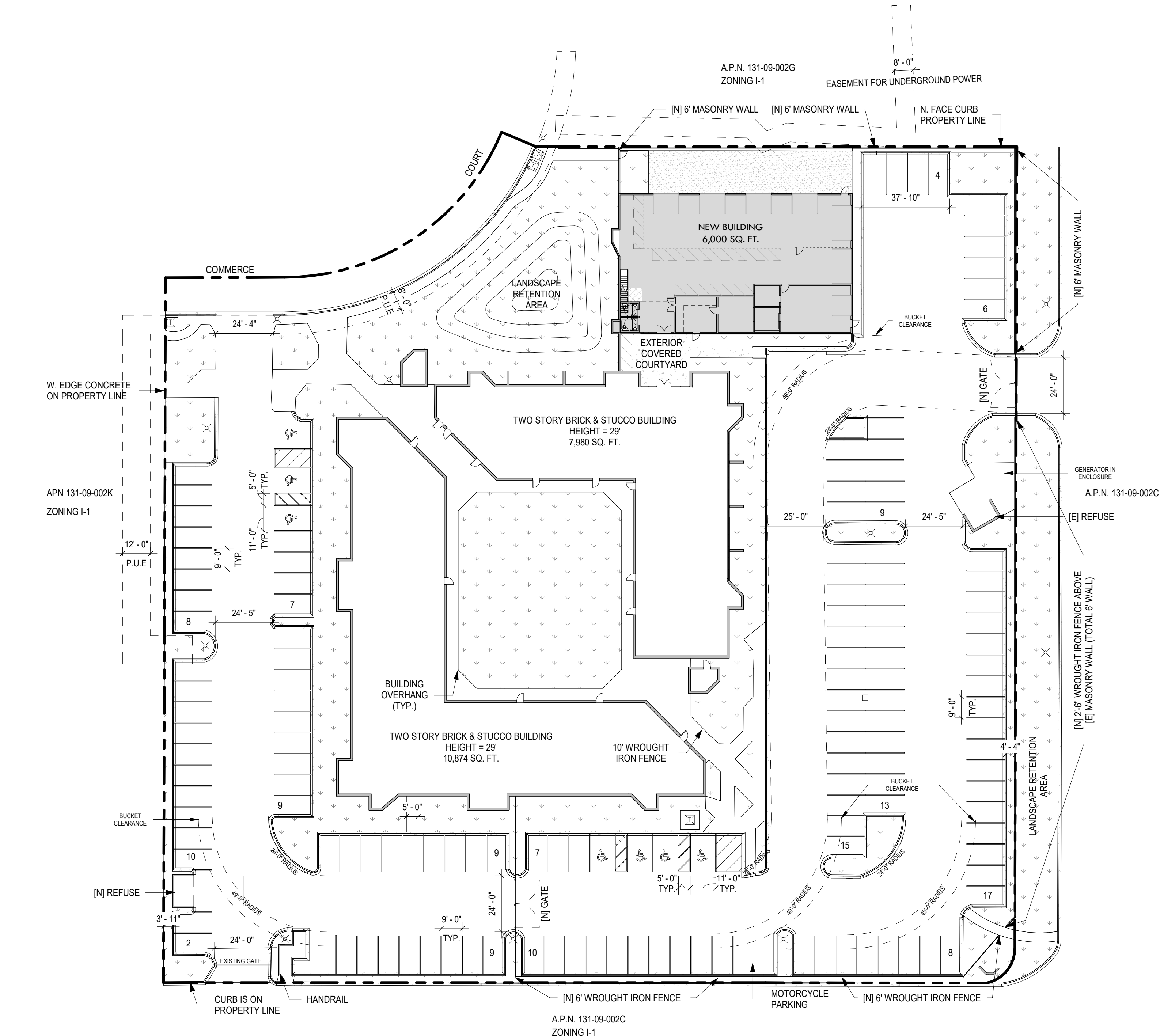
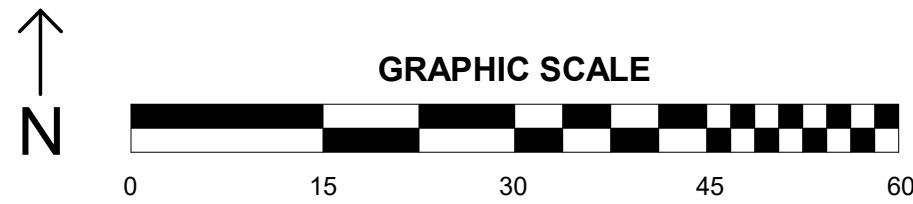


