DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	August 18, 2016	Item No. 6
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

Seneca Luxury Townhomes
5-DR-2016

Location: 4002 N. Kalarama Avenue

Request: Request approval of the site plan, landscape plan, and building elevations for a new residential townhome development comprised of four, three-story buildings, containing 24 dwelling units in approximately 66,000 square feet of building area, all on an approximately 1.2-acre site.

OWNER

John Hashemi
703-625-2000

ARCHITECT/DESIGNER

Fine Line Designs

ENGINEER

Gookin Engineers

APPLICANT CONTACT

Scott Merritt
Fine Line Designs
480-921-0629

BACKGROUND

Zoning

This site is zoned Multiple-family Residential (R-5). The R-5 zoning district is intended to provide for development of multiple-family residential and allows a high density of population with proportional increase in amenities.

Context

Located east of the intersection of E. Main Street and N. Parkway Avenue, the surrounding developments are multi-family residential developments and a place of worship.

Action Taken _____

Adjacent Uses and Zoning

- North — Existing multi-family residential in the Multiple-family residential (R-5) zoning district.
- South — E. Main Street abuts the site to the south. Existing multi-family residential in the Multiple-family Residential, Planned Community (R-5 PCD) zoning district is located farther south.
- East — Existing multi-family residential in the Multiple-family residential (R-5) zoning district.
- West — N. Parkway Avenue abuts the site to the west. Existing multi-family residential in the Multiple-family Residential (R-5) zoning district is located farther west.

Key Items for Consideration

- Conformance with Design Standards & Policy Manual and Scottsdale Code requirements

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of a site plan, landscape plan, and building elevations for a new 24-unit residential townhome development on the approximately 1.2-acre site with Multiple-family Residential (R-5) zoning.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

This development project is comprised of two separate existing apartment complexes. Existing one-story apartment buildings have been in place since the 1960s. The applicant's proposal is to remove the existing buildings on the site and replace them with new, three-story townhomes. A total of 24 new townhome units will be constructed on the site with a large amenity space located within the eastern portion of the development project. Other improvements to the site include new landscape, hardscape, and pedestrian access.

Access to the site will be unaltered with the proposed reconstruction. Two existing site driveways from E. Main Street will be reconstructed, but remain in their current locations and provide access to the alleyway that runs along the back of the townhomes. Vehicular access to the garages of each townhome will be provided directly from the alley, similar to the current parking configuration on the site. New pedestrian walkways will connect the buildings to the existing sidewalks along E. Main Street and N. Parkway Avenue. Pedestrian access to each unit will be from a common walkway located either in the common space on the eastern portion of the site or at the front of the units for the western building. Open space has been provided in a large amenity space at the center of the eastern townhomes and along street frontages with E. Main Street and N. Parkway Avenue.

Proposed buildings incorporate a contemporary style with the use of multiple types of materials including stucco, steel, ornamental iron, composite siding, and pre-cast concrete. The three-story buildings utilize varied massing to enhance the façades of the buildings. In addition, each unit incorporates outdoor living spaces, consistent with the City policies and guidelines to extend indoor

space outside. Shade devices will be provided for most windows, with some windows being recessed into the wall system to allow for shading. A small courtyard will be provided at the ground floor of each unit with materials that are compatible with the buildings on the site. Exterior building lighting has been designed to meet the city requirements and all mechanical equipment and utilities have been appropriately screened or integrated with the building design. The development project utilizes muted earth tones, consistent with city policies and guidelines, and has been stipulated to slightly modify the color palette with the final plan submittal.

As noted above, new landscaping that utilizes drought-tolerant plant material will be added to the site. Plant species include Mesquite, Olive and Mastic trees, as well as Sage, Aloe, and Yucca varieties. The plants will be arranged to create a lush landscape between the street frontages of the development project and the buildings. In addition, the on-site amenity area will receive lush landscaping that incorporates drought-tolerant plant material and encourages use of the outdoor space.

Development Information

• Existing Use:	Multi-family residential
• Proposed Use:	Multi-family residential
• Parcel Size:	1.71 gross acres 1.19 net acres 51,917 square feet
• Dwelling unit space (residential):	66,070 square feet
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	36 feet, excluding rooftop appurtenances
• Parking Required:	48 spaces
• Parking Provided:	48 spaces
• Open Space Required:	11,422 square feet / 0.26 acres
• Open Space Provided:	17,325 square feet / 0.4 acres
• Number of Dwelling Units Allowed:	29 units
• Number of Dwelling Units Proposed:	24 units
• Density Allowed:	17 dwelling units per acre
• Density Proposed:	14 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Seneca Luxury Townhomes project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Senior Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY

Brad Carr, AICP, LEED-AP, Report Author — Date: 7.29.2016

Steve Venker, Development Review Board Coordinator — Date: 8/8/16
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Randy Grant, Director — Date: 8/8/16
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Building Elevations
6. Perspective
7. Landscape Plan

Stipulations for the Development Review Board Application: Seneca Luxury Townhomes Case Number: 5-DR-2016

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 submitted by Fine Line Designs, with a city staff date of 6/30/2016.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Fine Line Designs, with a city staff date of 6/30/2016.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by The McGough Group, with a city staff date of 6/30/2016.
   d. The case drainage report submitted by Gookin Engineers, Ltd. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
   e. The water and sewer basis of design report submitted by Gookin Engineers, Ltd. and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning and Abandonment cases for the site were: 44-ZN-1965 and 16-AB-2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *With the final plans submittal, the owner shall modify the building elevations to eliminate the proposed Light Gray DEC789 color and replace it with the Tickled Crow DEC780.*
3. 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.

4. 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.

SITE DESIGN:

DRB Stipulations

5. *With the final plans submittal, the owner shall show the undergrounding of all existing overhead power lines that front the development site.*
6. Refuse enclosures 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 for single enclosures, and #2147-1 for double enclosures.
7. With the final plans submittal, the owner shall submit for a release of easement to release any existing easements on the site that conflict with the proposed improvements and/or will not be utilized with the redevelopment of the site.

LANDSCAPE DESIGN:

Ordinance

B. With the final plans submittal, the owner shall demonstrate compliance with the requirement for the minimum percentage of on-site trees that must be provided as mature trees (as defined by the Zoning Ordinance) for the provided density of the development project.

DRB Stipulations

8. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
9. With the final plans submittal, the owner shall modify the landscape plans to utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan.

EXTERIOR LIGHTING:

Ordinance

C. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.

DRB Stipulations

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line, except for sign and landscape 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 0.8-foot-candles. All exterior luminaires shall be included in this calculation.

d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

12. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Main Street	Local	30 feet ROW existing (no additional dedication required)	Replace existing asphalt, curb, and sidewalk with new curb, gutter, and sidewalk	a., b.
N. Parkway Avenue	Local	25 feet ROW existing (no additional dedication required)	Replace existing sidewalk with 6-foot-wide sidewalk	a., b.
Alley (adjacent to project site)	Alley	20 feet ROW existing; Additional ROW dedication required to meet minimum 24-foot ROW width for entire alley	Replace alley pavement and pave additional alley width	

a. With the final plans submittal, the owner shall modify the improvement plans to show the removal of the existing sidewalk along the development project's frontage with E. Main Street and N. Parkway Avenue, and replacement with a 6-foot-wide sidewalk that transitions to the existing sidewalk at the development project's edges.

b. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

13. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to reconstruct the existing driveways at both alley entrances into the project in general conformance with City of Scottsdale's Supplement to the MAG Standard details, detail #2256, Scottsdale Type CL-1 driveway standard.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

D. 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 Department requirements.

15. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Basis of Design Reports (Water and Wastewater) from City of Scottsdale Water Resources Department. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual and shall address:

    a. A water service line shall be provided to each unit.

    b. A property owners association is required if each individual water meter does not front each lot (when, and if, individual lots are proposed).

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.

Seneca Luxury Townhomes

Development Review Board

Project Narrative:

CASE# 5-DR-2016

April 20, 2016

OVERVIEW:

Hashemi Construction LLC ("The Developer") is the owner and developer of the 89,696 s.f. proposed developed area divided into two parcels. Parcel 1 currently contains lots 34,35,36,37 and will be joined together for one .875 acre parcel. Parcel 2 contains lots 22, 23, 24 and will be joined together for one .316 acre parcel. The property is located east of Parkway Avenue on the north side of Main Street near the Scottsdale down town area and the Hayden green belt. The property has a multiple family residential (R-5) zoning district. The Property was previously submitted and approved to the Scottsdale Development Review Board (DRB) case # 42-PA-2004 and #52-DR-2005, this proposed multiple family townhome project was not developed by the previous owners.

REQUEST:

The Developer is requesting DRB approval of the elevations, floor plan, site plan, grading plan, lighting and landscape plan for the proposed multiple family residential use.

