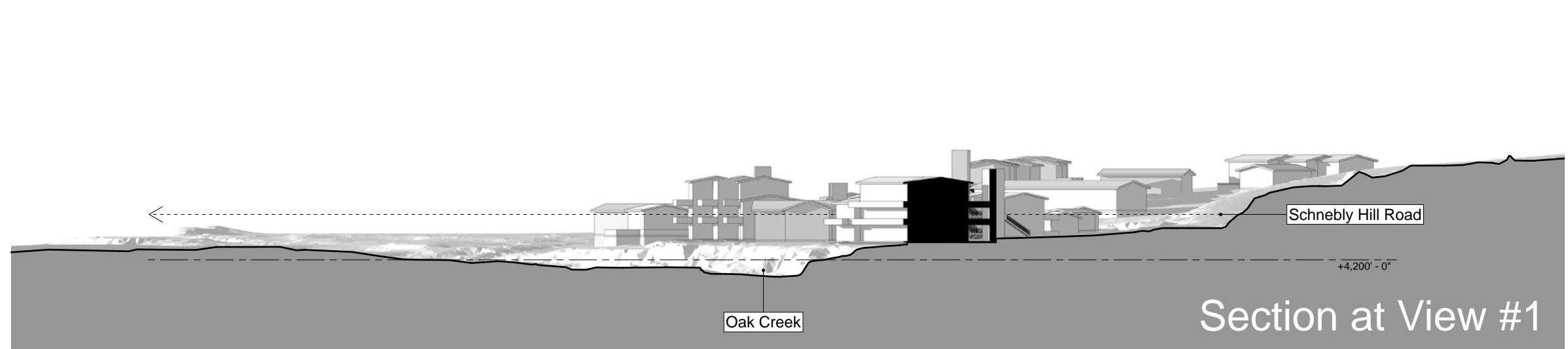
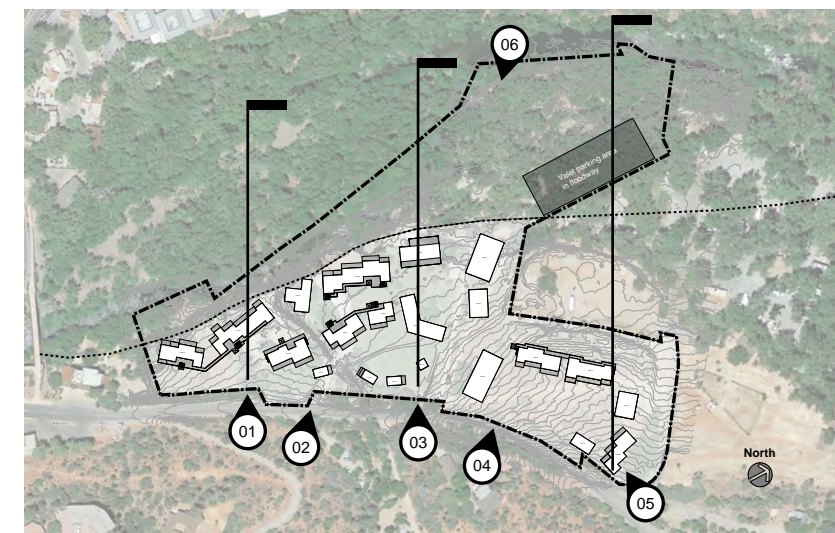




