

BISHOP LANE

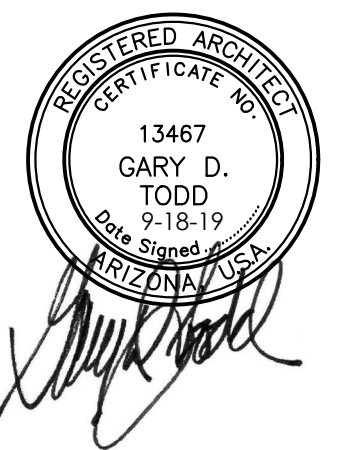


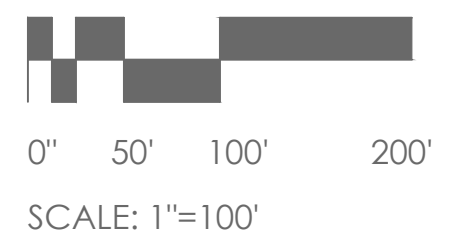
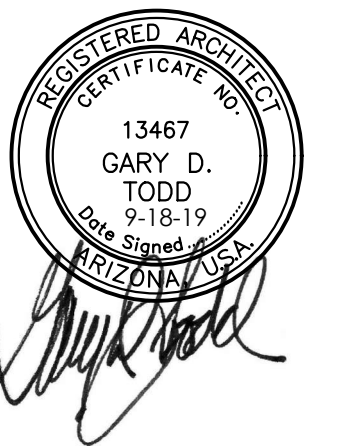
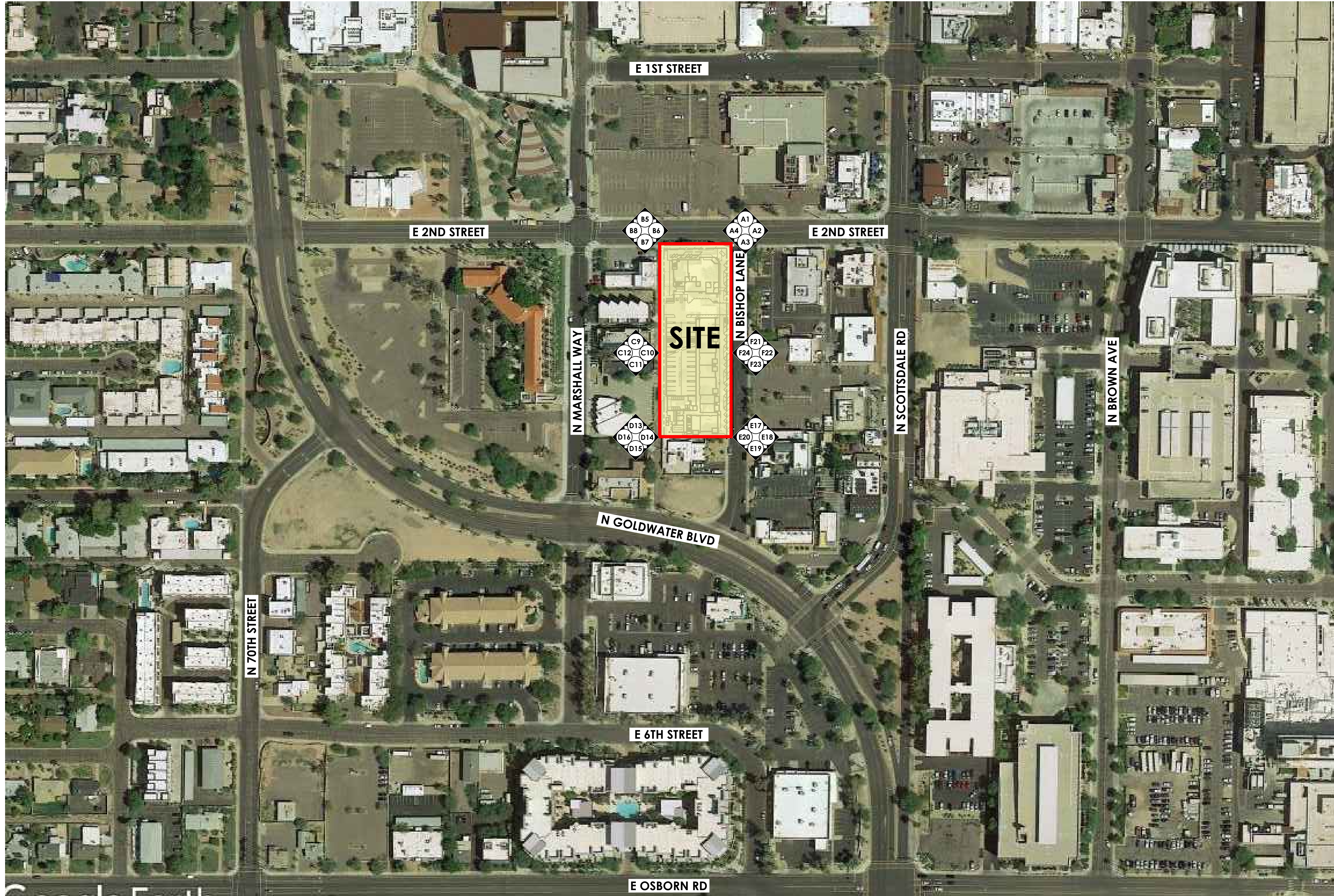
REZONING RESUBMITTAL PACKAGE
PROJECT NO. 18-2028-01
DATE: SEP 18, 2019

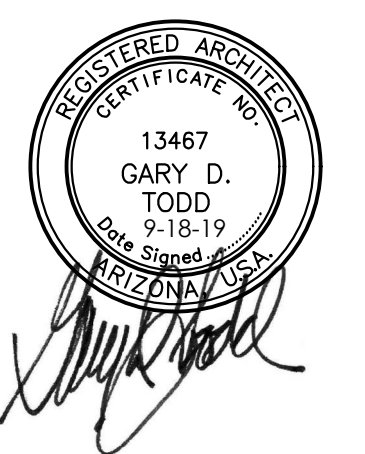
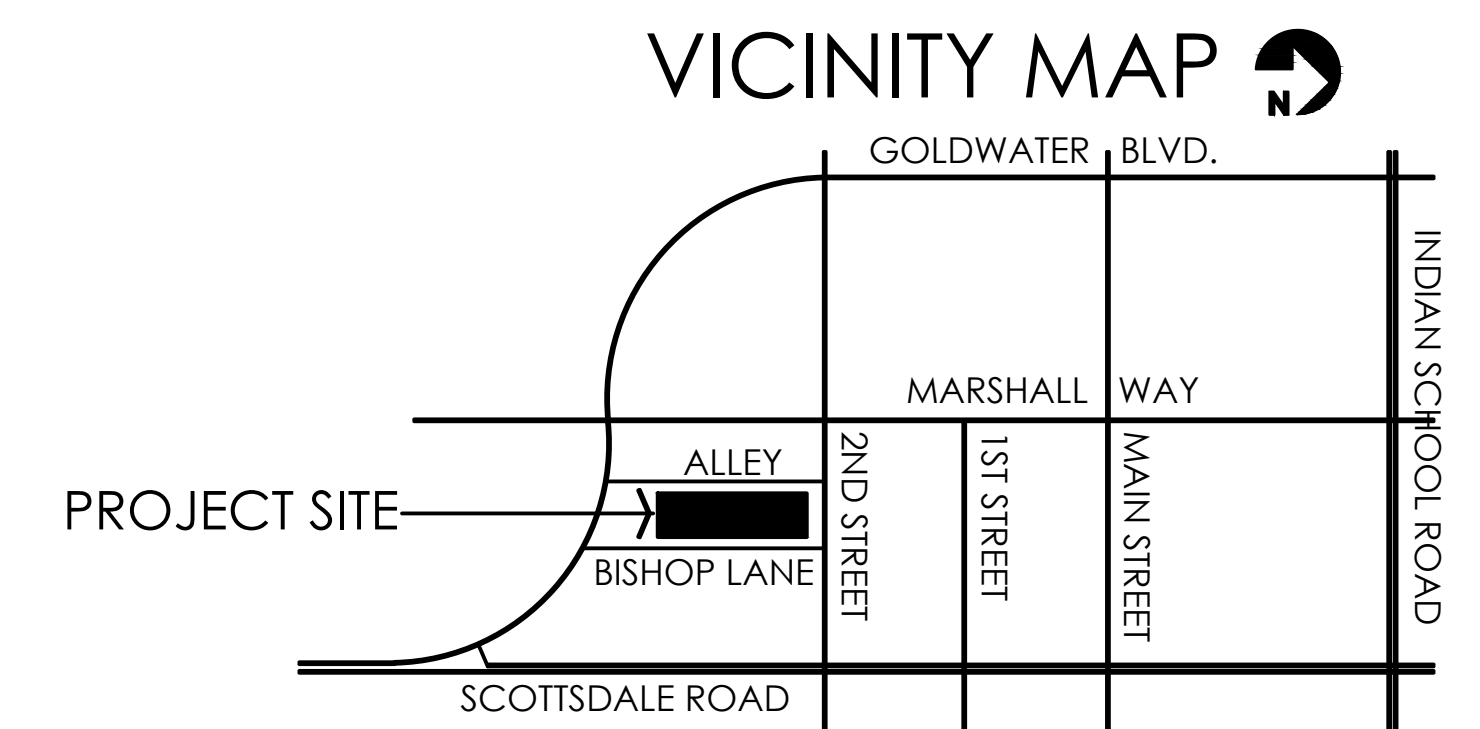
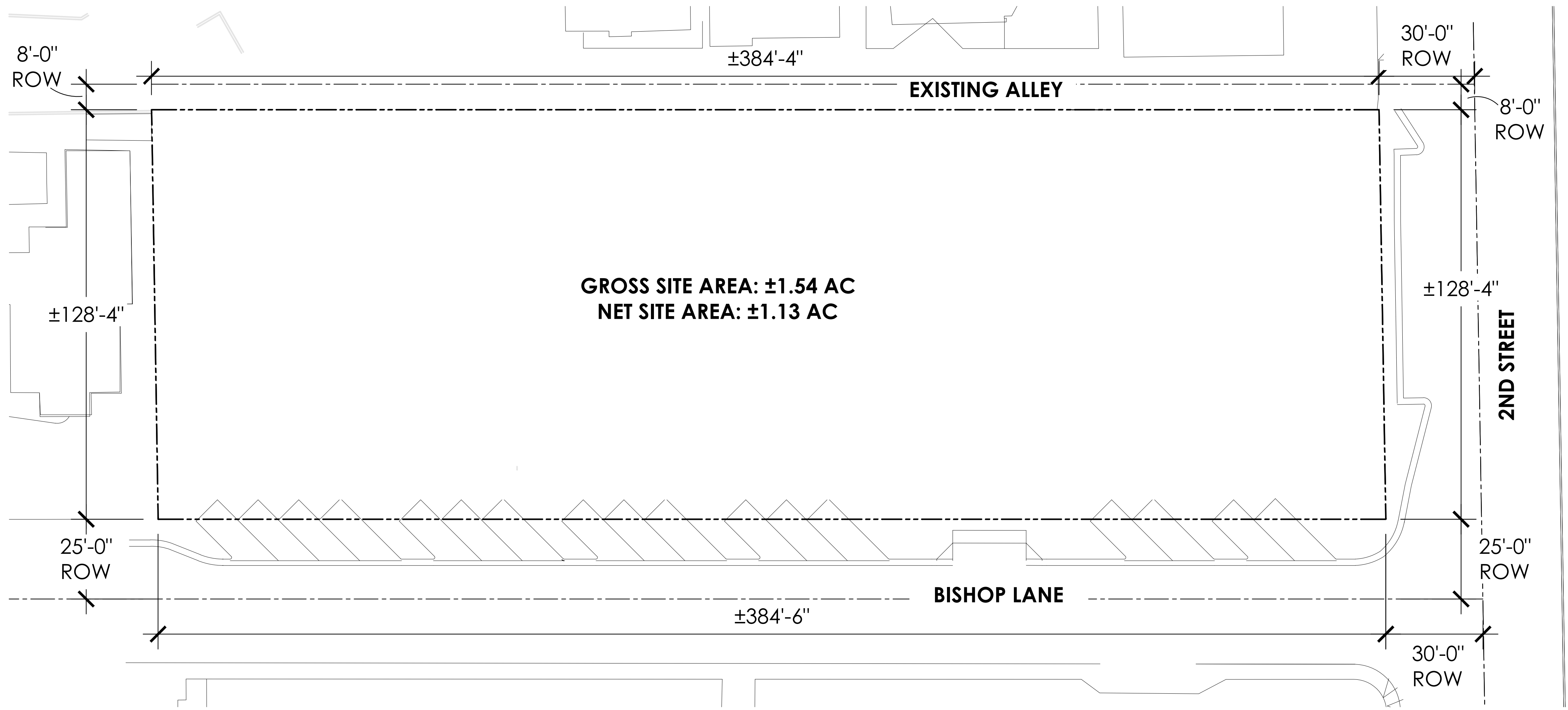


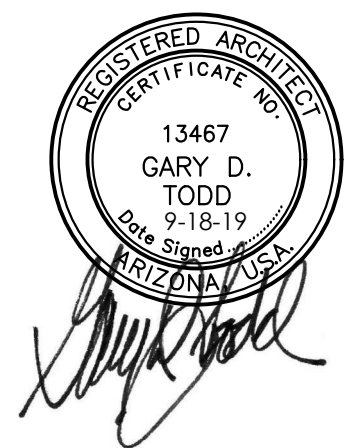
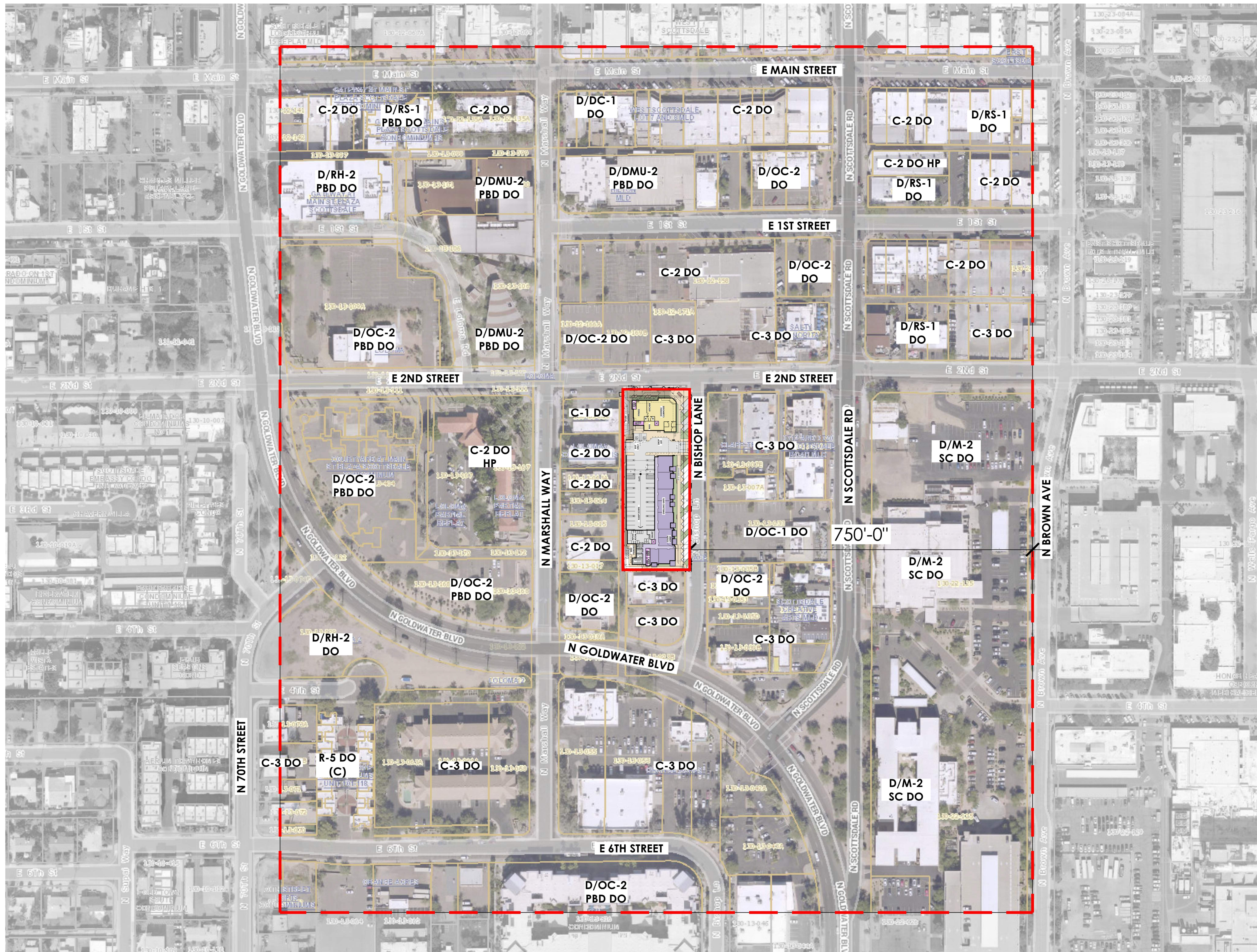
TABLE OF CONTENTS

1. Photo Exhibit of Existing Conditions
2. Dimensioned Plan
3. Context Aerial
4. Site Plan
5. Site Plan with Second Floor Plan
6. Site Cross Sections & Transitions
7. Parking Plan - Grade Level
8. Parking Plan - Garage Levels
9. Pedestrian & Vehicular Circulation Plan
- 9A. Refuse Plan
10. Black & White Elevations - North & East
11. Black & White Elevations - South & West
12. Color Elevations - North & East
13. Color Elevations - South & West
14. Perspective - View from Northeast
- 14A. Perspective - East Facade
15. Perspective - View from Southeast
- 15A. Perspective - South Entrance
- 15B. Perspective - View from Northwest
16. Floor Plans - First & Second Floors
17. Floor Plans - Third & Fourth Floors
18. Floor Plans - Fifth & Sixth Floors
19. Floor Plans - Seventh & Eighth Floors
20. Floor Plans - Roof Plan
21. Typical Unit Plans
22. Typical Unit Plans
23. Solar Analysis - March, June
24. Solar Analysis - September, December
25. GD1 - Preliminary Grading & Drainage Plan
26. GD2 - Sections
27. UT1 - Preliminary Utility Plan
28. L-101 - Hardscape Plan
29. L-102 - Rooftop Hardscape Plan
30. L-201 - Landscape Plan
31. L-202 - Rooftop Landscape Plan





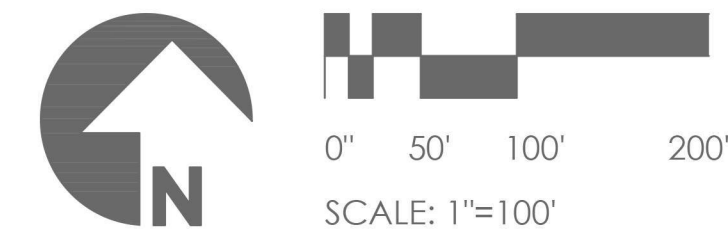




BISHOP LANE
REZONING RESUBMITTAL

SEPTEMBER 18, 2019

CONTEXT AERIAL WITH
PROPOSED SITE IMPROVEMENTS



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
 OPEN SPACE REQUIRED: NONE
 OPEN SPACE PROVIDED: ±12,500 SF (±25%)

BUILDING HEIGHT: (PER TABLE 6.1310.C)
 BUILDING HEIGHT MAX. ALLOWED W/BONUS: 90'
 MAX. HEIGHT FOR BUILDING APPURTENANCES: 6'

BUILDING HEIGHT PROPOSED: (8 STORIES, W/ROOF DECK) 87'
 BUILDING HEIGHT WITH APPURTENANCES PROPOSED: 95'

NOTE: BUILDING HEIGHT MEASURED PER CITY OF SCOTTSDALE
 DEFINITION. REFERENCE HEIGHT OF +53.83' ESTABLISHED 12"
 ABOVE AVERAGE ELEVATION OF BISHOP LANE TOP OF CURB
 OF +52.83'. SEE BUILDING ELEVATIONS & SECTIONS.

BUILDING SETBACKS:
 REQUIRED:
 FROM LOCAL STREET: MIN. 20'
 FROM ALLEY: NO SETBACK
 FROM ADJACENT PROPERTY: NO SETBACK

PROVIDED:
 FROM 2ND ST: 21'-6"
 FROM BISHOP LANE: 28'-4"
 FROM ALLEY: 4'-0"
 FROM ADJACENT PROPERTY: 6'-2"

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

PARKING REQUIRED

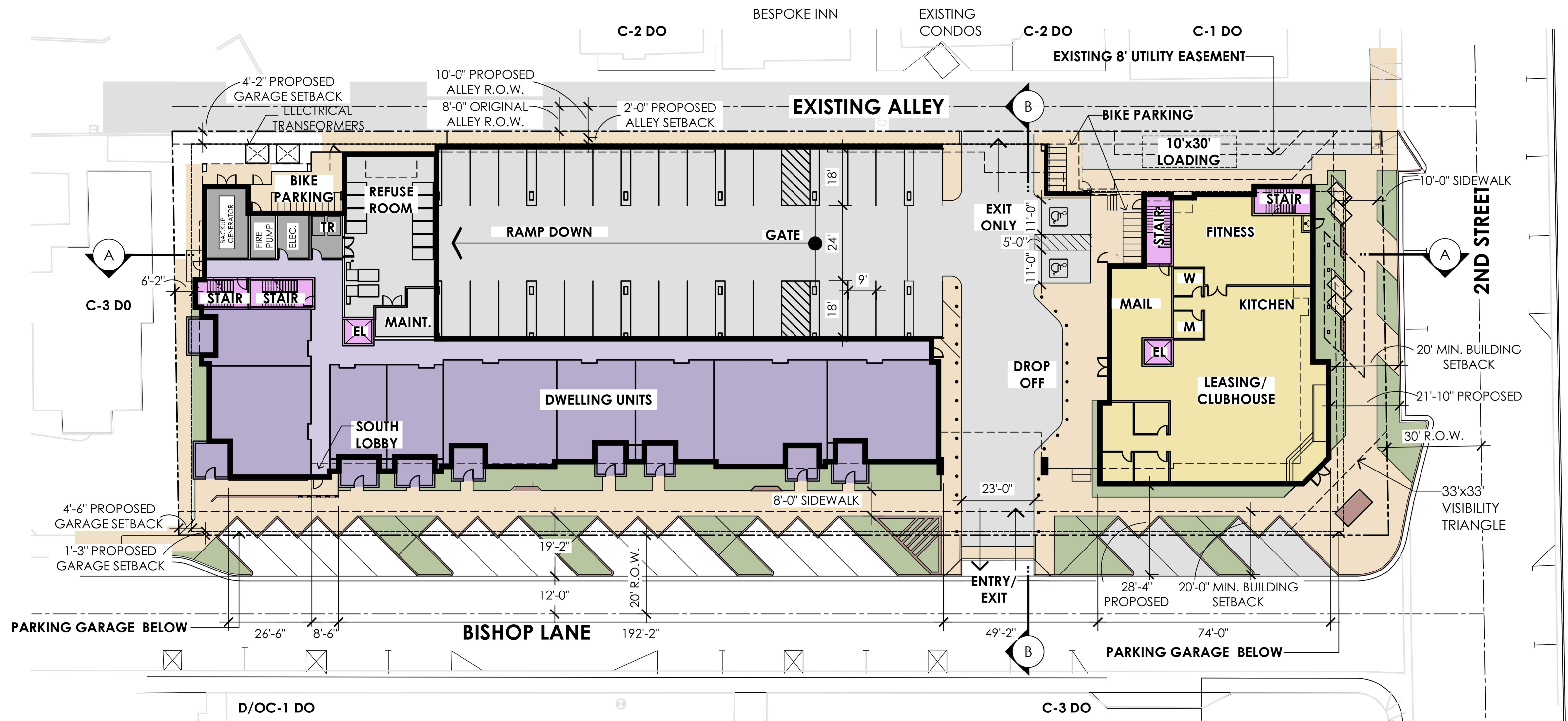
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
S STUDIO	72	1.0 P.S./DU	72
A 1BR/1BA	91	1.0 P.S./DU	91
B 2BR/2BA	36	2.0 P.S./DU	72
TOTAL	199	(1.18 P.S./DU)	235

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

OFF-SITE PARKING (NOT INCLUDED IN COUNT) 20

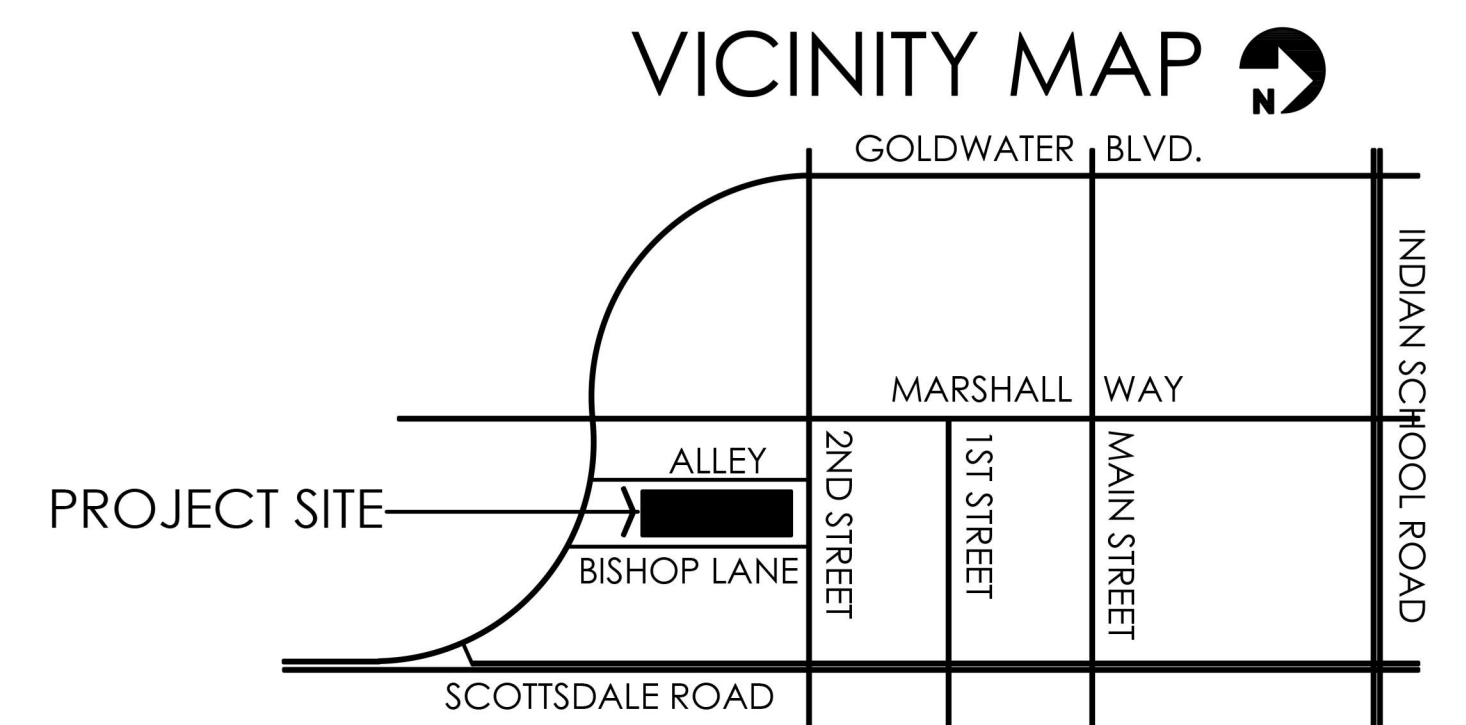
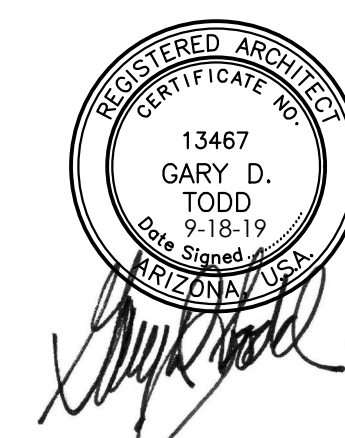
BICYCLE PARKING REQUIRED
 1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 250/10
 = 25 BICYCLE PARKING SPACES

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



D/OC-2 DO

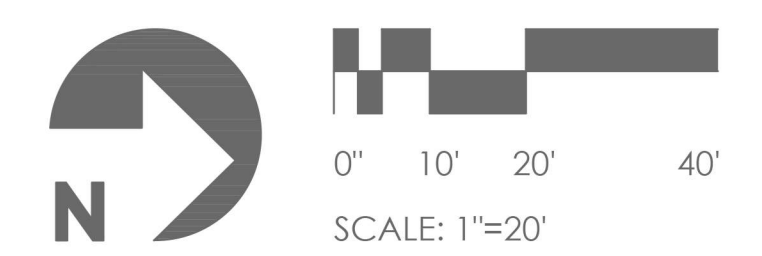
C-3 DO

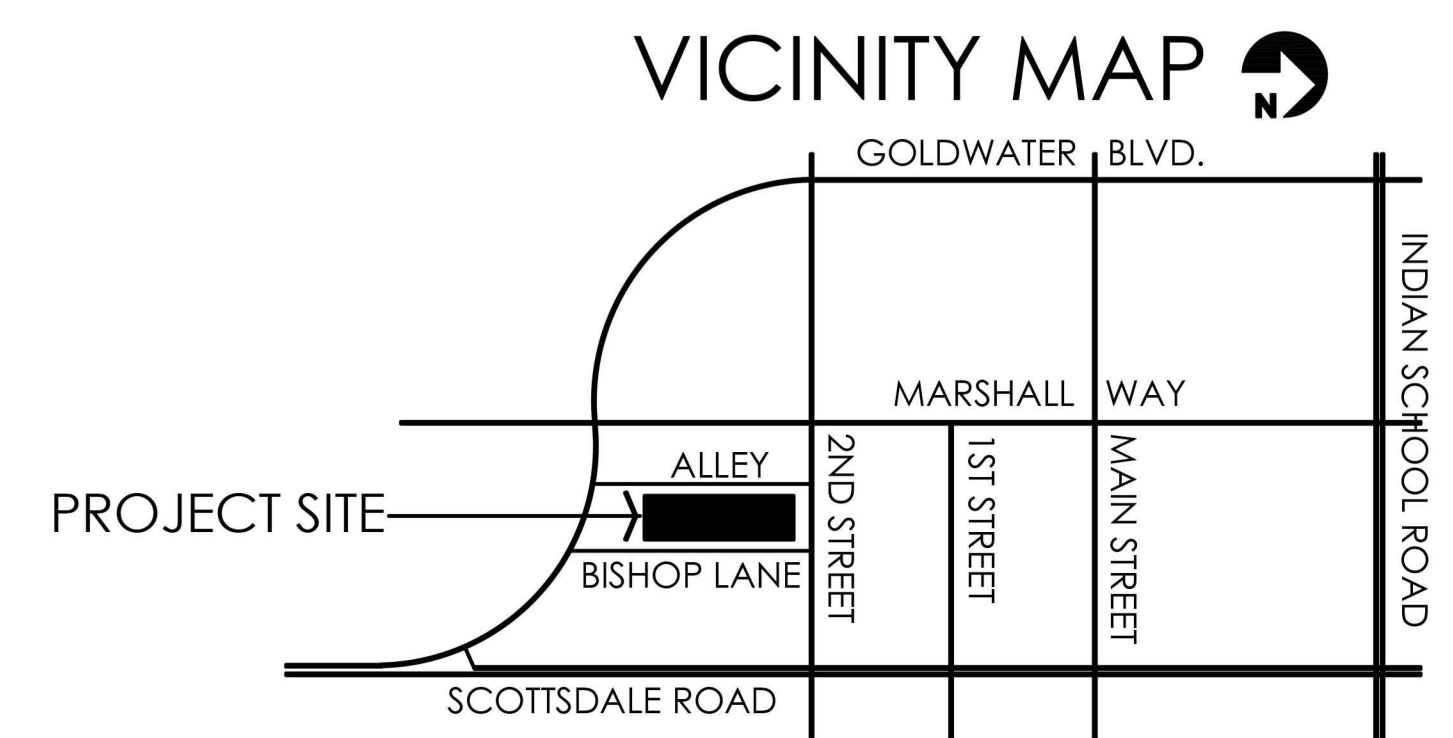
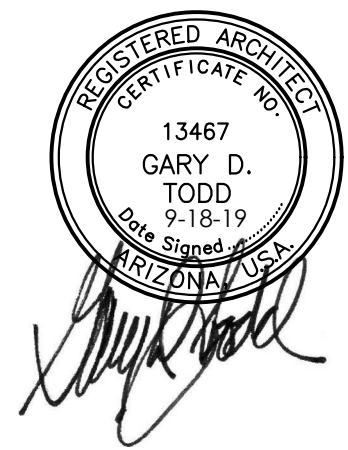
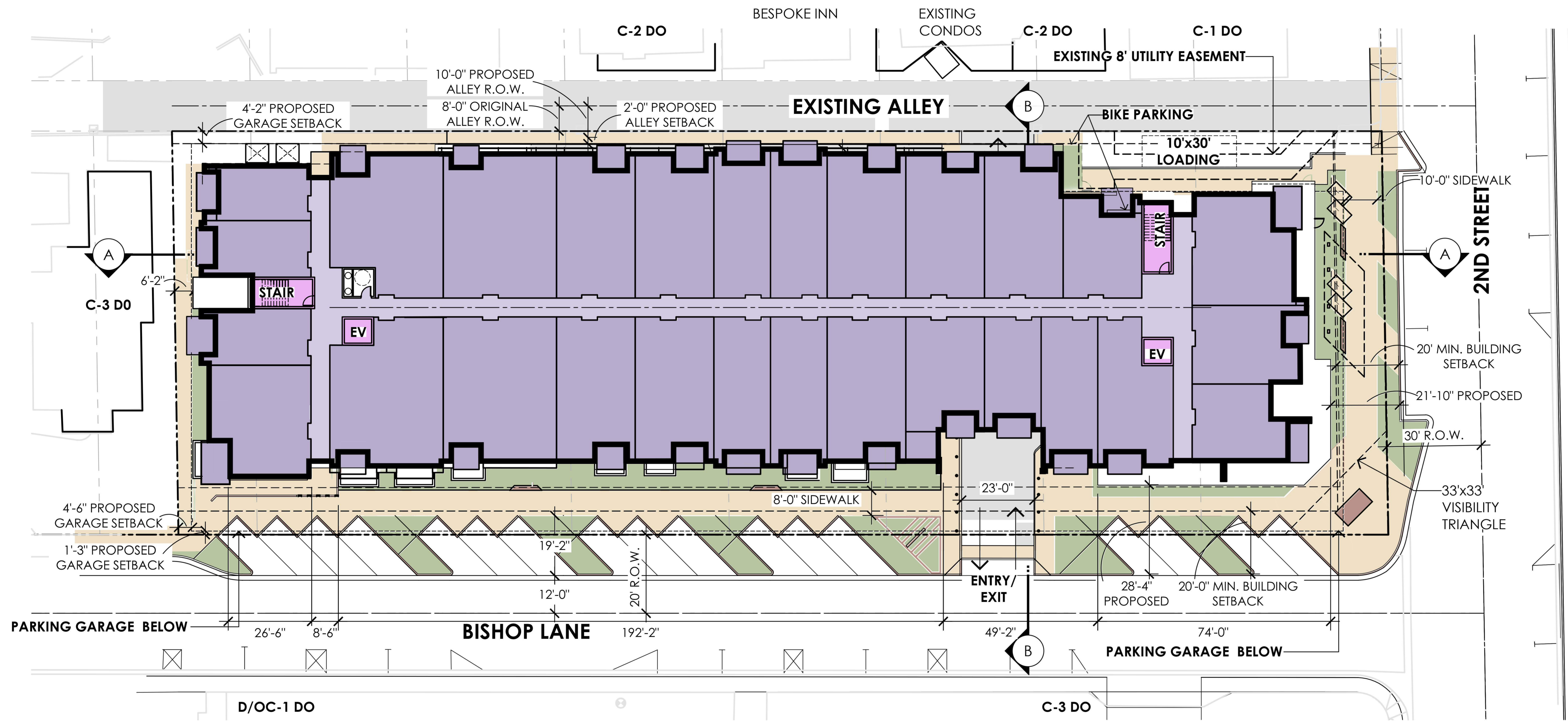


