



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



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REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/4/2019
 REVISIONS

No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

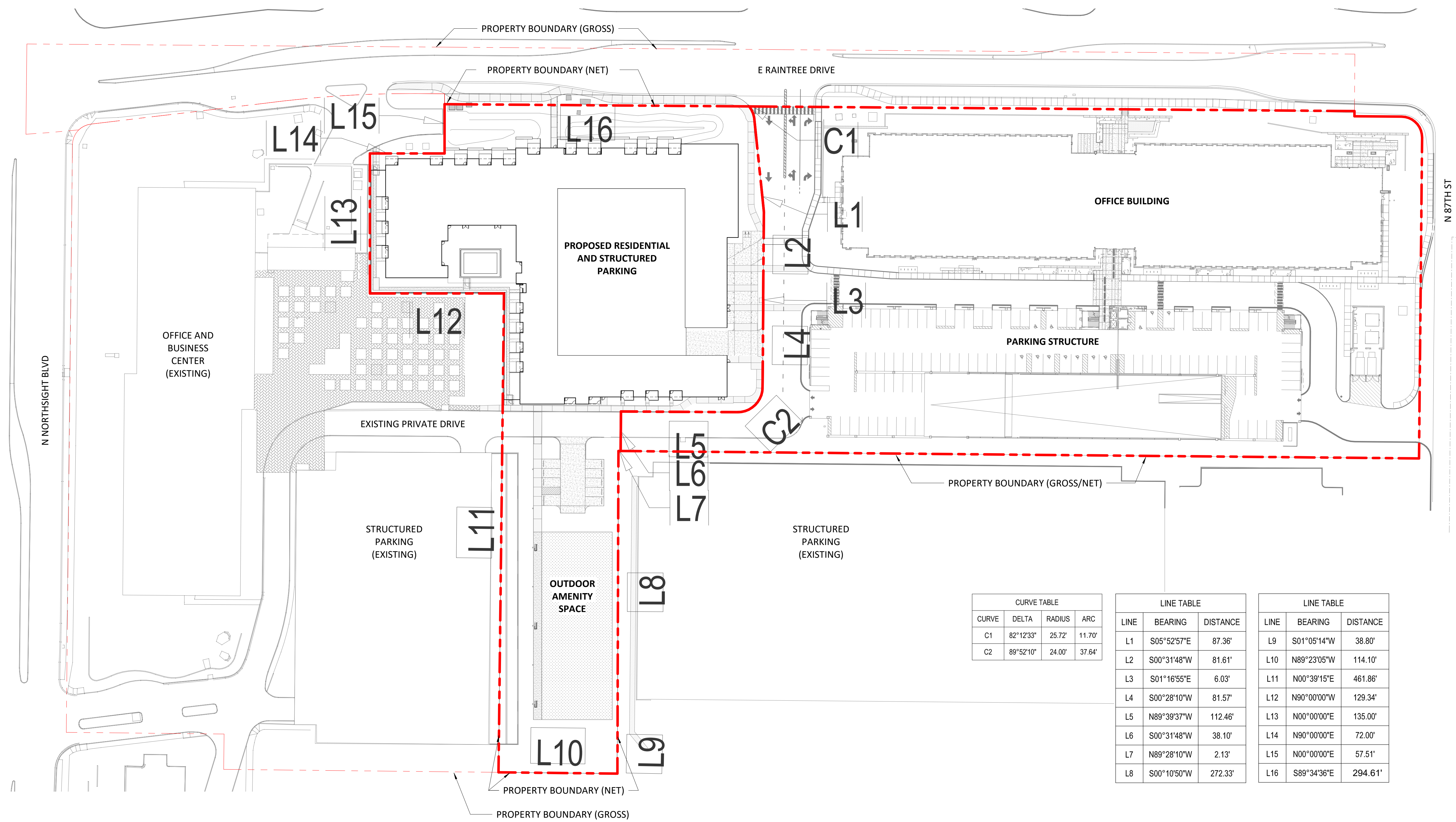
219514
 PROJECT NUMBER
 ESG DRAWN BY ESG CHECKED BY

KEY PLAN

Raintree Drive Residential

DIMENSIONED BOUNDARY PLAN

A.d.1

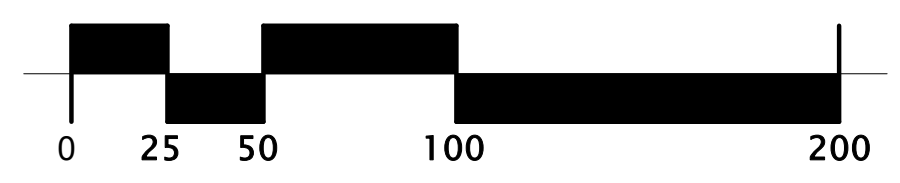


CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	82°12'33"	25.72'	11.70'
C2	89°52'10"	24.00'	37.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°52'57"E	87.36'
L2	S00°31'48"W	81.61'
L3	S01°16'55"E	6.03'
L4	S00°28'10"W	81.57'
L5	N89°39'37"W	112.46'
L6	S00°31'48"W	38.10'
L7	N89°28'10"W	2.13'
L8	S00°10'50"W	272.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S01°05'14"W	38.80'
L10	N89°23'05"W	114.10'
L11	N00°39'15"E	461.86'
L12	N90°00'00"W	129.34'
L13	N00°00'00"E	135.00'
L14	N90°00'00"E	72.00'
L15	N00°00'00"E	57.51'
L16	S89°34'36"E	294.61'

3/6/2020 2:24:07 PM



NOTE: INTERNAL LOT LINES ARE SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.



750-FOOT RADIUS BOUNDARY FROM OVERALL DEVELOPMENT PLAN SITE

Raintree Drive Residential
 8501 E Raintree Drive
 Scottsdale, AZ 85260



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KEY PLAN

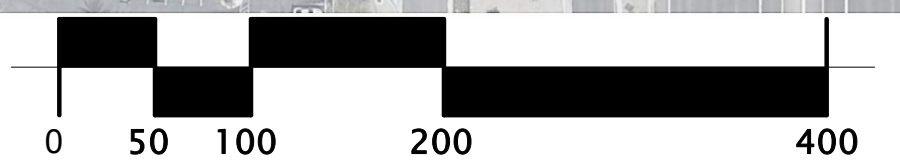
Raintree Drive Residential

CONTEXT AERIAL

A.e.1

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1 CONTEXT AERIAL
 A.e.1 1" = 100'-0"



NOTE: REFER TO ALTA AND CIVIL ENGINEERING SHEETS FOR EASEMENTS/TRACTS.

Raintree Drive Residential

Residential

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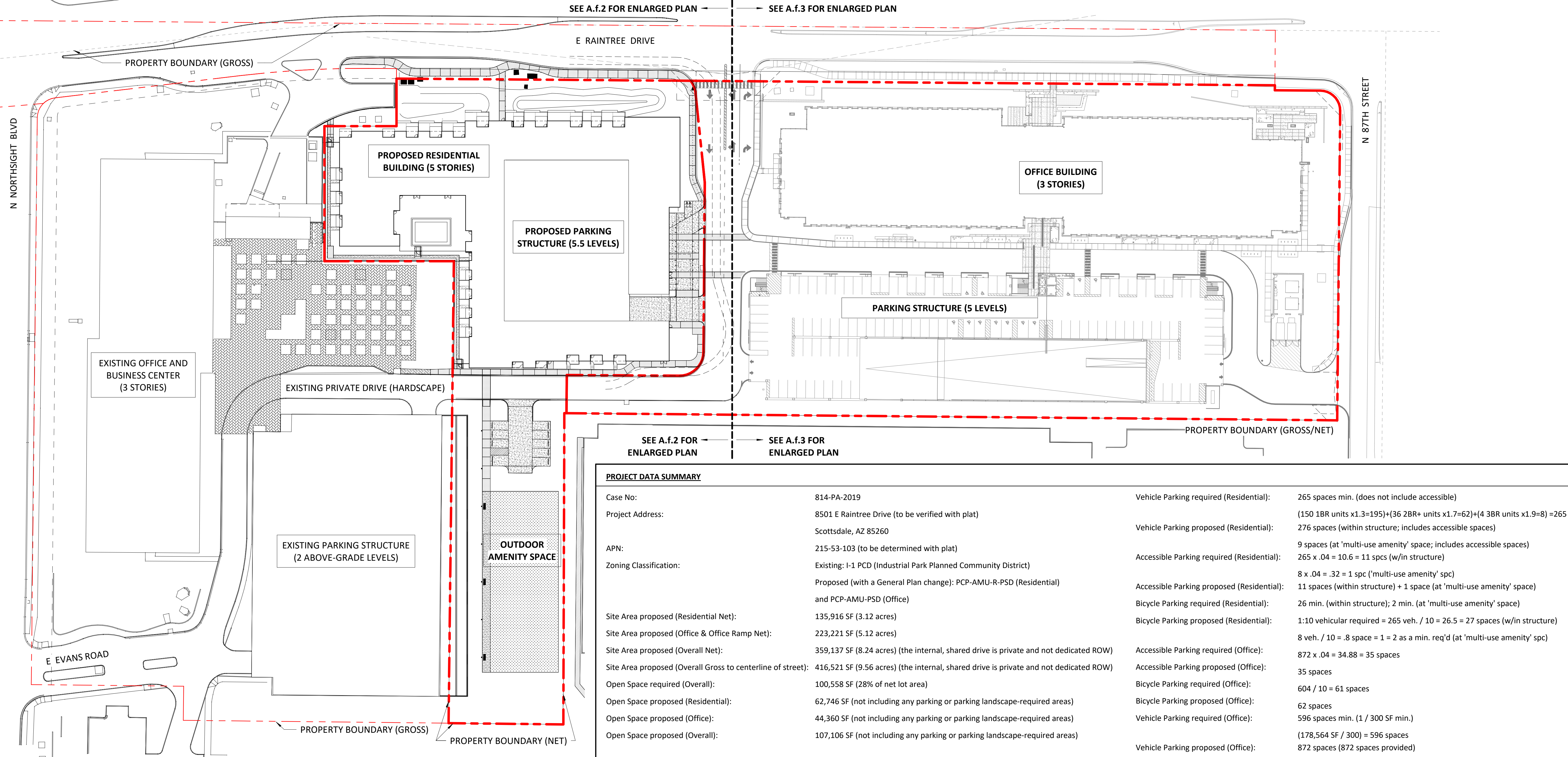
KEY PLAN

Raintree Drive Residential

OVERALL SITE PLAN

A.f.1

19-ZN-2019
3/10/2020



PROJECT DATA SUMMARY

Case No:	814-PA-2019	Vehicle Parking required (Residential):	265 spaces min. (does not include accessible)
Project Address:	8501 E Raintree Drive (to be verified with plat) Scottsdale, AZ 85260	Vehicle Parking proposed (Residential):	(150 1BR units x1.3=195)+(36 2BR+ units x1.7=62)+(4 3BR units x1.9=8)=265 276 spaces (within structure; includes accessible spaces)
APN:	215-53-103 (to be determined with plat)	Accessible Parking required (Residential):	9 spaces (at 'multi-use amenity' space; includes accessible spaces) 265 x .04 = 10.6 = 11 spcs (w/in structure)
Zoning Classification:	Existing: I-1 PCD (Industrial Park Planned Community District) Proposed (with a General Plan change): PCP-AMU-R-PSD (Residential) and PCP-AMU-PSD (Office)	Accessible Parking proposed (Residential):	8 x .04 = .32 = 1 spc ('multi-use amenity' spc) 11 spaces (within structure) + 1 space (at 'multi-use amenity' space)
Site Area proposed (Residential Net):	135,916 SF (3.12 acres)	Bicycle Parking required (Residential):	26 min. (within structure); 2 min. (at 'multi-use amenity' space)
Site Area proposed (Office & Office Ramp Net):	223,221 SF (5.12 acres)	Bicycle Parking proposed (Residential):	1:10 vehicular required = 265 veh. / 10 = 26.5 = 27 spaces (w/in structure)
Site Area proposed (Overall Net):	359,137 SF (8.24 acres) (the internal, shared drive is private and not dedicated ROW)	Accessible Parking required (Office):	8 veh. / 10 = .8 space = 1 = 2 as a min. req'd (at 'multi-use amenity' spc)
Site Area proposed (Overall Gross to centerline of street):	416,521 SF (9.56 acres) (the internal, shared drive is private and not dedicated ROW)	Accessible Parking proposed (Office):	872 x .04 = 34.88 = 35 spaces
Open Space required (Overall):	100,558 SF (28% of net lot area)	Bicycle Parking required (Office):	35 spaces
Open Space proposed (Residential):	62,746 SF (not including any parking or parking landscape-required areas)	Bicycle Parking proposed (Office):	604 / 10 = 61 spaces
Open Space proposed (Office):	44,360 SF (not including any parking or parking landscape-required areas)	Vehicle Parking required (Office):	62 spaces
Open Space proposed (Overall):	107,106 SF (not including any parking or parking landscape-required areas)	Vehicle Parking proposed (Office):	596 spaces min. (1 / 300 SF min.) (178,564 SF / 300) = 596 spaces 872 spaces (872 spaces provided)
Total Building Area proposed (Residential):	218,419 SF (excludes Residential structured parking)	Vehicle Parking proposed (Office):	872 spaces (872 spaces provided)
Total Building Area proposed (Office):	178,564 SF (excludes parking structure)		
GFAR allowed (Overall Net site area):	0.8 (for the Development Plan); option for buy-up w/ max. 2.0 under bonus provisions		
GFAR proposed (Overall Net site area):	1.11 (excludes Residential + Office structured parking)		

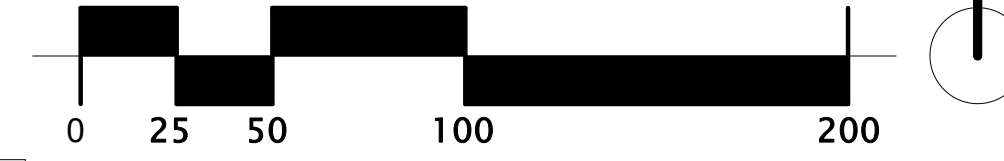
Total Units proposed:	190 units
1 Bedroom:	150 units (79%)
2 Bedroom:	36 units (19%)
3 Bedroom:	4 units (2%)
Ground Level allowed (Overall):	Dwelling use limited to a maximum of 50% of the ground floor bldg area of the Development Plan Office use limited to a maximum of 50% of the ground floor bldg area of the Development Plan
Ground Level proposed:	Overall Development Plan Ground Level (without parking ramps): 101,853 s.f. Residential: 30,055 s.f. (30%) Support uses (lobby, fitness, amenity, restrooms, storage): 23,358 s.f. (22%) Office: 48,440 s.f. (48%)

Stepbacks required:	1:1 beginning 38 ft above setback line / only relevant along Raintree Drive and 87th Street
Stepbacks proposed:	no encroachments
Building Height allowed (Overall Site):	62' maximum (including all rooftop appurtenances); 104' max under bonus provisions
Building Height proposed (Residential):	5.5 floors (64'-2" to top of overrun roof parapet) plus rooftop appurtenances = maximum 69'-0"
Building Height proposed (Office):	3 floors (50'-8" to top of roof parapet) plus rooftop appurtenances = 60'-2" total

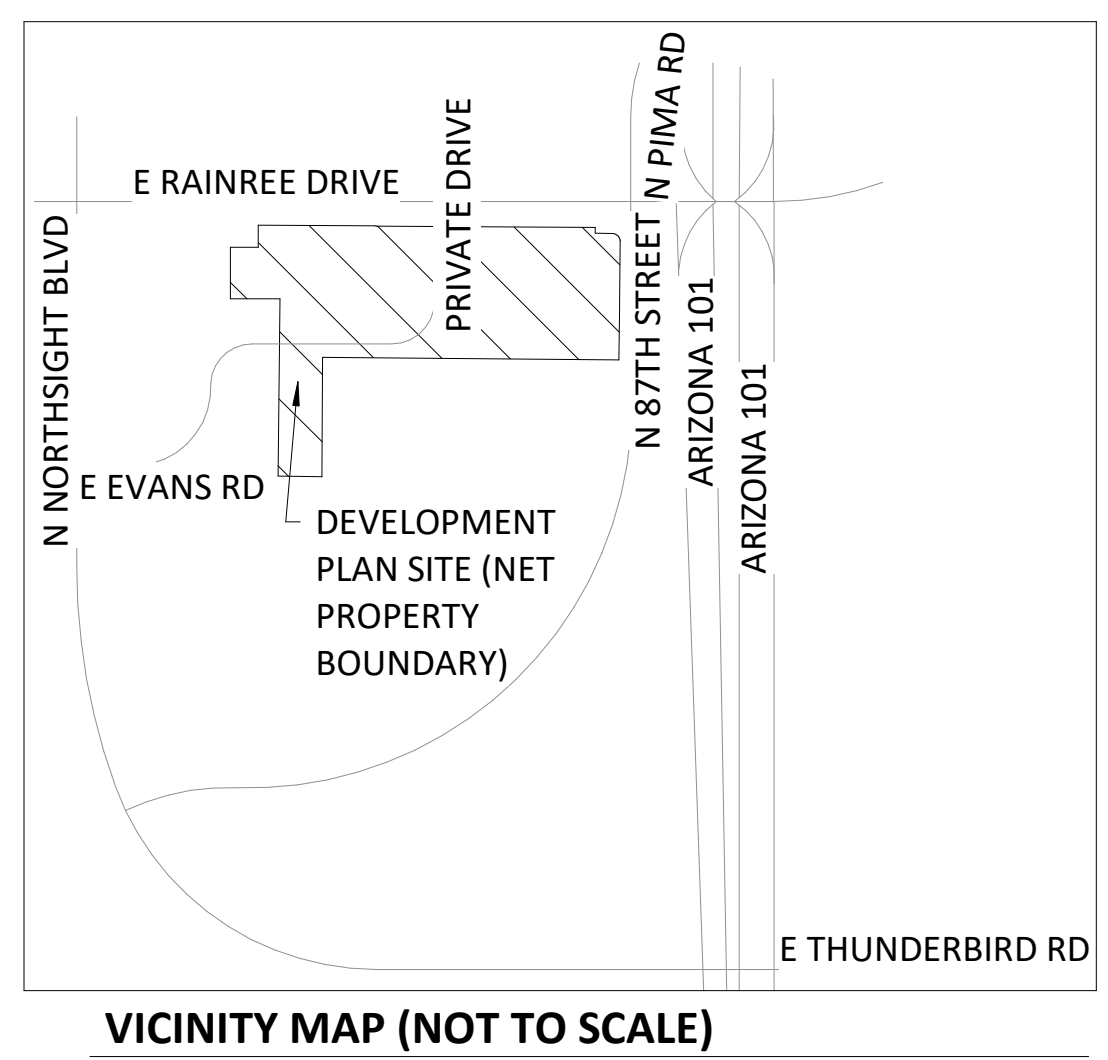
PROJECT TEAM

Owner/ Developer:	High Street Residential 2575 East Camelback, Suite 400 Phoenix, AZ 85016 Ph: 602-222-4000 Fx: 602-285-3141
Legal:	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757
Architect:	(RESIDENTIAL) Elness Swenson Graham Architects, Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382 (OFFICE, OFFICE RAMP) RSP Architects, Ltd. 502 S College Ave Ste 203 Tempe, AZ 85281 Ph: 480-889-2000
Civil Engineer:	Wood Patel 2051 W Northern Ave #100 Phoenix, AZ 85021 Ph: 602-335-8500 Fx: 602-335-8580
Landscape Architect:	(RESIDENTIAL) Norris Design 901 East Madison Street Phoenix, AZ 85034 Ph: 602-254-9600 (OFFICE, OFFICE RAMP) Trueform Landscape Arch. Studio 2009 N 7th Street, Ste F Phoenix, AZ 85006 Ph: 480-382-4244
Electrical Engineer:	(RESIDENTIAL) TBD (OFFICE, OFFICE RAMP) MSA Engineering Consultants 7878 N 16th Street, Ste 140 Phoenix, AZ 85020 Ph: 602-943-8424

1 OVERALL SITE PLAN
A.f.1 1" = 50'-0"



NOTE: SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.



