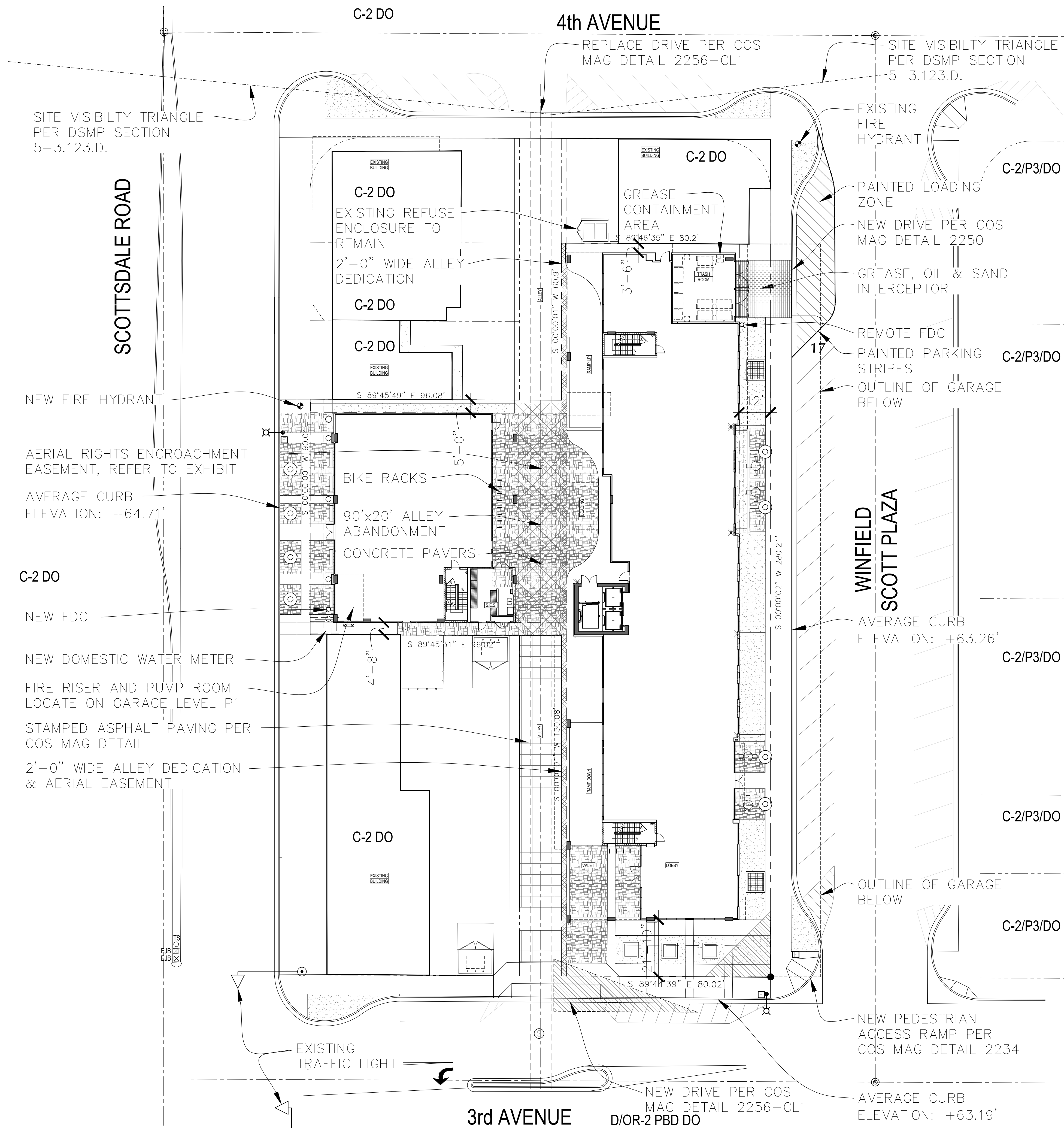
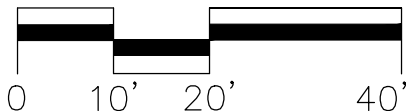
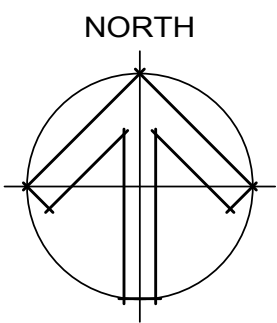
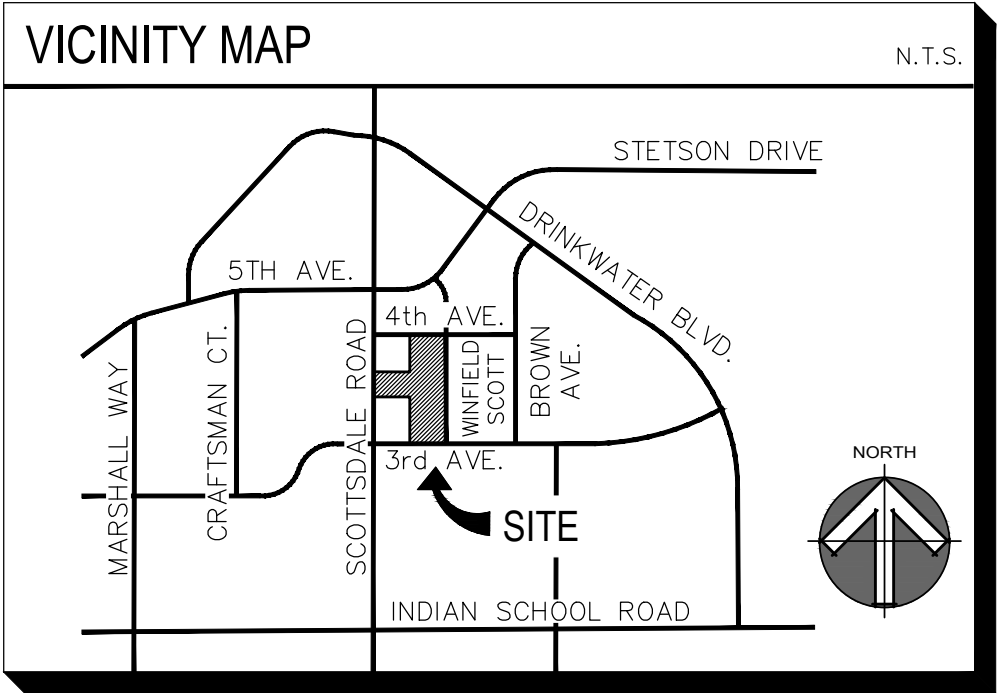




