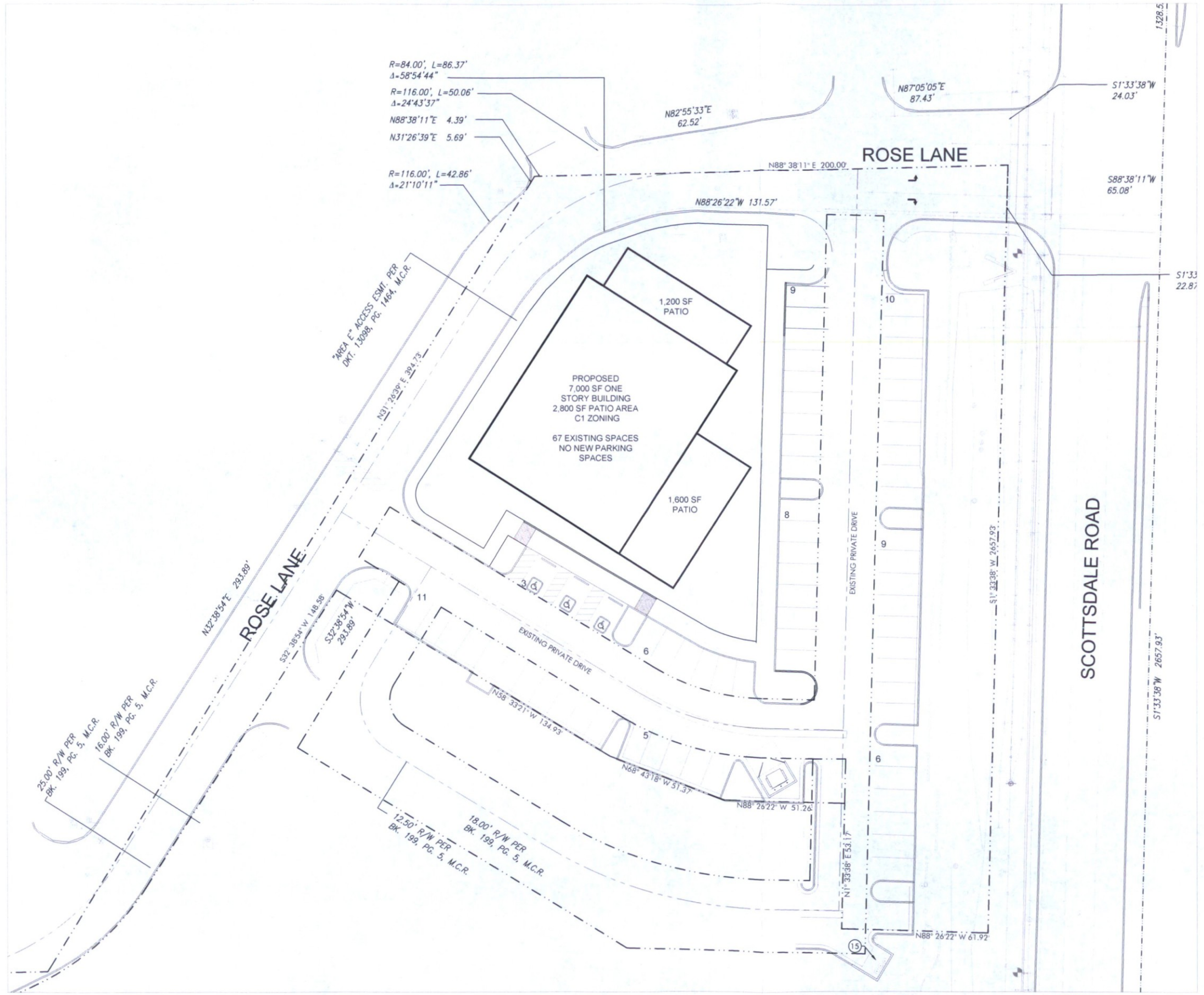
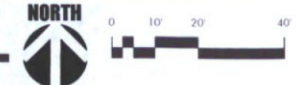


Simulations
Photos
All Graphics (no plans)



1 CONCEPTUAL SITE PLAN - OPTION B: ONE BUILDING ONE STORY
SCALE: 1" = 20'-0"



PROJECT DATA

ADDRESS:
6160 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

A.P.N.: 174-65-012G

LOT SIZE:
69,929 SF (1.6053 ACRES)

CURRENT ZONING: (R4-R) RESORT

PROPOSED ZONING: (C-1)
NEIGHBORHOOD COMMERCIAL

SETBACKS:
SIDE AND REAR YARDS:
25'-0" SETBACK FROM MULTIFAMILY
50'-0" SETBACK FROM SINGLE FAMILY
(SCOTTSDALE ZONING CODE, SECT. 5.1304)

