

BISHOP LANE



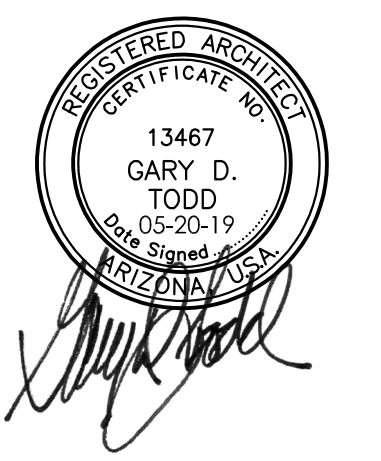
REZONING SUBMITTAL PACKAGE
PROJECT NO. 18-2028-01
DATE MAY 20 2019

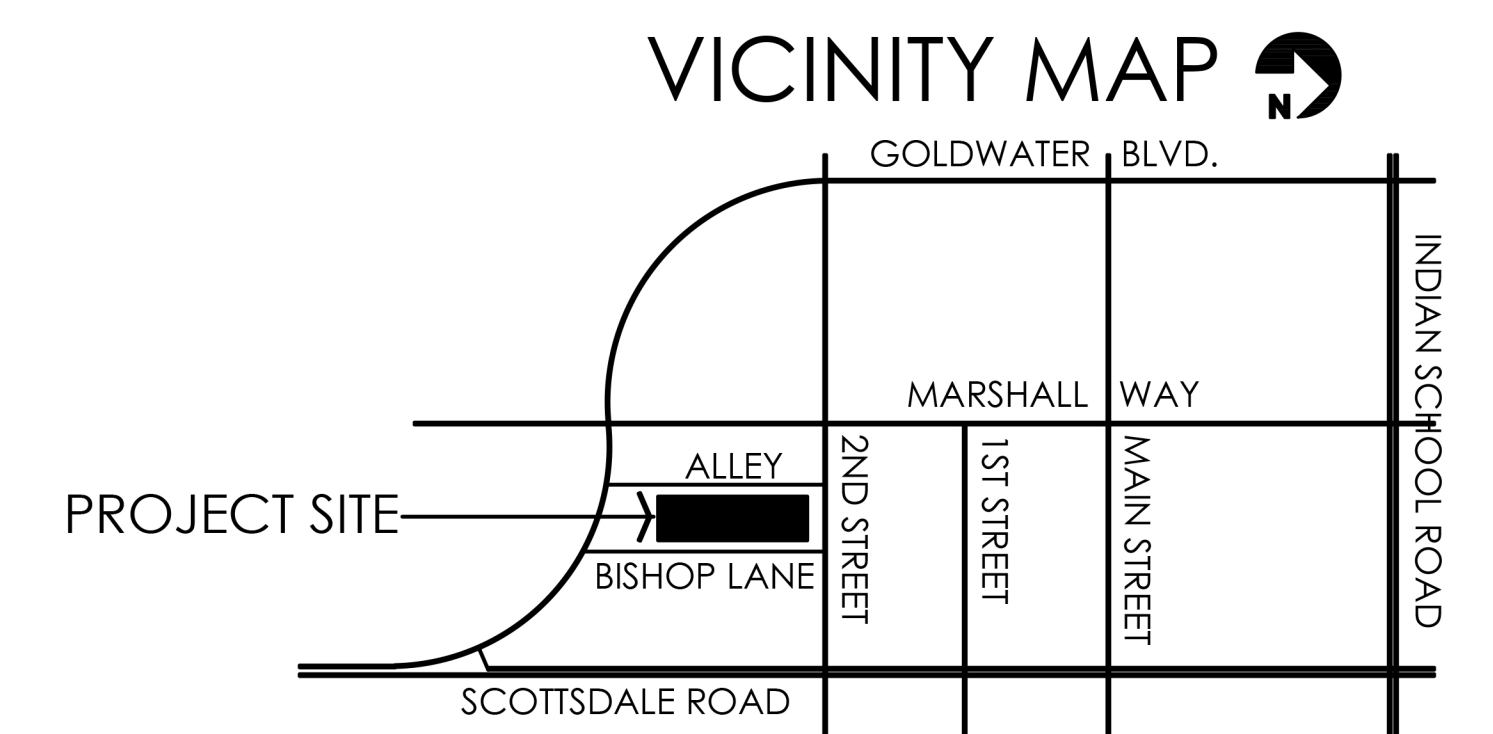
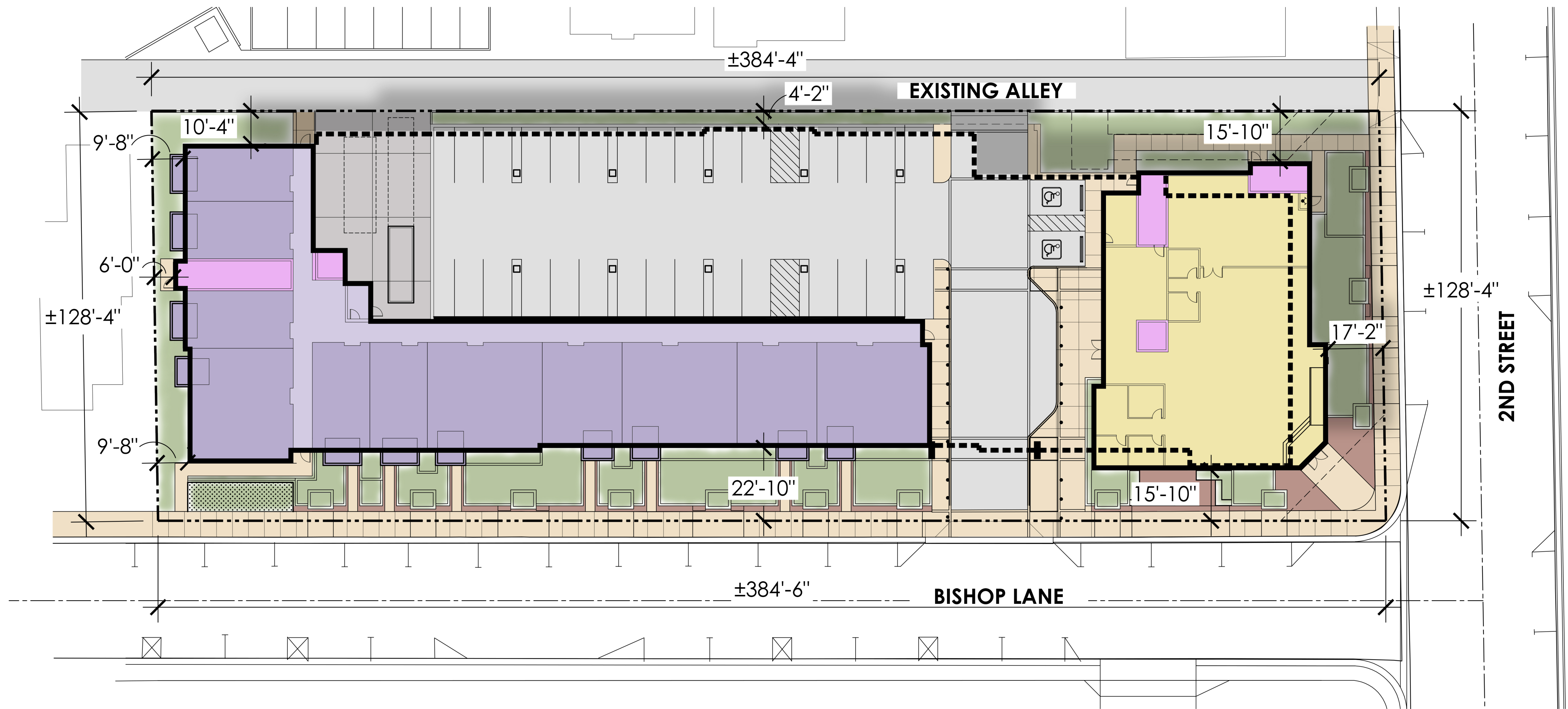


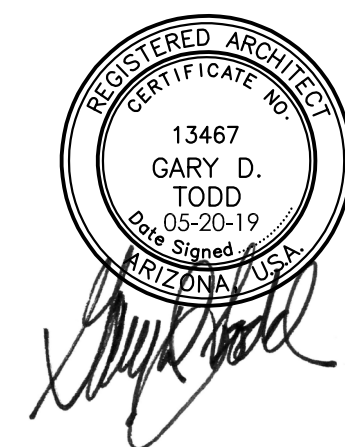
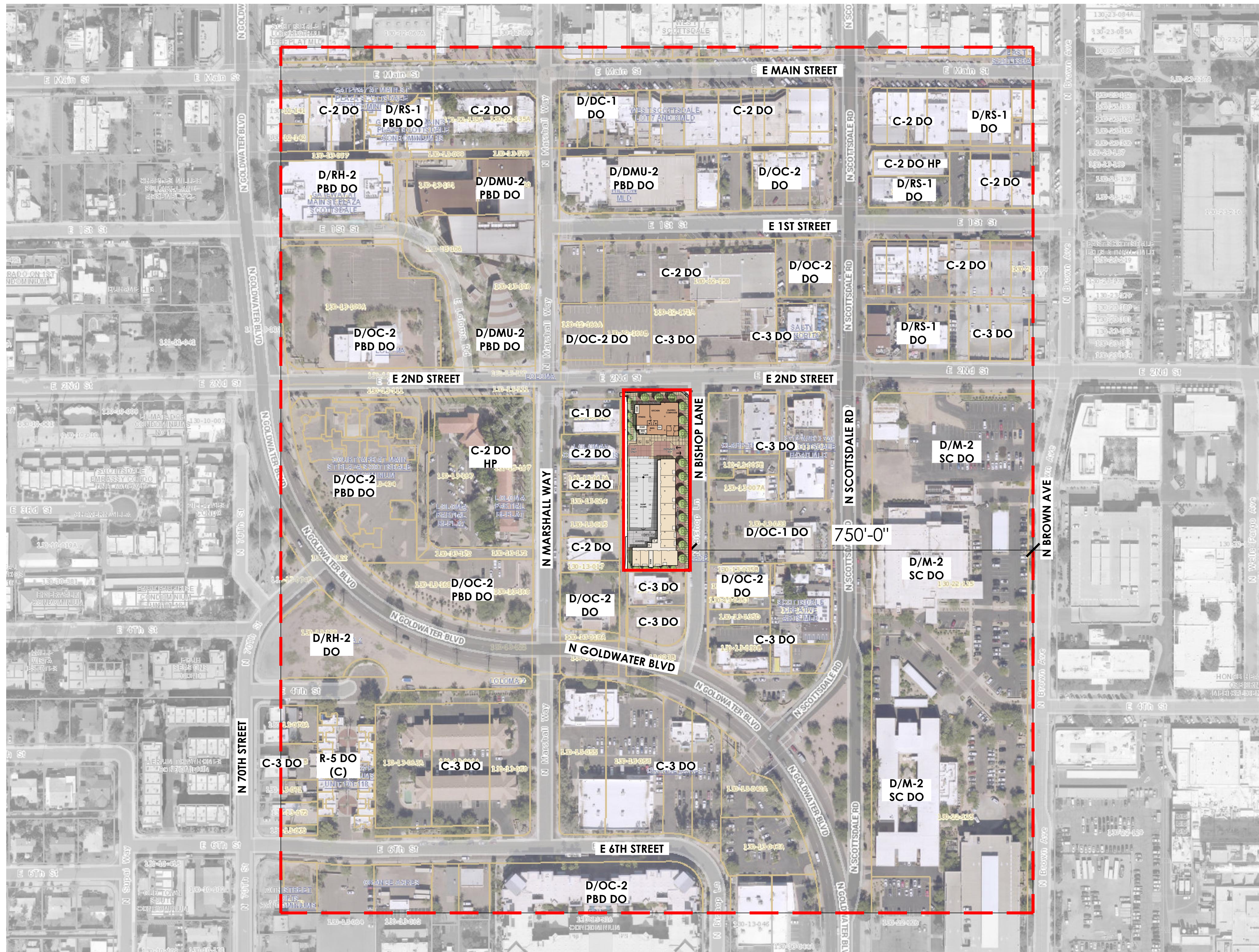
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SITE DATA

PROJECT NAME: BISHOP LANE
 PARCEL ADDRESS: 7125 E 2nd ST

GROSS SITE AREA +/- 1.54 AC
 NET SITE AREA +/- 1.13 AC

EXISTING ZONING HIGHWAY COMMERCIAL, DOWNTOWN OVERLAY (C3, DO)

PROPOSED ZONING DOWNTOWN, DOWNTOWN MULTIPLE USE TYPE 3, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (D/DMU-3, PBD, DO)

DENSITY ALLOWED +/- 50 DU/GROSS AC
 GROSS DENSITY PROVIDED +/- 129.22 DU/AC

BUILDING HEIGHT MAX. ALLOWED W/BONUS 90'
 BUILDING HEIGHT MAX. PROPOSED 8 STORIES W/ROOF DECK (90')
 FRONT BUILDING SETBACK MINIMUM 20'
 OPEN SPACE REQUIRED: NONE
 OPEN SPACE PROVIDED: ±12,412 SF (±25%)

D/OC-2 DO

APARTMENTS - UNIT MIX		
UNIT TYPE	RATIO	#DU
STUDIO	36.2%	72
1BR/1BA	45.7%	91
2BR/2BA	19.1%	36
TOTAL	100.0%	199

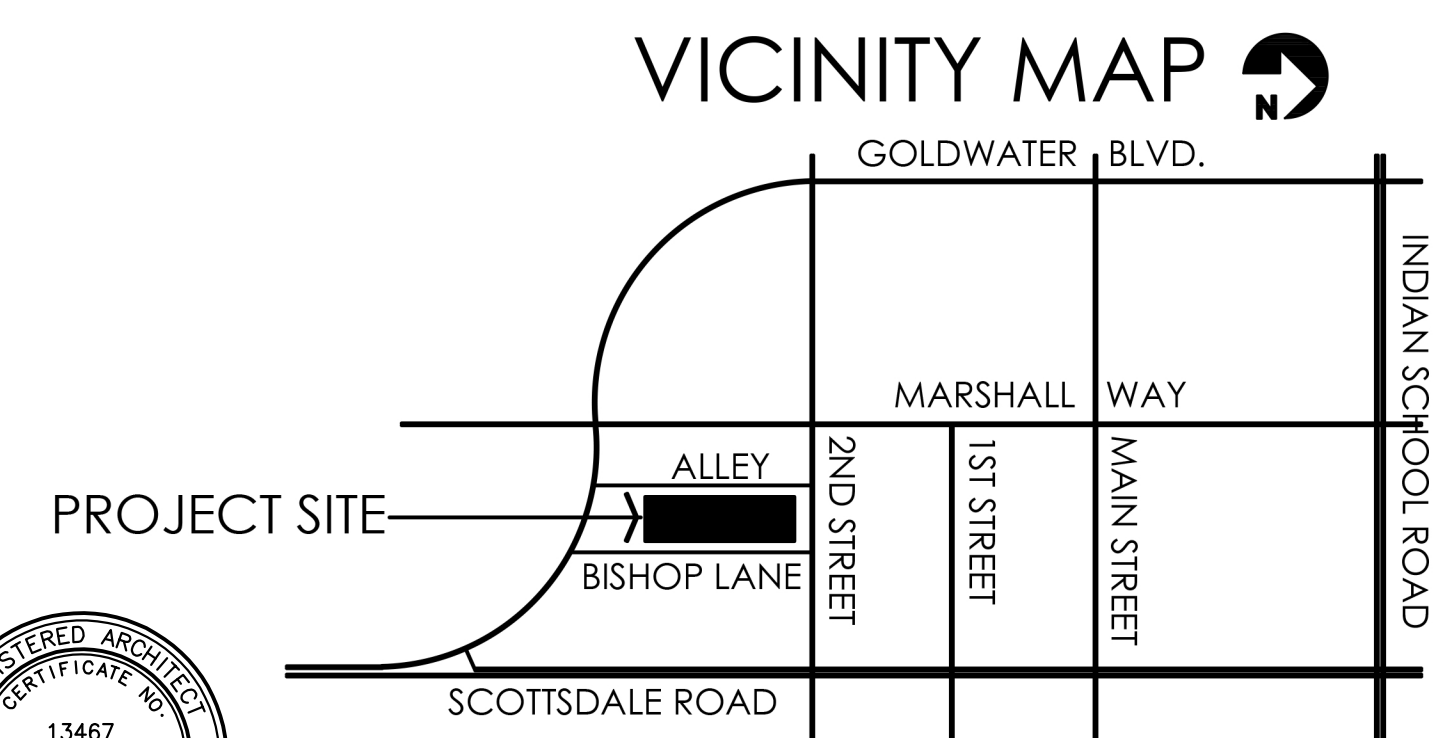
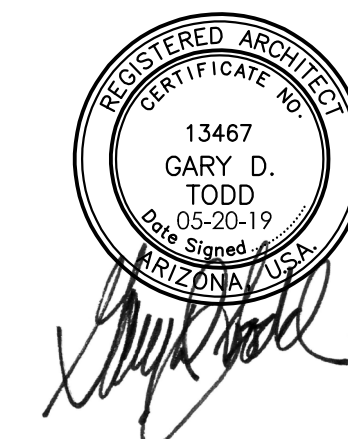
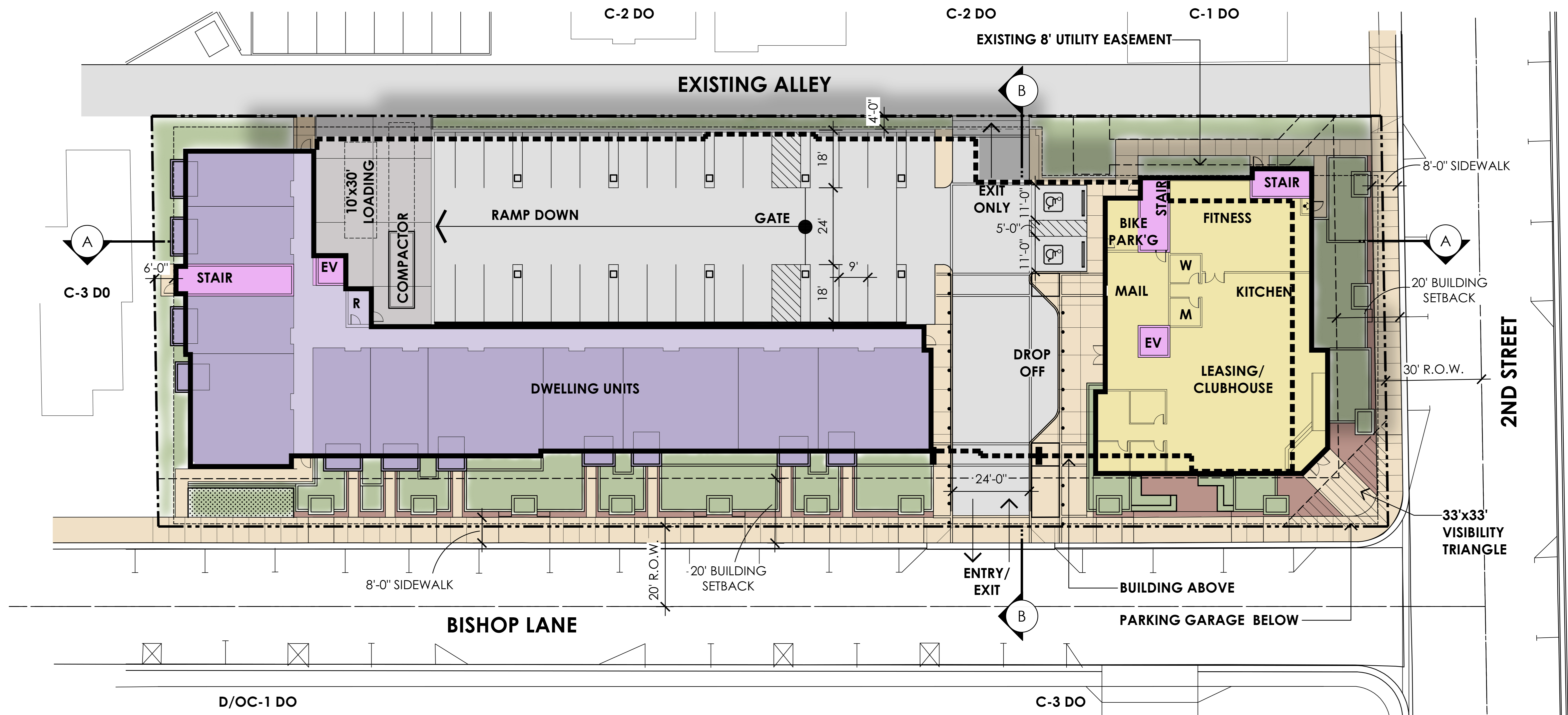
C-3 DO

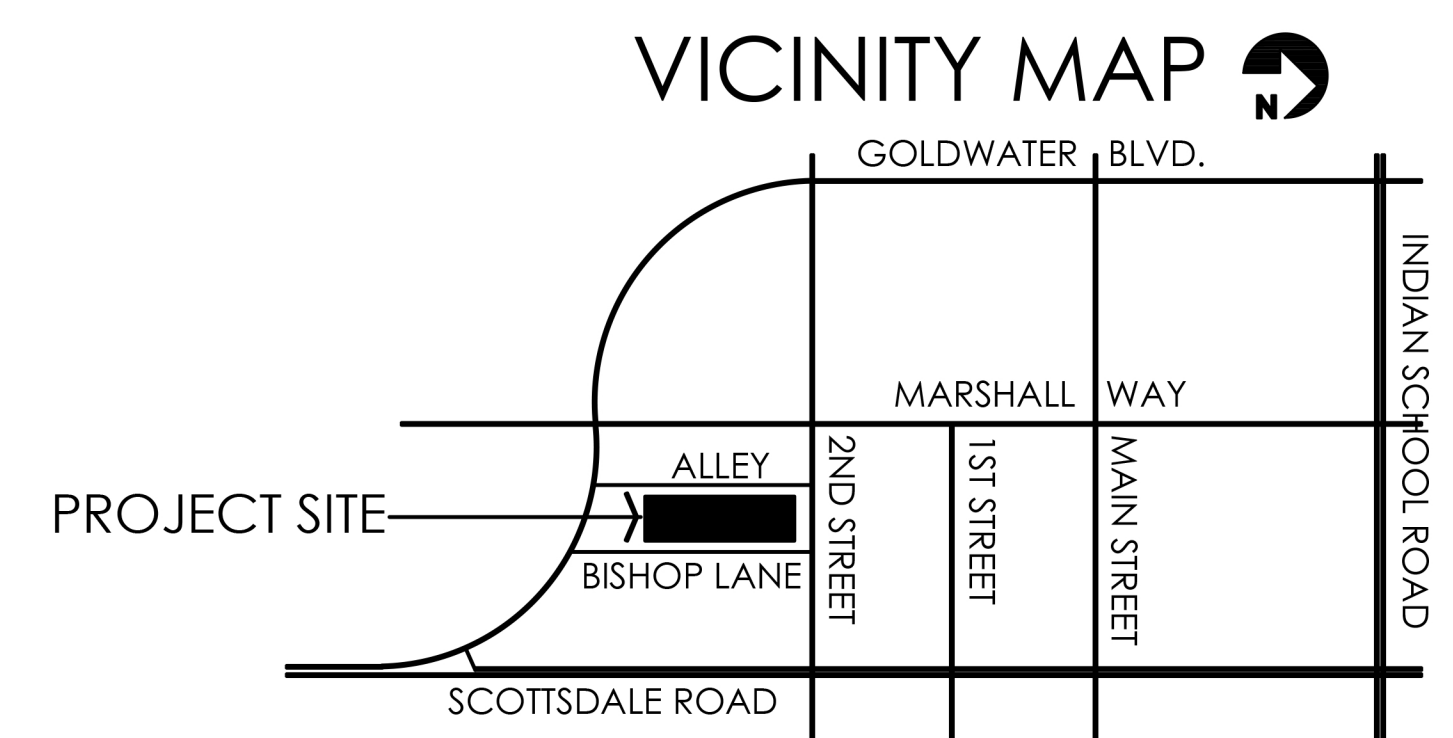
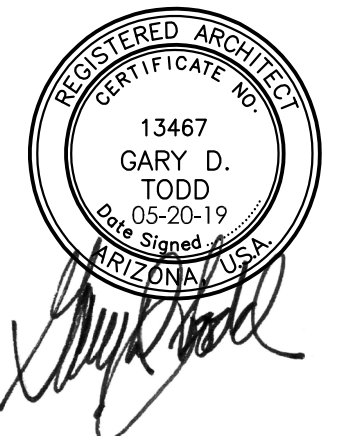
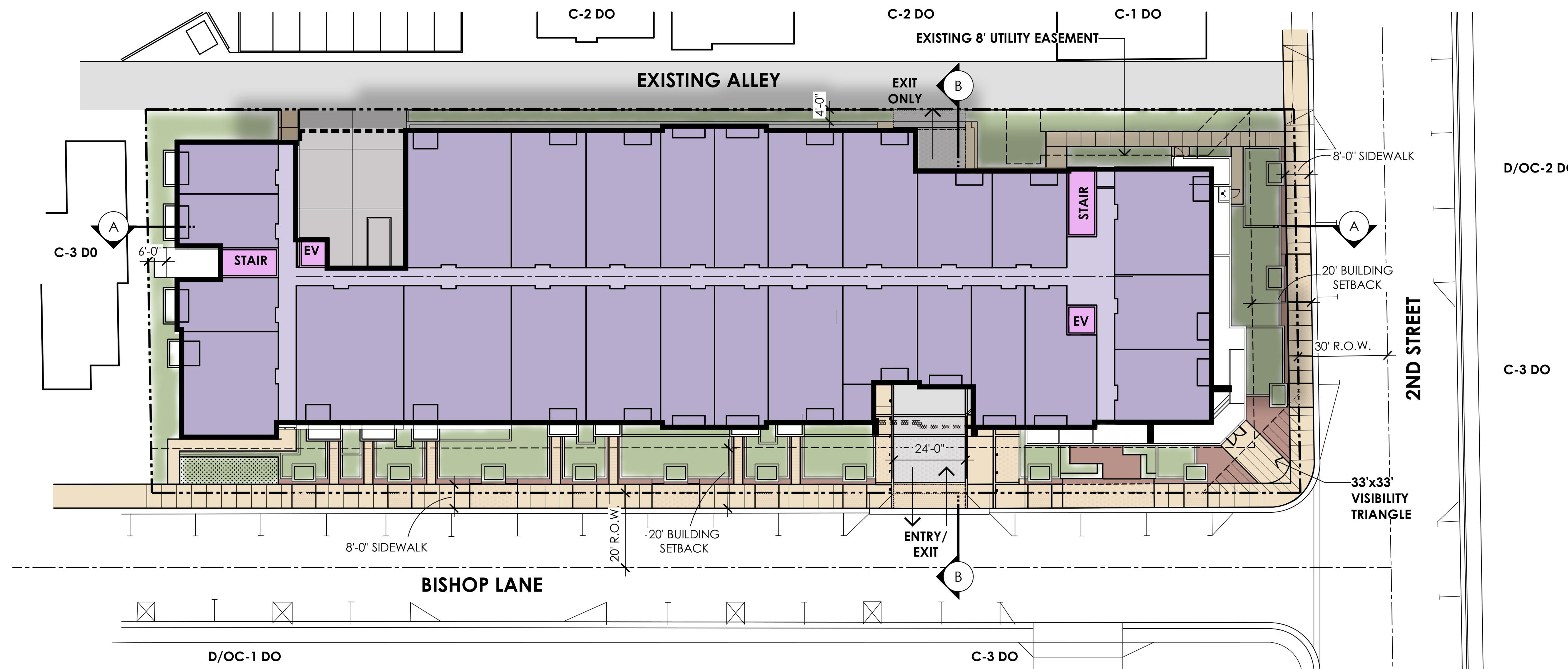
PARKING REQUIRED				
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.	
S STUDIO	72	1.0 P.S./DU	72	
A 1BR/1BA	91	1.0 P.S./DU	91	
B 2BR/2BA	36	2.0 P.S./DU	72	
TOTAL	199	(1.18 P.S./DU)	235	

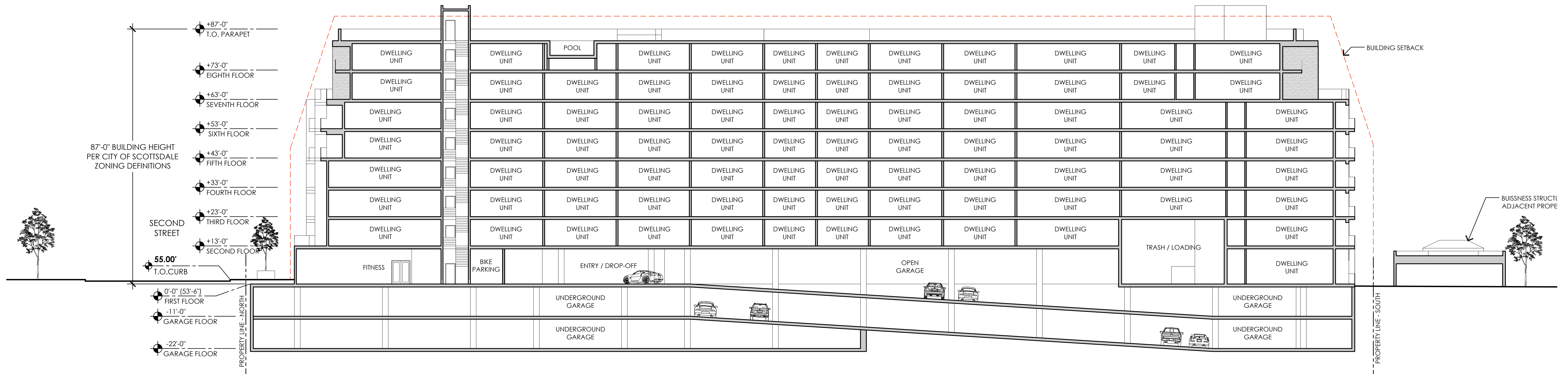
PARKING PROVIDED (1.26 P.S./DU) 250*
 *INCLUDES 10 ACCESSIBLE P.S. (4%)

BICYCLE PARKING REQUIRED
 1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 250/10
 = 25 BICYCLE PARKING SPACES

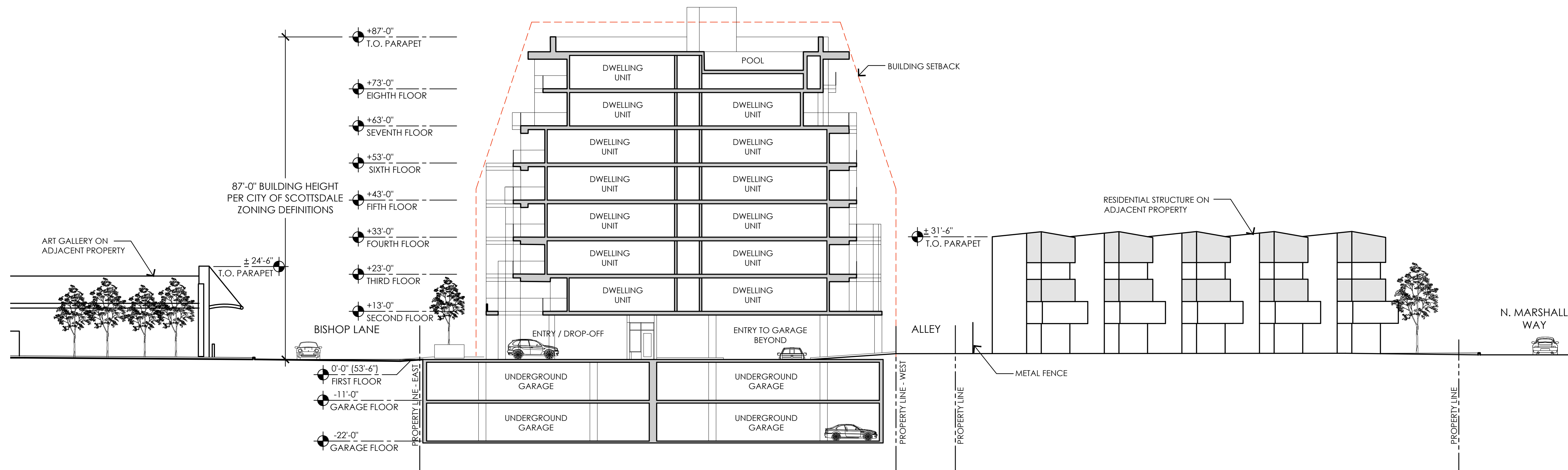
BICYCLE PARKING PROVIDED COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.



