

**Final Approved Stamped Plans
Full Size**

OPEN SPACE AREA	
AREA REQUIRED	
OPEN SPACE REQUIRED:	144,118 SF
AREA PROVIDED:	
FRONT OPEN SPACE:	60,726 SF
COMMON OPEN SPACE:	82,236 SF
PLAZA / COURTYARD:	8,838 SF
TOTAL OPEN SPACE:	151,799 SF
*(SEE OPEN SPACE PLAN FOR CALCULATIONS)	

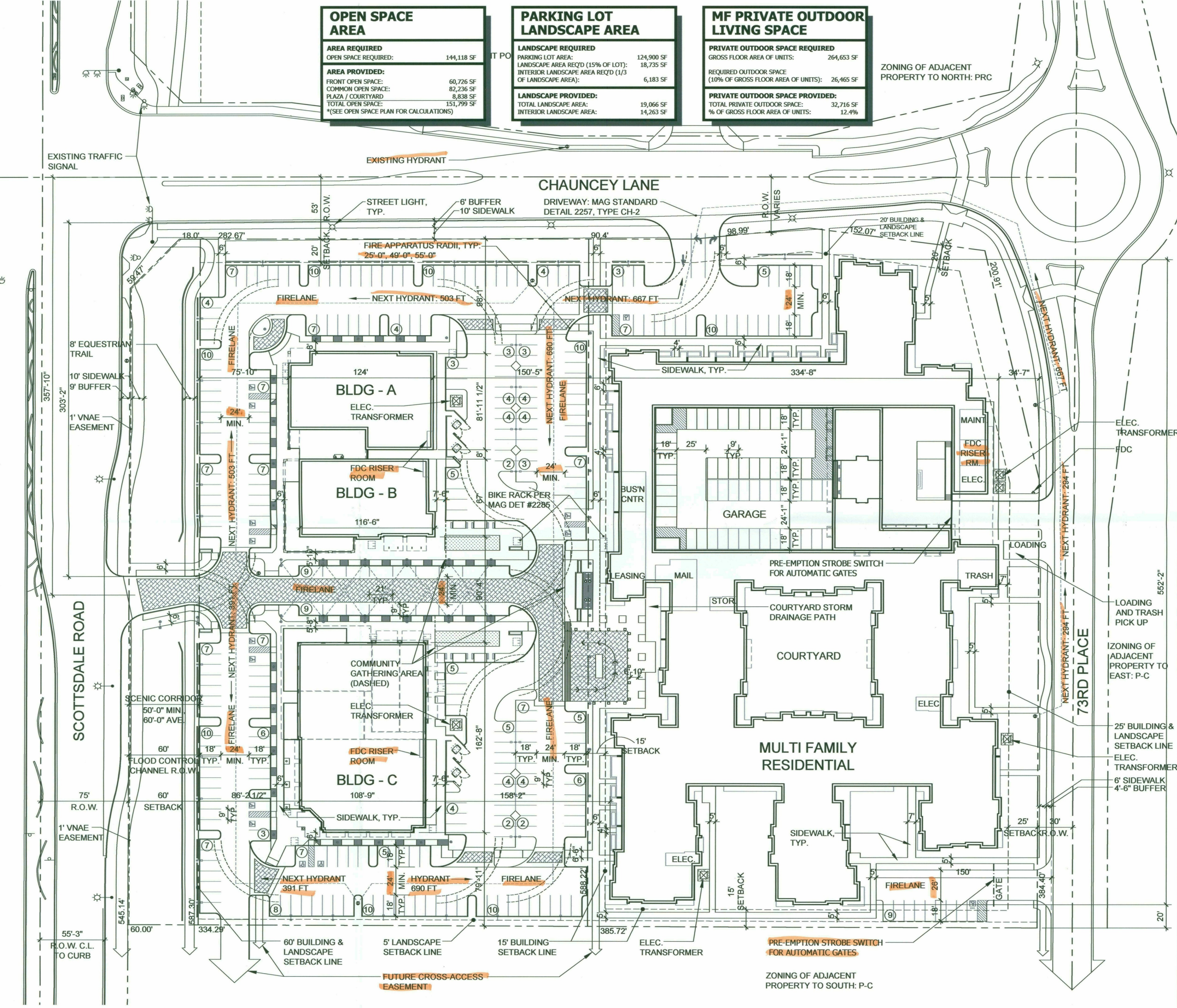
PARKING LOT LANDSCAPE AREA	
LANDSCAPE REQUIRED	
PARKING LOT AREA:	124,900 SF
LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
INTERIOR LANDSCAPE AREA REQ'D (1/3 OF LANDSCAPE AREA):	6,183 SF
LANDSCAPE PROVIDED:	
TOTAL LANDSCAPE AREA:	19,066 SF
INTERIOR LANDSCAPE AREA:	14,263 SF

