

FINAL PLANS

THIS PROJECT HAS BEEN REVIEWED FOR CONFORMANCE TO CITY OF SCOTTSDALE ORDINANCE REQUIREMENTS FOR ACCESSIBILITY TO THE DISABLED, OTHER PROVISIONS MAY BE REQUIRED OF THE OWNER TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT A FEDERAL CIVIL RIGHTS LAW.

SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT IF EXISTING BUILDING IS FIRE SPRINKLERED

CITY OF SCOTTSDALE BUILDING PLANS THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE

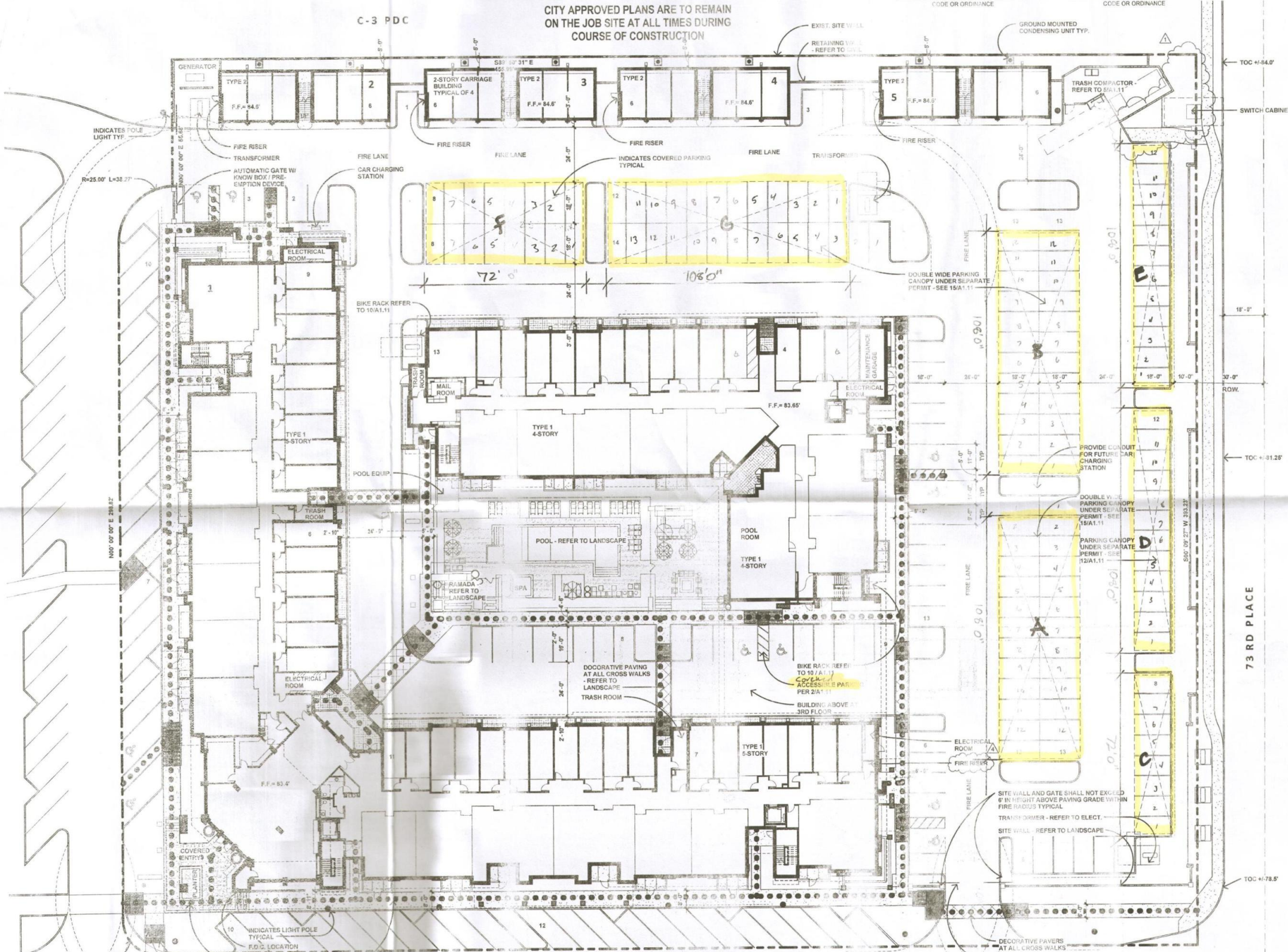
CITY OF SCOTTSDALE MECHANICAL PLANS THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE

