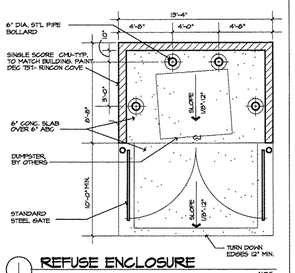
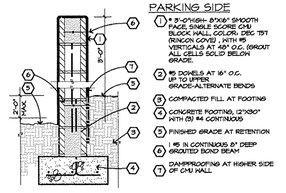
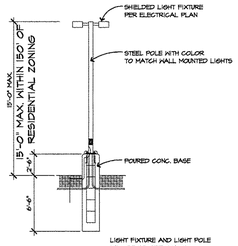


1 REFUSE ENCLOSURE
PER CITY OF PHOENIX
N.T.S.



3 CMU SCREEN WALL
N.T.S.



5 SITE LIGHT POLE
N.T.S.

FIRE PROTECTION NOTES:

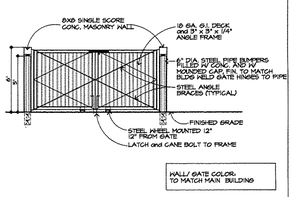
1- FIRE HYDRANT IS REQ'D TO BE WITHIN 200 FEET OF FIRE DEPT. CONNECTION- PHX FIRE DEPT. REGULATION R903.4.2.

2- FIRE DEPT. CONNECTION FOR SPRINKLER SYSTEM ON ADDRESS SIDE OF BUILDING & BE WITHIN 50 FEET OF FIRE LANE PER PHX FIRE DEPT. REGULATION R1003-1.

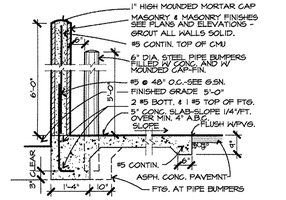
FIRE DEPARTMENT GENERAL NOTES:

1- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, PAINTED CURBS & APPROVED SIGNS SHALL BE PROVIDED & MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS. THE MARKING OF FIRE LANES SHALL BE IN ACCORDANCE W/ SECTION 503.2 CITY OF PHOENIX FIRE DEPART. CODES.

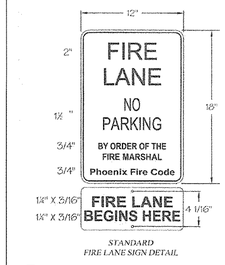
2- THE FIRE DEPART. CONNECTION (FDC) IS TO BE LOCATED PER C.O.P. FIRE CODE SECTION 503.4.4.B. THIS IS ON THE ADDRESS/ APPROACH SIDE OF THE BLDG, WITHIN 50 FEET OF AN APPROVED ROADWAY OR DRIVEWAY AND WITHIN 200 FEET OF AN APPROVED FIRE HYDRANT.