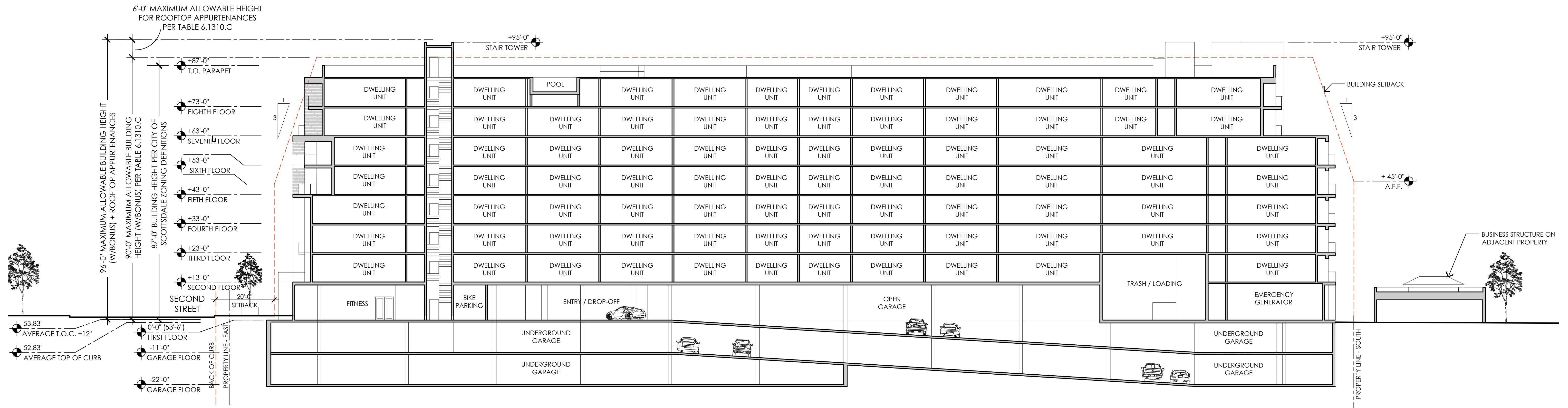
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SEPTEMBER 18, 2019

SITE PLAN

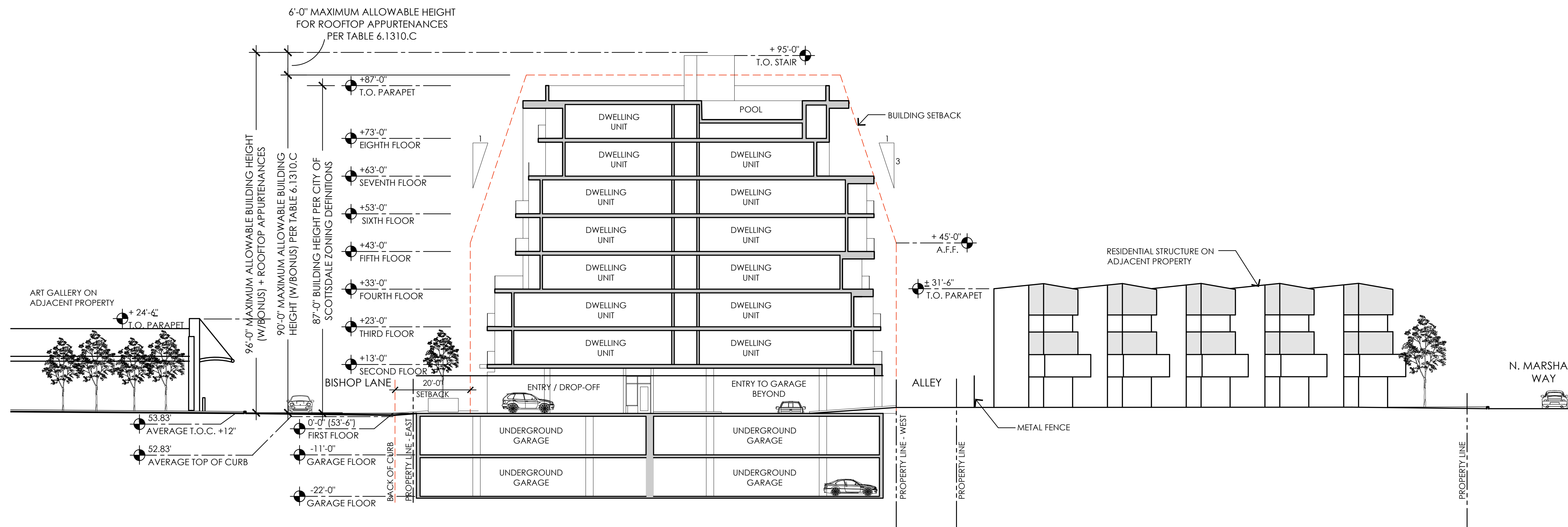






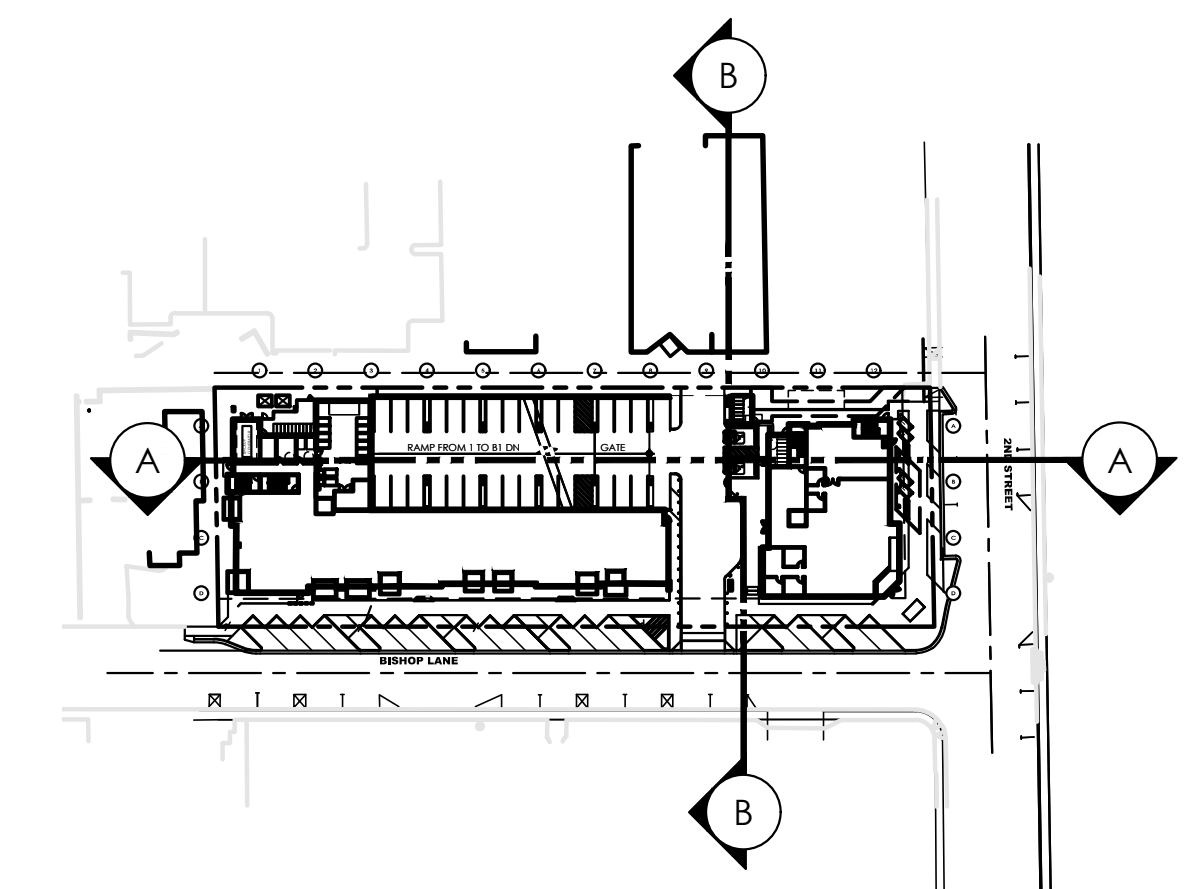
SITE CROSS SECTION A / TRANSITION PLAN

1/16" = 1'-0"

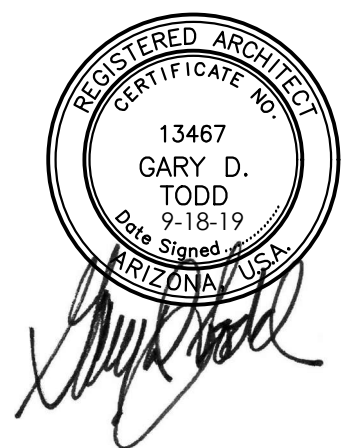


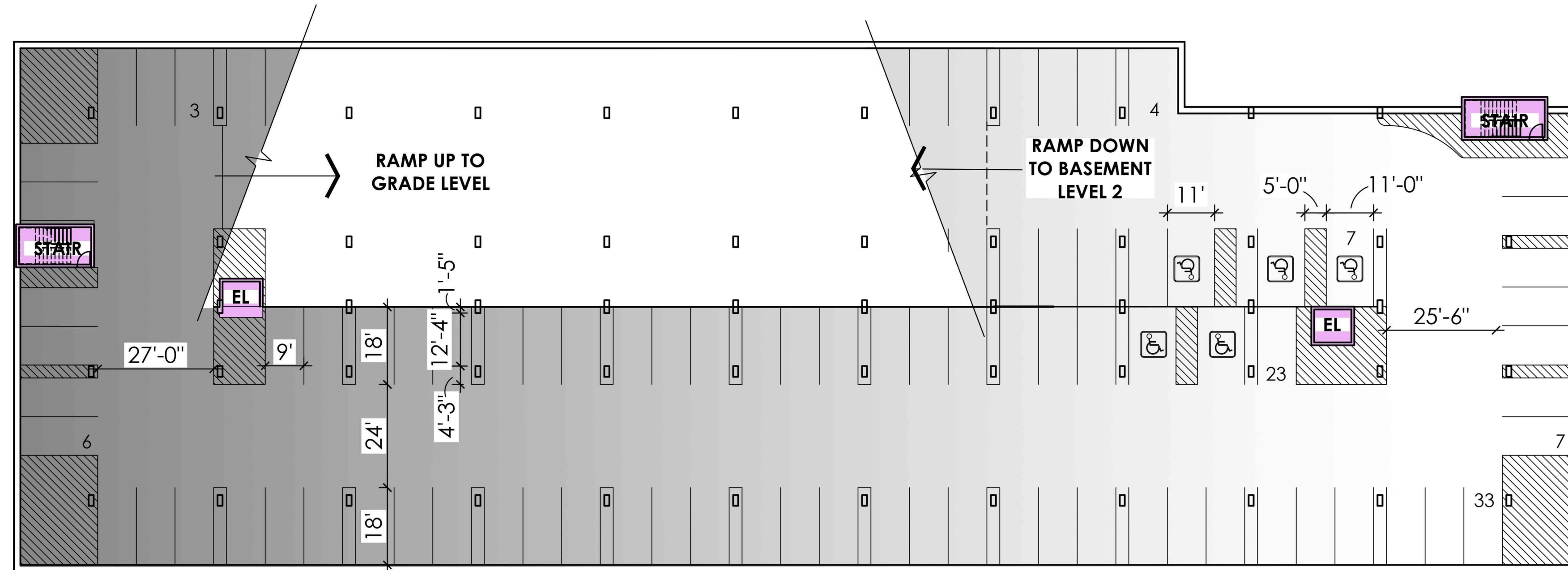
SITE CROSS SECTION B / TRANSITION PLAN

1/16" = 1'-0"



KEY PLAN





BASEMENT LEVEL 1 PARKING PLAN

TOTAL PARKING THIS LEVEL: 83

PARKING DATA

PARKING REQUIRED

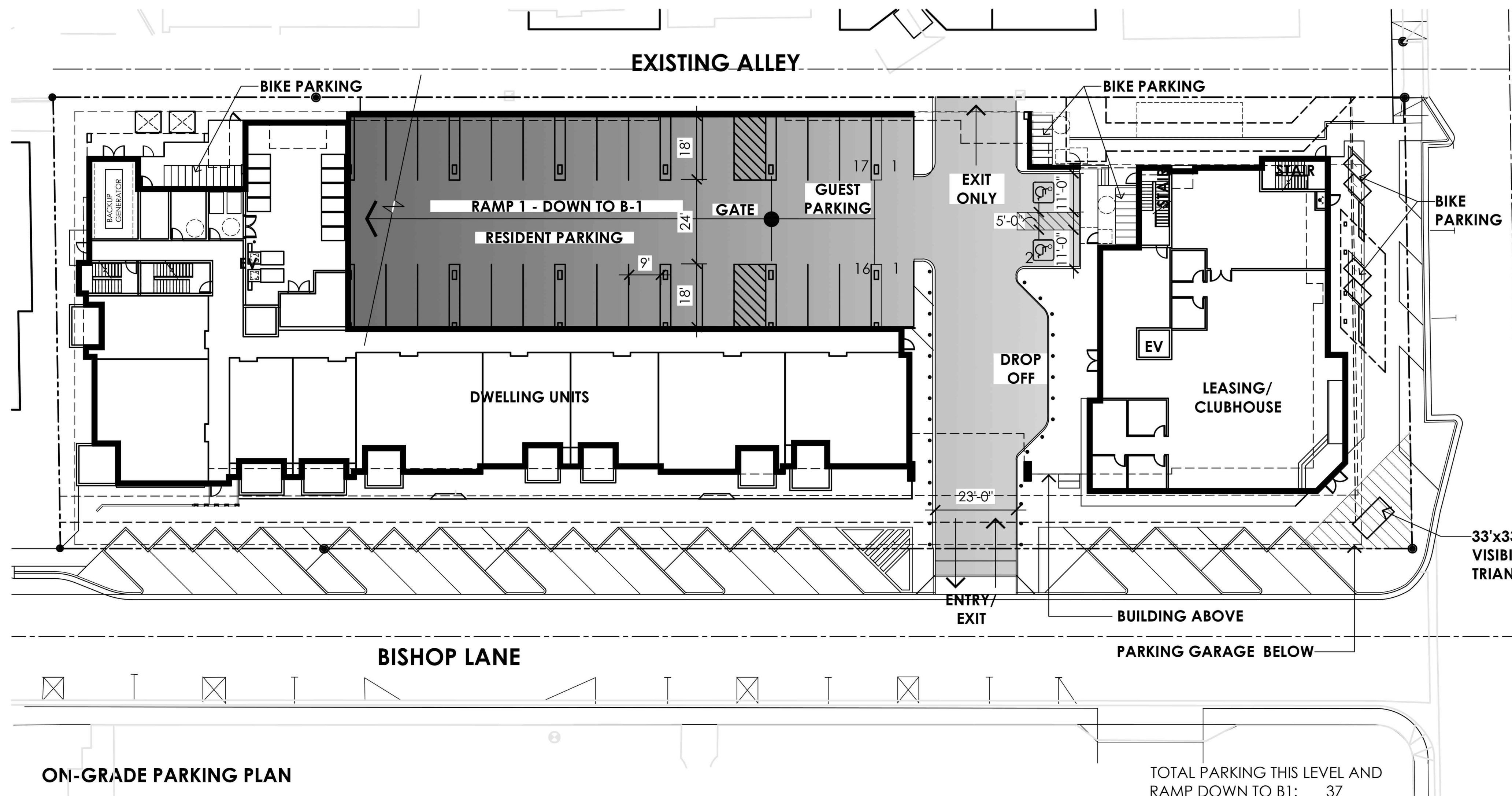
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TOTAL	199	(1.18 P.S./DU)	235

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

OFF-SITE PARKING (NOT INCLUDED IN COUNT) 20

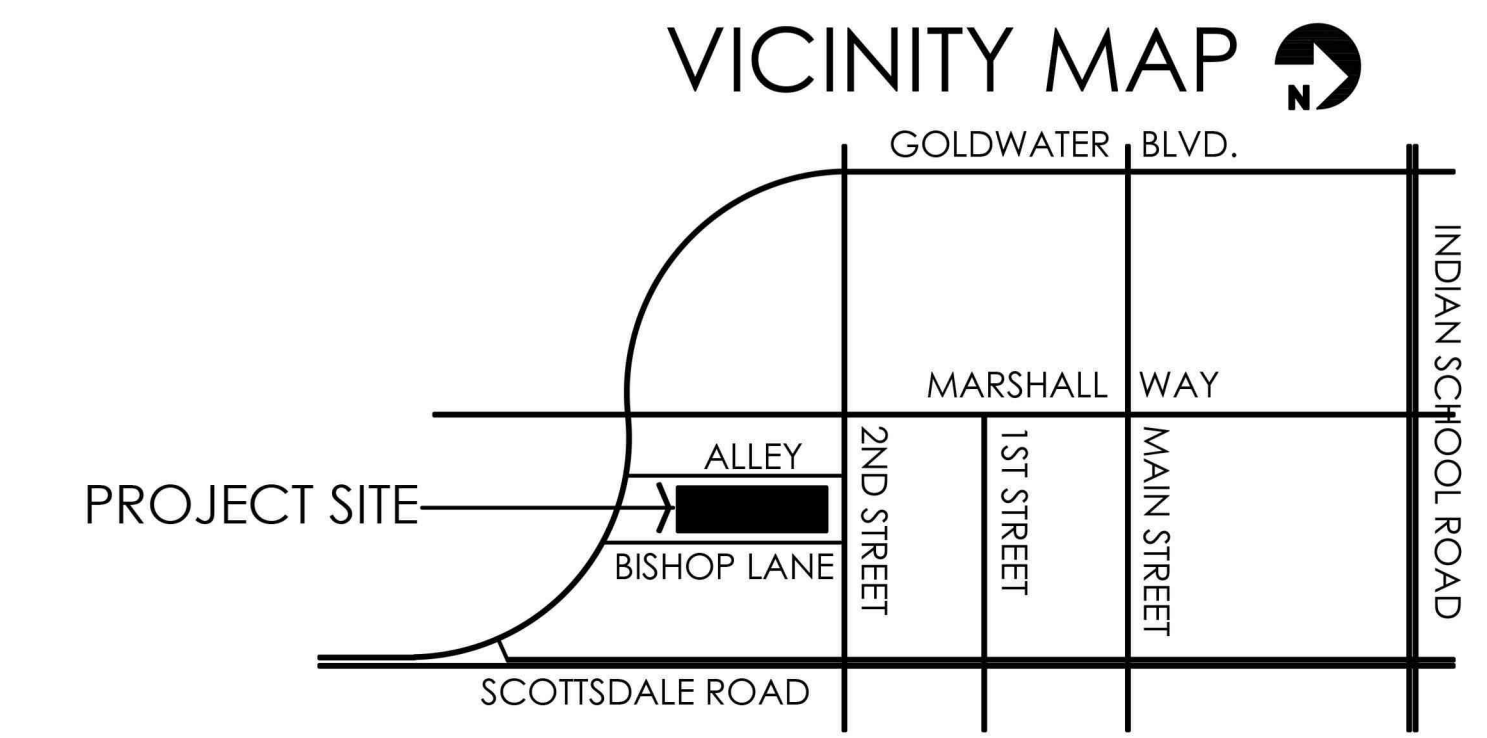
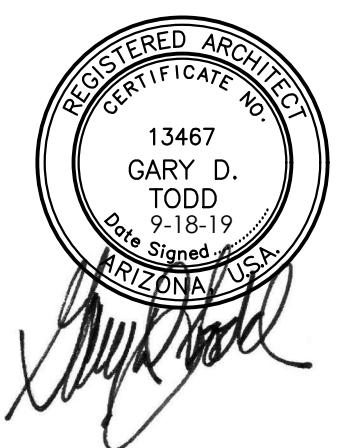
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1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 250/10
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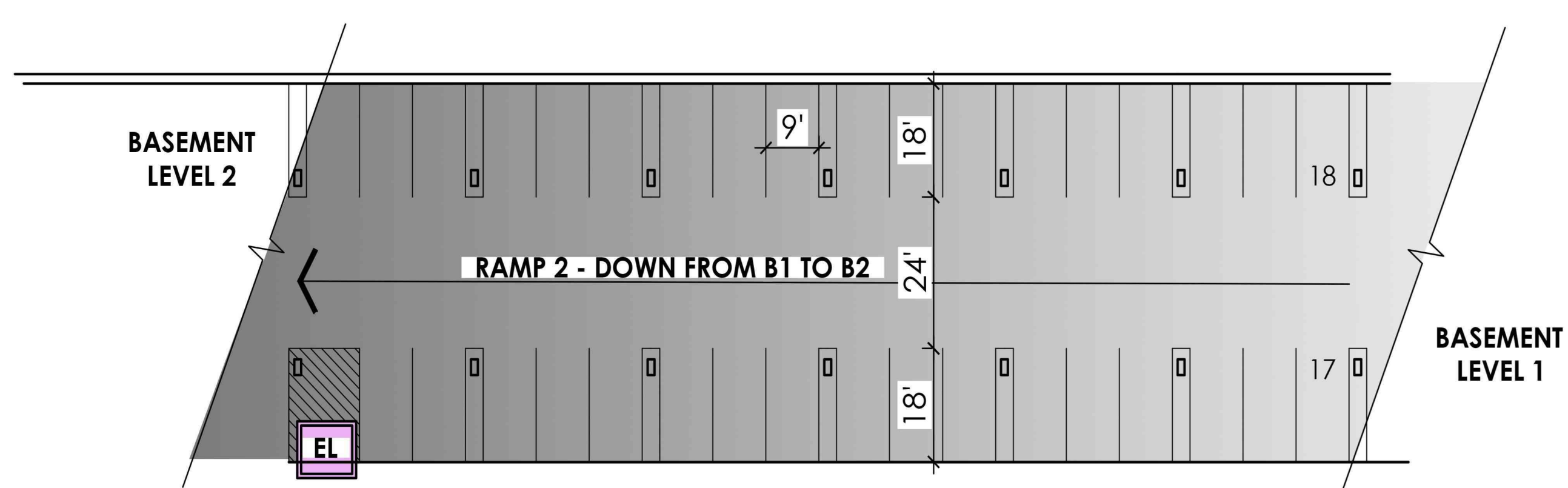
BICYCLE PARKING PROVIDED COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.



ON-GRADE PARKING PLAN

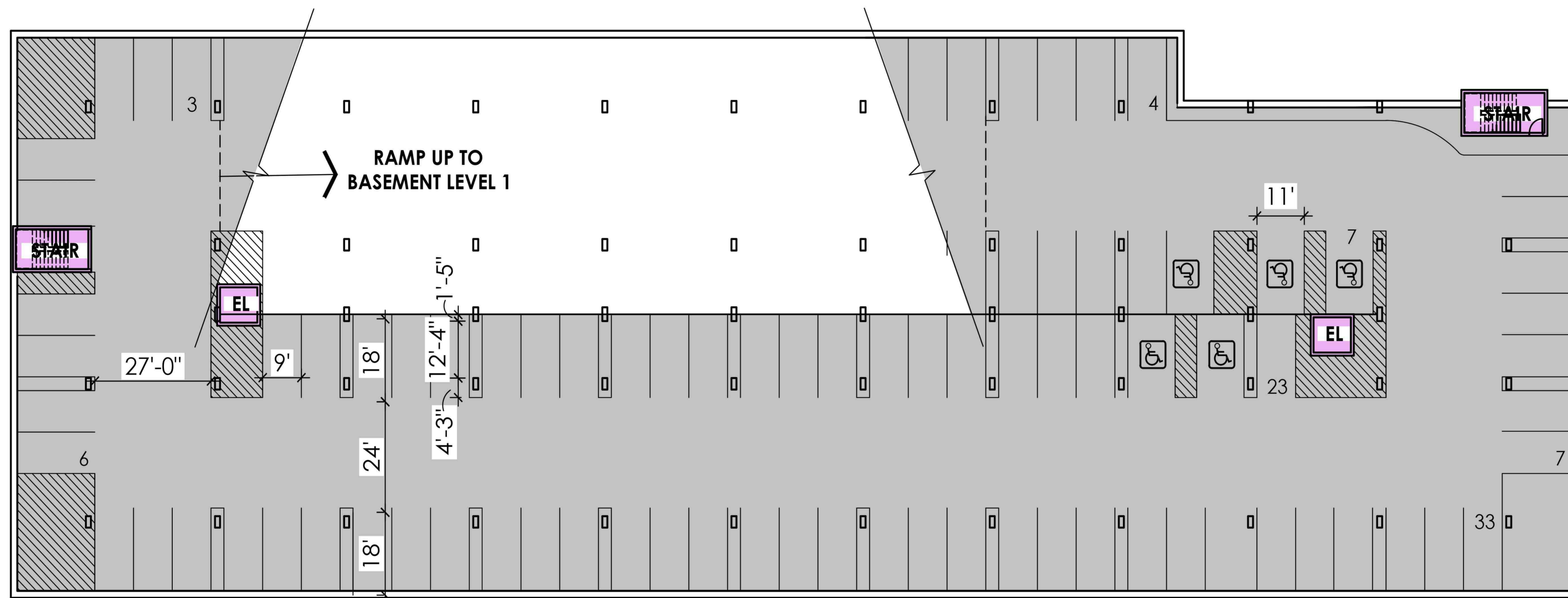
TOTAL PARKING THIS LEVEL AND RAMP DOWN TO B1: 37





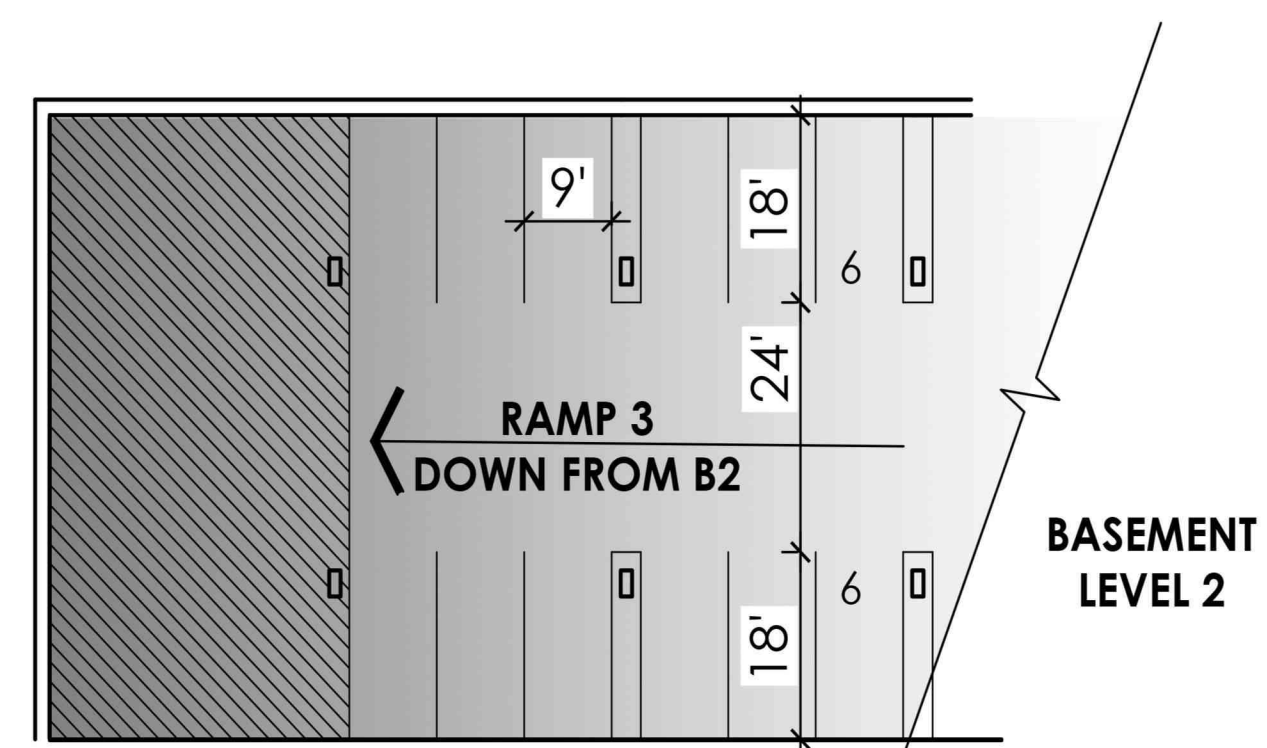
RAMP 2 PARKING PLAN - FROM B1 TO B2

TOTAL PARKING THIS LEVEL: 35



BASEMENT LEVEL 2 PARKING PLAN

TOTAL PARKING THIS LEVEL: 83



RAMP 3 - PARKING PLAN - FROM B-2

TOTAL PARKING THIS LEVEL: 12

PARKING DATA

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%)

OFF-SITE PARKING (NOT INCLUDED IN COUNT)

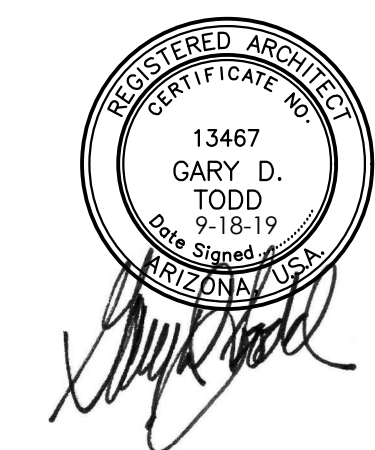
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BICYCLE PARKING REQUIRED

