

Property Corner
(See Monument Table)

Property Line

Fnd Survey Monument
(See Monument Table)

(See Monument Table)

Schedule "B" Item

Roll Curb

6 inch Concrete Curb

Indicates Driveway (means of access)

Concrete Surface

Fence

Wall

Back Flow Preventer

Drywell Or Catch Basin

Electric Box

Electric Transformer

Fire Hydrant

Fire Riser

Guard Post or Gate Post

Handicapped Space

Light Pole

Manhole

Metal Cover

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

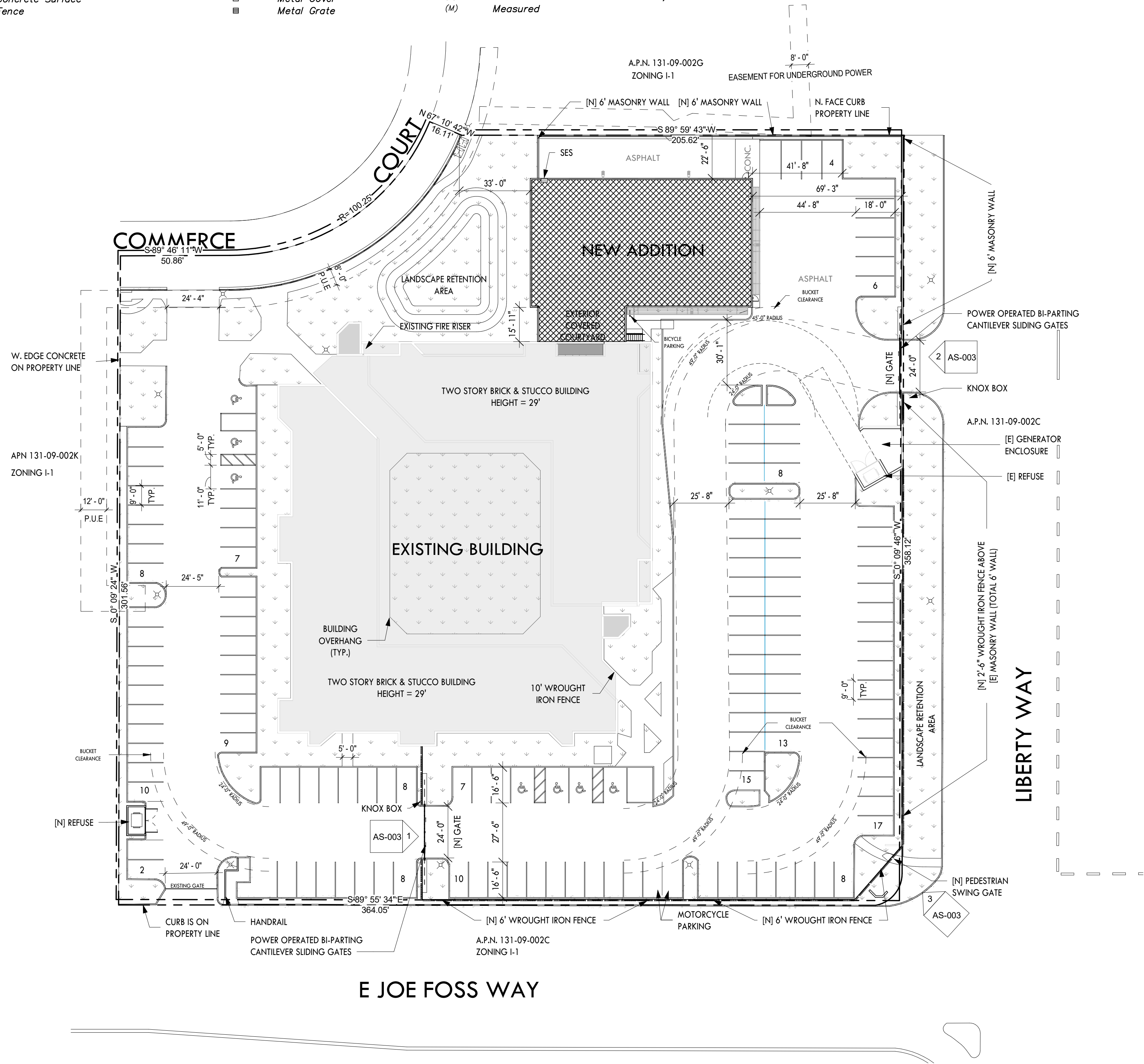
Point of Commencement

P.O.B.

Record Per Deed 2001-0902904, M.C.R.

(R)

(M)



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	22,805
DELTA (SURPLUS)	4,101

PARKING LOT LANDSCAPE:	
REQUIRED	8,137
PROVIDED	5,741
DELTA (DEFICIT)	2,396

LANDSCAPE DEFICIT SOLUTION:	
OPEN SPACE (SURPLUS)	4,101
- PARKING LOT LANDSCAPE (DEFICIT)	2,396
DELTA (SURPLUS)	1,705 (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	140
SURPLUS	2

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.