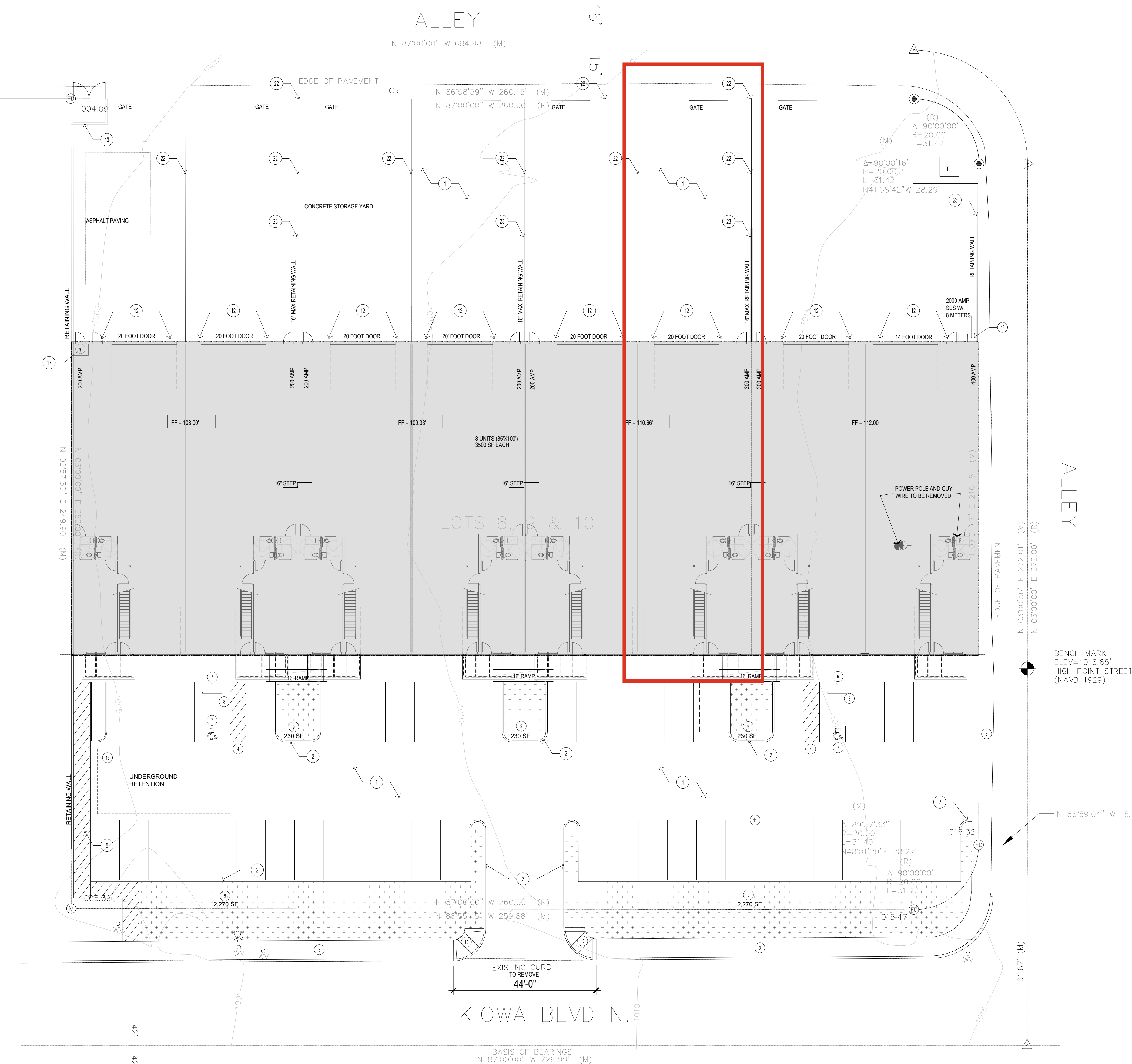




SITE PLAN
1/16" = 1'-0"

GENERAL SITE NOTES:

1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
2. ACCESSIBLE ROUTE - ALL WALKS, HALLS, CORRIDORS, AISLES AND OTHER SPACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN THE ADAAG.
3. PROTRUDING OBJECTS - PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
4. PARKING & TRAFFIC STRIPING PARKING DESIGNATIONS TO BE 4" WIDE WHITE TYP.
5. ALL STANDARD PARKING STALLS SHALL BE MINIMUM 9'-0" X 18'-0".

PARKING CALCULATION:

BUILDING: 26,988 S.F.

PER LAKE HAVASU CITY DEVELOPMENT CODE, TABLE 4.01-1,
1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE.
1 SPACE PER 2000 SQUARE FEET OF GROSS FLOOR AREA FOR WAREHOUSE.

OFFICE AREA = 3,040 S.F.
3,040 / 300 = 10 SPACES REQUIRED FOR OFFICE

WAREHOUSE = 22,000 S.F.
22,000 / 2000 = 11

TOTAL OF 21 SPACES REQUIRED **50 SPACES PROVIDED**

LANDSCAPE CALCULATIONS

CITY OF LAKE HAVASU CITY ZONING ORDINANCE SECTION 14.04.04 LANDSCAPING AND SCREENING, C. GENERAL LANDSCAPE STANDARDS

MINIMUM REQUIRED LANDSCAPING: LANDSCAPING SHALL BE INSTALLED TO COMPLY WITH THE SPECIFIC REQUIREMENTS FOR STREETS, PROPERTY EDGE BUFFERING, AND PARKING AREA LANDSCAPING STANDARDS IN THIS SECTION TO MEET THE FOLLOWING LANDSCAPING REQUIREMENTS.

