

Full Size or Largest Size
(site plan, landscape, elevations)

SITE PLAN FOR AIRE ON MCDOWELL

6850 E MCDOWELL ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

SCOTTSDALE GENERAL NOTES

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A PUBLICS WORK INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

PARENT PARCEL LEGAL DESCRIPTION:

PARCEL NO. 1:

TRACT "A", STEWART PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 24;
EXCEPT THAT PART OF TRACT "A", STEWART PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 24, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A";
THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT "A",
130.00 FEET TO A POINT DISTANT 125.00 FEET NORTH OF THE POINT OF CURVE AT THE SOUTH TERMINUS OF THE WEST LINE
OF SAID TRACT "A";
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT "A", 145.00 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT "A", 145.00 FEET TO THE SOUTH LINE OF SAID TRACT "A";
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT "A", 592.26 FEET TO A POINT DISTANT 80.00 FEET WEST OF THE POINT OF CURVE
AT THE EAST TERMINUS OF THE SOUTH LINE OF SAID TRACT "A";
THENCE NORTH, A DISTANCE OF 275.00 FEET MORE OR LESS,
TO A POINT ON THE NORTH LINE OF SAID TRACT "A", SAID POINT BEING DISTANT 58.00 FEET WEST OF THE NORTHEAST CORNER
OF SAID TRACT "A";
THENCE WEST ALONG THE NORTH LINE OF SAID TRACT "A",
724.88 FEET TO THE POINT OF BEGINNING; AND
EXCEPT A PARCEL OF LAND LOCATED IN TRACT "A", STEWART PLAZA, A SUBDIVISION RECORDED IN BOOK 71, PAGE 24, MARICOPA COUNTY RECORDS, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;
THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE THEREOF, A DISTANCE OF 85 FEET;
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 40 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A" AND THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT "A",
A DISTANCE OF 125 FEET;
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 145 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 145 FEET TO THE SOUTH LINE OF SAID TRACT "A";
THENCE SOUTH 88 DEGREES 43 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 125 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A TANGENT OF 20 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT TO ITS POINT OF TANGENCY IN THE WEST LINE OF SAID TRACT "A", TO THE TRUE POINT OF BEGINNING;
EXCEPT A PARCEL OF LAND LOCATED IN TRACT "A", STEWART PLAZA, A SUBDIVISION RECORDED IN BOOK 71, PAGE 24, MARICOPA COUNTY RECORDS, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34;
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 88.01 FEET;
THENCE NORTH, A DISTANCE OF 65.02 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A", SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 43 MINUTES 01 SECONDS WEST, A DISTANCE OF 28.00 FEET ALONG THE SOUTH LINE OF SAID TRACT "A" TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY WITH A RADIUS OF 19.56 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 27 SECONDS, A DISTANCE OF 16.86 FEET TO A POINT ON THE EAST LINE OF THE WEST 5.00 FEET OF SAID TRACT "A", AS DESCRIBED IN DOCUMENT NO. 89-578133, MARICOPA COUNTY RECORDS;
THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF TRACT "A", A DISTANCE OF 25.55 FEET;
THENCE SOUTH 70 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 19.11 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500.00 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED IN DOCKET 12171, PAGE 281, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

