

Nelsen Partners, Inc.
Austin | Scottsdale

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HAWKINS
COMPANIES
COMMERCIAL DEVELOPERS

SOUTHDALE
Hawkins Companies
7000 EAST MCDOWELL ROAD
SCOTTSDALE, AZ 85257

OWNER
Hawkins Companies
Commercial Developers
4700 S. McClintock Drive
Ste 160
Tempe, AZ 85282

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
Attn: Jeff Brand

Date
04/29/21

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

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Project No.
319084

A126
PRIVATE OPEN SPACE
PLANS

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE REQUIREMENTS
MINIMUM 0.05 x GFA OF THE DWELLING UNIT EXCEPT AS PROVIDED IN
5.5005 I.c OF THE AMENDED DEVELOPMENT STANDARDS, CASE 5-ZN-2020:

5.5005 I.c JULIETTE-STYLE BALCONIES FROM WHICH INTERIOR
SPACES OPEN TO THE OUTDOORS SHALL BE PERMITTED ON THE FIRST
AND SECOND LEVELS OF THE DEVELOPMENT PLAN TO ACCOMMODATE
FOR EMERGENCY VEHICLE CLEARANCE AROUND THE PERIMETER OF THE
SITE, NOT TO EXCEED TEN (10) PERCENT OF THE TOTAL UNIT COUNT.

PRIVATE OPEN SPACE CALCULATIONS	
LEVEL 01 (45,000 SF x 0.05)	REQUIRED = 2,250 SF PROVIDED = 7,016 SF
LEVEL 02 (56,961 SF x 0.05)	REQUIRED = 2,848 SF PROVIDED = 6,189 SF
LEVEL 03 (59,480 SF x 0.05)	REQUIRED = 2,974 SF PROVIDED = 7,639 SF
LEVEL 04 (54,886 SF x 0.05)	REQUIRED = 2,744 SF PROVIDED = 10,225 SF

JULIETTE-STYLE BALCONIES ALLOWED = 26
(267 UNITS x 0.10)
JULIETTE-STYLE BALCONIES PROVIDED = 11
LEVEL 01 = 06 UNITS
LEVEL 02 = 05 UNITS