CITY OF SCOTTSDALE PLUMBING PLANS THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE

CITY OF SCOTTSDALE ELECTRICAL PLANS THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE

CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION

C-3 PDC



GENERAL NOTES

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 4 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY SECURITY FENCE LOCATION SHALL NOT BE MOVED OR THE TEMPORARY SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS. MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-FAMILY BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED).
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PER SECTION 503.6.1 OF THE FIRE CODE, ALL ELECTRONIC ENTRY GATES MUST BE EQUIPPED WITH ACCESS SYSTEMS AS WELL AS PRE-EMPTION DEVICES. MANUAL ENTRY GATES MUST BE EQUIPPED WITH KEY-ACTIVATED KNOW LOG SYSTEMS.
- ATTIC SPRINKLER PROTECTION IS REQUIRED UNLESS FULLY INSULATED.

FIRE ORDINANCE REQUIREMENTS

- PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.
- FIRE LANES AND EMERGENCY ACCESS SHALL BE PROVIDED AND MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.
- PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- PROVIDE A KNOX ACCESS SYSTEM:
 - A. KNOX BOX
 - B. PADLOCK
 - C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES.
- BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT THIS WITH BUILDING PLANS.
- A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.
- FIRE LINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.
- BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 AND 2 SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.
- STRETCHER SIZED ELEVATORS ARE REQUIRED. IFC 607.1.1

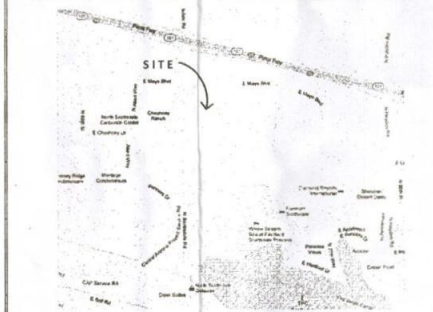
CODES

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2012 INTERNATIONAL FIRE CODE (IFC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL PLUMBING CODE (IPC)
- 2012 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
- 2011 NATIONAL ELECTRICAL CODE (NEC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

LEGAL DESCRIPTION

LOT 2 OF THE SEC OF SCOTTSDALE ROAD AND MAYO BOULEVARD PLAT, PAC 32, BOOK 1131 M.C.R.

VICINITY MAP



CITY APPROVAL AREA

SCOTTSDALE FIRE DEPARTMENT ACCEPTED

Based on submitted information, these plans are in accordance with nationally recognized and accepted standards. No representations or warranties of any kind are intended.

ON SITE INSPECTION DURING INSTALLATION AND TEST WITNESSING ARE NECESSARY FOR FINAL ACCEPTANCE. PLANS ACCEPTED BY COS FIRE DEPT. TO BE ON JOB SITE AT ALL TIMES.

APPROVED
By Greg Bloomberg at 9:05 am, Jul 30, 2014

DEVELOPMENT DATA

DEVELOPER: THE P.B. BELL COMPANIES
 8434 NORTH 90TH STREET SUITE 100
 SCOTTSDALE, ARIZONA 85258
 CONTACT: ANGELA HOOD
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ARCHITECT: STUDIO 15 ARCHITECTURE, INC.
 4115 NORTH 15TH AVENUE
 PHOENIX, ARIZONA 85015
 CONTACT: REY BOBBS
 SHAN HARRIS
 (602) 266-6492
 EMAIL: rc@studio15a.com
 shan@studio15a.com

SITE LOCATION: 1825 N. SCOTTSDALE ROAD
 SITE AREA: 187,330 S.F. = 4.301 ACRES
 SOURCE: KIMLEY-HORN AND ASSOCIATES

USE: MULTI-FAMILY RESIDENTIAL
 AMENITIES: SWIMMING POOL, BBQ, SPA, RECREATION ROOM
 EXPLANATORY STATEMENT: TWO, FOUR AND FIVE STORY MULTI-FAMILY RESIDENTIAL COMMUNITY

ALLOWED: 2,008 S.F. OF GROSS LAND AREA UNIT (187 UNITS = 374,000 S.F.)
 PROVIDED: 3,011 S.F. OF GROSS LAND AREA PER UNIT (52,893 S.F.)
 LOT COVERAGE: 78,372 S.F. BLD / 187,330 S.F. NET LOT AREA = 41.9%
 COMMON OPEN SPACE: SOURCE: KIMLEY-HORN AND ASSOCIATES
 OPEN SPACE REQ: 65,893 S.F. X .15 = 79,493 S.F.
 OPEN SPACE PROVIDED: 83,844 S.F.

