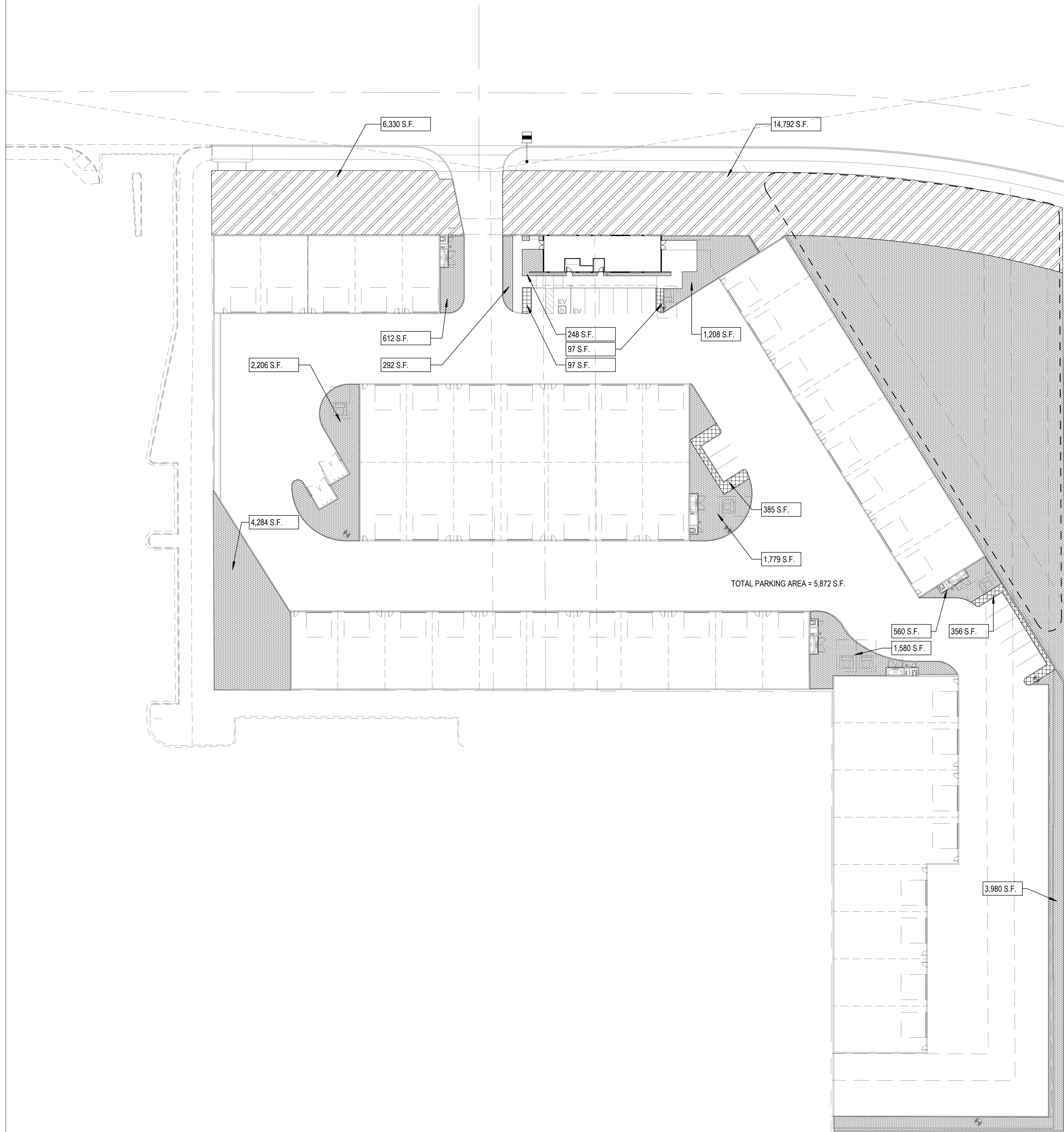


1 OPEN SPACE PLAN
1" = 40'-0"

GRAPHIC LEGEND

SYMBOL:	DESCRIPTION:
	DENOTES FRONT OPEN SPACE 21,122 S.F.
	DENOTES OTHER OPEN SPACE 16,628 S.F.
	DENOTES PARKING LOT LANDSCAPING 582 S.F.

AREA CALCULATIONS

F.A.R.	= MAX. 0.8 x (NET FLOOR AREA)
REQUIRED OPEN SPACE:	
TOTAL OPEN SPACE MINIMUM.	= 5% x REQUIRED TOTAL OPEN SPACE AREA = 5% x 218,994 S.F. = 10,949 S.F.
NEXT 32' OF HEIGHT (20' ADDITIONAL)	= 0.004 x (NOT LOT AREA) x 1' ADD. = 0.004 x (218,994) x 20' = 17,519 S.F.
OPEN SPACE REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING)	= 28,468 S.F.
OPEN SPACE PROVIDED: (NOT INCLUDING PARKING LOT LANDSCAPING)	= 37,871 S.F.
PARKING LOT LANDSCAPING (NOT INCLUDING IN OPEN SPACE)	= 912 S.F.
REQUIRED PARKING LOT LANDSCAPING: (5,872 S.F.)	15% OF PARKING LOT AREA 15% OF 5,872 S.F. = 880 S.F. MIN.
PROVIDED PARKING LOT LANDSCAPING:	912 S.F.

LGE DESIGNGROUP

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COLLECTOR'S GARAGE
AT WESTWORLD
10405 E MCDOWELL MTN RANCH RD
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LGE DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE: OPEN SPACE PLAN

ISSUE DATE: 3/13/25

DRAWN BY: LGE DESIGN GROUP

CHECKED BY: --

PROJECT No: --

A1.1.5