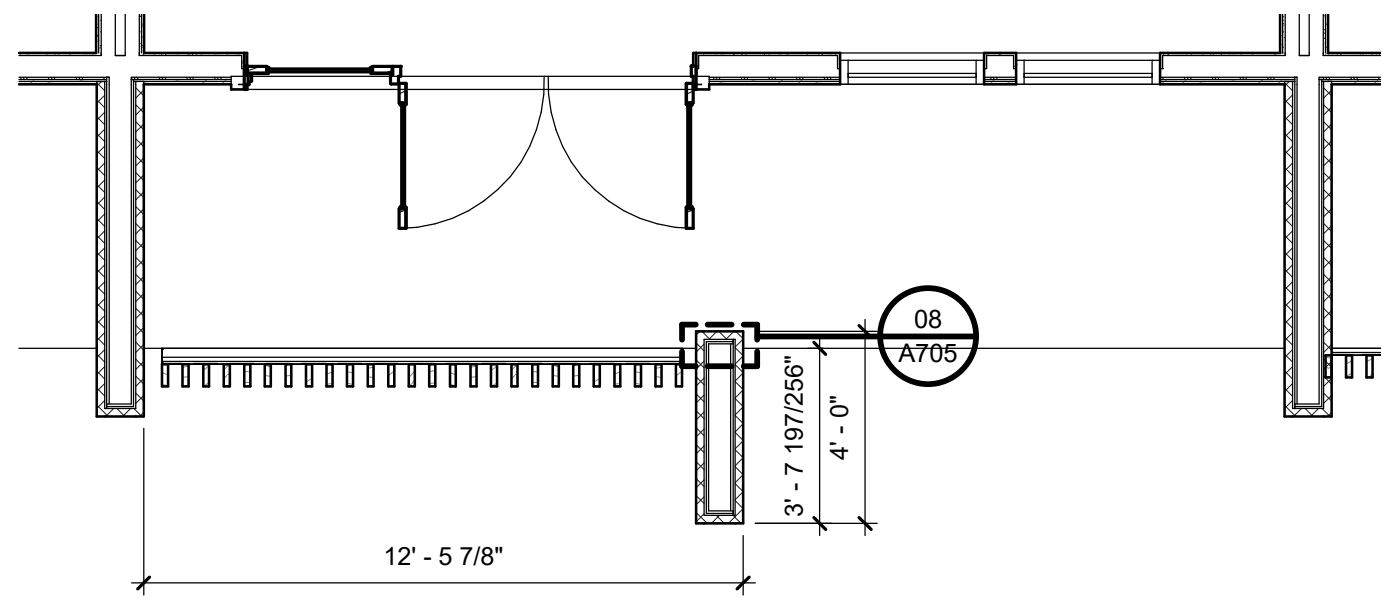
