

Simulations  
Photos  
All Graphics (no plans)





**SOUTH ELEVATION - E SAN VICTOR DR**



**WEST ELEVATION - N 90TH STREET**

COLOR SCHEDULE	MATERIAL	COLOR
A	BRUCCO	SW PAIR JOGGING PATH
B	BRUCCO	SW TMS PURE WHITE
C	BRUCCO	SW 70% WEB GRAY
D	METAL LOUVER PANEL	SW 48% SCORCE GOLD
E	PERFORATED METAL RAIL SYSTEM	SW 74% TINDLEY
F	METAL PANEL SYSTEM	SW 48% SCORCE GOLD
G	ALUMINUM STOREFRONT	DAIRY BRONZ
H	RESIDENTIAL LAM WOODS	DAIRY BRONZ



**CONCEPTUAL ELEVATIONS** SCALE: 1/16" = 1'-0"

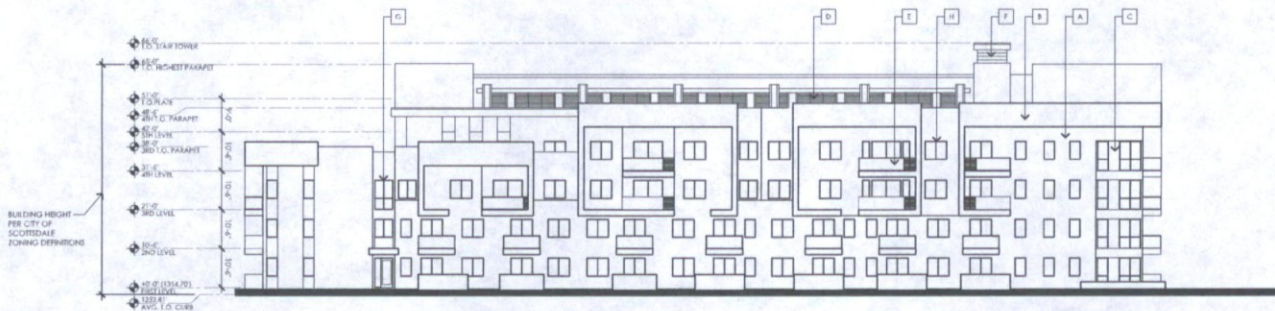
**RESIDENCE AT 90TH ST. & SAN VICTOR**

SHEET 9 OF 24

**7-ZN-2018**  
**06/07/18**



**NORTH ELEVATION - GREENBELT**



**EAST ELEVATION**

MATERIAL	COLOR
A STUCCO	SW PAIR JOGGING PAIR
B STUCCO	SW 1005 PURE WHITE
C STUCCO	SW 7015 PURE GRAY
D METAL ECOVER PANEL	SW 4388 SCORCE GOLD
E PERFORATED METAL PANEL SYSTEM	SW 7457 BRIGHT
F METAL PANEL SYSTEM	SW 4074 SCORCE GOLD
G ALUMINUM SCREENDOOR	DARK BRONZE
H RESIDENTIAL UNIT WINDOWS	DARK BRONZE



**CONCEPTUAL ELEVATIONS**

**RESIDENCE AT 90TH ST. & SAN VICTOR**

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

SHEET 10 OF 24



**NORTH ELEVATION - GREENBELT**



**EAST ELEVATION**

MATERIAL	COLOR
A VINYL	SW 703 JOGGING PATH
B VINYL	SW 705 PURE WHITE
C VINYL	SW 707 WEB GRAY
D METAL COVER PANEL	SW 439 SCORCE GOLD
E PREFINISHED METAL RAIL SYSTEM	SW 707 THORNTON
F METAL PANEL SYSTEM	SW 439 SCORCE GOLD
G ALUMINUM DOWNSCAM	DARK BRONZE
H SEVERAL LINE BRICK/CMU	DARK BRONZE



**CONCEPTUAL ELEVATIONS**

**RESIDENCE AT 90TH ST. & SAN VICTOR**

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

SHEET 12 OF 24



**SOUTH ELEVATION - E SAN VICTOR DR**



**WEST ELEVATION - N 90TH STREET**

COLOR SCHEMES	MATERIAL	COLOR
A	BRUCCO	SW PERI JOGGING PATH
B	BRUCCO	SW PERI PURE WHITE
C	BRUCCO	SW PERI'S WEB GRAY
D	METAL LORNER PANELS	SW 488 SCIENCE GOLD
E	PERFORATED METAL RAIL SYSTEM	SW 7457 TRIMMETH
F	METAL PANEL SYSTEM	SW 488 SCIENCE GOLD
G	ALUMINUM (CORNER/CORNER)	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



