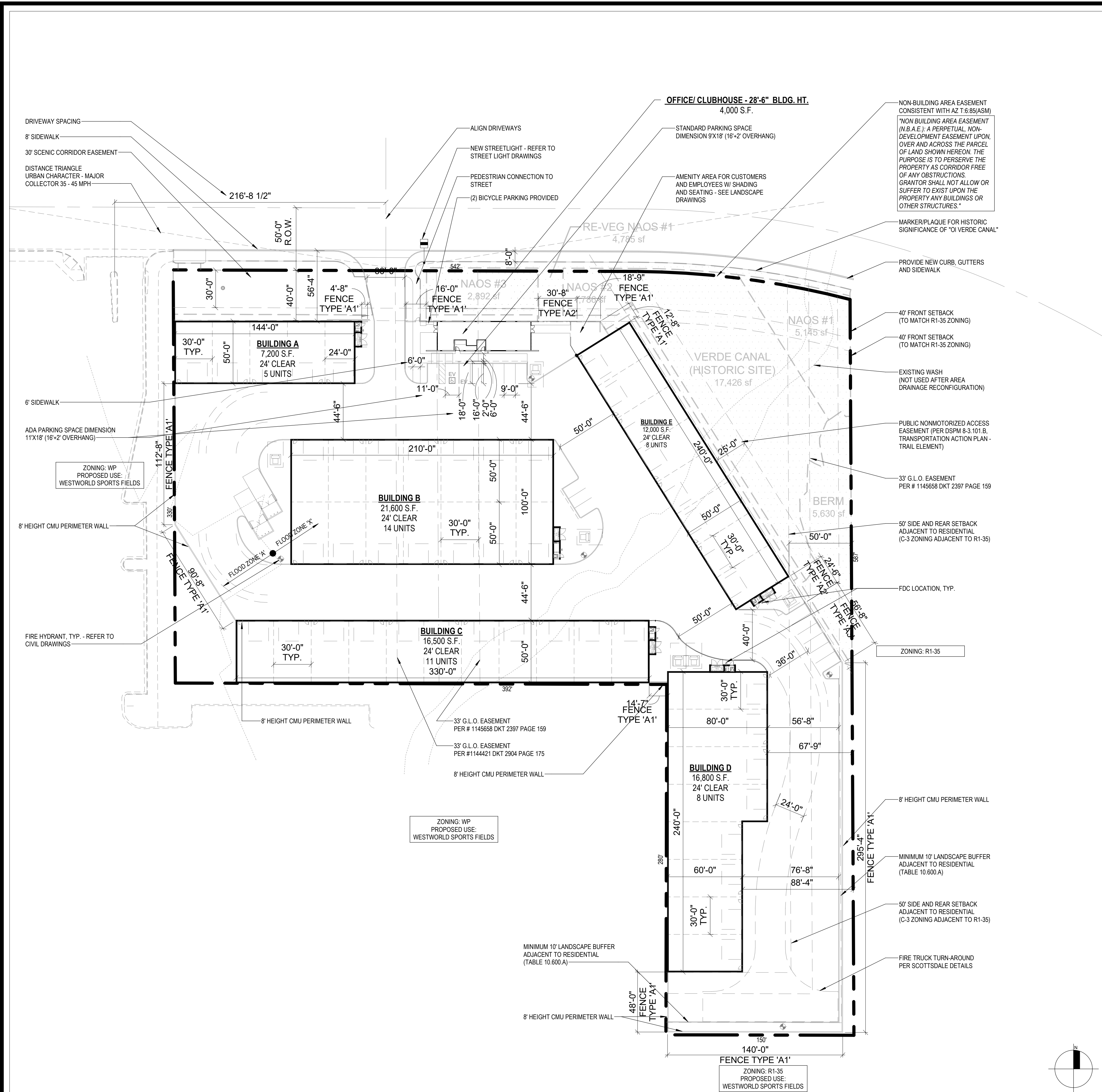




GRAPHIC LEGEND	
SYMBOL:	DESCRIPTION:
	MAIN ENTRY / EXIT
	FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS
	FIRE LANE (FIRE ACCESSIBILITY SITE PLAN), COORDINATE FINAL LOCATIONS W/ CIVIL
	INDICATES NEW SITEWORK
	INDICATES ADJACENT EXISTING SITE CONDITIONS
	INDICATES PROPERTY LINE
	LIGHT POLE. COORDINATE W/ ELECTRICAL DRAWINGS

