

site legend

- NAOS BOUNDARY
- o- CONSTRUCTION FENCE / CONSTRUCTION ENVELOPE
- - - REFUSE AND FIRE TRUCK CIRCULATION
- [] NEW ASPHALT PAVING (OFF-SITE)
- [] NEW ASPHALT PARKING LOT AREA (ON-SITE)
139,250 S.F. TOTAL PARKING LOT AREA
- [] PARKING LOT LANDSCAPING
43,019 S.F. TOTAL PROVIDED
20,868 S.F. TOTAL REQ. REQ.
(18% OF 139,250 S.F. PARKING AREA)
(PER SCOTTSDALE ZONING ORDINANCE, SEC. 5.102.4.12.6)
- [] UNDISTURBED NATURAL AREA OPEN SPACE (NAOS)
413,416 S.F. TOTAL (38.21% OF SITE)
413,416 S.F. REQUIRED
(PER SCOTTSDALE ZONING ORDINANCE, SEC. 6.1060.A)
- [] OPEN SPACE (INCLUDING NAOS AND "DESIGNATED" OPEN SPACE)
413,416 S.F. TOTAL (38.21% OF SITE)
316,389 S.F. REQUIRED (24% + 0.72% (0.4% * 18)) of 1,141,373 S.F.
(PER SCOTTSDALE ZONING ORDINANCE, SEC. 5.102.4.12.6)

naos calculations

TOTAL SITE (GROSS):	1,141,373 S.F. (26.2 ACRES)
TOTAL SITE (NET):	1,076,392 S.F. (24.7 ACRES)
TOTAL NAOS REQUIRED:	413,416 S.F. (38.21 ACRES)
	(38.21% OF TOTAL SITE PER SCOTTSDALE ZONING ORDINANCE, SEC. 6.1060.A)
TOTAL NAOS PROVIDED:	413,419 S.F. (38.21 ACRES)

parking calculation

TOTAL PARKING REQUIRED:	281
TOTAL PARKING PROVIDED:	306 SPACES (9'x18' SPACES)
ACCESSIBLE PARKING REQUIRED: (4% OF REQUIRED PARKING SPACES)	12 SPACES
ACCESSIBLE PARKING PROVIDED:	15 SPACES
BICYCLE PARKING REQUIRED: (1" SPACE PER 10 REQ. PARKING SPACES)	29 SPACES
BICYCLE PARKING PROVIDED:	31 SPACES

