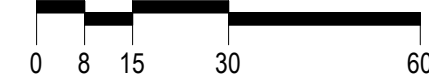


01 SITE PLAN
SCALE: 1" = 30'-0"



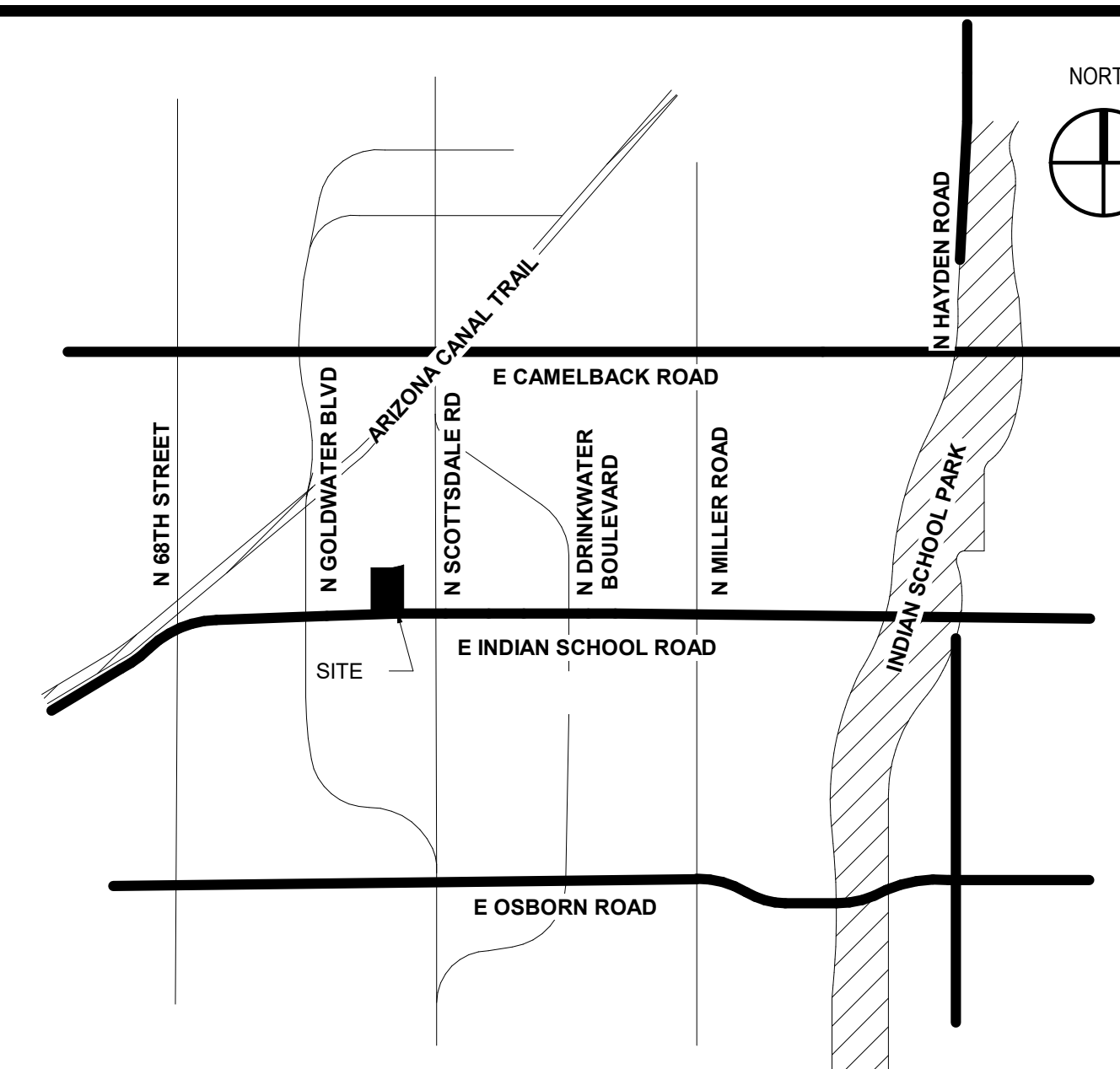
PROJECT DATA

	REQUIRED AND PROPOSED
GROSS LOT AREA (SF)	168,391 GSF (INCL. R.O.W)
NET LOT AREA (SF)	144,173 SF (INCL. R.O.W)
PARCEL ZONING	D/DMU-2 PBD DO
GROSS FLOOR AREA	473,300 GSF
GFAR	0.71

	PROVIDED
BIKE PARKING 1 PER 10 VEHICLE	47
OPEN SPACE	23,489 SF
PARKING	
RESIDENTIAL	271
HOTEL	134
RESTAURANT	11
GUEST	31
TOTAL	447
ACCESSIBLE PARKING	
ADA VAN	2
ADA CAR	16
TOTAL	18

	PROVIDED
COMMERCIAL LOADING 30,001 TO 100,000 SF	1
RESIDENTIAL LOADING 151 TO 450 UNITS	2

VICINITY MAP



SHEET NOTES

- 01 RESIDENTIAL DROP-OFF
- 02 EXISTING HAVER BUILDING
- 03 GROUND FLOOR RESIDENTIAL
- 04 HOTEL DROP-OFF
- 05 PROPERTY LINE
- 06 FIRELANE
- 07 ELECTRICAL EQUIPMENT
- 08 REFUSE
- 09 FIRE RISER AND PUMP ROOM
- 10 RESIDENTIAL LOADING AREA
- 11 RAMP DOWN TO PARKING STRUCTURE BELOW
- 12 CANOPY ABOVE
- 13 LINE OF ROOF ABOVE
- 14 BIKE PARKING
- 15 ELECTRICAL TRANSFORMERS, SWITCHGEAR FULLY SCREENED
- 16 PUBLICLY ACCESSIBLE SIDEWALK
- 17 DECORATIVE SCREEN WALL
- 18 DECORATIVE SLIDING GATE
- 19 OUTDOOR DINING
- 20 DELIVERY AREA
- 21 ONE WAY ONLY SIGNAGE AND PAVEMENT MARKING
- 22 SHADE STRUCTURE ABOVE
- 23 PUBLIC CONCRETE PEDESTRIAN WALKWAY
