

KEY NOTES - SITE PLAN

1. EXIST. STREET LIGHT
2. EXIST. TRAFFIC SIGNAL
3. EXIST. POLE LIGHT
4. EXIST. ENTRY DRIVE
5. EXIST. 6'-0" H SCREEN WALL (ON ADJACENT PROPERTY)
6. EXIST. 3'-0" H SCREEN WALL
7. EXIST. 3'-4" H SCREEN WALL AT MECHANICAL YARD
8. EXIST. SIDEWALK
9. EXIST. 6" CONCRETE CURB PAINTED W/ RED FIRE LANE MARKINGS
10. EXIST. FIRE HYDRANT
11. EXIST. WATER METER / WATER VALVE
12. EXIST. STORM WATER PIPING UNDER DRIVE/SIDEWALK WITH SAFETY RAILING
13. EXIST. SES (INSIDE BLDG.)
14. EXIST. REMOTE FDC TO BE RELOCATED
15. EXIST. TRANSFORMER / ELEC. CABINET
16. EXIST. MONUMENT SIGN
17. EXIST. LANDSCAPING
18. EXIST. BASKETBALL HALF-COURT W/ 8'-0" H VISIBILITY FENCE
19. EXIST. POOL DECK AND SWIMMING POOL W/ 4'-0" H VISIBILITY FENCE
20. EXIST. RESTROOMS AT POOL AREA
21. EXIST. ACCESSIBLE PARKING SPACE W/ SIGNAGE, ACCESS AISLE AND CURB RAMP
22. EXIST. ACCESSIBLE PATH OF TRAVEL
23. EXIST. (5) BIKE RACK
24. EXIST. FLAG POLE
25. EXIST. ADDRESS NUMBERS ON BLDG.
26. EXIST. PROPERTY BOUNDARY
27. EXIST. PARKING STRIPING
28. RELOCATED POLE LIGHT
29. RELOCATED REMOTE FDC
30. PROPOSED SIDEWALK
31. PROPOSED SIDEWALK CURB RAMP - SEE DETAIL 13 / A-003
32. PROPOSED 6" CONCRETE CURB
33. PROPOSED PARKING STRIPING
34. PROPOSED LANDSCAPING
35. PROPOSED 3'-8" H PATIO SCREEN WALL - SEE DETAIL 16 / A-003
36. PROPOSED (4) BIKE RACK
37. PROPOSED TRASH COMPACTORS AND 7'-0" H ENCLOSURE - SEE DETAIL 10 / A-003
38. PROPOSED 8'-0" H VISIBILITY FENCE AT DOG PARK
39. PROPOSED 6" CONCRETE CURB
40. SITE VISIBILITY TRIANGLE - 25'x25'x25'
41. SITE VISIBILITY TRIANGLE - 430' ON MOUNTAIN VIEW / 530' ON SCOTTSDALE
42. PROPOSED 20'-0" W NON-MOTORIZED PUBLIC ACCESS EASEMENT
43. 5'-0" W PAINTED PAVEMENT MARKINGS AT ACCESSIBLE PATH
44. TRUCK TURN RADIUS - 45'-0" INSIDE, 60'-0" OUTSIDE

PROJECT TEAM

ARCHITECT

VERTICAL DESIGN STUDIOS, LLC.
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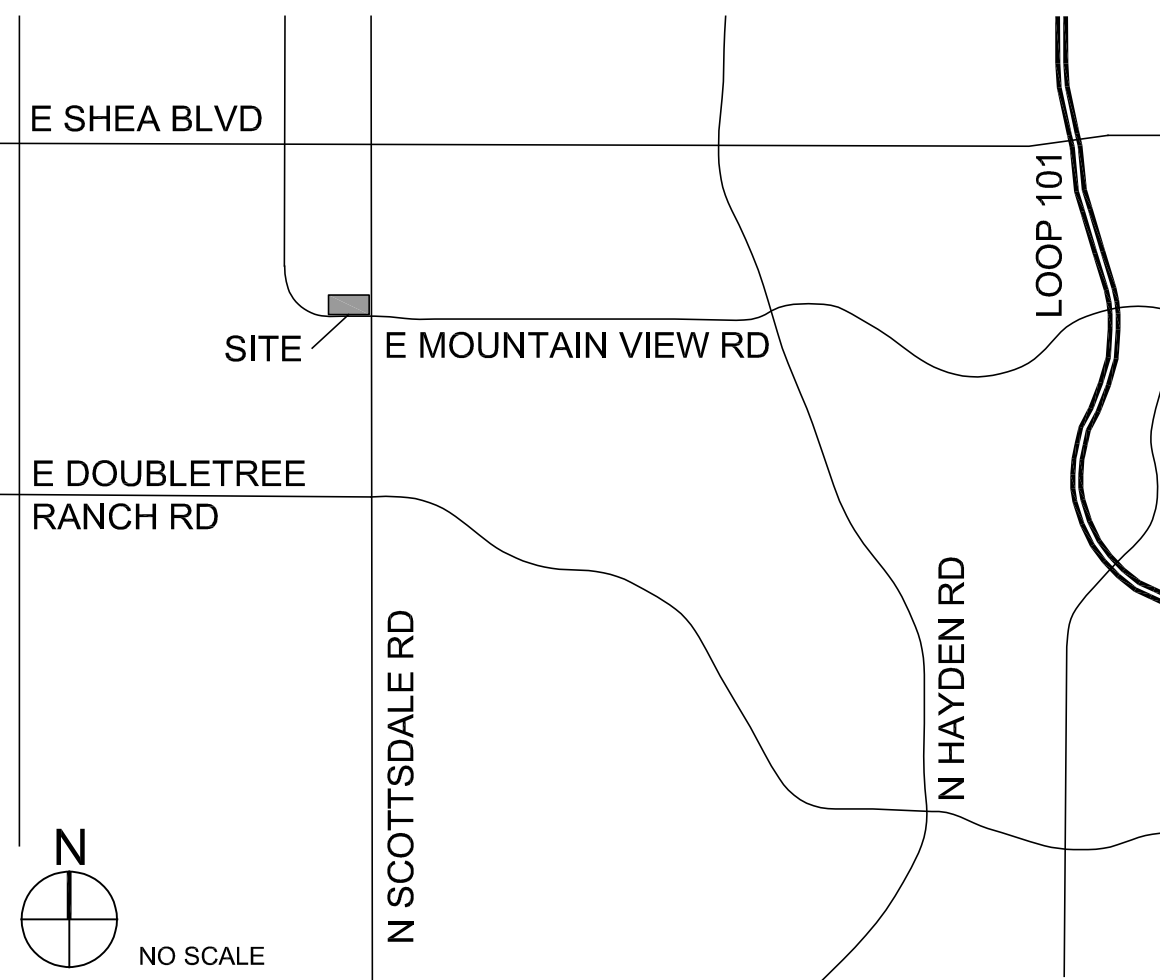
OWNER / DEVELOPER

