

ADJACENT PARCEL
LOT 10C
STATE PLAT NO 16-B CORE SOUTH
BOOK 394, PAGE 42
M.C.R

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LOT 10C
STATE PLAT NO 16-B CORE SOUTH
BOOK 394, PAGE 42
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ADJACENT PARCEL
PARCEL 2
HAYDEN 50
BOOK 1447, PAGE 40
M.C.R

SCOTTSDALE STONEBROOK II
BOOK 390, PAGE 13, M.C.R.

SITE LEGEND

- Proposed Commercial (Ground floor Only)
- Proposed Building (Residential)
- Courtyard/Open Space
- Proposed Hotel
- Leasing/Amenity Space (Ground floor Only)

Site Entry Traffic Flow

Fire Apparatus Turn Radius
TOTAL STALL COUNT IN ROW
ADA 11'X18' STALL COUNT IN ROW

PROPERTY LINE
SITE R.O.W. LINE
EASEMENT/SETBACK LINE
BUILDING SETBACK LIMITS
INTERNAL LOT LINE

DEVELOPMENT DATA

PROJECT DESCRIPTION:

MASTER PLAN FOR AXON CAMPUS TO INCLUDE NEW MULTI-FAMILY RESIDENTIAL, HOTEL, RETAIL, IN ADDITION TO LIGHT INDUSTRIAL ON THE NORTHEAST CORNER OF HAYDEN ROAD AND AXON WAY.

ZONING:

CURRENT: I-1
PROPOSED: PCD-PCP/AMU-R

APN:

ASSESSOR PARCEL NUMBER
215-07-407 AND 215-07-408

CONSTRUCTION TYPE:

BUILDING A-G : 1A & IIIA

BUILDING HEIGHT:

PROPOSED:
AXON CAMPUS 96'-0" MAX.
BUILDINGS A-F 67'-0" MAX.

BUILDING USAGE

Building Gross Areas		Amenity Areas
Building	Gross Area	Gross Area
BUILDING A	360,053	10,075 SF
BUILDING B	359,274	10,700 SF
BUILDING C	349,057	11,960 SF
BUILDING D	218,699	7,215 SF
BUILDING E	144,672	9,228 SF
BUILDING F	95,115	2,200 SF
Total	1,526,870	51,377 SF

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,526,870 S.F.

Axon Gross Area: 401,085 S.F.

FLOOR AREA RATIO (FAR) = .79

NEW FLOOR AREA RATIO (FAR) = .41

SITE DATA

SITE AREAS		
APN	Area (NET)	Acres (NET)
New Residential Development Site (PCP-AMU-R):		
APN: 215-07-407	1,505,486 SF	34.56 acres
APN: 215-07-408	76,627 SF	1.76 acres
ROAD R.O.W.	332,362 SF	7.63 acres
	1,914,475 SF	43.95 acres

SITE AREA:

TOTAL GROSS AREA: 1,914,475 SF (43.95 ACRES)
TOTAL NET AREA: 1,582,113 SF (36.32 ACRES)

Multifamily Residential Units		
Building Name	Levels	Unit Count_CALC
BUILDING A	5	509
BUILDING B	5	515
BUILDING C	5	598
BUILDING E	3	241
BUILDING F	4	112

Total Units: 1975 + 425 Keys

Commercial Gross Areas	
Comments	Gross Area

BUILDING C	11,050 SF
BUILDING D	13,750 SF
BUILDING E	22,380 SF
Total	47,180 SF

Note: Ground Floor Retail + Amenity =
98,568SF (26% Ground Floor Non-Residential Use)

Hotel Units		
Building Name	Levels	Unit Count_CALC
BUILDING D	5	425 KEYS

REQUIRED RESIDENTIAL PARKING:
(1975) STUDIOS/1 BED @ 1.3
TOTAL = 2,568 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 330 STALLS

REQUIRED HOTEL PARKING:
(425) UNIT @ 1.0
TOTAL = 425 STALLS

REQUIRED HOTEL COMMERCIAL
PARKING:
13,750 SF @ 1 STALL PER 400GSF
AFTER FIRST 2,000 SF
TOTAL = 30 STALLS

REQUIRED OTHER RETAIL:
11,050 SF + 22,380 SF
@ 1 PER 250 GSF
TOTAL = 134 STALLS

TOTAL REQUIRED: 3,487 STALLS
TOTAL PROVIDED: 3,489 STALLS

REQUIRED AXON HQ: 1,049 STALLS

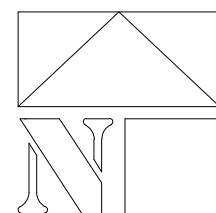
TOTAL PROVIDED:
968 STALLS + 81 SHARED
= 1,049 STALLS PROVIDED

