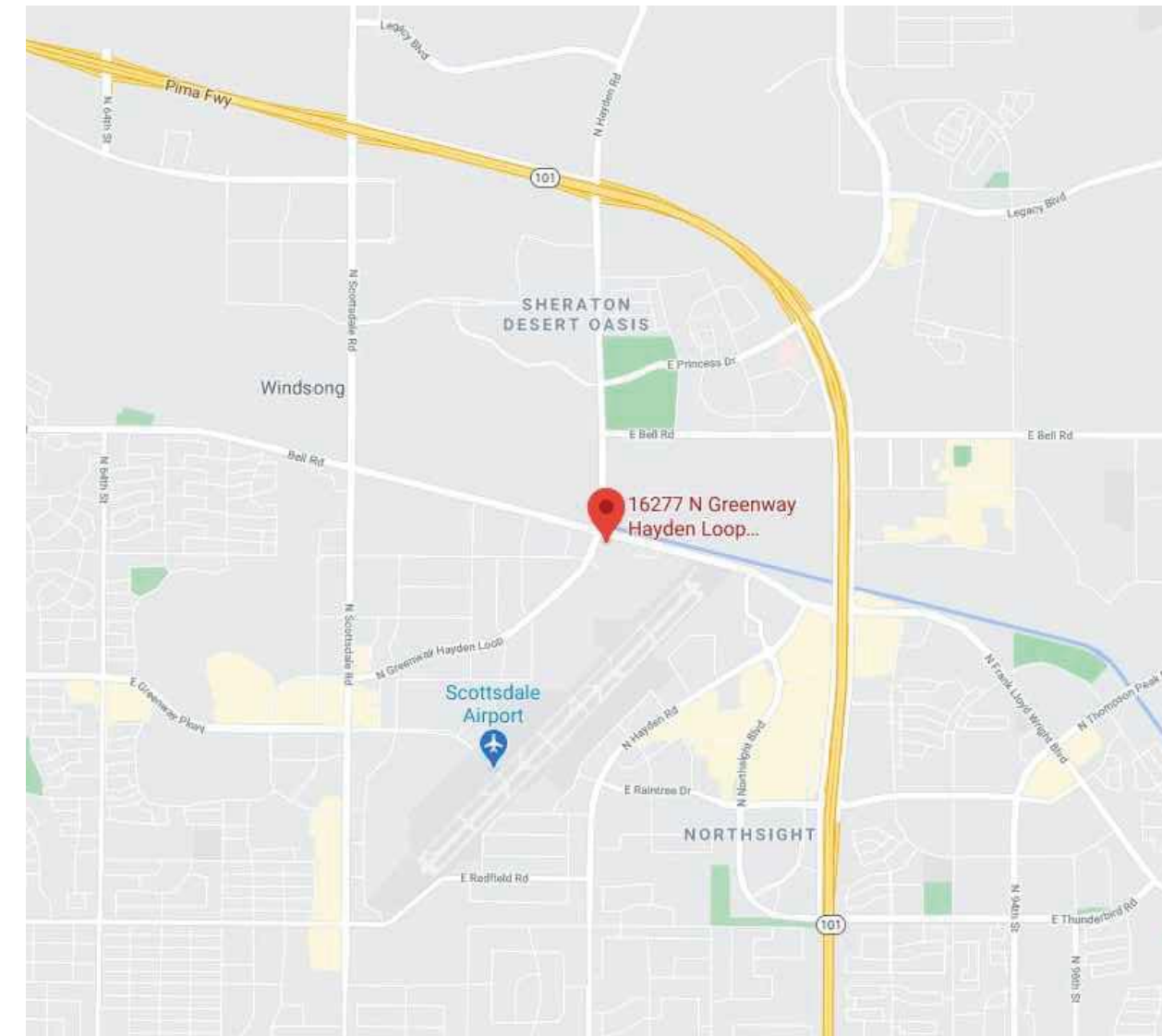


PARCEL #215-48-76

ITEM #24 CONTEXT AERIAL WITH EASEMENTS (2 PAGES)
(8 1/2" X 11")



VICINITY MAP

ITEM #25 SITE PLAN (8 1/2" X 11")

BUILDING DATA
 ADDRESS: 16277 N GREENWAY HAYDEN LOOP
 PARCEL #: 215-48-76
 ZONING: I-1
 LOT AREA: 83,680 SF
 HEIGHT: 33' (NO CHANGE)
AREAS
 BASEMENT (ACCESSORY/OFFICE): 4,995 SF
 FIRST FLOOR (DISPENSARY/OFFICE): 10,471 SF
 SECOND FLOOR (ACCESSORY/OFFICE): 12,253 SF
 TOTAL BUILDING AREA: 27,719 SF
 (NO CHANGE TO EXISTING BUILDING AREA)
 SUBDIVISION: NORTH SCOTTSDALE AIRPARK, UNIT 1
 OCCUPANCY: M/B
 PLAT BOOK: 666, PAGE 13

