

A1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA

PROJECT NAME: PARADISE VALLEY DOUBLETREE RESORT
PROJECT ADDRESS: 5401 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85250
PARCEL NO.: 173-17-011, 173-17-001, 173-17-012
SITE ZONING: SUP - RESORT
CONSTRUCTION TYPE: TYPE IIB FULLY SPRINKLERED CONSTRUCTION
OCCUPANCY CLASSIFICATION: R-1 RESIDENTIAL GROUP
EXISTING MAX BUILDING HEIGHT: PRINCIPAL STRUCTURES: 34'-0"
EXISTING BUILDING SETBACKS ADJ. TO RESIDENTIAL: PRINCIPAL STRUCTURES: 96'-5", SERVICE STRUCTURES: 49'-2", OUTDOOR AREAS: 66'-2"
EXTERIOR LAWNS: PARADISE PARK: 17,748 SQFT, SPORT LAWN: 14,563 SQFT, CAMELBACK LAWN: 4,580 SQFT, TOTAL: 36,891 SQFT
EXISTING LOT AREA: TOTAL SITE: 769,192 SQFT, TOTAL BLDG.: 193,749 SQFT, TOTAL PARKING: 275,890 + 4590, TOTAL LANDSCAPE: 299,553 + 4590

PARKING CALCULATIONS

Land Use	Quantities	SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
Hotel Guest	380 Keys	1.2 per Key	456.00	-159.60	296.40	-29.64	266.76
Banquet / Meeting Space	850 Seats	1 per 2 Seats	425.00	-233.75	191.25	0.00	191.25
Tennis/Sports Lawn	14,563 SF	1 per 300 SF	48.54	-48.5	0.00	0.00	0.00
South Pool Deck	4,183 SF	1 per 300 SF	13.94	-17.57	0.83	-0.83	0.00
North Pool Deck	4,630 SF	1 per 300 SF	15.43	-17.36	0.82	-0.82	0.00
Pool Bar - Azure	200 SF	1 per 50 SF	4.00	-32.92	8.02	-8.02	0.00
Hotel Restaurant - Asadero	4,848 SF	1 per 50 SF	96.96	-88.79	21.65	-5.63	16.02
Restaurant Patio	5,796 SF	1 per 50 SF	115.92	-93.20	22.72	-5.91	16.81
Coffee/Lobby Bar	3,271 SF	1 per 50 SF	65.42	-60.29	5.13	-1.33	3.80
Peak Season Total			1241.22	-704.61	536.61	-43.93	492.68
Off-Peak Season Total			1104.42	-656.73	447.69	-40.80	406.89

ON SITE PARKING SPACES
 EXISTING: 559 SPACES
 REMOVED: 17 SPACES
 PROVIDED: 542 SPACES

OFF SITE (OFFICE BUILDING)
 EXISTING: 45 SPACES
 TOTAL SPACES PROVIDED: 587 SPACES

ADA PARKING SPACES
 ACCESSIBLE PARKING REQUIRED (501-1000 = 2% OF TOTAL): 11 SPACES
 ACCESSIBLE PARKING PROVIDED: 13 SPACES (ON SITE), 3 SPACES (OFF SITE)
 ACCESSIBLE PARKING PROVIDED:

