

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE MONUMENT LINE OF SAN VICTOR DRIVE AS SHOWN ON THE PLAT OF DEDICATION OF RIGHT-OF-WAY FOR STREETS, RECORDED IN BOOK 250, PAGE 46, MCR, USING A BEARING OF NORTH 68°56'00" EAST

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5' EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 02 MINUTES 33 SECONDS EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 33 MINUTES 44 SECONDS, FOR A DISTANCE OF 386.97 FEET;

THENCE NORTH 60 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 413.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 823.50 FEET, THE CENTER OF WHICH BEARS NORTH 60 DEGREES 23 MINUTES 43 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 13 SECONDS, FOR A DISTANCE OF 54.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 56 DEGREES 35 MINUTES 30 SECONDS WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 52 MINUTES 46 SECONDS, FOR A DISTANCE OF 1045.09 FEET;

THENCE SOUTH 03 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 74 DEGREES 49 MINUTES 09 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 13 SECONDS, FOR A DISTANCE OF 806.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 28 DEGREES 35 MINUTES 56 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 22 SECONDS, FOR A DISTANCE OF 72.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 21 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 267.13 FEET;

THENCE SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 342.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 02 MINUTES 27 SECONDS, FOR A DISTANCE OF 103.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CENTER OF WHICH BEARS NORTH 05 DEGREES 58 MINUTES 27 SECONDS EAST;

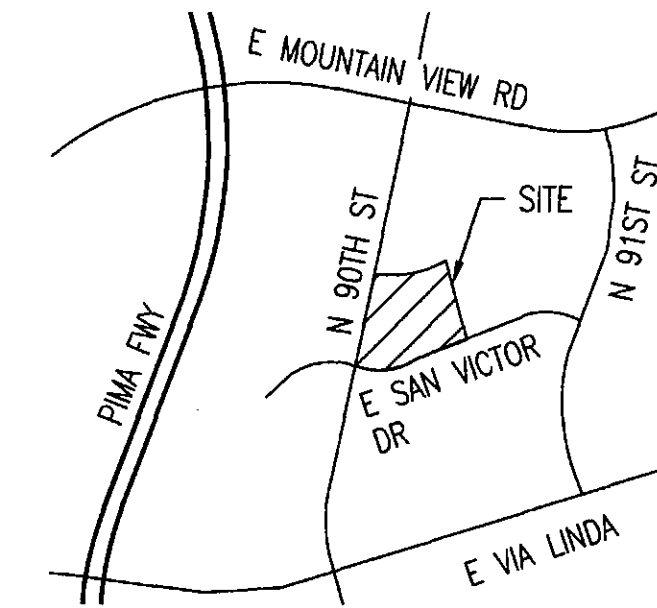
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95 DEGREES 44 MINUTES 21 SECONDS, FOR A DISTANCE OF 33.42 FEET;

THENCE NORTH 11 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF 308.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 01 MINUTES 45 SECONDS WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 49 SECONDS, FOR A DISTANCE OF 288.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ALL MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND.

**RESIDENCE AT 90TH ST. & SAN VICTOR
PRELIMINARY GRADING PLAN
SCOTTSDALE, AZ**



VICINITY MAP
SCALE: NTS

DEVELOPER
WOOD PARTNERS
8777 E. VIA DE VENTURA, SUITE #201
SCOTTSDALE, ARIZONA 85258
PHONE: 480-607-0622
ATTN: CLAY RICHARDSON

ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR. SUITE #101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH

BENCHMARK
BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT INTERSECTION SHEA BOULEVARD AND 92ND STREET.
ELEVATION = 1372.195' NAVD 88

KEY NOTES

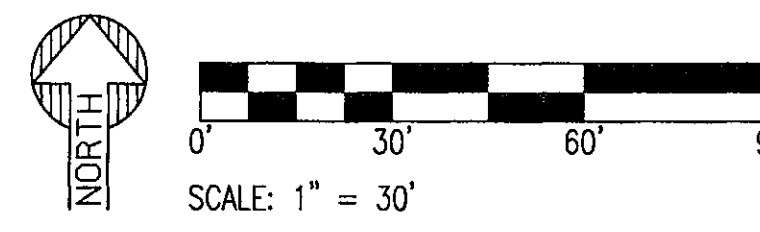
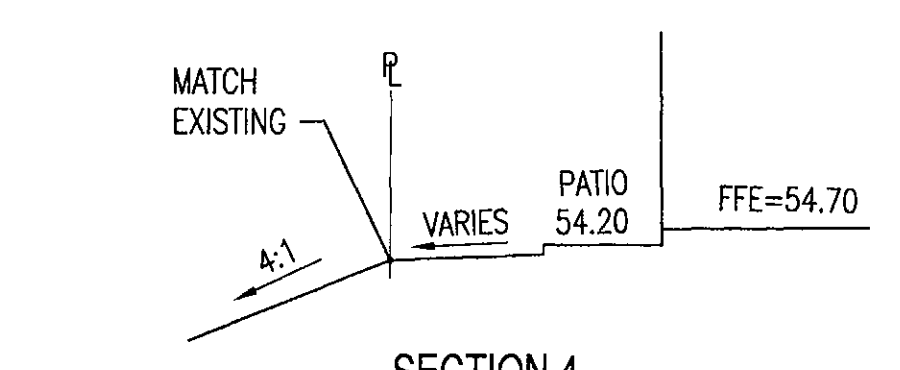
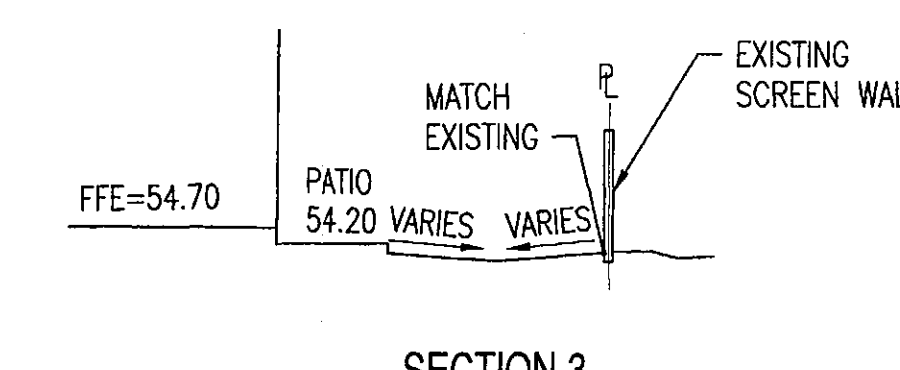
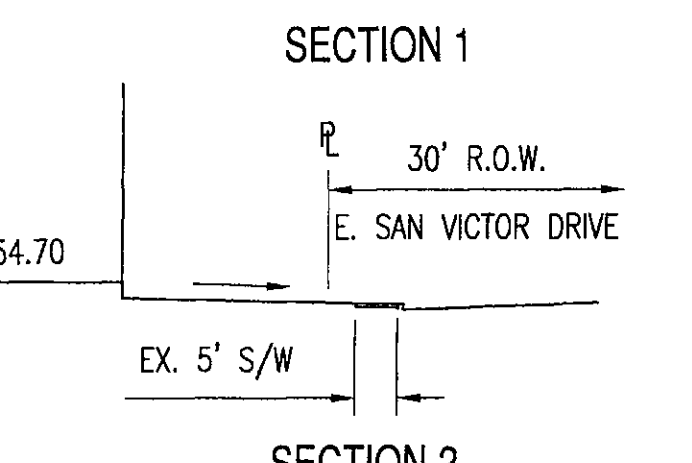
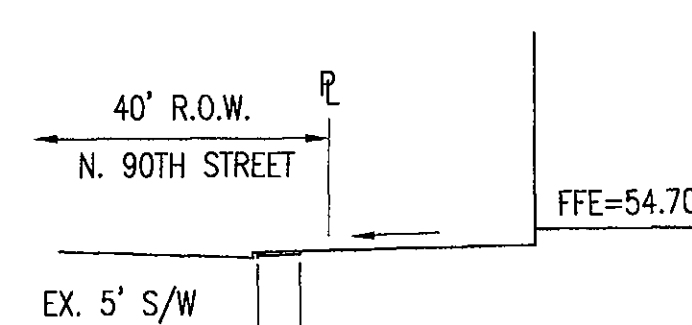
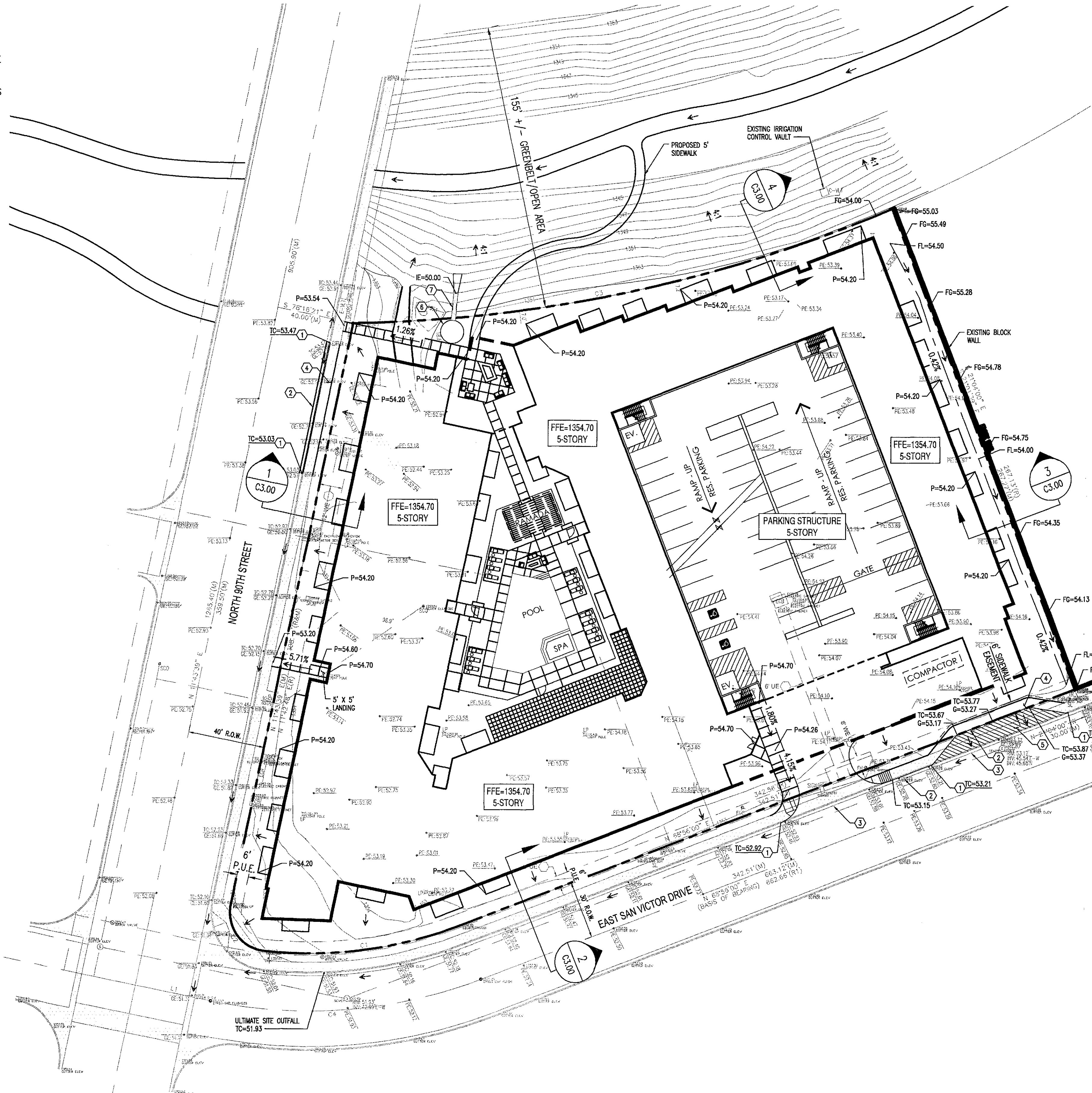
- 1 MATCH EXISTING GRADE
- 2 NEW 6" CURB AND GUTTER
- 3 REMOVE EXISTING CURB AND REPLACE 2' WIDE VALLEY GUTTER
- 4 NEW 5' WIDE SIDEWALK
- 5 REMOVE EXISTING SIDEWALK
- 6 STORMCEPTOR STC7200
- 7 24" DIA. HDPE STORM PIPE

PROPOSED LEGEND

- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- ==== CURB & GUTTER
- - - - PUBLIC UTILITY EASEMENT (P.U.E.)
- ==== STORM PIPE
- STORMCEPTOR
- FLOW ARROWS
- FG FINISHED GRADE
- FL FLOW LINE
- IE INVERT ELEVATION

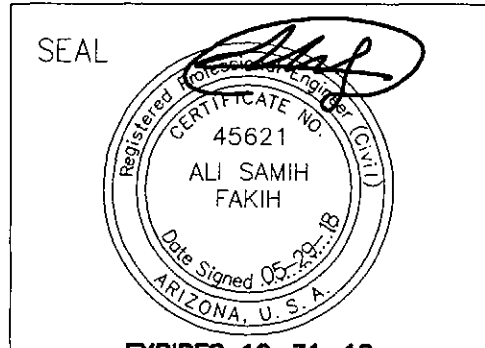
EXISTING LEGEND

- × SPOT ELEVATION
- ⊕ FIRE HYDRANT
- - - - CENTER LINE
- ==== PROPERTY LINE



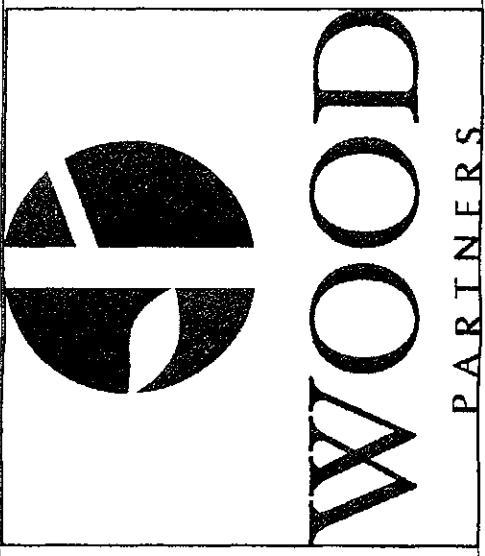
Call at least two full working days before you begin excavation
ARIZONA811
800-485-4343
800-485-4343
800-485-4343

NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS AND FOR INCORPORATING THEM INTO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SCOTTSDALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SCOTTSDALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SCOTTSDALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SCOTTSDALE.



EXPIRES 12-31-18
PREPARED UNDER THE DIRECT SUPERVISION OF ALI SAMIH FAKIH, P.E.
ARIZONA REGISTRATION NO. 45621
FOR AND ON BEHALF OF
SUSTAINABILITY ENGINEERING GROUP, LLC

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.ASESEG.COM TEL: 480.588.7226



PROJECT: RESIDENCE AT 90TH ST. & SAN VICTOR
LOCATION: N 90TH ST & E SAN VICTOR DR, SCOTTSDALE, AZ 85258

DRAWN: SANTIAGO
DESIGNED: SANTIAGO
CHECKED: COUNSELL
PROJ. MGR.: FAKIH

DATE: 05/29/2018
ISSUED FOR:
REVISION NO.:
DATE:

JOB NO.: 180211
SHEET TITLE: PRELIMINARY GRADING PLAN

SHEET NO.: C3.00

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

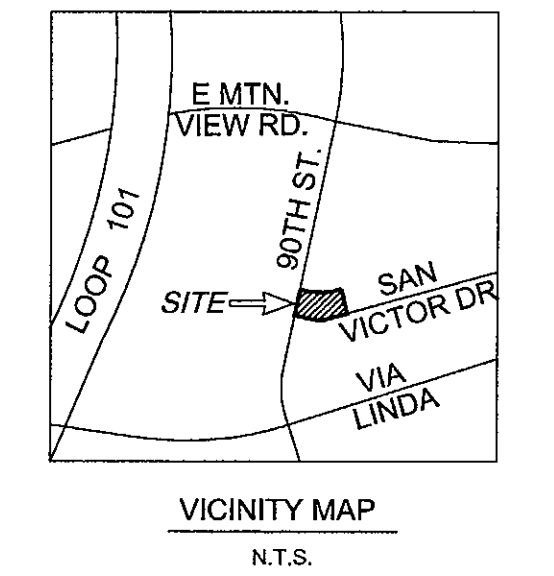
X:\PROJECTS\WOOD PARTNERS\ALTA SAN VICTOR SCOTTSDALE 180211\11 CAD (SEC)\11.2 ENTITLEMENT-PLANNING\C3.00.DWG

ALTA/NSPS LAND TITLE SURVEY

OF

9449 N 90TH STREET
SCOTTSDALE, ARIZONA

BEING
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

PARCEL DESCRIPTION

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EXCEPT ALL MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND.

SCHEDULE "B" ITEMS

- Taxes for the full year of 2018.
(The first half is due October 1, 2018 and is delinquent November 1, 2018. The second half is due March 1, 2019 and is delinquent May 1, 2019.)
- Any charge upon said land by reason of its inclusion in McCormick Ranch Property Owners Association. (All assessments due and payable are paid.)
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- 4 Declaration of Covenants, Conditions, Restrictions and Easements which contains provisions for a private charge or assessments, recorded in Docket 9148, Page 706; recorded as 84-336089 of Official Records and recorded as 87-348552 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
AFFECTS SUBJECT PROPERTY (ITEM BLANKET IN NATURE; NOT PLOTTED)
- 5 An easement for waterline and incidental purposes in the document recorded as 85-012968 of Official Records.
AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)
- 6 An easement for electric lines and incidental purposes in the document recorded as 85-033451 of Official Records.
AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)
- All matters as set forth in Survey, recorded as Book 639 of Surveys, Page 17.
- Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____, designated Job Number _____:
- The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
- Water rights, claims or title to water, whether or not shown by the public records.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-886054-PHX1, WITH AN EFFECTIVE DATE OF MAY 24, 2018.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON MARCH 17, 2018.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- AREA IS 108,899.3 SQUARE FEET OR 2.500 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

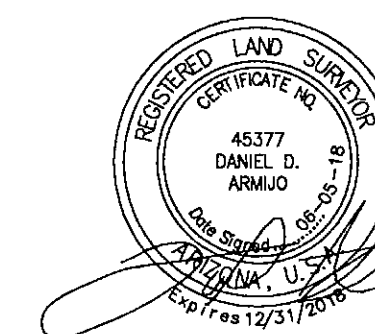
BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE MONUMENT LINE OF SAN VICTOR DRIVE AS SHOWN ON THE PLAT OF DEDICATION OF RIGHT-OF-WAY FOR STREETS, RECORDED IN BOOK 250, PAGE 46, MCR, USING A BEARING OF NORTH 68°56'00" EAST.

CERTIFICATION

To: WP WEST ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY
SAN VICTOR LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

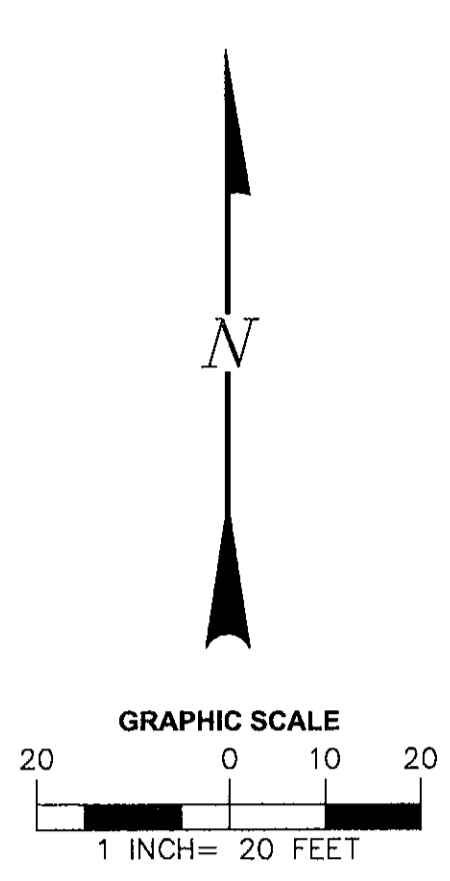
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 17, 2018.



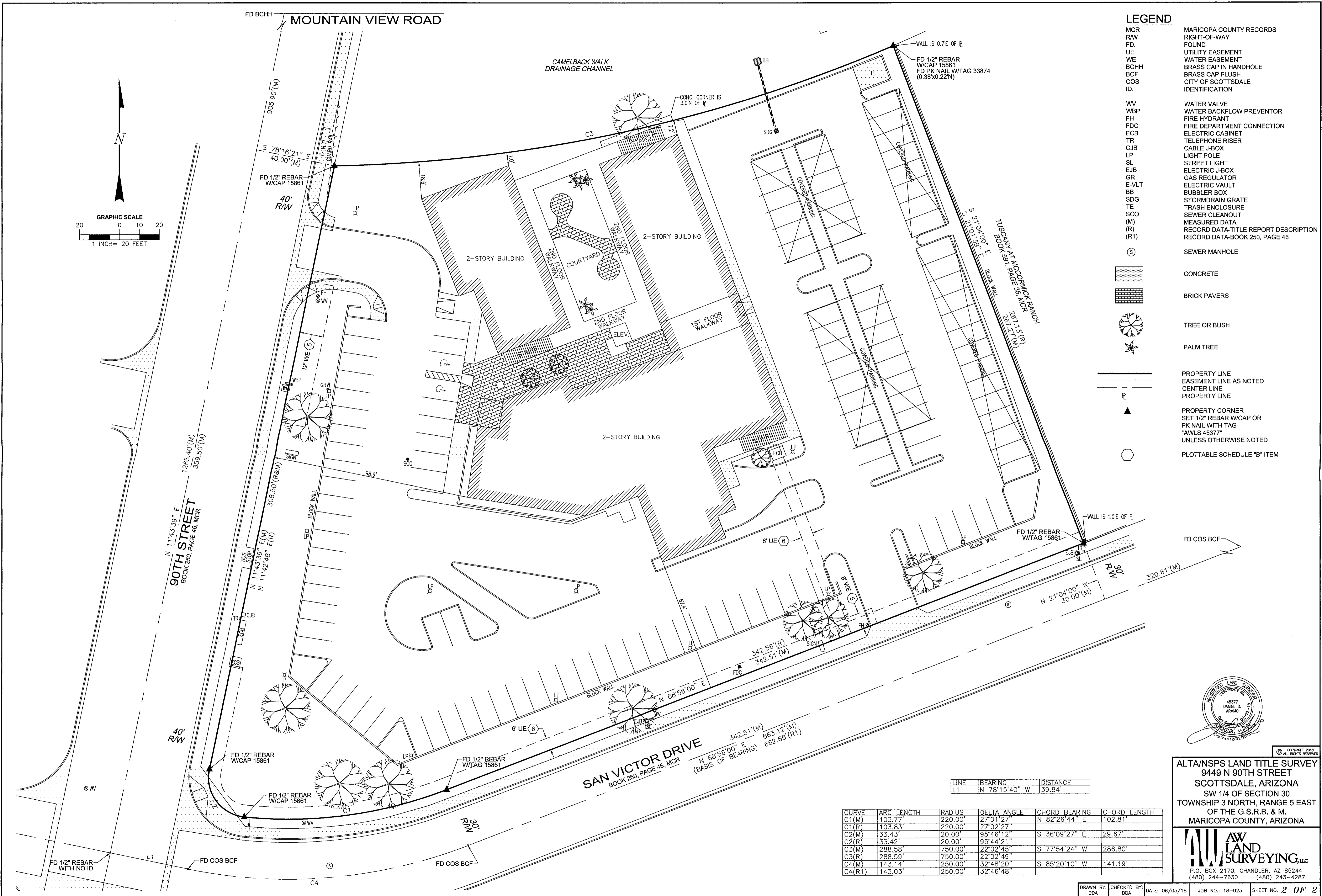
ALTA/NSPS LAND TITLE SURVEY
9449 N 90TH STREET
SCOTTSDALE, ARIZONA
SW 1/4 OF SECTION 30
TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 06/05/18 JOB NO.: 18-023 SHEET NO. 1 OF 2



- LEGEND**
- MCR MARICOPA COUNTY RECORDS
 - R/W RIGHT-OF-WAY
 - FD FOUND
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - BCHH BRASS CAP IN HANDHOLE
 - BCF BRASS CAP FLUSH
 - COS CITY OF SCOTTSDALE IDENTIFICATION
 - WV WATER VALVE
 - WBP WATER BACKFLOW PREVENTOR
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - ECB ELECTRIC CABINET
 - TR TELEPHONE RISER
 - CJB CABLE J-BOX
 - LP LIGHT POLE
 - SL STREET LIGHT
 - EJB ELECTRIC J-BOX
 - GR GAS REGULATOR
 - E-VLT ELECTRIC VAULT
 - BB BUBBLER BOX
 - SDG STORMDRAIN GRATE
 - TE TRASH ENCLOSURE
 - SCO SEWER CLEANOUT
 - (M) MEASURED DATA
 - (R) RECORD DATA-TITLE REPORT DESCRIPTION
 - (R1) RECORD DATA-BOOK 250, PAGE 46
 - (S) SEWER MANHOLE
 - [Concrete Pattern] CONCRETE
 - [Brick Pattern] BRICK PAVERS
 - [Tree Symbol] TREE OR BUSH
 - [Palm Tree Symbol] PALM TREE
 - [Dashed Line] PROPERTY LINE
 - [Dotted Line] EASEMENT LINE AS NOTED
 - [Dash-dot Line] CENTER LINE
 - [Solid Line] PROPERTY LINE
 - [Triangle] PROPERTY CORNER
 - [Square] SET 1/2" REBAR W/CAP OR PK NAIL WITH TAG
 - [Star] "AWLS 4537" UNLESS OTHERWISE NOTED
 - [Hexagon] PLOTTABLE SCHEDULE "B" ITEM



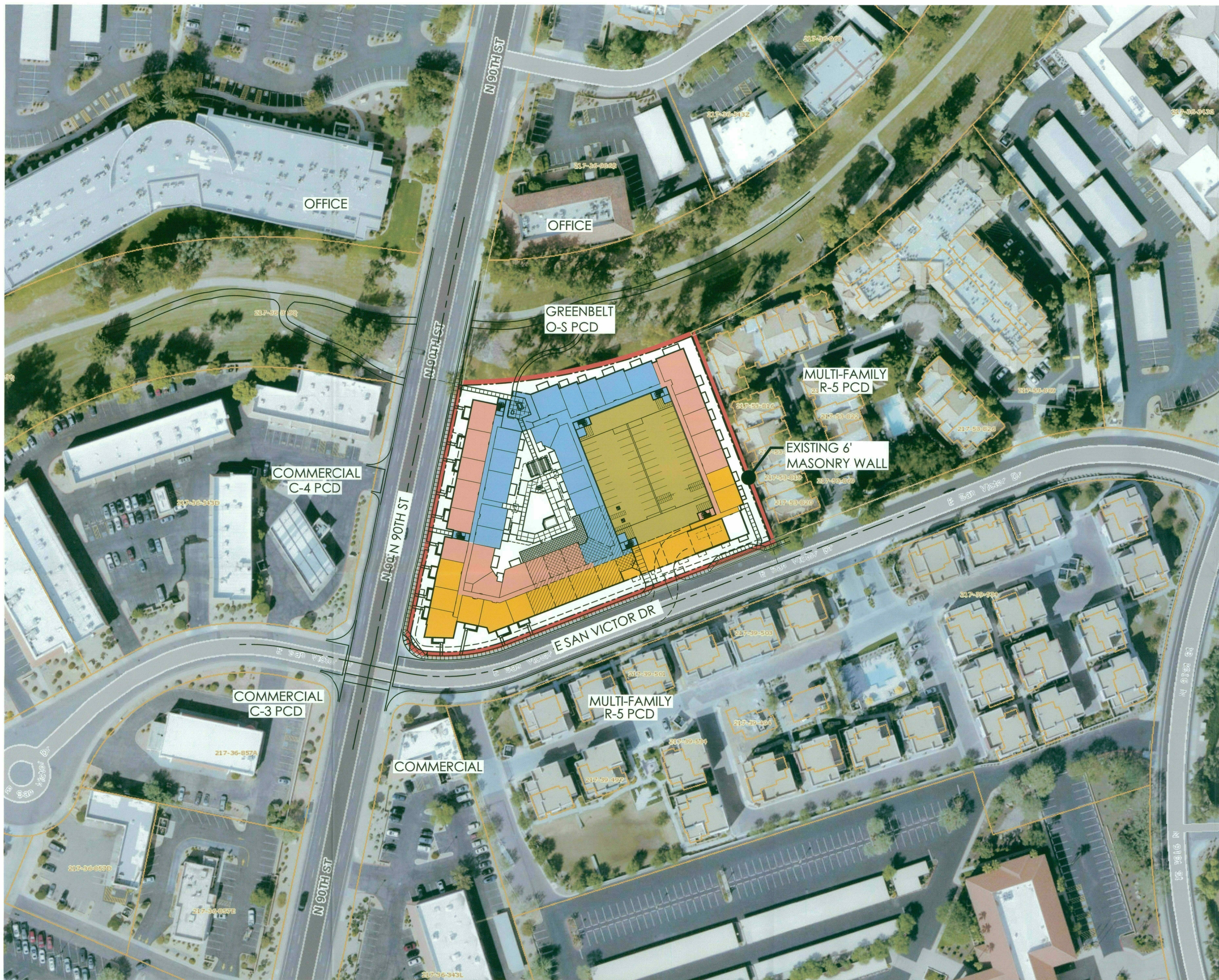
LINE	BEARING	DISTANCE
L1	N 78°15'40" W	39.84'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	103.77'	220.00'	27°01'27"	N 82°26'44" E	102.81'
C1(R)	103.83'	220.00'	27°02'27"		
C2(M)	33.43'	20.00'	95°46'12"	S 36°09'27" E	29.67'
C2(R)	33.42'	20.00'	95°44'21"		
C3(M)	288.58'	750.00'	22°02'45"	S 77°54'24" W	286.80'
C3(R)	288.59'	750.00'	22°02'49"		
C4(M)	143.14'	250.00'	32°48'20"	S 85°20'10" W	141.19'
C4(R1)	143.03'	250.00'	32°46'48"		



ALTA/NSPS LAND TITLE SURVEY
 9449 N 90TH STREET
 SCOTTSDALE, ARIZONA
 SW 1/4 OF SECTION 30
 TOWNSHIP 3 NORTH, RANGE 5 EAST
 OF THE G.S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
 P.O. BOX 2170, CHANDLER, AZ 85244
 (480) 244-7630 (480) 243-4287



BUILDING HEIGHTS

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

CONTEXT AERIAL

RESIDENCE AT 90TH ST. & SAN VICTOR

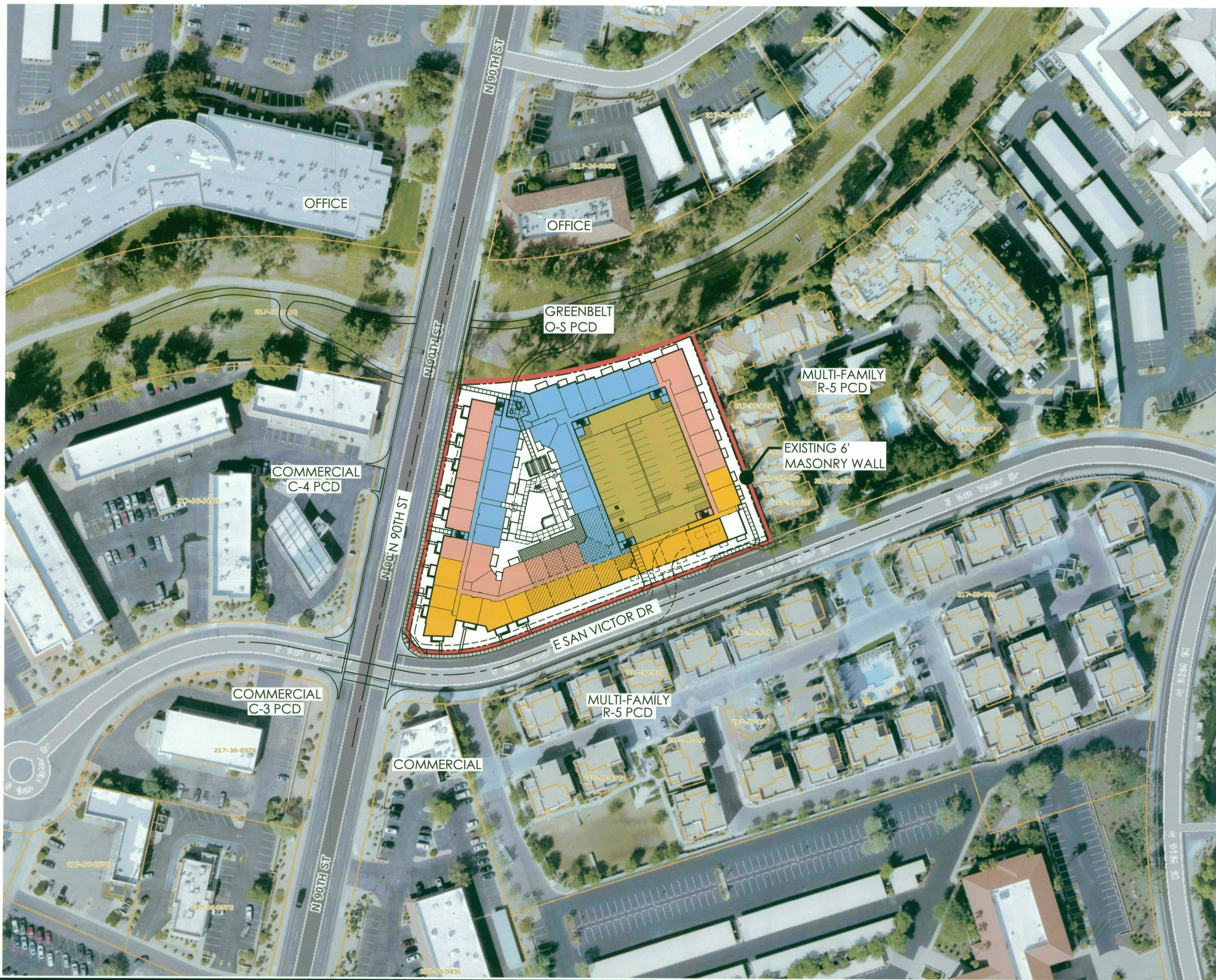
SCALE: 1" = 60'-0"
0 30' 60' 120'



