

PROPERTY INFORMATION	
ADDRESS:	7600 E REDFIELD RD SCOTTSDALE 85260
CROSS STREETS:	E. REDFIELD RD & N. 76TH PL
PARCEL NUMBER:	215-56-114A
ZONING:	INDUSTRIAL PARK (I-1)
FAR:	0.80 (80%) 128,606 SF
OPEN SPACE:	0.10 (10%) 16,075 SF
OVERLAY:	GREATER AIRPARK CHARACTER AREA PLAN
LAT/LONG:	33.614470, -111.917163
MCR#:	186-44
FEMA:	X
HEIGHT LIMIT:	52' TO PARAPET
	100' EQUIPMENT SCREENING <50% FOOTPRINT SUBJECT TO AIRPORT AUTHORITY APPROVAL (ARTICLE VII SECTION 7.102.A)
LOT AREA:	160,757 SF (3.69 Acres)
BUILDING SETBACK:	50'
LANDSCAPE SETBACK:	20'
PROJECT DATA	
BUILDING HEIGHT:	44'-0"
BUILDING 1 AREA:	16,929 SF
FIRST FLOOR AREA:	13,746 SF
SECOND FLOOR AREA:	3,083 SF
BUILDING 2 AREA:	44,464 SF
FIRST FLOOR AREA:	36,403 SF
SECOND FLOOR AREA:	6,061 SF
BLDG 1 + 2 TOTAL AREA:	61,293 SF
BUILDING COVERAGE:	62,393 SF / 160,757 SF = 38.1%
LANDSCAPE AREA:	28,119 SF
LANDSCAPE COVERAGE:	27,873 SF / 160,757 SF = 17.5%
OFFICE PARKING REQD:	(1:300) 17,036 SF / 300 = 57 STALLS
PARKING PROVIDED:	47 STALLS (41 STANDARD + 6 ADA)
BIKE RACKS REQUIRED:	1 PER 10 PARKING SPACES (1/10 = 4.7) = 5 SPACES
BIKE RACKS PROVIDED:	6

WARE MALCOMB
 CIVIL ENGINEERING
 ARCHITECTURE
 PLANNING
 INTERIORS
 BRANDING
 BUILDING MEASUREMENT
 2777 E. Camelback Rd, Suite #325
 Phoenix, AZ 85016
 P 480.767.1001

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

OWNER/DEVELOPER:
 Brian Regehr
 480.355.4227
 bregehr@wslgp.com

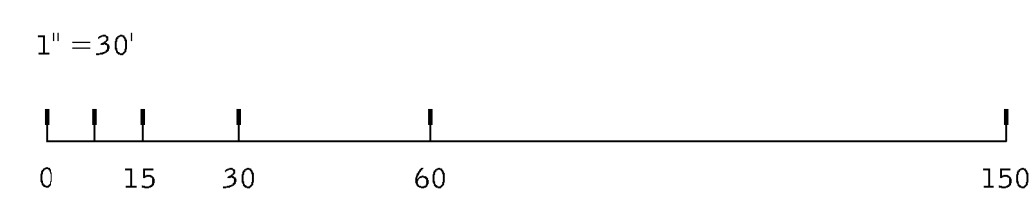
ARCHITECT:
 WARE MALCOMB
 Kevin Evemham - Principal
 2777 East Camelback Road #325
 Scottsdale, Arizona 85016
 480.800.5294
 kevenham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS
 7600 E. REDFIELD RD
 SCOTTSDALE, AZ 85260

DEMOLITION PLAN		REMARKS
DATE		
1	04/05/2024	PRE-APP SUBMITTAL
2	04/24/2024	DRB SUBMITTAL

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

SHEET
048



DEMOLITION SITE PLAN
 SCALE: 1" = 30'-0"

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