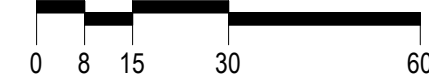


01 SITE PLAN
SCALE: 1" = 30'-0"



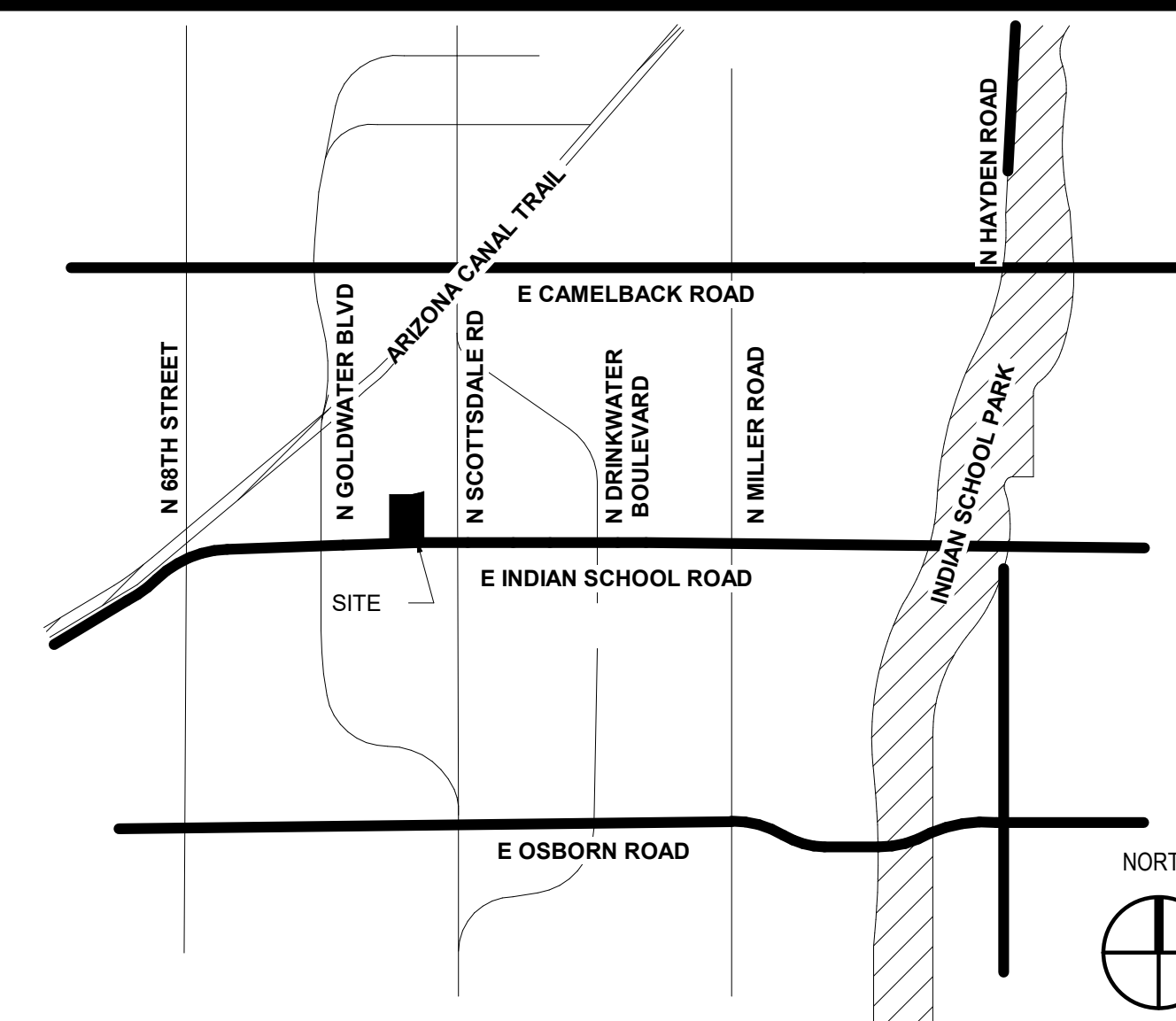
PROJECT DATA

	REQUIRED	PROPOSED
GROSS LOT AREA (SF)	168,391 GSF (INCL. R.O.W)	168,391 GSF (INCL. R.O.W)
NET LOT AREA (SF)	144,173 SF (INCL. R.O.W)	144,173 SF (INCL. R.O.W)
PARCEL ZONING	C-2	D/DMU-2 PBD DO
GROSS FLOOR AREA	HOTEL 120,000 GSF RESI 337,660 GSF KIMSEY 15,640 GSF	HOTEL 120,000 GSF RESI 337,660 GSF KIMSEY 15,640 GSF
GFAR	1.4	0.60

