

BUILDING AREAS

Table with columns: Construction Type, Occupancy Type, Allowable Height, Allowable No. Stories, Allowable Area, Area, Area Ratio. Includes levels P3, P2, P1, L1, L2, L3, L4, L5.

KEYNOTES

- 1001 DEMO EXISTING DRIVEWAY. INSTALL NEW CURB, GUTTER & SIDEWALK CONNECT FLUSH TO EXISTING.
1002 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL NEW DRIVEWAY PER C.O.S. DETAILS.

TRASH COMPACTOR SIZE CALCULATION

Table with columns: Dwelling Units, Average garbage amount per week - C.Y., Extra garbage amount per week - C.Y., Total amount of garbage per week - C.Y., Compaction proposed 3:1, Proposed 15 C.Y. Trash Compactor Once per Week.

LEGEND

- DENOTES PROPERTY LINE
DENOTES ACCESSIBLE PARKING
FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING ELECTRICAL TRANSFORMER / SWITCH CABINET
EXISTING STREET LIGHT
DENOTES ACCESSIBLE ROUTE
DENOTES VISIBILITY TRIANGLE

GENERAL NOTES

- 1. OVERHEAD UTILITIES LINES AND POLE TO BE BURED ALONG THE MILLER ROAD FRONTAGE AS PART OF THE SITE REDEVELOPMENT.

REFUSE NOTES

- 1. PROVIDE 4' CLEARANCE FROM HOLD ROOM DOOR, FARTHEST WEST POINT, TO THE COMMERCIAL DRIVE AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1.309.
3. MOVING OF THE CONTAINERS TO AND FROM THE REFUSE TRUCK IS NOT THE REFUSE SERVICE PROVIDERS RESPONSIBILITY BUT THE RESPONSIBILITY OF THE ON-SITE APARTMENT STAFF.

DEVELOPMENT DATA

PROJECT DESCRIPTION:

TOLL BROTHERS INTENDS TO DEVELOP "THE MILLER" LUXURY MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE NORTHWEST CORNER OF 6TH AVENUE AND MILLER ROAD.

ZONING:

APN: 173-40-008D
EXISTING: C3
GROSS: 74,025 S.F. / 1.6994 ACS
NET: 55,064 S.F. / 1.2641 ACS

OPEN SPACE:

EXISTING: +1,815 SF / 14.8%
PROVIDED: 15,725 SF / 28.56%

DWELLING UNIT DENSITY:

DENSITY: 148 D.U. + 1.6994 ACS = 87.09

BUILDING HEIGHT:

ALLOWED: 84'-0" FT. MAX.
PROVIDED: 76'-0" FT. (6 STORY)

CONSTRUCTION TYPE:

GARAGE 1A - BUILDING 1
RESIDENTIAL IIIA - BUILDING 2
RESIDENTIAL IIIA - BUILDING 3
FITNESS IIIA - BUILDING 4

SPRINKLER SYSTEM:

NFPA13

BUILDING SETBACKS:

Table with columns: REQUIRED, PROVIDED. Rows for EAST (MILLER RD.), SOUTH (6TH AVE.), WEST, NORTH, and INCLINE AT 1:1.

PARKING:

PARKING REQUIRED PER CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - TABLE 9.103.A:

1 BEDROOM 1.30 x 123 DU 160 PS
2 BEDROOM 1.70 x 25 DU 43 PS
GUEST 1 PER 4 D.U. 25 PS

TOTAL PARKING PROVIDED: 228 PS

TOTAL PARKING REQUIRED: 233 PS

PARKING RATIO 228/233 = 1.57 PSDU

ACCESSIBLE PARKING - (4% OF PROVIDED)
REQUIRED: 228 x .04 = 10 P.S.
TOTAL PROVIDED: 10 P.S.

BICYCLE PARKING:

EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED AT LEAST FORTY VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT THE RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES. (CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - SEC 9.103)