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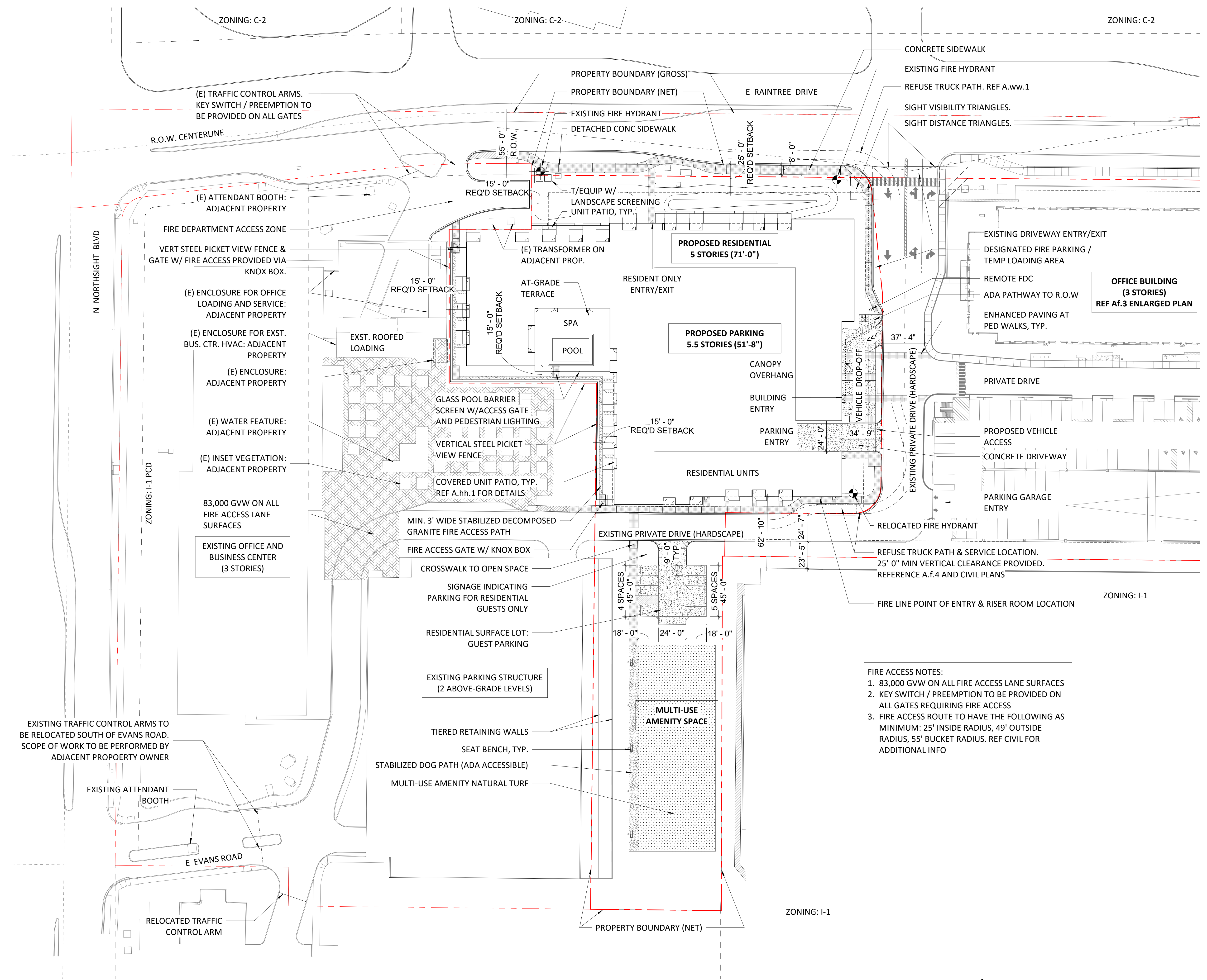
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KEY PLAN

Raintree Drive Residential

SITE PLAN - RESIDENTIAL SIDE

A.f.2



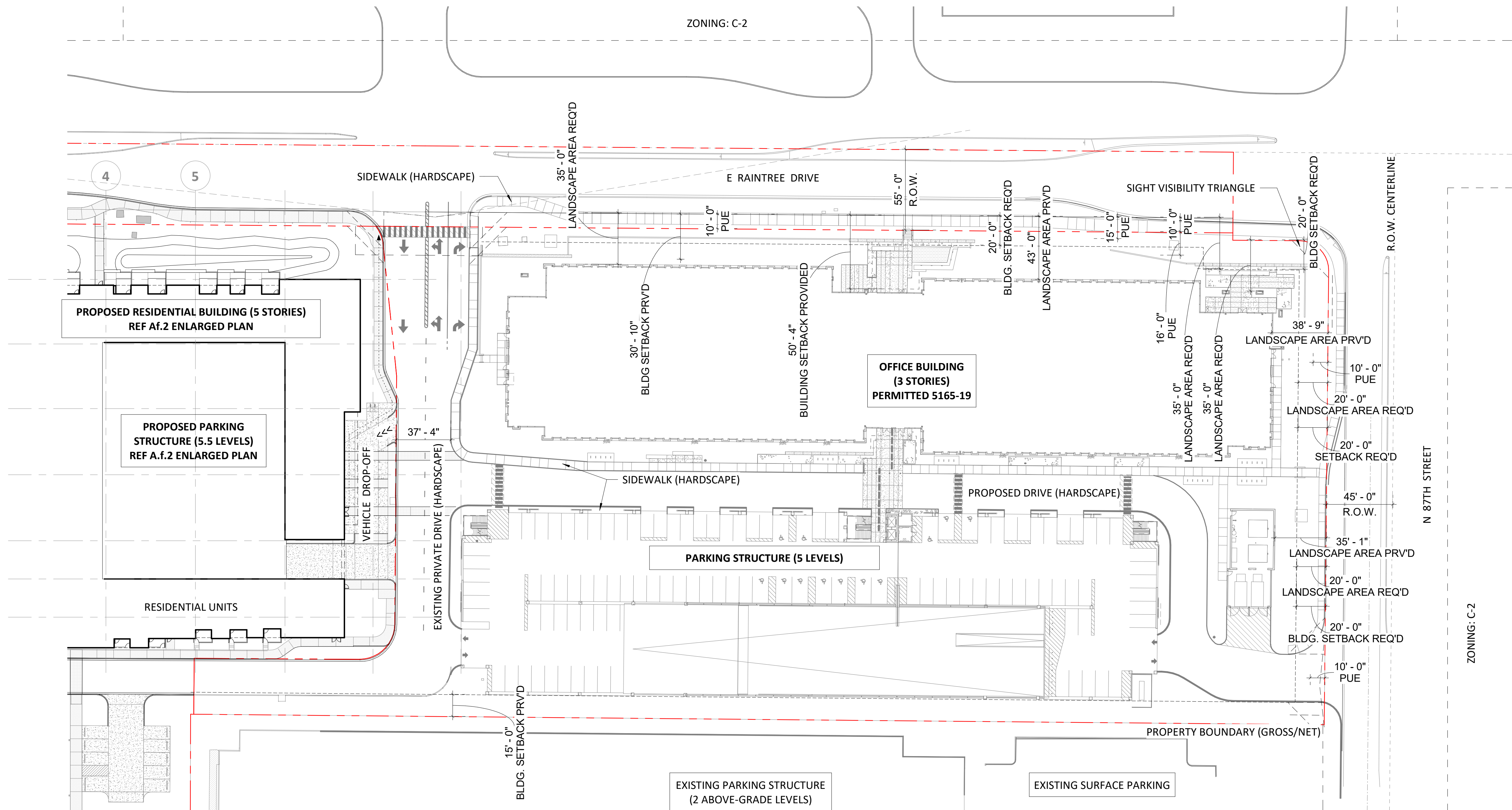
1 SITE PLAN - RESIDENTIAL SIDE
 A.f.2 1" = 40'-0"



NOTE: SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.

ZONING: C-2

ZONING: C-2



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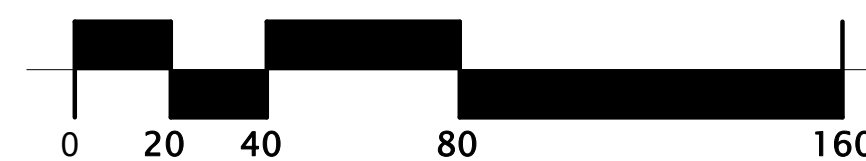
KEY PLAN

Raintree Drive Residential

SITE PLAN - OFFICE SIDE

A.f.3

1 SITE PLAN - OFFICE SIDE
 A.f.3 1" = 40'-0"



NOTES:

OFFICE SITE'S SITE PLAN APPROVED WITH DRB CASE NUMBER 83-SA-2019.

SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.

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KEY PLAN

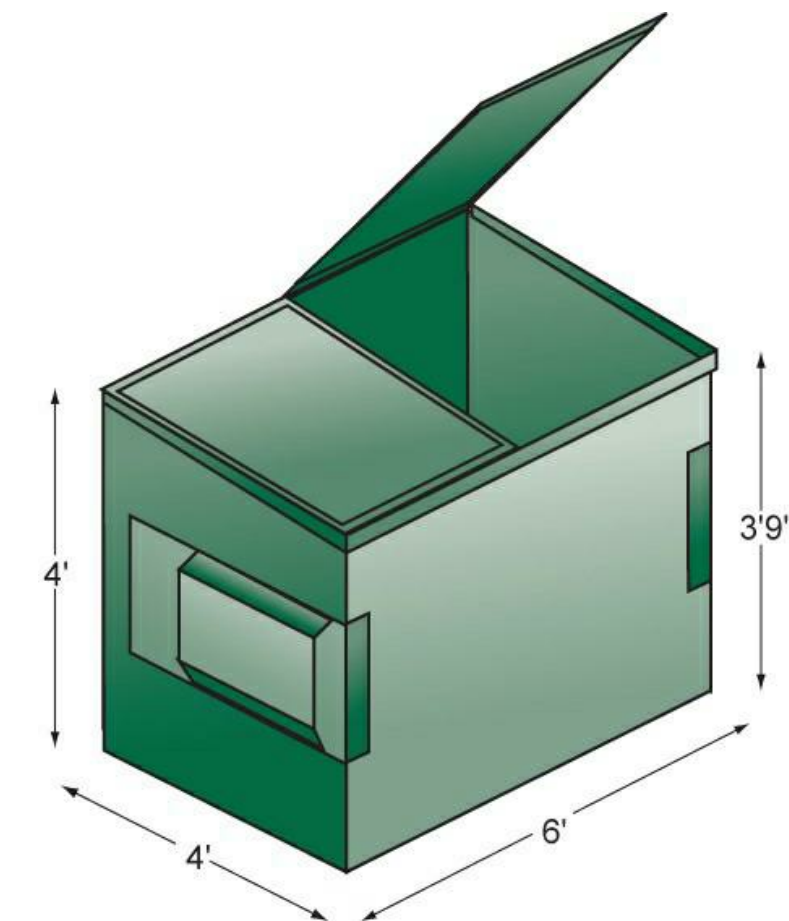
Raintree Drive Residential

LEVEL 1 PLAN DETAILS

A.f.4

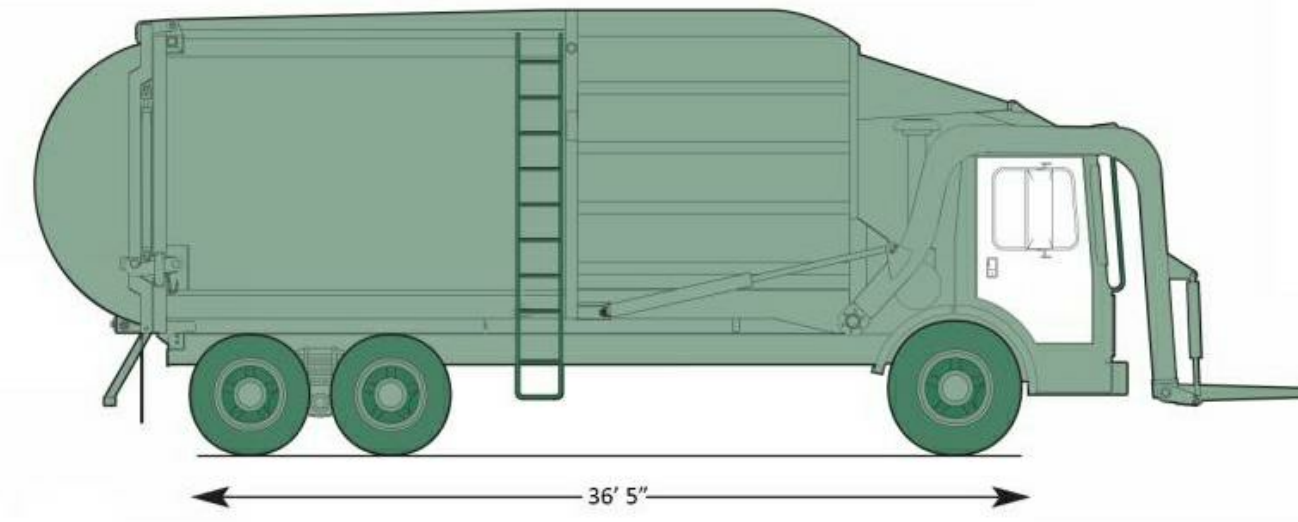
GENERAL NOTES:
PROJECT WILL COMPLY WITH THE CITY OF SCOTTSDALE, AZ, SRC, SEC. 24-13.
COMPACTOR CAPACITY = 1 STD CONT / 20 UNITS
190 UNITS / 20 = 9.5 STD CONTAINERS
10 STD REFUSE CONTAINERS TO BE PROVIDED.

SPECIFIC COMPACTOR PROVIDED BY OTHERS - TYPICAL MODEL: WASTEQUIP C-33X-APT APARTMENT COMPACTOR



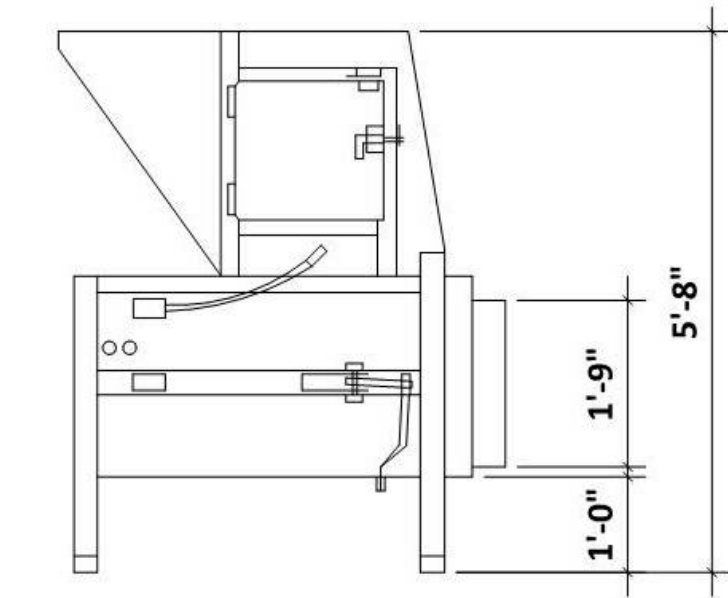
3 YARD TRASH / RECYCLING BIN

5 TRASH - DUMPSTER
A.f.4 3/8" = 1'-0"

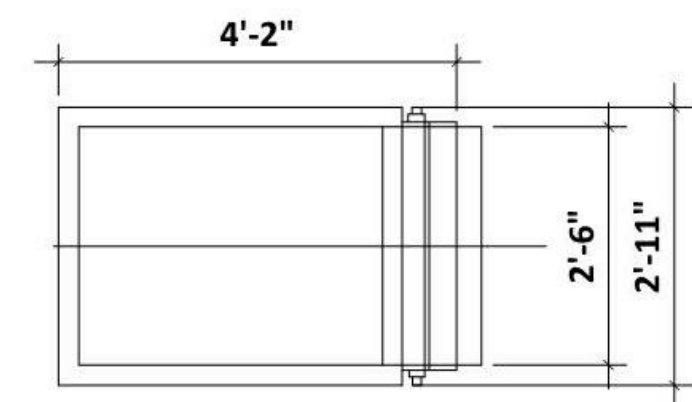


STANDARD COMMERCIAL FRONT END LOADING TRUCK

4 TRASH - COMMERCIAL REFUSE TRUCK
A.f.4 1/8" = 1'-0"

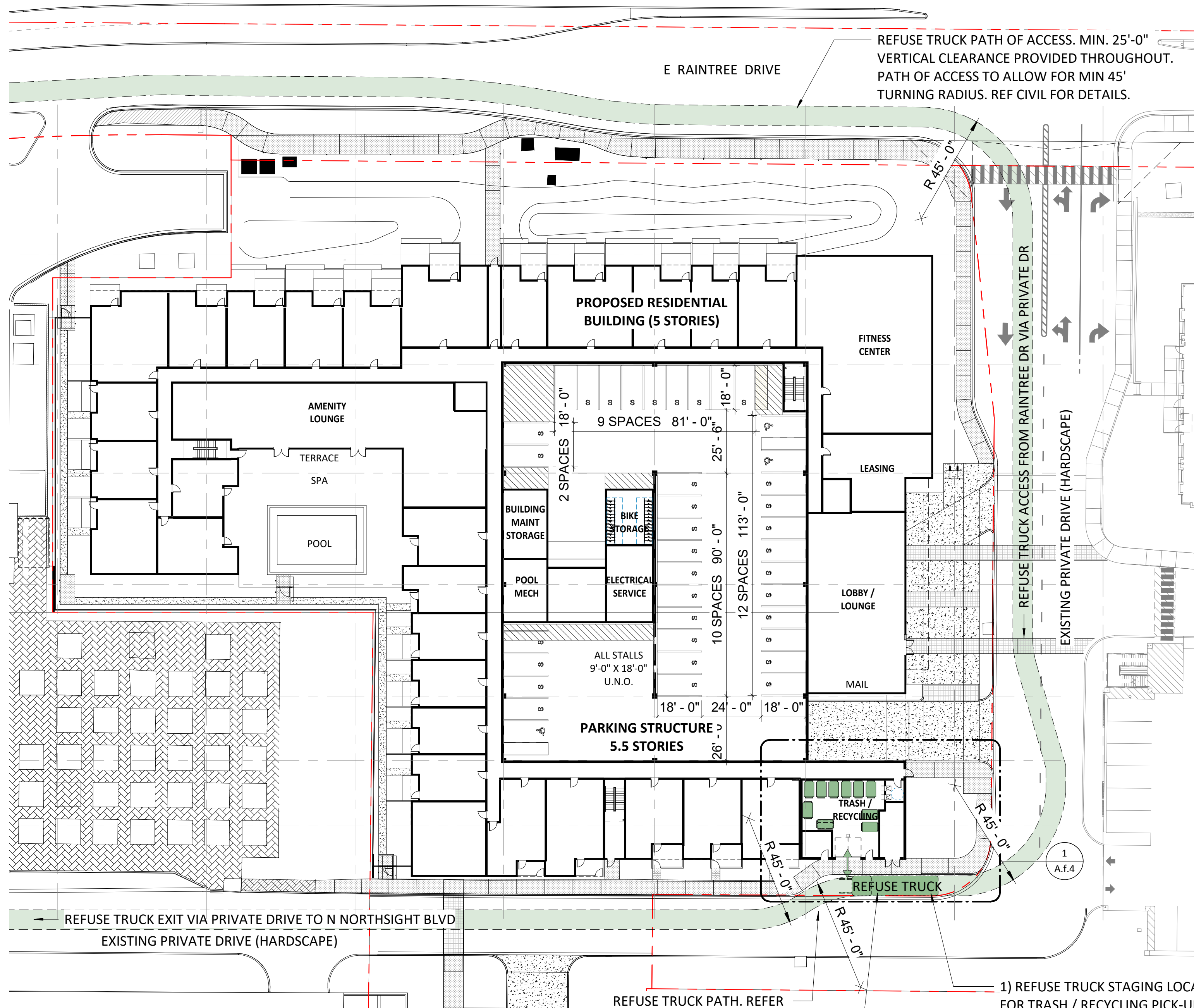


ELEVATION VIEW

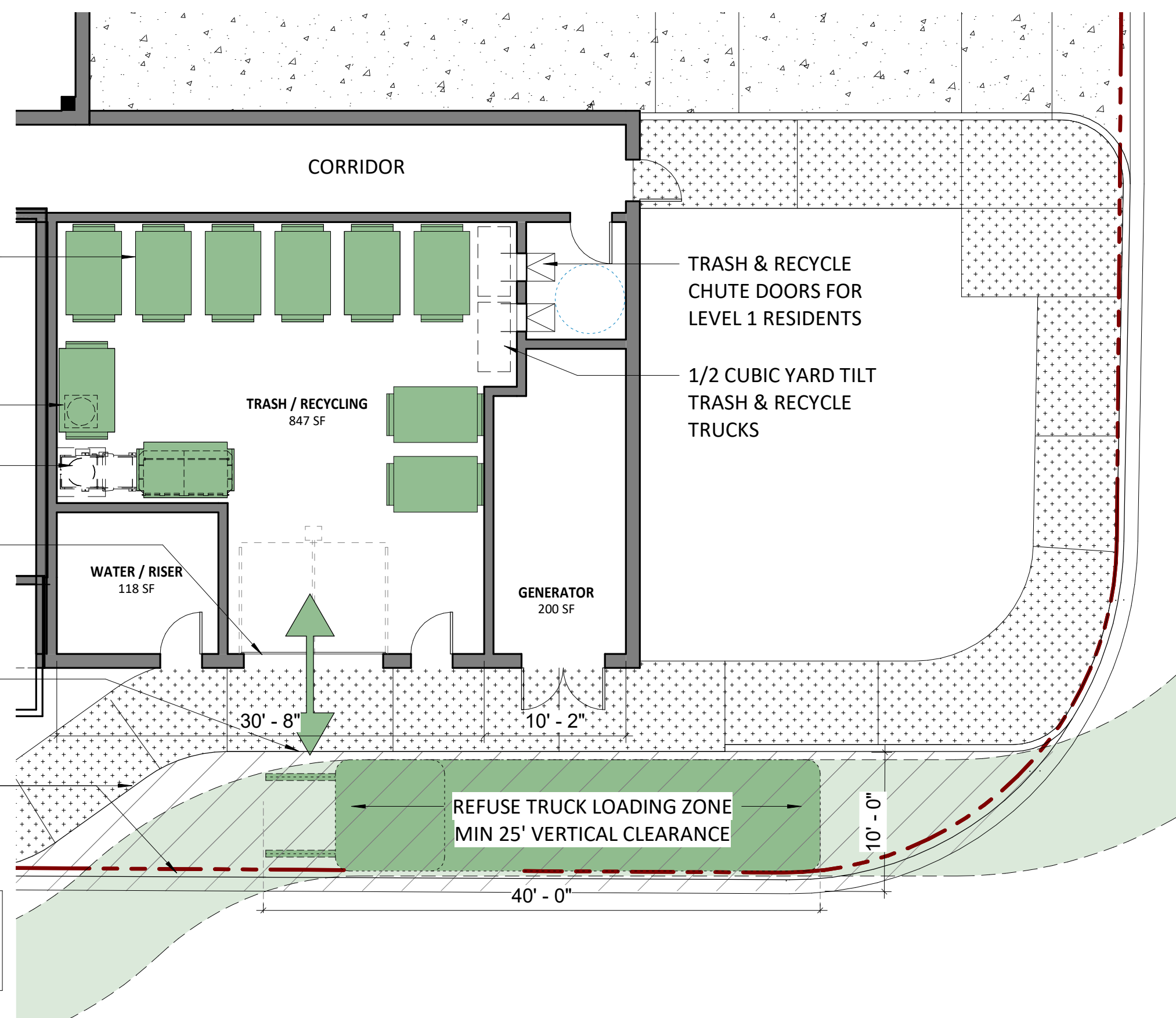
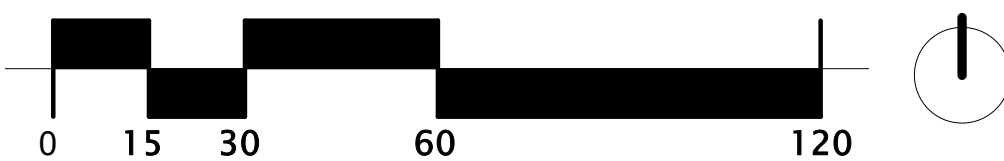