	REQUIRED	PROPOSED
BIKE PARKING 1 PER 10 VEHICLE	45	45
OPEN SPACE	0 SF	23,489 SF
PARKING		
RESIDENTIAL	PER PARKING MASTER PLAN	263
HOTEL		135
RESTAURANT		11
GUEST		39
TOTAL	407	448
ACCESSIBLE PARKING		
ADA VAN	2	2
ADA CAR	16	16
TOTAL 4%	18	18
DWELLING UNITS (MAX 50 DU/AC)		
HOTEL	168	168
RESIDENTIAL	190	176
KIMSEY	-	4
MAXIMUM HEIGHT		
HOTEL	75'-0"	75'-0"
RESIDENTIAL	75'-0"	75'-0"

	REQUIRED	PROPOSED
COMMERCIAL LOADING 30,001 TO 100,000 SF	1	1
RESIDENTIAL LOADING 151 TO 450 UNITS	2	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 SES
- 08 REFUSE
- 09 FIRE RISER AND PUMP ROOM
- 10 RESIDENTIAL LOADING AREA
- 11 RAMP DOWN TO PARKING STRUCTURE BELOW
- 13 CANOPY ABOVE
- 14 LINE OF ROOF ABOVE
- 15 BIKE PARKING
- 16 ELECTRICAL TRANSFORMERS, SWITCHGEAR FULLY SCREENED
- 17 PUBLICLY ACCESSIBLE SIDEWALK
- 18 DECORATIVE SCREEN WALL
- 19 DECORATIVE SLIDING GATE
- 20 OUTDOOR DINING
- 21 DELIVERY AREA
- 22 ONE WAY ONLY SIGNAGE AND PAVEMENT MARKING
- 23 SHADE STRUCTURE ABOVE
- 24 PUBLIC CONCRETE PEDESTRIAN WALKWAY
- 25 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
- 26 DEDICATED IN FIRE LANE EASEMENT
- 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-4
- 28 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
- 30 EXISTING ELECTRICAL EASEMENT
- 31 EXISTING SEWER AND WATER EASEMENT
- 32 PROPOSED SIDEWALK SEE CIVIL
- 33 EXISTING TELEPHONE LINE EASEMENT
- 34 EXISTING ROAD MAINTENANCE AND PUBLIC UTILITY EASEMENT
- 35 EXISTING LANDSCAPE EASEMENT
- 37 EXISTING SIDEWALK
- 38 EXISTING ROAD AND PUBLIC UTILITY EASEMENT
- 39 STACKING MECHANICAL PARKING SYSTEM
- 40 KNOX BOX
- 41 FIRE HYDRANT
- 42 ADA ACCESS ROUTE
- 43 VEHICULAR ENTRY
- 44 EXTERIOR SERVICE YARD CONCRETE SLAB. OPEN TO SKY ABOVE
- 45 EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED UNDERGROUND
- 46 25'x25' VISIBILITY TRIANGLE
- 47 EXISTING 4 TREES ARE REPLACED BY SAME QUANTITIES AND SPECIES
- 48 INTERSECTION SIGHT DISTANCE
- 49 (2) BIKE RACKS
- 50 PUBLIC NON-MOTORIZED ACCESS EASEMENT
- 51 PROPOSED TRANSFORMER LOCATION. SCREENED WITH BREEZE BLOCK.
- 52 PUBLIC NON-MOTORIZED ACCESS EASEMENT. 8' CONCRETE SIDEWALK.
- 53 SES CABINETS.
- 54 PUBLIC ART
- 55 NEW PROPERTY LINE
- 56 PATIO
- 57 ORIGINAL PROPERTY LINE

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

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

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/06/22	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

1/6/2022 5:31:59 PM BIM:360/1057.6850.000 - PEG - Indian School + 3rd Avenue/57.6850.000_The Kimsey_DRB_1/20.rvt