BUILDING HEIGHT:
36'-0" (MAX. ALLOWABLE) ZONING CODE
32'-0" (PROPOSED BUILDING HEIGHT)

PROPOSED BUILDING AREA:
BUILDING: 7,000 S.F.
2,800 S.F. PATIO

FLOOR AREA RATIO:
BUILDING AREA / LOT AREA
7,000 / 60,429 = 0.1158 F.A.R.
MAX. ALLOWABLE = 0.80
(SCOTTSDALE ZONING CODE, SEC. 5.1404)

PARKING CALCULATIONS:
1 SPACE PER 120 S.F. GROSS FLOOR AREA
1 SPACE PER 350 S.F. OUTDOOR PATIO AREA
(SCOTTSDALE ZONING CODE, TABLE 9.103.A)
GROSS FLOOR AREA = 7,000 SF / 120 = 59
OUTDOOR PATIO AREA = 2,800 / 350 = 8
TOTAL PARKING REQUIRED = 67 SPACES

EXIST. PARKING PROVIDED = 67 SPACES (PER ALTA)
NEW PARKING STALLS ADDED = 0 SPACES
TOTAL PARKING PROVIDED = 67 SPACES

ACCESSIBLE PARKING REQUIRED:
67 SPACES REQUIRED X .04 = 2.68
3 ACCESSIBLE SPACES REQUIRED / 3 EXIST

BICYCLE PARKING:
PROPERTY REQUIRES 67 PARKING SPACES
THEREFORE 6.7 MINIMUM BICYCLE SPACES REQ.
(SCOTTSDALE ZONING CODE, SECT. 9.103 C)

OPEN SPACE CALCULATIONS:
MIN. OPEN SPACE:
NET LOT AREA X 0.10 = 69,929 SF = 6,992 SF

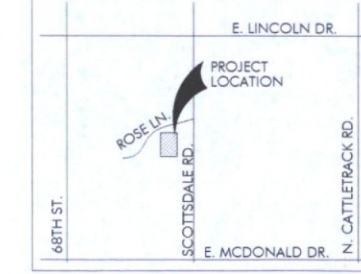


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Parcel 174-65-012G
6160 N. Scottsdale Road
Scottsdale, AZ 85253



