

**LEGEND:**

	DENOTES FRONT OPEN SPACE 21,922 S.F. TOTAL
	DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 3,227 S.F. TOTAL
	DENOTES PARKING LOT LANDSCAPING 8,411 S.F. TOTAL
<b>TOTAL: 33,560 SF</b>	

PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN REQUIRED OPEN SPACE PER SECTION 5.1804 - PROPERTY DEVELOPMENT STANDARDS FOR INDUSTRIAL PARK (I-1) ZONING, CITY OF SCOTTSDALE, AZ

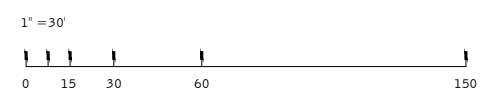
PROJECT DATA ZONING: I-1  
NET LOT AREA: 160,757  
BUILDING HEIGHT: 47.5'

**OPEN SPACE CALCULATIONS:**  
REQUIRED OPEN SPACE  
MAXIMUM BUILDING HEIGHT = 47.5' (52' ALLOWED)  
FIRST 12' OF HEIGHT = 10% NET LOT AREA  
= .10 x 160,757 = 16,075.7 SF  
NEXT 35.5' OF HEIGHT = 35.5' x .003 x 160,757 = 17,120.62 SF

**OPEN SPACE REQUIRED:**  
16,075.7 S.F. + 17,120.62 S.F. = 33,196.32 SF  
ON-LOT TAXI LANE REDUCTION (50%) = 16,598.16 SF  
OPEN SPACE PROVIDED = 25,149 SF (NOT INCLUDING PARKING LOT LANDSCAPING)

**PARKING LOT LANDSCAPING REQUIRED:**  
PARKING LOT AREA x 15%  
30,890 x .15 = 4,633  
1/3 IN LANDSCAPE ISLANDS = 695 SF REQUIRED (1,795 SF PROVIDED)  
PARKING LOT LANDSCAPE PROVIDED = 10,490 SF

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



**OPEN SPACE PLAN**  
SCALE: 1" = 30'-0"

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**  
09/10/2024 DATE  
8/08/2024 APPROVED BY

**WARE MALCOMB**  
2777 E Camelback Rd, Suite #325  
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P 480.767.1001  
ARCHITECTURE  
PLANNING  
INTERIORS  
CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024  
KEY CODE: 53E64

**OWNER/DEVELOPER:**  
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**SKYPORT AT REDFIELD  
HANGARS**  
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OPEN SPACE		REMARKS
1	04/05/2024	PRE-APP SUBMITTAL
2	04/24/2024	DRB SUBMITTAL 1
3	06/17/2024	DRB SUBMITTAL 2

PA / PM: D. RICHARDSON  
DRAWN BY: TR  
JOB NO.: PHX24-0033-00

SHEET  
**028**  
JUN 14 2024