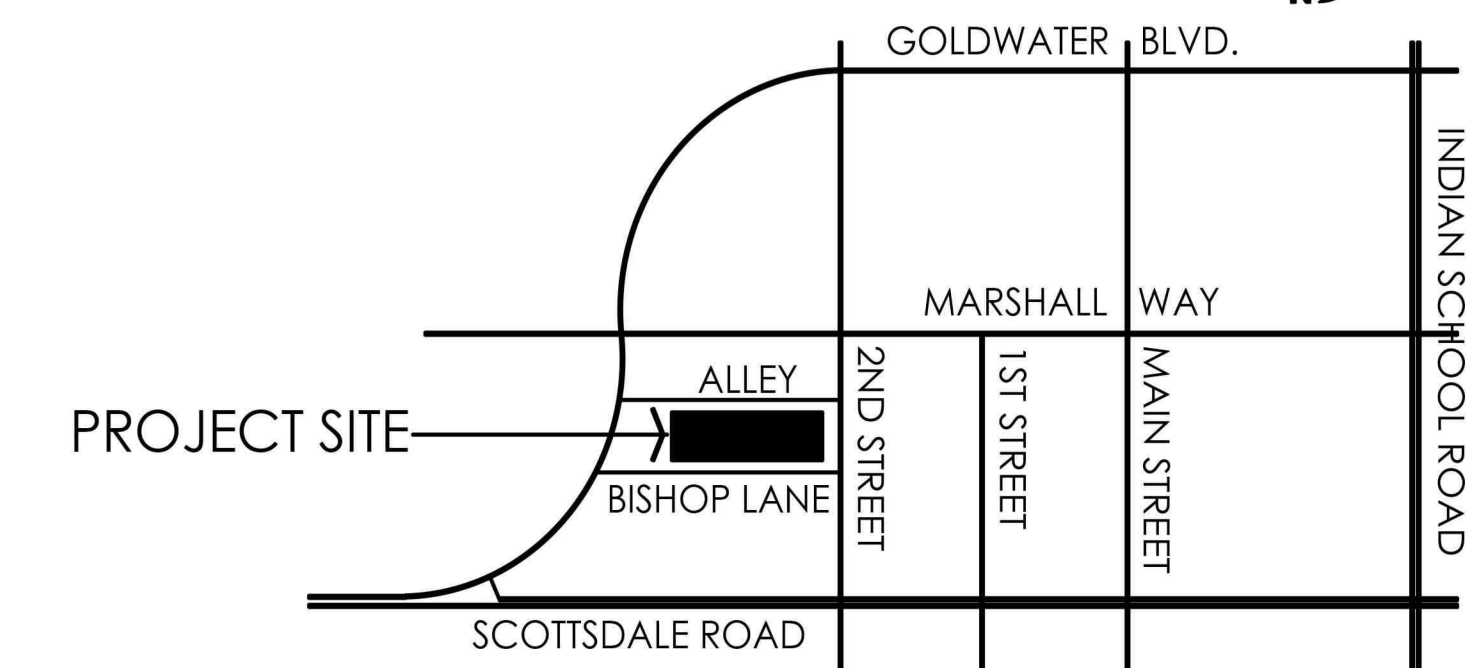
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= 25 BICYCLE PARKING SPACES

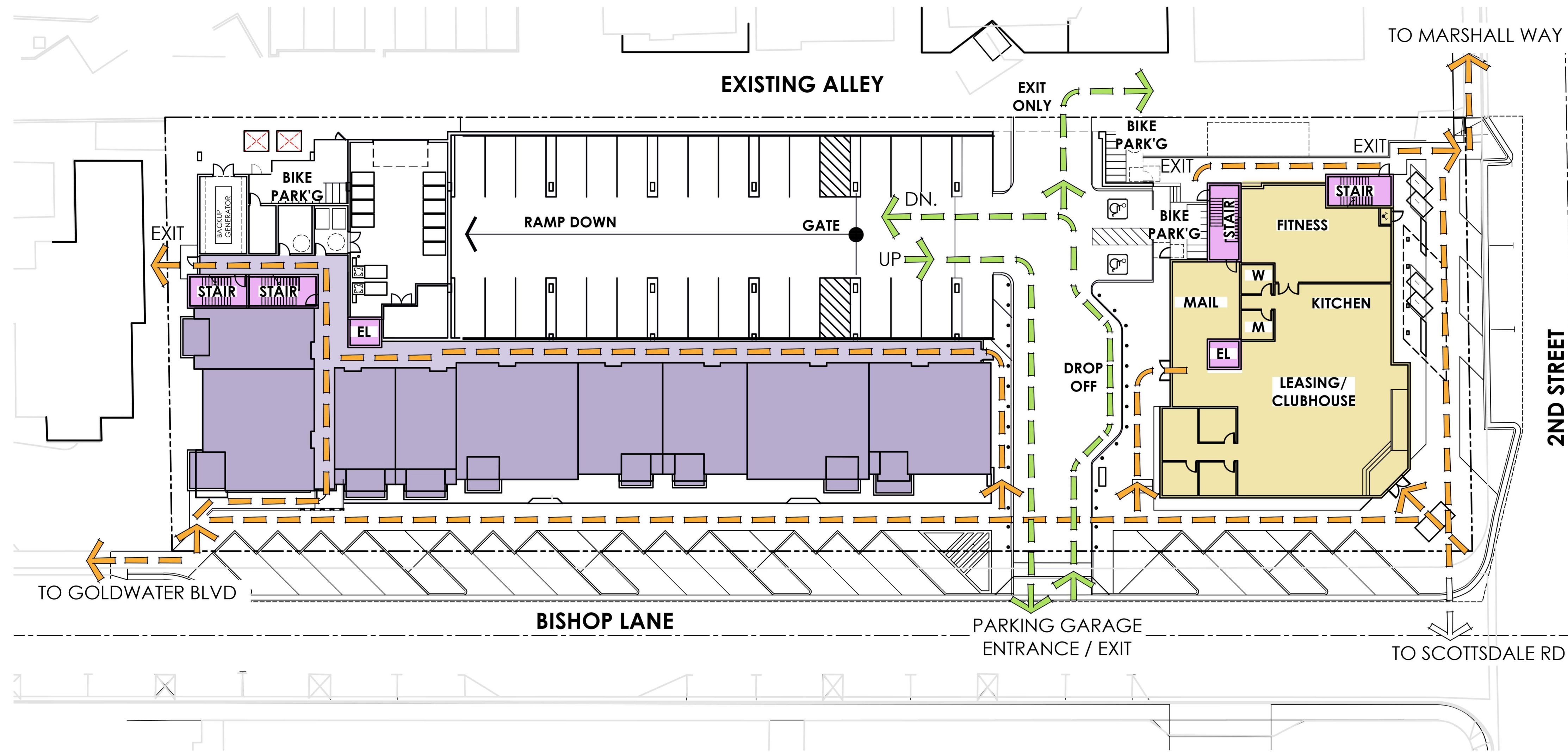
BICYCLE PARKING PROVIDED COMBINED RESIDENT & PUBLIC

±25 BICYCLE P.S.



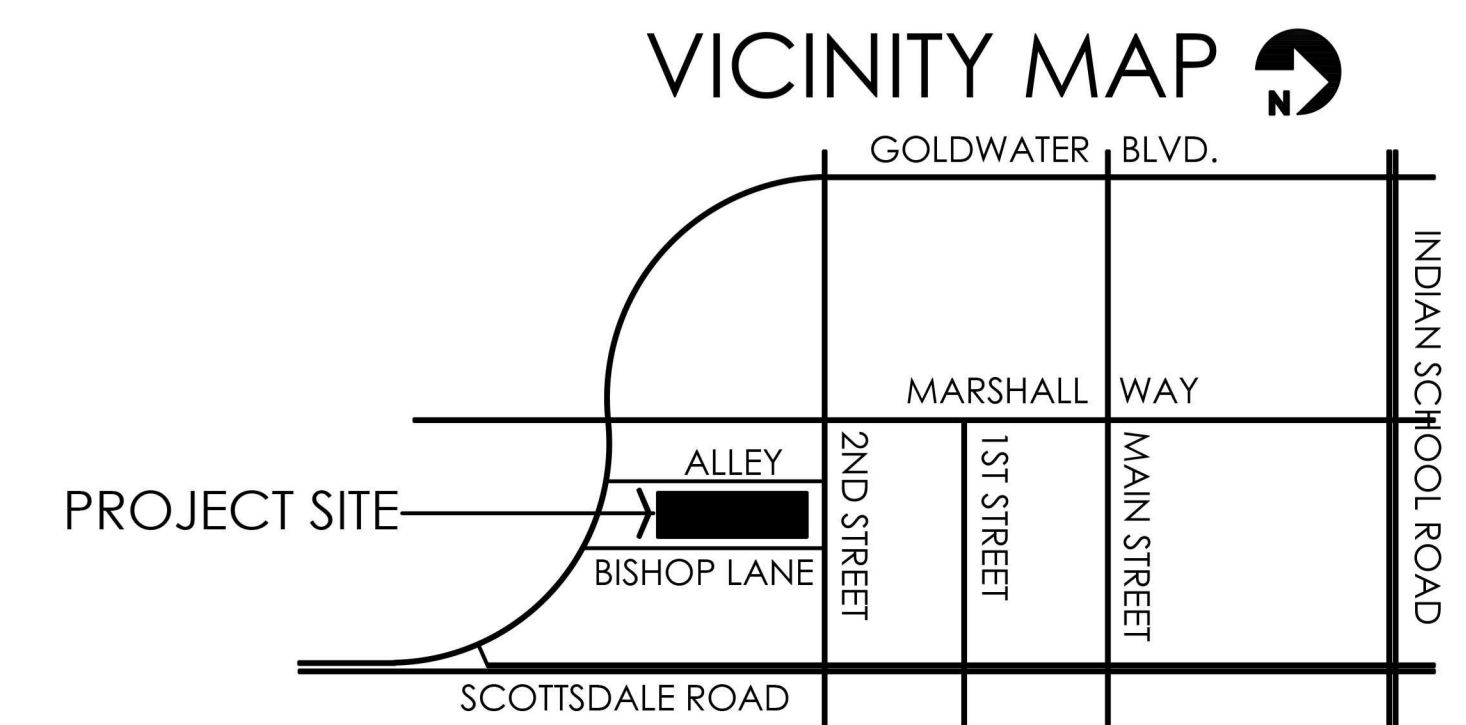
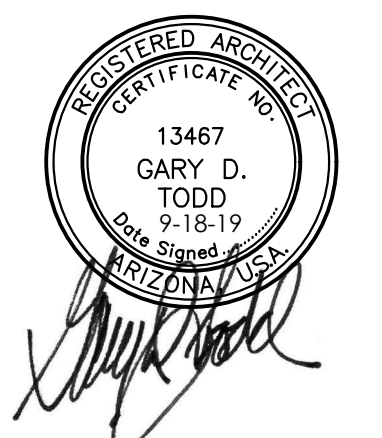
VICINITY MAP

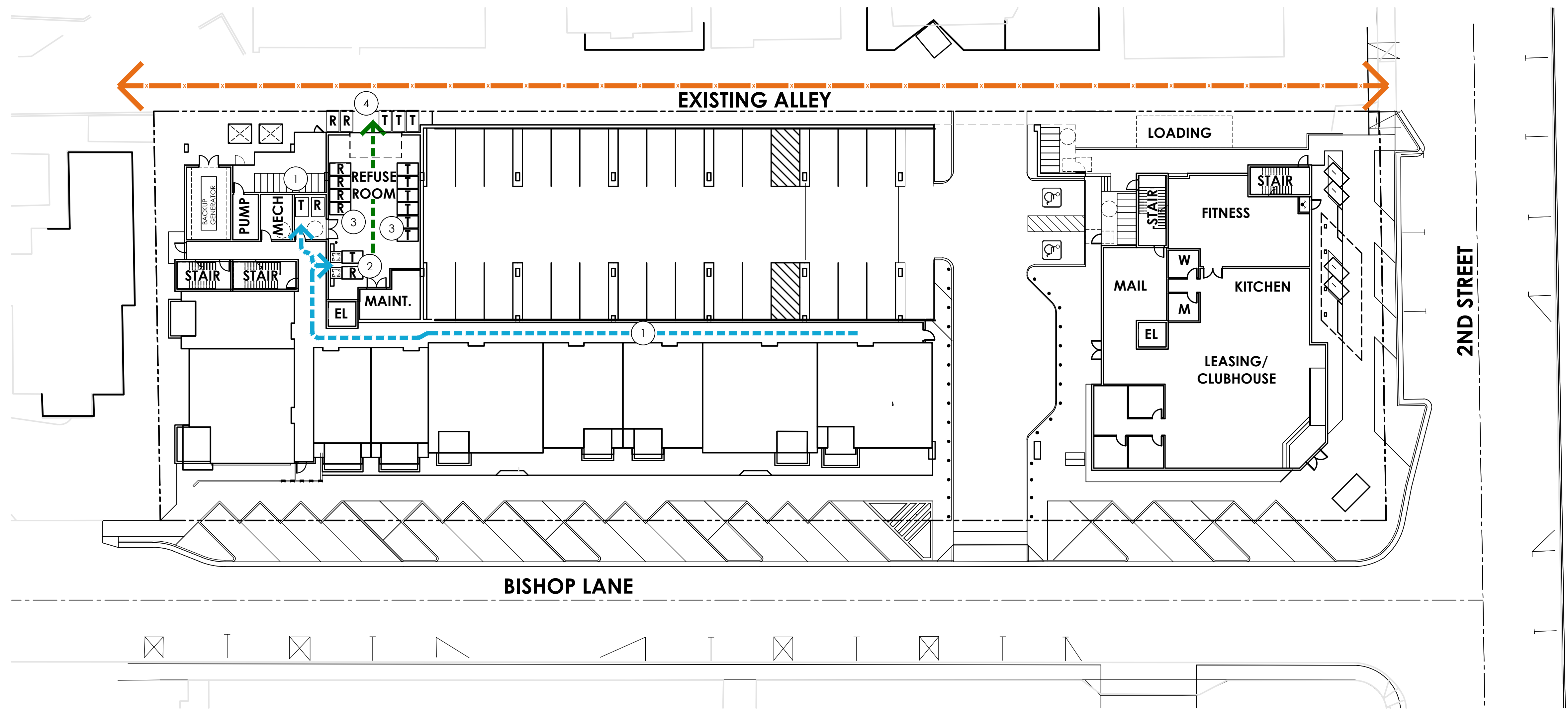




LEGEND

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





- SYMBOLS**
- 25' / 45' REFUSE TRUCK TURNING RADIUS
 - COMPACTOR & RECYCLE COLLECTION TRUCK ROUTE
 - TRASH & RECYCLABLES COLLECTION ROUTE
 - COMPACTED TRASH & RECYCLABLES BIN ROUTE

TYPICAL REFUSE COLLECTION PROCEDURE:

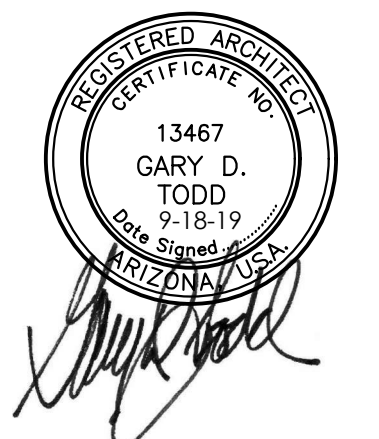
- ① RESIDENTS PLACE TRASH & RECYCLING IN CHUTES OR FIRST FLOOR BINS.
- ② REFUSE & RECYCLING IS COMPACTED INTO 3 YD BINS
- ③ BINS ARE STORED IN REFUSE ROOM PRIOR TO PICKUP
- ④ AT SERVICE TIME BINS ARE TRANSPORTED TO ALLEY REFUSE AREA FOR CURB SIDE PICKUP BY PRIVATE REFUSE COMPANY.

REFUSE CAPACITY REQUIRED / PROVIDED:

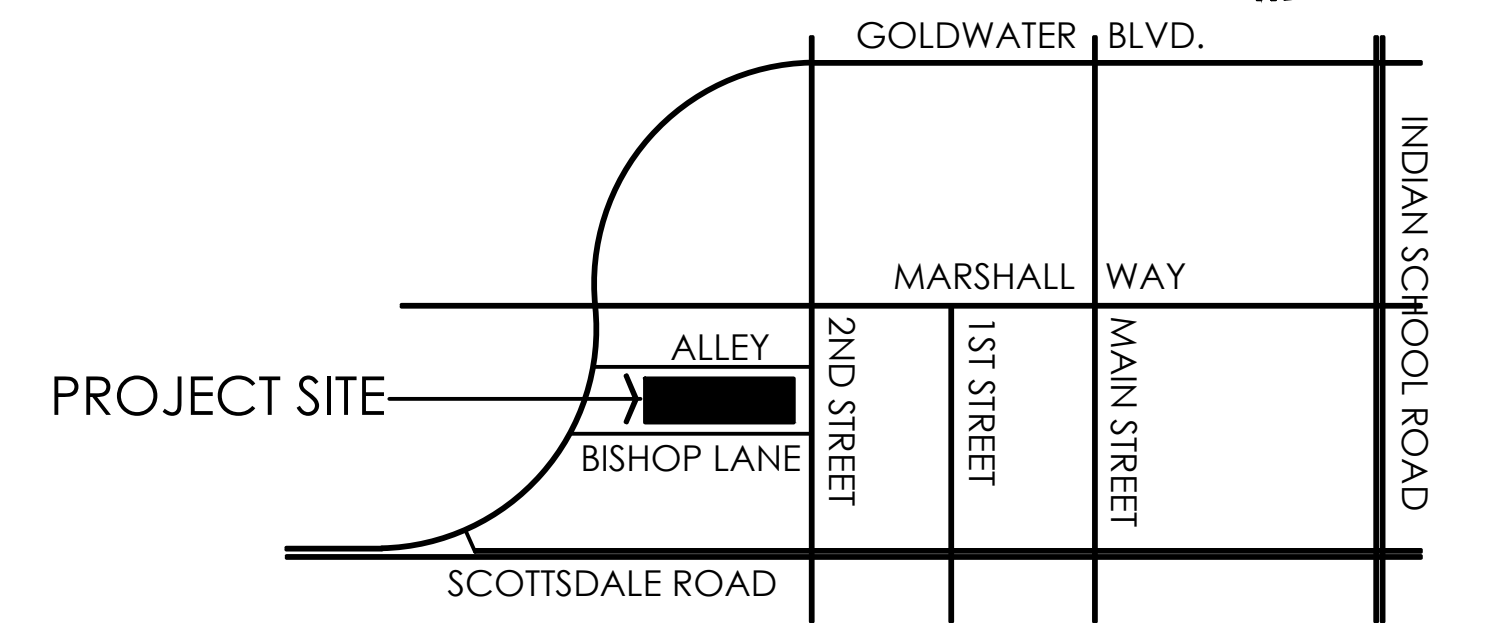
REQUIRED CAPACITY:
1.5 CY TRASH & 0.5 CY RECYCLE PER UNIT PER MONTH =
298 CY TRASH & 100 CY RECYCLE PER MONTH

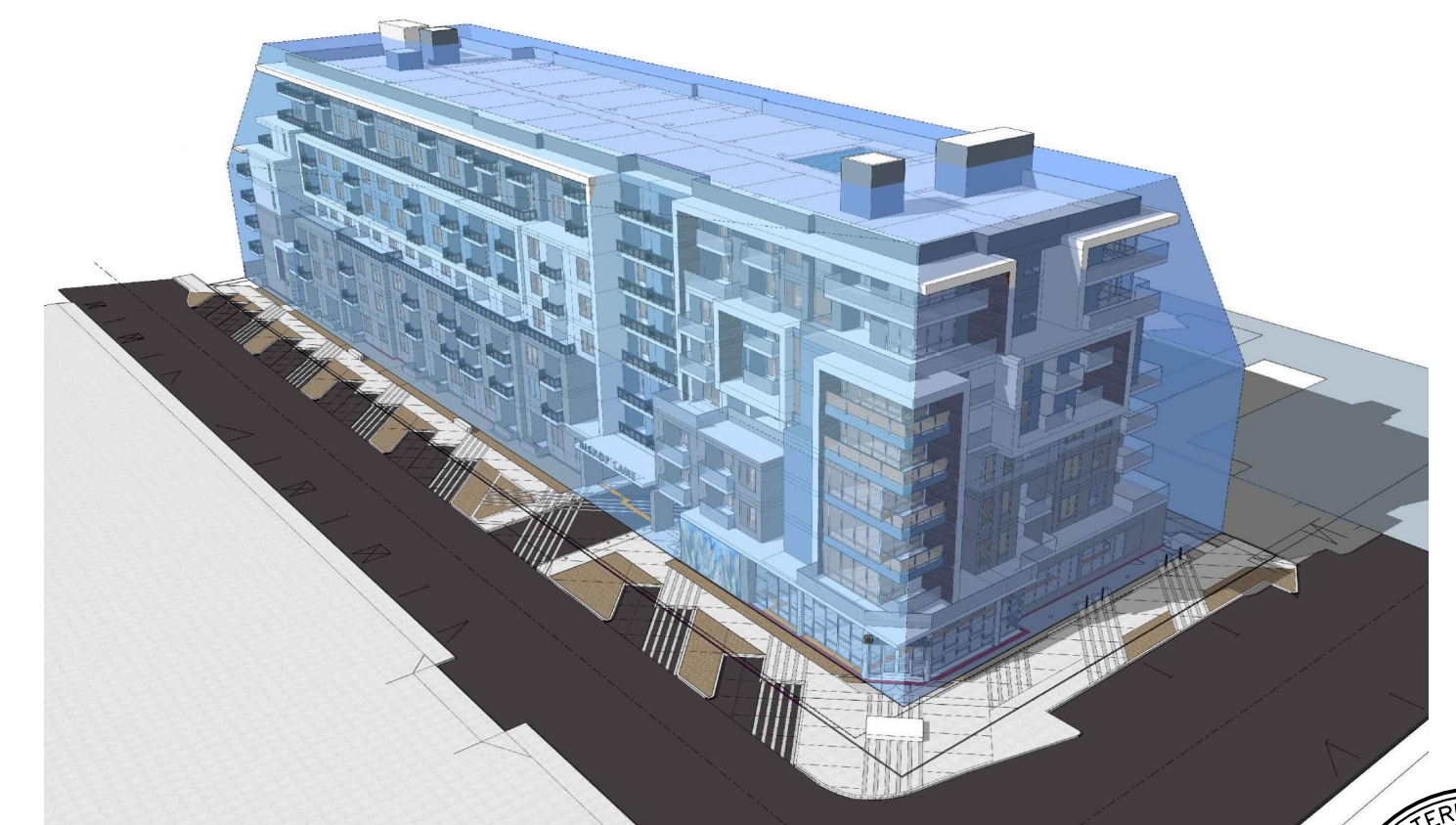
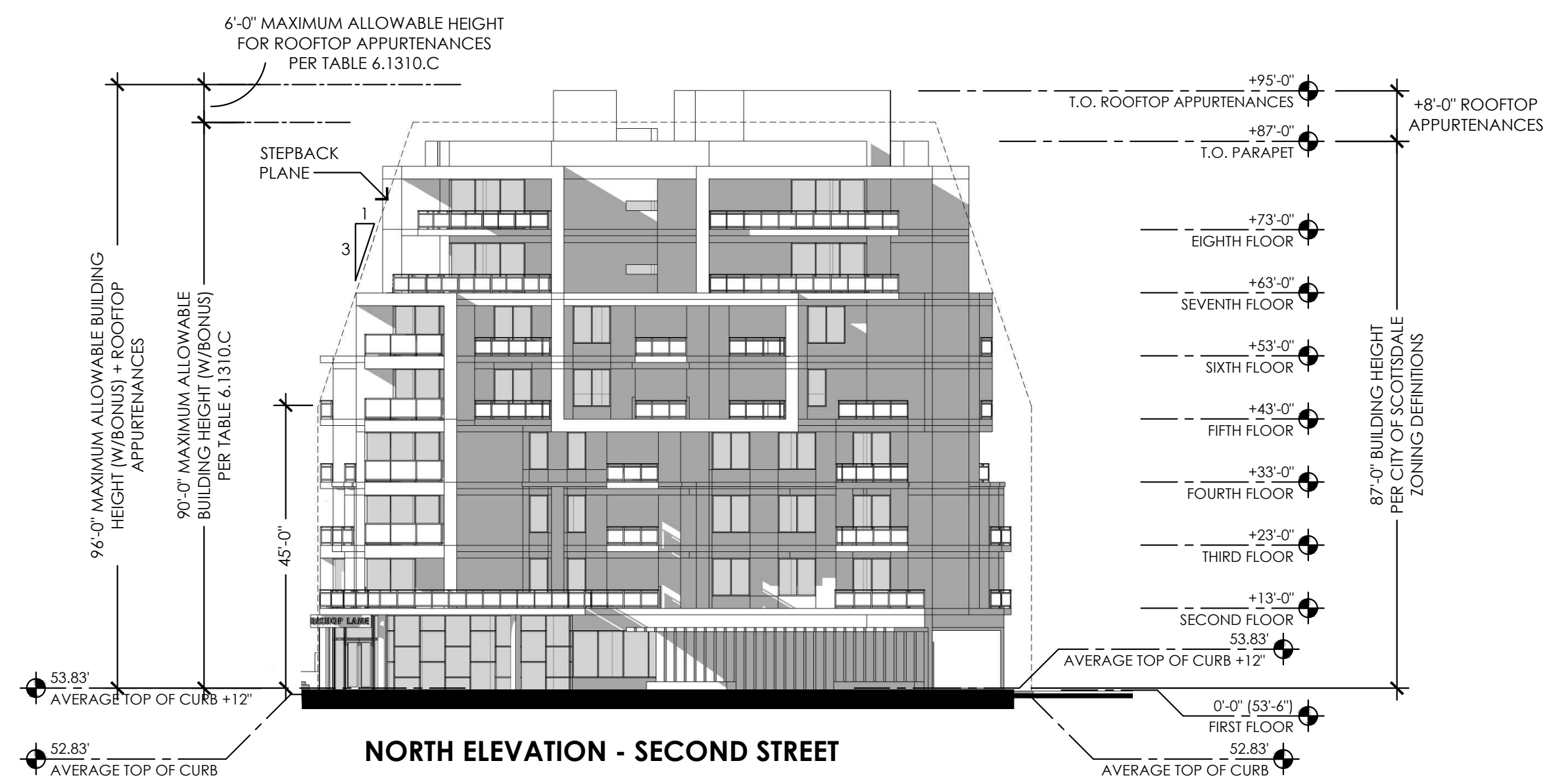
COMPACTION RATIO OF 3:1 =
±100 CY TRASH, ±33 CY RECYCLE PER MONTH.

PROVIDED SERVICE:
(3) 3 YD COMPACTED TRASH BINS x 3 SERVICES PER WEEK =
±117 CY COMPACTED TRASH SERVICED PER MONTH
(2) 3 YD COMPACTED RECYCLE BINS x 2 SERVICES PER WEEK =
±52 CY COMPACTED RECYCLE SERVICED PER MONTH

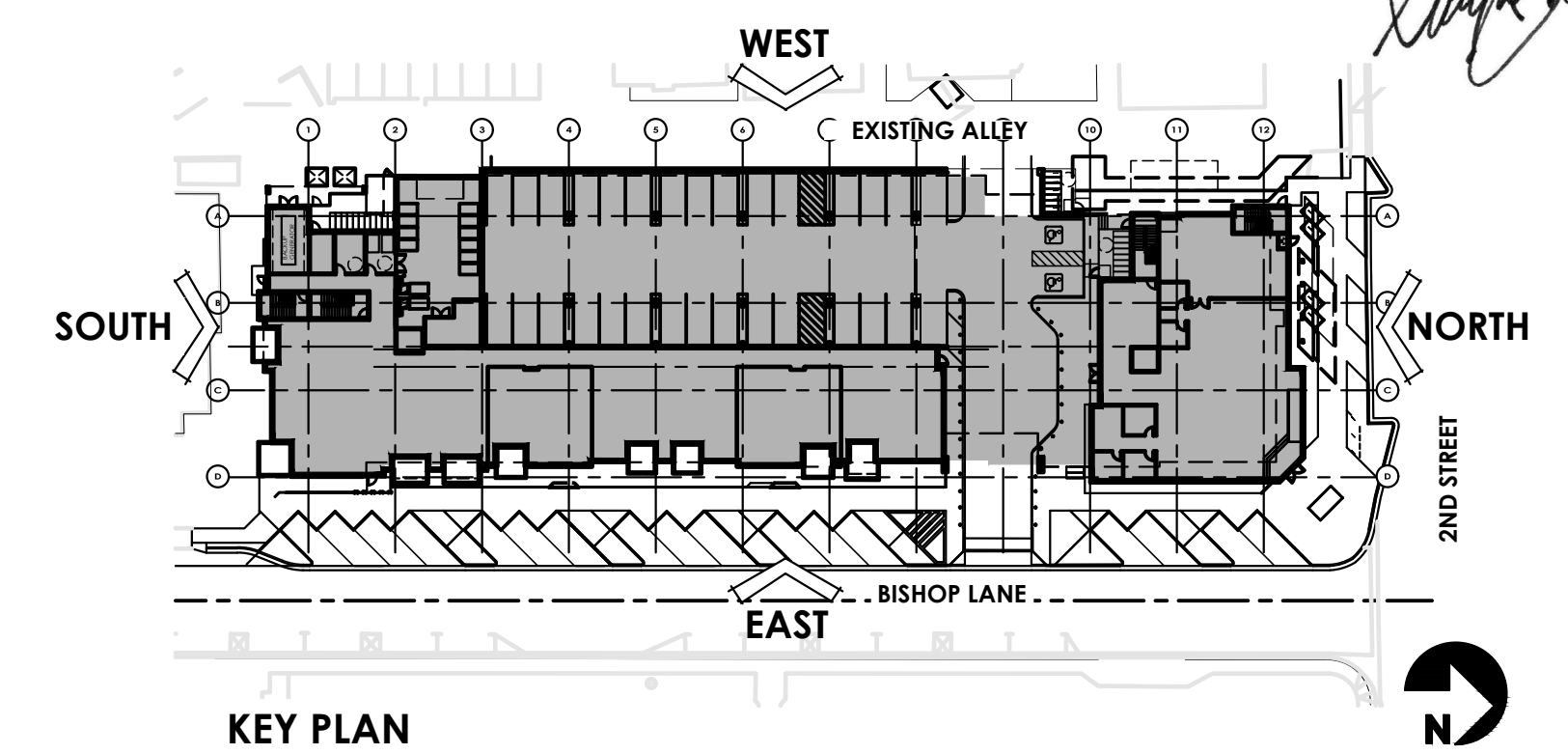
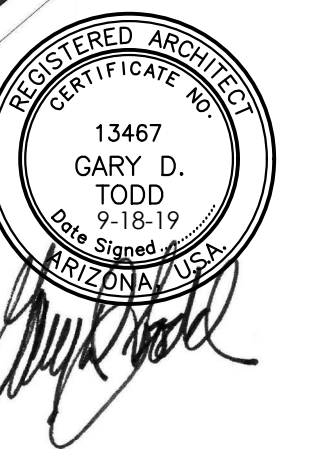