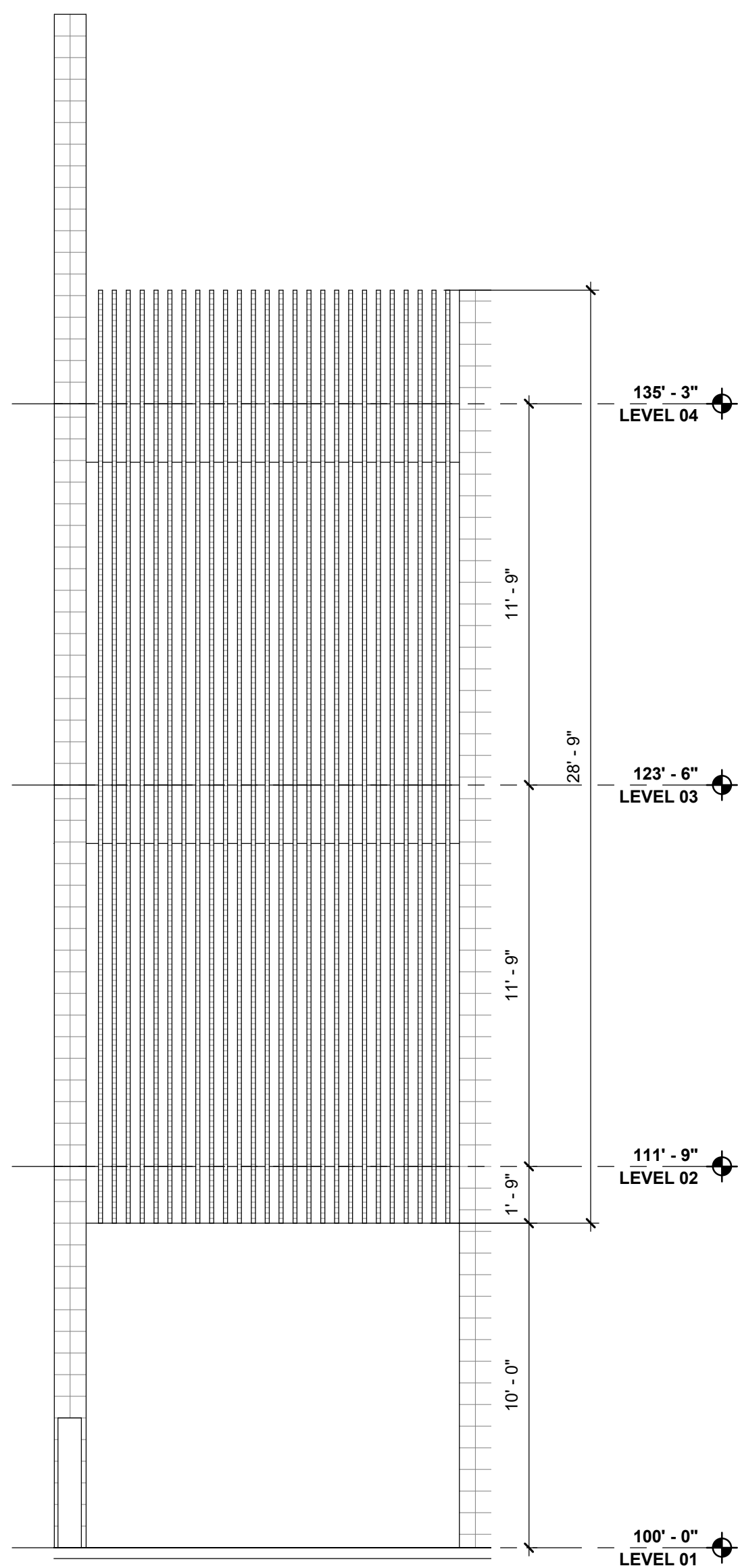