SHEET
3
OF 24



7-ZN-2018
06/07/18



BUILDING HEIGHTS

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

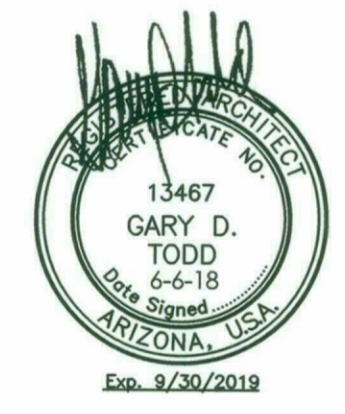
CONTEXT AERIAL

RESIDENCE AT 90TH ST. & SAN VICTOR

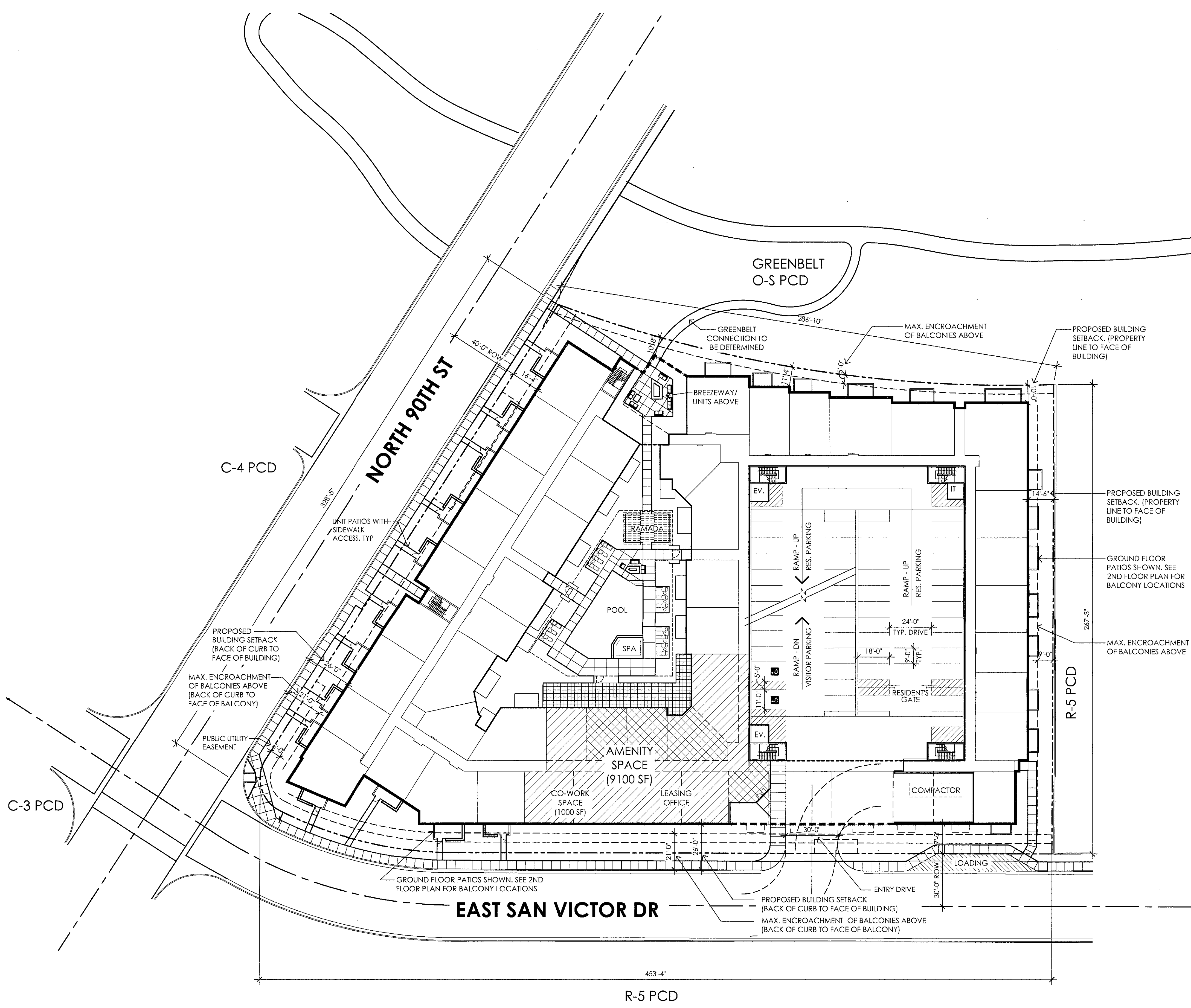
SCALE: 1" = 60'-0"
 0 30' 60' 120'



SHEET
3
 OF 24



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 (+/-137,650 SF)
NET SITE AREA	+/- 2.50 AC (+/-108,900 SF)
EXISTING ZONING	C-O, PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY
PROPOSED SETBACKS	
FRONT (90TH ST):	26' MIN, 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	26' MIN, 26'-4" AVERAGE*
EAST PROPERTY LINE:	14'-6" MIN, 14'-4" AVERAGE*
NORTH PROPERTY LINE:	10' MIN, 12'-4" AVERAGE*
*SETBACK AVERAGES INCLUDE BALCONY ENCROACHMENTS	
BUILDING HEIGHT	±66'-0"
DWELLING UNITS	179 D.U.
GROSS FLOOR AREA (SF)	
1ST:	50,136
2ND:	48,982
3RD:	56,062
4TH:	39,169
5TH:	20,760
TOTAL:	215,109 SF

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.
TOTAL DWELLING UNITS			
179 D.U.			
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.
TOTAL UNITS			262 P.S.
			(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

COMBINED RESIDENT & PUBLIC = ±40 BICYCLE P.S.

OPEN SPACE DATA (SEE SHEET 7)

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

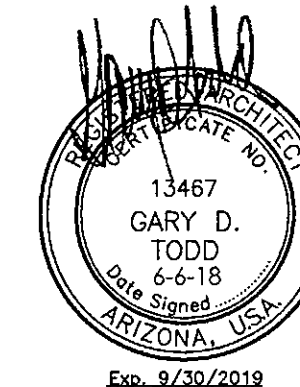
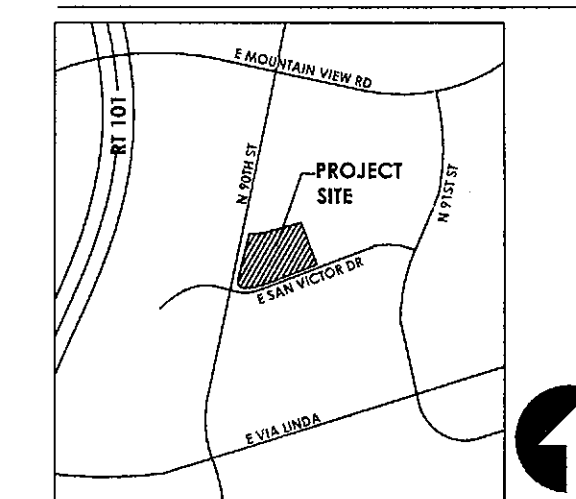
PRIVATE OUTDOOR LIVING SPACE

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.

VICINITY MAP

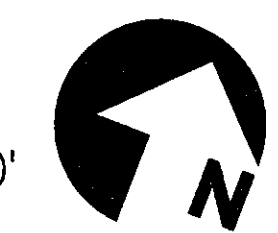


CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 30'-0"

0 15' 30' 60'



SHEET 4 OF 24

SITE DATA

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
PARCEL ADDRESS	9449 N 90TH ST, SCOTTSDALE AZ
GROSS SITE AREA	+/- 3.16 AC (+/-137,650 SF)
NET SITE AREA	+/- 2.50 AC (+/-108,900 SF)
EXISTING ZONING	C-O,PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY
PROPOSED SETBACKS	
FRONT (90TH ST):	26' MIN, 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	26' MIN, 26'-4" AVERAGE*
EAST PROPERTY LINE:	14'-6" MIN, 14'-4" AVERAGE*
NORTH PROPERTY LINE:	10' MIN, 12'-4" AVERAGE*
*SETBACK AVERAGES INCLUDE BALCONY ENCROACHMENTS	
BUILDING HEIGHT	±66'-0"
DWELLING UNITS	179 D.U.
GROSS FLOOR AREA (SF)	
1ST:	50,136
2ND:	48,982
3RD:	56,062
4TH:	39,169
5TH:	20,760
TOTAL:	215,109 SF

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.
TOTAL DWELLING UNITS			179 D.U.
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.
TOTAL UNITS	179 D.U.		262 P.S.
			(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 = 27 BICYCLE PARKING SPACES

COMBINED RESIDENT & PUBLIC = ±40 BICYCLE P.S.

OPEN SPACE DATA (SEE SHEET 7)

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

OPEN SPACE PROVIDED:

- COMMON AREA = 17,869 SF
- USEABLE COMMON AREA (POOL COURTYARD) = 11,721 SF
- TOTAL OPEN SPACE PROVIDED: 29,590 SF

(INCLUDES ALL COMMON OPEN SPACE AREAS)

TOTAL LANDSCAPE SPACE PROVIDED: 29,590 SF (21.5% OF GROSS SF)

(INCLUDES ALL COMMON OPEN SPACE AREAS)

PRIVATE OUTDOOR LIVING SPACE

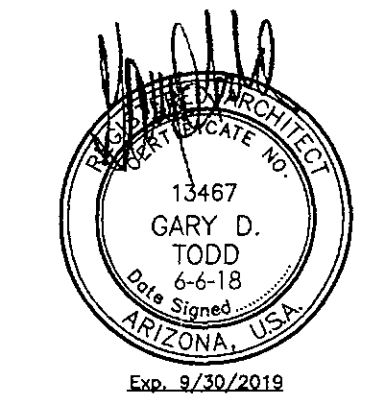
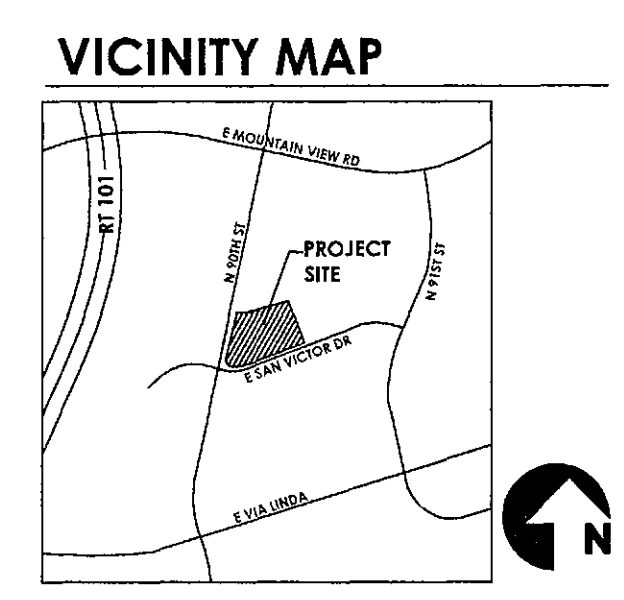
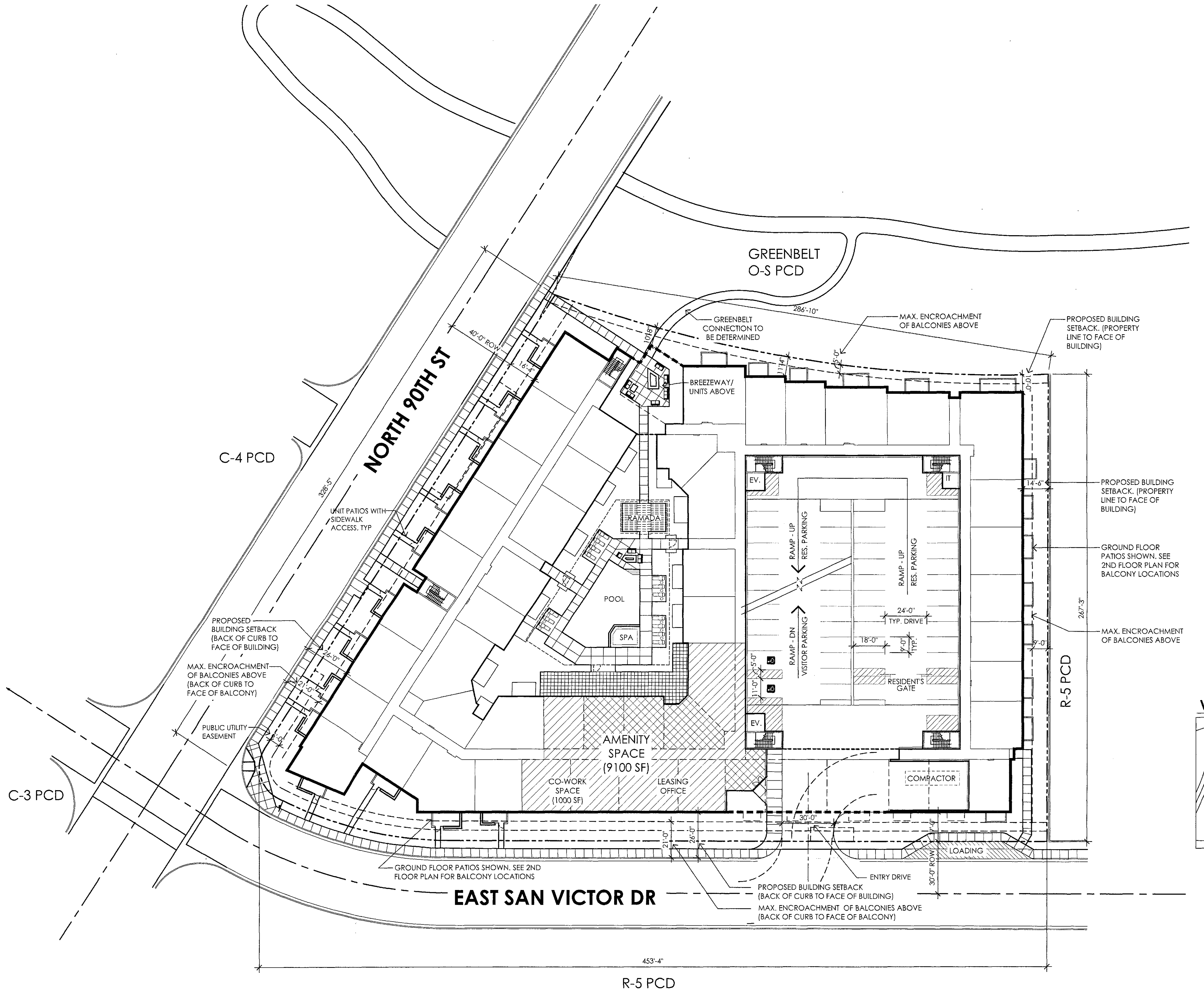
REQUIRED PRIVATE OUTDOOR LIVING SPACE: 5% MINIMUM OF GROSS UNIT FLOOR AREA, REQUIRED AT ALL UNITS

PROVIDED PRIVATE OUTDOOR LIVING SPACE:

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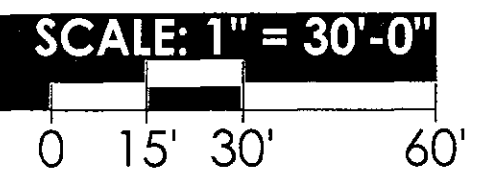
SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.

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

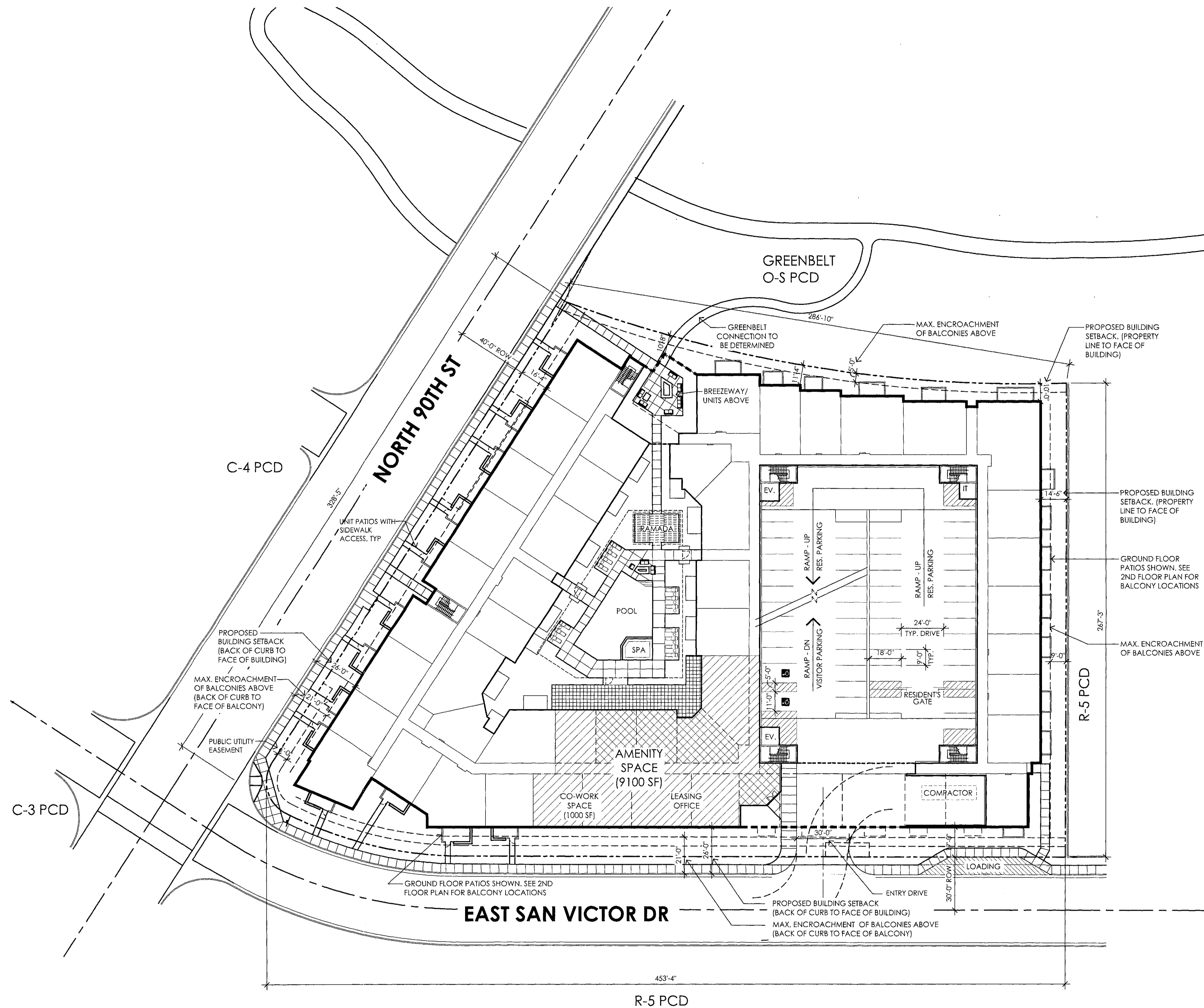


CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET 4 OF 24



SITE DATA

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
PARCEL ADDRESS	9449 N 90TH ST, SCOTTSDALE AZ
GROSS SITE AREA	+/- 3.16 AC (+/-137,650 SF)
NET SITE AREA	+/- 2.50 AC (+/-108,900 SF)
EXISTING ZONING	C-O,PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY
PROPOSED SETBACKS	
FRONT (90TH ST):	26' MIN, 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	26' MIN, 26'-4" AVERAGE*
EAST PROPERTY LINE:	14'-6" MIN, 14'-4" AVERAGE*
NORTH PROPERTY LINE:	10' MIN, 12'-4" AVERAGE*
*SETBACK AVERAGES INCLUDE BALCONY ENCROACHMENTS	
BUILDING HEIGHT	±66'-0"
DWELLING UNITS	179 D.U.
GROSS FLOOR AREA (SF)	
1ST:	50,134
2ND:	48,982
3RD:	56,062
4TH:	39,169
5TH:	20,760
TOTAL:	215,109 SF

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.
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TOTAL DWELLING UNITS			
179 D.U.			
VEHICULAR PARKING REQUIRED			
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TOTAL UNITS			262 P.S.
			(1.46 P.S. / D.U.)

PARKING PROVIDED

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ACCESSIBLE PARKING SPACES INCLUDED (2%) - (6 P.S.)	
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	276 P.S. / 179 D.U.
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TOTAL LANDSCAPE SPACE PROVIDED:

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PRIVATE OUTDOOR LIVING SPACE

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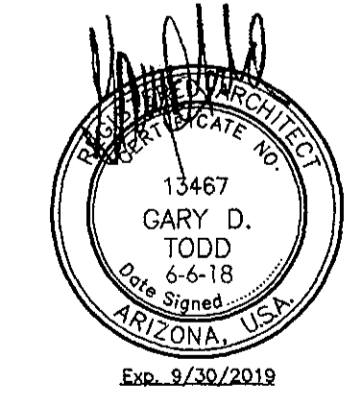
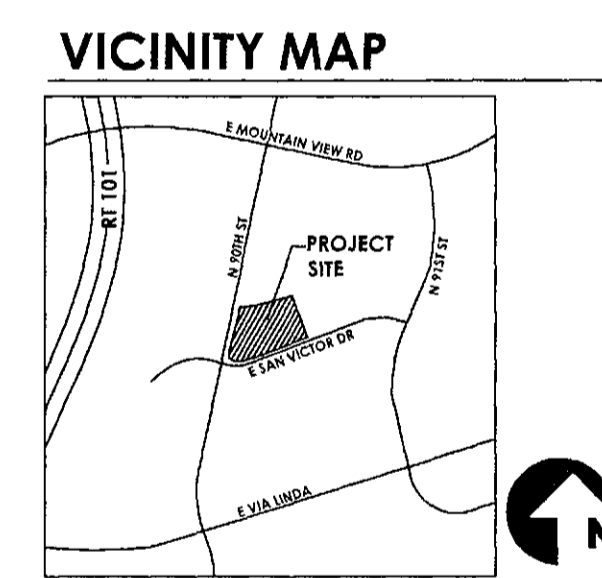
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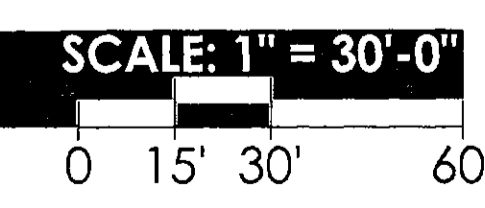
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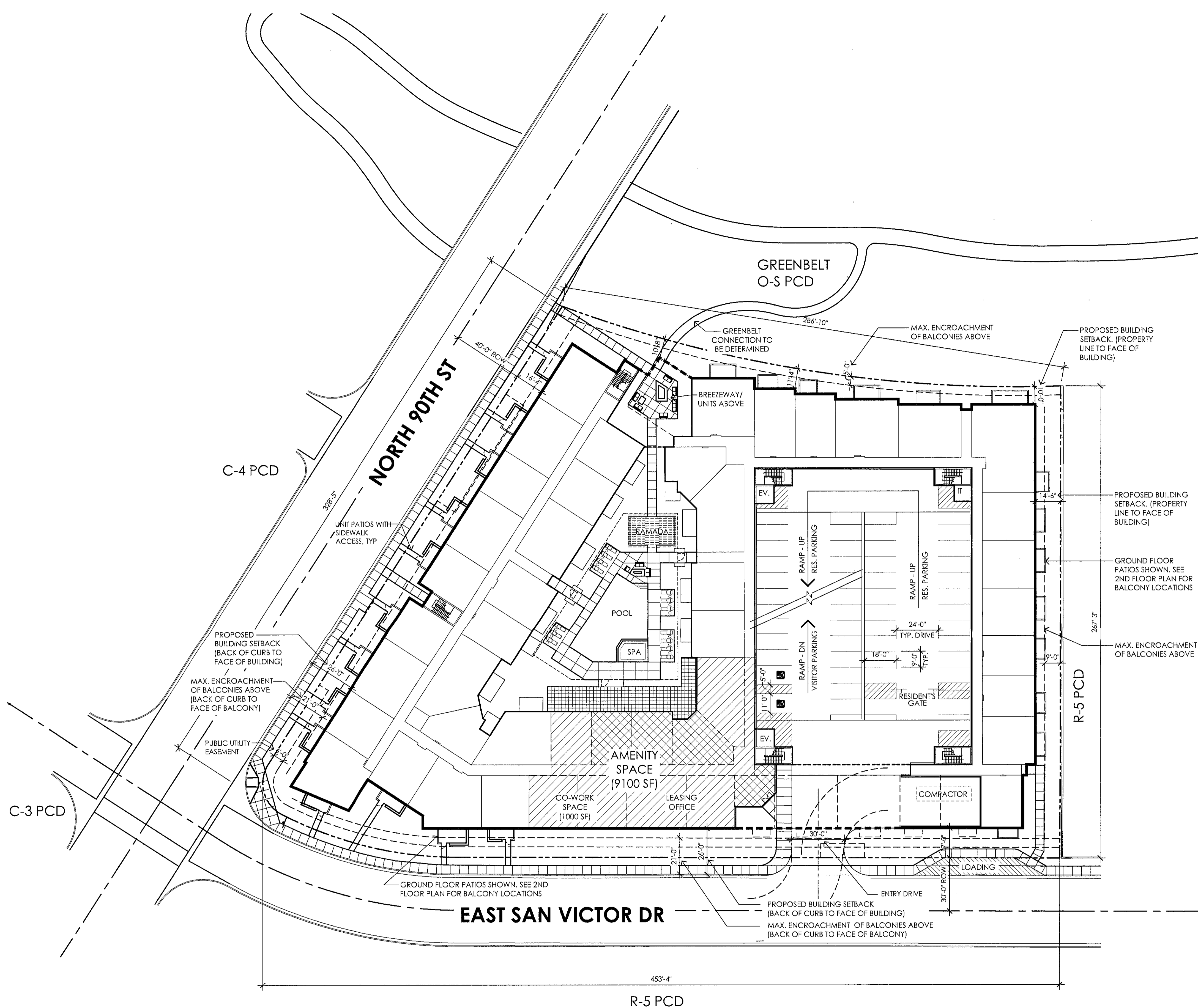


CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET 4 OF 24



SITE DATA

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
PARCEL ADDRESS	9449 N 90TH ST, SCOTTSDALE AZ
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DWELLING UNITS	179 D.U.
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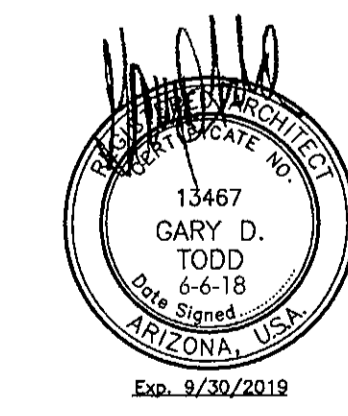
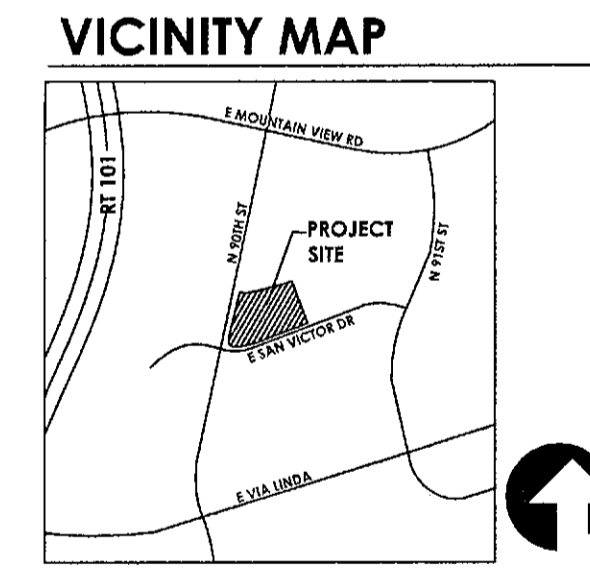
TOTAL LANDSCAPE SPACE PROVIDED: 29,590 SF (21.5% OF GROSS SF)
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PRIVATE OUTDOOR LIVING SPACE

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

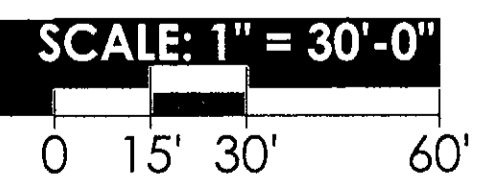
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 SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.