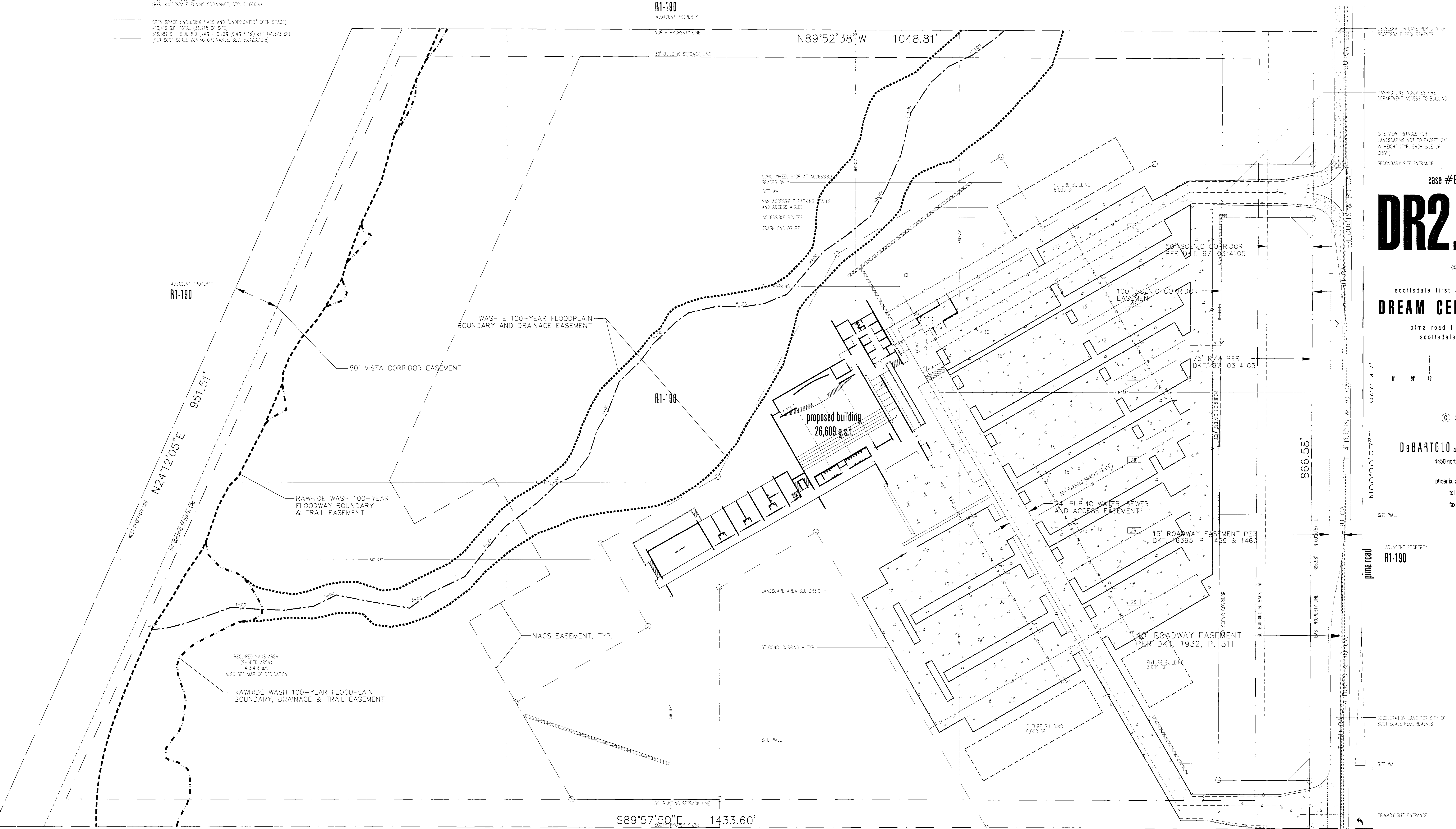
parking calculation - total

ROOM NAME	AREA (S.F.)	LOAD FACTOR	TOTAL PARKING SPACES REQ'D
MAIN LEVEL	-	-	274.00 SPACES
LOWER LEVEL	-	-	7.65 SPACES
TOTAL	-	-	281 SPACES REQ'D

* SEE FLOOR PLAN WORKSHEETS ON SHEETS DR2.0 + DR2.1

project data

ZONING:	R1-190
USE:	CHURCH
MAXIMUM BUILDING HEIGHT ALLOWABLE:	24'-0"
MAXIMUM BUILDING HEIGHT ACTUAL:	40'-0" (TOWER)



1 context site plan
DR2.0 SCALE: 1" = 40'-0"

development review 1
not for construction

location

case #88-PA

DR2.0

context site plan
1"

scottsdale first assessor
DREAM CENTER
pima road | via
scottsdale, arizona

25 jun 2003
copying

DeBARTOLO architects
4450 north twelfth
north
phoenix, arizona
tel 602.212.1111
fax 602.212.1111

ADJACENT PROPERTY
R1-190

pima road

DECELERATION LANE PER CITY OF SCOTTSDALE REQUIREMENTS

DASHED LINE INDICATES FIRE DEPARTMENT ACCESS TO BUILDING

SITE VIEW TRIANGLE FOR LANDSCAPING NOT TO EXCEED 24" IN HEIGHT (TYP. EACH SIDE OF DRIVE)

SECONDARY SITE ENTRANCE

50' SCENIC CORRIDOR PER DKT. 97-0314105

100' SCENIC CORRIDOR EASEMENT

75' R/W PER DKT. 97-0314105

24" PUBLIC WATER, SEWER, AND ACCESS EASEMENT

15' ROADWAY EASEMENT PER DKT. 16395, P. 1459 & 1460

40' ROADWAY EASEMENT PER DKT. 1932, P. 1511

DECELERATION LANE PER CITY OF SCOTTSDALE REQUIREMENTS

SITE WALL

PRIMARY SITE ENTRANCE

SITE VIEW TRIANGLE FOR LANDSCAPING NOT TO EXCEED 24" IN HEIGHT (TYP. EACH SIDE OF DRIVE)

