

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 16, 2016 Item No. 7
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Granite Reef Circle Lofts 114-DR-2005#2

Location: 1401 N. Granite Reef Rd.

Request: Request approval of the site plan, landscape plan and building elevations for a new 3-building, 3-stories-tall, 20-unit townhome development, with approximately 41,756 square feet of building area, all on approximately 1.78 acres.

OWNER

Granite Reef Mountain Lofts, LLC
480-804-1076

ARCHITECT/DESIGNER

Synectic Design

ENGINEER

Land Development Group

APPLICANT CONTACT

Lance Baker
Synectic Design
480-948-9766

BACKGROUND

Zoning

This site is zoned Multi-family Residential District (R-5), which allows high density residential including apartments, condominiums, and townhomes.

Context

Located approximately 700 feet south of McDowell Road, on the east side of Granite Reef Road, this site is situated in an area occupied with a mix of uses including multi-family residential with similar density to the proposed project. Most of the buildings in the immediate vicinity were constructed in the 70's and 80's and consist of a variety of traditional architectural styles.

Adjacent Uses and Zoning

- North Specialized Residential Healthcare Facility, zoned R-5

- South Multi-family Residential, zoned R-5
- East Multi-family Residential, zoned R-5
- West Light Industrial, zoned I-1

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- Project previously received DRB approval in 2005 (114-DR-2005)
- Proposed colors/materials not consistent with Sensitive Design Principles
- Lack of shading for windows with high exposure to the sun
- Some roof ladders visible from off-site
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval for a new 20-unit townhome project on a vacant parcel. Consisting of three buildings, the project will offer three-story dwelling units with ground-level garages and living space above the garages. A central amenity area with pool is proposed that will be encircled by the project drive aisle and gated access is proposed off Granite Reef Road. This project was previously approved by the Development Review Board in 2005; however, that approval expired, requiring the applicant to reapply. Only minor changes are proposed to the previously approved site plan. Most of the major changes are related to the building design; specifically materials and colors.

Neighborhood Communication

Property owners within 750 feet of the site have been notified by mail of the applicant’s request and the site is posted with the required signage. To date, staff has not received public comment related to the request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Since previously approved in 2005, several City codes and design-related policies have been amended or updated. The proposed site design was refined slightly to respond to current codes and design policies, but is otherwise unchanged from the previously approved site design.

The biggest change to the project is to the proposed building elevations and the landscape plan. The applicant is proposing changes to the materials and colors in an attempt to provide a more modern design. Scottsdale’s Sensitive Design Principle #9 encourages the use of materials with coarse textures and colors that are representative of the surrounding desert context. As proposed, the elevations rely heavily on various shades of gray that are inconsistent with this policy. Additionally, there are several windows on the south, east, and west elevations that are unprotected from the sun and solar heat gain; also inconsistent with the Sensitive Design Principle #9. Staff is recommending the design be revised to include muted colors representative of the surrounding desert context, and shade devices over all windows that have high exposure to the sun, to bring the design into compliance with City design policies.

The primary trees for the project in 2005 were Palo Verdes and Willow Acacias. The new proposal calls for Swan Hill Olives and Sissoos to serve as the primary trees along the street frontage; with

Chinese Elms also provided internal to the site and along the drive aisle leading into the project from the street. Groundcover, shrubs and the landscaping around the internal amenity area are consistent with the previously approved palette.

Development Information

- Existing Use: Vacant
- Proposed Use: Multi-family Residential
- Parcel Size: 1.78 gross acres/ 77,536 square feet
1.47 net acres/ 64,468 square feet
- Dwelling unit space (residential): 44,198 square feet
- Building Height Allowed: 36 feet, exclusive of rooftop appurtenances
- Building Height Proposed: 36 feet, exclusive of rooftop appurtenances
- Parking Required: 40 spaces
- Parking Provided: 40 resident spaces, 4 guest spaces
- Open Space Required: 14,169 square feet
- Open Space Provided: 24,258 square feet
- Frontage Open Space Required: 7,082 square feet
- Frontage Open Space Provided: 12,993 square feet
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 13.5 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Granite Reef Circle Lofts per the attached stipulations, finding that the provisions of the Sensitive Design Principles and the Development Review Criteria have been met.

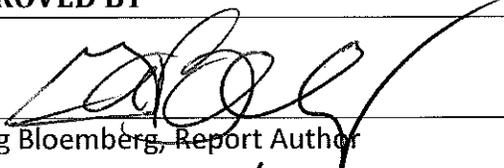
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

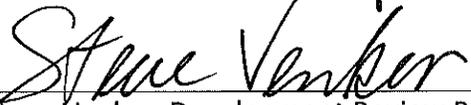
STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

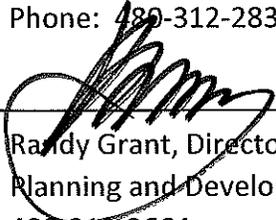
APPROVED BY


Greg Bloemberg, Report Author

5-25-16
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

5/31/16
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/8/16
Date

ATTACHMENTS

- A. Stipulations
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Combined Context Aerial and Site Plan
- 4. Site Plan
- 5. Building Elevations (color)
- 6. Building Elevations (black and white)
- 7. Perspectives
- 8. Material and Color Board
- 9. Landscape Plans
- 10. Exterior Lighting Cut Sheets

**Stipulations for the
Development Review Board Application:
Granite Reef Circle Lofts
Case Number: 114-DR-2005#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Synectic Design, with a city staff date of 4/27/16
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Synectic Design, with a city staff date of 5/23/16
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by T.J. McQueen & Associates, with a city staff date of 4/27/16
 - d. The case drainage report, titled Circle Lofts, provided by Land Development Group, LLC and accepted by the Storm Water Management Division on 5/12/16
 - e. Internal emergency vehicle circulation shall be consistent with the Fire Lane Exhibit provided by Synectic Design, with a city staff date of 5/23/16

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB and Board of Adjustment cases for the site were: 114-DR-2005 and 1-BA-2006

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. *With the final plans submittal, the proposed materials and colors shall be revised to include textures and muted colors consistent with the surrounding desert context, to the satisfaction of Current Planning staff.*
5. *With the final plans submittal, the elevations shall be revised to indicate shade devices over windows on the east, west, and south elevations to protect against solar heat gain. Shade devices shall be designed so that the material has a density of at least 75% to maximize the effectiveness of the shade device.*
6. *All exterior mechanical equipment, rooftop and ground-mounted, shall be screened by a wall or similar solid structure that matches the architectural characteristics, color and finish of the proposed building.*
7. *All roof ladders shall be screened from off-site view.*

SITE DESIGN:

DRB Stipulations

8. All drive aisles that are fire lanes shall have a minimum width of twenty-four (24) feet.
9. One refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1.

FLOOR PLANS:

Ordinance

- B. *With the final plans submittal, floor plan worksheets shall be provided confirming each unit will include private outdoor living space that is a minimum of 10% of the gross floor area of the unit, per Section 5.1004(B)(b)(1) of the Zoning Ordinance.*

LANDSCAPE DESIGN:

Ordinance

- C. *With the final plans submittal, the landscape plan shall be revised to indicate a minimum of 40% of provided trees will be "mature", as defined in Article III of the Zoning Ordinance.*
- D. *Areas of exposed decomposed granite shall not exceed seven (7) feet in any direction, measured from edge of mature form to edge of mature form (canopy) of the planting, per Section 10.501(A) of the Zoning Ordinance.*

EXTERIOR LIGHTING:

DRB Stipulations

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property lines except for sign lighting.

11. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- E. *Per the Fire Lane Exhibit approved by the Fire Department, the internal drive aisle shall be designated as a Fire Lane. No resident or guest vehicles shall be parked in the drive aisle at any time, in accordance with Scottsdale Fire Code.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

12. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct one driveway as shown on the submitted site plan with City of Scottsdale staff receipt date of 4/26/2016.
13. *On-site sidewalks shall be a minimum of 5 feet in width.*

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- F. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

14. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.
15. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the basis of design report and plan from to Water Resources Department.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
17. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

DRB Stipulations

18. *Flagpoles, if provided, shall not exceed 30 feet in height and shall be one-piece conical tapered design.*



114 DR 2005#2

DATE: 12/11/2015

Granite Reef Circle Lofts
1401 N Granite Reef Rd
Scottsdale, AZ 85257

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE. | <input checked="" type="checkbox"/> 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS. | <input type="checkbox"/> 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION. |
| <input checked="" type="checkbox"/> 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION. | <input type="checkbox"/> 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:
<input type="checkbox"/> A. KNOX BOX
<input type="checkbox"/> B. PADLOCK
<input type="checkbox"/> C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES | <input type="checkbox"/> 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET. |
| <input type="checkbox"/> 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM. | <input type="checkbox"/> 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL. |
| <input type="checkbox"/> 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS. | <input type="checkbox"/> 14. _____ |
| <input checked="" type="checkbox"/> 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS. | <input type="checkbox"/> 15. _____ |
| <input type="checkbox"/> 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES. | <input type="checkbox"/> 16. _____ |
| | <input type="checkbox"/> 17. _____ |
| | <input type="checkbox"/> 18. _____ |

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

ATTACHMENT B

Granite Reef

Circle Lofts

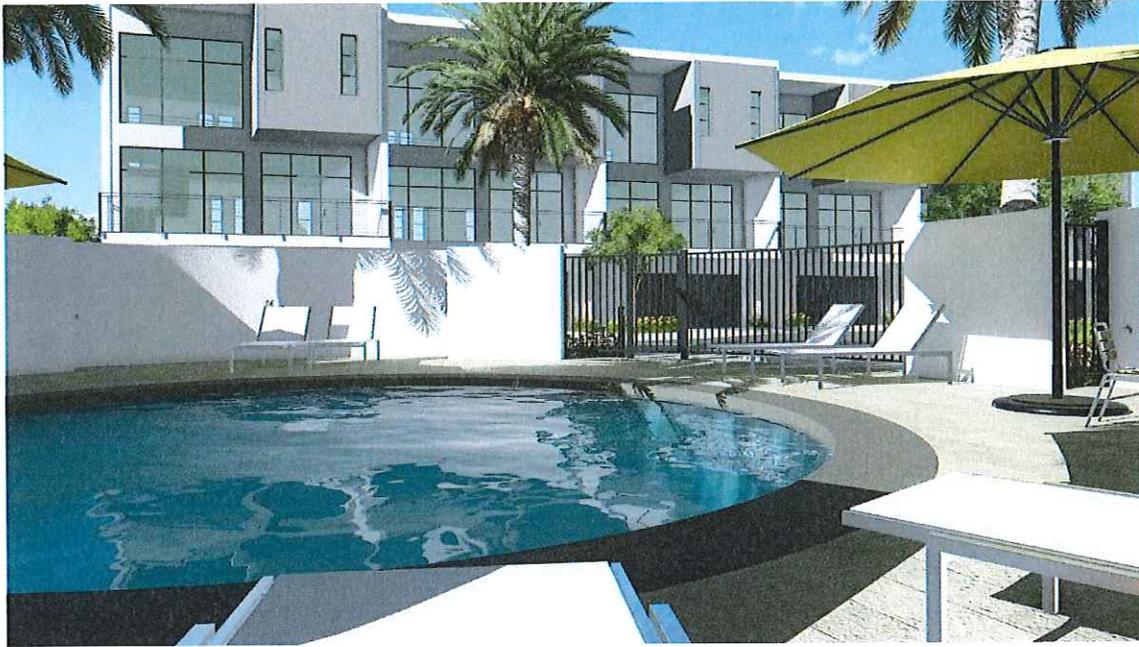
Project Narrative



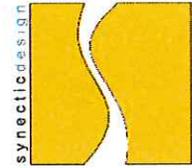
Synectic Design
2-17-2016

114-DR-2005#2
02/18/16

ATTACHMENT #1



Item	Description
Address:	1401 N Granite Reef Road, Scottsdale, Arizona 85257
Zoning:	R-5
Parcel Size	1.46 Acres
Development Program:	20 Townhomes, ranging in size from 1,500 to 1,579 livable square feet. Homes include a 2-car garage plus 2 bedrooms and 2 baths with a third bedroom option
Program density	13.7 Units / Acre



A. Development Review Board Criteria

- 1. Describe the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

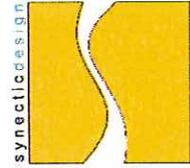
Circle Lofts (the "Project") is planned as a distinctive 20-unit, luxury townhome community. The townhomes consist of a gated 20-unit unique circular shaped complex situated on about 1.46 acres. The Project is comprised of three, 3-story buildings containing two and three bedroom units.

The overall design follows the urban and modern aesthetics of the newer projects in the surrounding area. All homes will be for-sale product and the typical home size to range from 1,500 to 1,579 livable square feet. All homes will have a two (2) car garage. The Wedge Units will include an additional two (2) car-carport tandem to their garage.

- 2. The architectural character, landscaping and site design of the proposed development shall:**
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**

The project lies on Granite Reef Road just south of McDowell Road in south Scottsdale. As a residential in-fill site the Project enjoys excellent access to downtown Scottsdale, SkySong Tech Center, as well as close proximity to freeway Loop 101 and Loop 202. The project amenities include a central swimming pool, and generously landscaped open space. There are 2-unit types: Rectangle—of which there are 6; and Wedge—of which there are 14. All units are 3 stories with flat built up roofs. The total livable square footage for this project is approximately 30,474 square feet.

Making dense urban infill residential feel natural and comfortable is the key to this project. At the program density of 13.7 units per acre the Project is far less than traditional density of urban developments. The 20-unit townhome development will be oriented around a central amenity area with pool, spa, BBQ and Ramada.



b. Avoid excessive variety and monotonous repetition;

Circle Lofts is consistent with the contemporary architectural style found in nearby similar multi-family townhome projects. The wedge units are divided into two separate buildings to break up any monotony. The proposed landscape will contribute to the overall design by reducing the perception of repetitive elements within the design.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

All windows are recessed to the interior side of wall. Dual pane glass windows to provide protection from the elements as well as narrow openings toward the exterior of the project to provide added protection from the elements and for privacy.

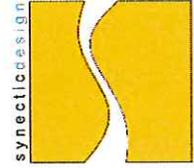
- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**
- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**

The project is not located within either environmentally sensitive lands nor within the historic district.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Pedestrian access to the complex is restricted with security gates at different pedestrian entry points to provide security. Vehicular access is through an automatic gate; residents will be provided with access codes and remote controls for their convenience.

A generous landscaped open space adjacent to Granite Reef Road is provided as well as ample open space within the interior of the site. Each townhome will include a two (2) car garage plus a two (2) semi-carport at wedge units. Additional guest parking of six stalls are provided within the Project.



- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

All mechanical equipment at wedge units will be roof mounted and hidden from view by screen walls. Rectangular units will have Mechanical equipment in their back yard. Proposed parapets and screen walls are part of the overall design. Electrical meters are hidden from public view and integrated into the elevation design. All roof drainage will be directed to pipe inside the walls and not visible from any exterior view.

- 5. Within the Downtown Area;**

The project is not located within the Downtown Area.

- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program.**

No artwork provided on site.