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



CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

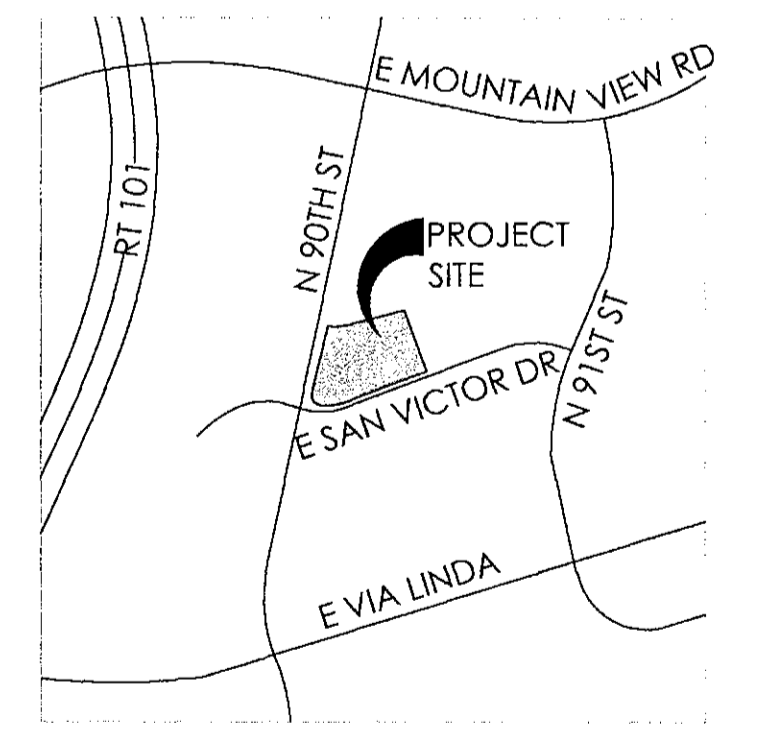
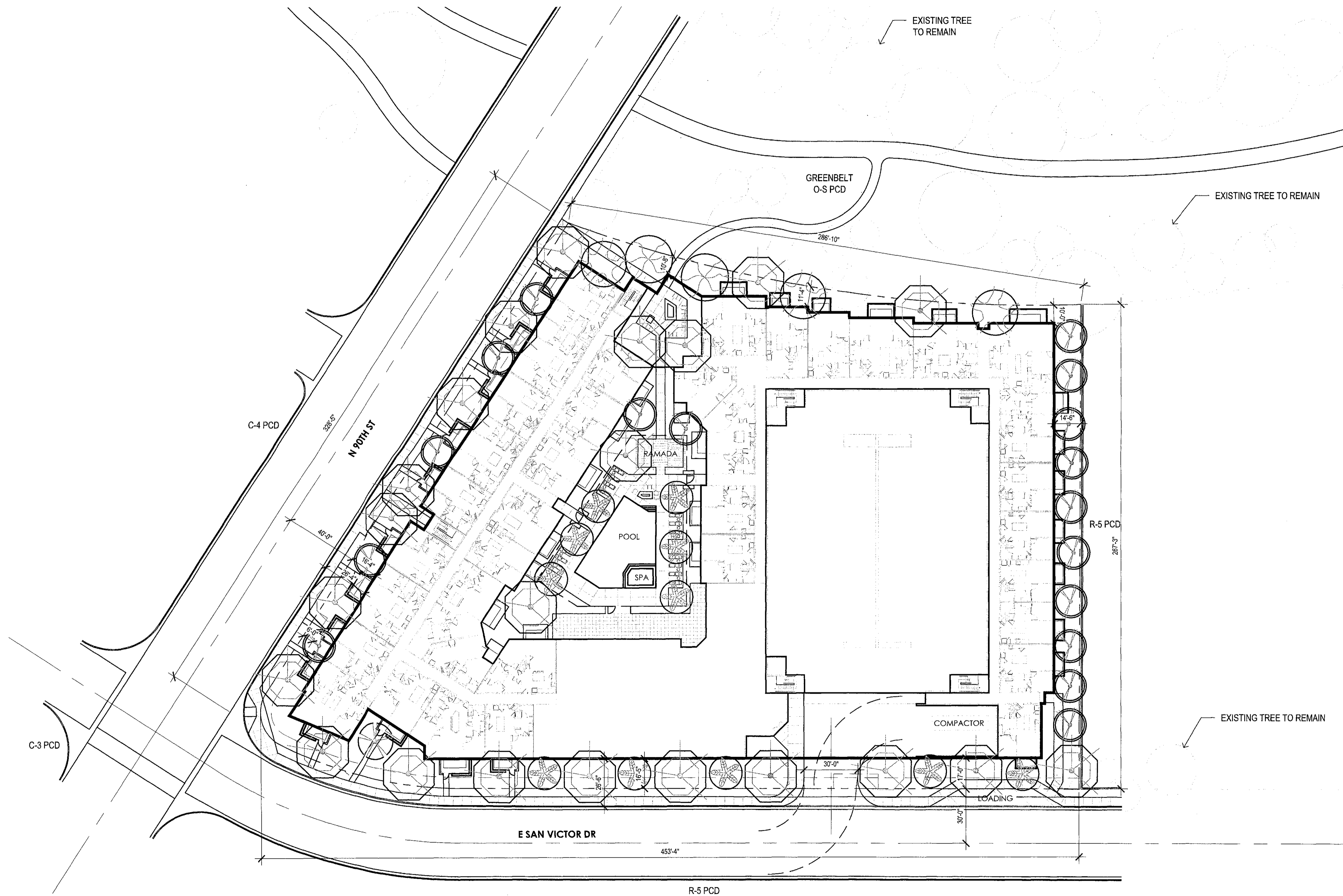


SHEET 4 OF 24

PLANT MATERIALS LEGEND

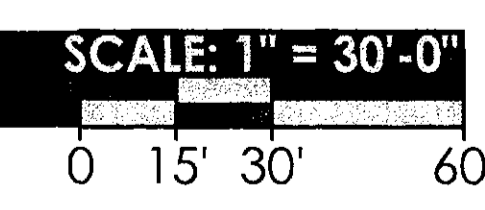
Trees			
	Acacia aneura		
	Mulga Acacia		
	Acacia willardiana		
	Palto Blanco		
	Caesalpinia cacalaco		
	Thornless Casahuate		
	Chitalpa tashkinensis		
	Chitalpa		
	Olea europea		
	Fruitless Olive		
	Parkinsonia hybrid		
	Desert Museum Palo Verde		
	Phoenix dactylifera		
	Date Palm		
	Pistacia lentiscus		
	Mastic Tree		
	Prosopis hybrid		
	Thornless Mesquite		
	Quercus virginiana		
	Cathedral Oak		
	Sophora secundiflora 'Silver Peso'		
	'Silver Peso' Texas Mountain Laurel		
	Ulmus parvifolia		
	'Alle' Elm		

Extra Large Shrubs	Size	Cacti/ Accents	Size
	Bougainvillea 'Rosenka'		Agave geminiflora
	Bougainvillea		Twin Flowered Agave
	Dodonea viscosa		Aloe byb. 'Blue Elf'
	Hopbush		Blue Elf Aloe
	Large Shrubs		Bouteloua gracilis
	Leucophyllum langmaniae		Blond Ambition
	Lynn's Legacy Texas Sage		Dasylirion longissimum
	Japanese Privet		Mexican Grass Tree
	Medium Shrubs		Euphorbia antispythillica
	Eremophila glabra spp. caranosa		Candelilla
	Winter Blaze		Hesperaloe parviflora
	Eremophila hygrophana Blue Bells		'Brakeights' Red Yucca
	Blue Bells		Muhlenbergia capillaris
	Leucophyllum frutescens 'compacta'		'Regal Mat'
	Compact Texas Sage		Opuntia 'X' Kelly's Choice
	Nerium oleander 'Little Red'		Kelly's Choice Prickly Pear
	Oleander 'Little Red'		Pedicularis macrocarpus
	Rosmarinus officinalis 'Tuscan Blue'		Slipper Plant
	'Tuscan Blue' Rosemary		Portulacaria afra minima
	Ruella brittoniana		Dwarf Elephant Food
	Ruella		Yucca pallida
	Teucrium fruticosum		Pale Leaf Yucca
	Bush Germander		Vines
	Small Shrubs		Bougainvillea 'Barbara Karst'
	Buxus microphylla japonica		Bougainvillea
	Green Beauty Boxwood		Ficus pumila
	Groundcovers		Creeping Fig
	Eremophila prostrata 'Outback Sunrise'		Gelsemium sempervirens
	Outback Sunrise Eremophila		Carolina Jessamine - 4yd' Espalier
	Lantana montevidensis		Japanese Privet
	Purple Trailing Lantana		
	Rosemarinus officinalis 'Prostratus'		
	Trailing Rosemary		
	Teucrium chamaedrys prostratum		
	Prostrate Germander		
	Trachelospermum jasminoides Asiaticum		
	Asiatic Jasmine		



Vicinity Map Not To Scale

CONCEPTUAL PLANTING PLAN

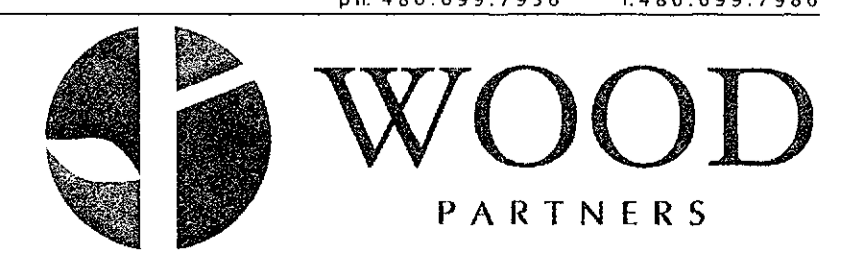


7-ZN-2018
06/07/18

RESIDENCE AT 90TH ST. & SAN VICTOR

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Scottsdale, Arizona
INITIAL CONSULTANT COORDINATION
Project No. 14-019-18 Date 05-25-18

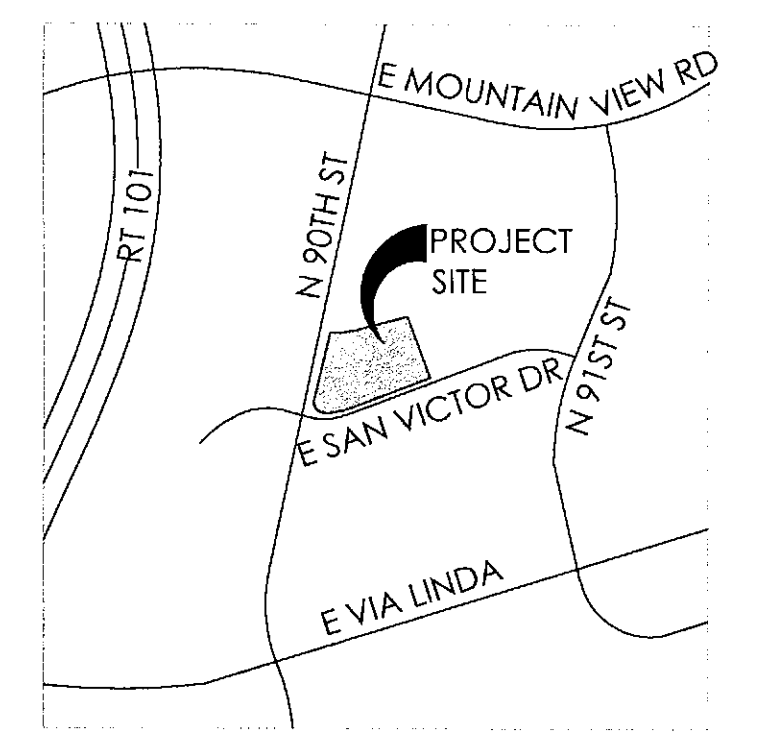
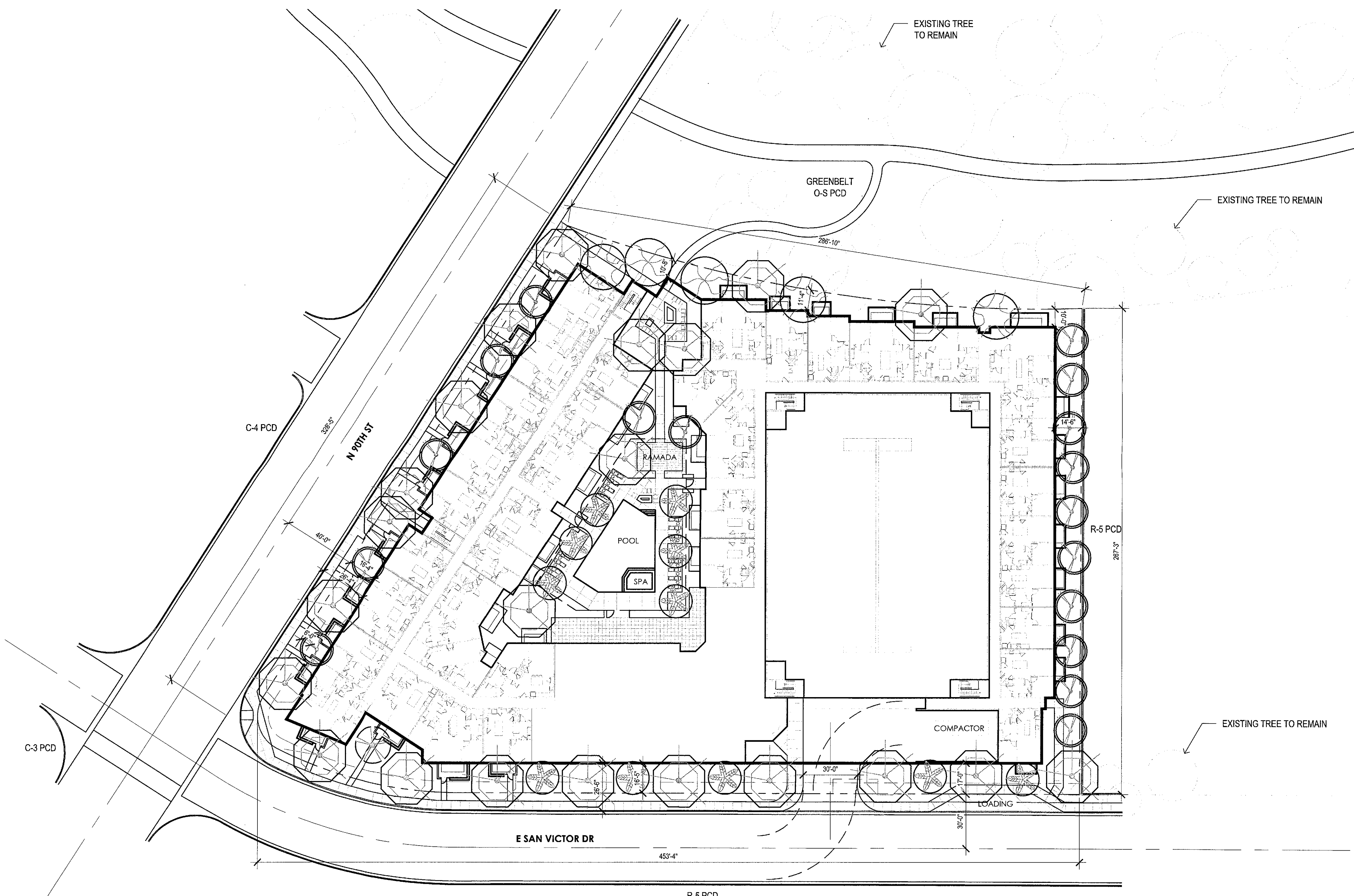


andersonbaron
plan · design · achieve
50 N. McClintock Drive, Ste 1
Chandler, Arizona 85226
ph. 480.699.7956 f. 480.699.7986

PLANT MATERIALS LEGEND

Trees			
	Acacia aneura		
	Mulga Acacia		
	Acacia willardiana		
	Palo Blanco		
	Caesalpinia cacalaco smoothie		
	Thornless Cascalote		
	Chitalpa tashkinensis		
	Chitalpa		
	Olea europaea		
	Fruitless Olive		
	Parkinsonia hyb. 'Desert Museum' Palo Verde		
	Phoenix dactylifera		
	Date Palm		
	Pistacia lentiscus		
	Mastic Tree		
	Prosopis hybrid		
	Thornless Mesquite		
	Quercus virginiana		
	'Cathedral' Oak		
	Sophora secundiflora 'Silver Peso'		
	'Silver Peso' Texas Mountain Laurel		
	Ulmus parvifolia		
	'Atlee' Elm		

Extra Large Shrubs	Size	Care/ Accents	Size
	Bougainvillea 'Rosenk'	Agave geminiflora	5 gal.
	Bougainvillea	'Twin Flowered Agave	5 gal.
	Dodonea viscosa	Aloe hyb. 'Blue Elf'	5 gal.
	Hopbush	Blue Elf Aloe	5 gal.
	Size	Bouteloua gracilis	1 gal.
	Leucophyllum langmaniae	Blond Ambition	
	Lynn's Legacy Texas Sage	Dasyliroton longissimum	5 gal.
	Ligustrum japonicum	Mexican Grass Tree	
	Japanese Privet	Euphorbia antisiphilitica	5 gal.
	Size	Candelilla	
	Eremophila giabra spp. caranosa	Hesperaloe parviflora	3 gal.
	Winter Blaze	'Brakelights' Red Yucca	
	Eremophila hygrophana Blue Bells	'Regal Mist'	5 gal.
	Blue Bells	Muhlenbergia capillaris	
	Leucophyllum frutescens 'compacta'	'Opuntia 'X Kelly's Choice	8 Pad
	Compact Texas Sage	Kelly's Choice Prickly Pear	
	Nerium oleander 'Little Red'	Pedicularis macrocarpus	5 gal.
	Oleander 'Little Red'	Slipper Plant	
	Rosmarinus officinalis 'Tuscan Blue'	Dwarf Elephant Food	5 gal.
	'Tuscan Blue' Rosemary	Yucca pallida	5 gal.
	Ruellia brittoniana	Pale Leaf Yucca	
	Ruellia	Vines	Size
	Teucrium fruticosum	Bougainvillea 'Barbara Karst'	5 gal.
	Bush Germander	Bougainvillea	
	Size	Ficus purpura	5 gal.
	Buxus microphylla japonica	Creeping Fig	
	Green Beauty Boxwood	Gelsemium sempervirens	15 gal.
	Size	Carolina Jessamine - 4yd' Espalier	
	Eremophila prostrata 'Outback Sunrise'	Ligustrum japonicum	15 gal.
	Outback Sunrise' Eremophila	Japanese Privet	
	Lantana montevidensis		
	Purple Trailing Lantana		
	Rosmarinus officinalis 'Prostratus'		
	Trailing Rosemary		
	Teucrium chamaedrys prostratum		
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Vicinity Map Not To Scale

CONCEPTUAL PLANTING PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

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



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06/07/18

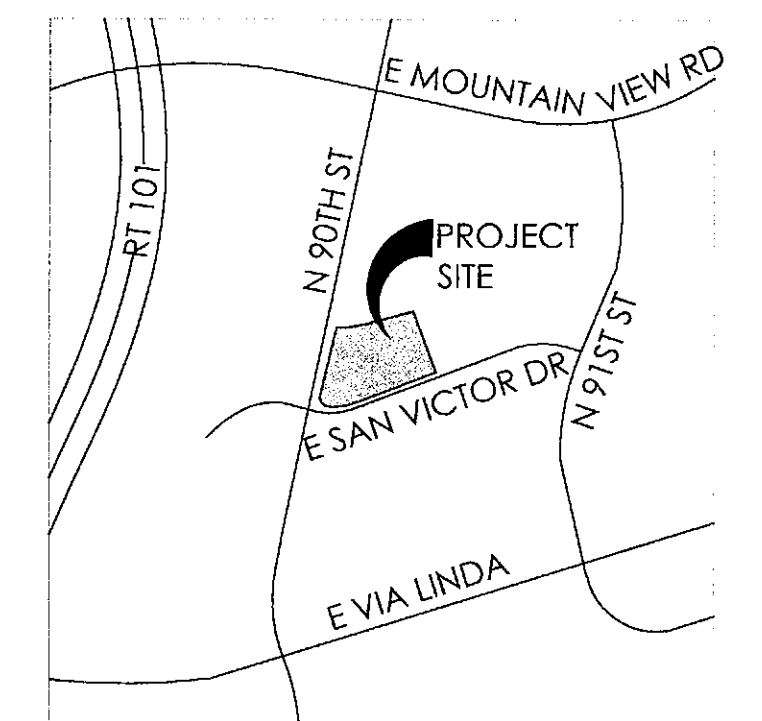
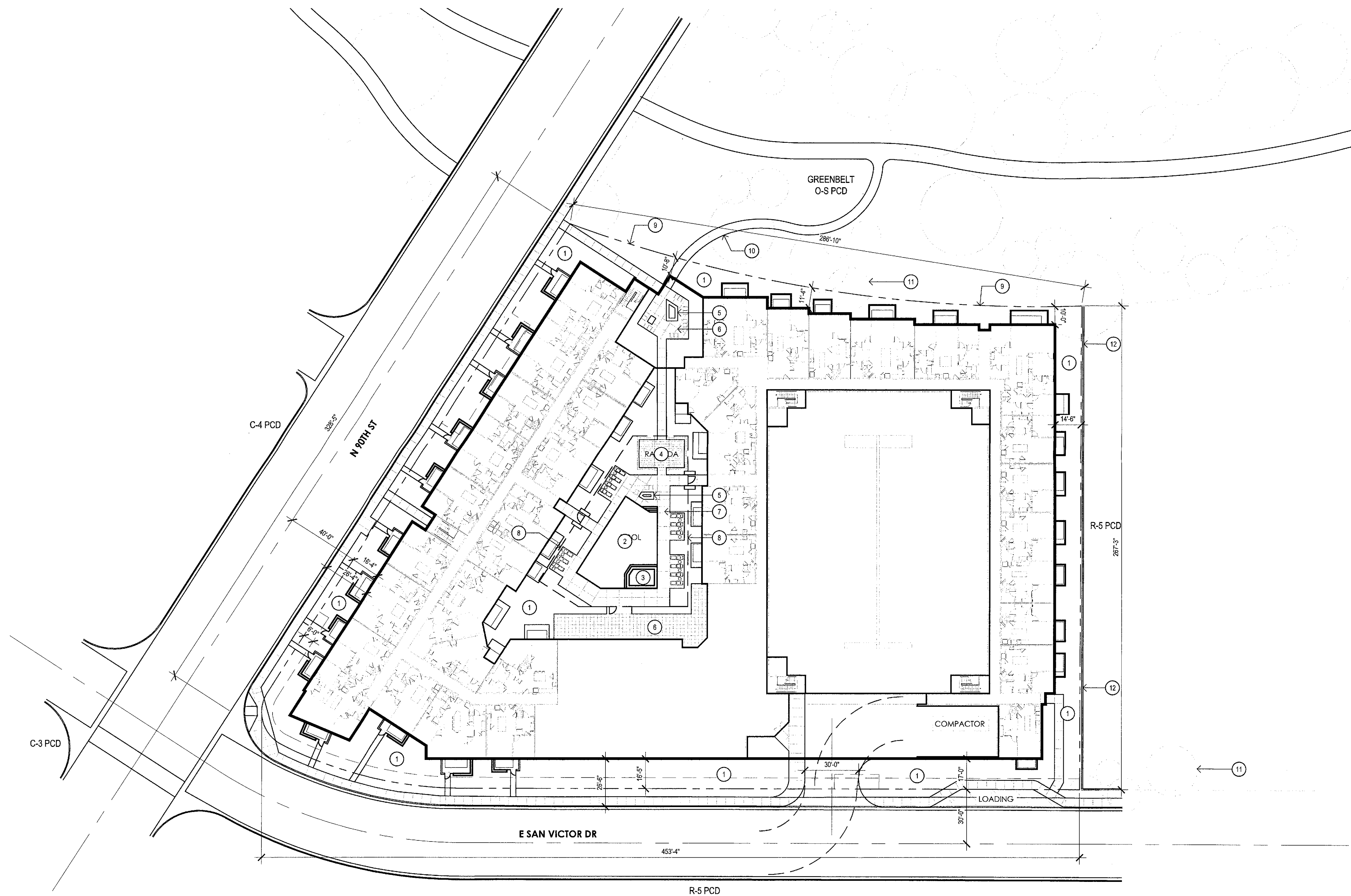
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Scottsdale, Arizona
INITIAL CONSULTANT COORDINATION
Project No. 14-019-18 Date 05-25-18

WOOD PARTNERS
andersonbaron
plan · design · achieve
50 N. Mcclintock Drive, Ste 1
Chandler, Arizona 85226
ph. 480.699.7956 f.480.699.7986

KEYNOTES

- ① LANDSCAPE AREA
- ② POOL
- ③ SPA
- ④ SHADE STRUCTURE
- ⑤ FIRE FEATURE
- ⑥ PATIO (HARDSCAPE)
- ⑦ POOL / SPA DECK
- ⑧ POOL BARRIER FENCE
- ⑨ VIEW FENCE
- ⑩ SIDEWALK CONNECTION TO GREENBELT - TO BE DETERMINED
- ⑪ EXISTING TREE
- ⑫ EXISTING WALL



Vicinity Map

Not To Scale

CONCEPTUAL LAYOUT PLAN

SCALE: 1" = 30'-0"

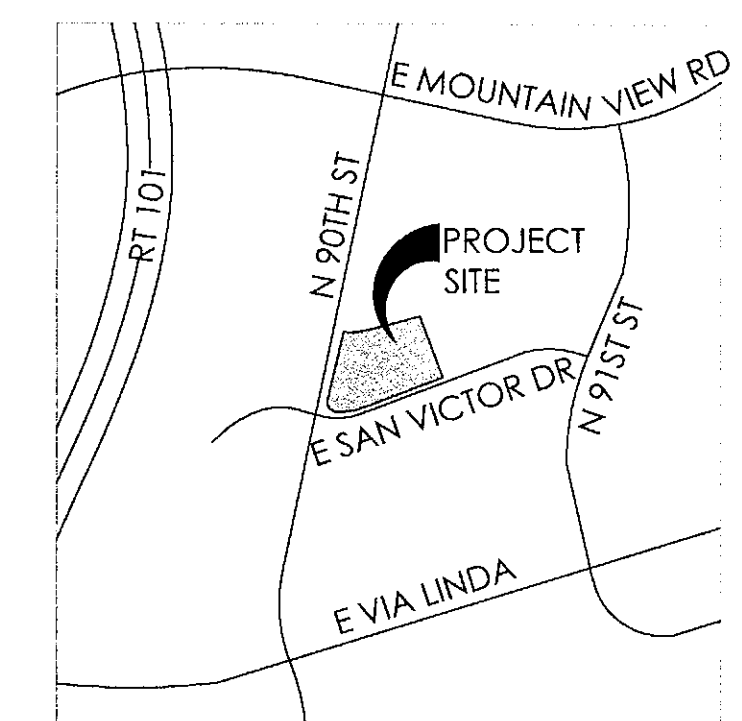
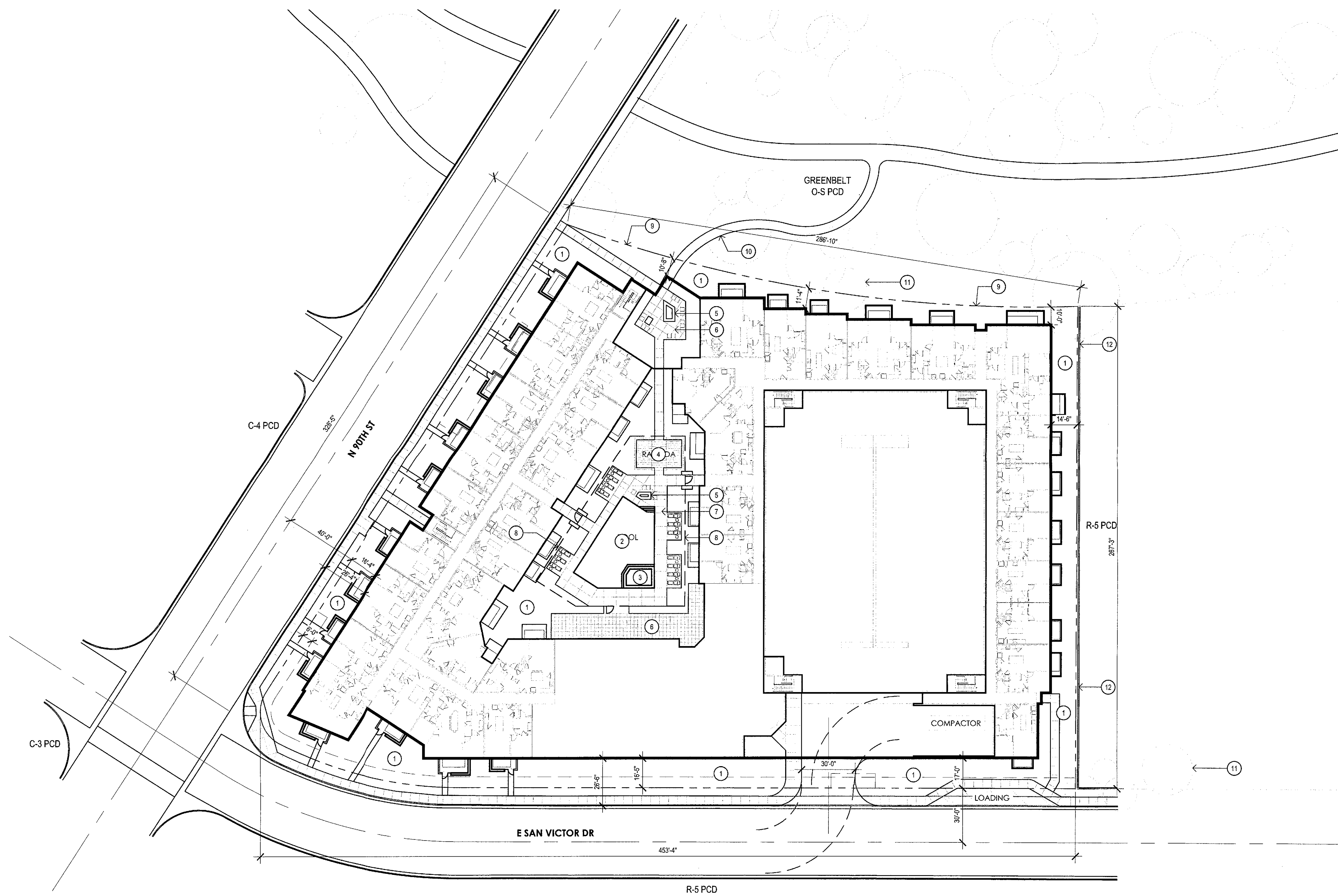
0 15' 30' 60'



RESIDENCE AT 90TH ST. & SAN VICTOR

KEYNOTES

- ① LANDSCAPE AREA
- ② POOL
- ③ SPA
- ④ SHADE STRUCTURE
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Vicinity Map Not To Scale

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RESIDENCE AT 90TH ST. & SAN VICTOR

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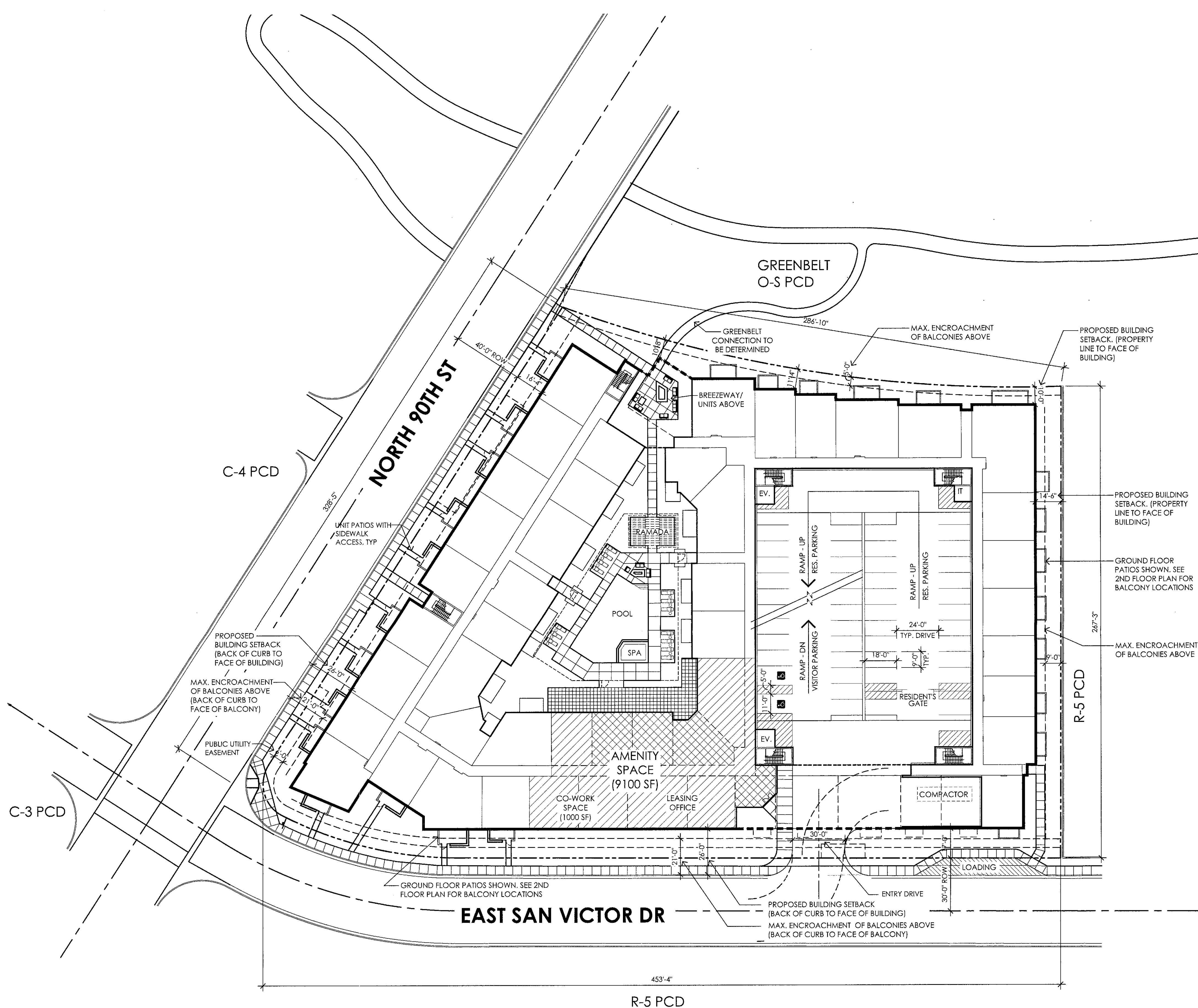
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WOOD
PARTNERS

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 (+/- 137,650 SF)
NET SITE AREA	+/- 2.50 AC (+/- 108,900 SF)
EXISTING ZONING	C-O,PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY
PROPOSED SETBACKS	
FRONT (90TH ST):	26' MIN, 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	26' MIN, 26'-4" AVERAGE*
EAST PROPERTY LINE:	14'-6" MIN, 14'-4" AVERAGE*
NORTH PROPERTY LINE:	10' MIN, 12'-4" AVERAGE*
*SETBACK AVERAGES INCLUDE BALCONY ENCROACHMENTS	
BUILDING HEIGHT	±66'-0"
DWELLING UNITS	179 D.U.
GROSS FLOOR AREA (SF)	
1ST:	50,136
2ND:	48,982
3RD:	56,062
4TH:	39,169
5TH:	20,760
TOTAL:	215,109 SF

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.
TOTAL DWELLING UNITS			179 D.U.
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.
TOTAL UNITS			179 D.U. 262 P.S.
			(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			
TYPICAL ACCESSIBLE SPACE			9'-0" x 18'-0"
TYPICAL DRIVE AISLE			11'-0" x 20'-0"
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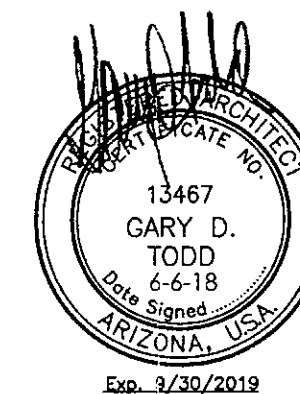
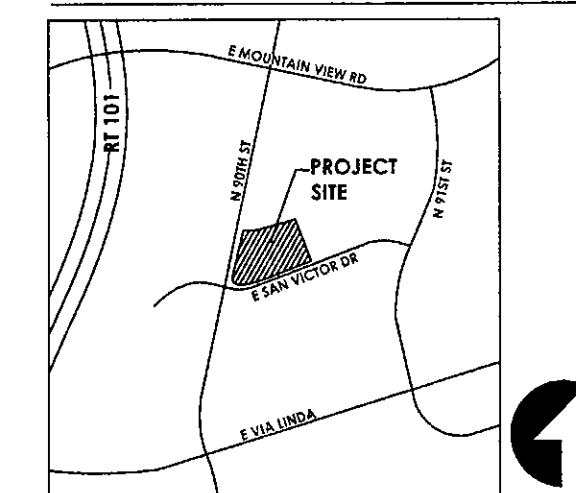
BICYCLE PARKING REQUIRED	
1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 262/10	= 27 BICYCLE PARKING SPACES
BICYCLE PARKING PROVIDED	
COMBINED RESIDENT & PUBLIC	= ±40 BICYCLE P.S.