View #1-Existing

View #1-Proposed



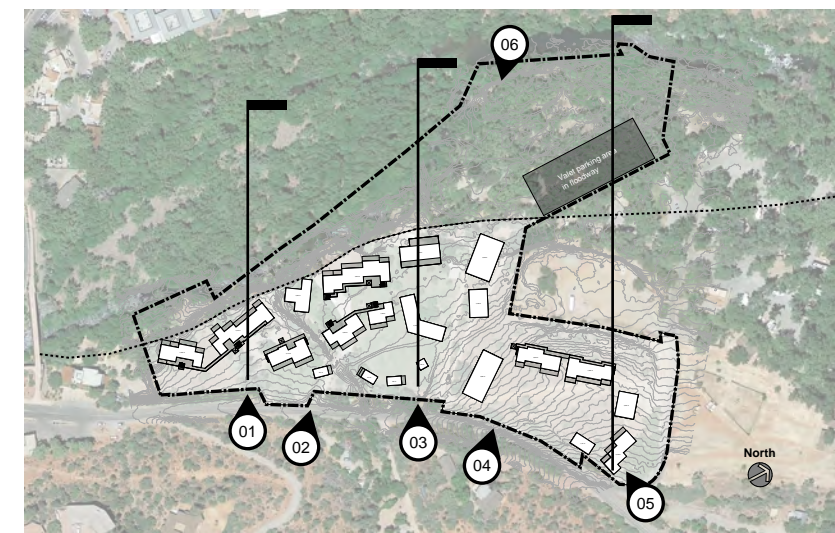
Section at View #1



View #2-Existing



View #2-Proposed

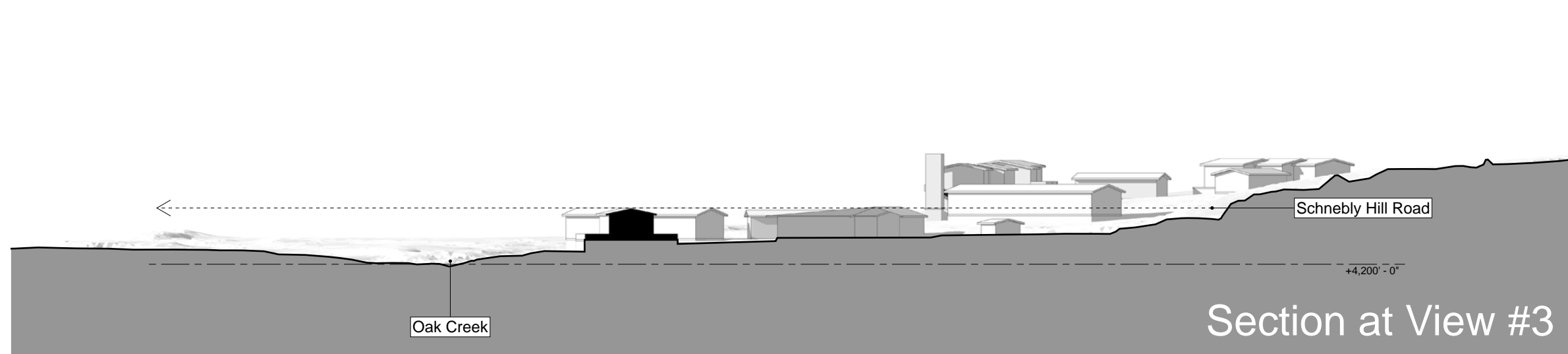
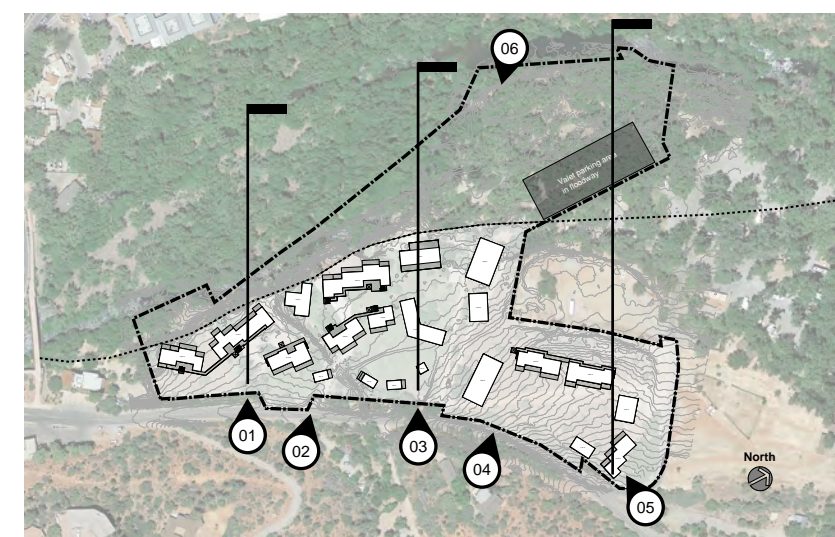




