N. 52nd Street • Phoenix, AZ • 85008
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SCOTTSDALE AND THUNDERBIRD

SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
SCOTTSDALE, AZ



FLOOR PLAN



SCOTTSDALE AND THUNDERBIRD

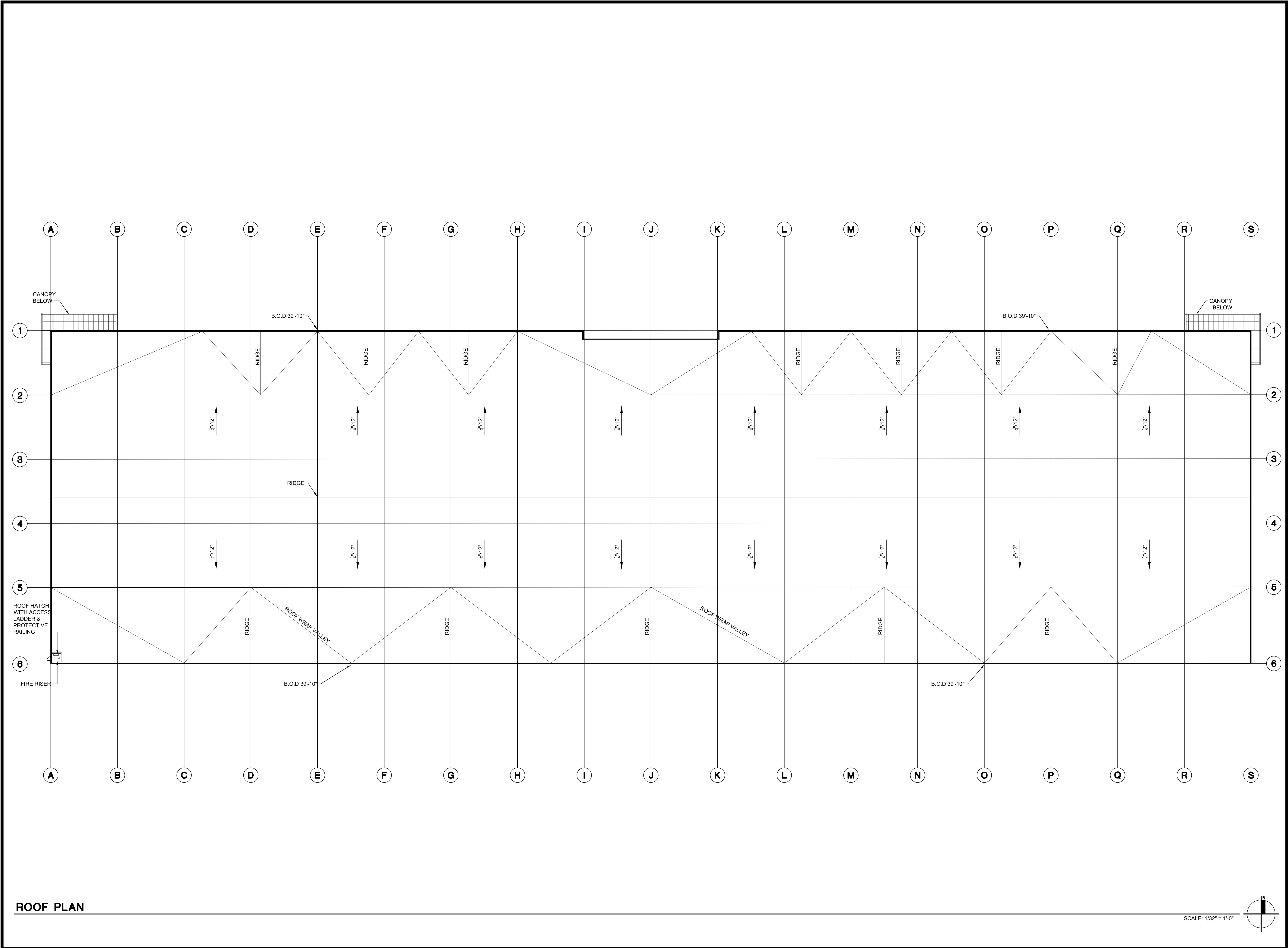
SEC OF SCOTTSDALE ROAD AND THUNDERBIRD ROAD
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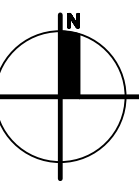
A2.1.2

08/09/22 - DESIGN REVIEW SUBMITTAL



ROOF PLAN

SCALE: 1/32" = 1'-0"



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