

**SHEET NOTES**

- 01 RESIDENTIAL DROP-OFF
- 02 PROPERTY LINE
- 05 REFUSE COMPACTOR
- 07 45' X 12' LOADING AREA
- 08 13' X 18' LOADING AREA
- 09 RAMP DOWN TO PARKING LEVEL BELOW
- 11 BICYCLE PARKING
- 15 WATER LINE EASEMENT TO BE RELEASED
- 16 ADA ACCESS ROUTE
- 27 REFUSE TRUCK PATH
- 31 RECYCLE TRUCK ACCESS
- 32 ROLL OFF AREA

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| Date       | Description    |
|------------|----------------|
| 06/09/2023 | DRB Submittal  |
| 09/08/2023 | DRB Response 1 |
| 12/19/2023 | DRB Response 2 |

**01 REFUSE PLAN**

SCALE: 1" = 30'-0"

**PRIVATE WASTE MANAGEMENT PLAN**

- RESTAURANTS AND BARS THAT SERVE FOOD MUST PROVIDE ENCLOSURES WITH GREASE CONTAINMENT AREAS IN ACCORDANCE WITH THE C.O.S. MAG DETAILS AND TABLE 2-1.311.
- A MAXIMUM 100 FEET DISTANCE FOR BUILDING SERVICE EXIT TO REFUSE ENCLOSURE.
- PROVIDE A PATH OF TRAVEL FOR THE REFUSE TRUCK ACCOMMODATES A MINIMUM VEHICLE OF TURNING RADIUS OF 45 FEET, AND VEHICLE LENGTH OF 40 FEET.
- REFUSE ENCLOSURE(S) AND APPROACH PAD TO BE LEVEL, WITH A MAXIMUM OF A TWO PERCENT SLOPE.
- VERTICAL CLEARANCE (FROM PUBLIC STREET): 13.5' (MINIMUM) 14' (RECOMMENDED)
- VERTICAL CLEARANCE (APPROACHING ENCLOSURE): 25'

REFUSE COLLECTION COMPANY: SOLID WASTE MANAGEMENT

| USE                         | TABLE 2-1.311. B.   |  |
|-----------------------------|---|--|
|                             | REQUIRED NUMBER OF REFUSE ENCLOSURES WITHOUT RECYCLING  | REQUIRED NUMBER OF REFUSE ENCLOSURES WITH RECYCLING  |
| Non-Residential Development | 1 enclosure for each 20,000 square feet of building space or portion thereof per COS Standard Details #2146-1 or 2147-1 | 2 enclosures for each 30,000 square feet of building space or portion thereof per COS Standard Details #2147-1 or 2147-2 |
| Apartments & Condominiums   | 1 enclosure for every 20 units or portion thereof per COS Standard Details #2146-1 or 2147-1                            | 2 enclosures for every 30 units or portion thereof per COS Standard Details #2146-1 or 2147-1                            |

| USE  | TABLE 2-1.311. B.  |   |
|--|--|---|
|  | REQUIRED NUMBER OF REFUSE ENCLOSURES WITHOUT RECYCLING   | REQUIRED NUMBER OF REFUSE ENCLOSURES WITH RECYCLING   |
| Restaurants / Bars                                       | 1 enclosure with a grease containment Area per COS Standard Details #2146-2 or 2147-2  | 1 enclosure with a grease containment Area and 1 enclosure without a containment Area per COS Standard Details # 2147-2   |
| Mixed-use Development (Non-Residential with Residential) | 1 enclosure for first 10,000 square feet of non-residential building area and the first 10 units or portion thereof. Where additional non-residential building square footage area and units are provided, 1 enclosure for each additional 20,000 square feet of non-residential floor area, and 1 enclosure additional for each 20 units or portion thereof. Restaurants and Bars that serve food shall provide separate refuse enclosures. | 2 enclosures for first 15,000 square feet of non-residential building area and the first 15 units or portion thereof. Where additional non-residential building square footage area and units are provided, 2 enclosures for each additional 30,000 square feet of non-residential floor area, and 2 enclosures additional for each 30 units or portion thereof. Restaurants and Bars that serve food shall provide separate refuse enclosures. |