BUILDING DATA - GUESTROOMS

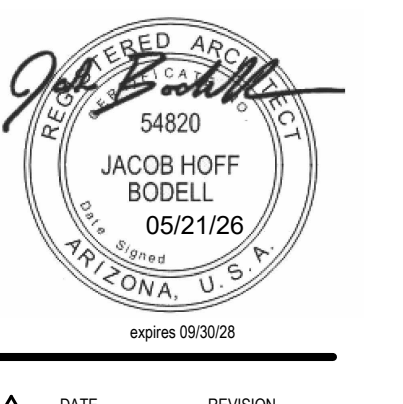
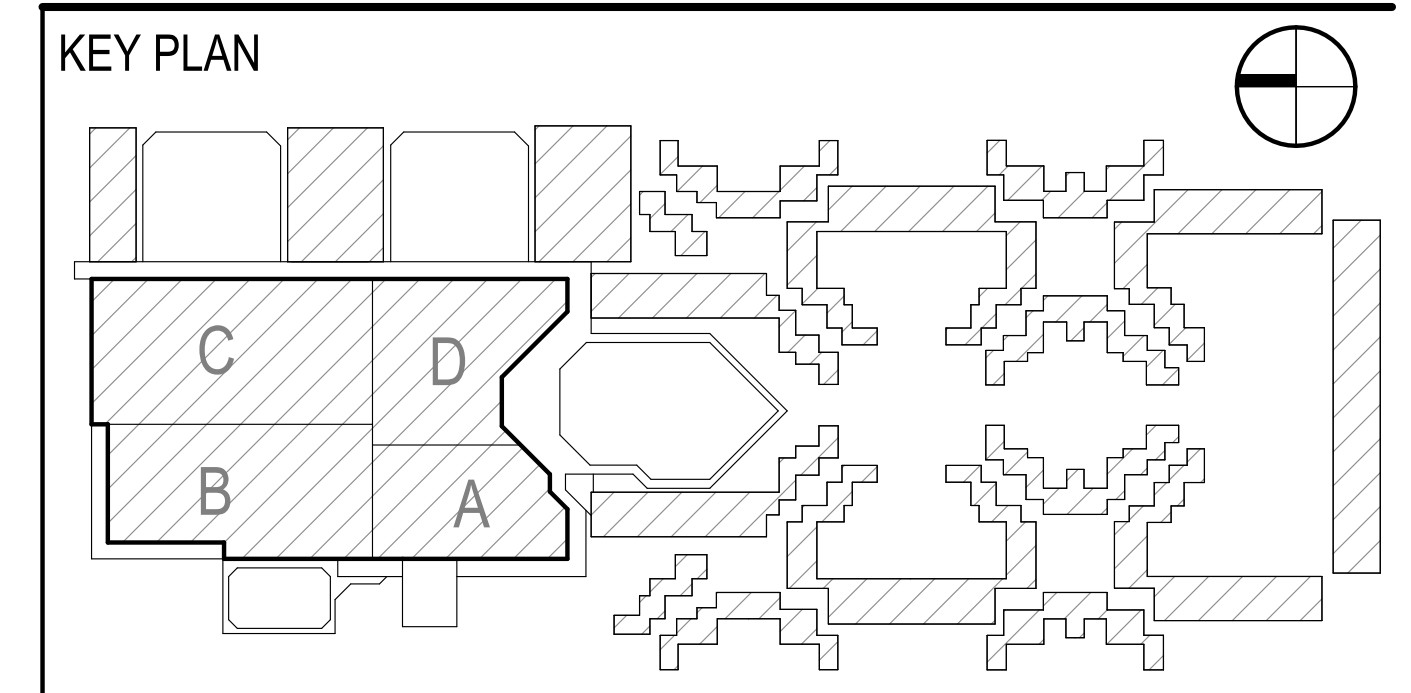
EXISTING RESORT GUESTROOM LOCATIONS	USE	EXISTING SQ. FT.		
		1ST	2ND	TOTAL
B. Rooms	15 KEYS	3,640	3,190	6,830
C. Rooms	30 KEYS	7,280	6,380	13,660
D. Rooms	30 KEYS	7,280	6,380	13,660
E. Rooms	20 KEYS	4,200	4,200	8,400
F. Rooms	20 KEYS	4,200	4,200	8,400
G. Rooms	28 KEYS	8,250	4,940	13,190
H. Rooms	34 KEYS	9,960	5,851	15,811
J. Rooms	20 KEYS	4,200	4,200	8,400
K. Rooms	20 KEYS	4,200	4,200	8,400
L. Rooms	44 KEYS	12,755	8,070	20,825
M. Rooms	44 KEYS	12,755	8,070	20,825
N. Rooms	20 KEYS	4,200	4,200	8,400
O. Rooms	20 KEYS	4,200	4,200	8,400
P. Rooms	35 KEYS	10,050	9,450	19,500
U. Rooms	LAND / VEND	2,000	2,000	4,000
TOTALS	380 KEYS	99,170	79,531	178,701
LIVING ROOMS OF 2 ROOM UNITS (NO BED)	5 KEYS			
GRAND KEY TOTAL				375

