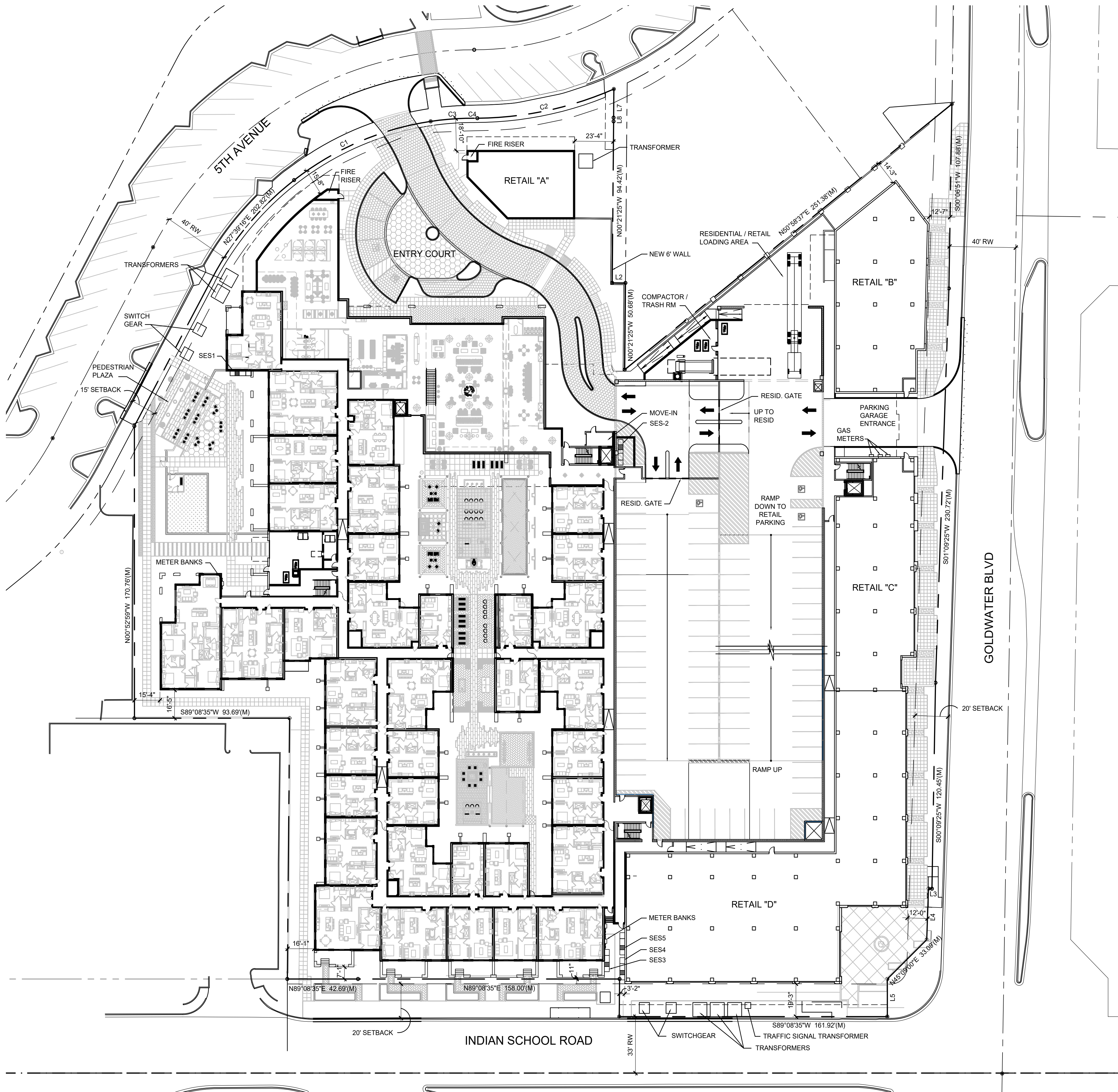




01 SITE PLAN
SCALE: 1"=30'



PROJECT INFORMATION

PROJECT NAME: 5TH & GOLDWATER
PROPERTY ADDRESS: 4110 N. GOLDWATER BLVD
SCOTTSDALE, AZ 85251
PARCEL NUMBERS: 173-48-055E, 173-048-056A, 173-48-047A,
173-48-047D, 173-48-050A
ZONING: D/OC-2 PBD DO (COS 12-ZN-2007)
GROSS SITE AREA: 6.14 ACRES
(267,458 SF)
NET LOT AREA: 4.82C ACRES
(209,959 SF)
OPEN SPACE CALCULATIONS:
REQUIRED: 0 SF
PROVIDED: 70,676 SF = ±34%
FRONTAGE OPEN SPACE CALCULATION:
REQUIRED: 0 SF
PROVIDED: ±20,629 SF
GROSS BUILDING AREA:
RESIDENTIAL: 313,849 SF
RETAIL: 32,660 SF
CONSTRUCTION TYPE: III-B (RESIDENTIAL) / I-B (ENCLOSED GARAGE)

