

SITE LEGEND

- Proposed Commercial (Ground floor Only)
- Proposed Building (Residential)
- Courtyard/Open Space
- Proposed Hotel
- Leasing/Amenity Space (Ground Floor Only)
- Outdoor Amenity Space (4th or 5th Floor Only)
- Overhead Pedestrian Bridge
- Site Entry
- Traffic Flow

Fire Apparatus Turn Radius

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

- PROPERTY LINE
- EXISTING SITE R.O.W. LINE
- PROPOSED SITE R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING SETBACK LIMITS
- INTERNAL LOT LINE
- SITE VISIBILITY 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:

Buildings A,B,C,D: IA, IIIA, & VA
Buildings E: IA & VA

BUILDING HEIGHT:

PROPOSED:
AXON WORLD HQ 96'-0" MAX.
BUILDINGS A-E 68'-0" MAX.

BUILDING USAGE

Building	Gross Area	Amenity Area	5th Level Amenity
BUILDING A	486,625	12,350 SF	3,900 SF
BUILDING B	265,575	11,862 SF	1,500 SF
BUILDING C	161,436	12,025 SF	1,500 SF
BUILDING D	227,786	12,108 SF	6,900 SF
BUILDING E	418,222	12,247 SF	
Total	1,559,644	60,593 SF	

Note: 413,226 SF Total Ground Floor Gross Area across all buildings.

Ground Floor Residential = 240,815 SF / 413,226 SF = 58%

Ground Floor Non-residential = 172,411 SF / 413,226 SF = 42%
60,953 SF Amenities
49,486 SF Commercial
+ 61,972 SF Service/Circulation/non-residential
172,411 SF Total Non-Residential

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-E = 1,559,644 S.F.

OPEN SPACE:

Required: 25% of Site Net Area
25 x 1,617,029 SF = 404,257 SF

BUILDING SETBACKS:

Front: 25'-0" from Back of Curb (Hayden Rd and Axon Way)
30'-0" from Back of Curb (Mayo Blvd)

Provided: 890,101 SF
(See sheet A1.16)

Side & Rear: 15'-0" from Non-residential

SITE DATA

APN	Area (GROSS)	Acres (GROSS)
New Residential Development Site (PCP-AMU-R):		
APN: 215-07-407	1,546,815 SF	35.51 acres
APN: 215-07-408	76,627 SF	1.76 acres
ROAD R.O.W.	323,941 SF	7.44 acres
	1,947,383 SF	44.71 acres

SITE AREA:

TOTAL GROSS AREA: 1,947,383 SF (44.71 ACRES)
TOTAL NET AREA: 1,617,029 SF (37.12 ACRES)

APN	Area (GROSS)	Acres (GROSS)
Axon HQ Site (I-1):		
APN: 215-07-407 AXON	988,548 SF	22.69 acres
ROAD R.O.W. AXON	100,828 SF	2.31 acres
	1,089,376 SF	25.01 acres

Axon HQ Gross Area: 401,085 S.F.
NEW FLOOR AREA RATIO (FAR) = 41

Building Name	Levels	Unit Count_CALC
BUILDING A	5	717
BUILDING B	5	390
BUILDING C	5	231
BUILDING E	4	627

Total Units: 1965 + 435 Keys

Building	Gross Area
BUILDING C	40,957 SF
BUILDING D	8,529 SF
Total	49,486 SF

Building Name	Levels	Unit Count
BUILDING D	5	435 KEYS

REQUIRED RESIDENTIAL PARKING:
(1965) STUDIOS/1 BED @ 1.3
TOTAL = 2,555 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 328 STALLS

REQUIRED HOTEL PARKING:
(435) UNIT @ 1.0
TOTAL = 435 STALLS

REQUIRED HOTEL COMMERCIAL PARKING:
8,529 SF @ 1 STALL PER 400GSF
AFTER FIRST 2,000 SF
TOTAL = 17 STALLS

REQUIRED OTHER RETAIL:
40,957 SF @ 1 PER 250 GSF
TOTAL = 164 STALLS

TOTAL REQUIRED: 3,498 STALLS
TOTAL PROVIDED: 3,504 STALLS +
30 AXON HQ STALLS REPLACED
= 1,049 STALLS PROVIDED

TOTAL PROVIDED:
968 STALLS + 81 SHARED
(INCLUDING 30 REPLACED)
= 1,049 STALLS PROVIDED

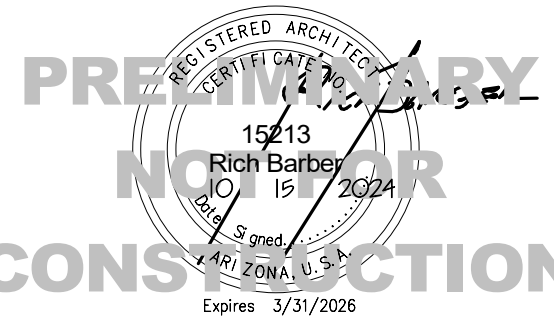
NOTE: SEE ENLARGED PLANS AND PARKING PLANS FOR
PARKING PROVIDED

AXON WAY
& HAYDEN ROAD

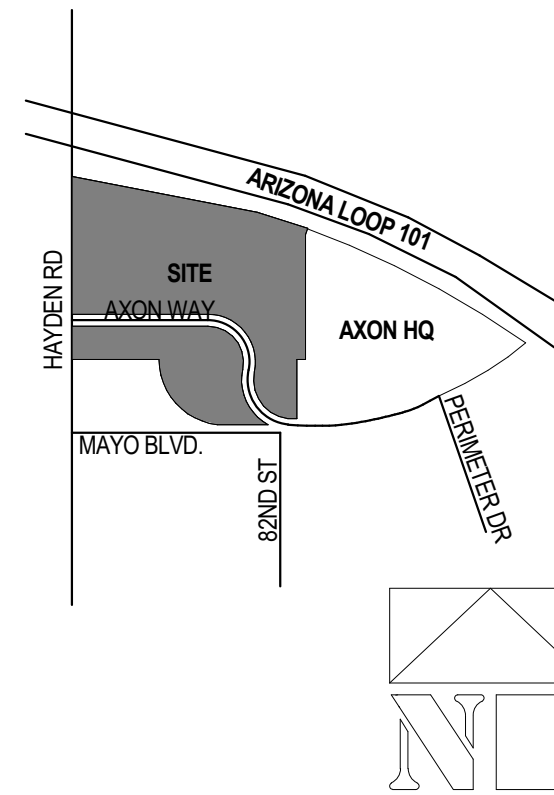
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