View #3-Existing



View #3-Proposed



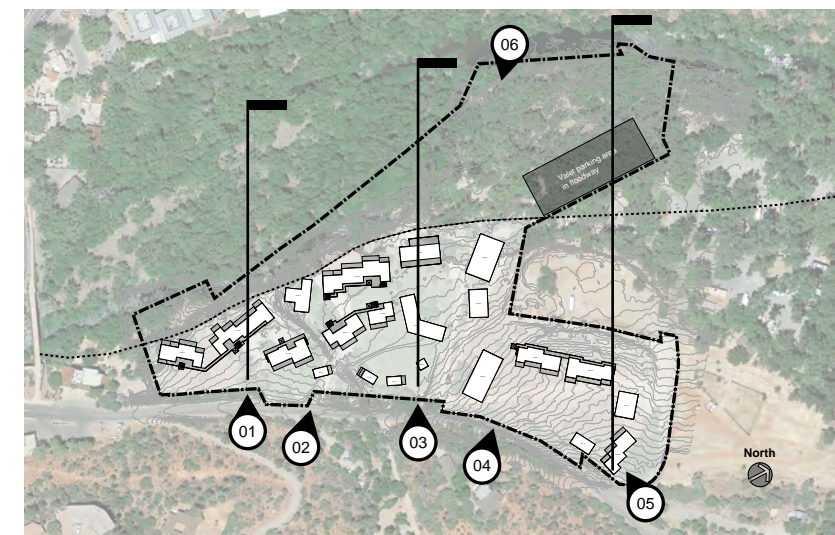
Section at View #3



View #4-Existing



View #4-Proposed

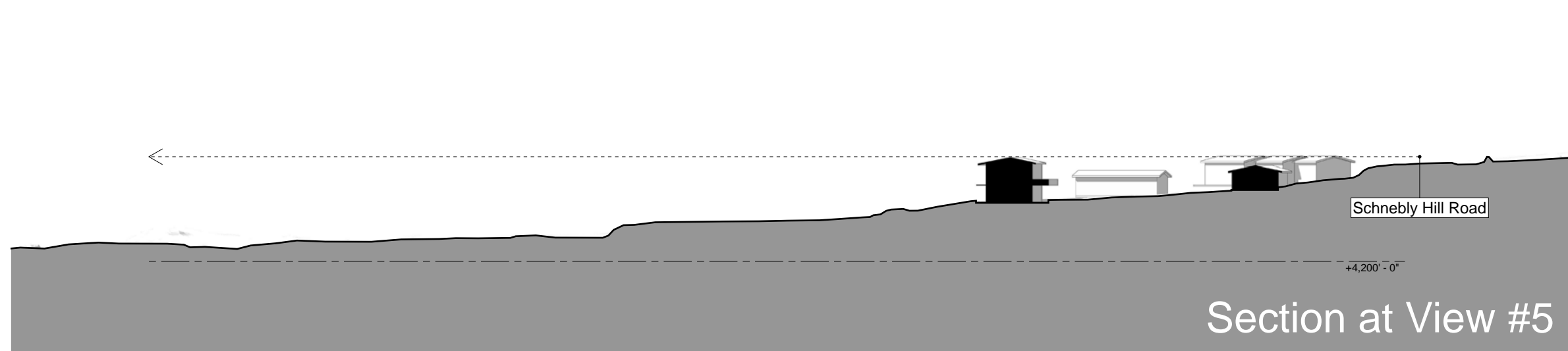
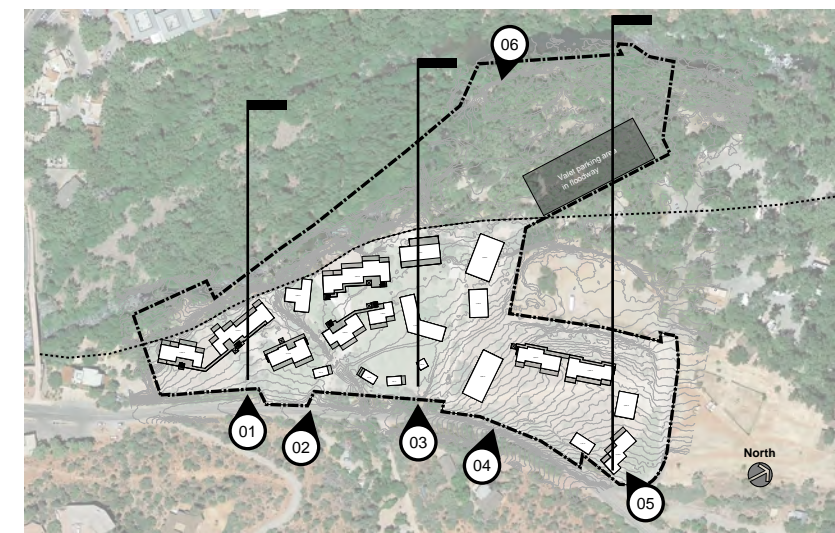