VICINITY MAP

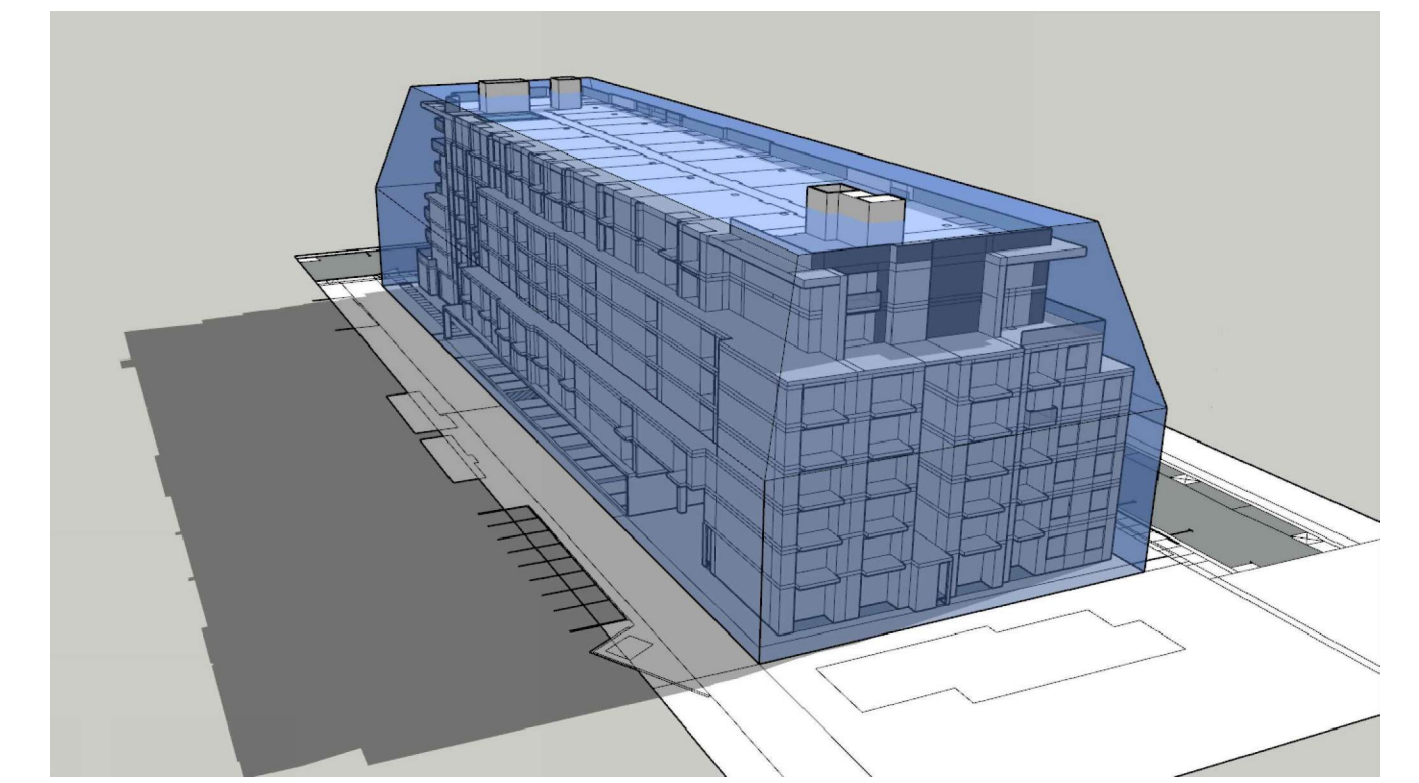
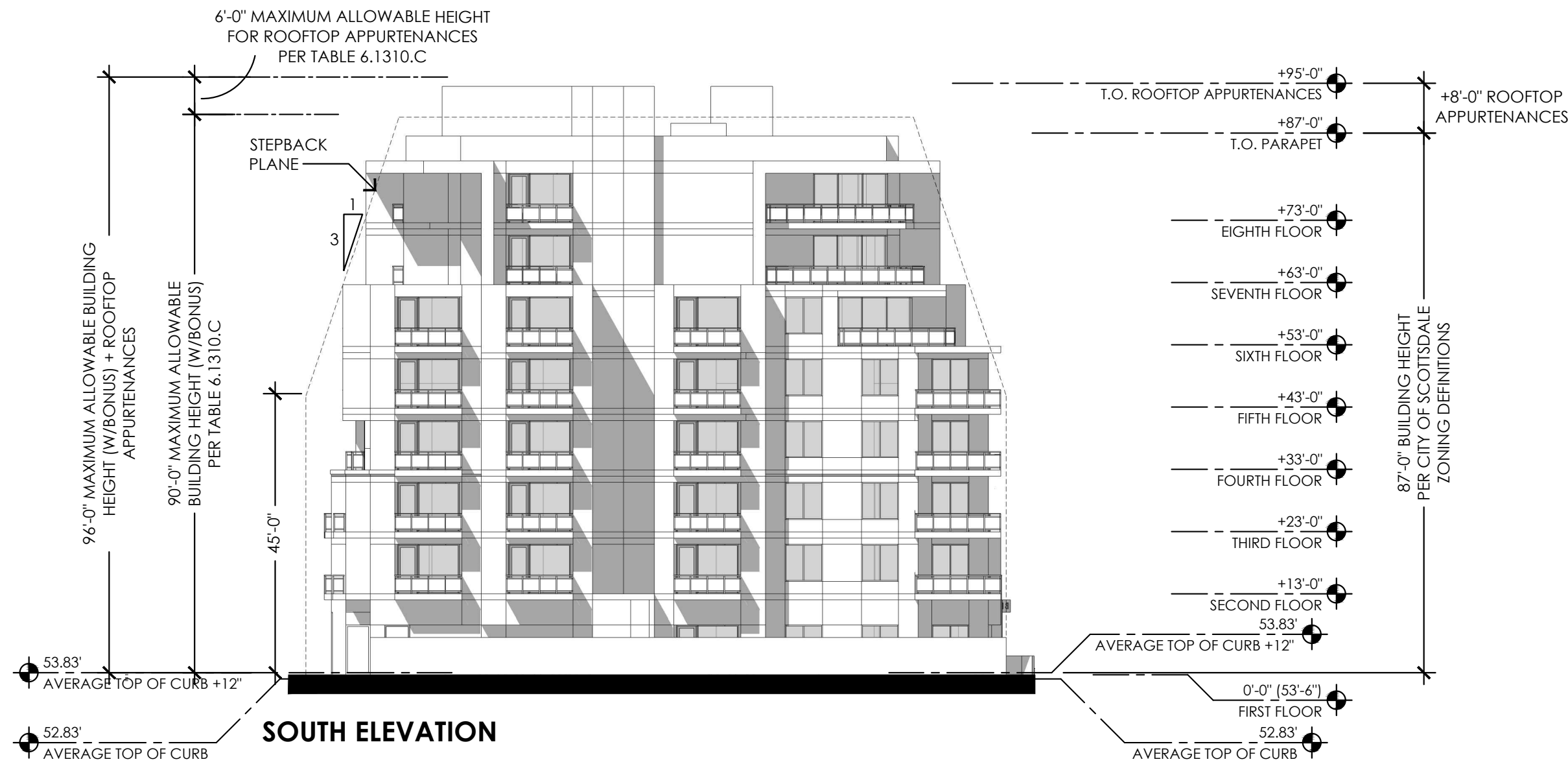




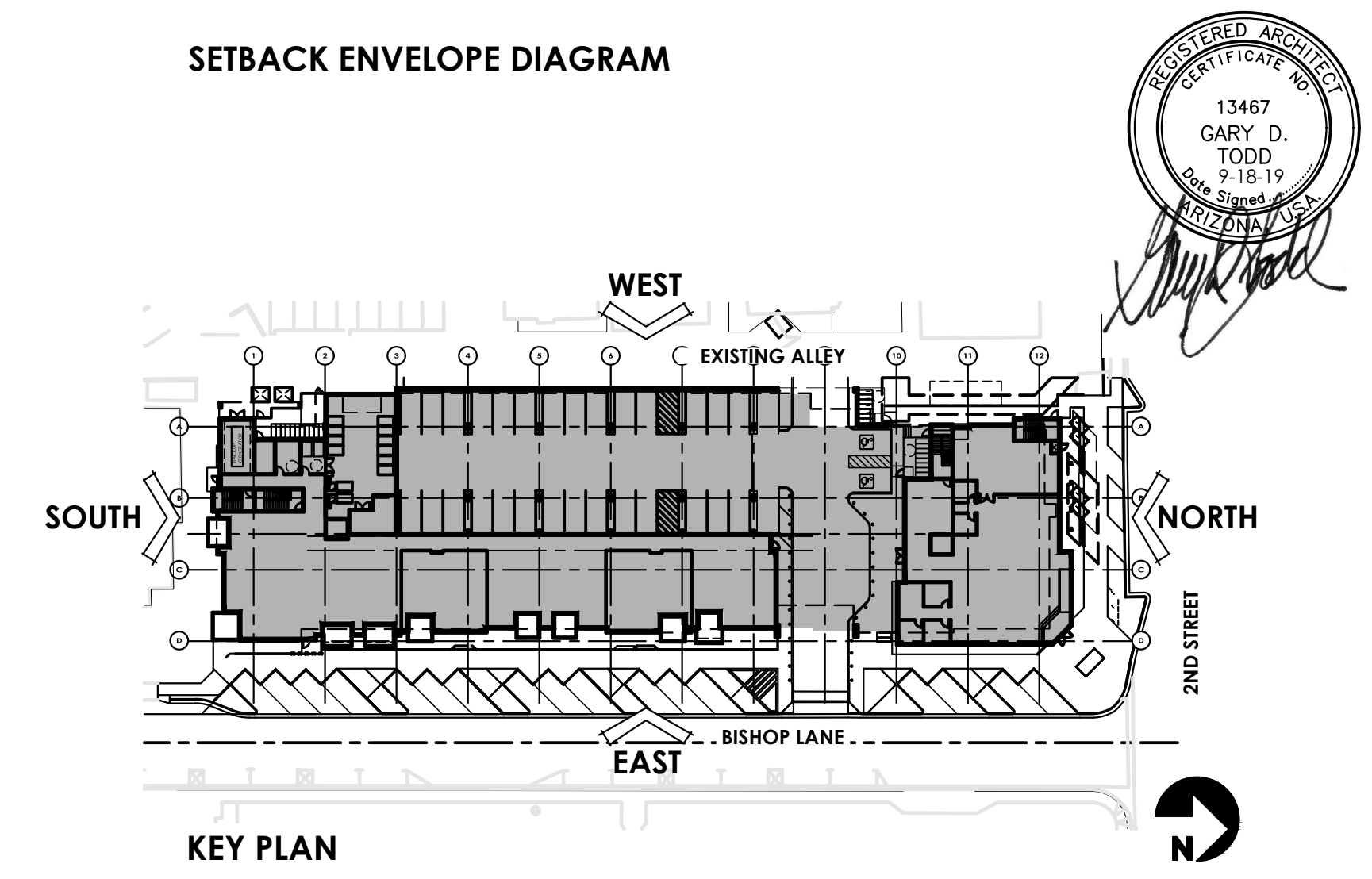
SETBACK ENVELOPE DIAGRAM FROM NORTHEAST



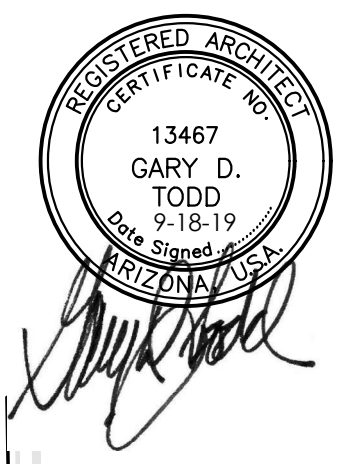
KEY PLAN



SETBACK ENVELOPE DIAGRAM

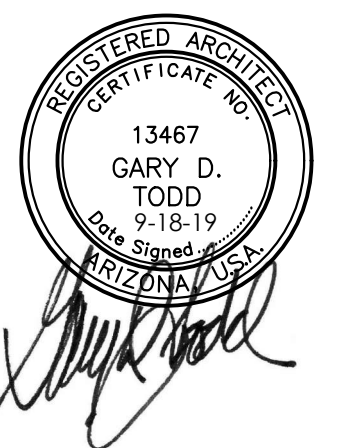
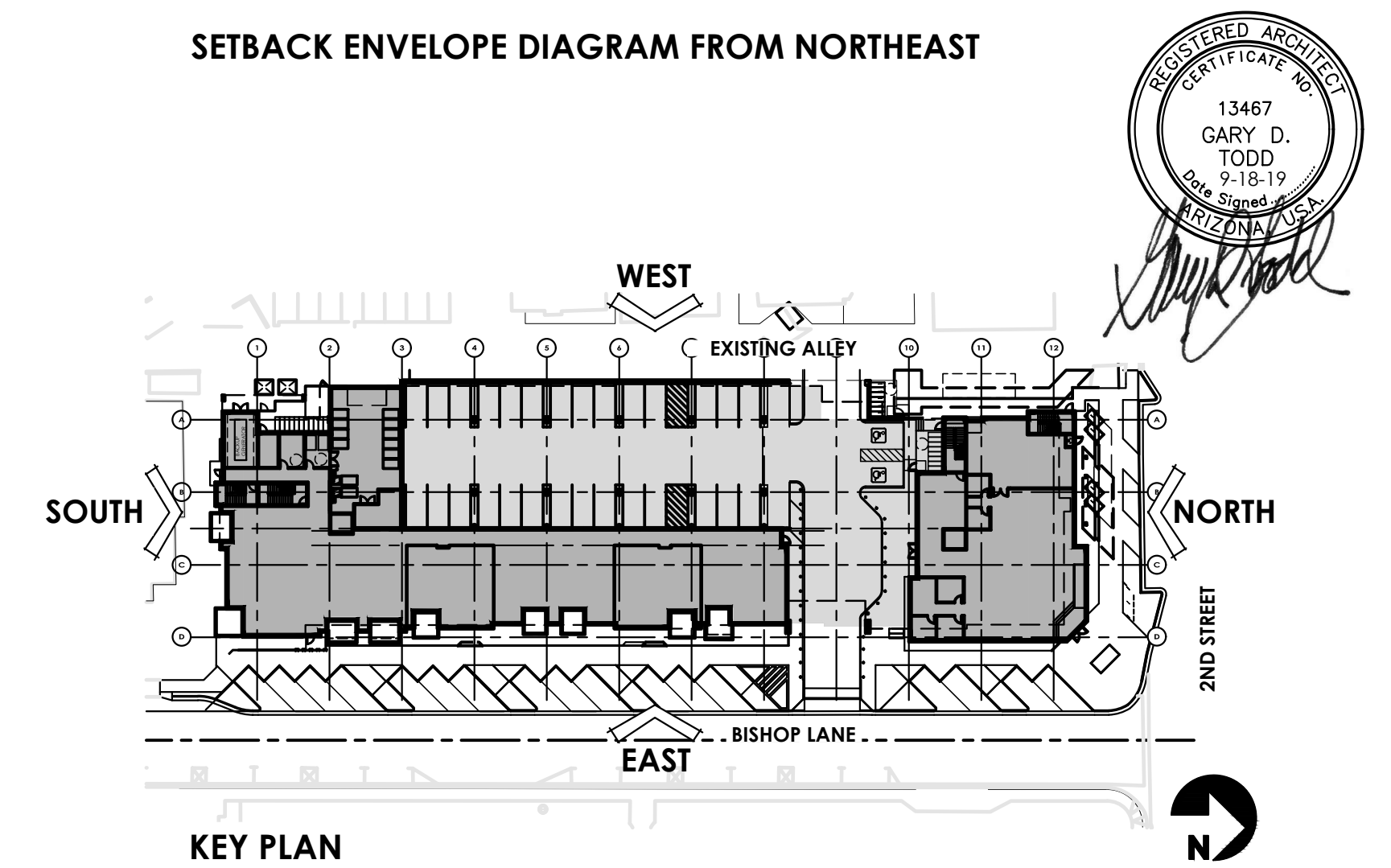


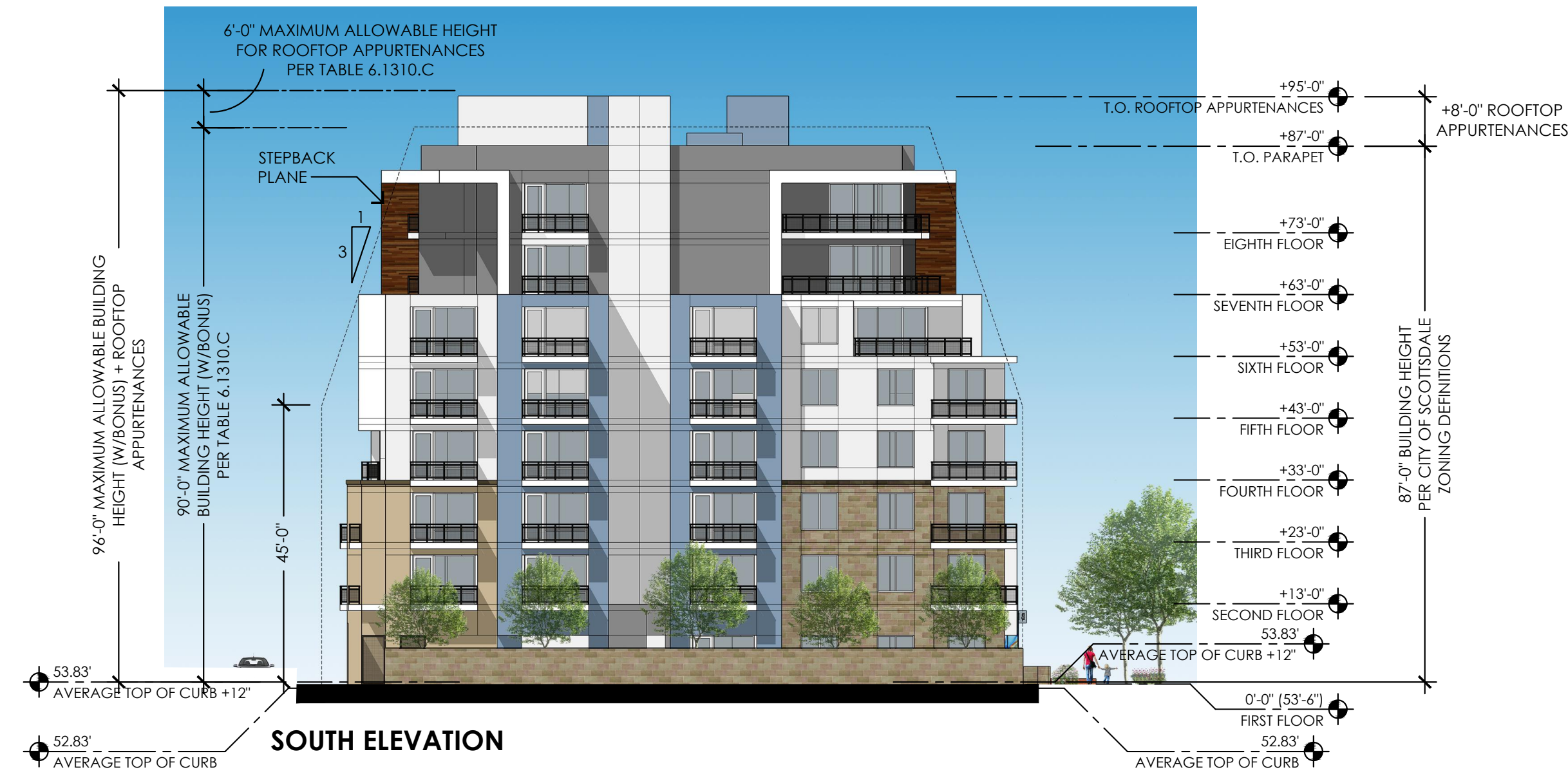
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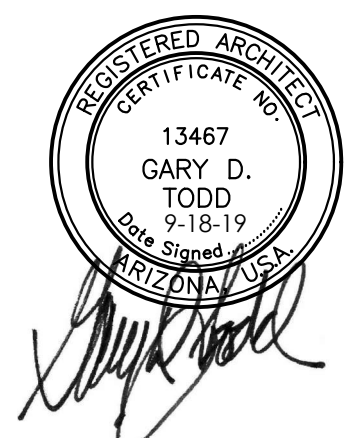
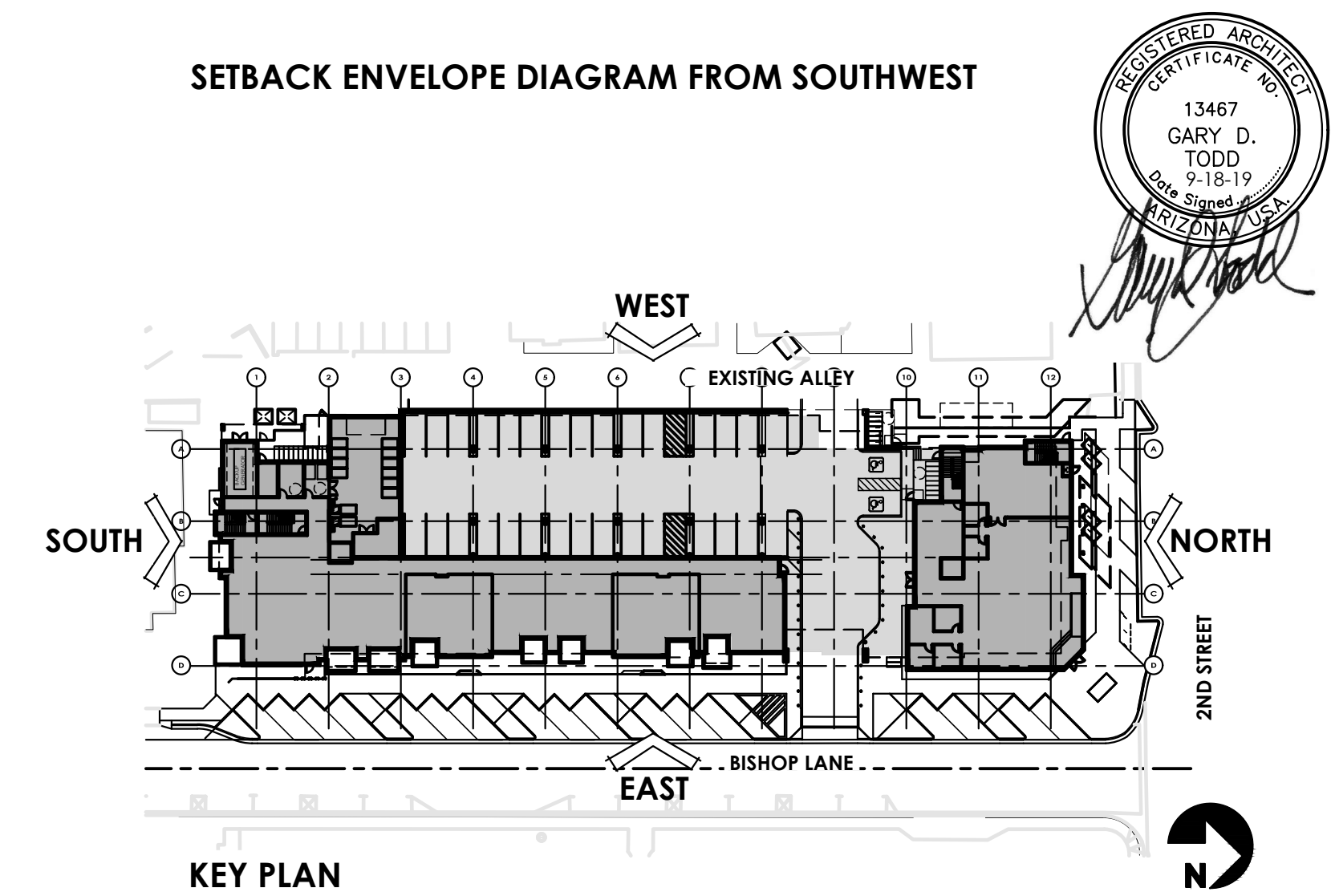


SETBACK ENVELOPE DIAGRAM FROM NORTHEAST

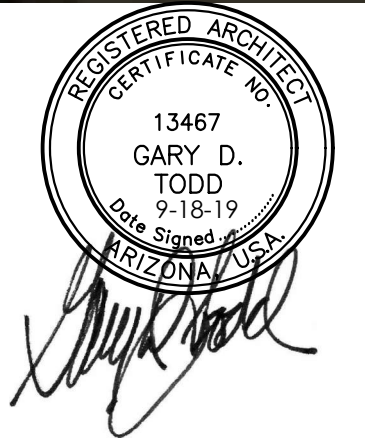


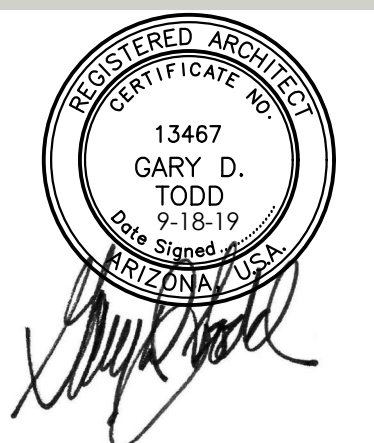


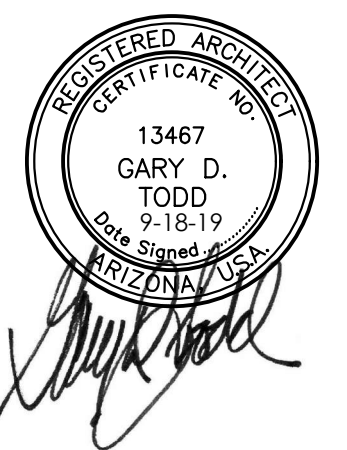
SETBACK ENVELOPE DIAGRAM FROM SOUTHWEST

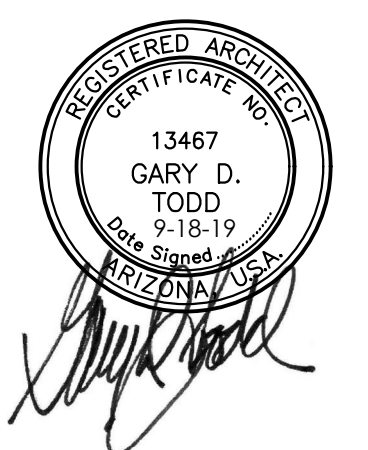


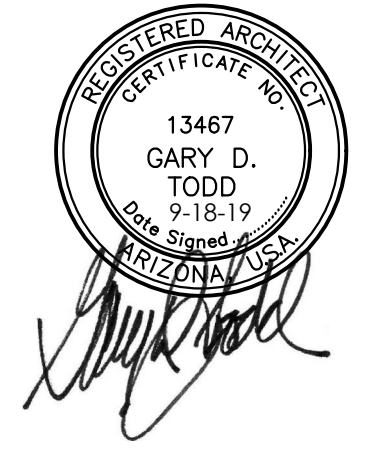
KEY PLAN

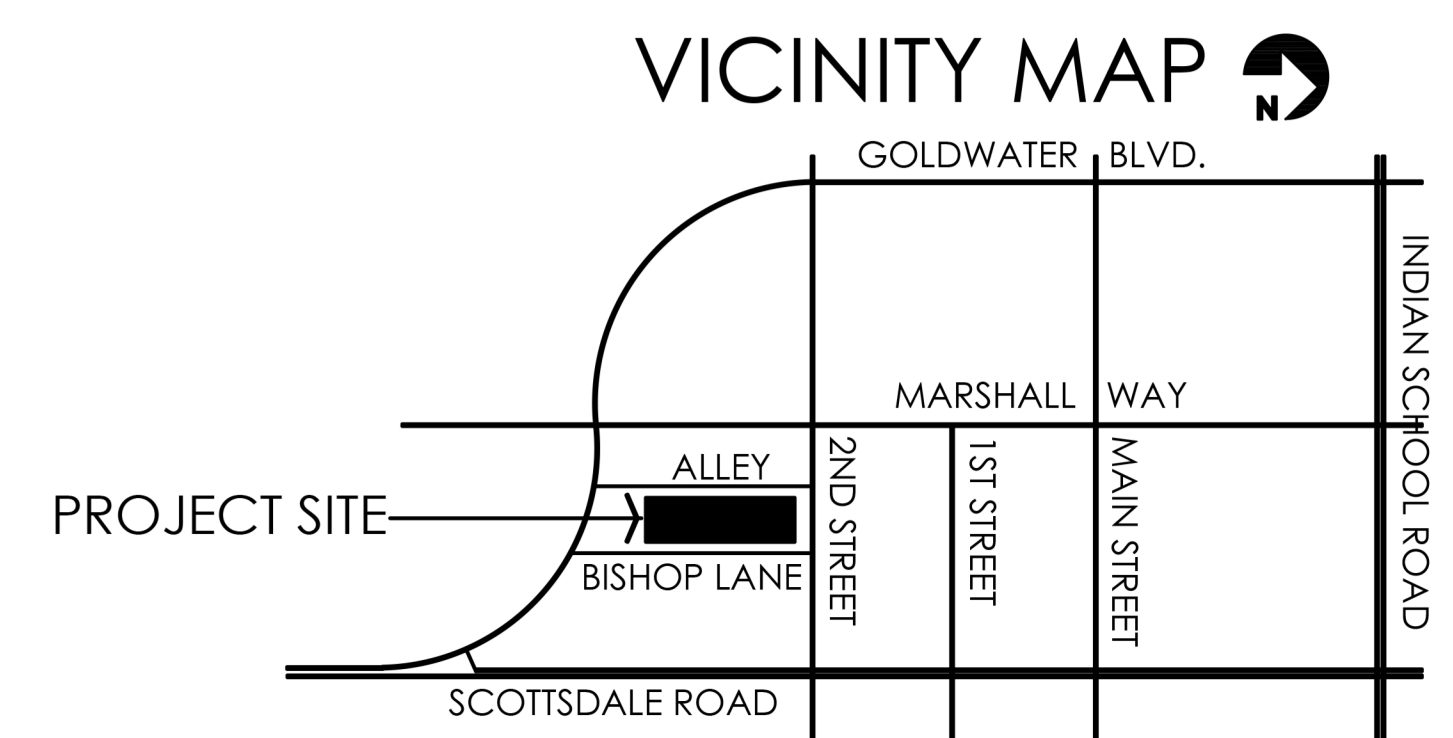
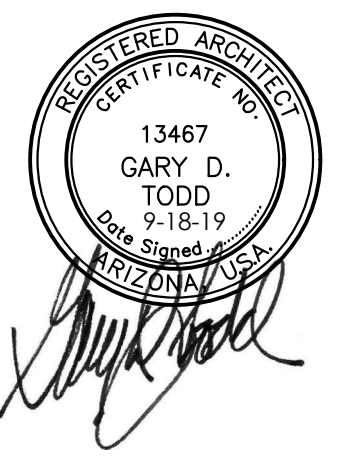
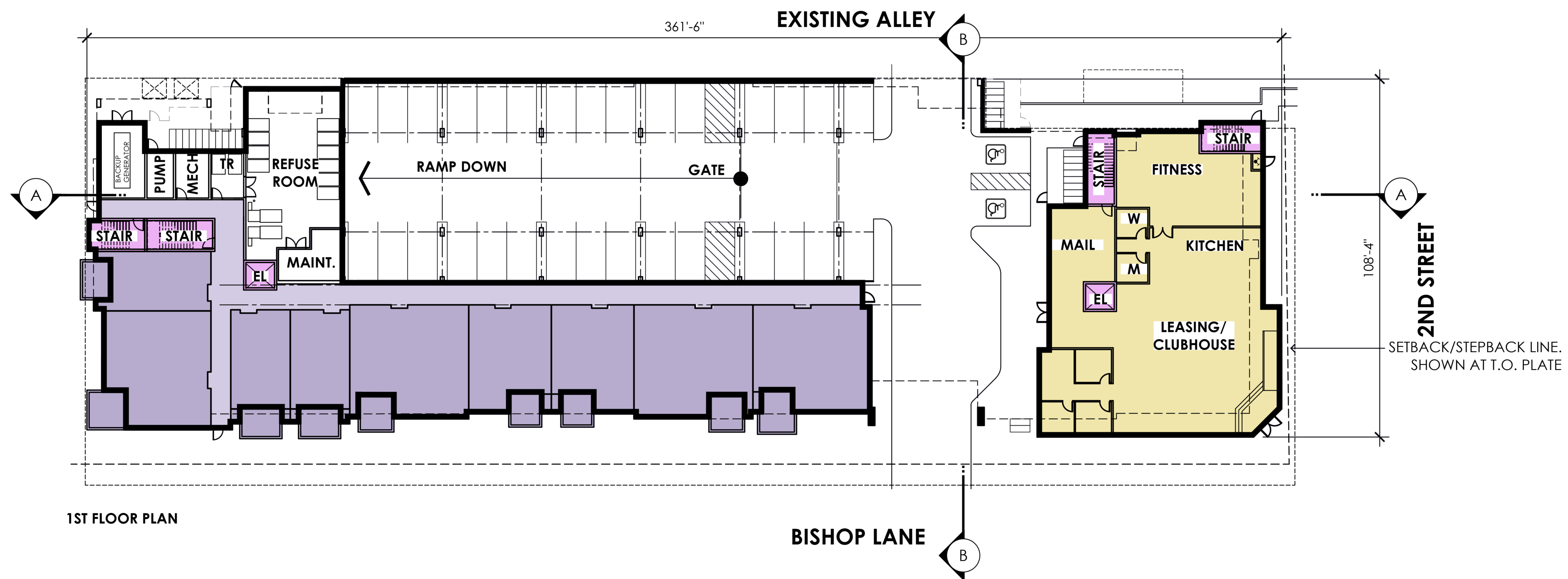
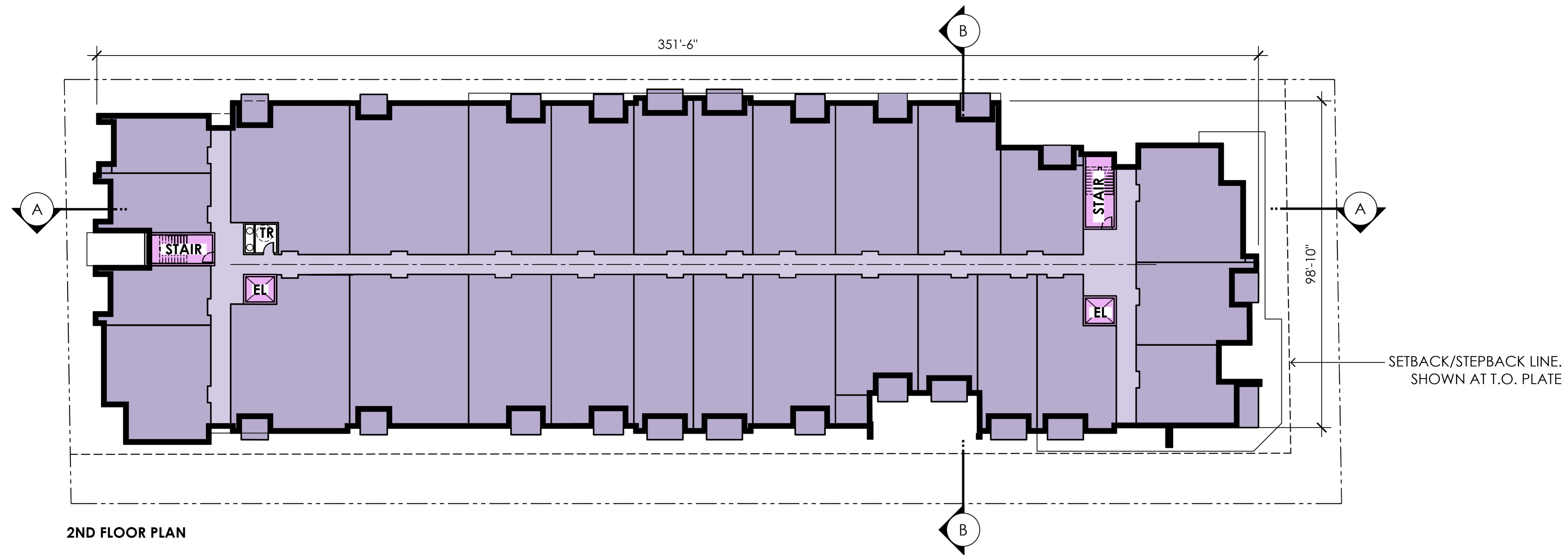


