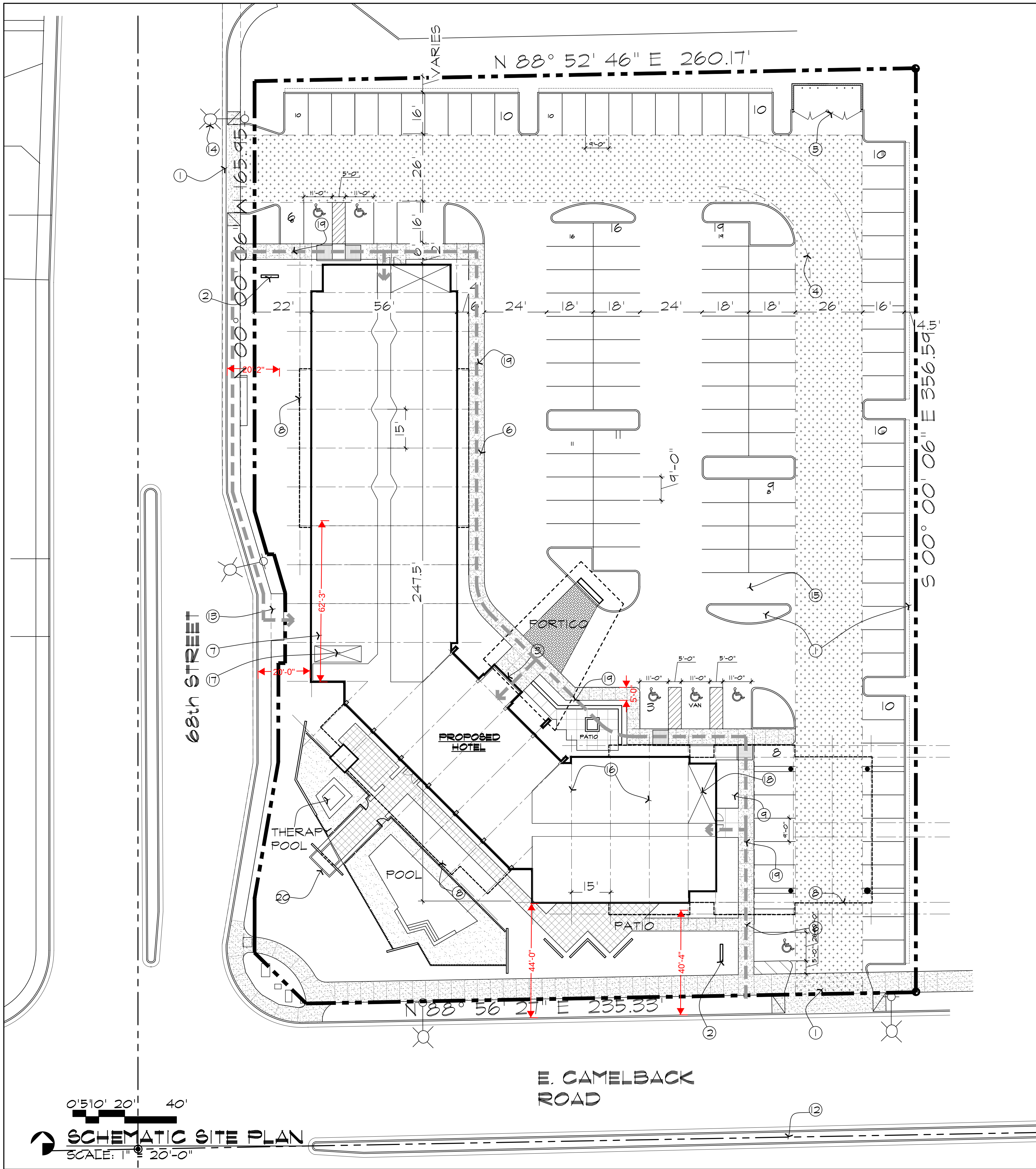




PROJECT DATA

OWNER:	KULTNA LLC 1550 N 52nd STREET TEMPE, AZ 85 PHONE: 480-966-0955 EMAIL: shanekuber@gmail.com																	
PROJECT ADDRESS:	NE CORNER 68TH ST. & CAMELBACK ROAD SCOTTSDALE, ARIZONA 85251																	
PROJECT DESCRIPTION:	A NEW 123 ROOM, 4 STORY WOOD FRAMED LIMITED SERVICE HOTEL.																	
PARCEL #	173-36-008B																	
ZONING:	PBD (DRU)																	
NET SITE AREA:	86,664 S.F. OR 2.06 ACRES																	
OCCUPANCY CLASSIFICATION:	MIXED - SEPARATED																	
OCCUPANCY GROUPS:	R-1 (HOTEL-TRANSIENT), A-2, A-3, B, S-2																	
CONSTRUCTION TYPE:	VA (SPRINKLERED), NFPA 13, NFPA 72 (FIRE ALARM)																	
BUILDING AREA:	<table><tr><td>GROUND FLOOR</td><td>= 16,111</td><td>S.F.</td></tr><tr><td>2nd FLOOR</td><td>= 20,744</td><td>S.F.</td></tr><tr><td>3rd FLOOR</td><td>= 22,215</td><td>S.F.</td></tr><tr><td>4th FLOOR</td><td>= 20,832</td><td>S.F.</td></tr><tr><td>TOTAL:</td><td>= 79,902</td><td>S.F.</td></tr></table>			GROUND FLOOR	= 16,111	S.F.	2nd FLOOR	= 20,744	S.F.	3rd FLOOR	= 22,215	S.F.	4th FLOOR	= 20,832	S.F.	TOTAL:	= 79,902	S.F.
