



## Site Plan

<b>Site Area:</b>	<b>8.52 acres gross (371,150sf)</b> <b>7.83 acres net (340,951sf)</b>
<b>Residential Area:</b>	<b>308,000gsf (257,300rsf)</b>
<b>Retail Area:</b>	<b>24,375gsf</b>
<b>Total Area:</b>	<b>332,375gsf</b>
<b>Percentage of Non-Residential:</b>	<b>7.33%</b>
<b>Total Units:</b>	<b>273 units</b> (208 1-bdrm; 65 2-bdrm.) (942sf average)
<b>Density:</b>	<b>32.04 units / gross acre</b>
<b>Residential Parking Required:</b>	<b>381 spaces</b> (1.3/1-bdrm; 1.7/2-bdrm.)
<b>Guest Parking Required:</b>	<b>50 spaces</b> (1 space / 6 units)
<b>Retail Parking Required:</b>	<b>98 spaces</b> (1 space / 250sf )
<b>Total Parking Required:</b>	<b>529 spaces</b>
<b>Parking Provided:</b>	<b>405 parking garage spaces</b> <b>139 surface spaces</b> <b>544 spaces total</b>

### KEYNOTES

1. New 8' Detached Concrete Sidewalk
2. 6' wide Sidewalk Connection
3. Visibility Triangle (30" max. landscape height)
4. New Pedestrian Crosswalk with Traffic Signal



# MERCADO COURTYARD- Scottsdale, Arizona

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