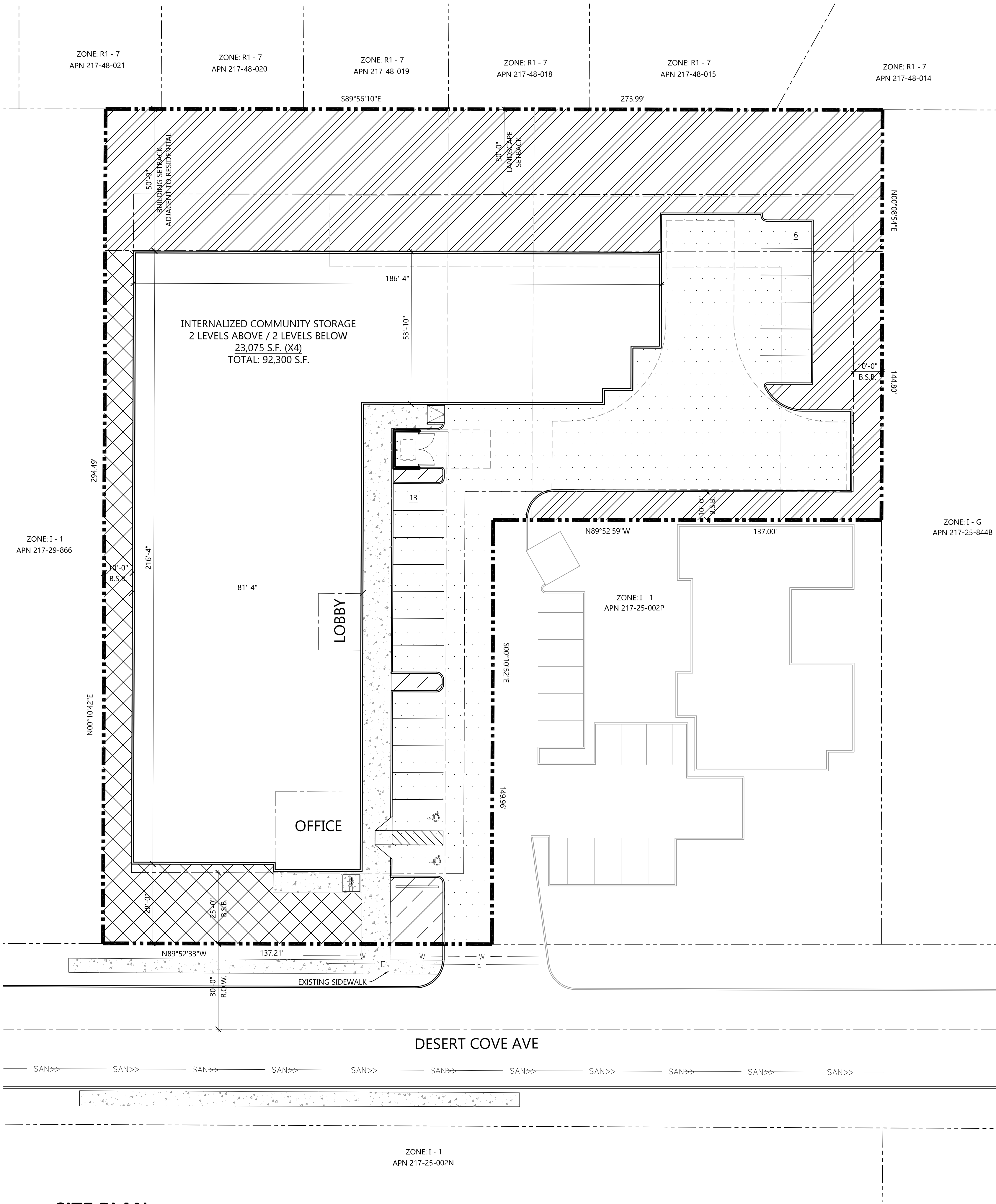
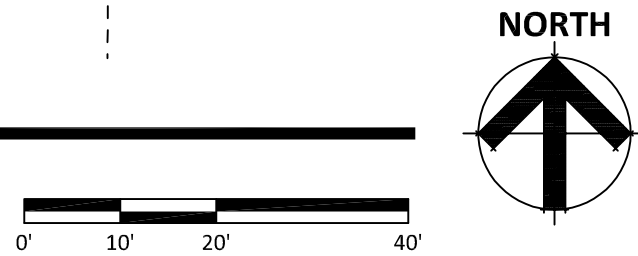




SITE PLAN

SCALE: 1" = 20'-0"



PROJECT DIRECTORY:

DEVELOPER:

RAN PROPERTIES, LLC
6501 E. GREENWAY PARKWAY, 103-577
SCOTTSDALE, ARIZONA 85254
POINT OF CONTACT: RJ DELORTO
PHONE: (480) 220-2280
EMAIL: rjdelorto@gmail.com

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST., SUITE 120
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

SITE PLAN DATA:

EXISTING ZONING: I - 1 (FOLLOWING I-G DEVELOPMENT STANDARDS)
PROPOSED ZONING: I - 1
PAST ZONING CASE: ORDINANCE 1812 CASE 108-Z-84
APN: 217-25-002Q
GROSS SITE AREA: 1.48 ACRES (64,479 S.F.)
NET SITE AREA: 1.38 ACRES (60,297 S.F.)

