



MAGNOLIA PROPERTY CO.
2435 SOUTHLAKE BLVD.
SUITE 150
SOUTHLAKE, TX 76092

No.	Date	Issues
1	21 March 22	DRB Submittal
2	15 July 22	City comments
3	18 Nov 22	City comments
4	16 Dec 22	City comments
5	06 Feb 23	City comments

[illegible]

MAGNOLIA WATERSIDE
at OLD TOWN
SCOTTSDALE, ARIZONA

Project Owner:
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Architect: Wilder Architects
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Drawing Name:
SITE / PARKING PLAN

Sheet Number:

A101

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APN:
PROJECT ADDRESS: 6824 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

SITE		
SITE AREA (APPROX GROSS):	51,393	SF (1.17 AC)
NET AREA	41,885	SF
TOTAL ALLOWABLE UNITS (1.17 x 50DU/AC)	58	
TOTAL UNITS PROVIDED	54	

BUILDING AREA		
RESIDENTIAL		
LEVEL 2 (without BALCONY)	18,200	SF
LEVEL 3 (without BALCONY)	18,200	SF
LEVEL 4 (without BALCONY)	18,200	SF
GROSS BUILDING AREA	54,600	SF
NET LEASABLE AREA	47,649	SF

ALLOWABLE GFR	1.3
GFR PROVIDED (54,600 / 51,393 SF)	1.06

LEVEL 1 NON-RESIDENTIAL		
LEASING / RESIDENT AMENITY	950	SF
COMMERCIAL	900	SF

HEIGHT LIMIT - PREVIOUSLY APPROVED:	57'
BUILDING HEIGHT:	56'-6"
MAX DENSITY	50 DU per ACRE

REQ'D SETBACKS (FROM BACK OF CURB) Table 5.3006.C	
INDIAN SCHOOL	25' (PREVIOUSLY APPROVED)
5TH AVE	25'
CANAL	0

PARKING Table 9.103.B	
REQ'D RESIDENTIAL	
1 SPACE per STUDIO / 1 BR (48)	48
2 SPACES per 2BR (6)	12

REQ'D COMMERCIAL	
1 SPACE per 300 SF	3

TOTAL PARKING REQ'D	63	SPACES
PARKING PROVIDED	65	SPACES
	2	TANDEM SPACES
	<u>67</u>	<u>SPACES</u>

MIN. ACCESSIBLE PARKING REQ'D	3
ACCESSIBLE PARKING PROVIDED	3

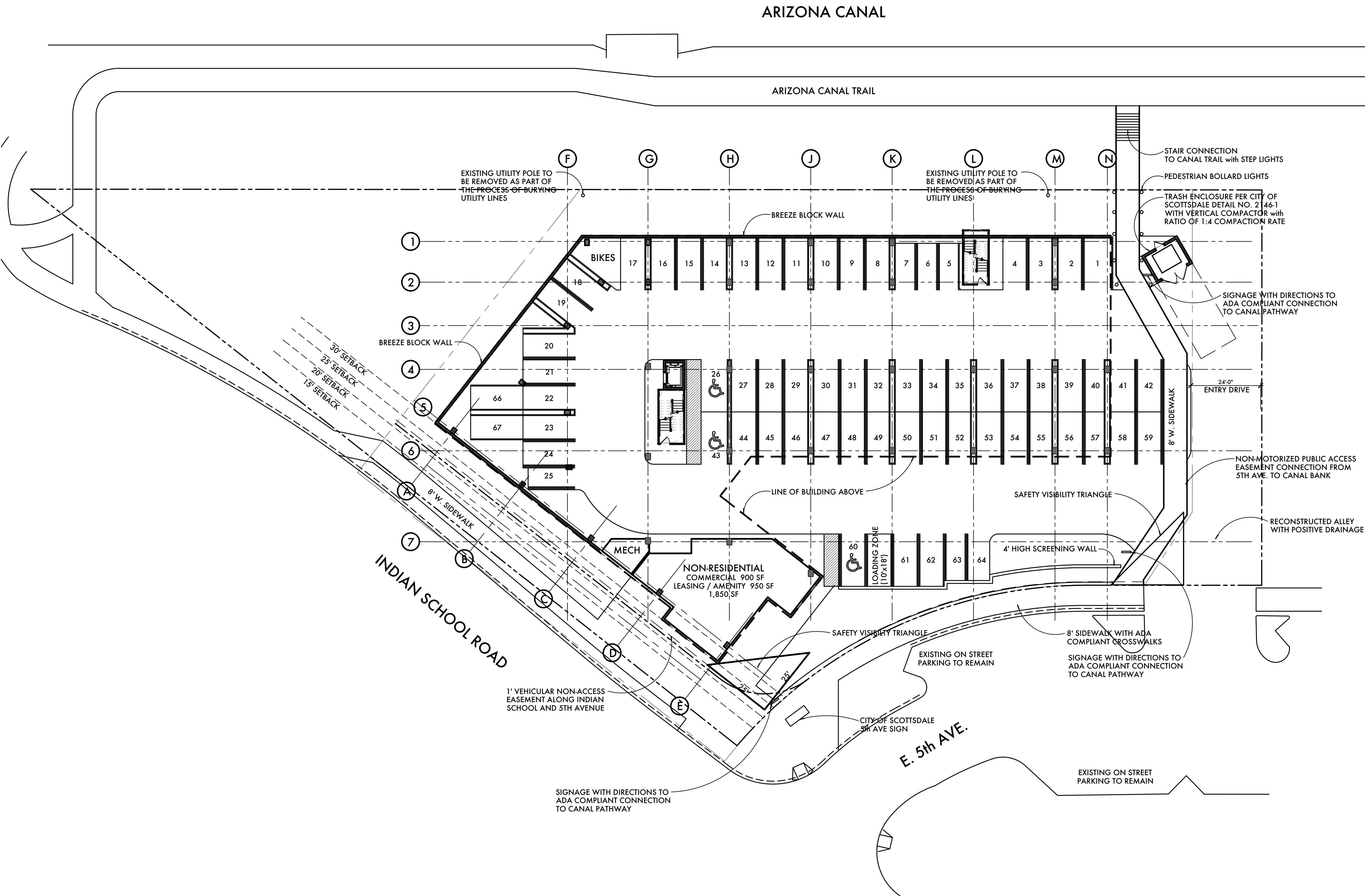
BIKE PARKING REQ'D (2 SPACES FOR EVERY 10 CAR SPACES)	4
BIKE PARKING PROVIDED	12

REQUIRED OPEN SPACE
TOTAL OPEN SPACE MIN. 25% OF NET LOT AREA
38,160 SF x 0.25 = 9,540 SF

PROVIDED OPEN SPACE	
FRONTAL OPEN SPACE:	5,005 SF
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE:	9,177 SF
	<u>14,182 SF (37%)</u>

PROVIDED PARKING LOT LANDSCAPE (11% OF 24,200 SF PARKING AREA)	2,588 SF
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REFUSE CALCULATIONS
PER CITY OF SCOTTSDALE, 1 ENCLOSURE FOR EVERY 20 UNITS
 $54 / 20 = 2$ CONTAINERS REQ'D
2 CONTAINERS @ 4 CU. YDS. = 8 CU. YDS. REQ'D



01 SITE PLAN / PARKING PLAN
SCALE: 1/16" = 1'-0"