ITEM #26 OPEN SPACE PLAN (8 1/2" X 11")

OPEN SPACE CALCULATIONS:
 MAXIMUM BUILDING HEIGHT =
 APPROX. 33' EXISTING (55' ALLOWED)
 FIRST 12' AT HEIGHT = 10% X 83,680SF= 8,368 SF
 NEXT 10' OF HEIGHT = 10' X .004 X 83,680SF = 3,347.2 SF
 OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT
 LANDSCAPING)
 = 8,368 + 3,347.2 = 11,715.2 (14%)
 OPEN SPACE PROVIDED = 16,758 SF
 PARKING LOT LANDSCAPING REQUIRED
 PARKING LOT AREA X 15%
 43,605 X .15 =6540.75
 PARKING LOT LANDSCAPING PROVIDED= 10,605 SF
 (EXISTING OPEN SPACE AREAS TO REMAIN, REFER TO
 ENLARGED OPEN SPACE PLAN FOR MORE DETAILS)



ITEM #29 LANDSCAPE PLAN (8 1/2" X 11")

LANDSCAPING :
 * PALM TREE
 * CACTUS
 * MATURE TREE
 * BUSH / GEN. TOPIARY
 (EXISTING LANDSCAPING TO REMAIN,
 REFER TO ENLARGED LANDSCAPE
 PLAN FOR MORE DETAILS)

ITEM #31 PARKING PLAN (8 1/2" X 11")

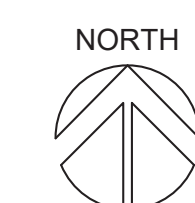
SETBACKS: (E) TO REMAIN (NO CHANGE TO BUILDING LOCATION)
 TRAFFIC GENERATION IMPACT ANALYSIS: (E) CONDITIONS TO REMAIN
BICYCLE PARKING:
 2 BICYCLE SPACE FOR EVERY 10 REGULAR VEHICULAR PARKING SPACES.
 112 VEHICULAR SPACES
 112÷10 = 11.2
 11.2X2= (23 BICYCLE SPACES ARE REQUIRED)
ACTUAL BICYCLE SPACES= 20
(4) BICYCLE SPACES PROPOSED ADDED
PROPOSED USE PARKING CALCULATIONS:
 FIRST FLOOR: 10,471 SF
 DISPENSARY 9,091 SF 1:250 -> 36.3 (36 SPACES)
 OFFICE 1,380 SF 1:300-> 4.6 (5 SPACES)
 SECOND FLOOR: 12,253 SF
 ACCESSORY/OFFICE 1:300 -> 40.8 (41 SPACES)
 BASEMENT: 4,995 SF
 ACCESSORY/OFFICE 1:300 -> 16.7 (17 SPACES) TOTAL REQUIRED: 99 SPACES
 (INCL. 4 ACCESSIBLE)
 NUMBER OF PARKING SPACES PROVIDED: 112 (EXISTING TO REMAIN) 6 OF
 THE 112 ARE ACCESSIBLE PARKING
 (3 OF 6 PROVIDED ARE VAN ACCESSIBLE)

ITEM #37 EXTERIOR LIGHTING (8 1/2" X 11")

EXTERIOR LIGHTING:
 (E) LIGHTING IS COMPRISED OF FIXTURES MOUNTED TO
 THE EXTERIOR OF THE BUILDING, ILLUMINATED
 BOLLARDS, STREET LIGHTING, AND RECESSED
 FIXTURES UNDER EXISTING BUILDING OVERHANGS.
 THERE ARE NO PROPOSED CHANGES TO EXISTING
 LIGHTING TYPES, LOCATIONS, OR QUANTITIES.
 (EXISTING LIGHTING TO REMAIN, REFER TO ENLARGED
 EXTERIOR LIGHTING SITE PLAN FOR MORE DETAILS)

FOR ADDITIONAL INFORMATION, REFER TO SMALL FORMAT 8 1/2" X 11"
 DOCUMENTS AS NOTED BELOW:

- ITEM #16: PHOTO EXHIBIT OF EXISTING CONDITIONS
- ITEM #24: PARCEL MAP WITH AERIAL IMAGE AND EASEMENTS
- ITEM #25: SMALL FORMAT SITE PLAN
- ITEM #26: OPEN SPACE PLAN
- ITEM #29: LANDSCAPE PLAN
- ITEM #31: PARKING PLAN
- ITEM #34: ELEVATIONS
- ITEM #35: FLOOR PLAN
- ITEM #37: EXTERIOR LIGHTING PLAN



SCALE: 1:500 (24" x 36")

8-UP-2021
9/30/2021

REVISIONS:
 * INDICATES REVISION TO THIS SHEET
 DATE ISSUED: 04/02/2021

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 STATED DESIGN CRITERIA.

curleaf
 16277 N GREENWAY HAYDEN LOOP
 SCOTTSDALE, AZ 85260

COMBINED SITE PLAN
 DRAWN BY: JJG CHECKED BY: KMM

SA# 210048
 DRAWING NUMBER:
A1.1