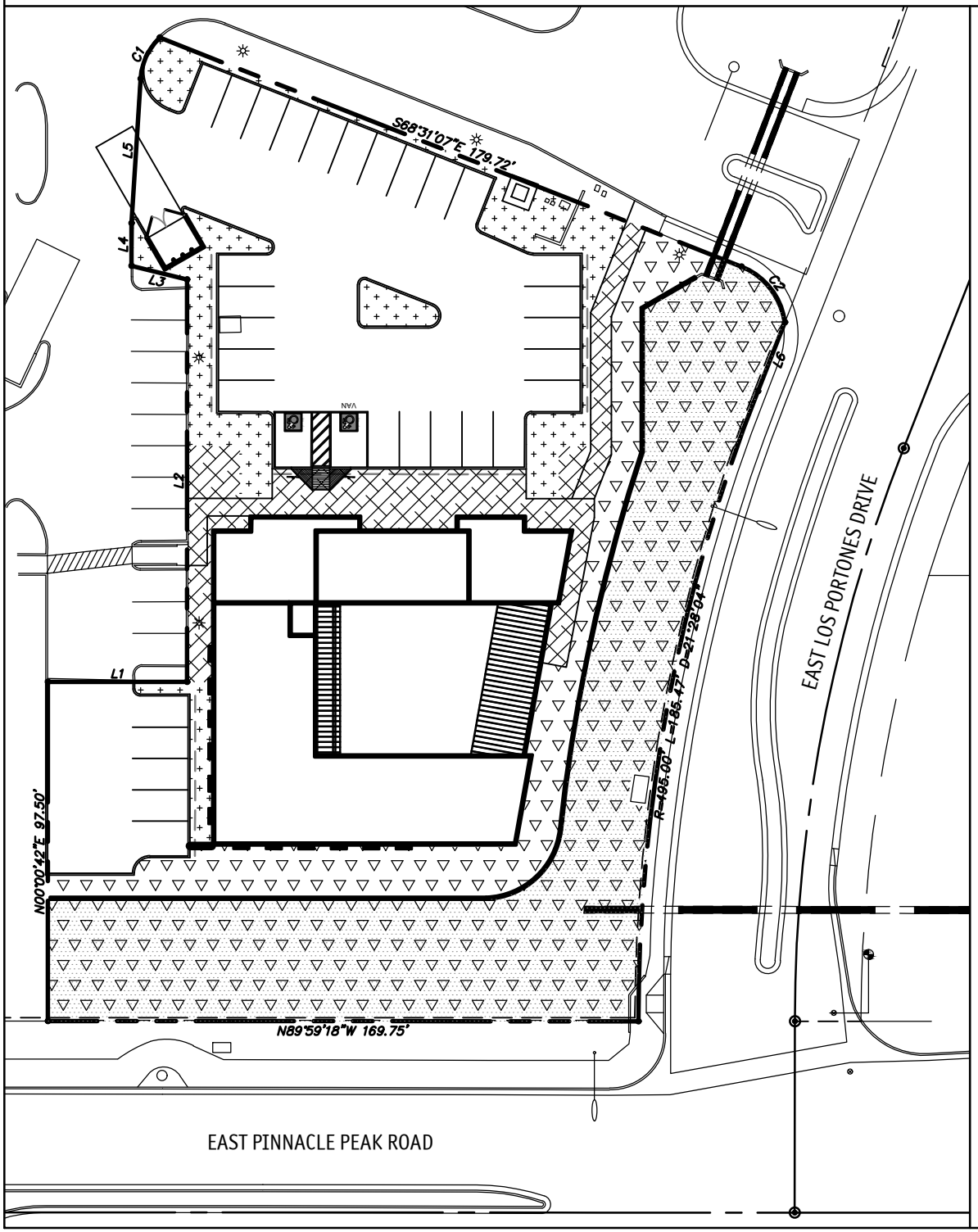
OPEN SPACE PLAN



PROJECT: PINNACLE PEAK PET RESORT
PROJECT DATA ZONING: C-1
NET LOT AREA: 41,418 S.F.
BUILDING HEIGHT: 31'-6"

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 32'-6" PROPOSED (36' ALLOWED)
FIRST 12' OF HEIGHT = 10% x NET LOT AREA
= .10 x 41,418 = 4,141.8 S.F.
NEXT 21' OF HEIGHT = 21' x .004 x 41,418 = 3,479.11 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
= 4,141.8 + 3,479.11 = 7,620.91 S.F. (18.4%)
OPEN SPACE PROVIDED = 17,431 S.F.

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
9,441 S.F. x .15 = 1416.2 S.F.
PARKING LOT LANDSCAPE PROVIDED = 3,038 S.F.

DENOTES FRONT OPEN SPACE
14,638 S.F. TOTAL

DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
2,793 S.F. TOTAL

DENOTES PARKING LOT LANDSCAPING
3,038 S.F. TOTAL

NATURAL AREA OPEN SPACE
10,940 S.F. TOTAL