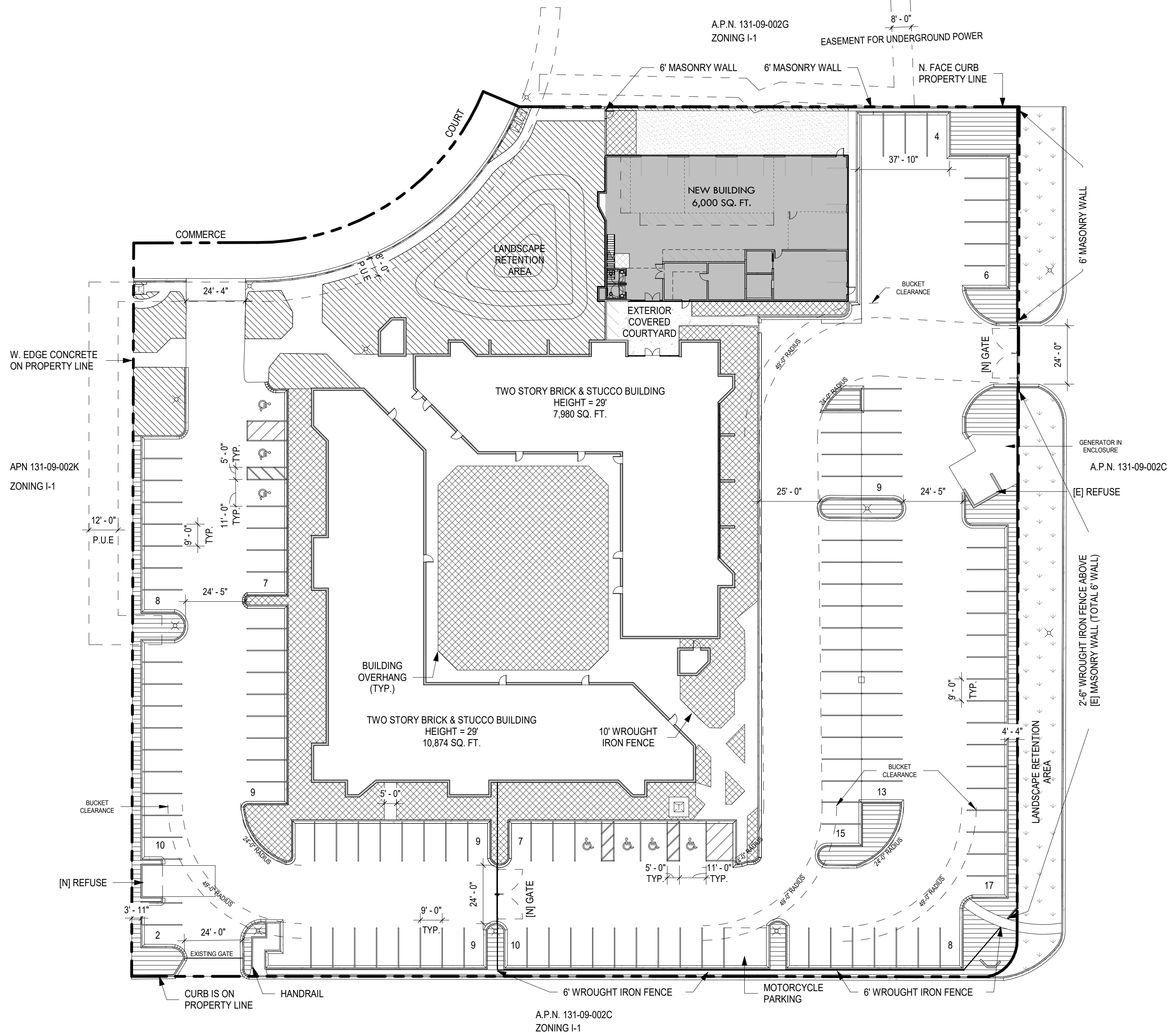


1 OPEN SPACE PLAN

scale 1" = 30'-0"



LANDSCAPE PERCENTAGES, ETC

PROJECT DATA ZONING: I-1
NET LOT AREA: 123,868 SF
BUILDING HEIGHT: 29'
PARKING LOT AREA: 54,021 SF

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE
OPEN SPACE REQUIREMENT:
FIRST 12' OF HEIGHT: 12,387 SF = NET LOT AREA X 0.1
REMAINDER OF HEIGHT: 6,317 SF = NET LOT AREA X 0.003 EACH FOOT OF BUILDING OVER 12'
TOTAL: 18,704 SF

PROVIDED OPEN SPACE
FRONT OPEN SPACE: 9,074 SF = MEASURED FROM SITE PLAN
OPEN SPACE OTHER THAN FRONTAL: 13,735 SF = MEASURED FROM SITE PLAN
TOTAL: 22,809 SF

OPEN SPACE ANALYSIS
PROVIDED: 22,964 SF
REQUIRED: 18,704 SF
SURPLUS: 4,260 SF

REQUIRED PARKING LOT LANDSCAPING
REQUIRED PARKING LOT LANDSCAPING: 8,103 SF = NET PARKING LOT AREA X 0.15

PROVIDED PARKING LOT LANDSCAPING
PARKING LOT LANDSCAPING: 5,645 SF = MEASURED FROM SITE PLAN

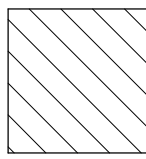
PARKING LOT LANDSCAPING ANALYSIS
PROVIDED: 5,645 SF
REQUIRED: 8,103 SF
DEFICIT: 2,458 SF

DELTA PARKING LOT LANDSCAPING & OPEN SPACE SURPLUS
OPEN SPACE SURPLUS: 4,260 SF
PARKING LOT DEFICIT: 2,458 SF
SURPLUS: 1,802 SF

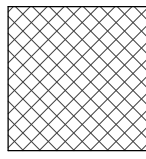
(OPEN SPACE SURPLUS > PARKING LOT DEFICIT)

*10.501.H.2.A:
GREATER THAN 1/3RD REQUIRED PARKING LOT LANDSCAPE AREA SHALL BE IN LANDSCAPE ISLANDS DISTRIBUTED WITHIN THE PARKING AREA

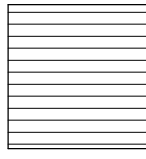
PATTERN KEY:



DENOTES FRONT OPEN SPACE
9,068 SF TOTAL



DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
13,890 SF TOTAL (INCLUDES SURPLUS OF 4,254 SF TO BE APPLIED TO PARKING LOT LANDSCAPING)



DENOTES PARKING LOT LANDSCAPING
5,645 SF TOTAL (DOES NOT INCLUDE SURPLUS 4,254 SF FROM OPEN SPACE OTHER THAN FRONTAL OPEN SPACE)

1395 NORTH HAYDEN ROAD

1395 N Hayden Rd, Scottsdale, AZ
85257

Registration:

Project No: 1395
Date: 01/17/22
Drawn By: JammonStudios
Reviewed By: Checker
No: Revision Date

Sheet Title:
OPEN SPACE
CALCULATIONS
Sheet No:

OS-001

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