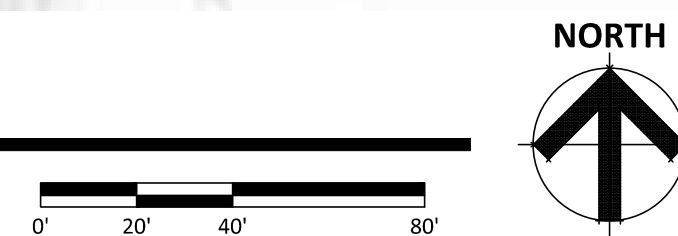


32-DR-2021
**STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED**
 1/6/2022
 DATE APPROVED BY

OPEN SPACE PLAN-SITE PLAN WORKSHEET

SCALE: 1" = 40'-0"



LOT #1 DRIVE THRU

TOTAL AREA	32,076 S.F.
OPEN SPACE	
REQUIRED OPEN SPACE* MINIMUM: UP TO 12' HEIGHT - 32,076 S.F. X 0.10 ABOVE 12' - 32,076X0.004X(19.33-12) PROVIDED OPEN SPACE:	4,148 S.F. 7,873 S.F.
REQUIRED FRONTAGE OPEN SPACE: (0.5 X REQ'D OPEN SPACE MIN.)= PROVIDED FRONTAGE OPEN SPACE:	2,074 S.F. 3,885 S.F.
PARKING LOT LANDSCAPE SPACE	
REQUIRED PARKING LOT LANDSCAPING: PARKING LOT AREA X 15% (7,560 S.F. X .15)- PROVIDED PARKING LOT LANDSCAPING:	1,134 S.F. 1,999 S.F.

LOT #2 MULTI-TENANT

TOTAL AREA	28,794 S.F.
OPEN SPACE	
REQUIRED OPEN SPACE* MINIMUM: UP TO 12' HEIGHT - 28,794 S.F. X 0.10 ABOVE 12' - 28,794X0.004X(26-12) PROVIDED OPEN SPACE:	4,491 S.F. 5,884 S.F.
REQUIRED FRONTAGE OPEN SPACE: (0.5 X REQ'D OPEN SPACE MIN.)= PROVIDED FRONTAGE OPEN SPACE:	2,245 S.F. 3,289 S.F.
PARKING LOT LANDSCAPE SPACE	
REQUIRED PARKING LOT LANDSCAPING: PARKING LOT AREA X 15% (8,370 S.F. X .15)- PROVIDED PARKING LOT LANDSCAPING:	1,255 S.F. 1,532 S.F.