PRIVATE OPEN SPACE REQ: 828,993 X .15 = 6,200 S.F.
 PRIVATE OPEN SPACE PROVIDED = 12,873 S.F.
 FRONTAGE OPEN SPACE REQ: 30' X 672' = 20,160 S.F.
 FRONTAGE OPEN SPACE PROVIDED = 44,281 S.F.
 PARKING LOT LANDSCAPE REQ: 184,041 X .15 = 27,606 S.F.
 PARKING LOT LANDSCAPE PROVIDED = 27,917 S.F.

BUILDING HEIGHT: 2, 4 AND 5 STORY - 60' MAXIMUM
 42' MAX. TO 5 STORY ARCHITECTURAL AMENITY TOWER ELEMENT

UNIT MIX & REQUIRED PARKING:

UNIT TYPE	# OF UNITS	SQUARE FEET	TOTAL FEET	PARKING UNITS REQUIRED
CARRIAGE UNIT	1	863 SF	863	10.4
UNIT A2	1	930 SF	930	17
UNIT A3a	1	816 SF	816	37
UNIT A3a TYPE A	1	815 SF	815	2
UNIT A3b	1	815 SF	815	34
UNIT A3c	1	991 SF	991	1
UNIT A3d	1	853 SF	853	6
UNIT A3e	1	827 SF	827	144.3
UNIT B1	2	1,168 SF	2,336	12
UNIT B1a	2	1,238 SF	2,476	4
UNIT B2	2	1,074 SF	2,148	91
UNIT B2 TYPE A	2	1,046 SF	2,092	3
UNIT B2a	2	1,181 SF	2,362	6
UNIT B2b	2	1,089 SF	2,178	4
UNIT B2c	2	1,088 SF	2,176	10.2
UNIT B2d	2	1,082 SF	2,164	8
UNIT B2e	2	1,085 SF	2,170	1
UNIT B3	2	1,620 SF	3,240	3
UNIT B4	2	2,377 SF	4,754	1
Grand total			76	129.2
275 / 10 = 28 BIKE PARKING SPACES REQUIRED				273.5

PARKING PROVIDED:

GARAGE PARKING:

ACCESSIBLE: 2
 NON-ACCESSIBLE: 71
 MAINTENANCE: 1

TOTAL GARAGE SPACES: 74

EXTERIOR PARKING:

ACCESSIBLE: 0
 NON-ACCESSIBLE: 83
 MAINTENANCE: 124

TOTAL EXTERIOR SPACES: 217

TOTAL SPACES PROVIDED: 291

TOTAL BIKE SPACES PROVIDED:

EXTERIOR BIKE RACK: 18
 HIGH SECURITY GARAGE: 10
 DEFERRED SUBMITTAL ITEMS:
 FIRE SPRINKLER PLANS
 FIRE ALARM SYSTEM

CARPORIT DATA:

OCCUPANCY TYPE: I-B
 OCCUPANCY TYPE: S2
 CONSTRUCTION TYPE: I-B
 TOTAL SQUARE FOOTAGE: 19,440

- Carport materials shall meet the building.
- Carport shall have a min. 24" drive aisle.
- Fans shall be a min. 16" dia.
- Roof deck will be a pre-finished non-effective color.
- Carport will be 3" min. from property lines.
- Landing will require separate egress and permit.
- No storage plans dictated by this project.

CARPORIT	CONSTRUCTION TYPE	AREA/SQ. FT.	OCCUPANCY GROUP
A	I-B	3888	S2
B	I-B	3888	S2
C	I-B	1296	U
D	I-B	1944	U
E	I-B	1944	U
F	I-B	2562	U
G	I-B	3888	S2
TOTAL VALUES		19,440 SQ. FT.	

APPROVED
 27-DR-13
 FINAL PLANS PLANNING
 10-27-14
 DATE: 10-27-14
 APPROVED BY: [Signature]

SITE PLAN



10.22.14 2nd CB

PLANNING

1180-14-0

The Crossroads Apartments
 Scottsdale, Arizona

The P.B. Bell Companies



DATE: 10/27/14
 REVISIONS: 1 COORDINATION 04-22-14
 2 COORDINATION 05-08-14

A1.10
 19-2N-2002#3
 27-DR-2013
 PG #180-14

Site Plan

Studio 15 Architecture, Inc. info@studio15a.com
 4115 North 15th Avenue • Phoenix, Arizona 85015 • 602.266.6492

LEGAL DESCRIPTION

A PORTION OF LOT 2 OF SEC SCOTTSDALE ROAD & UNION HILLS DRIVE, ACCORDING TO BOOK 1131 OF MAPS, PAGE 32 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILF AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WESTERLY RIGHT OF WAY OF 73RD PLACE, A DISTANCE OF 405.23 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE EAST LINE OF SAID LOT 2 AND THE WESTERLY RIGHT OF WAY OF 73RD PLACE, A DISTANCE OF 490.87 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 406.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 491.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 199,475 SQUARE FEET OR 4.579 ACRES, MORE OR LESS.