Granite Reef Circle Lofts

114-DR-2005#2

ATTACHMENT #2



Granite Reef Circle Lofts

114-DR-2005#2

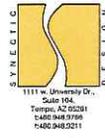
ATTACHMENT #2A



1 Context Aerial
 1" = 100'-0"

ATTACHMENT #3

114-DR-2005#2
12/09/15



1111 W. University Dr.,
 Suite 104
 Tempe, AZ 85281
 P: 480-948-0196
 F: 480-948-0211

GRANITE REEF CIRCLE LOFTS
 1401 N GRANITE REEF ROAD
 SCOTTSDALE, ARIZONA

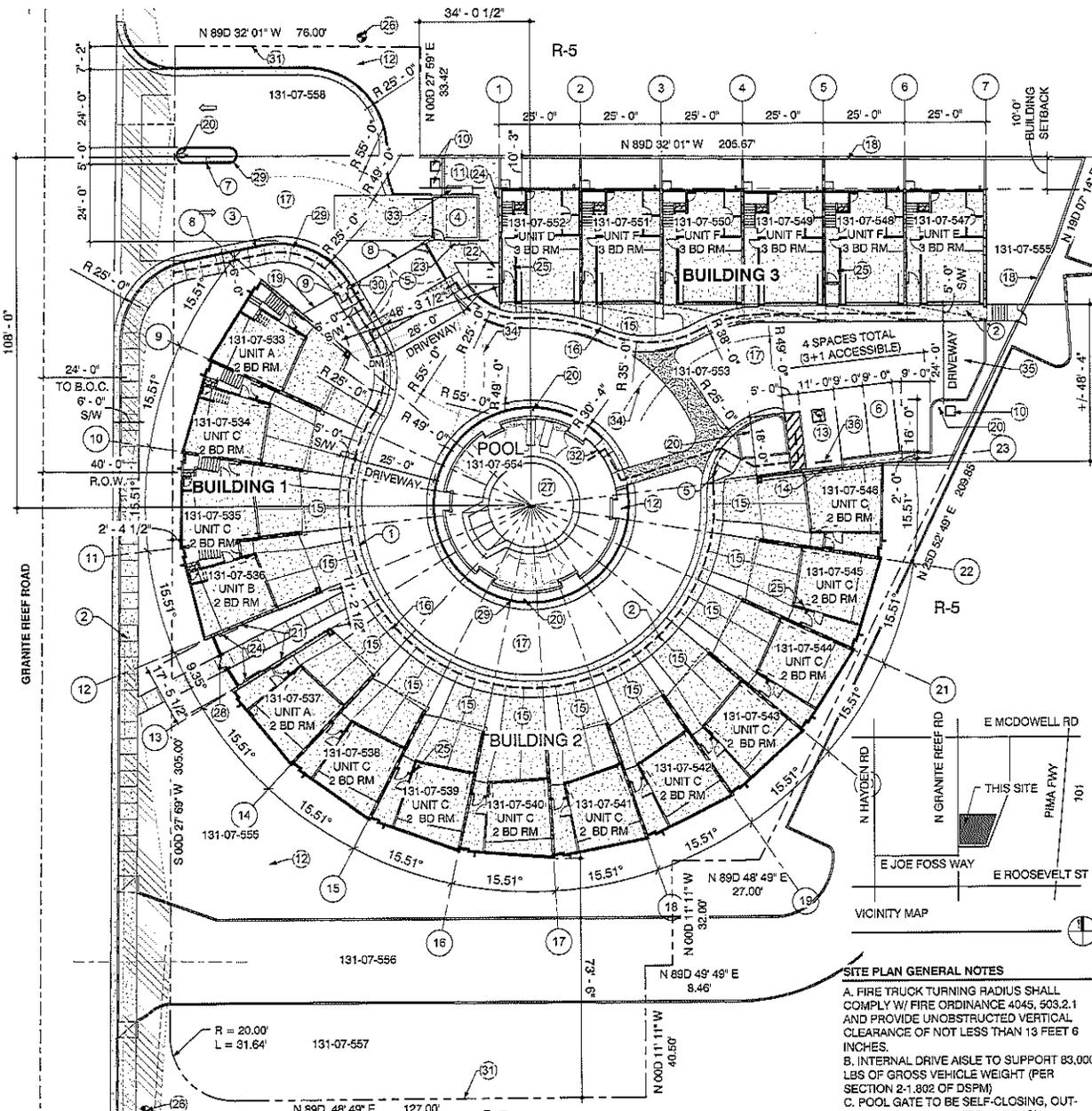


REVISIONS	

Phone:	DD
Drawn By:	Author
Reviewed By:	Checker
DD Project No.:	2516
Date:	11/03/2015
Sheet:	



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- PARKING & BICYCLE REQUIREMENTS**
- PARKING REQUIRED: 2 SPACES / UNIT
 PARKING PROVIDED: 2 SPACES / UNIT + 2 GUEST SPACES + 2 ACCESSIBLE SPACES.
- WEDGE UNITS MAY USE DRIVE FOR GUEST PARKING (14 SPACES).
- ACCESSIBLE PARKING REQUIRED (GUEST): = 3*4% = 1
- TOTAL PARKING PROVIDED: 40+14+3+2 (ACCESSIBLE) = 59 SPACES
- REQUIRED BICYCLE PARKING: = 40 SPACES / 10
 TOTAL BICYCLE PARKING PROVIDED: = 4 SPACES

- SHEET KEYED NOTES**
- ROLL CURB
 - CONCRETE WALKWAY / PAVING (TYP.)
 - CONCRETE CURB, TYP.
 - TRASH ENCLOSURE PER C.O.S. REQUIREMENTS, SEE 1/DR1.2
 - ACCESSIBLE RAMP, TYP.
 - GUEST PARKING AREA (4 CONSECUTIVE SPACES PROVIDED)
 - VEHICLE GATE ACCESS CONTROL
 - VEHICLE ACCESS GATE, SEE 7/DR1.2
 - MAN GATE W/ KEY SWITCH
 - ELECTRICAL TRANSFORMER
 - POOL EQUIPMENT IN THIS AREA
 - LANDSCAPE AREA, SEE LANDSCAPE PLAN
 - ACCESSIBLE PARKING STALL, TYP.
 - ACCESSIBLE PARKING SIGNAGE, TYP.
 - CONCRETE DRIVEWAY
 - ACCESSIBLE ROUTE
 - ASPHALT PAVING
 - SITE WALL, SEE DETAILS 4 & 6 / DR1.2
 - METAL FENCE, TYP.
 - BOLLARD LIGHTING, SEE ELECTRICAL
 - WALL MOUNTED LIGHT FIXTURE
 - DUAL BIKE RACK (SEATS 4) SEE DETAIL 3/DR1.3
 - PROPOSED MAILBOX LOCATION
 - ELECTRICAL METERS
 - ELECTRICAL SERVICE PANEL, TYP. LOCATION FOR ALL UNIT TYPES
 - EXISTING FIRE HYDRANT
 - POOL
 - PEDESTRIAN ACCESS W/ SECURITY GATE, SEE 5/DR1.3
 - PROPOSED FIRE LANE (SHOWN SHADED) PAINT CURB RED AND LABEL "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3" IN HEIGHT PER FIRE CODE 503.3
 - KNOX BOX LOCATION, SEE 2/DR1.3
 - PROPERTY LINE
 - POOL GATE
 - SES, SEE ELECTRICAL DRAWINGS
 - VERTICAL CLEARANCE LINE FOR FIRE TRUCK - MIN. 5'5" RADIUS
 - PROPOSED TWO-WAY DRIVE
 - PRECAST PARKING BUMPER, TYP.

PROJECT DATA

PROJECT ADDRESS: 1401 N GRANITE REEF ROAD SCOTTSDALE, AZ 85257

ASSESSORS PARCEL #: 131-07-533 THRU 131-07-558

LOT AREA: 64,382 S.F., 1.48 ACRES

GROSS LOT AREA: 1.78 ACRES

ZONING: R-5

MAXIMUM BLDG HEIGHT: 36'-0"

BUILDING HEIGHT: 36'-0"

STORIES: 3 STORIES

NUMBER OF UNITS PROVIDED:

BUILDING 1	4 UNITS
BUILDING 2	10 UNITS
BUILDING 3	6 UNITS

ALLOWED DENSITY: 28 UNITS / ACRE

PROVIDED DENSITY: 13.51 UNITS / ACRE

LOT COVERAGE:

BUILDING 1	3,829 S.F.
BUILDING 2	9,548 S.F.
BUILDING 3	5,733 S.F.
TOTAL	19,110 S.F.

LOT COVERAGE: 19,110 / 64,382 = 29.68 %

BUILDING SETBACKS: APPROVED VARIANCE (CASE # 1-BA-06) PROVIDES FOR NO SETBACKS PROPOSED SETBACKS VARY - SEE PLAN.

CONSTRUCTION TYPE: V-B

OCCUPANCY: RESIDENTIAL (IRC TOWNHOUSE)

UNIT INFORMATION

GROSS FLOOR AREA:

UNIT A	542	741	876	2159
UNIT B	538	742	875	2155
UNIT C*	557	767	906	2230

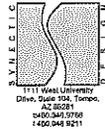
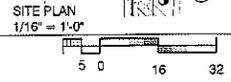
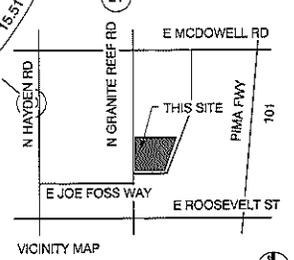
WEDGE UNITS (14 UNITS TOTAL - 2 BEDROOMS EACH)

	1ST	2ND	3RD
BUILDING 1: 2194	3017	3583	8,774
BUILDING 2: 5536	7619	8999	21,154

RECTANGULAR UNITS (6 TOTAL - 3 BEDROOMS EACH)

UNIT D	804	727	804	2335
UNIT E	796	724	795	2315
UNIT F	826	751	828	2406
BUILDING 3: 4904	4455	4911	11,828	

- SITE PLAN GENERAL NOTES**
- FIRE TRUCK TURNING RADIUS SHALL COMPLY W/ FIRE ORDINANCE 4045, 503.2.1 AND PROVIDE UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - INTERNAL DRIVE AISLE TO SUPPORT 63,000 LBS OF GROSS VEHICLE WEIGHT (PER SECTION 2-1.802 OF DSPM)
 - POOL GATE TO BE SELF-CLOSING, OUT-SWINGING, MIN. 36" WIDE x 60" HIGH