DESCRIPTION OF PROJECT:

The Developer proposes to demolish the existing apartments on several lots and combine the existing parcels into two parcels on either side of an existing public alley. The improvements include relocating the unsightly power lines in the alley to below grade and relocate the pole mounted transformers on the ground. The existing power poles shall be removed. The alley will then be widened an additional (4')four feet to accommodate a 24' fire department access on the west, north, and east alleyway. The design of 24 unit town homes /condominiums shall be focused around a common pool area with shade Ramada's and a grass area. There will also be a covered front entry gate. There will be a combination of two story and three story units ranging from 1825 - 2435 livable sq. ft.

OPEN SPACE:

The open space requirements for this multiple family residential (R-5) zoning district have been carefully planned and met. The open space will be improved as new landscape areas and a common pool/spa area.

CITY OF SCOTTSDALE - SEC. 1.904 CRITERIA

CITY OF SCOTTSDALE GENERAL PLAN:

The developer has strived to provide a residential design to promote a high quality environment through aesthetically ordinated architecture which is consistent with the "Character and Design Chapter" of the Scottsdale General plan and the R-5 zoning ordinance. The street facing front entries, balconies, and landscape walls will bring a human scale and promote an inviting neighborhood environment. The density is on the low end of R-5 requirements for dwellings per acre which allows for open space uses.

CONTRIBUTE TO GENERAL HEALTH, WELFARE, SAFETY, AND CONVENIENCE:

This project will bring the new safety standards to this older neighborhood. By providing private garages to keep parking off the street and alleyway, new enclosed refuse areas, new landscaping, and relocating unsightly power lines below grade will contribute to the health and welfare of the people residing and working in the vicinity.

PROMOTE A DESIRABLE RELATIONSHIP BETWEEN STRUCTURES, OPEN SPACES AND TOPOGRAPHY:

Materials with colors and textures associated with this region have been utilized particularly at the pedestrian level. Shade structures, private patio spaces, roof overhangs, recessed windows and appropriate landscaping all promote a desirable relationship between structures.

CIRCULATION DESIGNED TO PROMOTE SAFETY AND CONVENIENCE:

The site design offers many positive improvements to promote the safety and convenience relative to ingress and egress. The public alley will be increases an additional 4 feet in width to allow for fire department access. Access to each private garage will have a comfortable turning radius. New walkways and bicycle parking will provide comfortable internal circulation. Screen and pool fencing will provide safety and security. The power lines, power poles, and transformers will all be relocated to safe areas.

ARCHITECTURE OF PROJECT:

The contemporary design shall focus on an inviting individual gated entrances to each unit. Each unit shall enter through a gated vestibule to a glass and iron front door. Private outdoor areas with ornamental metal screens shall be positioned in the front of each unit. Each unit shall have an enclosed two car garage accessible from the alleyways. Each garage door shall be recessed for more privacy. The street frontage from Main Street shall have a front walkway to a decorative covered gated entrance. Landscape walls and screen walls will screen the pool equipment.

The units with street frontage are design to have front entrance or balconies and windows facing the street to reflect an attractive urban neighborhood design. The garage doors facing the alleyways will be recessed three feet and shall give each electric service panel proper screening.

AVOID EXCESSIVE VARIETY AND MONOTONOUS REPETITION:

Careful attention to the design and massing of the contemporary architecture from all sides using cantilevered balcony's, roof overhangs, covered roof decks, offset units, recessing patio and porch areas, and landscape walls will bring a human scale and promote an inviting neighborhood environment. Different materials such as stucco, wood siding, ornamental metal structures, and color shall be used to break up the mass and create small scale details.

MECHANICAL EQUIPMENT & SCREENING INTEGRATED INTO THE BUILDING DESIGN:

Mechanical equipment is located on the roofs of the buildings in architecturally screened areas. The screen will include roof parapets high enough to screen each mechanical unit. The pool equipment and landscape controls shall be enclosed with 6' tall walls and a gated entrance and will be placed to minimize their impact on the streetscape and pedestrian routes.

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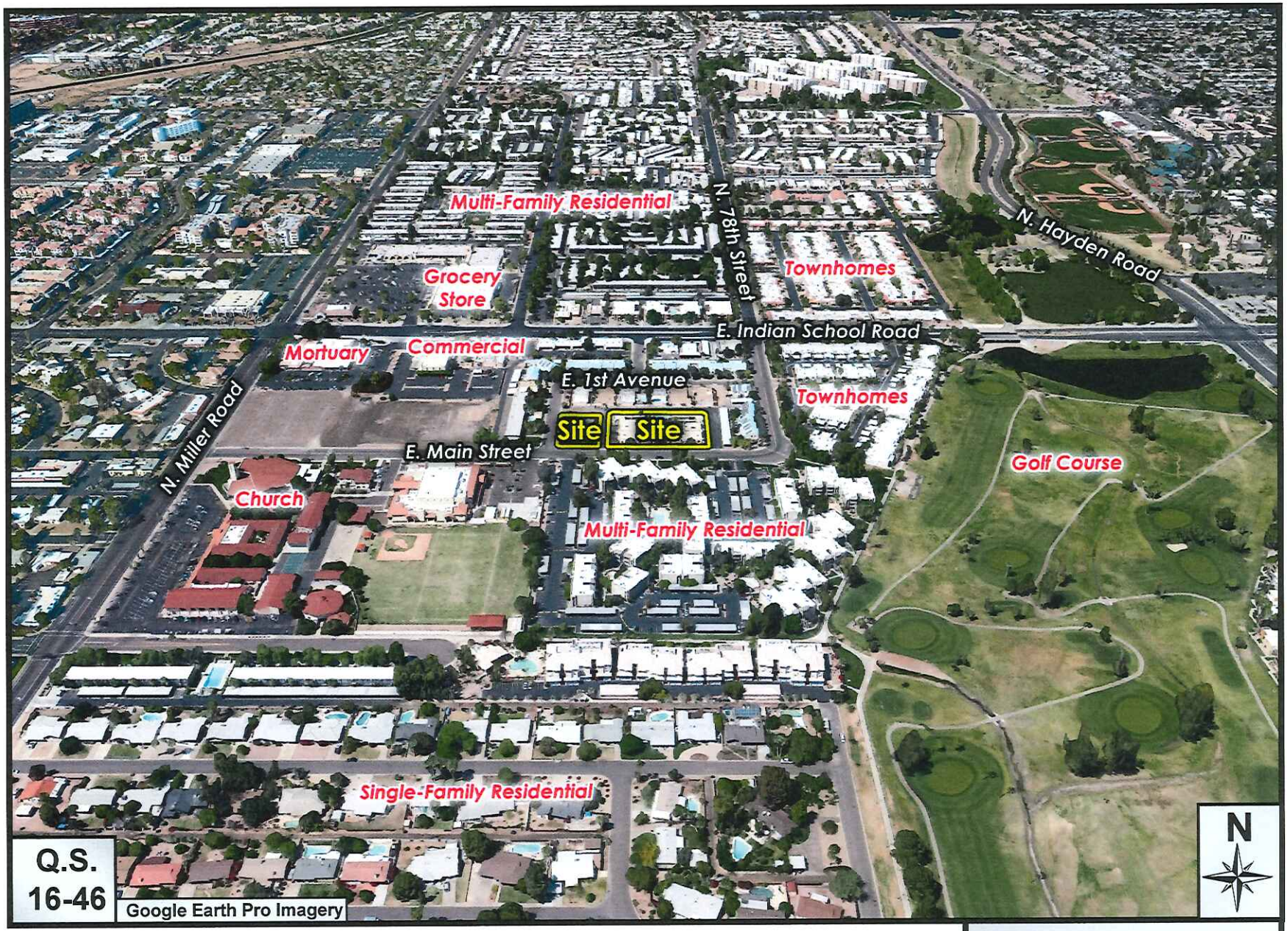
ATTACHMENT #2