LOT #3 EXISTING

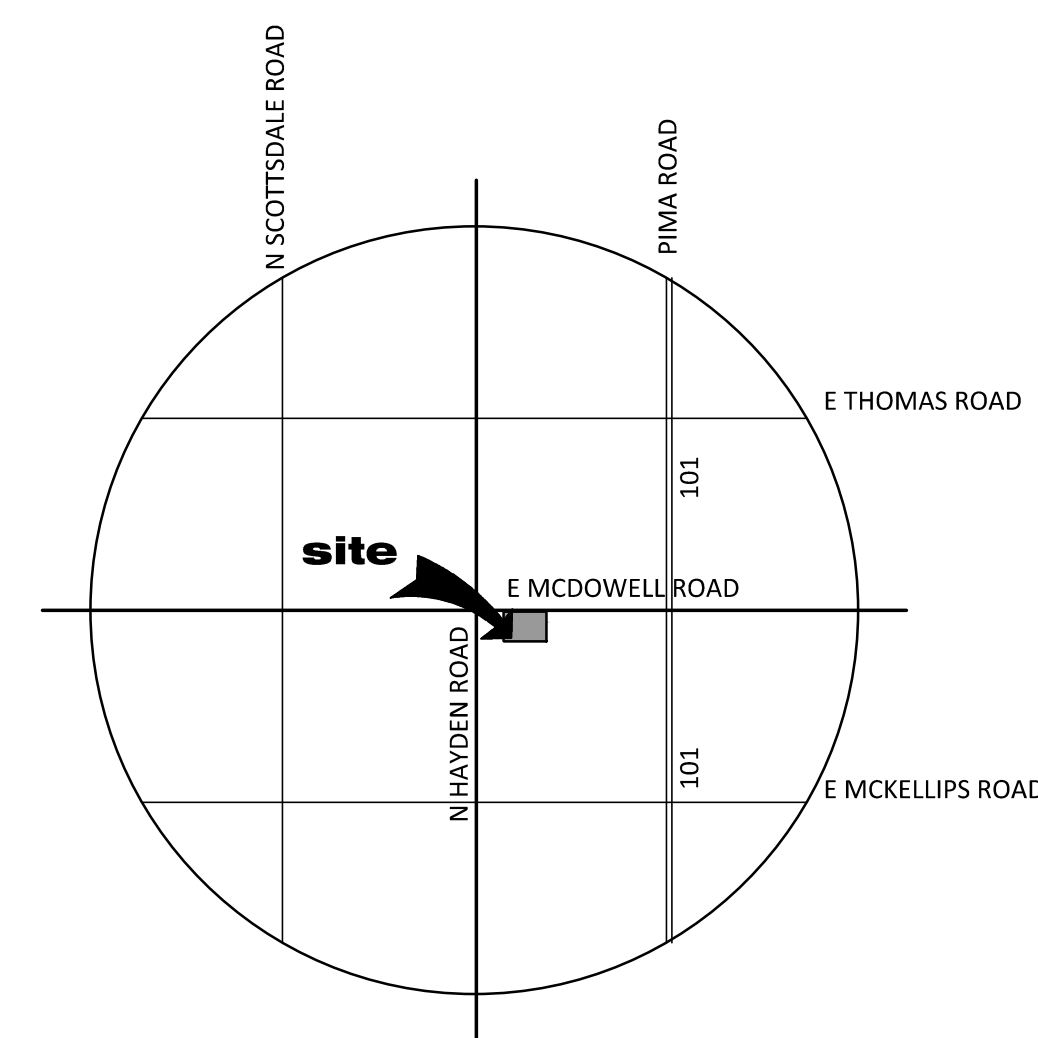
TOTAL AREA	50,584 S.F.
OPEN SPACE	
REQUIRED OPEN SPACE* MINIMUM: UP TO 12' HEIGHT - 50,584 S.F. X 0.10 ABOVE 12' - 50,584X0.004X(32.8-12) PROVIDED OPEN SPACE:	9,266 S.F. 11,024 S.F.
REQUIRED FRONTAGE OPEN SPACE: (0.5 X REQ'D OPEN SPACE MIN.)= PROVIDED FRONTAGE OPEN SPACE:	4,633 S.F. 8,028 S.F.
PARKING LOT LANDSCAPE SPACE	
REQUIRED PARKING LOT LANDSCAPING: PARKING LOT AREA X 15% (11,610 S.F. X .15)- PROVIDED PARKING LOT LANDSCAPING:	1,741 S.F. 3,668 S.F.

LEGEND

DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 13,754.87 S.F. TOTAL	
DENOTES FRONTAGE OPEN SPACE 12,278.89 S.F. TOTAL	
DENOTES PARKING LOT LANDSCAPING 2,651.06 S.F. TOTAL	
PARKING	
TOTAL PARKING REQUIRED:	47 SPACES
PARKING PROVIDED:	
PAD-A	29 SPACES
PAD-B	31 SPACES
TOTAL PARKING PROVIDED:	60 SPACES

KEYNOTES

- TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARD DETAIL # 2146-1.
- ENTRY KEYPAD.
- EXIT KEYPAD.
- BICYCLE PARKING
- EMERGENCY ACCESS / REFUSE EXIT ONLY
- 6' CMU WALL



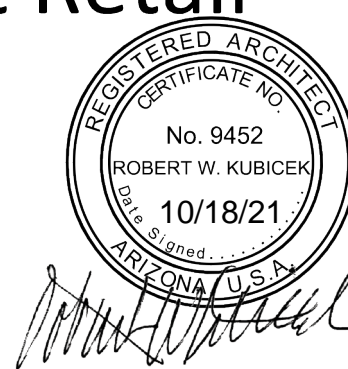
VICINITY MAP

SCALE: N.T.S.



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McDowell-Hayden Drive Thru and Multi-Tenant Retail
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257
 E OF SEC OF MCDOWELL AND HAYDEN RD
 DATE: 10-15-2021 (PRELIMINARY)



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**OSP-1
 OPEN SPACE
 PLAN**

RKAA# 18107.00

