OVERALL SITE PLAN
SCALE: 1" = 60'-0"

NORTH

0 60' 120' 180'
GRAPHIC SCALE: 1" = 60' - 0"

GRAPHIC LEGEND

- EV CAPABLE PARKING SPACE (10% OF REQUIRED PARKING)
- EV READY CHARGING PARKING SPACE (4% OF REQUIRED PARKING)
- ADA PARKING SPACE (4% OF REQUIRED PARKING)
- CONCRETE / HARDSCAPE MATERIAL

SITE DATA

PROPERTY DESCRIPTION:

NW CORNER OF HAYDEN ROAD AND MAYO BOULEVARD
SCOTTSDALE, AZ 85255
LOCATED IN SEC 36, 4N, 4E, MARICOPA COUNTY, ARIZONA

EXISTING ZONING DESIGNATION: C2-PCD
EXISTING USE: VACANT

SITE SIZE - GROSS / NET:

516,942 DEVELOPED SQ. FT. NET

PROPOSED SCREENING:

SITE WALLS, BERMS, PLANTS/TREES

PROPOSED USES:

MEDICAL OFFICE BUILDING / AMBULATORY SURGERY CENTER / CANCER CENTER

OPEN SPACE: *CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*

REQUIRED: 77,541 SQ.FT. (15% OF NET SITE AREA MAX)
PROVIDED: 176,886 SQ. FT. (DOES NOT INCLUDE INTERIM BASIN)
(SEE SHEET DRB_A1.3.1 FOR BREAKDOWN)

FLOOR AREA RATIO (FAR): *SECTION 6.804.D*

MAXIMUM: 0.80
PROVIDED: 0.23

FAR = TOTAL USABLE BUILDING AREA / NET SITE (DEVELOPED)
119,500 SQ. FT. / 516,942 SQ. FT. = 0.23

BANNER HEALTH CENTER PLUS - GROSS:

LEVEL 1: 47,612 SQ. FT.
LEVEL 2: 39,630 SQ. FT.
LEVEL 3: 32,258 SQ.FT.
TOTAL: 119,500 SQ.FT.

MAX BUILDING HEIGHT: 42'-0" *CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*

PARKING DATA

OVERALL *TABLE 9.103.A*

	REQUIRED	PROVIDED
BANNER HEALTH PLUS (119,500 S.F. @1 PER 250 S.F.)	478	529
TOTAL	**478**	**529**

BREAKDOWN OF OVERALL

	REQUIRED	PROVIDED
ACCESSIBLE (4% OF REQ'D PARKING)	19	19 *SECTION 9.105.B.4* 18 (UNCOVERED) 1 (COVERED)
STANDARD (SOLAR COVERED)	26	27
STANDARD (UNCOVERED)	-	502
EV STATIONS (READY)*	19	20 *IGCC 501.3.7.3*
EV STATIONS (CAPABLE)*	48	48 *IGCC 501.3.7.3*
BICYCLE (1 PER 10 REQ'D PARKING SPACES) OR (100 MAX.)	12**	12 *SECTION 9.103.C*

*NOTE: AS REQUIRED BY THE 2021 SCOTTSDALE IGCC, 4% OF THE REQUIRED PARKING READY, AND 10% OF THE REQUIRED PARKING CAPABLE.
**TOTAL CAMPUS WILL ULTIMATELY PROVIDE 100 BICYCLE PARKING SPACES, THIS IS THE PROPORTIONATE VALUE FOR THIS PORTION OF THE SITE

SHEET KEYNOTES

A101 CONCRETE SIDEWALK, 6'-0" U.N.O.
A110 MONUMENT AND DIRECTIONAL SITE SIGNAGE. ALL EXTERIOR SIGNAGE REQUIRES SEPARATE REVIEW AND APPROVAL.
A114 PRIVATE, STABILIZED DECOMPOSED GRANITE 'DG' WALKING PATH
A118 DETENTION BASIN
A122 CONCRETE APPROACH PAD
A123 STAFF PATIO / RESPITE
A129 PV SOLAR PARKING CANOPY
A133 SEATING NODE
A140 10' WIDE PUBLIC SHARED USE PATH, SEPARATED FROM STREET CURB A MINIMUM OF 5' WIDE LANDSCAPE STRIP.
A141 TRAFFIC SIGNAL TO BE PROVIDED AT INTERSECTION OF MAYO BOULEVARD AND HAYDEN ROAD. TO BE INSTALLED WITH OFFSITE IMPROVEMENTS, BY OTHERS.
A142 UNDERGROUND INFRASTRUCTURE AND PULL BOXES FOR FUTURE TRAFFIC SIGNAL TO BE PROVIDED AT INTERSECTION OF MAYO BOULEVARD AND HAYDEN ROAD. TO BE INSTALLED WITH OFFSITE IMPROVEMENTS, BY OTHERS.