Seneca Luxury Townhomes

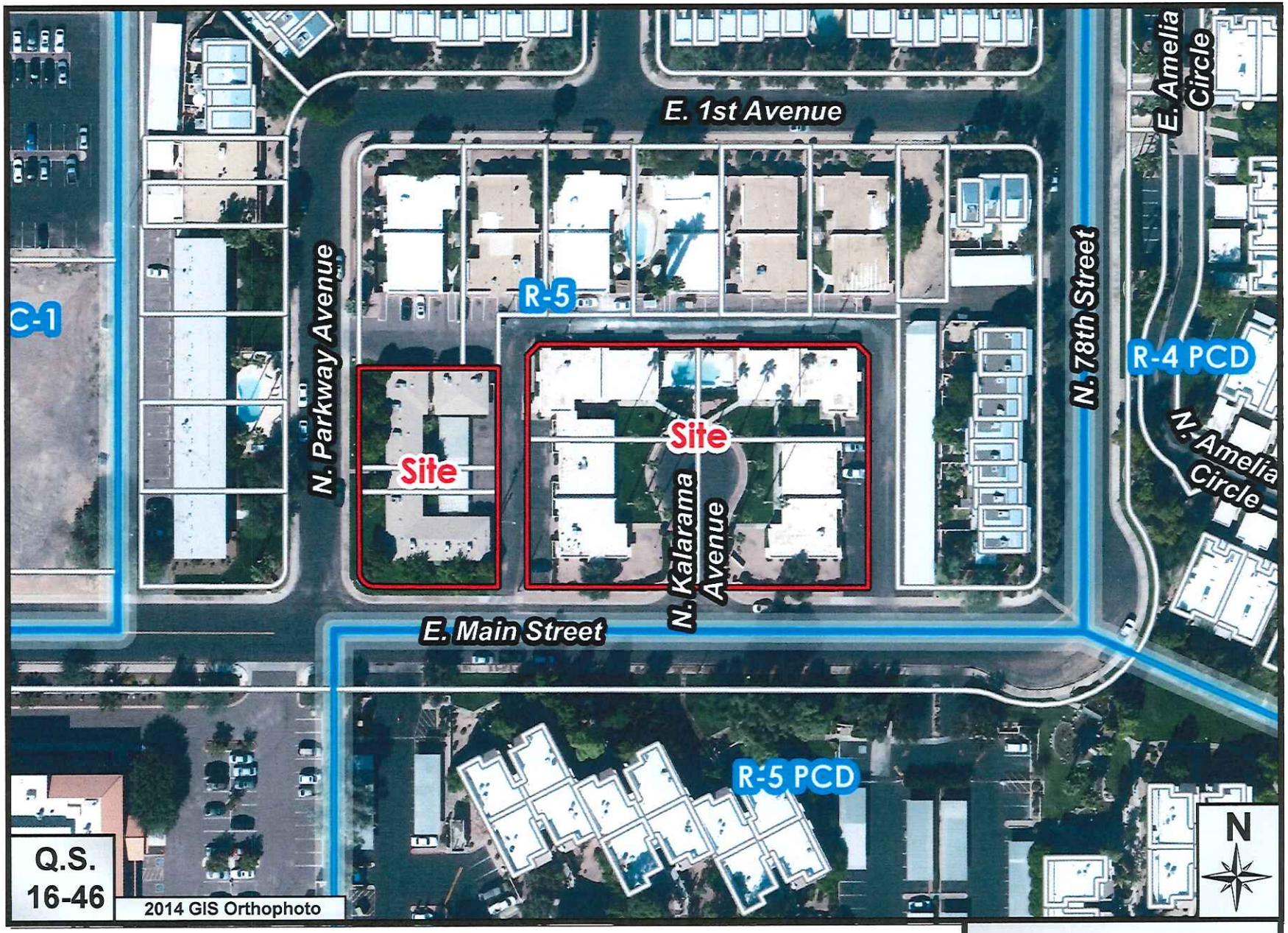
5-DR-2016

ATTACHMENT #2A

Seneca Luxury Townhomes

5-DR-2016

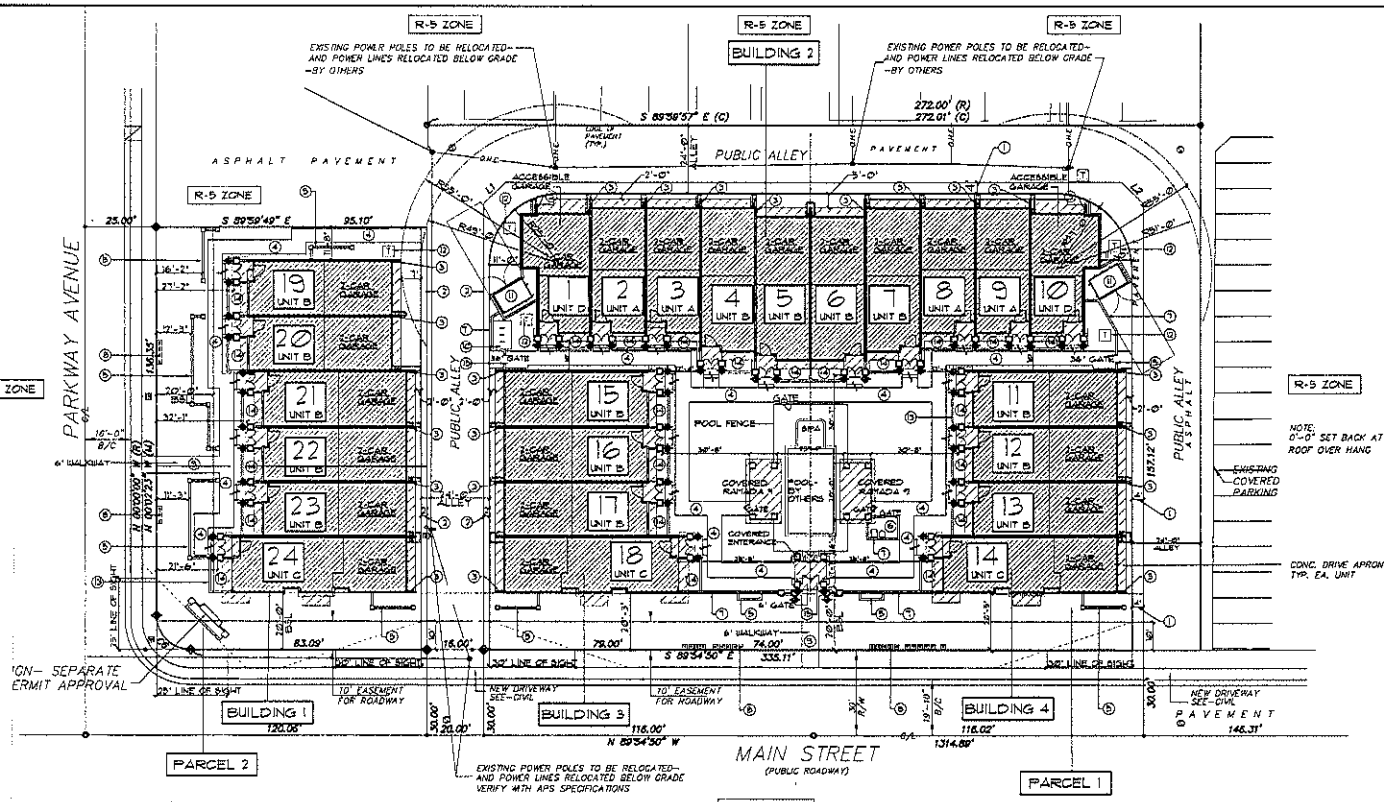
ATTACHMENT #3



Seneca Luxury Townhomes

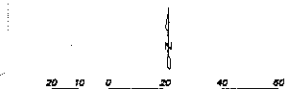
5-DR-2016

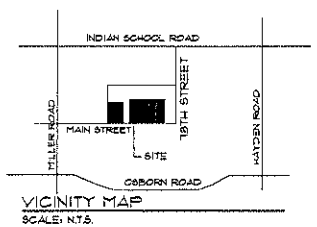
ATTACHMENT #4



SITE PLAN

SCALE: 1"=20'





VICINITY MAP

SCALE: N.T.S.

SITE PLAN KEY NOTES:

1. ALLEY TO BE WIDENED AN ADDITIONAL 4'
2. ALLEY TO BE WIDENED AN ADDITIONAL 2'
3. ELEC. SERVICE ENTRANCE, METER, PANEL RECESS AND FLUSH WITH BUILDING
4. 5' WIDE CONC. PAVER WALKWAY
5. 42" HT. MASONRY LANDSCAPE WALLS– SEE SHEET D0H
6. POOL EQUIPMENT AND IRRIGATION CONTROL
7. 6' HT. MAX. MASONRY SCREEN WALL –STUCCO FINISH WITH NAT. STONE CAP
8. RELOCATE WATER METERS– SEE CIVIL GRADING PLAN
9. 6' WALKWAY SEE CIVIL GRADING PLAN
10. BIKE RACK 6'-6"X 10'-0" –PER SCOTTSDALE STANDARD DETAIL NO. 2260
11. REFUSE ENCLOSURE –PER SCOTTSDALE STANDARD DETAIL NO. 2146-1
12. RELOCATE ELEC. TRANSFORMER –SEE APS SPECIFICATIONS
13. ORNAMENTAL IRON SCREEN FENCE FOR PRIVATE OPEN SPACES
14. PRIVATE OPEN SPACES– SEE SQ. FT. CALCULATIONS
15. KEY SWITCH/ PRE-EMPTION SENSOR– REQUIRED AT SITE GATES FOR FIRE DEPARTMENT
- ◆ EXTERIOR WALL MOUNTED LIGHT FIXTURE

UNIT CALCULATIONS

AREAS: UNIT A

NUMBER OF TOTAL UNITS	4
NUMBER OF BEDROOMS	3
NUMBER OF PARKING SPACES (GARAGE)	2
GARAGE:	451 SF.
FIRST LEVEL LIVABLE:	394 SF.
SECOND LEVEL LIVABLE:	869 SF.
THIRD LEVEL LIVABLE:	790 SF.
TOTAL LIVABLE:	2053 SF. X 4 = 8212 SF.
TOTAL UNDER ROOF:	2510 SF. X 4 = 10040 SF.

