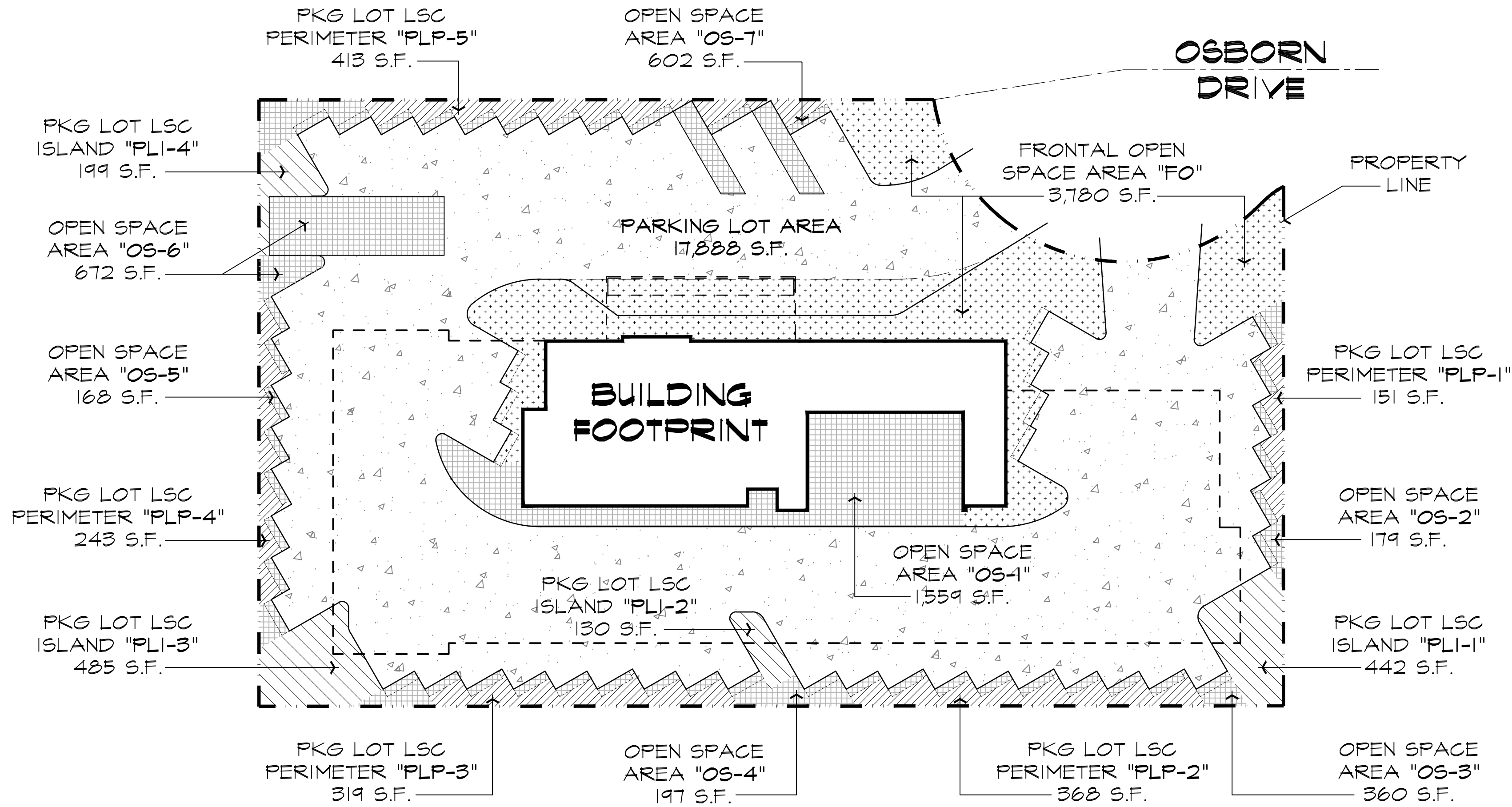
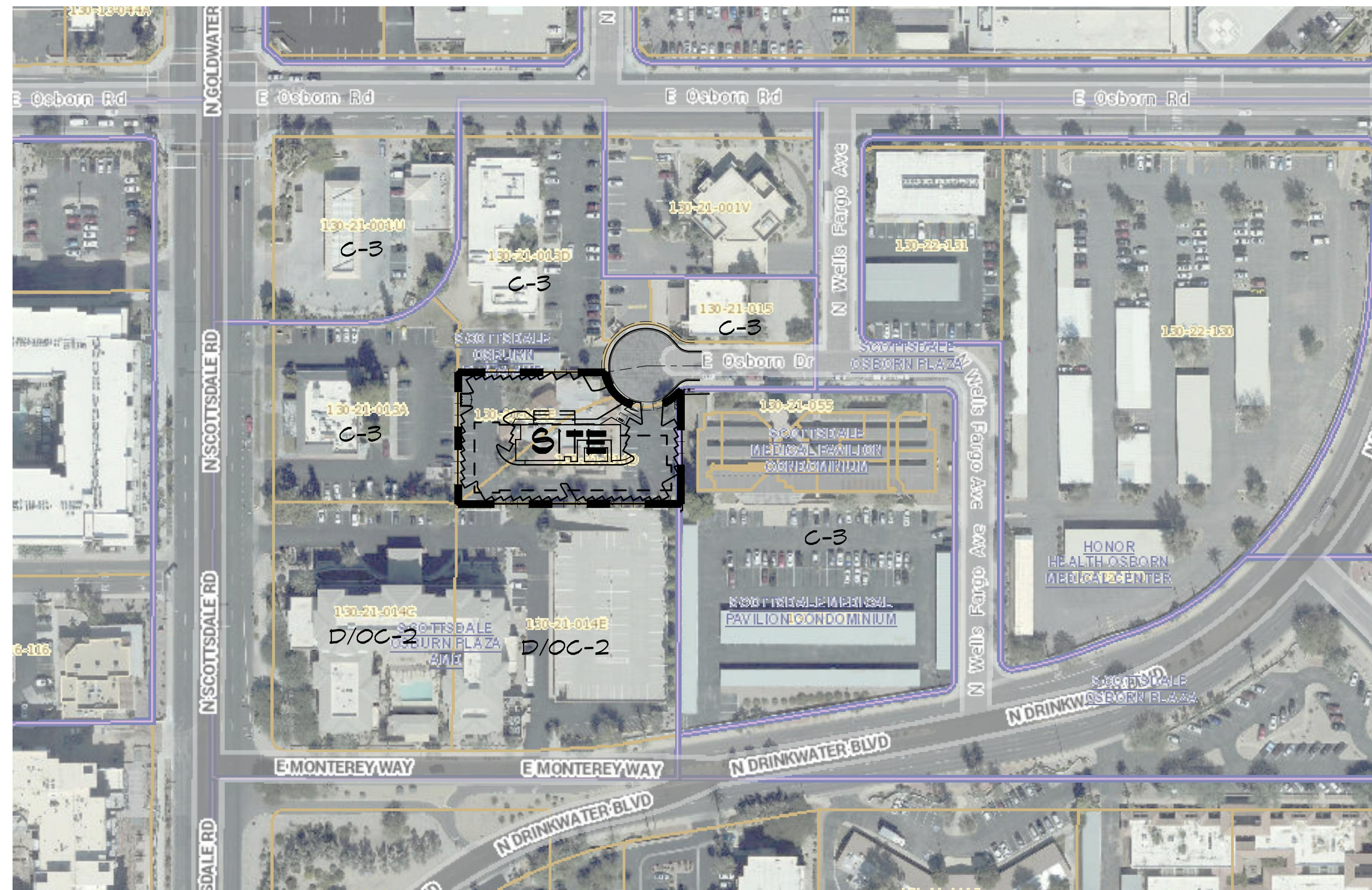