PLAN VIEW

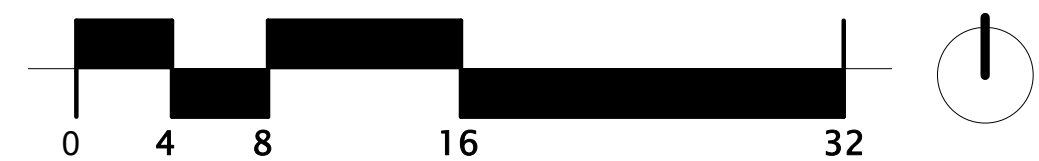
3 TRASH - COMPACTOR
A.f.4 1/2" = 1'-0"



2 SITE PLAN - TRASH COLLECTION
A.f.4 1" = 30'-0"



1 ENLARGED FLOOR PLAN - TRASH / RECYCLING ROOM
A.f.4 1/8" = 1'-0"



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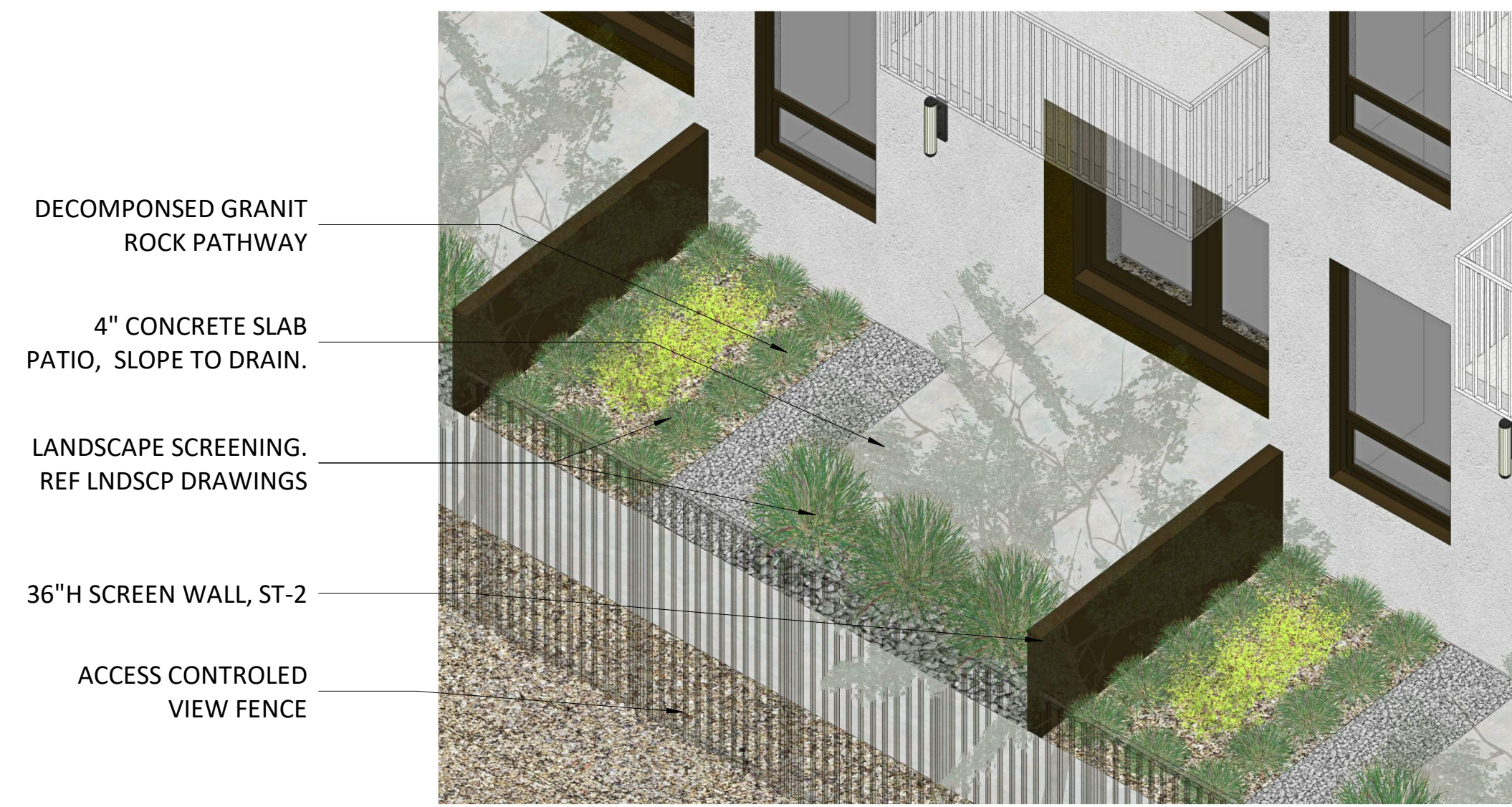
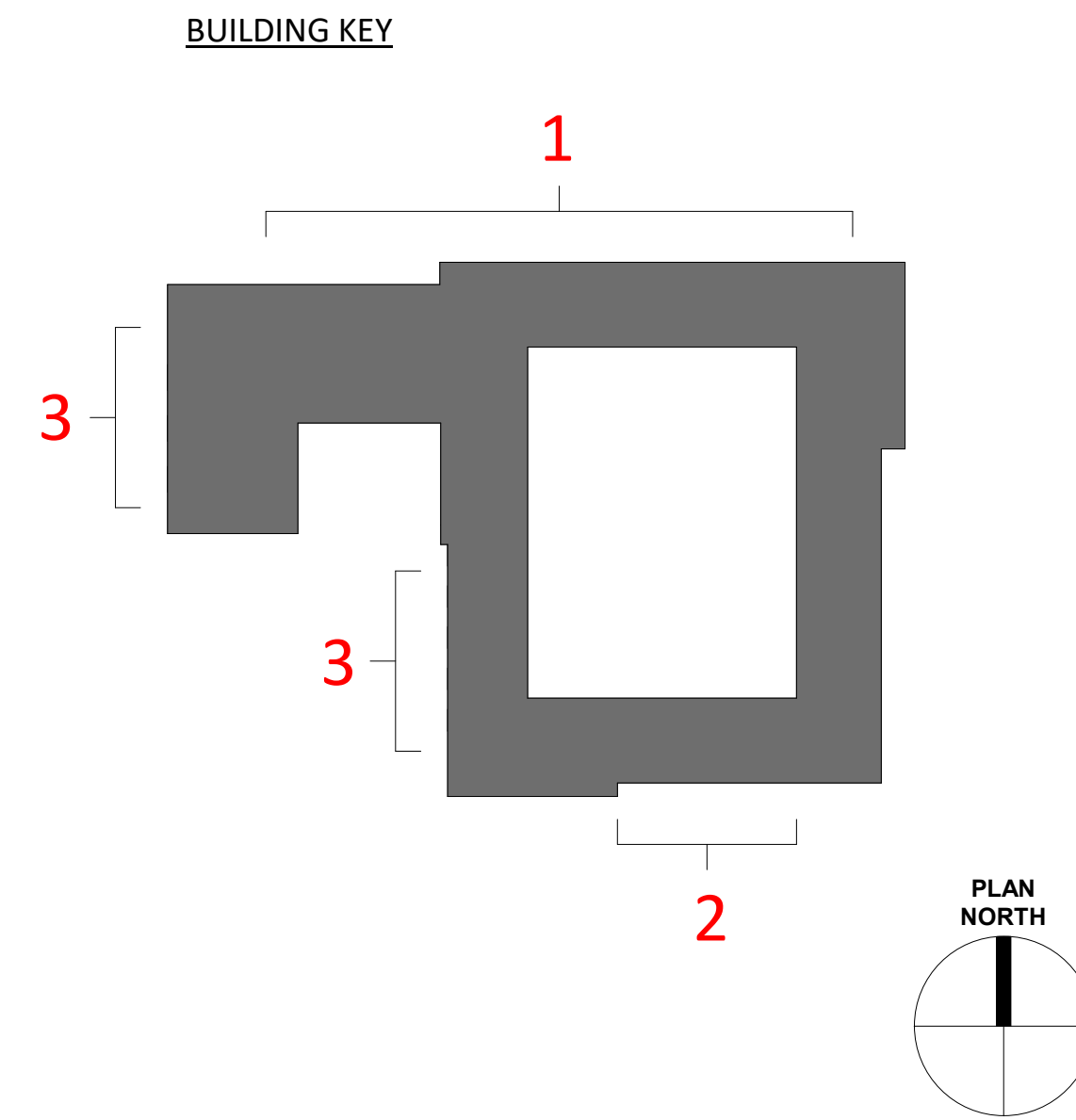
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Raintree Drive Residential

