

C-3 DO

R-4

D/RCO-2 PBD DO

C-2 DO & D/RS-1 DO

LEGAL DESCRIPTION :

LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30.

DEVELOPMENT DATA

PROJECT DESCRIPTION :

ALLIANCE RESIDENTIAL INTENDS TO DEVELOP THE "BROADSTONE WATERFRONT" EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE SOUTHEAST CORNER OF GOLDWATER BOULEVARD AND VIA SOLERI DRIVE

LOT AREA :

NET AREA 3.35 ACRES 145,919 SF

ZONING :

EXISTING D/RCO-2 PBD DO

BLDG HEIGHT :

ALLOWABLE HEIGHT 50/65 FT.
PROPOSED HEIGHT RESIDENTIAL 38/65 FT.

UNIT MIX :

	# OF UNITS
STUDIO	53
ONE BEDROOM	116
TWO BEDROOM	90
TOTAL	259 UNITS

* ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
* MULTISTORY UNITS ON THE 4TH FLOOR SHALL MEET ACCESSIBILITY STANDARDS AT THE ENTRY LEVEL ONLY.
* 2% OF TOTAL UNITS REQUIRED TO BE ACCESSIBLE TYPE 'A', 6 UNITS REQUIRED AND 6 UNITS PROVIDED.

PARKING :

REQUIRED RESIDENTIAL:
1 P.S. PER STUDIO 53 x 1 = 53
1 P.S. PER 1 BED. 116 x 1 = 116
2 P.S. PER 2 BED 90 x 2 = 180
TOTAL RESIDENTIAL 349 P.S.

REQUIRED RETAIL:
1 P.S. PER 350 S.F. 8,089/350 = 24 P.S.

PROVIDED:
OPEN PARKING (9'x18') 7
UNDERGROUND PARKING (9'x18') P1 41 168
UNDERGROUND PARKING (9'x18') P2 201
TOTAL PROVIDED: 48 369

RESIDENTIAL PARKING RATIO:
PROVIDED/UNIT COUNT 369/259 = 1.42

ACCESSIBLE PARKING:
REQUIRED (REQUIRED X 4%):
RESIDENTIAL 14
RETAIL 1

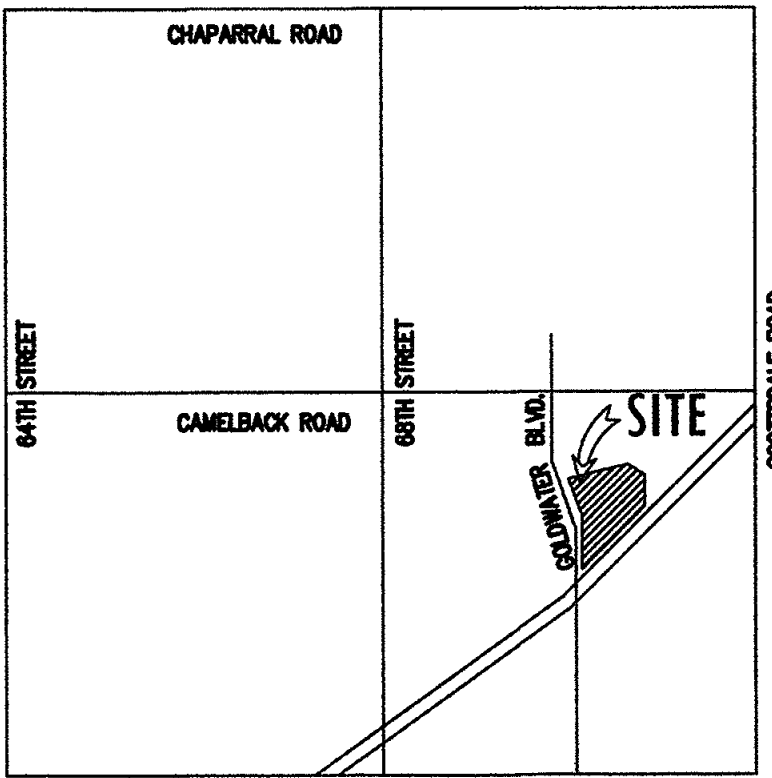
PROVIDED:
RESIDENTIAL UNDERGROUND PARKING 14
RETAIL OPEN PARKING 1 (VAN)
UNDERGROUND PARKING 2 (VAN)
TOTAL 3 P.S.