LEGEND			
	Property Corner (See Monument Table)		Wall
	Property Line (See Monument Table)		Back Flow Preventer
	Find Survey Monument (See Monument Table)		Drywell Or Catch Basin
	Schedule 'B' Item		Electric Box
	Roll Curb		Electric Transformer
	6 Inch Concrete Curb		Fire Hydrant
	Indicates Driveway (means of access)		Fire Riser
	Concrete Surface		Guard Post or Gate Post
	Fence		Handicapped Space
			Light Pole
			Manhole
			Metal Cover
			Metal Grate
			Sewer Clean Out
			Sewer Manhole
			Sprinkler Hook-Up (fire department)
			Telephone Riser
			TV Junction Box
			Water Meter
			Water Valve
			Physical Access To & From Adjoining Property
			Public Utility Easement
			Point of Commencement
			Point of Beginning
			Record Per Deed 2001-0902904, M.C.R.
			Measured



1 SITE PLAN
scale 1" = 30'-0"



PROJECT INFORMATION

APN	131-09-002L
PROJECT ADDRESS	1395 N HAYDEN RD, SCOTTSDALE, AZ 85257
ZONING	I-1
ADJACENT ZONING	I-1
SITE AREA	123,868 SF
PROPOSED BUILDING AREA	6000 ~ SF

PROJECT NARRATIVE

A 6000 SF addition to an existing building. The proposed building height will match the existing height of 29'-0". Site manipulation is specific to the northeastern area (a new entrance off of 81st). Some changes are proposed to existing landscaping islands on the eastern and northeastern areas. 2 security gates are included along the drive path of existing Fire & Sanitary services. A new refuse bin is proposed on the southwest corner of the site. The proposed gates and refuse bins have been discusses with Life Safety/Fire/Civil/Traffic. 6'-0" security walls/gates are also proposed in specific areas. A 6'-0" CMU wall is proposed on the north and northeastern sides of the site. 32" tall wrought iron fencing is proposed on top of the existing 40" height eastern masonry wall. 6'-0" Wrought iron fencing is proposed along half of the southern parking spaces.

I-1 ZONING OPEN SPACE REQUIREMENTS

NET LOT AREA	123,868 SF
CURRENT BUILDING HEIGHT	29'
PROPOSED ADDITION HEIGHT	29'
MAX ALLOWABLE HEIGHT	52'

OPEN SPACE:	
REQUIRED	18,704
PROVIDED	22,958
DELTA (SURPLUS)	4,254

PARKING LOT LANDSCAPE:	
REQUIRED	8,103
PROVIDED	5,645
DELTA (DEFICIT)	2,458

LANDSCAPE DEFICIT SOLUTION:	
OPEN SPACE (SURPLUS)	4,254
-PARKING LOT LANDSCAPE (DEFICIT)	2,458
DELTA (SURPLUS)	1,796 (PARKING LOT LANDSCAPE REQUIREMENTS MET)