**CONCEPTUAL ELEVATIONS**

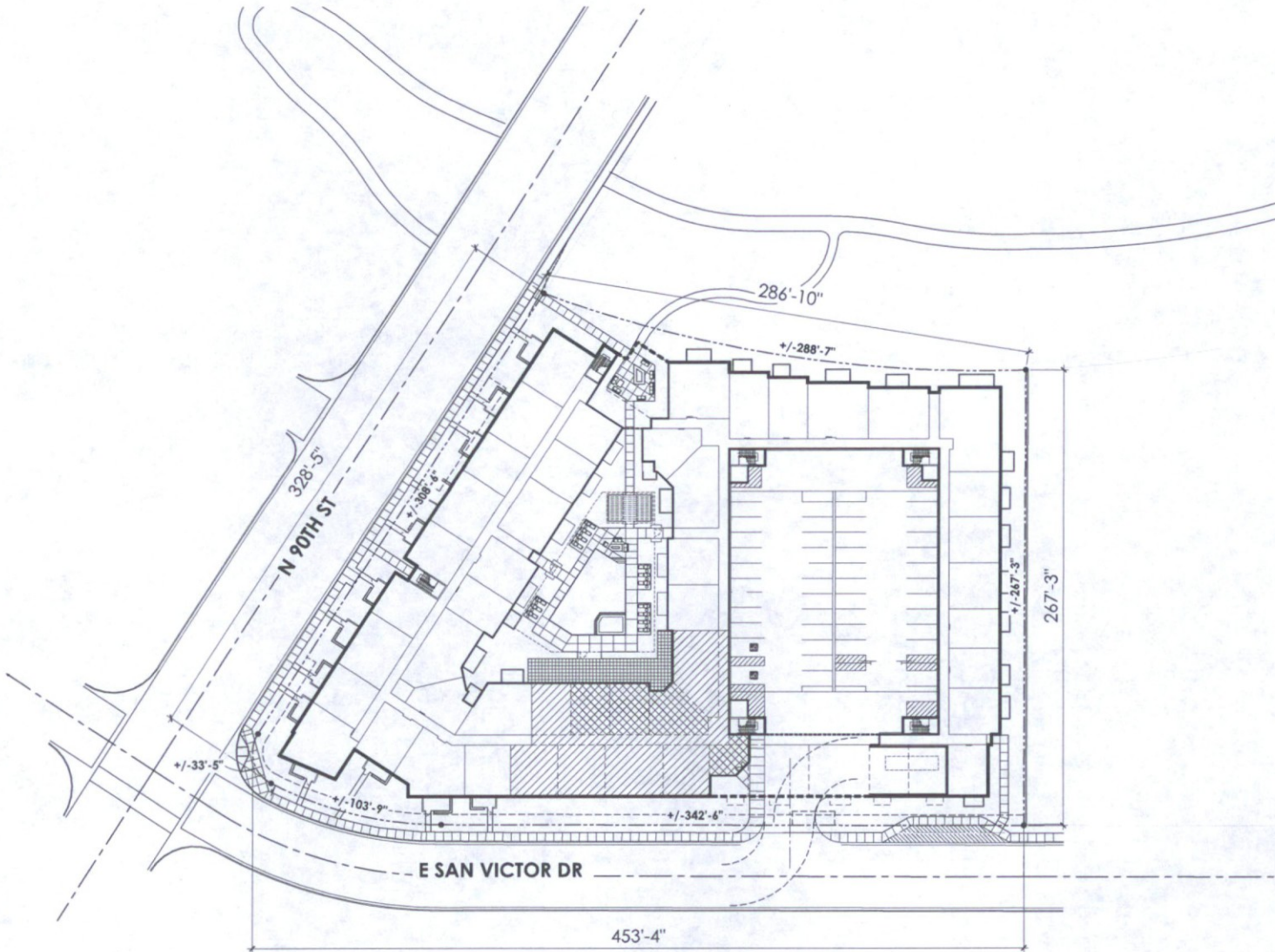
**RESIDENCE AT 90TH ST. & SAN VICTOR**

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

SHEET 11 OF 24

**7-ZN-2018**  
**06/07/18**





DIMENSIONED PLAN

SCALE: 1" = 30'-0"  
0 15' 30' 60'