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smithgroup.com

ISSUED FOR	REV	DATE
DRB CITY COMMENTS		*18JUN24*
DEVELOPMENT REVIEW BOARD		*07MAR24*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

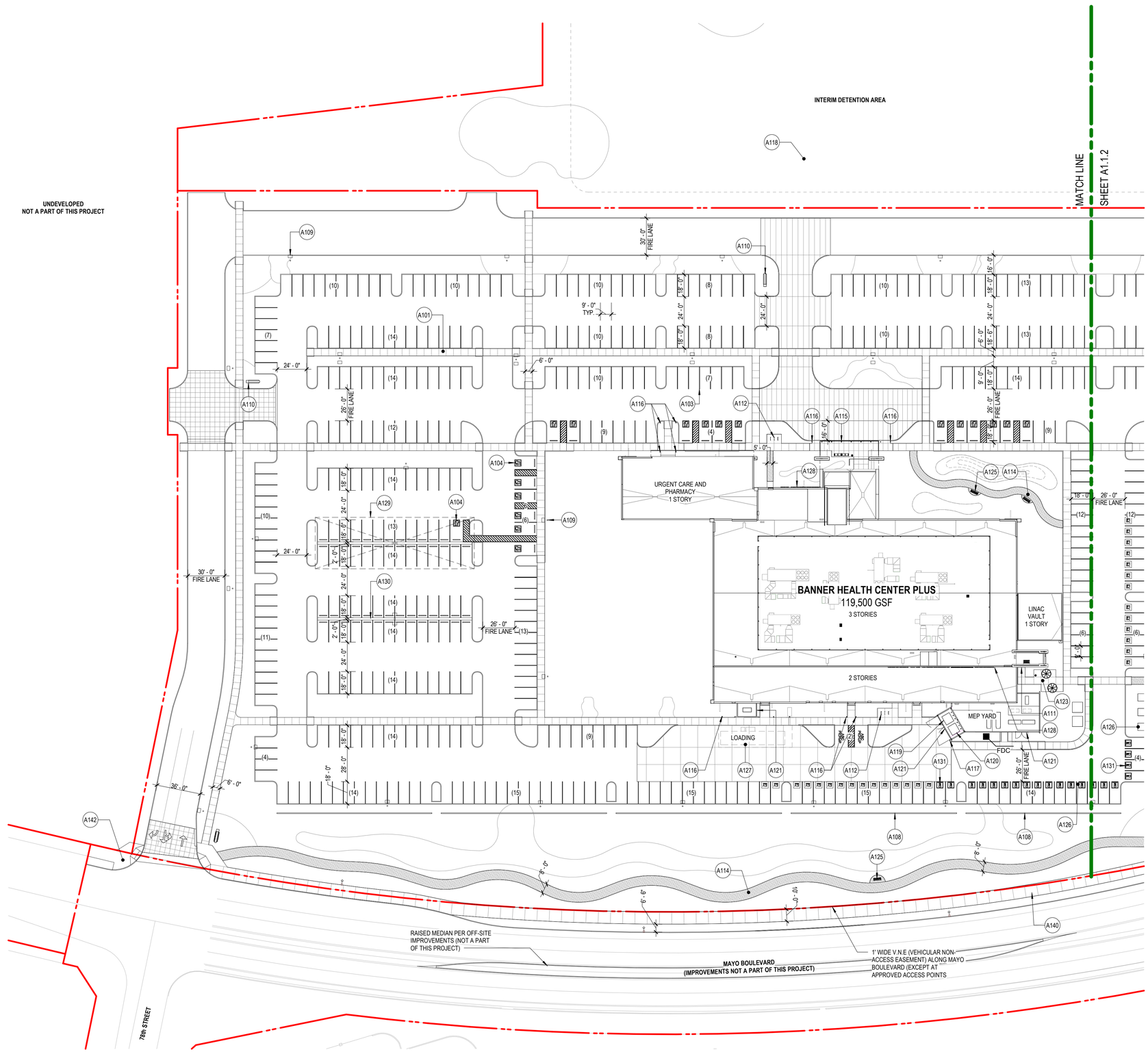
SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER 14303.000

DRB_A1.1.0
SHEET NUMBER

Author
6/13/2024 2:58:38 PM
Plot Date:



ENLARGED SITE PLAN - AREA A
SCALE: 1" = 40'-0"