TOTAL PRIVATE OUTDOOR LIVING SPACE REQUIRED= 10,816 SF
TOTAL PRIVATE LIVING SPACE PROVIDED = 31,069 SF

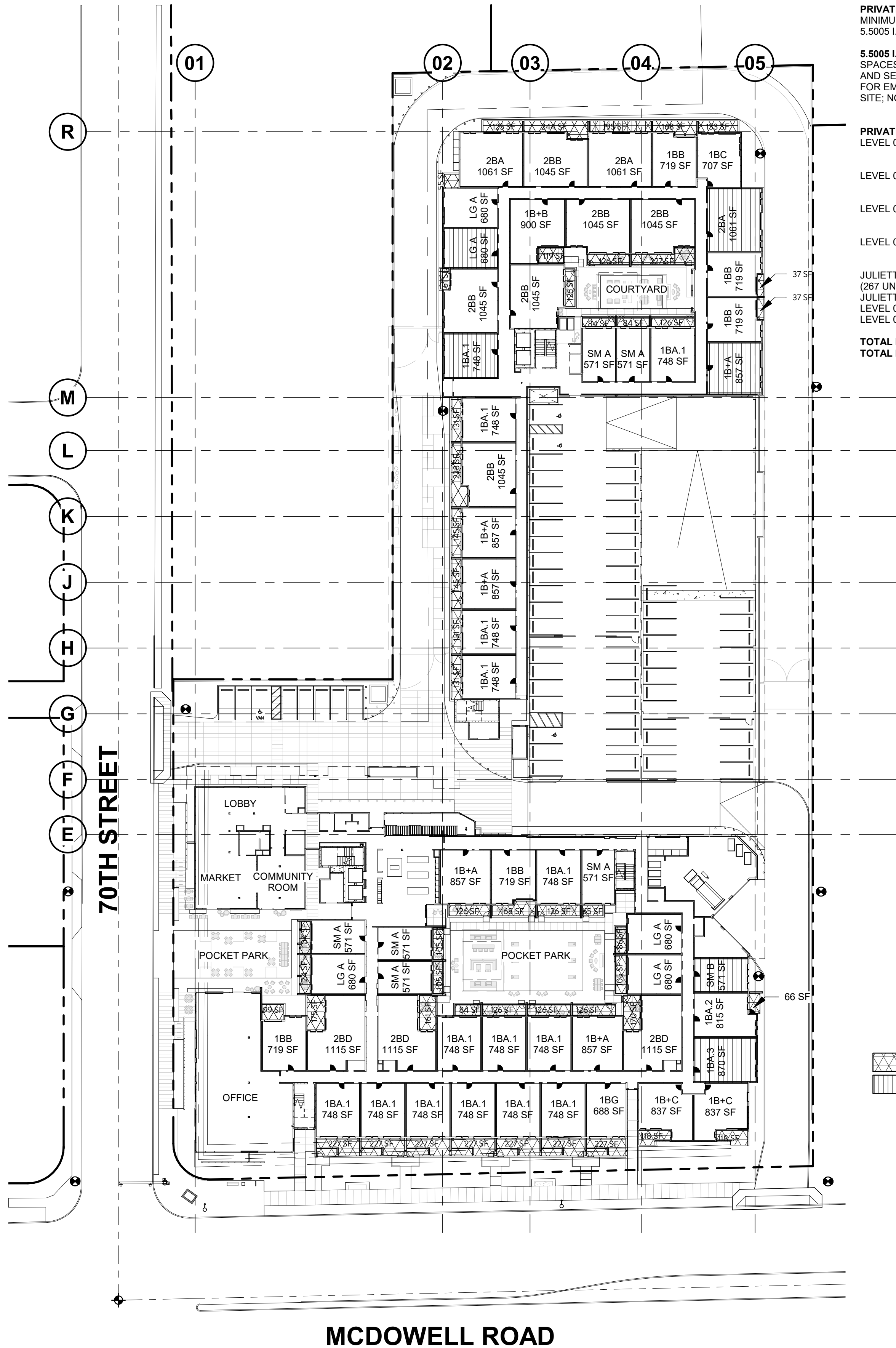
LEGEND

	PRIVATE OUTDOOR LIVING SPACE
	UNIT WITH JULIETTE-STYLE BALCONY



02 OPEN SPACE PLAN - LEVEL 02

SCALE: 1" = 40'-0"



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Date
April 29, 2021

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Project No.
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A127
PRIVATE OPEN SPACE
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PRIVATE OPEN SPACE