SHEET  
2  
OF 24

# RESIDENCE AT 90TH ST. & SAN VICTOR

**TODD & ASSOCIATES, INC.**  
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
602.752.8280 www.toddassoc.com

Scottsdale, Arizona  
REZONING SUBMITTAL  
Project No. 17-2031-01 Date 06-06-18



**7-ZN-2018**  
**06/07/18**



**BUILDING HEIGHTS**

- 3 STORY
- 4 STORY
- 5 STORY
- 6 STORY GARAGE

**CONTEXT AERIAL**

# RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 60'-0"



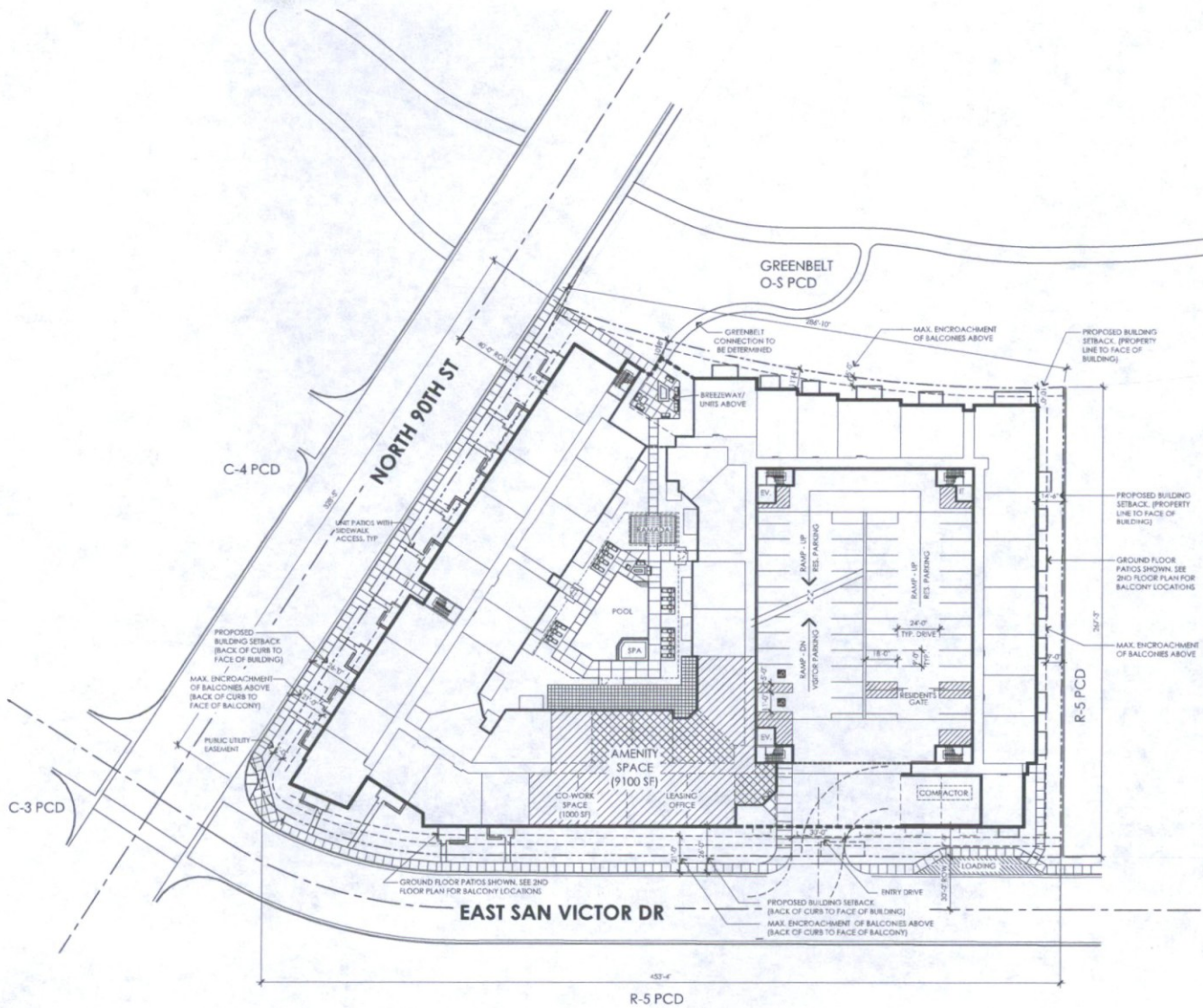
SHEET  
**3**  
OF 24

**TODD & ASSOCIATES, INC.**  
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
402.932.8280 www.toddsai.com

Scottsdale, Arizona  
REZONING SUBMITTAL  
Project No. 17-2031-01 Date 06-06-18



**7-ZN-2018**  
**06/07/18**



**SITE DATA**

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
PARCEL ADDRESS	9449 N 90TH ST, SCOTTSDALE AZ
GROSS SITE AREA	+/- 3.16 AC (+/- 137,660 SF)
NET SITE AREA	+/- 2.60 AC (+/- 108,990 SF)
EXISTING ZONING	C-O, PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY
<b>PROPOSED SETBACKS</b>	
FRONT (90TH ST):	24' MIN. 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	24' MIN. 24'-4" AVERAGE*
EAST PROPERTY LINE:	14'-4" MIN. 14'-4" AVERAGE*
NORTH PROPERTY LINE:	10' MIN. 12'-4" AVERAGE*
*SETBACK AVERAGES INCLUDE BALCONY ENCROACHMENTS	
BUILDING HEIGHT	366'-0"
DWELLING UNITS	179 D.U.
<b>GROSS FLOOR AREA (SF)</b>	
1ST:	50,134
2ND:	48,982
3RD:	56,062
4TH:	39,149
5TH:	20,740
TOTAL:	215,109 SF

**PARKING DATA**

PARKING REQUIRED BY CITY OF SCOTTSDALE IS BASED ON UNIT TYPES BY BEDROOM COUNT

<b>UNIT MIX</b>	
1 BEDROOM UNITS	112 D.U.
2 BEDROOM UNITS	58 D.U.
3 BEDROOM UNITS	9 D.U.
TOTAL DWELLING UNITS	179 D.U.
<b>VEHICULAR PARKING REQUIRED</b>	
1 BEDROOM UNITS	112 D.U. x 1.3 P.S./D.U. = 146 P.S.
2 BEDROOM UNITS	58 D.U. x 1.7 P.S./D.U. = 99 P.S.
3 BEDROOM UNITS	9 D.U. x 1.9 P.S./D.U. = 17 P.S.
TOTAL UNITS	179 D.U. = 262 P.S. (1.46 P.S./D.U.)

**PARKING PROVIDED**

4 LEVEL PARKING GARAGE	276 P.S.
ACCESSIBLE PARKING SPACES INCLUDED (2%) - (6 P.S.)	
TOTAL PARKING PROVIDED	276 P.S. / 179 D.U. (1.54 P.S./D.U.)
<b>PARKING SPACE TO UNIT RATIO</b>	
TYPICAL PARKING SPACE	9'-0" x 18'-0"
TYPICAL ACCESSIBLE SPACE	11'-0" x 20'-0"
TYPICAL DRIVE AISLE	24'-0"

**BICYCLE PARKING REQUIRED**

1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 262/10	
BICYCLE PARKING PROVIDED	= 27 BICYCLE PARKING SPACES
COMBINED RESIDENT & PUBLIC	= 340 BICYCLE P.S.