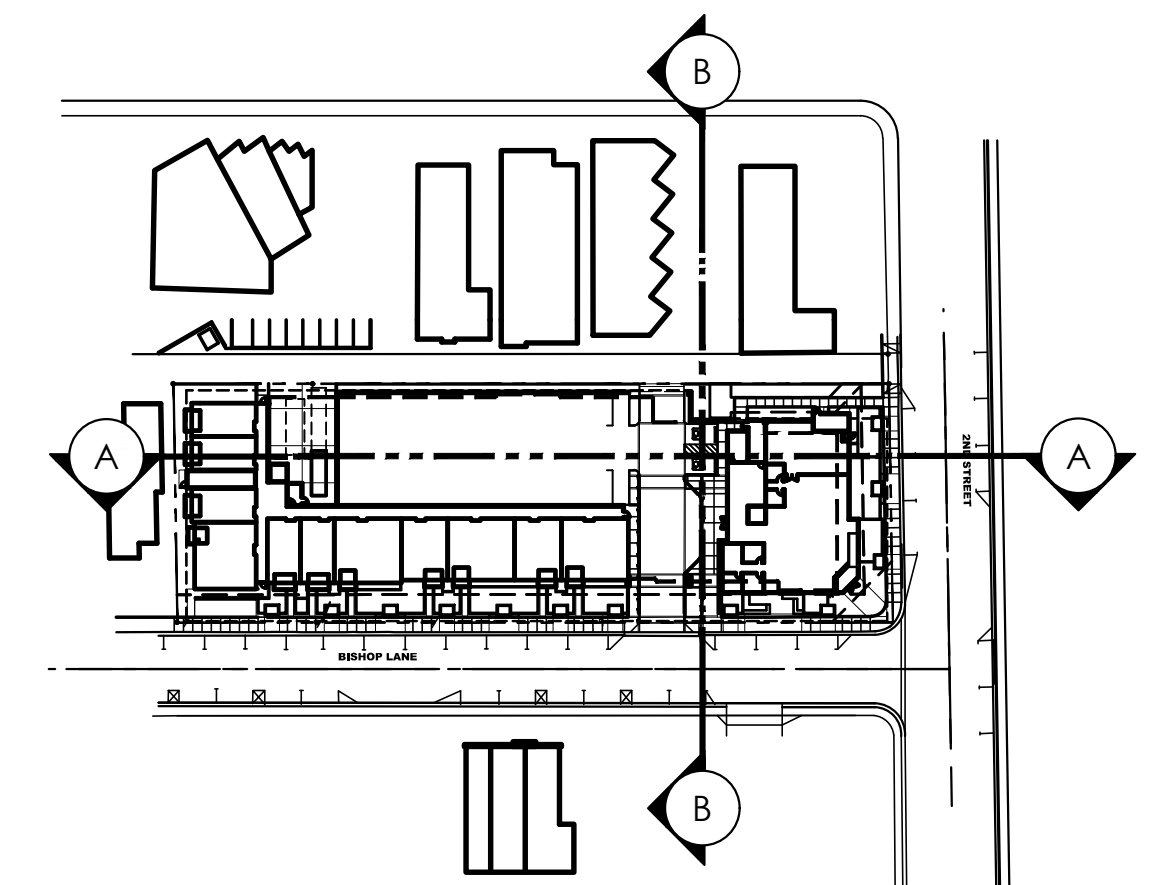




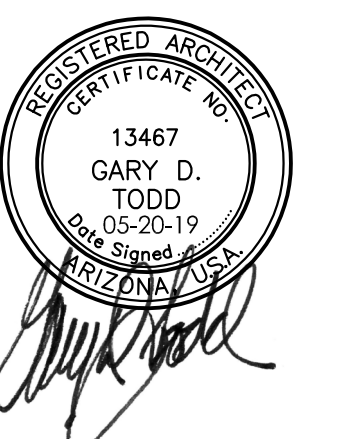
SITE CROSS SECTION A / TRANSITION PLAN
1/16" = 1'-0"



SITE CROSS SECTION B / TRANSITION PLAN
1/16" = 1'-0"



KEY PLAN



PARKING DATA

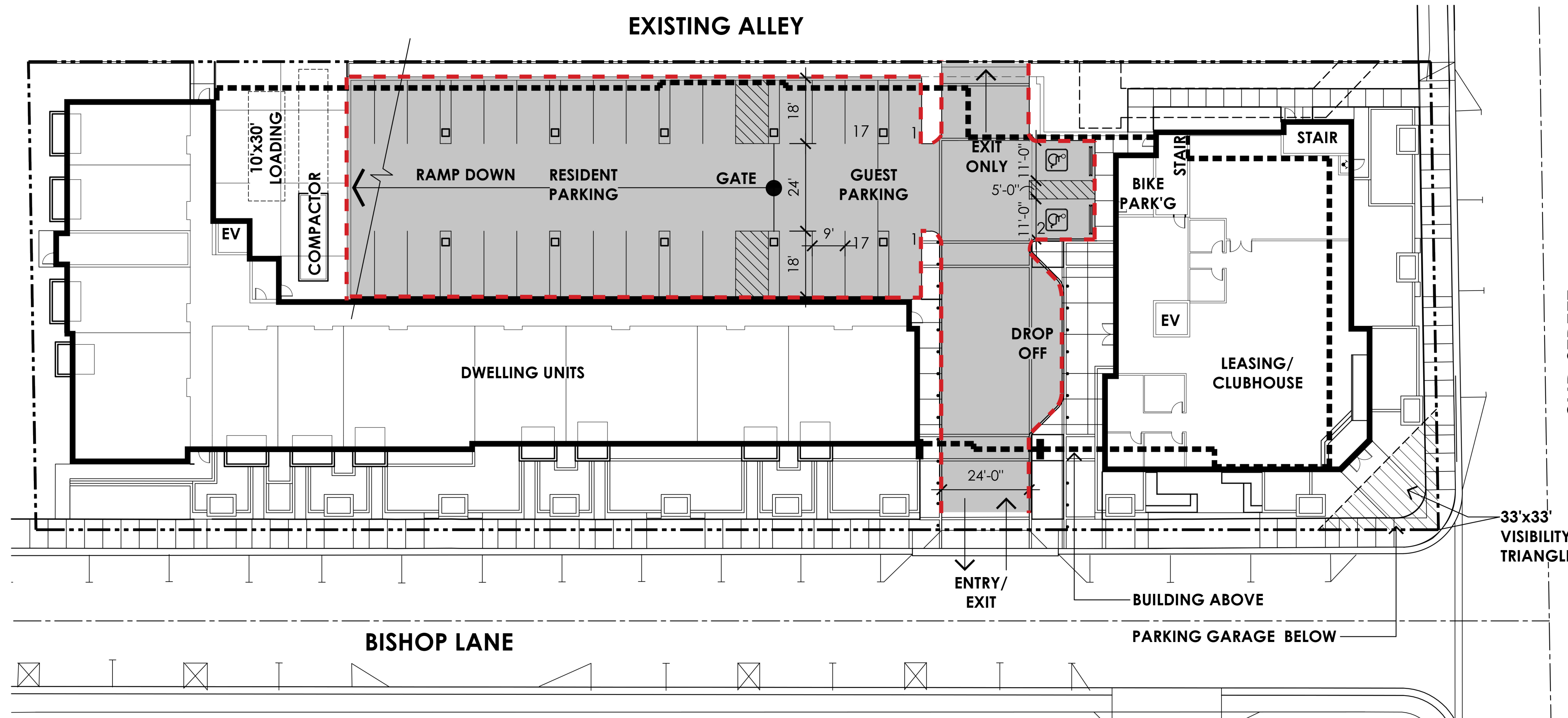
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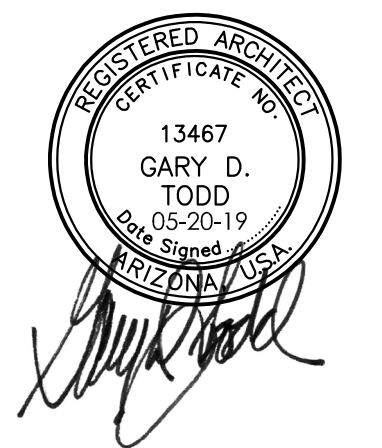
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BICYCLE PARKING PROVIDED
 COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.

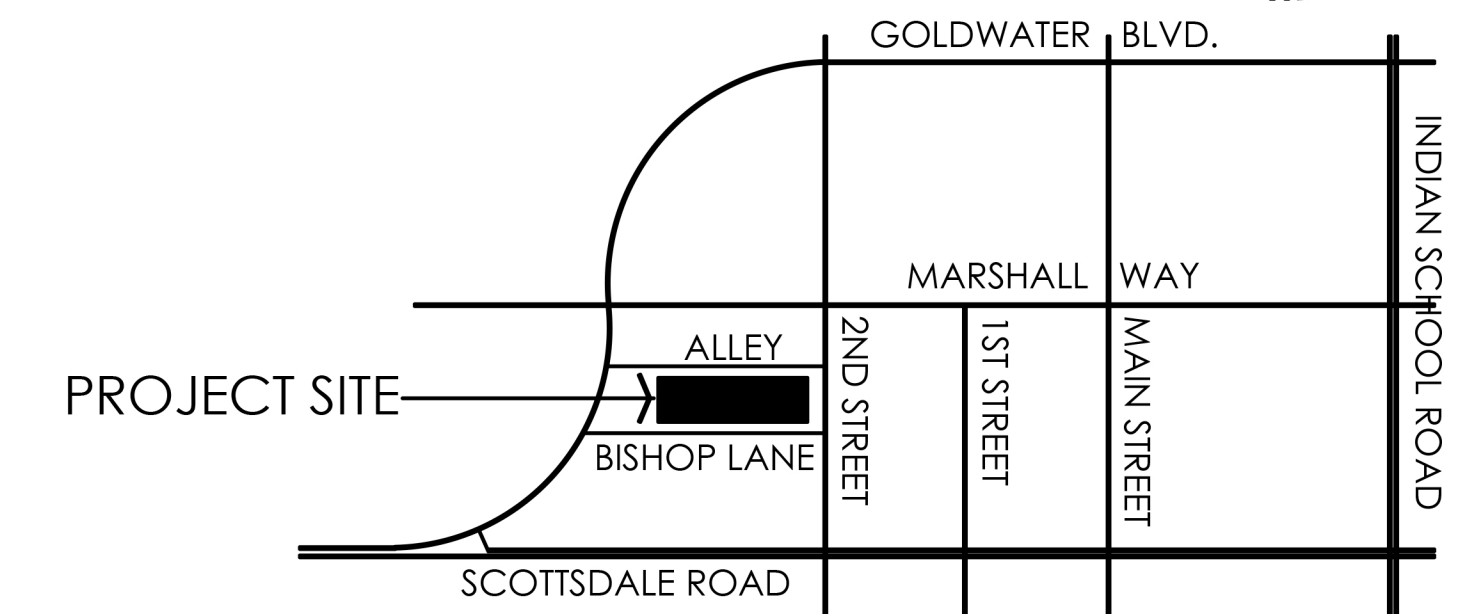


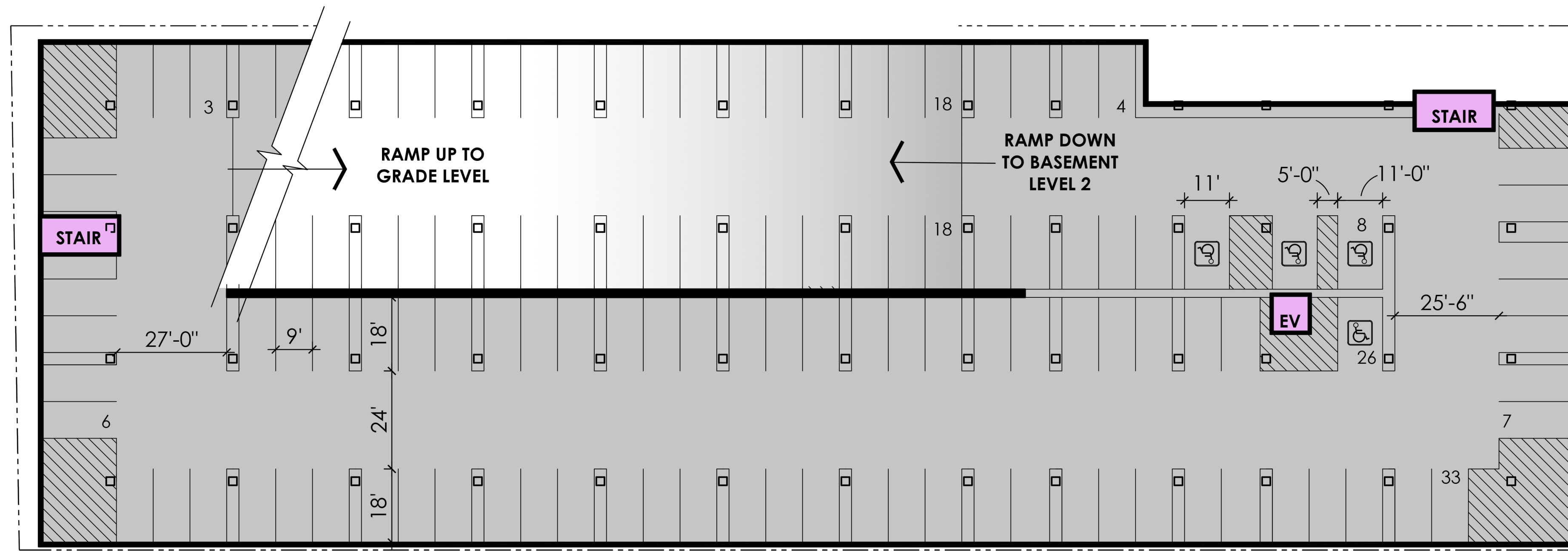
ON-GRADE PARKING PLAN

TOTAL PARKING THIS LEVEL: 38



VICINITY MAP





BASEMENT LEVEL 1 PARKING PLAN

TOTAL PARKING THIS LEVEL: 123

PARKING DATA

PARKING REQUIRED

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
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PARKING PROVIDED

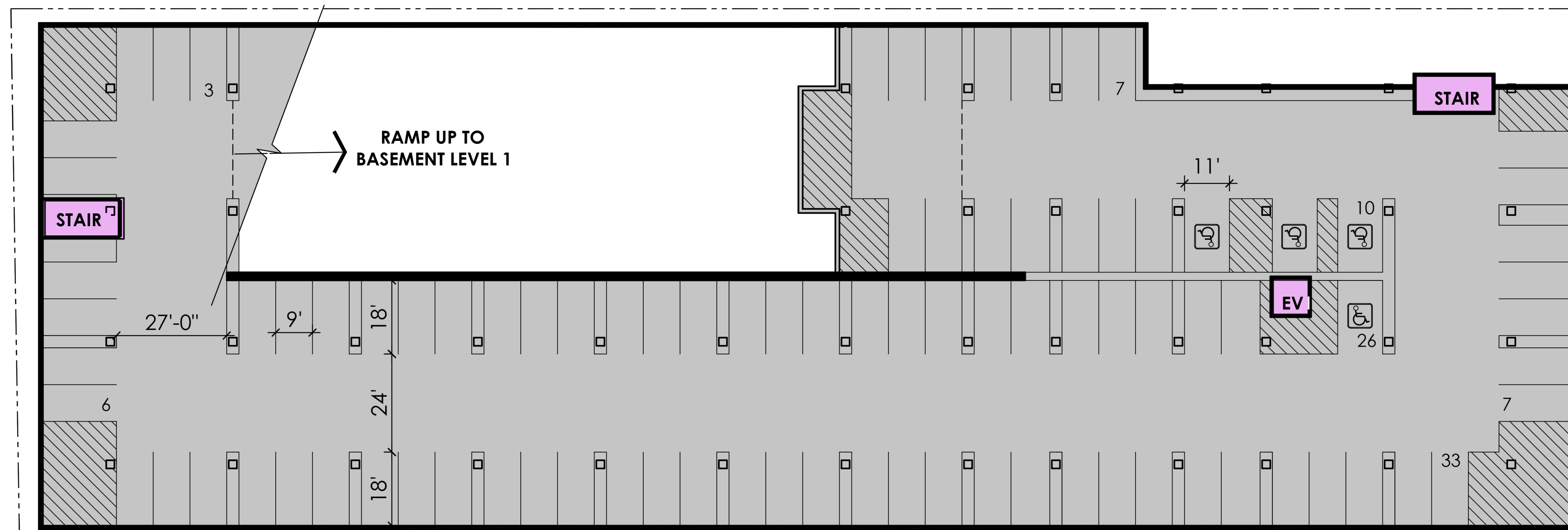
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*INCLUDES 10 ACCESSIBLE P.S. (4%)

BICYCLE PARKING REQUIRED

1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 250/10
= 25 BICYCLE PARKING SPACES

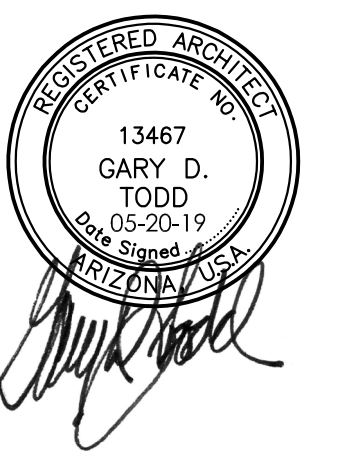
**BICYCLE PARKING PROVIDED
COMBINED RESIDENT & PUBLIC**

±25 BICYCLE P.S.

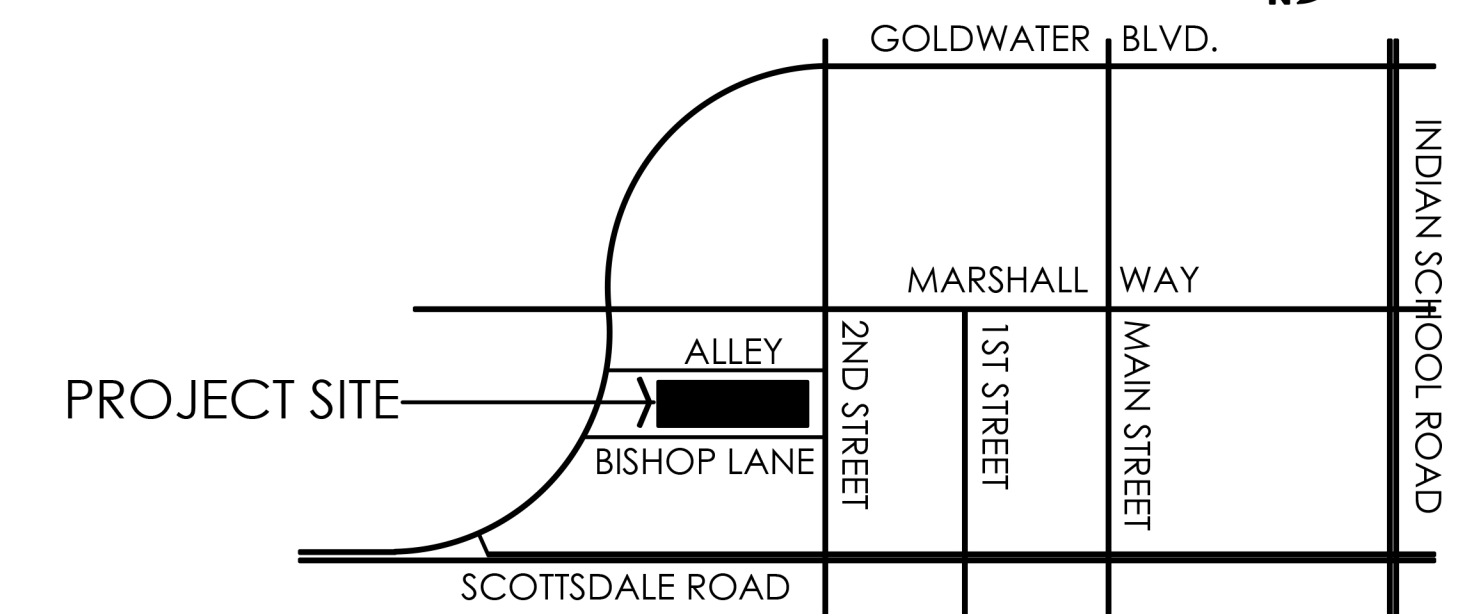


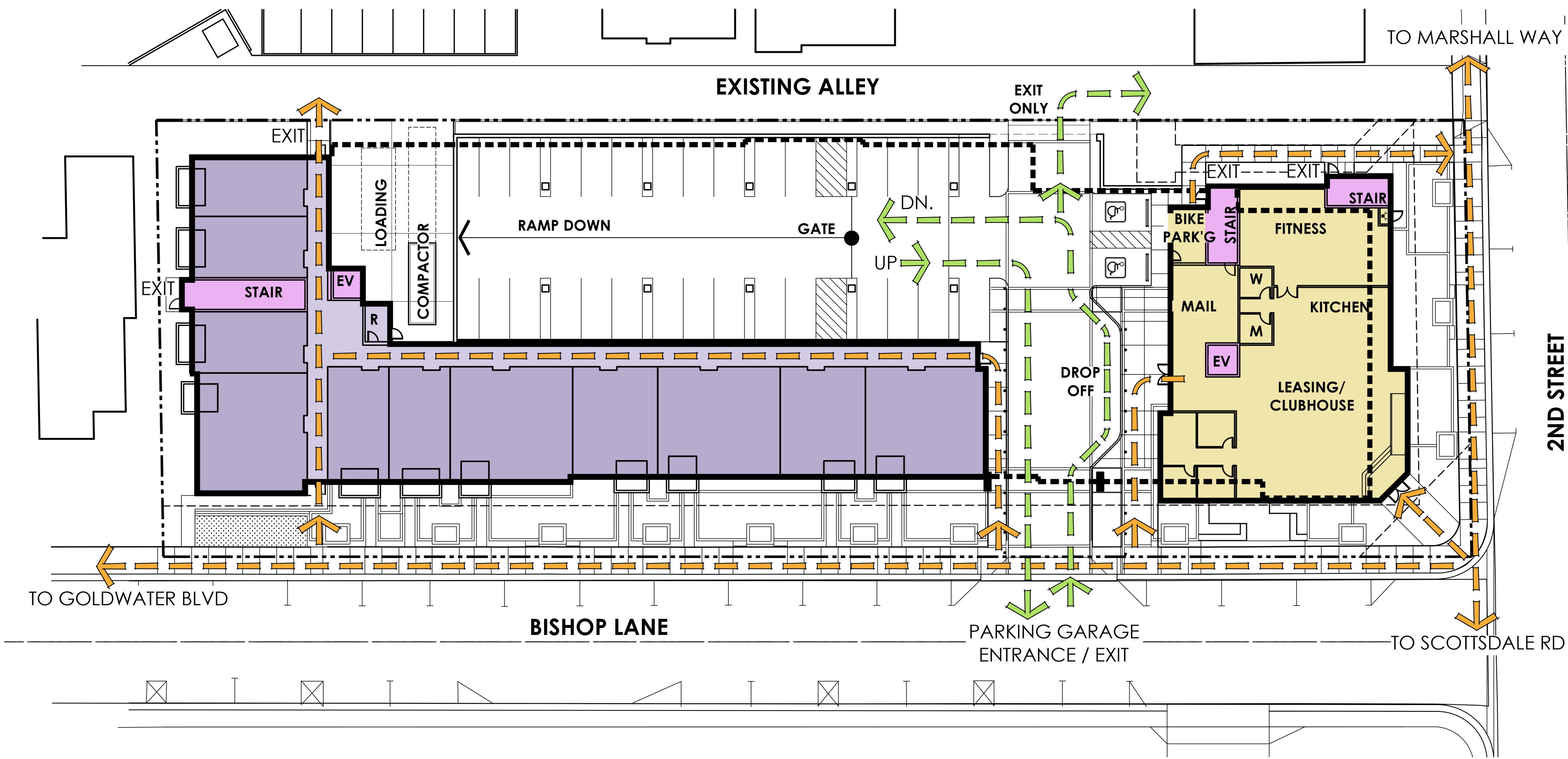
BASEMENT LEVEL 2 PARKING PLAN

TOTAL PARKING THIS LEVEL: 92



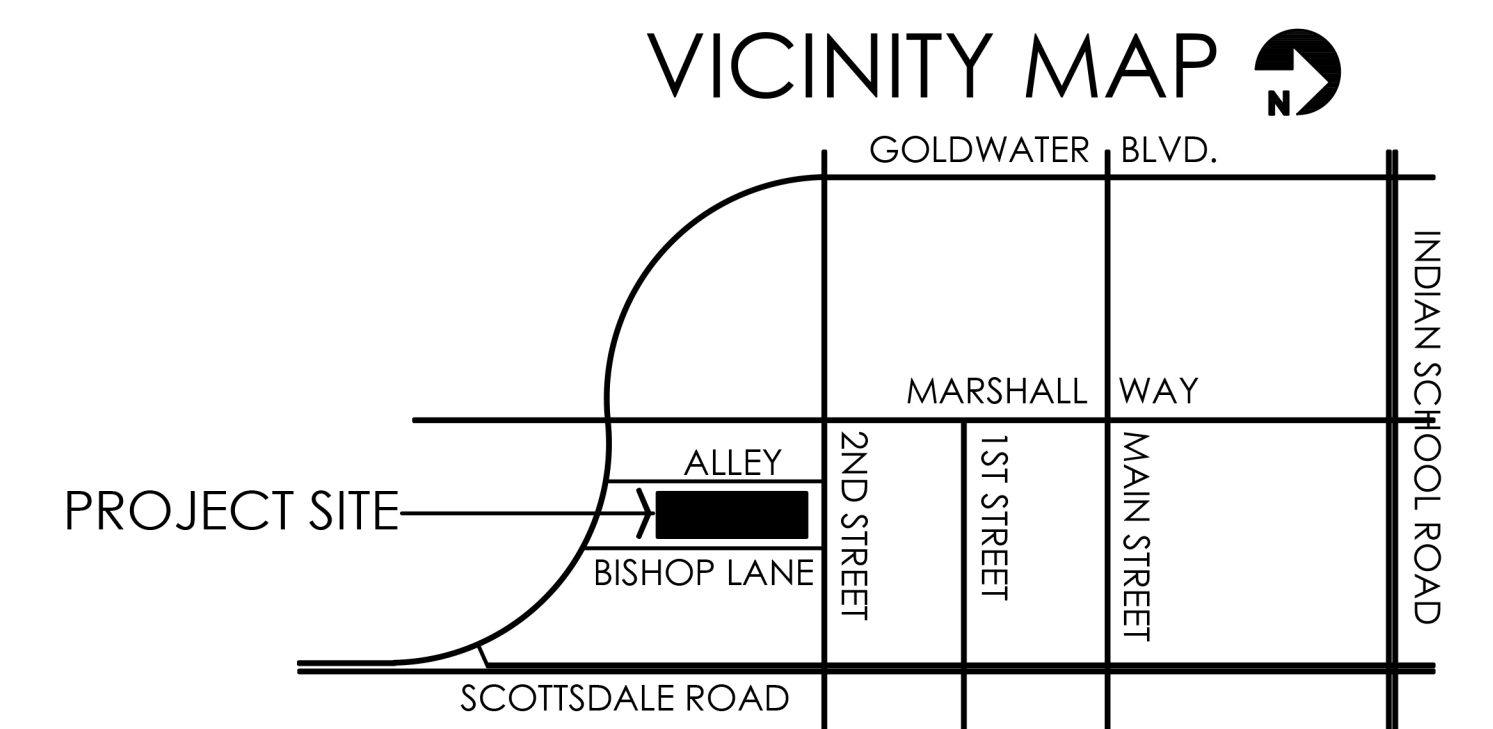
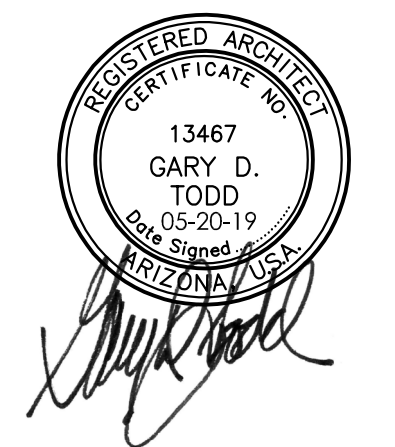
VICINITY MAP