PROJECT DATA:

SITE ADDRESS:	4221 N. SCOTTSDALE ROAD		
SITE AREA:	0.712 NET ACRES (31,069 sf)		
	1.196 GROSS ACRES (52,122 sf)		
ZONING:	D/DMU-2 PBD DO - CASE 7-ZN-2017		
BUILDING HEIGHT ALLOWED:	90'-0" max. (INCLUDING MECHANICAL)		
GFAR ALLOWED:	1.8 (1.8 x 52,122)	93,819 sf	
BONUS DEVELOPMENT STANDARD:		56,631 sf	
TOTAL GFAR ALLOWED:		150,631 sf	
GFAR PROPOSED:	2.89		
NON-RESIDENTIAL AREA:		147,546 sf	
GROSS BUILDING AREA:	FIRST FLOOR:	16,910 sf	
	SECOND FLOOR:	12,339 sf	
	THIRD FLOOR:	23,607 sf	
	FOURTH FLOOR:	20,462 sf	
	FIFTH FLOOR:	20,526 sf	
	SIXTH FLOOR:	20,526 sf	
	SEVENTH FLOOR:	20,526 sf	
	EIGHTH FLOOR:	15,959 sf	
	NINTH FLOOR:	14,135 sf	
TOTAL:		164,590 sf	
BELOW-GRADE GARAGE AREA:	67,600 sf		
DENSITY ALLOWED:	50 DU/AC		
DENSITY PROPOSED:	13.38 DU/AC (16 DU / 1.196 = 13.38)		
HOTEL ROOMS:	238		
PARKING REQUIRED:	HOTEL REQUIRED:	238 SPACES	
		(238 rooms x 1.25 x 80%)	
TOTAL REQUIRED PARKING:	RESIDENTIAL REQ'D:	26 SPACES	
	1 BEDROOM UNITS:	10 x 2 PS = 20 PS	
	STUDIO UNITS:	6 x 1 PS = 6 PS	
		264 SPACES **ADMINISTRATIVE APPROVAL**	
PARKING PROVIDED:	148 TANDEM SPACES		
	29 STANDARD SPACES		
	11 ACCESSIBLE SPACES (4% OF PROVIDED)		
BICYCLE PARKING:	188 SPACES (ALL SPACES ARE COVERED)		
	ADMINISTRATIVE APPROVAL		
BICYCLE PARKING PROVIDED:	188 / 10 = 19 SPACES		
	20		



