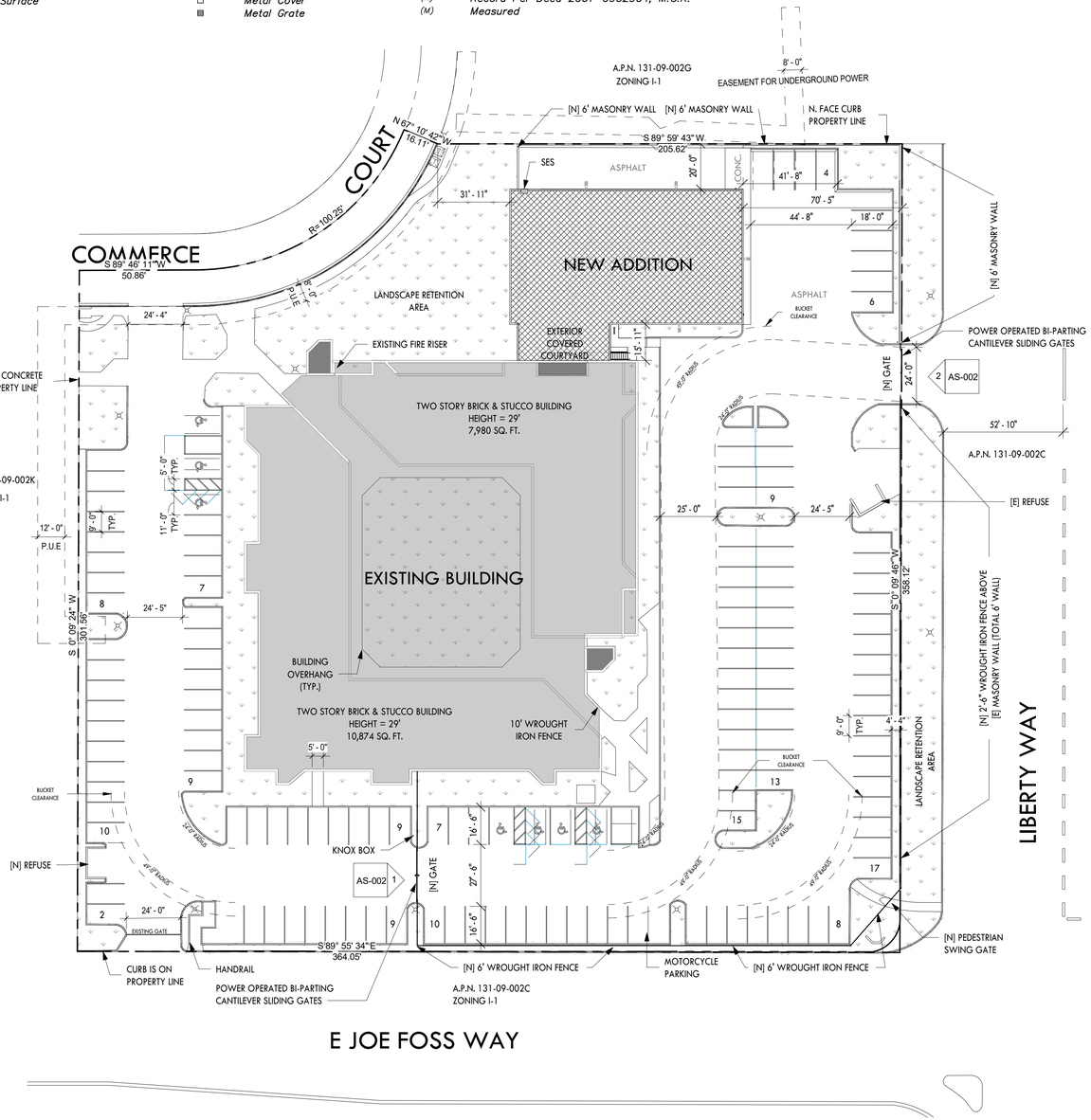
LEGEND

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



1 OVERALL ARCHITECTURAL 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 Liberty Way). 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

1 BIKE PARKING SPACE REQUIRED PER SEC. 9.103.C

AREAS AND CALCULATIONS COORDINATED WITH INTERIOR ARCHITECTURE TEAM

FIRE SPRINKLER

SYSTEM REVIEWED BY FIRE PROTECTION ENGINEER JOHN MOTTA.
EXISTING FIRE RISER AT EXISTING BUILDING HAS CAPACITY TO PROVIDE NECESSARY LOAD FOR FIRE SPRINKLER SYSTEM TO NEW 6,000SF ADDITION. NO PROBLEMS ARE SEEN BY EXTENDING FIRE SPRINKLER SYSTEM TO NEW 6,000SF ADDITION.

JAMMON STUDIOS
Architecture | Entitlements | Development Management
7465 E Osborn Rd #3, Scottsdale, AZ 85251
Jammon@JammonStudios.com
602.889.9552

WESTERN TECHNOLOGIES WAREHOUSE
1395 N Hayden Rd
Scottsdale, AZ 85257

Registration:

NOT FOR CONSTRUCTION

Project No:	1395
Date:	02/01/22
Drawn By:	JWN
Reviewed By:	Checker

No:	Revision	Date

Sheet Title:
OVERALL ARCHITECTURAL SITE PLAN

Sheet No:
AS-000