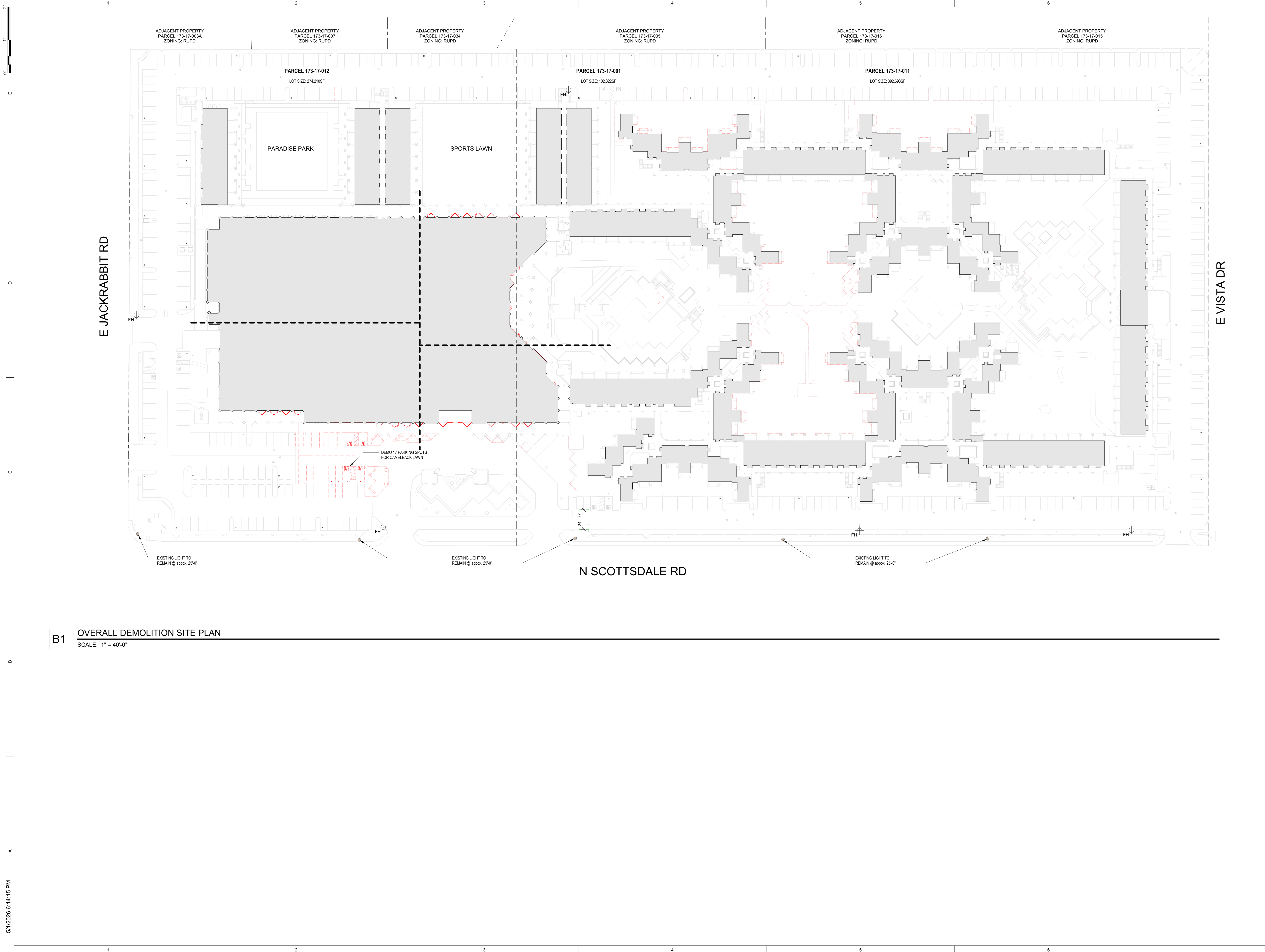
BUILDING DATA - EXTERIOR GATHERING SPACE

EXISTING RESORT	USE	EXISTING SQ. FT.
	DRINK PREP	200
NORTH POOL BAR		
NORTH POOL DECK	LOUNGE & CIRCULATION	4,630
SOUTH POOL DECK	LOUNGE & CIRCULATION	4,183
PARADISE PARK		17,748
SPORTS LAWN		14,563
OUTDOOR PATIO		5,796
CAMELBACK LAWN		4,580
TOTAL SQUARE FOOTAGE		51,700

BUILDING DATA - LOT COVERAGE CALCULATIONS

DATA	EXISTING (1997 Site Plan)	PROPOSED (SUP-26-03)
Site Area Total (Net)	816,816 SF	769,192 SF
Lot Coverage Area (Square Feet; %)	173,931 sf, 21%	171,110 sf, 22%
Total Floor Area Ratio FAR = Total Gross Floor Area / Total Area of Zoning Lot (Excluding basement)...	257,251 sf, 32%	254,391 sf, 33%
Total Basement Area (Square Feet)	14,602 sf	28,757 sf
Total Impervious Area (Square Feet; %)	215,139 sf, 32%	210,559 sf, 27%
Total Open Space (Square Feet; %)	427,707 sf, 48%	432,287 sf, 56%





B1 OVERALL DEMOLITION SITE PLAN
SCALE: 1" = 40'-0"



DATE	REVISION

PROJECT NUMBER 25003

OVERALL DEMOLITION SITE PLAN

LAD01