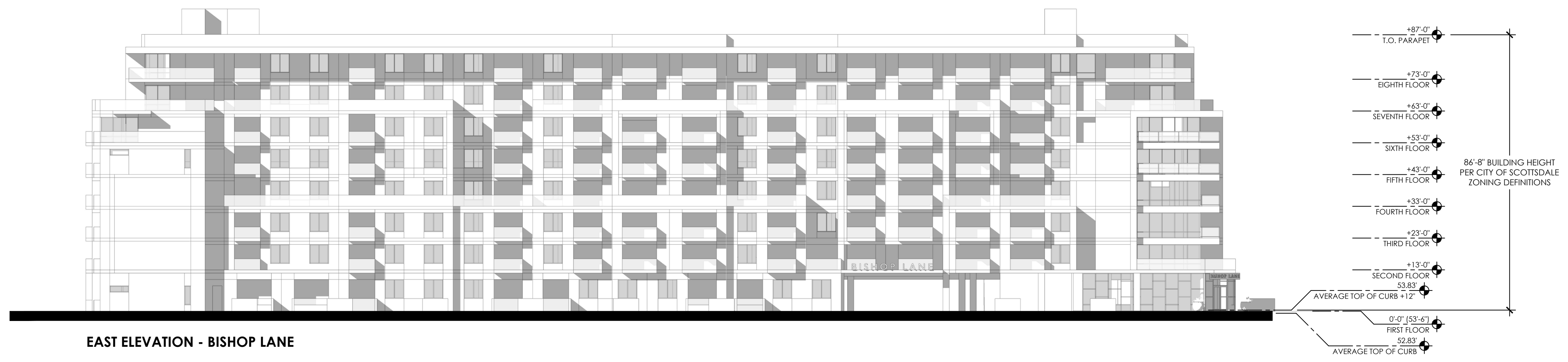




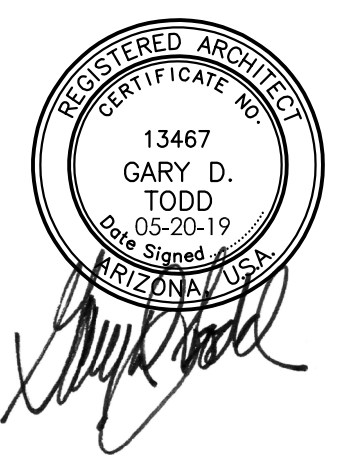
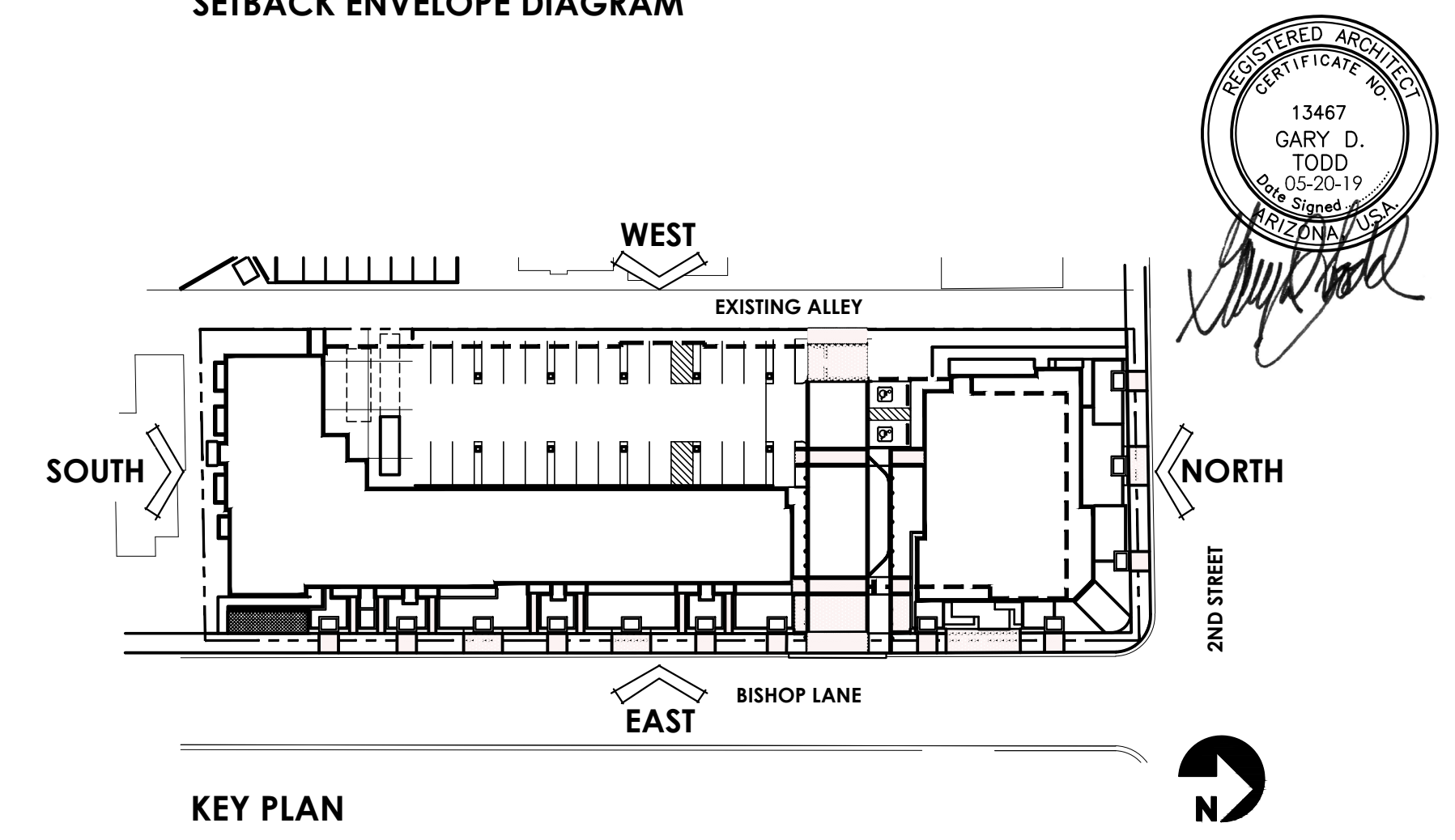
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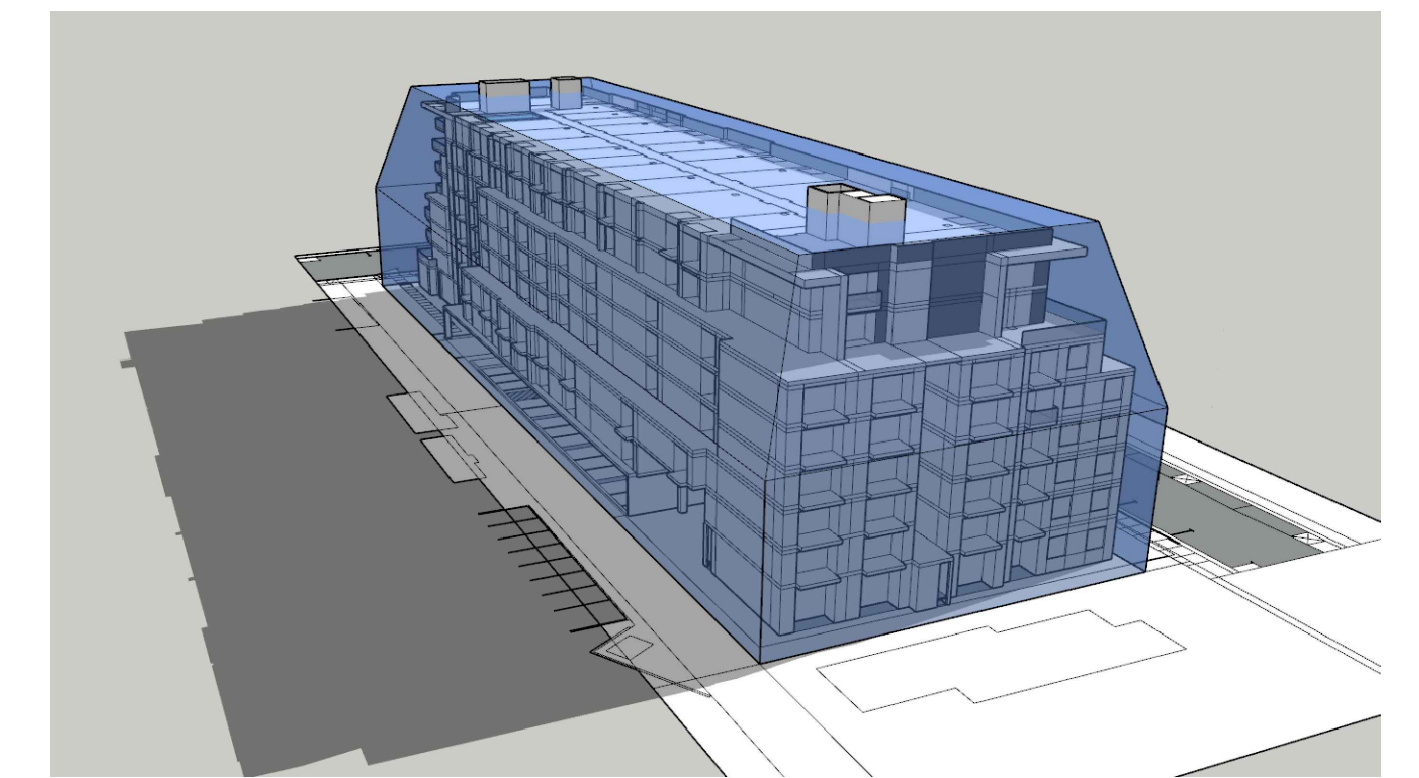
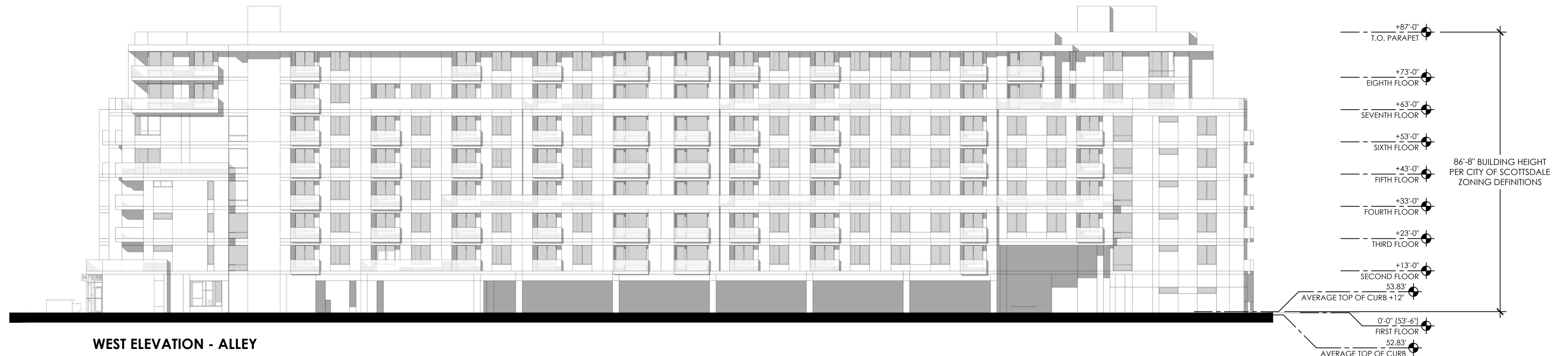
- DWELLING UNITS
- AMENITY SPACE - CLUBHOUSE/FITNESS
- INTERIOR PEDESTRIAN CIRCULATION
- VERTICAL CIRCULATION
- PEDESTRIAN ACCESS/EGRESS POINTS
- VEHICULAR ACCESS/EGRESS POINTS



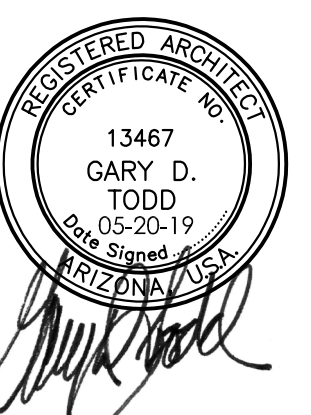
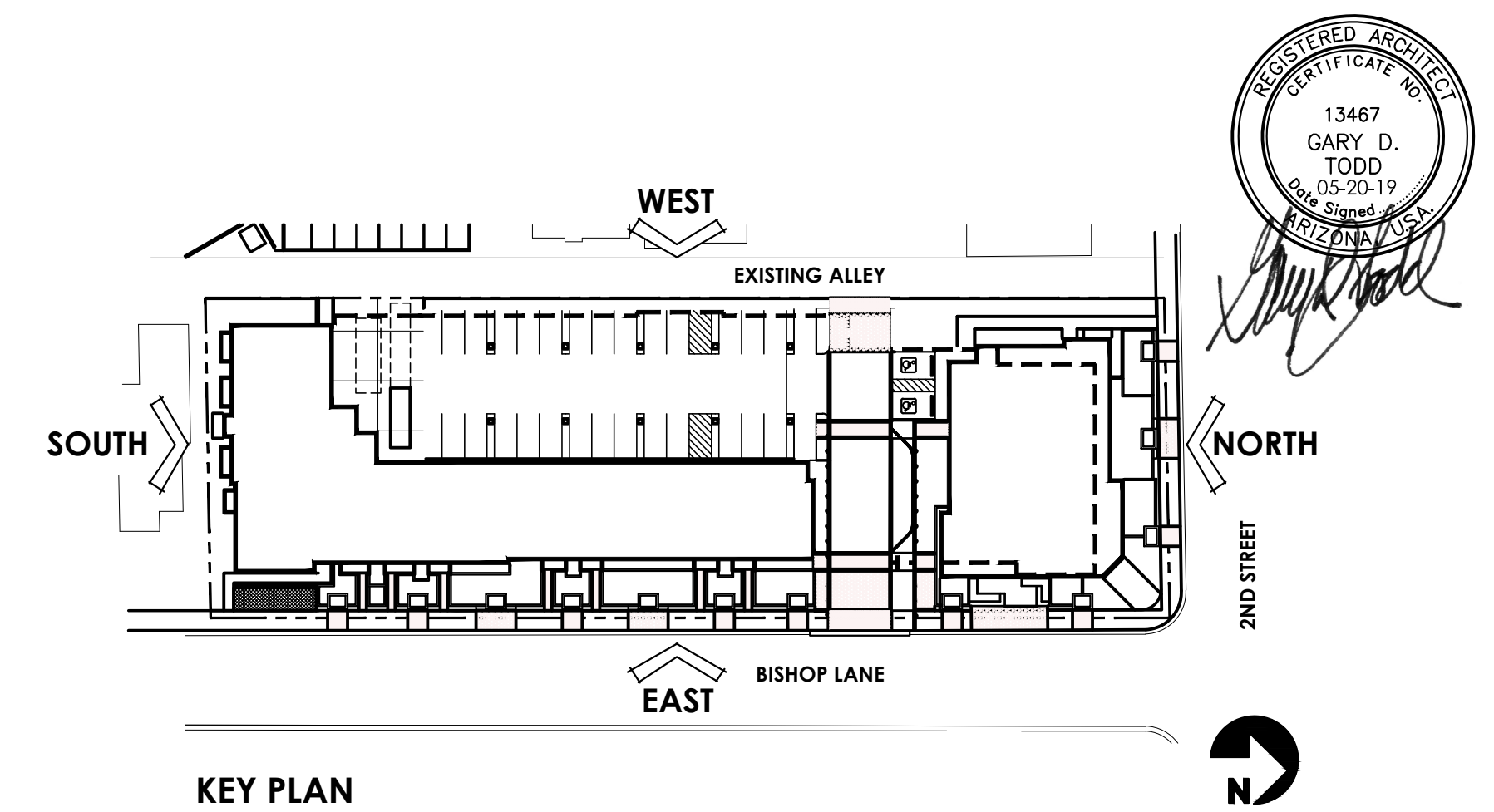


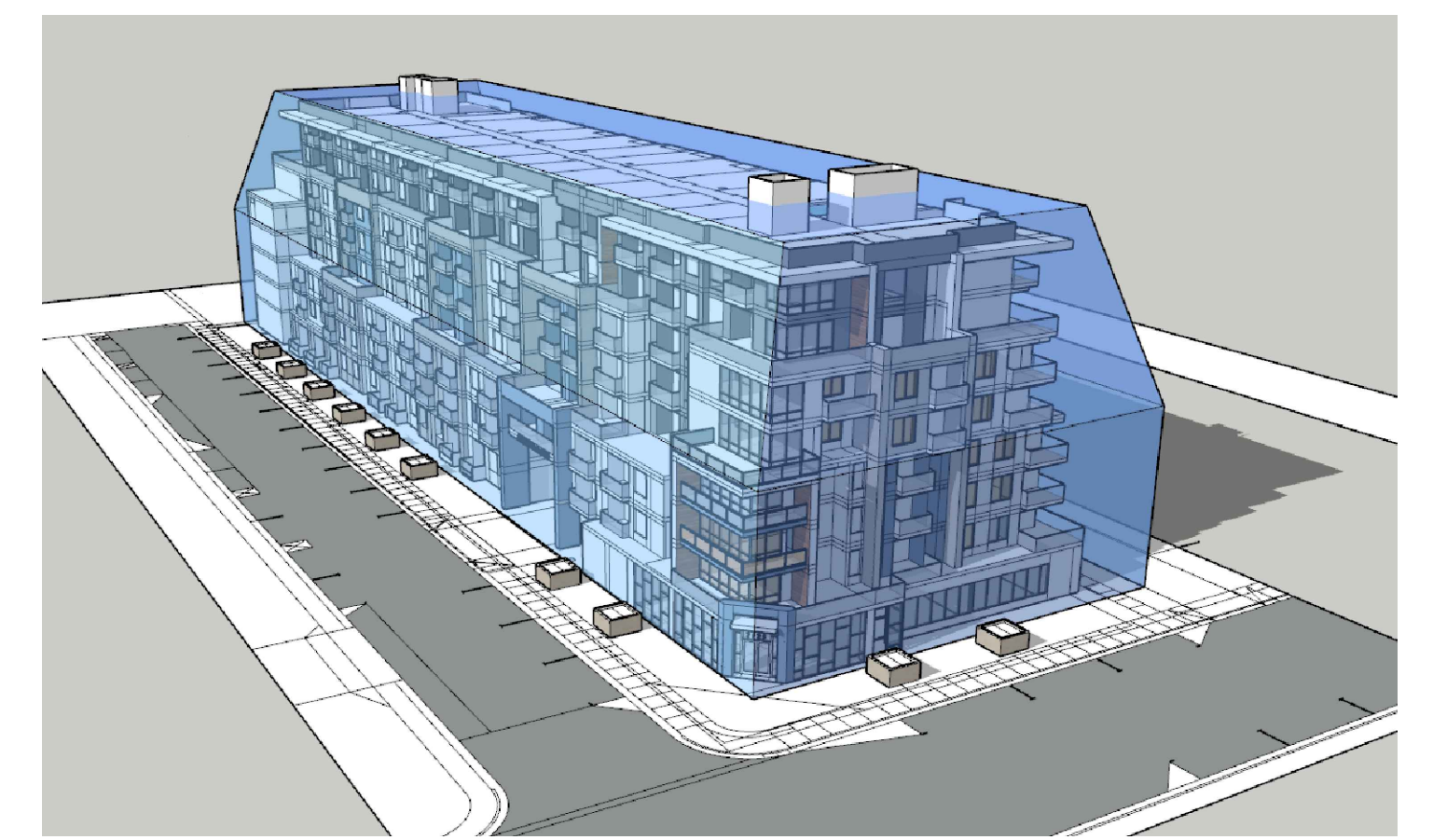
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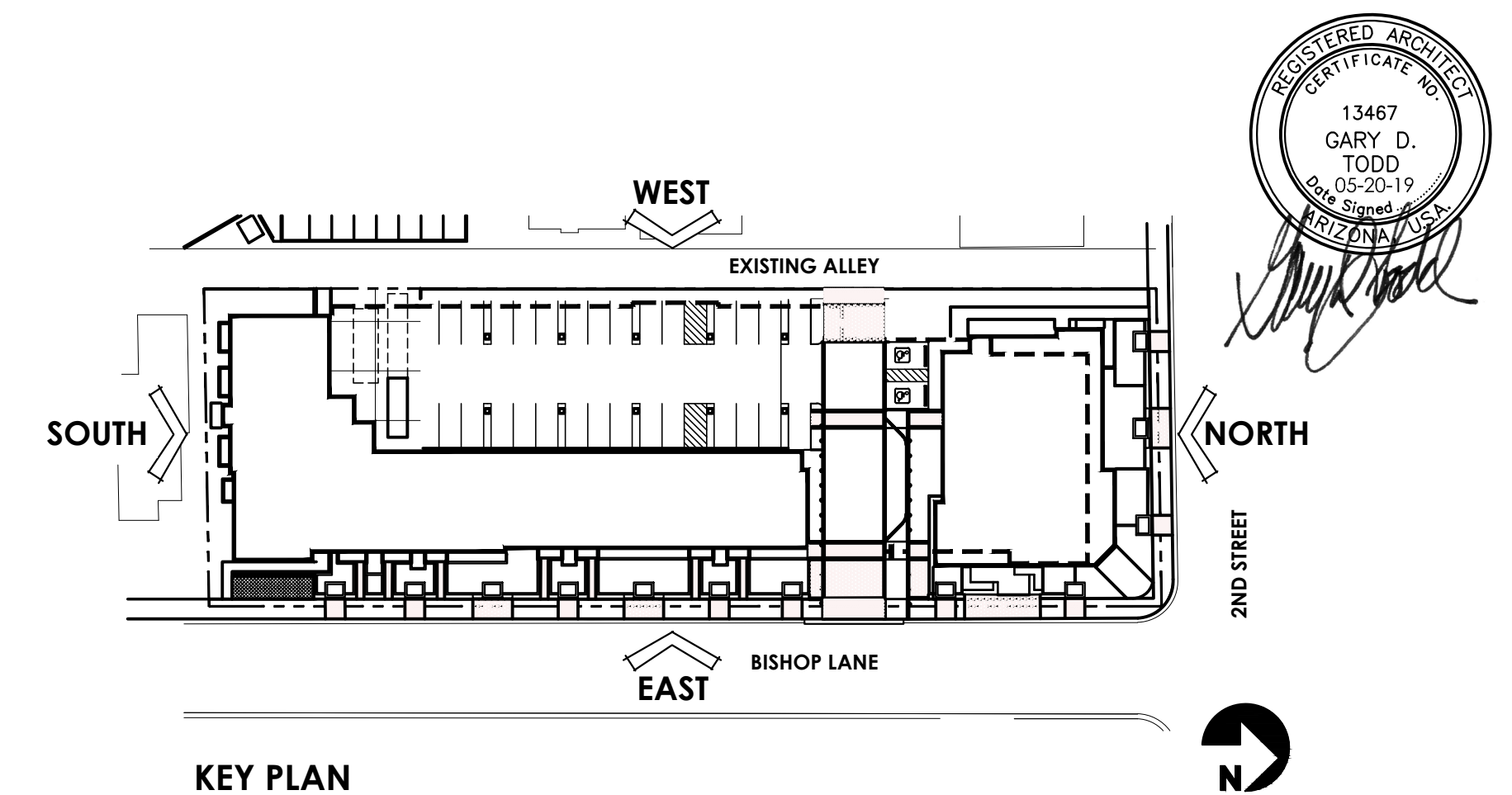


SETBACK ENVELOPE DIAGRAM



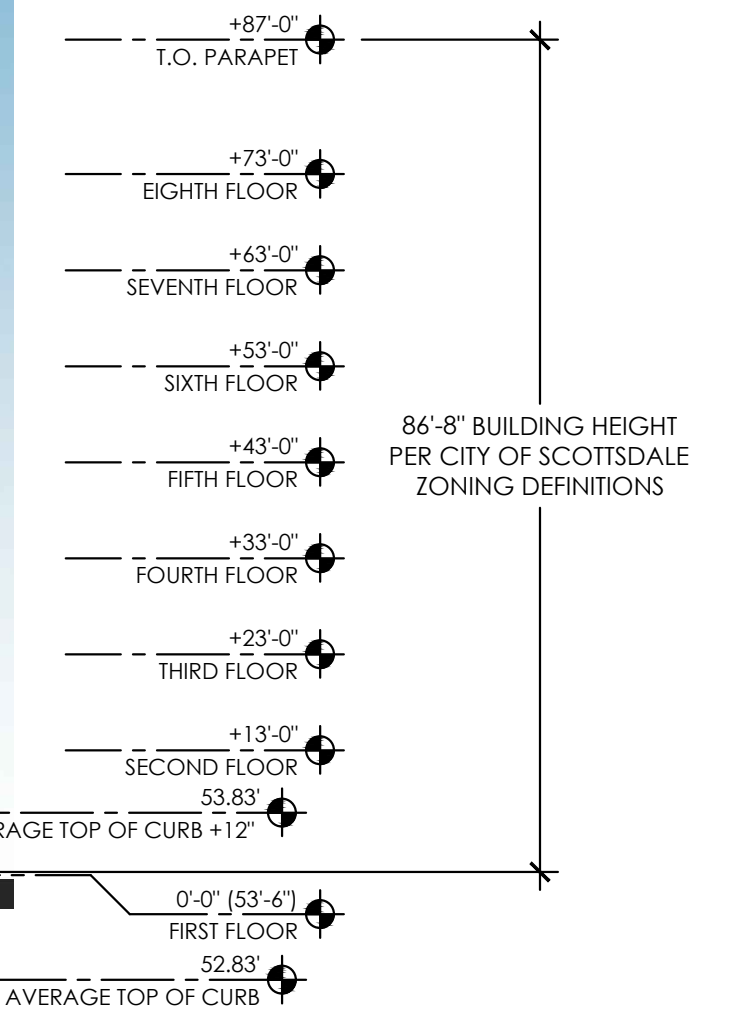


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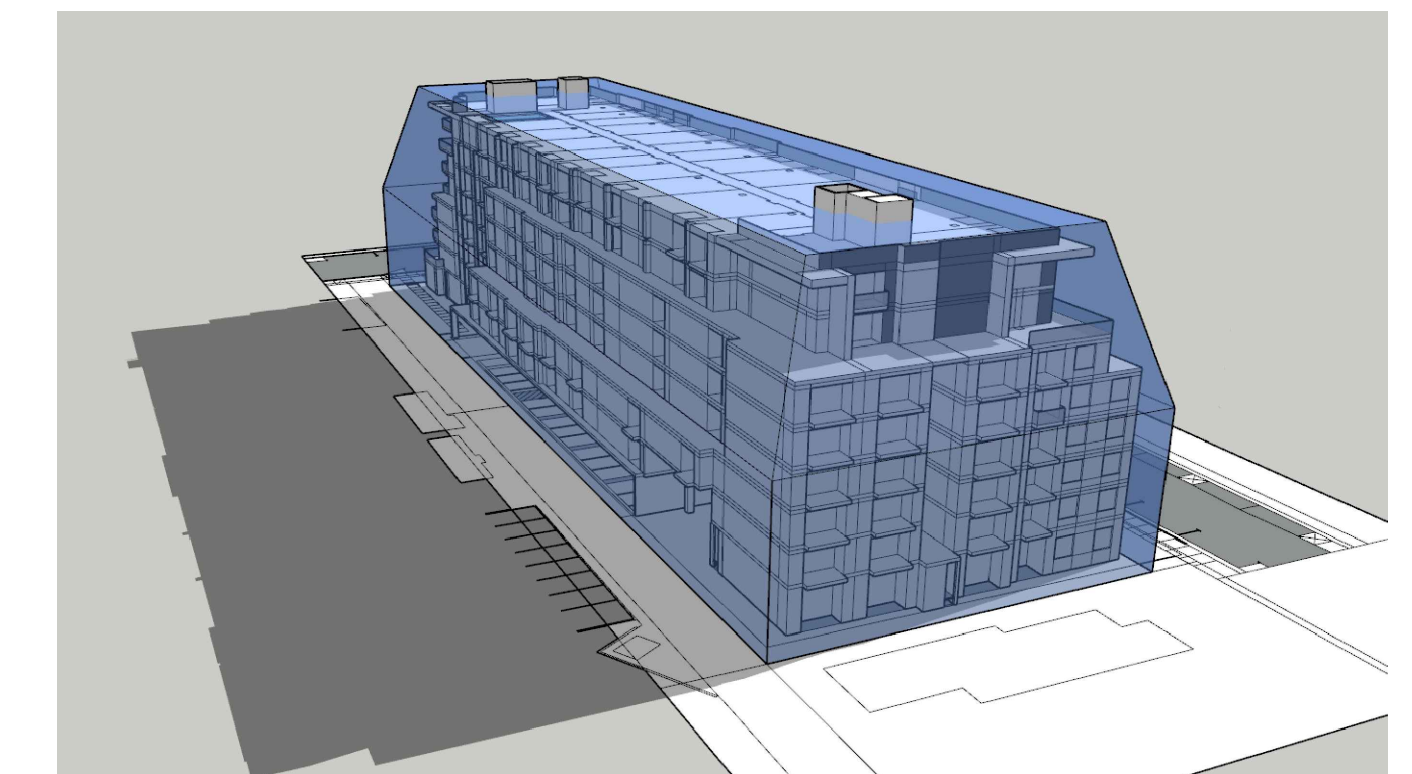
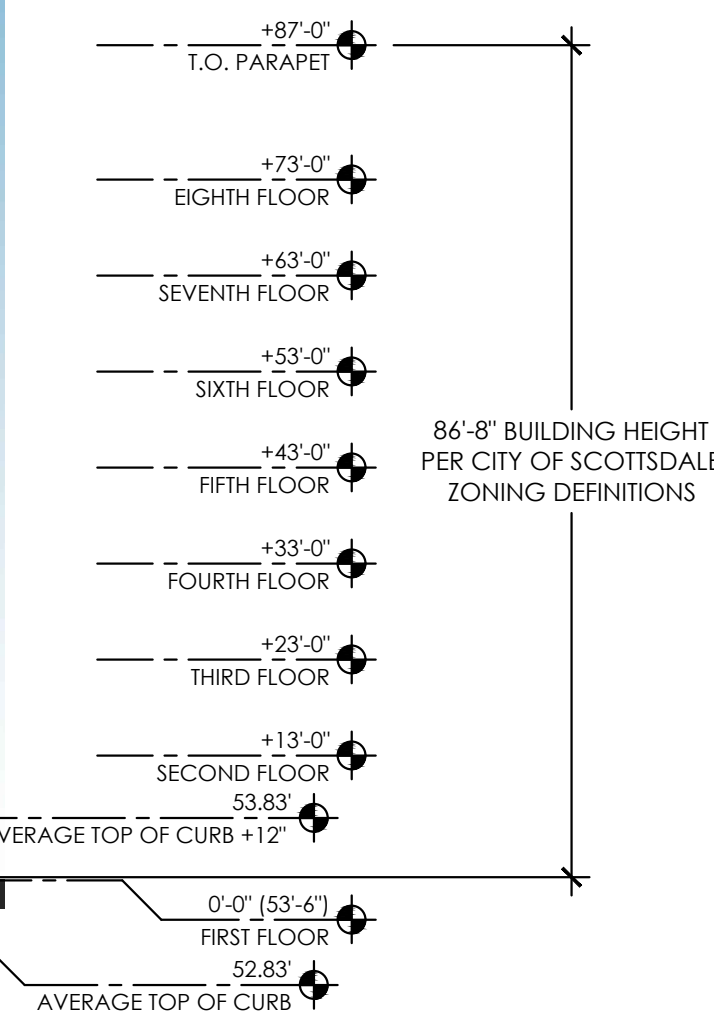