View #5-Existing



View #5-Proposed



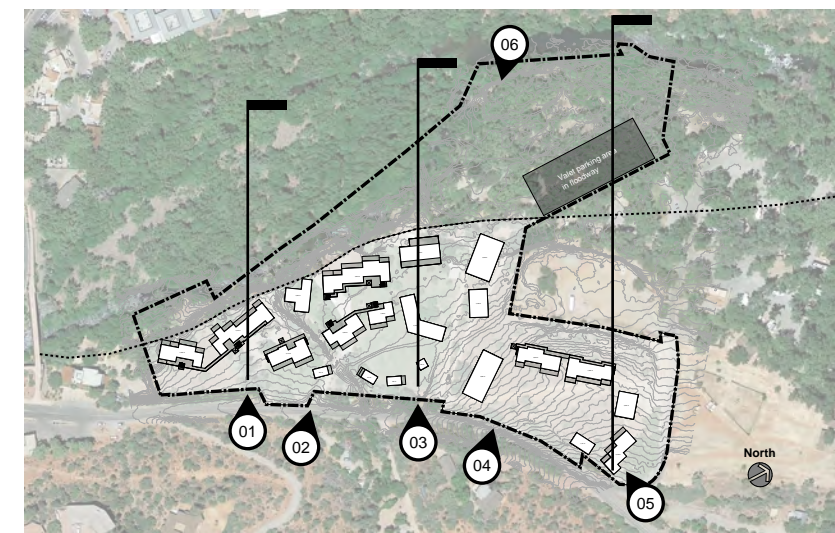
Section at View #5



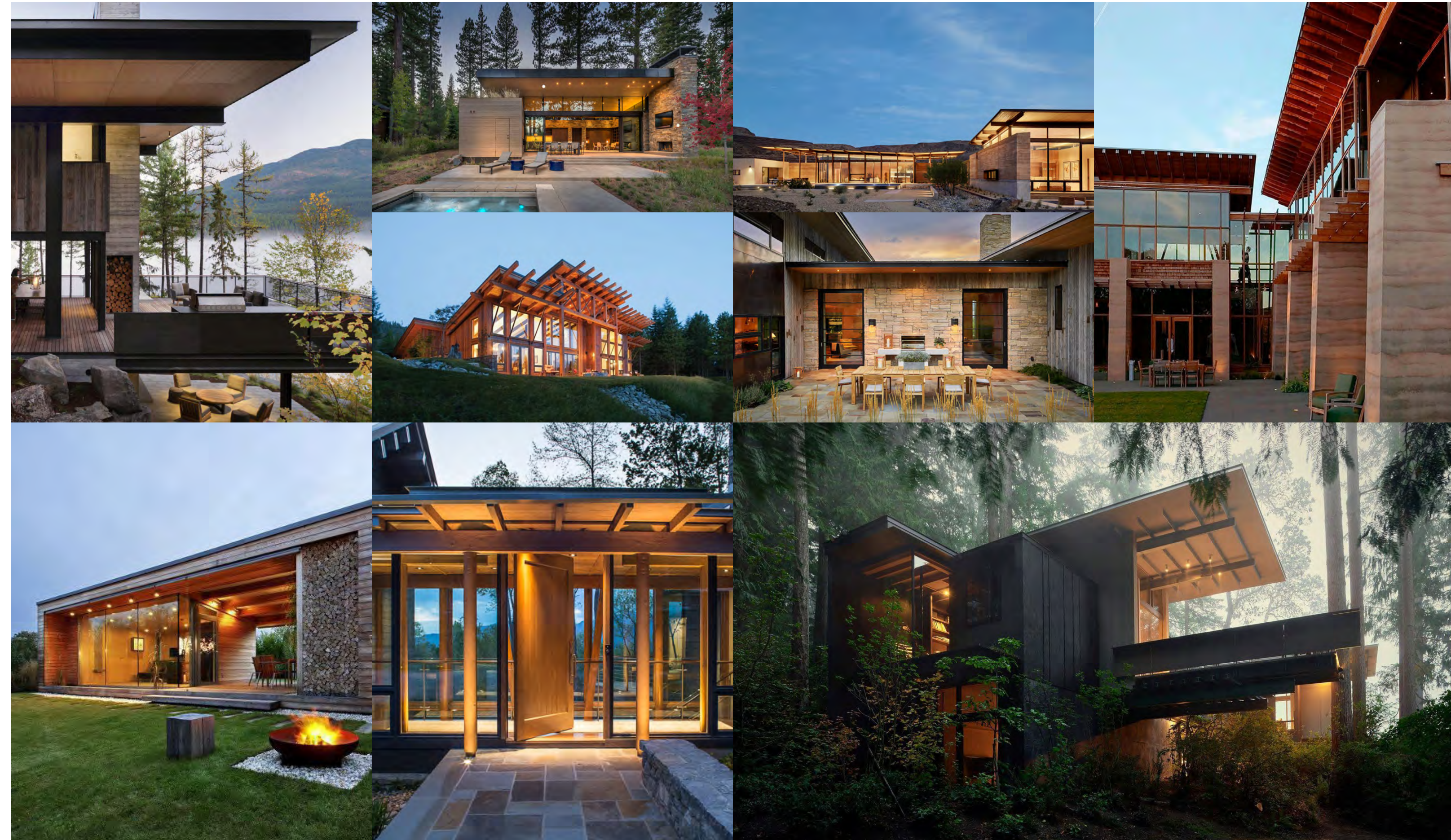
View #6-Existing



View #6-Proposed







SITE DESIGN

CONFIRM THAT THE OVERALL APPROACH TO SITE DESIGN IS ACCEPTABLE, BASED ON THE CRITERIA BELOW

1. BUILDING PLACEMENT
2. SITE MASSING WITH REGARDS TO 1, 2 AND 3-STORY BUILDING LOCATIONS ON SITE
3. AMOUNT AND LOCATION OF OPEN SPACE
4. MAIN ENTRY DRIVE LOCATION
5. FIRE ACCESS CIRCULATION
6. 100% VALET PARKING WITH ON GRADE PARKING IN FLOOD PLAIN