VICINITY MAP



REZONE

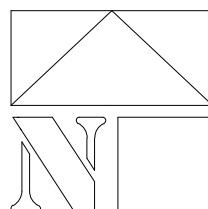
DATE: OCTOBER 15, 2024 ORB #: 23-202

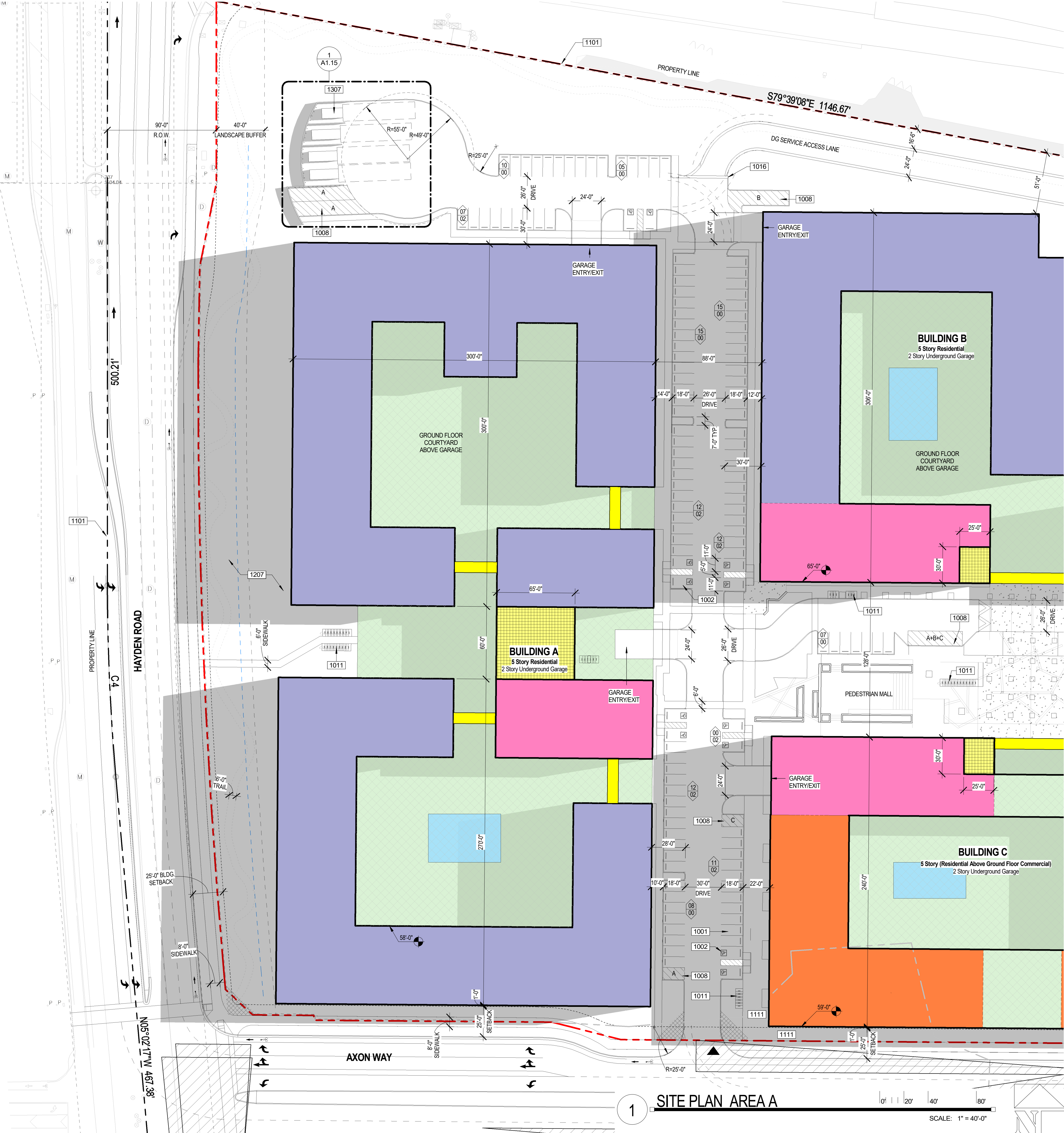
A1.10

SITE PLAN

1 SITE PLAN OVERALL

0' 10' 150' 100' 200'
SCALE: 1" = 100'-0"





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, B, C, D, IA, IIA & VA
BUILDING E: IA & VA

BUILDING HEIGHT:

AXON HQ: 36'-0" MAX.
BUILDINGS A-E: 68'-0" MAX.

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,559,644 S.F.

FLOOR AREA RATIO (FAR) = .80

OPEN SPACE:

Required: 25% of Site Net Area
25 x 1,617,029 SF = 404,257 SF
Provided: 890,101 SF (See sheet A1.16)

BUILDING SETBACKS:

Front: 25'-0" from Back of Curb (Hayden Rd & Axon Way)
30'-0" from Back of Curb (Mayo Blvd)
Side & Rear: 15'-0" from Non-residential

SITE AREA:

TOTAL GROSS AREA: 1,947,383 SQ. FT. / 44.71 ACRES
TOTAL NET AREA: 1,617,029 SQ. FT. / 37.12 ACRES

SITE AREAS		
APN	Area (GROSS)	Acres (GROSS)
New Residential Development Site (PCP-AMU-R):		
APN: 215-07-407	1,546,815 SF	35.31 acres
APN: 215-07-408	76,827 SF	1.76 acres
ROAD R.O.W.	323,941 SF	7.44 acres
	1,947,383 SF	44.71 acres
Axon HQ Site (I-1):		
APN: 215-07-407 AXON	988,548 SF	22.69 acres
ROAD R.O.W. AXON	100,828 SF	2.31 acres
	1,089,376 SF	25.01 acres

BUILDING USAGE

New Building Area			Multifamily Residential			Commercial Gross Area	
Building	Gross Area	Amenity Area	Building Name	Levels	Unit Count, CALC	Building	Gross Area
BUILDING A	486,625	12,350 SF	BUILDING A	5	717	BUILDING C	40,857 SF
BUILDING B	285,375	11,862 SF	BUILDING B	5	390	BUILDING D	6,529 SF
BUILDING C	151,436	12,025 SF	BUILDING C	5	231	Total	49,486 SF
BUILDING D	227,796	12,108 SF	BUILDING E	4	627		
BUILDING E	418,222	12,247 SF	Total Units: 1965 + 435 Keys				
Total	1,559,644	60,593 SF	Hotel				
			Building Name	Levels	Unit Count		
			BUILDING D	5	435 KEYS		

Note: 413,226 SF Total Ground Floor Gross Area across all buildings.