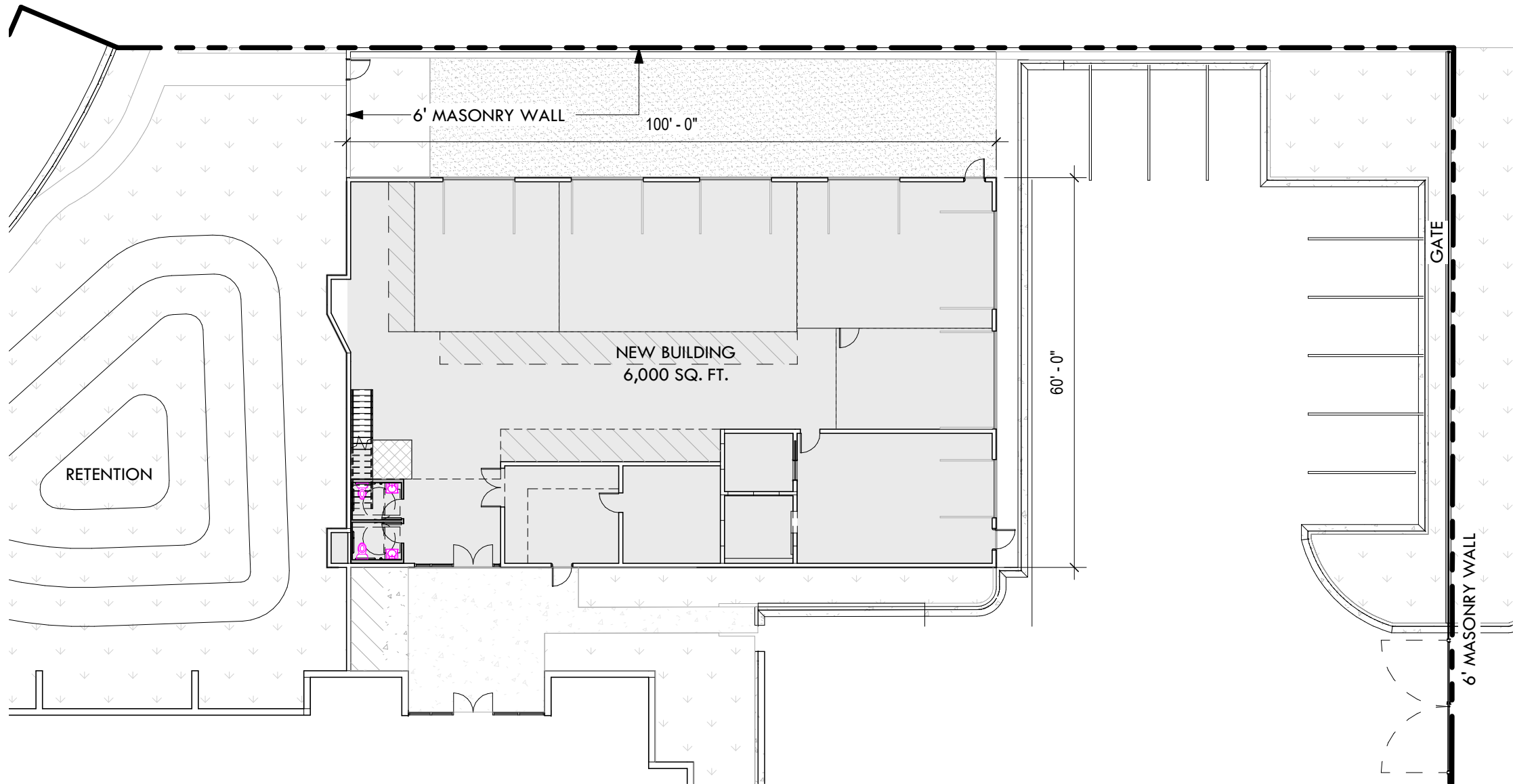
REQUIRED PARKING

EXISTING	SF	CALC	COUNT
OFFICE	37,708	1/300 SF	126
MANUFACTURING	0	1/500	0
TOTAL			126

PROPOSED	SF	CALC	COUNT
WAREHOUSE	6,000	1/500 SF	12

REQUIRED	138
PROVIDED	143
SURPLUS	5

AREAS AND CALCULATIONS COORDINATED WITH INTERIOR ARCHITECTURE TEAM



2 ENLARGED FOOTPRINT
scale 1" = 20'-0"

1395 NORTH HAYDEN ROAD

1395 N Hayden Rd, Scottsdale, AZ 85257

Registration:

Project No:	1395
Date:	2022-01-06
Drawn By:	JammonStudios
Reviewed By:	JA
No:	Revision
Date:	

Sheet Title:
SITE PLAN

Sheet No:

A-001

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