

WILDER ARCHITECTS
16904 CLUB HILL DR
DALLAS, TX 75248
214.616.5196
WILDERARCH.COM

Project Owner:



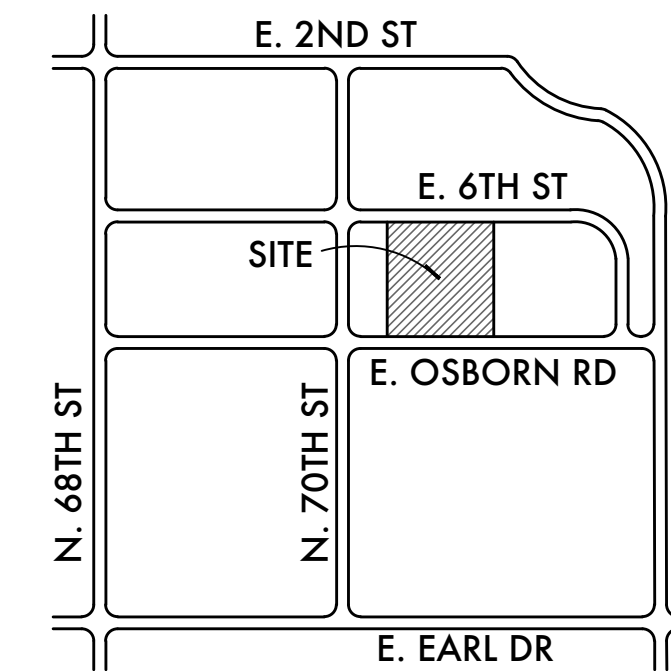
MAGNOLIA PROPERTY CO.
2435 SOUTHLAKE BLVD.
SUITE 150
SOUTHLAKE, TX 76092

Issues and Revisions:

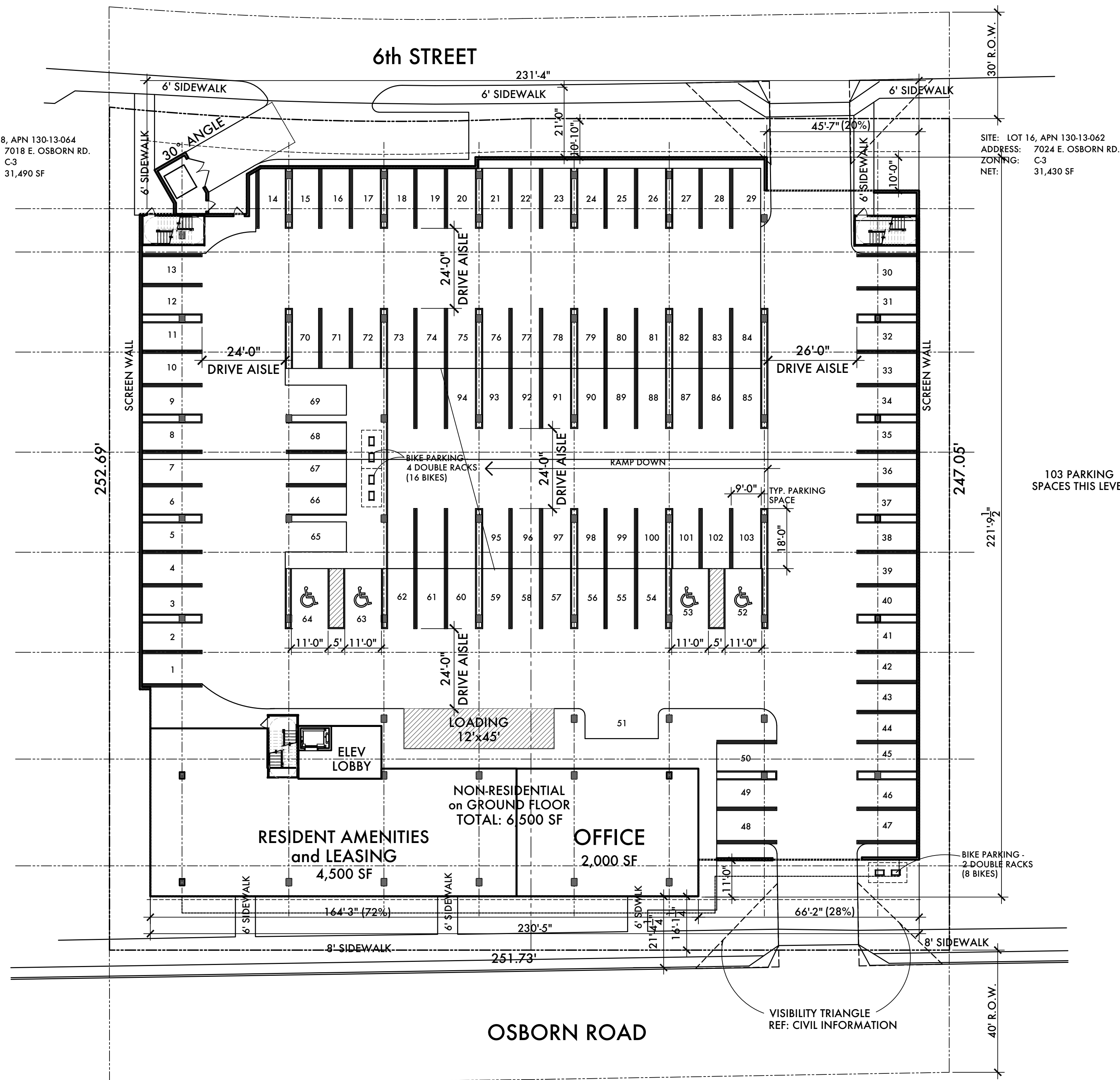
No.	Date	Issues
01	20 JAN 23	City comments
02	24 APR 23	City comments
03	24 MAY 23	City comments
04	02 JUNE 23	City comments

