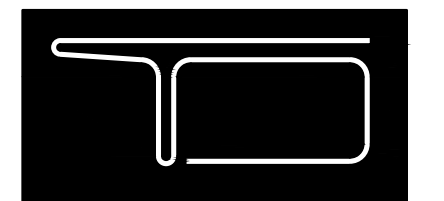
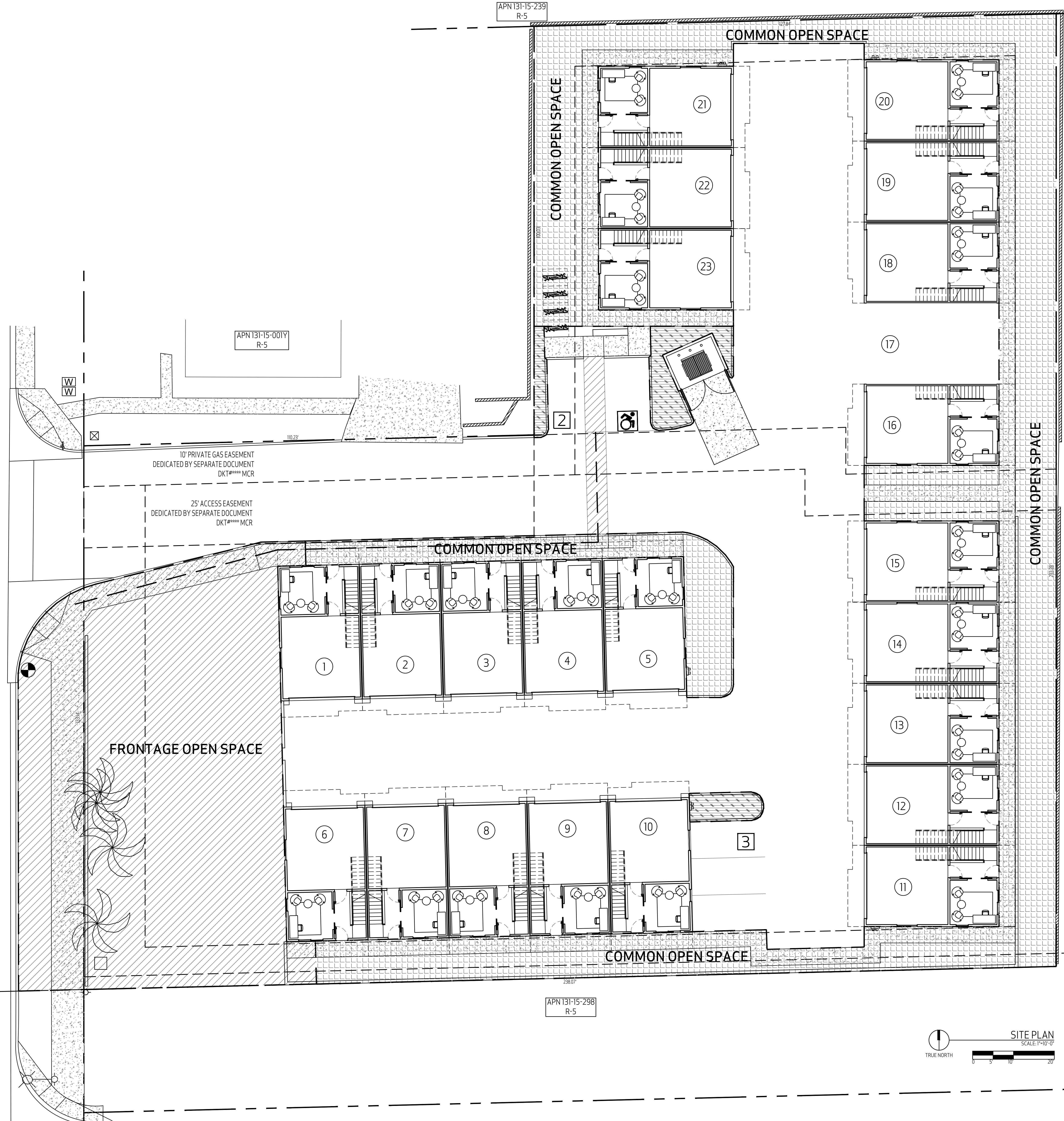