2 TRASH ENCLOSURE ELEVATION
N.T.S.

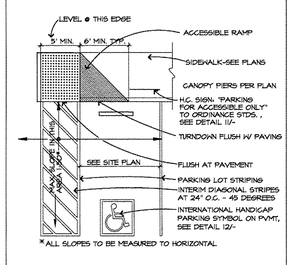


4 MASONRY REFUSE ENCL.
N.T.S.



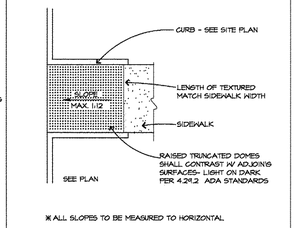
STANDARD
FIRE LANE SIGN DETAIL

6 STANDARD COP FIRE LANE SIGN
NOT TO SCALE



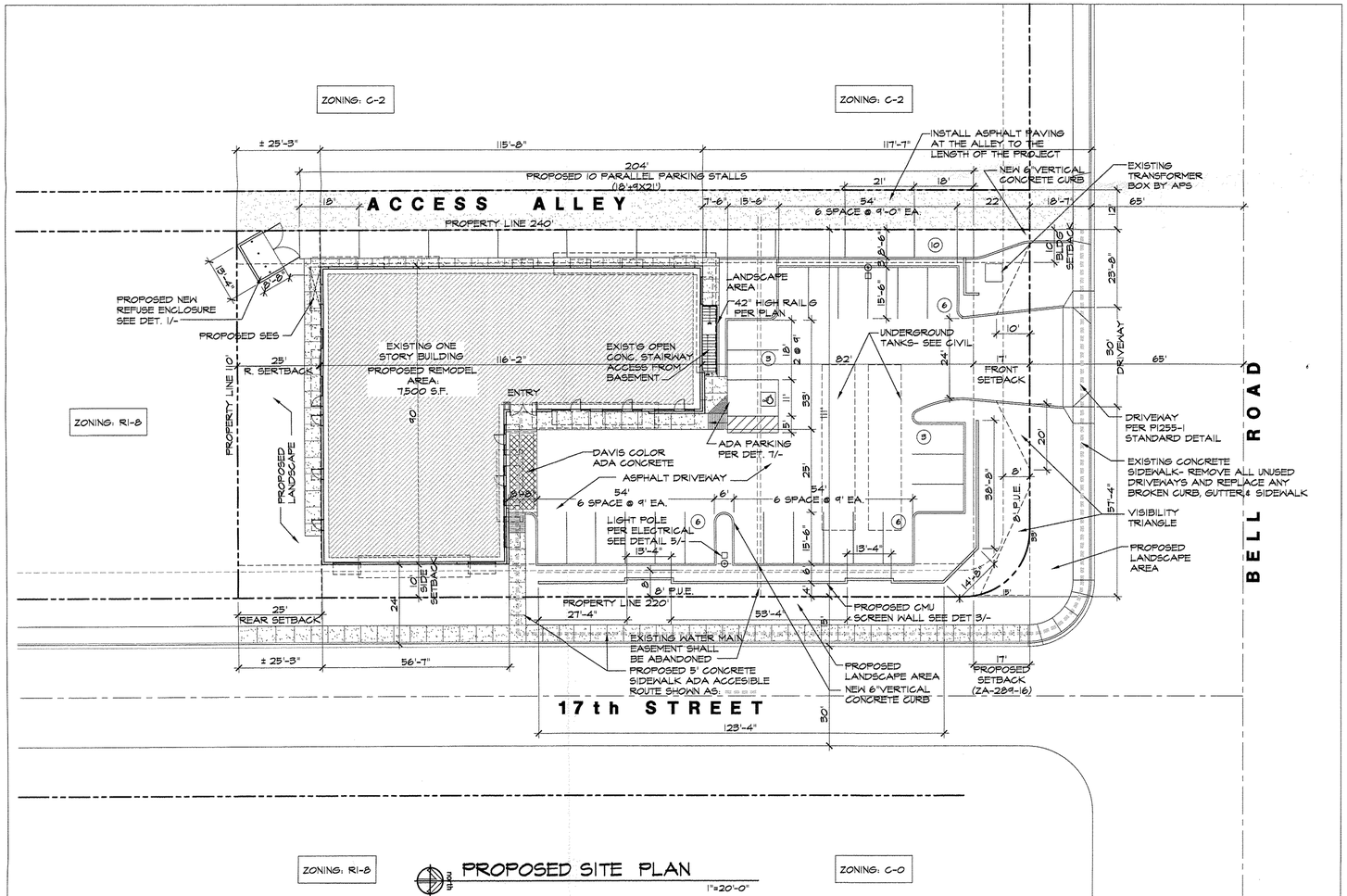
* ALL SLOPES TO BE MEASURED TO HORIZONTAL

7 ADA ACCESSIBLE PARKING
NOT TO SCALE



* ALL SLOPES TO BE MEASURED TO HORIZONTAL

8 ACCESSIBLE CURB RAMP
N.T.S.



PROPOSED SITE PLAN
1"=20'-0"

SITE STIPULATION FROM Z-87-99

1: THIS PROJECT SHALL BE DEVELOPED IN GENERAL CONFORMANCE TO THE SITE PLAN AND ELEVATIONS DATE STAMPED MARCH 01, 2007, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND THE DEVELOPMENT SERVICES DEPARTMENT*.
* UNDER RECENT REVISIONS BY THE SITE PLANNING

2- THE APPLICANT SHALL, IN GOOD FAITH, PURSUE A CROSS ACCESS EASEMENT TO 16TH STREET FROM COMMERCIAL RETAIL DEVELOPMENT TO THE WEST.

3- NO ACCESS SHALL BE PERMITTED TO THE 17TH STREET AND THE SITE PLAN SHALL BE MODIFIED TO DISCOURAGE PARKING ALONG 17TH STREET.

