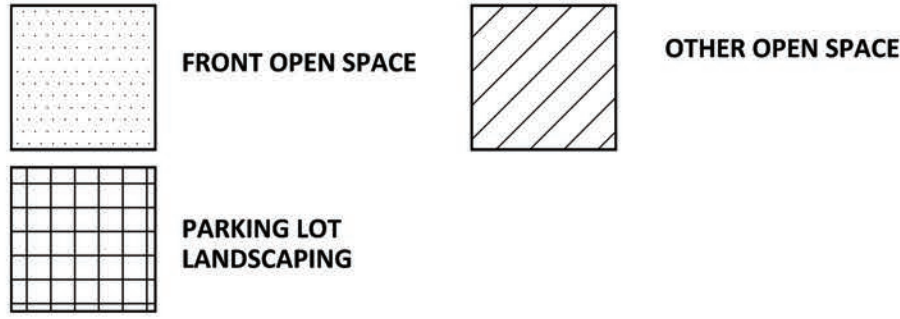


OPEN SPACE CALCULATION
FOR LOT A : ZONING - C1

OPEN SPACE LEGEND



OPEN SPACE CALCULATIONS

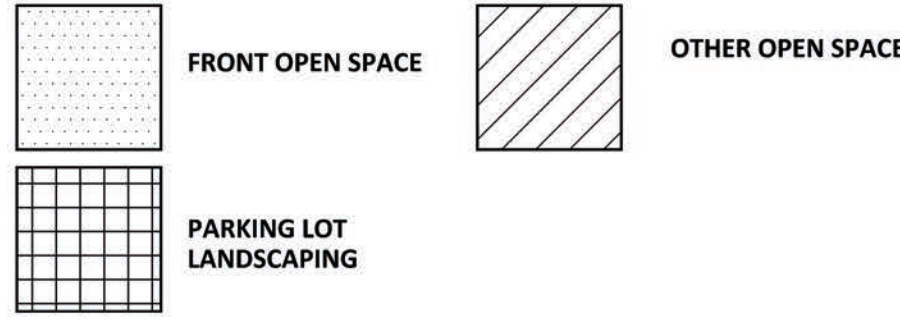
OPEN SPACE CALCULATIONS: LOT A
TOTAL NET SITE AREA: 23,051.55 S.F.
MAXIMUM BUILDING HEIGHT: 24'-0" T.O. PARAPET
≤ 12' OF HEIGHT = 10% NET LOT AREA
= .10 X 23,052 = 2,305.2 S.F.
+
> 12' = 0.004 X BUILDING HEIGHT + 12' HIGH
= (24 - 12) X (0.004 X 23,052)
= 1,106.5 S.F.
TOTAL OPEN SPACE REQUIRED = 2,305.2 + 1,106.5 = 3,411.7 S.F.
TOTAL OPEN SPACE PROVIDED = 9,191 S.F.
FRONT OPEN SPACE REQUIRED = 3,411.7 / 2 = 1,705.9 S.F.
FRONT OPEN SPACE PROVIDED = 9,191 S.F.

PARKING LOT LANDSCAPE AREA
CALCULATIONS

PARKING LOT LANDSCAPE AREA CALCULATIONS: LOT A-B
PARKING PROVIDED = 20 SPACES
PARKING LOT AREA = 5,400 S.F. (20 x 9 x (18+12))
PARKING LOT LANDSCAPING REQUIREMENT:
15% OF PARKING LOT AREA PROVIDED
= 5,400 X 0.15 = 810 S.F. REQUIRED
PARKING LOT LANDSCAPE AREA PROVIDED = 1,175 S.F. OK
33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE.
33% OF LANDSCAPE ISLAND AREA REQUIRED = 0.33 X 810 S.F.
= 267.3 S.F. REQUIRED
= 153+155+ = 308 S.F. PROVIDED OK