MF PRIVATE OUTDOOR LIVING SPACE	
PRIVATE OUTDOOR SPACE REQUIRED	
GROSS FLOOR AREA OF UNITS:	264,653 SF
REQUIRED OUTDOOR SPACE (10% OF GROSS FLOOR AREA OF UNITS):	26,465 SF
PRIVATE OUTDOOR SPACE PROVIDED:	
TOTAL PRIVATE OUTDOOR SPACE:	32,716 SF
% OF GROSS FLOOR AREA OF UNITS:	12.4%

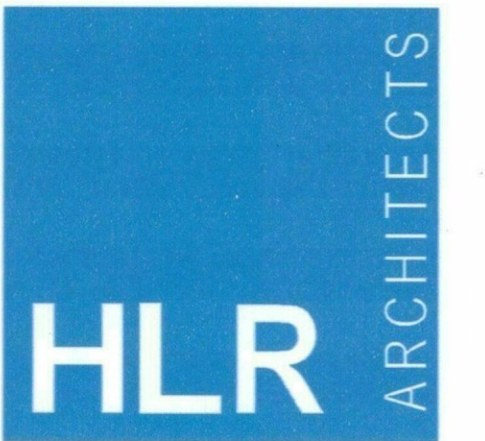
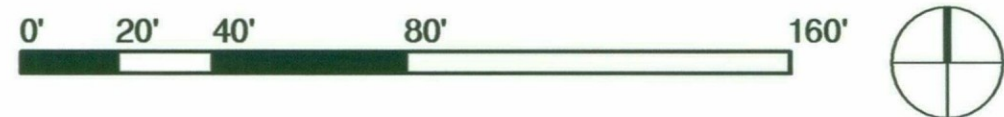
ZONING OF ADJACENT PROPERTY TO NORTH: PRC

SITE DATA	
GROSS SITE AREA:	12.26 AC (534,046 SF)
NET SITE AREA (EXCLUDING 60' R/W ON SCOTTSDALE RD):	9.61 AC
EXISTING ZONING:	P-C
PROPOSED ZONING:	P-C
LAND USE:	MULTI FAMILY RESIDENTIAL
TOTAL UNITS ALLOW'D (534,046 SF / 2000SF GROSS / UN):	267
TOTAL UNITS PROV'D:	301
TOTAL BEDRMS PROV'D:	391
DENSITY PROV'D:	24.55 UN/AC
MAX BLDG. HEIGHT:	73 FT
MAX VOL. ALLW'D:	6.7MIL FT ³
MF STRUCTURE VOL:	4.9MIL FT ³
LAND USE:	MIXED USE COMMERCIAL
BLDG - A:	9,090 SF
BLDG - B:	7,572 SF
BLDG - C:	31,833 SF
TOTAL BLDG AREA:	48,495 SF
PATIO DINING:	5,322 SF
LOT COVERAGE:	8.7%
FAR ALLOWED:	0.80
FAR PROV'D:	0.13
MIN REQ'D BLDG SETBACKS:	
SCOTTSDALE RD:	50' MIN. 60' AVERAGE
MIN PROV'D BLDG SETBACKS:	
SCOTTSDALE RD:	60'
CHAUNCEY LN:	20'
73RD PLACE:	25'
REAR / SIDE YARD:	15'
MIN PROV'D LNDSCLP SETBACKS:	
SCOTTSDALE RD:	60'
CHAUNCEY LN:	20'
73RD PLACE:	25'
REAR / SIDE YARD:	5'
RETAIL PARKING DATA	
PARKING REQUIRED:	
CMMRCL MIXED USE (1/325):	166
ACCESSIBLE SPACES (4%):	7
VAN ACCESSIBLE SPACES:	2
PARKING PROVIDED:	
STANDARD SPACES:	259
ACCESSIBLE SPACES:	0
VAN ACCESSIBLE SPACES:	12
TOTAL PROVIDED (*5.04 SPACES PER 1000 SF) *INCLUDES PATIO	271
BICYCLE PARKING REQUIRED	
BIKE PRKG REQ'D (1/10 VEHICLE PRKG SPCS):	17
BICYCLE PARKING PROV'D:	
BIKE PARKING PROVIDED:	36
VICINITY MAP	