BUILDING / ZONING / CFA

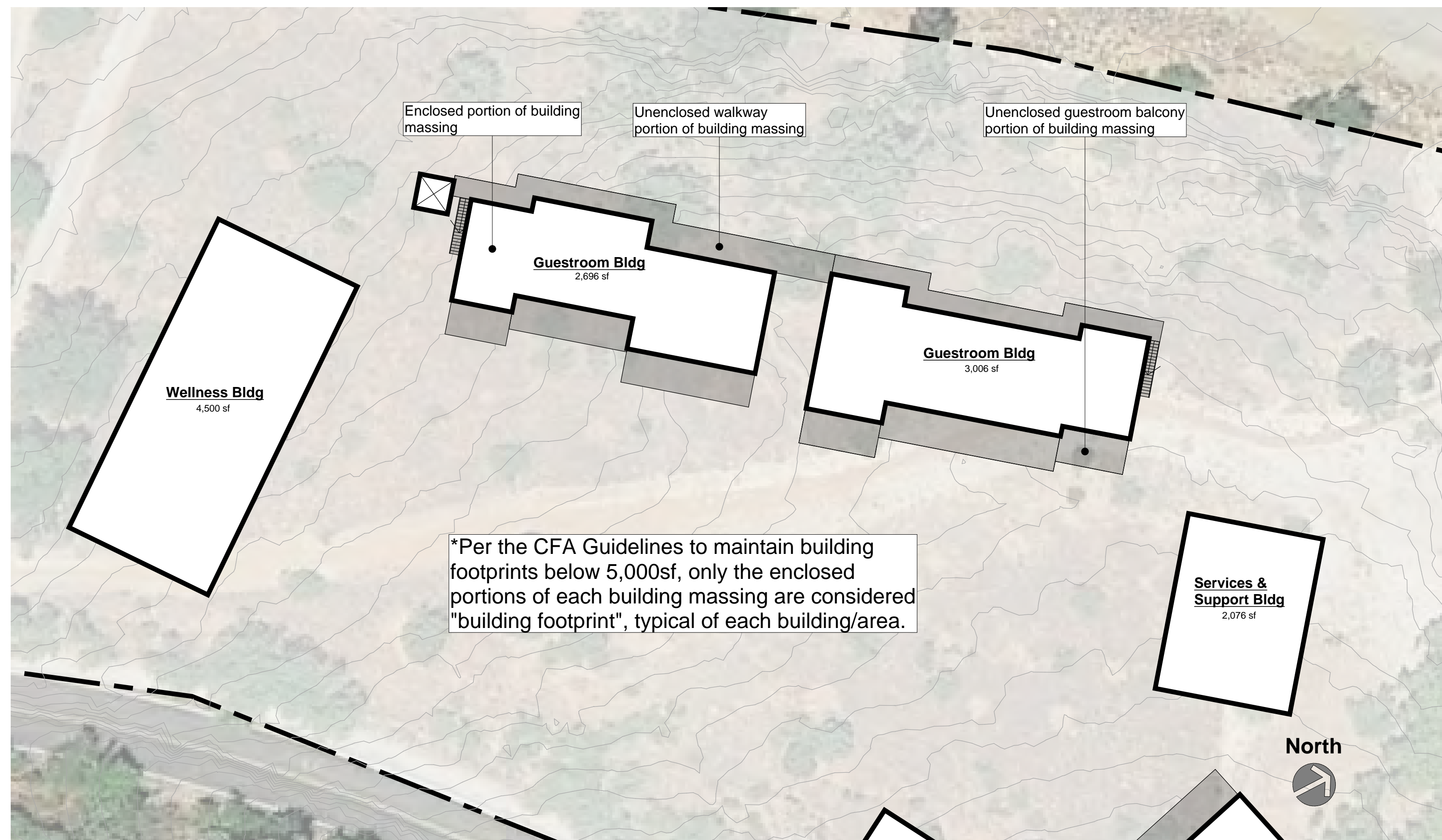
CONFIRM THAT THE INTERPRETATION OF GOVERNING CODES IS CORRECT AND ACCEPTABLE BASED ON THE QUESTIONS BELOW AND DIAGRAMS REFERENCED