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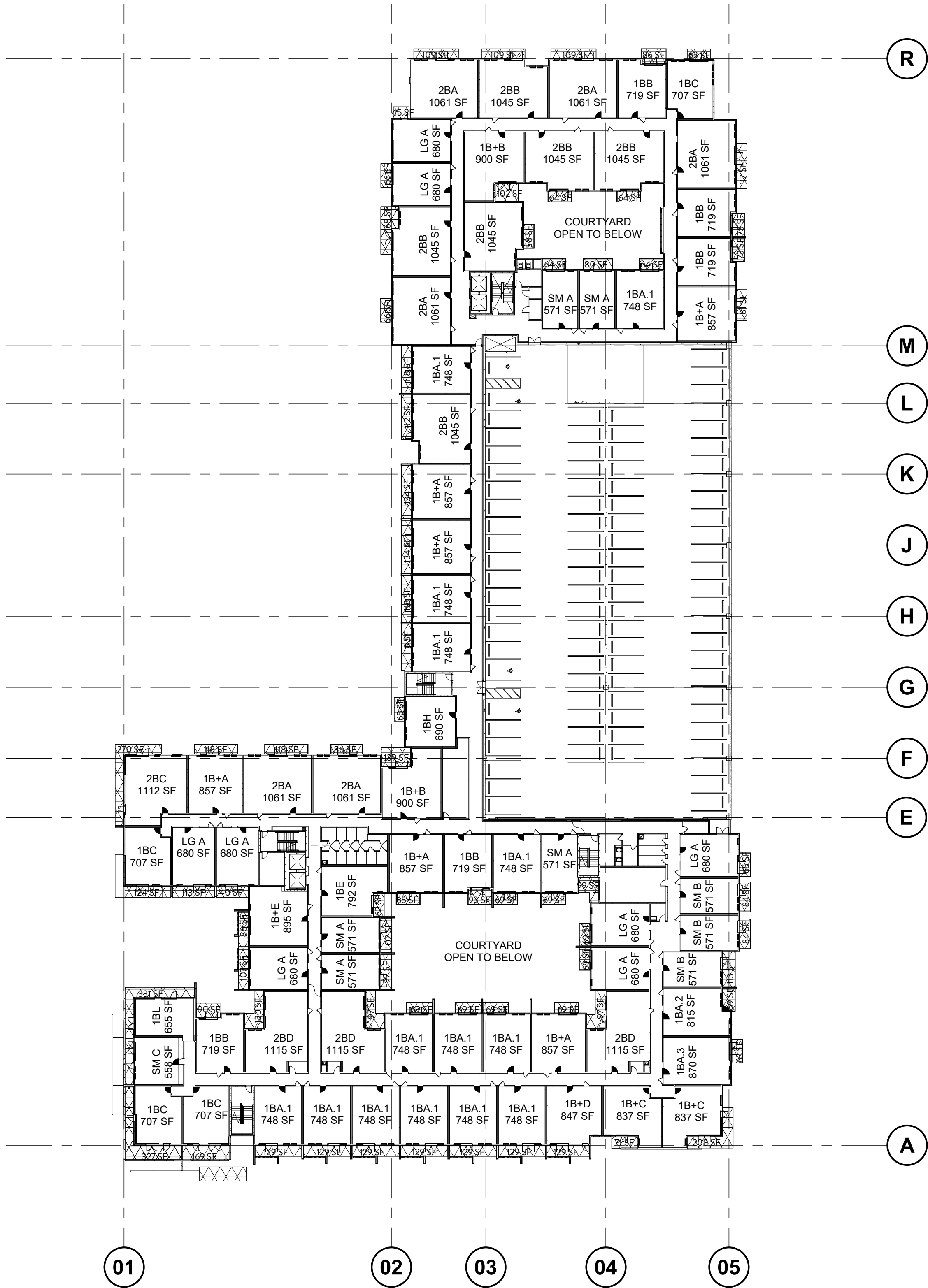
PRIVATE OPEN SPACE CALCULATIONS	
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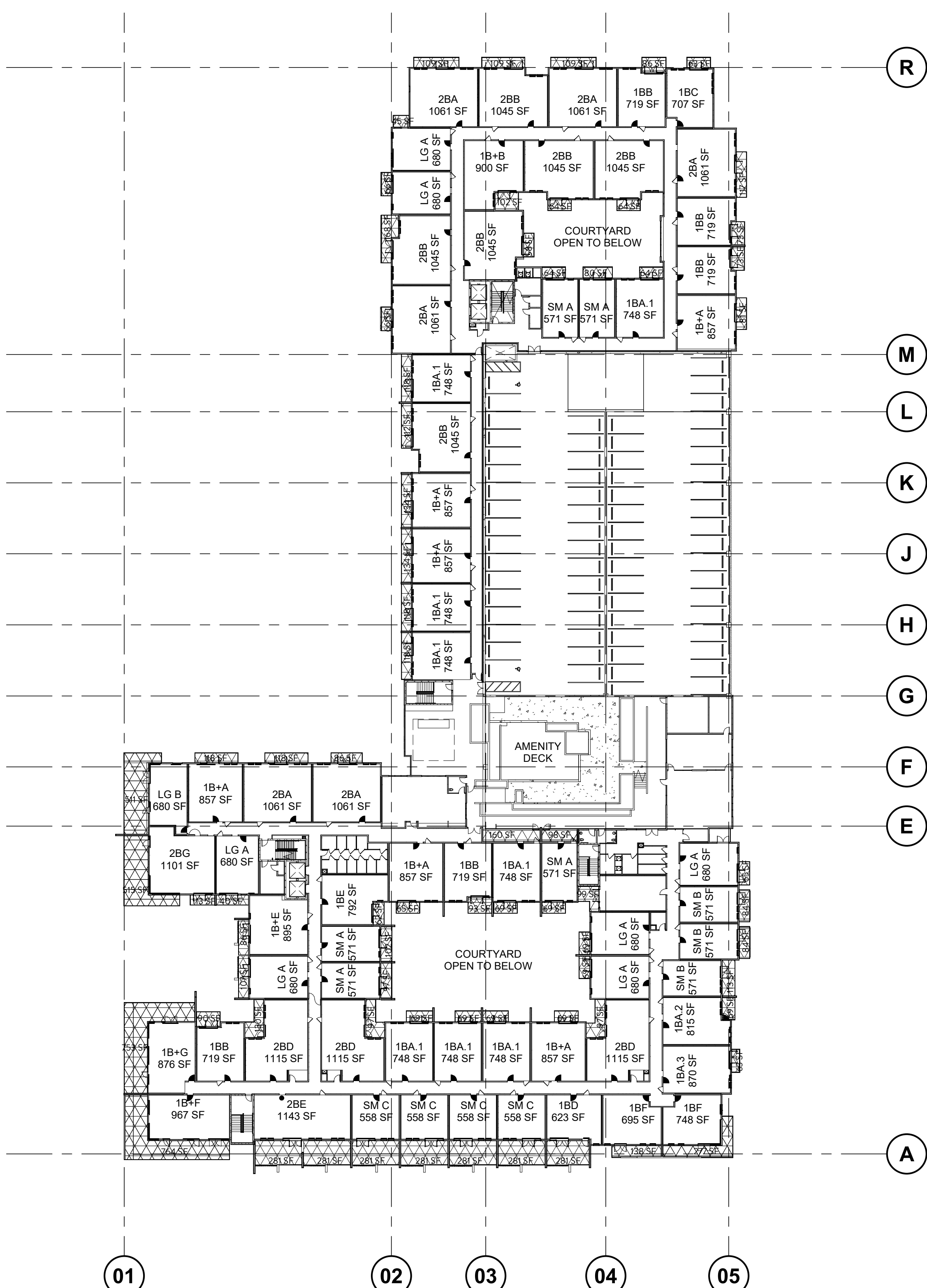
LEGEND

	PRIVATE OUTDOOR LIVING SPACE
	UNIT WITH JULIETTE-STYLE BALCONY



01 OPEN SPACE PLAN - LEVEL 03

SCALE: 1" = 40'-0"



02 OPEN SPACE PLAN - LEVEL 04

SCALE: 1" = 40'-0"

PRE-APP # 225-PA-2020 ZONING # 5-ZN-2020 DRB #