

GENERAL SITEPLAN NOTES - CITY OF SCOTTSDALE

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 9'-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' DIVISION.
- ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST OF THE TALLEST UNIT.
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN INTERMS OF FORM, COLOR, AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20'-0" IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

GENERAL NOTES - SCOTTSDALE REVISED CODE

- IN ACCORDANCE WITH SEC. 47-80
ALL EXISTING OVERHEAD ELECTRIC AND COMMUNICATIONS LINES WITHIN PROJECT BOUNDARY AND IN THE RIGHT-OF-WAY ALONG PROJECT BOUNDARY SHALL BE REMOVED AND INSTALLED UNDERGROUND, EXCEPT ELECTRIC LINES EQUAL TO OR GREATER THAN 12.5KVA CAPACITY.
ALL NEW/PROPOSED ELECTRIC AND COMMUNICATIONS LINES WITHIN PROJECT BOUNDARY AND IN THE RIGHT-OF-WAY ALONG PROJECT BOUNDARY SHALL BE INSTALLED UNDERGROUND.

PROJECT TEAM

DEVELOPER		ARCHITECT		CIVIL		LANDSCAPE ARCHITECT	
Company	CLAYTON COMPANIES	Company	K&I HOMES, LLC	Company	CIVIL DESIGN SOLUTIONS, LLC	Company	WERK Urban Design
Address	7340 E. MAIN ST. #200 SCOTTSDALE, AZ 85251	Address	6521 N 4th St PHOENIX, AZ 85012	Address	15925 W GLENROSA AVE. GOODYEAR, AZ 85395	Address	7520 E 2ND ST #1004 SCOTTSDALE, AZ 85251
Phone Number	480-941-2260	Phone Number	602-505-2525	Phone Number	602-214-4854	Phone Number	520-249-7234
Contact	MAX FRENKEL	Contact	KRISTJAN SIGURDSSON	Contact	BRIAN BERNARD	Contact	JESSE WESTAD
Email	max@claytoncompanies.com	Email	KristjanS@KandIHom.com	Email	bbernard@cdsl-az.net	Email	jesse@werkurban.com

PROJECT INFO

PROJECT NAME: The CLAYTON On Earll

SITE ADDRESS: 7340 E. EARLL DRIVE (PROPOSED)

LEGAL DESCRIPTION: SEE ALTA SURVEY

PROPOSED USE / SCOPE: MIXED-USE REDEVELOPMENT PROJECT, INCLUDING:
- GROUND FLOOR PODIUM PARKING, WITH COMMERCIAL OFFICES FRONTING STREETS
- 3 STORY APARTMENT BUILDING ABOVE WITH 89 UNITS

PARCEL #S: 130-21-001X, 130-24-002B, 130-21-002A, 130-21-007, 130-21-003A TO BE COMBINED

PARCEL SIZE	NET SITE AREA +/-	GROSS SITE AREA +/-
TOTAL	99,324 SF = 2.28 ACRES	127,664 SF = 2.93 ACRES

CURRENT ZONING: C-3 DO
PROPOSED ZONING: D/DMU-2 DO

DWELLING UNIT DENSITY: 89 DU/2.93 AC = 30.4 50 DU/AC MAX. ALLOWED

BUILDING HEIGHT: 4 STORIES / 56' 66' MAX. ALLOWED

LOT COVERAGE (NET SITE AREA): 57,576 SF / 99,324 SF = 58%

BUILDING OCCUPANCY, FLOOR AREA AND CONSTRUCTION TYPE:

FLOOR	OCCUPANCY	DESCRIPTION	GROSS FLOOR AREA	IBC AREA	TYPE
1ST FLOOR	B / S-2 / R-2	MIXED-USE	42,750 SF	SF	I-A
2ND FLOOR	R-2 / B / A-3	APARTMENTS	41,020 SF	SF	V-A
3RD FLOOR	R-2	APARTMENTS	41,020 SF	SF	V-A
4TH FLOOR	R-2	APARTMENTS	33,965 SF	SF	V-A
TOTAL			158,755 SF	SF	