NORTH

0 40' 80' 120'
GRAPHIC SCALE: 1" = 40' - 0"

SITE DATA

PROPERTY DESCRIPTION:
NW CORNER OF HAYDEN ROAD AND MAYO BOULEVARD
SCOTTSDALE, AZ 85255
LOCATED IN SEC 36, 4N, 4E, MARICOPA COUNTY, ARIZONA

EXISTING ZONING DESIGNATION: C2-PCD
EXISTING USE: VACANT

SITE SIZE - GROSS / NET:
516,942 DEVELOPED SQ. FT. NET

PROPOSED SCREENING:
SITE WALLS, BERMS, PLANTS/TREES

PROPOSED USES:
MEDICAL OFFICE BUILDING / AMBULATORY SURGERY CENTER / CANCER CENTER

OPEN SPACE: *CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*
REQUIRED: 77,541 SQ.FT. (15% OF NET SITE AREA MAX)
PROVIDED: 176,886 SQ. FT. (DOES NOT INCLUDE INTERIM BASIN)
(SEE SHEET DRB_A1.3.1 FOR BREAKDOWN)

FLOOR AREA RATIO (FAR): *SECTION 6.804.D*
MAXIMUM: 0.80
PROVIDED: 0.23

FAR = TOTAL USABLE BUILDING AREA / NET SITE (DEVELOPED)
119,500 SQ. FT. / 516,942 SQ. FT. = 0.23

BANNER HEALTH CENTER PLUS - GROSS:
LEVEL 1: 47,612 SQ. FT.
LEVEL 2: 39,630 SQ. FT.
LEVEL 3: 32,258 SQ.FT.
TOTAL: 119,500 SQ.FT.

MAX BUILDING HEIGHT: 42'-0" *CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*

PARKING DATA

OVERALL *TABLE 9.103.A*

	REQUIRED	PROVIDED
BANNER HEALTH PLUS (119,500 S.F. @1 PER 250 S.F.)	478	529
TOTAL	**478**	**529**

BREAKDOWN OF OVERALL

	REQUIRED	PROVIDED
ACCESSIBLE (4% OF REQ'D PARKING)	19	19 *SECTION 9.105.B.4* 18 (UNCOVERED) 1 (COVERED)
STANDARD (SOLAR COVERED)	26	27
STANDARD (UNCOVERED)	-	502
EV STATIONS (READY)*	19	20 *IGCC 501.3.7.3*
EV STATIONS (CAPABLE)*	48	48 *IGCC 501.3.7.3*
BICYCLE (1 PER 10 REQ'D PARKING SPACES) OR (100 MAX.)	12**	12 *SECTION 9.103.C*

*NOTE: AS REQUIRED BY THE 2021 SCOTTSDALE IGCC, 4% OF THE REQUIRED PARKING READY, AND 10% OF THE REQUIRED PARKING CAPABLE.
**TOTAL CAMPUS WILL ULTIMATELY PROVIDE 100 BICYCLE PARKING SPACES, THIS IS THE PROPORTIONATE VALUE FOR THIS PORTION OF THE SITE

SHEET KEYNOTES

A101	CONCRETE SIDEWALK, 6'-0" U.N.O.
A103	PARKING STALL: 9'-0" X 18'-0", TYP.
A104	ADA PARKING STALL: 11'-0" X 18'-0" WITH 5'-0" ACCESS AISLE, TYP.
A108	CMU SITE WALL
A109	POLE MOUNTED LIGHT FIXTURE, TYP.
A110	MONUMENT AND DIRECTIONAL SITE SIGNAGE. ALL EXTERIOR SIGNAGE REQUIRES SEPARATE REVIEW AND APPROVAL.
A111	BUILDING ENTRY / EXIT
A112	BICYCLE PARKING
A114	PRIVATE, STABILIZED DECOMPOSED GRANITE 'DG' WALKING PATH
A115	DECORATIVE SECURITY BOLLARD
A116	DECORATIVE ILLUMINATED SECURITY BOLLARD
A117	SAFETY BOLLARD
A118	DETENTION BASIN
A119	6 CUBIC YARD TRASH COMPACTOR
A120	6 CUBIC YARD RECYCLE COMPACTOR
A121	DOUBLE SWING MANUAL GATE
A123	STAFF PATIO / RESPITE
A125	SITE FURNISHINGS
A126	APS ELECTRICAL GEAR
A127	FUTURE MOBILE IMAGING LOCATION
A128	BUILDING MOUNTED SIGNAGE LOCATION
A129	PV SOLAR PARKING CANOPY
A130	FUTURE PARKING CANOPY LOCATION
A131	EV CHARGING PARKING STALL - READY, TYP.
A140	10' WIDE PUBLIC SHARED USE PATH, SEPARATED FROM STREET CURB A MINIMUM OF 5' WIDE LANDSCAPE STRIP.
A142	UNDERGROUND INFRASTRUCTURE AND PULL BOXES FOR FUTURE TRAFFIC SIGNAL TO BE PROVIDED AT INTERSECTION OF MAYO BOULEVARD AND HAYDEN ROAD. TO BE INSTALLED WITH OFFSITE IMPROVEMENTS, BY OTHERS.