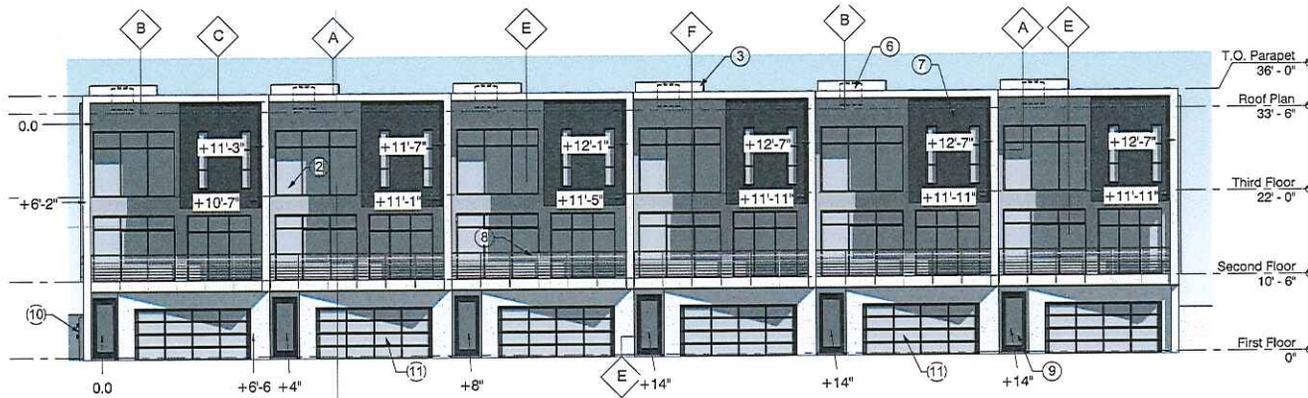


GRANITE REEF CIRCLE LOFTS
 1401 N GRANITE REEF RD
 SCOTTSDALE, ARIZONA

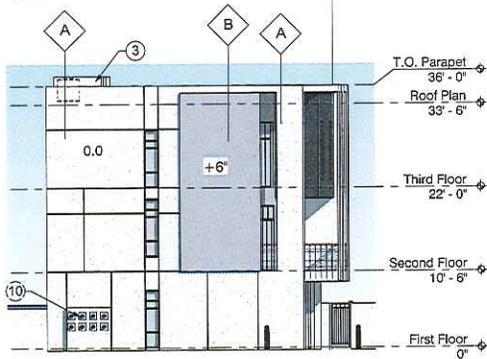


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 Drawn By: AP
 Reviewed By: LDB
 SDI Project No: 091809
 Date: 06/18/2014
 Sheet:

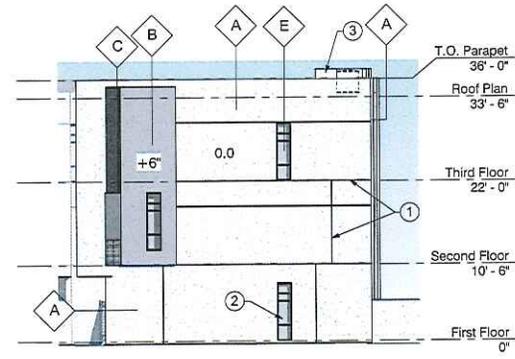
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SITE PLAN



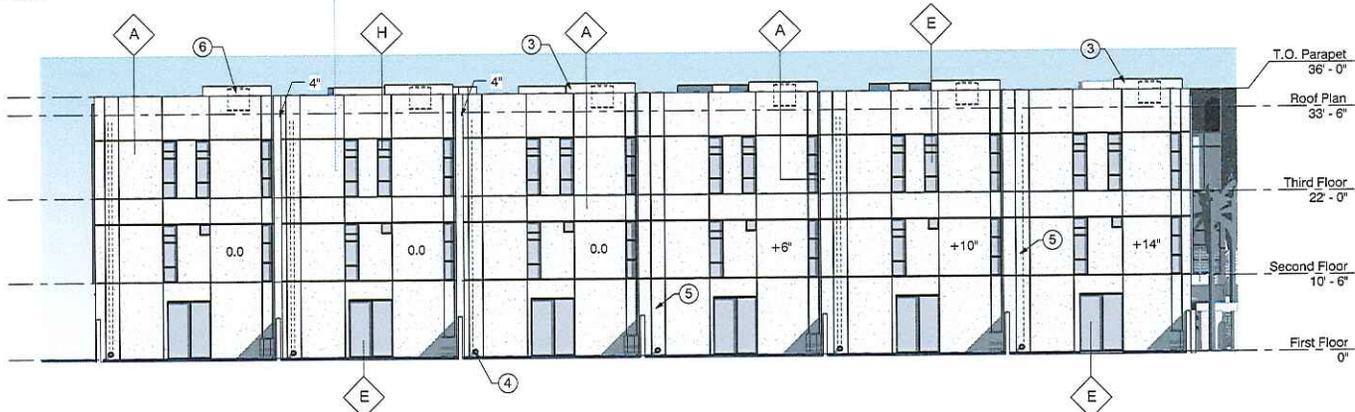
4 BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 3 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 3 EAST ELEVATION
1/8" = 1'-0"



1 BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 STUCCO REVEAL, TYP.
- 2 WINDOW, TYP.
- 3 PERFORATED METAL SCREEN WITH MIN. 75% DENSITY PAINT TO MATCH DEW 241 (DENSE COPPER).
- 4 DOWNSPOUT, TYP.
- 5 HOOD DRAIN PIPING, CONCEALED IN WALL, TYP.
- 6 MECHANICAL UNIT BEHIND SCREEN, TYP. (SHOW DASHED)
- 7 STUCCO FINISH SYSTEM, TYP.
- 8 BALCONY RAILING, TYP.
- 9 DOOR, TYP.
- 10 ELECTRICAL METERS, RECESSED IN WALL, TYP.
- 11 GARAGE DOOR WITH TRANSLUCENT PANELS @ RECTANGULAR UNITS

EXTERIOR ELEVATION GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT TO BE COMPLETELY SCREENED BY PERFORATED METAL MESH WITH MINIMUM 75% DENSITY, PAINTED TO MATCH (DOWNSPOUTS COPIED).
- D. ALL HOOD DRAIN PIPING TO BE CONCEALED IN WALL. LOCATION OF DOWNSPOUT IS APPROXIMATE.
- C. ALL WINDOWS TO BE DUAL PANE WITH LOW-E GLASS.

EXTERIOR FINISHES

DESCRIPTION	MANUFACTURER	STYLE	COLOR
STUCCO		SAND FINISH SYNTHETIC STUCCO SYSTEM	DET 341 / SWISS COFFEE
STUCCO		SAND FINISH SYNTHETIC STUCCO SYSTEM	DET 603 / CHURCH MOUSE
STUCCO		SAND FINISH SYNTHETIC STUCCO SYSTEM	DE 6370 / CHARCOAL SMUDGE
WINDOW TRIM	PAC-GLAD	ALUMINUM	WHITE BLACK
GLAZING		MIN. 1/4"	DUAL CLEAR
RAILING	PAINTED STEEL HANDRAIL AND STEEL FENCE		MATCH TO DE 6375 CHARCOAL SMUDGE
PAIN	DUNN EDWARDS		DET 603 / CHURCH MOUSE
PAIN	DUNN EDWARDS		DE 6375 CHARCOAL SMUDGE

NOTE: PAINT COLORS FORM PART OF DUNN EDWARDS FINISH | DESERT MODERN COLLECTION



1111 West University
Drexel Suite 104, Tempe,
AZ 85281
480.342.0788
1480.948.9211

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1401 N GRANITE REEF RD
SCOTTSDALE, ARIZONA



NO. 12422

Phase: DR

Drawn By: AP

Reviewed By: Checker

3DI Project No. 3518DR

Date: 04/21/2016

Sheet:

DR2.5
COLOR ELEVATIONS
BUILDING 3

114-DR-2005#2
4/27/16

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GRANITE REEF CIRCLE LOFTS
1401 N GRANITE REEF RD
SCOTTSDALE, ARIZONA



ME-VISORS

Phisic: DR
Drawn By: AF
Reviewed By: Chabre
SDI Project No.: 25118DR
Date: 04/21/2016