- 24 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-3
- 25 DEDICATED IN FIRE LANE EASEMENT
- 26 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-4
- 27 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-1
- 28 EXISTING ELECTRICAL EASEMENT
- 29 EXISTING SEWER AND WATER EASEMENT
- 30 EXISTING TELEPHONE LINE EASEMENT
- 31 EXISTING ROAD MAINTENANCE AND PUBLIC UTILITY EASEMENT
- 32 EXISTING LANDSCAPE EASEMENT
- 33 EXISTING SIDEWALK
- 34 EXISTING ROAD AND PUBLIC UTILITY EASEMENT
- 35 STACKING MECHANICAL PARKING SYSTEM
- 36 KNOX BOX
- 37 FIRE HYDRANT
- 38 ADA ACCESS ROUTE
- 39 VEHICULAR ENTRY
- 40 EXTERIOR SERVICE YARD CONCRETE SLAB. OPEN TO SKY ABOVE
- 41 EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED UNDERGROUND
- 42 25'x25' VISIBILITY TRIANGLE
- 43 EXISTING 4 TREES ARE REPLACED BY SAME QUANTITIES AND SPECIES
- 44 INTERSECTION SIGHT DISTANCE

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

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Date	Description
06/18/21	Development Review Board

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
SITE PLAN & PROJECT DATA

Scale
As indicated

Ref North

6/16/2021 2:33:36 PM BIM:050/057:6850.000 - PEG - Indian School + 3rd Avenue/57:6850.000_The Kimsey_DRB_1/20.rvt