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VICINITY MAP



PROJECT DESCRIPTION

THIS SUBMITTAL INCLUDES RENOVATION OF AN EXISTING 3-STORY, 114 SUITE, 76,044 SF HOTEL INTO A 3-STORY, 88 MULTI-FAMILY DWELLING UNIT, 76,044 SF RESIDENTIAL PROPERTY WITH ASSOCIATED SITE UPGRADES, INCLUDING ADDITION OF OUTDOOR PATIOS/DECKS FOR EACH UNIT, TRASH COMPACTOR AND RENOVATED MAIN BUILDING ENTRY AREA.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA

PARCEL NUMBER	: 175-56-003B
SITE AREA (EXISTING)	: 150,394.00 SF (3.453 AC) NET
PROPOSED USE	: 197,156.78 SF (4.526 AC) GROSS
ZONING (EXISTING)	: R-5 MULTIPLE-FAMILY RESIDENTIAL
PROPOSED USE	: DWELLING, MULTI-FAMILY
BUILDING SQUARE FOOTAGE (FOOTPRINT)	: 28,498 + 315 + 1898 PATIOS = 30,711 GSF
GROSS FLOOR AREA (PER ORD. SEC. 3.1)	: 76,044 GSF
BUILDING LOT COVERAGE (ACTUAL)	: 20.42%

BUILDING HEIGHT (FIN. FLR. TO TOP OF RIDGE)	: 36'-0" (36'-0" ALLOWABLE)
FRONT YARD BLDG SETBACK (REQUIRED)	: 10'-0"
FRONT YARD BLDG SETBACK (ACTUAL)	: EAST 86'-0" +/- : SOUTH 50'-3" +/-
SIDE YARD BLDG SETBACK (REQUIRED)	: 10'-0"
SIDE YARD BLDG SETBACK (ACTUAL)	: 78'-9" +/-
REAR YARD BLDG SETBACK (REQUIRED)	: 15'-0"
REAR YARD BLDG SETBACK (ACTUAL)	: 63'-11" +/-
DWELLING UNITS PER ACRE (ALLOWED)	: 19.00 (85.994 DU ALLOWED)
DWELLING UNITS PER ACRE (ACTUAL)	: 18.78 (85.000 DU PROVIDED)
PARKING REQUIRED	1 BED = 1.3 PER UNIT X 52 UNITS = 67.6 2 BED = 1.7 PER UNIT X 30 UNITS = 51.0 3 BED = 1.9 PER UNIT X 3 UNITS = 5.7 TOTAL REQUIRED = 124.3 = 125 SPACES
PARKING PROVIDED	RESIDENT STANDARD (9' X 16'-6" W/ 1'-6" OVERHANG) = 118 SPACES RESIDENT ACCESSIBLE (11' X 18') (4% OF 125 = 5.00) = 5 SPACES GUEST STANDARD (9' X 16'-6" W/ 1'-6" OVERHANG) = 14 SPACES GUEST ACCESSIBLE (11' X 18') = 1 SPACES TOTAL PROVIDED = 138 SPACES
BICYCLE PARKING REQUIRED	125 REQ. SPACES @ 1/10 = 12.5 TOTAL REQUIRED = 13 SPACES
BICYCLE PARKING PROVIDED	TOTAL PROVIDED = 14 SPACES

ARCHITECT



SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW

9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253

DATE:

REVISIONS

NO.	DATE	ISSUE
1	06/24/21	DRB 2nd Submittal

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SHEET TITLE

SITE PLAN
- PROPOSED

PROJECT NUMBER
21003

A-001

SITE PLAN - PROPOSED

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"

APPROVAL STAMPS

16-DR-2021
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

1/20/2022
DATE APPROVED BY

APN: 175-56-003B