OPEN SPACE PLAN FOR "THE ARDEN SCOTTSDALE" PROJECT



TOMECAK DESIGN
 4368 NORTH CIVIC CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
 T 602.619.7751
 F 480.718.8387
 E INFO@TOMECAKDESIGN.COM



OPEN SPACE CALCULATION

PROJECT DATA

ZONING:	R-5
NET LOT AREA:	44,477 SF (1.02 ACRES)
GROSS LOT AREA:	49,813 SF (1.14 ACRES)
NUMBER OF UNITS:	23 UNITS
UNITS SIZE:	
1ST FLOOR:	250 SF
2ND FLOOR:	725 SF
3RD FLOOR:	725 SF
TOTAL:	1,700 SF
DENSITY:	21 DU/AC

OPEN SPACE CALCULATIONS:

MINIMUM FRONTAGE OPEN SPACE:
 15,122.18/2=7,561.09 SQ.FT. REQUIRED FRONTAGE OPEN SPACE

1. CANNOT PROVIDE LESS THAN +/-133'20=2,660 SQ.FT.
 BUT CANNOT REQUIRE MORE THAN +/-133'50=6,650 SQ.FT.

REQUIRED:	6,650 SF
PROVIDED:	6,651 SF

COMMON OPEN SPACE:

REQUIRED:	8,465 SF
PROVIDED:	8,660 SF

TOTAL OPEN SPACE:

REQUIRED:	15,122 SF (34%)
PROVIDED:	15,311 SF

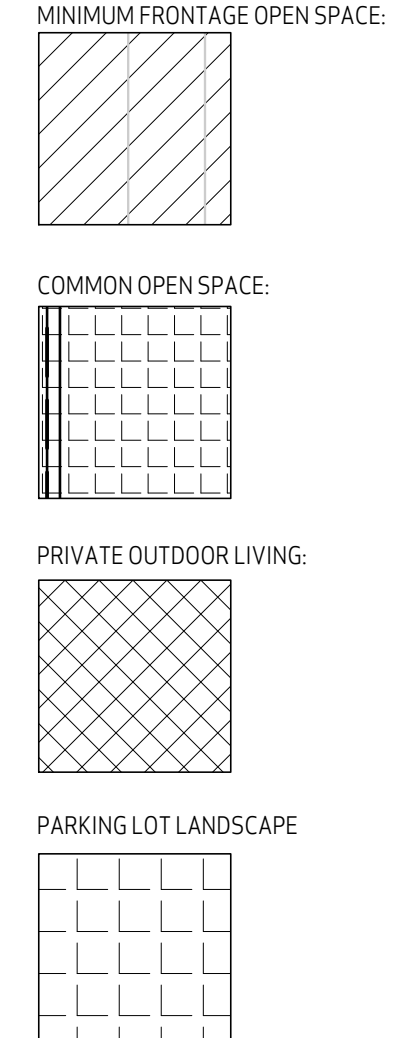
PARKING LOT LANDSCAPE:

PARKING LOT AREA:	1,343 SF
REQUIRED:	202 SF (15%)
PROVIDED:	447 SF

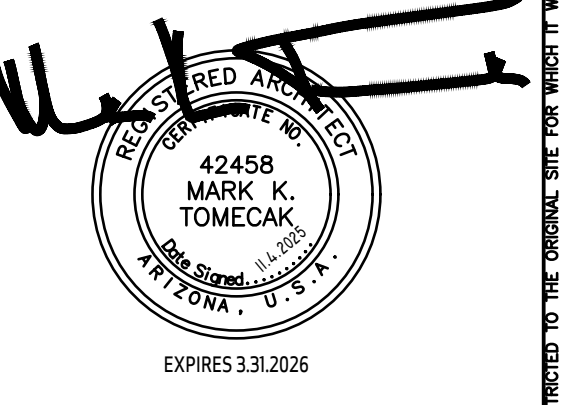
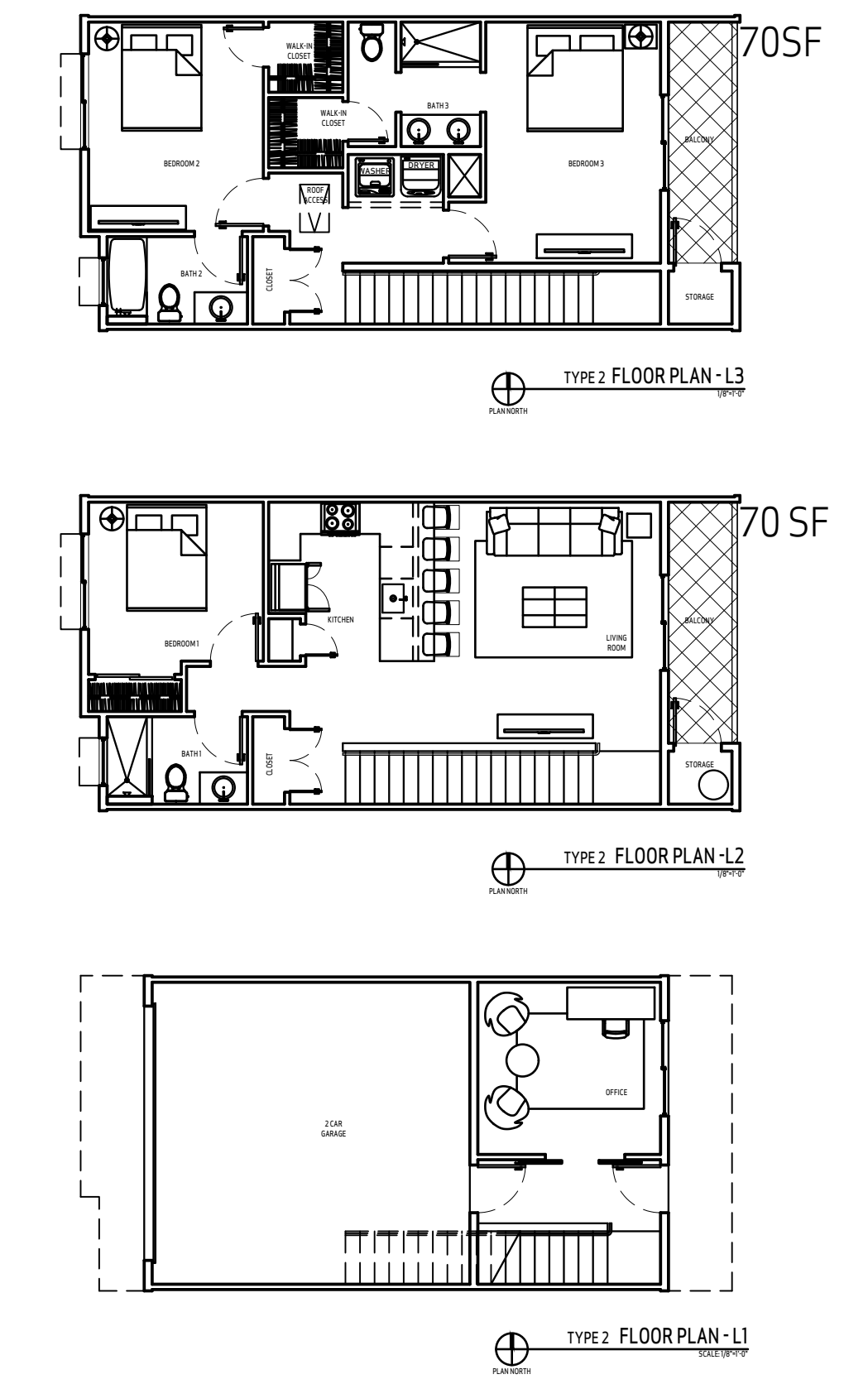
PRIVATE OUTDOOR LIVING:

REQUIRED:	98 SF
(0.10) 1ST FLOOR AREA	
(0.05) ABOVE 1ST FLOOR AREA	
PROVIDED:	140 SF
(70 SF BALCONY EACH FLOOR)	

LEGEND



PRIVATE OPEN SPACE



PROJECT:
THE ARDEN SCOTTSDALE
 7601 EAST POLK STREET
 SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #.: 2407

DATE: 11.4.2025

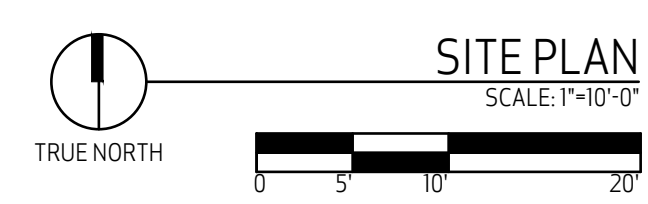
CONTENTS: OPEN SPACE PLAN

SHEET No: **A1.02**

MILLER ROAD

RI-7

R5



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