**OPEN SPACE DATA** (SEE SHEET 7)

OPEN SPACE REQUIRED: 0.10 x GROSS SITE AREA	= 0.10 x 137,660 SF = 13,766 SF
OPEN SPACE PROVIDED:	
COMMON AREA = 17,869 SF	
USEABLE COMMON AREA (POOL COURTYARD) = 11,721 SF	
TOTAL OPEN SPACE PROVIDED:	29,590 SF
TOTAL LANDSCAPE SPACE PROVIDED:	29,590 SF (21.5 % OF GROSS SF)
(INCLUDES ALL COMMON OPEN SPACE AREAS)	

**PRIVATE OUTDOOR LIVING SPACE**

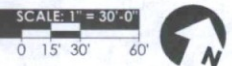
REQUIRED PRIVATE OUTDOOR LIVING SPACE:	5% MINIMUM OF GROSS UNIT FLOOR AREA, REQUIRED AT ALL UNITS
PROVIDED PRIVATE OUTDOOR LIVING SPACE:	1ST FLOOR UNITS: 10% MINIMUM PROVIDED AT PATIOS UPPER FLOOR UNITS: 5% MINIMUM PROVIDED AT BALCONIES SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT, PER THE CITY OF SCOTTSDALE.



**CONCEPTUAL SITE PLAN**

**RESIDENCE AT 90TH ST. & SAN VICTOR**



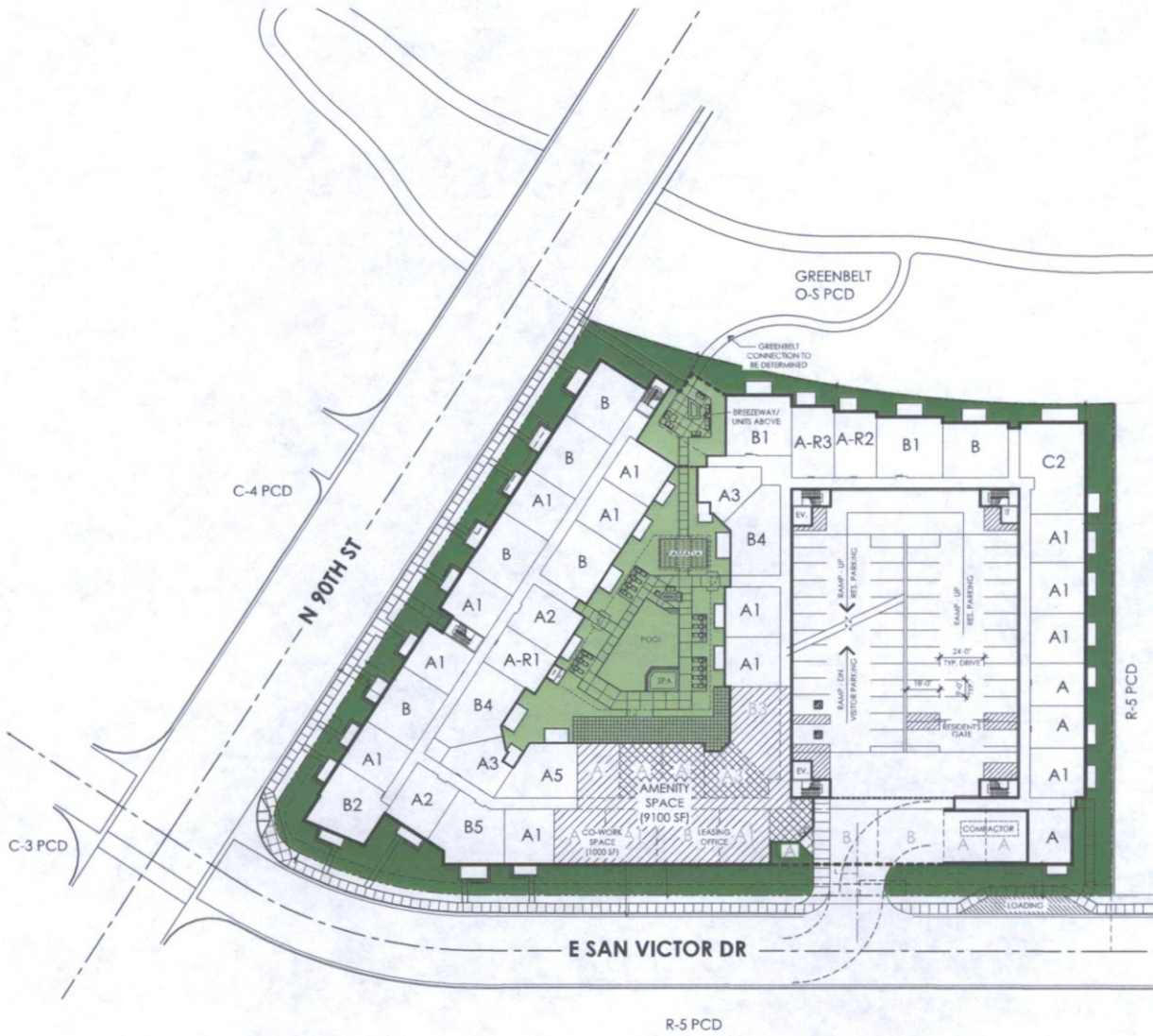
SHEET 4 OF 24

**TODD & ASSOCIATES, INC.**  
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
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Scottsdale, Arizona  
REZONING SUBMITTAL  
Project No. 17-2031-01 Date 06-06-18

**7-ZN-2018**  
**06/07/18**





**COMMON OPEN SPACE**

GROSS SITE AREA	+/- 3.16 AC
COMMON AREA OPEN SPACE	17,849 SF
USEABLE COMMON AREA OPEN SPACE	11,721 SF

**TOTAL OPEN SPACE**

OPEN SPACE REQUIRED: 0.10 x GROSS SITE AREA  
= 0.10 x 137,650 SF = 13,765 SF

OPEN SPACE PROVIDED:  
COMMON AREA = 17,849 SF  
USEABLE COMMON AREA (POOL COURTYARD) = 11,721 SF  
TOTAL OPEN SPACE PROVIDED: 29,570 SF

TOTAL LANDSCAPE SPACE PROVIDED:  
29,570 SF (21.5% OF GROSS SF)  
(INCLUDES ALL COMMON OPEN SPACE AREAS)

**PRIVATE OUTDOOR LIVING SPACE**

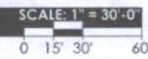
REQUIRED PRIVATE OUTDOOR LIVING SPACE:  
5% MINIMUM OF GROSS UNIT FLOOR AREA, REQUIRED AT ALL UNITS

PROVIDED PRIVATE OUTDOOR LIVING SPACE:  
1ST FLOOR UNITS: 10% MINIMUM PROVIDED AT PATIOS  
UPPER FLOOR UNITS: 5% MINIMUM PROVIDED AT BALCONIES  
SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT, PER THE CITY OF SCOTTSDALE.