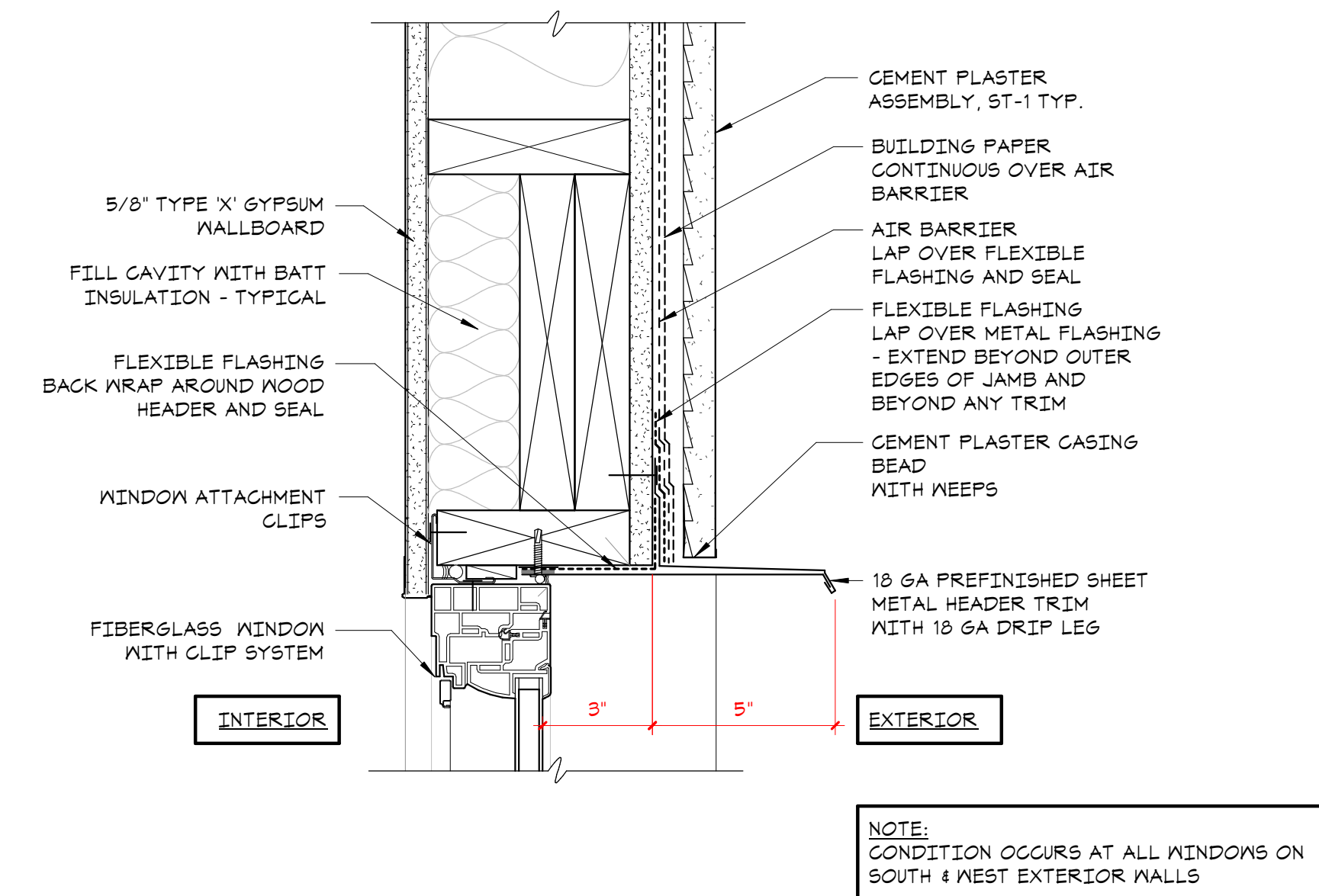
DETAILS

A.h.h.1

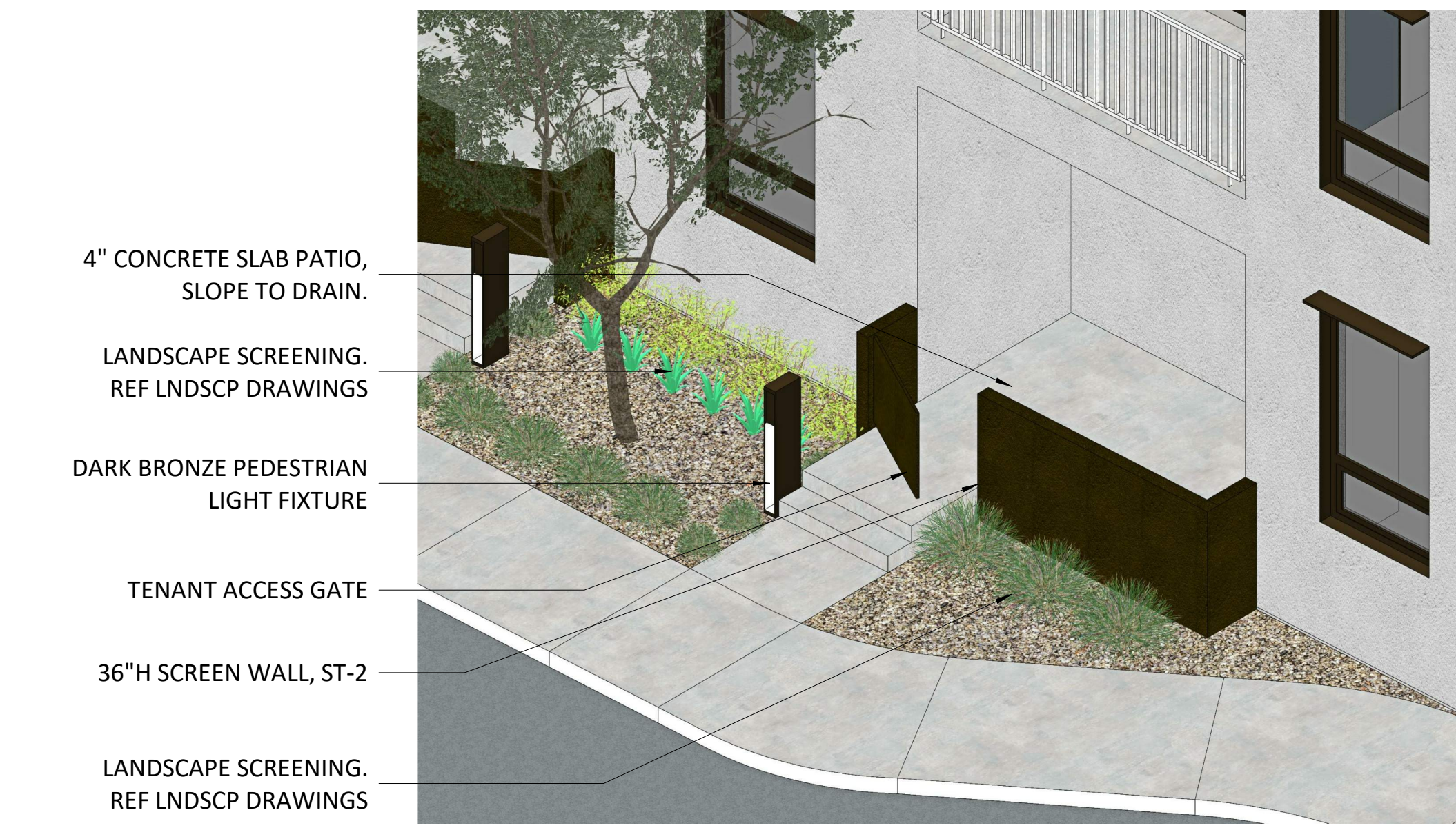


PATIO AXON - WEST

3

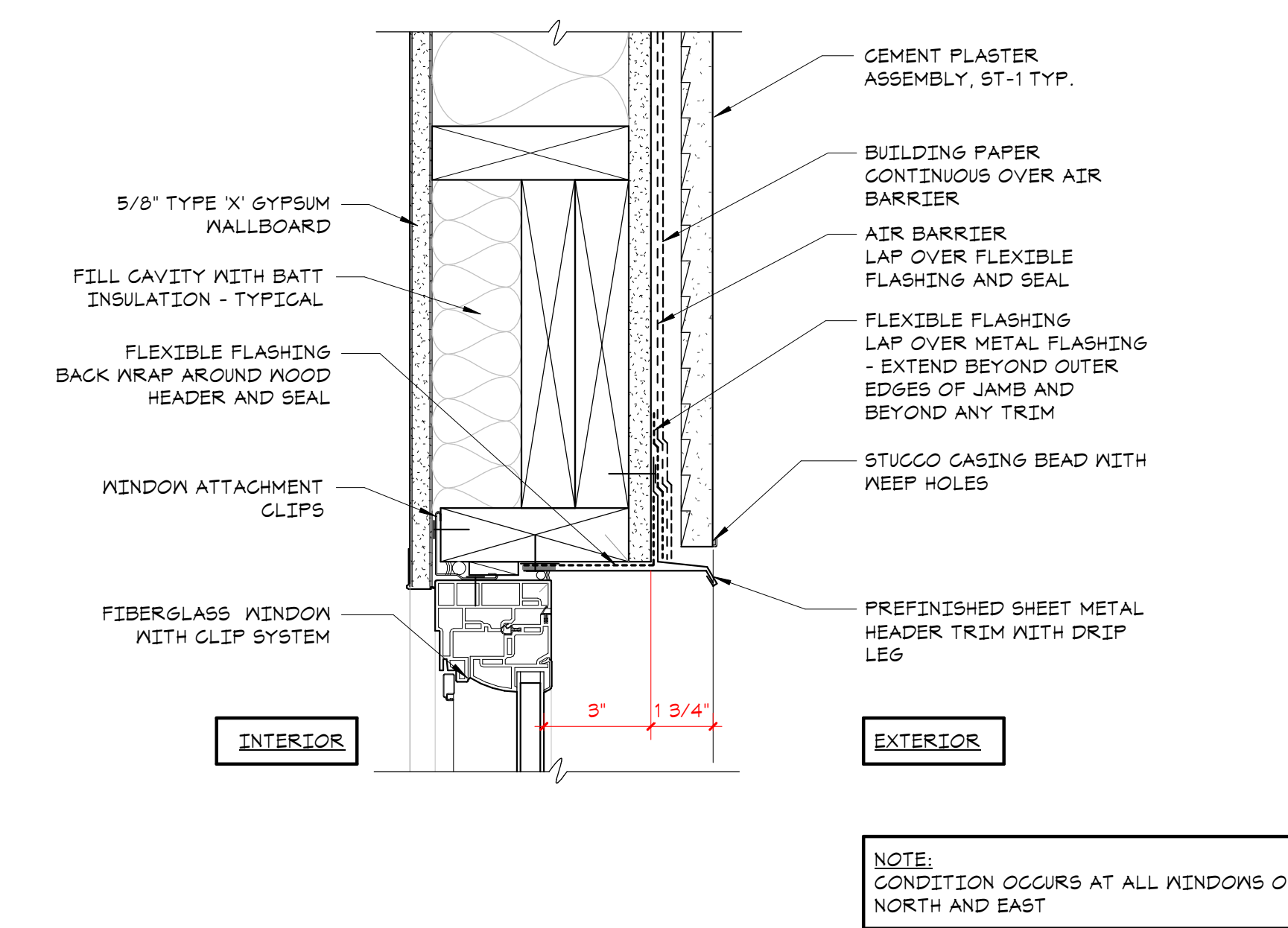


5 TYP. FIBERGLASS WINDOW HEAD W/INTEGRATED SOLAR SHADE
A.h.h.1 3" = 1'-0"

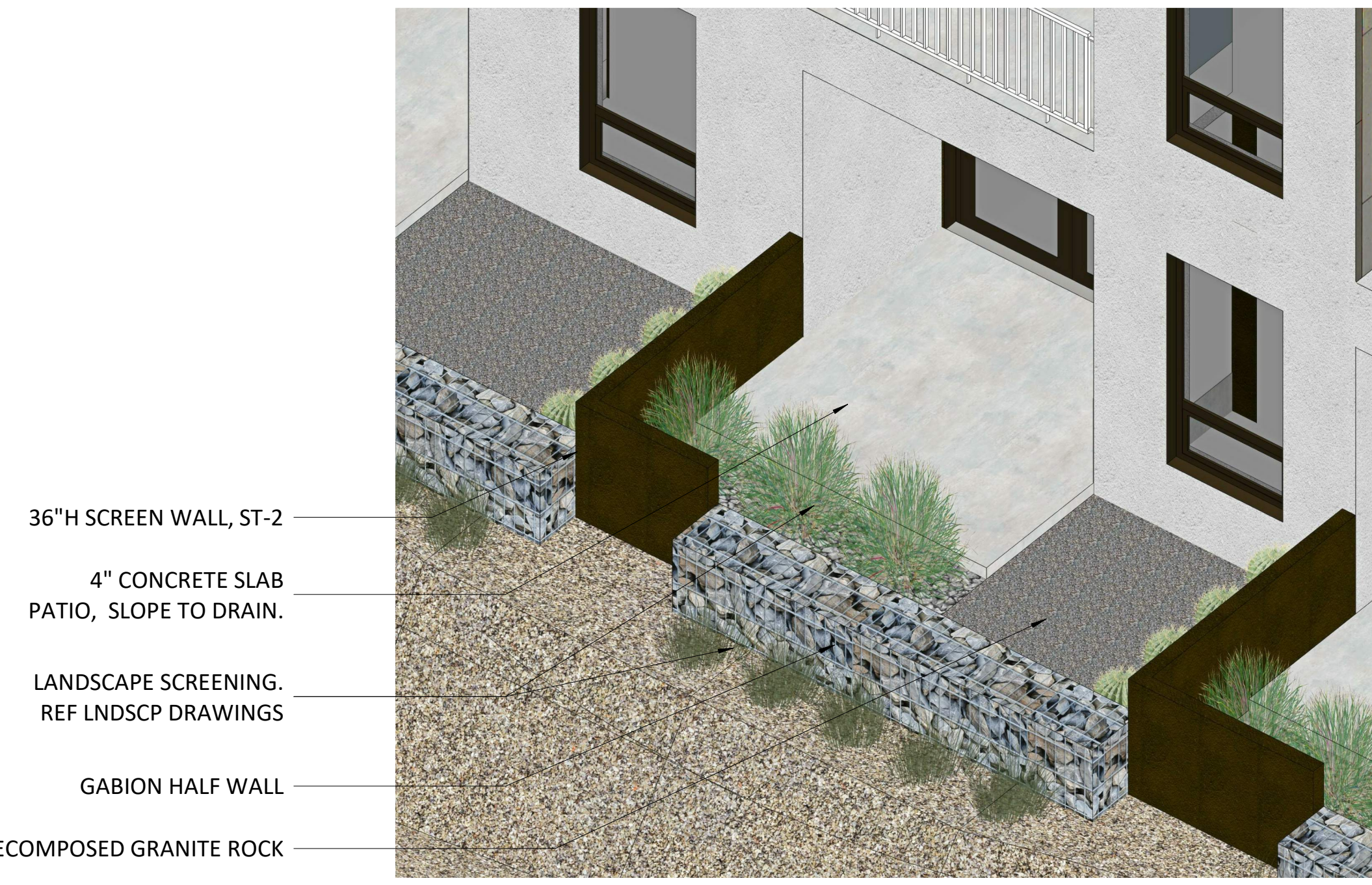


PATIO AXON - SOUTH

2

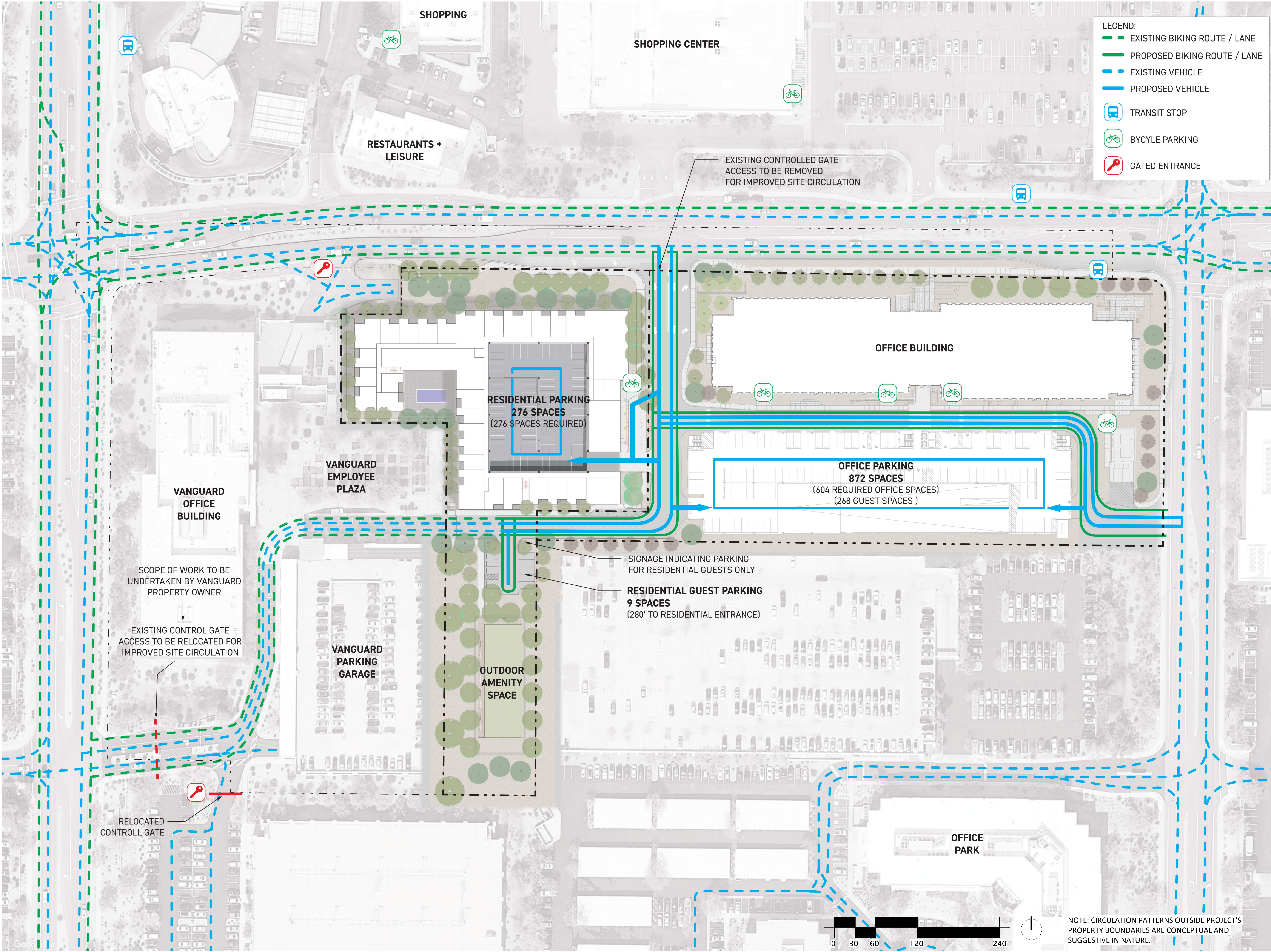


4 TYP. FIBERGLASS WINDOW HEAD
A.h.h.1 3" = 1'-0"



PATIO AXON - NORTH

1



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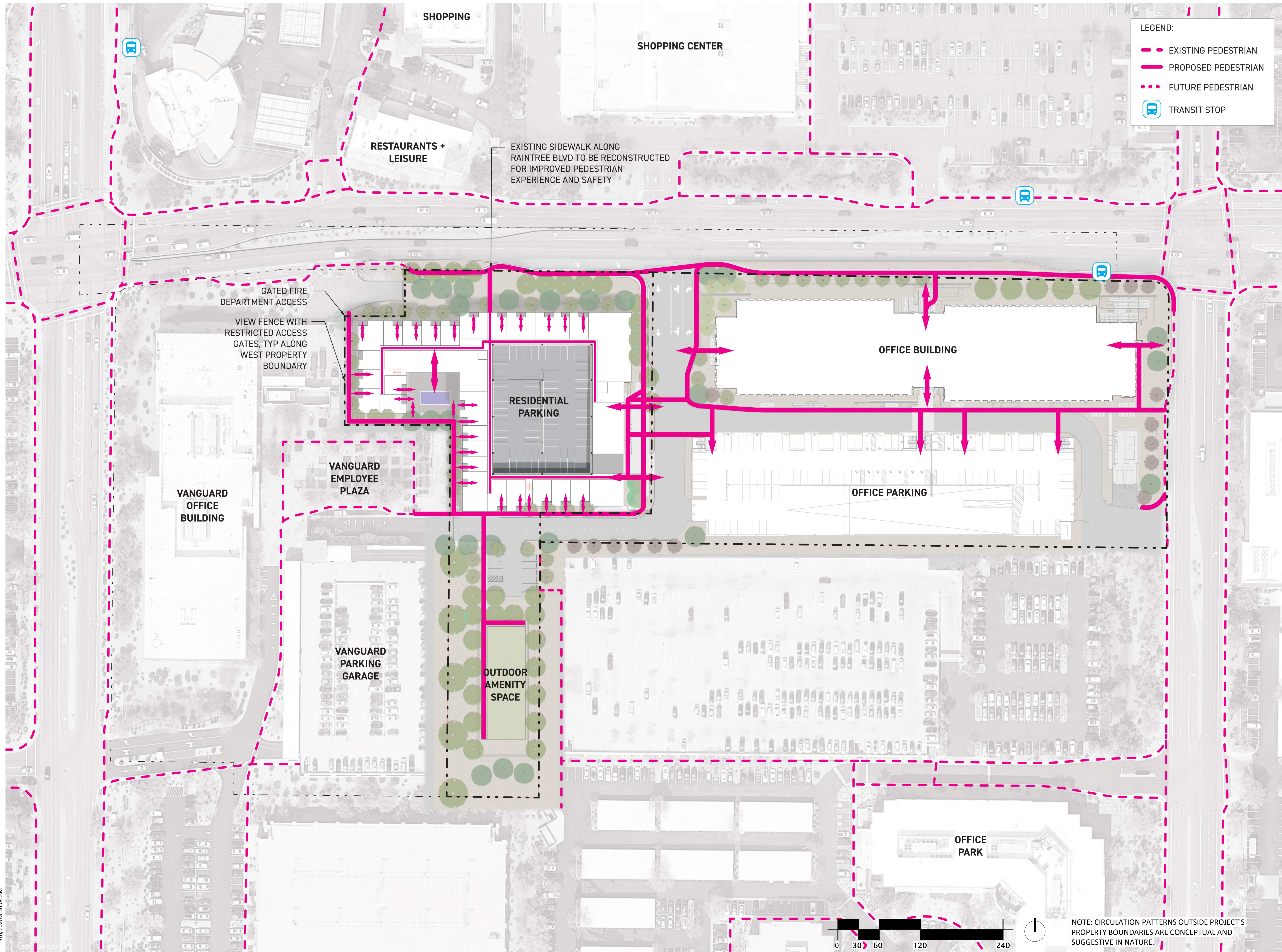
VEHICULAR + BICYCLE CIRCULATION PLAN

A.s.1

NOTE: CIRCULATION PATTERNS OUTSIDE PROJECT'S PROPERTY BOUNDARIES ARE CONCEPTUAL AND SUGGESTIVE IN NATURE.

3/16/2020 8:56:01 AM

19-ZN-2019 3/10/2020



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KEY PLAN

Raintree Drive Residential

PEDESTRIAN CIRCULATION PLAN

A.s.2

NOTE: CIRCULATION PATTERNS OUTSIDE PROJECT'S PROPERTY BOUNDARIES ARE CONCEPTUAL AND SUGGESTIVE IN NATURE.



3/6/2020 8:56:04 AM

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DRAWN BY: _____ CHECKED BY: _____

KEY PLAN

Raintree Drive Residential

ELEVATION SETBACK + RECESS DIAGRAM

A.s.3

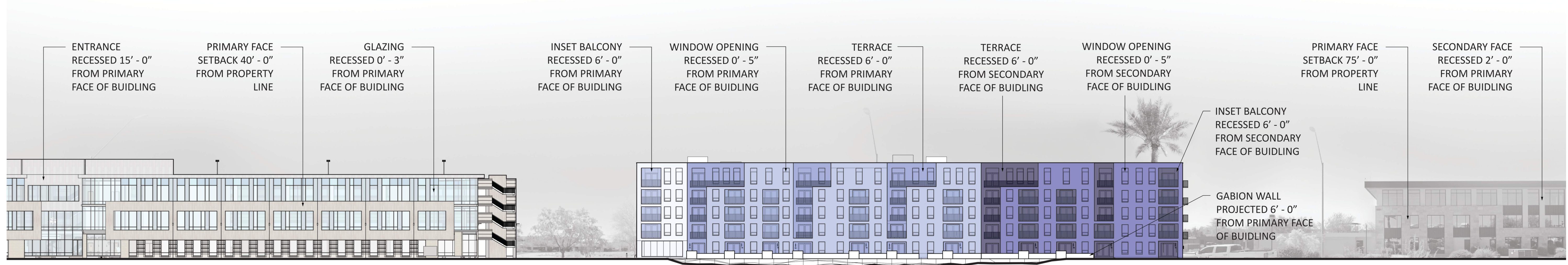


SITE PLAN
SCALE: 1" = 30' - 0"



RECESS KEY:

- - 16' - 4"
- - 10' - 4"
- - 6' - 0"
- ± 0' - 0"
- + 6' - 0"



ELEVATION - NORTH
SCALE: 1" = 30' - 0"



Raintree Drive Residential

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Scottsdale, AZ 85260

High Street Residential

High Street Residential

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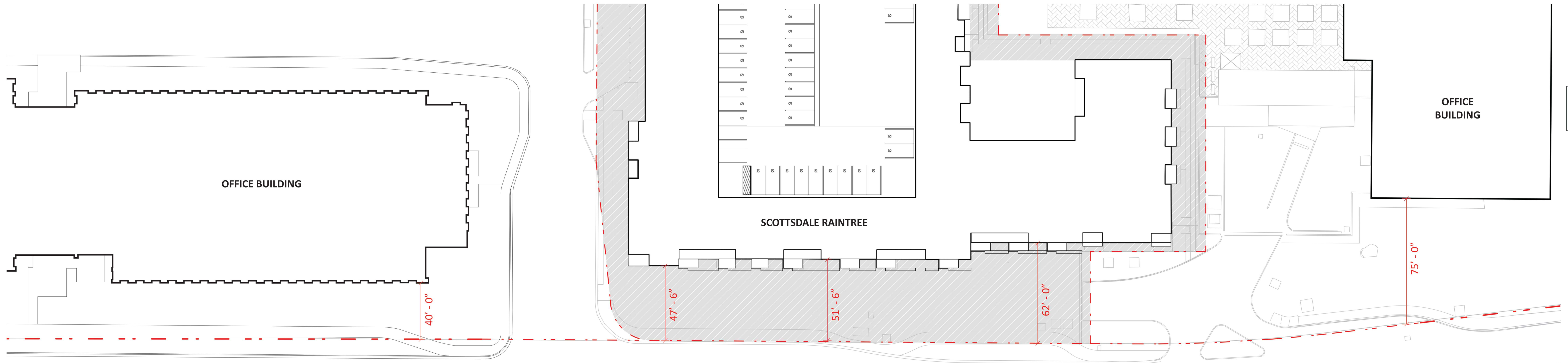
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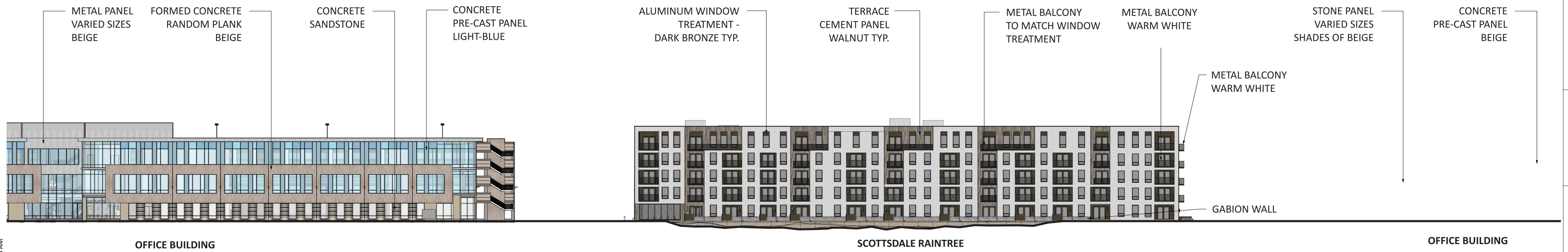
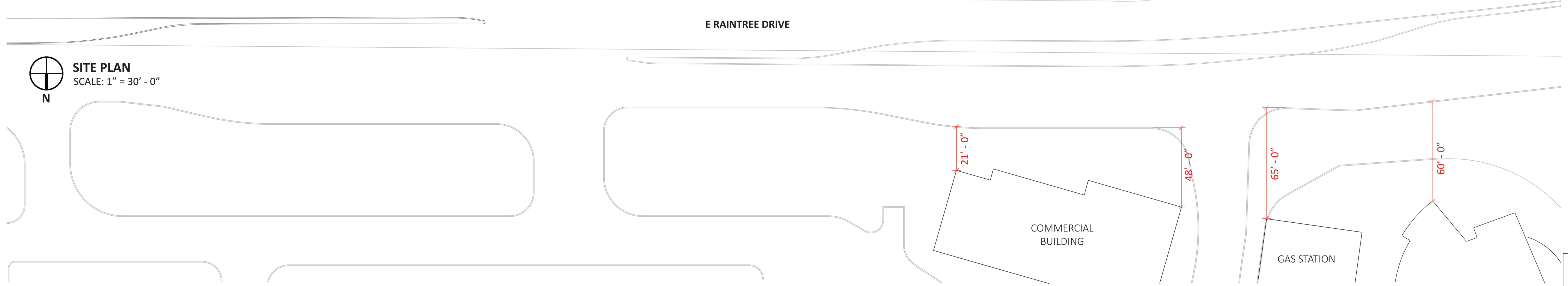
ELEVATION MATERIAL DIAGRAM

A.s.4

19-ZN-2019
3/10/2020



SITE PLAN
SCALE: 1" = 30' - 0"



PROJECT FACE OF BUILDING PRIMARY FACE OF BUILDING SECONDARY FACE OF BUILDING
SETBACK 47' - 6" SETBACK 51' - 6" SETBACK 62' - 0"

ELEVATION - NORTH
SCALE: 1" = 30' - 0"

