East Gelding Drive

PROJECT DATA

PROJECT SCOPE:

CONDITIONAL USE PERMIT AMMENDMENT - MARIJUANA CULTIVATION

PROJECT ADDRESS: 1640 EAST GELDING DRIVE, SCOTTSDALE, AZ 85260

PROJECT * 626-PA-2021

KEYCODE C9833

OLD PROJECT * 10-UP-2013-4

TENANT/OCCUPANT: FLOWER LAUNCH CULTIVATION
1655 EAST EVANS ROAD
SCOTTSDALE, AZ 85260

BUILDING AREA: LOT 185 / 1655 EAST EVANS RD.
16,141,3 G.S.F. EXISTING ONE STORY BUILDING.
2,846 G.S.F. PROPOSED SECOND LEVEL ADDITION FUTURE
TOTAL BUILDING AREA: 18,981,3 G.S.F.
BUILDING OCCUPANCY: F-1/6-1

BUILDING AREA: LOTS 186 & 187 / 7640 EAST GELDING DRIVE/7645 EAST EVANS RD. 13,869.9 G.S.F. EXISTING ONE STORY BUILDING LOT 186 13,975.8 G.S.F. EXISTING ONE STORY BUILDING LOT 187 27,845.7 G.S.F. S.F. COMBINED BOTH LOTS BUILDING OCCUPANCY: F-1

OFF STREET PARKING/INDUSTRIAL-MANUFACTURING-7655 E, EVANS
MANUFACTURING PARKING REQUIRED: 1:500 G.S.F.
WAREHOUSE PARKING REQUIRED: 1:800 G.S.F.
PARKING REQUIRED 3,000 S.F. EXISTING MANUFACTURING / 500 = 6 SPACES
PARKING REQUIRED 15,000 S.F. EXISTING WAREHOUSE / 800 = 15 SPACE
PARKING REQUIRED 2,846 S.F. NEW/FUTURE MANUFACTURING / 500 = 6 SPACES
PARKING REQUIRED: 27 SPACES
PARKING PROVIDED 30 SPACES (EXISTING) INCL. (1)HANDICAP ACCESSIBLE SPACE

OFF STREET PARKING/INDUSTRIAL-MANUFACTURING-7640 EAST GELDING // 7645 EAST EVANS RD.
PARKING REQUIRED: 1:500 G.S.F.
PARKING REQUIRED 27,845,8 S.F. MANUFACTURING / 500 = 55,69
PARKING REQUIRED: 56 SPACES
PARKING PROVIDED 59 SPACES (EXISTING) INCL. (2)
HANDICAP ACCESSIBLE SPACES

OFF STREET PARKING/INDUSTRIAL-MANUFACTURING/WAREHOUSE-COMBINED
MFG PARKING REQUIRED: 1:500 G.S.F.
W.H. PARKING REQUIRED: 1:800 G.S.F.
MFG PARKING REQUIRED 27,845.7 G.S.F. + 5846 G.S.F. = 33691.7/500=67.38 SPACES REQUIRED
WAREHOUSE PARKING REQUIRED 12,000 S.F. / 800 = 15 SPACES REQUIRED
PARKING REQUIRED: 83 SPACES
PARKING PROVIDED 89 SPACES (EXISTING) INCL. (3)
HANDICAP ACCESSIBLE SPACES

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THIS WORK.

THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY DETAILS DRAWINGTS EACH AND THIS DAD LETTE EACH AND THE DAD LETTE EACH AND THIS DAD LETTE EACH AND THE DAD LETTE EACH AND THIS DAD LETTE EACH AND THE DAD LETTE EACH AND THIS DAD LETTE EACH AND THE DAD LETTE EAC

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