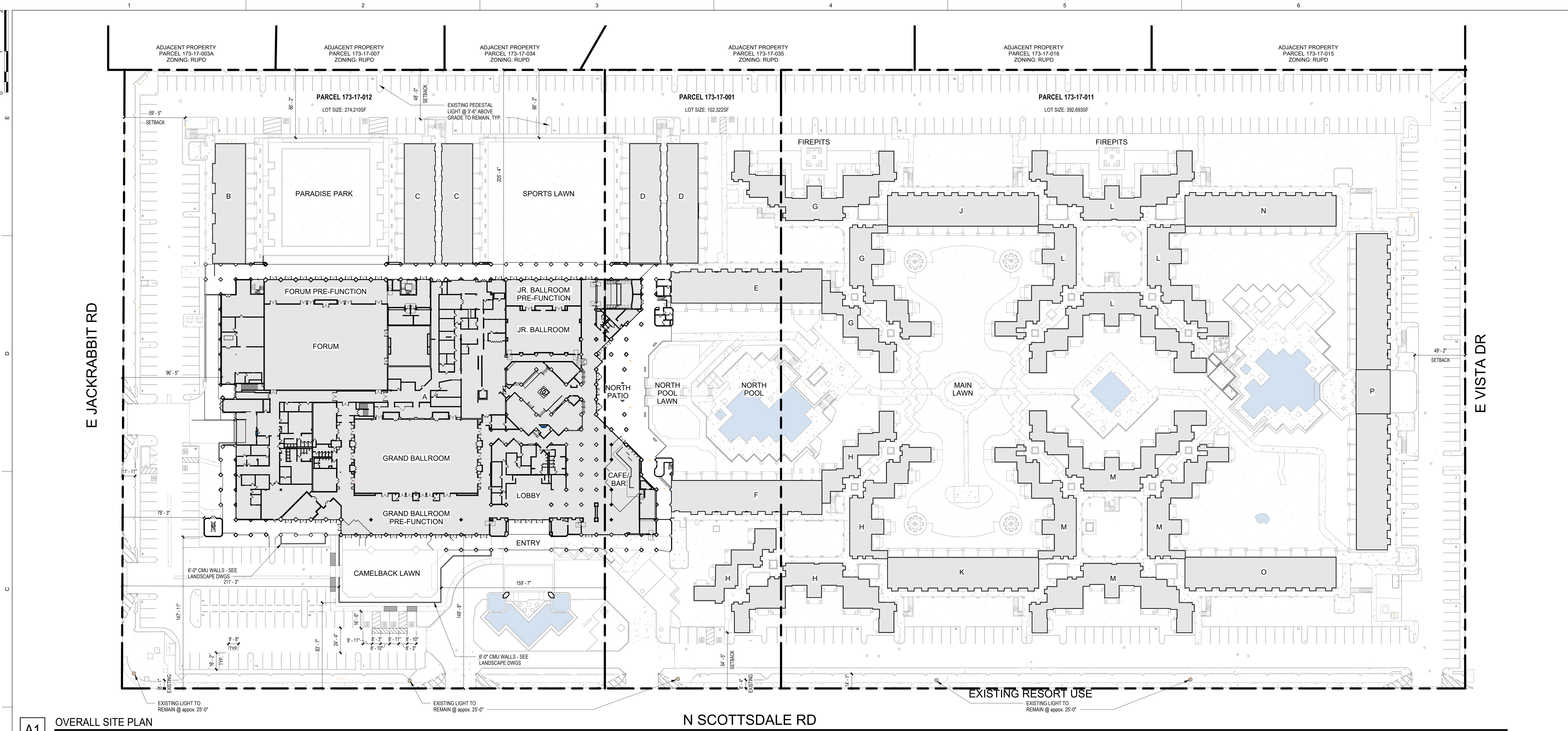




A1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

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
PARKING 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)
ACCESSIBLE PARKING PROVIDED: 3 SPACES (OFF SITE)

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	6,250	4,940	11,190
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				
Parking Required		375		