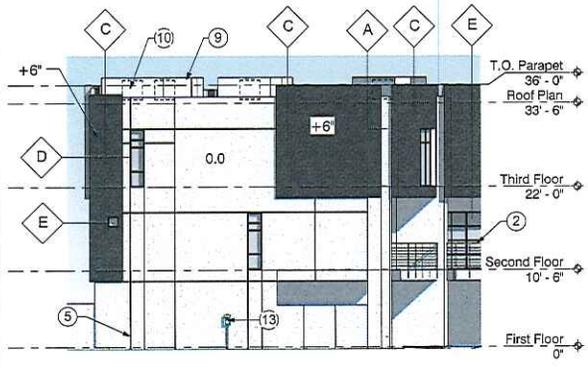
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COLOR ELEVATIONS
BUILDING 2



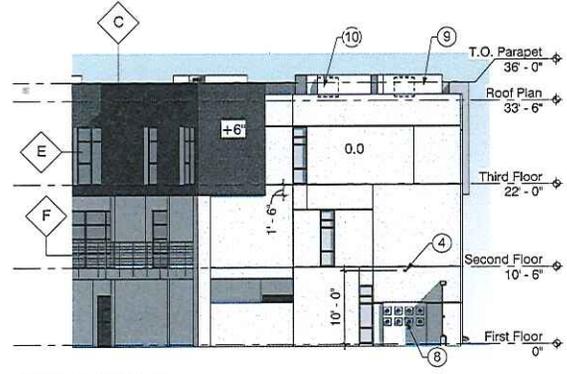
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1/8" = 1'-0"



3 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 2 LEFT ELEVATION
1/8" = 1'-0"



1 BUILDING 2 RIGHT ELEVATION
1/8" = 1'-0"

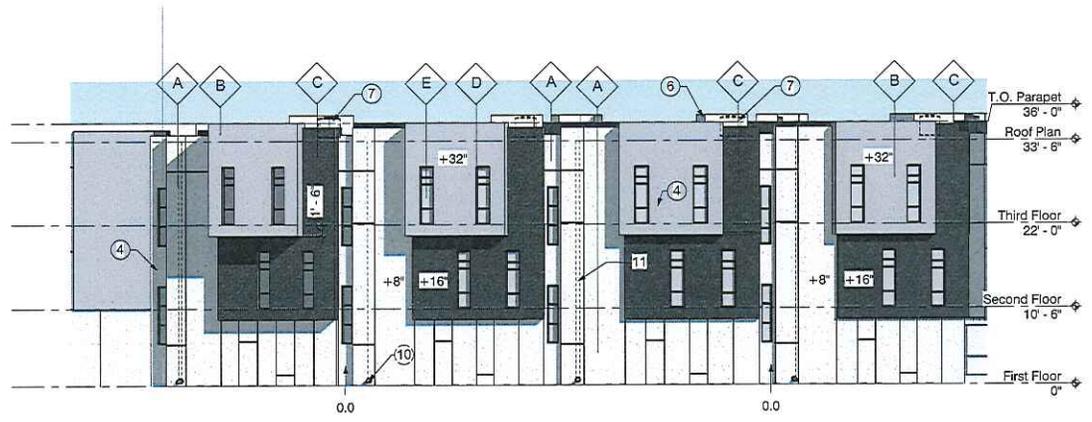
- SHEET KEYED NOTES**
- 1 STUCCO FINISH SYSTEM, TYP.
 - 2 BALCONY RAILING, TYP.
 - 3 WINDOW, TYP.
 - 4 WALL MOUNTED LIGHT FIXTURE
 - 5 STUCCO REVEAL, TYP.
 - 6 GARAGE DOOR
 - 7 DOOR, TYP.
 - 8 ELECTRICAL METERS, RECESSED IN WALL, TYP.
 - 9 PERFORATED METAL SCREEN WITH MIN. 75% DENSITY, PAINT TO MATCH DET 341 (SWISS COFFEE).
 - 10 MECHANICAL UNIT BEHIND SCREEN, TYP. (SHOWN DASHED)
 - 11 DOWNSPOUT, TYP.
 - 12 ROOF DRAIN PIPING, CONCEALED IN WALL, TYP.
 - 13 ACCESSIBLE PARKING SIGNAGE, TYP.

- EXTERIOR ELEVATION GENERAL NOTES**
- A. ALL MECHANICAL EQUIPMENT TO BE COMPLETELY SCREENED BY PERFORATED METAL MESH WITH MINIMUM 75% DENSITY, PAINTED TO MATCH DET 341 (SWISS COFFEE).
 - B. ALL ROOF DRAIN PIPING TO BE CONCEALED IN WALL, LOCATION OF DOWNSPOUT IS APPROXIMATE.
 - C. ALL WINDOWS TO BE DUAL PANE WITH LOW E GLASS.

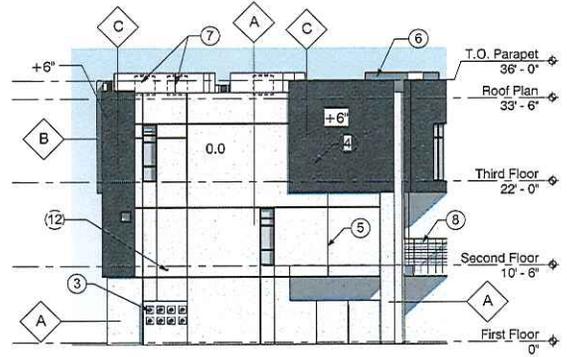
EXTERIOR FINISHES	
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B	DESCRIPTION: STUCCO MANUFACTURER: SAND FINISH SYNTHETIC STUCCO SYSTEM STYLE: DET 603 / CHURCH MOUSE COLOR:
C	DESCRIPTION: STUCCO MANUFACTURER: SAND FINISH SYNTHETIC STUCCO SYSTEM STYLE: DET 610 / CHARCOAL SWIDGE COLOR:
D	DESCRIPTION: MANUFACTURER: WINDOW TRIM STYLE: PAG-CLAD COLOR: ALUMINUM COLOR: MATTE BLACK
E	DESCRIPTION: GLAZING MANUFACTURER: MIN. 1/4" DUAL CLEAR COLOR:
F	DESCRIPTION: RAILING MANUFACTURER: PAINTED STEEL HANDRAIL AND STEEL FENCE STYLE: MATCH TO DET 6370 CHARCOAL SWIDGE COLOR:
G	DESCRIPTION: PAINT MANUFACTURER: DUNN EDWARDS STYLE: DET 493 / CHURCH MOUSE COLOR:
H	DESCRIPTION: PAINT MANUFACTURER: DUNN EDWARDS STYLE: DET 6270 CHARCOAL SWIDGE COLOR:

NOTE: PAINT COLORS FORM PART OF DUNN EDWARDS RANCH / DESERT MODERN COLLECTION.

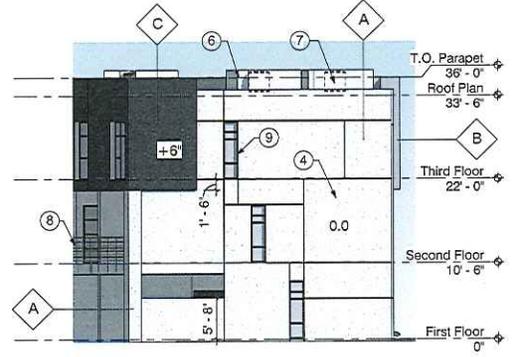
114-DR-2005#2
4/27/16



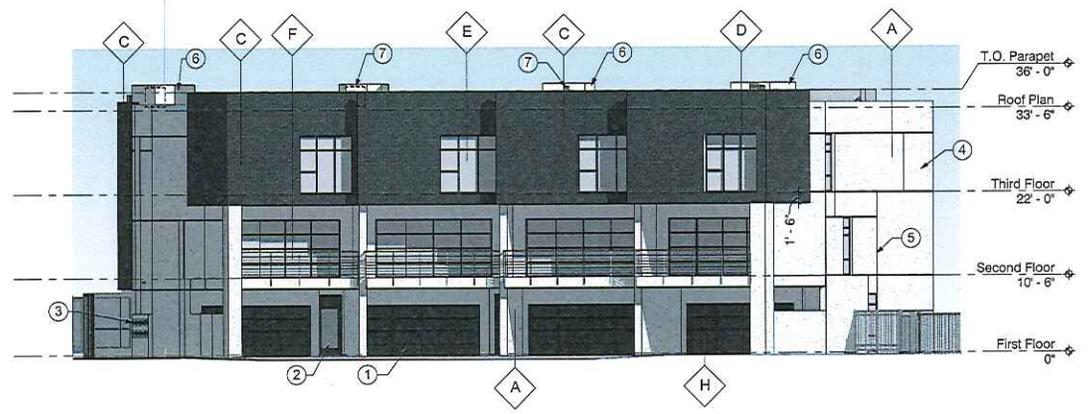
1 BUILDING 1 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 1 EAST ELEVATION
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 GARAGE DOOR
- 2 DOOR, TYP.
- 3 ELECTRICAL METERS, RECESSED IN WALL, TYP.
- 4 STUCCO FINISH SYSTEM, TYP.
- 5 STUCCO REVEAL, TYP.
- 6 PERFORATED METAL SCREEN WITH MIN. 75% DENSITY, PAINT TO MATCH DOOR 341 EDWARDS COFFEE
- 7 MECHANICAL UNIT BEHIND SCREEN, TYP. (SHOWN DASHED)
- 8 BALCONY RAILING, TYP.
- 9 WINDOW, TYP.
- 10 DOWNSPOUT, TYP.
- 11 ROOF DRAIN PIPING, CONCEALED IN WALL, TYP.
- 12 WALL MOUNTED LIGHT FIXTURE