PROJECT TEAM

DEVELOPER:

THE P. B. BELL COMPANIES
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ARCHITECT:

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shan@studio15a.com

STRUCTURAL:

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MECHANICAL / PLUMBING:

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1717 WEST NORTHERN AVENUE SUITE 116
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ELECTRICAL:

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FIRE PROTECTION:

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EMAIL: pyrotech@q.com

CIVIL:

KIMLEY-HORN AND ASSOCIATES, INC.
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LANDSCAPE:

COLLABORATIVE V DESIGN STUDIO
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EMAIL: paulv@collaborativev.com

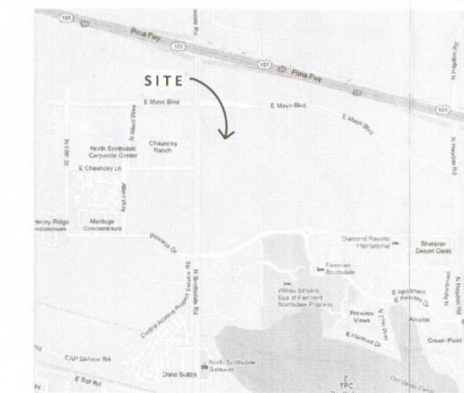
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GENERAL NOTES

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
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- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
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- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
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- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.

VICINITY MAP



DEVELOPMENT DATA

ZONING:

PRC

SITE LOCATION:

SCOTTSDALE ROAD AND CHAUNCEY LANE

SITE AREA:

SOURCE: KIMLEY-HORN AND ASSOCIATES

NET: 199,475 S.F. = 4.570 ACRES

USE:

MULTI-FAMILY RESIDENTIAL

AMENITIES:

SWIMMING POOL, BBQ, SPA, RECREATION ROOM

EXPLANATORY STATEMENT:

TWO, FOUR AND FIVE STORY MULTI-FAMILY RESIDENTIAL COMMUNITY

DENSITY:

187 UNITS
4.570 NET ACRES = 40.92 UNITS / NET ACRE

LOT COVERAGE:

78,372 S.F. BLD / 199,475 S.F. NET LOT AREA = 39%

COMMON OPEN SPACE:

REQUIRED:
199,475 S.F. X .10 = 19,948 S.F. (+)
199,475 S.F. X .004 = 798 X (60'-12") = 38,304 (+)
58,252 S.F. (NOT REQUIRED TO EXCEED NET LOT X 2)
199,475 S.F. X .2 = 39,895 S.F. REQUIRED

PROVIDED:

24,369 S.F.

BUILDING HEIGHT:

2, 4 AND 5-STORY - 60' MAXIMUM
62' MAX. TO 5-STORY ARCHITECTURAL AMENITY TOWER ELEMENT

UNIT MIX & REQUIRED PARKING:

ONE BEDROOM

CARRIAGE 8
UNIT A2 17
UNIT A3 85
UNIT A3b 1

TOTAL 1 B.R. 111 X 1.3 = 145 SPACES

TWO BEDROOM

UNIT B1 16
UNIT B2 57
UNIT B3 2
UNIT B4 1

TOTAL 2 B.R. 76 X 1.7 = 130 SPACES

TOTAL

187 UNITS 275 SPACES REQUIRED

275 / 10 = 28 BIKE PARKING SPACES REQUIRED

PARKING PROVIDED:

GARAGE PARKING:

ACCESSIBLE: 2
NON-ACCESSIBLE: 71
MAINTENANCE: 1

TOTAL GARAGE SPACES: 74

EXTERIOR PARKING:

ACCESSIBLE: 8
ACCESSIBLE COVERED: 2
NON-ACCESSIBLE: 87
NON-ACCESSIBLE COVERED: 124

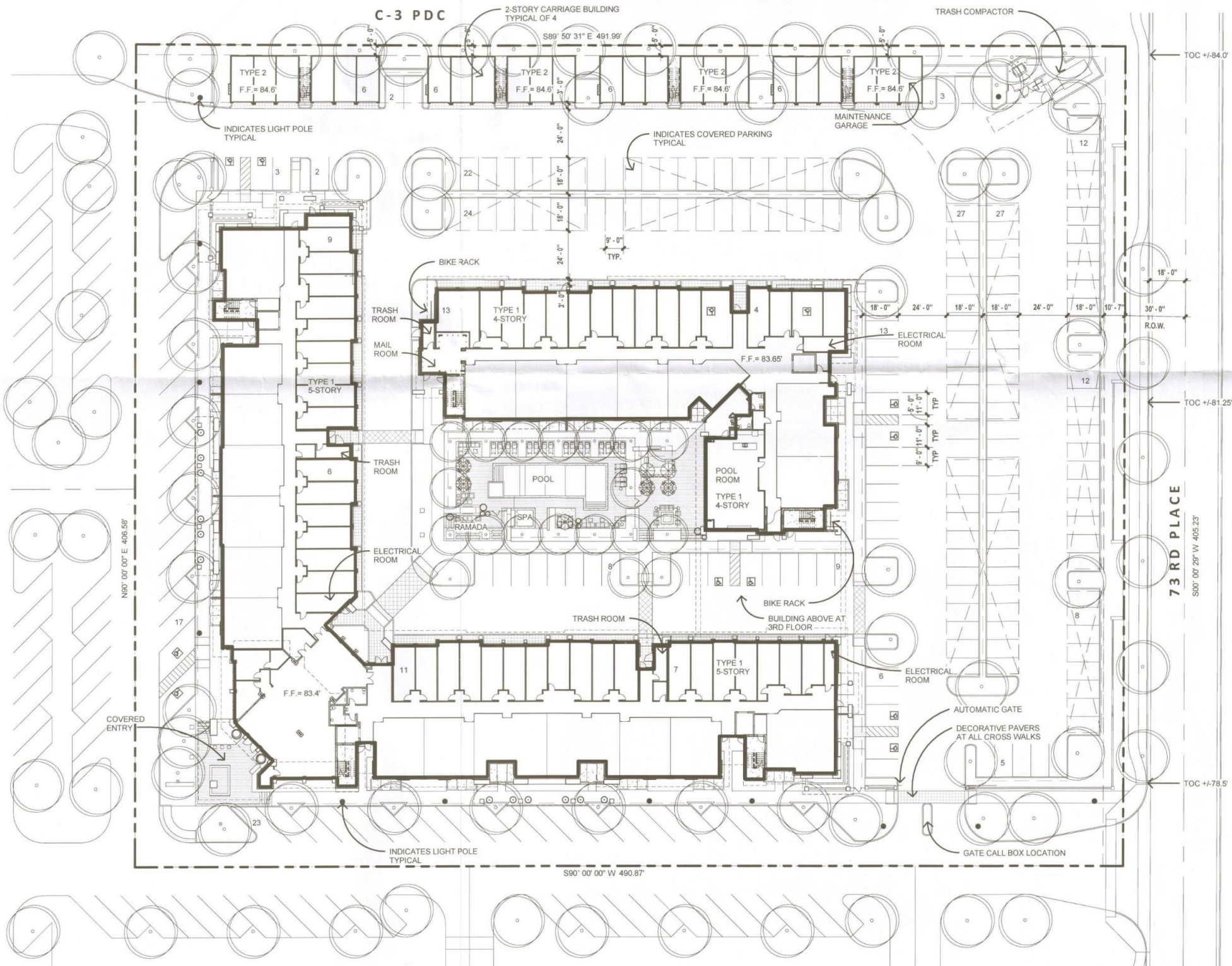
TOTAL EXTERIOR SPACES: 221

TOTAL SPACES PROVIDED: 295

TOTAL BIKE SPACES PROVIDED:
EXTERIOR BIKE RACK: 10
HIGH SECURITY (GARAGE): 18

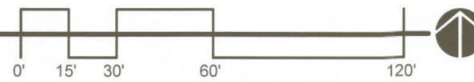
Fire Plan Review By:
David Groves (480) 312-7137
mgak_dgroves@scottsdaleaz.gov

- Dimension & provide adequate firelane turning radius per DSPM figure 2-1.1
- Sketcher steel elevators required IFC 607.1.1
- Entry call box location interfaces with fire dept. turning radius
- Provide context plan to show how site connects to rights of way



SITE PLAN

1" = 30'-0"



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602-766-6492
info@studio15a.com



The Crossroads Apartments
18575 N. Scottsdale Rd, Scottsdale, Az.
The P. B. Bell Companies

JOB NO. 13-010
DATE: June 2013

REVISIONS	

SHEET
1.10
Site Plan

PROJECT NUMBER 638-PA-12