PRIVATE OUTDOOR AREA:

GROUND FLOOR (10'-6" X 35'-4")	76 SF. PROVIDED
SECOND FLOOR (5'-6" X 8'-6" + 43.4')	90 SF. PROVIDED
THIRD FLOOR (5'-6" X 7'-0" + 33.5')	109 SF. PROVIDED

AREAS: UNIT B

NUMBER OF TOTAL UNITS	15
NUMBER OF BEDROOMS	3
NUMBER OF PARKING SPACES (GARAGE)	2
GARAGE:	430 SF.
FIRST LEVEL LIVABLE:	480 SF.
SECOND LEVEL LIVABLE:	1021 SF.
THIRD LEVEL LIVABLE:	534 SF.
TOTAL LIVABLE:	2435 SF. X 15 =43830 SF.
TOTAL UNDER ROOF:	2525 SF. X 15 =37850 SF.

PRIVATE OUTDOOR AREA:

GROUND FLOOR (10'-6" X 480 + 48)	76 SF. PROVIDED
SECOND FLOOR (5'-6" X 101' + 81)	92 SF. PROVIDED
THIRD FLOOR (5'-6" X 7'-0" + 47)	86 SF. PROVIDED

AREAS: UNIT C

NUMBER OF TOTAL UNITS	3
NUMBER OF BEDROOMS	3
NUMBER OF PARKING SPACES (GARAGE)	2
GARAGE:	421 SF.
FIRST LEVEL LIVABLE:	736 SF.
SECOND LEVEL LIVABLE:	1098 SF.
TOTAL LIVABLE:	1876 SF. X 3 =5478 SF.
TOTAL UNDER ROOF:	2241 SF. X 3 =6141 SF.

PRIVATE OUTDOOR AREA:

GROUND FLOOR (10'-6" X 736 + 735)	76 SF. PROVIDED
SECOND FLOOR (5'-6" X 1098 + 543)	216 SF. PROVIDED

AREAS: UNIT D

NUMBER OF TOTAL UNITS	2
NUMBER OF BEDROOMS	3
NUMBER OF PARKING SPACES (GARAGE)	2 (1 ACCESSIBLE)
GARAGE:	518 SF.
FIRST LEVEL LIVABLE:	346 SF.
SECOND LEVEL LIVABLE:	542 SF.
THIRD LEVEL LIVABLE:	901 SF.
TOTAL LIVABLE:	2185 SF. X 2 =4370 SF.
TOTAL UNDER ROOF:	2707 SF. X 2 =5414 SF.

PRIVATE OUTDOOR AREA:

GROUND FLOOR (10'-6" X 346 + 345)	76 SF. PROVIDED
SECOND FLOOR (5'-6" X 542 + 47)	92 SF. PROVIDED
THIRD FLOOR (5'-6" X 901 + 45)	93 SF. PROVIDED

REGISTERED ARCHITECT 18455 FRANK M. ADAMS SCOTTSDALE ARIZONA U.S.A. EXP. 9.31.17

OWNER:

HASHEMI DEVELOPMENT
7507 W UTOPIA ROAD
GLENDALE AZ.
1-703-629-2000

PROJECT DESCRIPTION:

DEMOLISH EXISTING APARTMENTS.
CONSTRUCT 24 NEW TOWN HOMES

ZONING:

R-5

BUILDING SETBACK:

	REQUIRED	PROPOSED
FRONT	20'-0"	20'-0"
BACK	0'-0"	0'-0"
SIDE	0'-0"	0'-0"

BUILDING HEIGHT:

	REQUIRED	PROPOSED
HEIGHT	36'-0" MAX	36'-0" (3-LEVELS)

PROJECT DATA:

TOTAL UNITS 24

PARKING DATA:

PARKING REQ.= 2-SPACES PER UNIT= 48 TOTAL
2-ACCESSIBLE GARAGES= IN UNIT D

BICYCLE PARKING REQ.= 1 SPACE FOR EVERY 10 CAR SPACES =10 /48= 4.8 REQUIRED
6 = SPACES PROVIDED

FIRE PROTECTION:

SPRINKLER SYSTEM–
REQUIRED= PER NFPA 13-D

AREAS:

PARCEL #1

NET LOT AREA:	38,133 SQ. FT. (.875 ACRES)
GROSS LOT AREA:	51,564 SQ. FT. (1.184 ACRES)

BUILDING 2 TOTAL COVERED AREA:	10,390 SQFT.
BUILDING 3 TOTAL COVERED AREA:	4,731 SQFT.
BUILDING 4 TOTAL COVERED AREA:	4731 SQFT.
GOV. ENTRY TOTAL COVERED AREA:	334 SQFT.
GOV. GAZEBO TOTAL COVERED AREA(278SQ.)	558 SQFT.
TOTAL COVERED AREA PARCEL#1 =	20,744 SQ.FT.

LOT COVERAGE: NET LOT AREA 38,133 /20,744= 54.4%
LOT COVERAGE: GROSS LOT AREA 51,564 / 20,744= 40.2%

PARCEL #2:

NET LOT AREA:	13,765 SQ. FT. (.316 ACRES)
GROSS LOT AREA:	23,033 SQ. FT. (.5287 ACRES)
BUILDING 1 TOTAL COVERED AREA:	7,084 SQ.FT.
TOTAL COVERED AREA PARCEL#2 =	7,084 SQ.FT.

LOT COVERAGE: NET LOT AREA 13765 /7084= 51.4%
LOT COVERAGE: GROSS LOT AREA 23033 / 7084= 30.6%

OPEN SPACE/ DENSITY:

PARCEL 1

NET LOT AREA:	36,030 SQ. FT. (.827 ACRES)
GROSS LOT AREA:	51,564 SQ. FT. (1.1371 ACRES)

PROPOSED UNITS 18
DENSITY ALLOWED 17 PER ACRE
DENSITY PROVIDED 17 PER ACRE

17 UNITS PER AC. (2562 PER UNIT) = (18X2562) =46116 SQ. FT.
22% OPEN SPACE REQUIRED 36030 X 22%= 7927 SQ. FT.

OPEN SPACE: REQUIRED =7927 SQ. FT.

MIN. FRONT OPEN SPACE=(50% OF TOTAL =3564 SQ. FT.) OR 20 SF. PER 1' PUBLIC STREET FRONTAGE =226'X20 SF.=4520 SF. FRONT OPEN SPACE REQUIRED.
=PROVIDED =4540 SQ. FT.
OPEN SPACE PROVIDED OTHER THAN FRONT=5478 SQ. FT.

TOTAL OPEN SPACE PROVIDED= 11375 SQ. FT.
INDIVIDUAL PATIO AREA= 1368 SQ. FT.

PARCEL 2

NET LOT AREA:	13765 (.316 ACRES)
GROSS LOT AREA:	23033 SQ. FT. (.528 ACRES)

PROPOSED UNITS 6
ALLOWABLE DENSITY= 17 PER ACRE
DENSITY PROVIDED = 17

17 UNITS PER AC. (2562 PER UNIT)=15372
22% OPEN SPACE REQUIRED 13765 = 22%=3033 SQ. FT.

OPEN SPACE: REQUIRED =3033 SQ. FT.

MIN. FRONT OPEN SPACE= (50% OF TOTAL =1516 SQ. FT.) OR 20 SQ. FT. PER 1' PUBLIC STREET FRONTAGE
226' X 20 SF.= 4580 SF. FRONT OPEN SPACE REQUIRED
=PROVIDED = 4612 SF.
OPEN SPACE PROVIDED OTHER THAN FRONT= 740 SF.

TOTAL OPEN SPACE PROVIDED= 5350 SQ. FT.
INDIVIDUAL PATIO AREA= 456 SQ. FT.