FUTURE AXON WORLD HEADQUARTERS

Gross Area: 401,085 SF
(DRB: 28-DR-2020)
Building Footprint: 175, 679 S.F.
NEW FLOOR AREA RATIO = .41
I-1 Zoning

SITE PLAN OVERALL

0' 50' 100' 200'
SCALE: 1" = 100'-0"



AXON WAY & HAYDEN ROAD

NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255

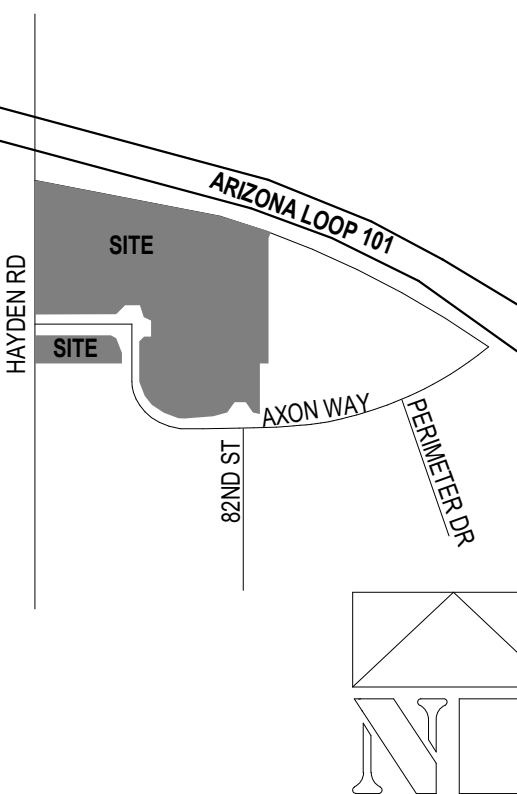
Office of Rich Barber
ORB
Architecture,
City

WorldHQ@ORBArch.com

PRELIMINARY
NO FOR
CONSTRUCTION
15213
Rich Barber
Architect
25
S. 101
ZONING D. 101
Expires 3/31/2026



VICINITY MAP



PRELIMINARY

DATE: November 28, 2023 ORB #: 23-202

A1.17

SITE PLAN



1 SITE PLAN AREA A

DEVELOPMENT DATA

PROJECT DESCRIPTION:

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BUILDING HEIGHT:

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BUILDINGS A-F 67'-0" MAX.

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,526,870 S.F.

FLOOR AREA RATIO (FAR) = .79

BUILDING USAGE

Building	Gross Area	Amenity Areas	Multifamily Residential Units		
			Building Name	Levels	Unit Count_CALC
BUILDING A	360,053	10,075 SF	BUILDING A	5	509
BUILDING B	359,274	10,700 SF	BUILDING B	5	515
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BUILDING D	218,699	7,215 SF	BUILDING E	3	241
BUILDING E	144,672	9,228 SF	BUILDING F	4	112
BUILDING F	95,115	2,200 SF			
Total	1,526,870	51,377 SF			1975 Units

SITE DATA

SITE AREA:

TOTAL GROSS AREA: 1,914,475 SQ. FT. / 43.95 ACRES
TOTAL NET AREA: 1,582,113 SQ. FT. / 36.32 ACRES

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Axon HQ Site (I-1):		
APN: 215-07-407	984,838 SF	22.61 acres
ROAD R.O.W.	104,671 SF	2.40 acres
	1,089,509 SF	25.01 acres

Multifamily Residential Units		
Building Name	Levels	Unit Count_CALC
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1975 Units		
Hotel Units		
Building Name	Levels	Unit Count_CALC
BUILDING D	5	425 KEYS

VEHICLE PARKING ANALYSIS

UNDERGROUND GARAGE PARKING			Site Surface Parking		Total	Ratio to Units	ADA Stalls (4% of Total)	Bicycle (1 per 10 Stalls)
Building	Levels	Parking Total	Parking Location	Count	Count			
BLDG A	2	682	SURFACE - A	65	747	1.46	30	75
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BLDG C	2	820	SURFACE - C	58	878	1.46	36	88
BLDG D - HOTEL	2	342	SURFACE - D	83	425	1.0	17	43
BLDG E	1	195	SURFACE - E	159	354	1.46	15	36
BLDG F	2	158	SURFACE - F	7	165	1.47	7	17
		2,902						
			SURFACE - COMMERCIAL	164			7	17
				587				