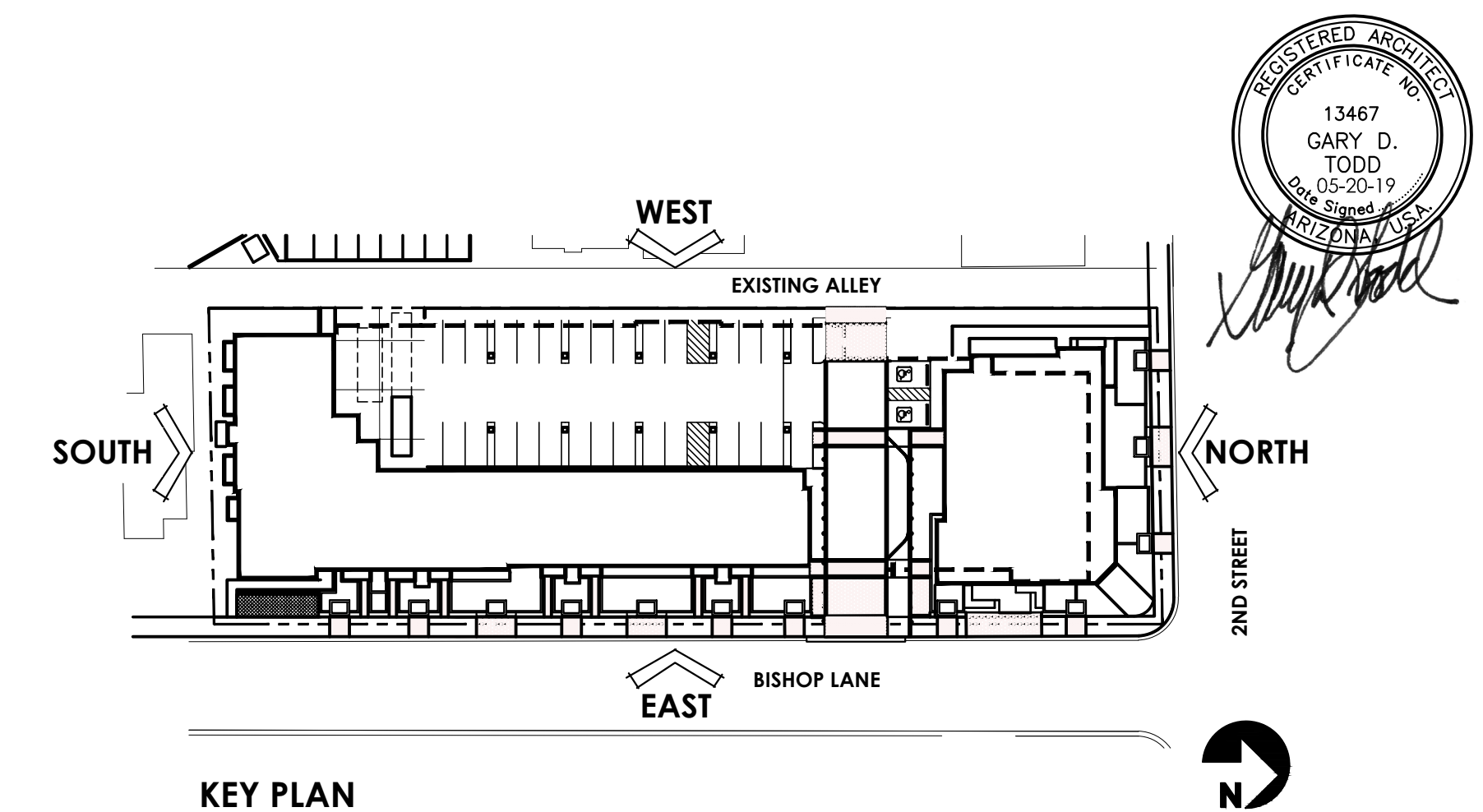
WEST ELEVATION - ALLEY



SOUTH ELEVATION



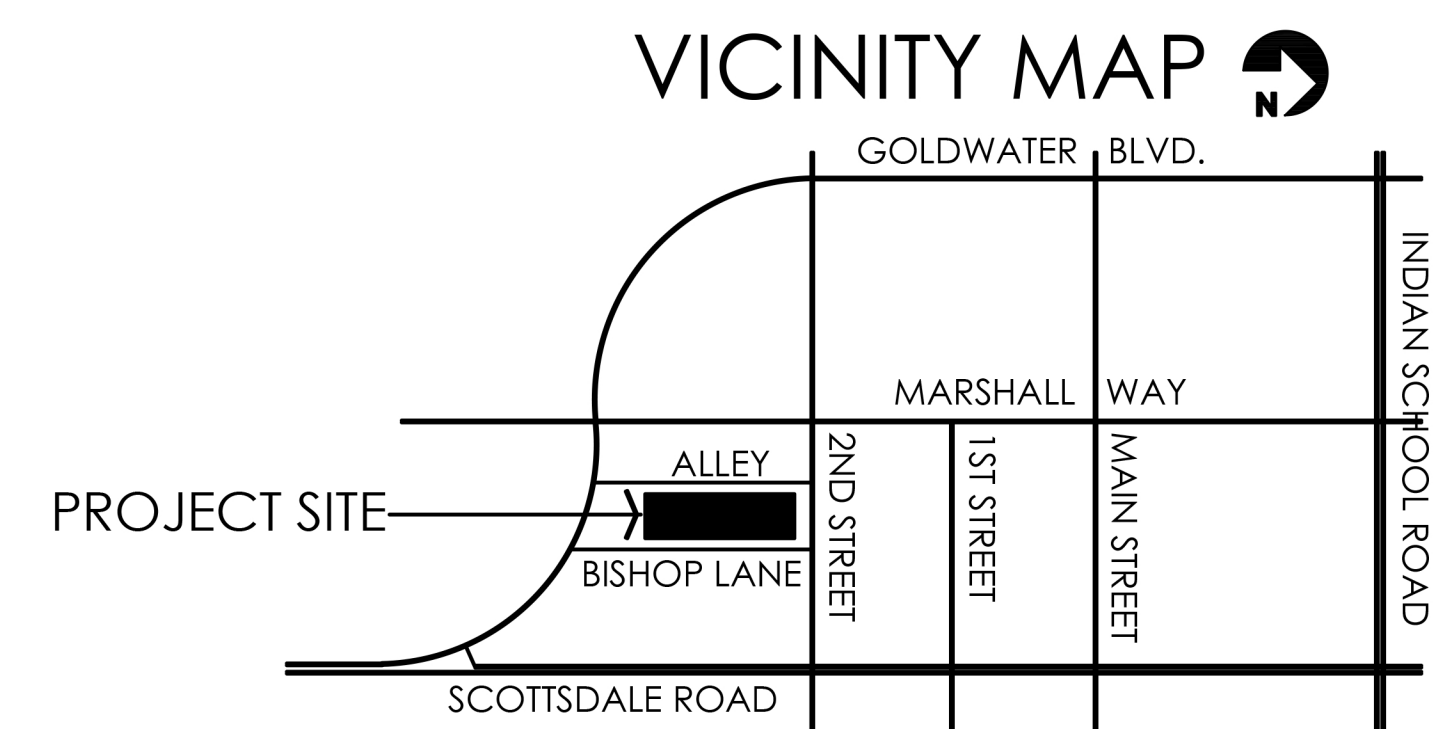
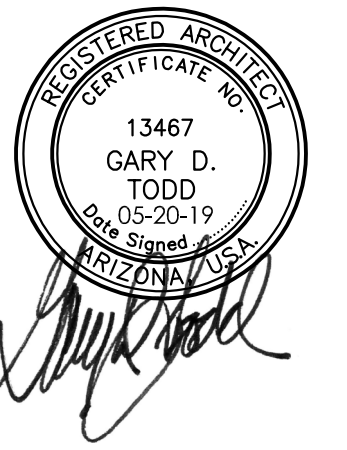
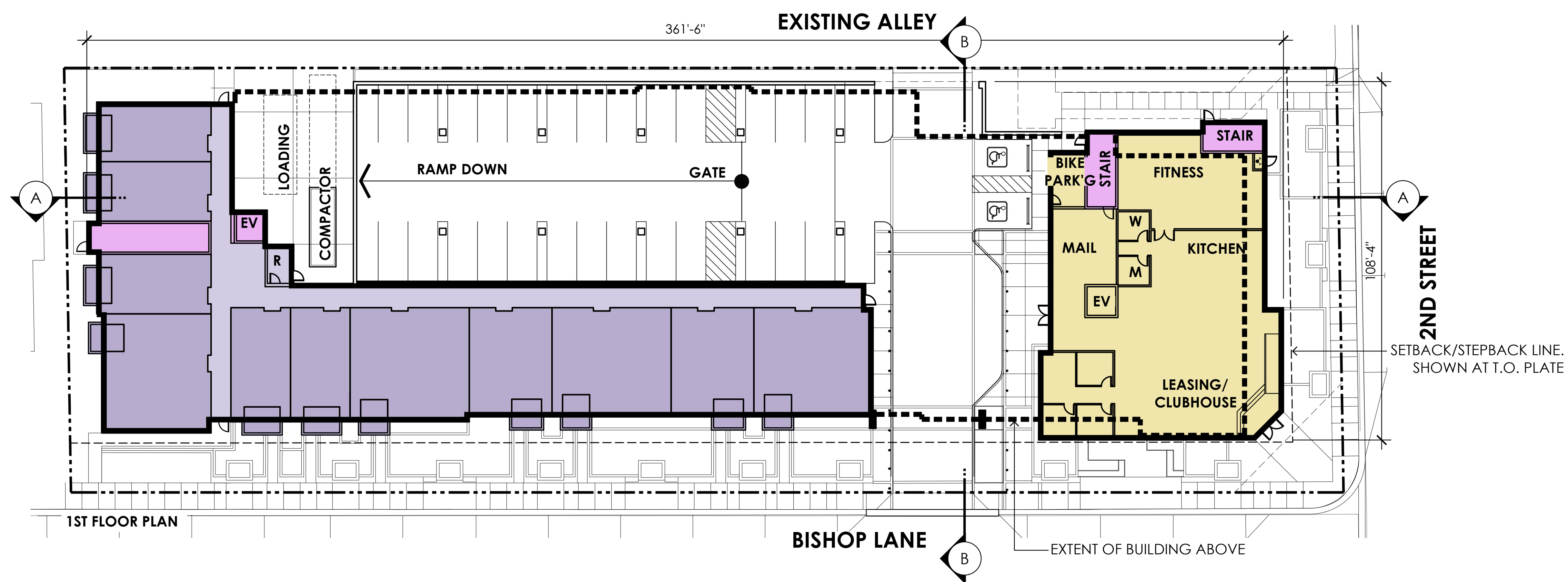
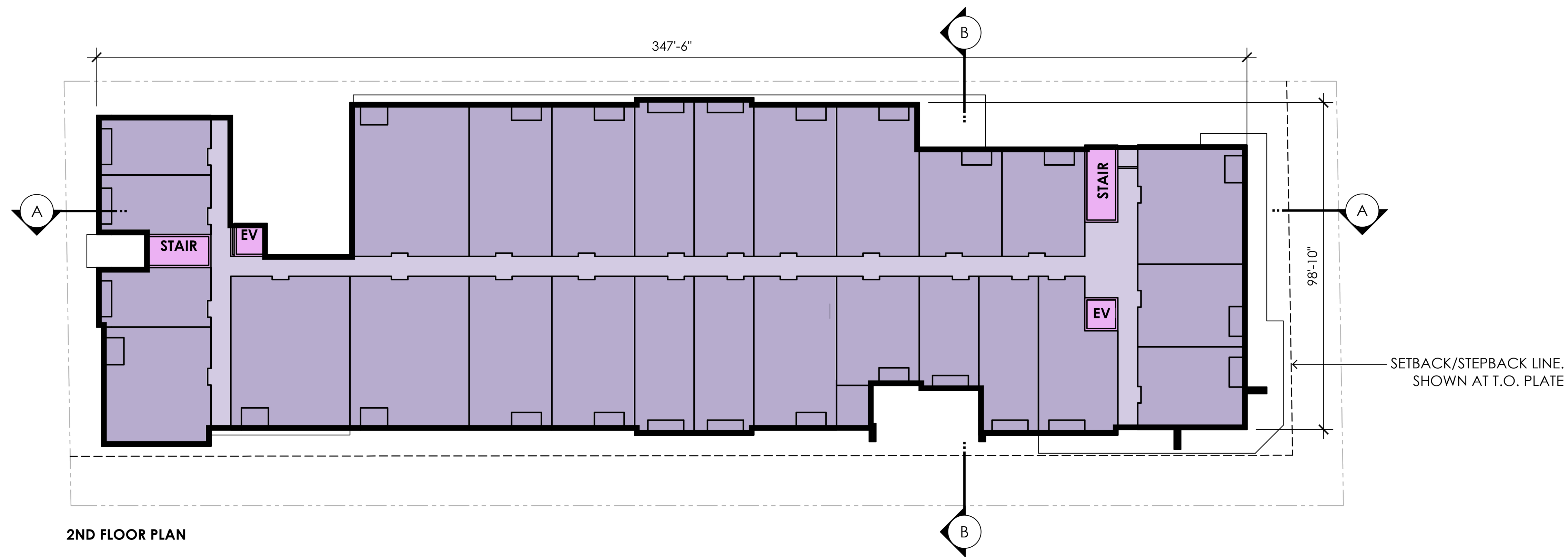
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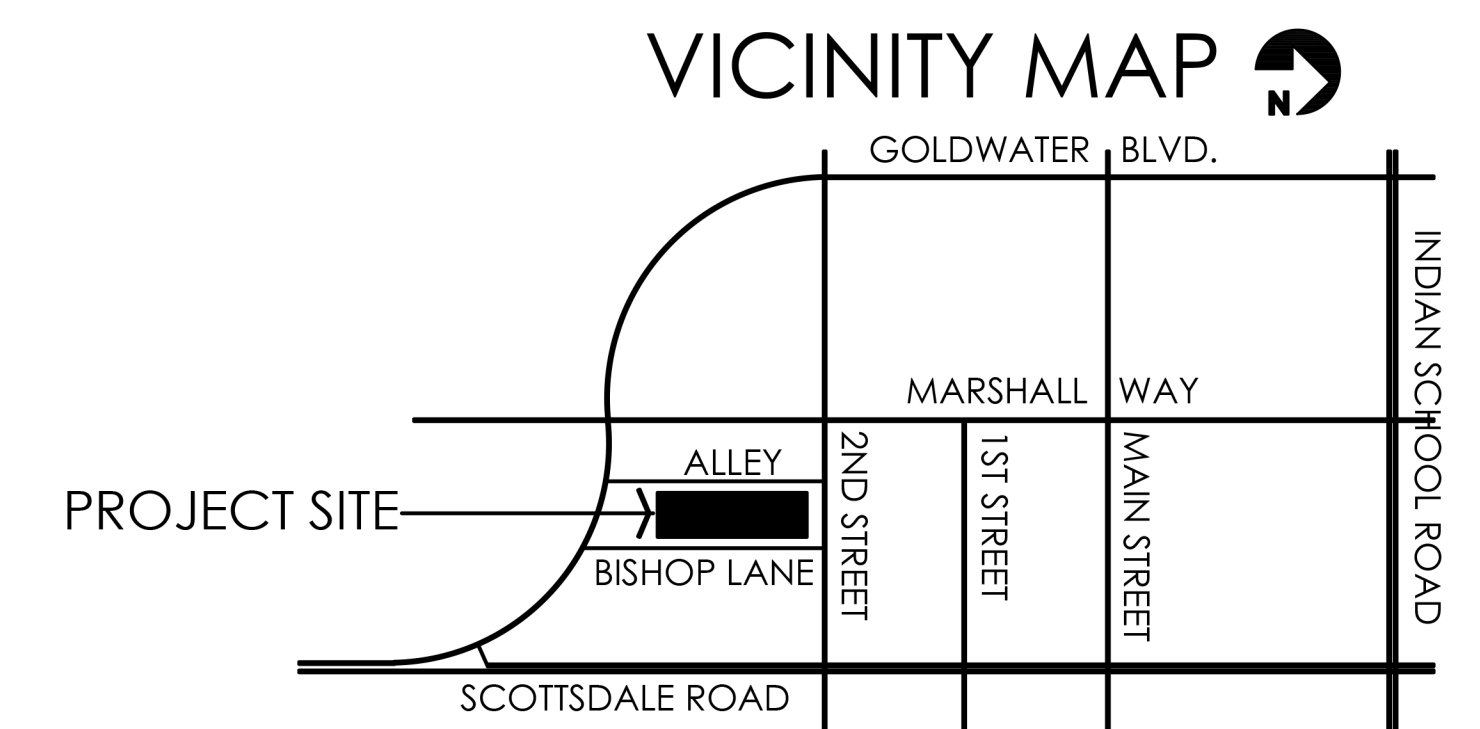
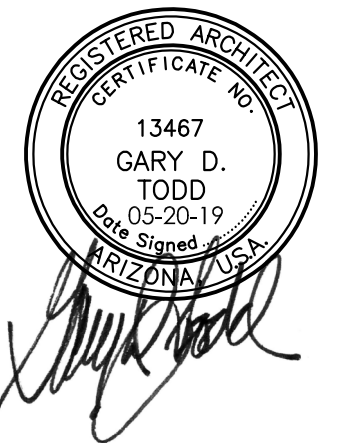
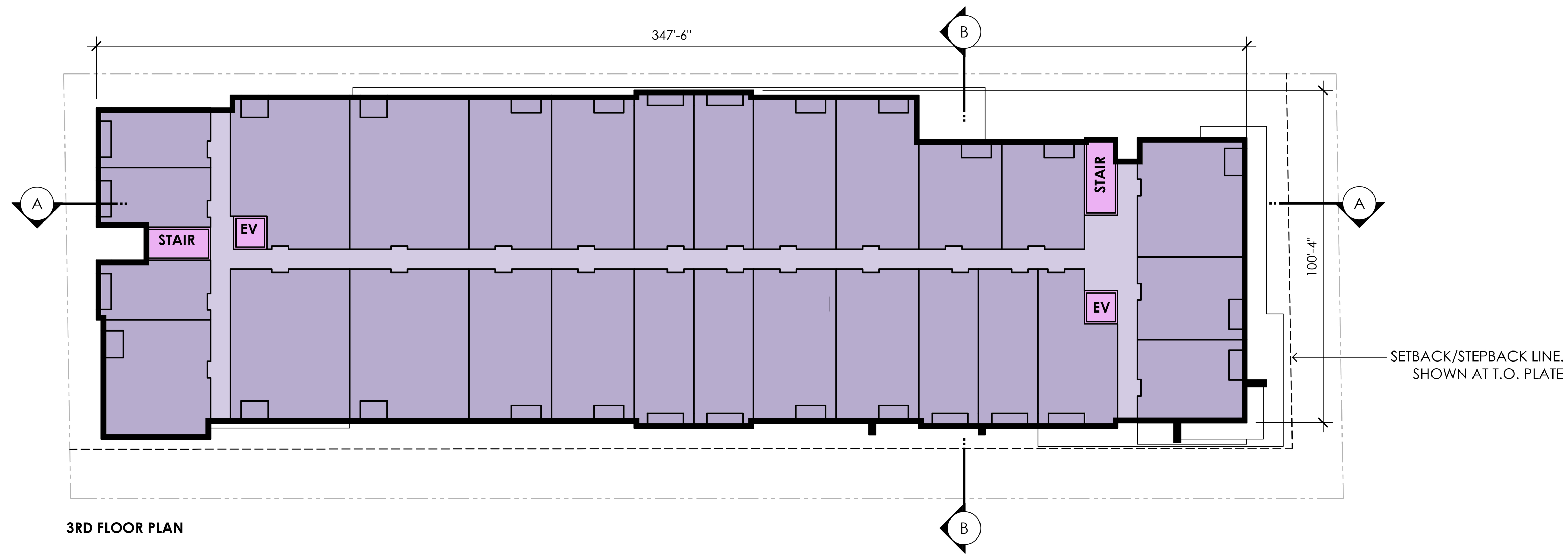
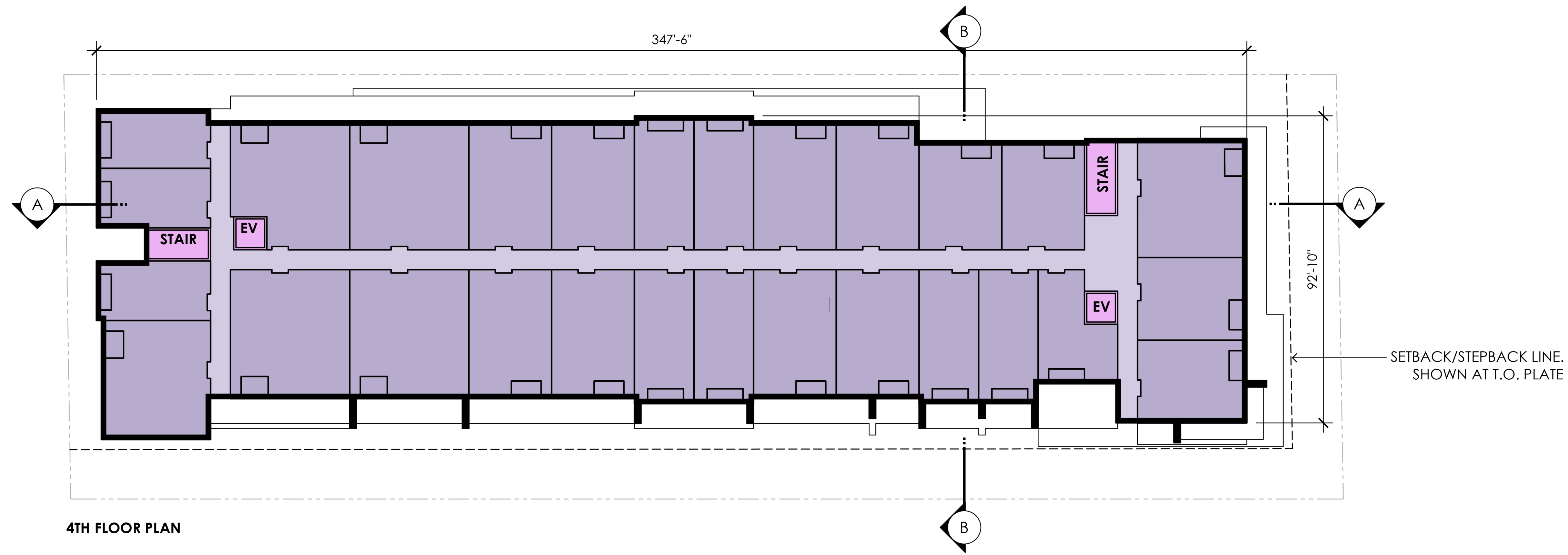