OPEN SPACE CALCULATION
FOR LOT B : ZONING - C1

OPEN SPACE LEGEND



OPEN SPACE CALCULATIONS

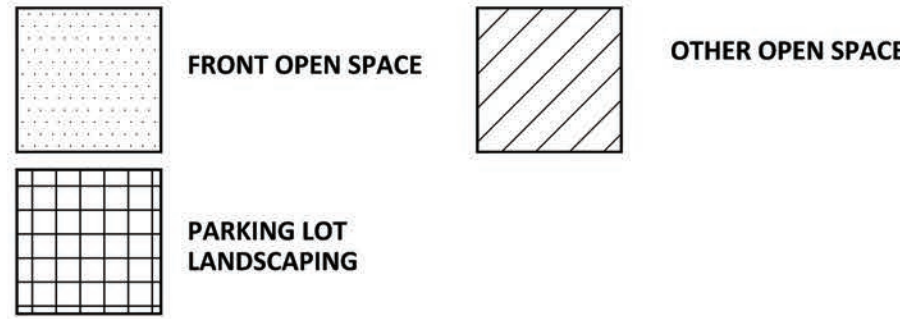
OPEN SPACE CALCULATIONS: LOT B
TOTAL NET SITE AREA: 30,948.35 S.F.
MAXIMUM BUILDING HEIGHT: 24'-0" T.O. PARAPET
≤ 12' OF HEIGHT = 10% NET LOT AREA
= .10 X 30,948.35 = 3,094.8 S.F.
+
> 12' = 0.004 X BUILDING HEIGHT + 12' HIGH
= (24 - 12) X (0.004 X 30,948.35)
= 1,485.5 S.F.
TOTAL OPEN SPACE REQUIRED = 3,094.8 + 1,485.5 = 4,580.3 S.F.
TOTAL OPEN SPACE PROVIDED = 15,519 S.F.
FRONT OPEN SPACE REQUIRED = 4,580.3 / 2 = 2,290.2 S.F.
FRONT OPEN SPACE PROVIDED = 9,959 S.F.

PARKING LOT LANDSCAPE AREA
CALCULATIONS

PARKING LOT LANDSCAPE AREA CALCULATIONS: LOT A-B
PARKING PROVIDED = 22 SPACES
PARKING LOT AREA = 5,940 S.F. (22 x 9 x (18+12))
PARKING LOT LANDSCAPING REQUIREMENT:
15% OF PARKING LOT AREA PROVIDED
= 5,940 X 0.15 = 891 S.F. REQUIRED
PARKING LOT LANDSCAPE AREA PROVIDED = 917 S.F. OK
33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE.
33% OF LANDSCAPE ISLAND AREA REQUIRED = 0.33 X 891 S.F.
= 296.7 S.F. REQUIRED
= 153+207+ = 360 S.F. PROVIDED OK