3/6/2020 8:56:06 AM

Raintree Drive

Residential

8501 E Raintree Drive
Scottsdale, AZ 85260



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION

REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/4/2019

REVISIONS No.	Description	Date
1	REZONING APPLICATION	3/4/20
2	RE-SUBMITTAL	

219514

PROJECT NUMBER

ESG

DRAWN BY

ESG

CHECKED BY

KEY PLAN

Raintree Drive Residential

ELEVATIONS - COLOR

A.t.1

19-ZN-2019
3/10/2020



7 NORTH ELEVATION
A.t.1 1/16" = 1'-0"



6 SOUTH ELEVATION
A.t.1 1/16" = 1'-0"



5 EAST ELEVATION
A.t.1 1/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION
A.t.1 1/16" = 1'-0"



2 COURTYARD WEST ELEVATION
A.t.1 1/16" = 1'-0"



4 WEST ELEVATION
A.t.1 1/16" = 1'-0"



1 COURTYARD EAST ELEVATION
A.t.1 1/16" = 1'-0"

3/6/2020 8:56:08 AM

Raintree Drive

Residential

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Scottsdale, AZ 85260



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1	REZONING APPLICATION	3/4/20
2	RE-SUBMITTAL	

219514

PROJECT NUMBER

ESG

DRAWN BY

ESG

CHECKED BY

KEY PLAN

Raintree Drive Residential

ELEVATIONS - LINE DRAWINGS

A.t.2

19-ZN-2019
3/10/2020



RAINTREE APARTMENTS

MATERIALS

- ST-1 STUCCO - COLOR A
- ST-2 STUCCO - COLOR B
- CP-1 CONCRETE WALL PANEL
- GR-1 STEEL GUARDRAIL - COLOR A
- GR-2 STEEL GUARDRAIL - COLOR B
- MT-1 METAL ACCENT PANEL
- MF-1 METAL FLASHING - COLOR A
- MF-2 METAL FLASHING - COLOR B
- W/D-1 WINDOW/DOORS - COLOR B
- W/D-2 ALUMINUM STOREFRONT - COLOR B

- COLOR A: WARM WHITE
- COLOR B: DARK BRONZE

7 NORTH ELEVATION B+W

A.t.2 1/16" = 1'-0"



6 SOUTH ELEVATION B+W

A.t.2 1/16" = 1'-0"



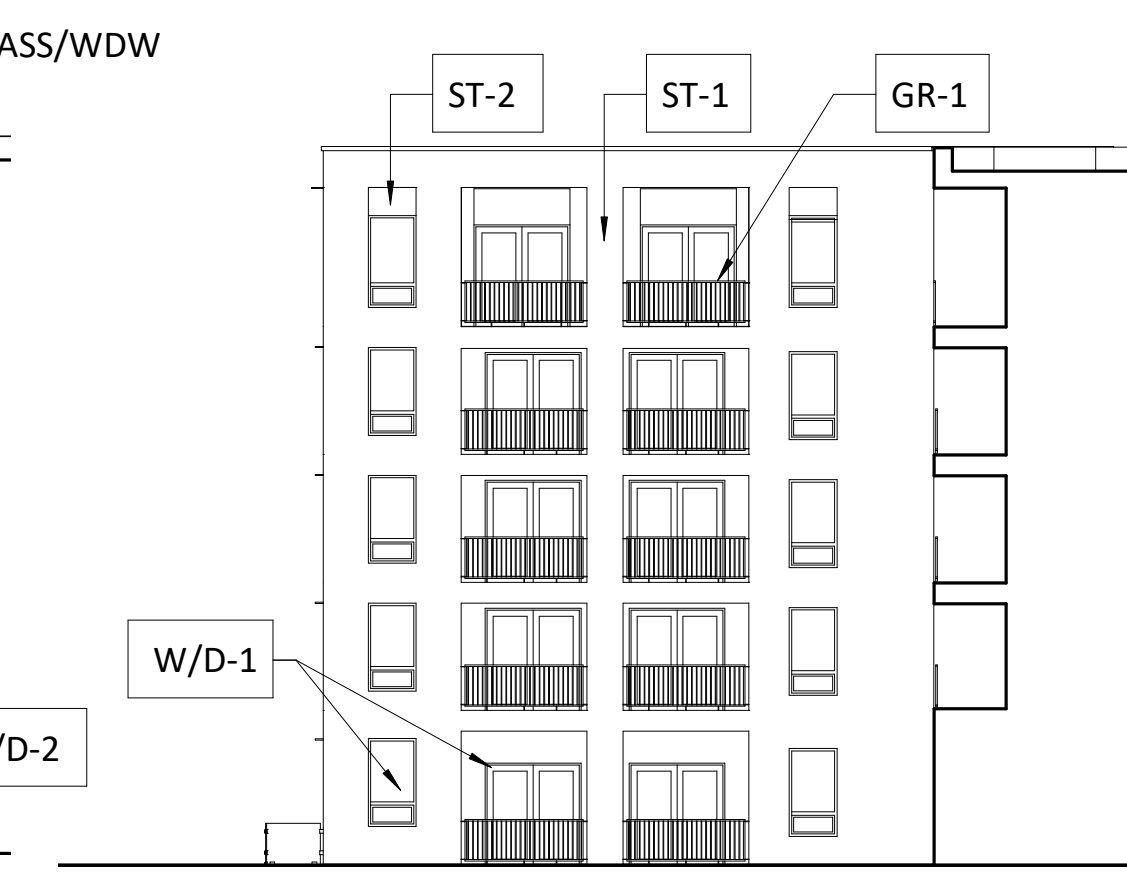
5 EAST ELEVATION B+W

A.t.2 1/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION B+W

A.t.2 1/16" = 1'-0"



2 COURTYARD WEST ELEVATION B+W

A.t.2 1/16" = 1'-0"



4 WEST ELEVATION B+W

A.t.2 1/16" = 1'-0"



1 COURTYARD EAST ELEVATION B+W

A.t.2 1/16" = 1'-0"

3/6/2020 8:56:10 AM



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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Signature _____

Typed or Printed Name _____

License # _____ Date _____

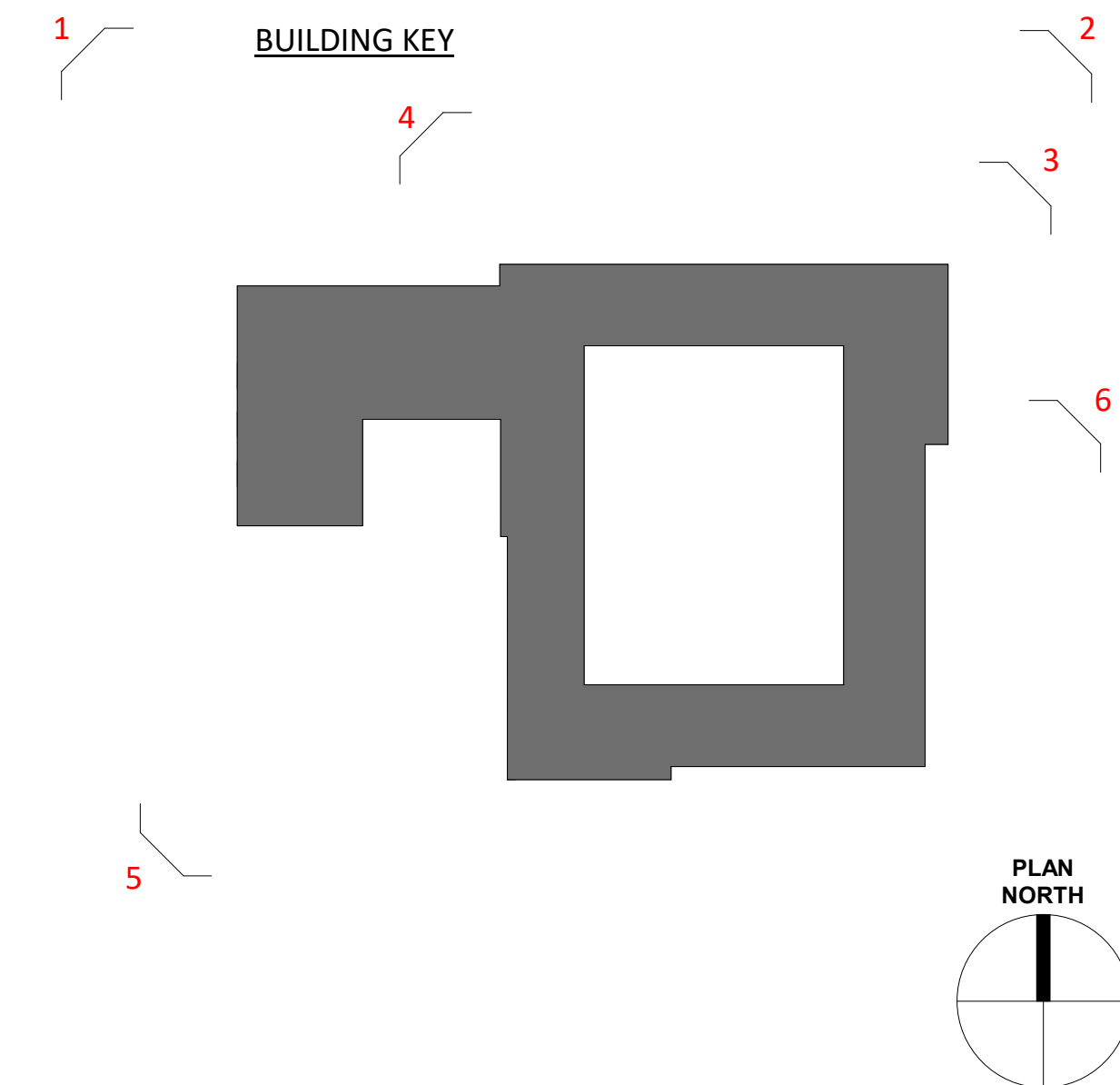
NOT FOR CONSTRUCTION



2 NE VIEW FROM RAINTREE DRIVE



1 NW AERIAL VIEW FROM RAINTREE DRIVE



REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/4/2019

REVISIONS		
No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

219514
PROJECT NUMBER
ESG ESG
DRAWN BY CHECKED BY

KEY PLAN

Raintree Drive Residential

PERSPECTIVES

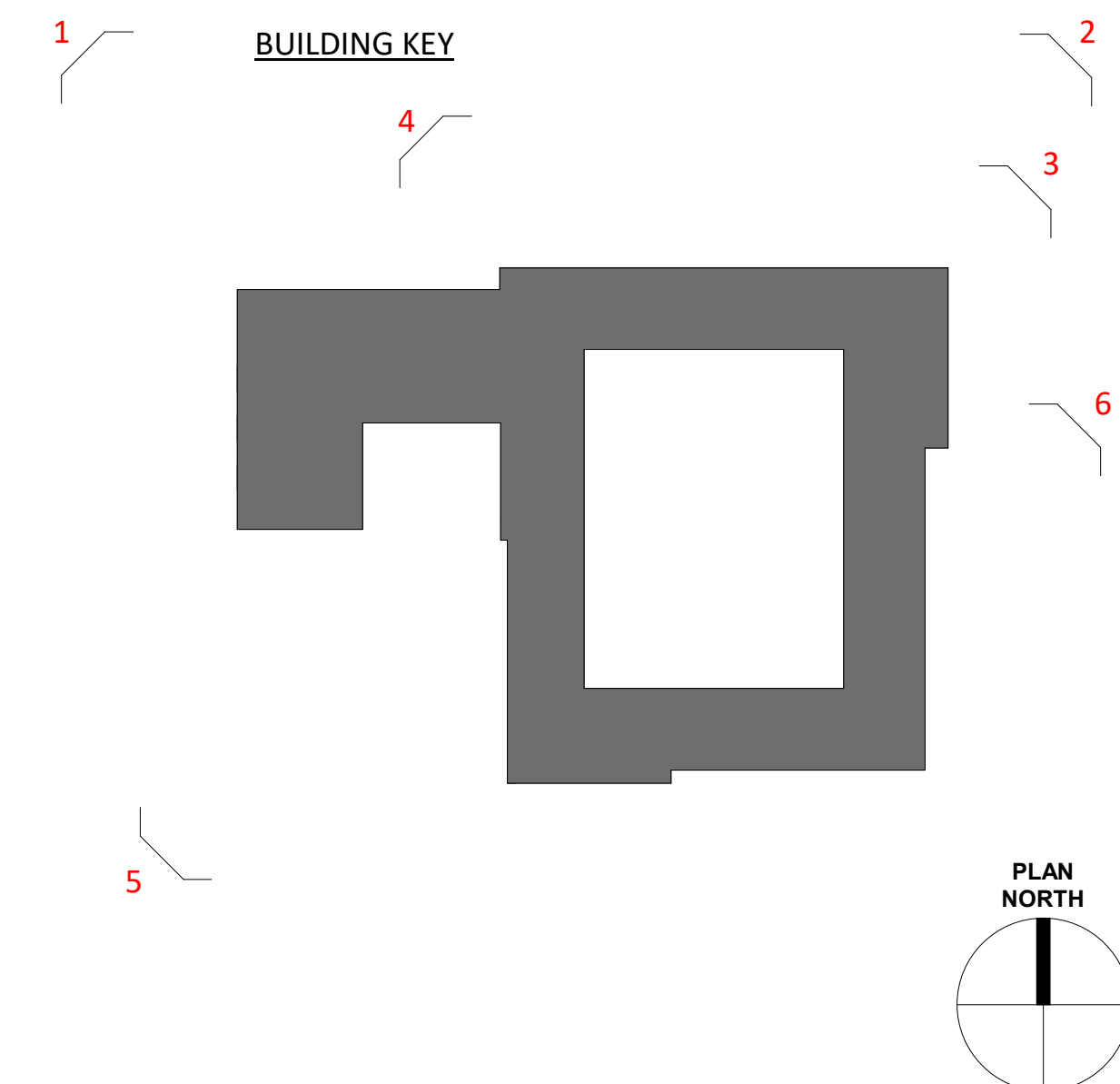
A.v.1



4 NW VIEW FROM RAIN TREE DRIVE



3 NE VIEW FROM RAIN TREE DRIVE



Raintree Drive Residential
8501 E Raintree Drive
Scottsdale, AZ 85260



esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION

REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/04/19

REVISIONS		
No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

219514
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

Raintree Drive Residential

PERSPECTIVES

A.v.2



500 Washington Avenue South, Suite 1080
 Minneapolis, MN 55415
 p 612.339.5508 | f 612.339.5382
 www.esgarch.com

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Signature _____
 Typed or Printed Name _____
 License # _____ Date _____

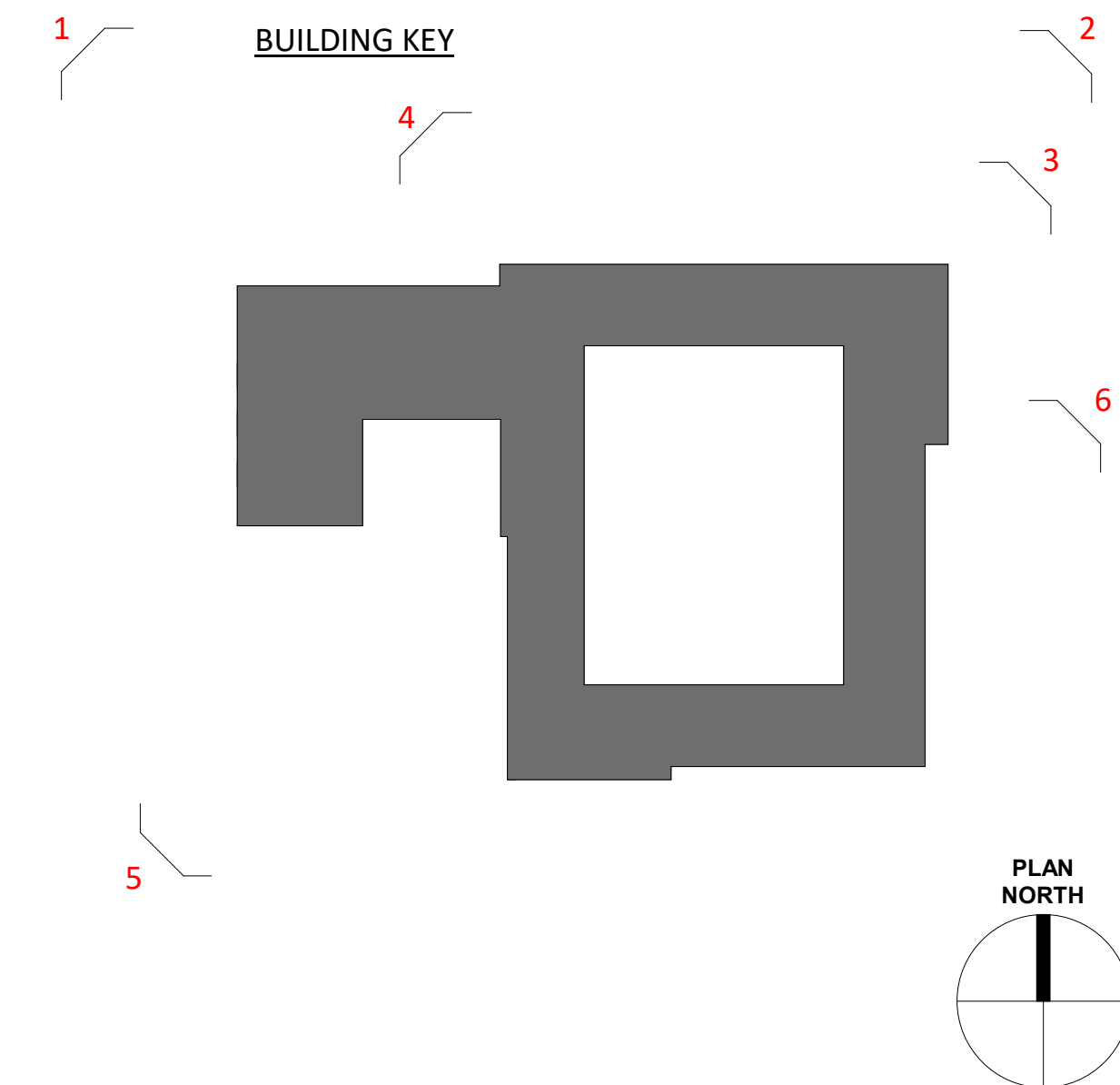
NOT FOR CONSTRUCTION



6 VIEW FROM RESIDENTIAL ENTRY



5 SW VIEW FROM PRIVATE DRIVE



REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/04/19

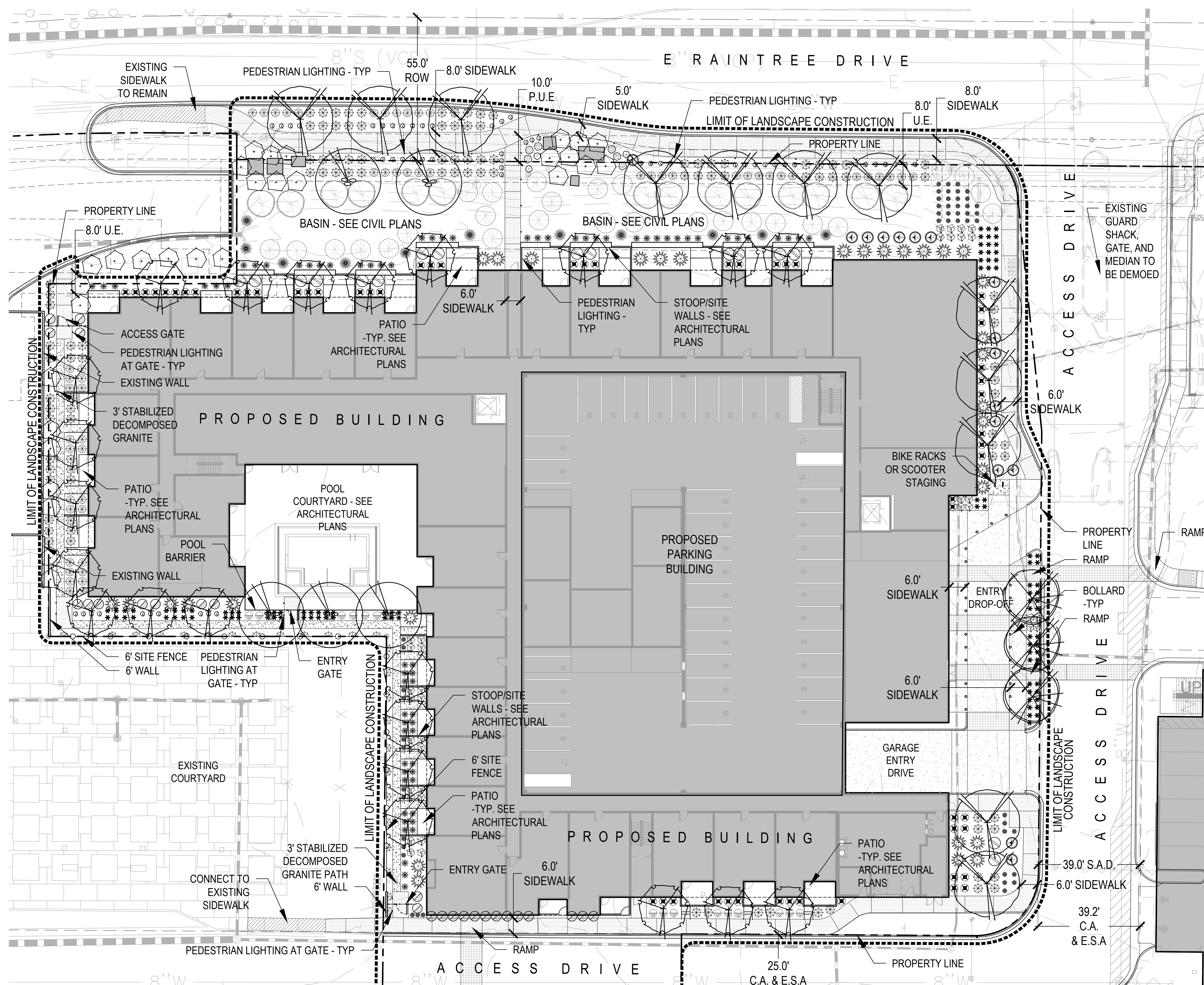
REVISIONS		
No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