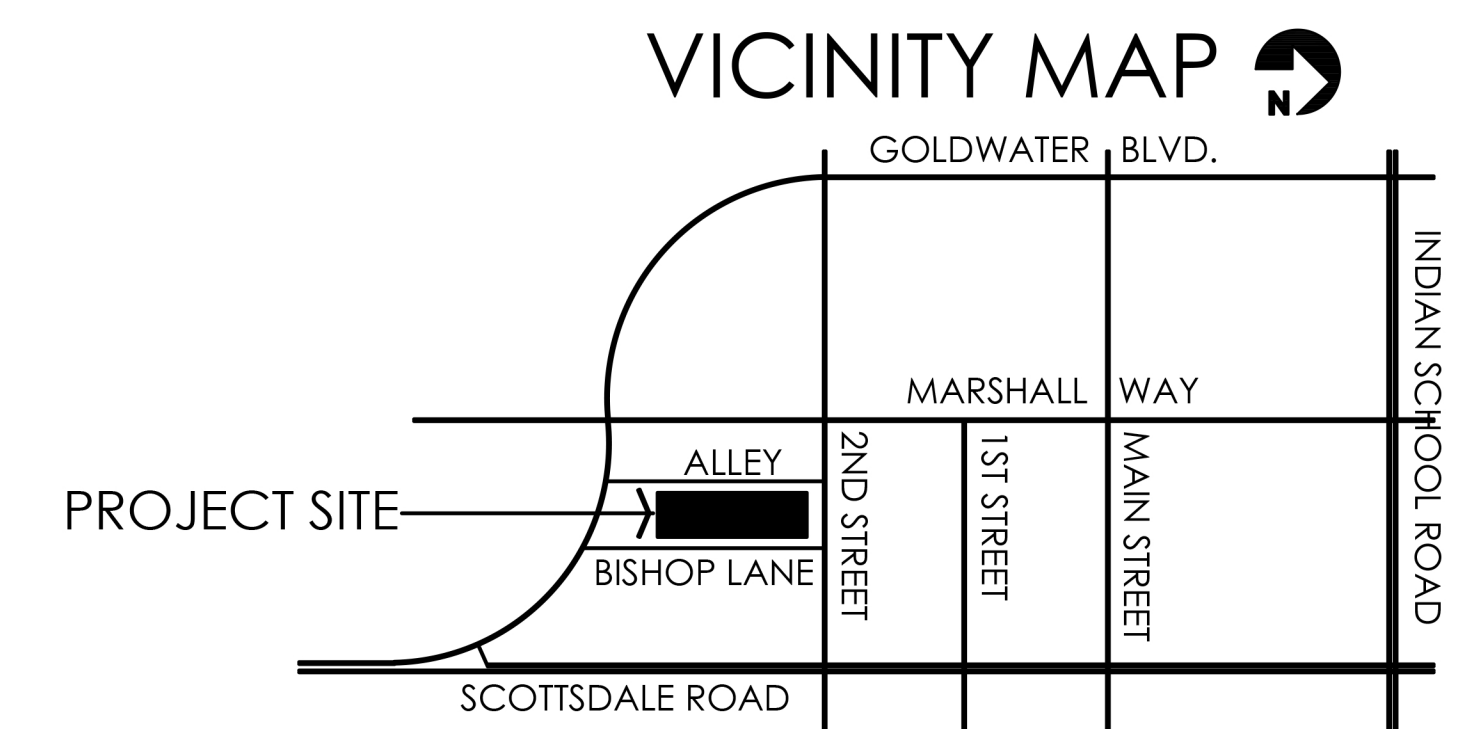
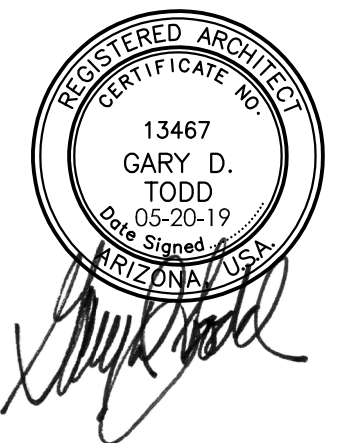
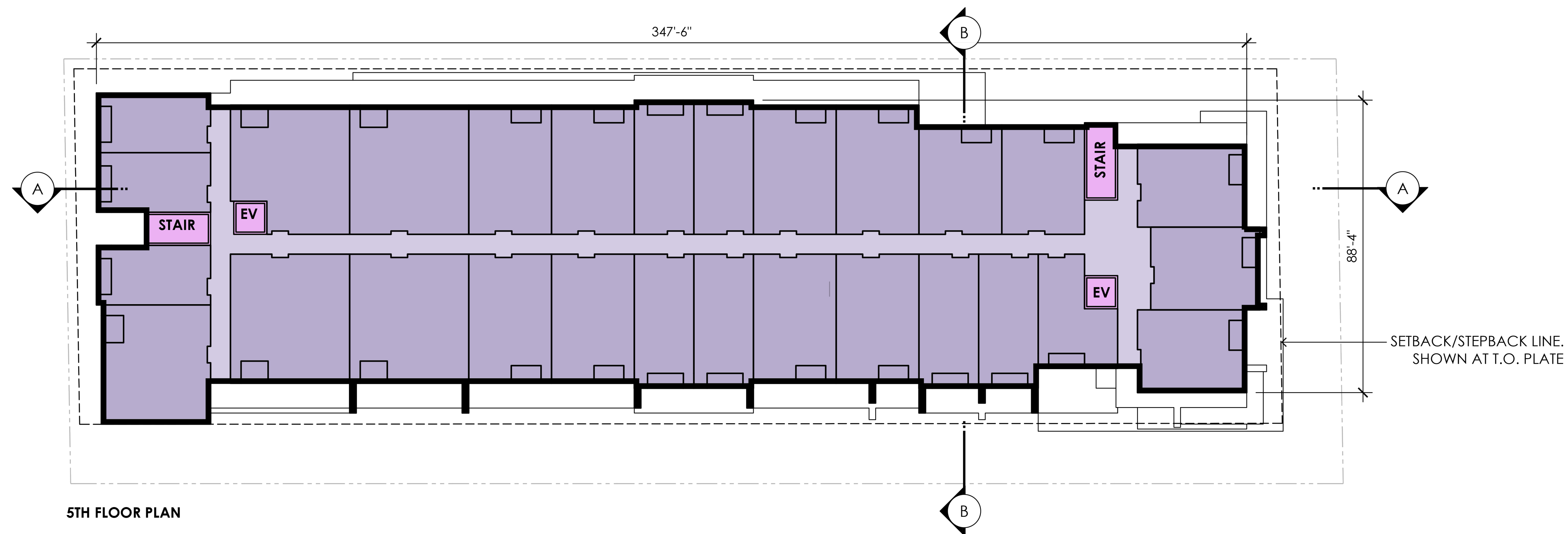
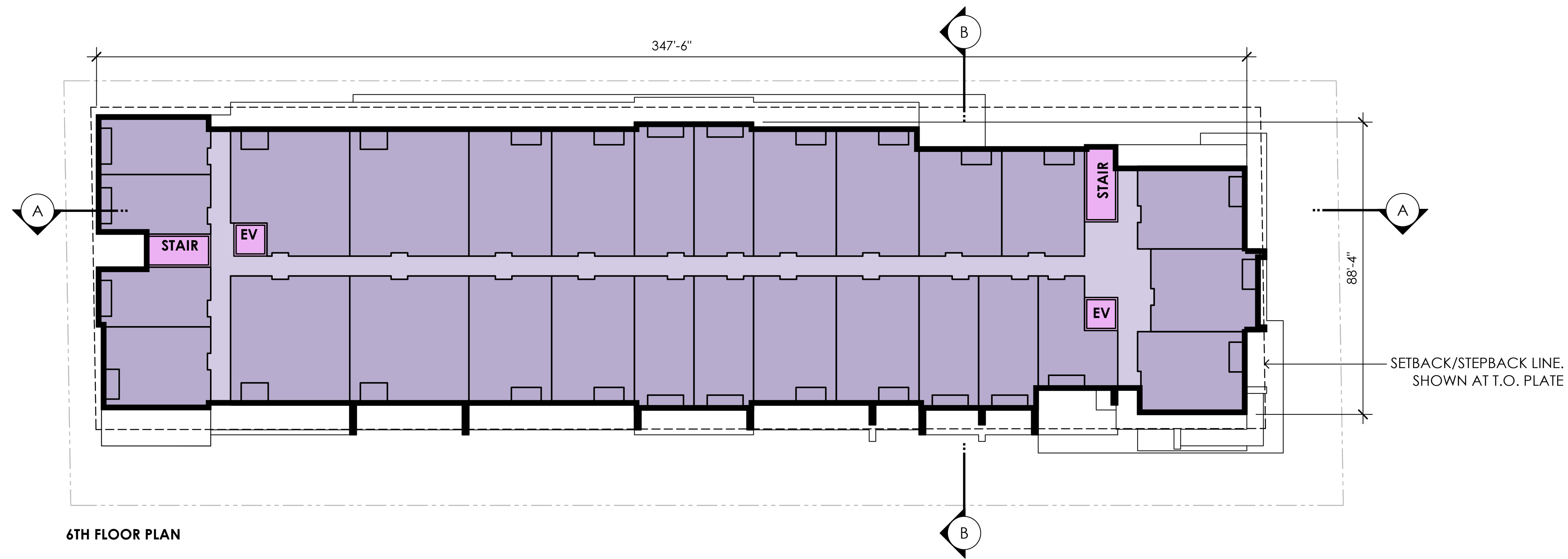
KEY PLAN

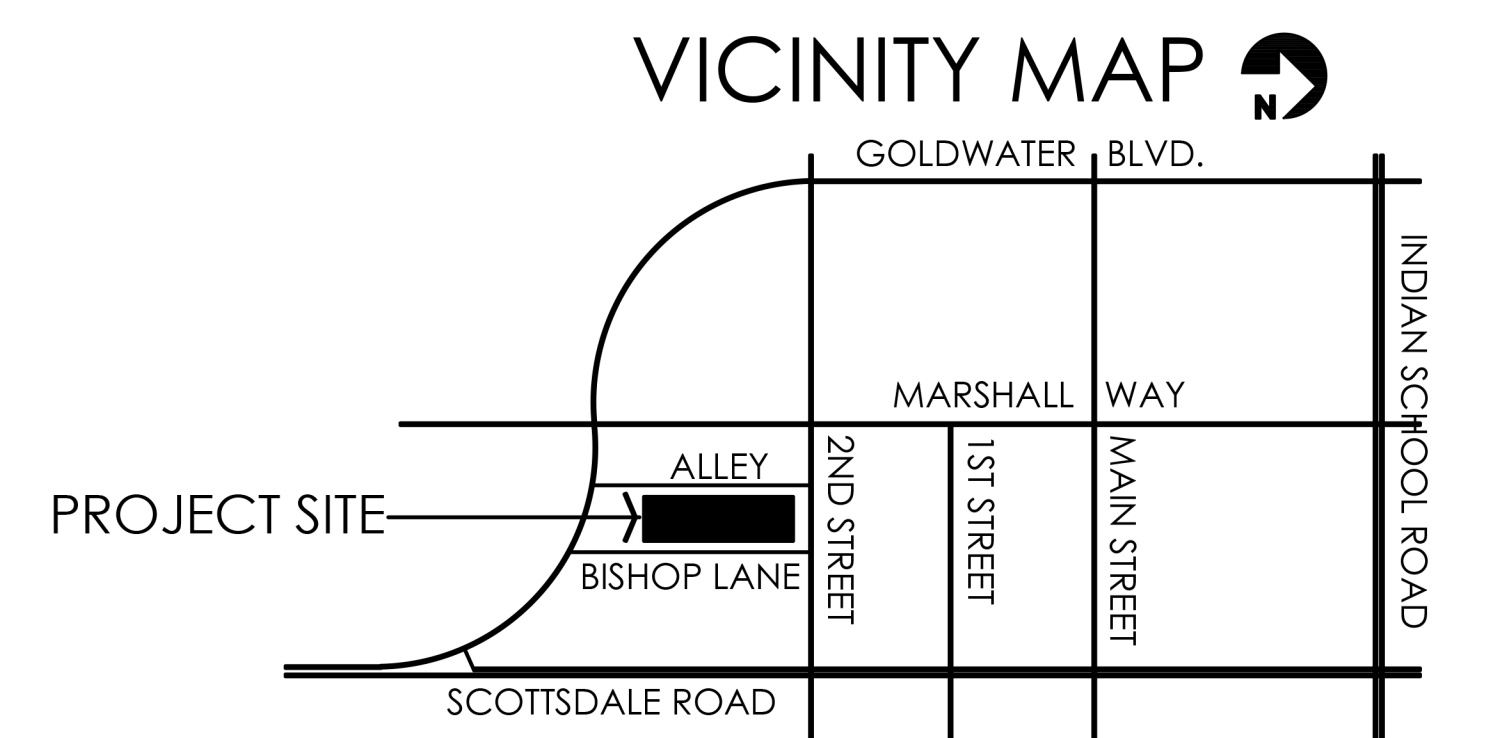
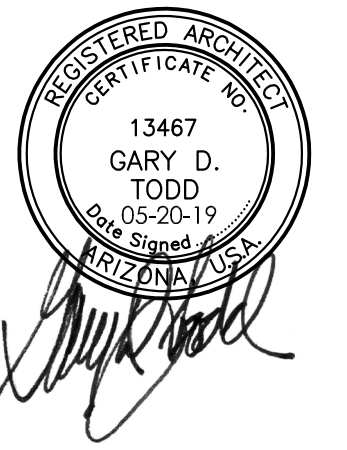
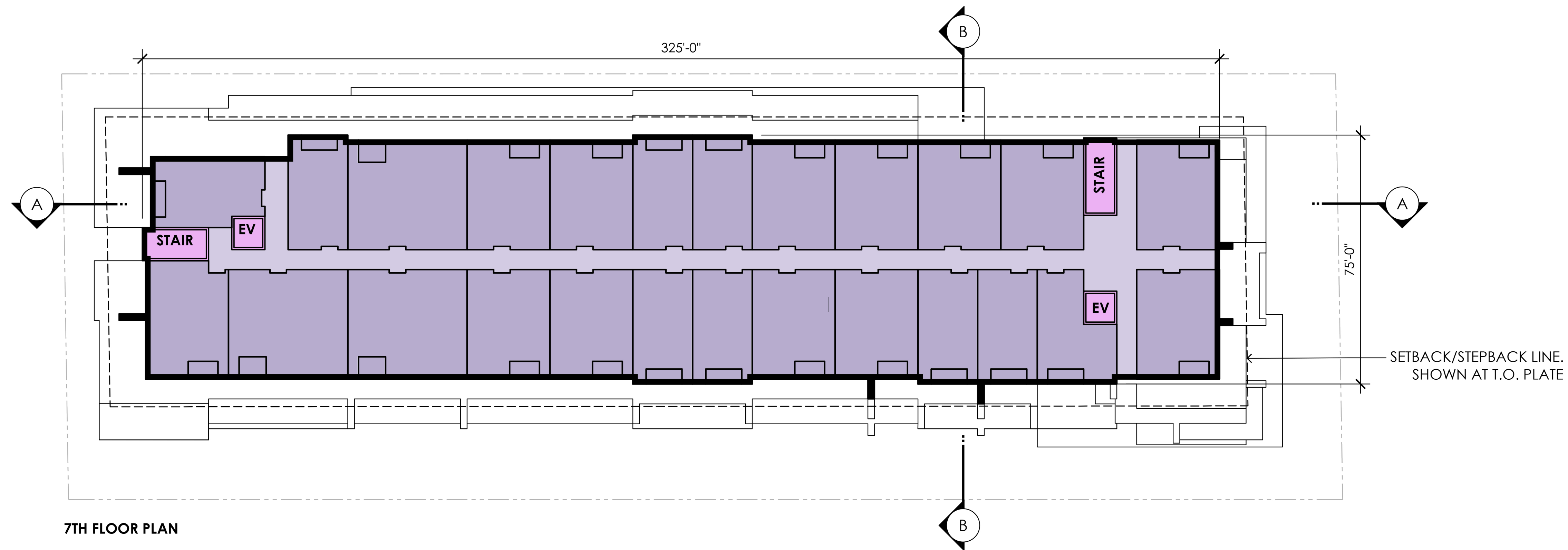
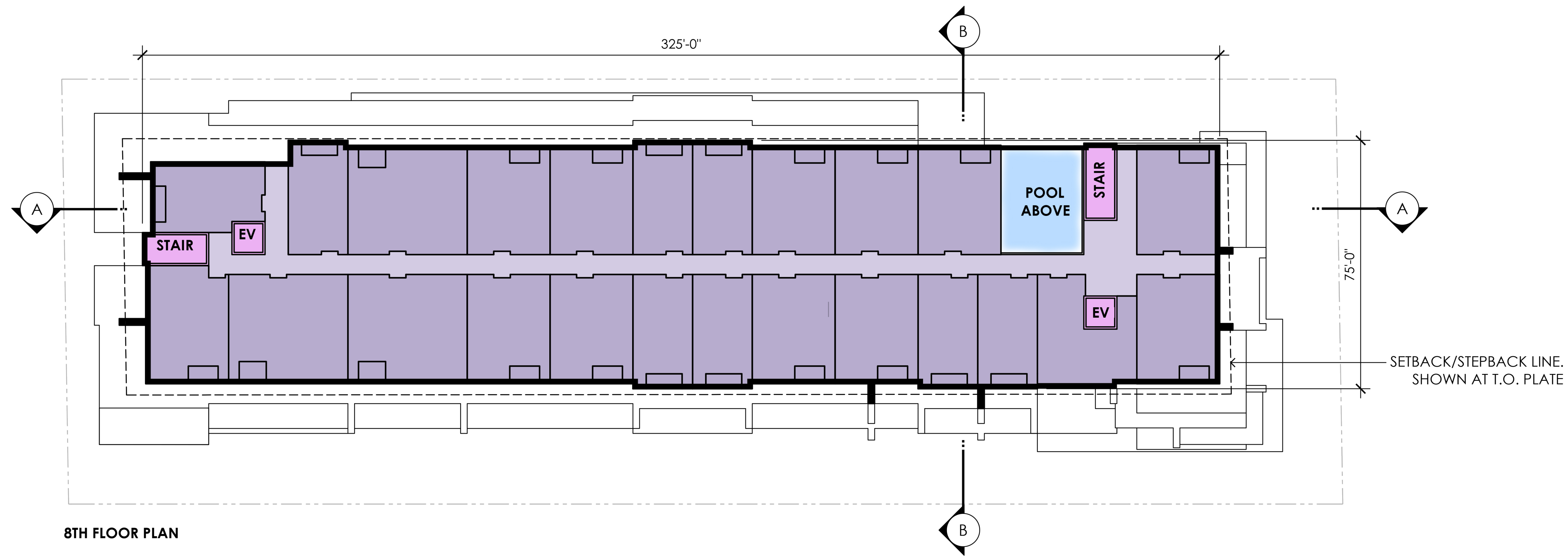


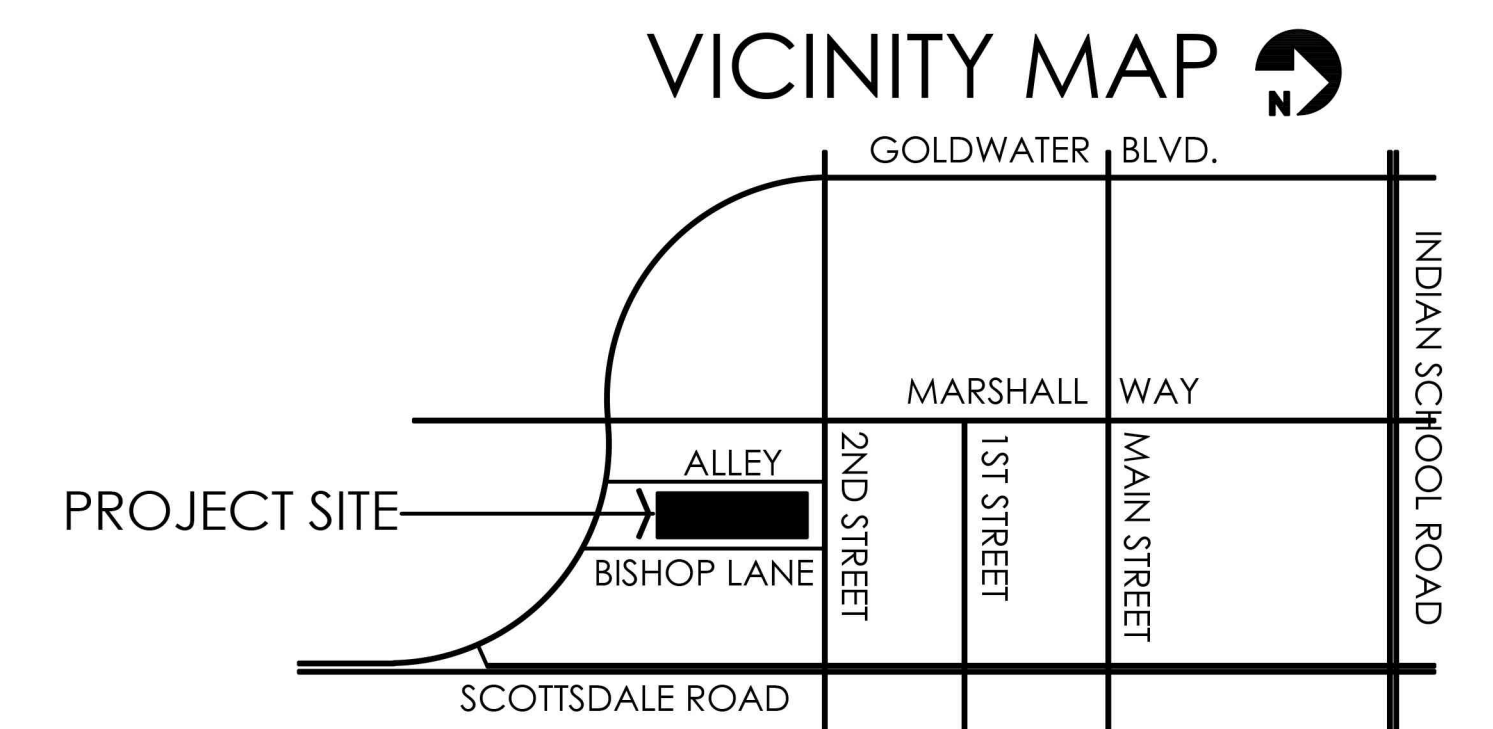
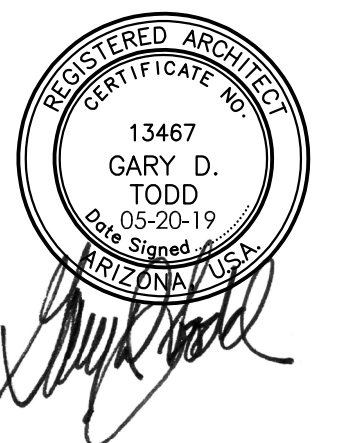
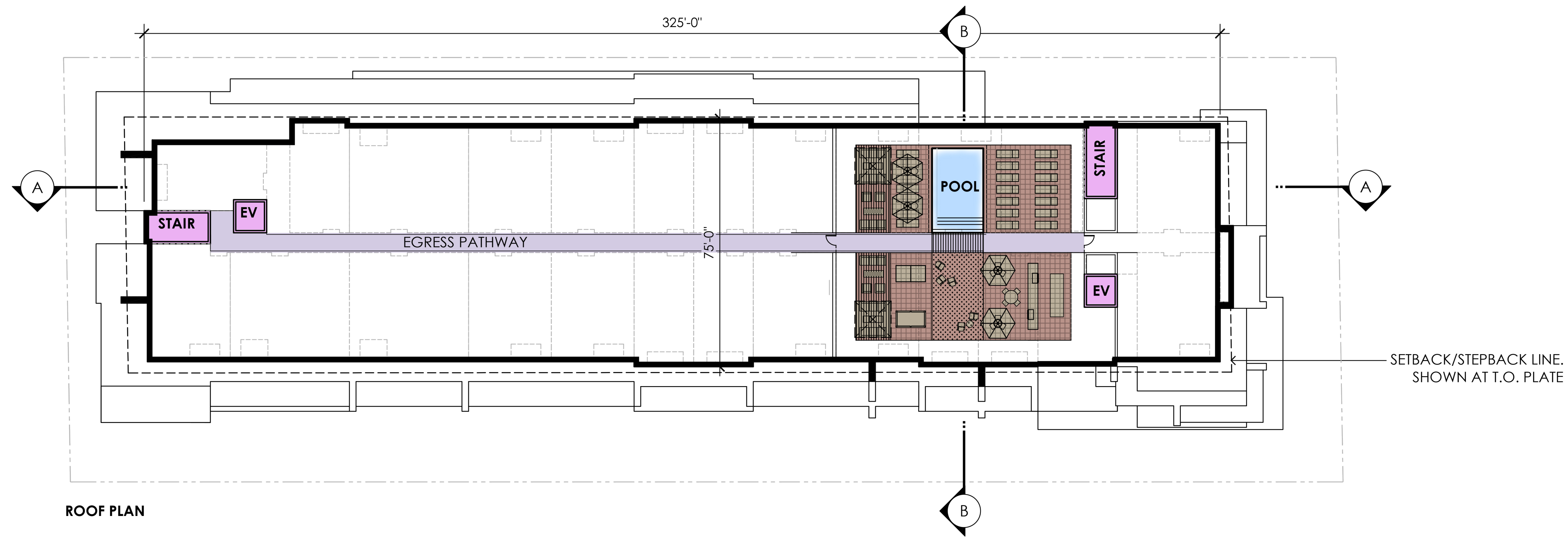