ACCESSIBILITY NOTES

- CONTRACTOR SHALL OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL AND ICC/A/N S.I. A117.1-2009 FOR ON SITE REFERENCE.
- ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). THE CLEAR WIDTH OF ALL SIDEWALKS SHALL BE NO LESS THAN 36". COORDINATE ALL GRADES TO COMPLY WITH SLOPE AND CROSS SLOPE REQUIREMENTS.
- ALL GROUND FLOOR UNITS TO BE ANSI TYPE 'B' UNITS U.N.O.

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- Leasing/Amenity Space (Ground floor Only)

- Site Entry
- Traffic Flow

- Fire Apparatus Turn Radius
- TOTAL STALL COUNT IN ROW
- ADA 11'X18' STALL COUNT IN ROW

- PROPERTY LINE
- SITE R.O.W. LINE
- EASEMENT/SETBACK LINE
- BUILDING SETBACK LIMITS
- INTERNAL LOT LINE

KEYNOTES

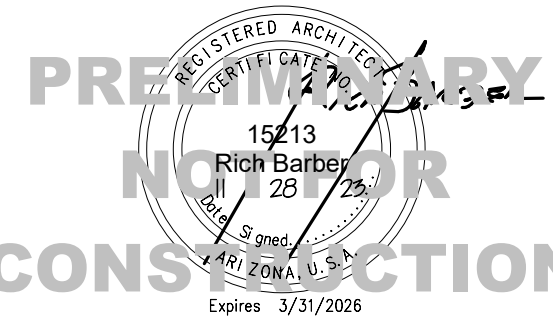
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- 1011 BICYCLE PARKING
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- 1111 SIGHT VISIBILITY TRIANGLE
- 1120 DECOMPOSED GRANITE FIRE ACCESS PATH
- 1207 LANDSCAPE AREA
- 1307 COMPACTOR EQUIPMENT
- 1310 FIRE TRUCK TURNING RADIUS

AXON WAY & HAYDEN ROAD

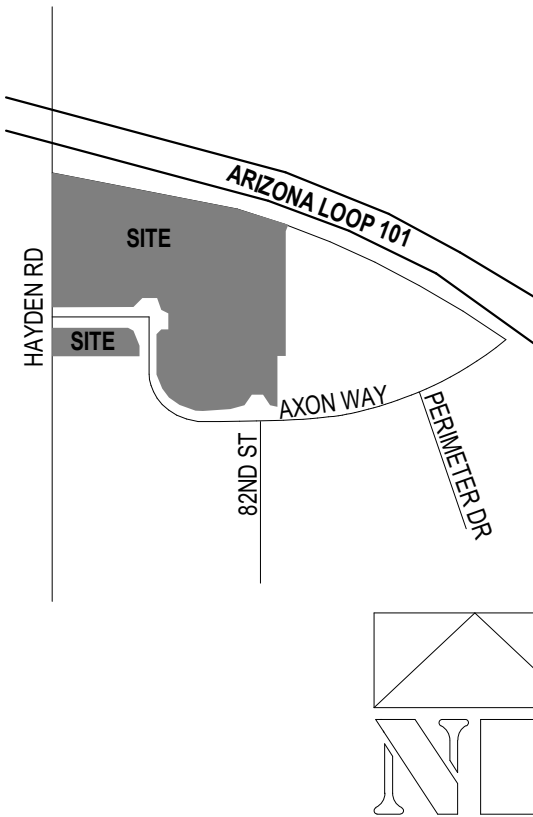
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



VICINITY MAP



PRELIMINARY

DATE: November 28, 2023 ORB #: 23-202

A1.17a

SITE PLAN AREA A



DEVELOPMENT DATA

PROJECT DESCRIPTION:

MASTER PLAN FOR AXON CAMPUS TO INCLUDE NEW MULTI-FAMILY RESIDENTIAL, HOTEL, RETAIL, IN ADDITION TO LIGHT INDUSTRIAL ON THE NORTHEAST CORNER OF HAYDEN ROAD AND AXON WAY.

ZONING:

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PROPOSED: PCU-PCP/AMU-R

APN:

ASSESSOR PARCEL NUMBER
215-07-407 AND 215-07-408

CONSTRUCTION TYPE:

BUILDING A-F: 1A & 3A

BUILDING HEIGHT:

AXON CAMPUS 96'-0" MAX.
BUILDINGS A-F 67'-0" MAX.