**NON-RESIDENTIAL:**

**REFUSE CONTAINERS WITHOUT RECYCLING:**  
1 PER 20,000  
FOR 27,780 SF OF NON RESIDENTIAL AREA  
REQUIRED CONTAINERS = 29,553 SF / 20,000 SF = 1.48 CONTAINERS

**REFUSE CONTAINERS WITH RECYCLING:**  
2 PER 30,000  
FOR 29,553 SF OF NON RESIDENTIAL AREA  
REQUIRED CONTAINERS = (29,553 X 2) / 30,000 = 1.97 CONTAINERS

**RESTAURANT:**

**REFUSE CONTAINERS WITHOUT RECYCLING:**  
1 RESTAURANT/BAR = 1 CONTAINER WITH A GREASE CONTAINMENT AREA

**REFUSE CONTAINERS WITH RECYCLING:**  
1 RESTAURANT/BAR = 2 (1 WITH GREASE CONTAINMENT + 1 WITHOUT GREASE FOR RECYCLE)

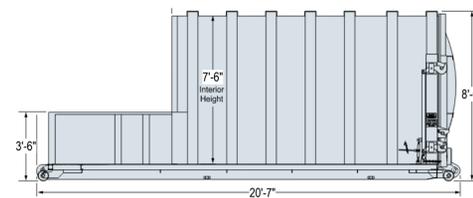
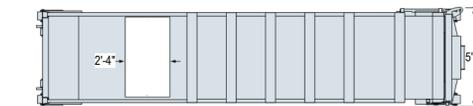
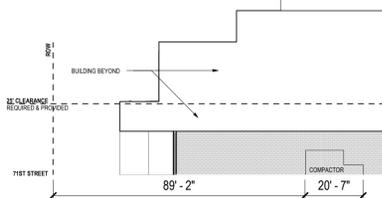
**RESIDENTIAL:**

**REQUIRED CONTAINERS WITHOUT RECYCLING:**  
1 REQUIRED PER 20 UNITS  
FOR 227 UNITS,  
CONTAINERS REQUIRED = 227 UNITS / 20 = 11.35

**REQUIRED CONTAINERS WITH RECYCLING:**  
2 REQUIRED PER 30 UNITS  
FOR 225 UNITS  
CONTAINERS REQUIRED = (227 X 2) / 30 = 15.13

| USE  | REFUSE                          | RECYCLE                        |
|--|---------------------------------|--------------------------------|
| NON RESIDENTIAL                                      | 1.48                            | 1.97                           |
| RESTAURANT   | 1 (WITH GREASE CONTAINMENT)     | 1 (WITHOUT GREASE CONTAINMENT) |
| RESIDENTIAL  | 11.35                           | 15.13                          |
| TOTAL  | 13.83 (WITH GREASE CONTAINMENT) | 18.10                          |
| TOTAL REQUIRED AFTER APPLYING COMPACTION RATIO (4:1) | 3.46                            | 4.53                           |

TYPICAL CONTAINER = 4 CU YARD OF NON COMPACTED WASTE PER CONTAINER  
13.73 CONTAINERS X 4 CU YARDS = 55 CU YARDS OF WASTE NEEDING TO BE ACCOUNTED FOR.  
WITH A COMPACTION RATIO 4:1, 55 CU YARDS OF WASTE / 4 = 14 CU YARD HORIZONTAL COMPACTOR REQUIRED. 1 COMPACTOR WITH 16 CU YARD CAPACITY + 4 RECYCLE CONTAINERS ARE PROVIDED.



COMPACTOR MODEL: SCM-1816-RT  
16 CU YARD CAPACITY

**REFUSE CALCULATIONS**

SCALE: 3" = 1'-0"

**02 REFUSE AREA VERTICAL CLEARANCE**

SCALE: 1" = 30'-0"

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name

THE OSBORN

Project Number

057.8211.100

Description

REFUSE PLAN

Scale

As indicated

**26.0**

CASE PRE-APP #: 914-PA-2021