0' 10' 20' 40' **OPEN SPACE PLAN**
SCALE: 20" = 1'-0"



0' 50' 100' 200' **CONTEXT AERIAL MAP**
SCALE: N.T.S.

OPEN SPACE CALCULATIONS

ZONING: C-3
NET SITE AREA: 31,641 S.F. OR .726 ACRES
BUILDING HEIGHT: 3 STORIES (36')

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED (OS) = $(0.1 \times \text{NET LOT AREA}) + (0.004 \times \text{EA. FT. OVER 12'})$
NOT INCLUDING PKG LOT LSC = $(0.1 \times 31,641) + (0.004 \times 31,641 \times 34')$
= 3,164 + 4,303
= 7,467 S.F.

FRONT OPEN SPACE REQUIRED (FO) = $0.5 \times (OS)$
= $0.5 \times 7,467$
= 3,734 S.F.

FRONT OPEN SPACE PROVIDED (FO) = 3,780 S.F. --> OK

OPEN SPACE PROVIDED (OS) = FRONT OPEN SPACE (FO) + OTHER OPEN SPACE (OS)
= 3,780 + 1,559 + 179 + 360 + 197 + 168 + 672 + 602
= 7,517 S.F. --> OK

PKG LOT LSC AREA REQUIRED = $15\% \times \text{PARKING LOT AREA}$
= $0.15 \times 17,888$
= 2,683 S.F.

PKG LOT LSC AREA PROVIDED = LSC PERIMETER (PLP) + LSC ISLAND (PLI)
= $(151 + 368 + 319 + 243 + 413) + (442 + 130 + 485 + 199)$
= 2,750 S.F. --> OK

MIN PKG LOT ISLAND REQUIRED (PLI) = $1/3 \times \text{REQUIRED PKG LOT LSC AREA}$
= $0.33 \times 2,683$
= 894 S.F.

MIN PKG LOT ISLAND PROVIDED (PLI) = 442 + 130 + 485 + 199
= 1,256 S.F. --> OK

NEW
Osborn Boutique Hotel
7321 E OSBORN DRIVE
SCOTTSDALE, ARIZONA

JOB NUMBER
1903
DATE
10/14/2020
REVISION

SHEET TITLE
OPEN SPACE PLAN

SHEET NUMBER
SD100A