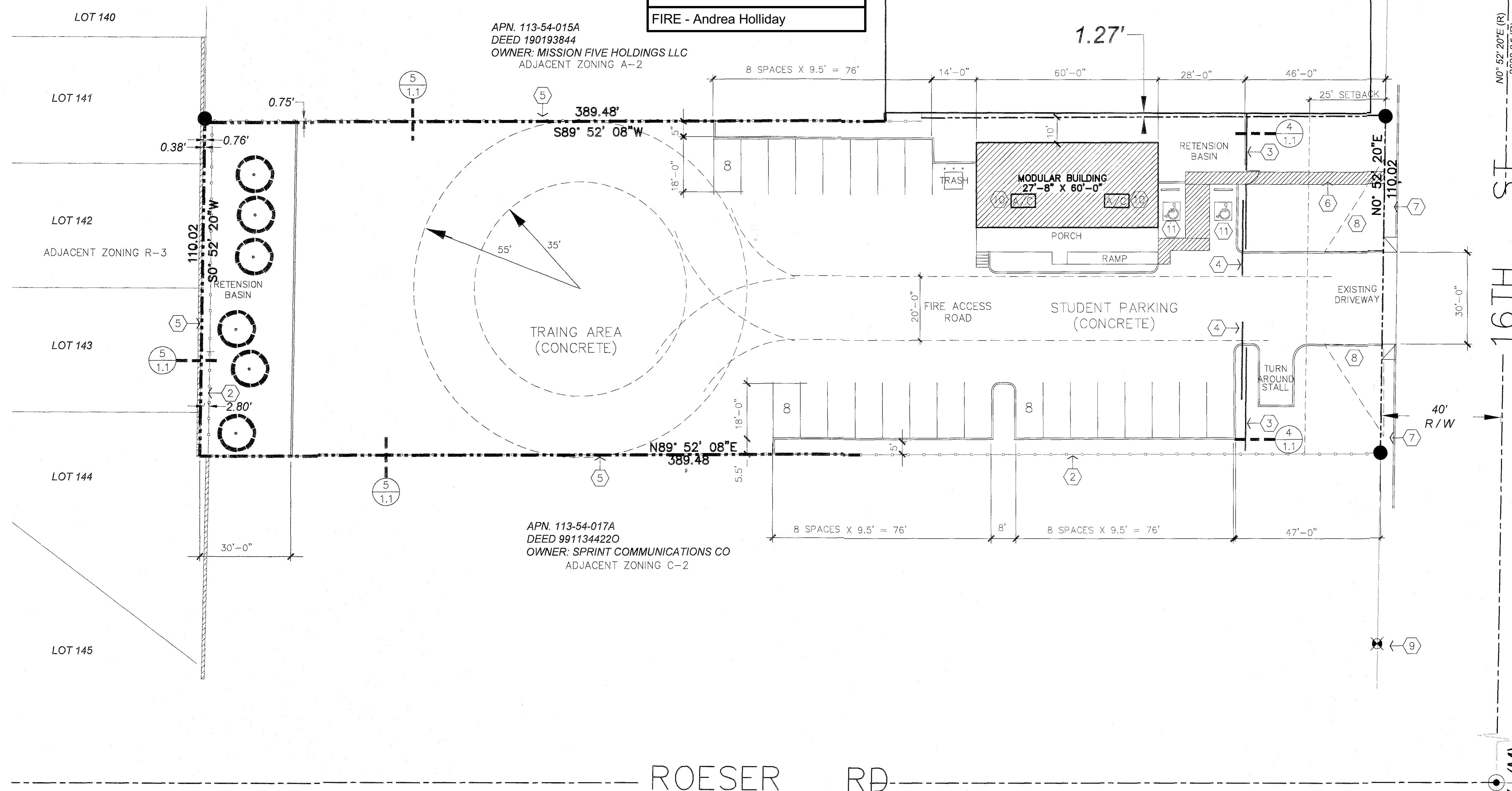
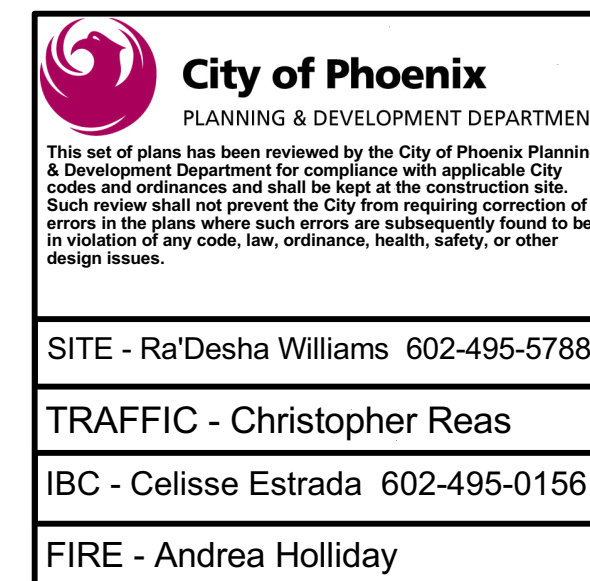