OPEN SPACE DATA (SEE SHEET 7)	
OPEN SPACE REQUIRED: 0.10 x GROSS SITE AREA	= 0.10 x 137,650 SF = 13,765 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 SCOTTSDALE.

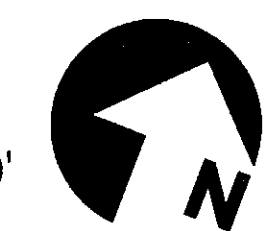
VICINITY MAP



CONCEPTUAL SITE PLAN

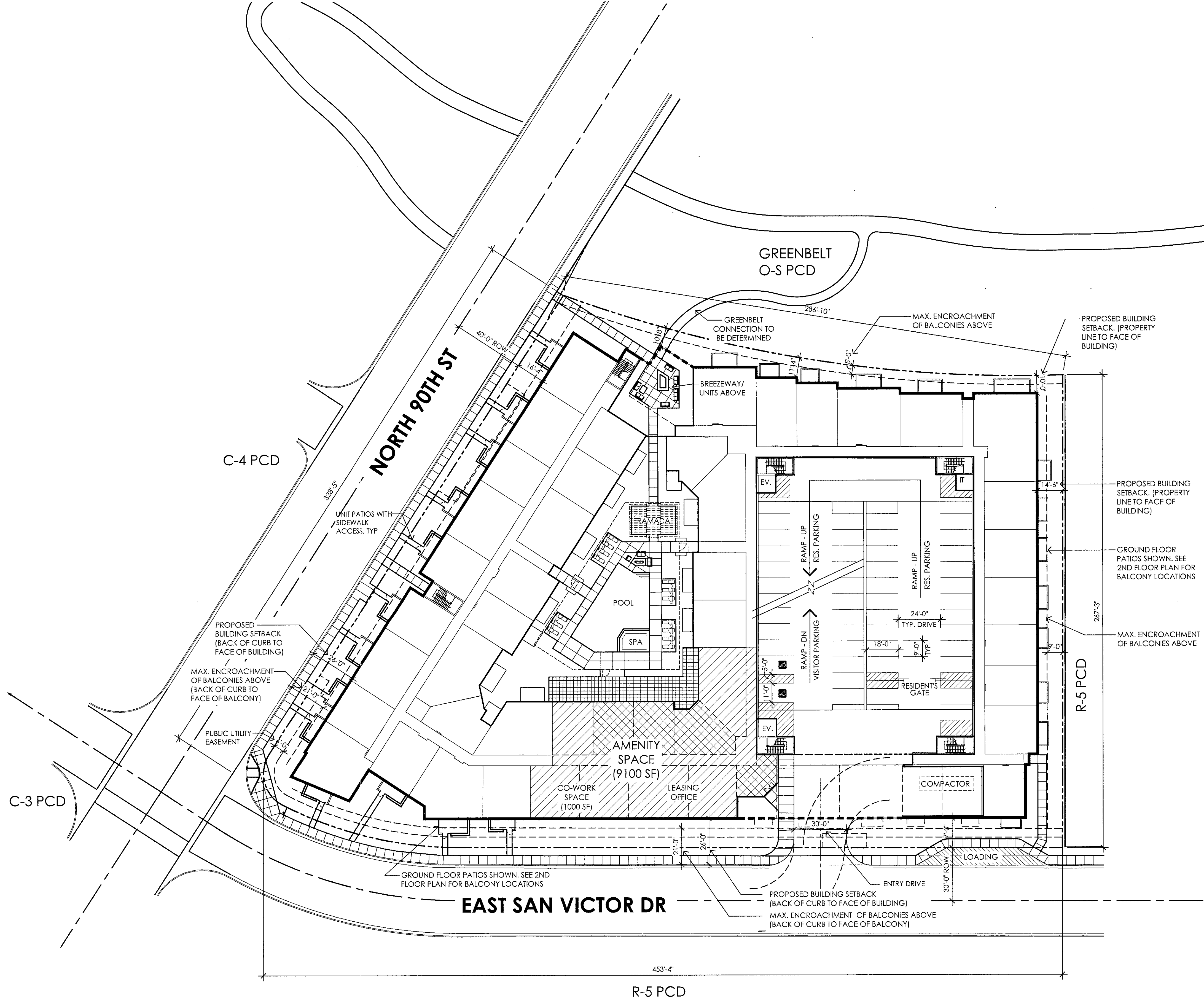
RESIDENCE AT 90TH ST. & SAN VICTOR

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



SHEET 4 OF 24

7-ZN-2018
06/07/18



SITE DATA

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
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2 BEDROOM UNITS	58 D.U.
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TOTAL DWELLING UNITS	179 D.U.
VEHICULAR PARKING REQUIRED	
1 BEDROOM UNITS	112 D.U. x 1.3 P.S./D.U. = 146 P.S.
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TOTAL UNITS	179 D.U. = 262 P.S.
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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.
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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
 COMBINED RESIDENT & PUBLIC = ±40 BICYCLE P.S.

OPEN SPACE DATA (SEE SHEET 7)

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

OPEN SPACE PROVIDED:
 COMMON AREA = 17,869 SF
 USEABLE COMMON AREA (POOL COURTYARD) = 11,721 SF
 TOTAL OPEN SPACE PROVIDED: 29,590 SF

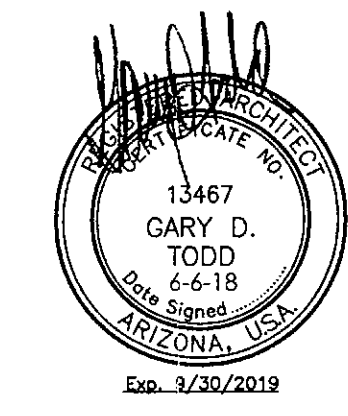
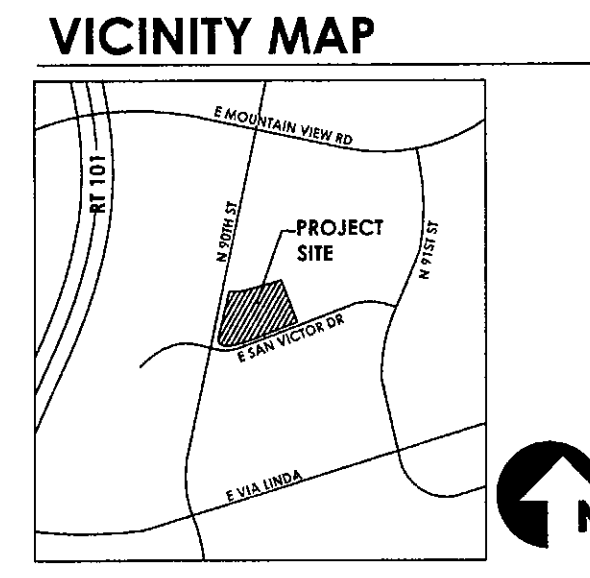
TOTAL LANDSCAPE SPACE PROVIDED:
 29,590 SF (21.5% OF GROSS SF)
 (INCLUDES ALL COMMON OPEN SPACE AREAS)

PRIVATE OUTDOOR LIVING SPACE

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

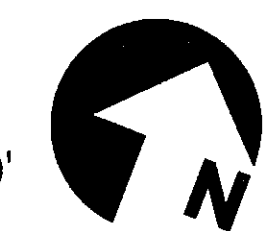
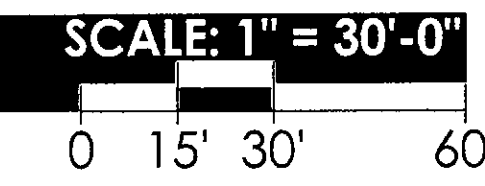
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 1ST FLOOR UNITS: 10% MINIMUM PROVIDED AT PATIOS
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 SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.

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



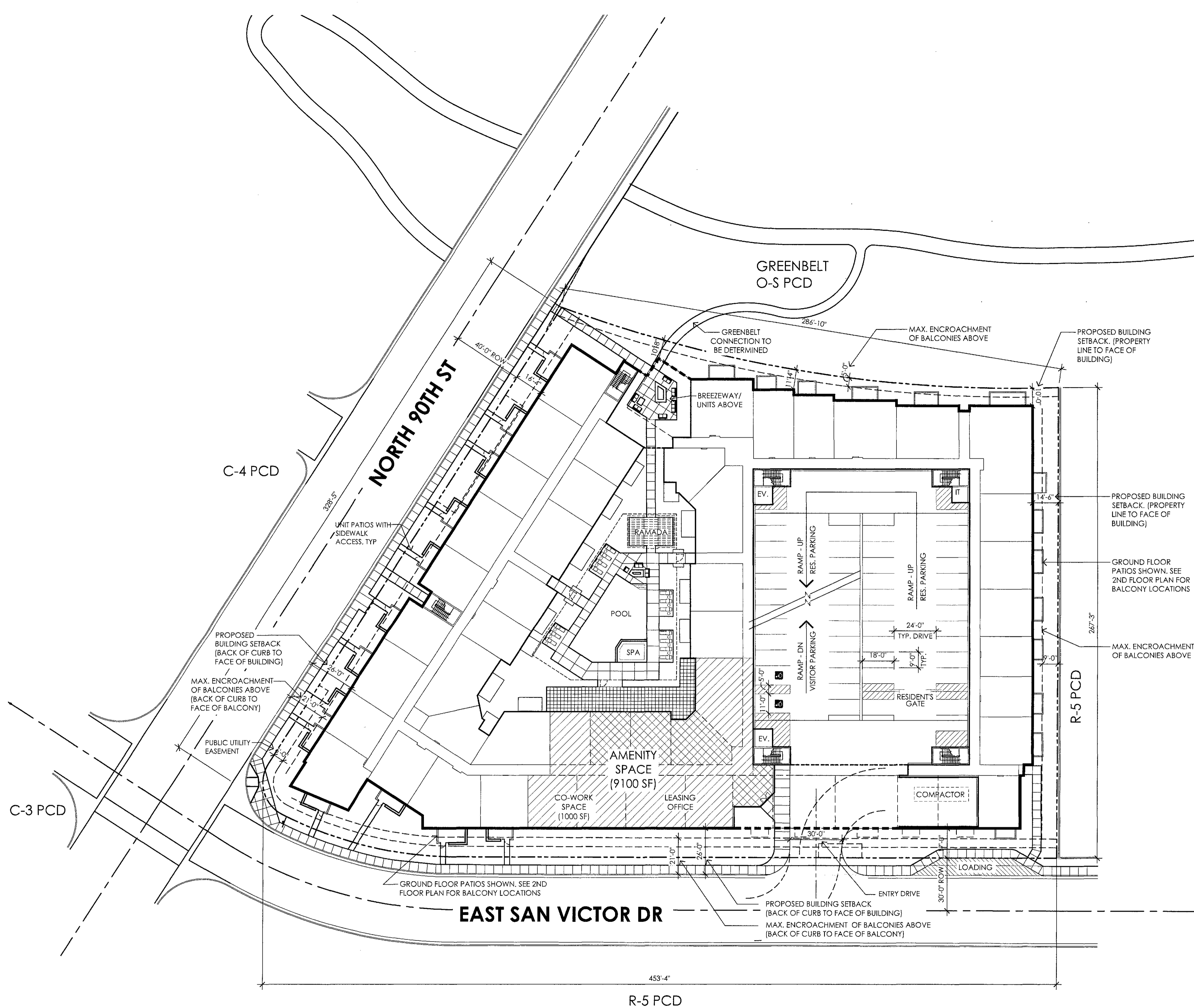
CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET 4 OF 24

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 (+/-137,650 SF)
NET SITE AREA	+/- 2.50 AC (+/-108,900 SF)
EXISTING ZONING	C-O,PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY
PROPOSED SETBACKS	
FRONT (90TH ST):	26' MIN, 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	26' MIN, 26'-4" AVERAGE*
EAST PROPERTY LINE:	14'-6" MIN, 14'-4" AVERAGE*
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DWELLING UNITS	179 D.U.
GROSS FLOOR AREA (SF)	
1ST:	50,136
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PARKING REQUIRED BY CITY OF SCOTTSDALE IS BASED ON UNIT TYPES BY BEDROOM COUNT

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2 BEDROOM UNITS			58 D.U.
3 BEDROOM UNITS			9 D.U.
TOTAL DWELLING UNITS			179 D.U.
VEHICULAR PARKING REQUIRED			
1 BEDROOM UNITS	112 D.U.	x 1.3 P.S./D.U.	146 P.S.
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TOTAL UNITS	179 D.U.		262 P.S.
			(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	
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BICYCLE PARKING PROVIDED	
COMBINED RESIDENT & PUBLIC	= ±40 BICYCLE P.S.

OPEN SPACE DATA (SEE SHEET 7)

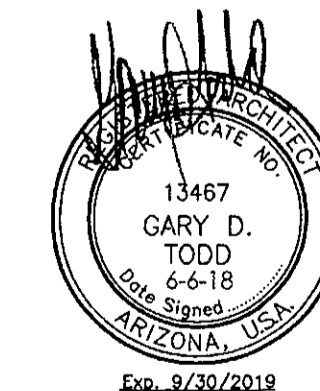
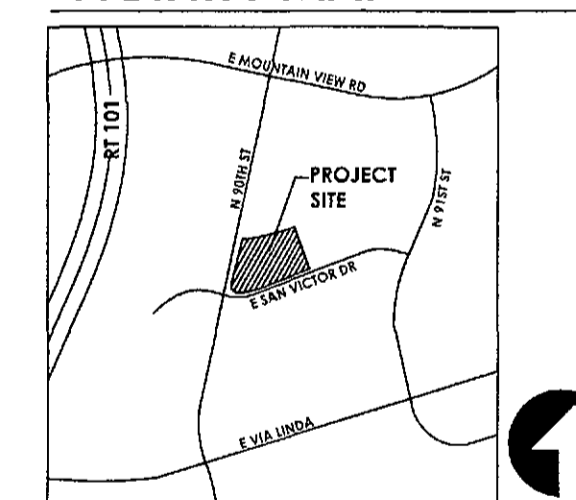
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29,590 SF (21.5% OF GROSS SF)	
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REQUIRED PRIVATE OUTDOOR LIVING SPACE:	
5% MINIMUM OF GROSS UNIT FLOOR AREA, REQUIRED AT ALL UNITS	
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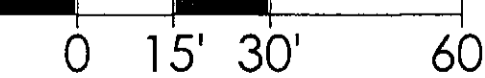
VICINITY MAP



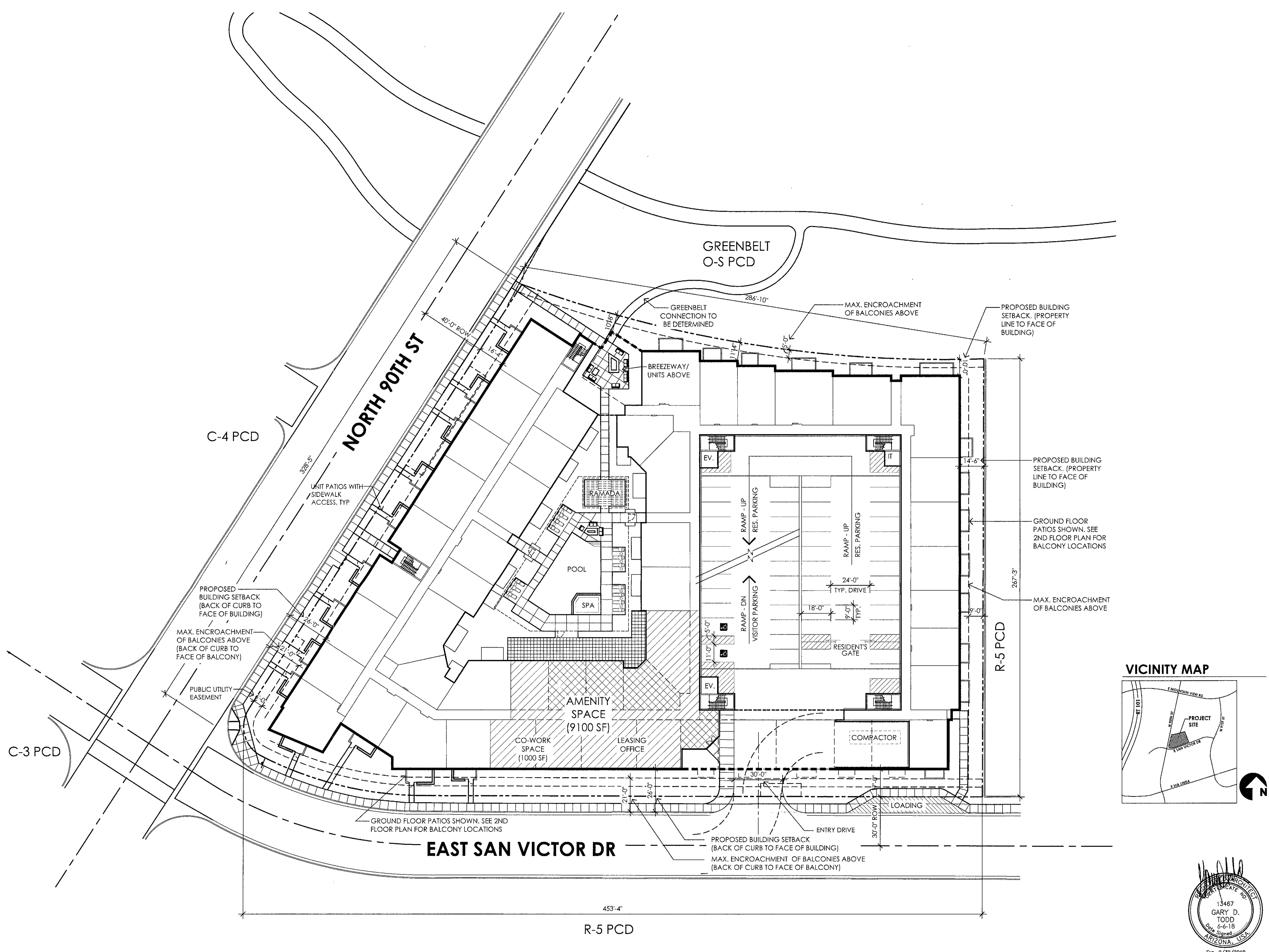
CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 30'-0"



SHEET 4 OF 24



SITE DATA

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
PARCEL ADDRESS	9449 N 90TH ST, SCOTTSDALE AZ
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TOTAL OPEN SPACE PROVIDED: 29,590 SF

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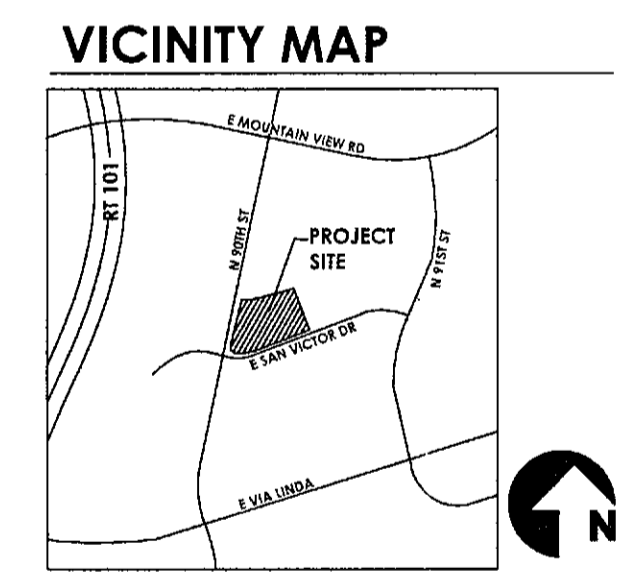
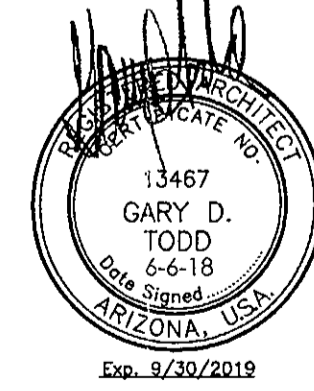
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CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

SHEET 4 OF 24

RESIDENCE AT 90TH ST. & SAN VICTOR

SITE DATA

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TOTAL LANDSCAPE SPACE PROVIDED: 29,590 SF (21.5% OF GROSS SF)
 (INCLUDES ALL COMMON OPEN SPACE AREAS)

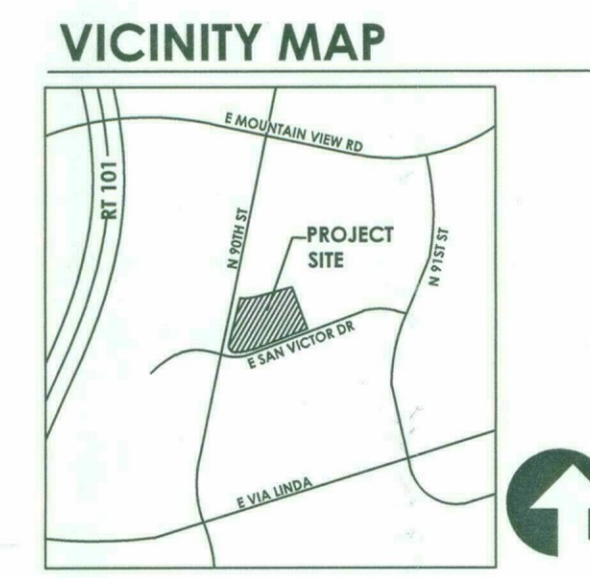
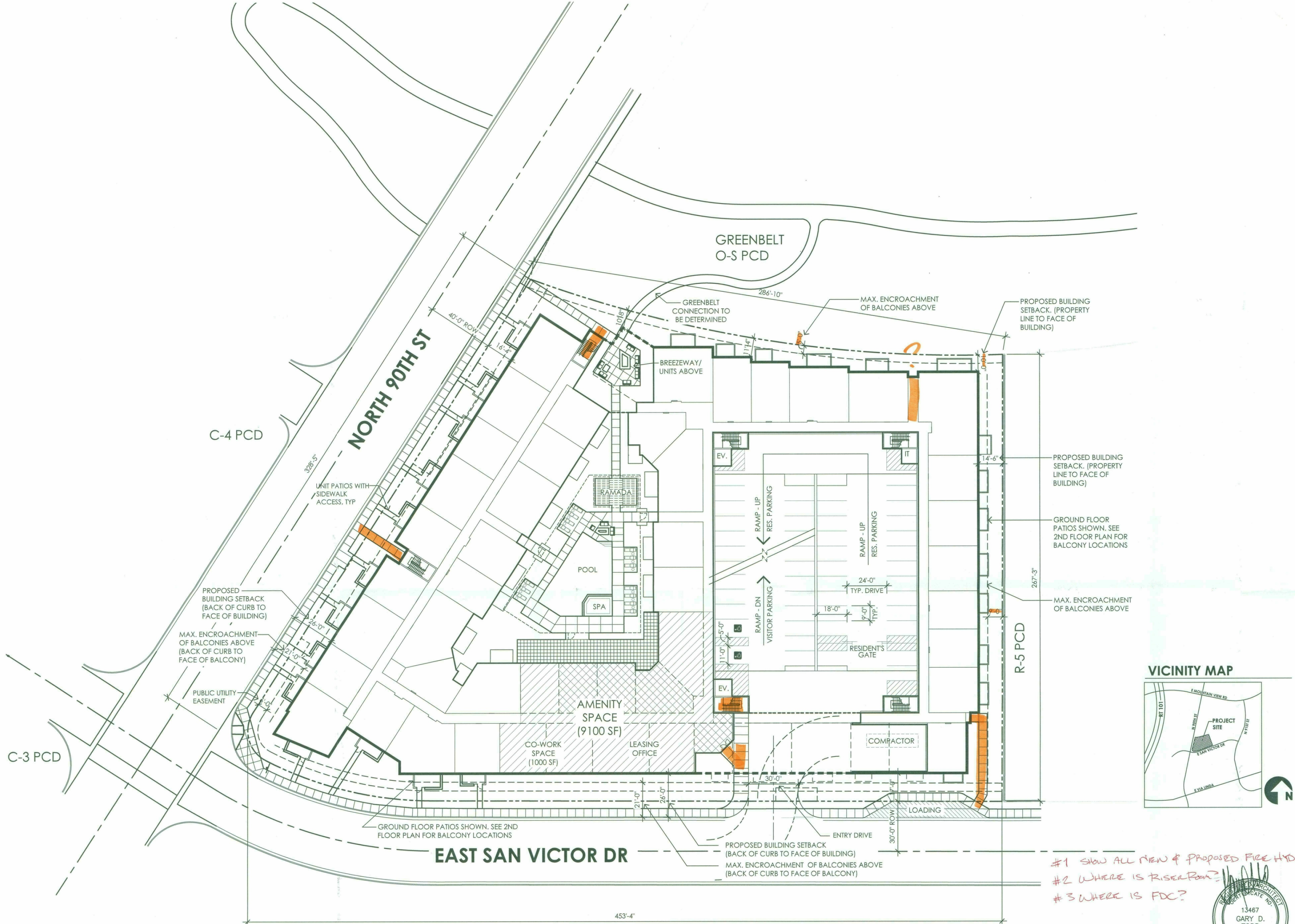
PRIVATE OUTDOOR LIVING SPACE

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 SCOTTSDALE.



#1 Show ALL NEW & Proposed FIRE HYD.
 #2 WHERE IS RISER ROOM?
 #3 WHERE IS FDC?

Fire Plan Review By:
 Doug Wilson (480) 312-2507
 email: dowilson@scottsdaleaz.gov

13467
 GARY D. TODD
 6-4-18
 One Signed
 ARIZONA, U.S.A.
 Exp. 9/30/2019

Fire Plan Review By:
 Doug Wilson (480) 312-2507
 email: dowilson@scottsdaleaz.gov

CONCEPTUAL SITE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 30'-0"



SHEET 4 OF 24

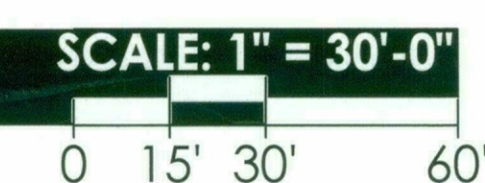


OPEN SPACE CALCS

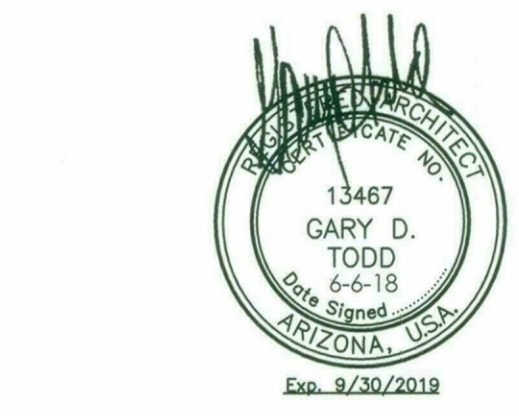
COMMON OPEN SPACE	
GROSS SITE AREA	+/- 3.16 AC
COMMON AREA OPEN SPACE	17,869 SF
USEABLE COMMON AREA OPEN SPACE	11,721 SF
TOTAL OPEN SPACE	
OPEN SPACE REQUIRED: 0.10 x GROSS SITE AREA = 0.10 x 137,650 SF = 13,765 SF	
OPEN SPACE PROVIDED: COMMON AREA = 17,869 SF USEABLE COMMON AREA (POOL COURTYARD) = 11,721 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 SCOTTSDALE.	