219514
 PROJECT NUMBER
 Author _____ Checker _____
 DRAWN BY _____ CHECKED BY _____

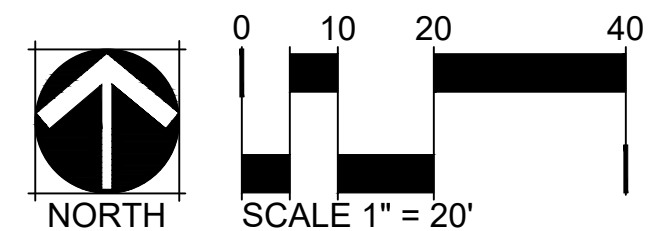
KEY PLAN

Raintree Drive Residential

PERSPECTIVES
A.v.3



LANDSCAPE PLAN



PAVING SCHEDULE

	TYPE 1 - CONCRETE FINISH: BROOM FINISH COLOR: STANDARD GRAY TYPE: VEHICULAR RATED PER MAG DETAIL 250
	TYPE 2 - CONCRETE FINISH: SALT FINISH COLOR: STANDARD GRAY TYPE: PEDESTRIAN RATED PER MAG DETAIL 230

TOPDRESS SCHEDULE

	TYPE 1 - DECOMPOSED GRANITE ALL LANDSCAPE AREAS
	TYPE 2 - STABILIZED DECOMPOSED GRANITE

NOTES:
 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PAVING SCHEDULE

	TYPE 3 - CONCRETE FINISH: TBD COLOR: INTEGRAL COLOR TYPE: VEHICULAR RATED
--	---

NOTES:
 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

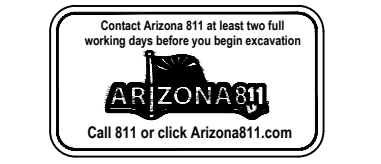
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
TREES				
	<i>Chilopsis linearis</i> Desert Willow			22
	<i>Olneya tesota</i> Ironwood			3
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde			18
	<i>Prosopis x 'Phoenix'</i> Thornless Mesquite			8
	<i>Ulmus parvifolia</i> Chinese Elm			6
SHRUBS				
	<i>Dodonaea viscosa</i> Hop Bush	5 GAL.		50
	<i>Encelia farinosa</i> Brittlebush	5 GAL.		6
	<i>Eremophila hygrophana</i> Blue Bells	5 GAL.		3
	<i>Ericameria laricifolia</i> Turpentine Bush	5 GAL.		64
	<i>Justicia californica</i> Chuparosa	5 GAL.		16
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL.		26
	<i>Russelia equisetiformis</i> Coral Fountain Grass	5 GAL.		71
	<i>Tecoma capensis</i> Cape Honeysuckle	5 GAL.		4
ACCENTS				
	<i>Agave americana</i> Century Agave	15 GAL.		3
	<i>Agave parryi truncata</i> Artichoke Agave	5 GAL.		
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		94
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL.		55
	<i>Dasylirion quadrangulatum</i> Toothless Desert Spoon	5 GAL.		11
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	15 GAL.		49
	<i>Hesperaloe funifera</i> Giant Hesperaloe	15 GAL.		41
	<i>Hesperaloe parviflora 'Perpa'</i> Brakelights Yucca	5 GAL.		7
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL.		15
	<i>Muhlenbergia capillaris</i> 'White Cloud' White Cloud Muhly	5 GAL.		120
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		133
	<i>Opuntia santa-rita Tubac</i> Santa Rita Tubac Prickly Pear	15 GAL.		
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	15 GAL.		57
GROUNDCOVERS AND VINES				
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	5 GAL.		31
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL.		41
	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 GAL.		16
	<i>Lantana x 'New Gold'</i> New Gold Lantana	5 GAL.		32
	<i>Setcreasea pallida</i> Purple Heart	5 GAL.		
	<i>Rosa banksiae</i> Lady Banks' rose	5 GAL.		26

NOTES:
 1. ALL LANDSCAPE MATERIAL WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED TO NOT EXCEED 24" IN HEIGHT AT MATURITY, WITHIN SVTS. ALL TREES WITHIN THE SVT ARE NOT TO EXCEED 1" IN ITS GREATEST CROSS-SECTIONAL DIMENSION BETWEEN A HEIGHT OF 3' AND A HEIGHT OF 10' ABOVE THE GRADE.

RAINTREE - RESIDENTIAL
 E Raintree Drive and N Northsite Blvd
 Scottsdale, AZ

OWNER:
 HIGH STREET RESIDENTIAL
 2575 E CAMELBACK ROAD
 SUITE 400, PHOENIX, AZ 85016
 1 (602)222-4000



NOT FOR CONSTRUCTION

DATE:
 12/4/2019 REZONING
 APP. SUBMITTAL
 3/4/2019 REZONING
 APP RESUBMITTAL

SHEET TITLE:
 LANDSCAPE PLAN

PLANT SCHEDULE

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PAVING SCHEDULE

- TYPE 1 - CONCRETE
 FINISH: BROOM FINISH
 COLOR: STANDARD GRAY
 TYPE: VEHICULAR RATED
 PER MAG DETAIL 250
- TYPE 2 - CONCRETE
 FINISH: SALT FINISH
 COLOR: STANDARD GRAY
 TYPE: PEDESTRIAN RATED
 PER MAG DETAIL 230
- TYPE 3 - CONCRETE
 FINISH: TBD
 COLOR: INTEGRAL COLOR
 TYPE: VEHICULAR RATED

NOTES:

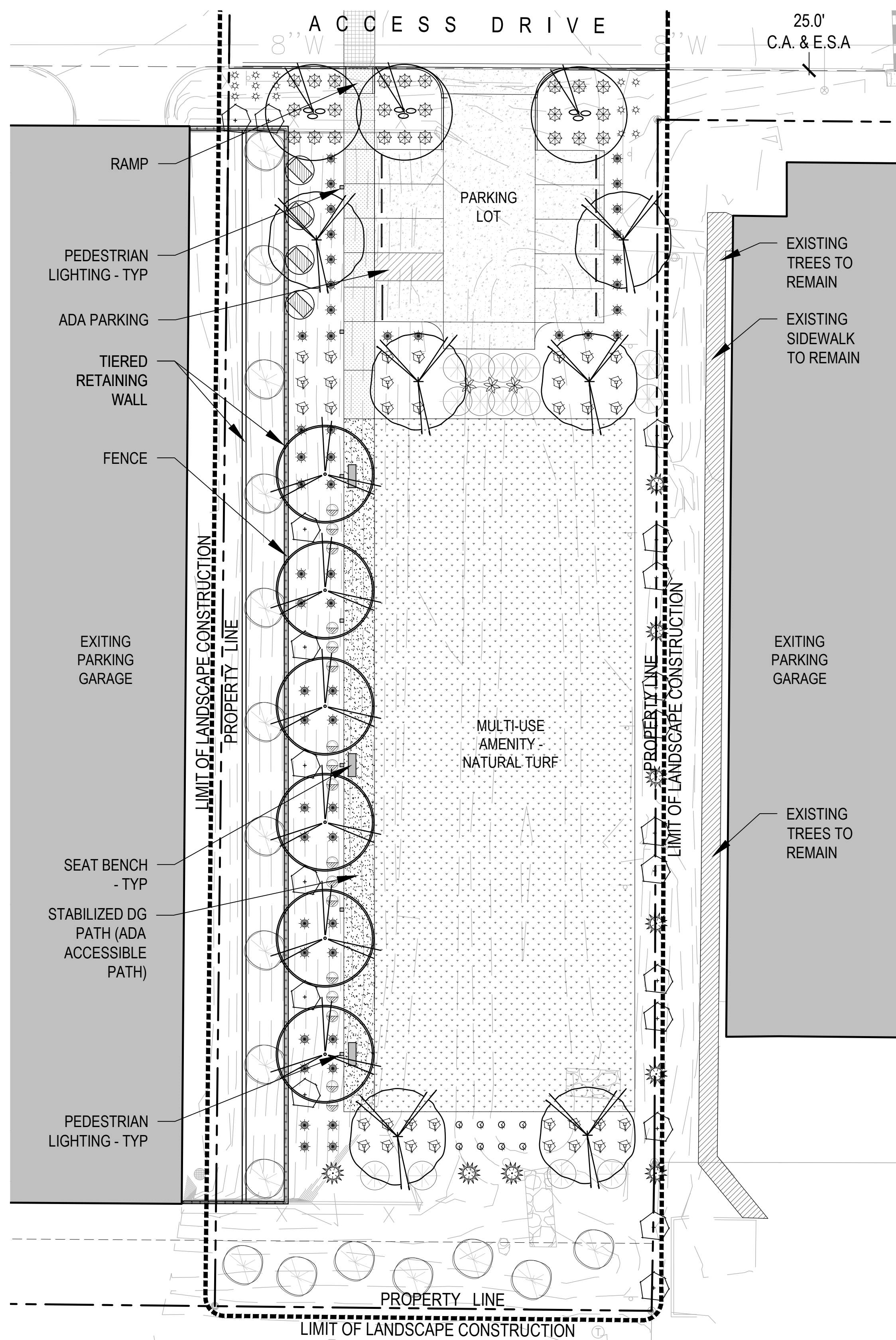
- CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

TOPDRESS SCHEDULE

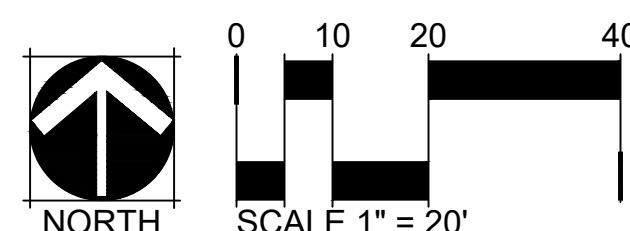
- TYPE 1 - DECOMPOSED GRANITE
 ALL LANDSCAPE AREAS
- TYPE 2 - STABILIZED DECOMPOSED GRANITE

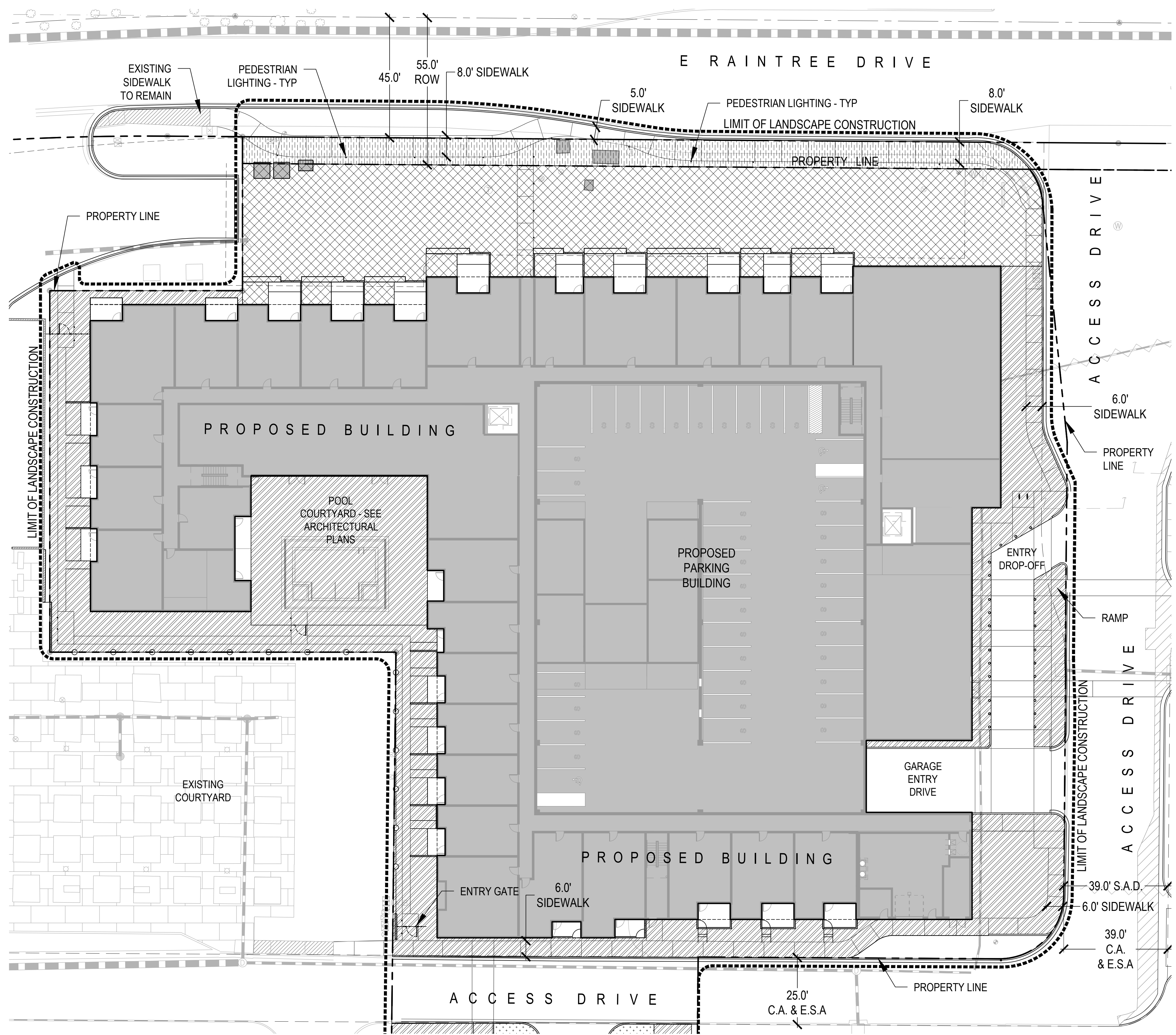
NOTES:

- CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



LANDSCAPE PLAN





OPEN SPACE SCHEDULE (RESIDENTIAL)

	FRONT OPEN SPACE ± 11,839 S.F. TOTAL
	NON FRONT OPEN SPACE ± 48,023 S.F. TOTAL
	RIGHT-OF-WAY OPEN SPACE ± 2,884 S.F. TOTAL
TOTAL OPEN SPACE (EXCLUDING PARKING LANDSCAPE) ± 62,746 S.F. TOTAL	
	PARKING LOT LANDSCAPING ± 945 S.F. TOTAL

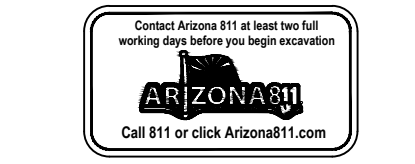
NOTES:
 1. SEE SITE PLAN FOR OVERALL (RESIDENTIAL AND OFFICE) OPEN SPACE REQUIRED/PROVIDED CALCULATIONS.

OPEN SPACE PLAN

CHECKED BY: ME
 DRAWN BY: NB, CR

RAINTREE - RESIDENTIAL
 E Raintree Drive and N Northsite Blvd
 Scottsdale, AZ

OWNER:
 HIGH STREET RESIDENTIAL
 2575 E CAMELBACK ROAD
 SUITE 400, PHOENIX, AZ 85016
 1 (602)222-4000



NOT FOR CONSTRUCTION

DATE:
 12/4/2019 REZONING APP. SUBMITTAL
 3/4/2019 REZONING APP RESUBMITTAL

SHEET TITLE:
 OPEN SPACE PLAN

LA-201
 19-ZN-2019
 3/10/2020

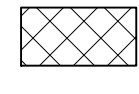
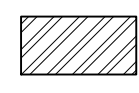
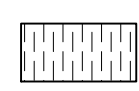
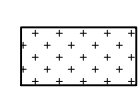


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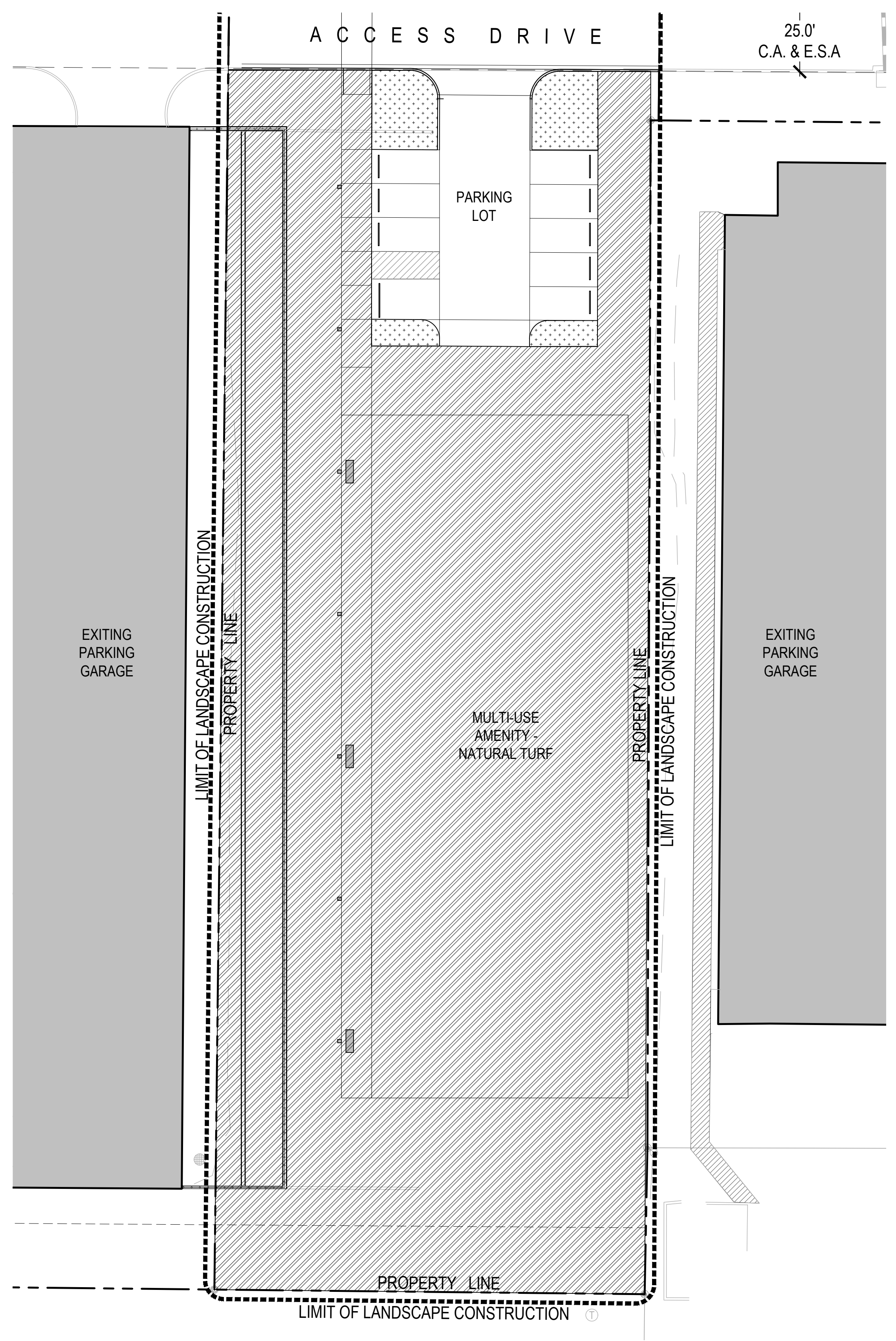
DATE:
 12/4/2019 REZONING
 APP. SUBMITTAL
 3/4/2019 REZONING
 APP RESUBMITTAL

SHEET TITLE:
 OPEN SPACE
 PLAN

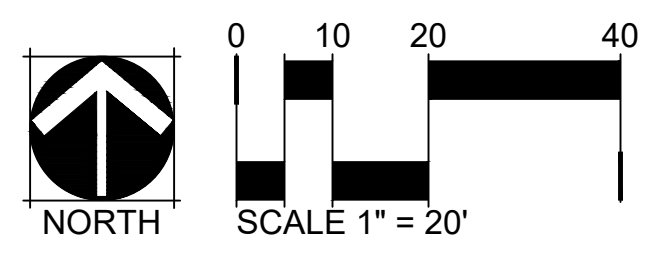
OPEN SPACE SCHEDULE (RESIDENTIAL)