FIRE DEPARTMENT NOTES

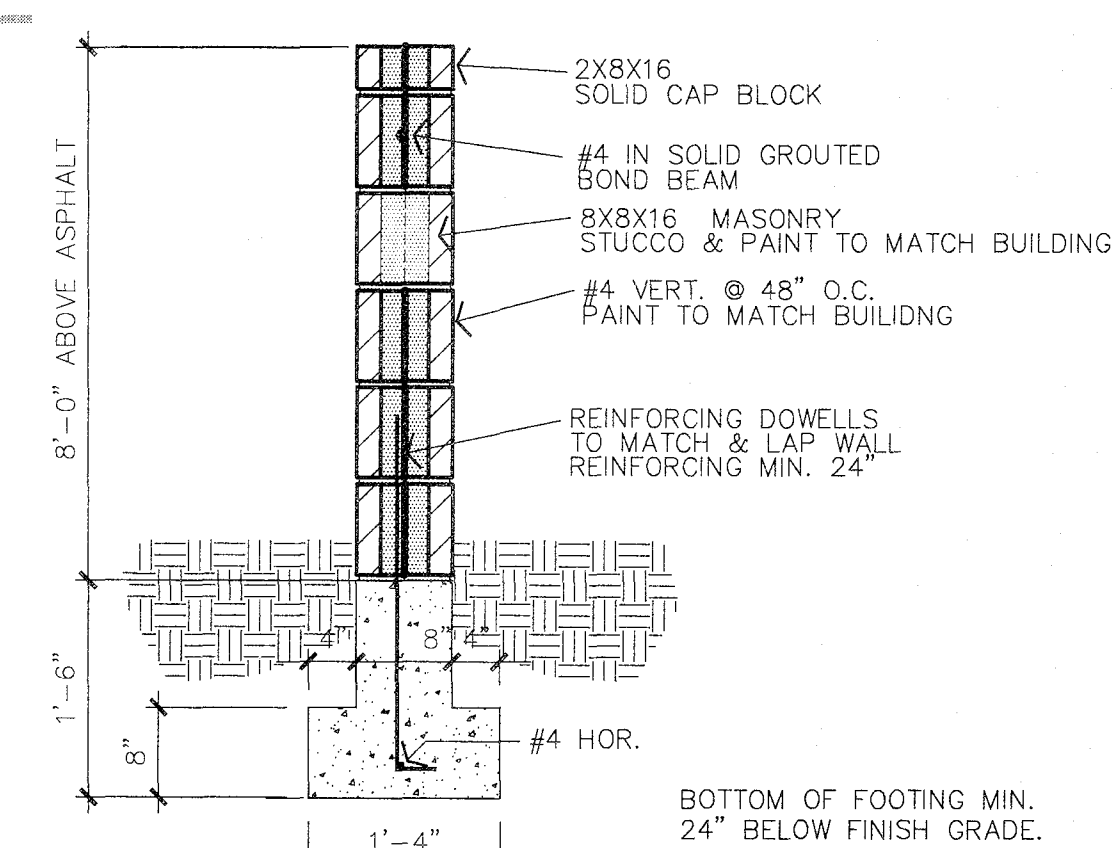
STIPULATIONS:

1. ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS.
2. LANDSCAPE AREAS AT THE WEST END OF THE PROPERTY SHALL BE INCREASED TO 30' IN WIDTH WITH A MINIMUM OF SIX TREES THAT WILL GROW TO A MINIMUM OF 20' IN HEIGHT WHEN MATURE. A MINIMUM OF 50% OF PLANTER AREAS SHALL INCLUDE LIVE PLANTINGS.
3. AN 8' HIGH SOLID MASONRY WALL SHALL BE PROVIDED ALONG THE NORTH FROM THE WEST PROPERTY LINE TO THE EXISTING BUILDING ON THE PROPERTY ADJACENT TO THE NORTH.
4. AN 8' HIGH SOLID MASONRY WALL SHALL BE PROVIDED ALONG THE SOUTH FROM THE WEST PROPERTY LINE TO THE STUDENT'S PARKING AREA.
5. THE BEEPING FOR TRUCKS IN REVERSE SHALL BE TURNED OFF.

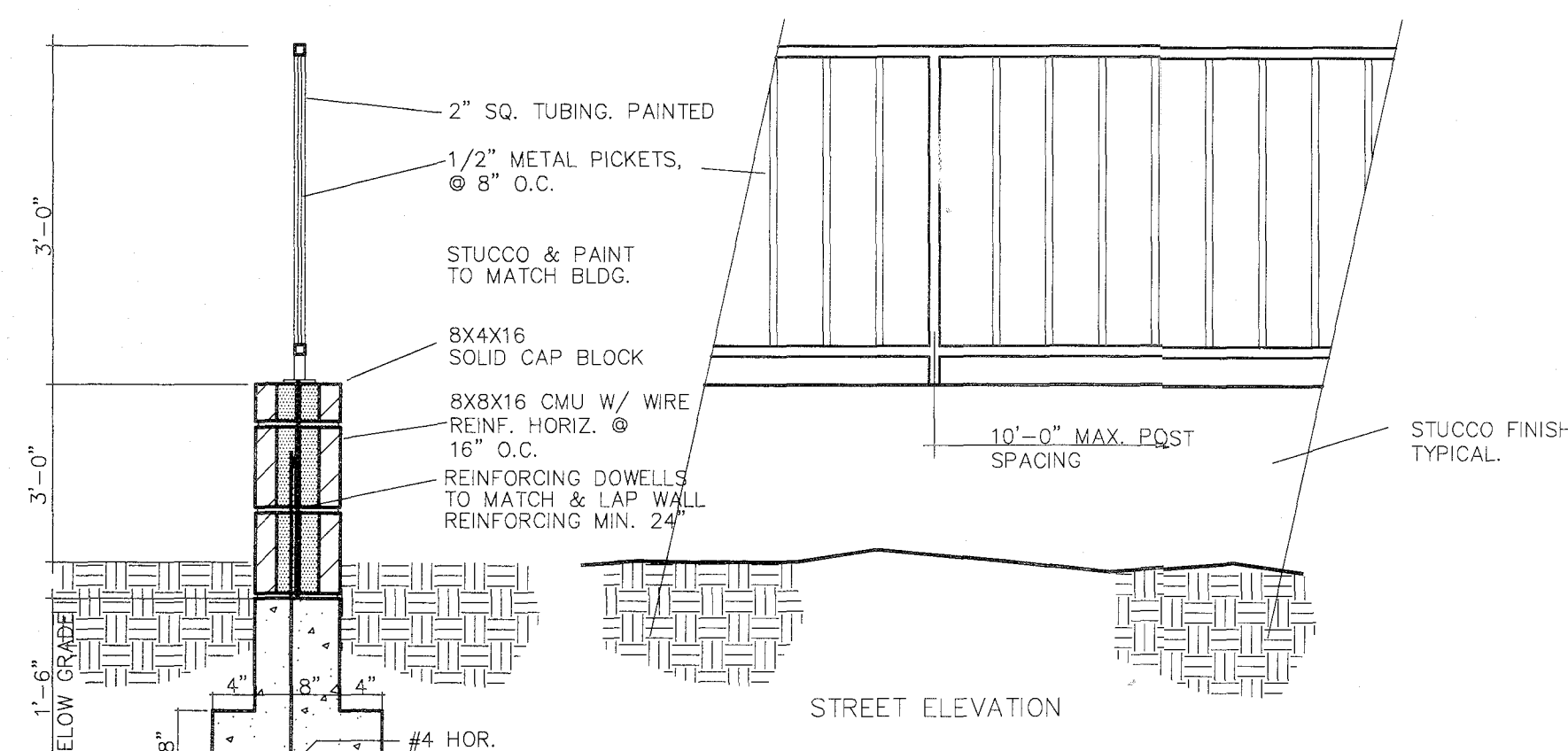
1. AUTOMATIC FIRE SPRINKLER SHALL BE REQUIRED BY SEPARATE SUBMITTAL AND PERMIT.
2. UNDERGROUND FIRE LINE SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL AND PERMIT.
3. AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL AND PERMIT.
4. GATES SHALL REQUIRE SEPARATE SUBMITTAL AND PERMIT.