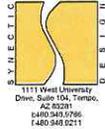
EXTERIOR ELEVATION GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT TO BE COMPLETELY SCREENED BY PERFORATED METAL MESH WITH MINIMUM 75% DENSITY, PAINTED TO MATCH DOOR 341 (DOWNSPOUTS COFFED)
- B. ALL ROOF DRAIN PIPING TO BE CONCEALED IN WALL, LOCATION OF DOWNSPOUT IS APPROXIMATE.
- C. ALL WINDOWS TO BE DUAL PANE WITH LOW-E GLASS

EXTERIOR FINISHES

CALLOUT	DESCRIPTION	MANUFACTURER	STYLE	COLOR
4	STUCCO	SAND FINISH SYNTHETIC STUCCO SYSTEM	DIW 341 / SWISS COFFEE	
5	STUCCO	SAND FINISH SYNTHETIC STUCCO SYSTEM	DIW 103 / CHURCH MOUSE	
6	STUCCO	SAND FINISH SYNTHETIC STUCCO SYSTEM	DIW 670 / CHARCOAL SMOUDGE	
9	WINDOW TRIM	PAC-CLAD	ALUMINUM	MATTE BLACK
10	GLAZING	MIN. 1/4"	DUAL	CLEAR
11	RAILING	PAINTED STEEL HANDRAIL AND STEEL FENCE		MATCH TO BE DOOR 341 CHARCOAL SMOUDGE
12	PAINT	DUNN EDWARDS	DIW 613 / CHURCH MOUSE	
13	PAINT	DUNN EDWARDS	DIW 6370 CHARCOAL SMOUDGE	

NOTE: PAINT COLORS FORM PART OF DUNN EDWARDS RANGE / OCCUR MODERN COLLECTION.



1111 West University
Dine, Suite 104, Tempe,
AZ 85281
480.348.9786
480.948.6211

GRANITE REEF CIRCLE LOFTS
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SCOTTSDALE, ARIZONA



REVISIONS

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Phase: DR
Drawn By: AP
Reviewed By: Checker
SDI Project No.: 3516DR
Date: 04/01/2016

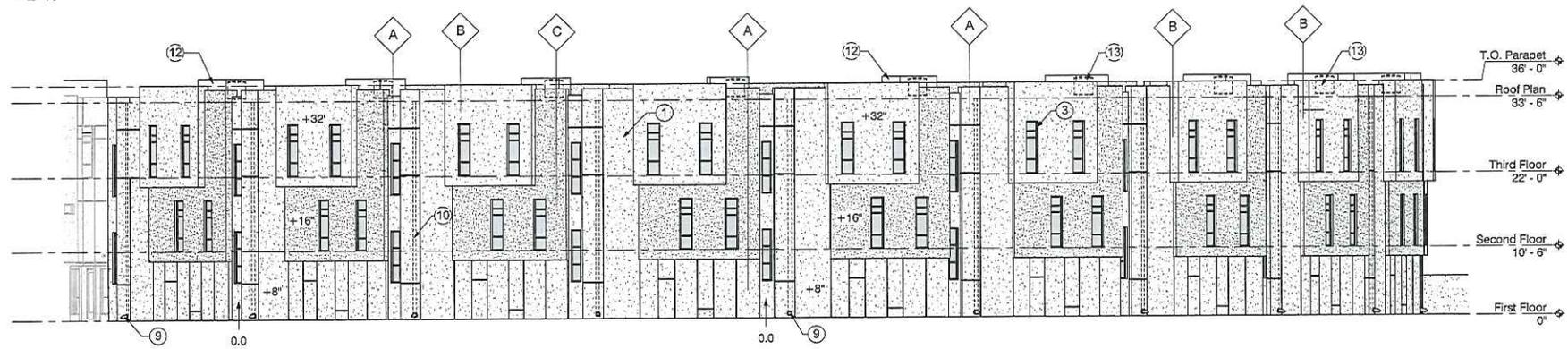
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COLOR ELEVATION
BUILDING 1

114-DR-2005#2
4/27/16

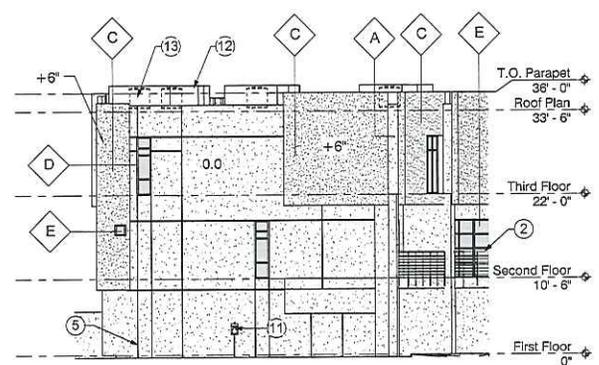
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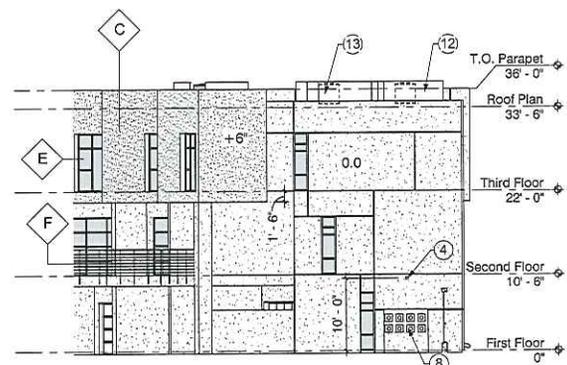
4 BUILDING 2 NORTH ELEVATION
 1/8" = 1'-0"



3 BUILDING 2 SOUTH ELEVATION
 1/8" = 1'-0"



2 BUILDING 2, LEFT ELEVATION
 1/8" = 1'-0"



1 BUILDING 2, RIGHT ELEVATION
 1/8" = 1'-0"

SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM, TYP.
- 2 BRICK/CMU RAILING, TYP.
- 3 WINDOW, TYP.
- 4 WALL MOUNTED LIGHT FIXTURE
- 5 STUCCO REVEAL, TYP.
- 6 GARAGE DOOR
- 7 DOOR, TYP.
- 8 ELECTRICAL METERS, RECESSED IN WALL, TYP.
- 9 DOWNPOUT, TYP.
- 10 ROOF DRAIN PIPING, CONCEALED IN WALL, TYP.
- 11 ACCESSIBLE PARKING SIGNAGE, TYP.
- 12 REINFORCED METAL SCREEN WITH MIN. 75% DENSITY, PAINT TO MATCH DEW 341 (SWISS COFFEE).
- 13 MECHANICAL UNIT BEHIND SCREEN, TYP. (SHOWN DASHED)

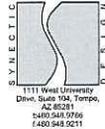
EXTERIOR ELEVATION GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT TO BE COMPLETELY SCREENED BY PERFORATED METAL MESH WITH MINIMUM 70% DENSITY, PAINTED TO MATCH DEW 341 (SWISS COFFEE).
- B. ALL ROOF DRAIN PIPING TO BE CONCEALED IN WALL. LOCATION OF DOWNPOUT IS APPROXIMATE.
- C. ALL WINDOWS TO BE DUAL PANE WITH LOW-E GLASS.