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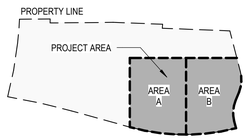
ISSUED FOR	REV	DATE
DRB CITY COMMENTS		*18JUN24*
DEVELOPMENT REVIEW BOARD		*07MAR24*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

ENLARGEMENT KEYPLAN

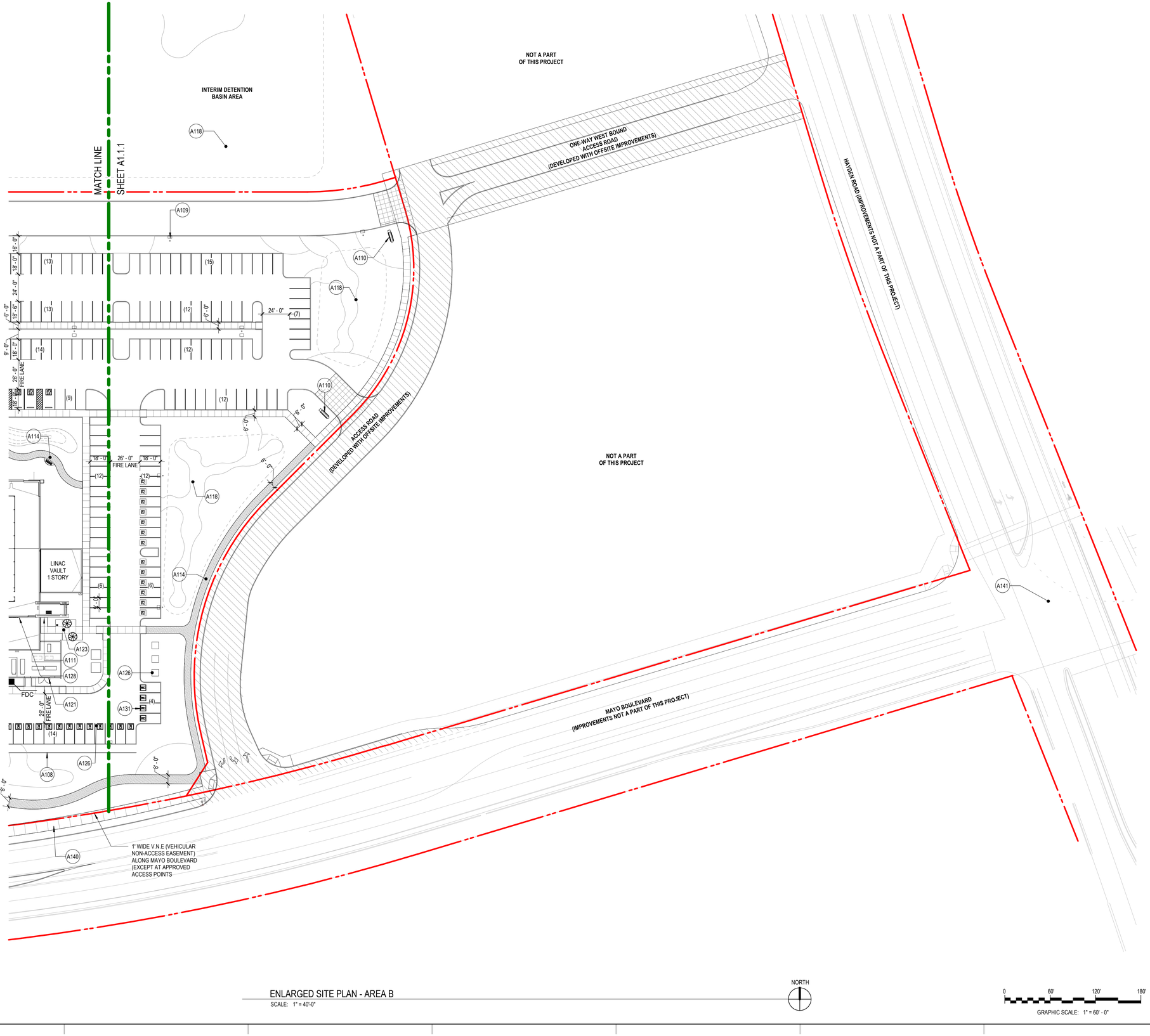


SHEET TITLE
ENLARGED SITE PLAN - AREA A

PROJECT NUMBER 14303.000

SHEET NUMBER **DRB_A1.1.1**

Plot Date: 6/13/2024 2:58:41 PM Author



ENLARGED SITE PLAN - AREA B

SCALE: 1" = 40'-0"