- ### GENERAL DRAWING NOTES
- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO G.X SERIES LOCATED PER THE PROJECT SHEET INDEX.
- C. REFER TO A2.X.X SERIES FOR ARCHITECTURAL FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION
- D. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- E. SITE SCREEN WALLS A MAXIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER
- F. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- G. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS

AREA CALCULATIONS	
Number	AREA
[AREA UP TO INSIDE FACE OF BLDG PERIMETER]	
A1	1421 SF
A2	1442 SF
A3	1442 SF
A4	1442 SF
A5	1129 SF
Grand total	6876 SF

BUILDING A AREA - USABLE		
Number	AREA	
A1	1421 SF	
A2	1442 SF	
A3	1442 SF	
A4	1442 SF	
A5	1129 SF	
Grand total	6876 SF	

PROJECT DATA	
PROJECT ADDRESS:	10405 E MCDOWELL MT RANCH RD, SCOTTSDALE, AZ 85255
OWNER:	MCDOWELL MOUNTAIN GARAGES, LLC. 9035 E PIMA CENTER PKWY SUITE 13, SCOTTSDALE, AZ 85258 JASON PLOTKE
ARCHITECT:	LGE DESIGN GROUP 1200 NORTH 52ND STREET PHOENIX, AZ 85008 STUDIO DIRECTOR: MARK S. CONE
PROJECT SCOPE:	APPROXIMATELY 77,500 SF OF: AUTO CONDOS (46 TOTAL UNITS) OFFICE / CLUBHOUSE
ASSESSOR PARCEL NO.:	217-14-037A & 217-14-038A
CURRENT ZONING:	R1-35 PCD ESL
PROPOSED ZONING:	C-4 PCD ESL
SITE AREA:	245,994 S.F. (5.64 AC) GROSS +/- 218,934 S.F. (5.02 AC) NET

GROSS BUILDING S.F.:	82,720 S.F. TOTAL
LOT COVERAGE:	34.5%
F.A.R. ALLOWED:	0.4
F.A.R. PROVIDED:	0.34
NAOS (NATURAL AREA OPEN SPACE):	
NAOS AREA (UNDISTURBED):	+/- 28,640 S.F.
WITH CITY BONUS (A2):	57,280 S.F.
OPEN SPACE % WITH BONUS:	25.8 %
LOWER DESERT LANDFORM CATEGORY:	
(2%-5% SLOPE) REQUIREMENT:	25%
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	V-B W/ NFPA 13 SPRINKLER SYSTEM
BUILDING HEIGHT:	MAX 36'-0"
PROJECT DESCRIPTION:	
PROJECT CONSIST OF 6 BUILDINGS (5 AUTO CONDOS + 1 OFFICE/CLUBHOUSE) ON A 5.02 ACRE SITE LOCATED ON E MCDOWELL MOUNTAIN RANCH RD THAT IS CURRENTLY VACANT WITH NO PREVIOUS BUILDINGS.	
REQUIRED PARKING:	
OFFICE: 4,000 S.F./300=	14 SPACES
STORAGE (1150 UNITS)=	1 SPACES
TOTAL REQUIRED=	15 SPACES
PROVIDED PARKING:	17 SPACES
	0.17 CARS/1000
REQUIRED ACCESSIBLE PARKING:	
4% REQUIRED=	0.68 = 1 SPACE
PROVIDED ACCESSIBLE PARKING:	1 SPACE
REQUIRED EV CHARGING:	
4% REQUIRED=	0.68 = 1 SPACE
PROVIDED EV CHARGING:	2 SPACES
REQUIRED EV CHARGING CAPABLE:	
10% REQUIRED=	1.7 = 2 SPACE
PROVIDED EV CHARGING CAPABLE:	2 SPACES
REQUIRED BICYCLE PARKING:	
1 FOR 10 OF TOTAL VEHICLE PARKING	1 FOR 17 VEHICLE PARKING = 2 SPACES
PROVIDED BICYCLE PARKING:	2 SPACES

VICINITY MAP		

1 SITE PLAN - OVERALL

1" = 40'-0"

#	REVISION	DATE

SHEET TITLE:	ARCHITECTURAL SITE PLAN - OVERALL
ISSUE DATE:	3/13/25
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	--
PROJECT No:	--