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,526,870 S.F.

FLOOR AREA RATIO (FAR) = .79

SITE DATA

SITE AREA:

TOTAL GROSS AREA: 1,914,475 SQ. FT. / 43.95 ACRES
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APN: 215-07-407	984,838 SF	22.61 acres
ROAD R.O.W.	104,671 SF	2.40 acres
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BUILDING USAGE

Building Gross Areas		Amenity Areas	Multifamily Residential Units			Commercial Gross Areas	
Building	Gross Area	Gross Area	Building Name	Levels	Unit Count_CALC	Comments	Gross Area
BUILDING A	360,053	10,075 SF	BUILDING A	5	509	BUILDING C	11,050 SF
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BUILDING E	144,672	9,228 SF	BUILDING F	4	112	Note: Ground Floor Retail + Amenity = 98,558SF (26% Ground Floor Non-Residential Use)	
BUILDING F	95,115	2,200 SF	Hotel Units				
Total	1,526,870	51,377 SF	Building Name	Levels	Unit Count_CALC		
			BUILDING D	5	425 KEYS		

VEHICLE PARKING ANALYSIS

UNDERGROUND GARAGE PARKING			Site Surface Parking		Total	Ratio to Units	ADA Stalls (4% of Total)	Bicycle (1 per 10 Stalls)
Building	Levels	Parking Total	Parking Location	Count	Count			
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BLDG D - HOTEL	2	342	SURFACE - D	83	425	1.0	17	43
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BLDG F	2	158	SURFACE - F	7	165	1.47	7	17
				2,902				
				SURFACE - COMMERCIAL	164		7	17
					587			

REQUIRED RESIDENTIAL PARKING:
(1875) STUDIOS/1 BED @ 1.3
TOTAL = 2,568 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 330 STALLS

REQUIRED HOTEL PARKING:
(425) UNIT @ 1.0
TOTAL = 425 STALLS

REQUIRED HOTEL COMMERCIAL PARKING:
13,750 SF @ 1 STALL PER 400GSF
AFTER FIRST 2,000 SF
TOTAL = 30 STALLS

REQUIRED OTHER RETAIL:
11,050 SF + 22,380 SF
@ 1 PER 250 GSF
TOTAL = 134 STALLS

TOTAL REQUIRED: 3,487 STALLS
TOTAL PROVIDED: 3,489 STALLS

REQUIRED AXON HQ: 1,049 STALLS
TOTAL PROVIDED: 968 STALLS + 81 SHARED
= 1,049 STALLS PROVIDED

SITE LEGEND

- Proposed Commercial (Ground floor Only)
- Proposed Building (Residential)
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- Leasing/Amenity Space (Ground floor Only)

Site Entry Traffic Flow

Fire Apparatus Turn Radius

TOTAL STALL COUNT IN ROW
ADA 11'X18' STALL COUNT IN ROW

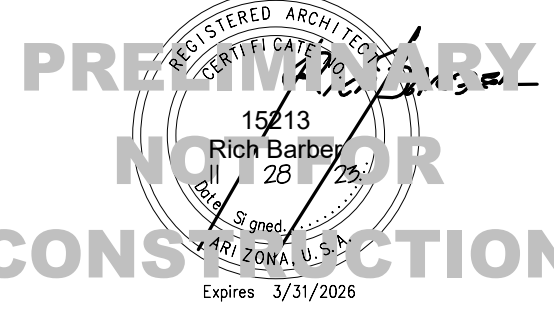
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- BUILDING STEPBACK LIMITS
- INTERNAL LOT LINE