Ground Floor Residential = 240,815 SF / 413,226 SF = 58%

Ground Floor Non-residential = 172,411 SF / 413,226 SF = 42%

60,953 SF Amenities
49,486 SF Commercial
+ 61,972 SF Service/Circulation/non-residential
172,411 SF Total Non-Residential

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	1021	BUILDING A	40	1,061	1.46	43	106
BLDG B	2	552	BUILDING B	23	575	1.46	23	58
BLDG C	2	331	BUILDING C	11	342	1.46	14	35
BLDG D - HOTEL	2	450	BUILDING D	5	455	1.0	18	45
BLDG E	2	749	BUILDING E	171	920	1.46	37	92
		3,103 COMMERCIAL		181	181		8	19
				431	3,534			355

REQUIRED RESIDENTIAL PARKING:
(1965 STUDIOS/1 BED @ 1.3 TOTAL = 2,555 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 328 STALLS

REQUIRED HOTEL PARKING:
(435) UNIT @ 1.0 TOTAL = 435 STALLS

REQUIRED HOTEL COMMERCIAL PARKING:
8,529 SF @ 1 STALL PER 400GSF AFTER FIRST 2,000 SF TOTAL = 17 STALLS

REQUIRED OTHER RETAIL:
40,957 SF @ 1 PER 250 GSF TOTAL = 164 STALLS

TOTAL REQUIRED: 3,489 STALLS
TOTAL PROVIDED: 3,594 STALLS + 30 AXON HQ STALLS REPLACED

REQUIRED AXON HQ: 1,049 STALLS

TOTAL PROVIDED:
968 STALLS + 81 SHARED (INCLUDING 30 REPLACED) = 1,049 STALLS PROVIDED

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)
- Outdoor Amenity Space (4th or 5th Floor Only)
- Overhead Pedestrian Bridge

- Site Entry
- Traffic Flow

Fire Apparatus Turn Radius

TOTAL STALL COUNT IN ROW
ADA 11'X16' STALL COUNT IN ROW

- PROPERTY LINE
- EXISTING SITE R.O.W. LINE
- PROPOSED SITE R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING STEPBACK LIMITS
- INTERNAL LOT LINE
- SITE VISIBILITY LINE

KEYNOTES

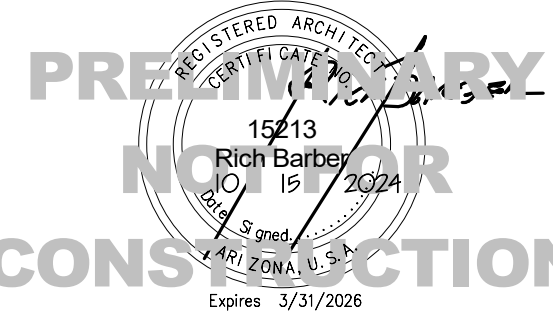
- 1001 TYPICAL PARKING STALL, 9' x 18'
- 1002 ACCESSIBLE PARKING STALL, MIN. 11' x 18'
- 1008 LOADING AREA
- 1011 BICYCLE PARKING
- 1016 ROLLED CURB FOR SERVICE ACCESS
- 1011 PROPERTY LINE
- 1111 SIGHT VISIBILITY TRIANGLE
- 1207 LANDSCAPE AREA
- 1307 COMPACTOR EQUIPMENT

AXON WAY & HAYDEN ROAD

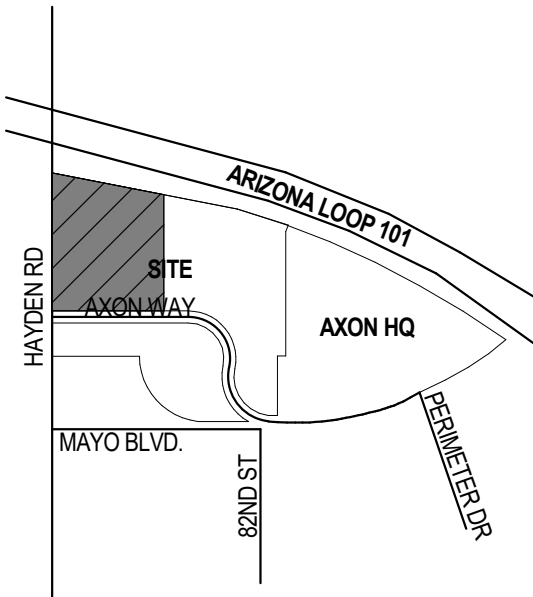
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