**OPEN SPACE PLAN**

**RESIDENCE AT 90TH ST. & SAN VICTOR**



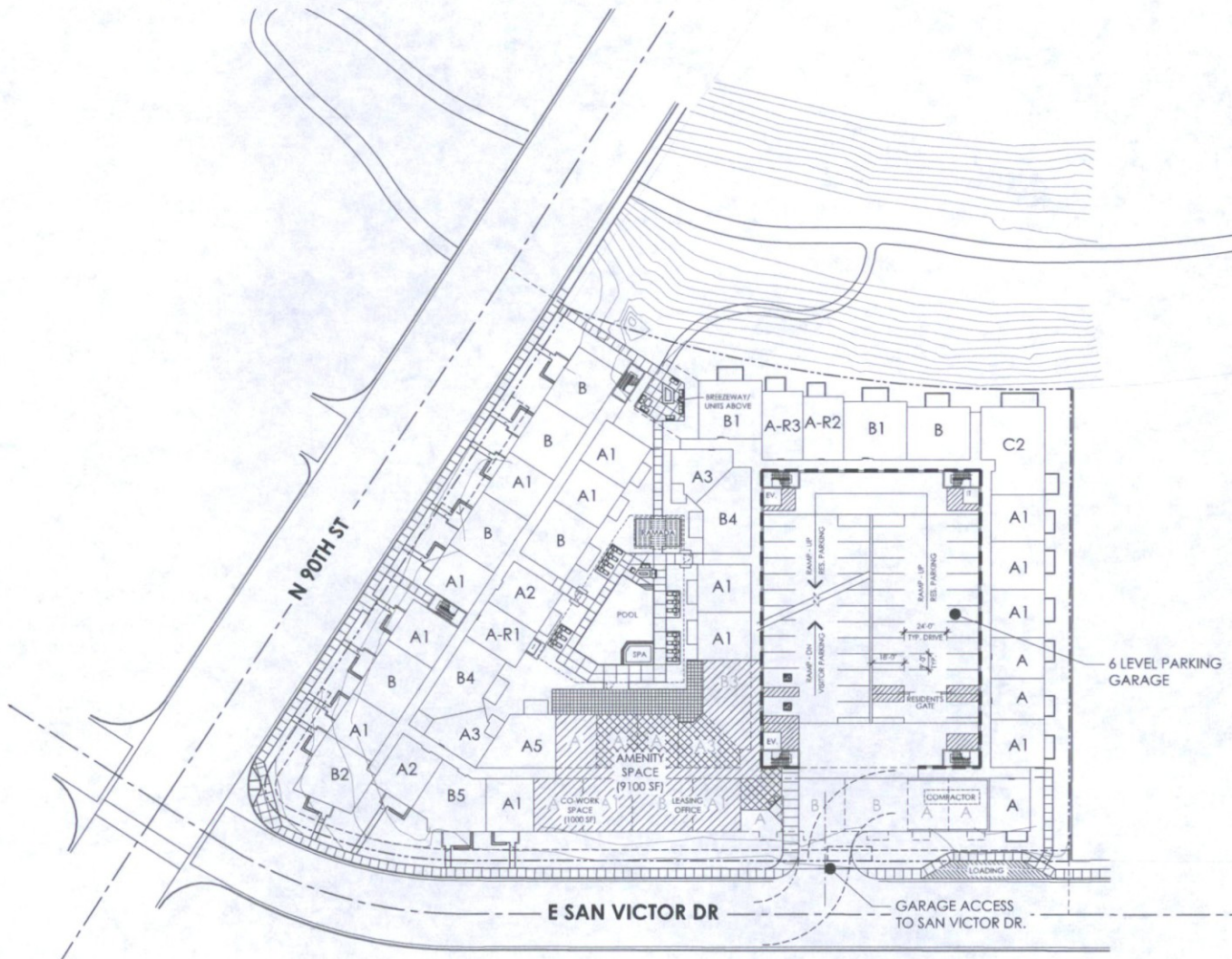
SHEET  
**5**  
OF 24

**TODD & ASSOCIATES, INC.**  
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Scottsdale, Arizona  
REZONING SUBMITTAL  
Project No. 17-2031-01 Date 06-06-18



**7-ZN-2018**  
**06/07/18**



**PARKING DATA**

PARKING REQUIRED BY CITY OF SCOTTSDALE IS BASED ON UNIT TYPES BY BEDROOM COUNT

UNIT MIX		
1 BEDROOM UNITS		112 D.U.
2 BEDROOM UNITS		58 D.U.
3 BEDROOM UNITS		9 D.U.
<b>TOTAL DWELLING UNITS</b>		<b>179 D.U.</b>

VEHICULAR PARKING REQUIRED		
1 BEDROOM UNITS	112 D.U. x 1.3 P.S./D.U.	146 P.S.
2 BEDROOM UNITS	58 D.U. x 1.7 P.S./D.U.	99 P.S.
3 BEDROOM UNITS	9 D.U. x 1.9 P.S./D.U.	17 P.S.
<b>TOTAL UNITS</b>	<b>179 D.U.</b>	<b>262 P.S.</b>
		(1.46 P.S./D.U.)