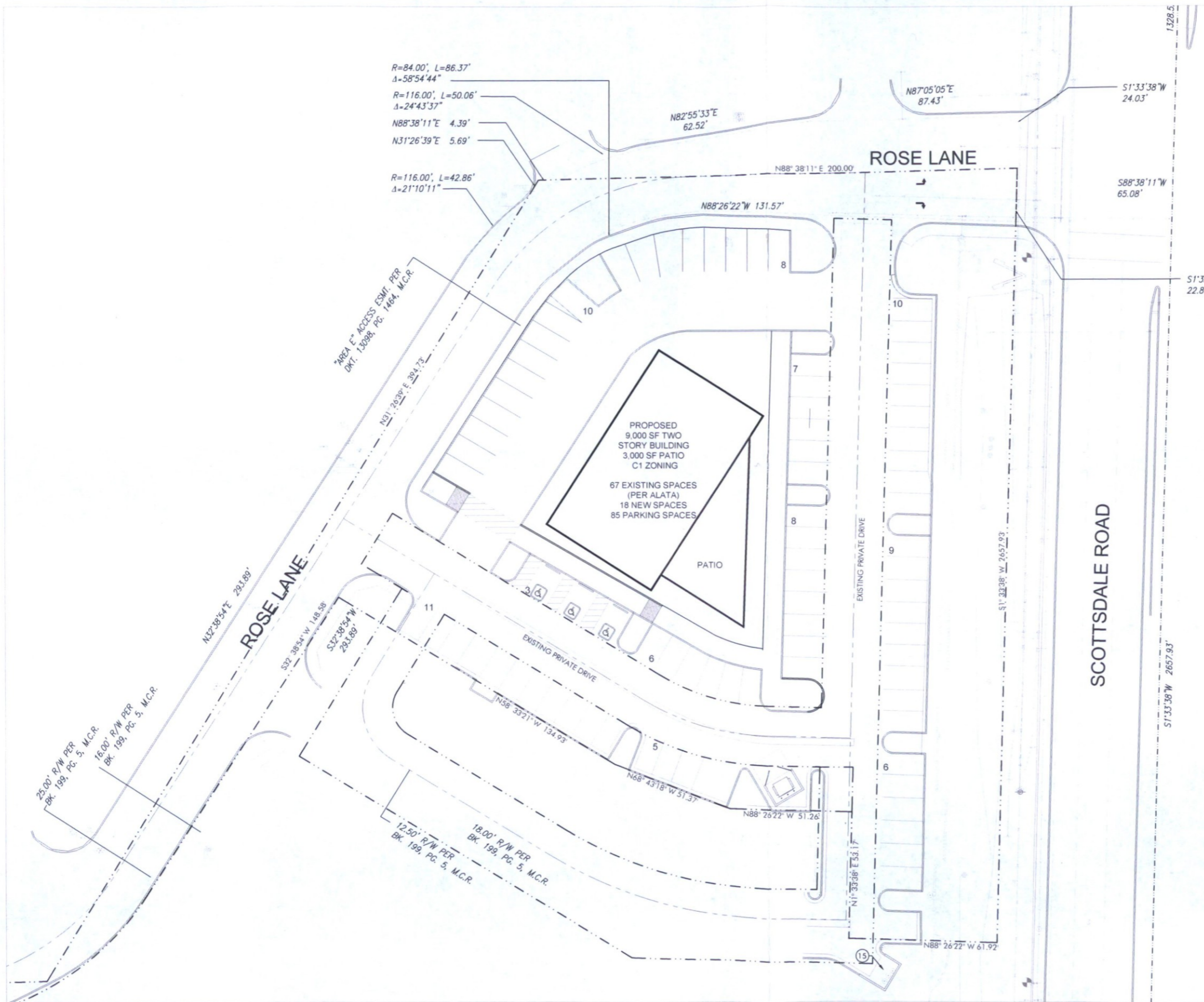
VICINITY MAP
SCALE: NOT TO SCALE



PROJECT NO: 15126
DATE: MAY 12, 2017

CONTENTS:
CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"
DRAWING NUMBER:
A101



1 CONCEPTUAL SITE PLAN - OPTION C: ONE BUILDING TWO STORIES
SCALE: 1" = 20'-0"

PROJECT DATA

ADDRESS:
6160 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

A.P.N.: 174-65-012G

LOT SIZE:
69,929 SF (1.6053 ACRES)

CURRENT ZONING: (R4-R) RESORT

PROPOSED ZONING: (C-1)
NEIGHBORHOOD
COMMERCIAL

SETBACKS:
SIDE AND REAR YARDS:
25'-0" SETBACK FROM MULTIFAMILY
50'-0" SETBACK FROM SINGLE FAMILY
(SCOTTSDALE ZONING CODE, SECT. 5.1304)

BUILDING HEIGHT:
36'-0" (MAX. ALLOWABLE) ZONING CODE
32'-0" (PROPOSED BUILDING HEIGHT)

PROPOSED BUILDING AREA:
BUILDING: 9,000 S.F.
3,850 S.F. PATIO

FLOOR AREA RATIO:
BUILDING AREA / LOT AREA
12,850 / 60,429 = 0.165 F.A.R.
MAX. ALLOWABLE = 0.80
(SCOTTSDALE ZONING CODE, SEC. 5.1404)

PARKING CALCULATIONS:
1 SPACE PER 120 S.F. GROSS FLOOR AREA
1 SPACE PER 350 S.F. OUTDOOR PATIO AREA
(SCOTTSDALE ZONING CODE, TABLE 9.103.A)
GROSS FLOOR AREA = 9,000 SF / 120 = 75
OUTDOOR PATIO AREA = 3,500 / 350 = 10
TOTAL PARKING REQUIRED = 85 SPACES

EXIST. PARKING PROVIDED = 67 SPACES
(PER ALTA SURVEY)
NEW PARKING STALLS ADDED = 18 SPACES
TOTAL PARKING PROVIDED = 85 SPACES

ACCESSIBLE PARKING REQUIRED:
85 SPACES REQUIRED X .04 = 3.4
4 ACCESSIBLE SPACES

BICYCLE PARKING:
PROPERTY REQUIRES 85 PARKING SPACES
THEREFORE 8.5 MINIMUM BICYCLE SPACES REQ
9 BICYCLE PARKING SPACES TO BE PROVIDED.
(SCOTTSDALE ZONING CODE, SECT. 9.103 C)

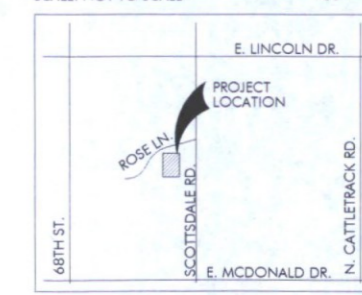


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Parcel 174-65-012G
6160 N. Scottsdale Road
Scottsdale, AZ 85253



VICINITY MAP



PROJECT NO: 15126
DATE: MAY 12, 2017

CONTENTS:
CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"
DRAWING NUMBER:

A101