SITE PLAN

SCALE: 1"=20'-0"

A1.0

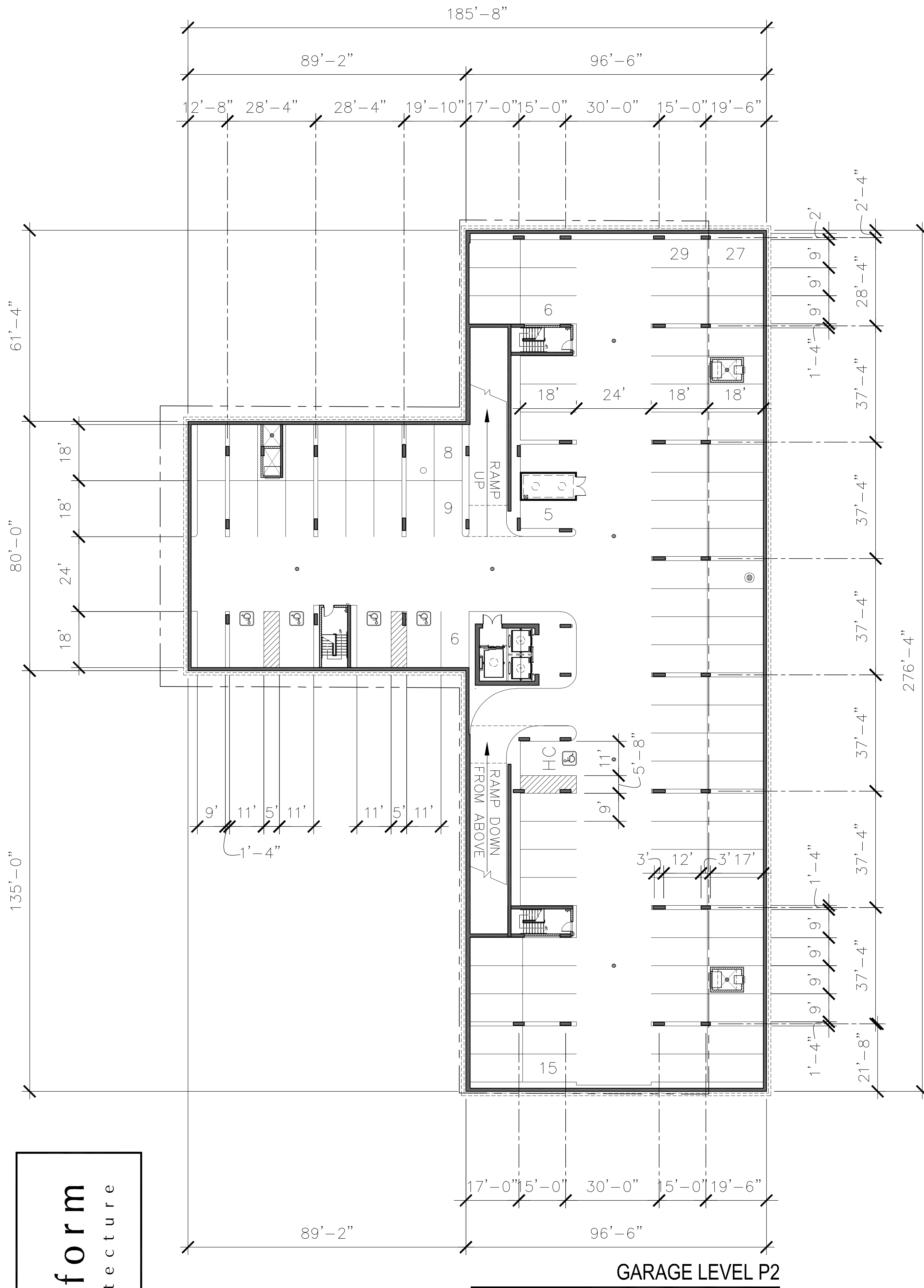
10-04-18

preliminary not for construction



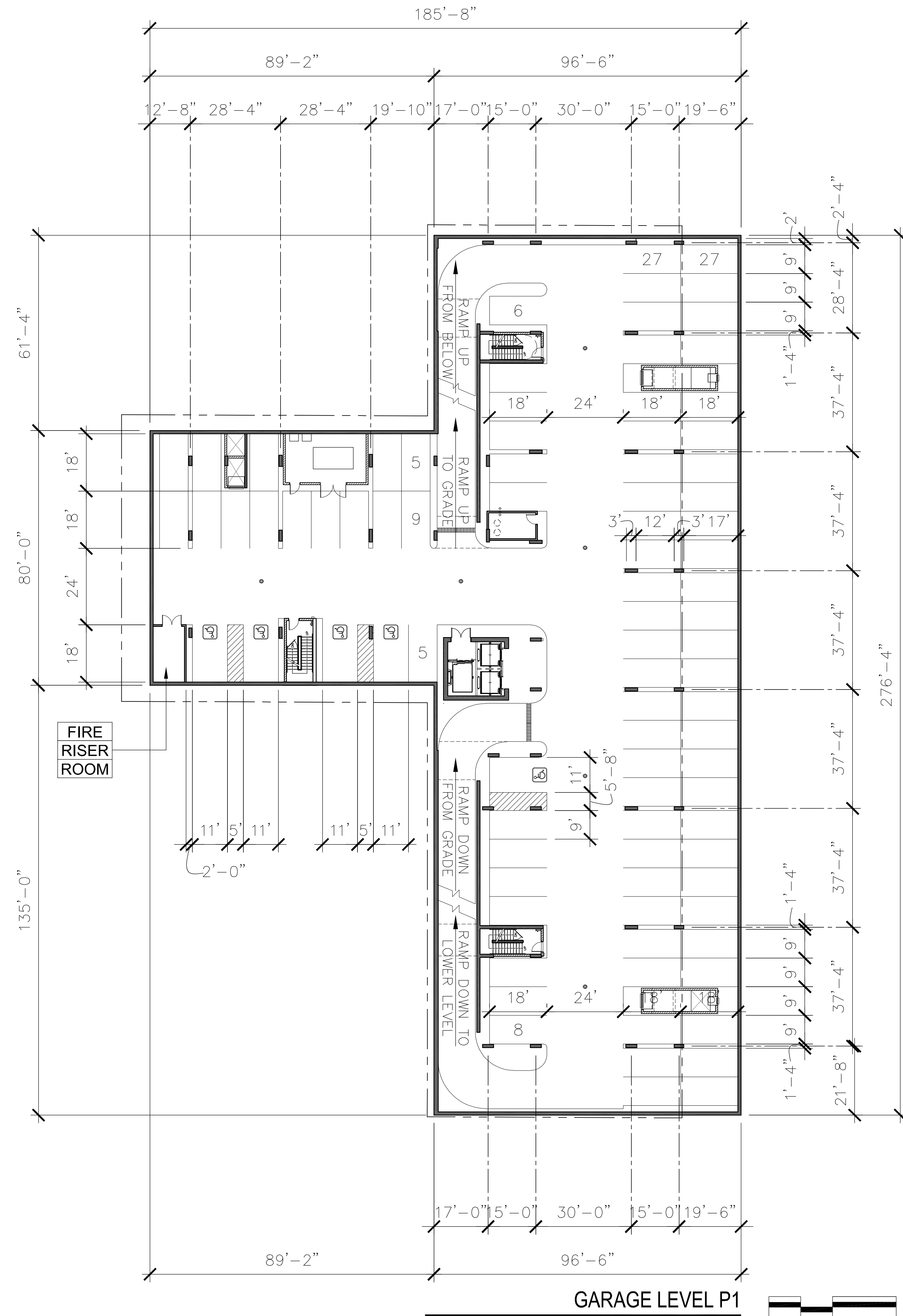
biltform architecture group, inc.
11460 north cave creek road . suite 11
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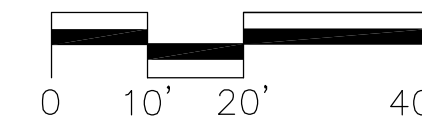
GARAGE LEVEL P2

33,800 S.F.
108 PARKING SPACES



GARAGE LEVEL P1

33,800 S.F.
97 PARKING SPACES



GARAGE PLANS

SCALE: 1"=20'-0"

A2.1

12-22-23

preliminary not for construction



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