MULTI FAMILY PARKING DATA	
PARKING REQUIRED:	
EFFICIENCY-24 X 1.25:	30
(1) BEDROOM-187 X 1.3:	244
(2) BEDROOM-90 X 1.7:	153
TOTAL:	427 (1.42 SP/UN)
PARKING PROVIDED:	
STNDRD GARAGE SPCS:	460
STNDRD SURFACE SPCS:	35
TOTAL SPACES PROV'D:	495 (1.65 SP/UN)
ACCESSIBLE PARKING REQ'D:	
ACCESSIBLE PARKING REQ'D, 4%:	19
GARAGE SURFACE:	2
TOTAL:	21
VAN ACCESS. PRKNG REQ'D, 1/6:	4
GARAGE SURFACE:	1
ACCESSIBLE PARKING PROV'D:	
ACCESS. GARAGE SPCS:	16
VAN ACCESS. GARAGE SPCS:	4
ACCESS. SURFACE SPCS:	0
VAN ACCESS SURFACE SPCS:	2
TOTAL ACCESS SPCS PROV'D:	22
BICYCLE PARKING REQUIRED	
BIKE PRKG REQ'D (1/10 VEHICLE PRKG SPCS):	50
BICYCLE PARKING PROV'D:	
IN GARAGE:	48
EXTERIOR:	8
TOTAL:	56
FIRE PROTECTION NOTES	
1. ALL DRIVE AISLES ARE DESIGNATED AS FIRE LANES. MINIMUM WIDTH - 24', TURNING RADIUS - 25' INNER, 49' OUTER, 55' BUCKET	
2. PROVIDE A KNOX ENTRY ACCESS SYSTEM:	
<input type="checkbox"/> KNOX KEY BOX	
<input type="checkbox"/> KNOX KEY CYLINDER	
<input type="checkbox"/> KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES	
GENERAL NOTES	
1. INTERIOR SIDEWALKS TO BE INTEGRAL COLOR ACID WASH CONCRETE	
2. SEE MULTI-FAMILY ELEVATIONS FOR BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.	



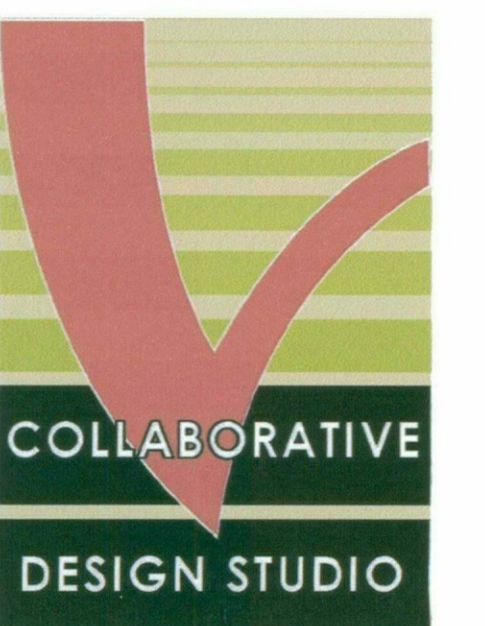
01 SITE PLAN
SCALE: 1/40



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SCOTTSDALE MARKETPLACE
SCOTTSDALE ARIZONA
ADDRESS: SEC OF SCOTTSDALE RD & CHAUNCEY LANE

06.07.2016

SITE PLAN