PROPOSED LAND USE: INTERNALIZED COMMUNITY STORAGE

BUILDING HEIGHT ALLOWED: 22 FT PER ORDINANCE 1812 CASE 108-Z-84
BUILDING HEIGHT ALLOWED: 52 FT PER I-1 ZONE
BUILDING HEIGHT PROPOSED: 30 FT

BUILDING AREA:

TOTAL BUILDING AREA: 92,300 S.F. (2 UP/2 DOWN)
ALLOWED FAR (0.8 MAX): 48,238 S.F.
PROVIDED FAR (ABOVE GROUND): 46,150 S.F.
FAR PERCENTAGE: 77%
BUILDING AREA (BELOW GROUND): 46,150 S.F.

PARKING CALCULATION:

REQUIRED PARKING:
1/2,500 S.F. OF ABOVE GRADE
INTERNALIZED COMMUNITY STORAGE
46,150 S.F. @ 1/2,500 = 19 SPACES

PROVIDED PARKING: 19 SPACES
REQUIRED ADA PARKING: 1 SPACES
ADA PARKING PROVIDED: 2 SPACES
BIKE PARKING PROVIDED: 2 SPACES

PARKING LOT LANDSCAPING:

PARKING LOT AREA: 3,394 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%): 510 S.F.
PARKING LOT LANDSCAPING PROVIDED: 623 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 540 S.F. = 206 S.F. REQUIRED
623 S.F. PROVIDED

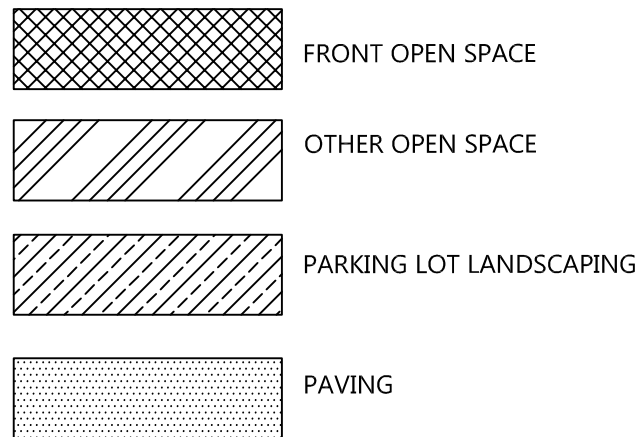
OPEN SPACE:

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):
0.10 X 60,297 S.F. = 6,029.7 S.F.
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:
12 X 0.003 X 60,297 = 2,171 S.F.

TOTAL OPEN SPACE REQUIRED: 8,201 S.F.

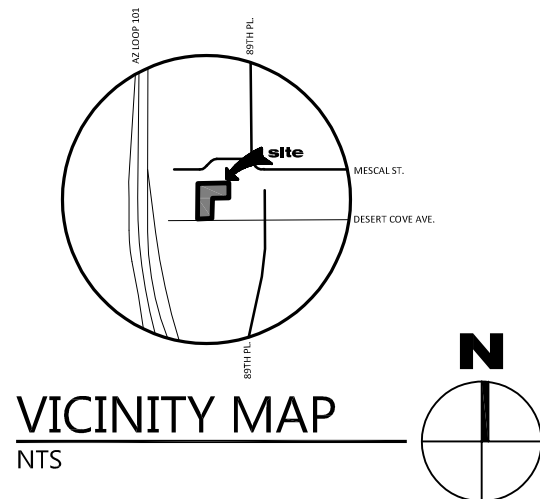
FRONT OPEN SPACE PROVIDED: 4,405 S.F.
OTHER OPEN SPACE PROVIDED: 16,089 S.F.
TOTAL OPEN SPACE PROVIDED: 20,494 S.F.

OPEN SPACE LEGEND:



SITE NOTES:

- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 83,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1.802(3)
- ALL BACK FLOW PREVENTERS ARE TO BE PER COS 2354
- GATES ON DOUBLE REFUSE ENCLOSURE WILL BE LOCKED FROM PUBLIC USE



Architecture	Engineering
Interior Design	Industrial

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CONSULTANTS

CLIENT

RAN Properties, LLC.

PROJECT DESCRIPTION

PROPOSED
INTERNALIZED
COMMUNITY STORAGE

CITY SCOTTSDALE
STATE ARIZONA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	07-20-21
MARK	DESCRIPTION	DATE

PROJECT NO: 20213970

DRAWN BY: AAB

CHECKED BY: MAB

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STAMP

DRAWING TITLE

OPEN SPACE PLAN

OSP100