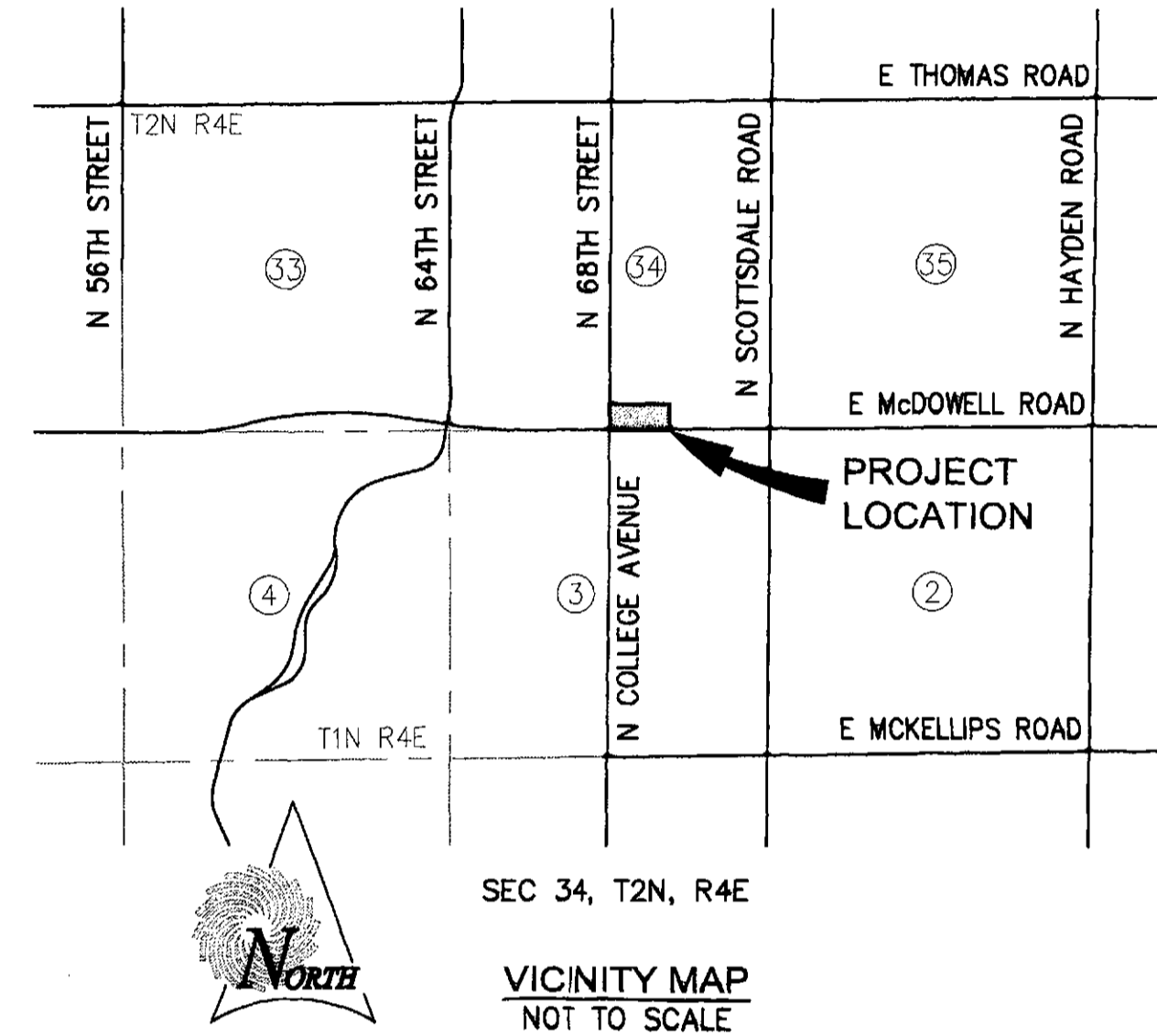
THAT PART OF TRACT "A", STEWART PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 24, DESCRIBED AS FOLLOWS:
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THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT "A", 145.00 FEET;
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AT THE EAST TERMINUS OF THE SOUTH LINE OF SAID TRACT "A";
THENCE NORTH, A DISTANCE OF 275.00 FEET MORE OR LESS,
TO A POINT ON THE NORTH LINE OF SAID TRACT "A", SAID POINT BEING DISTANT 58.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT "A";
THENCE WEST ALONG THE NORTH LINE OF SAID TRACT "A",
724.88 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND
BELOW A DEPTH OF 500.00 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED IN DOCKET 12171, PAGE 281, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION CONTINUED:

PARCEL NO. 3:

A PARCEL OF LAND LOCATED IN TRACT "A", STEWART PLAZA, A SUBDIVISION RECORDED IN BOOK 71, PAGE 24, MARICOPA COUNTY RECORDS, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 40 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A" AND THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT "A",
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THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 145 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 145 FEET TO THE SOUTH LINE OF SAID TRACT "A";
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THENCE ALONG SAID CURVE TO THE RIGHT TO ITS POINT OF TANGENCY IN THE WEST LINE OF SAID TRACT "A", TO THE TRUE POINT OF BEGINNING;
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UTILITIES	
SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS
FIBER	CENTURYLINK
ELECTRIC	SALT RIVER PROJECT (SRP)
GAS	SOUTHWEST GAS



OWNER/DEVELOPER/APPLICANT

K. HOVNIANIAN GREAT WESTERN HOMES, LLC
20830 N TATUM BOULEVARD, SUITE 250
PHOENIX, AZ 85050
CONTACT: CHUCK CHISHOLM
PHONE: (480) 824-4175

ENGINEER

SUNRISE ENGINEERING, INC.
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600
FAX: (480) 768-8609

ASSESSOR'S PARCEL NUMBER

129-08-052B, 129-08-052C & 129-08-052D

BASIS OF BEARING:

S88°43'01"W ALONG THE MONUMENT LINE OF MCDOWELL ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED (1) AND (3) SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES, ALSO SHOWN ON THE FINAL PLAT FOR STEWART PLAZA, RECORDED IN BOOK 71 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, SOUTHEAST CORNER SECTION 34, T2N, R4E, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD
ELEVATION= 1230.69 (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