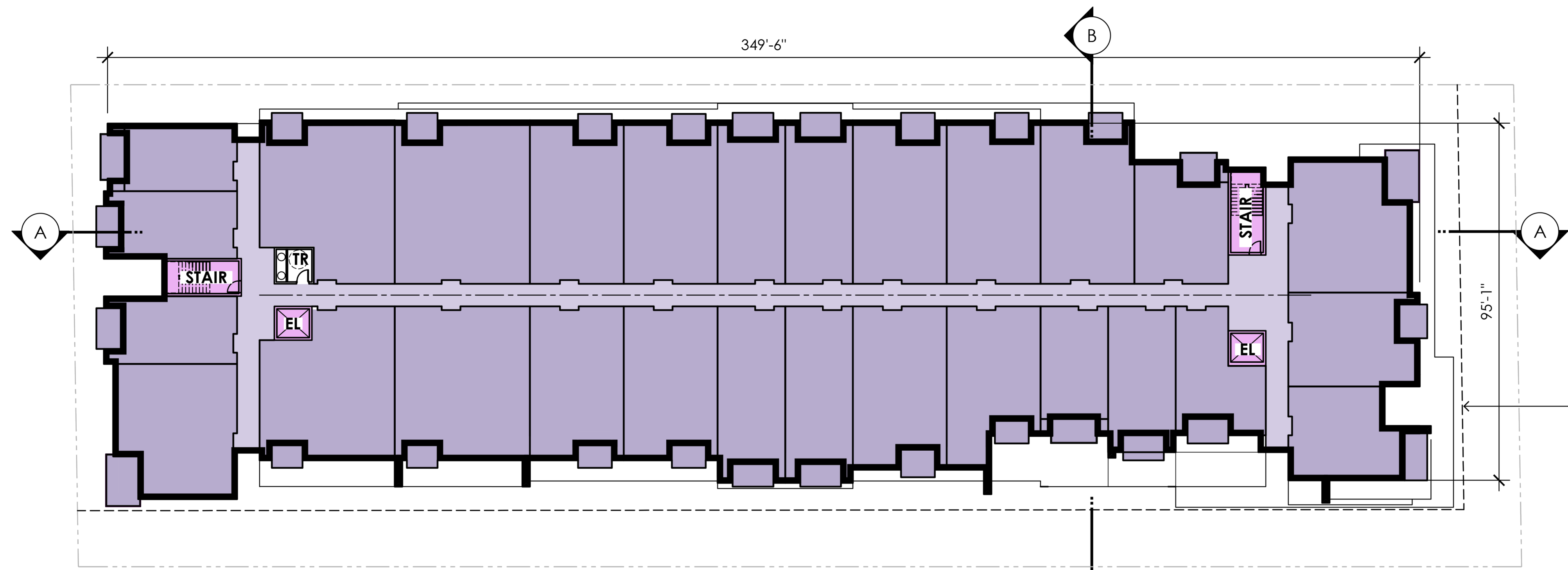




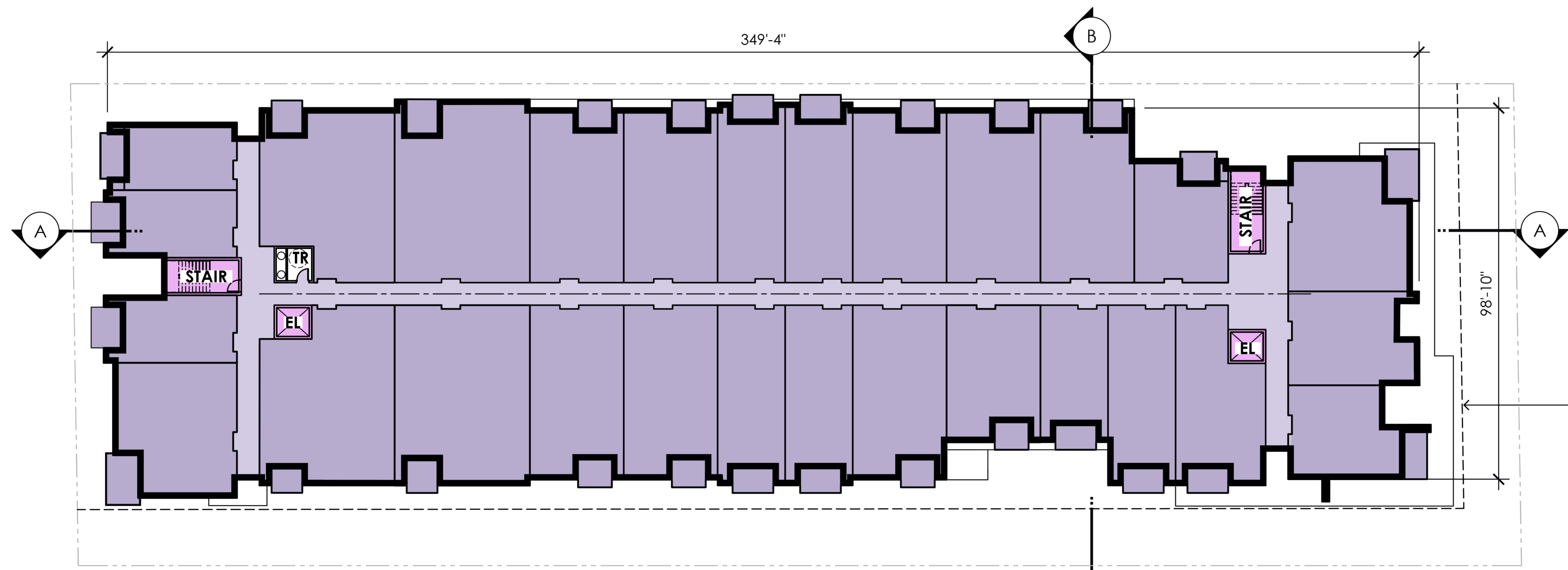




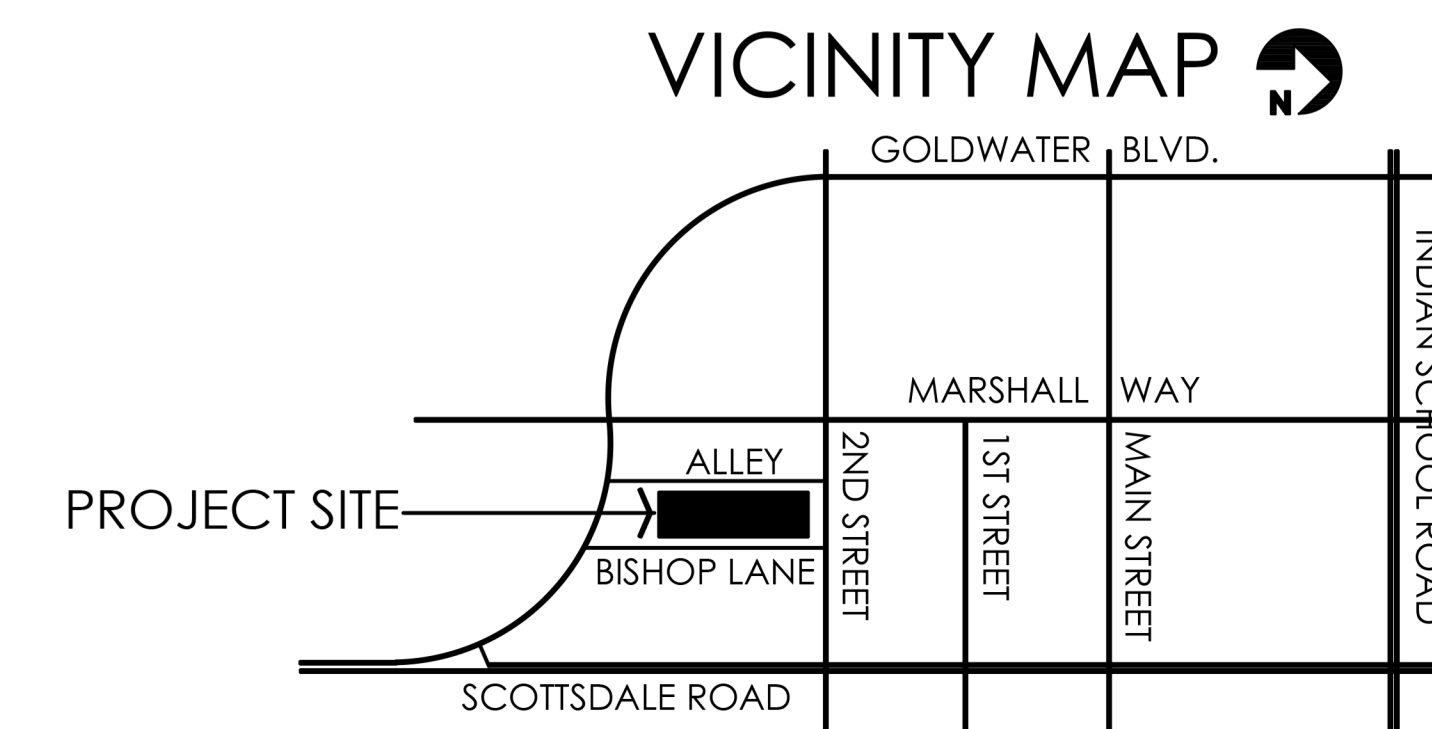
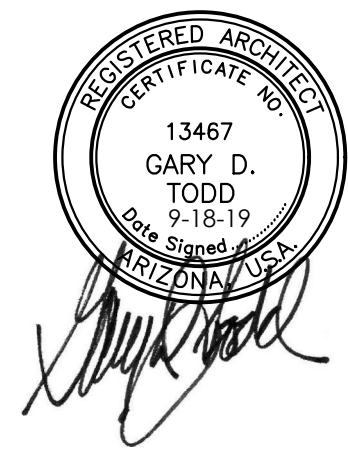


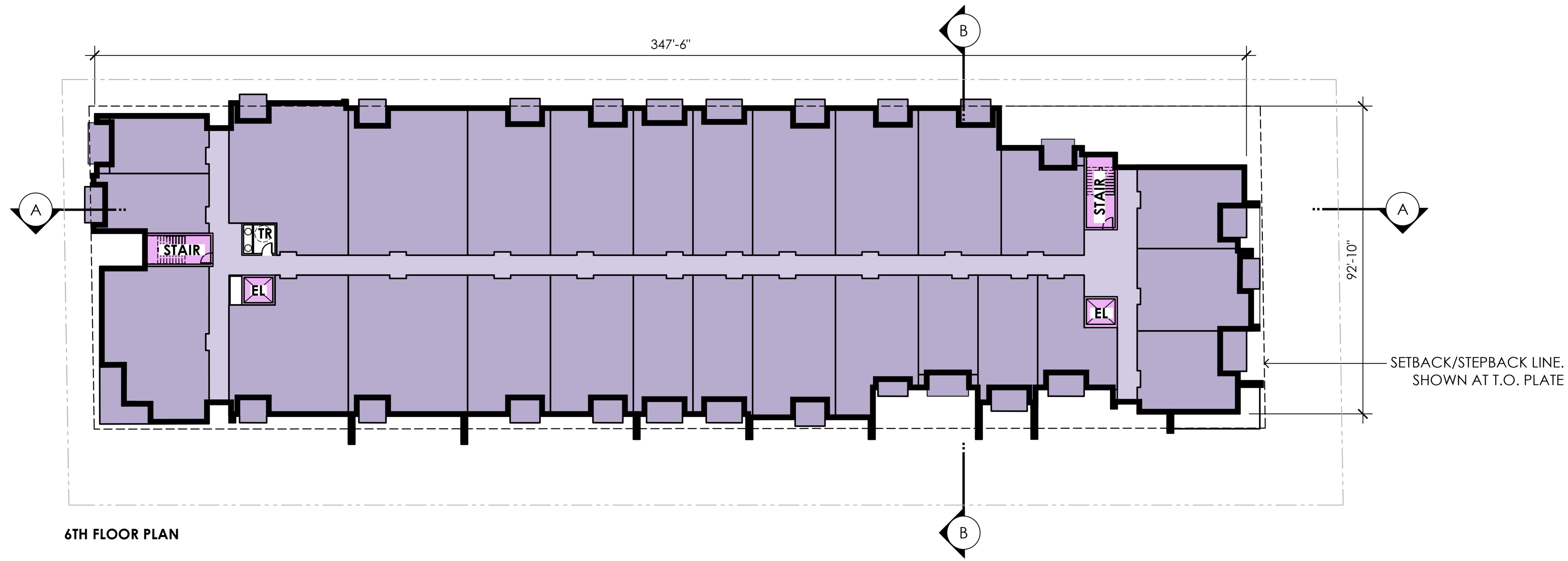


4TH FLOOR PLAN

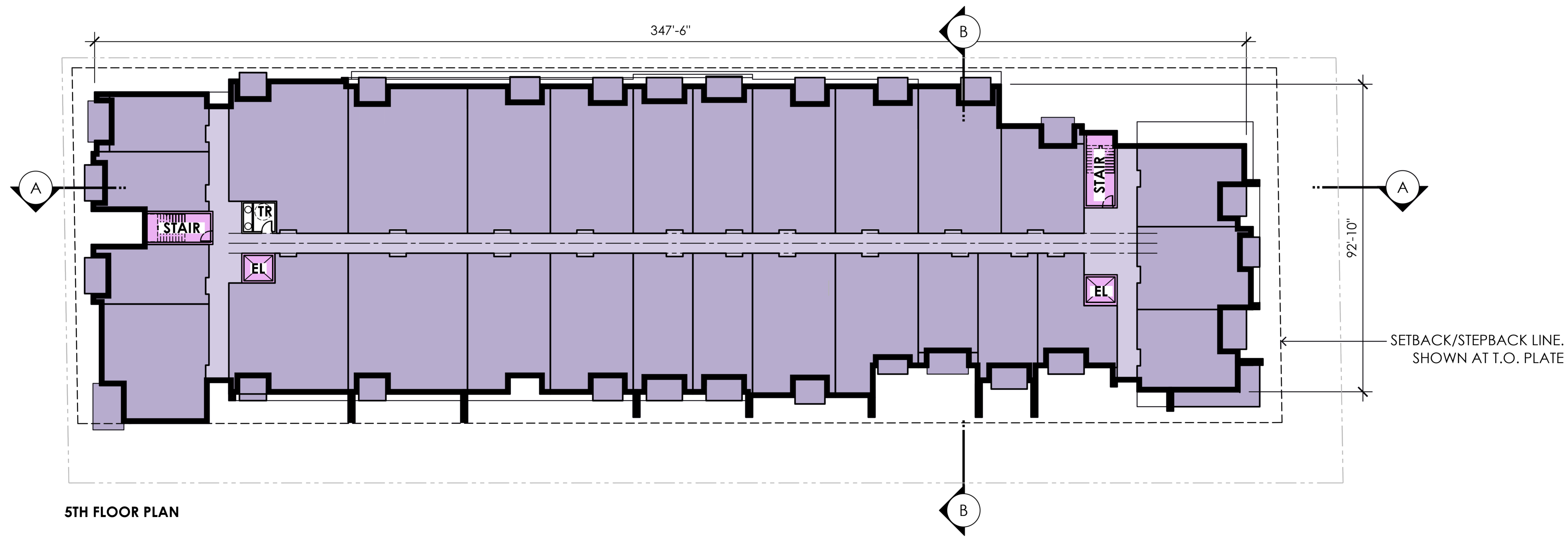


3RD FLOOR PLAN

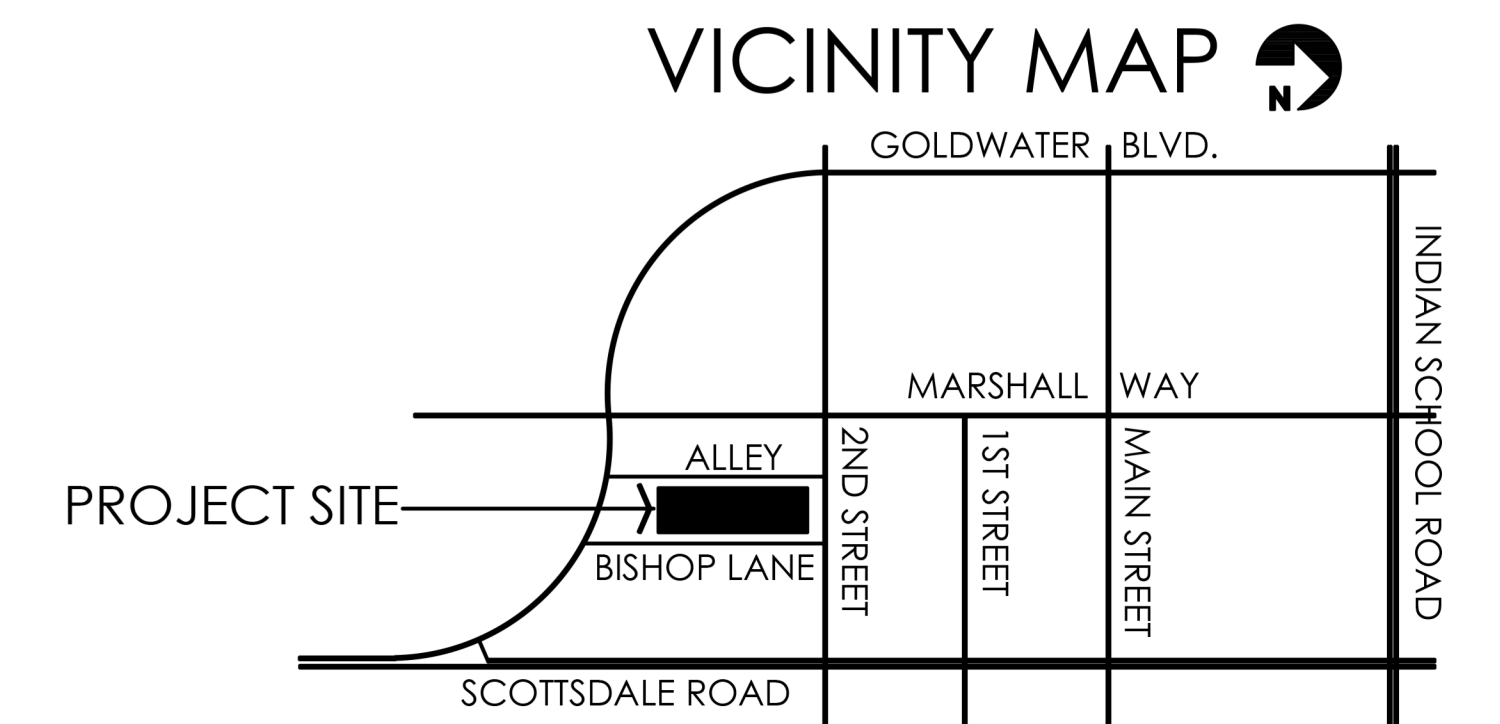
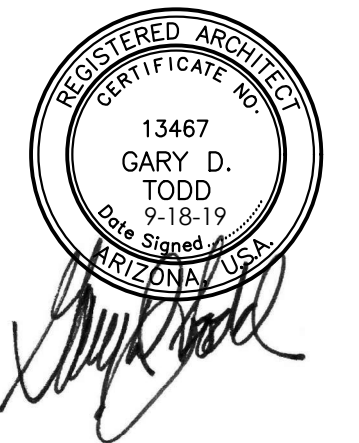


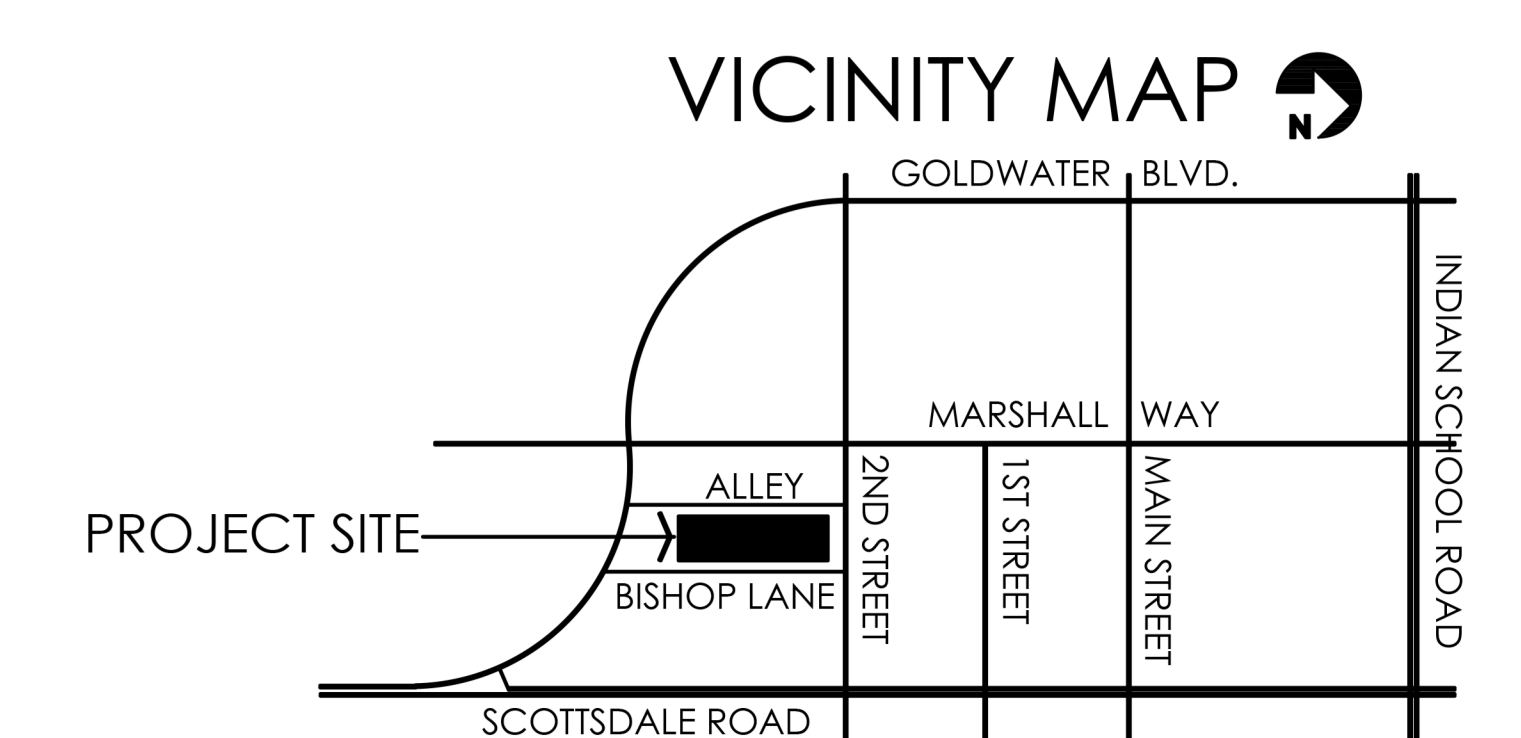
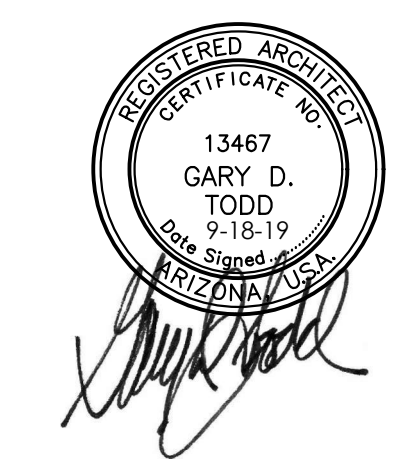
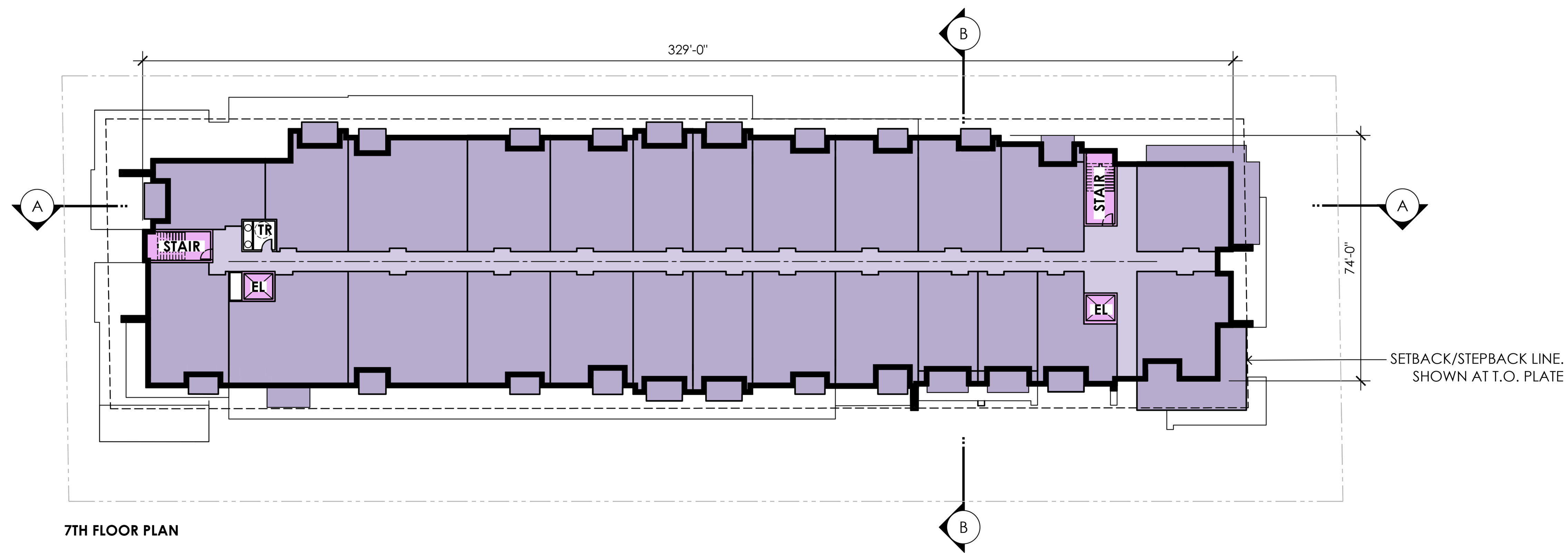
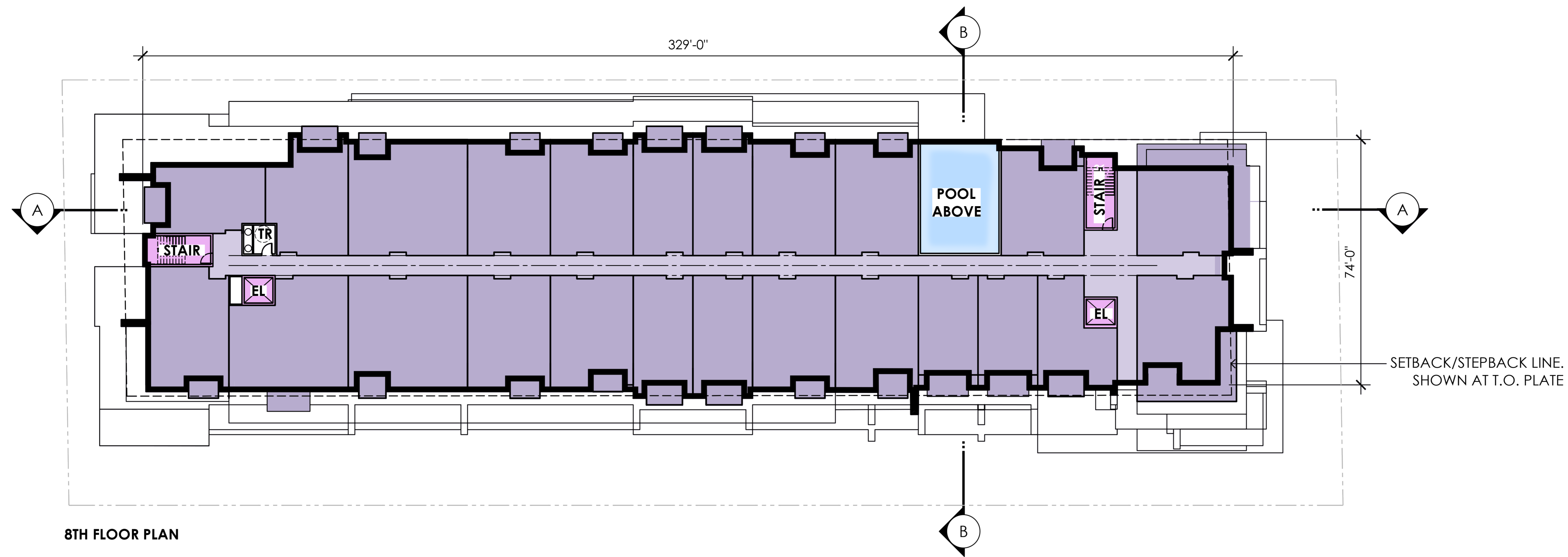