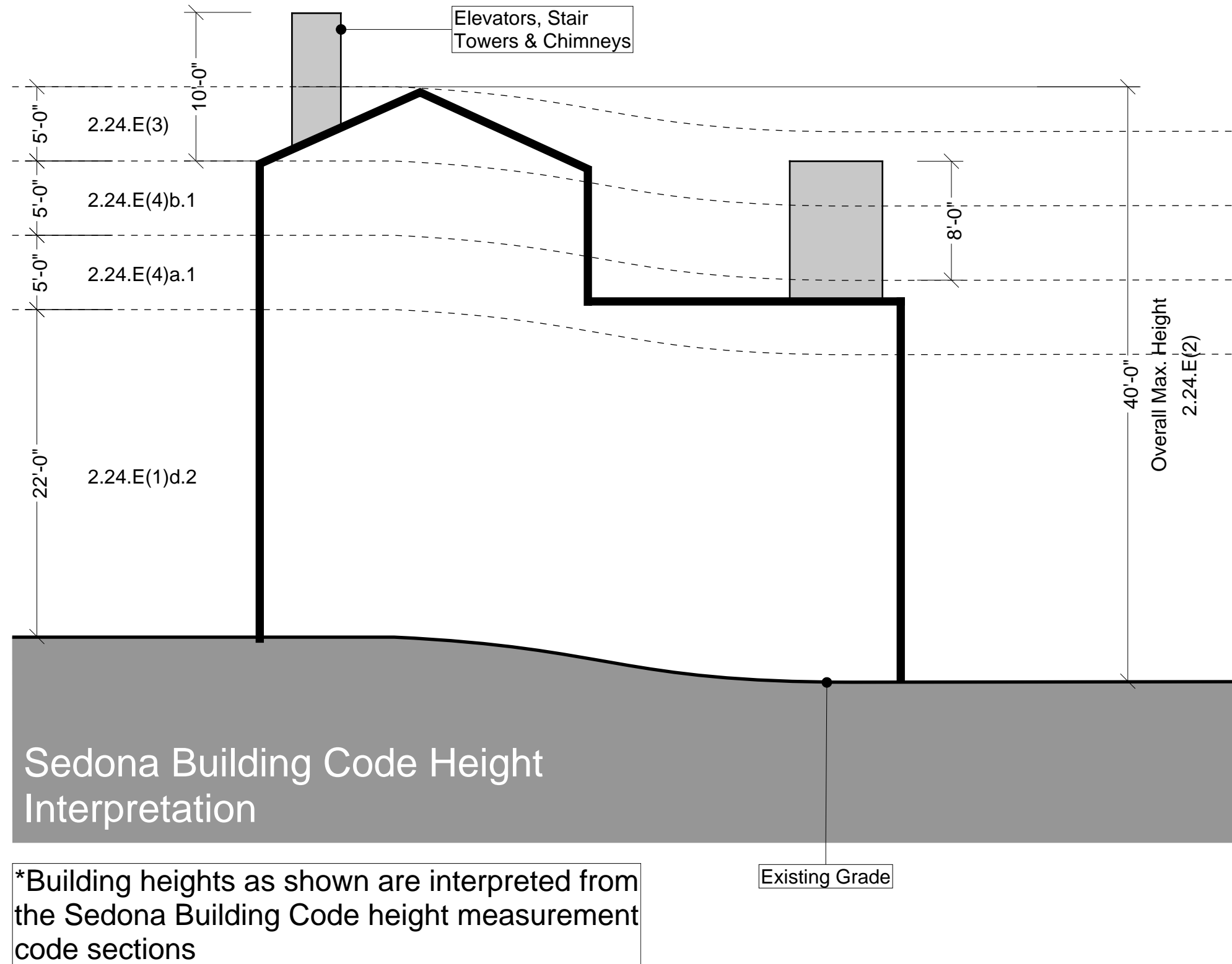
1. THAT ALLOWABLE CODE BUILDING HEIGHTS FOR THE PROJECT PROPERTY ARE AS SHOWN IN SITE / BUILDING SECTIONS ASSUMING ALL CONDITIONS ARE MET FOR THOSE HEIGHT INCREASES OVER THE BASE HEIGHT LIMIT, SEE DIAGRAM ON P.20
2. THAT ALLOWABLE BUILDING HEIGHTS ON SLOPING SITES WITHIN THE 100 YEAR FLOOD PLAIN ARE TO BE MEASURED FROM THE 100 YEAR FLOOD PLAIN ELEVATION LINE ADJACENT TO THE STRUCTURE, SEE DIAGRAM ON P.22
3. THAT THE 5,000 SF MAXIMUM BUILDING FOOTPRINT FOR THE PROJECT PROPERTY IS CALCULATED BY USING THE FOOTPRINT OF THE ENCLOSED SPACES AND DOES NOT INCLUDE ANY SECOND OR THIRD FLOOR UNENCLOSED EXTERIOR BALCONIES OR EXTERIOR ACCESS WALKWAYS, SEE DIAGRAM ON P.19
4. THAT BUILDINGS CONNECTED BY EXTERIOR SECOND OR THIRD FLOOR UNENCLOSED WALKWAY BRIDGES WOULD NOT COUNT AS ONE STRUCTURE WITH REGARDS TO THE 5,000 SF MAXIMUM BUILDING FOOTPRINT REGULATION, SEE DIAGRAM ON P.19
5. THAT DECKS MAY EXTEND OVER THE FLOODWAY LINE IF ADEQUATE SPACE IS PROVIDED FOR FREE FLOWING WATER IN THE SEASONS WHEN THAT OCCURS AND NATURAL PLANT AND ANIMAL HABITATS REMAIN UNDISTURBED UNDERNEATH THOSE AREAS, SEE DIAGRAM ON P.23
6. THAT ON-GRADE PARKING IS ALLOWED WITHIN THE FLOOD PLAIN, SEE SITE PLAN ON P.9