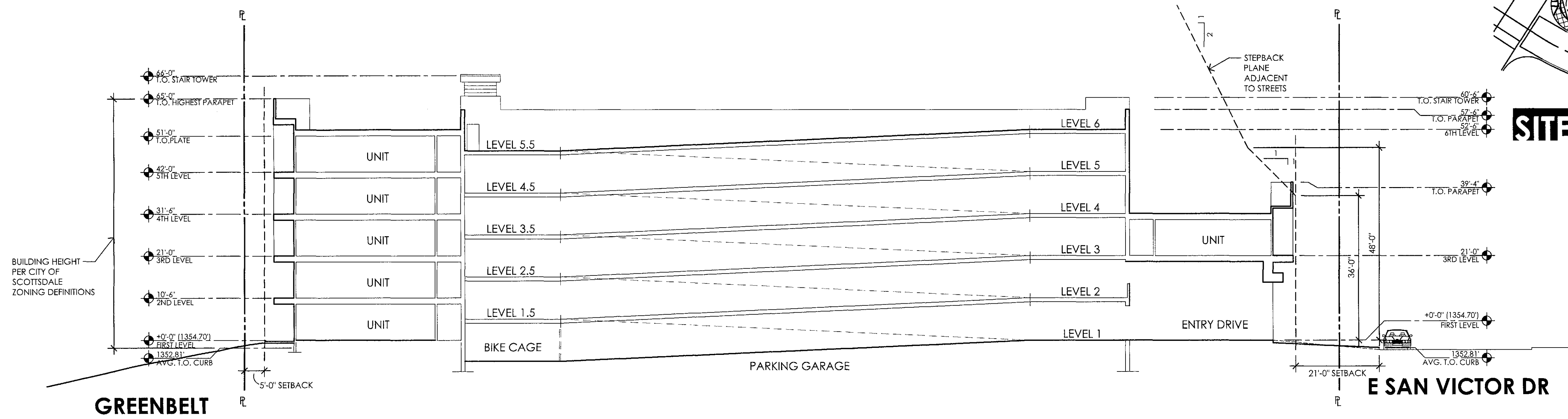
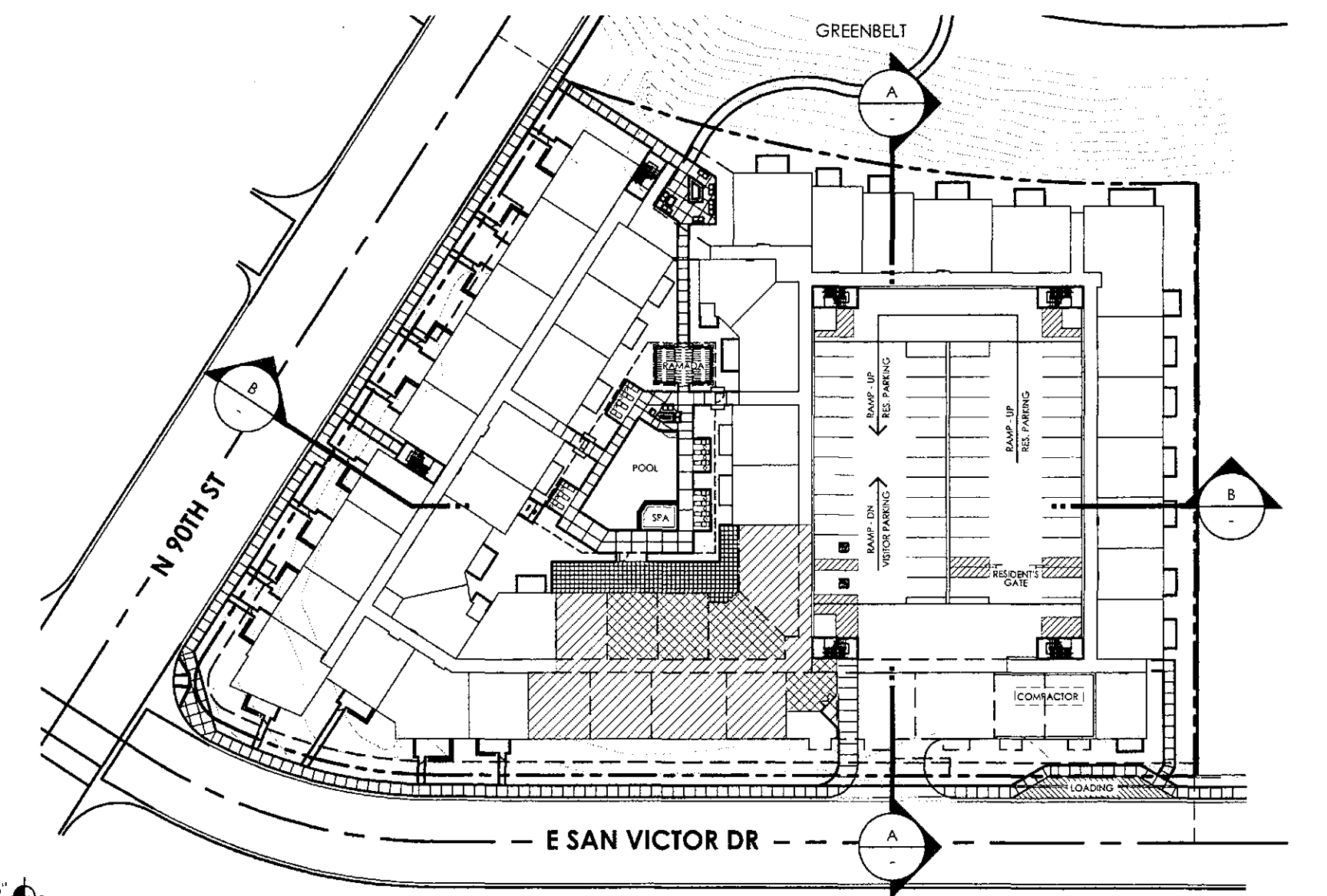
OPEN SPACE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET
5
OF 24

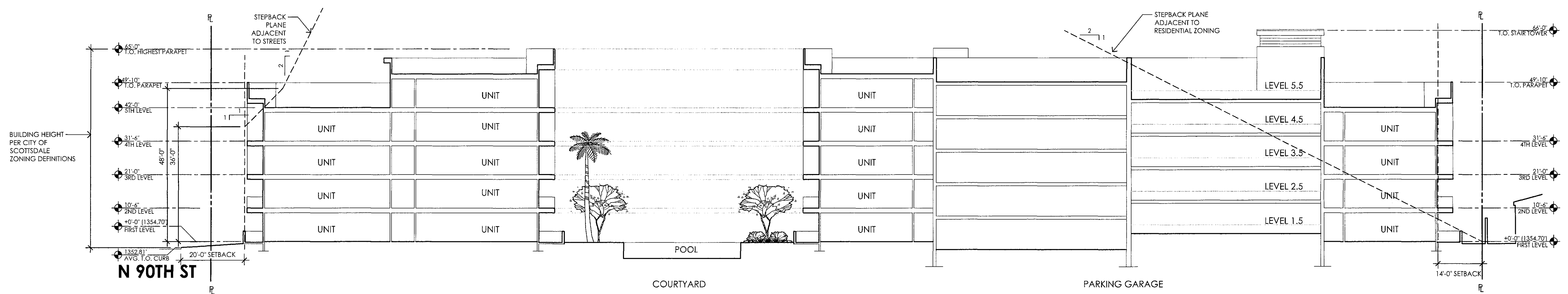




SITE CROSS SECTIONS SCALE: 1" = 80'-0"

SITE CROSS SECTION A-A

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

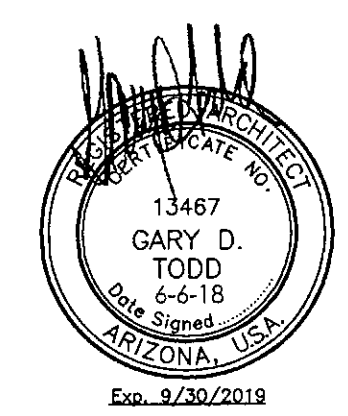


SITE CROSS SECTION B-B

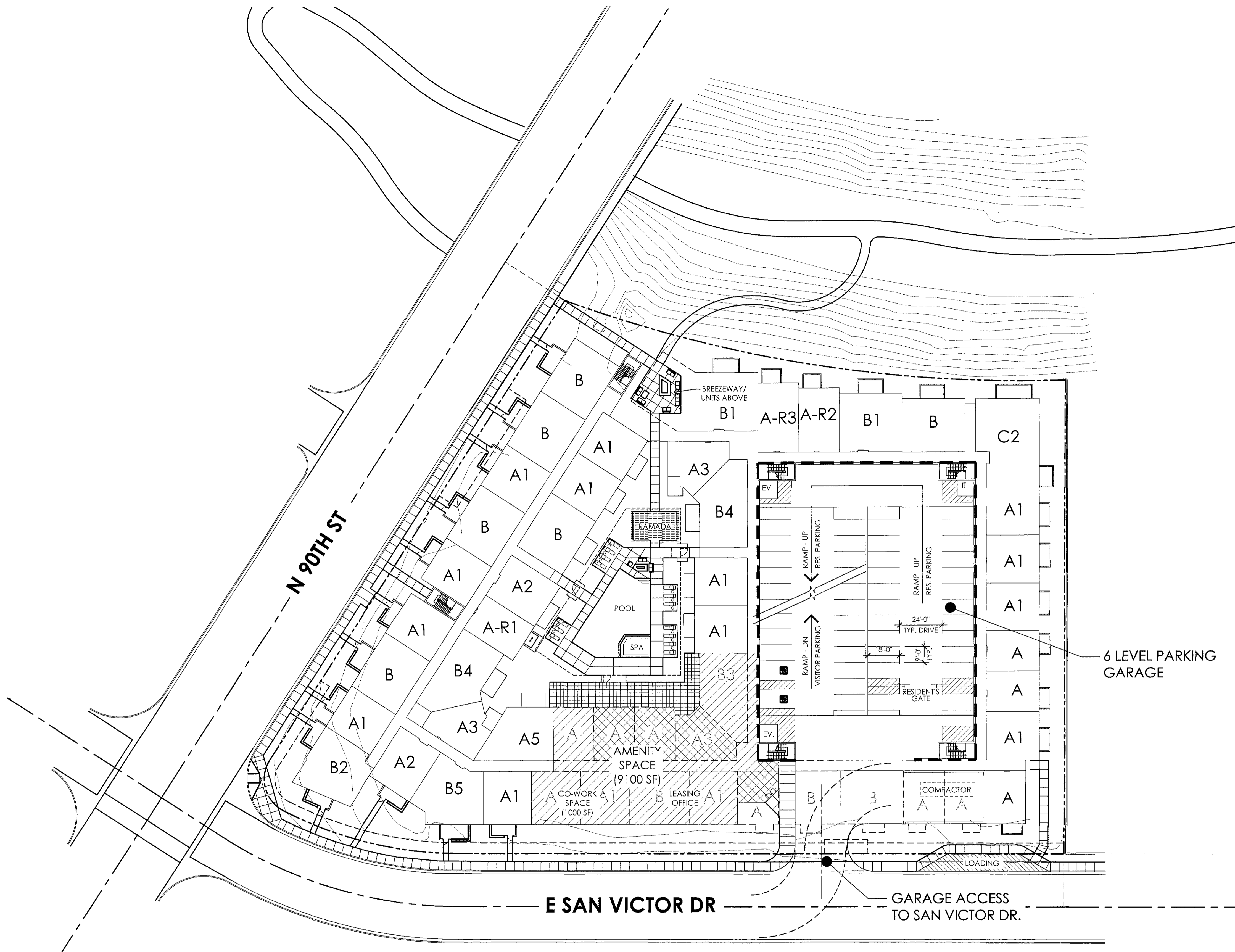
SCALE: 1/16" = 1'-0"

SITE CROSS SECTIONS

RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET
6
OF 24



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.
TOTAL DWELLING UNITS		179 D.U.

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.
TOTAL UNITS	179 D.U.		262 P.S.
			(1.46 P.S./ D.U.)

PARKING PROVIDED

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

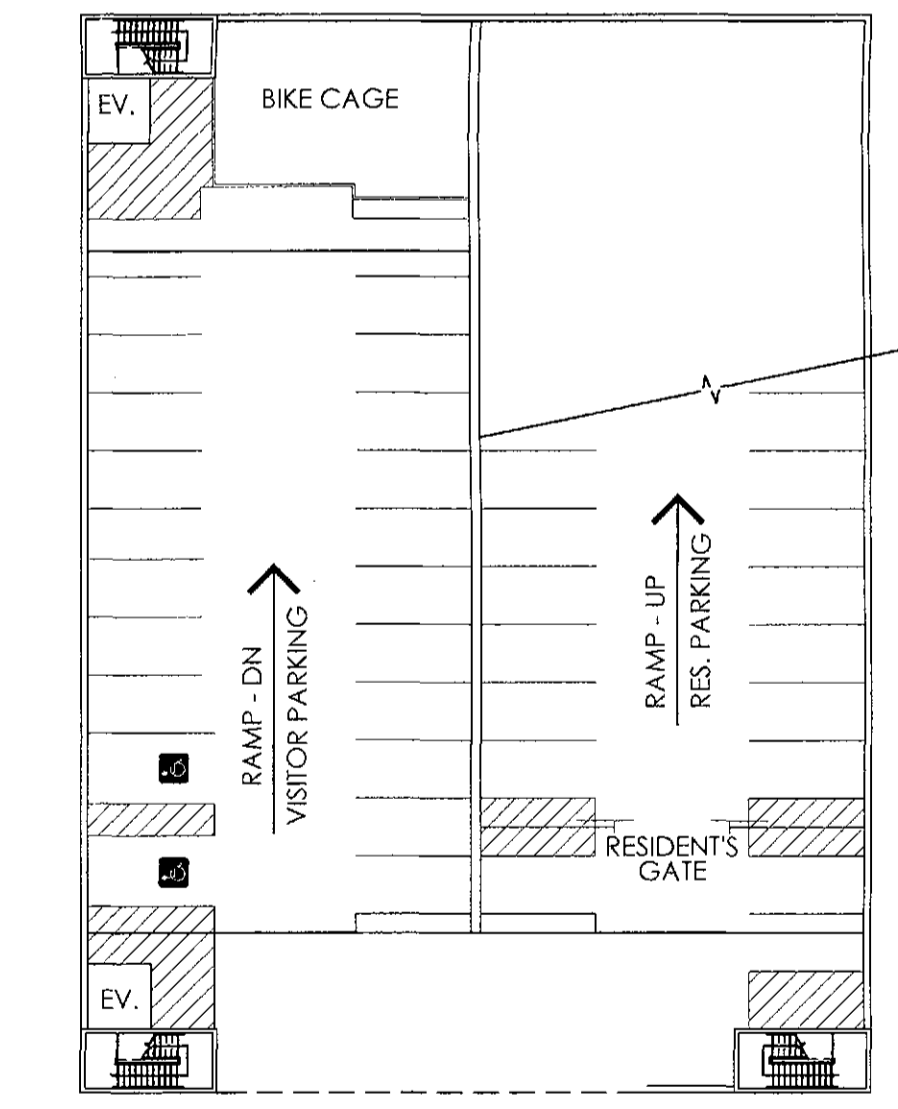
PARKING SPACE TO UNIT RATIO 276 P.S. / 179 D.U.
(1.54 P.S./ D.U.)

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

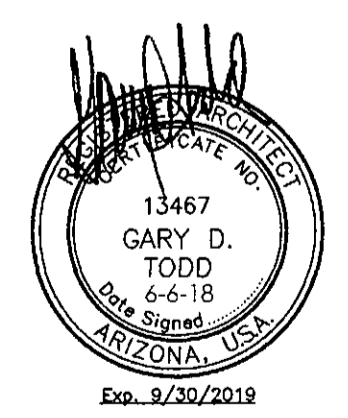
BICYCLE PARKING REQUIRED

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

BICYCLE PARKING PROVIDED
COMBINED RESIDENT & PUBLIC = ±40 BICYCLE P.S.

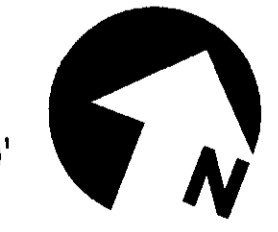
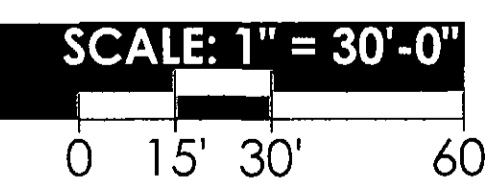


BELOW GRADE PARKING

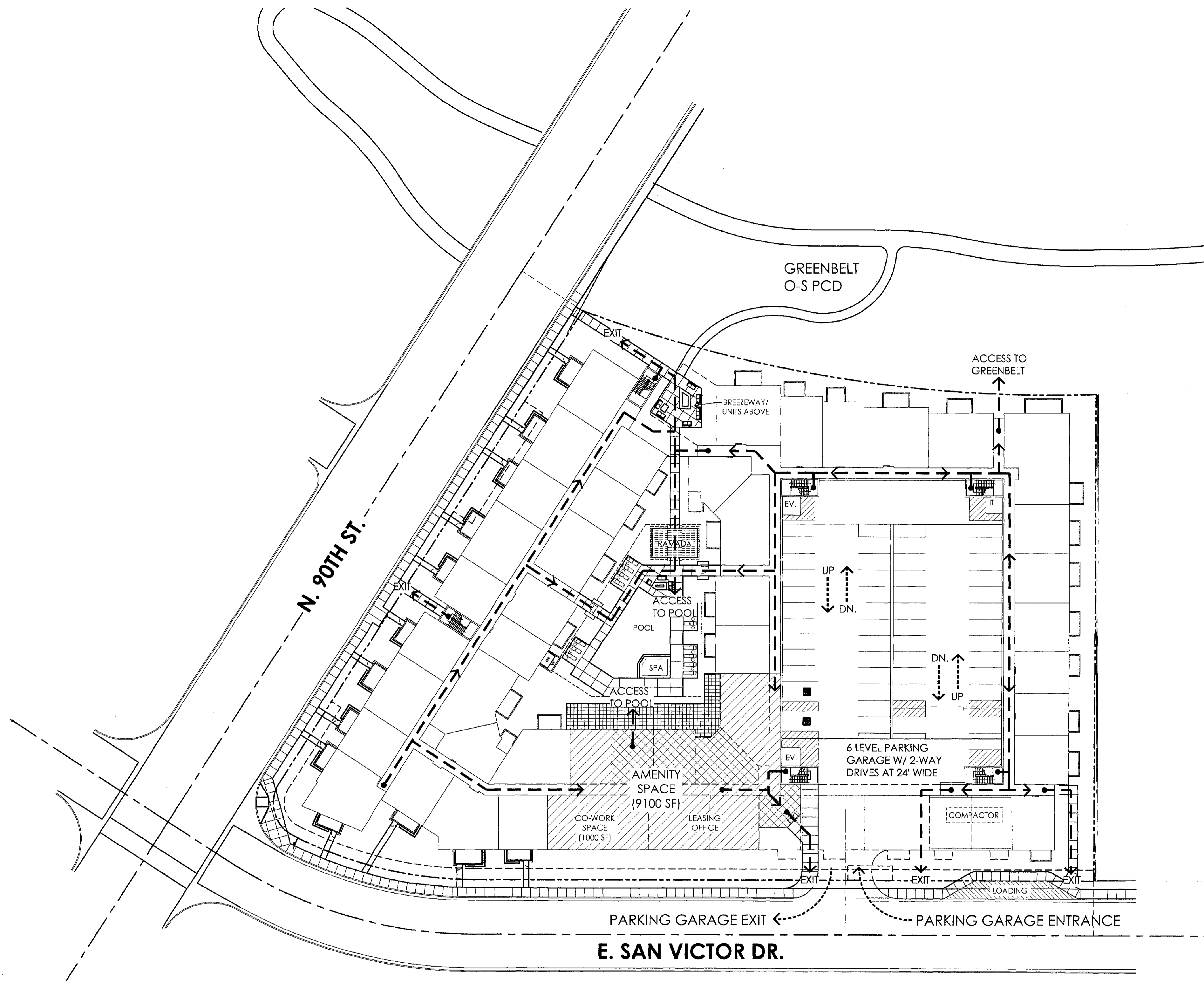


PARKING PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET
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OF 24

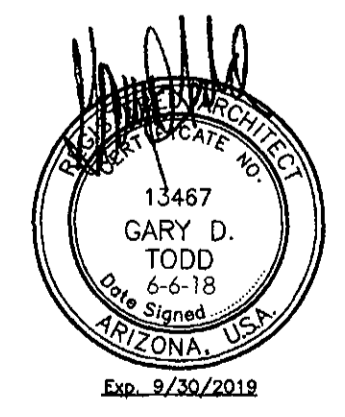


CIRCULATION LEGEND

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



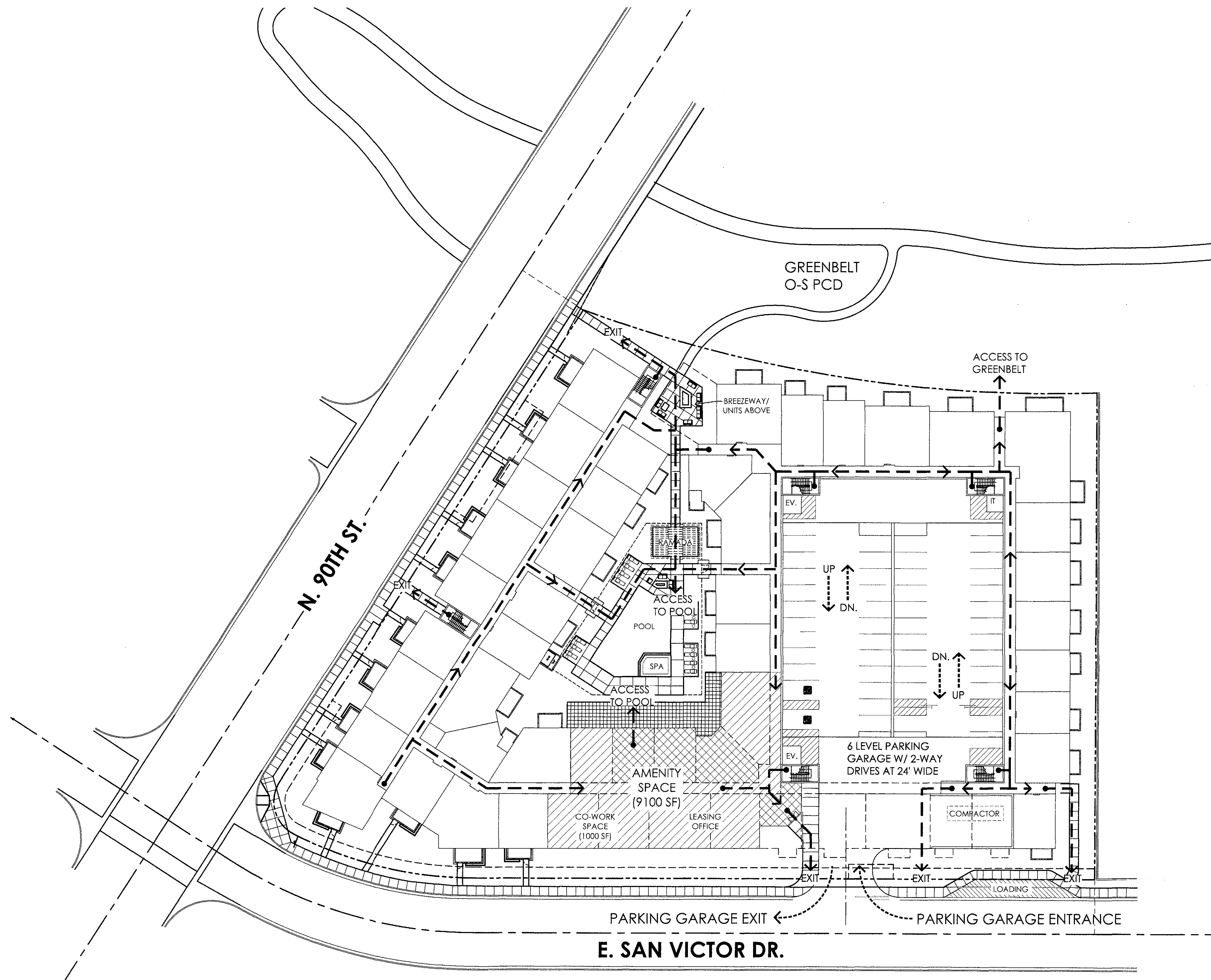
PEDESTRIAN & VEHICULAR CIRCULATION PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

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



SHEET
8
OF 24

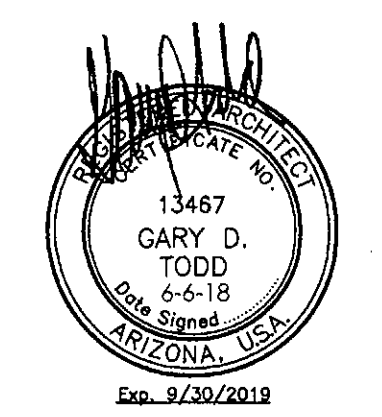


CIRCULATION LEGEND

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

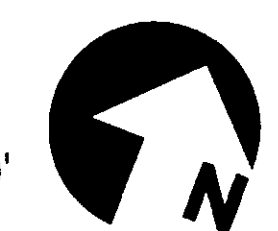
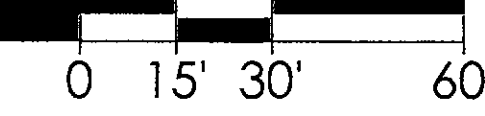


VEHICULAR CIRCULATION ROUTES INTO, OUT OF AND WITHIN THE 6 LEVEL GARAGE STRUCTURE



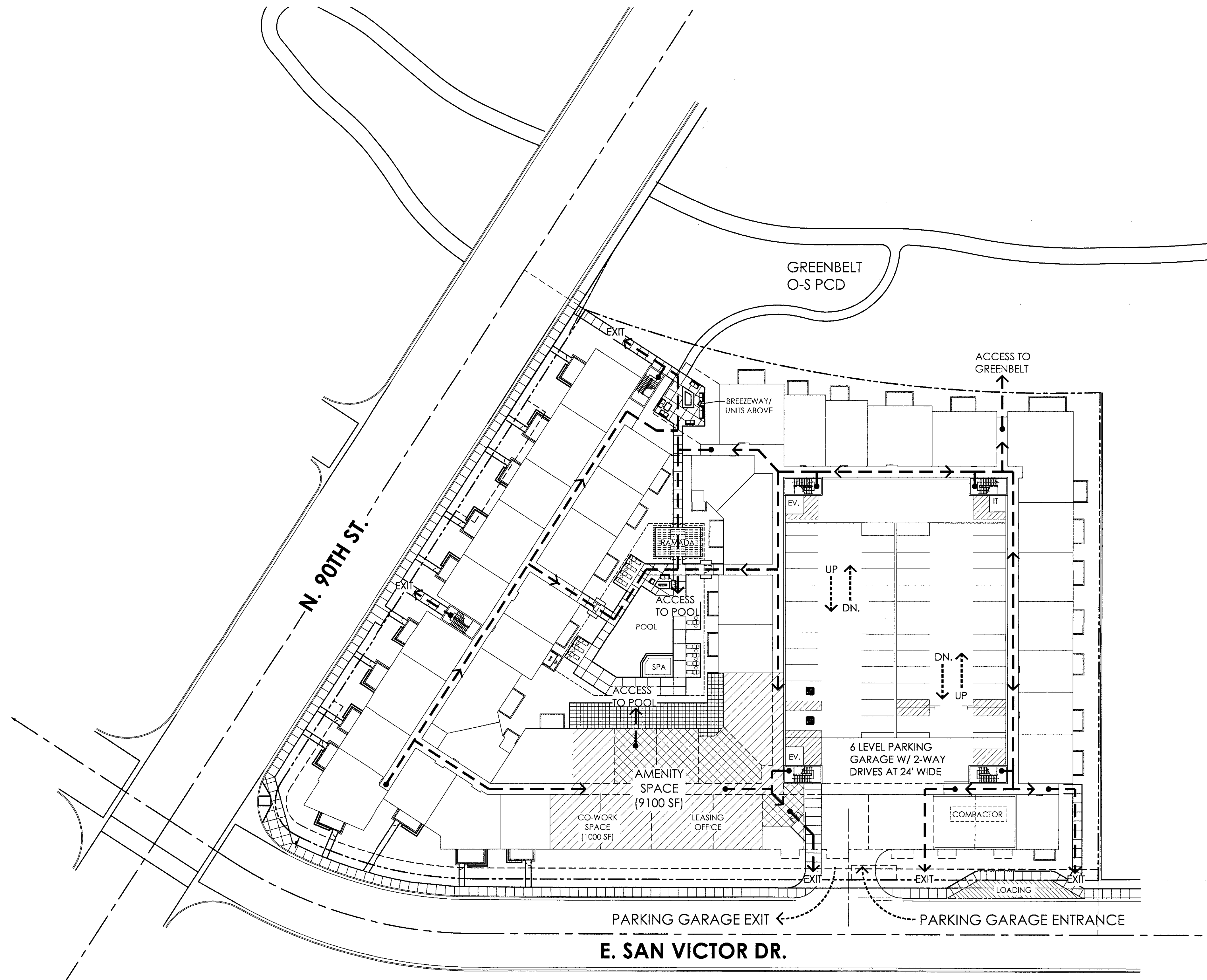
PEDESTRIAN & VEHICULAR CIRCULATION PLAN

SCALE: 1" = 30'-0"



RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET
8
OF 24

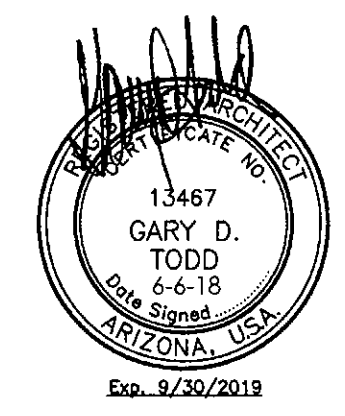


CIRCULATION LEGEND

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



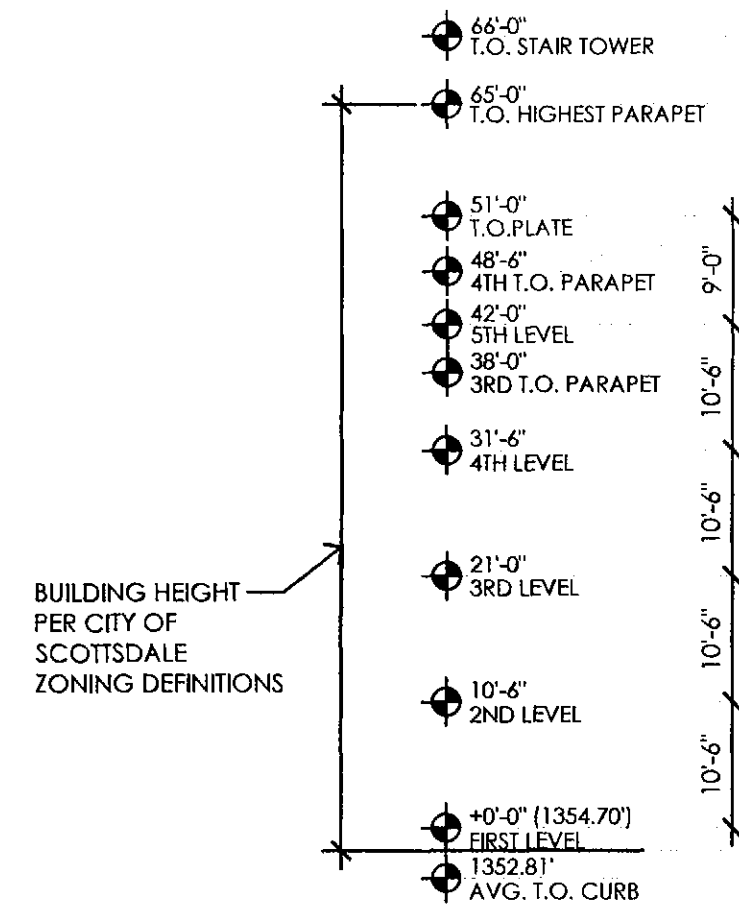
PEDESTRIAN & VEHICULAR CIRCULATION PLAN

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

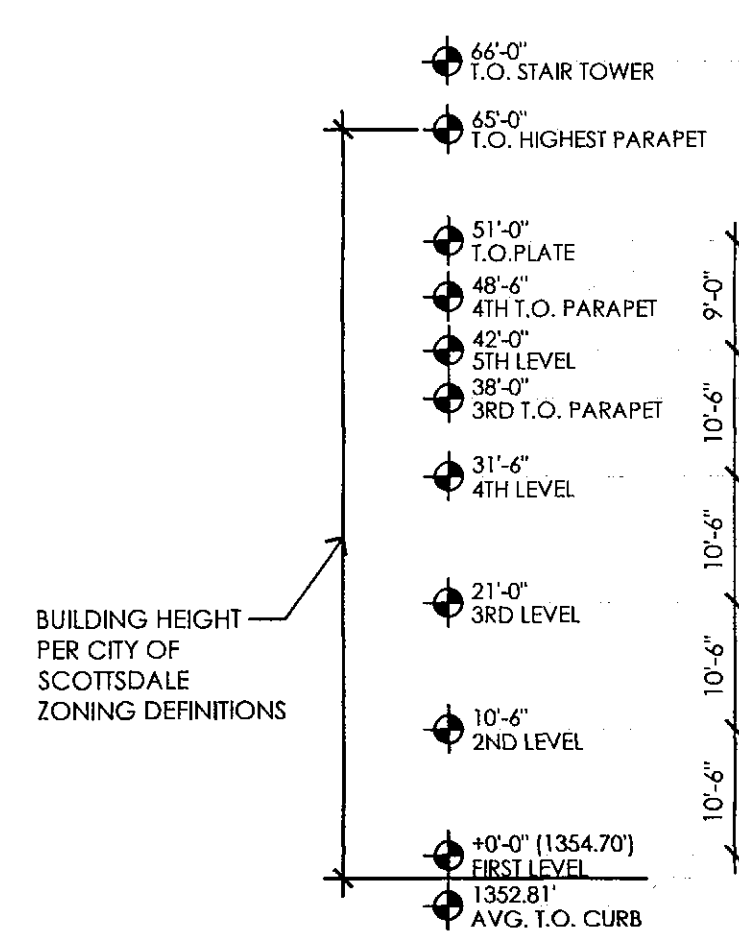


RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET
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OF 24

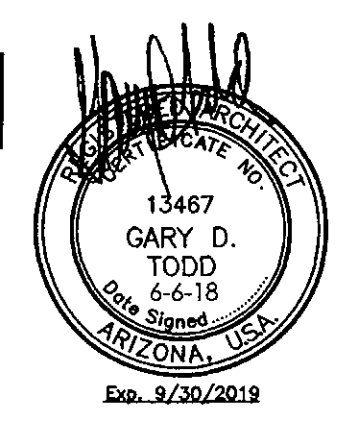


SOUTH ELEVATION - E SAN VICTOR DR



WEST ELEVATION - N 90TH STREET

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 PURE WHITE
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINIUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