## 02 SCREEN PLAN

SCALE: 1/4" = 1'-0"

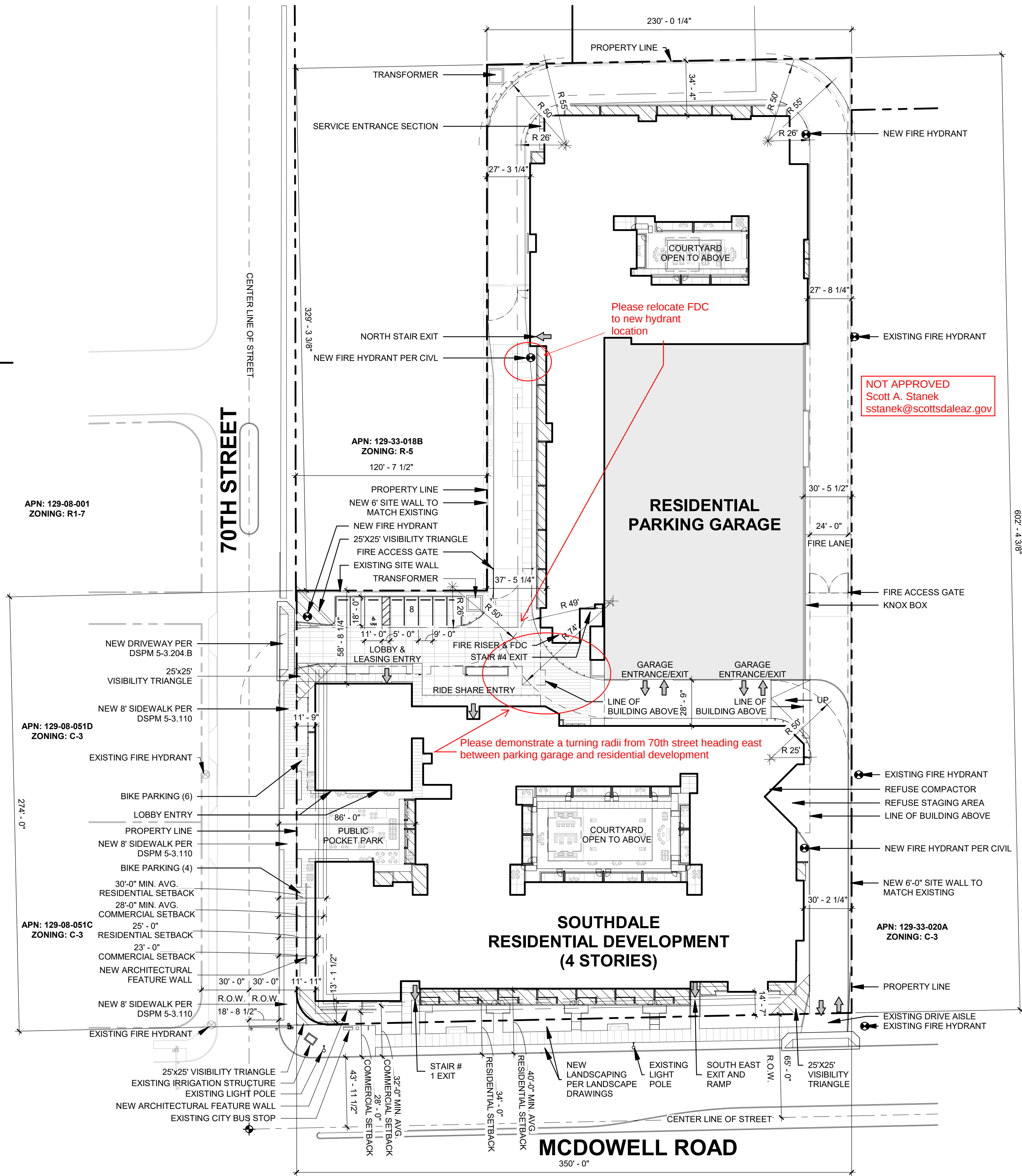
REF:



## 01 SCREEN ELEVATION

SCALE: 1/4" = 1'-0"

REF: 01 / A206



## 01 SITE PLAN

SCALE: 1" = 40'-0"



## PROJECT INFORMATION

PROJECT NAME: SOUTHDAL  
PARCEL ADDRESS: 7000 E. McDOWELL ROAD  
SCOTTSDALE, AZ 85257  
PARCEL NUMBER: 129-33-001S  
PRE-APP NUMBER: 225-PA-2020  
ZONING CASE: 5-ZN-2021  
DRB NUMBER:

## PROJECT DATA

|                              |                            |
|------------------------------|----------------------------|
| CURRENT ZONING:              | PUD                        |
| GROSS SITE AREA:             | 4.7 ACRES (204,732 SF)     |
| NET LOT AREA:                | 3.8 ACRES (165,528 SF)     |
| ALLOWABLE GFAR:              | 0.8                        |
| PROPOSED GFAR:               | 0.57                       |
| ALLOWABLE BUILDING HEIGHT:   | 48' + 10' MECHANICAL @ 30% |
| PROPOSED HEIGHT:             | 48' + 10' MECHANICAL @ 30% |
| ALLOWABLE DENSITY:           | PER DEV. PLAN              |
| PROPOSED DENSITY:            | 56.8 DU/AC                 |
| REQUIRED OPEN SPACE:         | 20,473 SF (0.10 x GSA)     |
| PROVIDED OPEN SPACE:         | 38,133 SF (0.18 x GSA)     |
| PUBLIC OPEN SPACE REQUIRED:  | 3,600 SF                   |
| PUBLIC OPEN SPACE PROVIDED:  | 3,600 SF                   |
| MCDOWELL RD. SETBACKS        |                            |
| REQUIRED COMMERCIAL          | 28' MIN. / 32' MIN. AVG.   |
| PROVIDED COMMERCIAL          | 28' MIN. / 32' MIN. AVG.   |
| REQUIRED RESIDENTIAL         | 34' MIN. / 40' MIN. AVG.   |
| PROVIDED RESIDENTIAL         | 34' MIN. / 40' MIN. AVG.   |
| 70TH STREET SETBACKS         |                            |
| REQUIRED COMMERCIAL          | 23' MIN. / 28' MIN. AVG.   |
| PROVIDED COMMERCIAL          | 23' MIN. / 28' MIN. AVG.   |
| REQUIRED RESIDENTIAL         | 25' MIN. / 30' MIN. AVG.   |
| PROVIDED RESIDENTIAL         | 25' MIN. / 28' MIN. AVG.   |
| NON-STREET FRONTAGE SETBACKS |                            |
| ABUTTING RESIDENTIAL         | 20' MIN.                   |
| PROVIDED                     | 27'-1" MIN.                |
| TOTAL UNITS:                 | 267                        |

|                        |            |
|------------------------|------------|
| GROSS AREA TABULATIONS |            |
| COMMERCIAL OFFICE      | 3,900 SF   |
| MARKET                 | 1,300 SF   |
| COMMUNITY ROOM         | 900 SF     |
| RESIDENTIAL            | 287,800 SF |
| TOTAL                  | 293,900 SF |
| PARKING GARAGE         | 105,528 SF |
| TOTAL GSF W/ PARKING   | 399,428 SF |

## PARKING TABULATIONS (Table 9.103.A)

|                                  |              |
|----------------------------------|--------------|
| MULTI-FAMILY: 267 UNITS          |              |
| 1.25 / EFFICIENCY (52 DU @ 1.25) | 65.0 SPACES  |
| 1.3 / ONE-BEDROOM (147 DU @ 1.3) | 191.1 SPACES |
| 1.7 / TWO-BEDROOM (68 DU @ 1.7)  | 115.6 SPACES |
| TOTAL REQUIRED                   | 372 SPACES   |

|                              |           |
|------------------------------|-----------|
| NON-RESIDENTIAL              |           |
| 1/300 GSF OFFICE (3,900/300) | 13 SPACES |

|                                                                                   |            |
|-----------------------------------------------------------------------------------|------------|
| TOTAL REQUIRED                                                                    | 372 SPACES |
| * APPLYING THE CITY OF SCOTTSDALE CODE OF ORDINANCE'S SHARED PARKING REQUIREMENTS |            |

|                   |            |
|-------------------|------------|
| PARKING PROVIDED: |            |
| SURFACE:          | 8 SPACES   |
| GARAGE UNSECURED: | 19 SPACES  |
| GARAGED SECURED:  | 365 SPACES |

|                        |            |
|------------------------|------------|
| TOTAL PARKING PROVIDED | 392 SPACES |
|------------------------|------------|

|                                  |           |
|----------------------------------|-----------|
| ACCESSIBLE PARKING REQUIRED (4%) | 16 SPACES |
| (392 x .04)                      |           |

|                             |           |
|-----------------------------|-----------|
| ACCESSIBLE PARKING PROVIDED | 16 SPACES |
| (13 + 3 VAN ACCESSIBLE)     |           |

|                                      |           |
|--------------------------------------|-----------|
| REQUIRED BICYCLE PARKING (1/10 CARS) | 40 SPACES |
| PROVIDED BICYCLE PARKING             | 41 SPACES |

## VICINITY MAP