**PARKING PROVIDED**

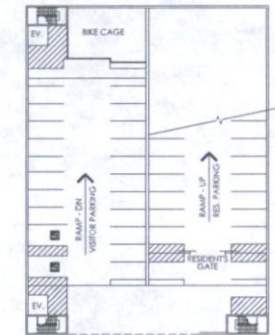
6 LEVEL PARKING GARAGE = 276 P.S.  
 ACCESSIBLE PARKING SPACES INCLUDED (2%) = (6 P.S.)

**PARKING SPACE TO UNIT RATIO** = 276 P.S. / 179 D.U. = 1.54 P.S./D.U.

**TYPICAL PARKING SPACE** 9'-0" x 18'-0"  
**TYPICAL ACCESSIBLE SPACE** 11'-0" x 20'-0"  
**TYPICAL DRIVE AISLE** 24'-0"

**BICYCLE PARKING REQUIRED**  
 1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 262/10 = 27 BICYCLE PARKING SPACES

**BICYCLE PARKING PROVIDED** = 340 BICYCLE P.S.  
**COMBINED RESIDENT & PUBLIC**

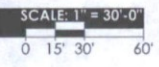


**BELOW GRADE PARKING**



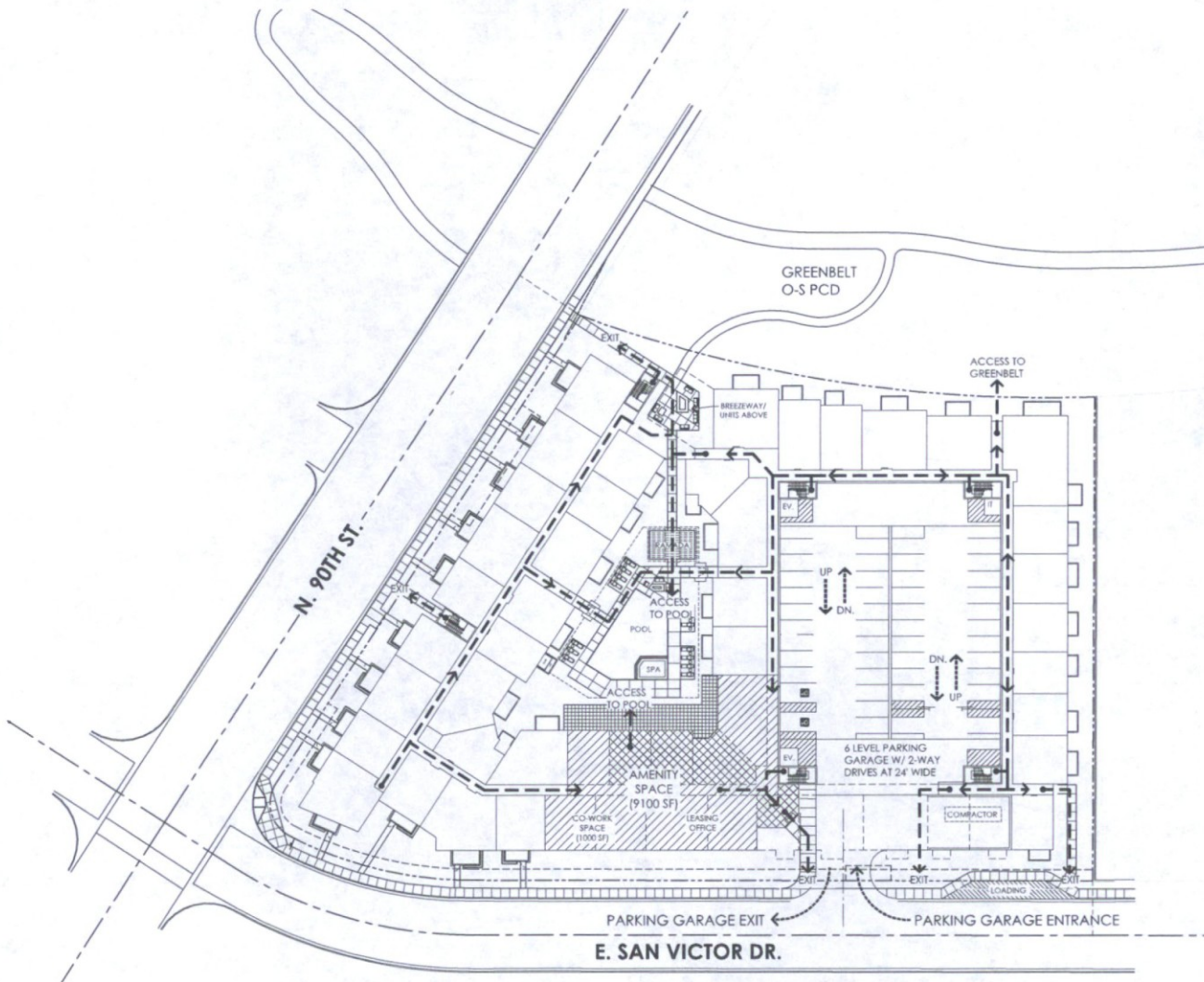
**PARKING PLAN**

**RESIDENCE AT 90TH ST. & SAN VICTOR**



SHEET  
**7**  
 OF 24

**7-ZN-2018**  
**06/07/18**

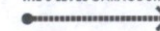


**CIRCULATION LEGEND**

PEDESTRIAN CIRCULATION ROUTES TO SAFE LOCATIONS IN EVENT OF FIRE OR EMERGENCY. (ROUTES TO BE I.R.C. AND CITY OF SCOTTSDALE COMPLIANT)