1. SPECIAL PURPOSE ZONING DISTRICTS
IN ALL SPECIAL PURPOSE ZONING DISTRICTS, A MINIMUM OF 10% OF THE TOTAL LAND AREA SHALL BE LANDSCAPED.

LOT AREA = 1.81 ACRE = 70,131 S.F.
PERCENTAGE OF LANDSCAPE = 10 %
REQUIRED LANDSCAPE AREA = 70,131 X 0.10 = 7,013.1 S.F.
PROPOSED LANDSCAPE AREA = 5,230 S.F.
REQUIRED TREE LANDSCAPE 1 PER 40' OF FRONTAGE = 277 / 40' = 7 TREES REQUIRED
TOTAL # OF TREES PROVIDED = 0
REQUIRED SHRUB LANDSCAPE 1 PER 25' OF FRONTAGE = 277 / 25' = 11 SHRUBS REQUIRED
PROVIDED # OF SHRUBS = 0

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
○	LEUCOPHYLLUM FRUTESCENS	TEXAS	X	5 GAL
○	PARKINSONIA FLORIDUM	BLUE PALO VERDE	X	24" BOX
•••	DECOMPOSED GRANITE	-	-	3/4"

LANDSCAPE NOTES:

1. CONTRACTOR SHALL PROVIDE BACKFLOW PREVENTION SYSTEM FOR LANDSCAPE
2. ALL PLANTED AREAS SHALL BE COVERED WITH 1/2" MIN. DECORATIVE ROCK SIZE AND COLOR PER PLANTING LEGEND.
3. ALL PLANTING SHALL BE ON A CRIP AUTOMATIC SYSTEM.
4. LANDSCAPE CONTRACTOR SHALL SUBMIT IRRIGATION PLAN FOR COMPLETE IRRIGATION SYSTEM FOR PLANTING AREAS TO GENERAL CONTRACTOR FOR APPROVAL.
5. ALL IRRIGATION PIPING SHALL BE COVERED AT A 6" BURIAL DEPTH.
6. ALL IRRIGATION PIPING UNDER CONCRETE SHALL BE SLEEVED AT A 24" BURIAL DEPTH AND BACKFILLED WITH BUILDER'S SAND AND COMPACTED TO MINIMUM 90%.
7. ALL PLANTS SHALL HAVE A WATERING BASIN FORMED FROM EARTH BUILT AROUND THE BASE OF THE PLANT.
8. INSTALL ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF SIDEWALKS.

- SITE KEYNOTES:**
1. PAVEMENT PER CIVIL DWGS.
 2. TYPICAL 6" VERTICAL CURB PER CIVIL DWGS.
 3. CONCRETE SIDEWALK RAMP PER CIVIL DWGS.
 4. PAINTED 5'-0" WIDE X 18'-0" LONG ACCESSIBLE ACCESS AISLE, SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
 5. 36" MIN. WIDE ACCESSIBLE ROUTE PER I.B.C. SEC. 1104, SLOPE NOT TO EXCEED 1:20, CROSS SLOPE NOT TO EXCEED 2% PER ANSI A117.1 2009 ADA 2010
 6. POLE MOUNTED SIGNAGE INDICATING RESERVED DESIGNATION ACCESSIBILITY PER DETAIL 1/41.02
 7. TYP. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCESSIBLE PARKING SPACE
 8. 6" X 8'-0" LONG PRECAST CONCRETE BUMPER
 9. LANDSCAPE PER SCHEDULE
 10. ACCESSIBLE SIDEWALK RAMP PER CIVIL DWGS.
 11. 4" WIDE TRAFFIC STRIPING PAINTED WHITE TYP.
 12. PIPE BOLLARD PER DETAIL 1/54.1.02
 13. TRASH ENCLOSURE PER DETAIL 7/41.02
 14. REDUCE PRESSURE PRINCIPAL BACKFLOW PREVENTOR PER CIVIL DWGS.
 15. WATER METER PER CIVIL DWGS.
 16. UNDERGROUND STORMTECH SYSTEM PER CIVIL DWGS.
 17. FIRE RISER.
 18. CMU WALL 5' HT FOR MECHANICAL UNITS ENCLOSURE
 19. ELECTRICAL SERVICE ENTRANCE PER ELECTRICAL DWGS.
 20. MECHANICAL UNITS PER MECHANICAL DWGS.
 21. LIGHT POLE PER ELECTRICAL DWGS.
 22. FENCE
 23. RETAINING WALL PER CIVIL DWGS

SEAL

**FOR REVIEW ONLY
NOT FOR
CONSTRUCTION**

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS.

PROJECT NAME:
HARGREAVES WAREHOUSE BLDG
LAKE HAVASU CITY, ARIZONA
2975, 2985, 2995 KIOWA BLVD N TRACT: 2226
SEC: 35 & 26 / BLK: 6 / LOT: 8, 9 & 10

ARCHITECT OF RECORD
SELBERG ASSOCIATES INC.
ARCHITECTURE & PLANNING
2130 MESQUITE AVE. | SUITE 204
LAKE HAVASU CITY | ARIZONA 86403
(928) 855-6544

PROJECT NO.	22020
ISSUED FOR:	PROGRESS SET
ISSUED DATE:	AUG. 15, 2022
REVISION	ISSUE DATE

SHEET TITLE:
SITE PLAN

SHEET NO.
A1.01