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

RESIDENCE AT 90TH ST. & SAN VICTOR

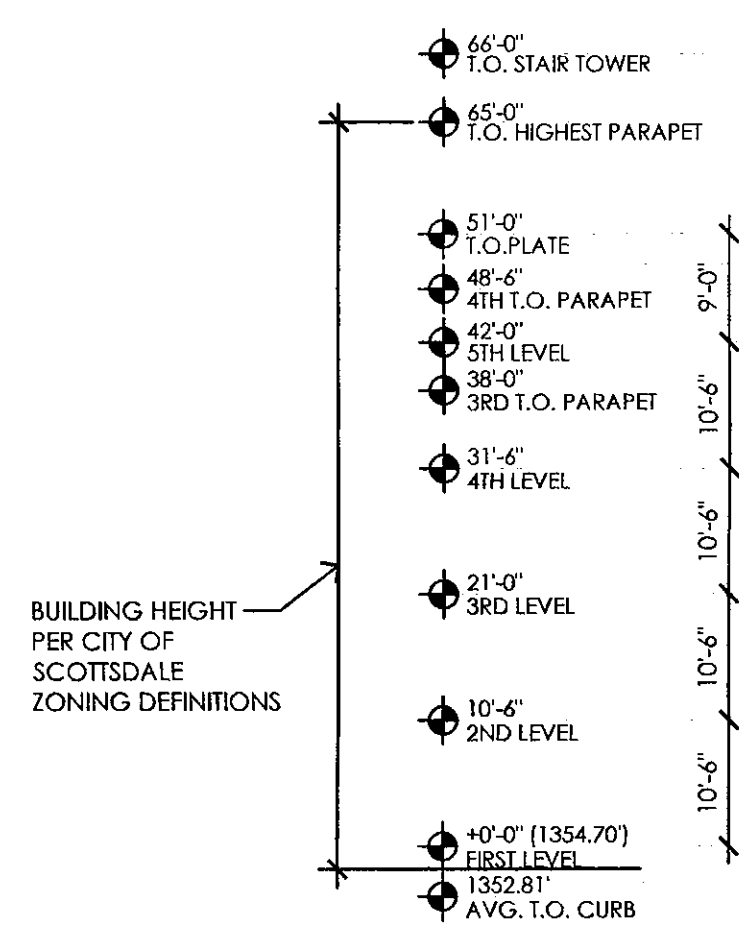
SHEET 9 OF 24

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

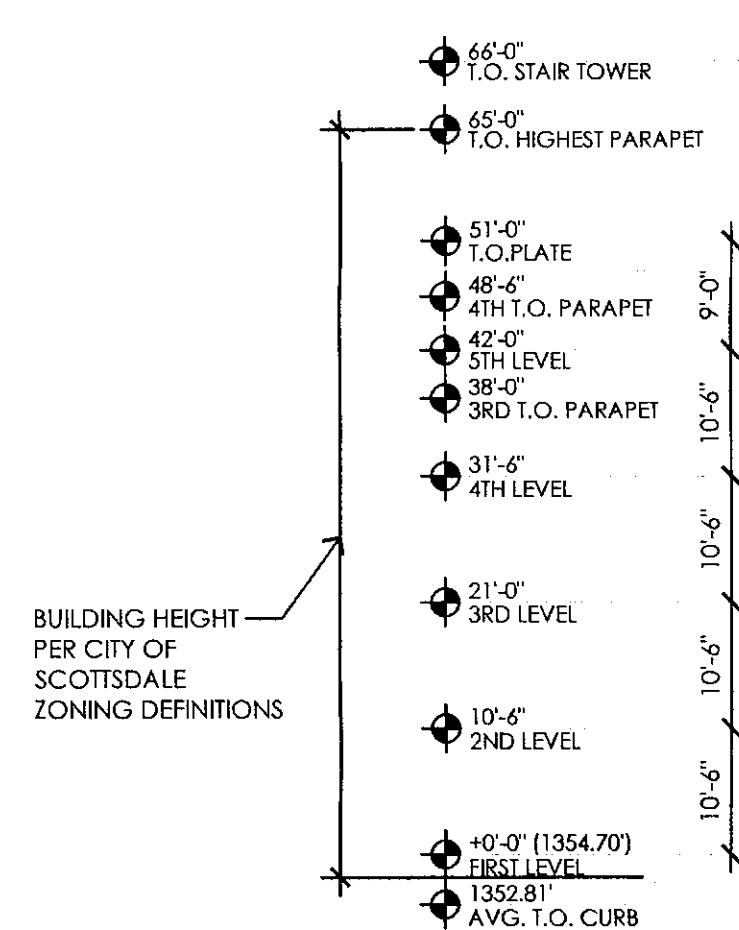
Scottsdale, Arizona
REZONING SUBMITTAL
Project No. 17-2031-01 Date 06-06-18



7-ZN-2018
06/07/18

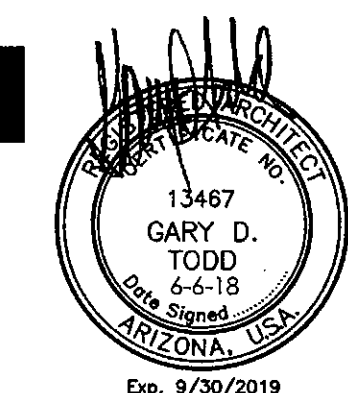


SOUTH ELEVATION - E SAN VICTOR DR

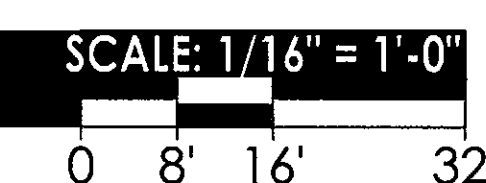


WEST ELEVATION - N 90TH STREET

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

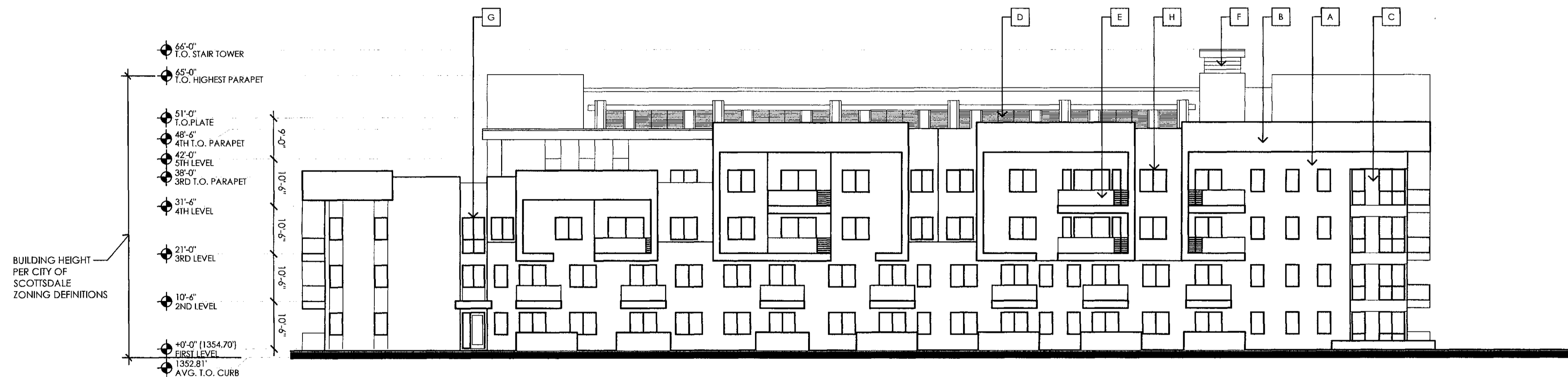


RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET
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OF 24

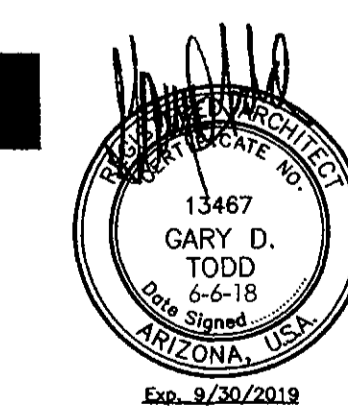


NORTH ELEVATION - GREENBELT



EAST ELEVATION

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

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

RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET
10
OF 24



SOUTH ELEVATION - E SAN VICTOR DR



WEST ELEVATION - N 90TH STREET

	MATERIAL	COLOR	
COLOR SCHEDULE	A	STUCCO	SW 7638 'JOGGING PATH'
	B	STUCCO	SW 7005 'PURE WHITE'
	C	STUCCO	SW 7075 'WEB GRAY'
	D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
	E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
	F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
	G	ALUMINUM STOREFRONT	DARK BRONZE
	H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

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

RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET 11 OF 24



NORTH ELEVATION - GREENBELT



EAST ELEVATION

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

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

RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET 12 OF 24

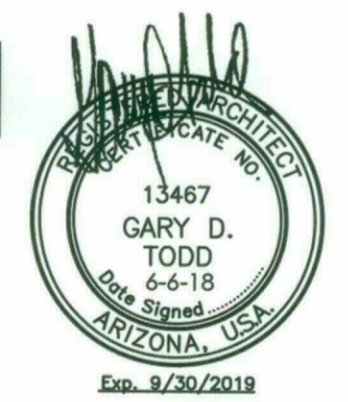


SOUTH ELEVATION - E SAN VICTOR DR



WEST ELEVATION - N 90TH STREET

	MATERIAL	COLOR	
COLOR SCHEDULE	A	STUCCO	SW 7638 'JOGGING PATH'
	B	STUCCO	SW 7005 'PURE WHITE'
	C	STUCCO	SW 7075 'WEB GRAY'
	D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
	E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
	F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
	G	ALUMINUM STOREFRONT	DARK BRONZE
	H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

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

RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET 11 OF 24

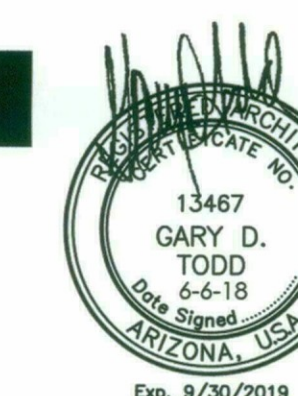


NORTH ELEVATION - GREENBELT



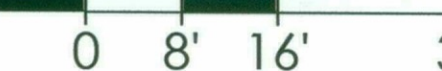
EAST ELEVATION

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



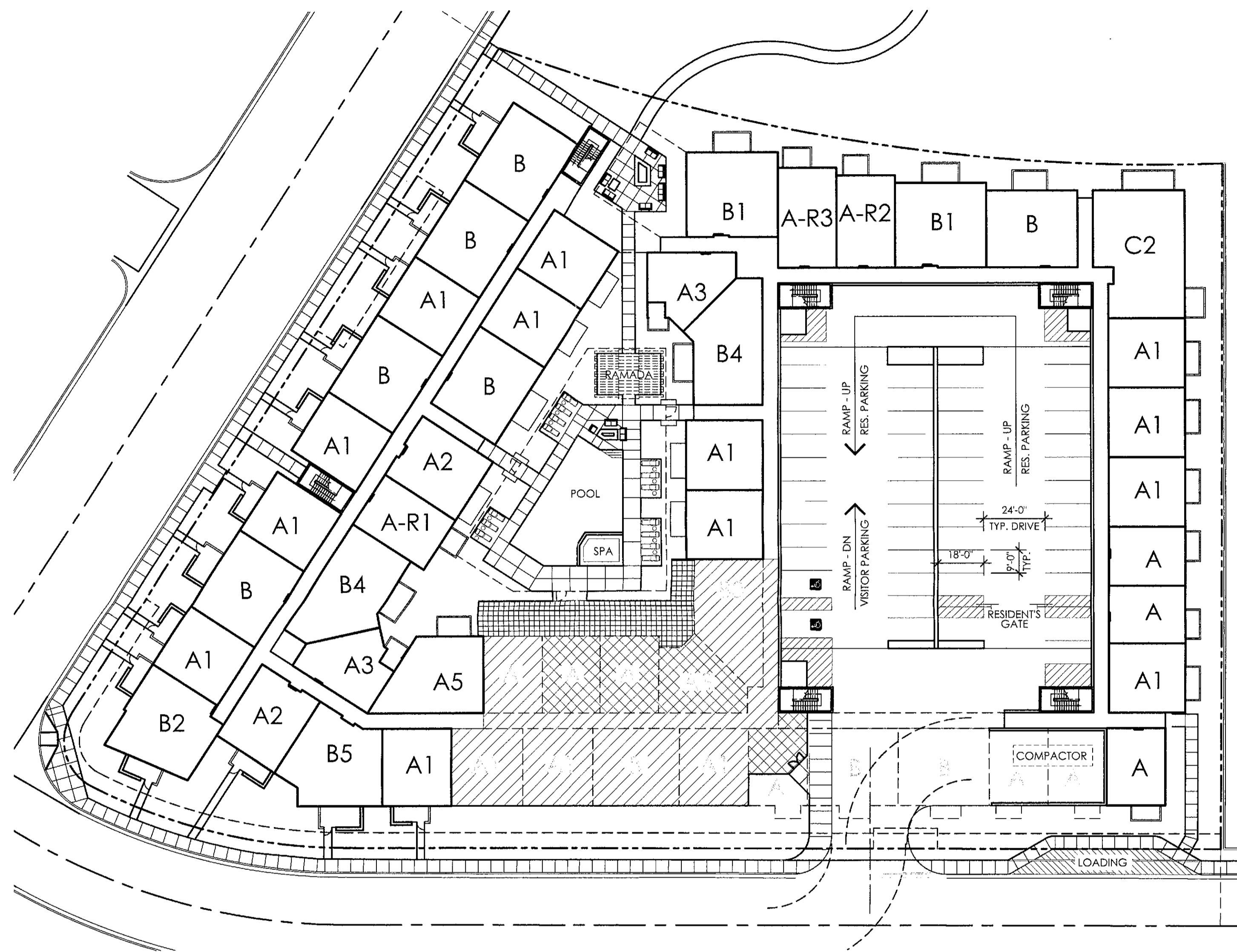
CONCEPTUAL ELEVATIONS

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



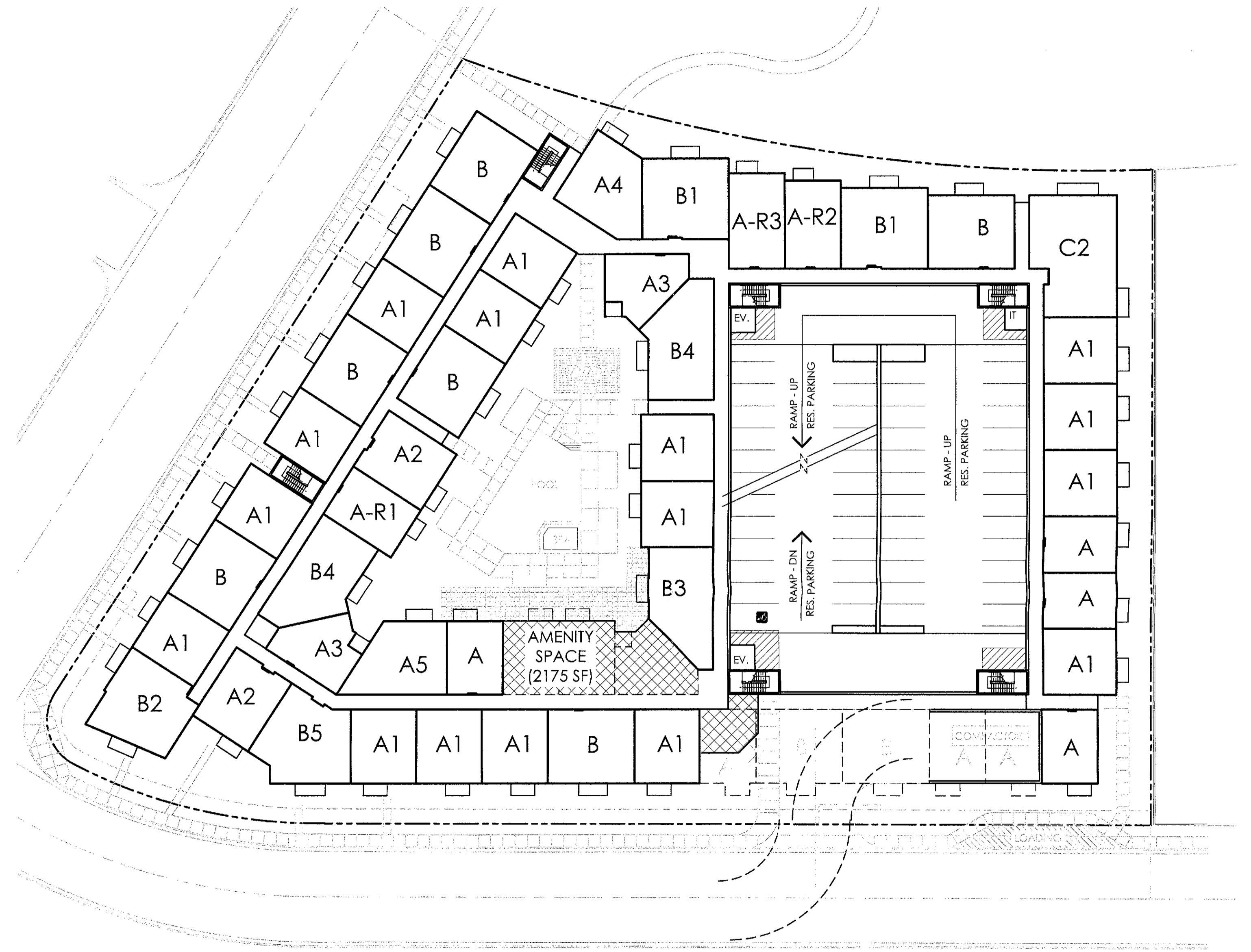
RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET 12 OF 24



LEVEL 1

GROSS AREA 50,136 S.F.



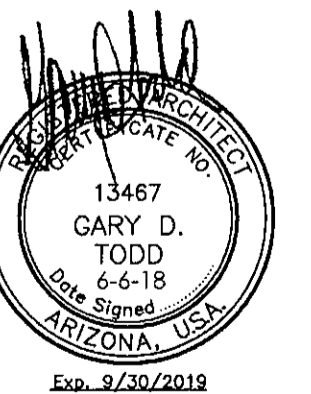
LEVEL 2

GROSS AREA 48,982 S.F.

CONCEPTUAL BUILDING PLAN - LEVELS 1 & 2

RESIDENCE AT 90TH ST. & SAN VICTOR

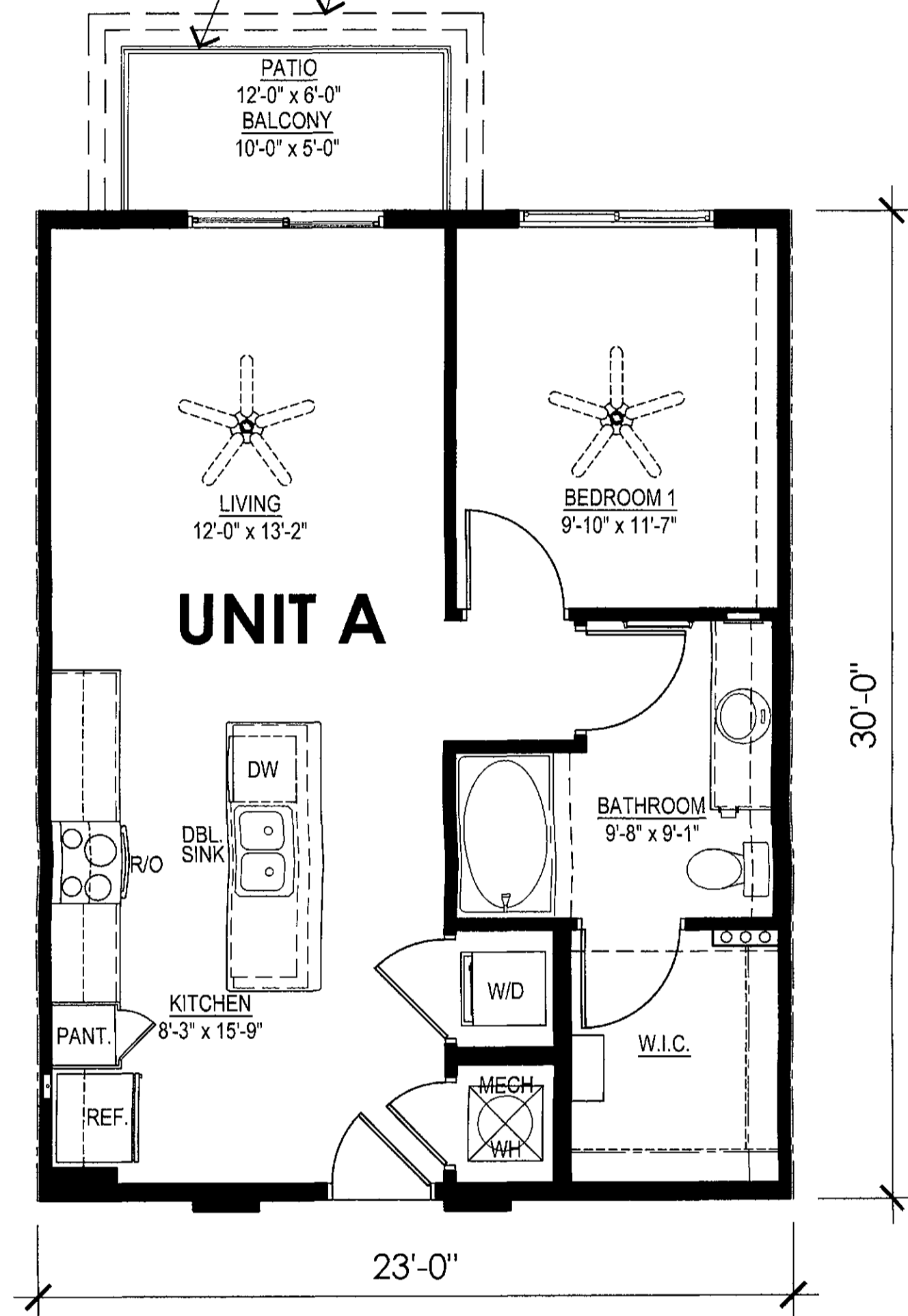
SCALE: 1/32" = 1'-0"
0 16' 32' 64'



SHEET
13
OF 24

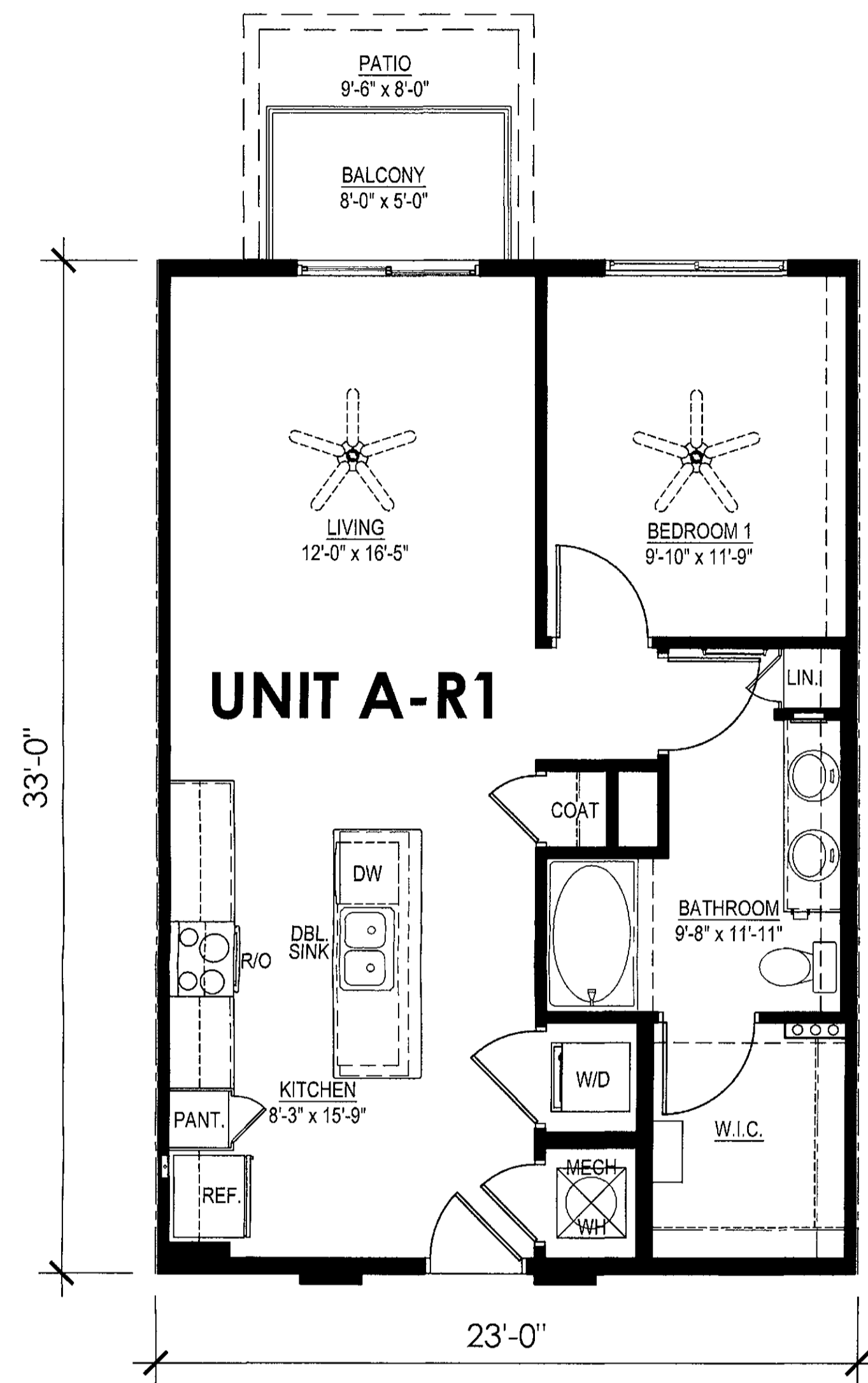
NOTE:
LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.



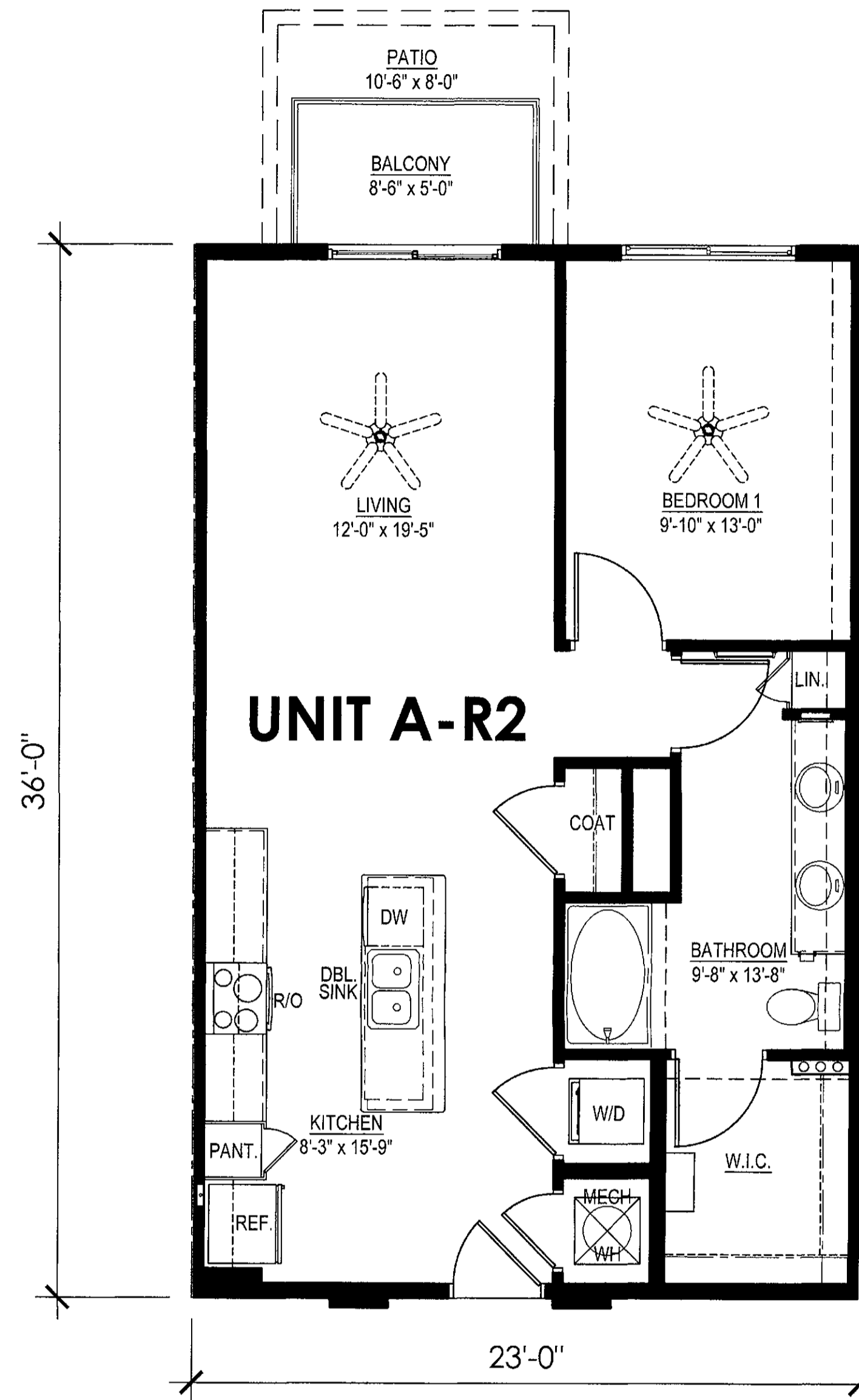
UNIT A

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 690 SQ. FT.
 FIRST FLOOR PATIO 80 SQ. FT. (11.5%)
 SECOND FLOOR BALCONY 50 SQ. FT. (7.2%)



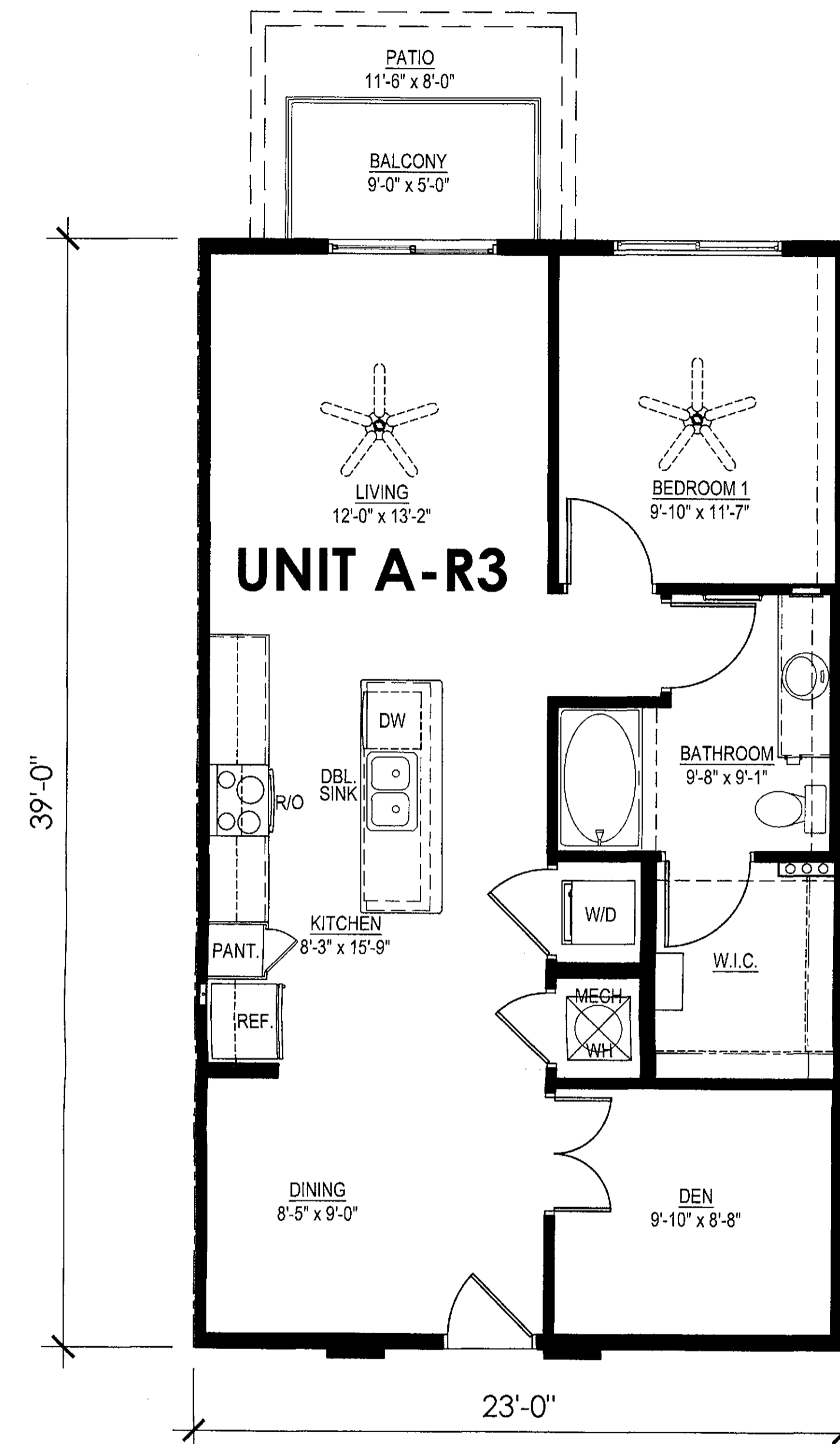
UNIT A-R1

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 759 SQ. FT.
 FIRST FLOOR PATIO 76 SQ. FT. (10.0%)
 SECOND FLOOR BALCONY 40 SQ. FT. (5.3%)