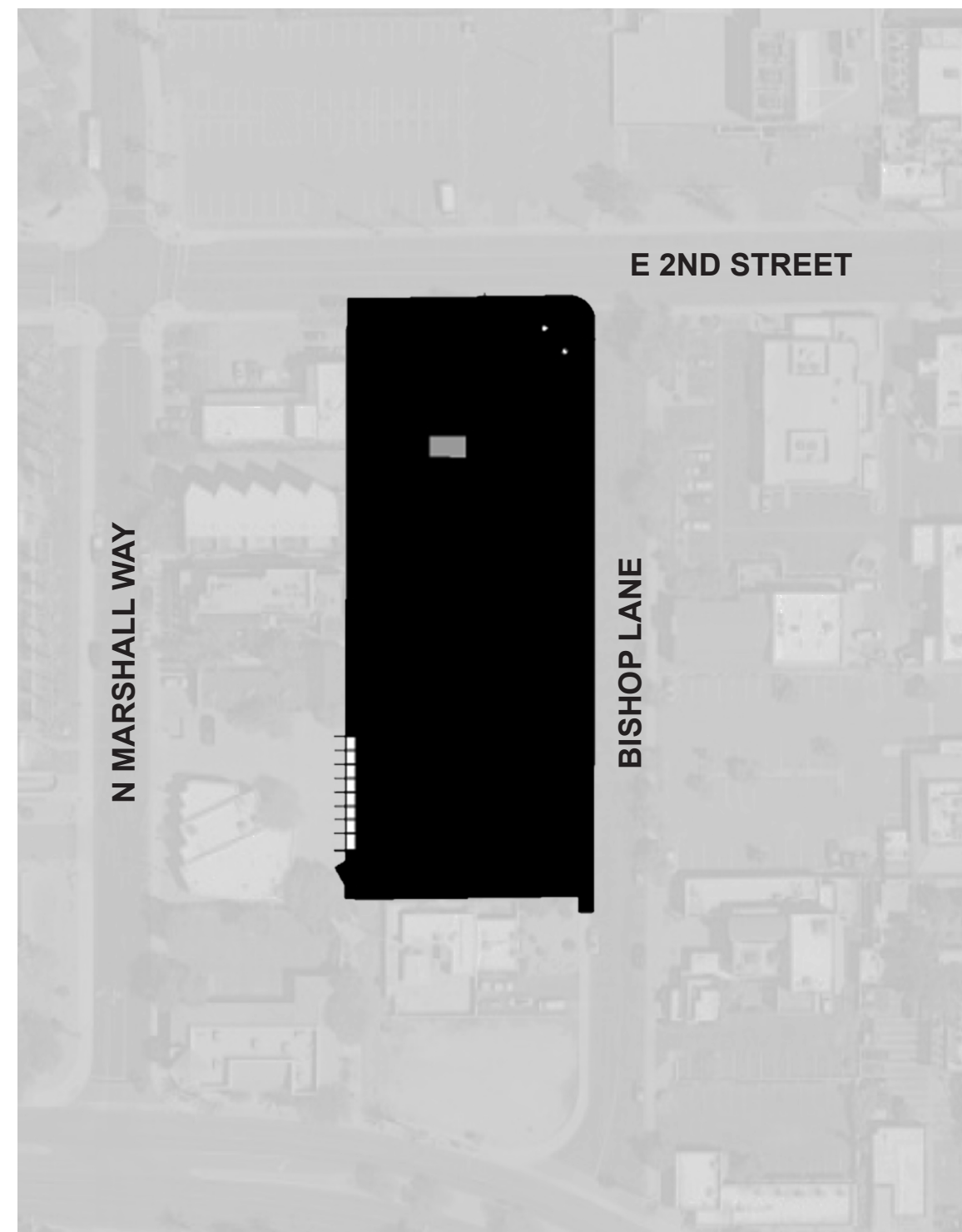




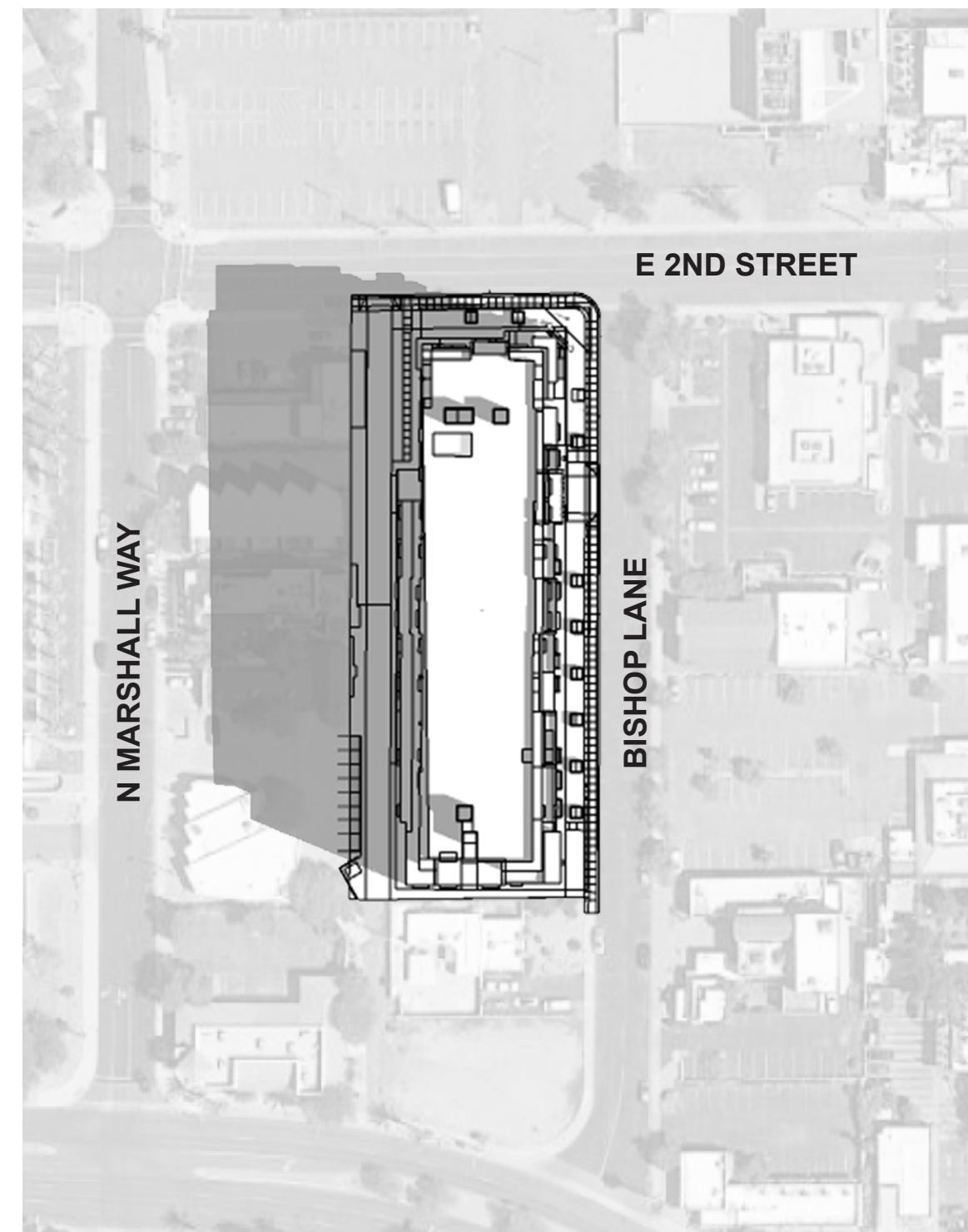




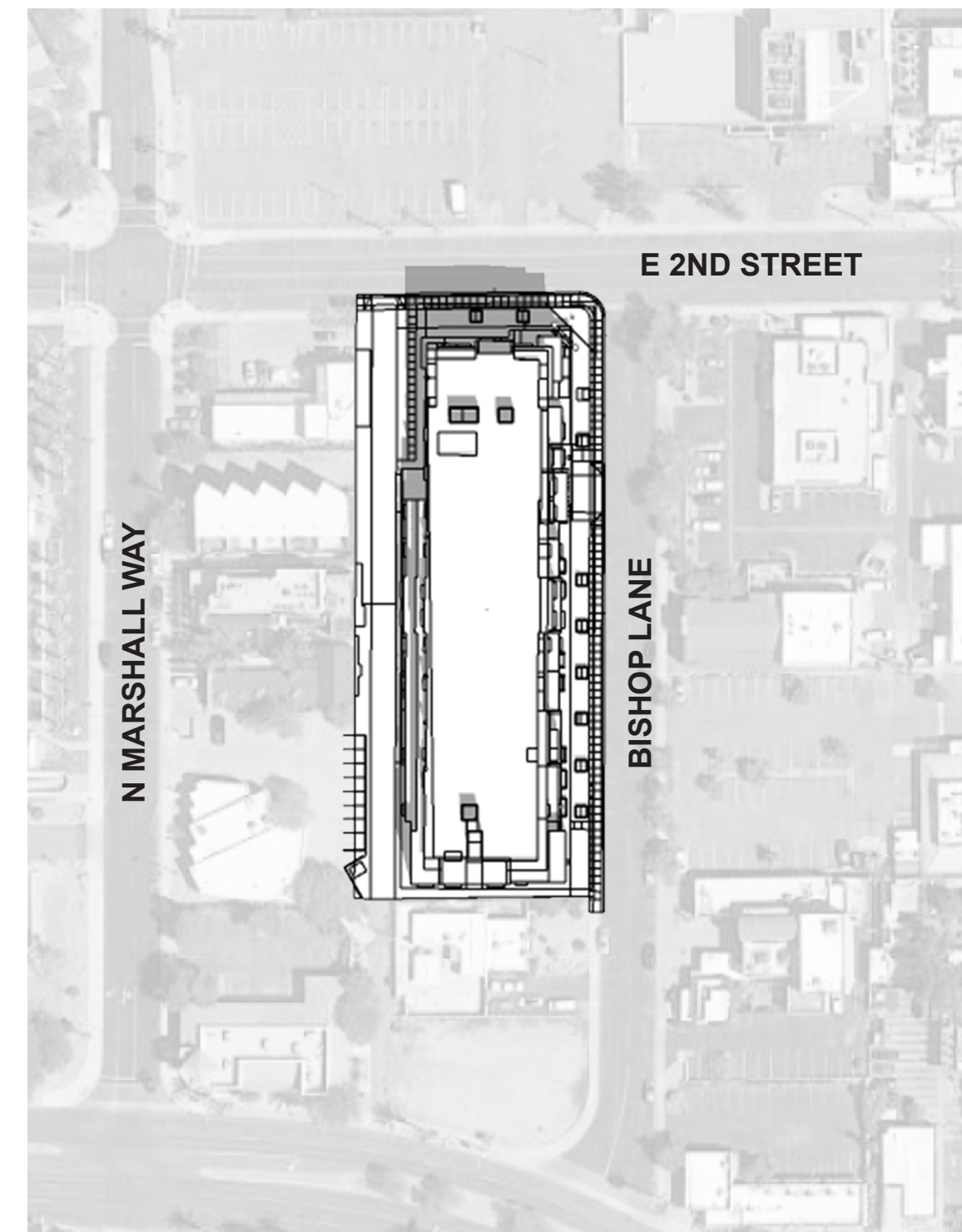
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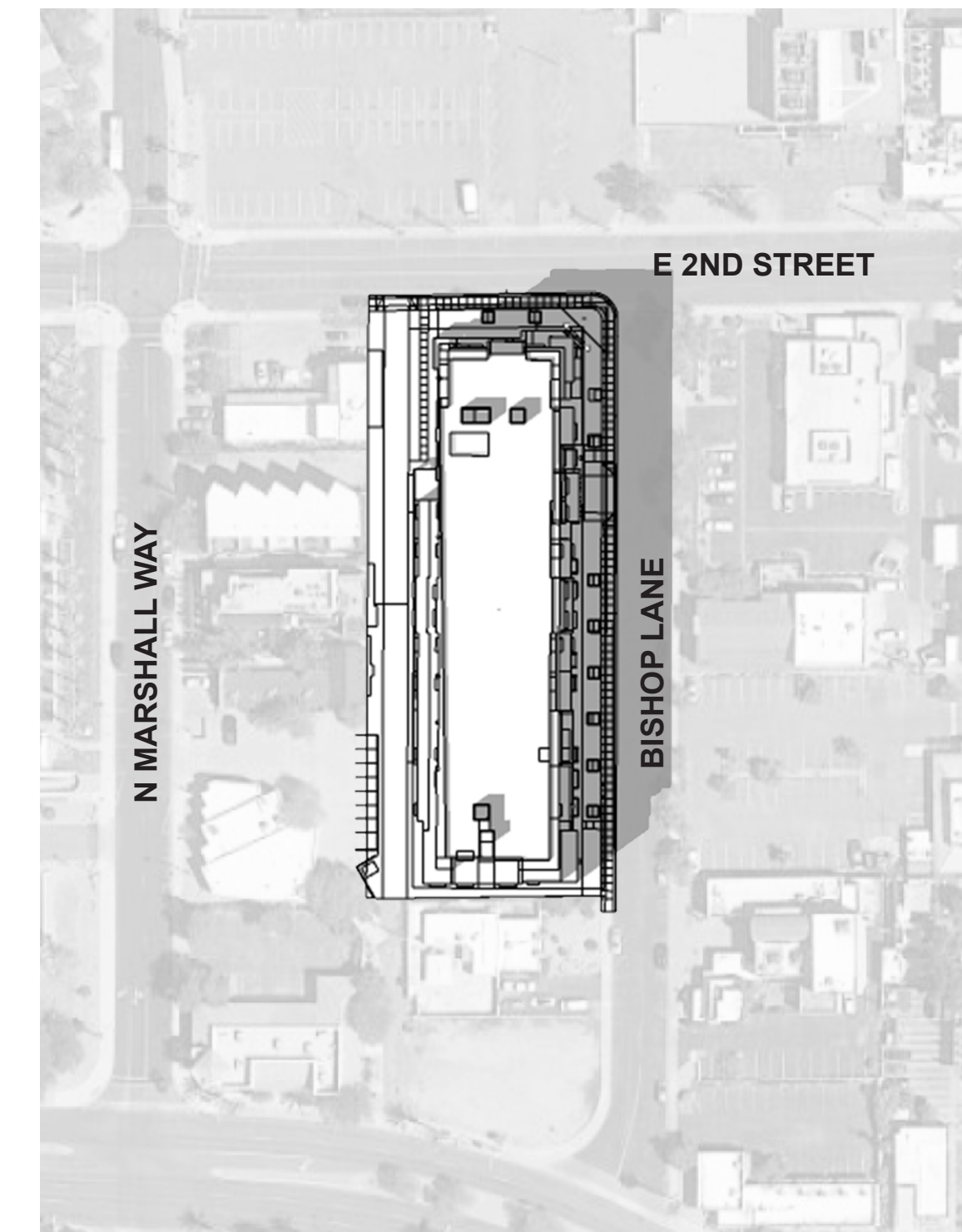
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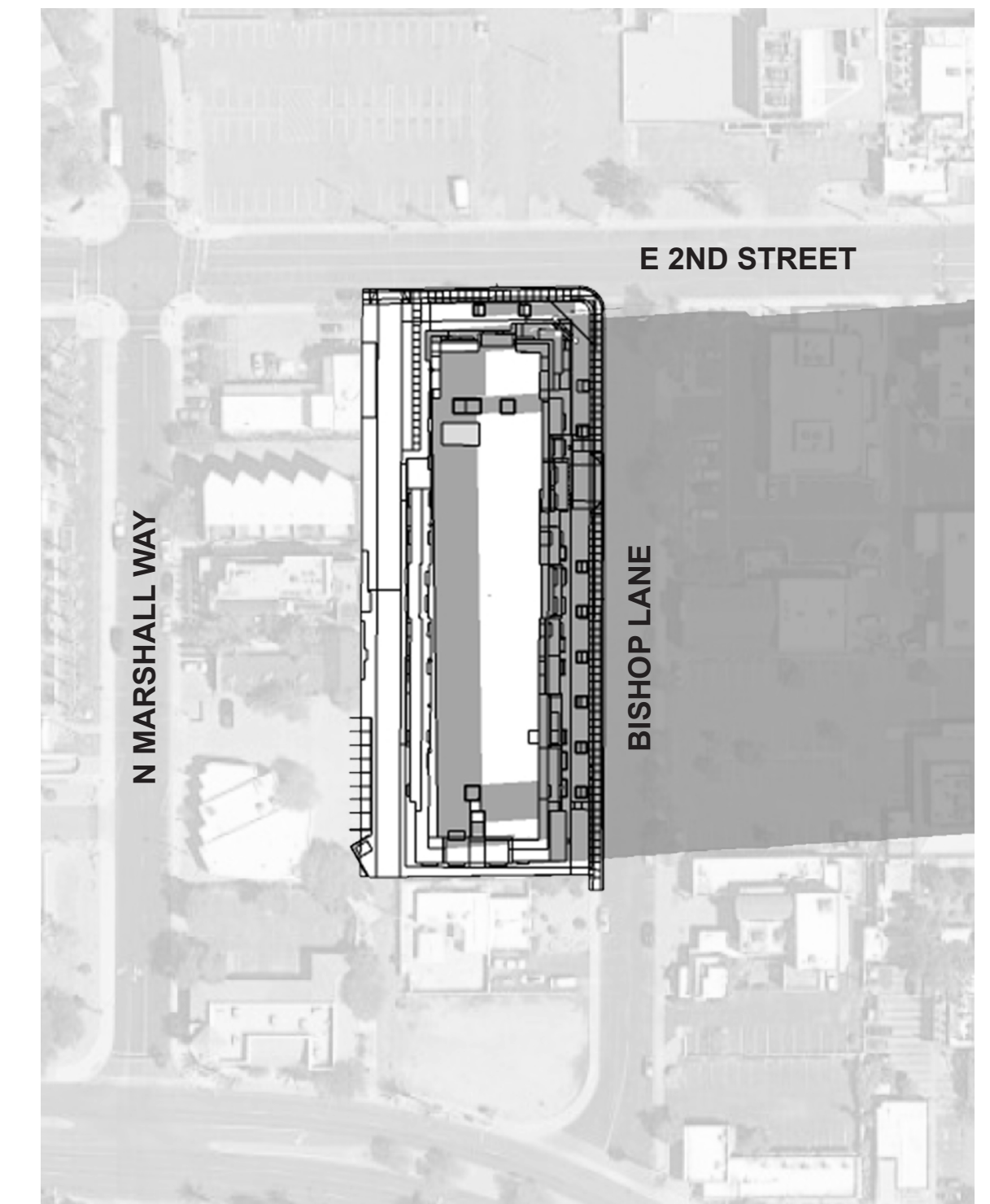
9AM



12PM

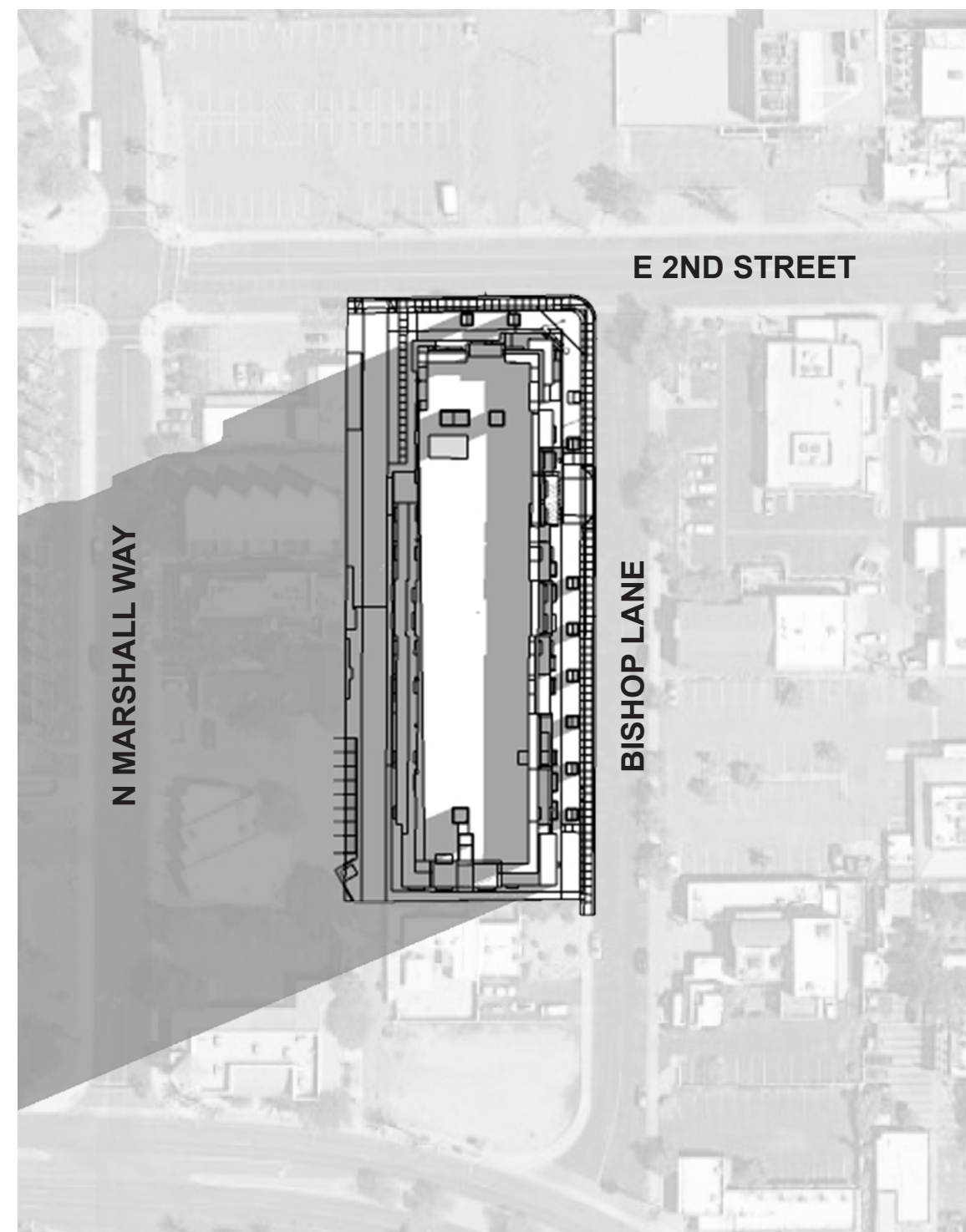


3PM

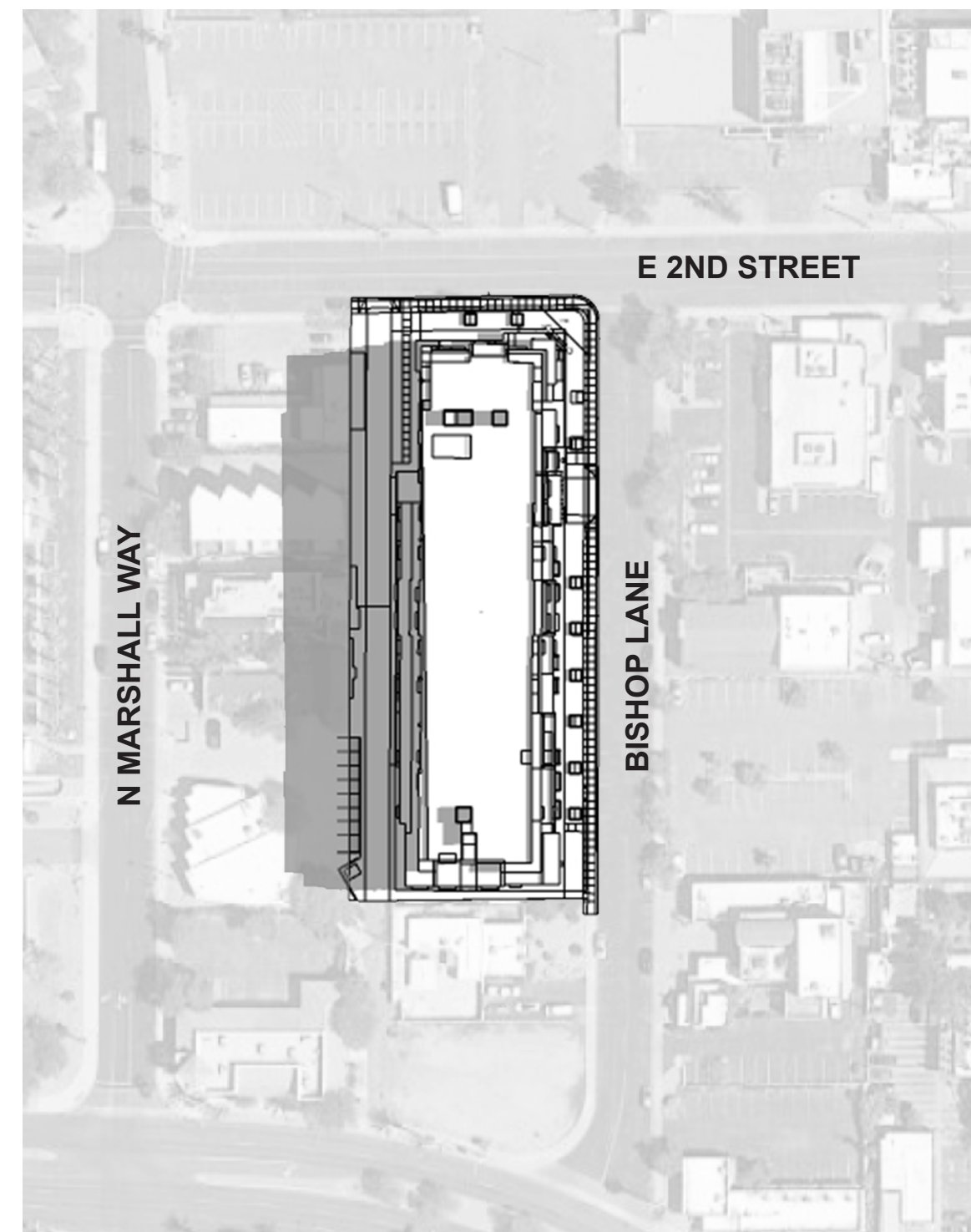


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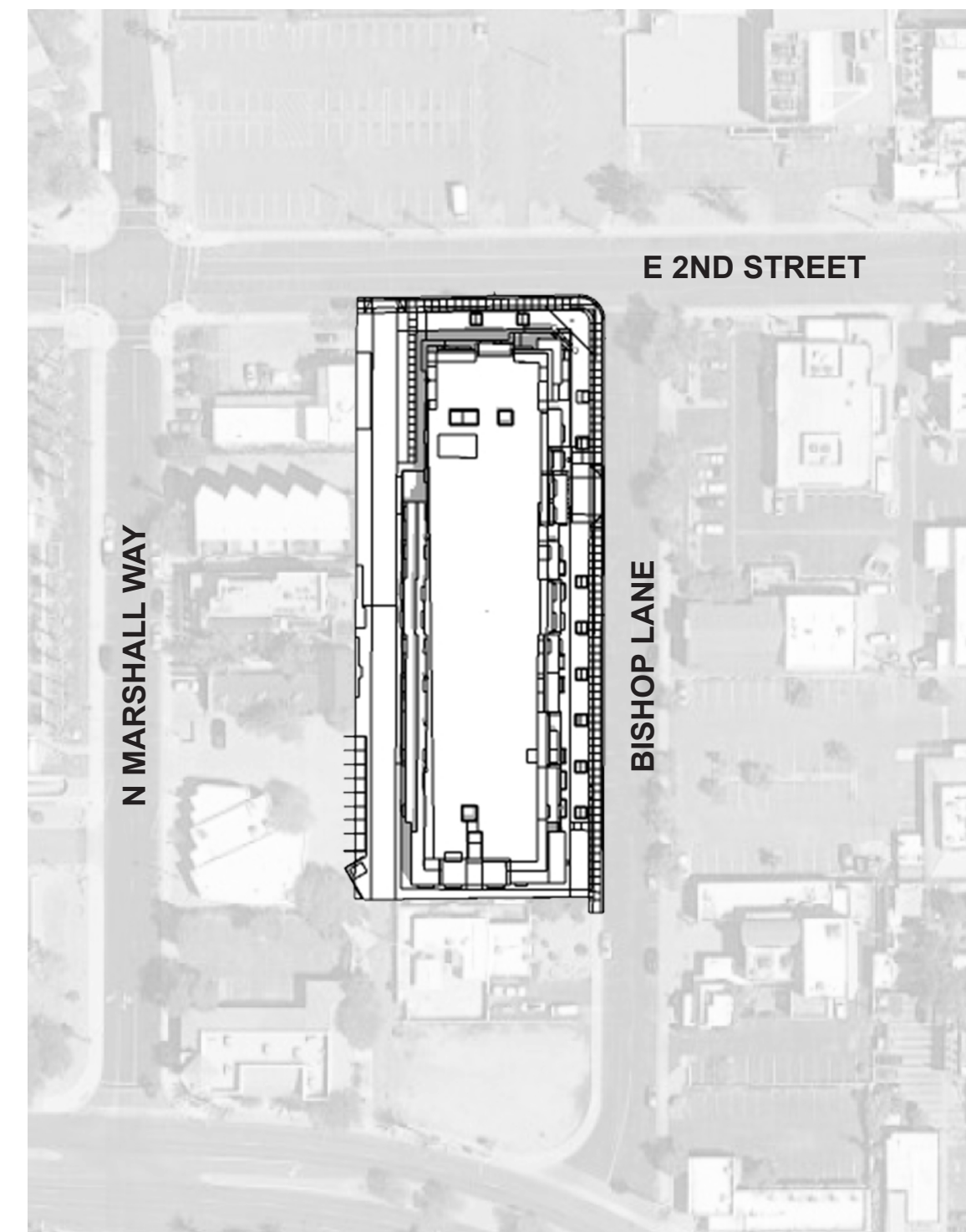
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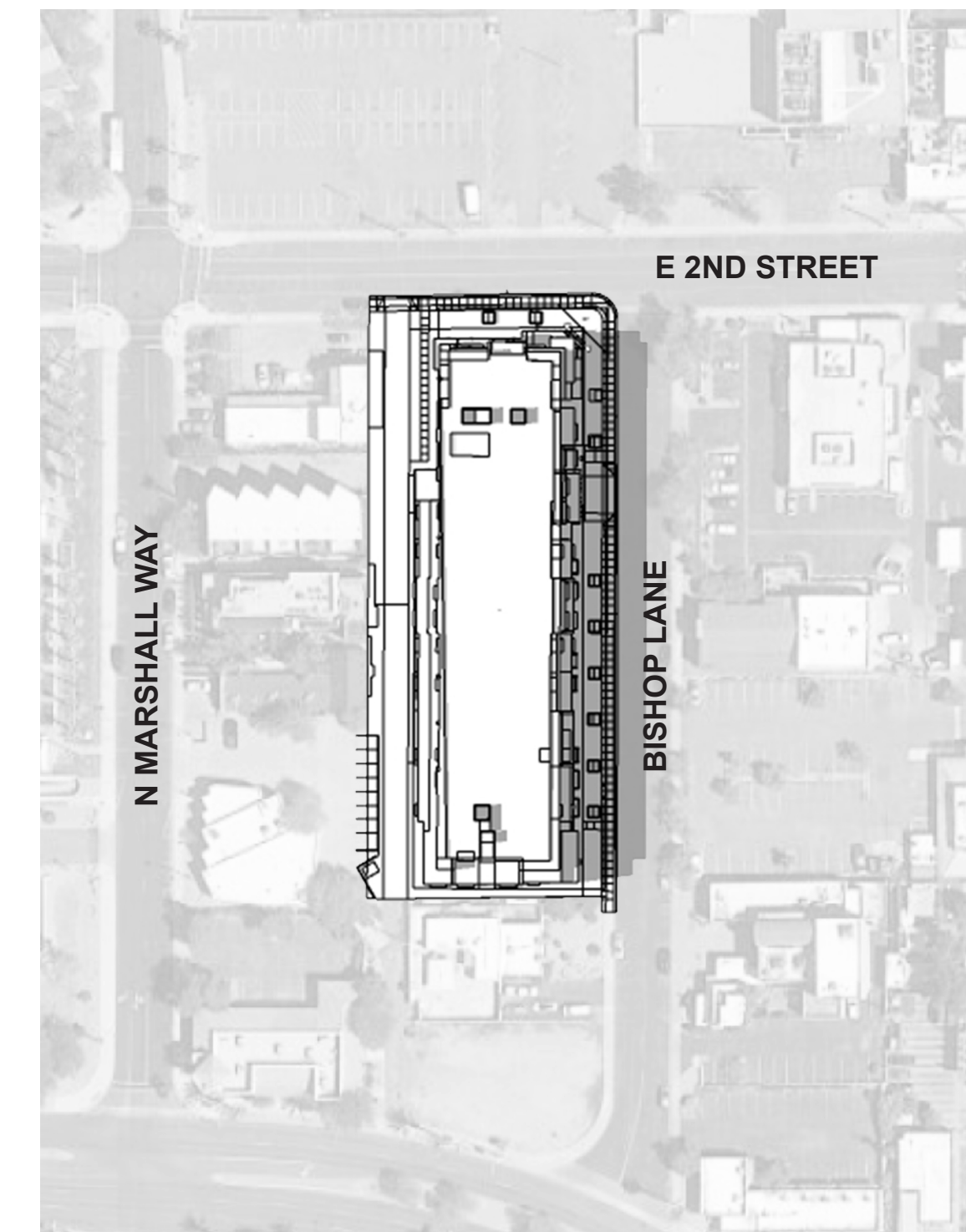
6AM



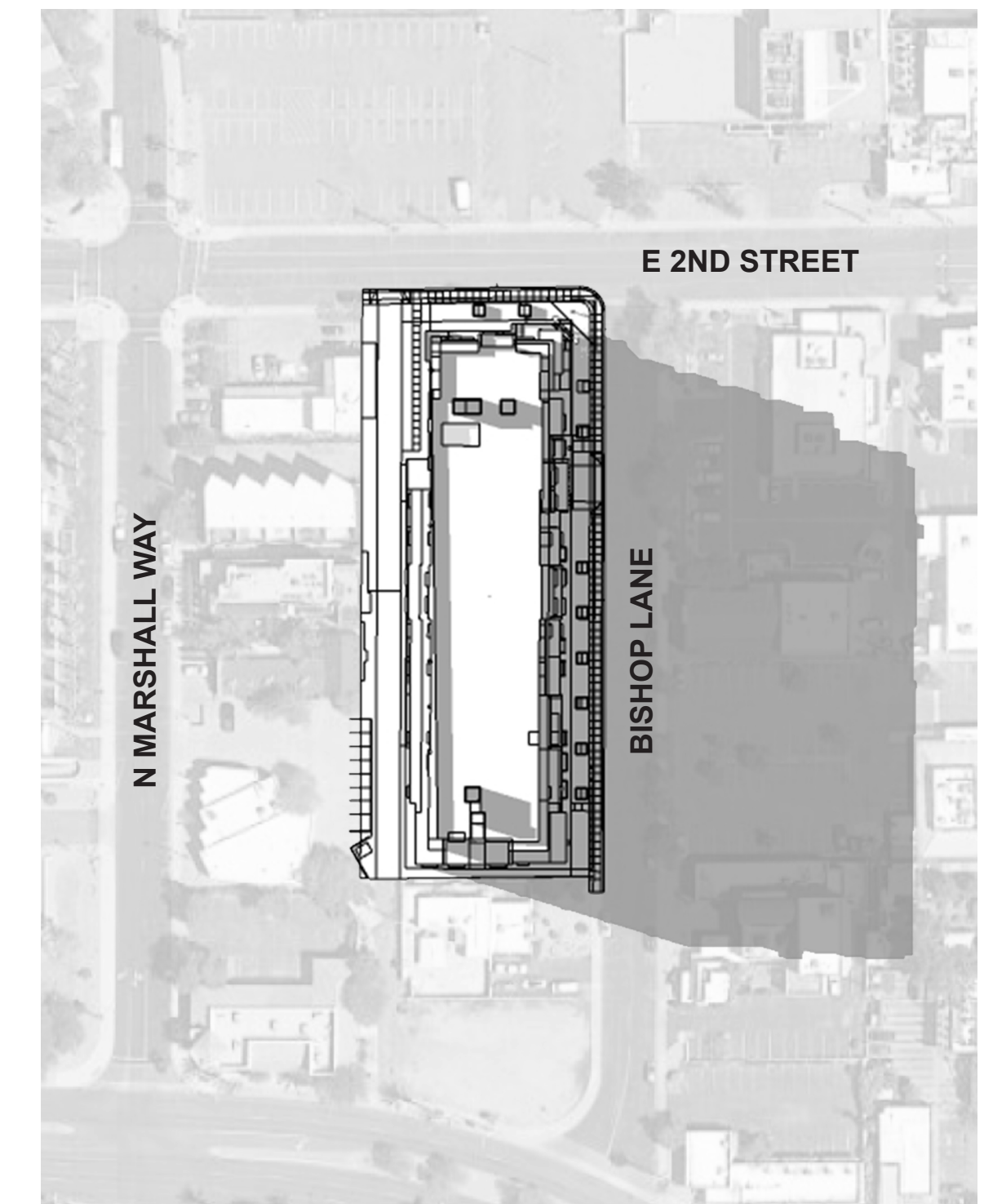
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12PM