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OPEN SPACE PLAN



CHECKED BY: ME
 DRAWN BY: NB, CR



RAINTREE - RESIDENTIAL | EXISTING CONDITIONS
 MARCH 2020



NORR
 Planning | Landsc

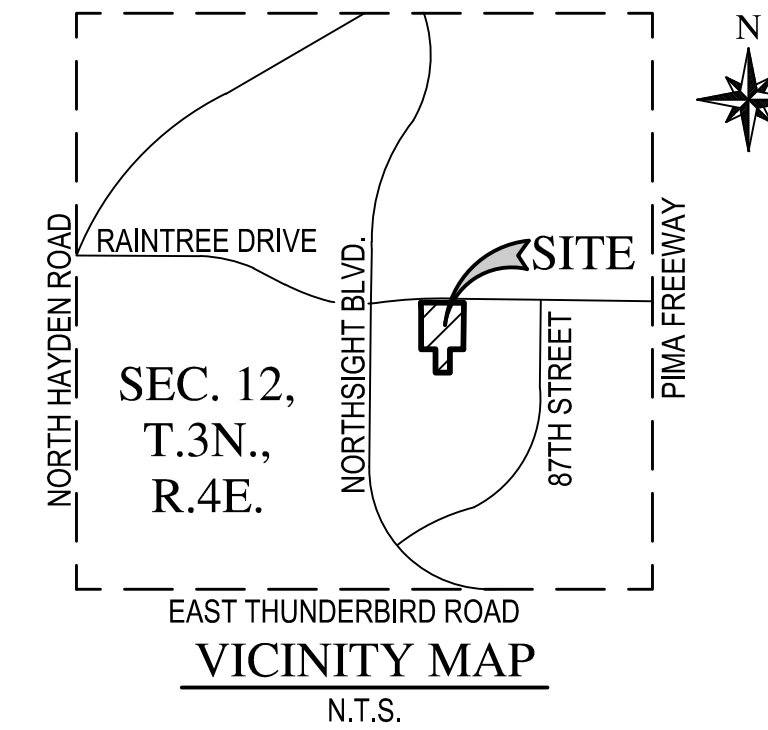
19-ZN-2019
 3/10/2020

RAINTREE PHASE 3 RESIDENTIAL BUILDING

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

A PORTION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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Water Resources
Land Survey
Construction Management
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www.woodpatel.com

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ARIZONA
Arizona Blue Stakes, Inc.
Dist 8-11 or 1-800-STATE4IT (782-2464)
In Maricopa County (602) 953-1100

OWNER / DEVELOPER

HIGH STREET RESIDENTIAL
2575 EAST CAMELBACK, SUITE 400
PHOENIX, AZ 85016
CONTACT: STEPHEN KRAGER
PHONE: (602) 222-4000
FAX: (602) 285-3141

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DARIN L. MOORE, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

ARCHITECT

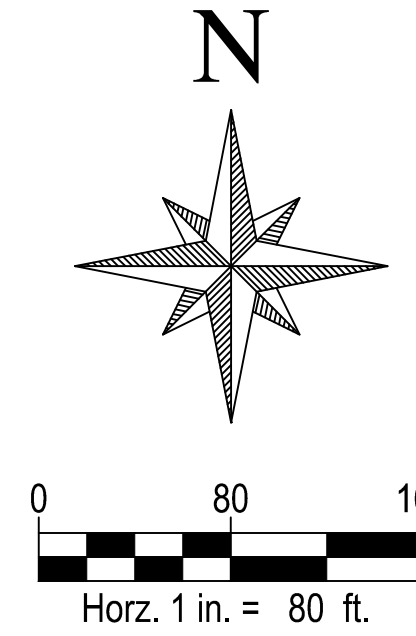
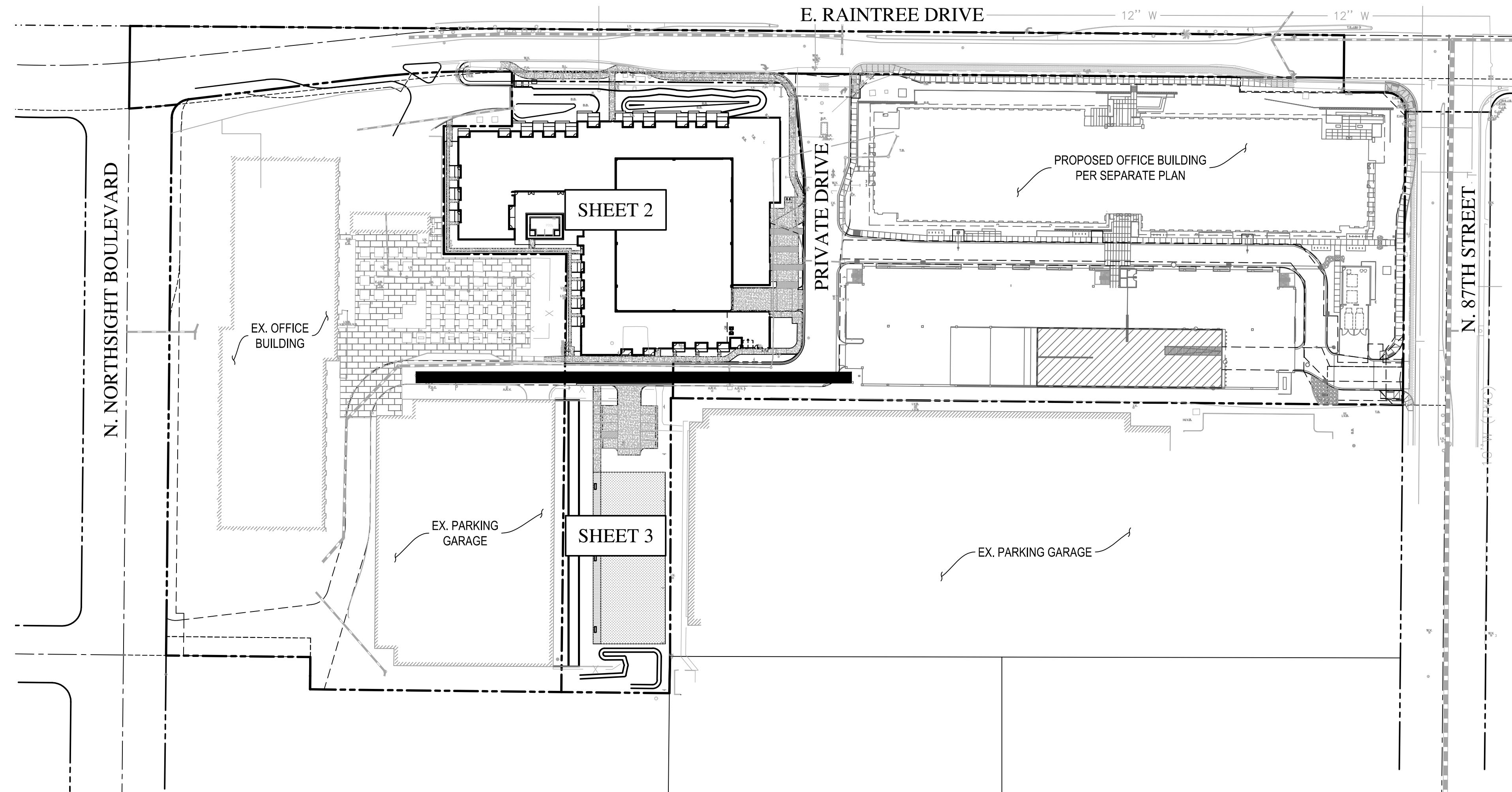
ELNESS SWENSON GRAHAM ARCHITECTS, INC.
500 WASHINGTON AVE. SOUTH, SUITE 1080
MINNEAPOLIS, MN 55415
CONTACT: GRETCHEN CAMP, AIA, LEED AP
PHONE: (612) 339-5508
FAX: (612) 335-8580

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
215-53-103
PROJECT SITE ADDRESS:
8501 EAST RAIN TREE DRIVE
SCOTTSDALE, ARIZONA 85260
PROJECT SITE AREA(S):
NET AREA = 8.24 AC
DISTURBED AREA = 8.24± AC
ZONING:
EXISTING: I-1 PCD
PROPOSED: PCP-AMU-R-PSD (RESIDENTIAL)
AND PCP-AMU-PSD (OFFICE)

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PRELIMINARY IMPROVEMENT PLAN
SHEET 3 PRELIMINARY IMPROVEMENT PLAN



**RAINTREE PHASE 3
RESIDENTIAL BUILDING
PRELIMINARY IMPROVEMENT PLAN**
SCOTTSDALE, ARIZONA

LEGEND/ABBREVIATIONS

EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
--- SECTION LINE	--- SLOPE ARROW
--- RIGHT OF WAY	--- WALL
--- PROPERTY LINE	--- PROPOSED WATER & SEWER
--- ROAD CENTERLINE	--- S --- SEWER LINE
--- EASEMENT	--- W --- WATER LINE
○ ● △ SURVEY MARKER	--- 12"W --- PLUG
--- ELECTRIC	● SEWER CLEANOUT
--- TELEPHONE	● AREA DRAIN
--- GAS LINE	■ CATCH BASIN
--- SEWER LINE	A.L. AREA LIGHT
--- WATER LINE	C CONCRETE ELEVATION
--- STORM DRAIN PIPE	C.B. CATCH BASIN
○ SEWER MANHOLE	DE DRAINAGE EASEMENT
○ STORM DRAIN MANHOLE	D.W. DRYWELL
P 0.00 PAVEMENT ELEVATION	E.O.L. EDGE OF LANDSCAPE
NG 0.00 NATURAL GROUND ELEVATION	J.B. JUNCTION BOX
C 0.00 CONCRETE ELEVATION	FH FIRE HYDRANT
TC 0.00 TOP OF CURB ELEVATION	E.C.B. ELECTRICAL CABINET BOX
□ JUNCTION BOX/RISER	HW HEAD WALL
○ FIRE HYDRANT	INV INVERT ELEVATION
○ WATER VALVE	LFF LOWEST FINISHED FLOOR ELEVATION
□ STREET/PARKING LIGHT	WE WATER EASEMENT
	LF88# LOWEST FINISH FLOOR ELEVATION
	TC 0.00 TOP OF CURB
	FG 0.00 FINISH GRADE ELEVATION
	C 0.00 CONCRETE ELEVATION
	C.A. CROSS ACCESS
	E.S.A. EMERGENCY SERVICE ACCESS
	P.U.E. PUBLIC UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	P.A.E. PUBLIC ACCESS EASEMENT

DATE

DESCRIPTION

REV

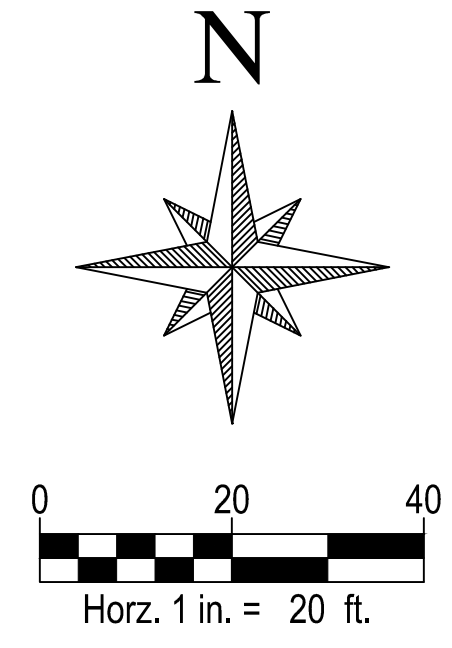
DATE	DESCRIPTION	REV



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SCALE (VERT.) N/A
DATE 03/05/2020
JOB NUMBER 195063
SHEET C1 OF 3

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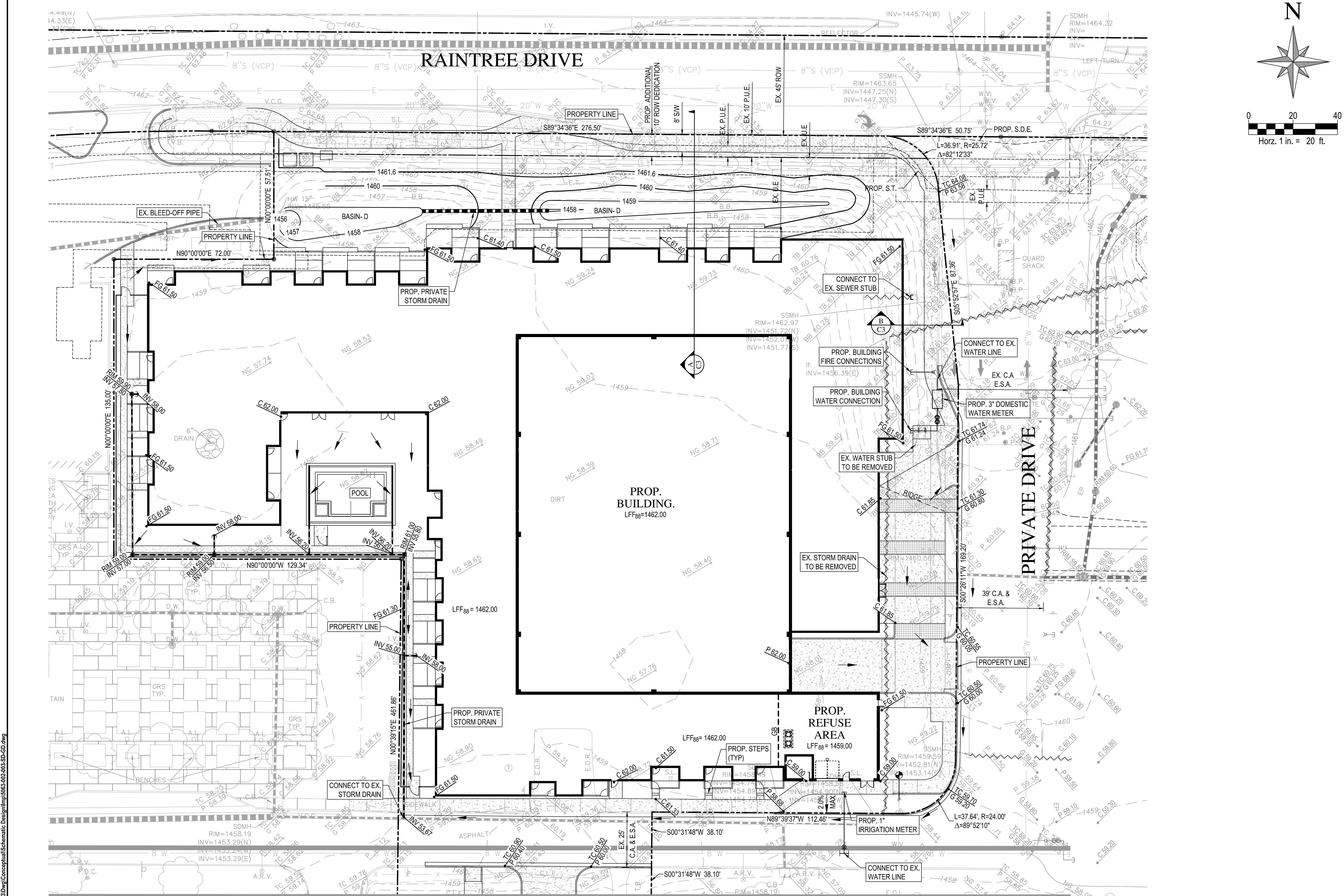
**RAINTREE PHASE 3
 RESIDENTIAL BUILDING
 PRELIMINARY IMPROVEMENT PLAN**
 SCOTTSDALE, ARIZONA

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) N/A
 DATE 03/05/2020
 JOB NUMBER 195063
 SHEET C2 OF 3

