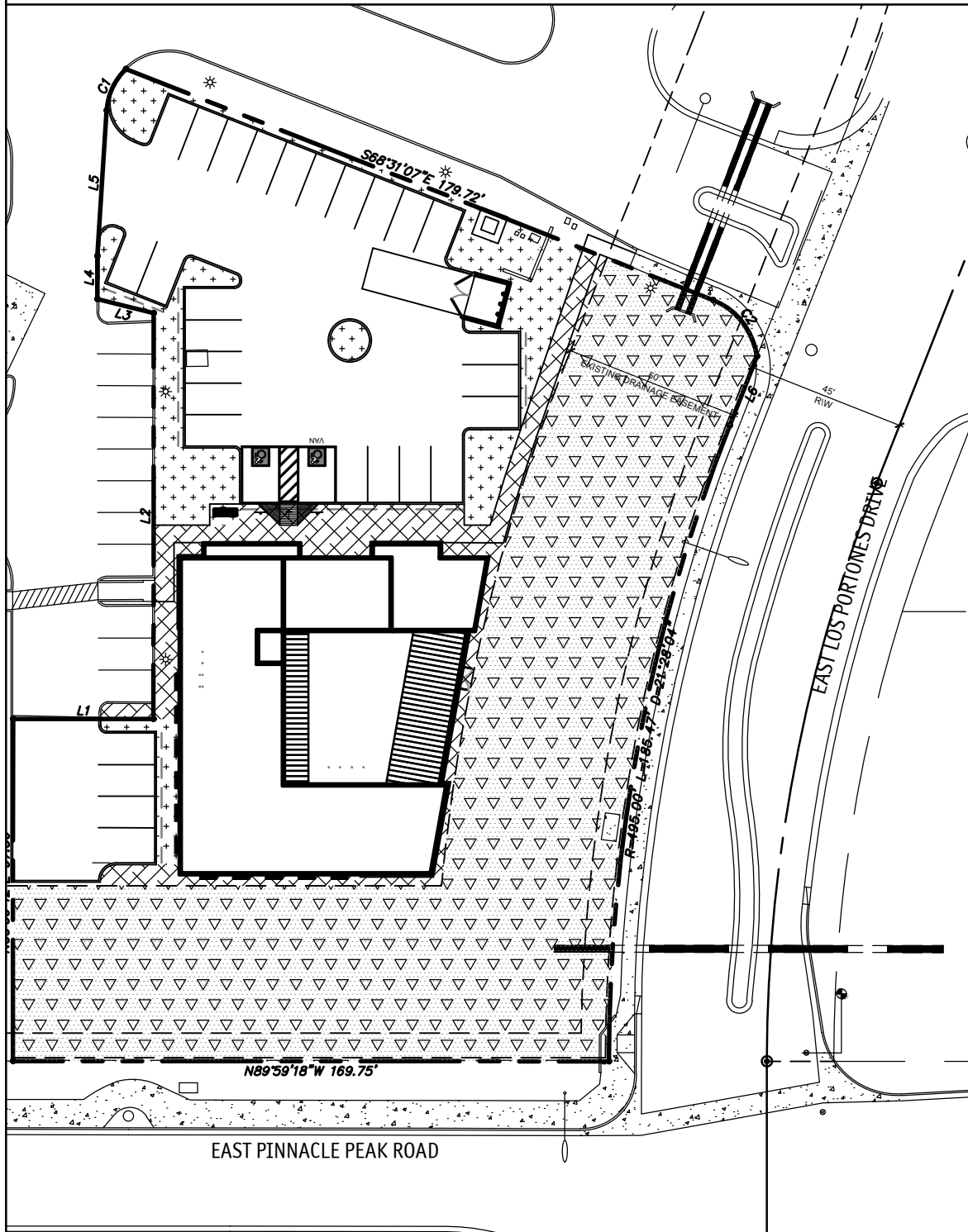


OPEN SPACE PLAN



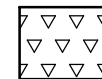
PROJECT: PINNACLE PEAK PET RESORT
 PROJECT DATA ZONING: C-1
 NET LOT AREA: 41,418 S.F.
 BUILDING HEIGHT: 31'-6"

OPEN SPACE CALCULATIONS

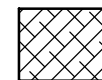
REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 31'-6" PROPOSED (36' ALLOWED)
 FIRST 12' OF HEIGHT = 10% x NET LOT AREA
 = .10 x 41,418 = 4,141.8 S.F.
 NEXT 21' OF HEIGHT = 21' x .004 x 41,418 = 3,479.11 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
 = 4,141.8 + 3,479.11 = 7,620.91 S.F. (18.4%)
 OPEN SPACE PROVIDED = 19,841 S.F.

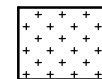
PARKING LOT LANDSCAPING REQUIRED
 PARKING LOT AREA x 15%
 9,441 S.F. x .15 = 1416.2 S.F.
 PARKING LOT LANDSCAPE PROVIDED = 3,095 S.F.



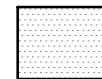
DENOTES FRONT OPEN SPACE
 17,185 S.F. TOTAL



DENOTES OPEN SPACE OTHER THAN FRONTAL
 OPEN SPACE
 2,656 S.F. TOTAL



DENOTES PARKING LOT LANDSCAPING
 3,095 S.F. TOTAL



NATURAL AREA OPEN SPACE
 17,185 S.F. TOTAL