VEHICULAR CIRCULATION ROUTES INTO, OUT OF AND WITHIN THE 6 LEVEL GARAGE STRUCTURE



**PEDESTRIAN & VEHICULAR CIRCULATION PLAN**

**RESIDENCE AT 90TH ST. & SAN VICTOR**

SCALE: 1" = 30'-0"  
0 15' 30' 60'



SHEET  
8  
OF 24



EXISTING CONDITIONS PHOTO EXHIBIT

# RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 30'-0"  
0 15' 30' 60'



SHEET  
1  
OF 24

**TODD & ASSOCIATES, INC.**  
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Scottsdale, Arizona  
REZONING SUBMITTAL  
Project No. 17-2031-01 Date 06-06-18

**7-ZN-2018**  
**06/07/18**



RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



A1 - Viewing North Along 90th Street.JPG



A2 - Viewing East Along 90th Street.JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



A3 - Viewing South Along 90th Street.JPG



A4 - Viewing Across 90th Street.JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



B1 - Viewing North at NWC.JPG



B2 - View East at NWC.JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



B3 - Viewing South at NWC.JPG



B4 - Viewing West at NWC.JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



C1 - Viewing North at San Victor Drive.JPG



C2 - Viewing East Along San Victor Drive.JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



C3 - Viewing Across San Victor Drive.JPG



C4 - Viewing West Along San Victor Drive (Viewing Toward 90th Street).JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

Todd & Associates' Project No. 17-2031.01  
June 6, 2018



D1 - Viewing North Along 90th Street.JPG



D2 - Viewing East Along San Victor Drive.JPG

RESIDENCES AT 90TH STREET & SAN VICTOR DRIVE  
SCOTTSDALE, AZ  
EXISTING CONDITIONS PHOTO EXHIBIT

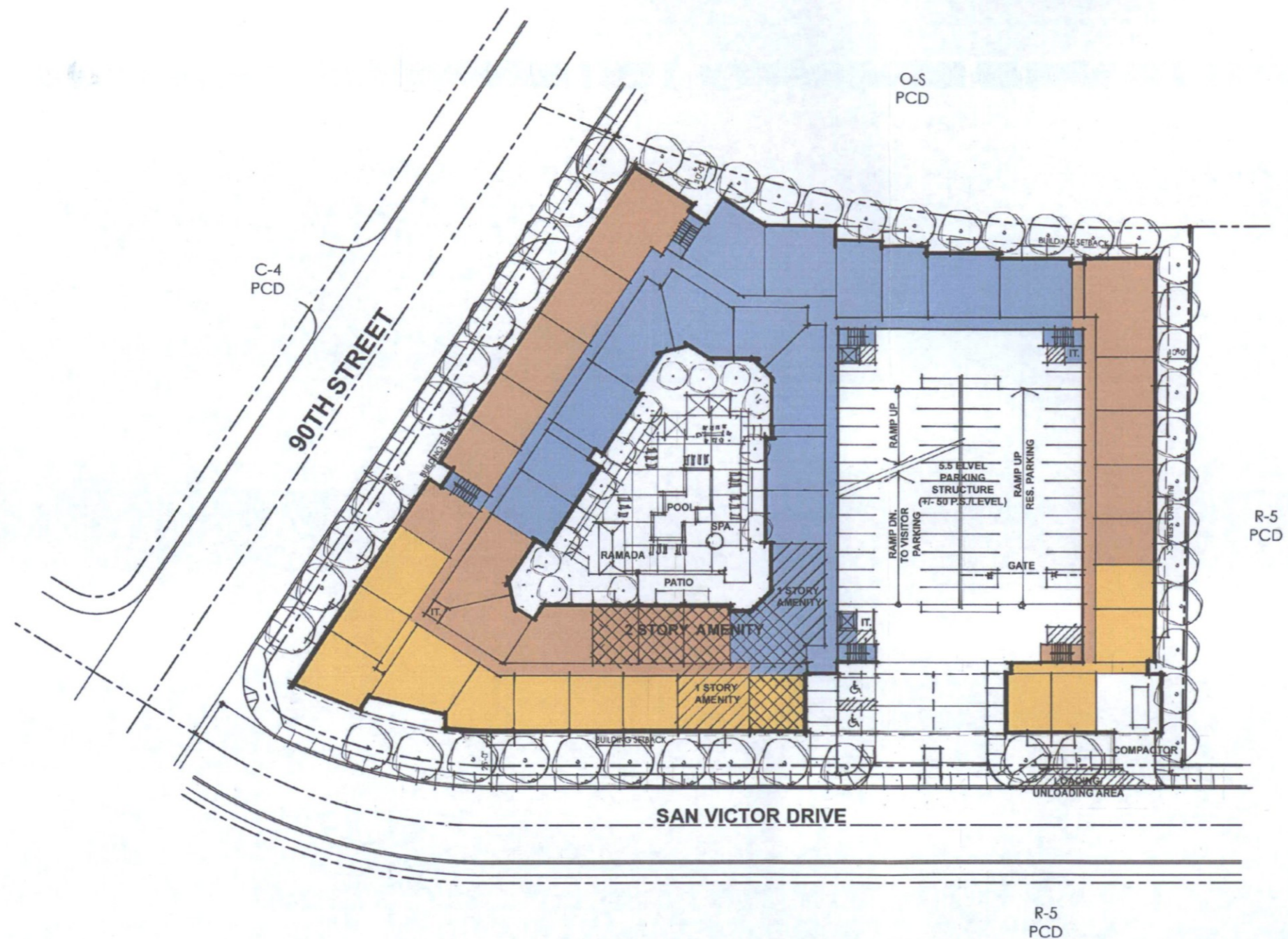
Todd & Associates' Project No. 17-2031.01  
June 6, 2018