KEYNOTES

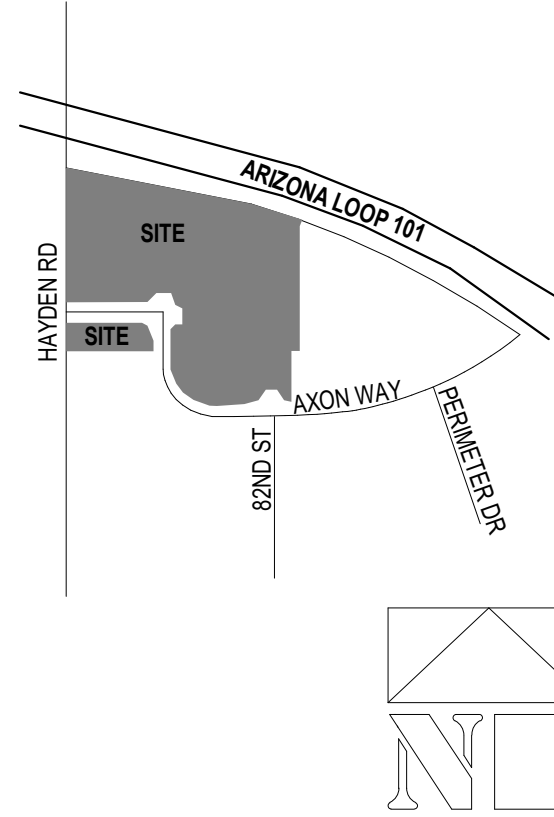
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- 1016 ROLLED CURB FOR SERVICE ACCESS
- 1101 PROPERTY LINE
- 1102 EASEMENT
- 1120 DECOMPOSED GRANITE FIRE ACCESS PATH
- 1122 NEW PEDESTRIAN BRIDGE
- 1207 LANDSCAPE AREA
- 1208 GROUND PAVERS
- 1210 PLANTER
- 1211 SUSPENDED OVERHEAD SHADE
- 1301 TRASH COMPACTOR ENCLOSURE
- 1302 REFUSE ENCLOSURE
- 1310 FIRE TRUCK TURNING RADIUS