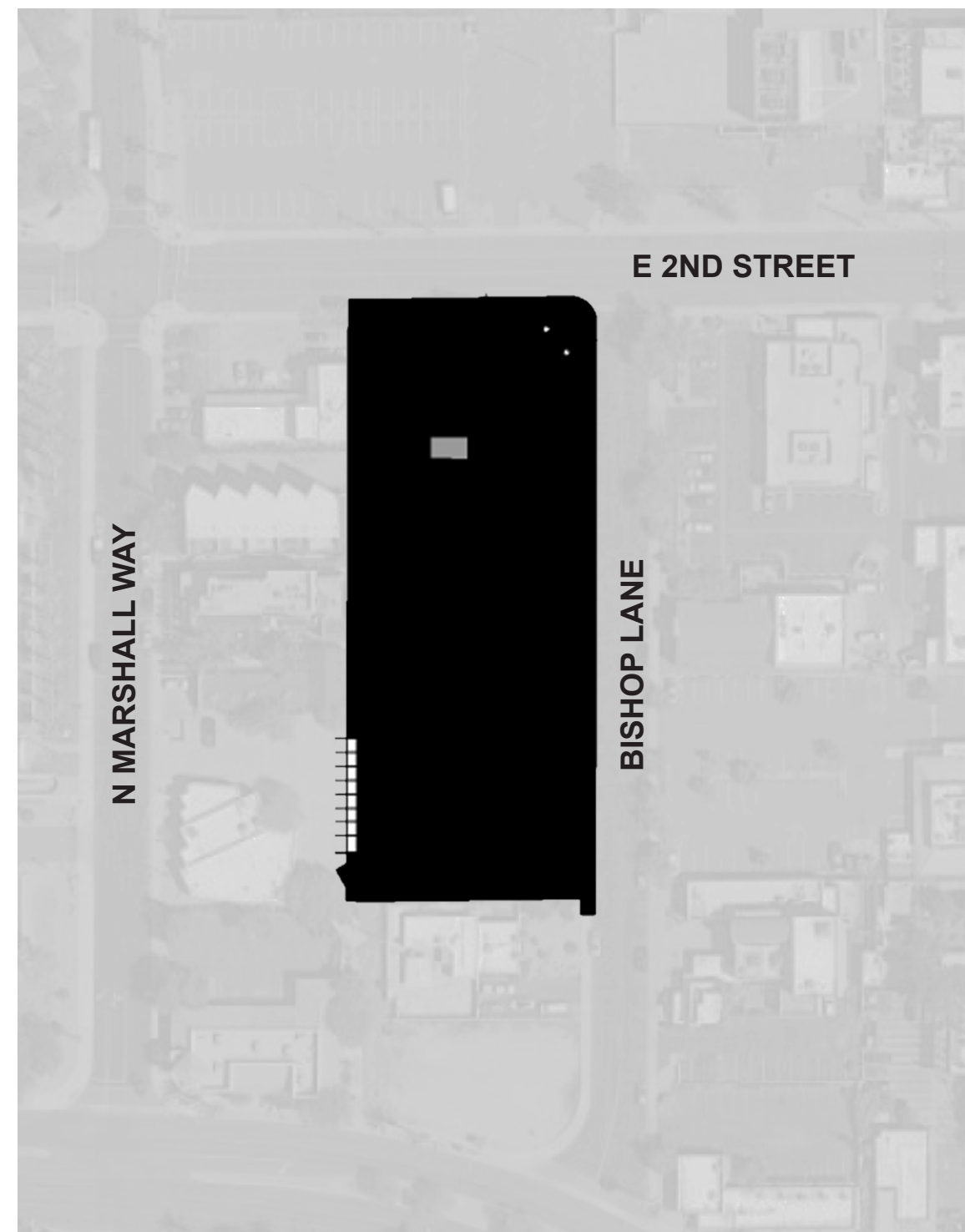


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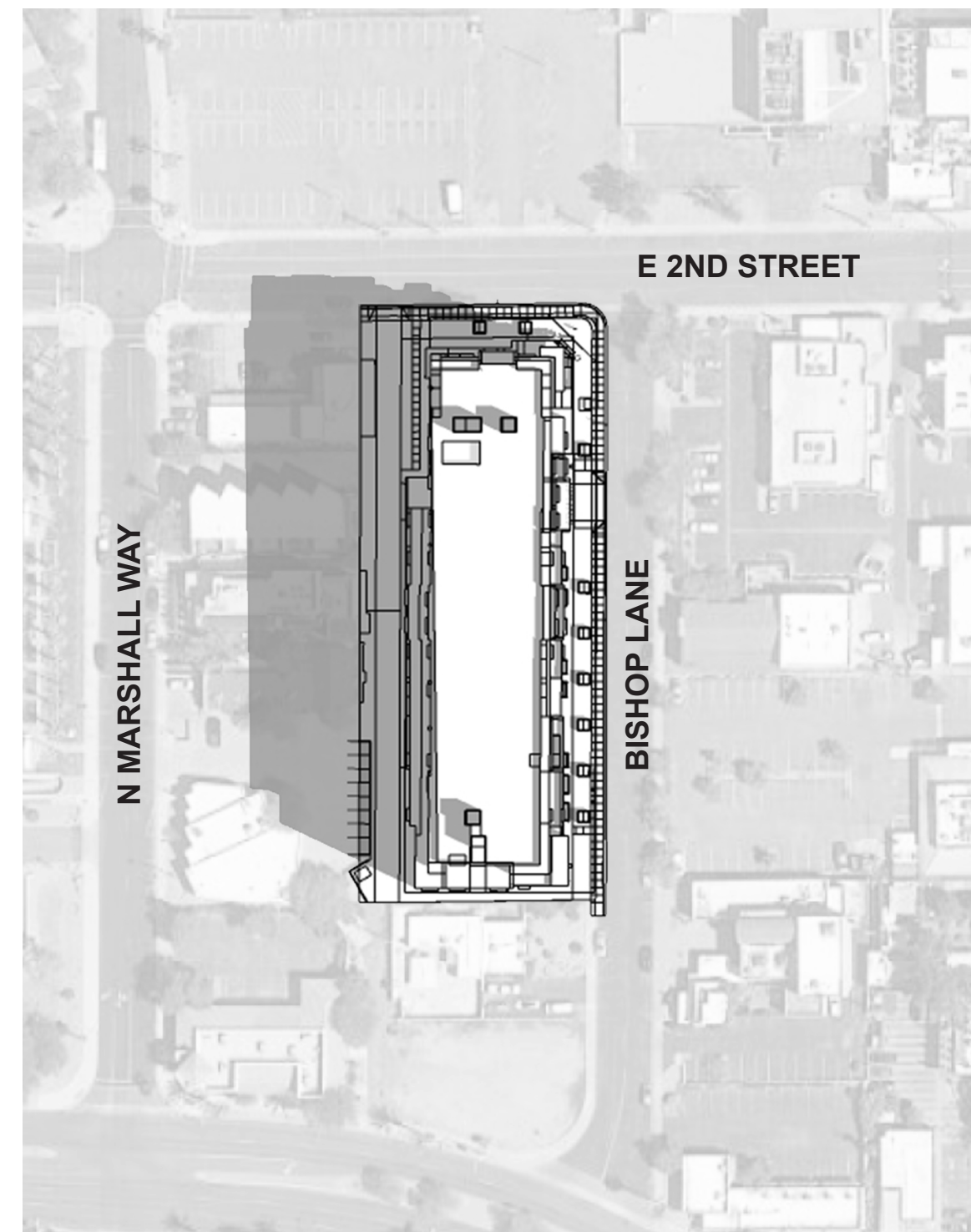


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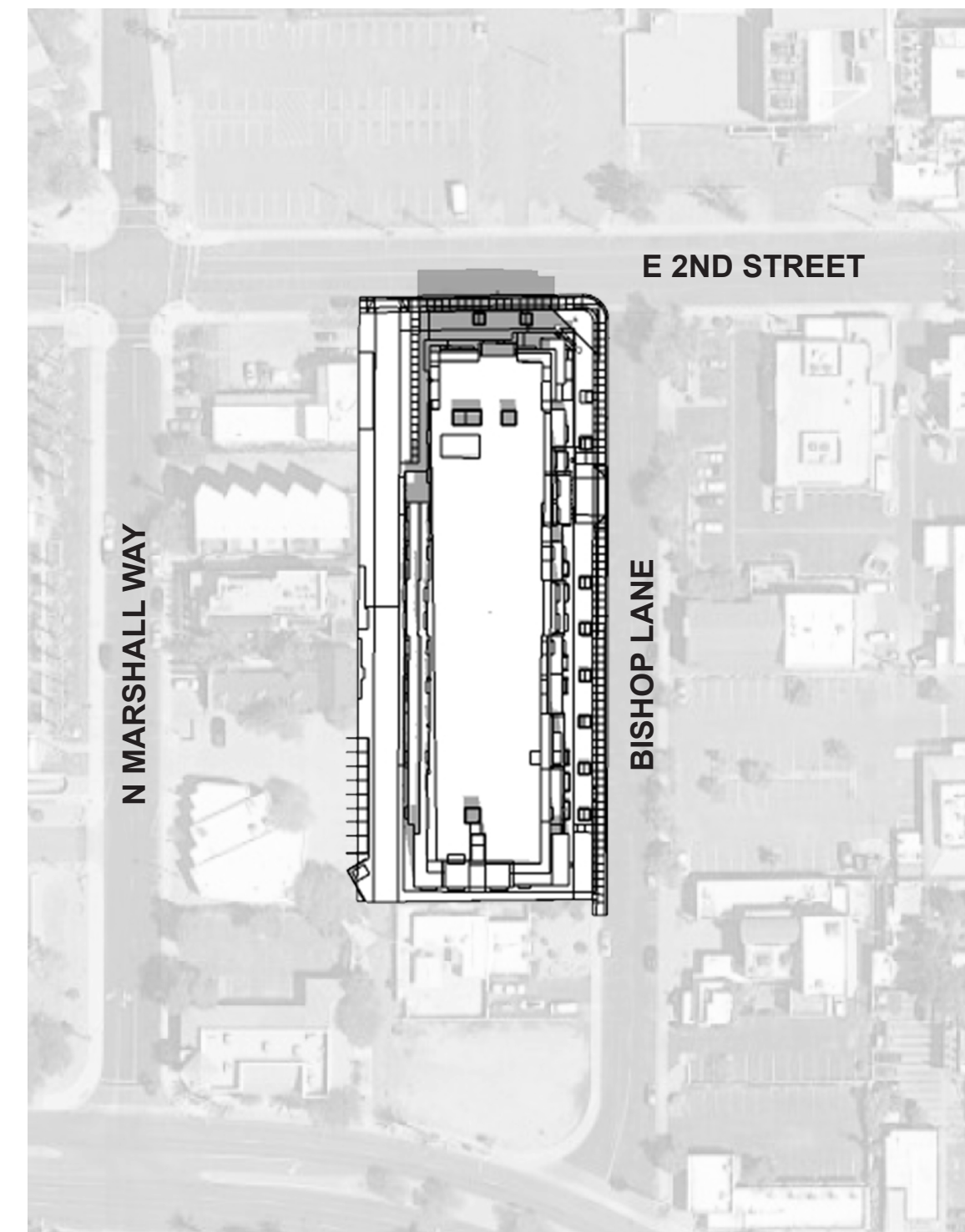
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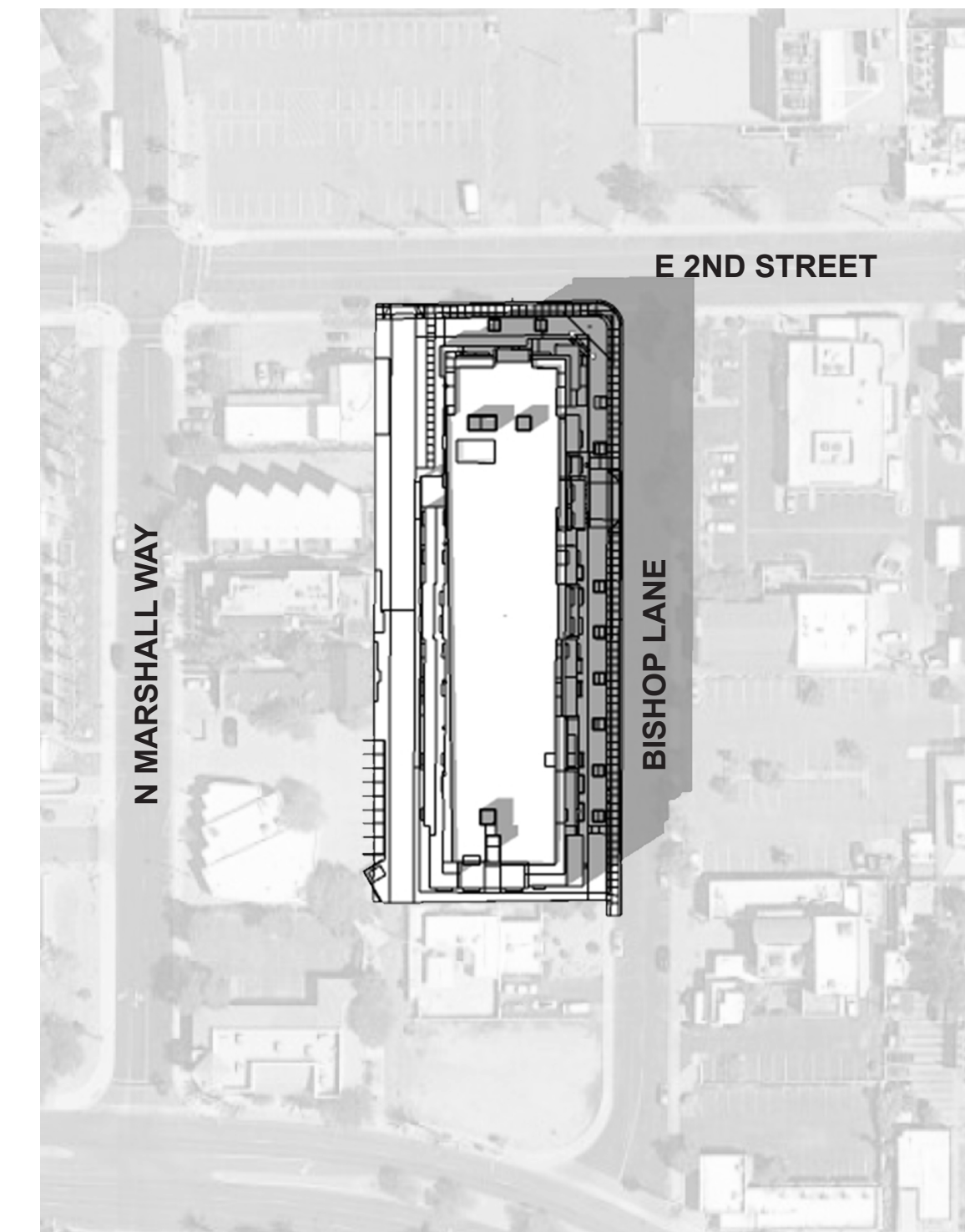
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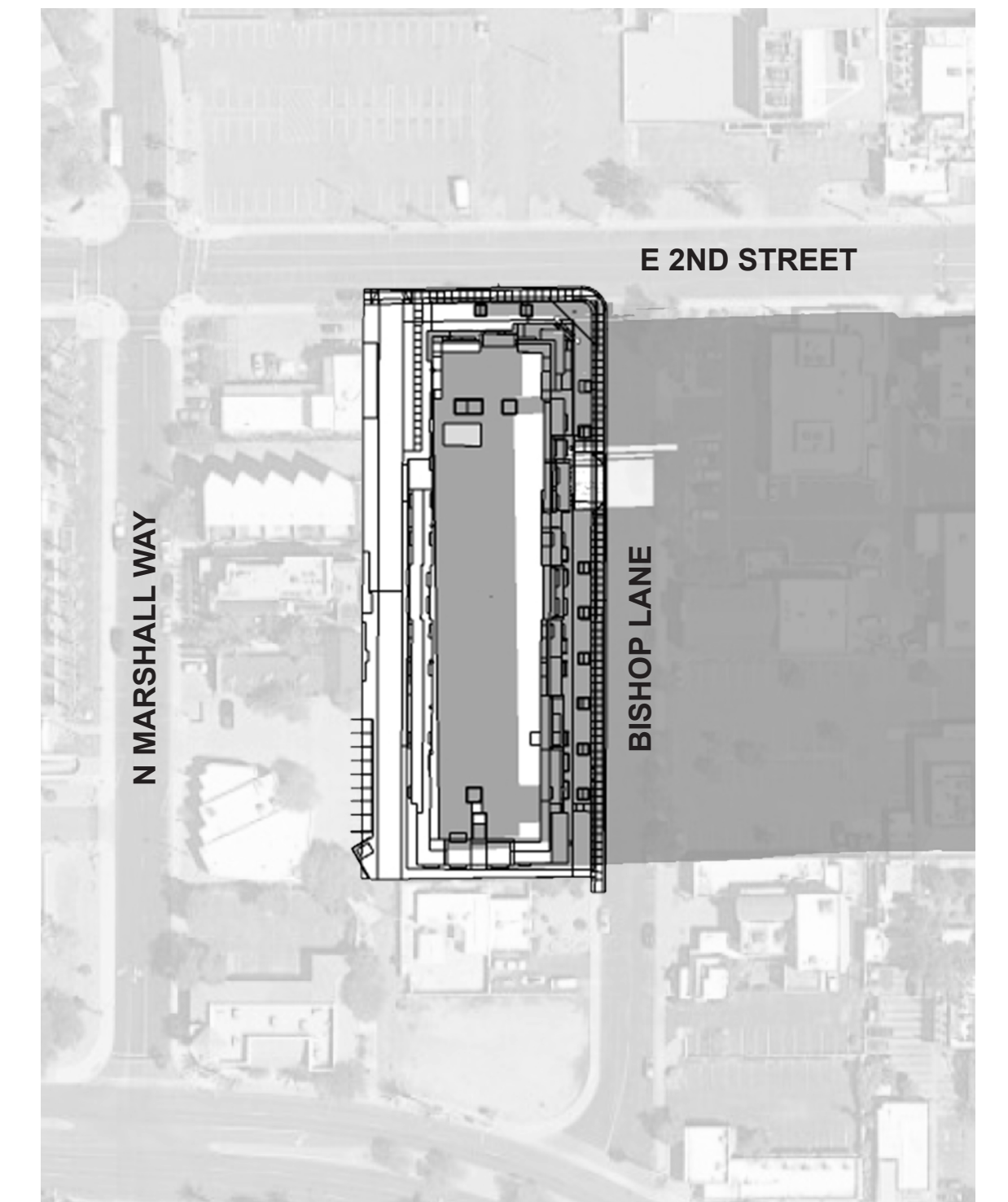
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12PM

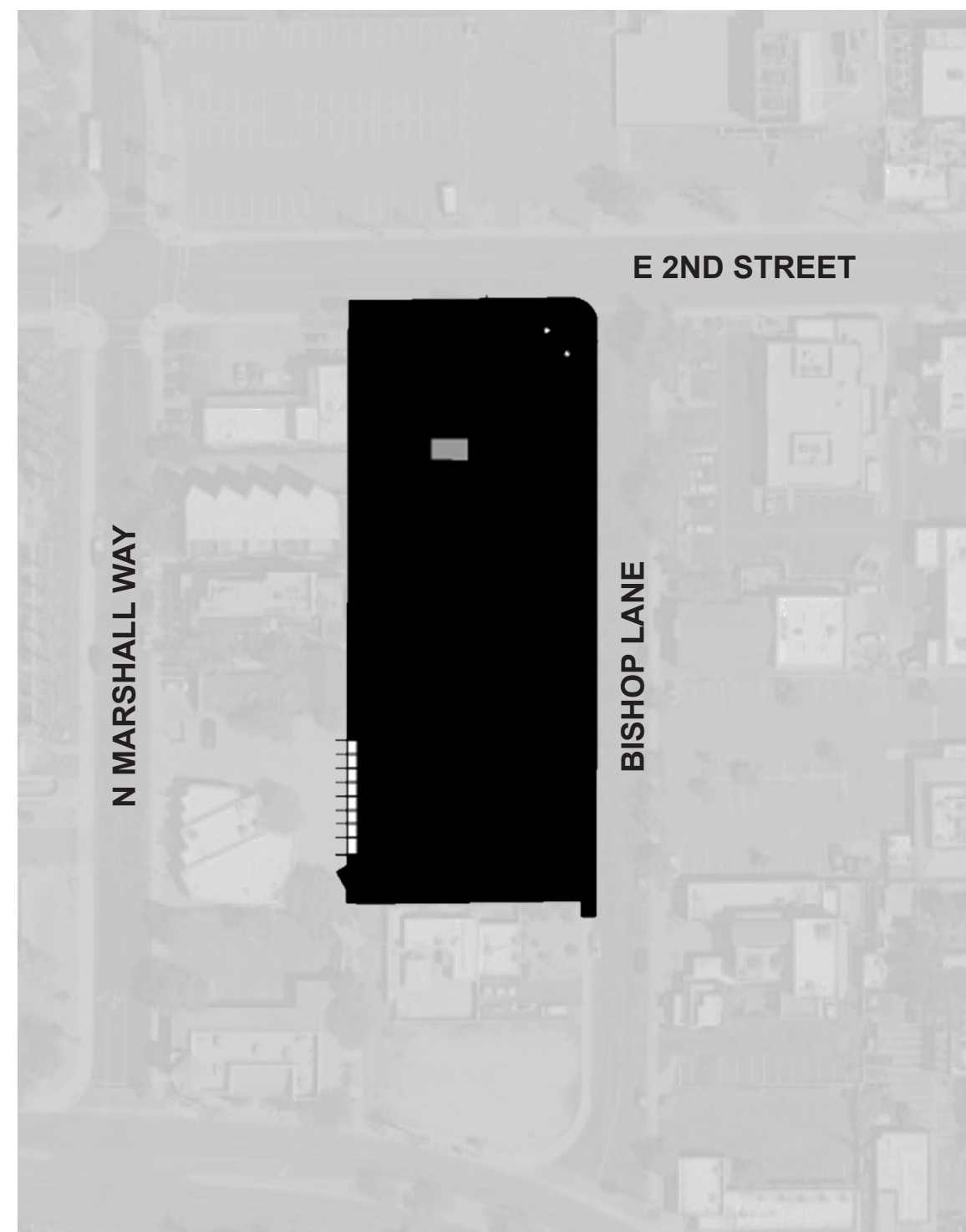


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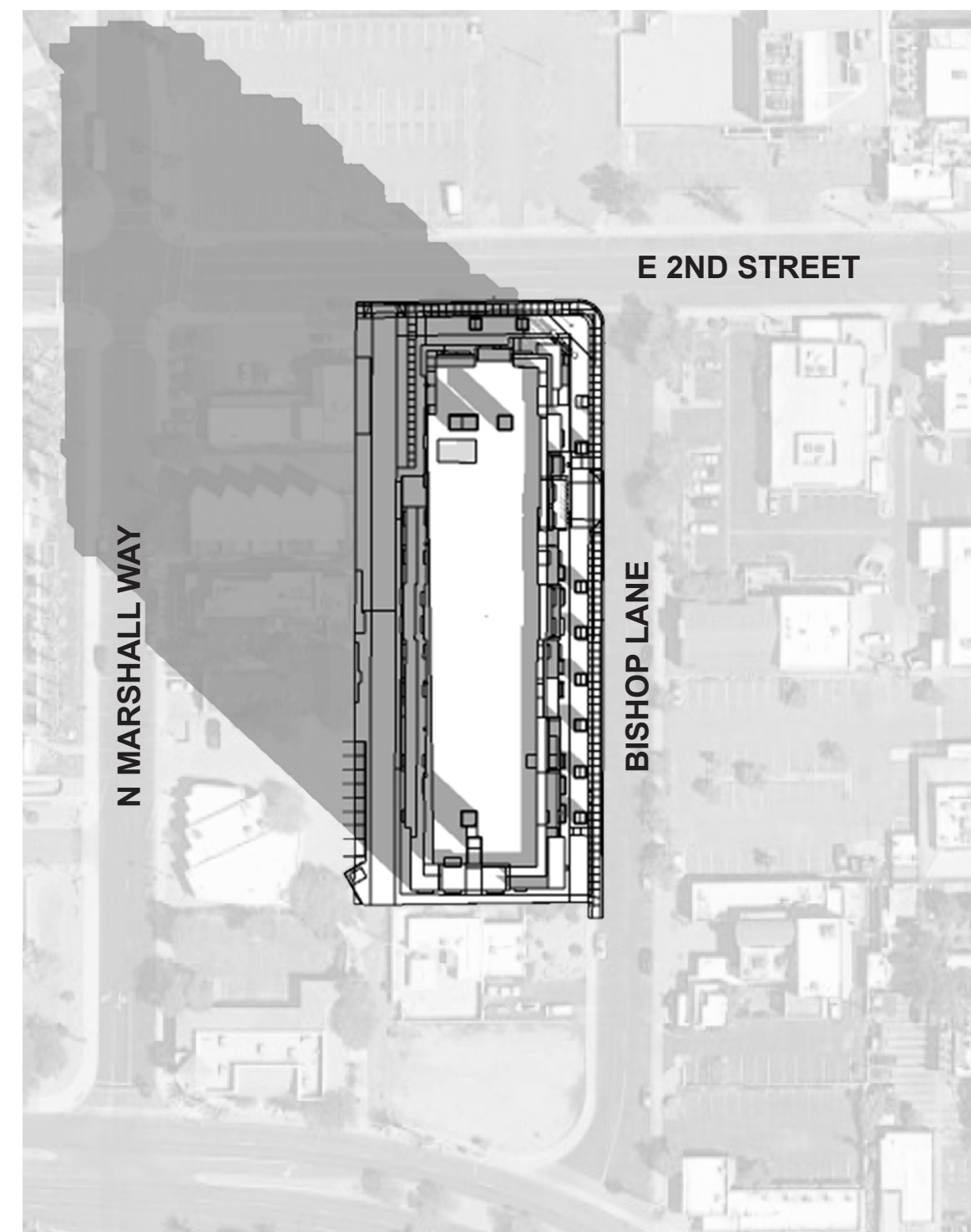


