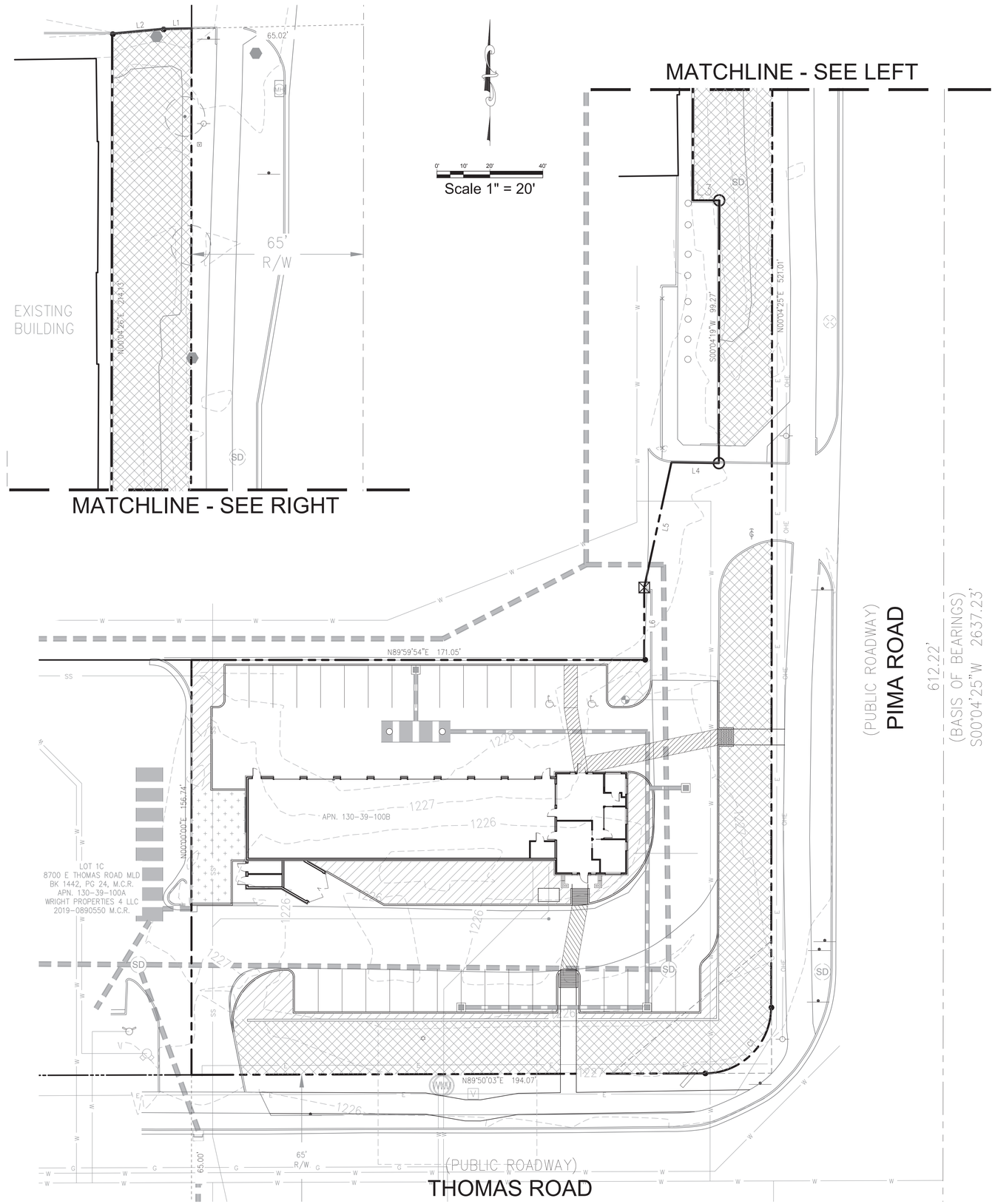

OPEN SPACE CALCULATIONS

PROJECT DATA ZONING:	C-2 (CENTRAL BUSINESS)
NET LOT AREA:	26,355 SF (45,928 SF - 16,181 SF PKG - 3,392 SF PKG LOT LANDSCAPE)
BUILDING HEIGHT:	25'
MIN. OPEN SPACE AREA REQUIRED:	
TOTAL LOT AREA:	4,593 SF (10% OF LOT AREA)
FROM BUILDING HEIGHT:	220 SF (4,593 X 0.004 X 12)
TOTAL OPEN SPACE REQUIRED:	4,813 SF
NET OPEN SPACE AREA PROVIDED:	18,815 SF (41.0% OF TOTAL LOT AREA)
FRONTAGE OPEN SPACE REQUIRED:	2,002 SF (50% OF REQUIRED OPEN SPACE)
FRONTAGE OPEN SPACE PROVIDED:	15,416 SF (320%)

OPEN SPACE, FRONTAGE

OPEN SPACE, NON-FRONTAGE

LANDSCAPE AREA, PARKING LOT

EVERGREEN DESIGN GROUP
(800) 680-6630
2375 E. Camelback Rd., Suite 600
Phoenix, AZ 85016
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
62719
LAWRANCE M. LESSER
ARIZONA U.S.A.
EXPIRES 9/30/2022

Owner
Christian Bros. Automotive
17725 Katy Freeway, Suite 200
Houston, TX 77094

Project Name
Christian Bros. Automotive
Thomas Road and Pima Road
Scottsdale, AZ

Open Space Plan

Date	Comment

Project Number	
Date	9/23/2020
Drawn By	LML
Checked By	LML/RM

OS-1

1-UP-2021
4/1/2021