VICINITY MAP

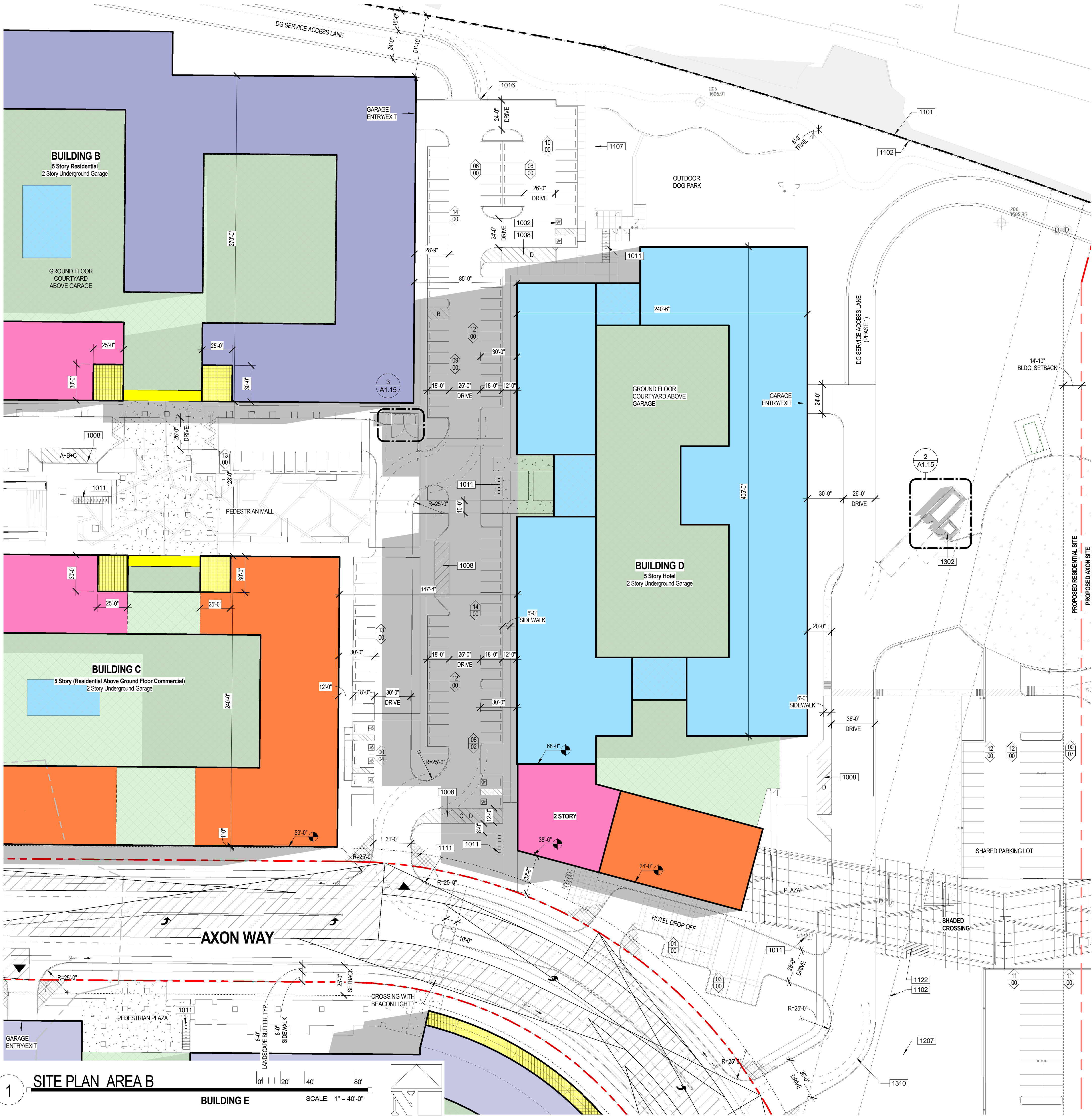


REZONE

DATE: OCTOBER 15, 2024 ORB #: 23-202

A1.10a

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:

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

OPEN SPACE:

Required: 25% of Site Net Area
25 x 1,617,029 SF = 404,257 SF
Provided: 890,101 SF (See sheet A1.16)

BUILDING SETBACKS:

Front: 25'-0" from Back of Curb (Hayden Rd & Axon Way)
30'-0" from Back of Curb (Mayo Blvd)
Side & Rear: 15'-0" from Non-residential

APN:

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

CONSTRUCTION TYPE:

BUILDING A, B, C, D, IA, IIA & VA
BUILDING E: IA & VA

BUILDING HEIGHT:

AXON HQ: 36'-0" MAX.
BUILDINGS A-E: 68'-0" MAX.

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,559,644 S.F.

FLOOR AREA RATIO (FAR) = .80

SITE AREA:

TOTAL GROSS AREA: 1,947,383 SQ. FT. / 44.71 ACRES
TOTAL NET AREA: 1,617,029 SQ. FT. / 37.12 ACRES

SITE AREAS		
APN	Area (GROSS)	Acres (GROSS)
New Residential Development Site (PCP-AMU-R):		
APN: 215-07-407	1,546,815 SF	35.31 acres
APN: 215-07-408	76,827 SF	1.76 acres
ROAD R.O.W.	323,941 SF	7.44 acres
	1,947,383 SF	44.71 acres
Axon HQ Site (I-1):		
APN: 215-07-407 AXON	988,548 SF	22.69 acres
ROAD R.O.W. AXON	100,828 SF	2.31 acres
	1,089,376 SF	25.01 acres

BUILDING USAGE

New Building Area			Multifamily Residential			Commercial Gross Area	
Building	Gross Area	Amenity Area	Building Name	Levels	Unit Count, CALC	Building	Gross Area
BUILDING A	486,625	12,350 SF	BUILDING A	5	717	BUILDING C	40,357 SF
BUILDING B	285,575	11,862 SF	BUILDING B	5	390	BUILDING D	6,529 SF
BUILDING C	161,436	12,025 SF	BUILDING C	5	231	Total	49,486 SF
BUILDING D	227,796	12,108 SF	BUILDING E	4	627		
BUILDING E	418,222	12,247 SF	Total Units: 1965 + 435 Keys				
Total	1,559,644	60,593 SF					

Hotel		
Building Name	Levels	Unit Count
BUILDING D	5	435 KEYS

Note: 413,226 SF Total Ground Floor Gross Area across all buildings.

Ground Floor Residential = 240,815 SF / 413,226 SF = 58%

Ground Floor Non-residential = 172,411 SF / 413,226 SF = 42%

60,953 SF Amenities
49,486 SF Commercial
+ 61,972 SF Service/Circulation/non-residential
172,411 SF Total Non-Residential

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	1021	BUILDING A	40	1,061	1.46	43	106
BLDG B	2	552	BUILDING B	23	575	1.46	23	58
BLDG C	2	331	BUILDING C	11	342	1.46	14	35
BLDG D - HOTEL	2	450	BUILDING D	5	455	1.0	18	45
BLDG E	2	749	BUILDING E	171	920	1.46	37	92
			3,103 COMMERCIAL	181	181		8	19
				431	3,534			355

REQUIRED RESIDENTIAL PARKING:
(1965 STUDIOS/1 BED @ 1.3 TOTAL = 2,555 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 328 STALLS

REQUIRED HOTEL PARKING:
(435) UNIT @ 1.0 TOTAL = 435 STALLS

REQUIRED HOTEL COMMERCIAL PARKING:
8,529 SF @ 1 STALL PER 400GSF AFTER FIRST 2,000 SF TOTAL = 17 STALLS

REQUIRED OTHER RETAIL:
40,957 SF @ 1 PER 250 GSF TOTAL = 164 STALLS

TOTAL REQUIRED: 3,489 STALLS
TOTAL PROVIDED: 3,594 STALLS + 30 AXON HQ STALLS REPLACED

REQUIRED AXON HQ: 1,049 STALLS

TOTAL PROVIDED:
988 STALLS + 61 SHARED (INCLUDING 30 REPLACED) = 1,049 STALLS PROVIDED

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)
- Outdoor Amenity Space (4th or 5th Floor Only)
- Overhead Pedestrian Bridge