4- ANY CARPORTS, IF BUILT, BE SIMILLAR IN STYLE AND MATERIALS TO THE MAIN BUILDING.

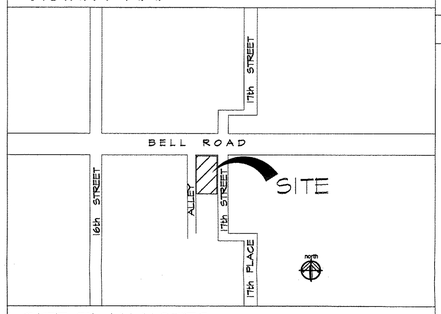
"I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN".

SIGNATURE OF COPYRIGHT OWNER

Ana Valdez Arturo Alatorre

PRINTED NAME OF COPYRIGHT OWNER"

VICINITY MAP



SITE PLAN NOTES

a: DEVELOPMENT AND USE IF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

b: THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

c: ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

d: STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVENAY'S ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

e: STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAX. HEIGHT OF 3'.

f: 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.

g: OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

h: AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION.

i: ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

j: ALL SERVICES 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.

k: ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT.

l: SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY W/ REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.

m: THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLE 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY ARIZONA HEALTH DEPARTMENT.

n: THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 DB (IDN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.

o: PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDSAS ADMINISTRATED BY THE BUREAU.

p: ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECTED TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE W/ ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC E301(AAC-9-E301) WHICHEVER IS APPLICABLE.

q: THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

r: ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

PROJECT DATA

PROJECT NAME:	MARKET ECHO PLAZA
LOCATION:	1675 EAST BELL ROAD, PHOENIX, AZ 85022 APPROVED PLAN ADDRESS: 16450 N 17TH ST.
SCOPE	MINOR REVISION TO THE SITE LAYOUT AND MAJOR CHANGES TO THE EXTERIOR ELEVATIONS
EXISTING SITE ZONING:	R-O
PROPOSED OCCUPANCY:	B OCCUPANCY- OFFICE & OTHER USES PER RO
CONSTRUCTION TYPE:	V- B
PARCEL - APN #:	214-21-021
GROSS LOT AREA:	142,700 S.F. (INCLUD'G CL STREETS)
NET LOT AREA:	126,314 S.F. 0.60 ACRE
EXISTING BUILDING AREA:	7,500 S.F. GROUND LEVEL
BASEMENT AREA :	7,500 S.F.
PROPOSED OCCUPANCY:	15,000 / 100 = 150 PERSON BASEMENT 75 OCCUPANT REQUIRES 2 EXIST.
FIRE PROTECTION :	SPRINKLER SYSTEM- FIRE SPRINKLER WILL BE INSTALLED UNDER SEPARATE PERMIT
REQUIRED SITE PARKING:	15,000 S.F. /300 = 50 STALL
CREDIT PARKING COUT:	80% SHARED PARKING PER C.O.P. TRAFFIC
REQUIRED PARKING:	50 X 0.8 = 40 STALLS PROVIDED: 35 STALL
PROJECT DESCRIPTION:	PROPOSING MINOR REVISION TO THE SITE LAYOUT INCLUDING ARRANGEMENT OF REFUSE ENCLOSURE TO ACCESS FROM ALLEY, ADD PARALLEL PARKING, ALLOW PARK AT ALLEY AND MAJOR CHANGES TO THE EXTERIOR ELEVATIONS TO REJUVENATE THE EXISTING ABANDONED BUILDING.
VARIANCE: (APPROVED: SEPTEMBER 1ST, 2016) ZA-289-16	1: TO REDUCE THE FRONT YARD SETBACK TO 17' TO ALLOW PARKING OVERHANG, MINIMUM 20' REQUIRED PER (620.C.3) 2: TO DELETE THE REQUIRED LANDSCAPE STRIP AROUND THE PRINCIPAL STRUCTURE, MINIMUM 3 FEET TO ALLOW PARKING ON THE WEST SIDE FOR EMPLOYEES, REQUIRED PER (620.C.1.C) 3. TO REDUCE THE REQUIRED NUMBER OF PARK'G SPACES TO 34, MINIMUM 40 REQUIRED. (702.C)