NORTH

0 60' 120' 180'

GRAPHIC SCALE: 1" = 60' - 0"

SITE DATA

PROPERTY DESCRIPTION:

NW CORNER OF HAYDEN ROAD AND MAYO BOULEVARD
SCOTTSDALE, AZ 85255
LOCATED IN SEC 36, 4N, 4E, MARICOPA COUNTY, ARIZONA

EXISTING ZONING DESIGNATION: C2-PCD
EXISTING USE: VACANT

SITE SIZE - GROSS / NET:

516,942 DEVELOPED SQ. FT. NET

PROPOSED SCREENING:

SITE WALLS, BERMS, PLANTS/TREES

PROPOSED USES:

MEDICAL OFFICE BUILDING / AMBULATORY SURGERY CENTER / CANCER CENTER

OPEN SPACE: *CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*

REQUIRED: 77,541 SQ.FT. (15% OF NET SITE AREA MAX)
PROVIDED: 176,886 SQ. FT. (DOES NOT INCLUDE INTERIM BASIN)
(SEE SHEET DRB_A1.3.1 FOR BREAKDOWN)

FLOOR AREA RATIO (FAR): *SECTION 6.804.D*

MAXIMUM: 0.80
PROVIDED: 0.23

FAR = TOTAL USABLE BUILDING AREA / NET SITE (DEVELOPED)
119,500 SQ. FT. / 516,942 SQ. FT. = 0.23

BANNER HEALTH CENTER PLUS - GROSS:

LEVEL 1: 47,612 SQ. FT.
LEVEL 2: 39,630 SQ. FT.
LEVEL 3: 32,258 SQ.FT.
TOTAL: 119,500 SQ.FT.

MAX BUILDING HEIGHT: 42'-0" *CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*

PARKING DATA

OVERALL *TABLE 9.103.A*

	REQUIRED	PROVIDED
BANNER HEALTH PLUS (119,500 S.F. @1 PER 250 S.F.)	478	529
TOTAL	**478**	**529**

BREAKDOWN OF OVERALL

	REQUIRED	PROVIDED
ACCESSIBLE (4% OF REQ'D PARKING)	19	19 *SECTION 9.105.B.4* 18 (UNCOVERED) 1 (COVERED)
STANDARD (SOLAR COVERED)	26	27
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**TOTAL CAMPUS WILL ULTIMATELY PROVIDE 100 BICYCLE PARKING SPACES, THIS IS THE PROPORTIONATE VALUE FOR THIS PORTION OF THE SITE

SHEET KEYNOTES

A108	CMU SITE WALL
A109	POLE MOUNTED LIGHT FIXTURE, TYP.
A110	MONUMENT AND DIRECTIONAL SITE SIGNAGE. ALL EXTERIOR SIGNAGE REQUIRES SEPARATE REVIEW AND APPROVAL.
A111	BUILDING ENTRY / EXIT
A114	PRIVATE, STABILIZED DECOMPOSED GRANITE 'DG' WALKING PATH
A118	DETENTION BASIN
A121	DOUBLE SWING MANUAL GATE
A123	STAFF PATIO / RESPITE
A126	APS ELECTRICAL GEAR
A128	BUILDING MOUNTED SIGNAGE LOCATION
A131	EV CHARGING PARKING STALL - READY, TYP.
A140	10' WIDE PUBLIC SHARED USE PATH, SEPARATED FROM STREET CURB A MINIMUM OF 5' WIDE LANDSCAPE STRIP.
A141	TRAFFIC SIGNAL TO BE PROVIDED AT INTERSECTION OF MAYO BOULEVARD AND HAYDEN ROAD. TO BE INSTALLED WITH OFFSITE IMPROVEMENTS, BY OTHERS.

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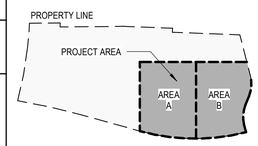
ENLARGEMENT KEYPLAN



SHEET TITLE

ENLARGED SITE PLAN - AREA B

14303.000
PROJECT NUMBER

DRB_A1.1.2
SHEET NUMBER

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