FRANK M. ADAMS
ARCHITECT

602-510-2471

1222 E. GLENN DRIVE, PHOENIX, AZ 85020

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FINE LINE DESIGNS
RESIDENTIAL DESIGN SERVICE
480 921 0629
4530 E. THOMAS RD. SUITE 205 SCOTTSDALE, AZ. 85251

DRAWN : M.S.M.
DATE : 6/20/16
JOB : 1406B2

DD1

ATTACHMENT #5

FRONT ELEVATION BUILDING 3 (BUILDING 4 MIRROR IMAGE)

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL DECORATIVE FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - DECORATIVE SCREEN
10. - WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY-DUNN EDWARDS DE6382 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED DROW DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 5

REVISIONS:

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SCOTTSDALE, ARIZONA

FINE LINE DESIGNS
RESIDENTIAL DESIGN SERVICE
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6320 E. THOMAS RD. SUITE 309 SCOTTSDALE, AZ. 85251

DRAWN: M.S.M.
DATE: 6/20/16
JOB: 140602

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602-510-2471
1222 E. GLENN DRIVE, PHOENIX, AZ 85026

DD10

FRONT ELEVATION BUILDING 3 (BUILDING 4 MIRROR IMAGE)

SCALE: 1/4" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL DECORATIVE FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - DECORATIVE SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY- DUNN EDWARDS DE6352 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED PINK DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 9

REAR ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

4002 NORTH KALARAMA AVE.
SCOTTSDALE, ARIZONA

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LUXURY CONDOMINIUMS AND TOWNHOMES

FINELINE DESIGNS
RESIDENTIAL DESIGN SERVICE
480 921 0829
6329 E. THOMAS RD SUITE 209 SCOTTSDALE, AZ 85251

DRAWN : M.S.M.
DATE : 6/20/16
JOB : 140602

FRANK M. ADAMS
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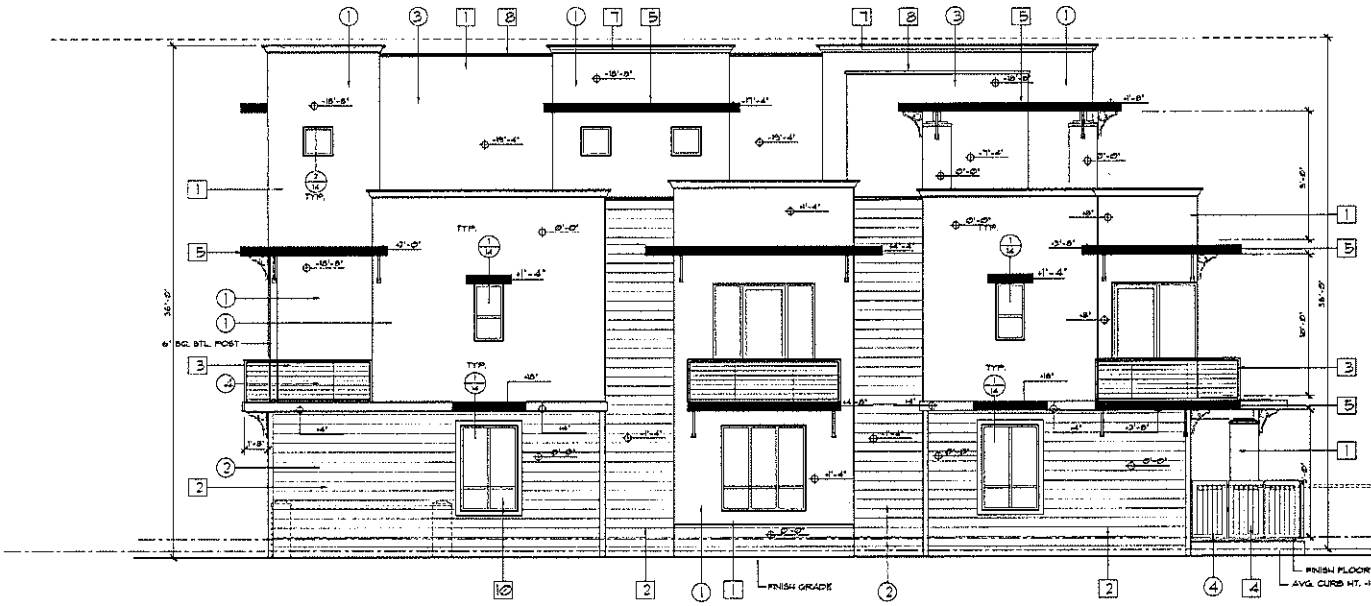
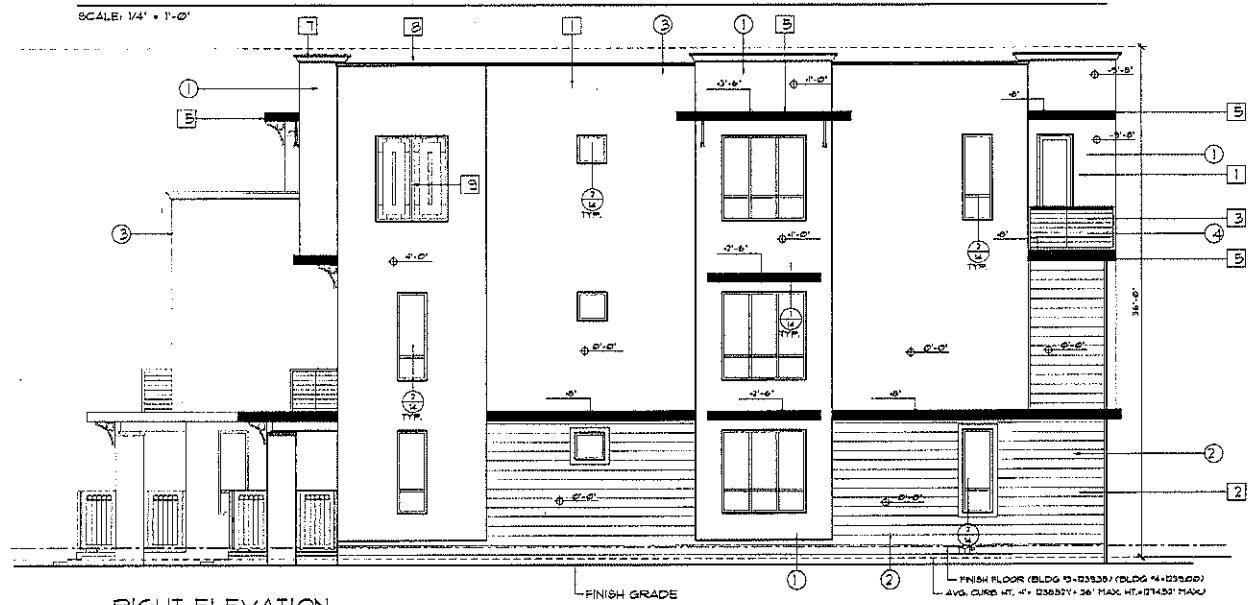
602-510-2471
1222 E. GLENN DRIVE, PHOENIX, AZ 85020

DD10



LEFT ELEVATION BUILDING 3 (BUILDING 4 MIRROR IMAGE)

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING - HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL DECORATIVE FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - ORNAMENTAL METAL DECORATIVE SCREEN
10. - WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY-DUNN EDWARDS DE6352 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED CROW DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 9

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DRAWN: M.S.M.
DATE: 6/20/16
JOB: 140602

FRANK M. ADAMS
ARCHITECT

602-510-2471

1222 E. GLENN DRIVE, PHOENIX, AZ 85020

DD11

LEFT ELEVATION BUILDING 3 (BUILDING 4 MIRROR IMAGE)

SCALE: 1/4" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL DECORATIVE FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - ORNAMENTAL METAL DECORATIVE SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY -DUNN EDWARDS DE6382 LRV 63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV 31
3. ACCENT: TICKLED PINK DUNN EDWARDS DEC780 LRV 45
4. TRIM: STORM WATCH DE5013 LRV 9

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

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DATE: 6/20/16
JOB: 140602

DD11

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ARCHITECT
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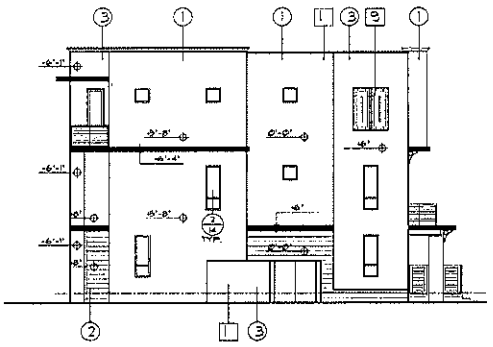
1222 E. GLENN DRIVE, PHOENIX, AZ 85020

FRONT ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"

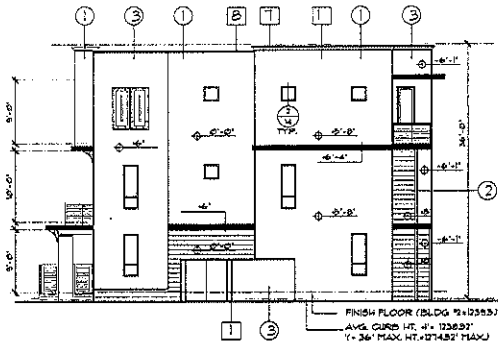
REAR ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"



LEFT ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"

MATERIALS LIST:

1. STUCCO, FINISH (SAND FINISH) (C.C. ESR 1607)
2. 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. IRON RAILING W/ HORIZ. CABLE
4. ORNAMENTAL METAL DECORATIVE FENCE AND GATE
5. IRON (POWDER COATED) STRUCTURE
6. WALL MOUNTED LIGHT FIXTURE
7. PRE-CAST CONC. PARAPET CAP
8. PRE-CAST CONC. WALL CAP
9. WROUGHT IRON DECORATIVE SCREEN
10. WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY- DUNN EDWARDS DE6353 LRV=63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET515 LRV=31
3. ACCENT: TICKLED CROW DUNN EDWARDS DET680 LRV=45
4. TRIM: STORM WATCH DE5813 LRV 9

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ARCHITECT

602-510-2471

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480 921 0629
8375 E. THOMAS RD SUITE 308 SCOTTSDALE, AZ 85251

DRAWN : M.S.M.
DATE : 6/20/16
JOB : 140602

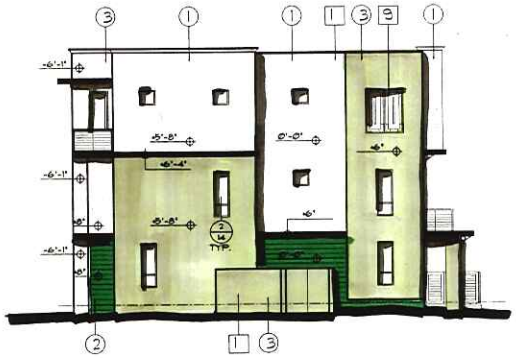
DD12

FRONT ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"

REAR ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"



LEFT ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION BUILDING #2

SCALE: 1/8" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL DECORATIVE FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - WROUGHT IRON DECORATIVE SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY-DUNN EDWARDS DE6352 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED CROW DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 9

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REVISIONS:

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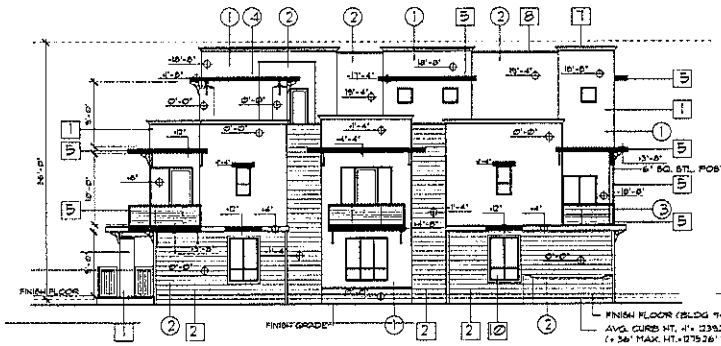
DATE : 6/20/16
JOB : 140602

DD12

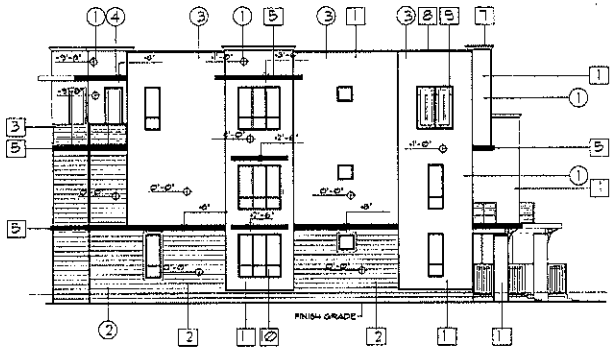


LEFT ELEVATION BUILDING #1

SCALE: 1/8" = 1'-0"

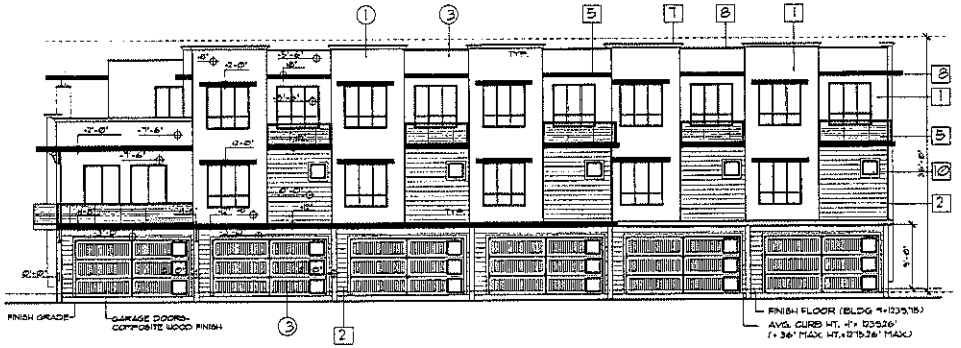
FRONT ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION BUILDING #1

SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) U.C.C. ESR 1607
2. - 6" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - ORNAMENTAL METAL SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY- DUNN EDWARDS DE6352 LRV69
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED PINK DUNN EDWARDS DEC780 LRV48
4. TRIM: STORM WATCH DE6203 LRV 9

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480 921 0629
8333 E. THOMAS RD. SUITE 309 SCOTTSDALE, AZ. 85251

DRAWN : M.S.M.
DATE : 6/20/16
JOB : 140602

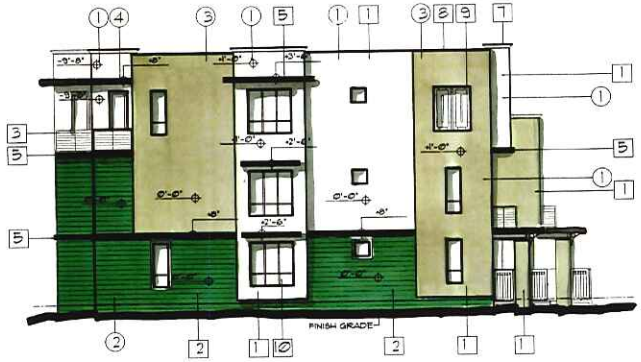
DD13

LEFT ELEVATION BUILDING #1

SCALE: 1/8" = 1'-0"

FRONT ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION BUILDING #1

SCALE: 1/8" = 1'-0"

REAR ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

MATERIALS LIST:

1. - STUCCO, FINISH (SAND FINISH) / C.C. ESR 1601
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - ORNAMENTAL METAL SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY- DUNN EDWARDS DE6352 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED PINK DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 3

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REVISIONS:

4902 NORTH KALARAMA AVE.
SCOTTSDALE, ARIZONA

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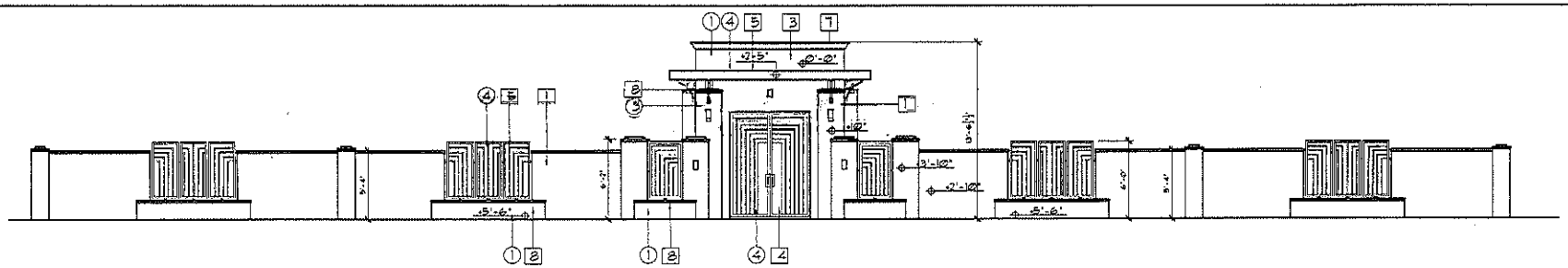
LUXURY CONDOMINIUMS AND TOWNHOMES

FINELINE DESIGNS
RESIDENTIAL DESIGN SERVICE
480 921 0629

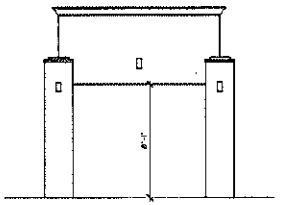
DRAWN: M.S.M.
DATE: 6/20/16
JOB: 140602

DD13



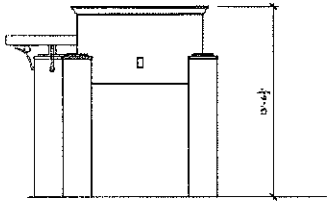
FRONT ELEVATION MAIN COVERED GATE ENTERANCE

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

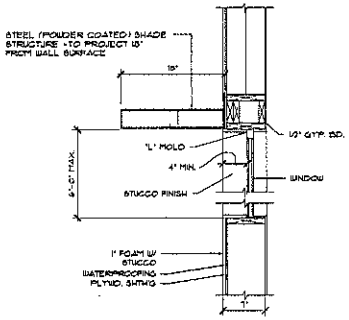
SCALE: 1/4" = 1'-0"