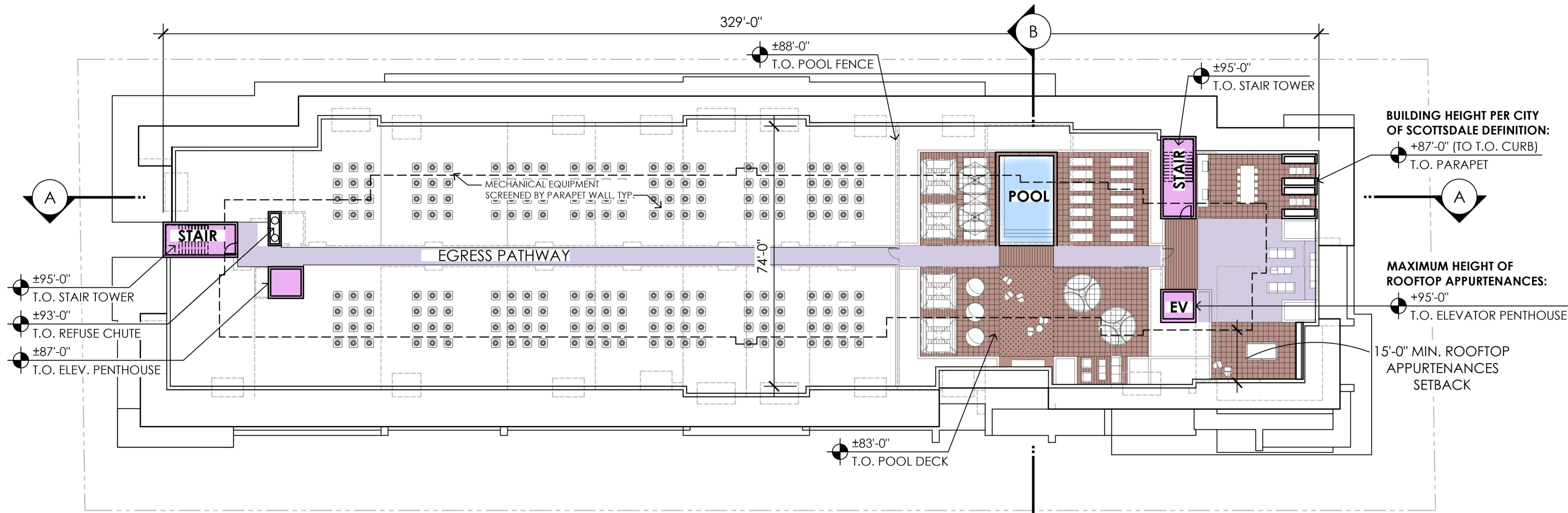
6TH FLOOR PLAN



5TH FLOOR PLAN



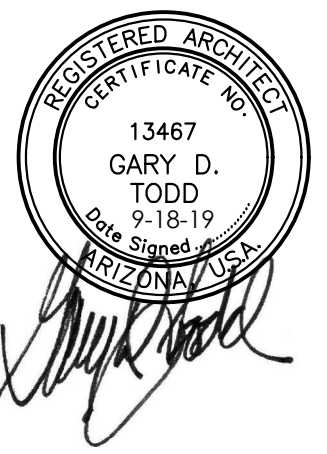


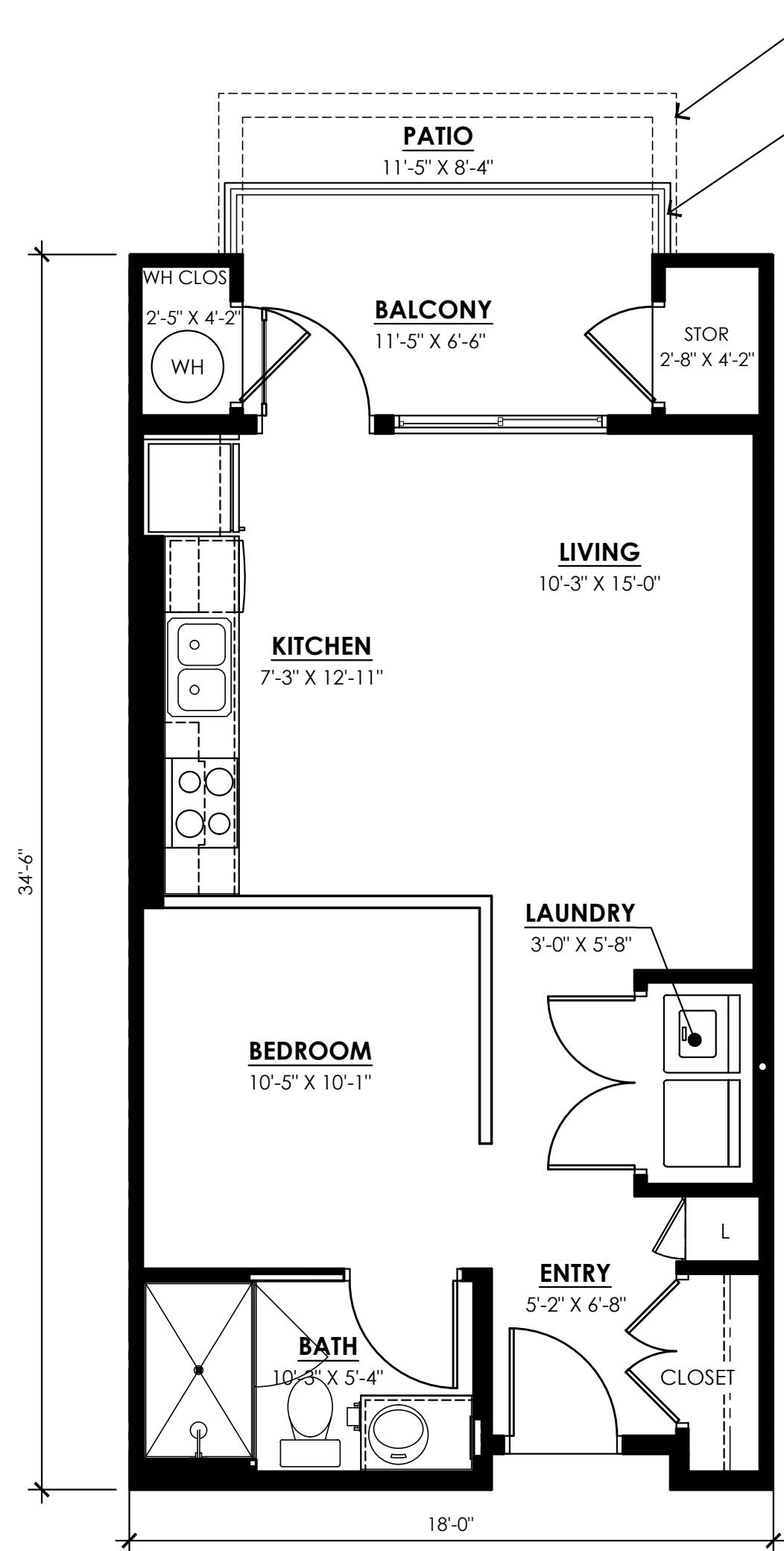


ROOF PLAN

BUILDING HEIGHT NOTES:

1. BASIS OF BUILDING HEIGHT, PER CITY OF SCOTTSDALE DEFINITION: AVERAGE TOP OF CURB AT BISHOP LN +12' = 53.83'
2. BUILDING HEIGHT MAXIMUM PER TABLE 6.1310.C = 90'
3. MAXIMUM HEIGHT FOR ROOFTOP APPURTENANCES PER TABLE 6.1310.C = 96'

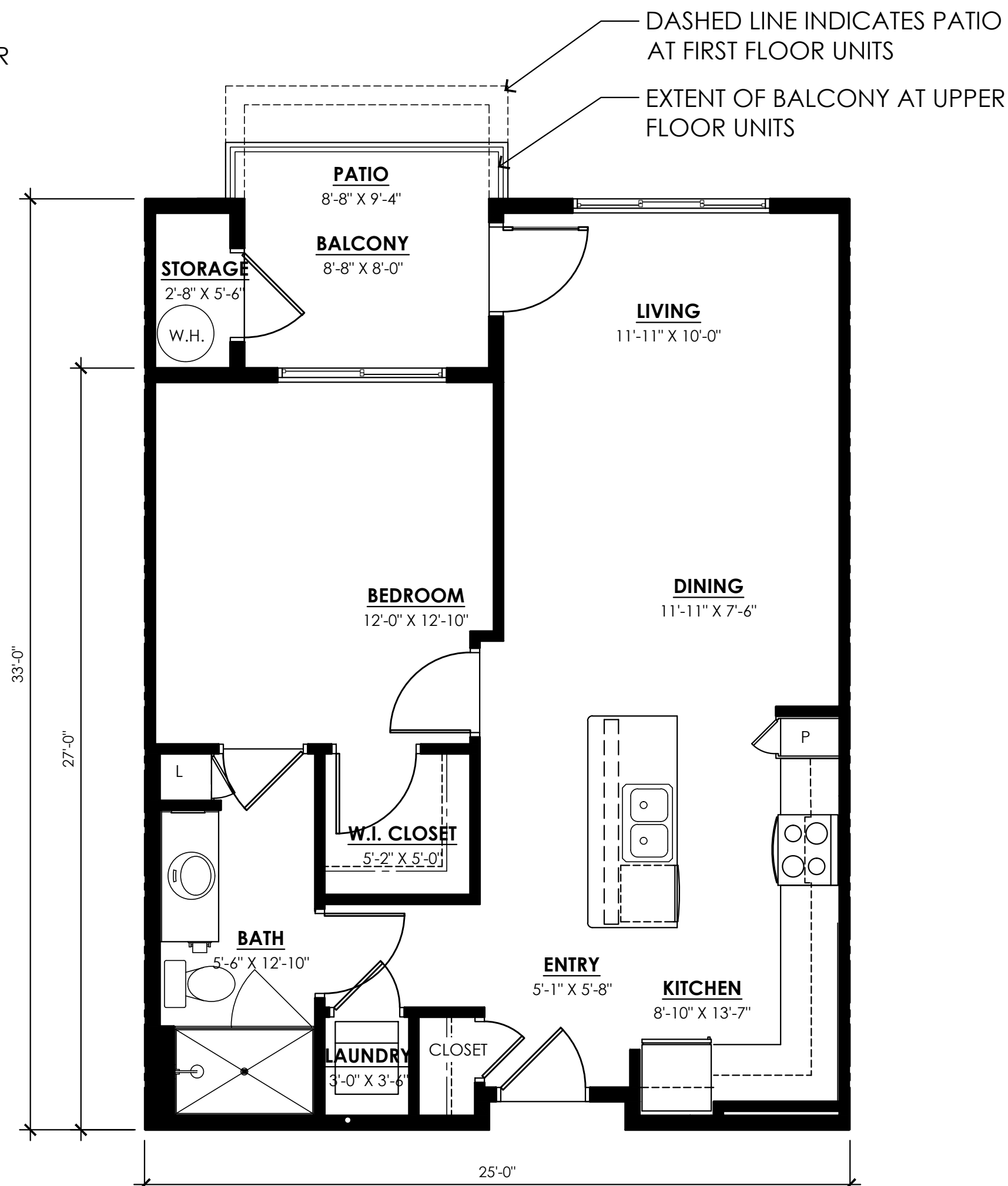




UNIT SS1 - STUDIO

UNIT #: 122, 124, 228, 328, 408, 428, 508, 528, 608, 628, 706, 708, 806, 808 SCALE: 1/4" = 1'-0"
 LIVABLE: 535 S.F.
 PRIVATE OUTDOOR SPACE: 76 S.F. BALCONY (14%)
 95 S.F. PATIO (18%)
 EXTERIOR STORAGE: 29 S.F.

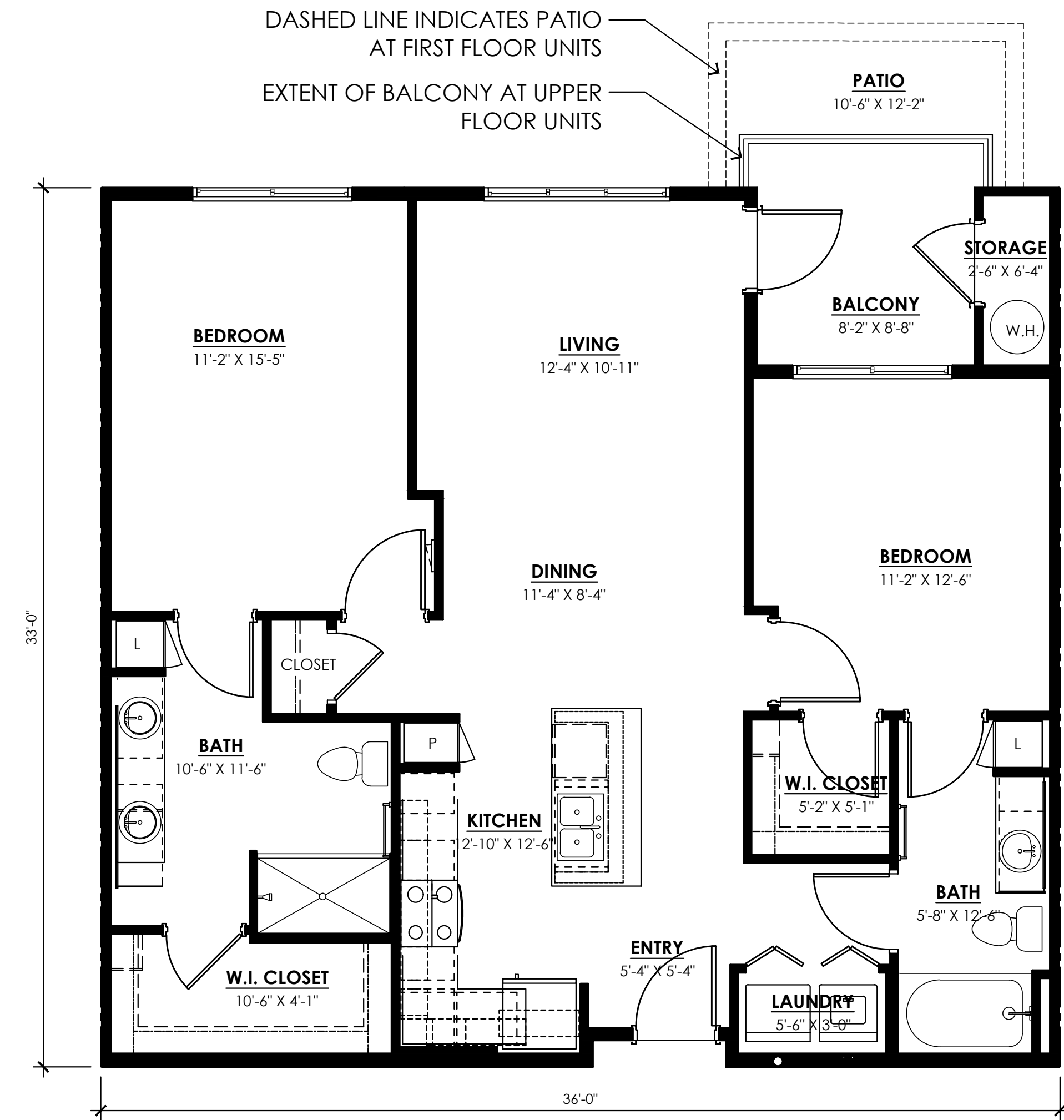
DASHED LINE INDICATES PATIO AT FIRST FLOOR UNITS
 EXTENT OF BALCONY AT UPPER FLOOR UNITS



UNIT AS1 - ONE BEDROOM

UNIT #: 116, 118, 205, 305, 405, 505, 605, 705, 805 SCALE: 1/4" = 1'-0"
 LIVABLE: 747 S.F.
 PRIVATE OUTDOOR SPACE: 72 S.F. BALCONY (9.6%)
 81 S.F. PATIO (10.8%)
 EXTERIOR STORAGE: 21 S.F.

DASHED LINE INDICATES PATIO AT FIRST FLOOR UNITS
 EXTENT OF BALCONY AT UPPER FLOOR UNITS



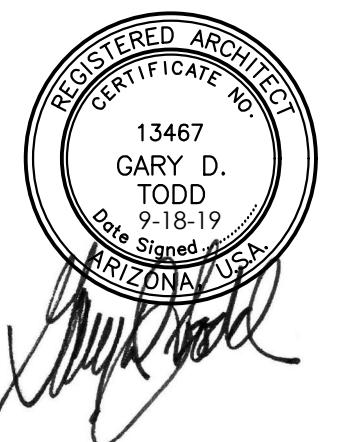
UNIT BS1 - TWO BEDROOM

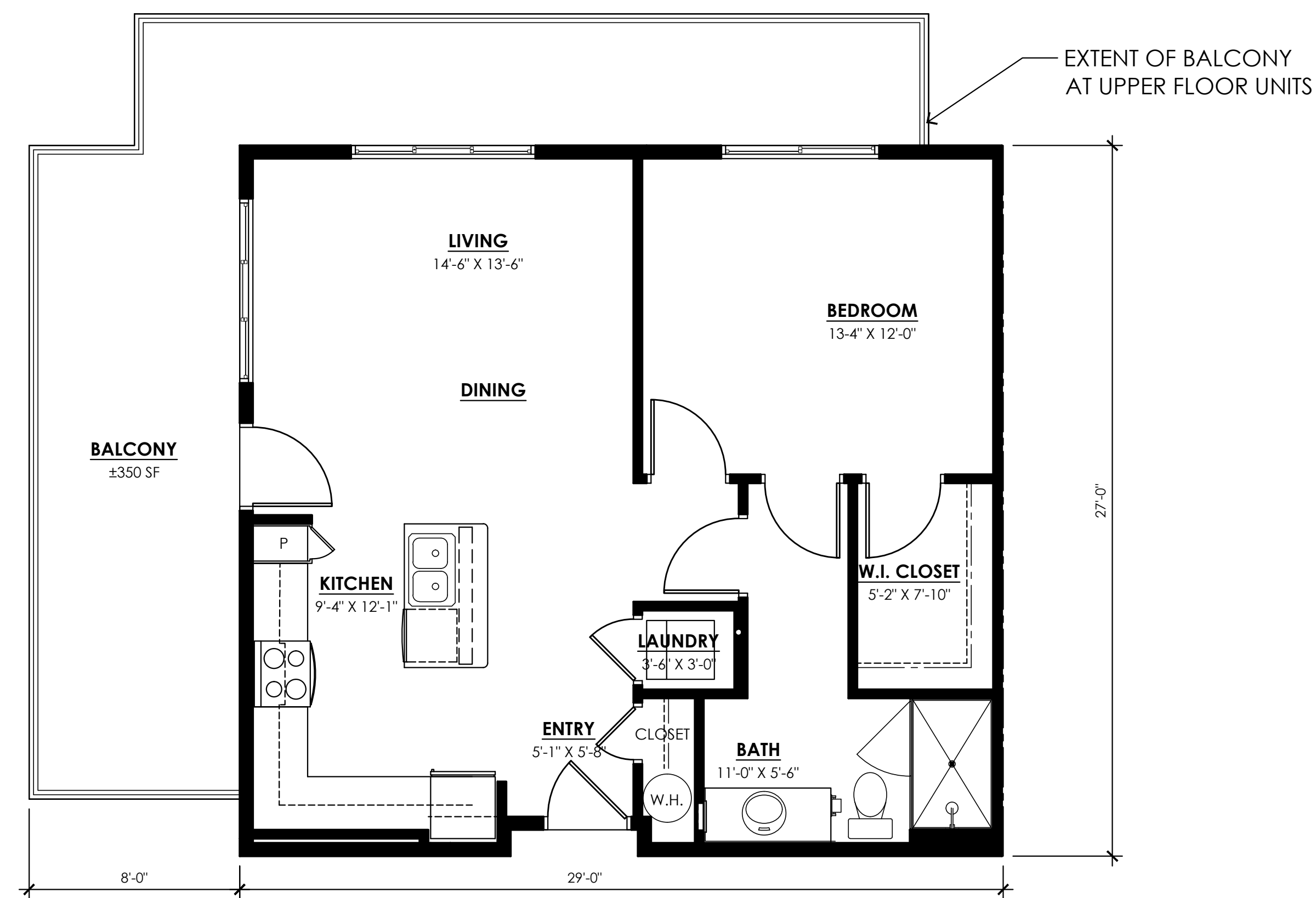
UNIT #: 112 SCALE: 1/4" = 1'-0"
 LIVABLE: 1107 S.F.
 PRIVATE OUTDOOR SPACE: 73 S.F. BALCONY (6.6%)
 112 S.F. PATIO (10.1%)
 EXTERIOR STORAGE: 21 S.F.

DASHED LINE INDICATES PATIO AT FIRST FLOOR UNITS
 EXTENT OF BALCONY AT UPPER FLOOR UNITS

NOTE:
UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

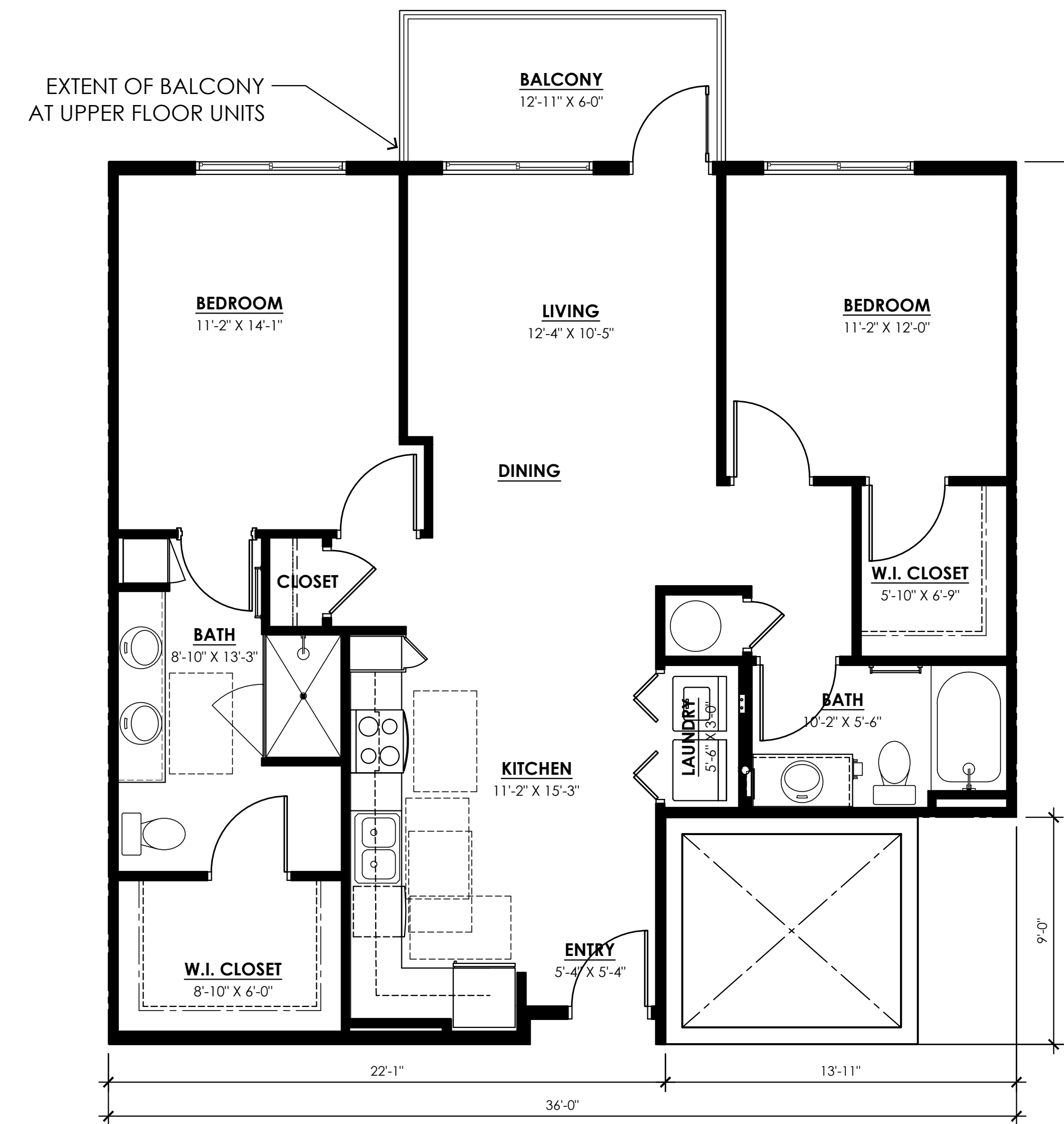
PRIVATE OUTDOOR SPACE NOTES:
REQUIRED: PER D-O (6.1205) PRIVATE OUTDOOR LIVING SPACE SHALL BE AT LEAST SIX (6) FEET DEEP AND SIXTY (60) SQUARE FEET IN AREA.
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH BOTH D-O AND R-5 (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.





UNIT AS2 - ONE BEDROOM CORNER

UNIT #: 701, 801 SCALE: 1/4" = 1'-0"
 LIVABLE: 778 S.F.
 PRIVATE OUTDOOR SPACE: ±350 S.F. BALCONY (45.0%)



UNIT BS3.1 - TWO BEDROOM @ ELEVATOR

UNIT #: 724, 824 SCALE: 1/4" = 1'-0"
 LIVABLE: 1129 S.F.
 PRIVATE OUTDOOR SPACE: 78 S.F. BALCONY (6.9%)

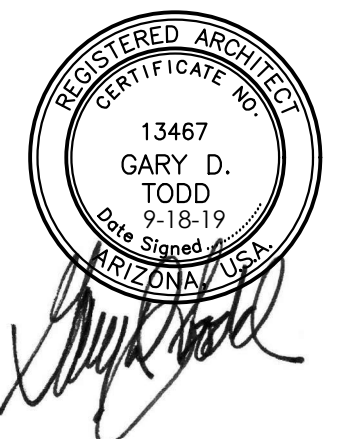
NOTE:

UNIT LIVABLE SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

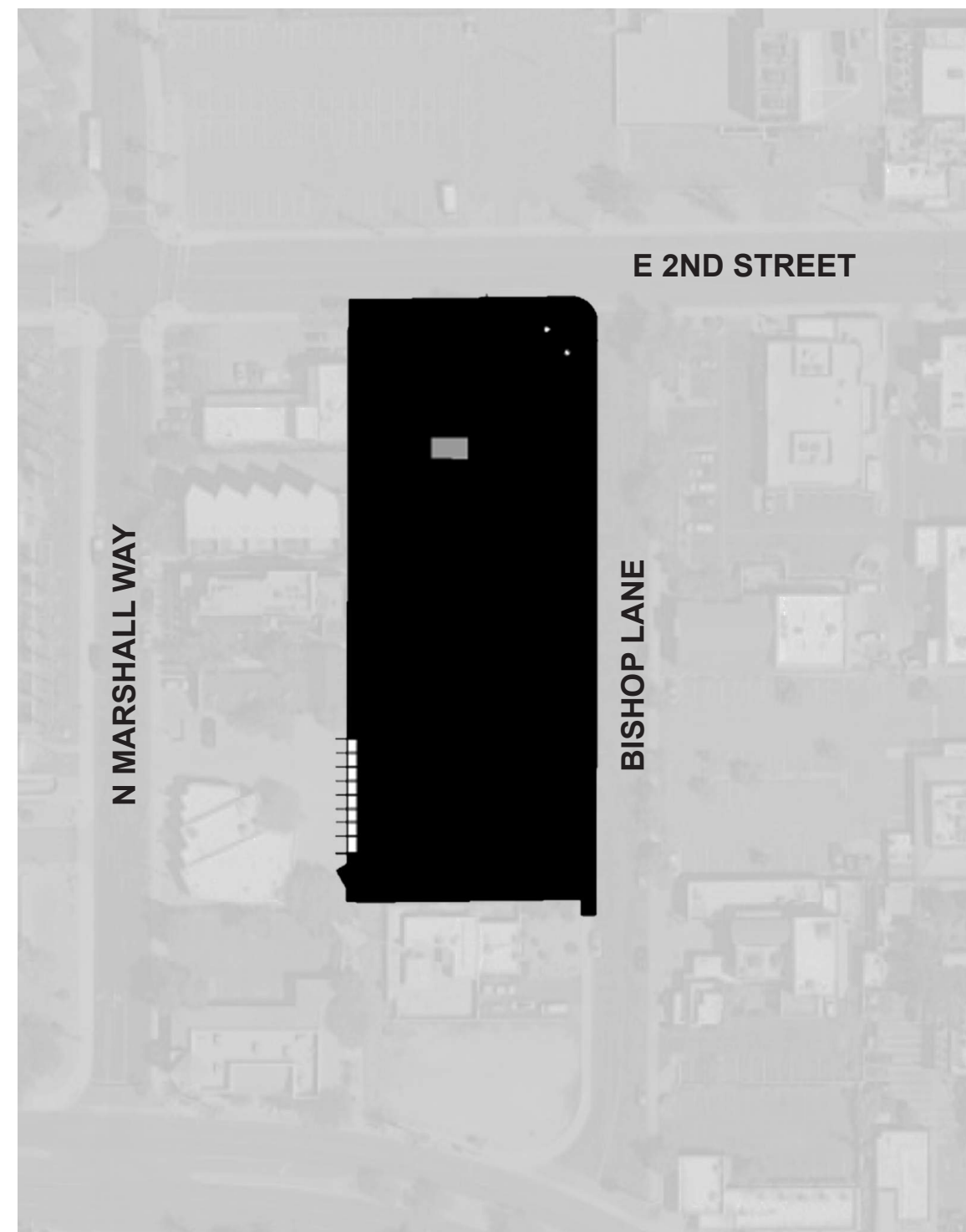
PRIVATE OUTDOOR SPACE NOTES:

REQUIRED: PER D-O (6.1205) PRIVATE OUTDOOR LIVING SPACE SHALL BE AT LEAST SIX (6) FEET DEEP AND SIXTY (60) SQUARE FEET IN AREA.

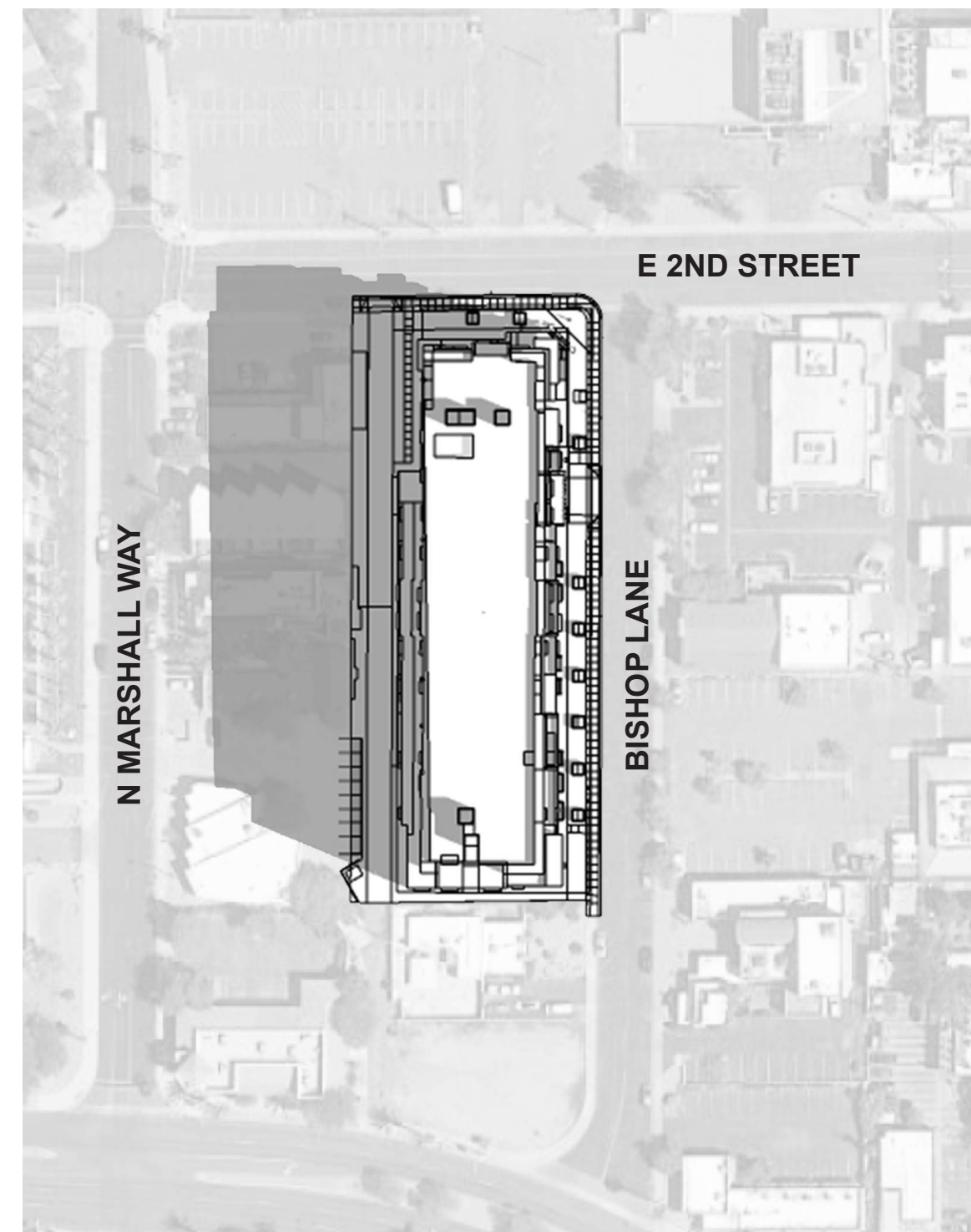
PROPOSED: PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH BOTH D-O AND R-5 (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.