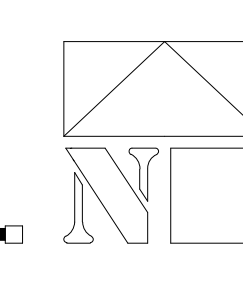
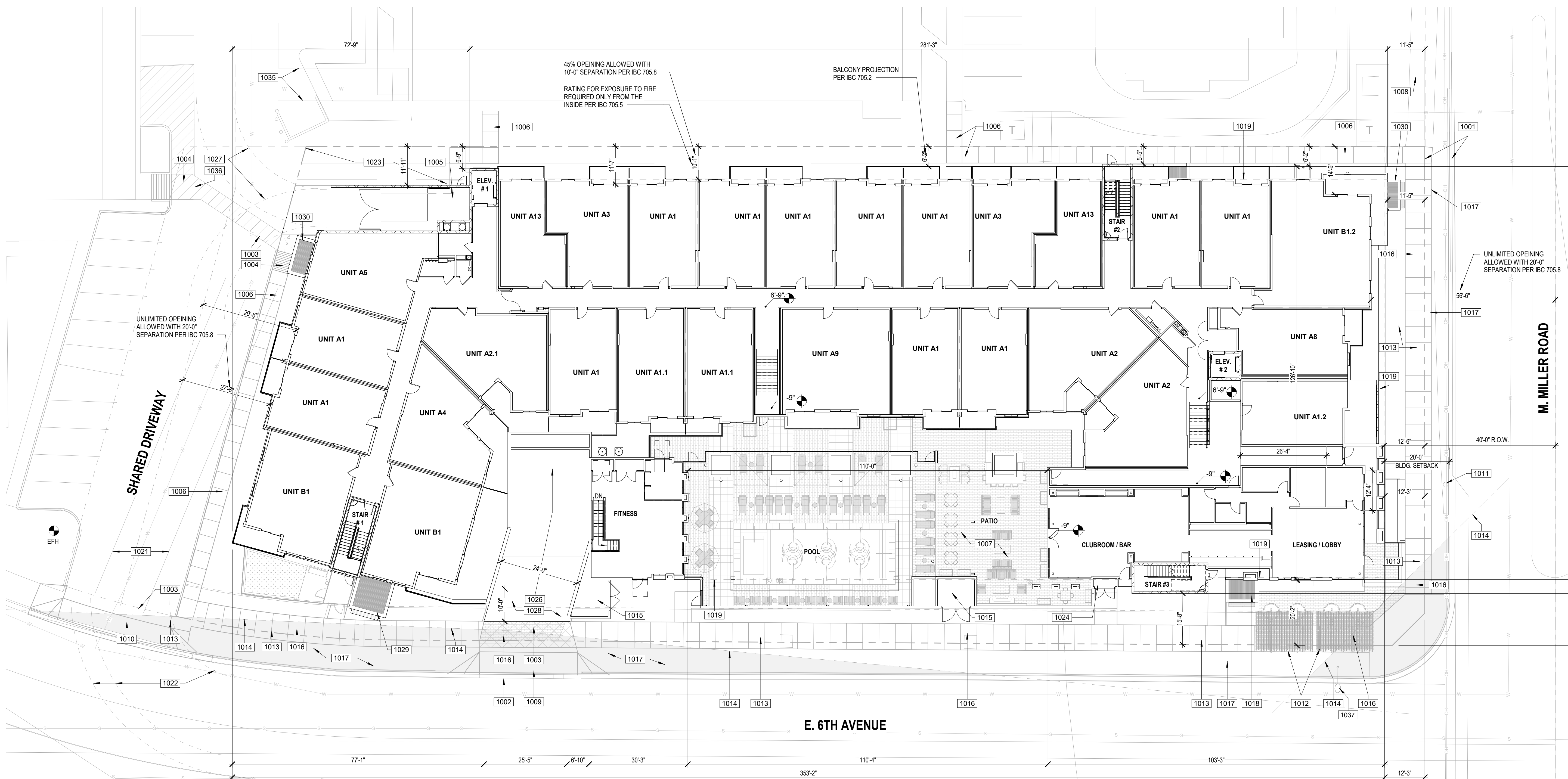
BICYCLE PARKING - (10% OF PROVIDED)
REQUIRED: 228 x .10 = 23 P.S.
TOTAL PROVIDED: 26 P.S.

UNIT MIX:

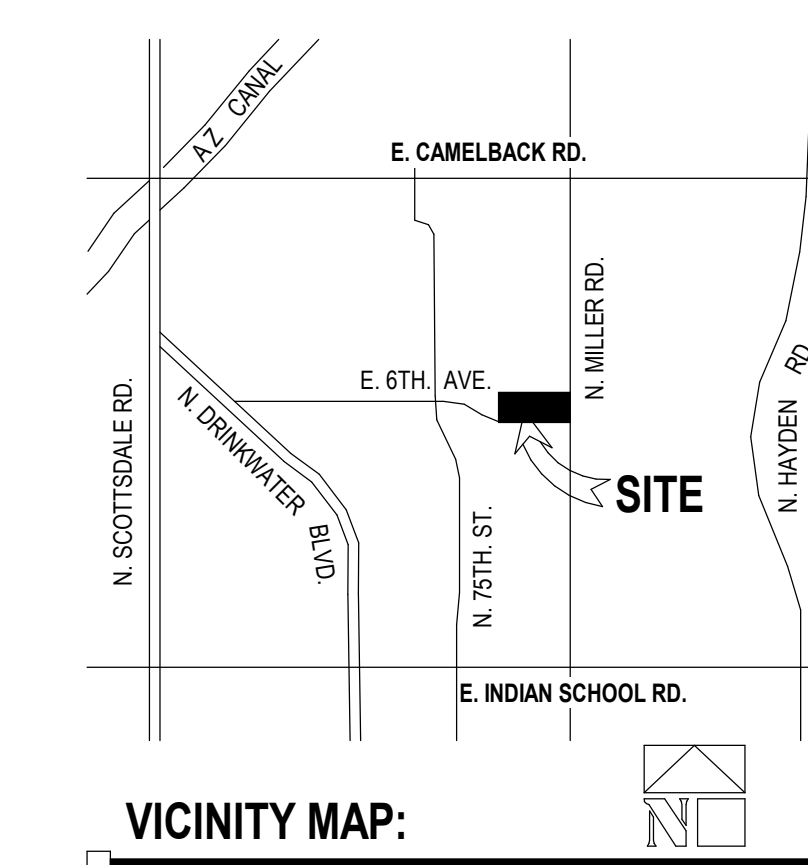
Table with columns: Unit Type, Count. Rows for 1 BEDROOM (A1-A13), 2 BEDROOM (B1-B6), PROJECT UNIT TOTAL (148).

UNIT MIX BY LEVEL:

Table with columns: Level, Unit Type, Count. Rows for LEVEL L1, LEVEL L2, LEVEL L3, LEVEL L4, LEVEL L5.



1 SITE PLAN



TOLL MAZA
7570 EAST 6TH AVE
SCOTTSDALE, AZ
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PRELIMINARY
NOT FOR
CONSTRUCTION

TOLL BROTHERS

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Table with columns: REVISIONS, DATE, DESCRIPTION.

3rd DRB SUBMITTAL
DATE: 09.01.22 ORB #: 19-220

A1.10d
SITE PLAN PRELIMINARY