

1. Building Data:

Project Name:
Project Address:

Project Owner:
Construction Type: VB

Setbacks: Front: 25'-0"
Rear: 15'-0"
Side: 10'-0" & 5'-0"

Maximum Height: 2-Stories, and 30 feet
Maximum Coverage: 45%
Gross Site Area: 155' x 304'= 47,271 s.f.
Density: 14.5/ Acre= 17 units
16 Provided

2. COP Site Plan Notes:

- 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 one-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 vibrations 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.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. Security Gates in conformance with Section 503.6.
- Sprinklers: Life Safety + Property Protection [NPFA 13 2002-2019 1.2.1]
[IBC ref. section 903.1.1 as fully-sprinklered]

4. Open Space:

Required: Min. 5% of the gross site area (47,271 s.f.).05 = 2363.55 s.f.
Provided: 4,863 sq. ft.

5A. Landscape Area:

See documents prepared by Landscape Architect.

5B. Masonry screen walls

(1) Along that portion of the perimeter of the parking area bounding or within side or rear yards, the wall shall not be less than four (4) feet nor more than six (6) feet in height.

5B. Masonry screen walls (continued)

(2) Along that portion of the perimeter of the parking area bounding or within a front yard, the wall shall be three (3) feet in height.

6. Solid Waste:

New enclosures shall meet COP standards - Collection vehicle route shall be a minimum of 16' wide, turning radius: 44' outside turning radius and 28' 6' inside turning radius and will NOT back up more than 50' after serving a bin. Show the radius for the turn movements on the site plan.

7. Parking:

1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms
(8) 2-Bedrooms
(8) 3-Bedrooms 1.5x8= 12 spaces
Spaces Required: 2x8= 16 spaces
Spaces Provided: 28 spaces
26 to 50 Spaces: 32 spaces

8. Gates

2 ADA required

All gates are to comply with the City of Phoenix Gate Controlled Access Requirent Policy.

9A. Lot Coverage:

19,669/47,271= 42%

Lot Gross Sq. Ft. = 47,271 s.f.

Roofed Structures (footprint) on Site:

Building 1: 5,475 s.f.
Building 1A: 5,475 s.f.
Building 2: 4,953 s.f.
Building 3: 3,766 s.f.

Gross footprint: 19,669 s.f.
(All Structures)

9B. Gross Lot Area

Site Area: 47,271 s.f.
½ Desert Cove Avenue (130'x25') . . . 2,575 s.f.
½ rear Alleyway (130' x 8') 824 s.f.
Gross Lot Area: 50,670 s.f.
Gross Building Footprint: 9,836 s.f.

10. Accessible Route:

Plan Symbol

See 2018 IBC Chapter 11.

- 1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

ICC A117.1: Accessible and Usable Buildings Facilities

- The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

11. Drive Entrance:

P1255-1 30' driveway entrance -Type I (sidewalk adjacent to curb)

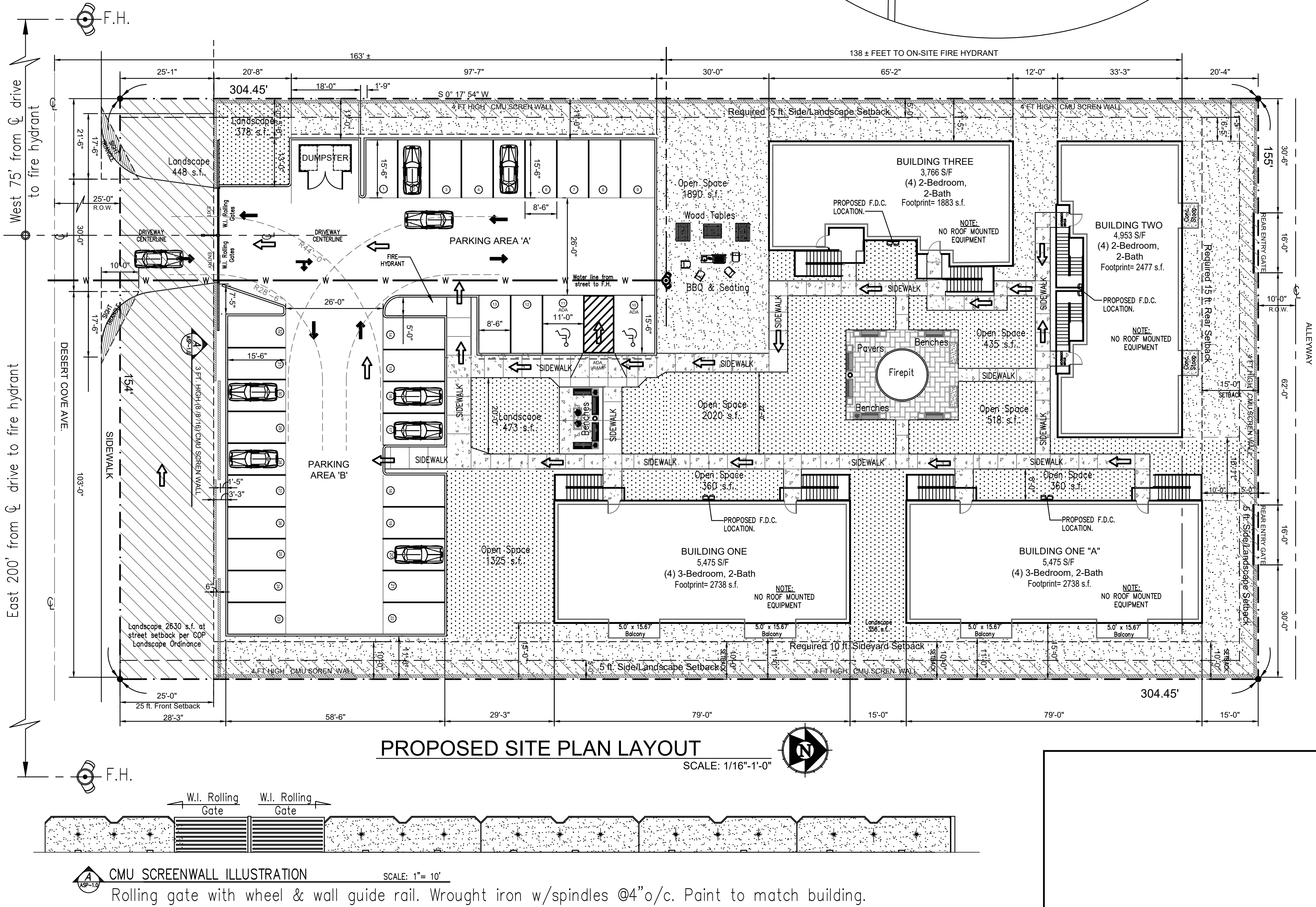
12. HVAC:

No roof mounted equipment. See Mechanical Engineers drawings for equipment locations.

13. Legal Description

14. Scope of Work:

Sixteen Apartment Units (new construction) in four two-story structures with required parking and site amenities.



PROPOSED SITE PLAN LAYOUT

SCALE: 1/16"=1'-0"

CMU SCREENWALL ILLUSTRATION

SCALE: 1"= 10"

Rolling gate with wheel & wall guide rail. Wrought iron w/spindles @4"o/c. Paint to match building.

REV IEW SITE PLAN
16-UNIT APARTMENT COMPLEX

Revision:

Scale:
AS NOTED
Drawn: SRT
Revised:
Date:
03.22.2024
Job#:
Sheet: 1 OF 1
ASP-1.0