FLOOR AREA RATIO: 158,755 / 99,324 = 1.60
GFAR: 6.557 / 127,664 = 0.05 1.3 MAX. ALLOWED

FIRE SPRINKLERS: YES NFPA 13

UNIT MIX:

TYPE	QTY	RATIO	AVE. SIZE (NET LIVABLE)
1 BEDROOM	48	54 %	907 SF
2 BEDROOM	41	46 %	1,299 SF
TOTAL	89		

TYPE OF UNITS: APARTMENTS
TYPE 'A' UNITS REQUIRED PER IBC SEC. 1108.6.2.2.1 = 2 UNITS
ALL OTHER UNITS ARE TYPE 'B' UNITS

OPEN SPACE REQUIRED: NONE

OPEN SPACE PROVIDED: FRONT OPEN SPACE 12,220 SF
COMMON OPEN SPACE 6,490 SF
TOTAL OPEN SPACE 18,710 SF

PRIVATE OPEN SPACE REQUIRED: 6' DEEP AND 60 SF MINIMUM EA. UNIT

PRIVATE OPEN SPACE PROVIDED: 7' DEEP AND 84 SF MINIMUM EA. UNIT

PARKING LOT LANDSCAPING:
REQUIRED 15% OF PARKING LOT AREA = 22,127 SF x .15 = 3,319 SF
PROVIDED 3,375 SF = 15.3%

PARKING REQUIRED AND PROVIDED:

Parking Required	Quantity	VEHICLES	BICYCLE
RESIDENTIAL			
Units	48	1 Bed 1.3 SP/Unit 62.4 1/10 PS	6.2
Guest	41	2 Bed 1.7 SP/Unit 69.7 1/10 PS	7.0
Total	89	1/6 Units 14.8 1/10 PS	14.7
COMMERCIAL			
Office	6,300	GSF 1/300 SF 21.0 1/10 PS	2.1
Total			2.1
Total Required			16.8