- Site Entry
- Traffic Flow

- Fire Apparatus Turn Radius

- TOTAL STALL COUNT IN ROW
- ADA 11'X16' STALL COUNT IN ROW

- PROPERTY LINE
- EXISTING SITE R.O.W. LINE
- PROPOSED SITE R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING STEPBACK LIMITS
- INTERNAL LOT LINE
- SITE VISIBILITY LINE

KEYNOTES

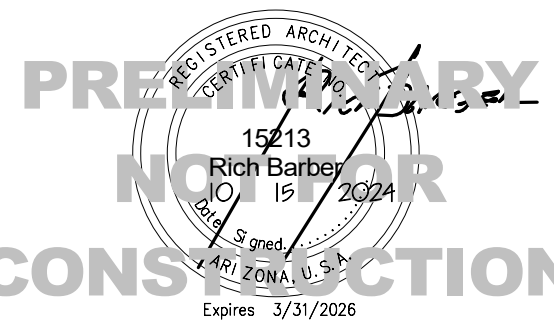
- 1002 ACCESSIBLE PARKING STALL, MIN. 11' x 18'
- 1008 LOADING AREA
- 1011 BICYCLE PARKING
- 1016 ROLLED CURB FOR SERVICE ACCESS
- 1101 PROPERTY LINE
- 1102 EASEMENT
- 1107 VIEW FENCE
- 1111 SIGHT VISIBILITY TRIANGLE
- 1122 NEW PEDESTRIAN BRIDGE
- 1207 LANDSCAPE AREA
- 1302 REFUSE ENCLOSURE
- 1310 FIRE TRUCK TURNING RADIUS

AXON WAY & HAYDEN ROAD

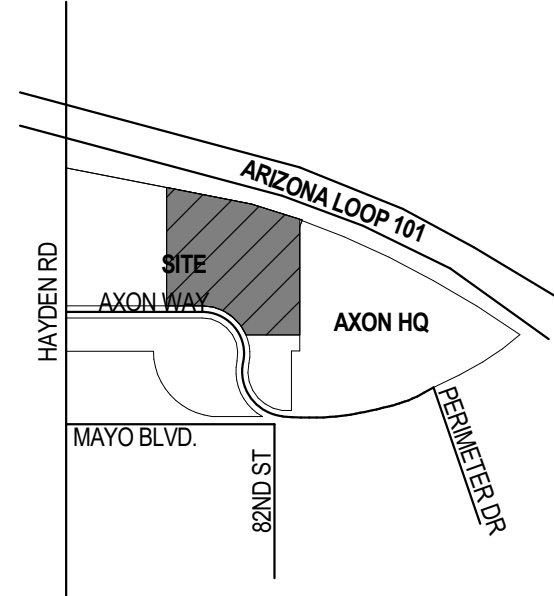
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



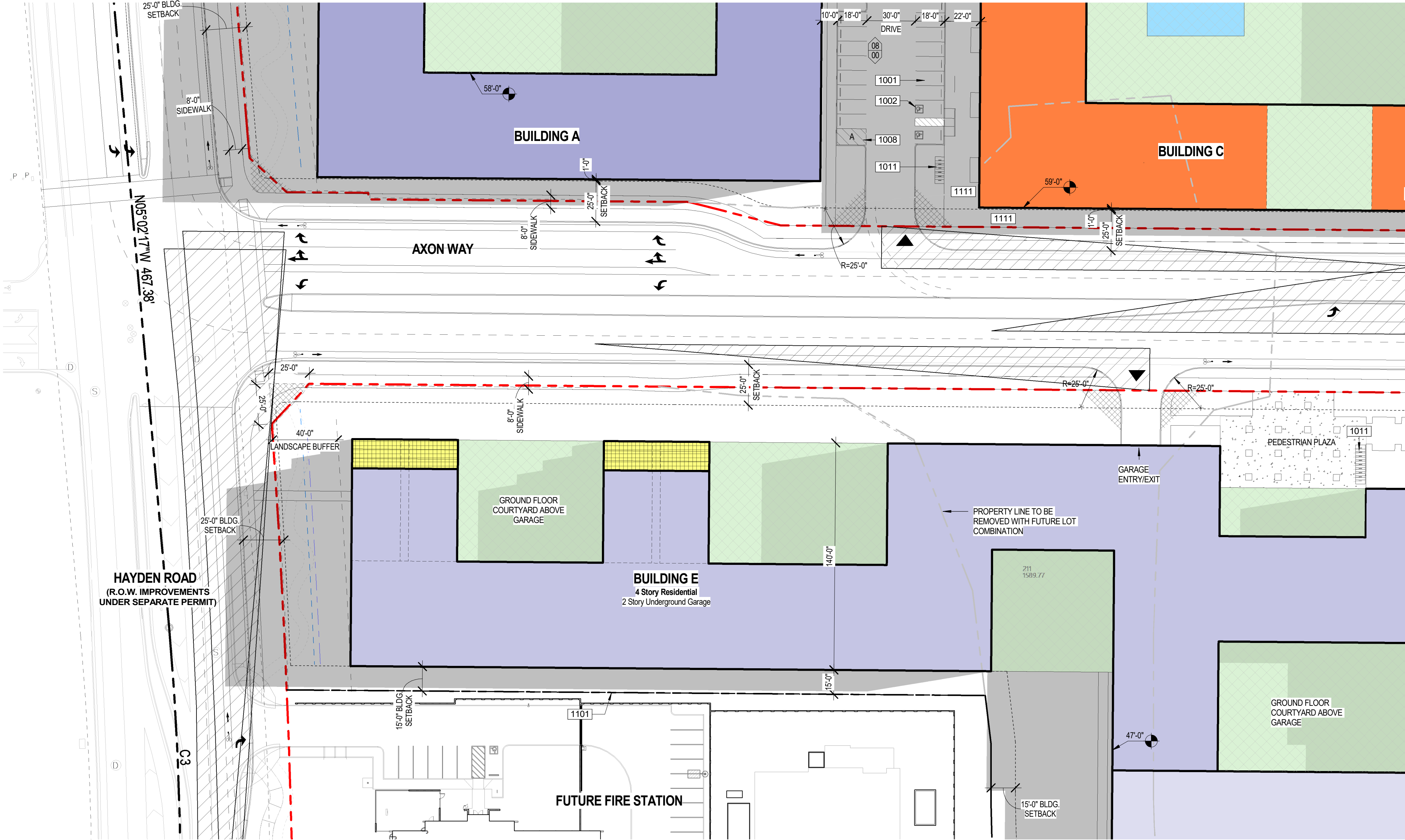
VICINITY MAP



REZONE

DATE: OCTOBER 15, 2024 ORB # 23-202

A1.10b
SITE PLAN AREA B



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

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: PCP-PCP/AMU-R

APN:

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

CONSTRUCTION TYPE:

BUILDING A, B, C, D, IA, IIA & VA
BUILDING E: IA & VA

BUILDING HEIGHT:

AXON HQ: 36'-0" MAX
BUILDINGS A-E: 68'-0" MAX

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,559,644 S.F.