SITE: LOT 18, APN 130-13-064
ADDRESS: 7018 E. OSBORN RD.
ZONING: C-3
NET: 31,490 SF

SITE: LOT 16, APN 130-13-062
ADDRESS: 7024 E. OSBORN RD.
ZONING: C-3
NET: 31,430 SF



20 VICINITY MAP
NOT TO SCALE



103 PARKING SPACES THIS LEVEL

TABULATIONS
Magnolia Osborn Road - Scottsdale, Arizona

Site size: GROSS 80,500 SF NET 62,820 SF
1.85 Acres
Density: 49.78 Units per Acre

UNIT MIX

	S	S	A	A	B	B	Units
Roof	540 SF	660 SF	750 SF	720 SF	1,110 SF	1,150 SF	
4	7	2	1	14	4	2	30
3	7	2	1	15	5	2	32
2	7	2	1	12	7	1	30
Ground	21	6	3	41	16	5	92
	11,340 SF	3,960 SF	2,250 SF	29,520 SF	17,760 SF	5,750 SF	
	70,580 SF - NET RENTABLE (RESIDENTIAL)						
	92 UNITS						
	767 SF AVERAGE						
	STUDIO UNITS 27 29.3%		1 BR UNITS 44 47.8%		2 BR UNITS 21 22.8%		
	TOTAL BEDROOMS 113						

GROSS FLOOR AREA

Roof	1,200 SF
4	27,000 SF
3	29,000 SF
2	29,000 SF
G	6,400 SF
	92,600 SF
	Gross FAR: 1.15
	Allowable GFAR: 1.4 *
	* with 0.1 bonus per Sec. 5.3008

PARKING CRITERIA

Studio	1.25	per Unit	33.75
1BR	1.3	per Unit	57.2
2BR	1.7	per Unit	35.7
3BR	1.9	per Unit	
			126.65
plus	1	guest space per 6 units	15.33
			141.98
Office	1	per 300 SF	6.67
			148.65

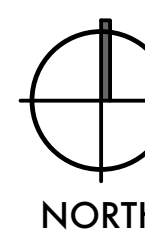
TOTAL PARKING REQ'D 149 spaces required
Accessible spaces req'd (4%) 6 spaces
Accessible spaces to comply with Fair Housing, ADA and Scottsdale Zoning Ordinance 9.105.B

PARKING PROVIDED 151 spaces
(includes 6 required accessible spaces)

BICYCLE PARKING

1 REQUIRED FOR EVERY TO PARKING SPACES
16 REQUIRED
16 PROVIDED IN GARAGE plus
8 PROVIDED STREETSIDE

06 SITE PLAN



MAGNOLIA
on OSBORN
7018, 7024 E. OSBORN ROAD
SCOTTSDALE, ARIZONA

NOT FOR CONSTRUCTION

Project Owner: Magnolia Property Company
Contact: 2435 E Southlake Boulevard
Southlake, TX 76092
817.769.2580
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Architect: Wilder Architects
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Drawing Name:

SITE PLAN

Sheet Number:

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