MATERIALS LIST:

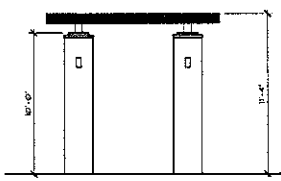
1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - ORNAMENTAL METAL DECORATIVE SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY-DUNN EDWARDS DE6352 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DE5313 LRV31
3. ACCENT: TICKLED CROW DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 9

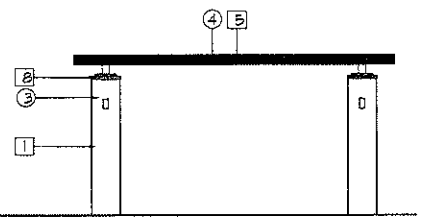


1 TYP. SHADE STRUCTURE
N.T.S. ALUM. CLAD WINDOWS (TYP.)



SIDE POOL RAMADA

SCALE: 1/4" = 1'-0"

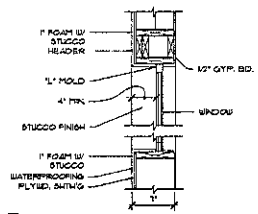


FRONT POOL RAMADA

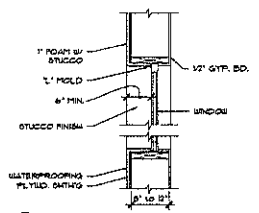
SCALE: 1/4" = 1'-0"

SIGN

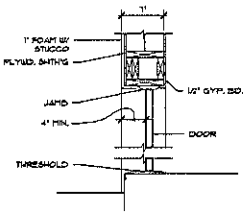
SCALE: 1/4" = 1'-0"



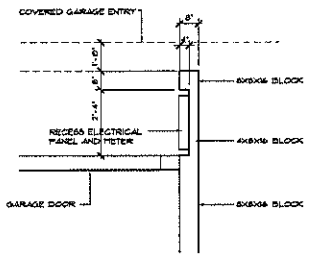
2 TYP. INSET WINDOW
N.T.S. ALUM. CLAD WINDOWS (TYP.)



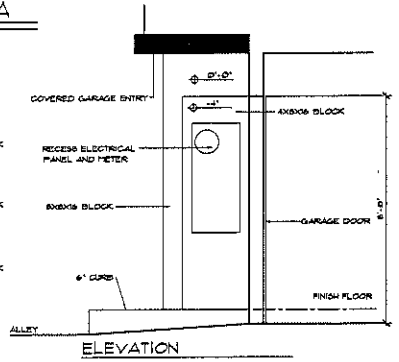
3 TYP. INSET WINDOW
N.T.S. ALUM. CLAD WINDOWS (TYP.)



4 TYP. INSET DOOR
N.T.S.



PLAN VIEW



ELEVATION

5 INSET ELECTRICAL SERVICE
N.T.S.

REVISIONS:

ALL DESIGNS AND ARRANGEMENTS ON THIS SHEET ARE THE PROPERTY OF FINE LINE DESIGNS AND REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR ENTITY WITHOUT THE PERMISSION OF FINE LINE DESIGNS. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF FINE LINE DESIGNS.

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SCOTTSDALE, ARIZONA

SENECA
LUXURY CONDOMINIUMS AND TOWNHOMES

FINE LINE DESIGNS
RESIDENTIAL DESIGN SERVICE
480 921 0629
6320 E. THOMAS RD. SUITE 309 SCOTTSDALE, AZ. 85251

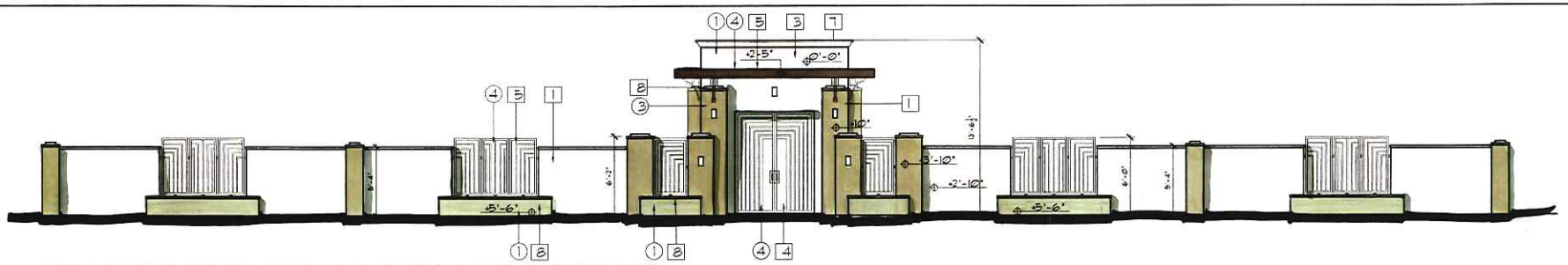
DRAWN : M.S.M.
DATE : 6/20/16
JOB : 140602

FRANK M. ADAMS
ARCHITECT

602-510-2471

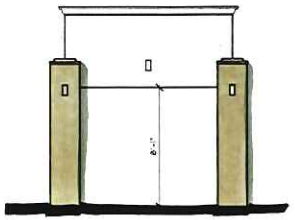
1222 E. GLENN DRIVE, PHOENIX, AZ 85020

DD14



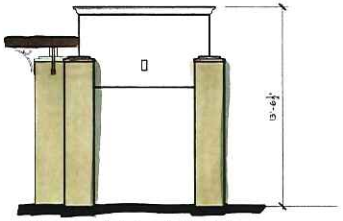
FRONT ELEVATION MAIN COVERED GATE ENTERANCE

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

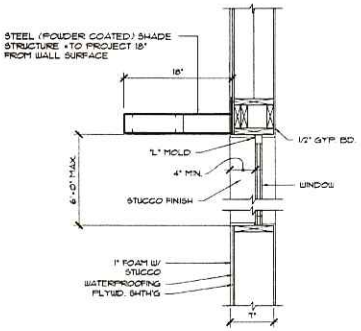
SCALE: 1/4" = 1'-0"

MATERIALS LIST:

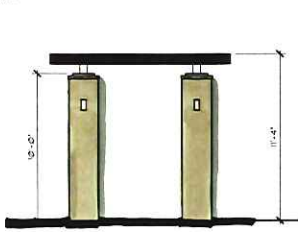
1. - STUCCO, FINISH (SAND FINISH) I.C.C. ESR 1607
2. - 8" HORIZ. COMPOSITE BOARD SIDING- HARDIE BOARD
3. - IRON RAILING W/ HORIZ. CABLE
4. - ORNAMENTAL METAL FENCE AND GATE
5. - IRON (POWDER COATED) STRUCTURE
6. - WALL MOUNTED LIGHT FIXTURE
7. - PRE-CAST CONC. PARAPET CAP
8. - PRE-CAST CONC. WALL CAP
9. - ORNAMENTAL METAL DECORATIVE SCREEN
10. -WINDOW DARK BRONZE METAL FRAME GRAY TINTED GLASS (NON-REFLECTIVE)

COLOR LIST:

1. BASE: DECEMBER SKY -DUNN EDWARDS DE6352 LRV63
2. ACCENT: CALIFORNIA SAGE BRUSH- DUNN EDWARDS DET513 LRV31
3. ACCENT: TICKLED CROW DUNN EDWARDS DEC780 LRV45
4. TRIM: STORM WATCH DE3013 LRV 9

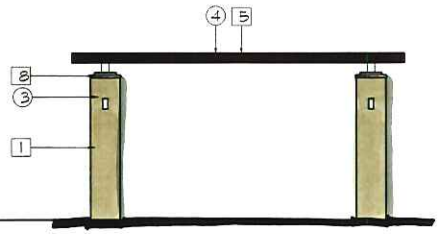


1 TYP. SHADE STRUCTURE
N.T.S. ALUM. CLAD WINDOWS (TYP.)



SIDE POOL RAMADA

SCALE: 1/4" = 1'-0"

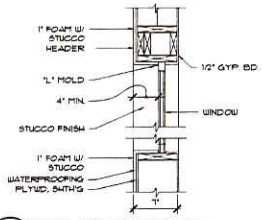


FRONT POOL RAMADA

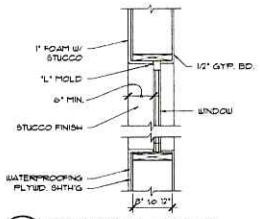
SCALE: 1/4" = 1'-0"

SIGN

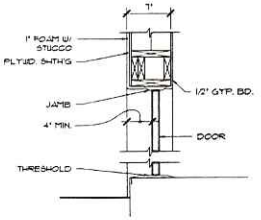
SCALE: 1/4" = 1'-0"



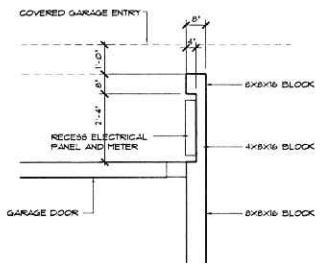
2 TYP. INSET WINDOW
N.T.S. ALUM. CLAD WINDOWS (TYP.)