FLOOR AREA RATIO (FAR) = .80

OPEN SPACE:

Required: 25% of Site Net Area
25 x 1,617,029 SF = 404,257 SF
Provided: 890,101 SF (See sheet A1.16)

BUILDING SETBACKS:

Front: 25'-0" from Back of Curb (Hayden Rd & Axon Way)
30'-0" from Back of Curb (Mayo Blvd)
Side & Rear: 15'-0" from Non-residential

SITE AREA:

TOTAL GROSS AREA: 1,947,383 SQ. FT. / 44.71 ACRES
TOTAL NET AREA: 1,617,029 SQ. FT. / 37.12 ACRES

SITE AREAS		
APN	Area (GROSS)	Acres (GROSS)
New Residential Development Site (PCP-AMU-R):		
APN: 215-07-407	1,546,815 SF	35.31 acres
APN: 215-07-408	76,627 SF	1.76 acres
ROAD R.O.W.	323,941 SF	7.44 acres
	1,947,383 SF	44.71 acres
Axon HQ Site (I-1):		
APN: 215-07-407 AXON	988,548 SF	22.69 acres
ROAD R.O.W. AXON	100,828 SF	2.31 acres
	1,089,376 SF	25.01 acres

BUILDING USAGE

New Building Area		Amenity Area
Building	Gross Area	Gross Area
BUILDING A	486,625	12,350 SF
BUILDING B	285,575	11,862 SF
BUILDING C	161,436	12,025 SF
BUILDING D	227,796	12,108 SF
BUILDING E	418,222	12,247 SF
Total	1,559,644	60,593 SF

Multifamily Residential		
Building Name	Levels	Unit Count, CALC
BUILDING A	5	717
BUILDING B	5	390
BUILDING C	5	231
BUILDING E	4	627
Total Units: 1965 + 435 Keys		

Commercial Gross Area	
Building	Gross Area
BUILDING C	40,957 SF
BUILDING D	6,529 SF
Total	49,486 SF

Hotel		
Building Name	Levels	Unit Count
BUILDING D	5	435 KEYS

Note: 413,226 SF Total Ground Floor Gross Area across all buildings.

Ground Floor Residential = 240,815 SF / 413,226 SF = 58%

Ground Floor Non-residential = 172,411 SF / 413,226 SF = 42%
60,953 SF Amenities
49,486 SF Commercial
+ 61,972 SF Services/Circulation/non-residential
172,411 SF Total Non-Residential

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	1021	BUILDING A	40	1,061	1.46	43	106
BLDG B	2	552	BUILDING B	23	575	1.46	23	58
BLDG C	2	331	BUILDING C	11	342	1.46	14	33
BLDG D - HOTEL	2	450	BUILDING D	5	455	1.0	18	45
BLDG E	2	749	BUILDING E	171	920	1.46	37	92
3,103 COMMERCIAL			181	181		8		
			431	3,534				355

REQUIRED RESIDENTIAL PARKING:
(1965) STUDIOS/1 BED @ 1.3
TOTAL = 2,555 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 328 STALLS

REQUIRED HOTEL PARKING:
(435) UNIT @ 1.0
TOTAL = 435 STALLS

REQUIRED HOTEL COMMERCIAL PARKING:
8,529 SF @ 1 STALL PER 400GSF
AFTER FIRST 2,000 SF
TOTAL = 17 STALLS

REQUIRED OTHER RETAIL:
40,957 SF @ 1 PER 250 GSF
TOTAL = 164 STALLS

TOTAL REQUIRED: 3,489 STALLS
TOTAL PROVIDED: 3,594 STALLS +
30 AXON HQ STALLS REPLACED

REQUIRED AXON HQ: 1,049 STALLS

TOTAL PROVIDED:
988 STALLS + 81 SHARED
(INCLUDING 30 REPLACED)
= 1,049 STALLS PROVIDED

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)
- Outdoor Amenity Space (4th or 5th Floor Only)
- Overhead Pedestrian Bridge

- Site Entry
- Traffic Flow

Fire Apparatus Turn Radius
55'
49'
25'

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

- PROPERTY LINE
- EXISTING SITE R.O.W. LINE
- PROPOSED SITE R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING STEPBACK LIMITS
- INTERNAL LOT LINE
- SITE VISIBILITY LINE

KEYNOTES

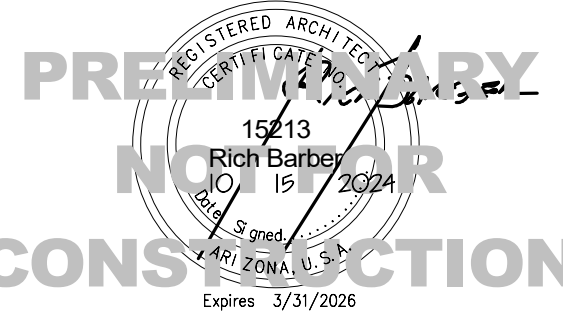
- 1001 TYPICAL PARKING STALL, 9' x 18'
- 1002 ACCESSIBLE PARKING STALL, MIN. 11' x 18'
- 1008 LOADING AREA
- 1011 BICYCLE PARKING
- 1101 PROPERTY LINE
- 1111 SIGHT VISIBILITY TRIANGLE