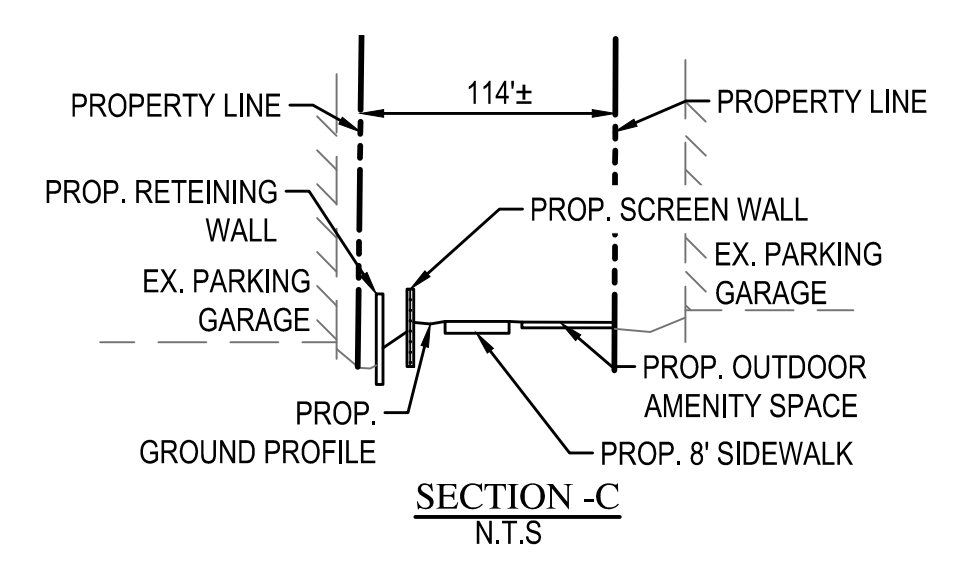
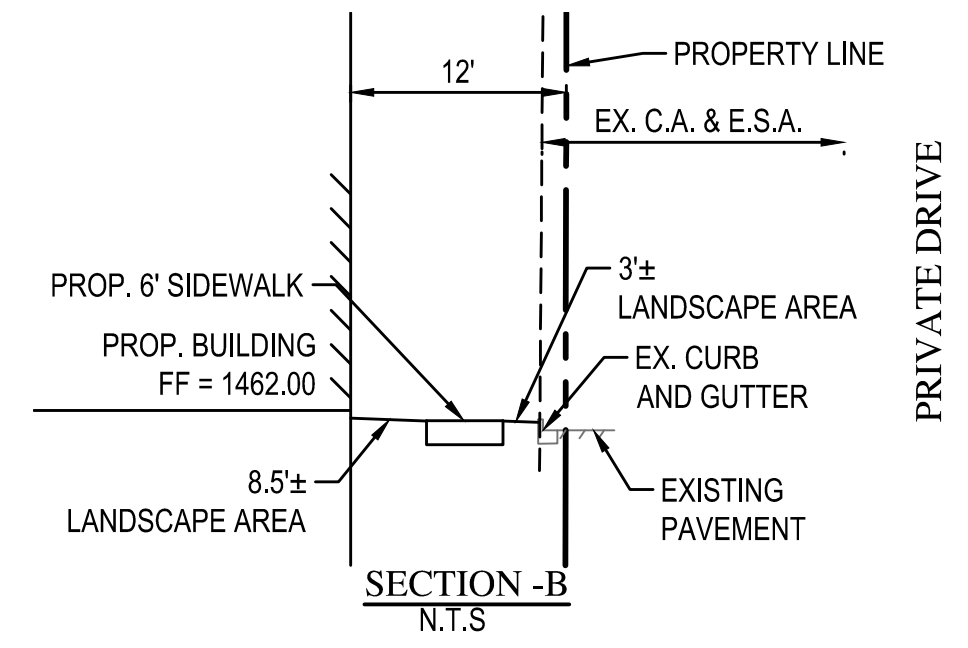
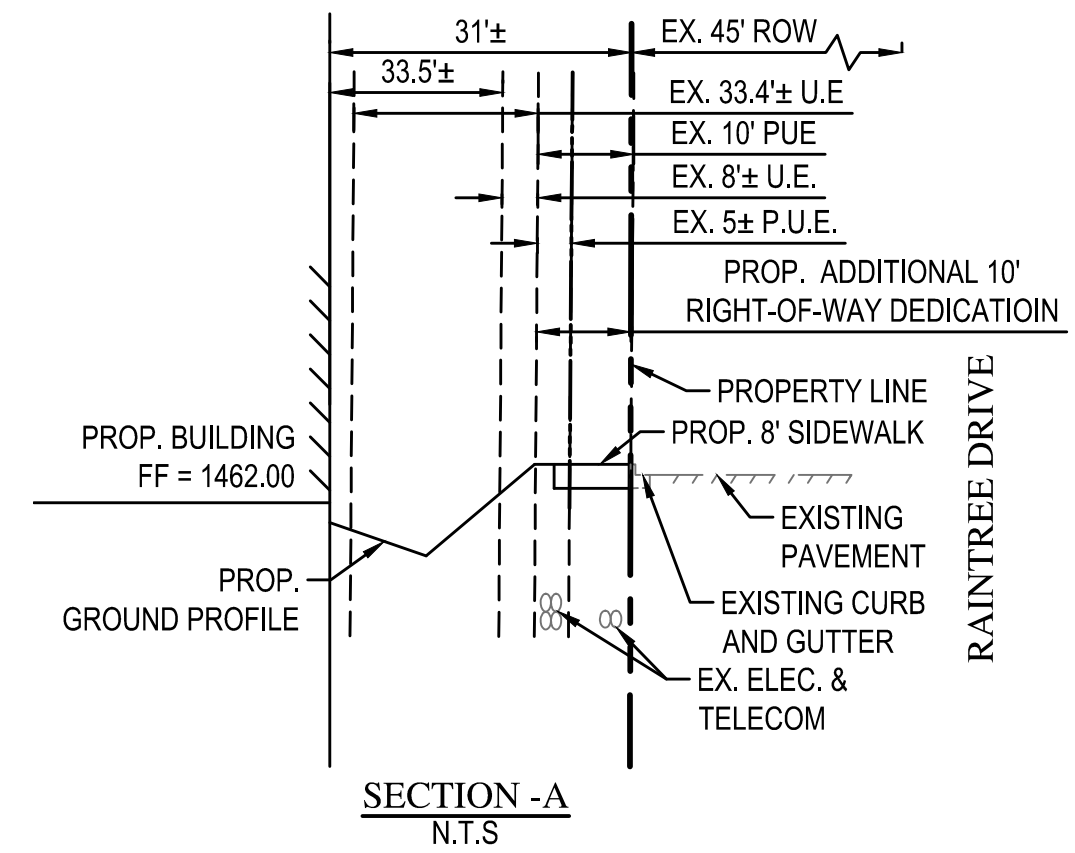
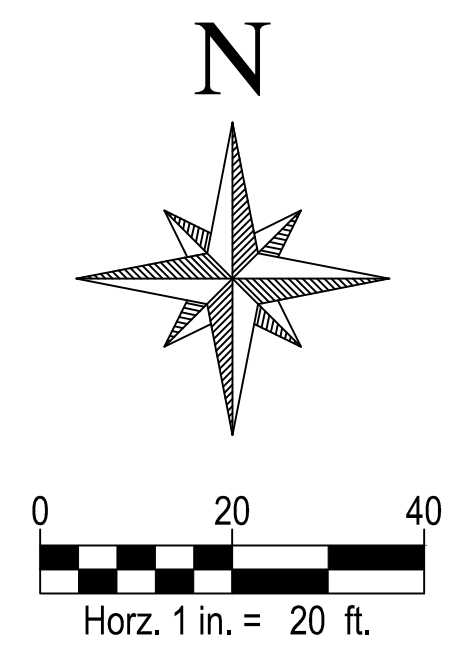
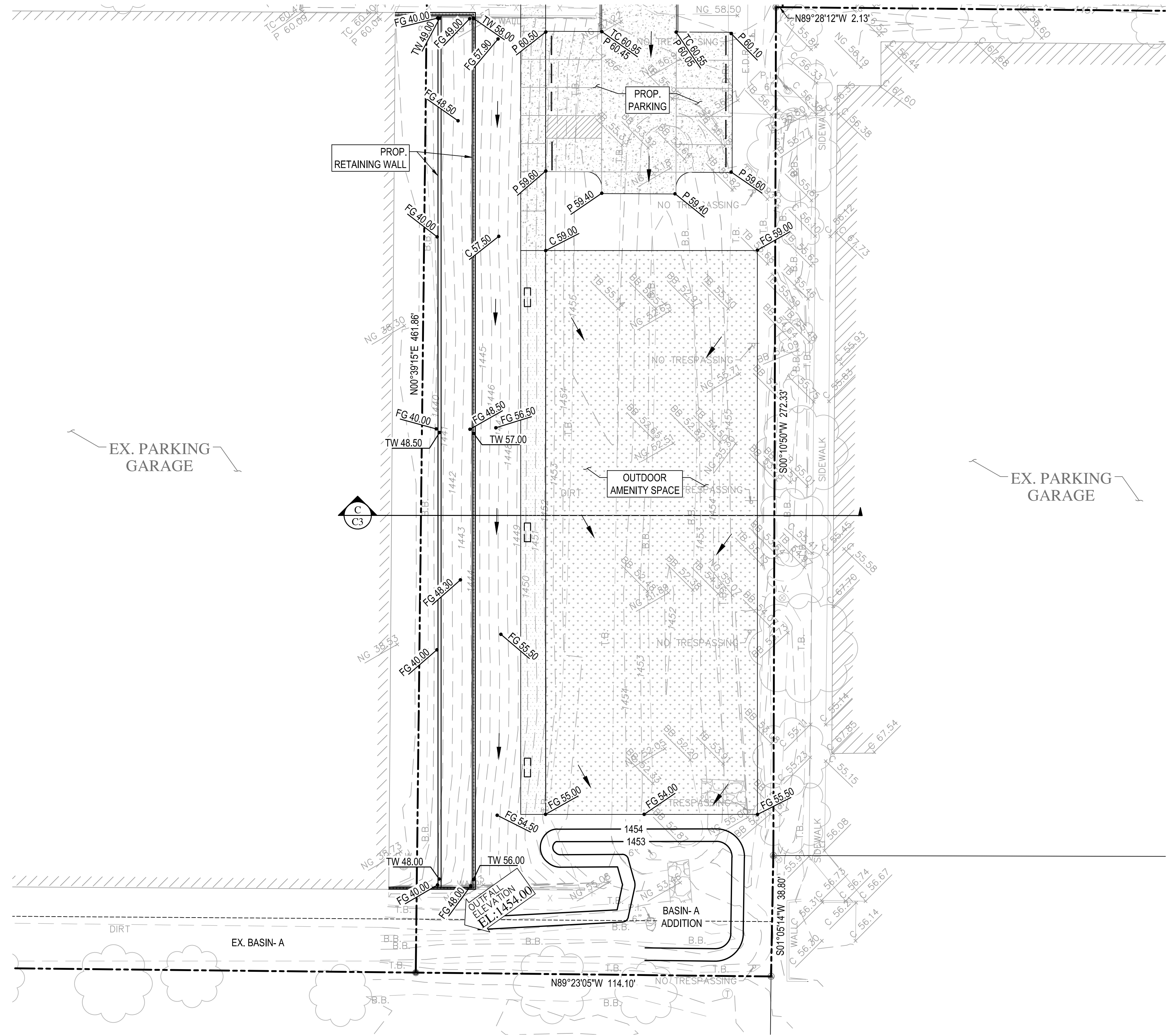
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MATCH SHEET 3

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MATCH SHEET 2

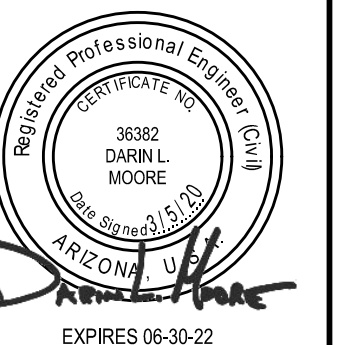


Wood, Patel & Associates, Inc.
Civil Engineering
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Land Survey
Construction Management
602.335.8500
www.woodpatel.com



**RAINTREE PHASE 3
RESIDENTIAL BUILDING
PRELIMINARY IMPROVEMENT PLAN**
SCOTTSDALE, ARIZONA

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 03/05/2020
JOB NUMBER 195063
SHEET C3 OF 3

CHECKED BY: DM DESIGNED BY: DM/AF DRAFTED BY: JOIAF

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Raintree Drive

Residential

8501 E Raintree Drive
Scottsdale, AZ 85260



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION

REZONING APP SUBMITTAL

ORIGINAL ISSUE: 12/4/2019

REVISIONS No.	Description	Date
REZONING APPLICATION		3/4/20
RE-SUBMITTAL		

PROJECT NUMBER: 219514

ESG DRAWN BY: ESG CHECKED BY: ESG

KEY PLAN

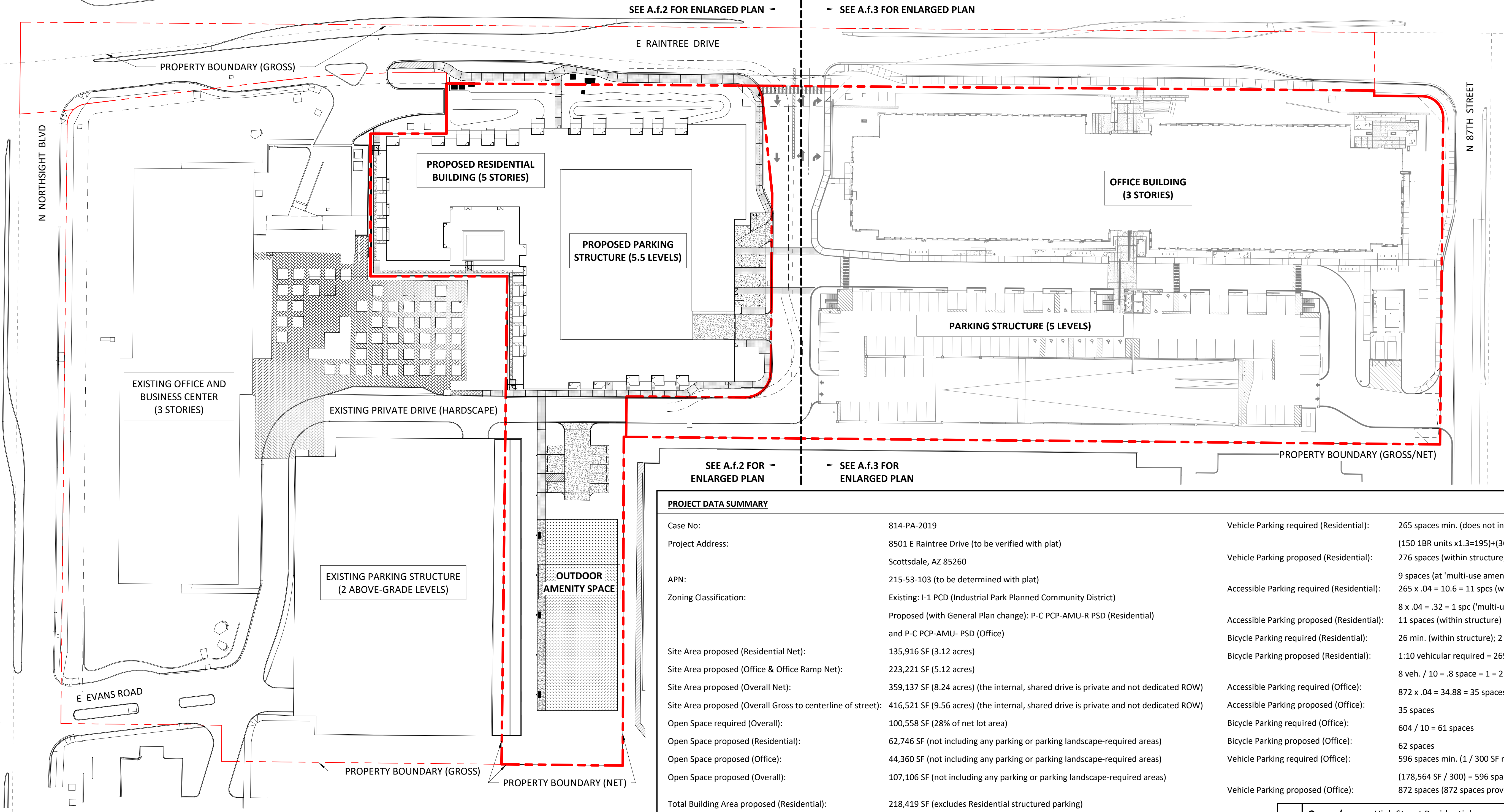
219514 PROJECT NUMBER

ESG DRAWN BY: ESG CHECKED BY: ESG

Raintree Drive Residential

OVERALL SITE PLAN

A.f.1



PROJECT DATA SUMMARY

Case No:	814-PA-2019
Project Address:	8501 E Raintree Drive (to be verified with plat) Scottsdale, AZ 85260
APN:	215-53-103 (to be determined with plat)
Zoning Classification:	Existing: I-1 PCD (Industrial Park Planned Community District) Proposed (with General Plan change): P-C PCP-AMU-R PSD (Residential) and P-C PCP-AMU- PSD (Office)
Site Area proposed (Residential Net):	135,916 SF (3.12 acres)
Site Area proposed (Office & Office Ramp Net):	223,221 SF (5.12 acres)
Site Area proposed (Overall Net):	359,137 SF (8.24 acres) (the internal, shared drive is private and not dedicated ROW)
Site Area proposed (Overall Gross to centerline of street):	416,521 SF (9.56 acres) (the internal, shared drive is private and not dedicated ROW)
Open Space required (Overall):	100,558 SF (28% of net lot area)
Open Space proposed (Residential):	62,746 SF (not including any parking or parking landscape-required areas)
Open Space proposed (Office):	44,360 SF (not including any parking or parking landscape-required areas)
Open Space proposed (Overall):	107,106 SF (not including any parking or parking landscape-required areas)

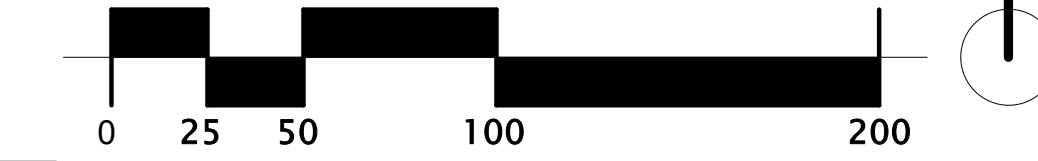
Vehicle Parking required (Residential):	265 spaces min. (does not include accessible)
Vehicle Parking proposed (Residential):	(150 1BR units x1.3=195)+(36 2BR+ units x1.7=62)+(4 3BR units x1.9=8) =265 276 spaces (within structure; includes accessible spaces)
Accessible Parking required (Residential):	9 spaces (at 'multi-use amenity' space; includes accessible spaces) 265 x .04 = 10.6 = 11 spcs (w/in structure)
Accessible Parking proposed (Residential):	8 x .04 = .32 = 1 spc ('multi-use amenity' spc) 11 spaces (within structure) + 1 space (at 'multi-use amenity' space)
Bicycle Parking required (Residential):	26 min. (within structure); 2 min. (at 'multi-use amenity' space)
Bicycle Parking proposed (Residential):	1:10 vehicular required = 265 veh. / 10 = 26.5 = 27 spaces (w/in structure)
Accessible Parking required (Office):	8 veh. / 10 = .8 space = 1 = 2 as a min. req'd (at 'multi-use amenity' spc)
Accessible Parking proposed (Office):	872 x .04 = 34.88 = 35 spaces
Bicycle Parking required (Office):	35 spaces
Bicycle Parking proposed (Office):	604 / 10 = 61 spaces
Vehicle Parking required (Office):	62 spaces
Vehicle Parking proposed (Office):	596 spaces min. (1 / 300 SF min.) (178,564 SF / 300) = 596 spaces
Vehicle Parking proposed (Office):	872 spaces (872 spaces provided)

Total Building Area proposed (Residential):	218,419 SF (excludes Residential structured parking)
Total Building Area proposed (Office):	178,564 SF (excludes parking structure)
GFAR allowed (Overall Net site area):	0.8 (for the Development Plan); option for buy-up w/ max. 2.0 under bonus provisions
GFAR proposed (Overall Net site area):	1.11 (excludes Residential + Office structured parking)
Total Units proposed:	190 units
1 Bedroom:	150 units (79%)
2 Bedroom:	36 units (19%)
3 Bedroom:	4 units (2%)
Ground Level allowed (Overall):	Dwelling use limited to a maximum of 50% of the ground floor bldg area of the Development Plan Office use limited to a maximum of 50% of the ground floor bldg area of the Development Plan
Ground Level proposed:	Overall Development Plan Ground Level (without parking ramps): 101,853 s.f. Residential: 30,055 s.f. (30%) Support uses (lobby, fitness, amenity, restrooms, storage): 23,358 s.f. (22%) Office: 48,440 s.f. (48%)
Stepbacks required:	1:1 beginning 38 ft above setback line / only relevant along Raintree Drive and 87th Street
Stepbacks proposed:	no encroachments
Building Height allowed (Overall Site):	62' maximum (including all rooftop appurtenances); 104' max under bonus provisions
Building Height proposed (Residential):	5.5 floors (64'-2" to top of overrun roof parapet) plus rooftop appurtenances = maximum 69'-0"
Building Height proposed (Office):	3 floors (50'-8" to top of roof parapet) plus rooftop appurtenances = 60'-2" total

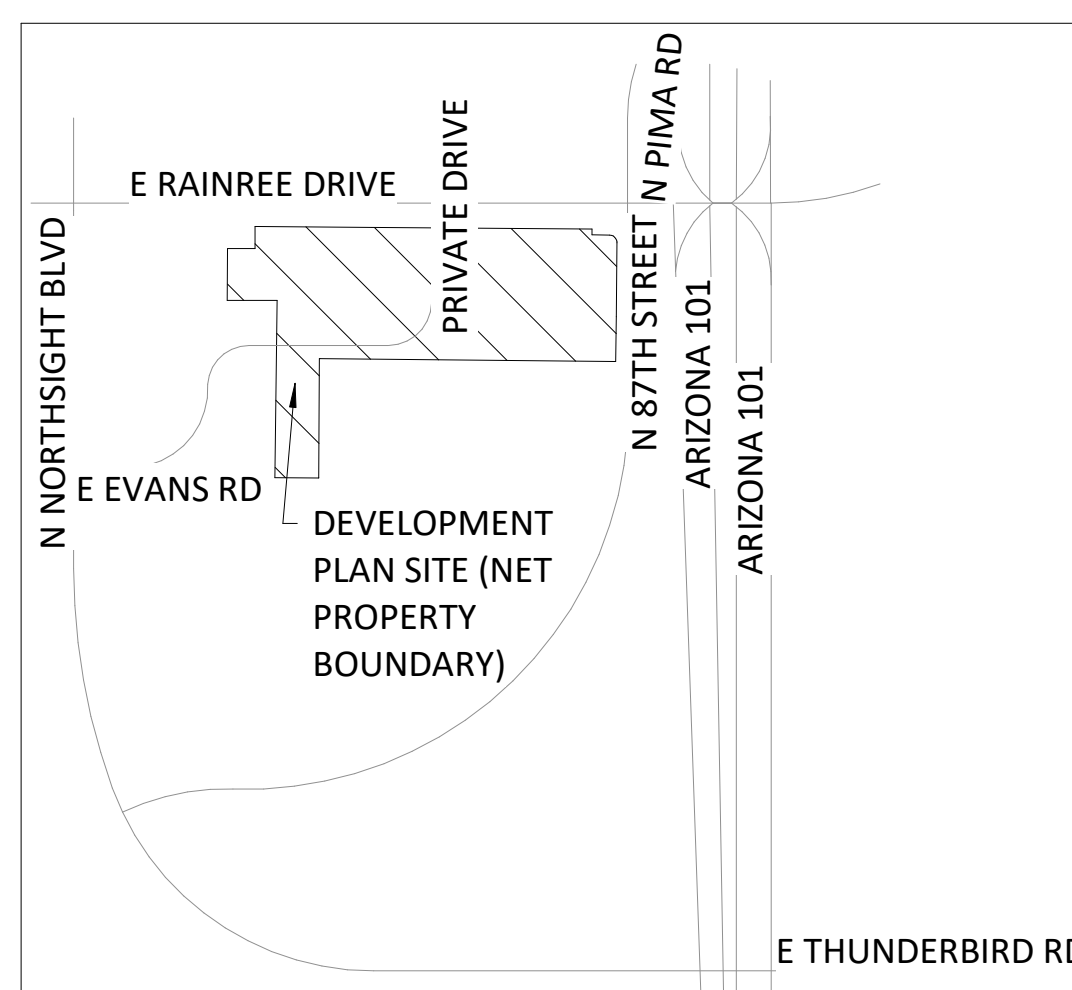
PROJECT TEAM	Owner/ Developer:	High Street Residential 2575 East Camelback, Suite 400 Phoenix, AZ 85016 Ph: 602-222-4000 Fx: 602-285-3141
	Legal:	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757
	Architect:	(RESIDENTIAL) Elness Swenson Graham Architects, Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382 (OFFICE, OFFICE RAMP) RSP Architects, Ltd. 502 S College Ave Ste 203 Tempe, AZ 85281 Ph: 480-889-2000
	Civil Engineer:	Wood Patel 2051 W Northern Ave #100 Phoenix, AZ 85021 Ph: 602-335-8500 Fx: 602-335-8580
Landscape Architect:	(RESIDENTIAL) Norris Design 901 East Madison Street Phoenix, AZ 85034 Ph: 602-254-9600 (OFFICE, OFFICE RAMP) Trueform Landscape Arch. Studio 2009 N 7th Street, Ste F Phoenix, AZ 85006 Ph: 480-382-4244	
Electrical Engineer:	(RESIDENTIAL) TBD (OFFICE, OFFICE RAMP) MSA Engineering Consultants 7878 N 16th Street, Ste 140 Phoenix, AZ 85020 Ph: 602-943-8424	

1 OVERALL SITE PLAN

A.f.1 1" = 50'-0"



NOTE: SITE AREA, OPEN SPACE, GFAR AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.



VICINITY MAP (NOT TO SCALE)