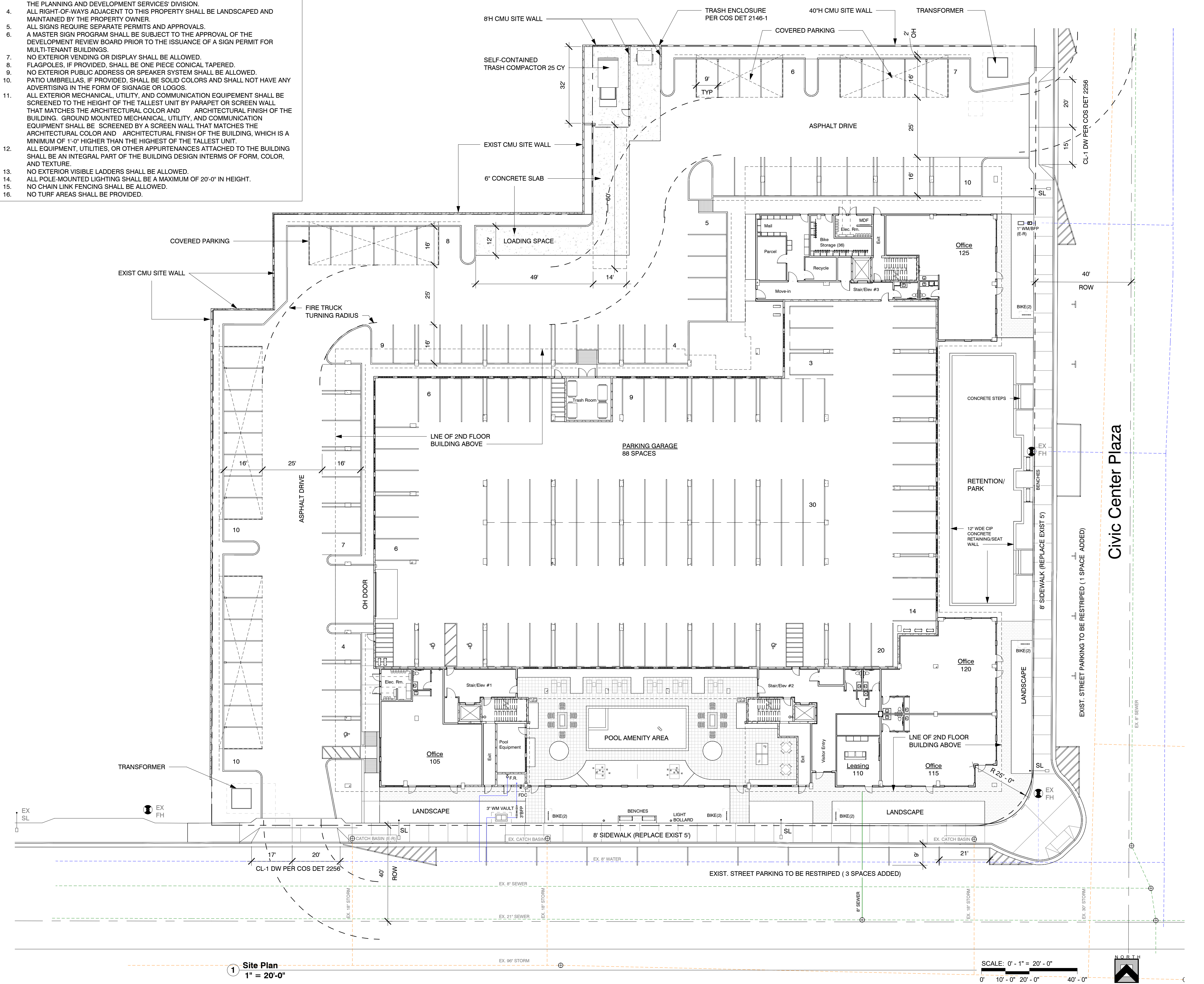
Accessible Spaces required: 4% of total Commercial spaces provided 1
2% of total Residential spaces provided 3

Parking Provided:

Parking Provided	VEHICLES	BICYCLE	
Residential			
Garage	85	3	
Covered	31	0	
Surface	28	0	
Bike Rm		147	
Commercial			
Surface	20	1	
Surface		21	
Total Parking Provided	164	4	168

EV Installed Spaces Required/Provided 4% of total spaces required 10
29

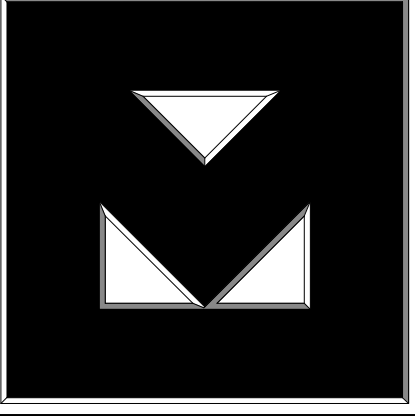
EV Capable Spaces Required/Provided 20% of residential spaces required 29
10% of commercial spaces required 2



VICINITY MAP

The vicinity map shows the project site located at the intersection of Civic Center Plaza and Earll Drive. Surrounding streets include Scottsdale Road to the west, Drinkwater Boulevard to the northwest, and Miller Road to the east. Thomas Road is shown to the south. The site is highlighted in red on the map.

K & I HOMES, LLC
6524 N 4TH STREET
PHOENIX, AZ 85012
PH: 602-505-2525



The CLAYTON
On Earll
Scottsdale, AZ

Revisions

#	Description	Date

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I HOMES, LLC.

JOB NUMBER: 2303
ISSUE DATE: 07/26/24

NOT FOR CONSTRUCTION
32407
KRISTJAN SIGURDSSON
ARCHITECT
PH: 602-505-2525

SHEET TITLE: Site Plan
SHEET NUMBER: A1.1

Re-Zone