SCALE: N.T.S.



SCALE: 1/8" = 1'-0"

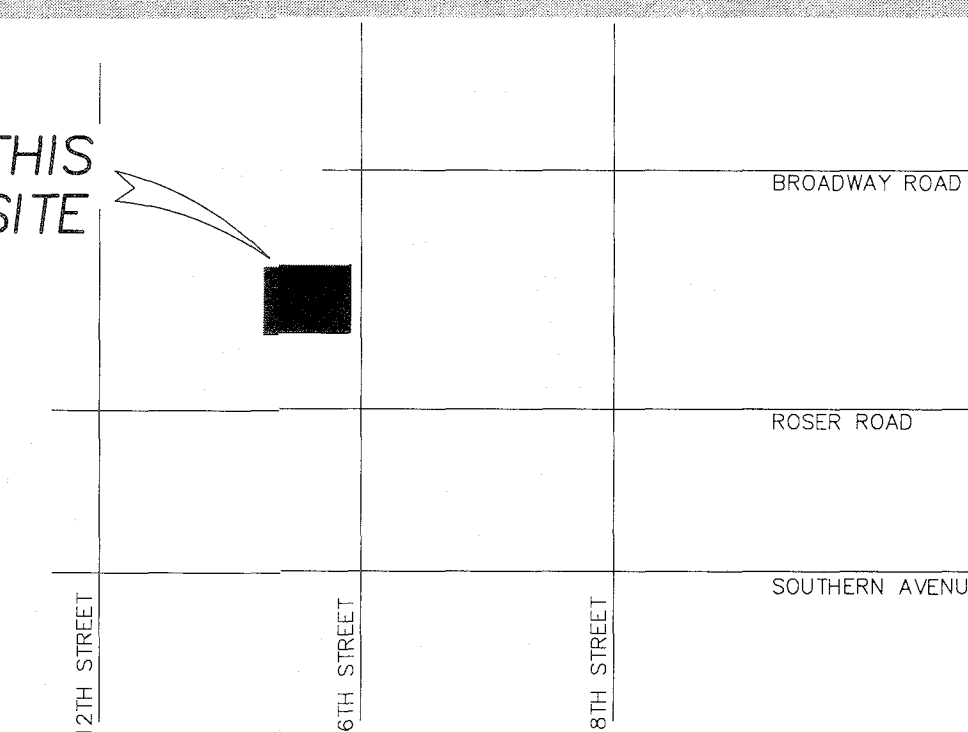


4

SCALE: $1/2" = 1'-0"$

DO NOT SCALE DRAWINGS

THIS
SITE



STATE OF ARIZONA
REFER TO SHEET #1

Aug 06 2024

Review of this document does not
authorize or approve any omission or
deviation from the applicable standards

D-FB12071

NEW TRUCK DRIVING SCHOOL.
1,660 SQ. FT. PRE-ENGINEERED MODULAR BUILDING
WITH CLASSROOMS AND (2) ADA RESTROOMS.
BALANCE OF SITE FOR REQUIRED STUDENT PARKING AND TRAINING AREA.