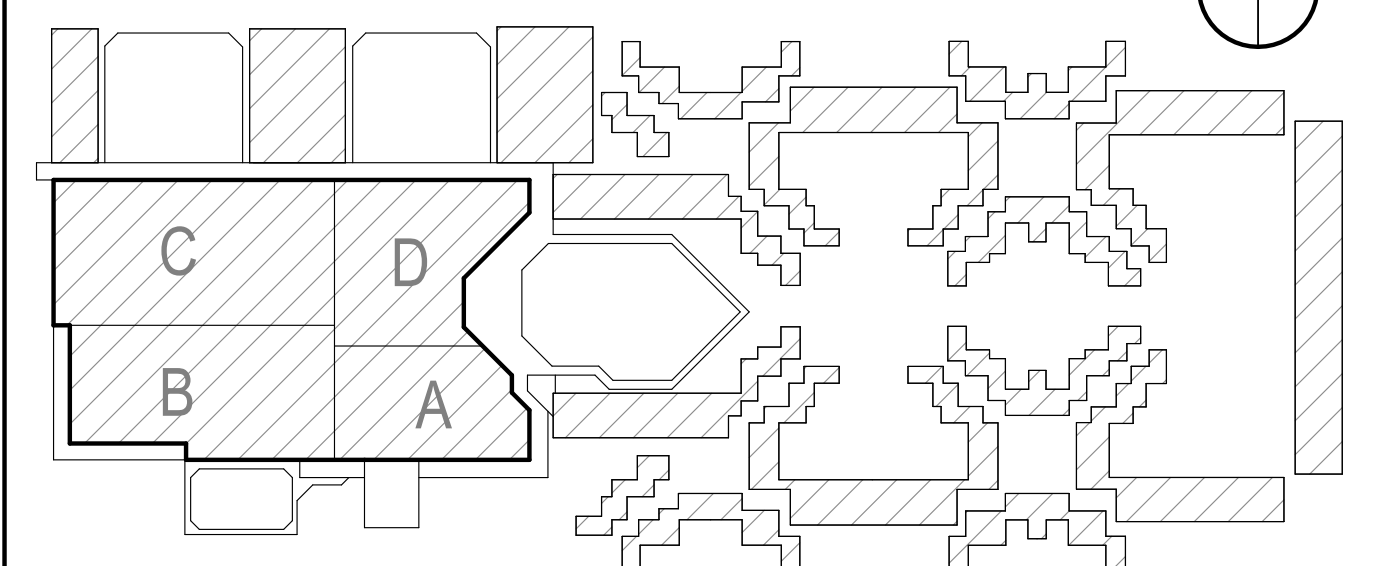
BUILDING DATA - EXTERIOR GATHERING SPACE