AXON WAY & HAYDEN ROAD

NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255

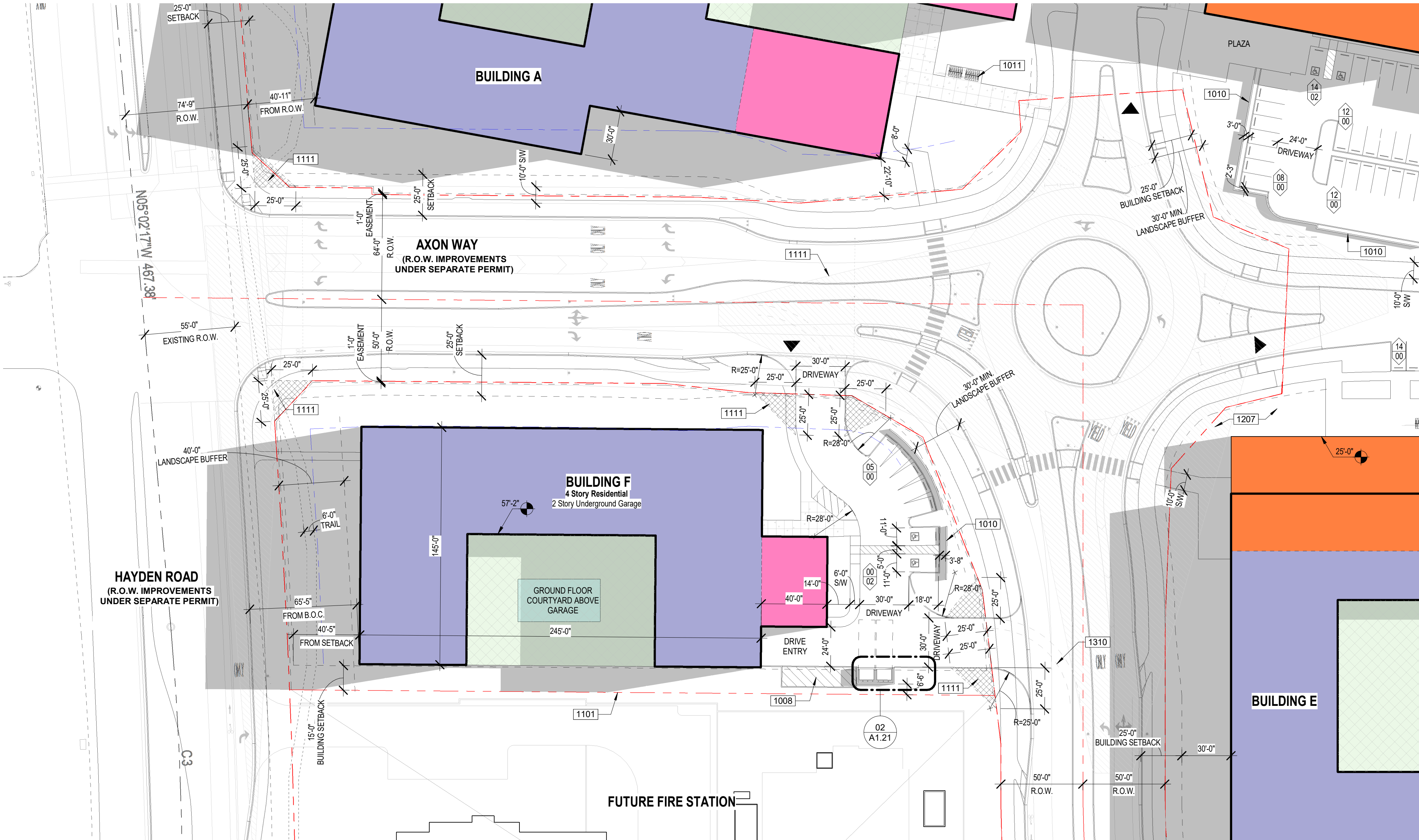


VICINITY MAP

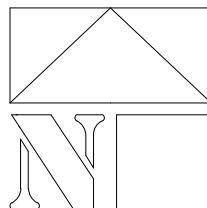


PRELIMINARY
DATE: November 28, 2023 ORB #: 23-202

A1.17b
SITE PLAN AREA B



1 SITE PLAN OVERALL



DEVELOPMENT DATA

PROJECT DESCRIPTION:

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KEYNOTES

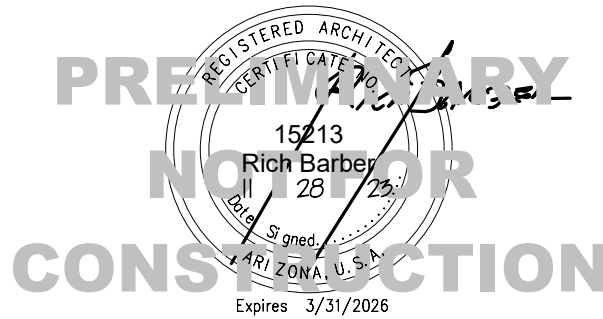
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AXON WAY & HAYDEN ROAD

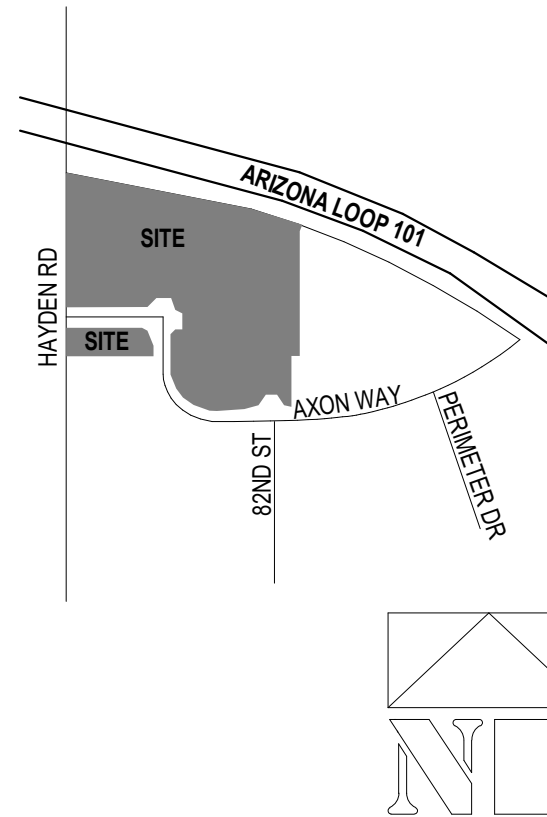
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



