



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 DRAWINGS
---	INDICATES NEW SITEWORK
---	INDICATES ADJACENT EXISTING SITE CONDITIONS
---	INDICATES PROPERTY LINE
□ □ □ □	LIGHT POLE, COORDINATE W/ ELECTRICAL DRAWINGS

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 85255 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):	+/- 28,640 S.F.
NAOS AREA (UNDISTURBED):	57,280 S.F.
WITH CITY BONUS (A2):	25.8%
OPEN SPACE % WITH BONUS:	25.8%
LOWER DESERT LANDFORM CATEGORY:	25%
(2%-5% SLOPE) REQUIREMENT:	25%
REQUIRED PARKING LOT LANDSCAPING:	15% OF PARKING LOT AREA (5,672 S.F.) 15% OF 5,672 S.F. = 880 S.F. MIN.
PROVIDED PARKING LOT LANDSCAPING:	912 S.F.
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	V-B W/ NFPA 13 SPRINKLER SYSTEM
BUILDING HEIGHT:	MAX 36'-0"

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

AREA CALCULATIONS

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

(AREA UP TO INSIDE FACE OF BLDG PERIMETER)

- ### REQUIRED PARKING:
- | | |
|---------------------------|----------------|
| OFFICE: 4,000 S.F. / 300= | 14 SPACES |
| STORAGE (150 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:
- | | |
|---------------------------|-------------------------------------|
| PER CITY: | 1 FOR 10 OF TOTAL VEHICLE PARKING |
| PROVIDED BICYCLE PARKING: | 1 FOR 17 VEHICLE PARKING = 2 SPACES |

VICINITY MAP

1 SITE PLAN - OVERALL
1" = 40'-0"

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:	ARCHITECTURAL SITE PLAN - OVERALL
ISSUE DATE:	07/02/25
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	
PROJECT No.:	