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TOTAL:	= 79,902	S.F.																
BUILDING HEIGHT:	4 STORIES (60' MAX.) 66' ALLOWED																	
PARKING <u>REQUIRED</u> :	(1.25 PER GUEST ROOM) = (1.25 x 123) = 154 SPACES X 20% REDUCTION = 123 (REDUCTION: PART OF THIS APPLICATION)																	
PARKING <u>PROVIDED</u> :	<table><tr><td>REGULAR</td><td>116</td><td>SPACES</td></tr><tr><td>ACCESSIBLE</td><td>5</td><td>SPACES</td></tr><tr><td>VAN ACCESSIBLE</td><td>1</td><td>SPACE</td></tr><tr><td>DELIVERY PARKING</td><td>1</td><td>SPACE</td></tr><tr><td>TOTAL</td><td>= 123</td><td>SPACES</td></tr></table>			REGULAR	116	SPACES	ACCESSIBLE	5	SPACES	VAN ACCESSIBLE	1	SPACE	DELIVERY PARKING	1	SPACE	TOTAL	= 123	SPACES
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TOTAL	= 123	SPACES																
BIKE PARKING <u>REQUIRED</u> :	1 PER 10 = 12 SPACES																	
BIKE PARKING <u>PROVIDED</u> :	12 SPACES --> OK																	
GFAR : 1.4 MAX ALLOWED	= (1.4 X 120,557 SF) GROSS = 168,779.8.																	
FAR PROVIDED	= 75,033 / 120,557 = 0.62 --> OK																	

