



GOVERNING CODES
ALL CODES AS PER THEIR ADOPTING ORDINANCE(S) WITH AMENDMENTS:
2018 IBC, IMC, IPC, IFC, 2017 NEC, 2006 IECC
2018 MAG STANDARDS
TOWN OF WICKENBURG TOWN CODE AND ZONING ORDINANCE, LATEST
SECTION 504 OF THE REHABILITATION ACT OF 1973 (HUD)
FAIR HOUSING ACT, AS AMENDED
HOME REGULATIONS INCLUDING HUD HOUSING QUALITY STANDARDS
MARICOPA COUNTY HOUSING REHABILITATION STANDARDS
ARIZONA DEPARTMENT OF HOUSING, QUALIFIED ALLOCATION PLAN - MANDATORY DESIGN STANDARDS (EXHIBIT A)

2006 IECC REQUIREMENTS
TABLE 402.1.1 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

climate zone	fenes- tration u-factor	skylight u-factor ^b	glazed fenestration shgc	ceiling r-value	wood frame wall r-value	mass wall r-value	floor r-value
2	0.75	0.75	0.40	30	13	4	13

a. r-values are minimums. u-factors and shgc are maximums. r-19 shall be permitted to be compressed into a 2x6 cavity.
b. the fenestration u-factor column excludes skylights. the shgc column applies to all glazed fenestration.

- GENERAL SITE PLAN NOTES**
- REFER TO GENERAL INFORMATION SHEET FOR GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND LEGENDS.
 - ALL DIMENSIONS TO EXISTING CONDITIONS SHALL BE VERIFIED IN FIELD.
 - REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN AND HARDSCAPE.
 - REFER TO CIVIL DRAWINGS FOR SITE STORMWATER SYSTEM INFORMATION AND FINISH GRADES.
 - REFER TO UTILITY DRAWINGS FOR UTILITY INFORMATION.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO THE HEIGHT OF THE TALLEST PIECE OF EQUIPMENT.
 - THE DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ANY LIGHT WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM 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 ALLOWANCE EMITTED BY USES OUTSIDE THE SITE.
 - AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY THE AHJ INSPECTION AUTHORITY PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.
 - SUBSURFACE INVESTIGATION: SUBSURFACE WORK SHALL BE COORDINATED THROUGH THE LOCAL AHJ AND/OR WASH U. SUCH WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY.
 - SITE CLEARING: CONTRACTOR TO RESTORE OR REPAIR ANY DAMAGED SIDEWALKS, CURBS, UTILITIES, OR PLANT MATERIAL. THE OWNER TO THE REVIEW REPAIR WORK WITH THE CONTRACTOR AND APPROVE PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
 - BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREA.
 - ALL SERVICE 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 STREET.
 - ALL EXISTING VEGETATION, STRUCTURES, SITE IMPROVEMENTS AND EQUIPMENT NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED IN PLACE - COORDINATE WITH OWNER FOR PROTECTION REQUIREMENTS AND/OR TEMPORARY RELOCATION.

- KEYNOTES - SITE PLAN**
- PAVED DRIVE AISLE
 - PAVED SIDEWALK
 - PAVED PARKING STALL
 - BBQ / AMENITY AREA
 - PLAYGROUND
 - SOLID WASTE ENCLOSURE w/ 6FT HIGH WALLS & GATES
 - ELECTRICAL TRANSFORMER ON PAD
 - MAILBOX CLUSTER

UNIT & PARKING CALCULATIONS

UNIT TYPE	COUNT	RATIO	PARKING REQUIRED	PROVIDED
1 BEDROOM	104	1.5	156	
2 BEDROOM	78	1.5	117	
3 BEDROOM	26	1.5	39	
TOTAL	208		354	354*

* NOTE: INCLUDES REQUIRED ACCESSIBLE PARKING STALLS

PARCEL INFORMATION

PARCEL A, LOT 5, APN #505-38-005
PARCEL A, LOT 18, APN #505-38-026A
PARCEL B, TRACT 1, APN #505-38-112

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PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING
REVISION #

A0-01
SITE PLAN
1"=40'-0"
scale
DESIGN DEVELOPMENT
phase/rev
2024.12.02
date
24-203
sma project no.