STREET IMPROVEMENTS TO PROVIDE SITE ENTRY / EGRESS PER CITY OF SCOTTSDALE REQUIREMENTS

site legend

- NAOS BOUNDARY
- CONSTRUCTION FENCE / CONSTRUCTION ENVELOPE
- REFUSE AND FIRE TRUCK CIRCULATION
- NEW ASP-ALT PAVING (OFF-SITE)
- NEW ASPHALT PARKING LOT AREA (ON-SITE)
139,250 S.F. TOTAL PARKING LOT AREA
- PARKING LOT LANDSCAPING
43,519 S.F. TOTAL PROVIDED
20,888 S.F. TOTAL REQUIRED
(15% OF 139,250 S.F. PARKING AREA)
(PER SCOTTSDALE ZONING ORDINANCE, SEC. 5-102 A12.4)
- UNDISTURBED NATURAL AREA OPEN SPACE (NAOS)
413,416 S.F. TOTAL (36.21% OF SITE)
413,416 S.F. REQUIRED
(PER SCOTTSDALE ZONING ORDINANCE, SEC. 6-1060 A)
- OPEN SPACE (INCLUDING NAOS AND "UNDESIGNATED" OPEN SPACE)
413,416 S.F. TOTAL (36.21% OF SITE)
316,189 S.F. REQUIRED (24% - 0.72% (0.4% * 18) OF 1,141,373 S.F.)
(PER SCOTTSDALE ZONING ORDINANCE, SEC. 5-102 A12.4)

naos calculations

TOTAL SITE (GROSS): 1,141,373 S.F. (26.2 ACRES)
TOTAL SITE (NET): 1,076,192 S.F. (24.7 ACRES)
TOTAL NAOS REQUIRED: 413,416 S.F. (36.2 ACRES)
(36.21% OF TOTAL SITE PER SCOTTSDALE ZONING ORDINANCE, SEC. 6-1060 A)
TOTAL NAOS PROVIDED: 413,416 S.F. (36.2 ACRES)

parking calculation

TOTAL PARKING REQUIRED: 291
TOTAL PARKING PROVIDED: 336 SPACES (6'x18' SPACES)
ACCESSIBLE PARKING REQUIRED: 12 SPACES
(4% OF REQUIRED PARKING SPACES)
ACCESSIBLE PARKING PROVIDED: 15 SPACES
BICYCLE PARKING REQUIRED: 29 SPACES
(1 SPACE PER 10 REQUIRED PARKING SPACES)
BICYCLE PARKING PROVIDED: 31 SPACES