PROJECT DIRECTORY

OWNER:
ANA VALDEZ & ARTURO ALATORRE
(VARONA INVESTMENTS LLC.)
16001 N. 23RD DRIVE
PHOENIX, AZ 85023
PHONE: (602) 992-0957
EMAIL: mrinfante85@gmail.com

ARCHITECT:
MOOSAVI DESIGN GROUP ARCHITECTS, INC.
14300 N. NORTHSIGHT BLVD., SUITE 113
SCOTTSDALE, ARIZONA 85260
CONTACT: RAUF MOOSAVI, AIA
PHONE: (480)451-8823 FAX: (480)451-8824
EMAIL: rauf@moosavidesign.com

CIVIL ENGINEER
BADILLA AND ASSOCIATES
285 W. PECAN PL.
TEMPE, ARIZONA 85284
CONTACT: FRANCISCO BADILLA, PE
PHONE: (602) 418-4303 FAX: (480) 753-0806 EMAIL: fbadillal@cox.net

LANDSCAPE
T. J. MCQUEEN & ASSOCIATES
8433 E. CHOLLA STREET
SCOTTSDALE, AZ 85260
CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

APPLICABLE BUILDING CODES

2012 IBC (INTERNATIONAL BUILDING CODE)
2011 NEC (NATIONAL ELECTRICAL CODE)
2012 IMC (INTERNATIONAL MECHANICAL CODE)
2012 UPC (UNIFORM PLUMBING CODE)
2012 IPC (INTERNATIONAL PLUMBING CODE)
2012 IECC (INTERNATIONAL ENERGY CODE)
2012 IFGC (INTERNATIONAL FUEL CODE)
2009 IFC (INTERNATIONAL FIRE CODE)
CITY OF PHOENIX POLICY FOR INTERNATIONAL ENERGY
2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN
* ALL CODES TO BE ADOPTED BY CITY OF PHOENIX AMENDMENTS

MINOR SITE PLAN AMENDMENT APPROVED
AMND 06-1185A1
Project Tracking Numbers
11.23.16
Site Planner Date

AMEND 06-1185A1
VARIANCE CASE#: ZA-289-16
SDEV #: 0600369/ PAPP #: 1061804
PDD KIVA#: 06-1185 /QS #: 36-31 M9

REVISIONS	DATE

MOOSAVI DESIGN GROUP, INC.
14300 N. Northsight Blvd., #113
Scottsdale, Arizona 85260
Telephone: (480) 451-8823
Fax: (480) 451-8824
www.moosavidesign.com
▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

REGISTERED ARCHITECT 52261 RAUF S. MOOSAVI ARIZONA U.S.A.
EXP. 06.30.2017

ECHO SQUARE
1675 EAST BELL ROAD
PHOENIX, AZ 85022

DATA
PROPOSED SITE PLAN

DRAWN BY	TM
CHECKED BY	RSM
DATE	09-12-2016
SCALE	AS SHOWN
JOB NO.	1617.00
SHEET	A1
	AMEND ONE
OF	SHEETS

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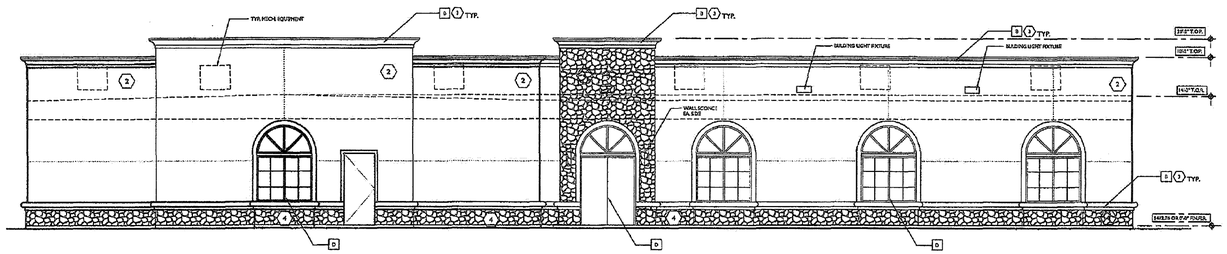
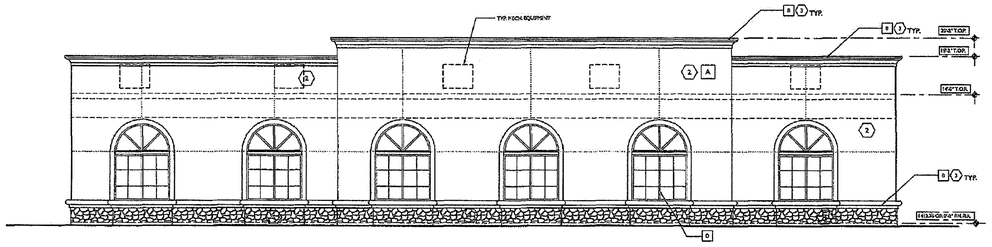


