



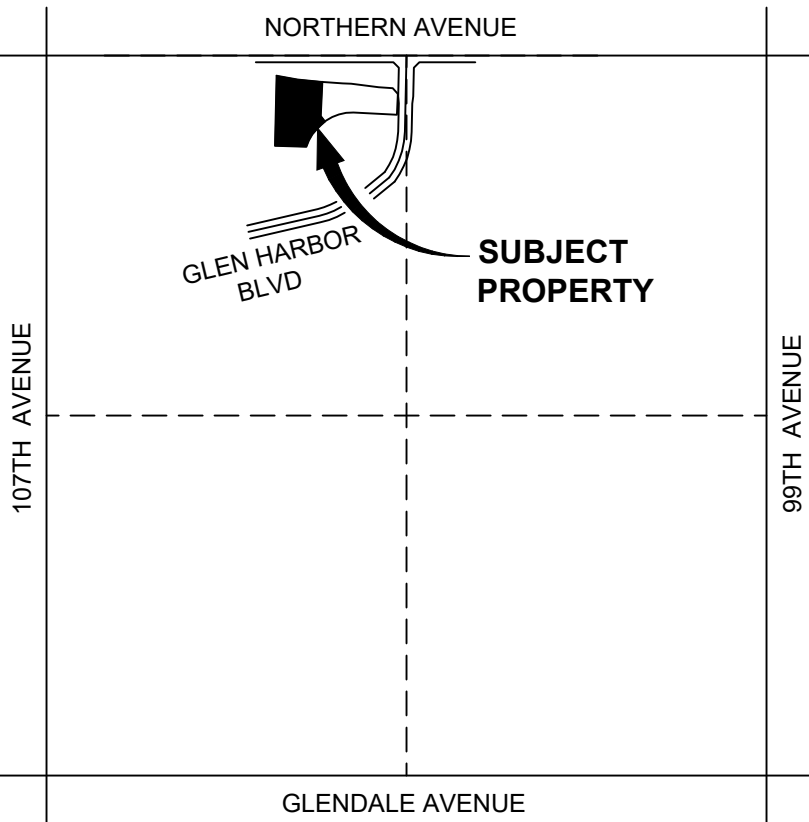
CONCEPTUAL SITE PLAN

PROJECT DATA

APPLICANT:	RED HAWK DEVELOPMENT CORP. 34522 N. SCOTTSDALE RD. #120-115 SCOTTSDALE, ARIZONA 85266 PH. 480.939.4800 ceckert@redhawkdevco.com
OWNER:	RHOS-LENDALE, LLC 34522 N. SCOTTSDALE RD. #120-115 SCOTTSDALE, ARIZONA 85266 PH. 480.939.4800 ceckert@redhawkdevco.com
PROJECT ADDRESS:	RED HAWK BUSINESS SUITES GLEN HARBOR COMMERCE PARK CONDOMINIUM PHASE 1 MLD 7922 N. GLEN HARBOR BLVD. GLENDALE, AZ 85307 A.P.N. # 142-60-015C
ZONING:	M1
OCCUPANCY TYPE:	SEPARATION NOT REQUIRED PER TABLE 508.4 F-1 (MODERATE-HAZARD INDUSTRIAL) S-1 (MODERATE-HAZARD STORAGE) V-B (PER IBC TABLES 504.3, 504.4 AND 506.2)
CONSTRUCTION TYPE:	YES, AUTOMATIC (TO MEET NFPA 13 REQUIREMENTS)
FIRE SPRINKLER SYSTEM:	NONE, FLOW SWITCH MONITORING ONLY
FIRE ALARM SYSTEM:	50,818 SF (3,552 ± AC.)
LOT SIZE:	50,818 SF
TOTAL AREA UNDER ROOF:	77,370 SF (50.00%)
ALLOWABLE LOT COVERAGE:	50,818 SF (32.84%)
ACTUAL LOT COVERAGE:	
F.A.R. CALCULATION	
ALLOWABLE F.A.R. FOR SITE IS:	0.50
BUILDING AREA:	50,818 SF
LOT AREA:	154,739 SF
PROPOSED F.A.R.:	BLDG. AREA / SITE AREA 50,818 / 154,739 = 32.84% (0.3284)
SETBACKS	
FRONT	25'-0"
REAR	15'-0"
SIDE	15'-0"
STREET SIDE	25'-0"
ALLOWABLE BUILDING HEIGHT:	30'-0"
ACTUAL BUILDING HEIGHT:	1-STORY
	BUILDING A: 21'-8" TO TOP OF PARAPET BUILDING B: 21'-8" TO TOP OF PARAPET BUILDING C: 21'-8" TO TOP OF PARAPET
PARKING CALCULATIONS	
TOTAL STALLS REQUIRED	
INDUSTRIAL / STORAGE:	1 STALL / 700 SF 50,818 / 700 = 73 STALLS
TOTAL STALLS PROVIDED	108 STALLS
STANDARD STALLS	102 STALLS
COMPACT STALLS	001 STALLS
HANDICAP STALLS	005 STALLS (5 VAN PROVIDED)
LANDSCAPE CALCULATION	
LOT AREA:	154,739 S.F.
REQUIRED AREA:	7,739 S.F. (5%)
PROVIDED AREA:	9,360 S.F. (6%)
SCOPE	
PHASED CONSTRUCTION FOR A PRIVATE WAREHOUSE/WORKSHOP.	
INDIVIDUAL WAREHOUSE/WORKSHOP UNITS WILL BE MADE AVAILABLE	
FOR SALE. CONSTRUCTION SHALL BE TYPE V-B, FULLY SPRINKLERED.	
DEFERRED SUBMITTALS	
EMERGENCY ACCESS PERMIT.	

GOVERNING BUILDING CODES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
- 2018 INTERNATIONAL BUILDING CODE (IBC)
 - 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 - 2017 NATIONAL ELECTRIC CODE (NEC)
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN
 - CHAPTER 11 OF THE IBC AND CITY OF GLENDALE AMENDMENTS
 - 2015 DESIGN AND CONSTRUCTION STANDARDS



VICINITY MAP

SCALE: N.T.S.



10105 E. VIA LINDA, SUITE 103-444
SCOTTSDALE, ARIZONA 85258
OFF: (602) 977-1118 FAX: (602) 977-1118
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THE GENERAL CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK

PRELIMINARY
NOT FOR
CONSTRUCTION

A NEW WAREHOUSE/WORKSHOP DEVELOPMENT BY



7922 N. GLEN HARBOR BLVD.
GLENDALE, ARIZONA 85307
A.P.N. 142-60-015C

REVISIONS

NO.	DATE
1	-
2	-
3	-
4	-
5	-

PROJECT NO: WA2203040

DRAWN BY: RR

CHECKED BY: RR

DATE: -

SCALE: AS NOTED

SHEET TITLE:

CONCEPTUAL SITE PLAN

AS-1.0

SHEET - OF -