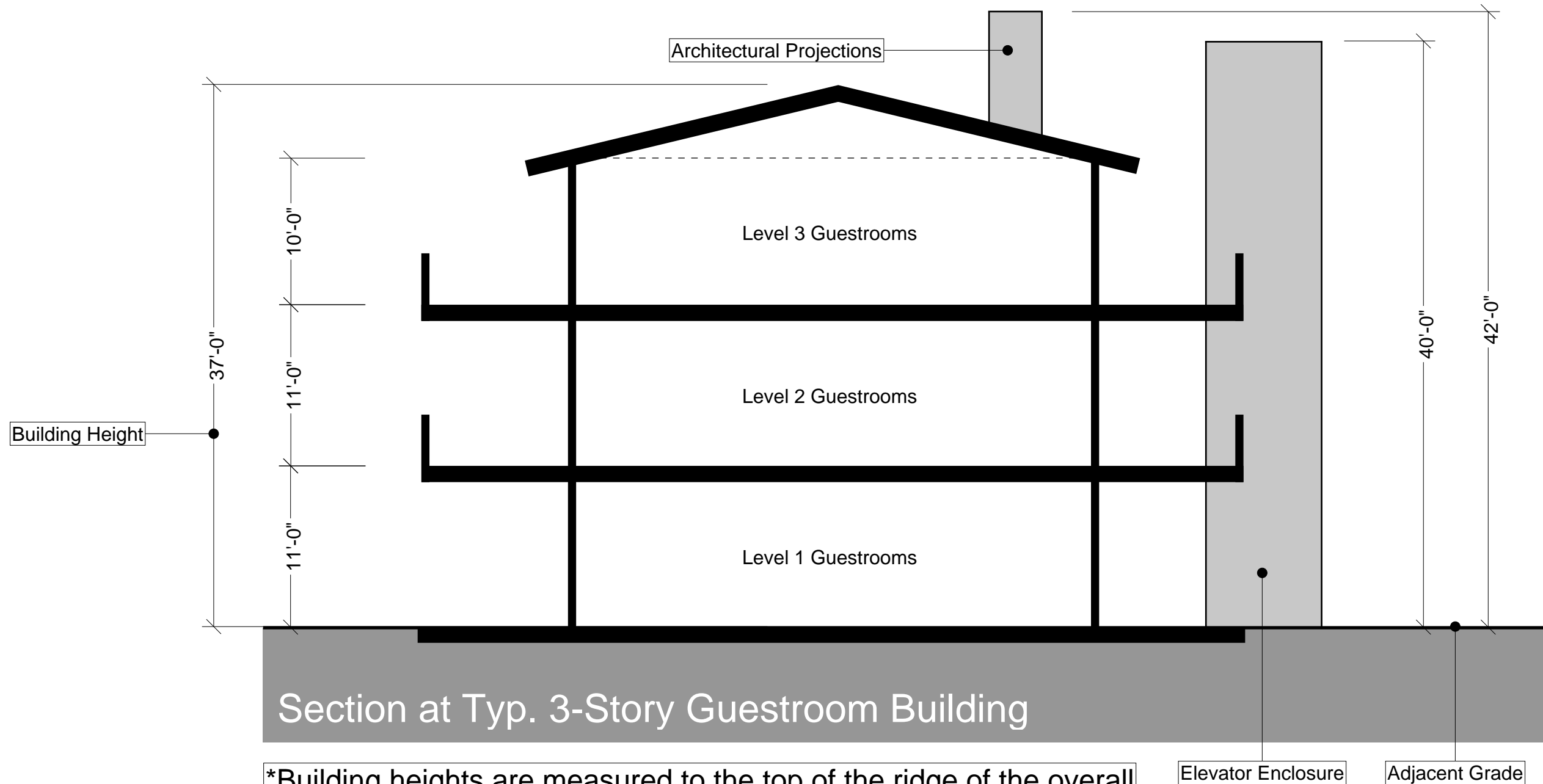
REQUESTED DEVIATIONS

CONFIRM THAT THE ALTERNATE CODE COMPLIANCE APPROACHES OUTLINED BELOW ARE ACCEPTABLE

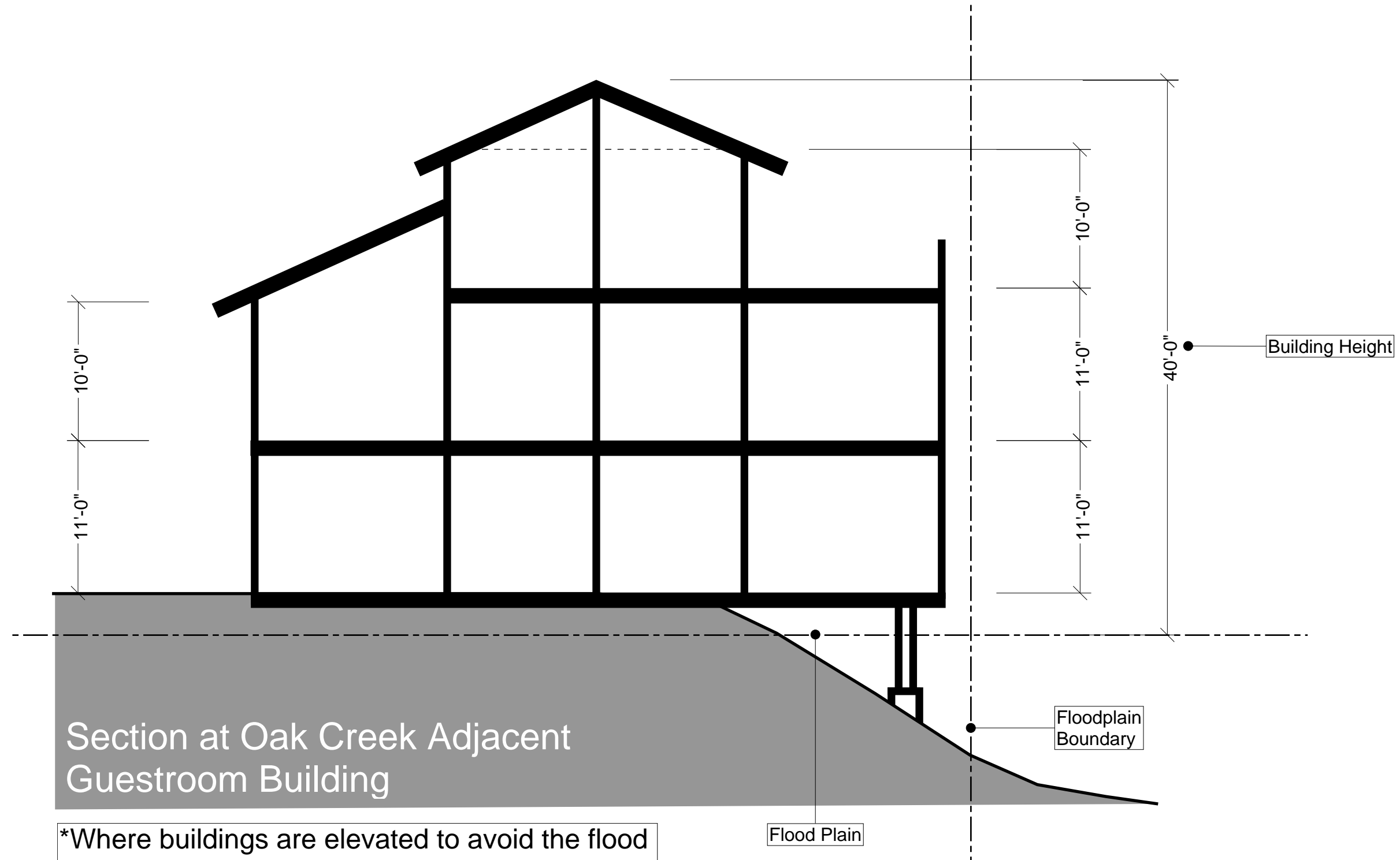
1. ALLOW FOR PARKING COUNTS BASED ON A QUALIFIED SHARED PARKING ANALYSIS
2. ALLOW FOR THE PROPOSED FIRE ACCESS ROADWAY WIDTH AS SHOWN ON THE SITE PLANS, SEE P.8 & P.9





