

- GENERAL NOTES**
- SEE THE TITLE SHEET FOR PROJECT SCOPE AND ADDITIONAL INFORMATION.
 - DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED THE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
 - OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS AFTER FINAL APPROVAL. THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION.
 - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT - SEE BUILDING ELEVATIONS/SECTIONS.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPUPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
 - I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER: _____ WESLEY JAMES
 PRINTED NAME OF COPYRIGHT OWNER: _____ DATE: 01.30.15

PROJECT INFORMATION

LOT ADDRESS: 1510 E. BELL RD
 PHOENIX, AZ 85022

PARCEL NUMBER: 214-14-005B + 214-14-005F (RETENTION)
 EXISTING LOT TO REMAIN AS-IS. NO LOT SPLIT

CURRENT ZONING: C-2 TO REMAIN

GROSS BUILDING AREA: 89,000 SF

SITE AREA: NET: 311,282 SF- 7.15 ACRES / GROSS: 343,326 SF- 7.88 ACRES

LOT COVERAGE: 89,000 / 311,282 = 28.5%

LEGAL DESCRIPTION: SEE ATTACHED

DESCRIPTION BUILDING USAGE:
 CONTRACTOR STORAGE BUILDING- USE: CONTRACTORS' OFFICE WITH INSIDE STORAGE OF MATERIALS ONLY. EXISTING 30,000 SF BUILDING. EXTERIOR AND INTERIOR IMPROVEMENTS, OFFICE, BATHROOMS, FULL COVERAGE FIRE SPRINKLER AND EVAP COOLERS UNDER PERMIT BLD 15010414. NEW APS SERVICE, NEW SES, AND RE-CIRCUITING ALL EXISTING BRANCH CIRCUITS AS PART OF THIS SCOPE.

NORTH ACCESSORY BUILDING- EXISTING 13,800 SF THREE SIDED BUILDING. INSTALL NEW METAL SIDING AND FRAMING TO MATCH EXISTING STORAGE BUILDING. NEW MECHANICAL EXHAUST IN EACH UNIT. NEW FULL COVERAGE FIRE SPRINKLER SYSTEM.

SOUTH ACCESSORY BUILDING- EXISTING 12,775 SF THREE SIDED BUILDING. INSTALL NEW METAL SIDING AND FRAMING TO MATCH EXISTING STORAGE BUILDING. NEW MECHANICAL EXHAUST IN EACH UNIT. NEW FULL COVERAGE FIRE SPRINKLER SYSTEM.

EXISTING PAD BUILDING- EXISTING SHELL BUILDING PLANNED TO HAVE A 2,100 SF RESTAURANT AND (2) RETAIL SUITES EQUALING 2,400SF- UNDER PERMIT BLD 15010416

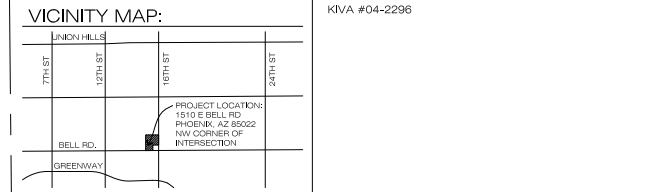
EXISTING RETAIL BUILDING A- EXISTING 28,000 SF BUILDING TO REMAIN. BUILDING CONSISTS OF 14,575 SF RETAIL, 2,500 SF OFFICES, AND 10,925 SF OF FURNITURE STORAGE- EXTERIOR IMPROVEMENTS UNDER PERMIT S 15010415

- KEY NOTES**
- EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING 8' TALL WROUGHT IRON FENCE TO REMAIN
 - EXISTING 6' TALL CMU WALL TO REMAIN
 - EXISTING 8' TALL CMU WALL TO REMAIN
 - EXISTING FIRE HYDRANT TO REMAIN
 - 10'-0" X 22'-0" VISIBILITY TRIANGLE PER CITY OF PHOENIX STANDARDS
 - FIRE TRUCK TURNING RADIUS
 - EXISTING MONUMENT SIGN TO REMAIN
 - NEW FDC- PER DEFERRED FIRELINE SUBMITTAL
 - NEW SES PAINTED TO MATCH BUILDING- SEE ELECTRICAL DRAWINGS.
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING ASPHALT TO REMAIN. PATCH ONLY AFFECTED AREAS. RE-STRIPE AS OCCURS.
 - ELECTRIC GATE WITH FIRE DEPARTMENT/KNOX OVERRIDE ACCESS

- SHEET NOTES**
- NO NEW GRADING OF SITE. ALL EXISTING BUILDINGS AND ASPHALT TO REMAIN WITH NO NEW AREAS
 - VERIFY THAT ALL OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMP AND DRIVEWAYS) AND ACCESSIBLE ROUTE, TO NEAREST BUS STOP MEET CURRENT ADA GUIDELINES
 - NO UNUSED DRIVEWAYS EXIST. VERIFY THAT NO BROKEN OR OUT-OF-GRADE CURB, GUTTER, AND SIDEWALKS EXIST

PARKING		
EXISTING PAD BUILDING	4,500 SF	5,688 GSF
EXISTING RESTAURANT	2,100 SF	1 PER 50 SF
EXISTING RETAIL	2,400 SF	1 PER 300 SF
EXISTING BUILDING 'A'	27,395 SF	28,662 GSF
EXISTING RETAIL	14,575 SF	1 PER 300 SF
EXISTING OFFICE	2,500 SF	1 PER 300 SF
EXISTING STORAGE	10,925 SF	1 PER 1000 SF
CONTRACTOR STORAGE BLDG	29,548 SF (STORAGE)	30,000 GSF
STORAGE	30,000 SF	1 PER 1000 SF
NEW OFFICE	765 SF	1 PER 300 SF
NEW BATHROOMS (4)	273 SF	1 PER BATHROOM
NORTH ACCESSORY BUILDING	13,090 SF (STORAGE)	13,800 GSF
STORAGE	13,090 SF	1 PER 1000 SF
SOUTH ACCESSORY BUILDING	12,495 SF (STORAGE)	12,775 GSF
STORAGE	12,495 SF	1 PER 1000 SF
REQUIRED		183

194 SPACES PROVIDED
 5 ACCESSIBLE SPACES REQUIRED / 5 ADA SPACES PROVIDED



06.09.2015

07.03.2015
 city comments

SCALE: 1"=30'-0"
OVERALL SITE PLAN

STARK JAMES LLC
 6922 EAST 5TH AVENUE #200
 SCOTTSDALE ARIZONA 85251
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 FAX 480.994.7344
 WWW.STARKJAMES.COM



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 1510 EAST BELL ROAD, PHOENIX AZ 85022
 A.P.N. 214-14-005B + 214-14-005F
 QS #37-30

CONSTRUCTION DOCUMENT SET

A1.0