AXON WAY
& HAYDEN ROAD

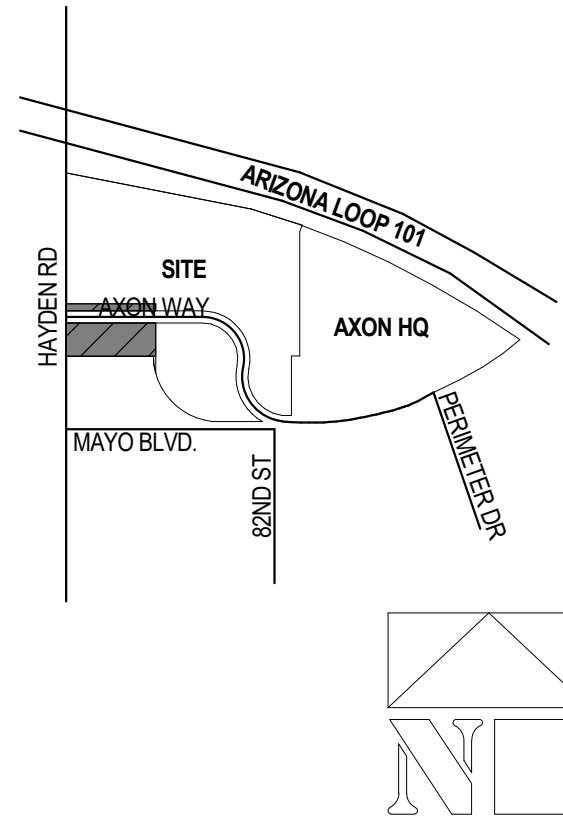
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



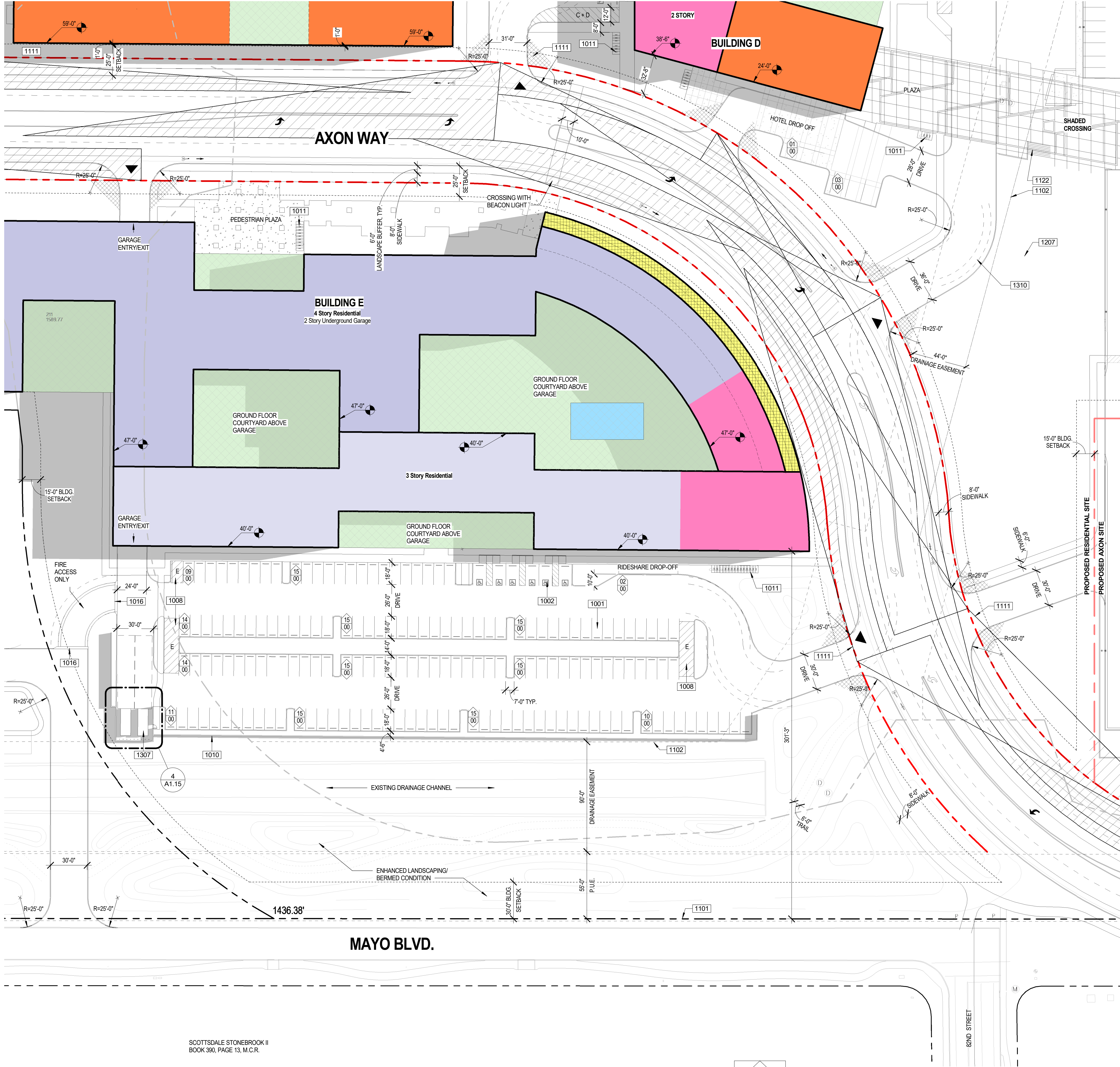
VICINITY MAP



REZONE

DATE: OCTOBER 15, 2024 ORB #: 23-202

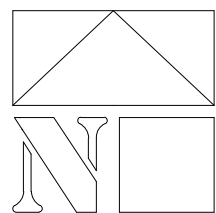
A1.10c
SITE PLAN AREA C



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

1 SITE PLAN OVERALL

0' 20' 40' 80'
SCALE: 1" = 40'-0"



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: PCP-PCD/AMU-R

APN:

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

CONSTRUCTION TYPE:

BUILDING A, B, C, D, IA, IIA & VA
BUILDING E: IA & VA

BUILDING HEIGHT:

AXON HQ: 36'-0" MAX.
BUILDINGS A-E: 68'-0" MAX.

LOT COVERAGE:

Proposed New Building Gross Areas:
Buildings A-F = 1,559,644 S.F.