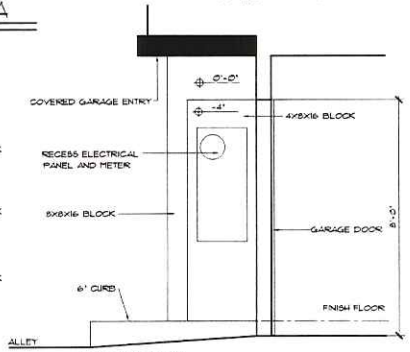
3 TYP. INSET WINDOW
N.T.S. ALUM. CLAD WINDOWS (TYP.)



4 TYP. INSET DOOR
N.T.S.



PLAN VIEW



ELEVATION

5 INSET ELECTRICAL SERVICE
N.T.S.

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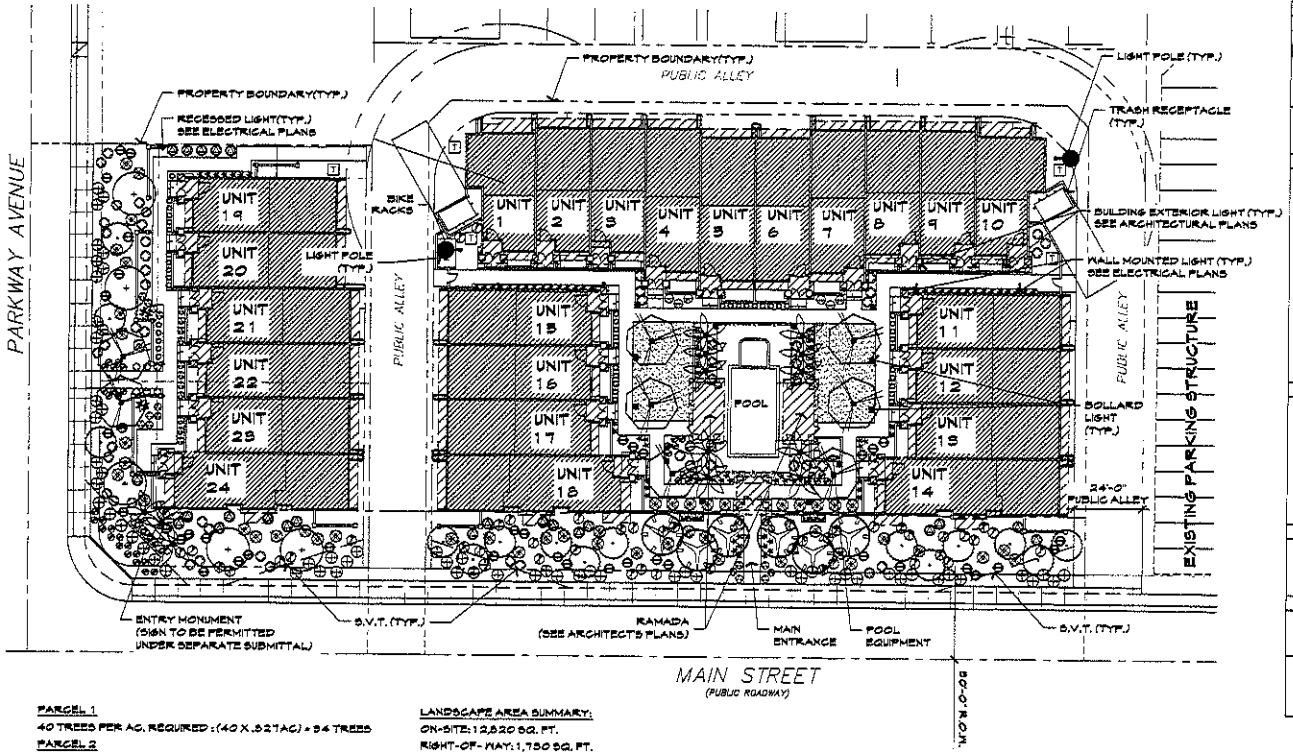
ATTACHMENT #6

ATTACHMENT #7



SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
TREES					
	PROSOPIS HYBRID - 'RIO SALADO'	MIN. 2"	6	36" BOX	MULTI - TRUNK
	OLEA EUROPAEA - FRUITLESS OLIVE	MIN. 2"	5	36" BOX	MULTI - TRUNK
	PHOENIX DACTYLIFERA - DATE PALM	N/A	13	16' BTH	N/A
	PISTACIA LENTISCUS - MASTIC TREE	MIN 3"	15	48" BOX	STD.
SHRUBS					
	EREMOPHILA HYGROPHANA - BLUE BELLS		45	5 GAL.	CAN FULL
	CALLIANDRA CALIFORNICA - BAJA RED FAIRY DUSTER		42	5 GAL.	CAN FULL
	LEUCOPHYLLUM 'HEAVENLY CLOUD' - 'HEAVENLY CLOUD' SAGE		30	5 GAL.	CAN FULL
	RUELLIA PENINSULARIS - BAJA RUELLIA		44	5 GAL.	CAN FULL
	EREMOPHILA GARNOSA - 'WINTER BLAZE' EMU BUSH		23	5 GAL.	CAN FULL
	RUSSELIA EQUISETIFORMIS - CORAL FOUNTAIN GRASS		6	5 GAL.	CAN FULL
	TECOMA HYBRID - SPARKLETTE BELLS		35	5 GAL.	CAN FULL
ACCENTS					
	AGAVE NEBERII - NEBER'S AGAVE		2	5 GAL	CAN FULL
	ALOE X 'TOPAZ' - ALOE 'TOPAZ'		72	5 GAL	CAN FULL
	CHRYSACTINIA MEXICANA - DAMIANTIA DAISY		30	5 GAL	CAN FULL
	PEDILANTHUS MACROCARPUS - LADY SLIPPER		6	5 GAL	CAN FULL
	HESPERALOE PARVIFOLIA - 1/2 RED & YELLOW YUCCA MIX		14	5 GAL	CAN FULL
GROUND COVERS					
	LANTANA 'BANDANA RED' - 'BANDANA RED' LANTANA		40	5 GAL	CAN FULL
	EREMOPHILA PROSTRATA - 'OUTBACK SUNRISE'		64	5 GAL	CAN FULL
SALVAGE MATERIAL					
	SALVAGED TREE				
	DECOMPOSED GRANITE - T.B.D.		13,065 SQ.FT		
	MID IRON BERMUDA TURF		1435 SQ.FT		

PARCEL 1
40 TREES PER AC. REQUIRED : (40 X .327AC) = 24 TREES
PARCEL 2
40 TREES PER AC. REQUIRED : (40 X .3165AC) = 13 TREES

LANDSCAPE AREA SUMMARY:
ON-SITE: 12,520 SQ. FT.
RIGHT-OF-WAY: 1,750 SQ. FT.
PARKING LOT: 0 SQ. FT.

NOTES:

70% OF ALL TREES SHALL BE MATURE (5" CALIPER SINGLE TRUNK, 2" CALIPER MULTI TRUNK) AND SHALL CONFORM TO THE CITY OF SCOTTSDALE MIN. SIZE REQUIREMENTS.

ALL LANDSCAPE AREAS (EXCEPT THOSE THAT ARE TURF) SHALL BE COVERED IN A 2" MIN. DEPTH OF DECOMPOSED GRANITE.

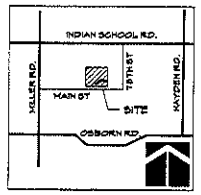
TURF/WATER INTENSIVE LANDSCAPE AREA SHALL NOT EXCEED 10% OF THE FIRST 4,000 SQ. FT. AND 5% OF THE REMAINDER OF THE LOT AREA AND WILL NOT OCCUR WITHIN THE RIGHT OF WAY(R.O.W.)

LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SYSTEM.

PLANTINGS ALONG R.O.W. SHALL HAVE A MINIMUM SIZE OF 5 GAL. AT A MAXIMUM OF FOUR FEET ON CENTER.

PLANTINGS WITHIN LINE OF SIGHT SHALL NOT EXCEED 24" IN HEIGHT.

POOL FENCE SHALL MEET CITY OF SCOTTSDALE CODE



VICINITY MAP

The McGough Group

SENECA TOWNHOMES

PRELIMINARY LANDSCAPE PLAN

PLS - 1

4002 N KARARAMA AVE.
SCOTTSDALE, AZ

SCALE: 1"=20'-0"
0' 10' 20' 40' 60'

NORTH