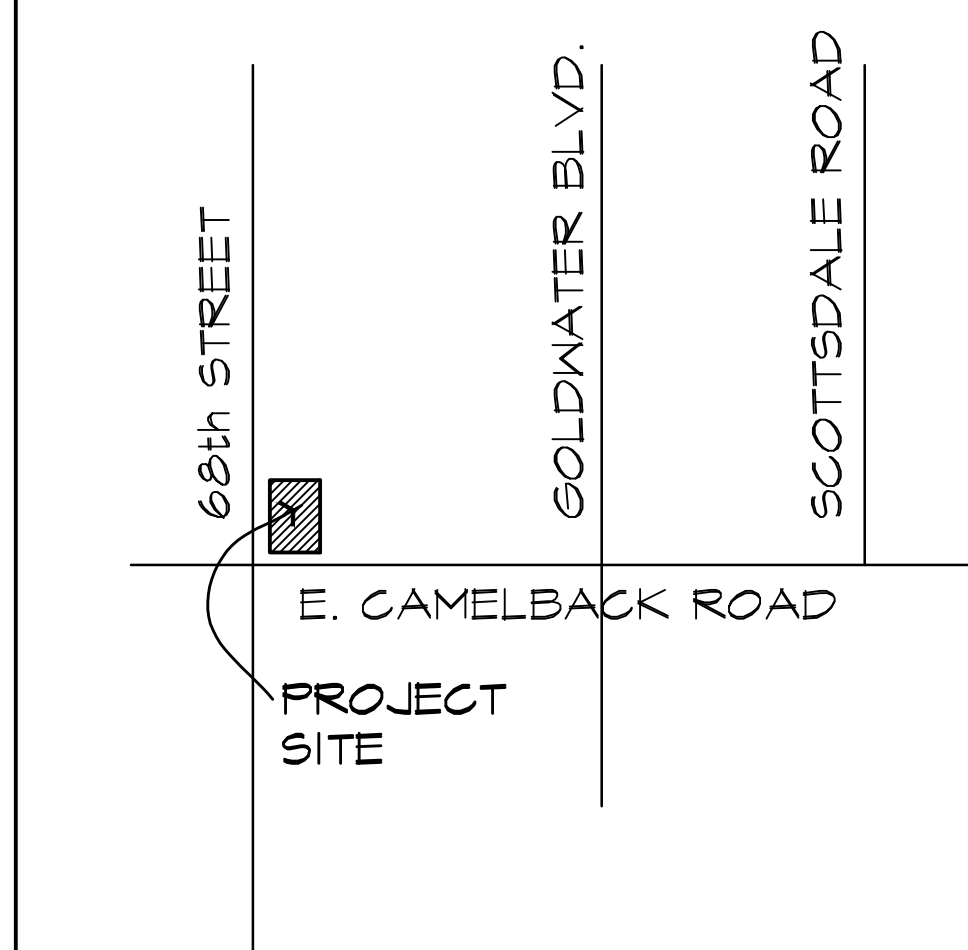
KEYED NOTES

1. NEW ENTRY DRIVE.
2. MONUMENT SIGN.
3. MAIN LOBBY ENTRANCE.
4. FIRE TRUCK TURNING RADIUS 35' DIA. (MIN.)
55' DIA. (MAX.).
5. REFUSE ENCLOSURE W/ OPAQUE GATE.
6. CONC. SIDEWALK (TYP).
7. FIRE RISER ROOM.
8. LINE OF SECOND FLOOR ABOVE.
9. BIKE PARKING FOR (12) BIKES.
10. (EX) SIDEWALK ALONG STREET
11. LANDSCAPE AREA (TYP).
12. CENTERLINE OF STREET.
13. (EX) BUS STOP
14. (EX) STREET LIGHTS
15. DELIVERY TRUCK PARKING
16. BUILDING GRID LINES
17. ELEVATORS
18. STAIR TOWER
19. ADA ACCESS
20. DECORATIVE FOUNTAIN

GUEST ROOM COUNT

KING SUITES	=	75
QUEEN QUEEN SUITES	=	48
TOTAL ROOMS	=	123

VICINITY MAP



SPRINGHILL SUITES - MARRIOTT
NE CORNER 68TH ST. &
CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85251

JOB NUMBER
1801
DATE
06-07-2019
REVISION

SHEET TITLE
PRELIMINARY
SITE PLAN

SHEET NUMBER
6D101A

10-ZN-2005#2
09/09/2019

PRELIMINARY
NOT FOR
CONSTRUCTION

GERALD R. KESLER, INC.
ARCHITECTS
1823 E. Desert Lane
Phoenix, AZ 85042
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Fax: 602-466-2100
Email: gk@grk.net