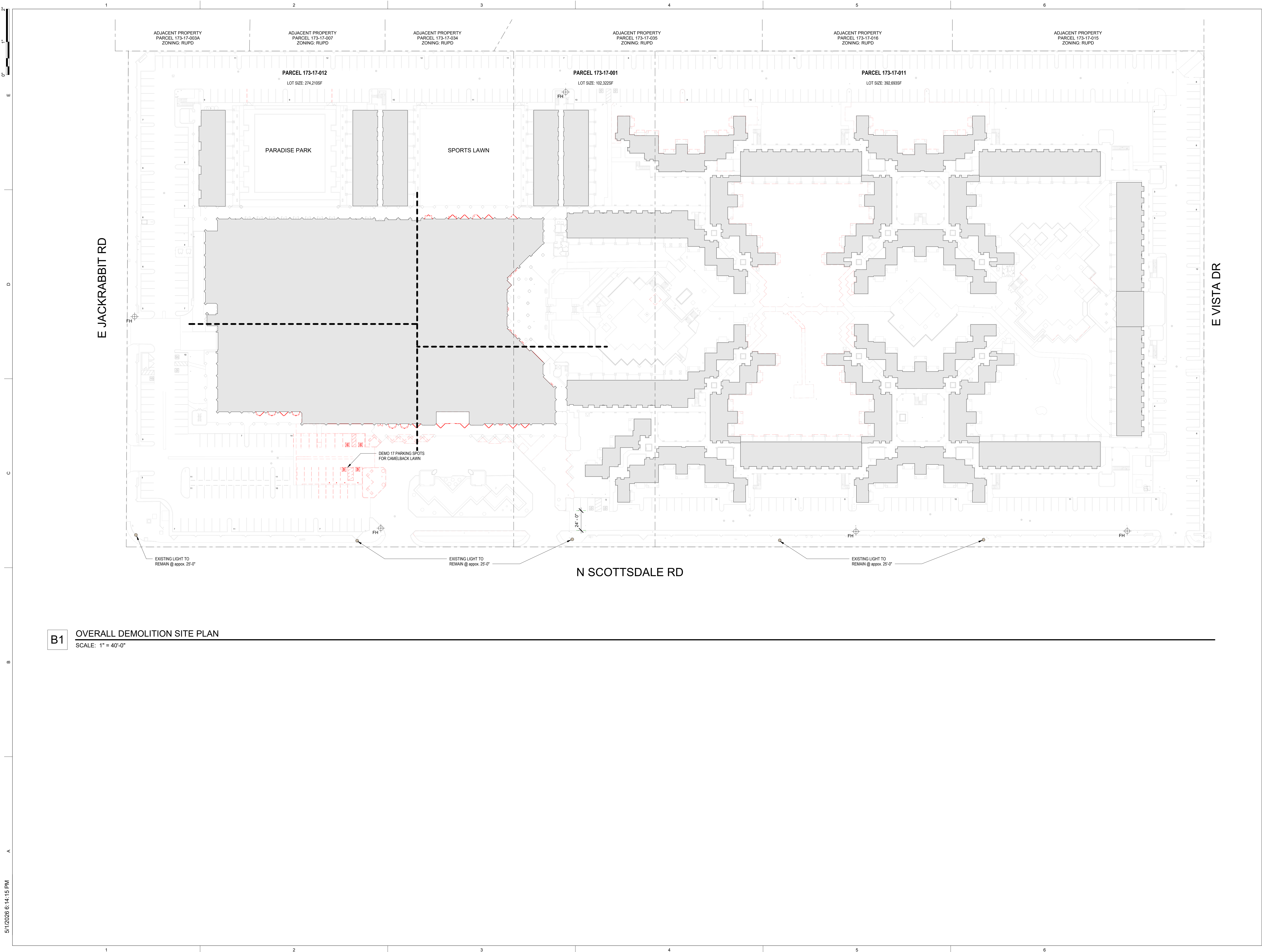
EXISTING RESORT	EXTERIOR USE	EXISTING Sq Ft
		1ST
NORTH POOL BAR	DRINK PREP	200
NORTH POOL DECK	LOUNGE & CIRCULATION	4,630
SOUTH POOL DECK	LOUNGE & CIRCULATION	4,183
PARADISE PARK		17,748
SPORTS LAWN		14,563
OUTDOOR PATIO		5,796
CAMELBACK LAWN		4,580
TOTAL SQUARE FOOTAGE		51,700

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%
	173,931 - 2,821 = 171,110 sf	171,110 / 769,192 = 0.2225 * 100 = 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%
	FAR = 173,970sf + 83,281sf / 816,816	FAR = 171,110sf + 83,281sf / 769,192sf
	FAR = 0.3149*100 = 32%	FAR = 0.3307*100 = 33%
Total Basement Area (Square Feet)	14,602 sf	28,757 sf
		14,602 sf + 14,155 sf = 28,757 sf
		NEW Meeting Rooms: 6,216 sf
		Corridors: 1,508 sf
		Unoccupied Space: 6,433 sf
		Total: 14,155 sf
Total Impervious Area (Square Feet); (%)	215,139 sf, 32%	210,559 sf, 27%
		215,139 sf - 4,580sf = 210,559 sf
Total Open Space (Square Feet); (%)	427,707 sf, 48%	432,287 sf, 56%
		427,707 sf + 4,580sf = 432,287 sf

KEY PLAN





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