OWNER: ANOTHER LEVEL OF TRANSPORTATION
1326 W. HADLEY STREET
PHOENIX, ARIZONA 85007

USE: TRUCK DRIVING SCHOOL

ADDRESS: 5020 S. 16TH STREET
PHOENIX, ARIZONA 85040

APN NO.: 113-54-014

ZONING: A-2 SOUTH PHOENIX VILLAGE
TARGET AREAS B DESIGN OVERLAY DISTRICT REGULATORY

LOT AREA: 42,863 NET S.F. (0.984 NET ACRES)
47,264 GROSS S.F. (1.088 GROSS ACRES)

BLDG. AREA: 1,660 SQ. FT.

LOT COVERAGE: 1,660 S.F. / 42,863 S.F. = 4%

ALLOWABLE AREA: 36,000 SQ. FT. (TABLE 506.2)

	REQUIRED	PROVIDED
BUILDING	30'-0"	64'-0"
SETBACKS	SIDE: 0'-0"	(N) 10'-0" (S) 72'-4"
	REAR: 30'-0"	265'-6"

PARKING LOT AREA: 4,518 S.F.

PARKING LOT LANDSCAPING: REQUIRED: 4,518 S.F. X 10% = 451.8 S.F.
PROVIDED: 682 S.F. (15%)

CONSTRUCTION TYPE: 5B (A.F.E.S.)

OCCUPANCY: B, ASSEMBLY (LESS THAN 50 PERSONS)

FIRE PROTECTION: SPRINKLERS (AFES): YES
FIRE ALARMS: NO
EMERGENCY LIGHTS: YES

PARKING REQUIRED: ASSEMBLY:
1 SPACE PER 375 SQ. FT. .
1,548 SQ. FT. / 60 = 26

PARKING PROVIDED: 26 (INCLUDING 2 HANDICAP SPACES) ON-SITE

ALLOWABLE HEIGHT: 56'-0"

BUILDING HEIGHT: 14'-6" TOP OF PARAPET

1. EXISTING 6'-0" HIGH MASONRY WALL
2. EXISTING 6'-0" HIGH METAL FENCE.
3. NEW 3'-0" HIGH MASONRY SCREEN WALL WITH 3'-0" HIGH
WROUGHT IRON FENCE ABOVE (ALONG 16TH STREET)
4. NEW 6'-0" ROLLING GATES (MANUAL).
5. NEW 8'-0" SOLID MASONRY WALL ALONG SIDE/REAR PROPERTY LINES.
6. 4' WIDE ADA SIDEWALK TO PUBLIC WAY
7. EXISTING SIDEWALK.
8. 10X20 SIGHT VISIBILITY TRIANGLE
9. EXISTING FIRE HYDRANT
10. ROOF MOUNTED A/C UNITS, FULLY SCREENED BY BUILDING PARAPETS.
11. 9X18 ACCESSIBLE SPACE WITH SIGNAGE

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. 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 VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. 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.
7. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
11. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.
12. SIGHT VISIBILITY TRIANGLES SHALL BE MEASURED FROM THE PROPERTY LINES ON EACH SIDE OF ALL DRIVEWAYS. NO OBJECT GREATER THAN 1 FOOT IN DIAMETER BETWEEN 5 FEET AND 10 FEET ABOVE THE ELEVATION OF THE STREETWAY MAY BE WITHIN THE SIGHT VISIBILITY TRIANGLE OR ITS EXTENSION.

ALMOND



ADG
ARCHITECTURAL DESIGN GROUP

7330 EAST EARLL DRIVE #A
SCOTTSDALE, ARIZONA 85251
PHONE: 480-990-2120
FAX: 480-990-2130

ARCHITECTURE
PLANNING INTERIORS

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NEW PROJECT:
TRUCK DRIVING
SCHOOL
5020 S. 16TH STREET
PHOENIX, ARIZONA 85040

job no: 22139

date: 3-1-23

revisions:

PLANNING DEPT. 1-2-23
PLANNING DEPT. 9-20-23
PLANNING DEPT. 1-10-24
PLANNING DEPT. 2-2-24

sheet 1.1