



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

Date
MAY 20, 2025 024

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Project No.
23096.00

A306
ELEVATION WORKSHEET

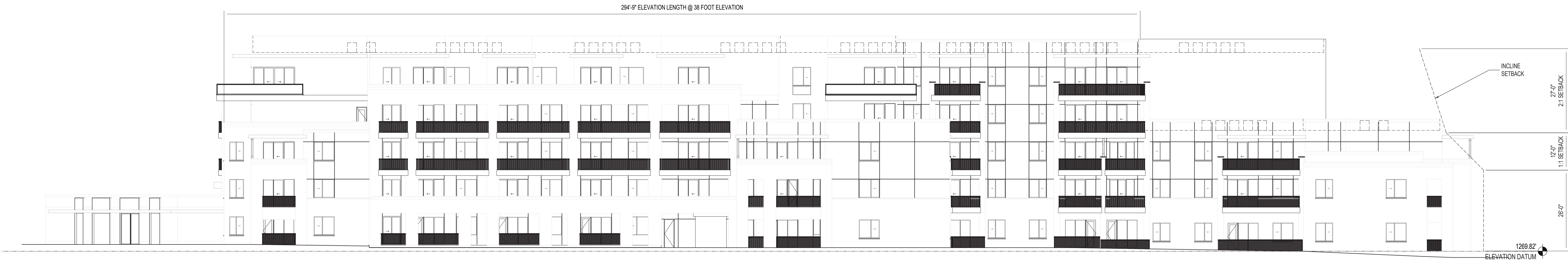
SECTION 5.3063 EXCEPTIONS TO HEIGHT LIMIT

A. A MAXIMUM VERTICAL BUILDING ENCROACHMENT OF SEVENTEEN (17) FEET IS PERMITTED INTO THE INCLINED STEPBACK PLANE FOR NOT MORE THAN EIGHTY-FIVE (85) PERCENT OF THE LENGTH OF THE BUILDING'S ELEVATION ON GOLDWATER AND INDIAN SCHOOL, AND ONE-HUNDRED (100) PERCENT OF THE LENGTH OF THE BUILDING'S ELEVATION ON 5TH AVENUE, EXCLUSIVE OF COVERED WALKWAYS AND CANOPIES TO UP TO 100% OF THE BUILDING LENGTH, BUT NOT ABOVE THE MAXIMUM ALLOWABLE BONUSED BUILDING HEIGHT.

B. THE RIDGE OF A SLOPING ROOF OR PARAPET WALL, IN ADDITION TO A ABOVE, MAY ENCROACH VERTICALLY INTO THE INCLINED STEPBACK PLANE AND INTO THE MAXIMUM ALLOWABLE HEIGHT NO MORE THAN FOUR (4) FEET IN TYPE 1.5 AND 2 AREAS ONLY.

C. THE FOLLOWING PARAGRAPH SUPERSEDES SECTIONS 7.100-7.103 (EXCEPTIONS TO HEIGHT RESTRICTIONS) WHICH SHALL NOT APPLY WITHIN THE D DISTRICT.

TOWERS, SPIRES, CHIMNEYS, TRANSMISSION TOWERS, FIRE TOWERS, FLAG POLES, UTILITY PENTHOUSES, ENCLOSURES FOR NECESSARY MECHANICAL EQUIPMENT, AND SIMILAR STRUCTURES NOT COVERING MORE THAN 10 PERCENT OF THE GROUND AREA COVERED BY THE STRUCTURE TO WHICH THEY ARE ACCESSORY MAY EXCEED THE ALLOWABLE MAXIMUM BONUSED HEIGHT BY FIVE (5) FEET IN TYPE 1 AREA, AND BY FOURTEEN (14) FEET IN TYPE 1.5 AND 2 AREA. SUCH STRUCTURES LOCATED ON THE TOP OF A HOTEL OR MULTIFAMILY BUILDING MAY, HOWEVER, EXCEED THE ALLOWABLE MAXIMUM BONUSED HEIGHT BY EIGHTEEN (18) FEET IN TYPE 1.5 AND 2 AREA. ALL SUCH STRUCTURES SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE OUTSIDE EDGE OF THE ROOF ON WHICH THEY ARE LOCATED, AND SHALL COMPLY WITH THE STEPBACK REQUIREMENTS OF SECTION 5.3060, SCHEDULE B. ROOFS AND PARAPETS ON TOP OF MECHANICAL PENTHOUSES, ELEVATOR PENTHOUSES, AND SIMILAR STRUCTURES SHALL NOT BE ALLOWED TO EXCEED THESE ADDITIONAL HEIGHT ALLOWANCES.



LENGTH OF BUILDING ELEVATION @ 38 FEET: 294'-9"

TOTAL LENGTH OF HABITABLE ENCROACHMENT: 0'-0"

PERCENTAGE OF ENCROACHMENT: 0%