BICYCLE PARKING:
REQUIRED: 417 / 10 = 42 P.S.
PROVIDED:
UNDERGROUND PARKING 42 P.S.

KEY NOTES ①

1. PROPERTY LINE
2. IRRIGATION EASEMENT
3. NO VEHICLE ACCESS EASEMENT (1'-0")
4. 50'-0" ALLOWABLE BUILDING HEIGHT BOUNDARY
5. PARKING GARAGE OUTLINE BELOW
6. PROPOSED BUILDING FOOTPRINT
7. EASEMENT FLOOD CONTROL
8. EXISTING WELL SITE
9. NOT USED
10. NOT USED
11. APPROXIMATE EDGE OF CANAL
12. EXISTING RETAINING WALL AND FENCE
13. EASEMENT FUTURE WELL SITE
14. EXISTING SIDEWALK
15. CENTERLINE OF PUBLIC ROADWAY
16. EXISTING SITE WALL
17. ALL IMPROVEMENTS BETWEEN THE PROPERTY LINE AND THE CANAL EDGE ARE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE AND NOT PART OF THIS APPLICATION/APPROVAL
18. FINAL LOCATION OF LANDSCAPE/HARDSCAPE TO BE COORDINATED WITH ARCADIA WATER COMPANY
19. DEDICATED EMERGENCY SERVICE VEHICLE ACCESS ZONE (15'-0" WIDE)
20. MIN. 6 FT WIDE SIDEWALK ALONG VIA SOLERI DR.
21. NOT USED
22. SHORTEN MEDIANS AND ADD CENTER TURN LANE PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENTS.
23. EXTEND CURB AND SIDEWALK.
24. TRANSFORMER, PER ELECTRICAL.
25. GARAGE EXHAUST VENT, PER MECHANICAL.
26. 65'-0" ALLOWABLE BUILDING HEIGHT BOUNDARY
27. 70'-0" ALLOWABLE BUILDING HEIGHT BOUNDARY
28. FIRE TRUCK TURNING RADIUS 35'/45'/55'.
29. ACCESSIBLE CURB RAMP.
30. VEHICULAR RAMP TO UNDERGROUND PARKING.
31. PEDESTRIAN CROSSING MARKING.
32. PEDESTRIAN GATE, SEE HARDSCAPE PLANS.
33. POOL FENCE, SEE HARDSCAPE PLANS.
34. POOL GATE, SEE HARDSCAPE PLANS.
35. POOL GATE, SEE HARDSCAPE PLANS.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED:
DATE 12-20-2012
INITIALS



VICINITY MAP
NOT TO SCALE

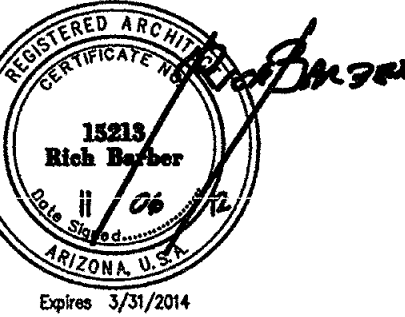
SITE PLAN

10' 12' 20' 40' 80'
SCALE: 1" = 30'-0"

BROADSTONE WATERFRONT
SEC OF GOLDWATER BLVD AND VIA SOLERI
SCOTTSDALE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



ALLIANCE
RESIDENTIAL COMPANY

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is completed or not. These drawings and specifications shall not be used for any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
* ORB Architecture, LLC 2012

Notice of alternate billing (or payment) cycle
This contract does (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of each other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at 2415 E CAMELBACK RD, SUITE 200, PHOENIX, AZ 85016 (602) 778-2832 and the owner or the designated agent shall provide this written description on request.

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1ST CITY SUBMITTAL

DATE: NOVEMBER 6, 2012 ORB # 11-225

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SITE PLAN
PRELIMINARY