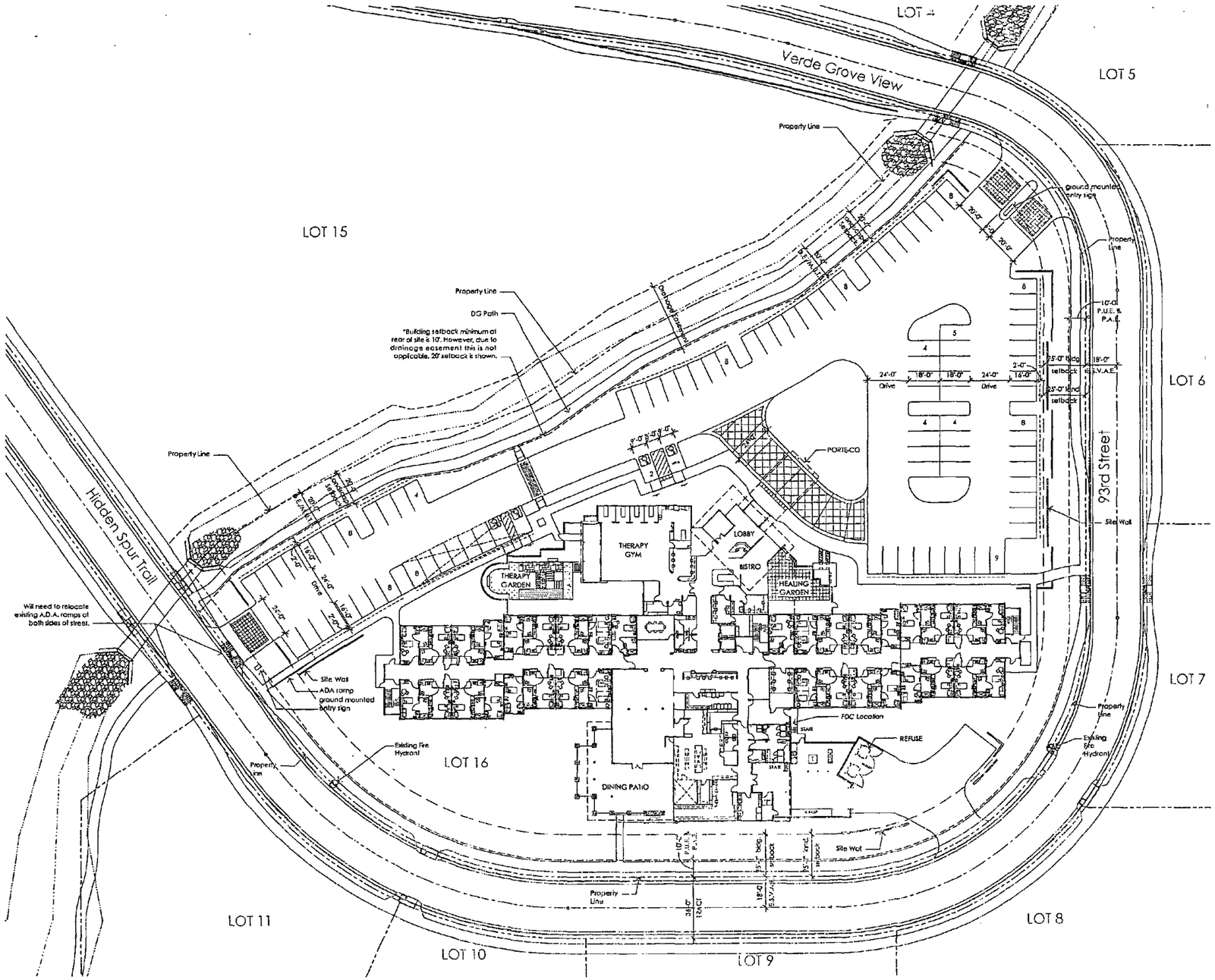


SITE PLAN

Scale: 1" = 30'-0"

0 15 30 60

Asante' of Scottsdale

Scottsdale, Arizona

Project No. 09-7017-00 Date 04-08-10

1st DRB SUBMITTAL A1

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE

602.952.8280p www.toddassoc.com

PRELIMINARY — NOT FOR CONSTRUCTION OR RECORDING

SITE DATA:

Project address:	17490 N 93rd st. Scottsdale, AZ 85255
Site area:	3.96 AC Gross (172,497 s.f.) 3.52 AC net (153,331.2 s.f.)
Zoning:	I-1
Proposed use: (see attached letter from COS Zoning Administrator regarding proposed use)	Transitional Rehabilitation Center

Building Height:
- Allowable: 36'-0"
- Proposed: 35'-0" (2 stories)

Building Setbacks:
- Front/Street 25'-0"
- Side/Rear 10'-0"

Bicycle Parking (Section 9.103) 1:10
- Required 9 spaces
- Provided 9 spaces

Lot Coverage:
- Allowed: 50% Max.
- Provided: 34% 52,616 / 153,331.2 = .34

F.A.R.:
- Allowed: .6x 153,331.2 = 919,987 s.f. (60% max. of net lot area)
- Provided: 34% (52,616 / 153,331.2 = .34)

Building Floor Area:

First Floor	31,710 s.f.
Second Floor	20,906 s.f.
Total	52,616 s.f.

Parking:
(.75ps per 1 bed - .75:1 ratio)
- Required: 54 spaces
- Provided: 96 spaces

Accessible Parking (Section 9.105) 4% of standard parking spaces
- Required 3 spaces
- Provided 4 spaces (includes 1 van p.s.)

VOLUME RATIO:

Allowed:

Maximum Building Height is 36'-0" proposed
Not to exceed Net Lot x 9'
= 9 x 153,331.2 = 1,379,980 s.f.

Provided:

First Floor 12'-0" of height
= 12 x 31,710 s.f. = 380,520 s.f.

Second Floor 24'-0" of Height
= 24' x 20,906 s.f. = 501,744 s.f.

Total Volume Provided = 882,264 s.f.

OPEN SPACE CALCULATION:

Open Space:

Required:

Maximum Building Height is 36'-0" proposed
First 12'-0" of height = 10% x Net Lot Area
= .10 x 153,331.2 = 15,333 s.f.

Next 24'-0" of Height =
24' x .004 x 153,331.2 = 14,720 s.f.

Total Open Space Required = 30,053 s.f.

Provided: (Not Including Parking Lot Landscaping)
- Frontage = 32,009 s.f.
- Open Space = 15,095 s.f.

Total Open Space Provided 47,104 s.f.

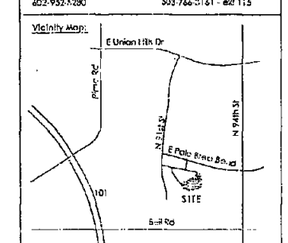
Natural Area = 10,890 s.f.

Parking Lot Landscaping:
- Required: 15% of Parking Lot Area .15 x 35,541 = 5,331 s.f.
- Provided: 19% 6,900 / 35,541 = 6,900 s.f.

Project Contacts:

Architect:	Owner:
Todd and Associates	Sante' Partners
4019 N 44th st	1220 20th st SE
Phoenix, AZ 85018	Salem, Oregon 97302
Contact: Craig Gokstorp	Contact: Jordan Winters
602-952-8280	503-766-0161 - ext 115

Vicinity Map:



Located within the Corporate Center at DC Ranch