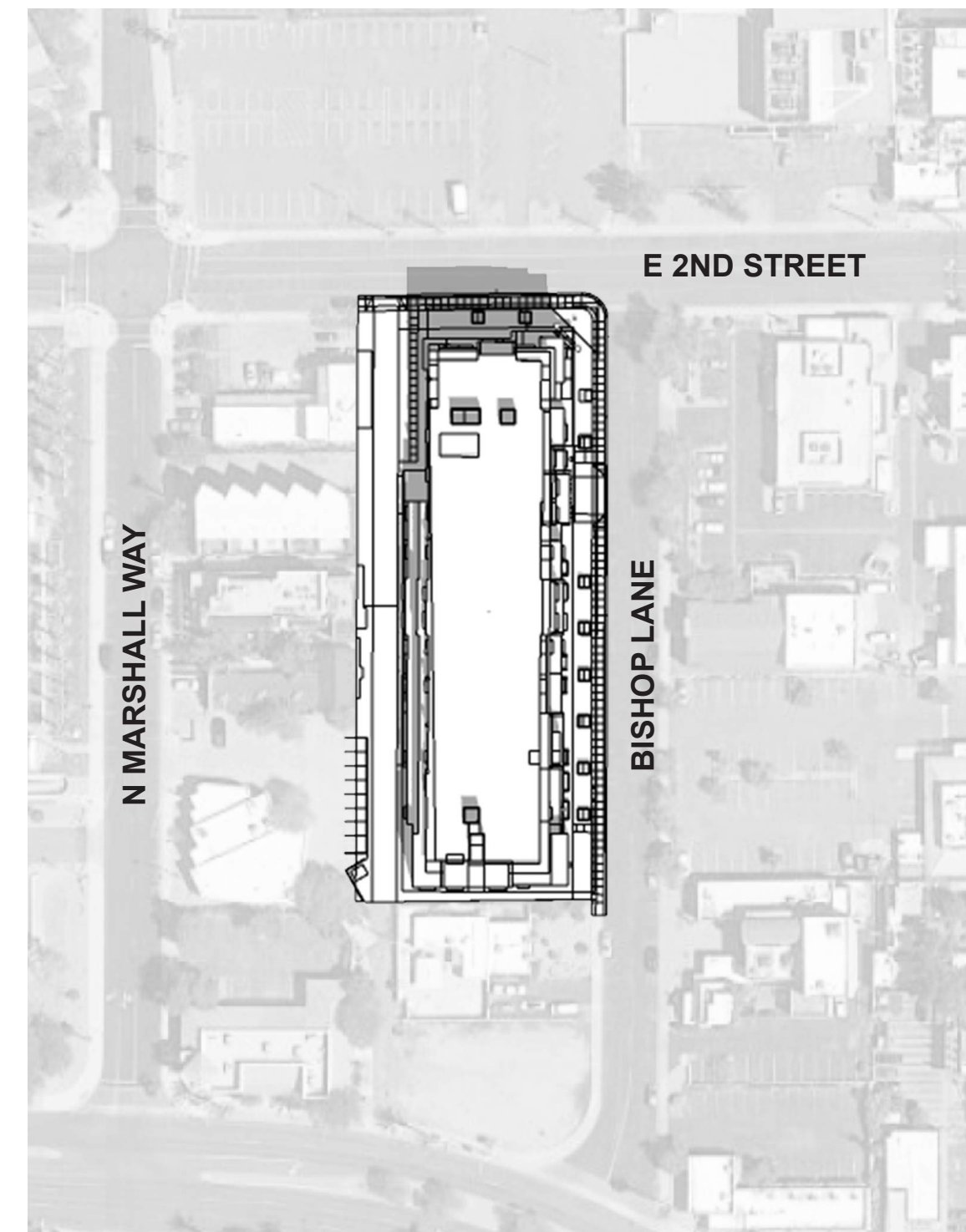
MARCH 21



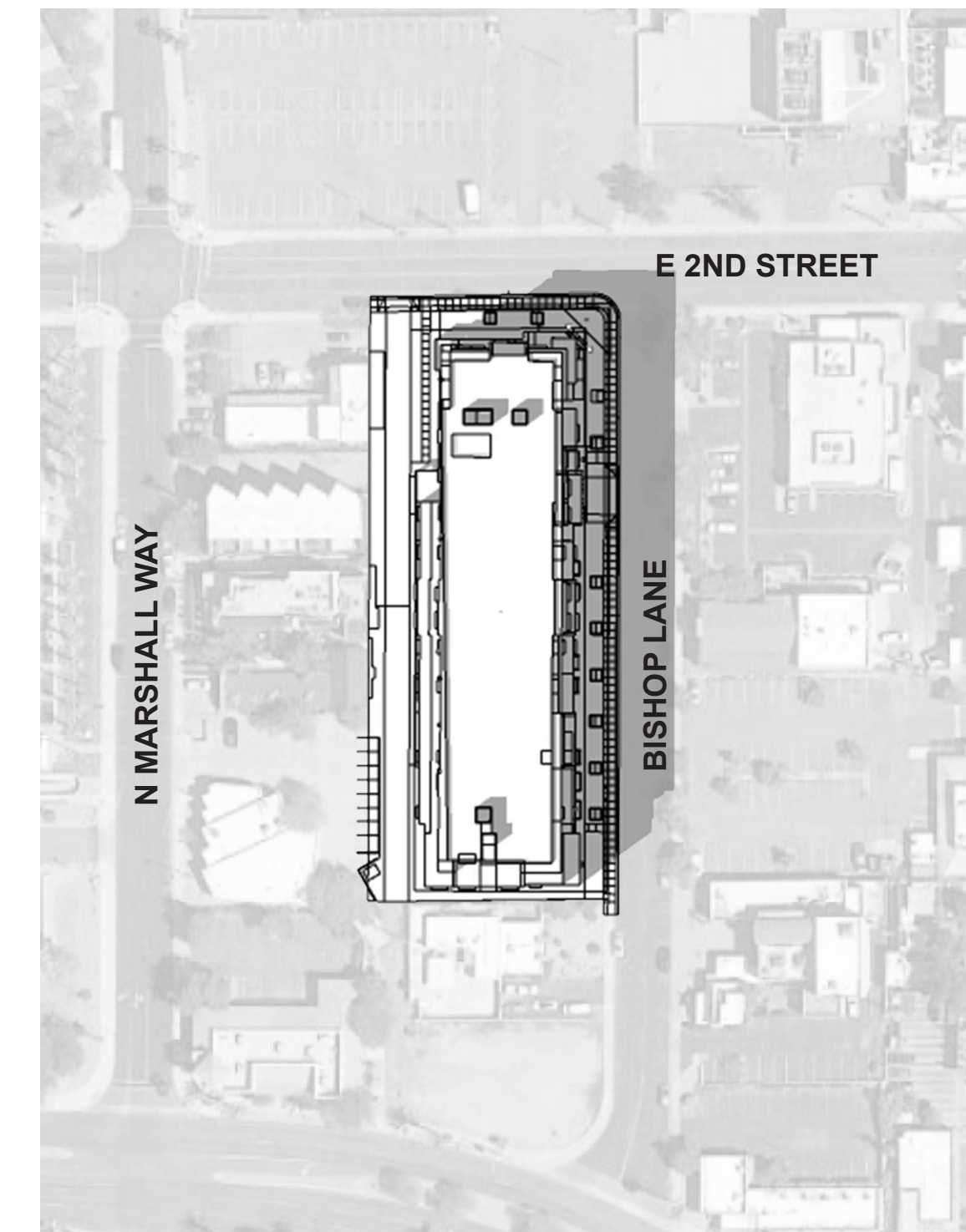
6AM



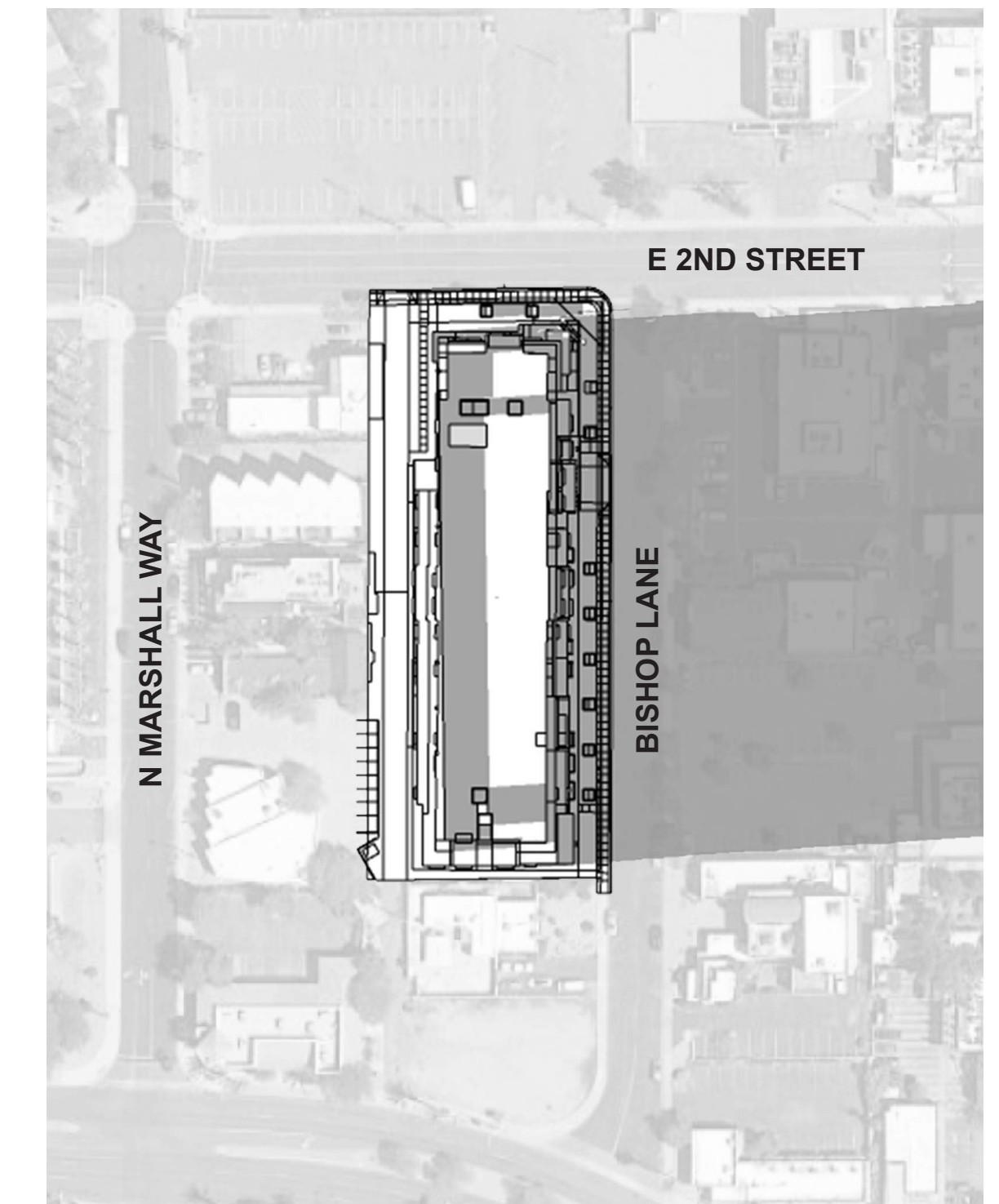
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12PM