OPEN SPACE CALCULATION
FOR LOT C : ZONING SR

OPEN SPACE LEGEND

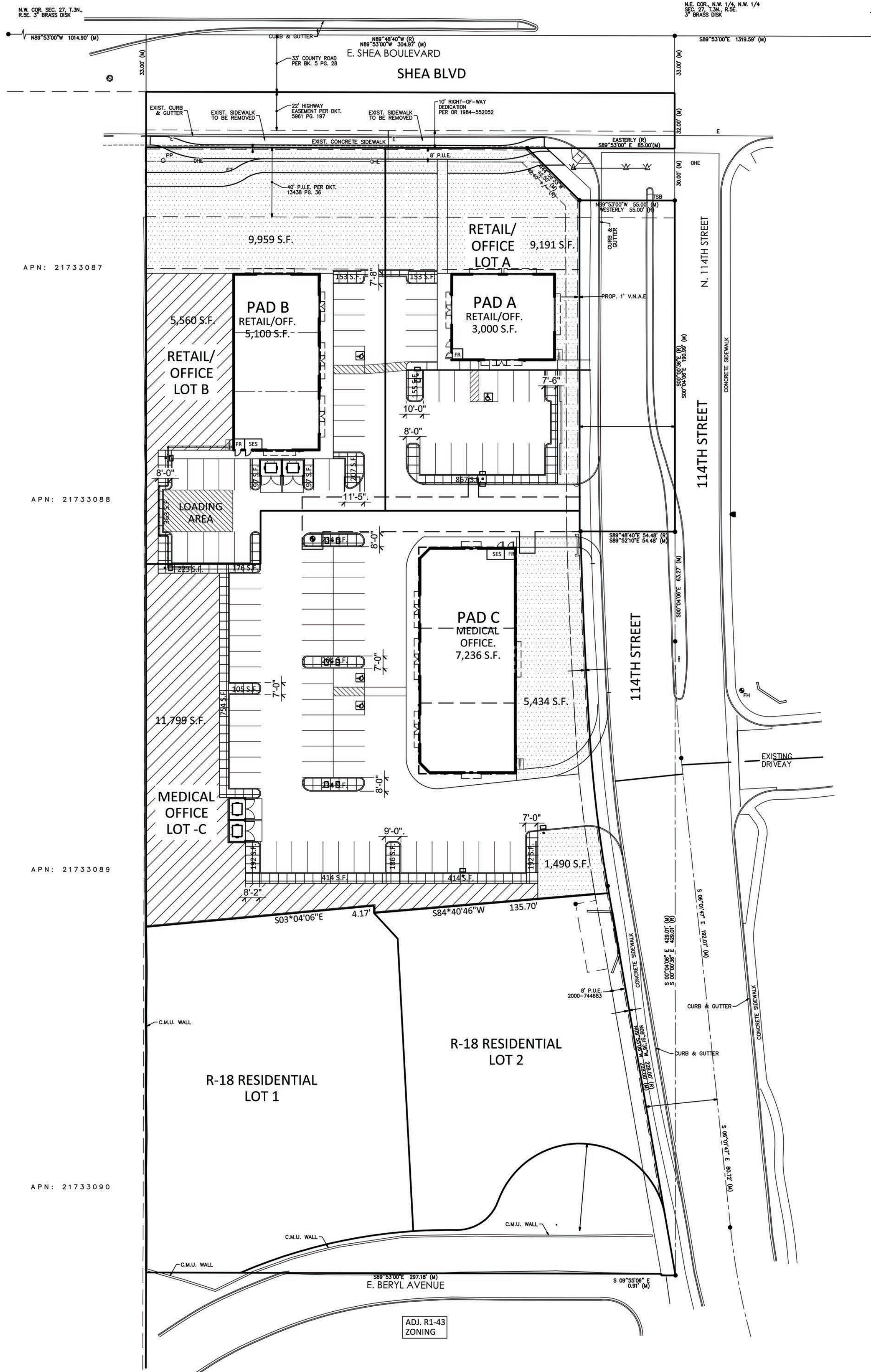


OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATIONS: LOT C
TOTAL NET SITE AREA: 56,953.11 S.F.
MAXIMUM BUILDING HEIGHT: 24'-0" T.O. PARAPET
TOTAL OPEN SPACE REQUIRED = 56,953.11 X 0.24 = 13,118 S.F.
TOTAL OPEN SPACE PROVIDED = 18,723 S.F.
FRONT OPEN SPACE REQUIRED = 13,118.8 / 2 = 6,834.4 S.F.
FRONT OPEN SPACE PROVIDED = 6,924 S.F.

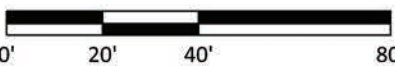
PARKING LOT LANDSCAPE AREA
CALCULATIONS

PARKING LOT LANDSCAPE AREA CALCULATIONS: LOT C
PARKING PROVIDED = 56 SPACES
PARKING LOT AREA = 20,160 S.F. (56 x 9 x (18+12))
PARKING LOT LANDSCAPING REQUIREMENT:
15% OF PARKING LOT AREA PROVIDED
= 20,160 X 0.15 = 3,024 S.F. REQUIRED
PARKING LOT LANDSCAPE AREA PROVIDED = 3,223 S.F. OK
33% OF PARKING LOT LANDSCAPE AREA MUST BE > 7'-0" WIDE.
33% OF LANDSCAPE ISLAND AREA REQUIRED = 0.33 X 3,024 S.F.
= 998 S.F. REQUIRED
= 234+204+234+192+192+186 = 1,242 S.F. PROVIDED OK



OPEN SPACE PLAN - SITE PLAN WORKSHEET

SCALE: 1" = 40'-0"



114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 10-08-2020 (PRELIMINARY)



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SP-OS

RKAA# 20047.50

SITE DATA

PARCEL NUMBER: 217-33-034G, 034F, 034M & 034K
EXISTING ZONING: C-0 AND R1-18
PROPOSED ZONING: C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA: 3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT: 24'-0" MAX.
C-1 ZONING: 18'-0" MAX.
SR ZONING: 24'-0" MAX.
C-1 ZONING: 18'-0" MAX.
SR ZONING: 18'-0" MAX.

PROPOSED USE: RETAIL / MED. OFFICE / OFFICE

BUILDING AREA:
PAD A: RETAIL / OFFICE/MEDICAL 3,000 S.F.
PAD B: RETAIL / OFFICE/MEDICAL 5,100 S.F.
PAD C: MEDICAL OFFICE 7,236 S.F.

TOTAL BUILDING AREA: 15,336 S.F.

PARKING REQUIRED:
PAD A: RETAIL-OFFICE / 250 S.F. 12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F. 21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 29 SPACES

PARKING PROVIDED:
PAD A: RETAIL-OFFICE 20 SPACES
PAD B: RETAIL-OFFICE 22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 56 SPACES

TOTAL PARKING REQUIRED: 62 SPACES
TOTAL PARKING PROVIDED: 98 SPACES

ACCESSIBLE PARKING REQUIRED: 4% 04 SPACES
ACCESSIBLE PARKING PROVIDED: 04 SPACES

BICYCLE SPACES REQUIRED: 07 SPACES
BICYCLE SPACES PROVIDED: 07 SPACES

PROPOSED LOT A AREA: 0.5291 ACRES (23,051.55 S.F.)
PROPOSED LOT B AREA: 0.7104 ACRES (30,948.65 S.F.)
PROPOSED LOT -C AREA: 1.3074 ACRES (56,953.11 S.F.)
PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

MAX. F.A.R. : C-1 ZONING SEC. 5.1304.A. 0.80
F.A.R. PROVIDE: PARCEL A (ZONING-C1) 0.130
F.A.R. PROVIDE: PARCEL B (ZONING-C1) 0.164
F.A.R. PROVIDE: PARCEL C (ZONING-SR) 0.127



VICINITY MAP

SCALE: N.T.S.



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