PARKING CALCULATIONS

RESIDENTIAL PARKING REQUIRED:
STUDIO (26 UNITS @ 1.25/UNIT) 32.5 SPACES
1-BEDROOM (116 UNITS @ 1.3/UNIT) 150.8 SPACES
2-BEDROOM (83 UNITS @ 1.7/UNIT) 141.1 SPACES
3-BEDROOM (7 UNITS @ 1.9/UNIT) 13.3 SPACES
GUEST (1 PER 6 UNITS) 38.6 SPACES
RESIDENTIAL PARKING PROVIDED: 377 SPACES
RESIDENTIAL PARKING PROVIDED:
GARAGE: 402 SPACES
ENTRY COURT: 5 SPACES
RESIDENTIAL PARKING PROVIDED: 407 SPACES
RETAIL PARKING REQUIRED:
32,660 SF @ 1/325 SF 101 SPACES
RETAIL PARKING PROVIDED:
GARAGE 105 SPACES
TOTAL PARKING PROVIDED: 512 SPACES
ACCESSIBLE PARKING REQUIRED (2%): 11 SPACES
ACCESSIBLE PARKING PROVIDED: 12 SPACES
BICYCLE PARKING REQUIRED:
1/10 REQUIRED VEHICULAR PARKING 48 SPACES
BICYCLE PARKING PROVIDED: 50 SPACES

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

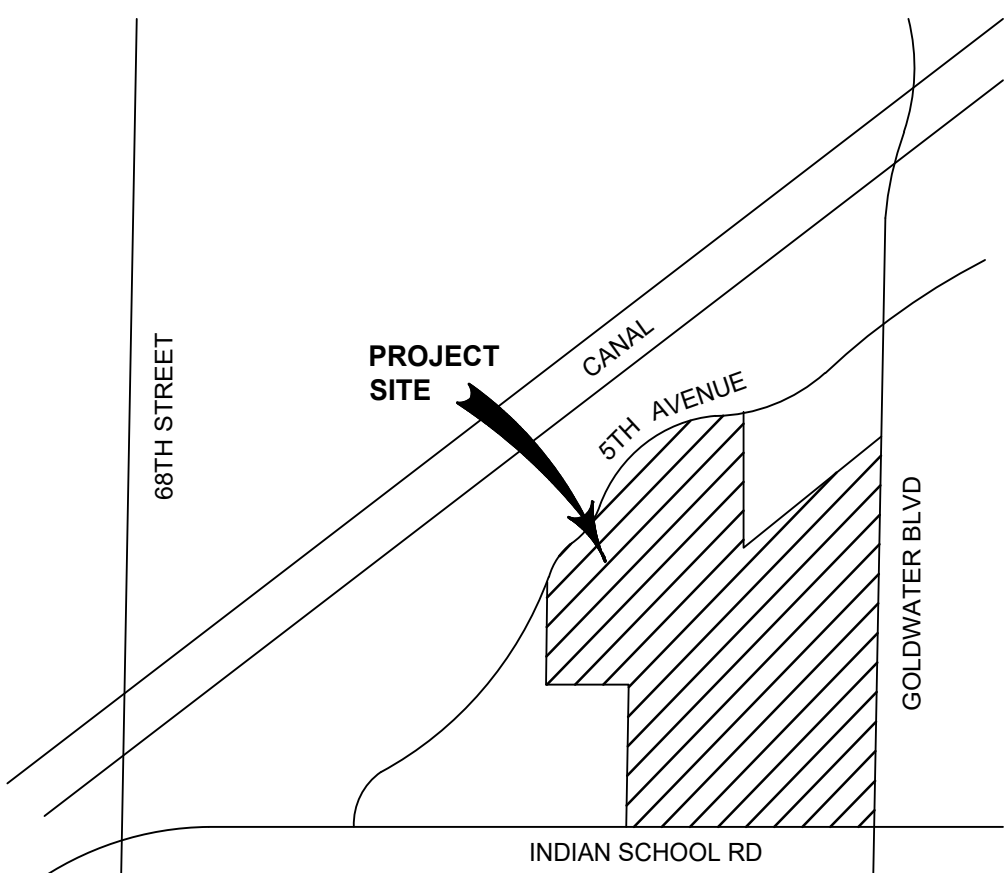
Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

Date
DECEMBER 24, 2024



VICINITY MAP



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Project No.
23096.00

A111
SITE PLAN