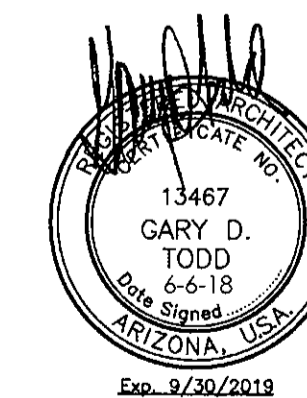
UNIT A-R2

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 828 SQ. FT.
 FIRST FLOOR PATIO 84 SQ. FT. (10.1%)
 SECOND FLOOR BALCONY 42.5 SQ. FT. (5.1%)



UNIT A-R3

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 897 SQ. FT.
 FIRST FLOOR PATIO 92 SQ. FT. (10.3%)
 SECOND FLOOR BALCONY 45 SQ. FT. (5.0%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

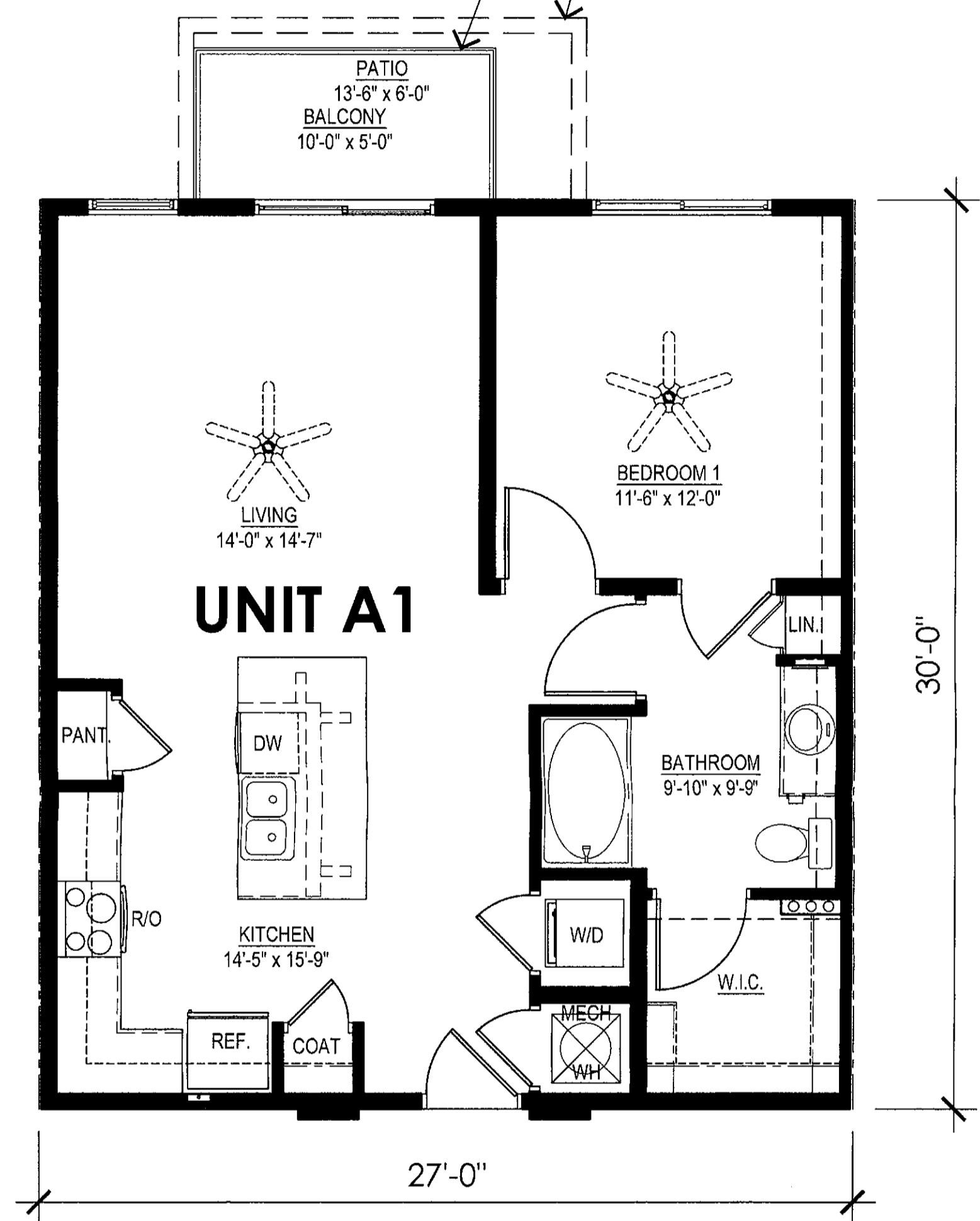
RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

SHEET 16 OF 24

NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

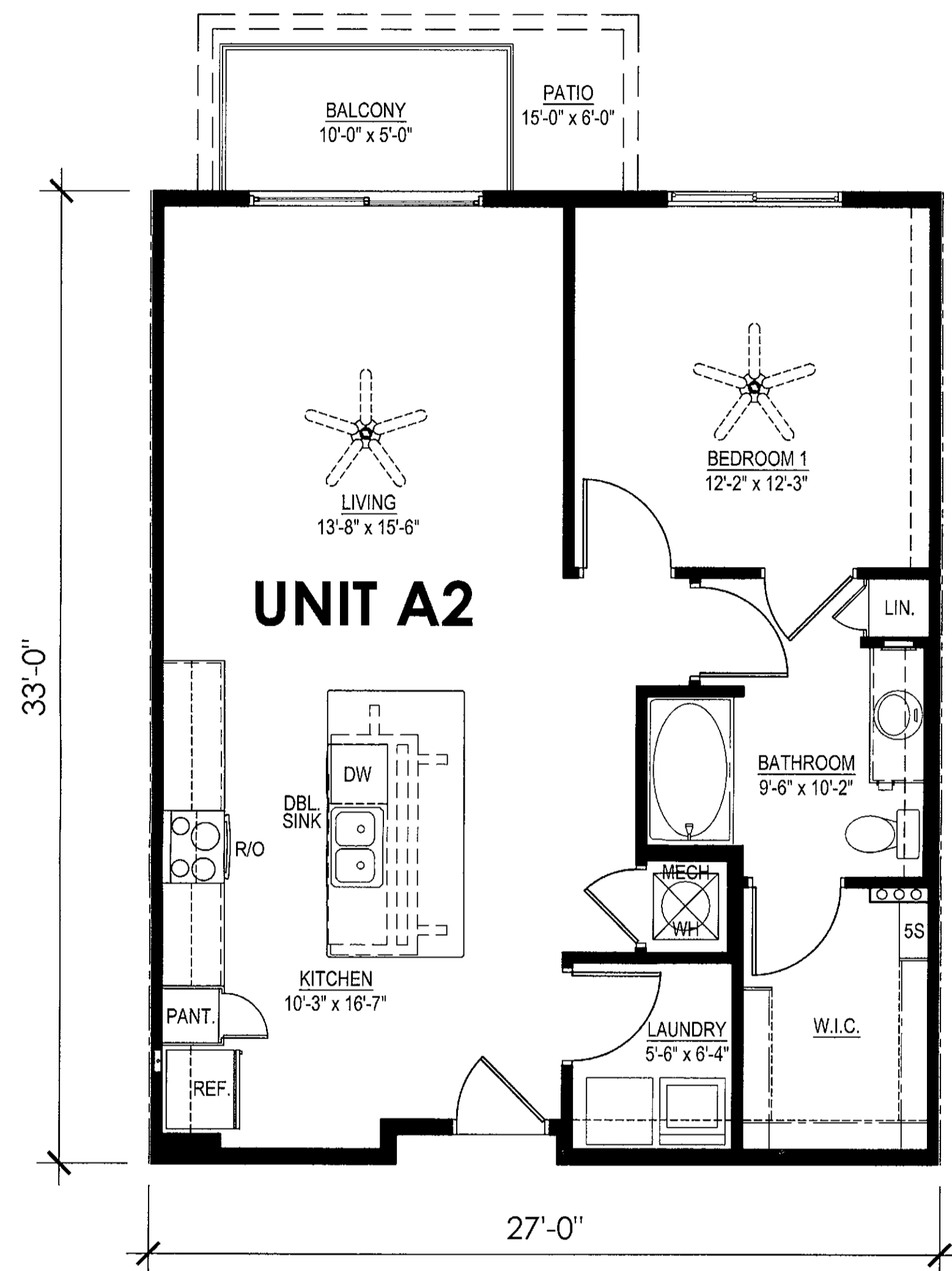
NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



UNIT A1

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

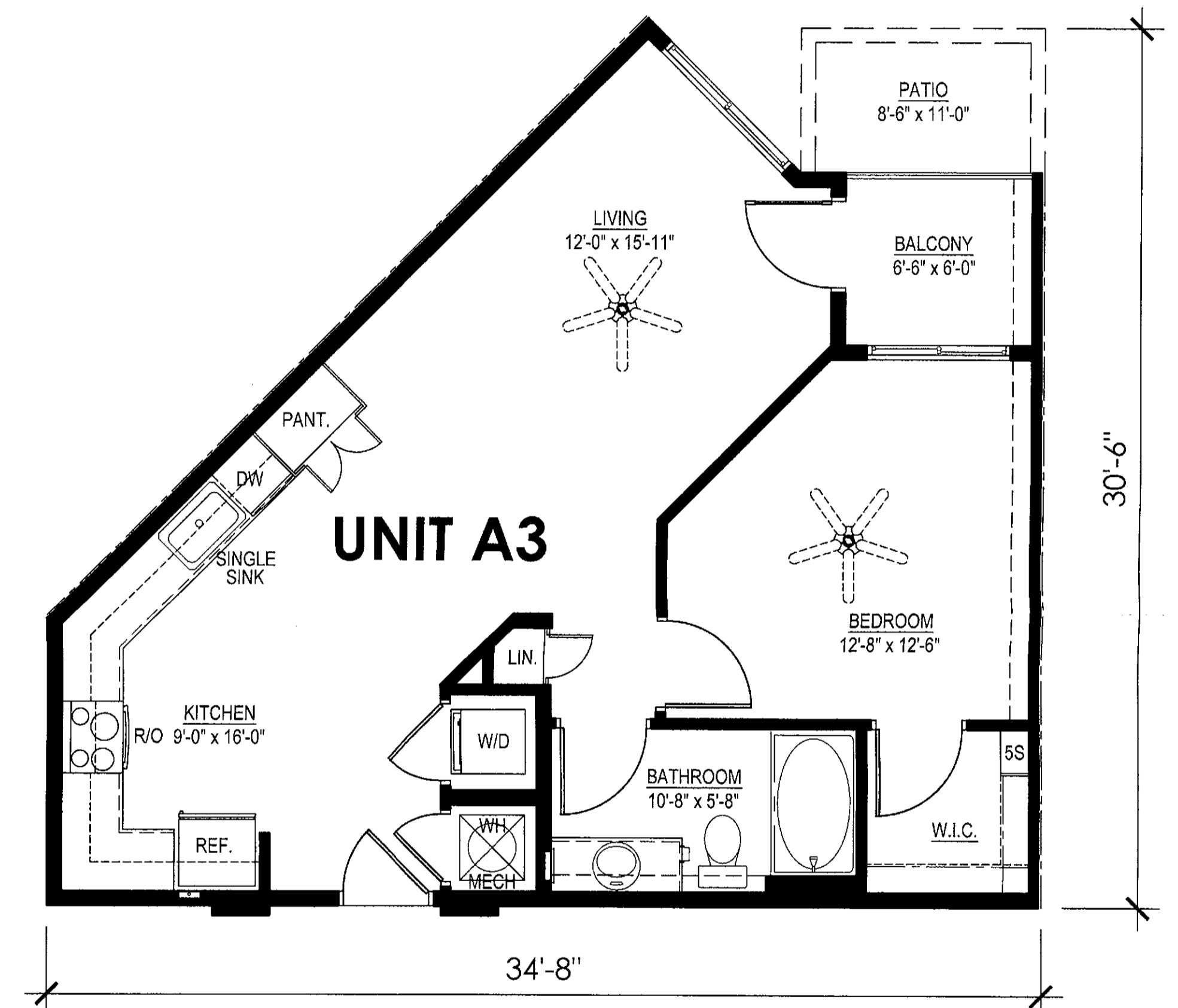
LIVABLE AREA (GROSS)	810 SQ. FT.
FIRST FLOOR PATIO	88 SQ. FT. (10.8%)
SECOND FLOOR BALCONY	50 SQ. FT. (6.1%)



UNIT A2

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

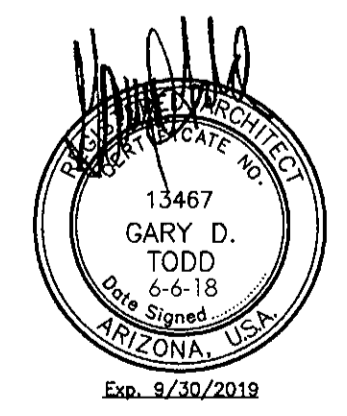
LIVABLE AREA (GROSS)	885 SQ. FT.
FIRST FLOOR PATIO	92 SQ. FT. (10.3%)
SECOND FLOOR BALCONY	50 SQ. FT. (5.6%)



UNIT A3

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

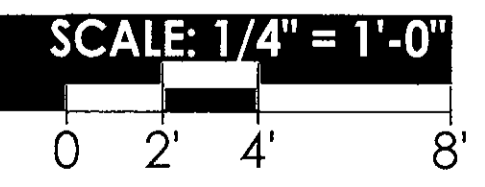
LIVABLE AREA (GROSS)	753 SQ. FT.
FIRST FLOOR PATIO	81 SQ. FT. (10.7%)
SECOND FLOOR BALCONY	39 SQ. FT. (5.1%)



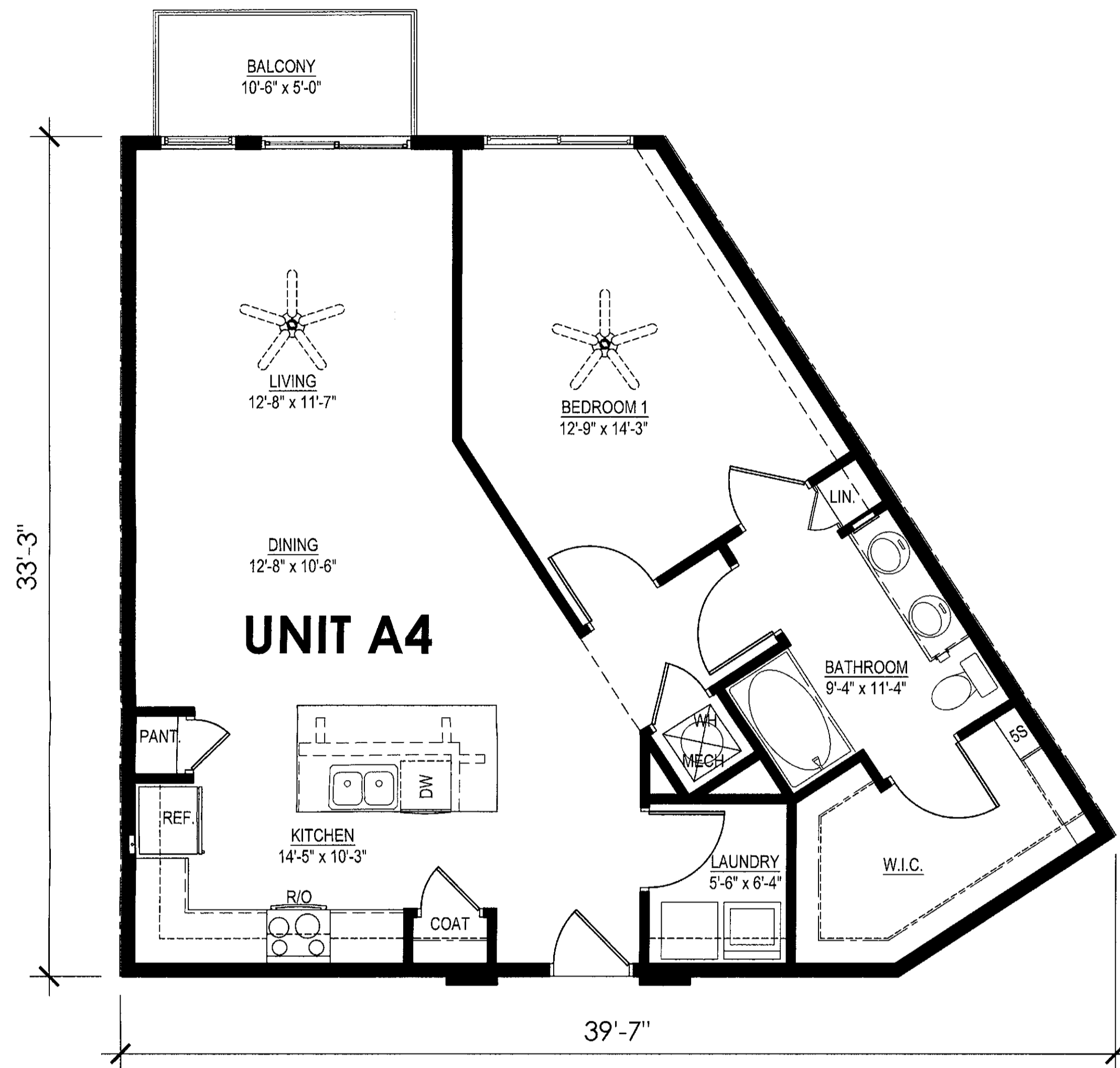
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

RESIDENCE AT 90TH ST. & SAN VICTOR



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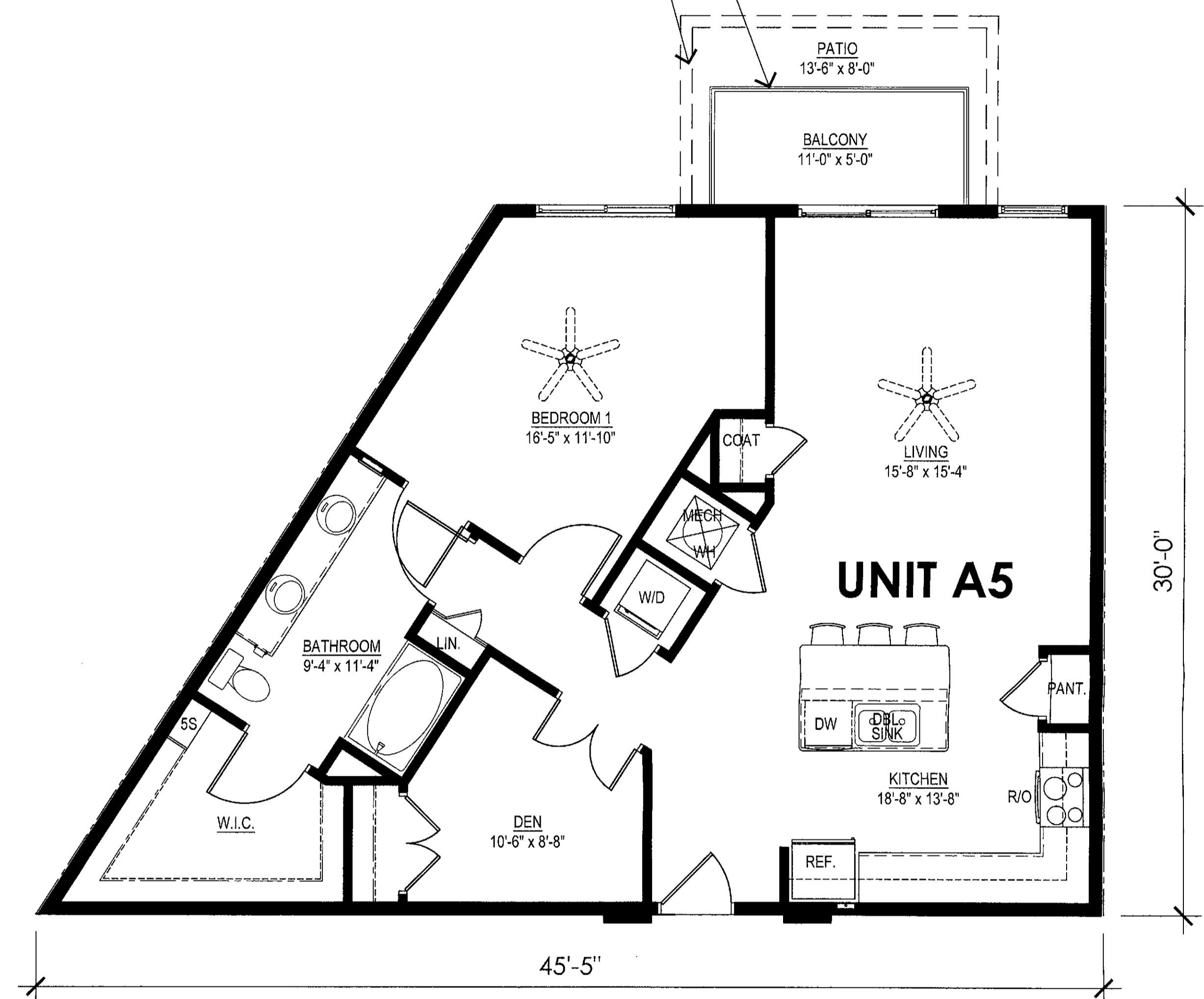


UNIT A4

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1046 SQ. FT.
 SECOND FLOOR BALCONY 52.5 SQ. FT. (5.0%)

NOTE:
 LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

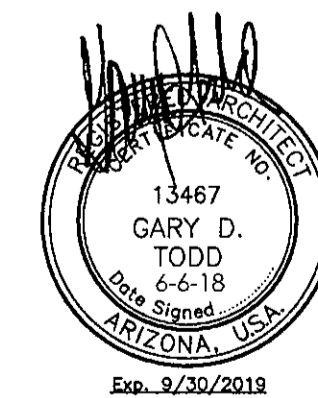
NOTE:
 DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.



UNIT A5

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1070 SQ. FT.
 FIRST FLOOR PATIO 108 SQ. FT. (10.1%)
 SECOND FLOOR BALCONY 55 SQ. FT. (5.1%)

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES



CONCEPTUAL UNIT PLANS

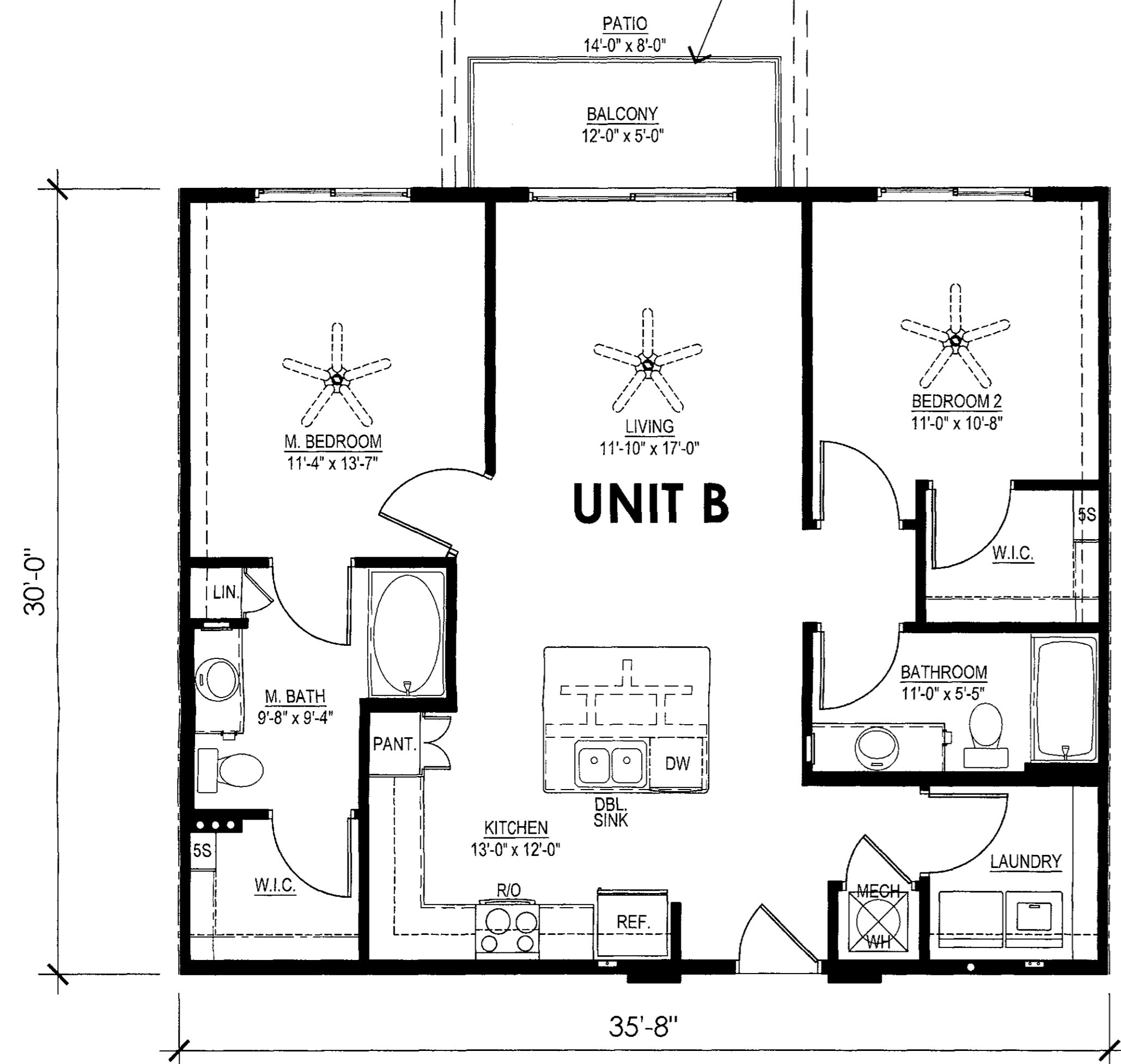
RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

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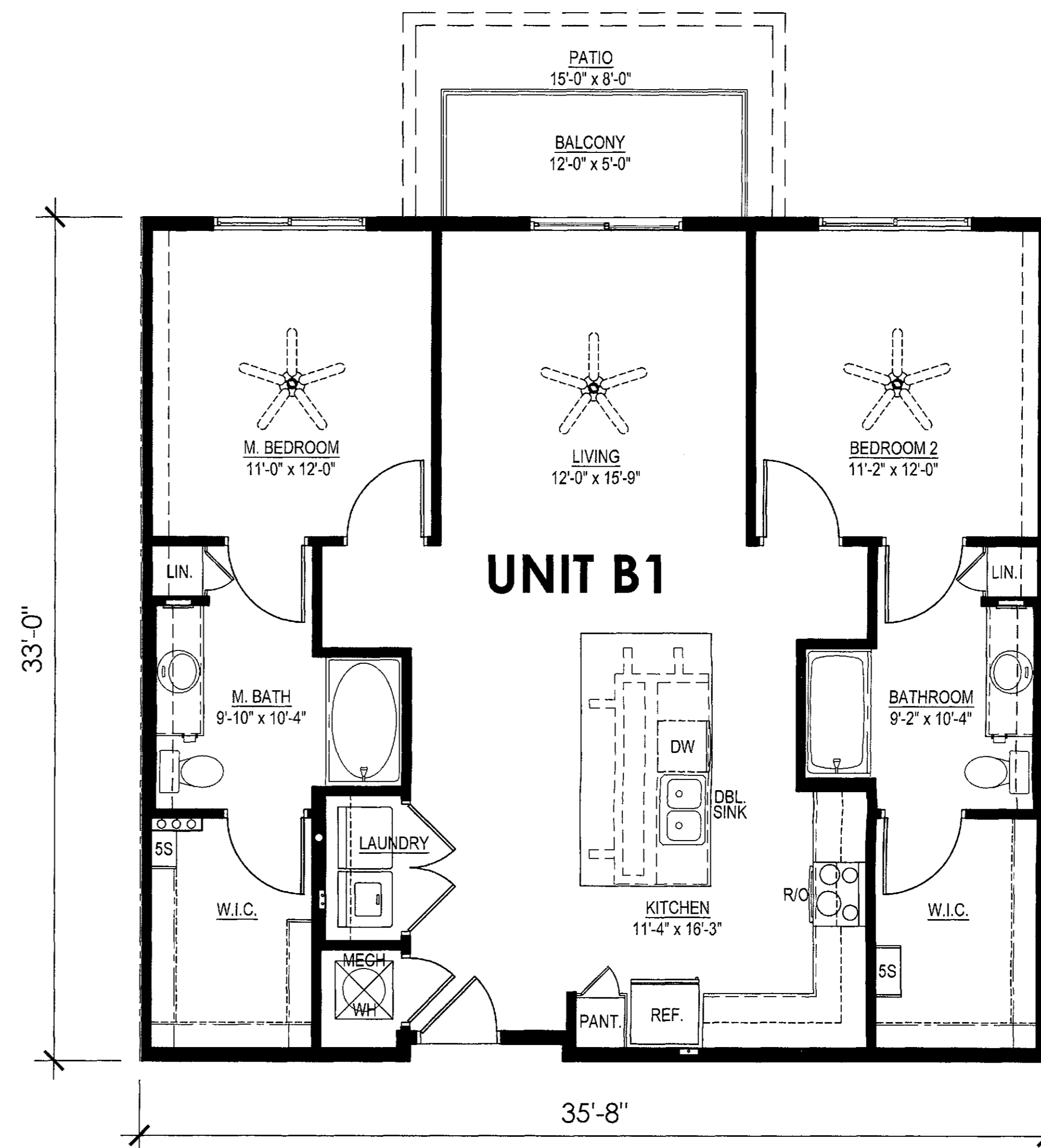
NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



UNIT B

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1070 SQ. FT.
 FIRST FLOOR PATIO 112 SQ. FT. (10.4%)
 SECOND FLOOR BALCONY 60 SQ. FT. (5.6%)



UNIT B1

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1173 SQ. FT.
 FIRST FLOOR PATIO 120 SQ. FT. (10.2%)
 SECOND FLOOR BALCONY 60 SQ. FT. (5.1%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE
GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE.
5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

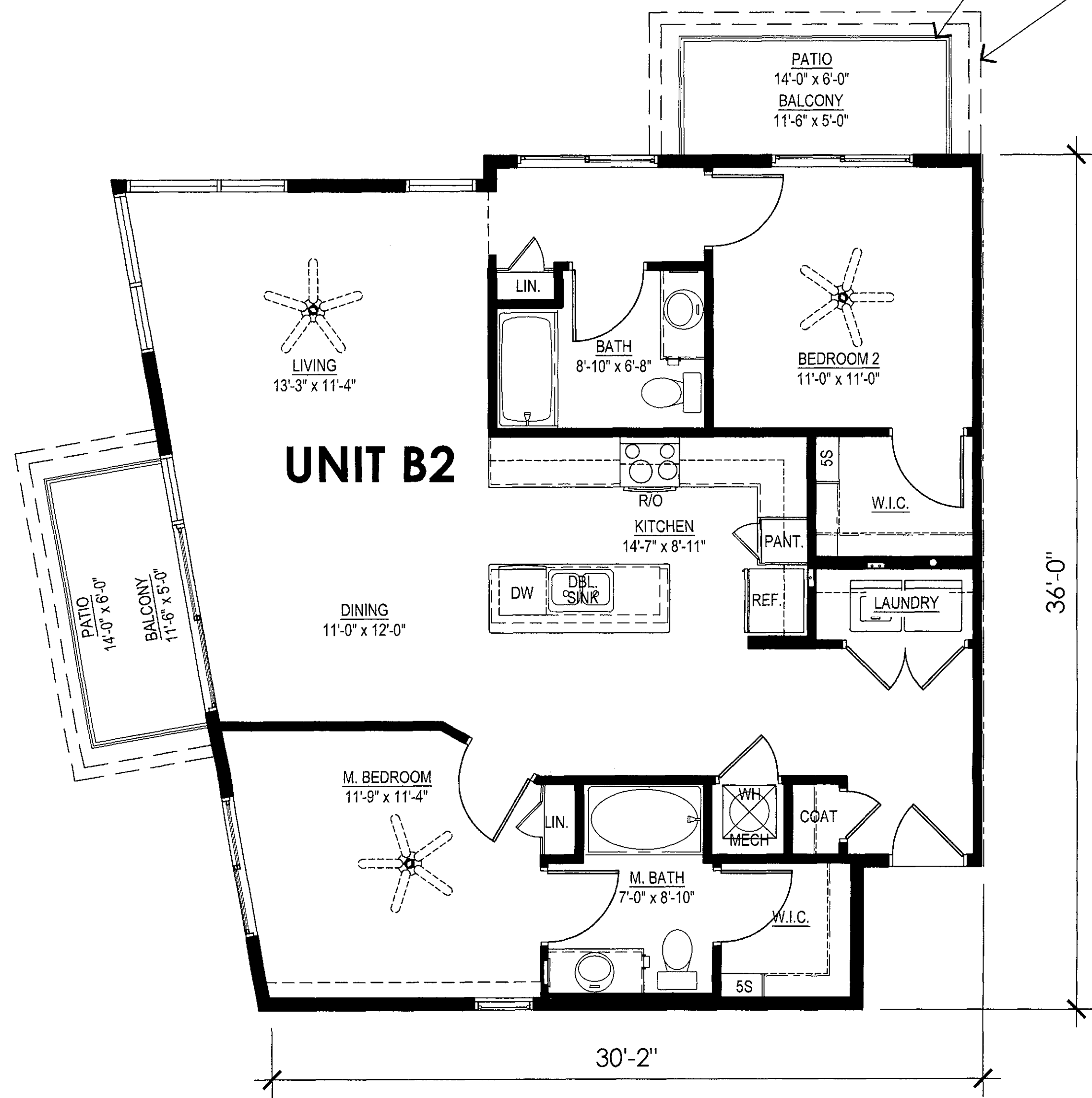
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