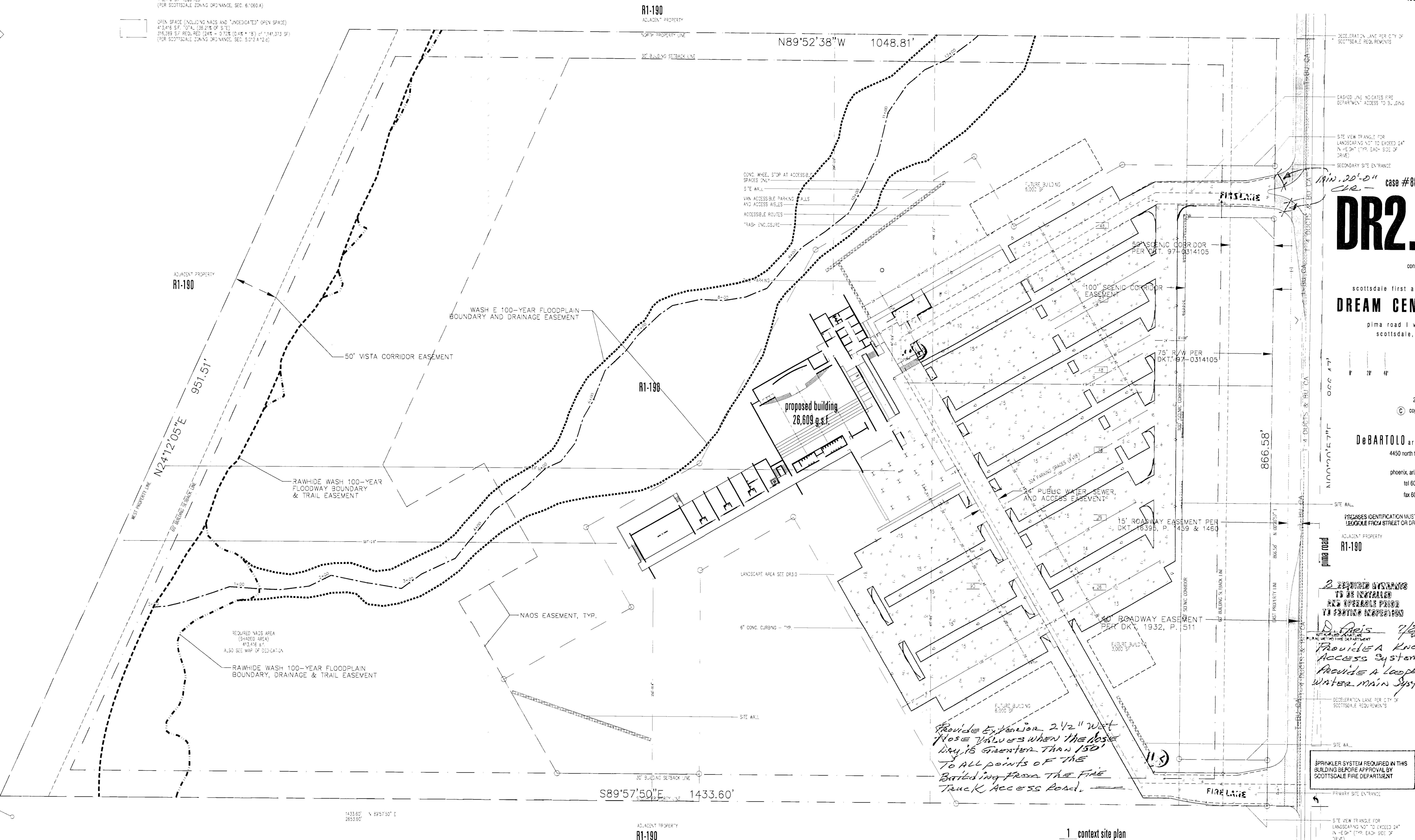
parking calculation - total

ROOM NAME	AREA (S.F.)	SPACE FACTOR	TOTAL PARKING SPACES REQUIRED
MAIN LEVEL	-	-	274.00 SPACES
LOWER LEVEL	-	-	16.85 SPACES
TOTAL	-	-	291 SPACES REQUIRED

* SEE FLOOR PLAN WORKSHEETS ON SHEETS DR6.0 - DR6.1

project data

ZONING: R1-190
USE: COMMERCIAL
MAXIMUM BUILDING HEIGHT ALLOWABLE: 24'-0"
MAXIMUM BUILDING HEIGHT ACTUAL: 40'-0" (TOWER)



DR2.0

scottsdale first a
DREAM CEN
pima road l v
scottsdale,

2
COR

DeBARTOLO ar
4450 north t
phoenix, ar
tel 60
fax 60

ADJACENT PROPERTY
R1-190

2 REQUIRED UTILITY
TO BE INSTALLED
AND OPERABLE PRIOR
TO STARTING CONSTRUCTION

D. Davis 7/6/03
PULMONARY TIME DEPARTMENT
Provide A Kne
Access System
Provide A Loop
water main spy

DECELERATION LANE PER CITY OF
SCOTTSDALE REQUIREMENTS

SITE WALL

SPRINKLER SYSTEM REQUIRED IN THIS
BUILDING BEFORE APPROVAL BY
SCOTTSDALE FIRE DEPARTMENT

PRIMARY SITE ENTRANCE

SITE VIEW TRIANGLE FOR
LANDSCAPING NOT TO EXCEED 24"
IN HEIGHT (TYP. EACH SIDE OF
DRIVE)

STREET IMPROVEMENTS TO PROVIDE
SITE ENTRY / EGRESS PER CITY OF
SCOTTSDALE REQUIREMENTS

1 context site plan
DR2.0 SCALE: 1" = 40'-0"

CONTEXT SITE PLAN
36-DR-2003
07/24/2003