EXTERIOR FINISHES

DESCRIPTION	MANUFACTURER	STYLE	COLOR
STUCCO	SAND FINISH SYNTHETIC STUCCO SYSTEM	DET 341 / SWISS COFFEE	
STUCCO	SAND FINISH SYNTHETIC STUCCO SYSTEM	DET 482 / CHURCH MOUSE	
STUCCO	SAND FINISH SYNTHETIC STUCCO SYSTEM	DE 6370 / CHARCOAL SMUDGE	
WINDOW TRIM	PACALOID ALUMINUM	MATTE BLACK	
GLAZING	MIN. 1/2" DUAL CLEAR		
RAILING	PAINTED STEEL HANDRAIL AND STEEL FENCE	MATCH TO DE 6370 CHARCOAL SMUDGE	
PAINT	DUNN EDWARDS	DET 493 / CHURCH MOUSE	
PAINT	DUNN EDWARDS	DE 6370 CHARCOAL SMUDGE	

NOTE: PAINT COLORS FORM PART OF DUNN EDWARDS RANCH / DESERT MODERN COLLECTION.



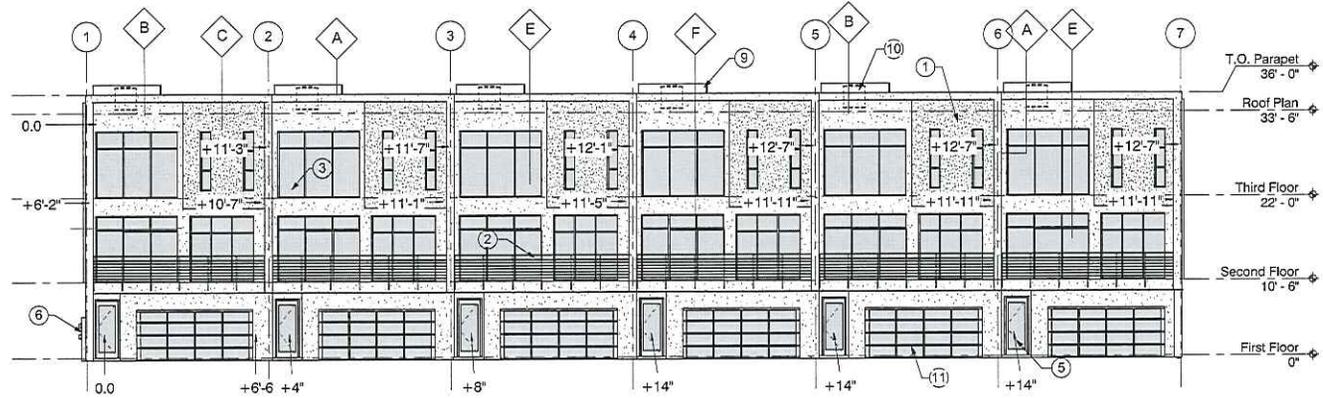
GRANITE REEF CIRCLE LOFTS
 1401 N GRANITE REEF RD
 SCOTTSDALE, ARIZONA



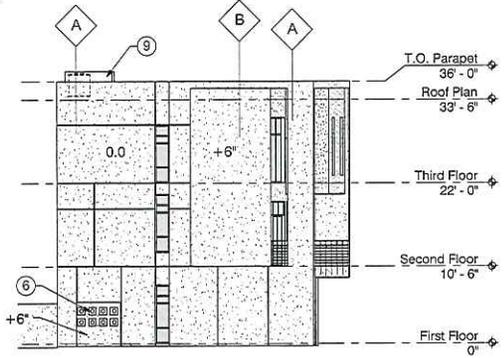
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 Drawn By: AP
 Revised By: Check
 DD Project No: 2516BR
 Date: 04/21/16
 Sheet:

114-DR-2005#2
4/27/16

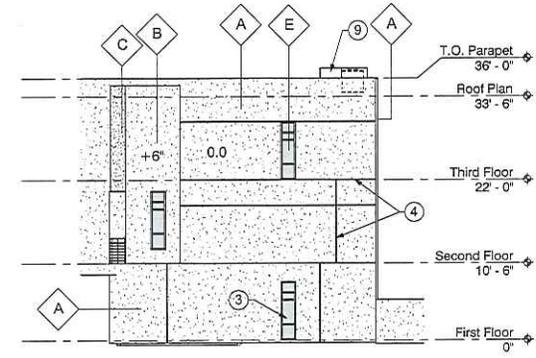
DR2.2
 EXTERIOR ELEVATIONS
 BUILDING 2



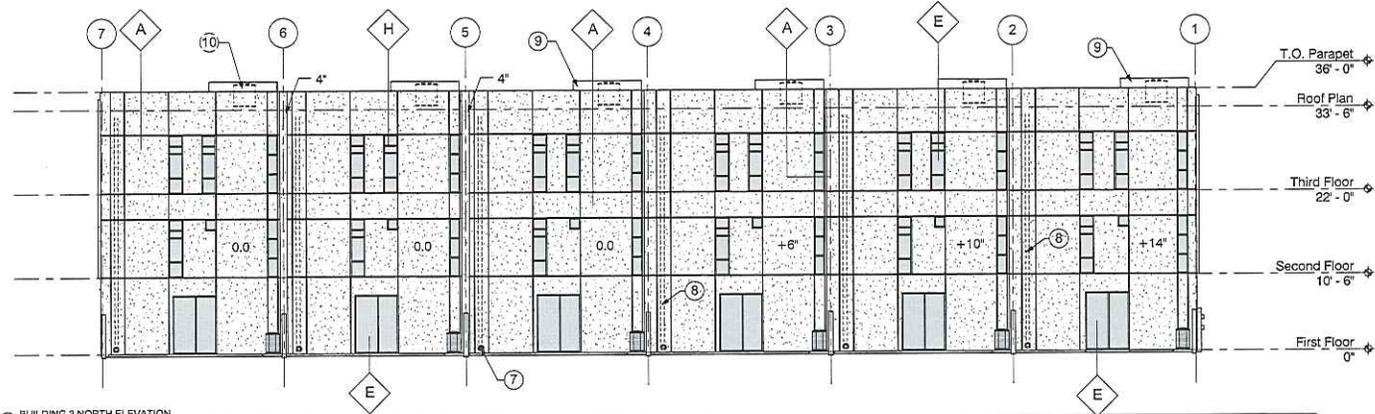
4 BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 3 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 3 EAST ELEVATION
1/8" = 1'-0"



1 BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM, TYP.
- 2 BALCONY RAILING, TYP.
- 3 WINDOW, TYP.
- 4 STUCCO REVEAL, TYP.
- 5 DOOR, TYP.
- 6 ELECTRICAL METERS, RECESSED IN WALL, TYP.
- 7 DOWNPOUT, TYP.
- 8 ROOF DRAIN PIPING, CONCEALED IN WALL, TYP.
- 9 PERFORATED METAL SCREEN WITH MIN. 75% DENSITY, PAINT TO MATCH DEW 341 (SWISS COFFEE)
- 10 MECHANICAL UNIT REFRIG SCREEN, TYP. (SHOWN DASHED)
- 11 GARAGE DOOR WITH TRANSLUCENT PANELS @ RECTANGULAR UNITS

EXTERIOR ELEVATION GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT TO BE COMPLETELY SCREENED BY PERFORATED METAL MESH WITH MINIMUM 75% DENSITY, PAINTED TO MATCH DEW 341 (SWISS COFFEE)
- B. ALL ROOF DRAIN PIPING TO BE CONCEALED IN WALL. LOCATION OF DOWNPOUT IS APPROXIMATE.
- C. ALL WINDOWS TO BE DUAL PANE WITH LOW-E GLASS

EXTERIOR FINISHES

DESCRIPTION	MANUFACTURER	STYLE	COLOR
STUCCO			
A		SAND FINISH SYNTHETIC STUCCO SYSTEM	DEW 341 / SWISS COFFEE
B		SAND FINISH SYNTHETIC STUCCO SYSTEM	DET 603 / CHURCH MOUSE
C		SAND FINISH SYNTHETIC STUCCO SYSTEM	DE 6376 CHARCOAL SMUDGE
D		WINDOW TRIM	PAC-CLAD ALUMINUM MATTE BLACK
E		GLAZING	MIN. 1/4" DUAL CLEAR
F		RAILING	PAINTED STEEL HANDRAIL AND STEEL FENCE. MATCH TO DE 6376 CHARCOAL SMUDGE
G		PAINT	DUNN EDWARDS DET 603 / CHURCH MOUSE
H		PAINT	DUNN EDWARDS DE 6376 CHARCOAL SMUDGE

NOTE: PAINT COLORS FORM PART OF DUNN EDWARDS RANGH / DECENT MODERN COLLECTION.