FLOOR AREA RATIO (FAR) = .80

OPEN SPACE:

Required: 25% of Site Net Area
25 x 1,617,029 SF = 404,257 SF
Provided: 890,101 SF (See sheet A1.16)

BUILDING SETBACKS:

Front: 25'-0" from Back of Curb (Hayden Rd & Axon Way)
30'-0" from Back of Curb (Mayo Blvd)
Side & Rear: 15'-0" from Non-residential

SITE AREA:

TOTAL GROSS AREA: 1,947,383 SQ. FT. / 44.71 ACRES
TOTAL NET AREA: 1,617,029 SQ. FT. / 37.12 ACRES

SITE AREAS		
APN	Area (GROSS)	Acres (GROSS)
New Residential Development Site (PCP-AMU-R):		
APN: 215-07-407	1,546,815 SF	35.51 acres
APN: 215-07-408	76,827 SF	1.76 acres
ROAD R.O.W.	323,941 SF	7.44 acres
	1,947,383 SF	44.71 acres
Axon HQ Site (I-1):		
APN: 215-07-407 AXON	988,548 SF	22.69 acres
ROAD R.O.W. AXON	100,828 SF	2.31 acres
	1,089,376 SF	25.01 acres

BUILDING USAGE

New Building Area		Amenity Area	
Building	Gross Area	Gross Area	
BUILDING A	486,625	12,350 SF	
BUILDING B	285,575	11,862 SF	
BUILDING C	161,436	12,025 SF	
BUILDING D	227,796	12,108 SF	
BUILDING E	418,222	12,247 SF	
Total	1,559,644	60,593 SF	

Multifamily Residential		
Building Name	Levels	Unit Count, CALC
BUILDING A	5	717
BUILDING B	5	390
BUILDING C	5	231
BUILDING E	4	627
Total Units: 1965 + 435 Keys		

Commercial Gross Area	
Building	Gross Area
BUILDING C	40,957 SF
BUILDING D	6,529 SF
Total	49,486 SF

Note: 413,226 SF Total Ground Floor Gross Area across all buildings.

Ground Floor Residential = 240,815 SF / 413,226 SF = 58%

Ground Floor Non-residential = 172,411 SF / 413,226 SF = 42%

60,953 SF Amenities
49,486 SF Commercial
+ 61,972 SF Service/Circulation/non-residential
172,411 SF Total Non-Residential

Hotel		
Building Name	Levels	Unit Count
BUILDING D	5	435 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	1021	BUILDING A	40	1,061	1.46	43	106
BLDG B	2	552	BUILDING B	23	575	1.46	23	58
BLDG C	2	331	BUILDING C	11	342	1.46	14	35
BLDG D - HOTEL	2	450	BUILDING D	5	455	1.0	18	45
BLDG E	2	749	BUILDING E	171	920	1.46	37	92
3,103 COMMERCIAL				181	181		8	19
					431	3.534		355

REQUIRED RESIDENTIAL PARKING:
(1965) STUDIOS/1 BED @ 1.3
TOTAL = 2,555 STALLS

REQUIRED GUEST:
1 PER 6 UNITS = 328 STALLS

REQUIRED HOTEL PARKING:
(435) UNIT @ 1.0
TOTAL = 435 STALLS

REQUIRED HOTEL COMMERCIAL PARKING:
8,529 SF @ 1 STALL PER 400GSF
AFTER FIRST 2,000 SF
TOTAL = 17 STALLS

REQUIRED OTHER RETAIL:
40,957 SF @ 1 PER 250 GSF
TOTAL = 164 STALLS

TOTAL REQUIRED: 3,489 STALLS
TOTAL PROVIDED: 3,594 STALLS +
30 AXON HQ STALLS REPLACED

REQUIRED AXON HQ: 1,049 STALLS

TOTAL PROVIDED:
968 STALLS + 81 SHARED
(INCLUDING 30 REPLACED)
= 1,049 STALLS PROVIDED

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)
- Outdoor Amenity Space (4th or 5th Floor Only)
- Overhead Pedestrian Bridge

Site Entry Traffic Flow

Fire Apparatus Turn Radius

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

- PROPERTY LINE
- EXISTING SITE R.O.W. LINE
- PROPOSED SITE R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING STEPBACK LIMITS
- INTERNAL LOT LINE
- SITE VISIBILITY LINE

KEYNOTES

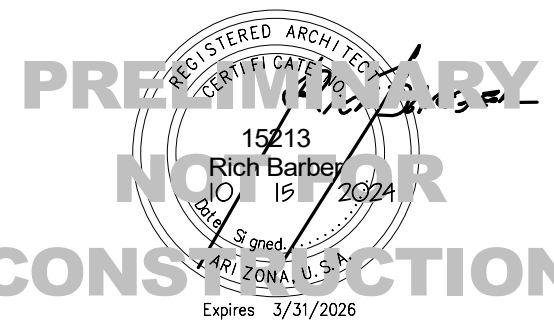
- TYPICAL PARKING STALL: 9' x 18'
- ACCESSIBLE PARKING STALL, MIN. 11' x 18'
- LOADING AREA
- PARKING SCREEN WALL
- BICYCLE PARKING
- ROLLED CURB FOR SERVICE ACCESS
- PROPERTY LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE
- NEW PEDESTRIAN BRIDGE
- LANDSCAPE AREA
- COMPACTOR EQUIPMENT
- FIRE TRUCK TURNING RADIUS

AXON WAY
& HAYDEN ROAD

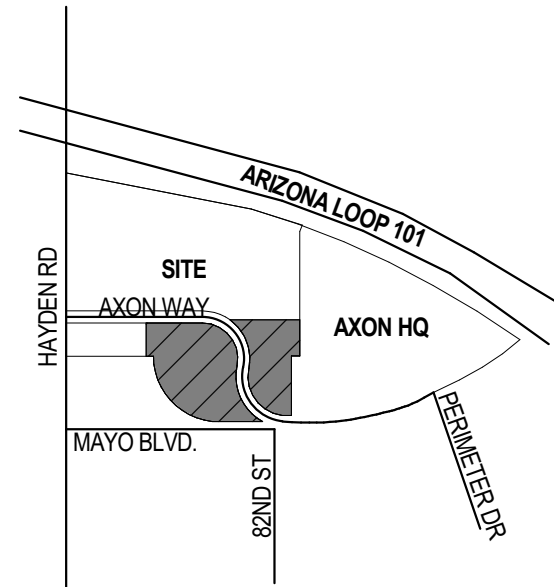
NE CORNER OF N. HAYDEN RD AND AXON WAY
SCOTTSDALE, ARIZONA 85255



WorldHQ@ORBArch.com



VICINITY MAP



REZONE

DATE: OCTOBER 15, 2024 ORB #: 23-202

A1.10d
SITE PLAN AREA D