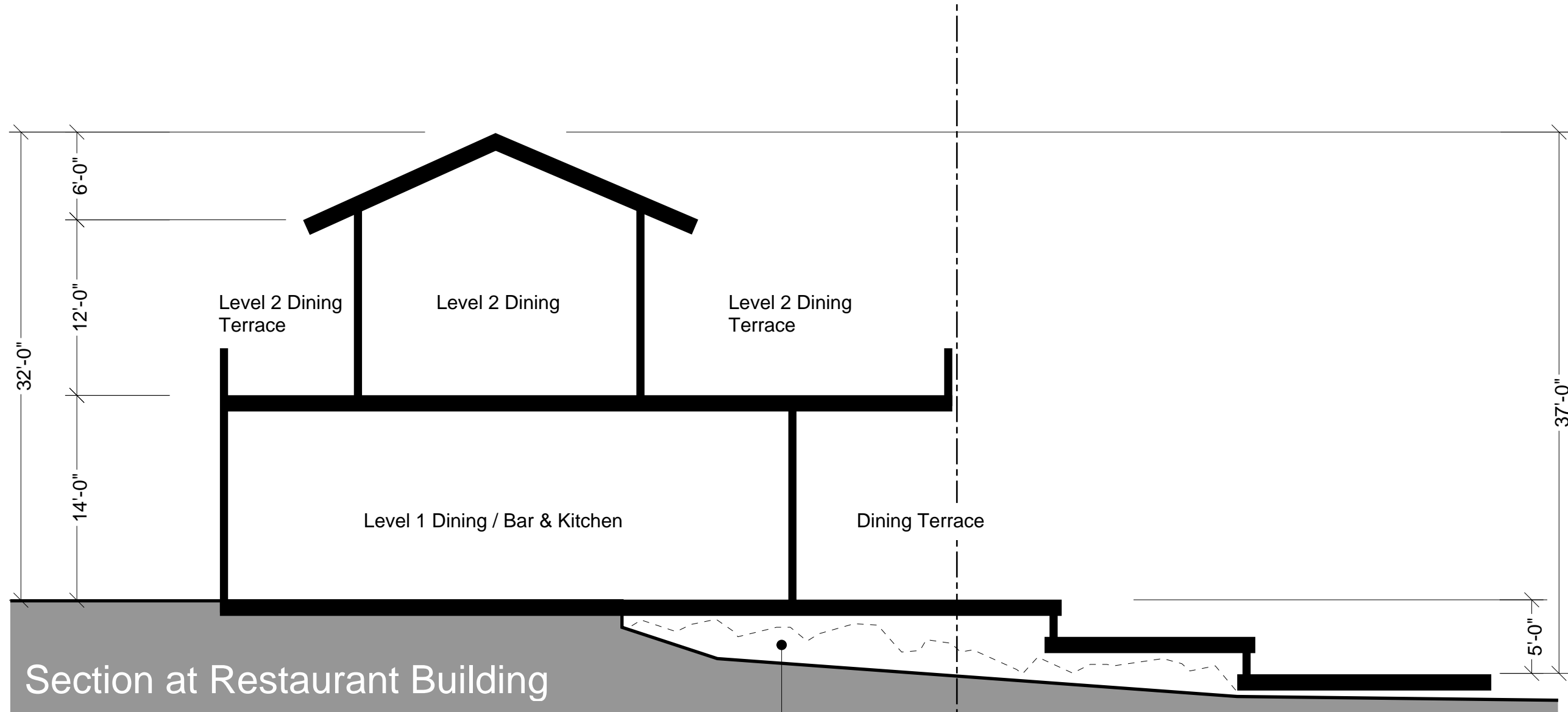


*Building heights are measured to the top of the ridge of the overall building roofs. Architectural projections such as chimneys and decorative elements will not project further that 5'-0" above the overall maximum height. Stair towers and elevator enclosures will not project more that 3'-0" above the overall building height, measured to the top of the overall ridge.



Section at Oak Creek Adjacent
Guestroom Building

*Where buildings are elevated to avoid the flood plain, height measurement will be taken from the building flood plain elevation.



Section at Restaurant Building

*In order to protect natural grade areas adjacent to Oak Creek, outdoor patio areas that encroach beyond the floodplain will be elevated to allow planting & foliage to remain undisturbed below.

Existing natural landscape / planting

Floodplain Boundary