1111 West University
Dine, Suite 108, Tempe,
AZ 85281
480.848.9766
480.848.9211

GRANITE REEF CIRCLE LOFTS
1401 N GRANITE REEF RD
SCOTTSDALE, ARIZONA



NO. VESICONS

Phis: DR
Drawn By: AP
Reviewed By: Chucker
SDI Project No: 3510DR
Date: 04/21/2016

Sheet:
DR2.4
EXTERIOR ELEVATIONS
BUILDING 3

114-DR-2005#2
4/27/16

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 409-949-0211

GRANITE REEF CIRCLE LOFTS
 1401 N. GRANITE REEF ROAD
 SCOTTSDALE, ARIZONA



REVISIONS	

Phase: DD
 Drawn By: AF
 Revised By: DM
 GDI Project No: 2918
 Date: 11/23/2015
 Sheet:

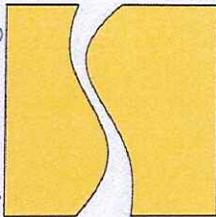
DR3.0
 STREETSCAPE ELEVATION
 & EXTERIOR
 PERSPECTIVES

114-DR-2005#2
12/09/15

ATTACHMENT #7



synectic design



CIRCLE LOFTS MULTI-FAMILY

1401 N GRANITE REEF RD
SCOTTSDALE, ARIZONA

ALUMINUM WINDOW FRAME
MFR: MILGARD
COLOR: MATTE BLACK



PAINTED STUCCO FINISH SYSTEM
MFR: DRYVIT
COLOR: DEW341 SWISS COFFEE
TEXTURE: SANDPEBBLE FINE



PAINTED STUCCO FINISH SYSTEM
MFR: DRYVIT
COLOR: DET603 CHURCH MOUSE
TEXTURE: SANDPEBBLE FINE



PAINTED STUCCO FINISH SYSTEM
MFR: DRYVIT
COLOR: DE6370 CHARCOAL SMUDGE
TEXTURE: SANDPEBBLE FINE

Product: 1/4" (6mm) PPG SUNGATE® 500/Clear Float Glass

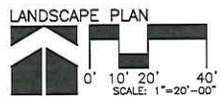
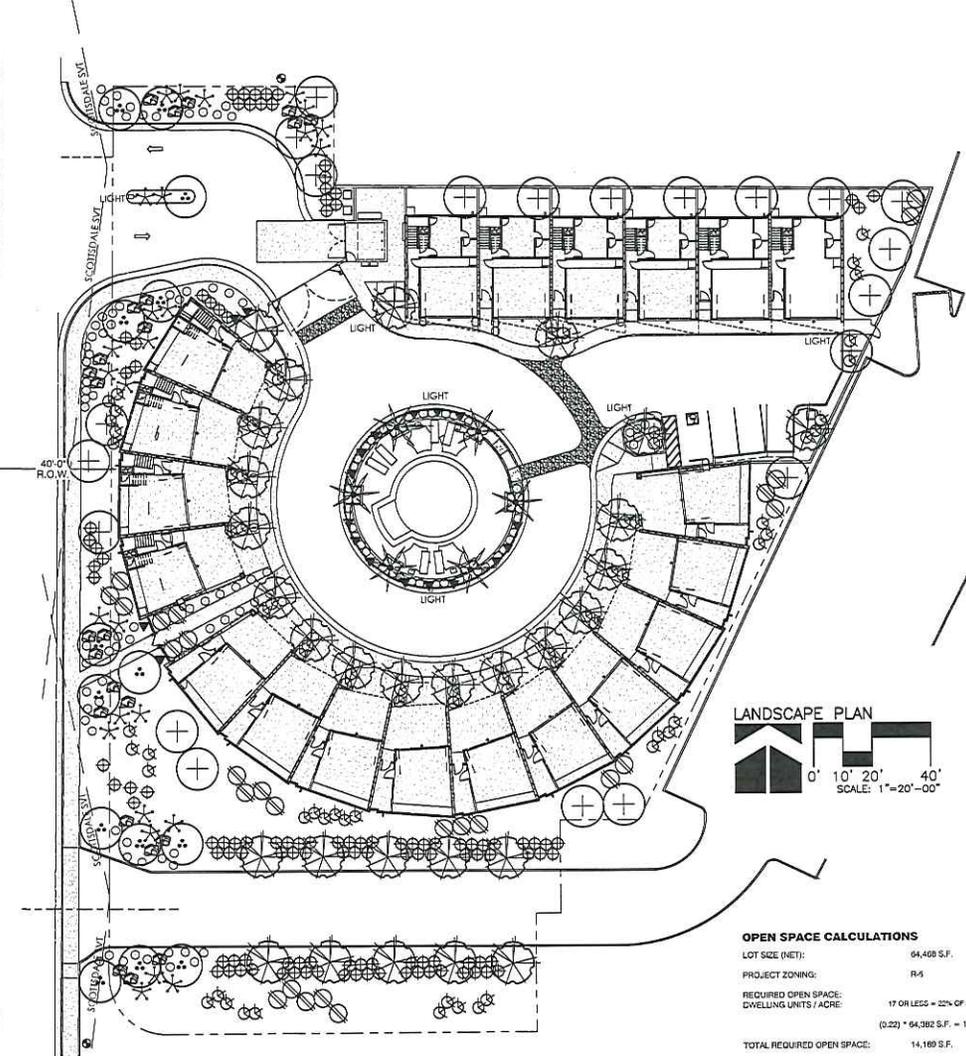


	SHGC	Shading Coefficient	Visible Light	Winter U-Value	Summer U-Value
Insulating Unit (2)	0.62	0.71	74%	0.35	0.35
Insulating Unit (3)	0.66	0.76	74%	0.31	0.35

Data based on NFRC methodology using LBL Window 5.2 software. One-inch insulating glass units with two pieces of 1/4" glass and a half-inch air space. See literature or visit www.ppgiuzing.com for additional data.

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114-DR-2005#2
A/27/16



- ### LANDSCAPE LEGEND
- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING) (QTY.29)
 - PHOENIX DACTYLIFERA
DATE PALM
18" TF. (MATCHING, STRAIGHT,
DIAMOND CUT, NO AERIAL ROOTS) (QTY.6)
 - OLEA EUROPEA 'SWAN HILL'
SWAN HILL OLIVE
36" BOX (QTY.14)
 - DALBERGIA SISSOO
SISSOO TREE
24" BOX (QTY.21)
 - RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (QTY.73)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (QTY.26)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY.115)
 - BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (QTY.20)
 - 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
 - AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (QTY.28)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (QTY.157)
 - 1/2" SCREENED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 1/2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 5% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS, INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE RIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-0". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX.

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS.

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY.

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

OPEN SPACE CALCULATIONS

LOT SIZE (NET):	64,468 S.F.
PROJECT ZONING:	R-5
REQUIRED OPEN SPACE: DWELLING UNITS / ACRE:	17 OR LESS = 22% OF NET LOT AREA (0.22) * 64,382 S.F. = 14,169 S.F.
TOTAL REQUIRED OPEN SPACE:	14,169 S.F.
MIN. FRONTAGE OPEN SPACE REQUIRED:	14,169 S.F. * 0.50 = 7,082 S.F.
FRONTAGE OPEN SPACE PROVIDED:	12,920 S.F.
COMMON OPEN SPACE PROVIDED:	4,235 S.F.
PRIVATE OPEN SPACE / UNIT REQUIRED:	GROSS FLOOR AREA * 0.1
WEDGE UNIT:	GFA (S.F.) REQUIRED (S.F.) PROVIDED (S.F.)
UNIT A	2189 218.9 202
UNIT B	2179 217.9 208
UNIT C	2204 220.4 212
SQUARE UNITS	
UNIT D	2335 233.5 419
UNIT E	2315 231.5 427
UNIT F	2465 246.5 430
TOTAL OPEN SPACE PROVIDED:	24,427 S.F.

SITE DATA SUMMARY

LOT SIZE (NET):	64,468 S.F.
PROJECT ZONING:	R-5
R.O.W. LANDSCAPE AREA:	2,381 S.F.
PARKING LOT LANDSCAPE AREA:	138 S.F.
ON-SITE LANDSCAPE AREA:	18,385 S.F.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER: APPROVED DATE: _____

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2015



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P: (602) 265-2320 F: (602) 266-6519
EMAIL: tim@mcqueen.com



1111 W. University Dr., Suite 104,
Tempe, AZ 85281
1-480-848-9766
1-800-948-5211

**Circle Lofts
Landscape Plan**
Scottsdale, AZ

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Phase: CI
Drawn By: A
Reviewed By: Chover
CD Project No.: 354
Date: 04.08.15
Sheet

La.01