VICINITY MAP

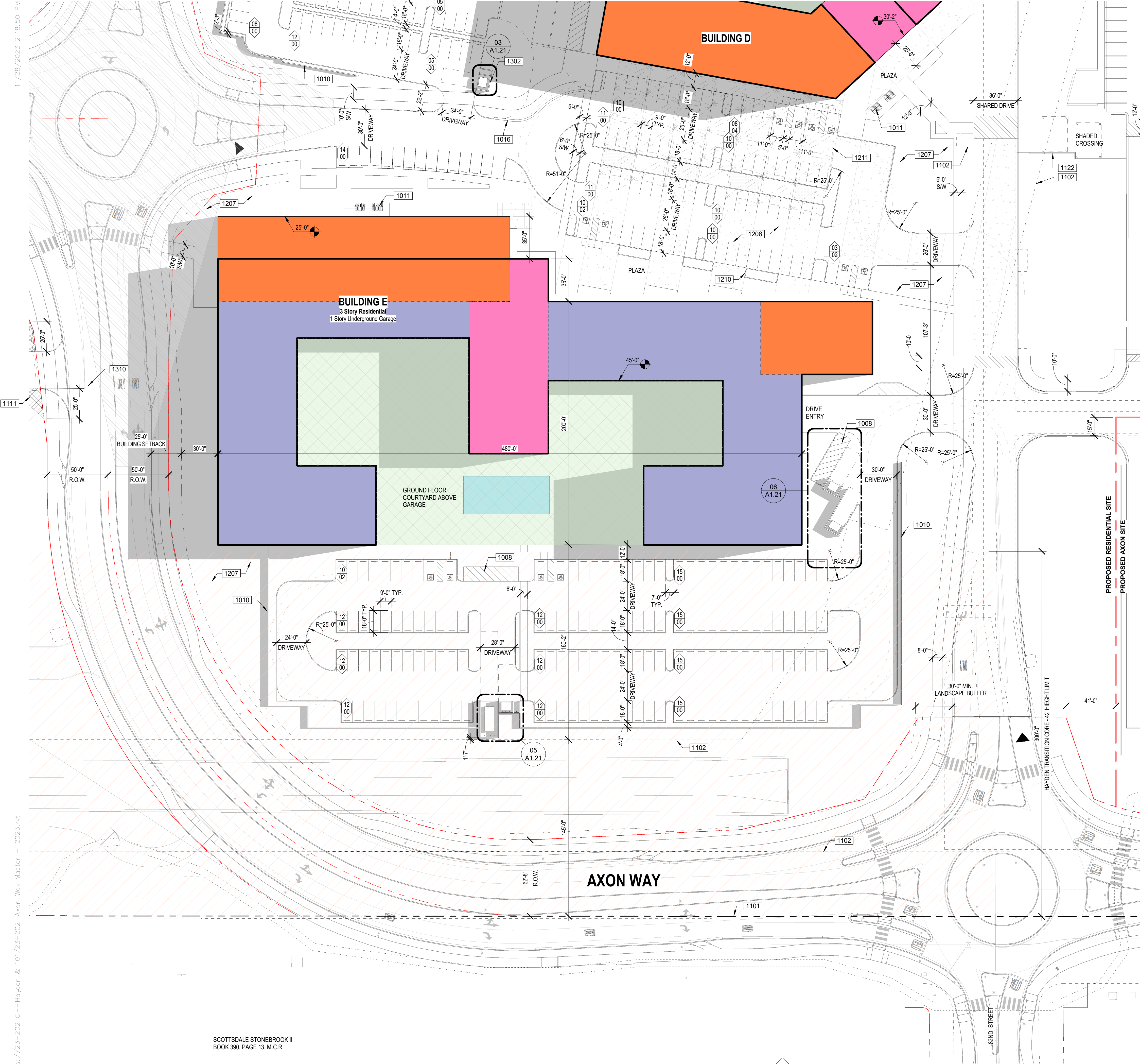


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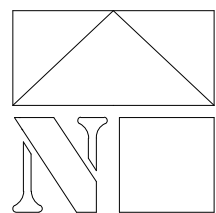
A1.17c

SITE PLAN AREA C



SCOTTSDALE STONEBROOK II
BOOK 390, PAGE 13, M.C.R.

1 SITE PLAN OVERALL
SCALE: 1" = 40'-0"



DEVELOPMENT DATA

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	1,089,509 SF	25.01 acres

BUILDING USAGE

Building Gross Areas		Amenity Areas	Multifamily Residential Units			Commercial Gross Areas	
Building	Gross Area	Gross Area	Building Name	Levels	Unit Count_CALC	Comments	Gross Area
BUILDING A	360,053	10,075 SF	BUILDING A	5	509	BUILDING C	11,050 SF
BUILDING B	359,274	10,700 SF	BUILDING B	5	515	BUILDING D	13,750 SF
BUILDING C	349,057	11,960 SF	BUILDING C	5	598	BUILDING E	22,380 SF
BUILDING D	218,699	7,215 SF	BUILDING E	3	241	Total	47,180 SF
BUILDING E	144,672	9,228 SF	BUILDING F	4	112	Note: Ground Floor Retail + Amenity = 98,558SF (26% Ground Floor Non-Residential Use)	
BUILDING F	95,115	2,200 SF	1975 Units				
Total	1,526,870	51,377 SF					
		Hotel Units					
		Building Name	Levels	Unit Count_CALC			
		BUILDING D	5	425 KEYS			