D3 - Viewing Across San Victor Drive Along 90th Street.JPG



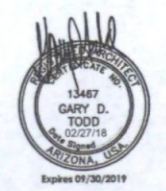
D4 - Viewing Across 90th Street and San Victor Drive.JPG



**PROJECT DATA**

<b>SITE AREA:</b>	
GROSS:	+/-3.23 ACRES
NET:	+/-2.56 ACRES
<b>ZONING</b>	
EXISTING:	C-O, PCD OVERLAY
PROPOSED:	R-5 / PCD OVERLAY (R-5 DEVELOPMENT STANDARDS WILL NEED TO BE AMENDED)
<b>BUILDING HEIGHT:</b>	
PROPOSED:	MAX. +/-60' (3, 4 & 5 STORIES)
<b>DWELLING UNITS:</b>	183 D.U.
<b>PROPOSED SETBACK:</b>	
FRONT ( 90TH ST.):	25'
SOUTH ( SAN VICTOR):	25'
EAST PROPERTY LINE:	10'
NORTH PROPERTY LINE:	10'

- 3 STORY
- 4 STORY
- 5 STORY



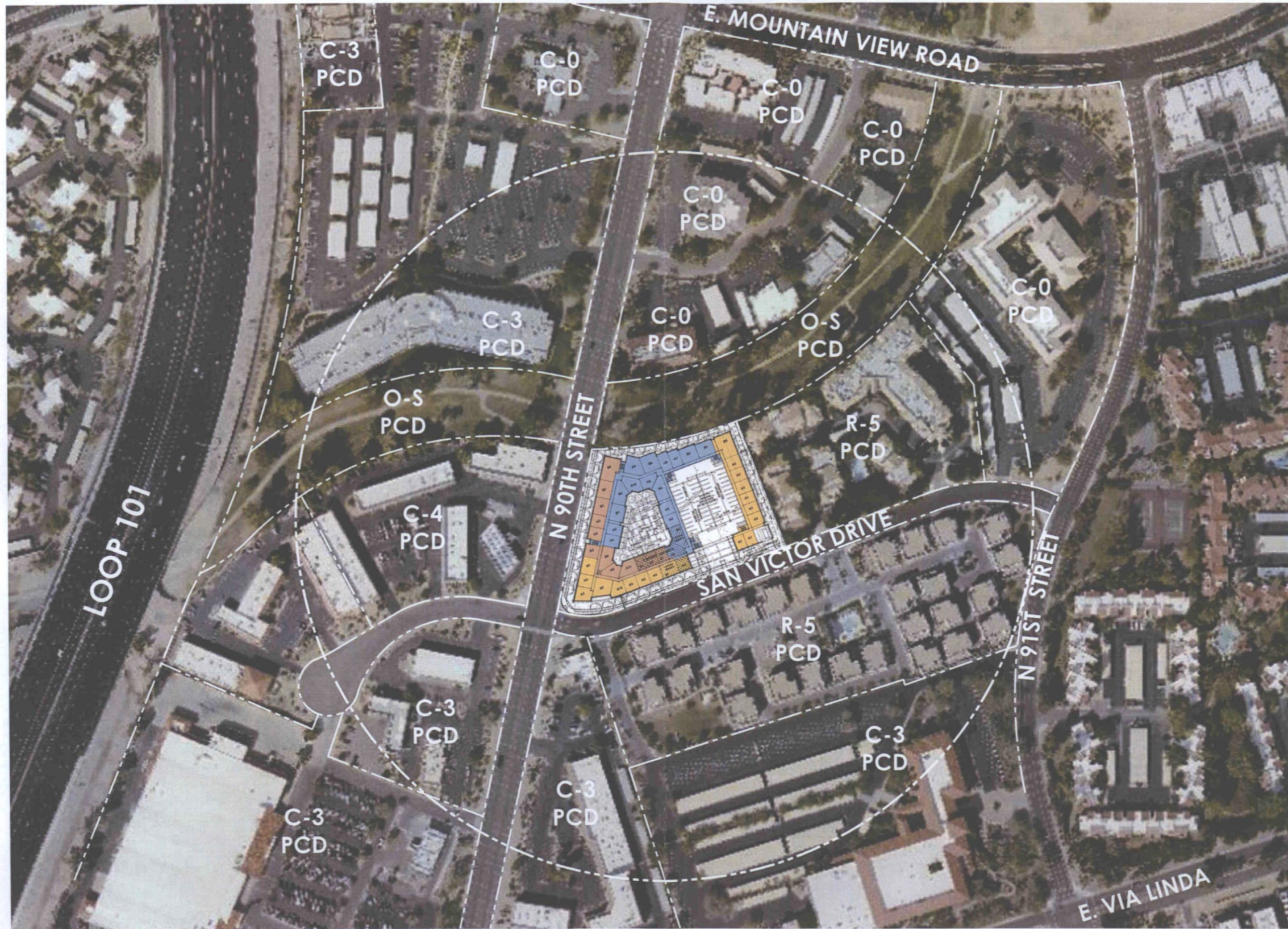
SCALE: 1"=30'-0"



**CONCEPTUAL SITE PLAN**

**APARTMENTS - NEC 90TH ST. AND SAN VICTOR**

**7-ZN-2018**  
**06/07/18**



CONTEXT AERIAL SITE PLAN

SCALE: 1"=100'-0"



# APARTMENTS - NEC 90TH ST. AND SAN VICTOR

7-ZN-2018  
06/07/18