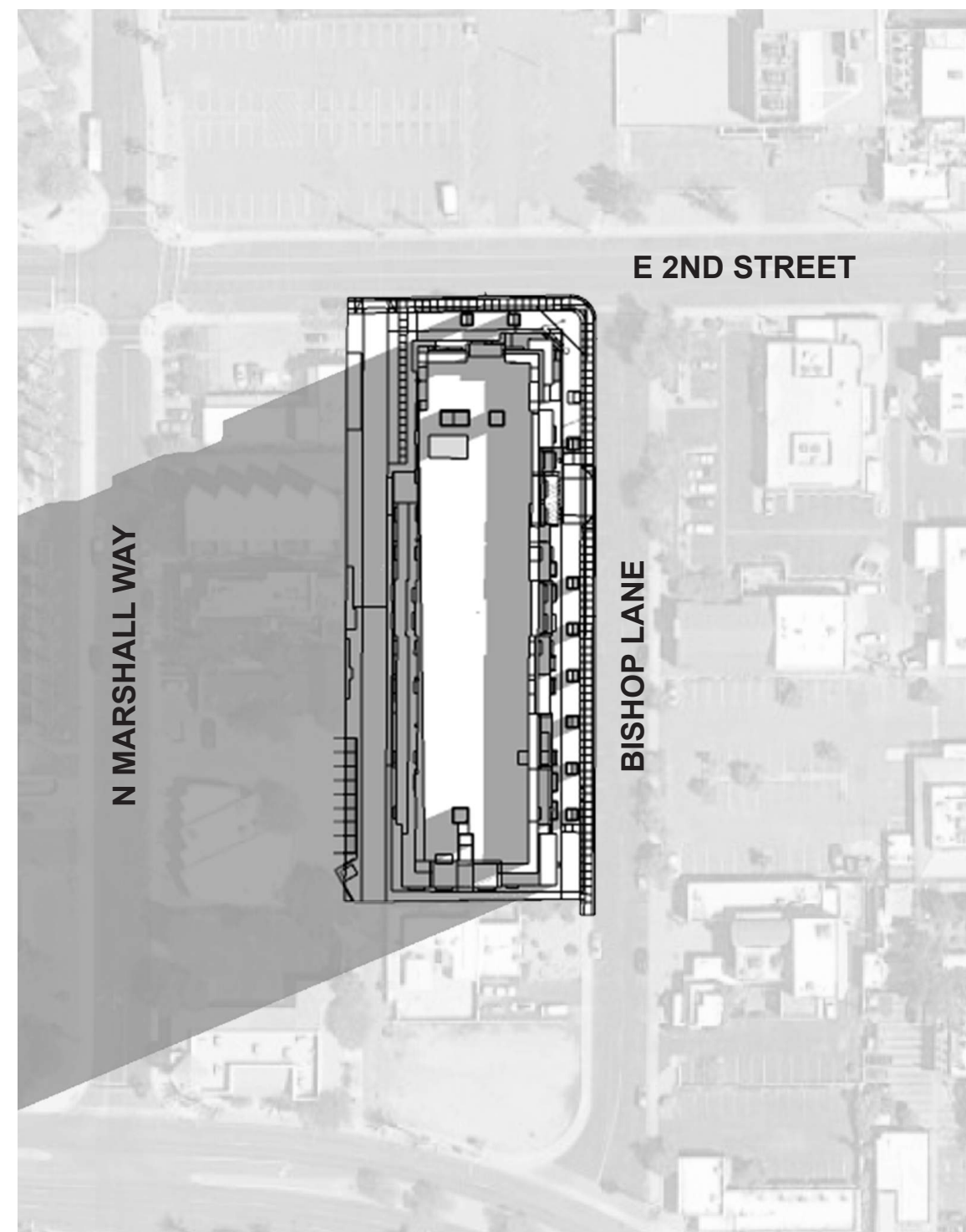


3PM

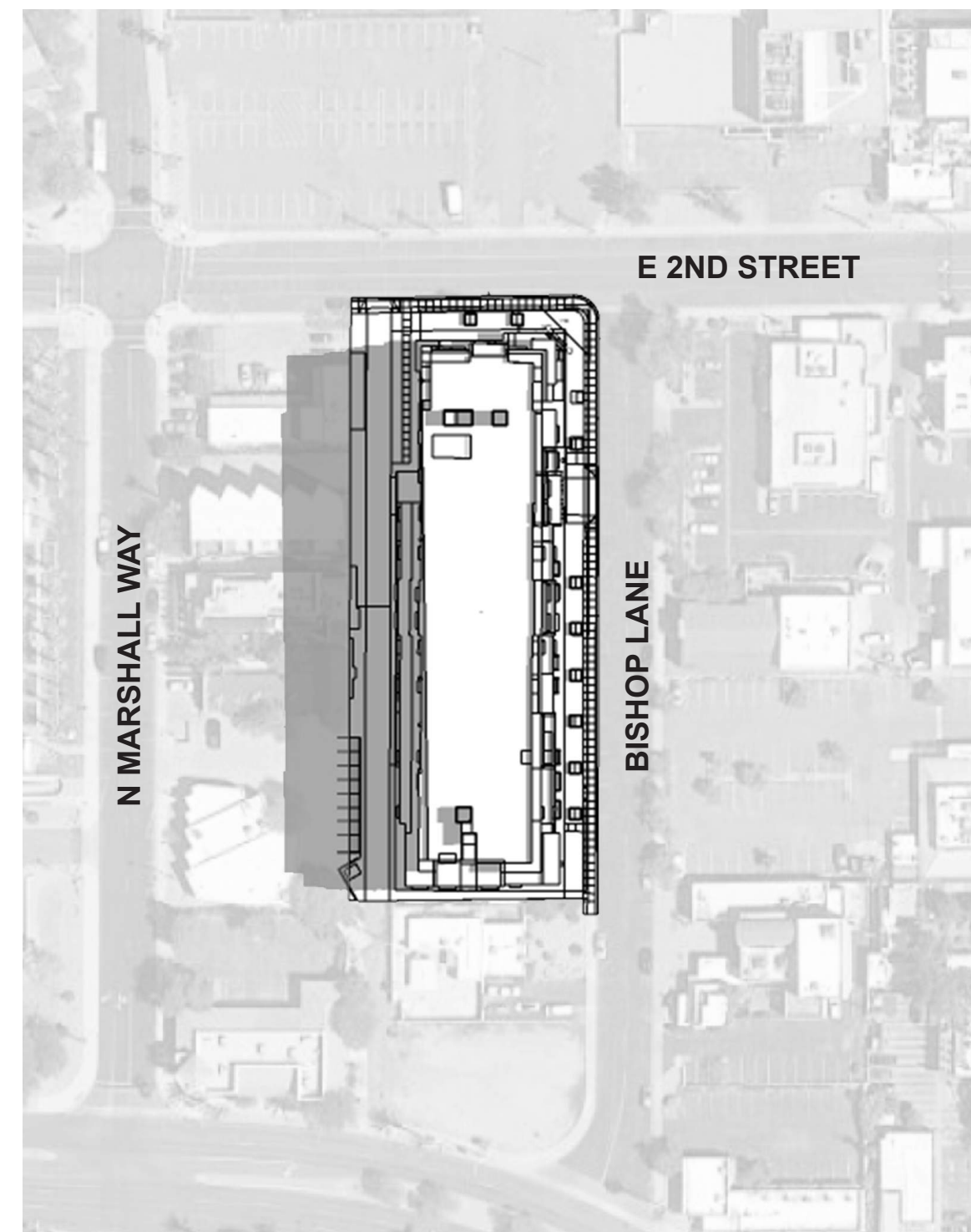


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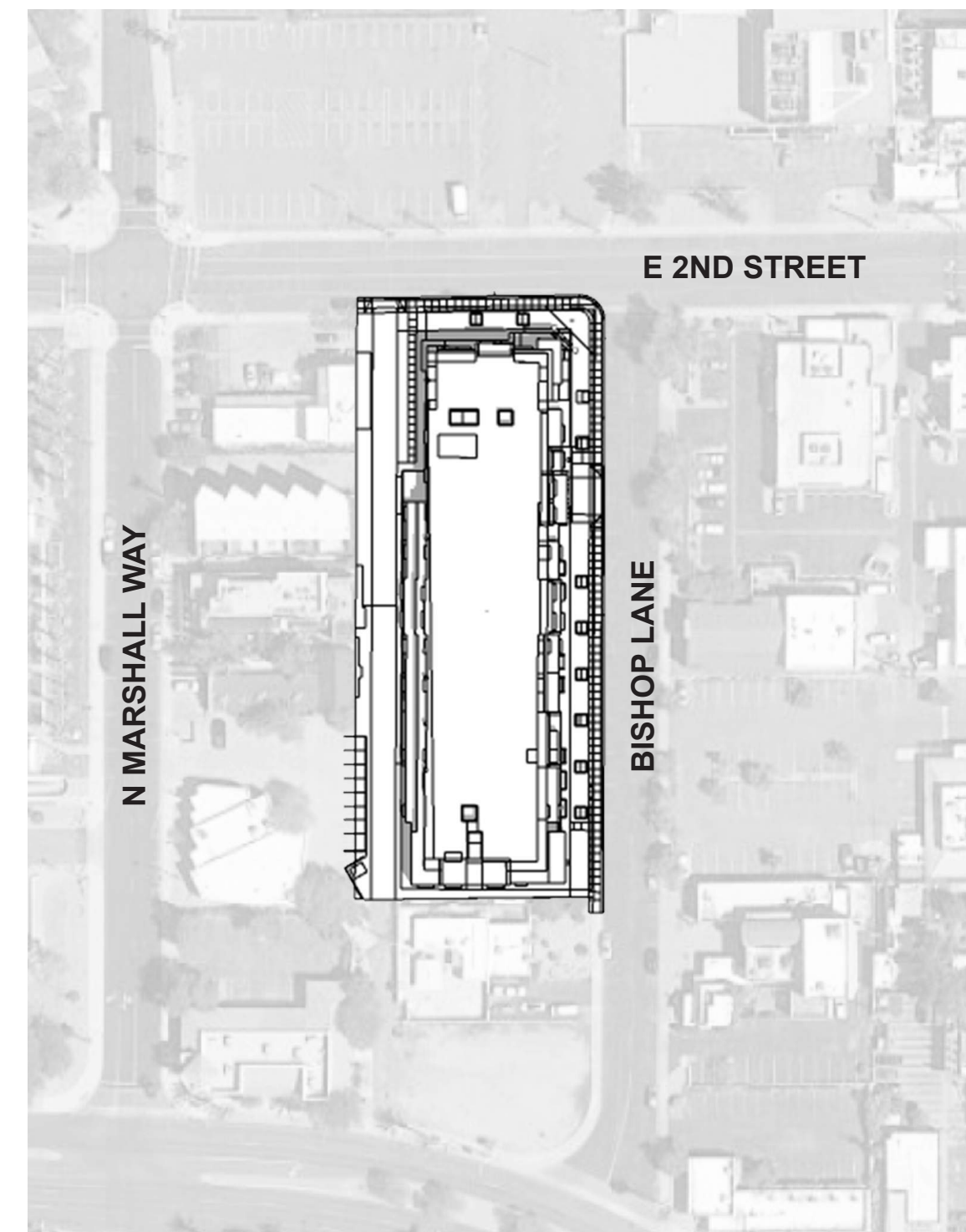
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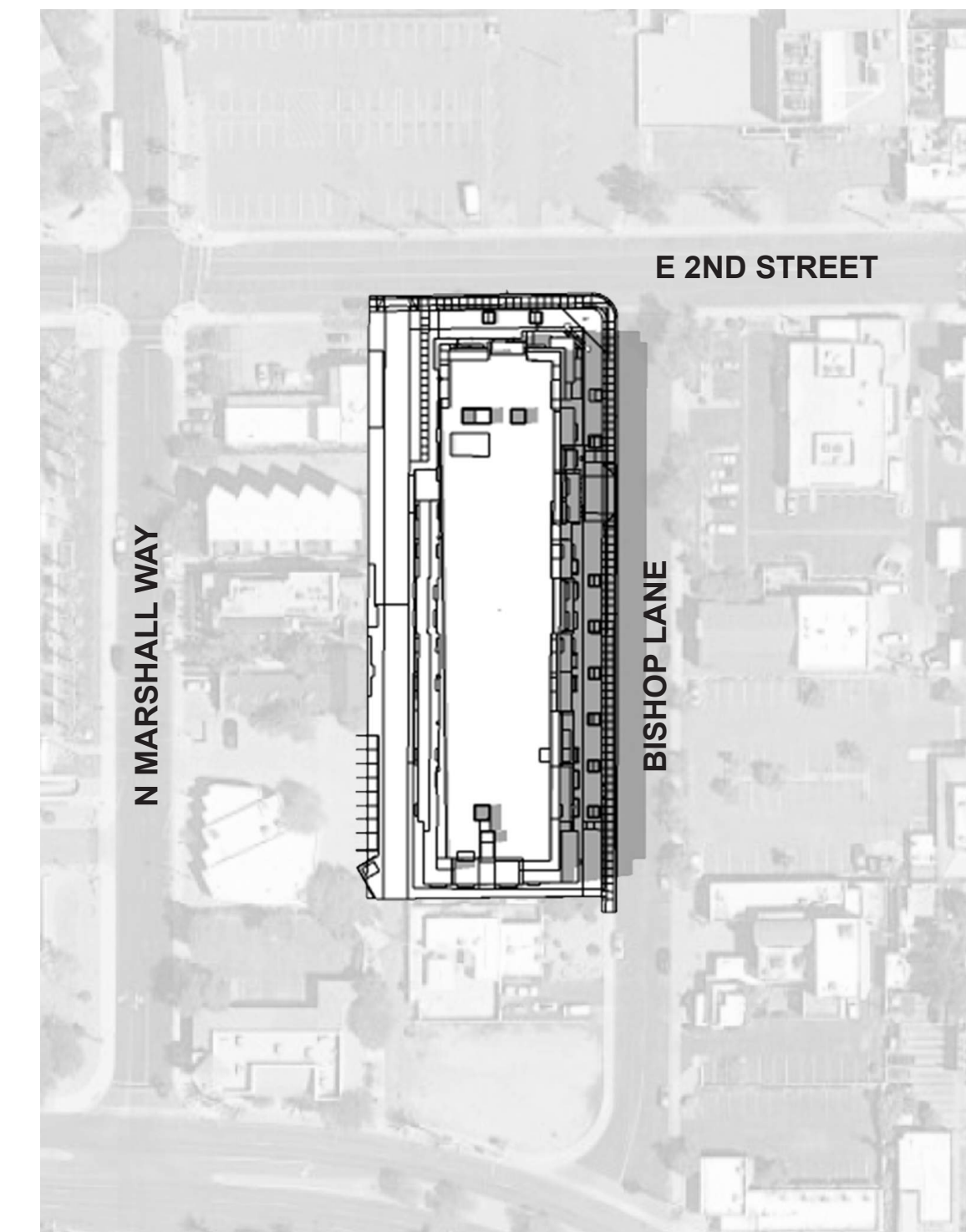
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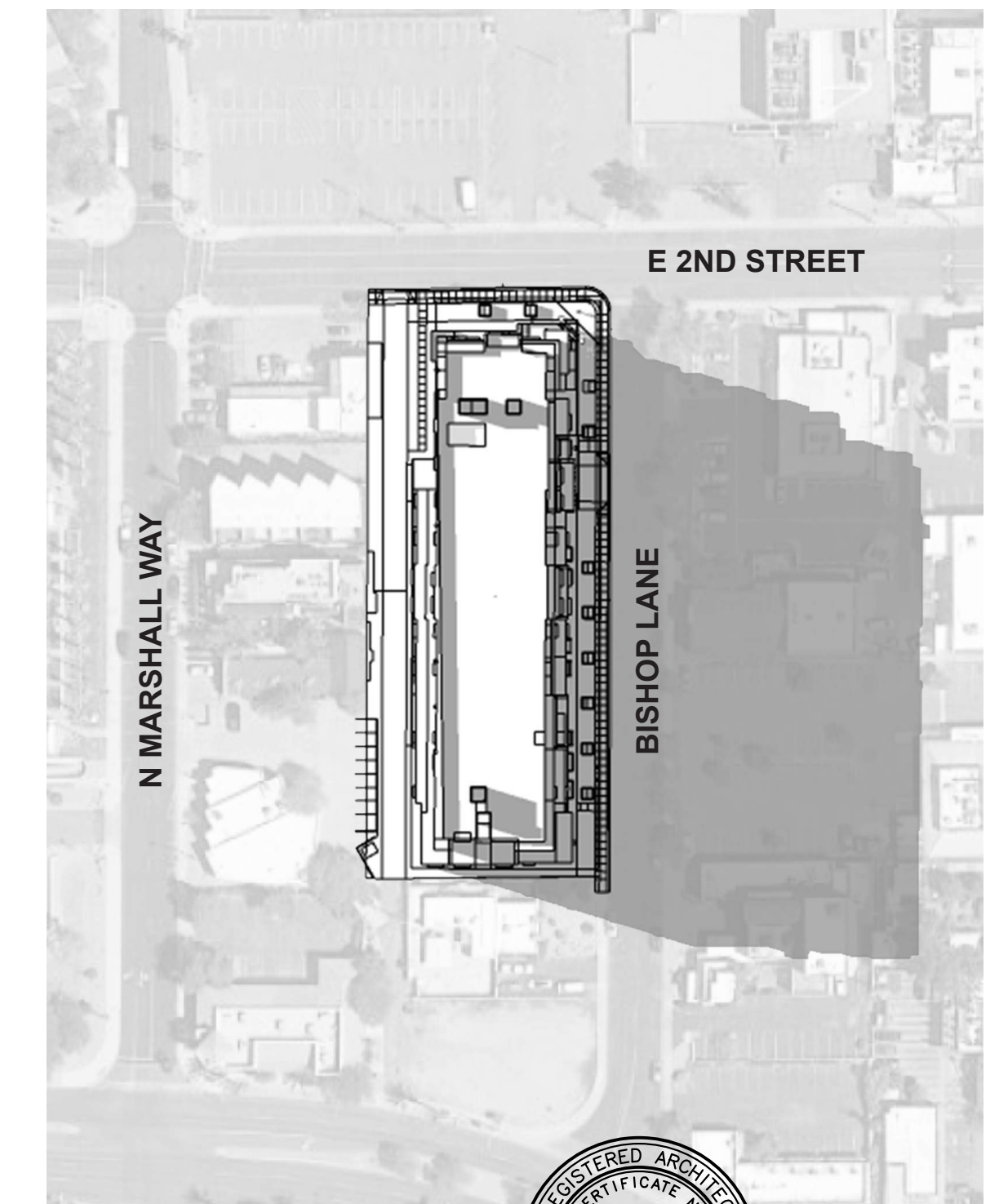
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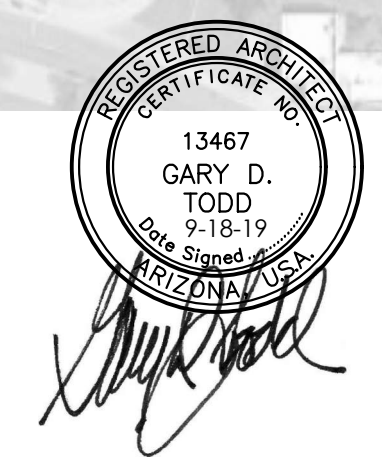
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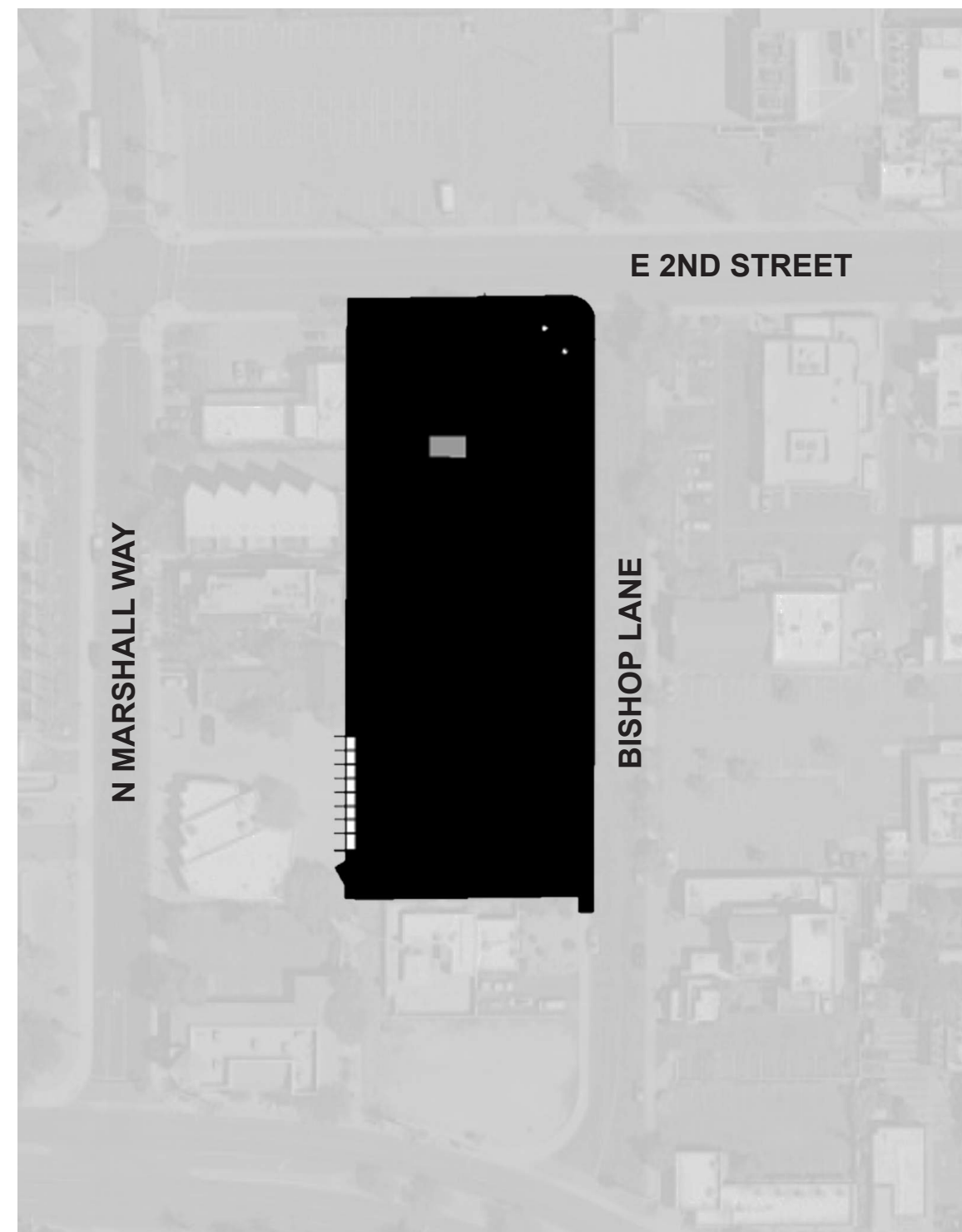
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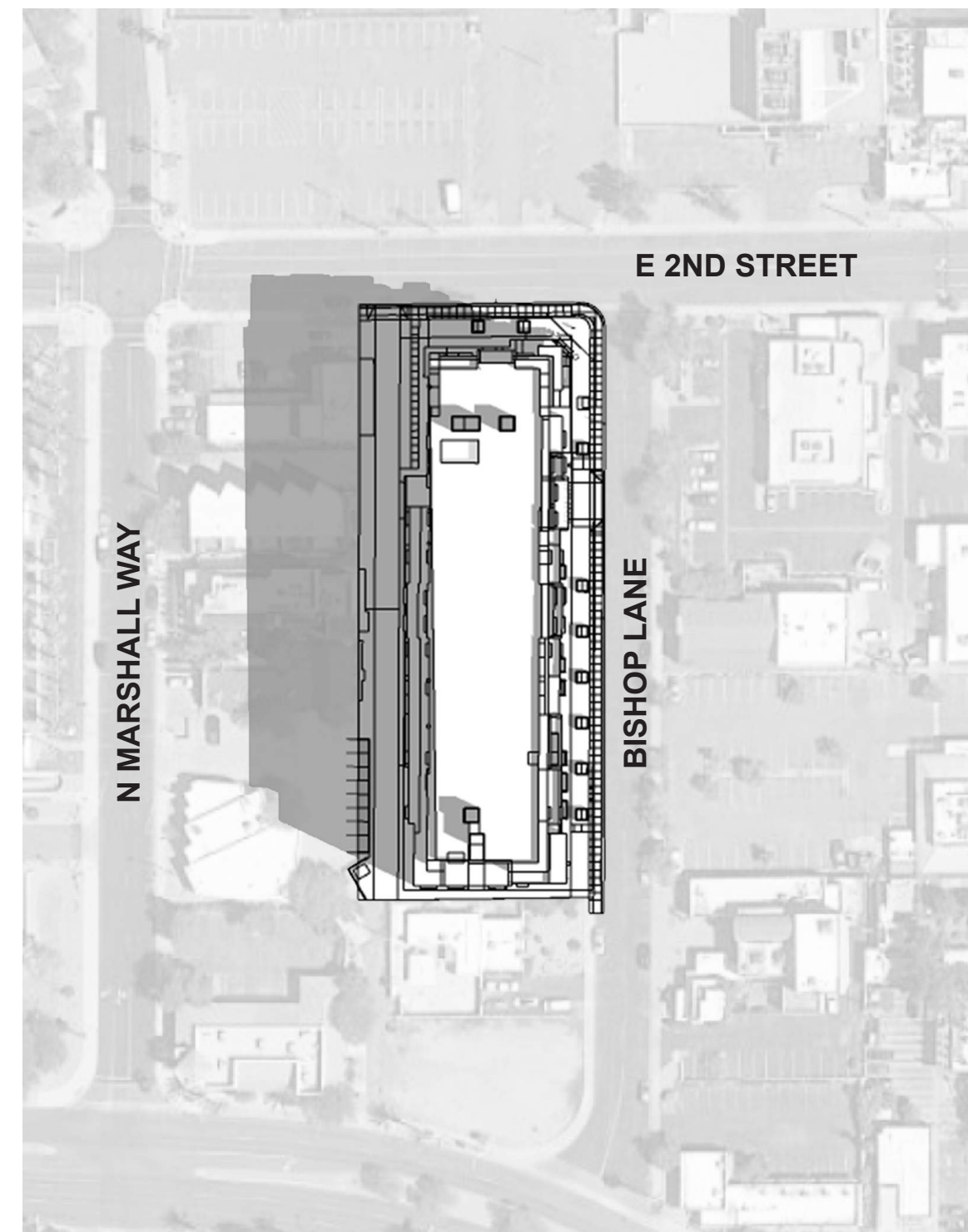
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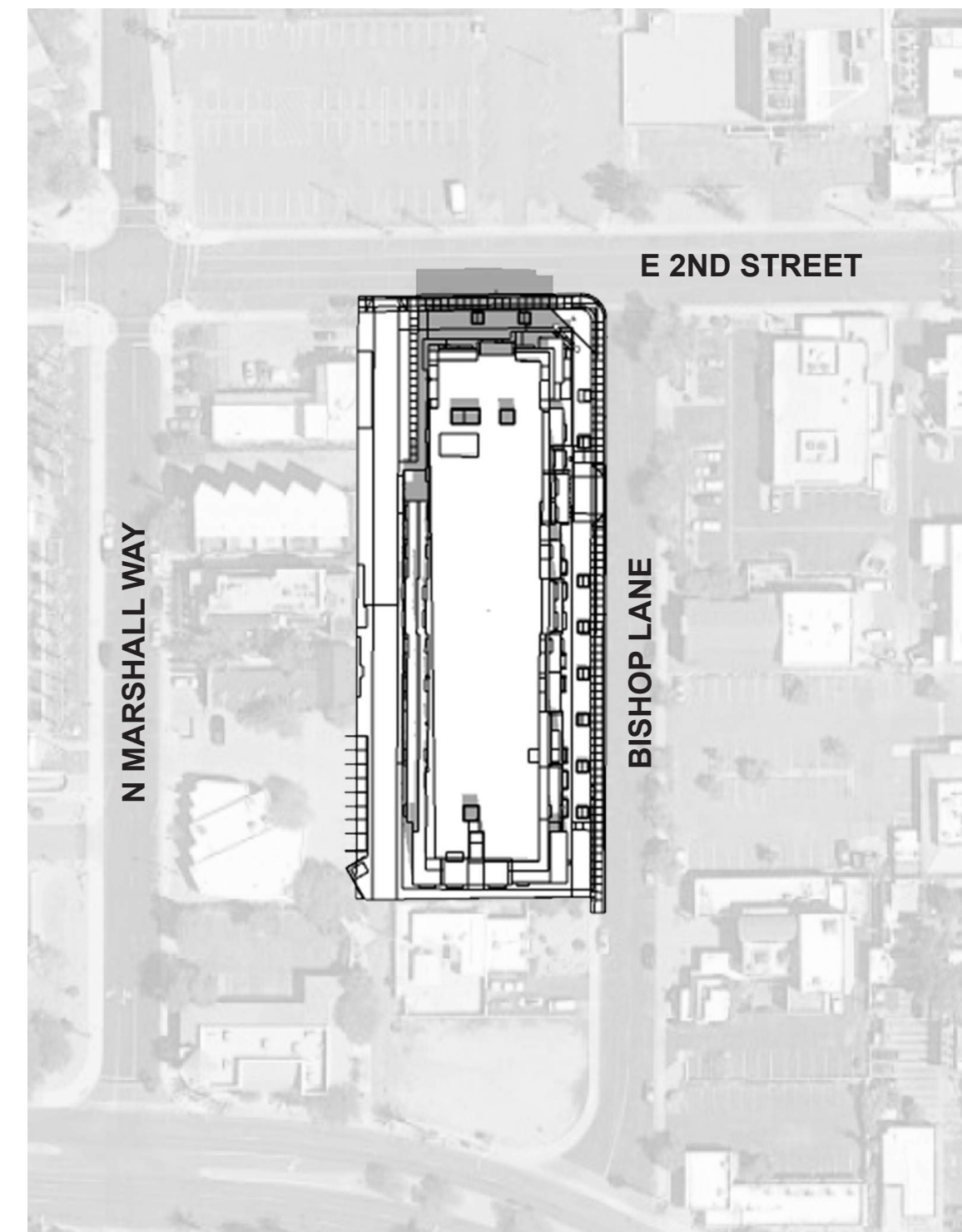
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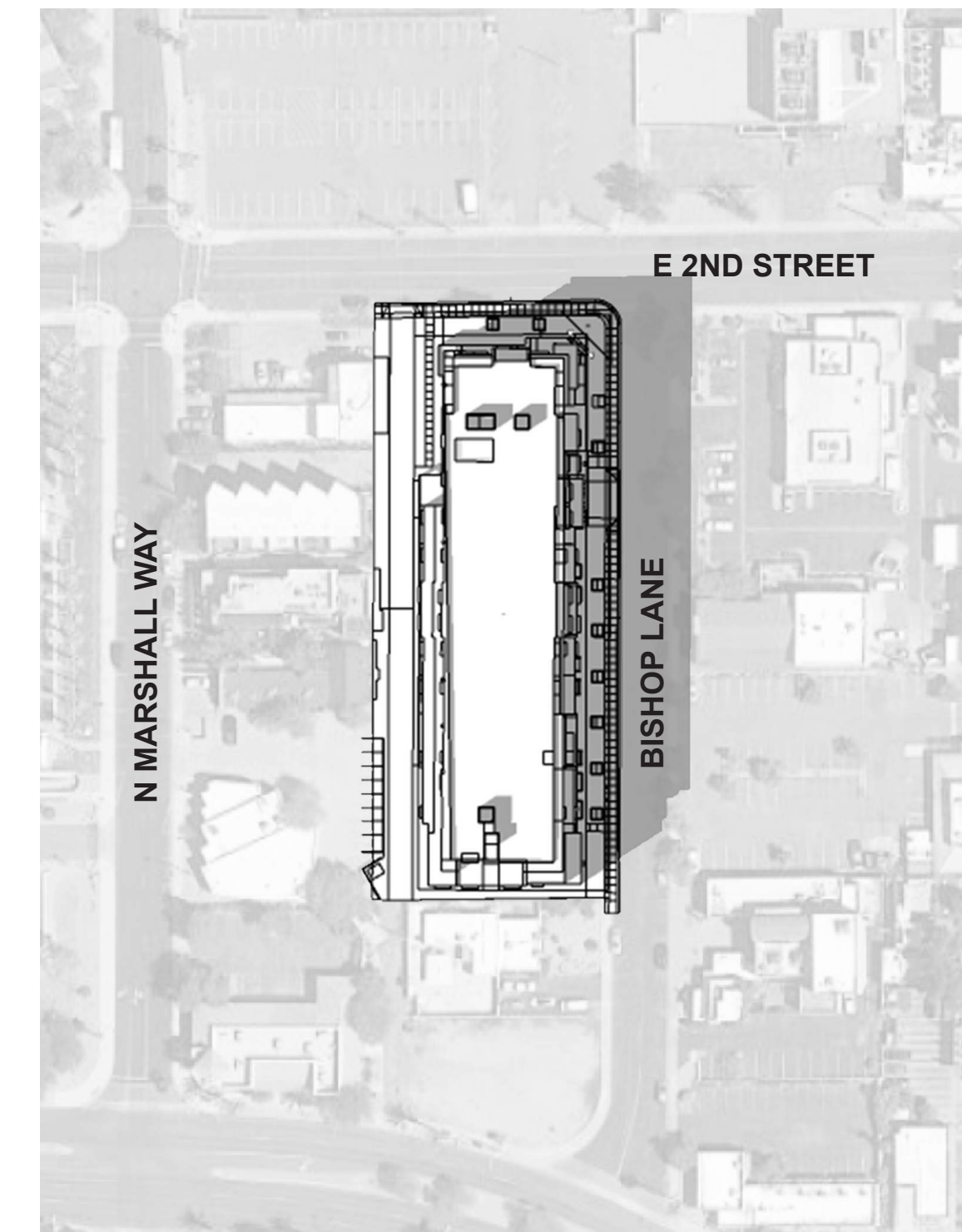
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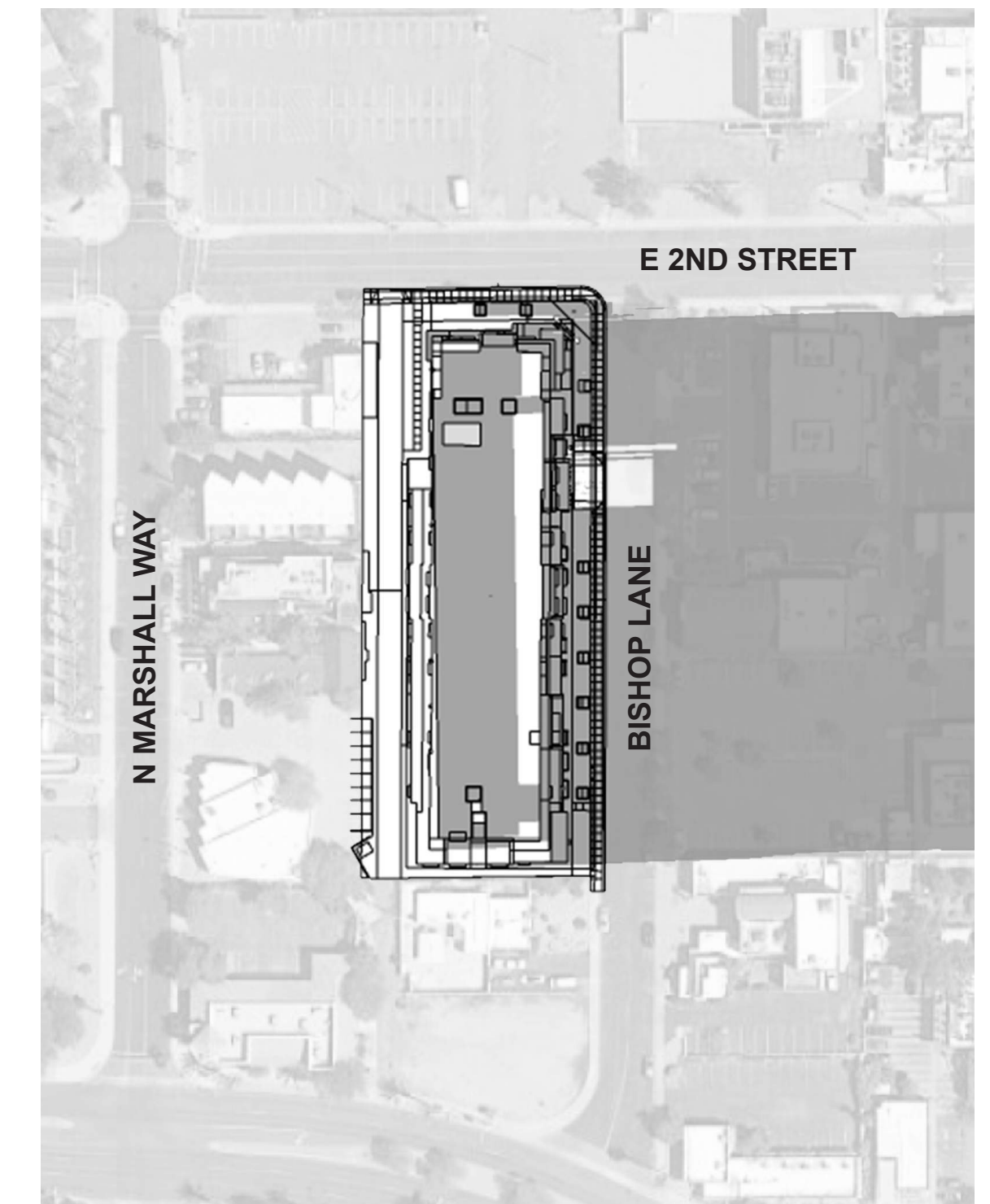
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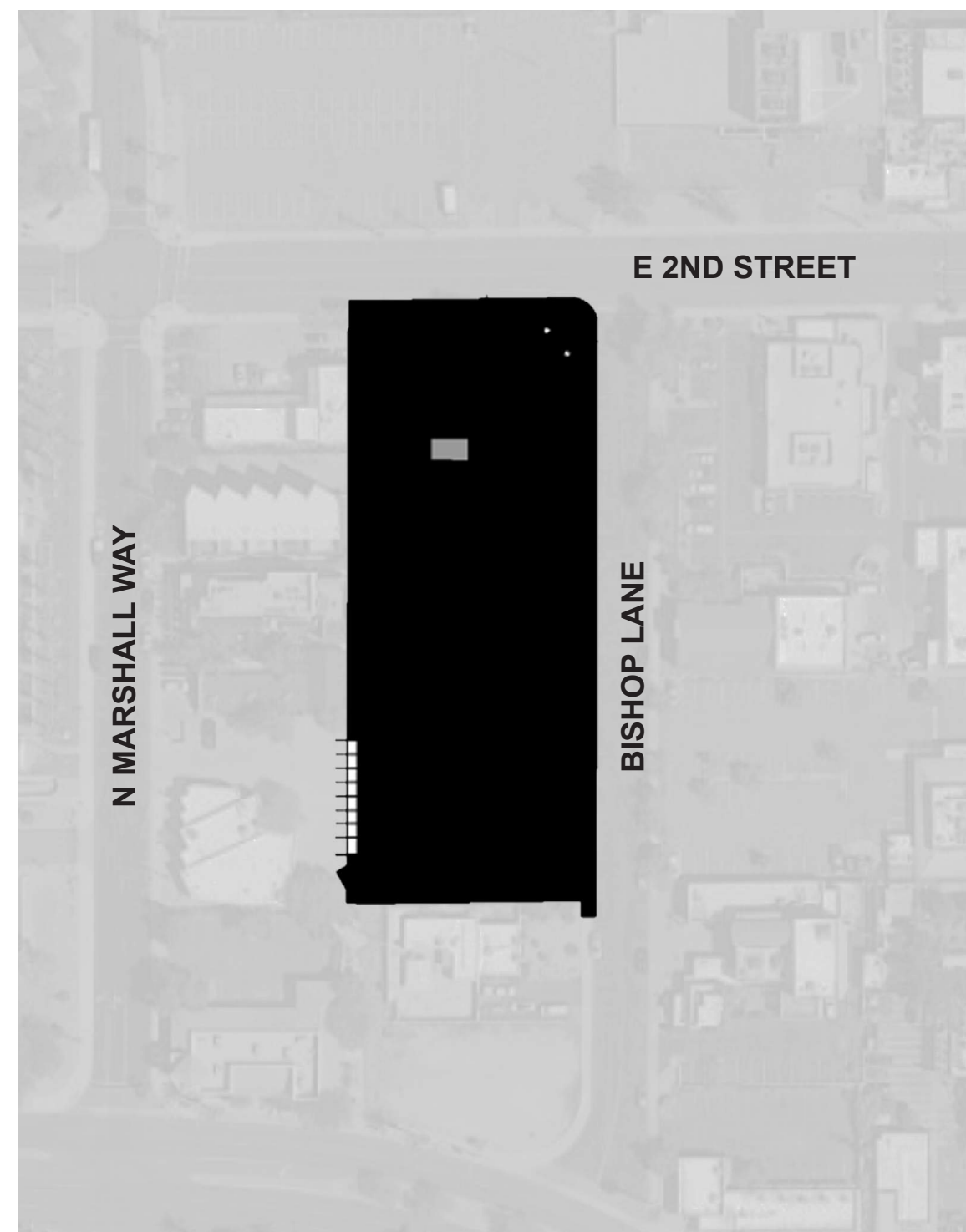


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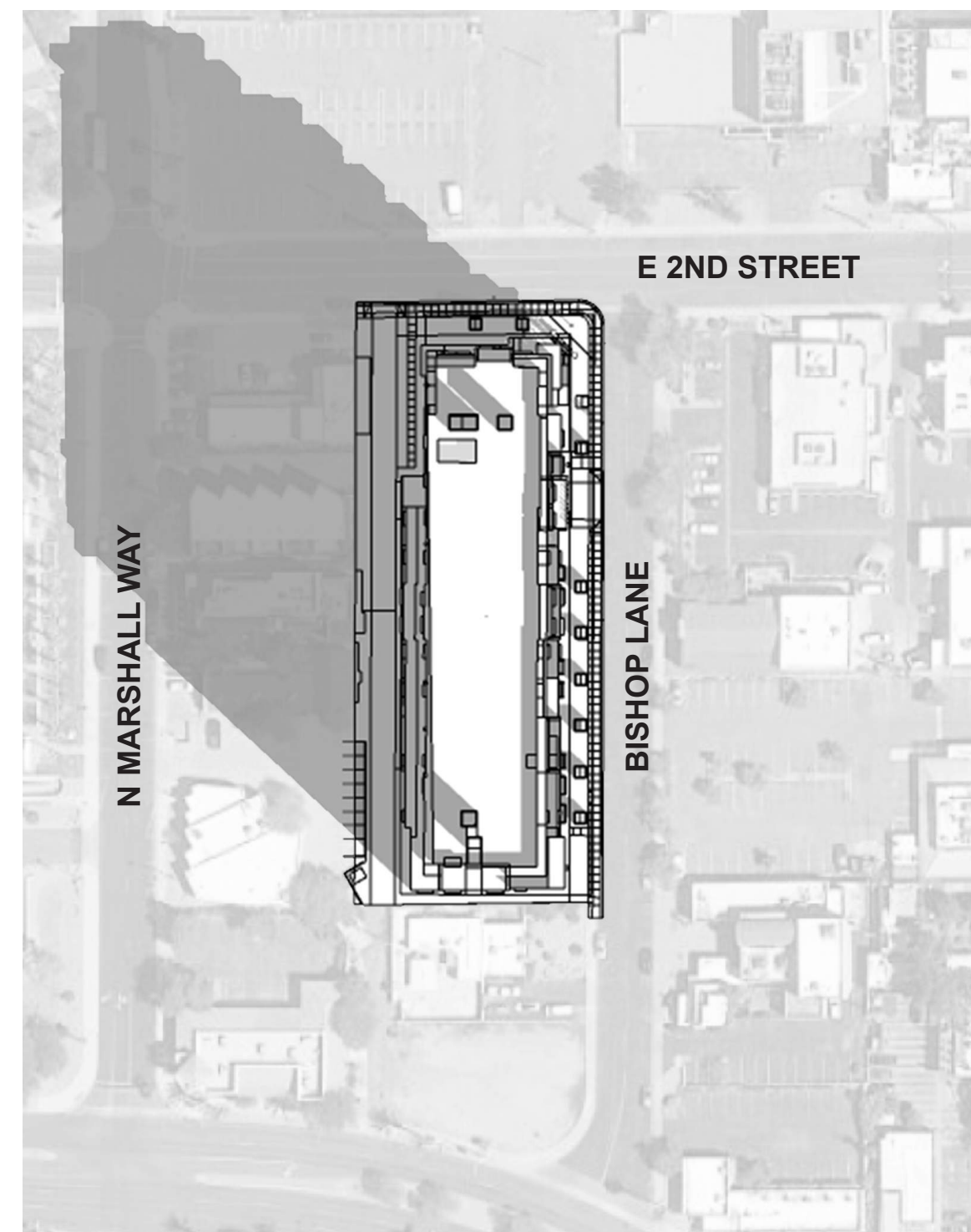


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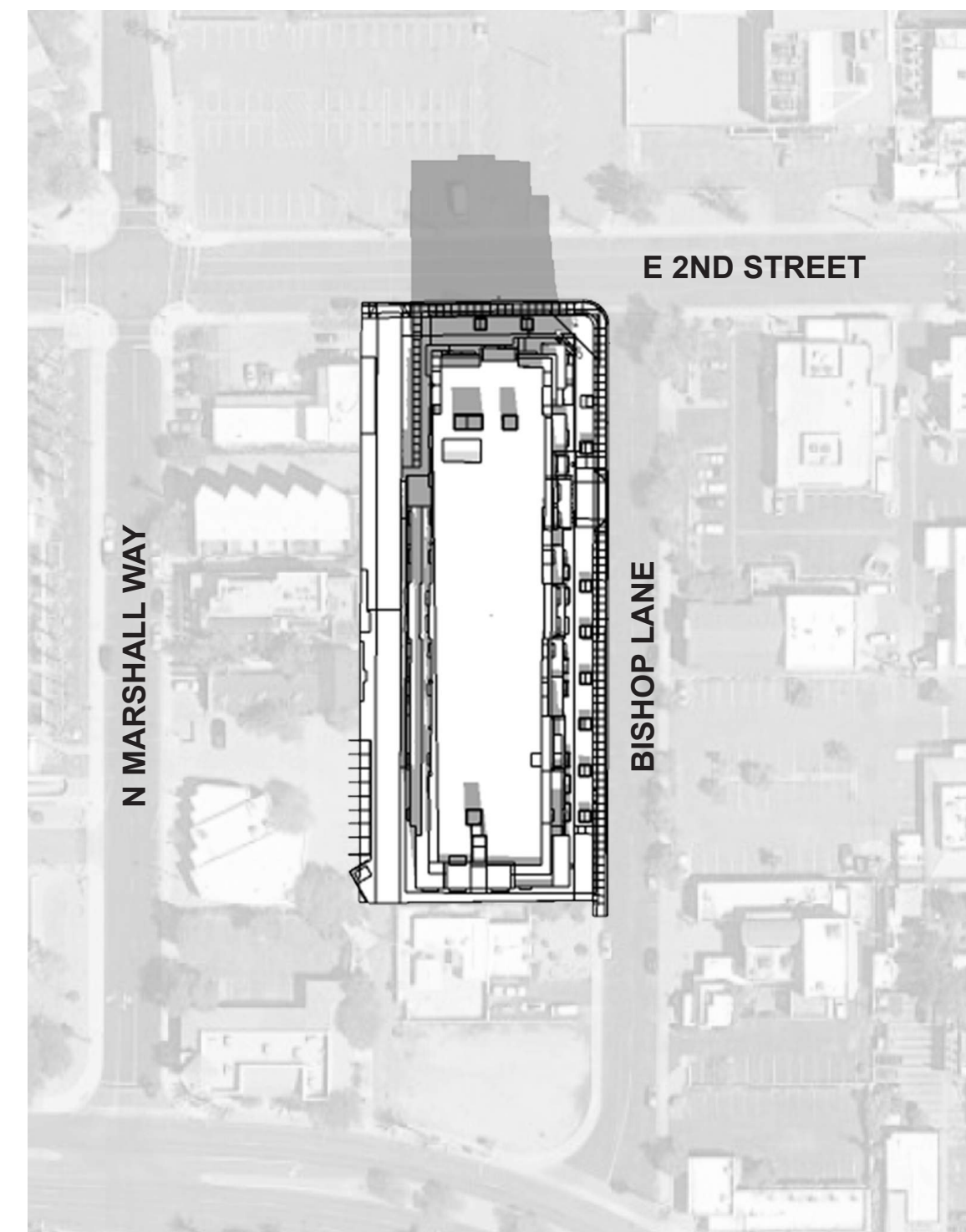
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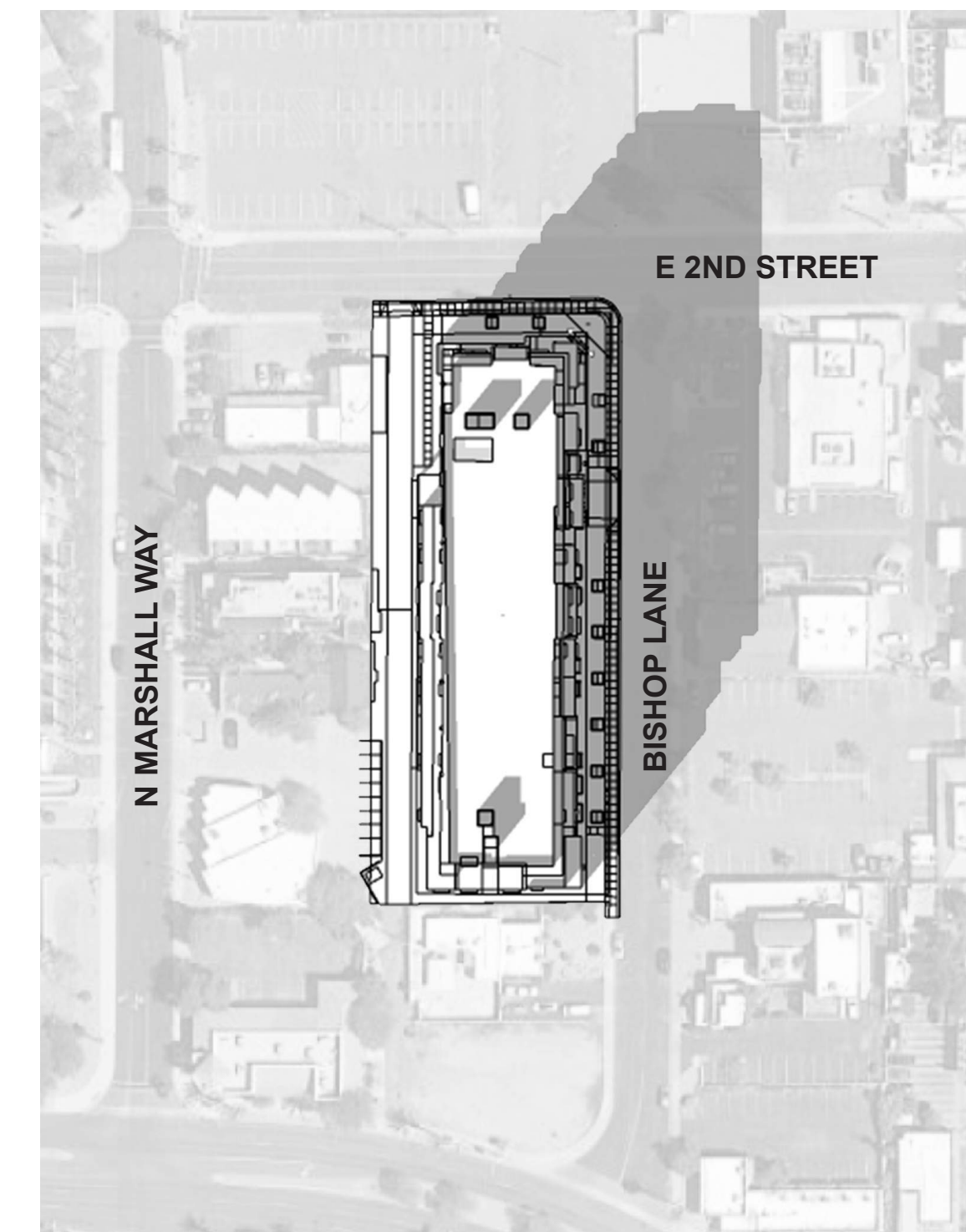
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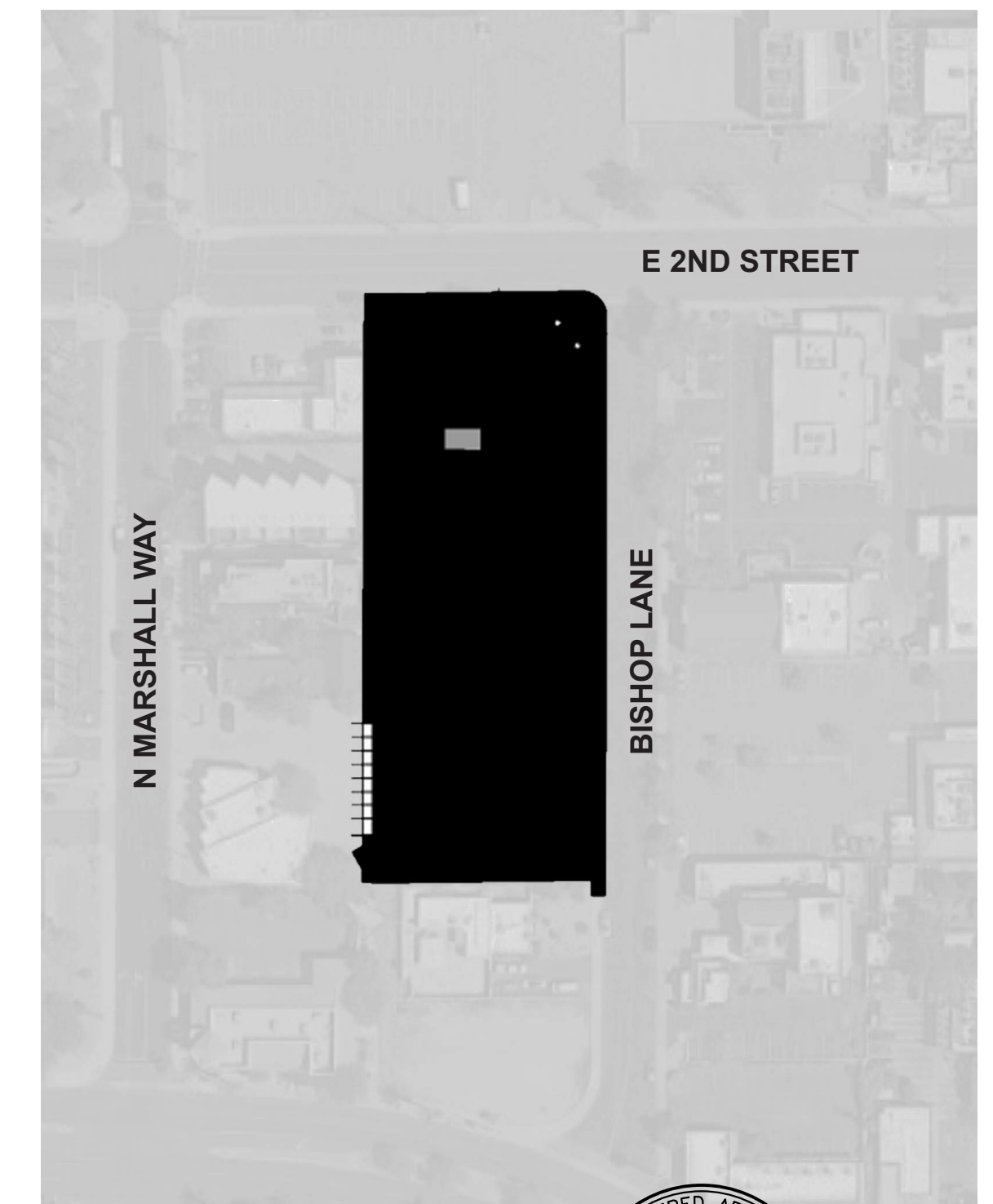
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12PM



3PM



6PM