VEHICLE PARKING ANALYSIS

UNDERGROUND GARAGE PARKING			Site Surface Parking		Total	Ratio to Units	ADA Stalls (4% of Total)	Bicycle (1 per 10 Stalls)
Building	Levels	Parking Total	Parking Location	Count	Count			
BLDG A	2	682	SURFACE - A	65	747	1.46	30	75
BLDG B	2	705	SURFACE - B	51	756	1.46	31	76
BLDG C	2	820	SURFACE - C	58	878	1.46	36	88
BLDG D - HOTEL	2	342	SURFACE - D	83	425	1.0	17	43
BLDG E	1	195	SURFACE - E	159	354	1.46	15	36
BLDG F	2	158	SURFACE - F	7	165	1.47	7	17
				2,902				
				SURFACE - COMMERCIAL	164		7	17
					587			

ACCESSIBILITY NOTES

- CONTRACTOR SHALL OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL AND ICC/A.N.S.I. A117.1-2009 FOR ON SITE REFERENCE.
- ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). THE CLEAR WIDTH OF ALL SIDEWALKS SHALL BE NO LESS THAN 36". COORDINATE ALL GRADES TO COMPLY WITH SLOPE AND CROSS SLOPE REQUIREMENTS.
- ALL GROUND FLOOR UNITS TO BE ANSI TYPE 'B' UNITS U.N.O.

SITE LEGEND

- Proposed Commercial (Ground floor Only)
- Proposed Building (Residential)
- Courtyard/Open Space
- Proposed Hotel
- Leasing/Amenity Space (Ground floor Only)

- Site Entry
- Traffic Flow

Fire Apparatus Turn Radius

TOTAL STALL COUNT IN ROW
ADA 11'X18' STALL COUNT IN ROW

- PROPERTY LINE
- SITE R.O.W. LINE
- EASEMENT/SETBACK LINE
- BUILDING SETBACK LIMITS
- INTERNAL LOT LINE

KEYNOTES

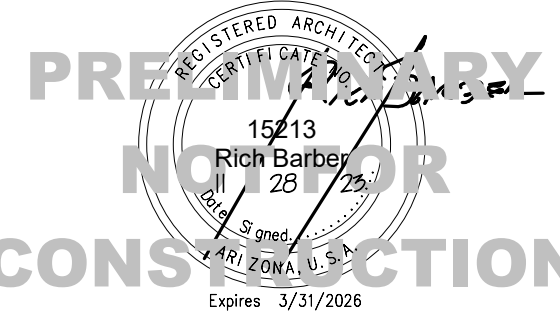
- 1008 LOADING AREA
- 1010 PARKING SCREEN WALL
- 1011 BICYCLE PARKING
- 1016 ROLLED CURB FOR SERVICE ACCESS
- 1101 PROPERTY LINE
- 1102 EASEMENT
- 1111 SIGHT VISIBILITY TRIANGLE
- 1122 NEW PEDESTRIAN BRIDGE
- 1207 LANDSCAPE AREA
- 1208 GROUND PAVERS
- 1210 PLANTER
- 1211 SUSPENDED OVERHEAD SHADE
- 1302 REFUSE ENCLOSURE
- 1310 FIRE TRUCK TURNING RADIUS

AXON WAY & HAYDEN ROAD

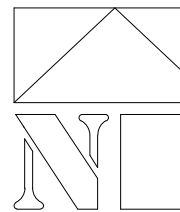
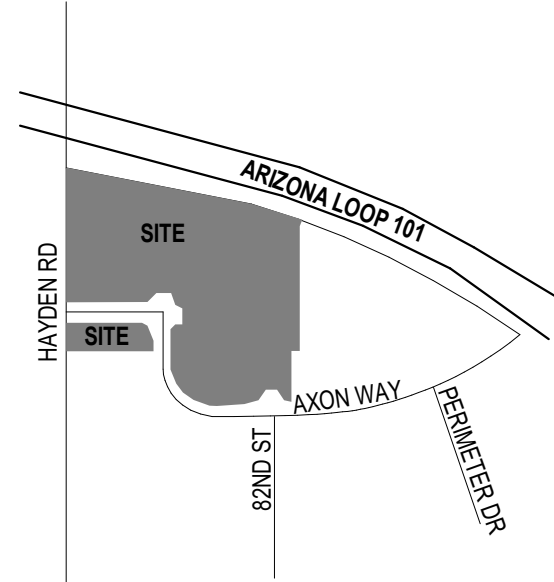
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



VICINITY MAP



PRELIMINARY

DATE: November 28, 2023 ORB #: 23-202

A1.17d

SITE PLAN AREA D