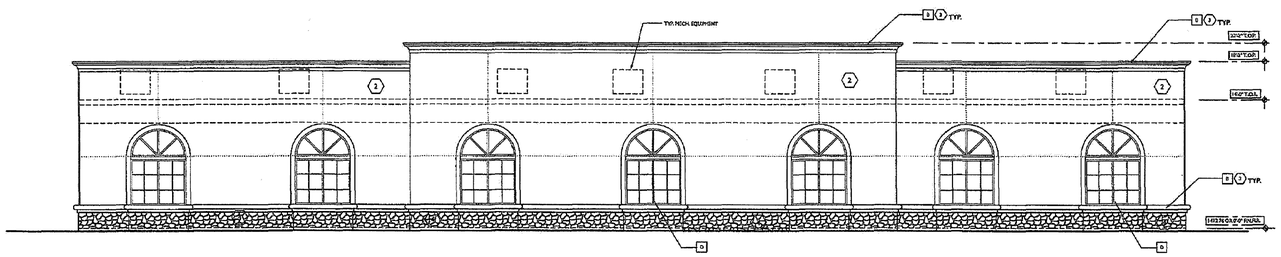
A EAST ELEVATION

0 4' 8' 16' 32'



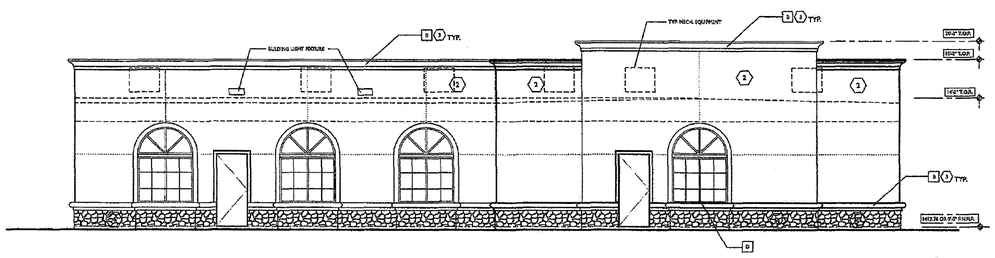
B SOUTH ELEVATION

0 4' 8' 16' 32'



C WEST ELEVATION

0 4' 8' 16' 32'



D NORTH ELEVATION

0 4' 8' 16' 32'

EXTERIOR PAINT COLOR LEGEND:

(BY FRAZEE PAINTS OR EQUAL)

- A — TENDERFOOT 8241W
- B — COPPER NAIL 8295D
- C — COPPER NAIL 8295D (HM. DOORS & FRAMES)
- D — ALUMINIUM STOREFRONT ARCADIA OR EQUAL STANDARD BRONZE FINISH

EXTERIOR ELEVATION KEYNOTES:

1. STANDARD 8" CMU (PAINTED)
2. 8" SPLIT FACED CMU (PAINTED)
3. INTEGRAL COLOR EIFS ON CMU WALL
4. CULTURED ADHERED STONE - ELDORADO STONE

CITY OF PHOENIX
Planning and Development Department
By: DAVID GOODMAN
MAR 21 2017
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.
Building Code only

	REVISIONS	DATE
1	CITY COMMENTS	01.12.16
2		
3		
4		
5		

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▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

REGISTERED ARCHITECT — RALF S. MOOSAVI — 52231 — EXPIRES 06/30/2017

ECHO SQUARE

1675 EAST BELL ROAD
PHOENIX, AZ 85022

EXISTING ELEVATIONS

DRAWN BY: TM
CHECKED BY: RSM
DATE: 09-12-2016
SCALE: AS SHOWN
JOB NO.: 1617.00
SHEET: A4
7 OF 63 SHEETS

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3609 N 44th Street Context Photos

1

2

3

4
NEW & USED

5

8
We Deliver

6

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12

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