6PM

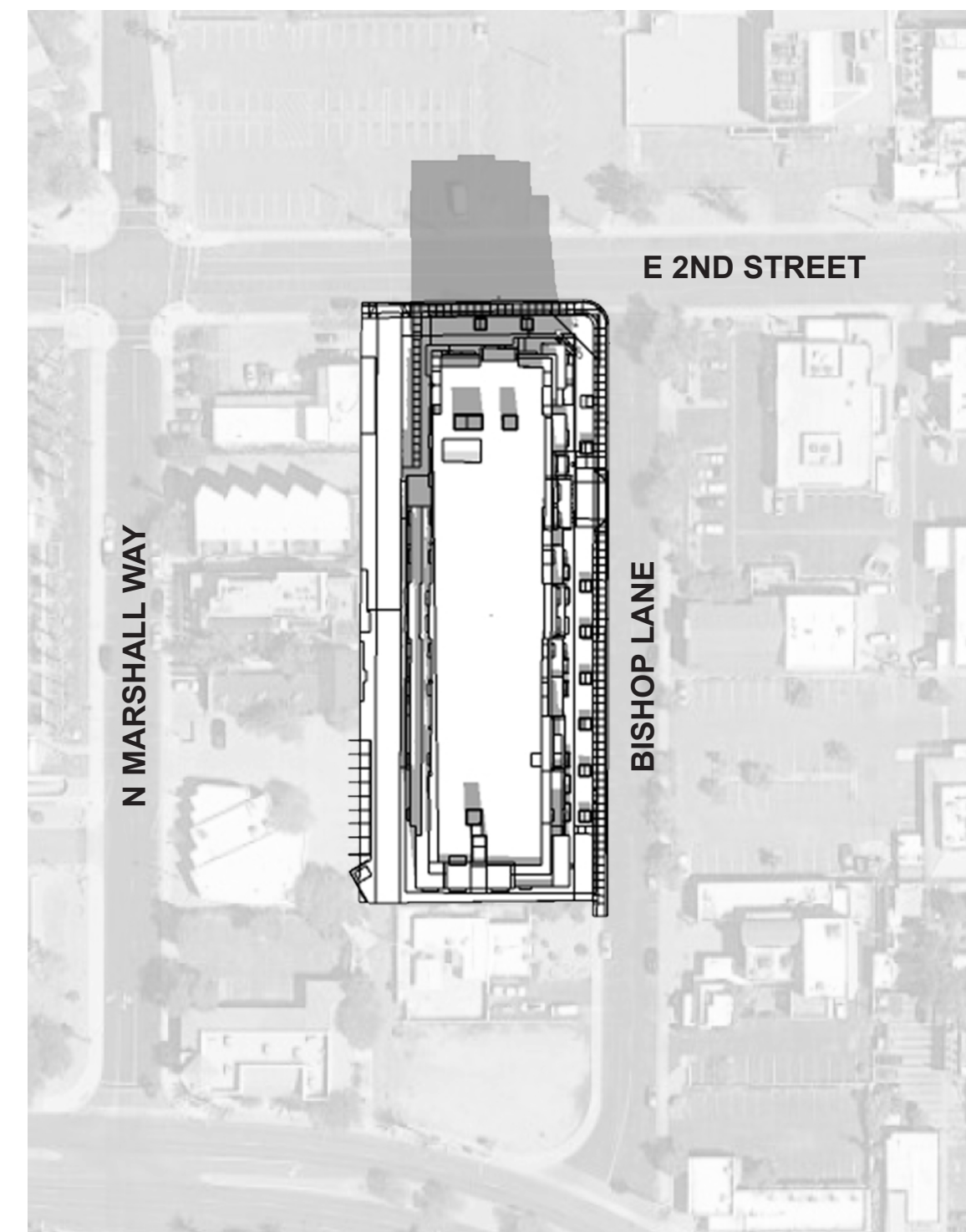
DECEMBER 21



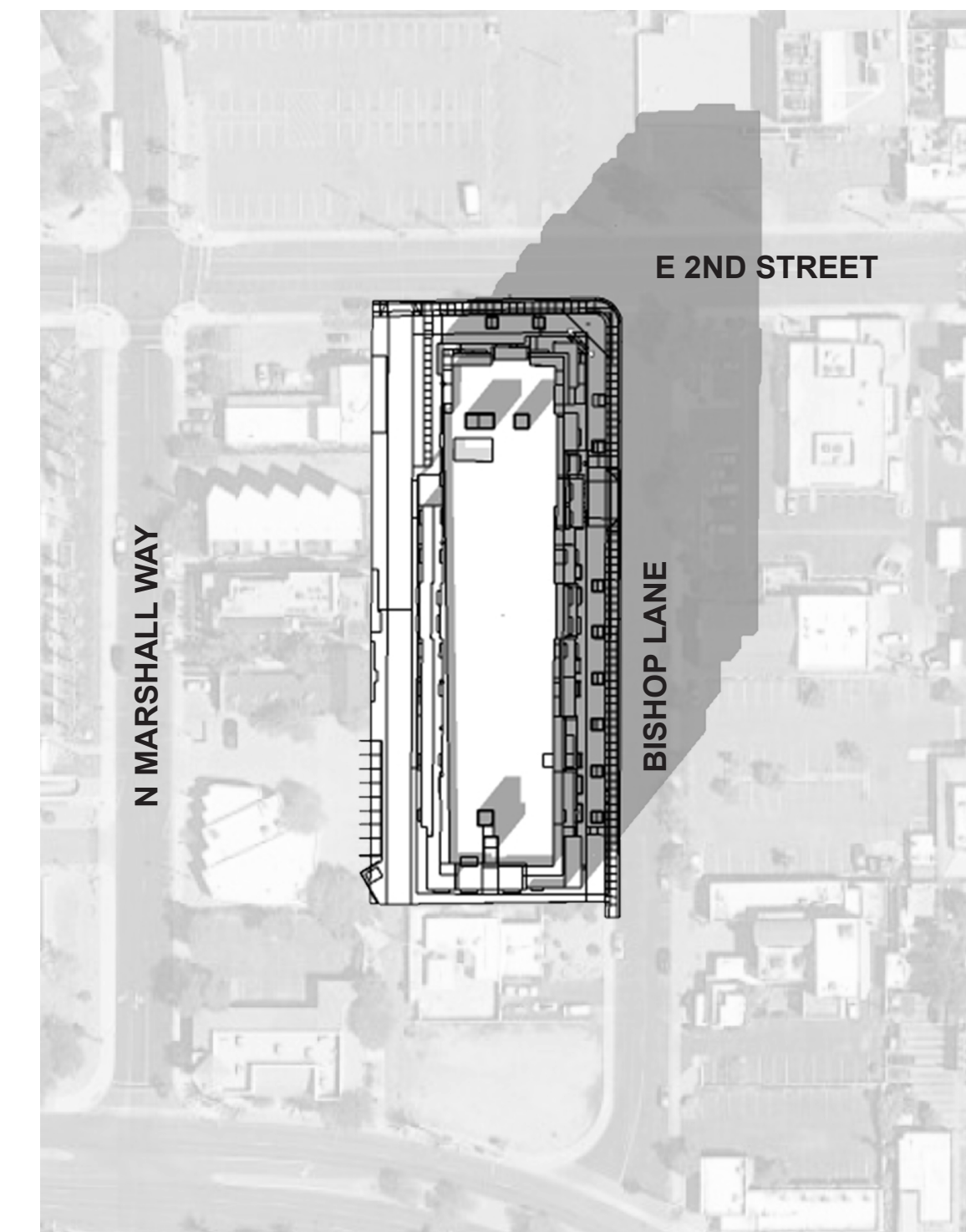
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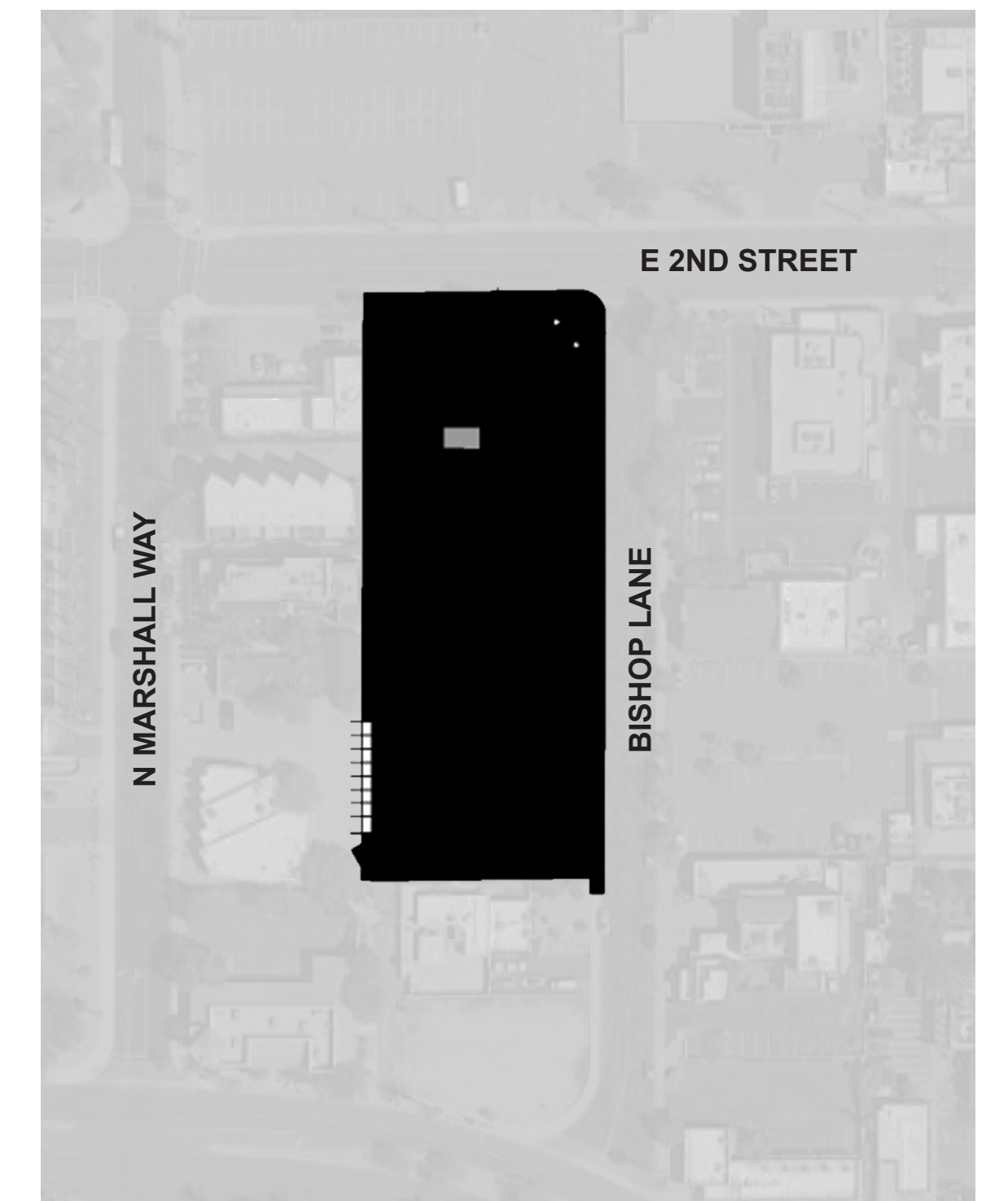
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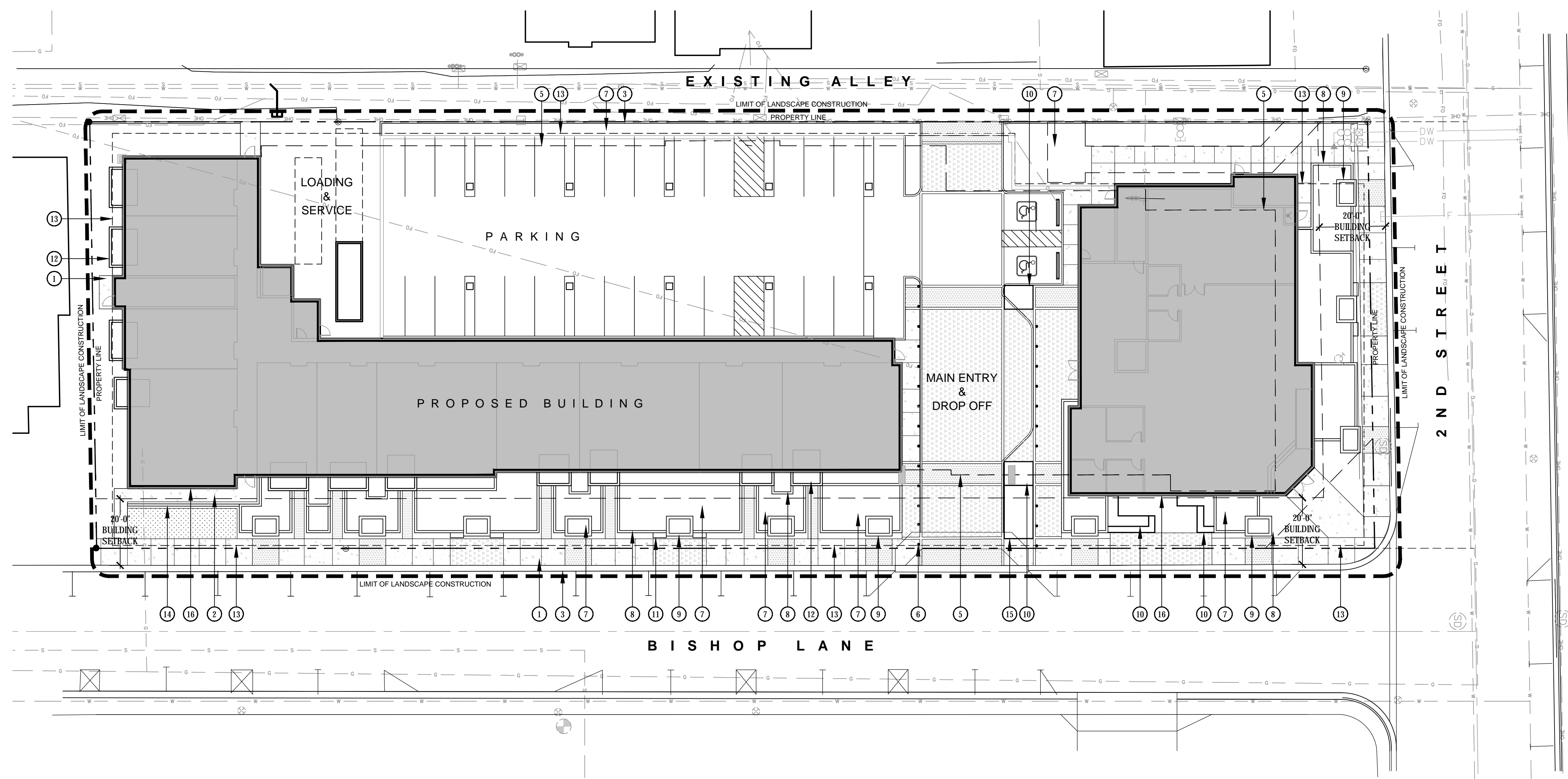
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3PM






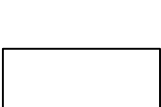

6PM



KEY NOTES

- ① SIDEWALK
- ② RAMP
- ③ CURB
- ④ UTILITIES
- ⑤ BUILDING OVERHEAD
- ⑥ BOLLARD
- ⑦ LANDSCAPE AREA
- ⑧ RAISED PLANTER
- ⑨ RAISED TREE PLANTER
- ⑩ RAISED STEEL PLANTER
- ⑪ BENCH
- ⑫ PRIVATE PATIO
- ⑬ EDGE OF UNDERGROUND PARKING STRUCTURE
- ⑭ WALL AT RAMP
- ⑮ RAISED WATER FEATURE
- ⑯ ART MURAL

PAVING SCHEDULE

-  **STANDARD GRAY CONCRETE**
FINISH: TBD
-  **TYPE 1 - DECORATIVE CONCRETE**
FINISH: TBD
COLOR: TBD
-  **TYPE 2 - DECORATIVE CONCRETE**
FINISH: TBD
COLOR: TBD
-  **TYPE 3 - DECORATIVE CONCRETE**
FINISH: TBD
COLOR: TBD
-  **ARTIFICIAL TURF**
MANUFACTURER: TBD
COLOR: TBD

BISHOP LANE
 2ND STREET AND BISHOP LANE
 SCOTTSDALE, ARIZONA

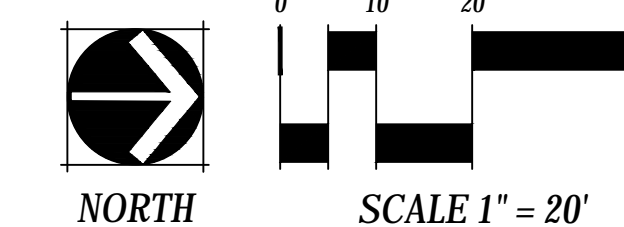
OWNER:
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 5606 S. RICE AVENUE
 HOUSTON, TEXAS
 77081
 713.361.7200



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DATE:
 05/20/2019 REZONING

SHEET TITLE:
 HARDSCAPE PLAN

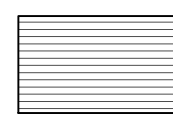
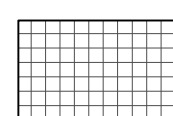




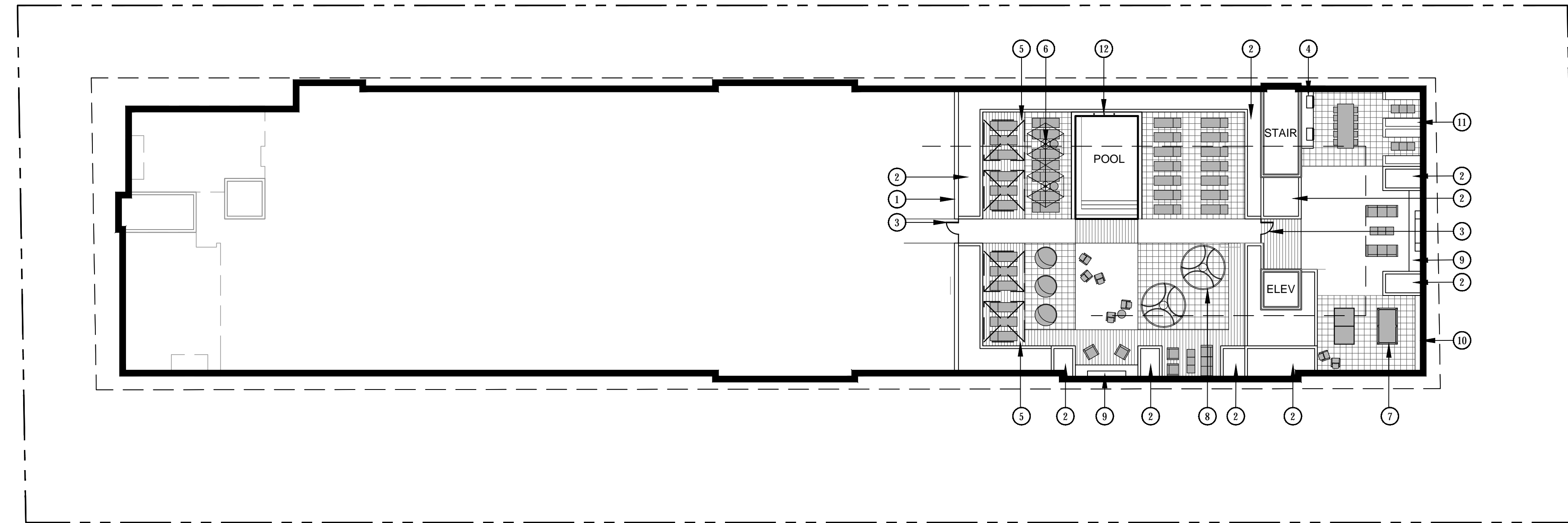
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KEY NOTES - ROOFTOP

- ① WALL
- ② RAISED PLANTER
- ③ POOL GATE
- ④ OUTDOOR KITCHEN
- ⑤ CABANA
- ⑥ UMBRELLA
- ⑦ GAME TABLES
- ⑧ HAMMOCKS
- ⑨ FIREPLACE
- ⑩ BENCH
- ⑪ BOOTH SEATING
- ⑫ WATER SCUPPERS

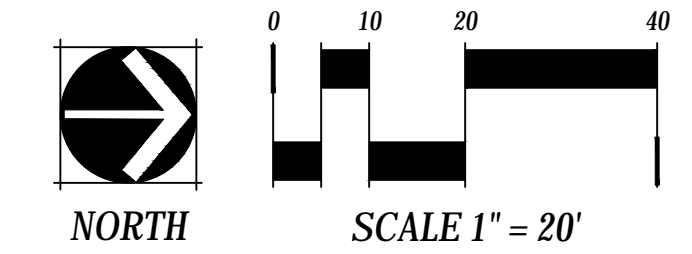
PAVING SCHEDULE - ROOFTOP

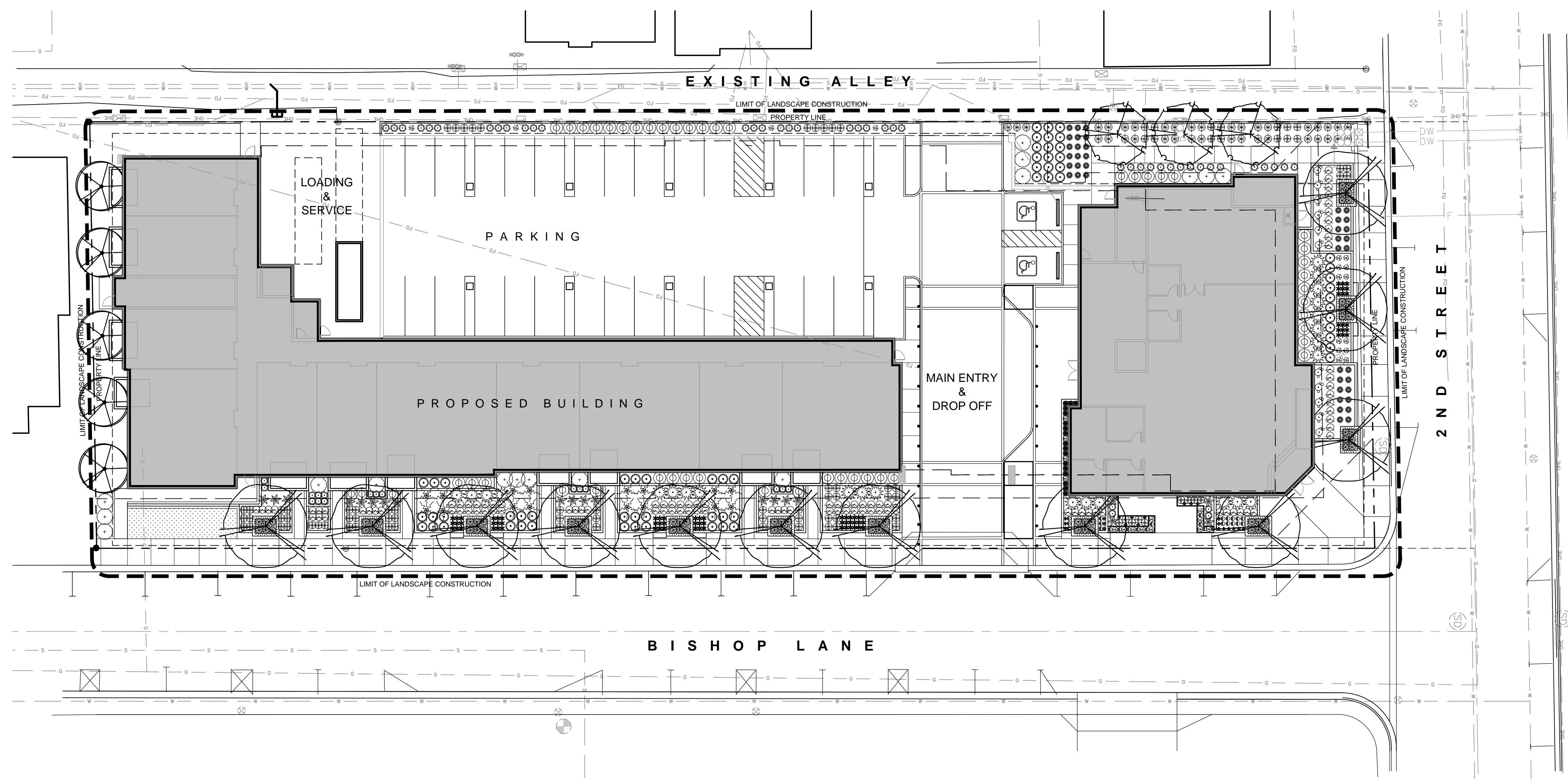
-  TYPE 1 - OVERSTRUCTURE PEDESTAL PAVER SYSTEM
 FINISH:
 COLOR:
-  TYPE 2 - OVERSTRUCTURE PEDESTAL PAVER SYSTEM
 FINISH:
 COLOR:
-  TYPE 3 - OVERSTRUCTURE PEDESTAL PAVER SYSTEM
 FINISH:
 COLOR:
-  ARTIFICIAL TURF



2 N D S T R E E T
 (B E L O W)

B I S H O P L A N E
 (B E L O W)





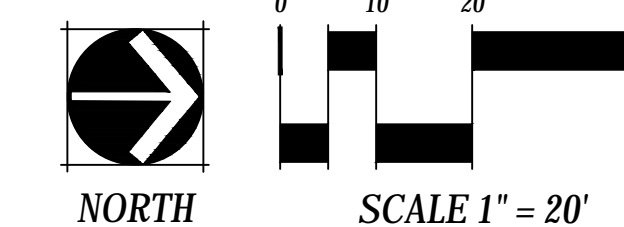
PLANT SCHEDULE

SYMBOLS	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
TREES				
	<i>Acacia aneura</i> Mulga		7-9' HT. 4'-6' W. 3" CAL.	8
	<i>Chilopsis linearis</i> Desert Willow		5-7' HT. 3'-4' W. 1.5" CAL.	6
	<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde		10'-14' HT. 8'-10' W. 4" CAL.	12
SHRUBS				
	<i>Caesalpinia pulcherrima</i> Bird of Paradise	5 GAL.		16
	<i>Ericameria lanicifolia</i> Turpentine Bush	5 GAL.		100
	<i>Leucophyllum langmaniae 'Rio Bravo'</i> Rio Bravo Sage	5 GAL.		49
	<i>Ruellia brittoniana</i> Ruellia	5 GAL.		62
ACCENTS				
	<i>Agave angustifolia 'Marginata'</i> Variegated Century Plant	5 GAL.		20
	<i>Agave victoriae-reginae</i> Queen Victoria Agve	5 GAL.		30
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		72
	<i>Asclepia subulata</i> Milkweed	5 GAL.		37
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 GAL.		40
	<i>Euphorbia antisiphilitica</i> Candelilla	5 GAL.		90
	<i>Fouquieria splendens</i> Ocotillo	6+ CANES 24" BOX		16
	<i>Hesperaloe funifera</i> Giant Hesperaloe	15 GAL.		25
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		72
	<i>Pachycereus marginatus</i> Totem Pole Cactus	3' HT.		11
	<i>Portulacaria afra</i> Elephant Bush	5 GAL.		22
	<i>Sansevieria trifasciata variegata</i> Variegated Snake Plant	5 GAL.		17
GROUNDCOVERS AND VINES				
	<i>Setcreasea pallida</i> Purple Heart	1 GAL.		26
	<i>Wedelia texana</i> Yellow Dot	1 GAL.		61

NOTES:
 1. ALL PLANT MATERIAL IS PRELIMINARY AND IS SUBJECT TO CHANGE.

TOPDRESS SCHEDULE

- TYPE 1 - DECOMPOSED GRANITE
 SIZE: 1/2" MINUS
 COLOR: GOLD
 SOURCE: TBD
- TYPE 2 - DESERT PAVEMENT
 SIZE: 4" MINUS
 COLOR: GOLD
 SOURCE: TBD
- TYPE 3 - DECORATIVE TOPDRESS
 SIZE: TBD
 COLOR: TBD
 SOURCE: TBD



BISHOP LANE
 2ND STREET AND BISHOP LANE
 SCOTTSDALE, ARIZONA

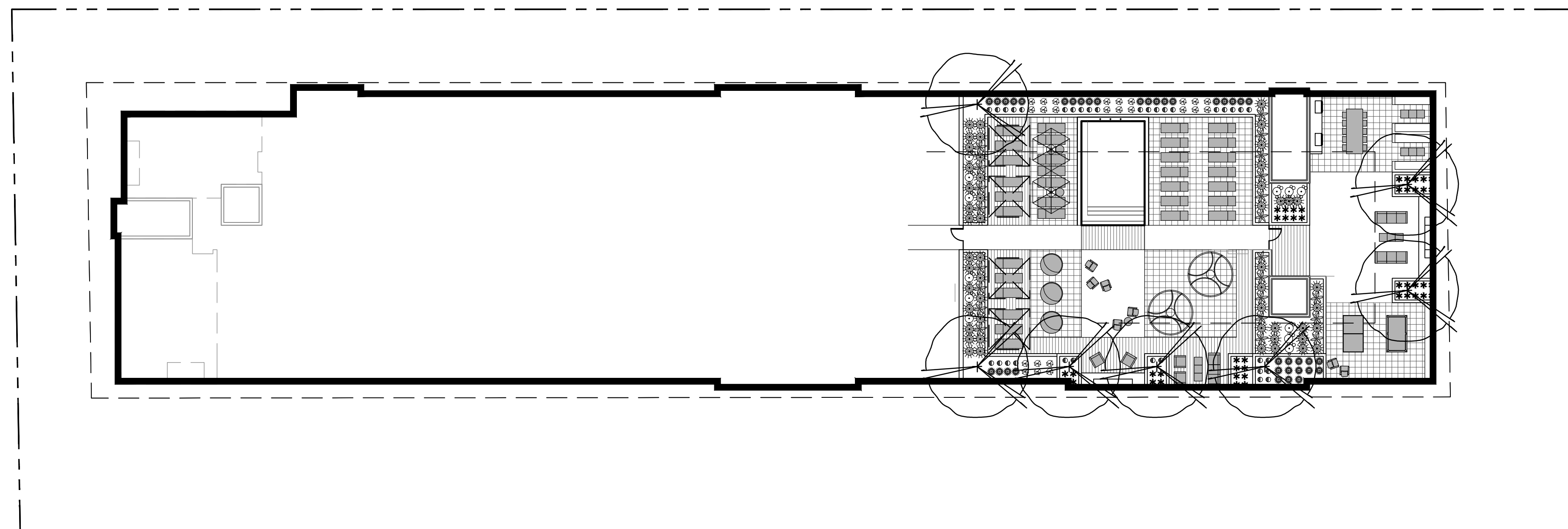
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 77081
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SHEET TITLE:
 LANDSCAPE
 PLAN



PLANT SCHEDULE - ROOFTOP

SYMBOLS	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
TREES				
	<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde		10'-14' HT. 8'-10' W. 4" CAL.	7
ACCENTS				
	<i>Agave angustifolia 'Marginata'</i> Variegated Century Plant	5 GAL.		22
	<i>Agave victoriae-reginae</i> Queen Victoria Agve	5 GAL.		24
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		43
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 GAL.		37
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		50
	<i>Pachycereus marginatus</i> Totem Pole Cactus	5 GAL.		12
GROUNDCOVERS AND VINES				
	<i>Setcreasea pallida</i> Purple Heart	1 GAL.		34

BISHOP LANE
 2ND STREET AND BISHOP LANE
 SCOTTSDALE, ARIZONA

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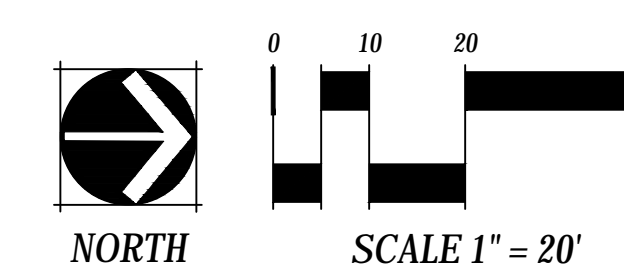


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 CONSTRUCTION

DATE:
 05/20/2019 REZONING

SHEET TITLE:
 ROOFTOP
 LANDSCAPE PLAN

L-202



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 DRAWN BY: MG/CR
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