RESIDENCE AT 90TH ST. & SAN VICTOR

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NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

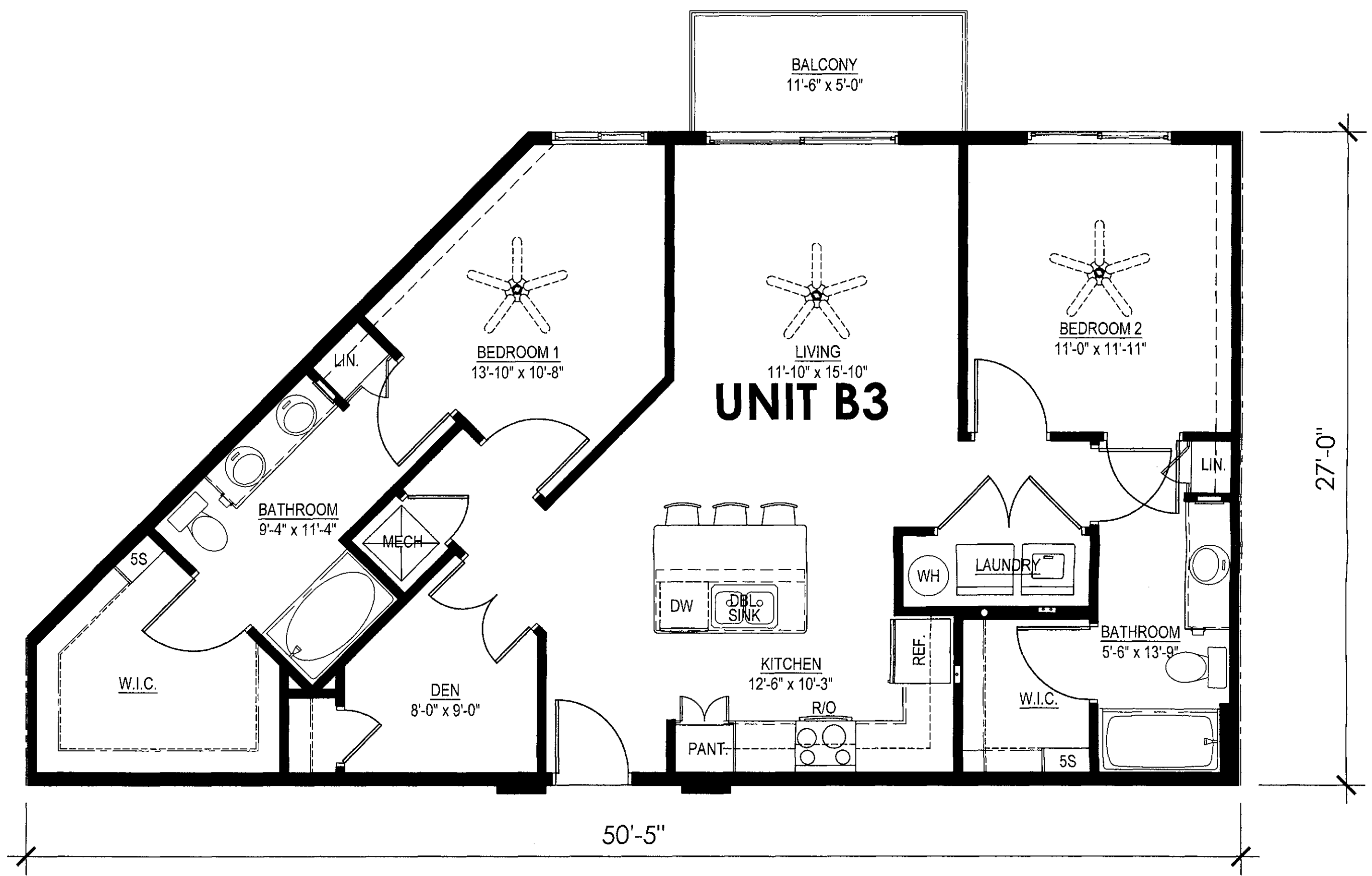
NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



UNIT B2

PRIVATE OUTDOOR SPACE CALCULATION:

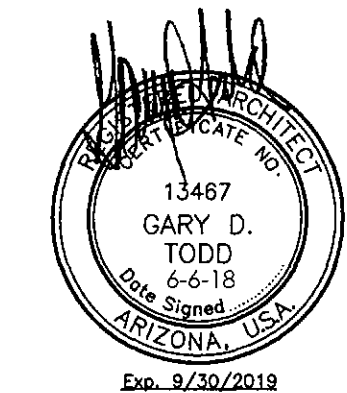
LIVABLE AREA (GROSS)	1116 SQ. FT.
FIRST FLOOR PATIO	112 SQ. FT. (10.4%)
SECOND FLOOR BALCONY	60 SQ. FT. (5.6%)



UNIT B3

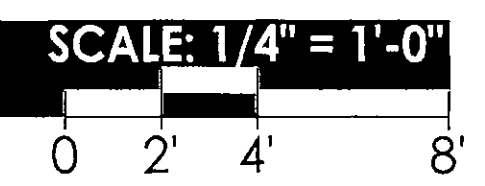
PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1144 SQ. FT.
SECOND FLOOR BALCONY	57.5 SQ. FT. (5.0%)



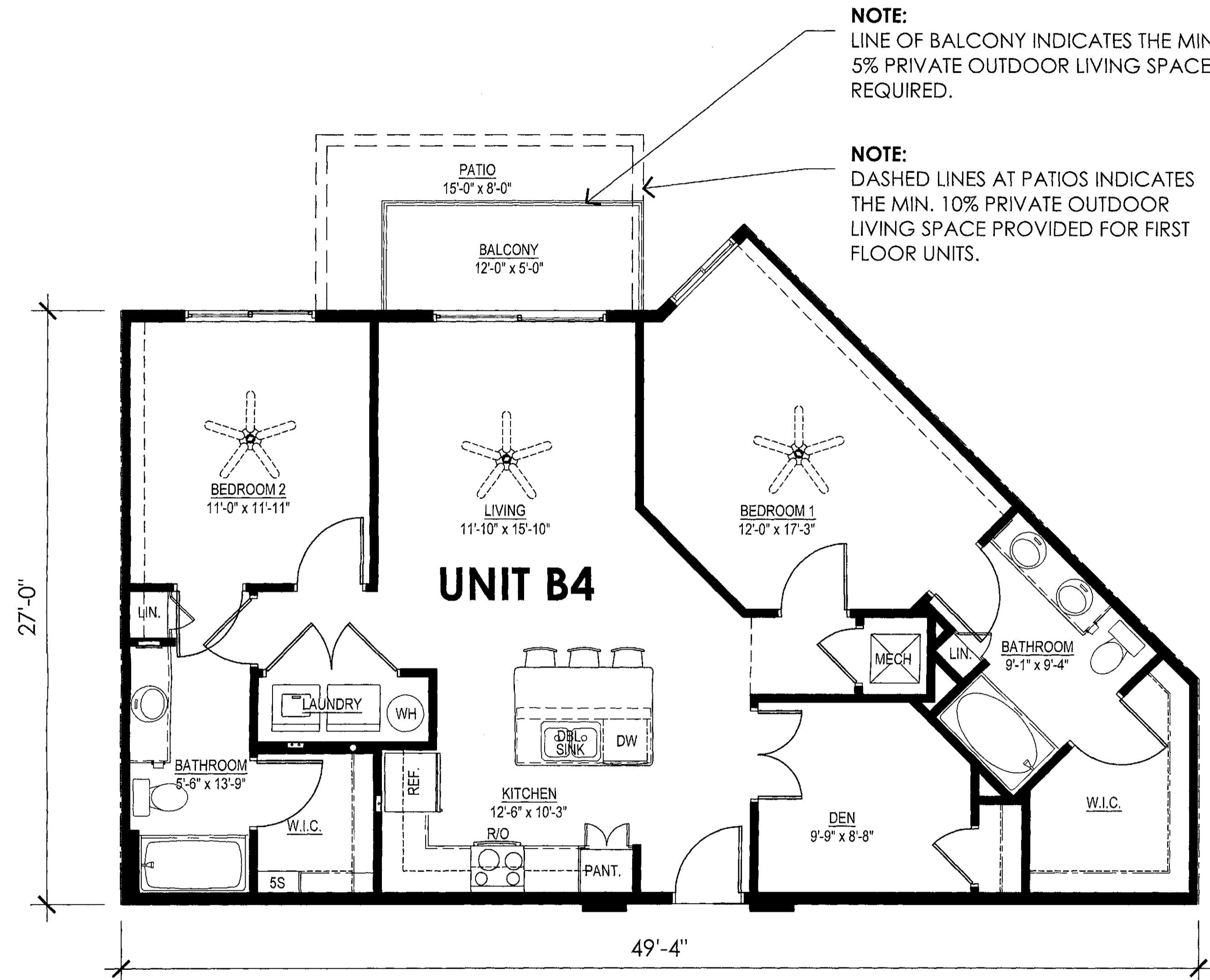
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS



RESIDENCE AT 90TH ST. & SAN VICTOR

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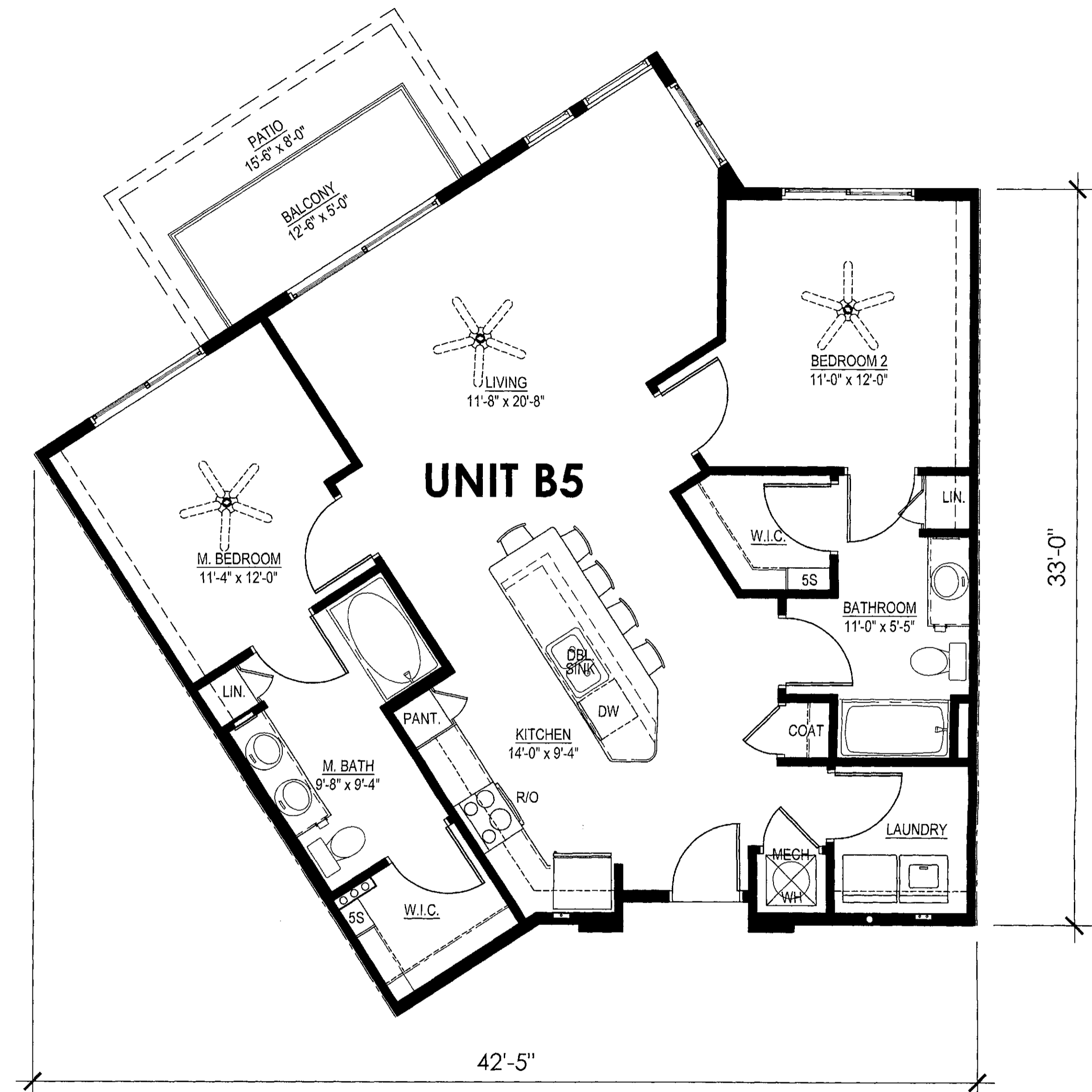
NOTE:
LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.

UNIT B4

PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1172 SQ. FT.
FIRST FLOOR PATIO	120 SQ. FT. (10.2%)
SECOND FLOOR BALCONY	60 SQ. FT. (5.1%)



UNIT B5

PRIVATE OUTDOOR SPACE CALCULATION:

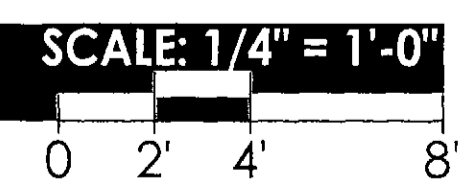
LIVABLE AREA (GROSS)	1206 SQ. FT.
FIRST FLOOR PATIO	124 SQ. FT. (10.3%)
SECOND FLOOR BALCONY	62.5 SQ. FT. (5.2%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

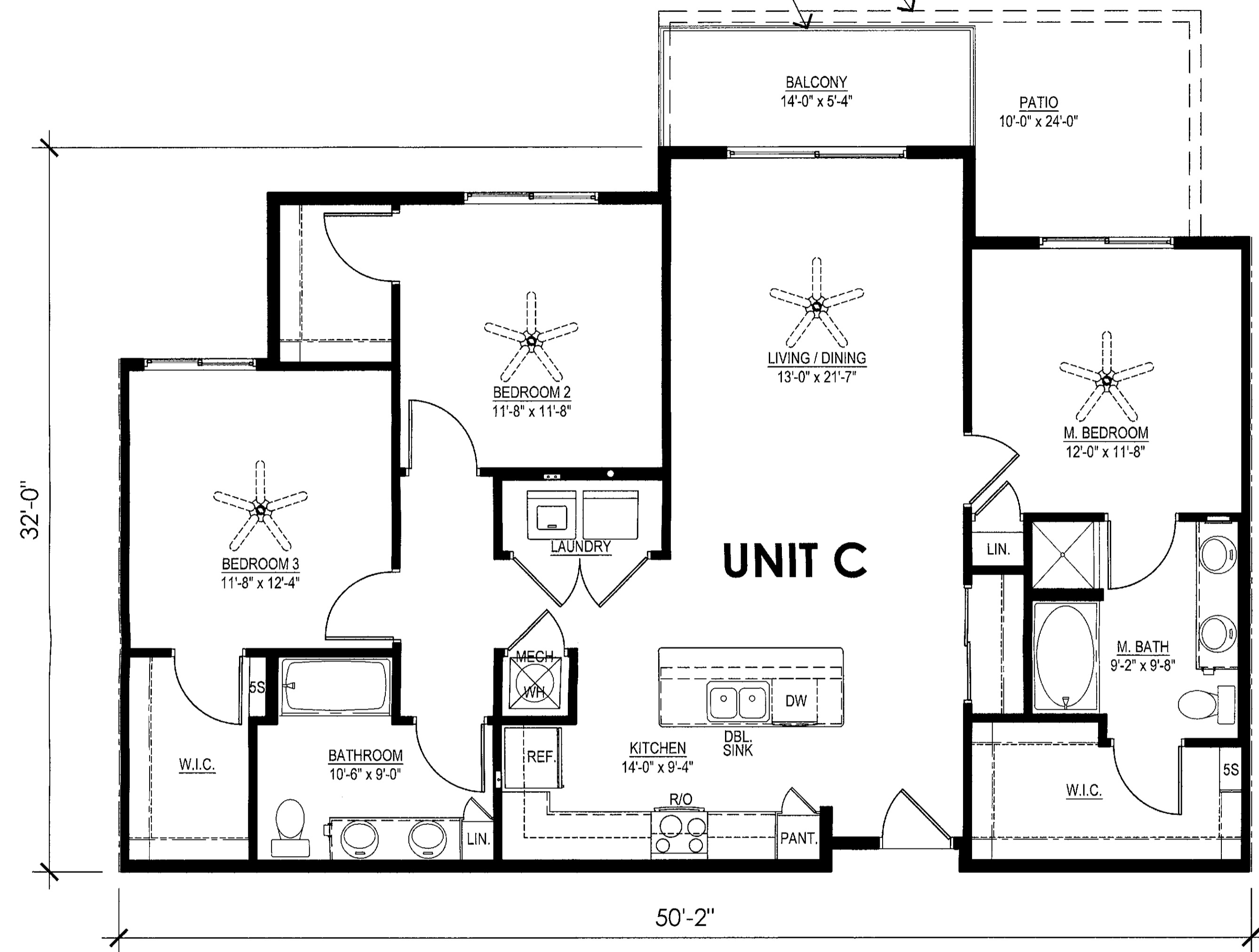
RESIDENCE AT 90TH ST. & SAN VICTOR



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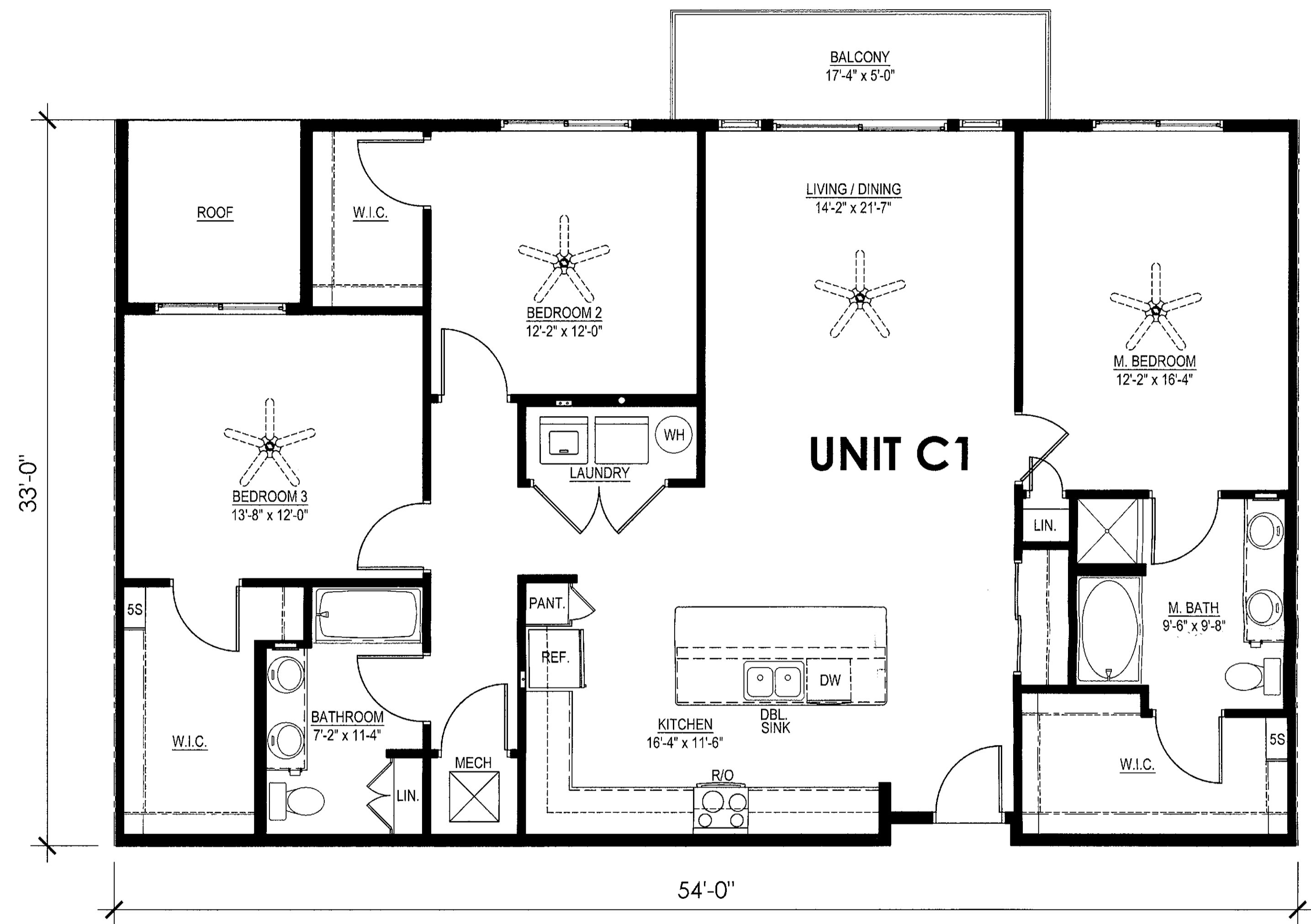
NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



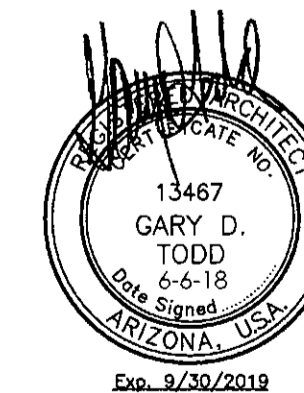
UNIT C

PRIVATE OUTDOOR SPACE CALCULATION:
LIVABLE AREA (GROSS) 1454 SQ. FT.
FIRST FLOOR PATIO 184SQ. FT. (12.6%)
SECOND FLOOR BALCONY 74 SQ. FT. (5.0%)



UNIT C1

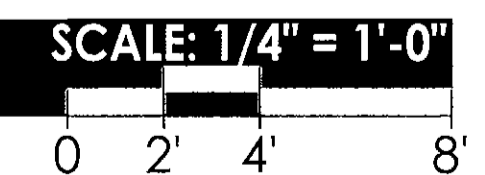
PRIVATE OUTDOOR SPACE CALCULATION:
LIVABLE AREA (GROSS) 1705 SQ. FT.
SECOND FLOOR BALCONY 90 SQ. FT. (5.2%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE
GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE.
5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

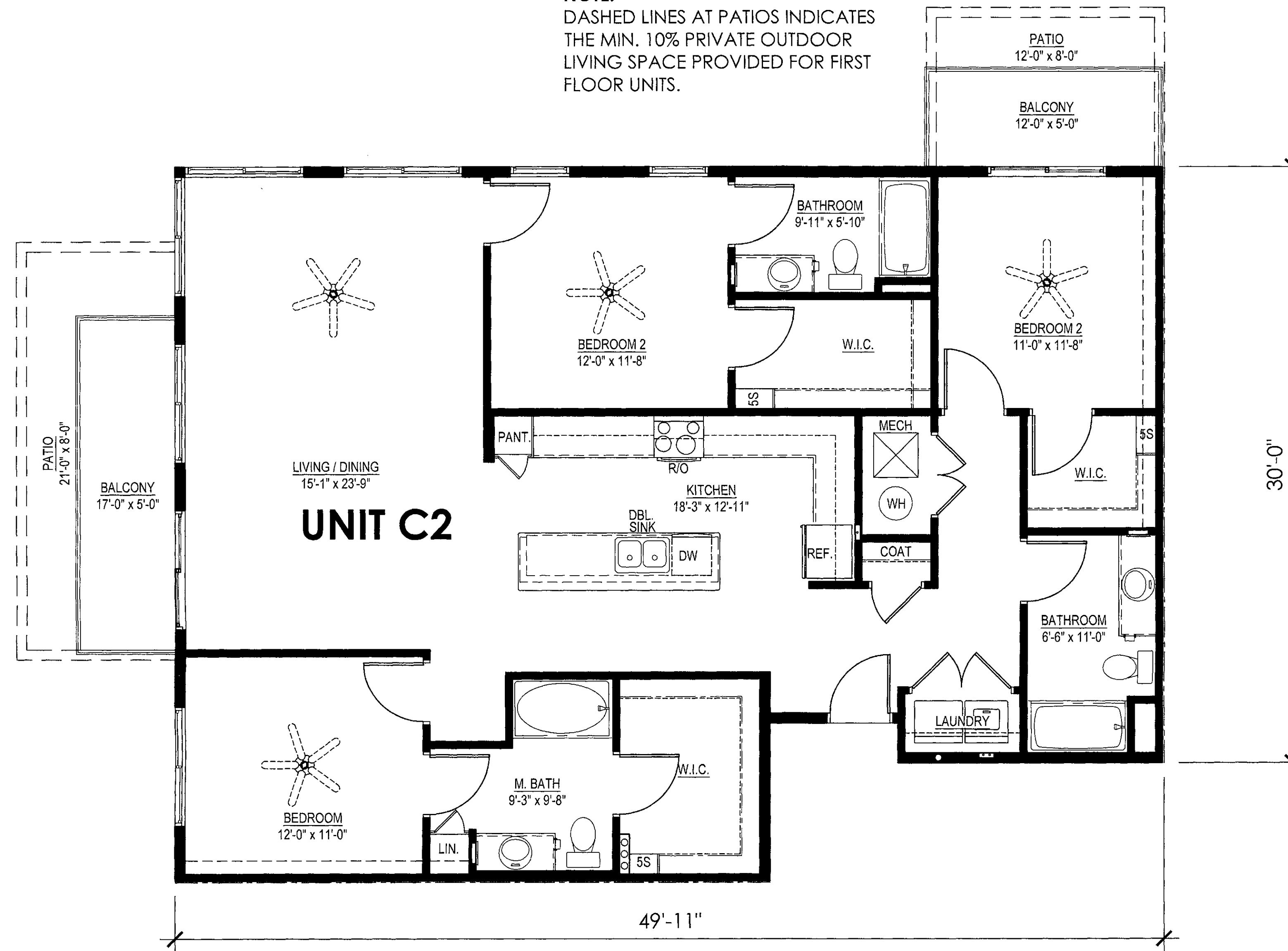
RESIDENCE AT 90TH ST. & SAN VICTOR



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NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

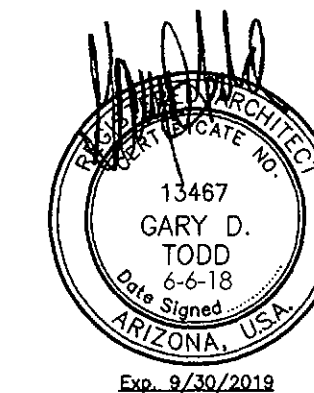
NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



UNIT C2

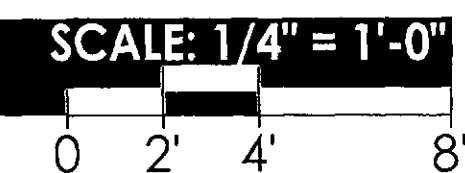
PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1677 SQ. FT.
FIRST FLOOR PATIO	168 SQ. FT. (10.0%)
SECOND FLOOR BALCONY	85 SQ. FT. (5.1%)



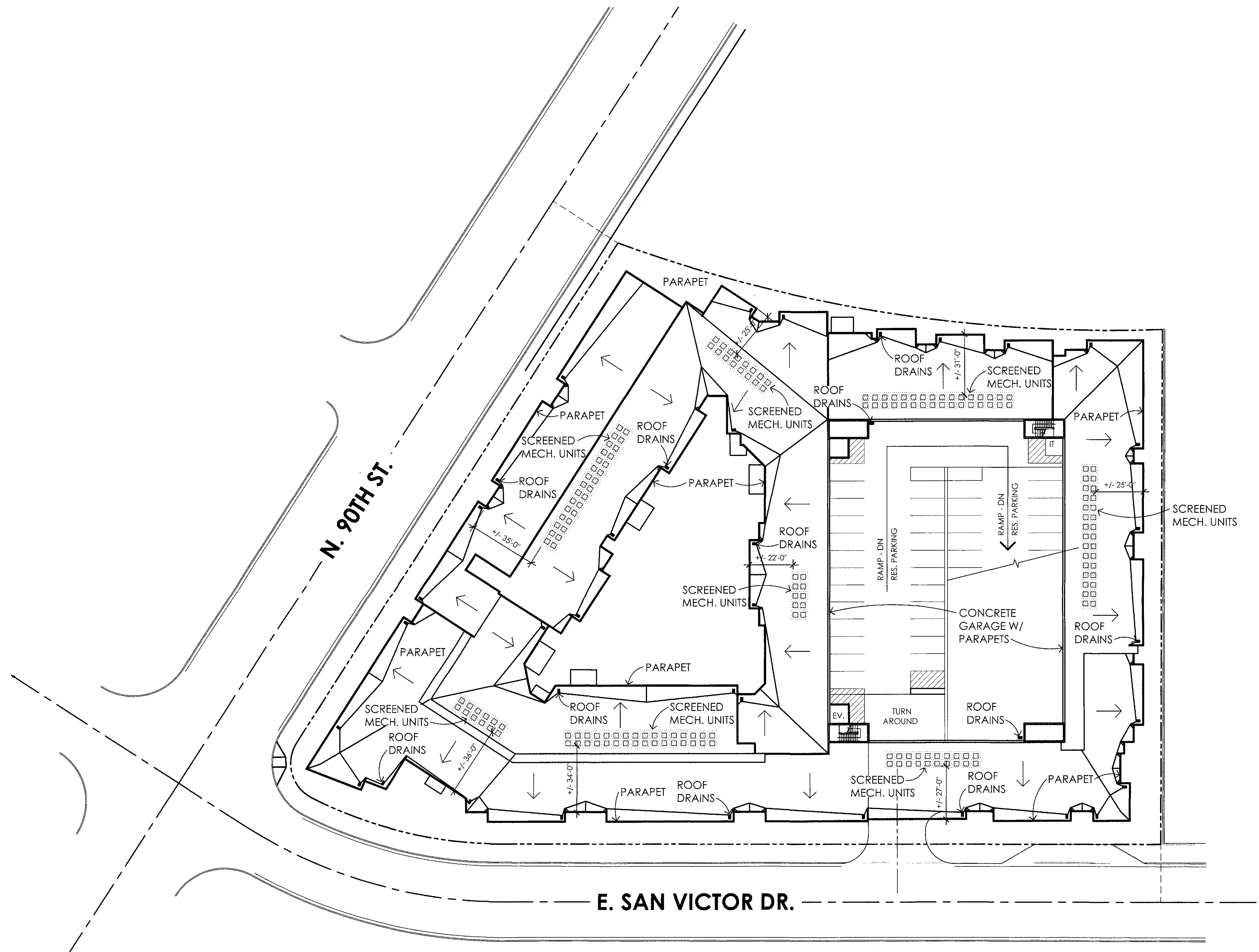
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS



RESIDENCE AT 90TH ST. & SAN VICTOR

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ROOF DATA

BUILT-UP ROOF SYSTEM WITH PARAPETS TYPICAL. CANTI-LEVERED WALL MASSES INTEGRATED INTO ROOF SYSTEM. ROOF DRAINS AND OVER-FLOWS AT ROOF SYSTEM TYPICAL.

ROOF MOUNTED MECHANICAL CONDENSERS TO BE SCREENED BY BUILDING PARAPETS TYPICAL. THERE ARE NO DEDICATED MECHANICAL SCREENS THEREFORE THAT AREA CALCULATION DOES NOT APPLY IN THE DATA TABLE.

APARTMENT ROOF AREA	62,008 S.F.
GARAGE AREA	20,736 S.F.
TOTAL ROOF AREA	82,744 S.F.

ROOF PLAN

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



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RESIDENCE AT 90TH ST. & SAN VICTOR