FLOOD ZONE:

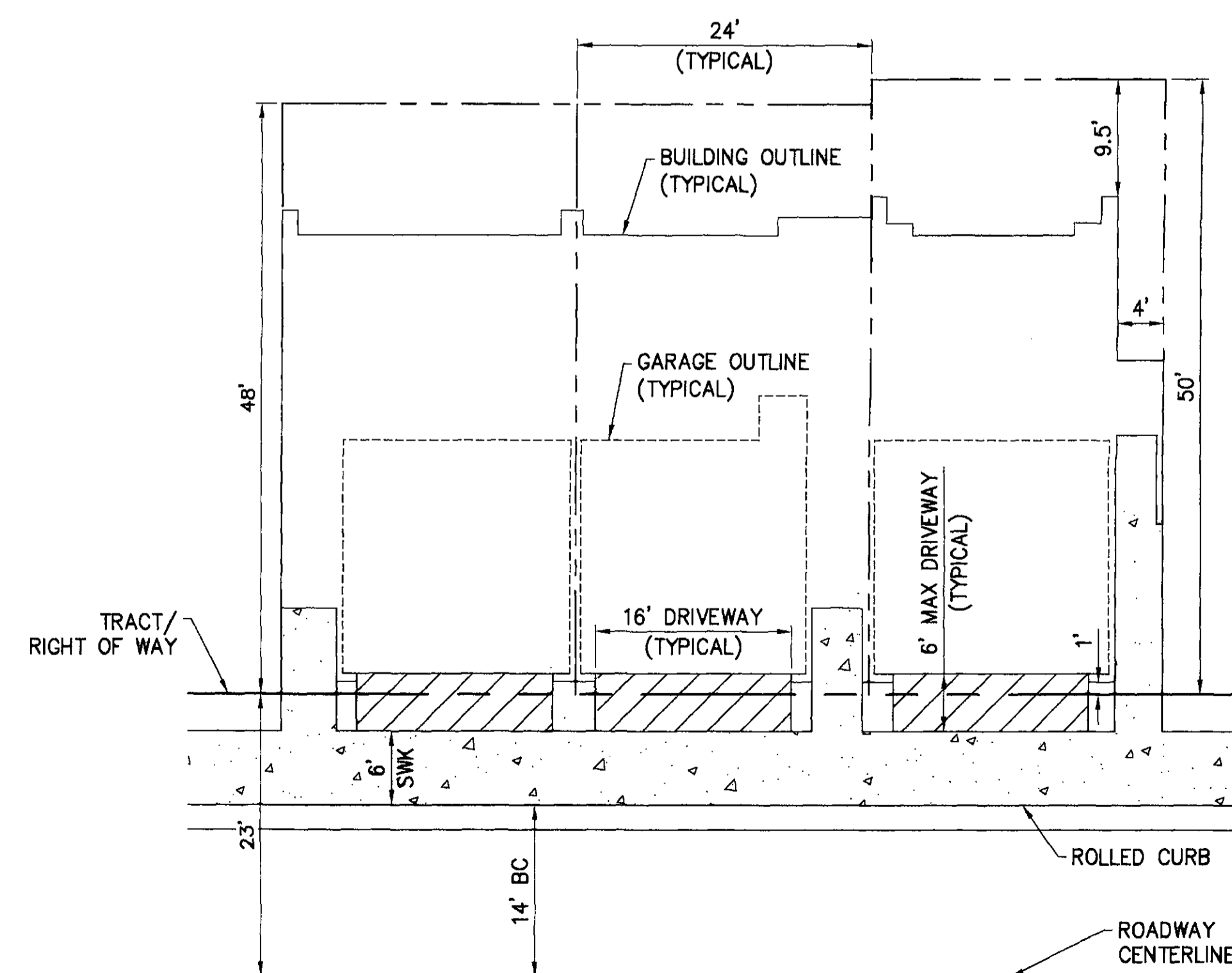
CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

TOPOGRAPHIC SURVEY NOTE

THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PROVIDED BY ARIZONA SURVEYING AND MAPPING, DATED MAY 2015.

SITE DATA

EXISTING ZONING: R-5
NUMBER OF ACRES, CURRENT: 5.11 ACRES
NUMBER OF ACRES, PROPOSED: 5.08 ACRES
NUMBER OF LOTS: 80



(A) DETAIL - TYPICAL LOT
NOT TO SCALE

811 Know what's below.
Call before you dig.
1-800-782-5348

REV NO.	COMMENT	DATE

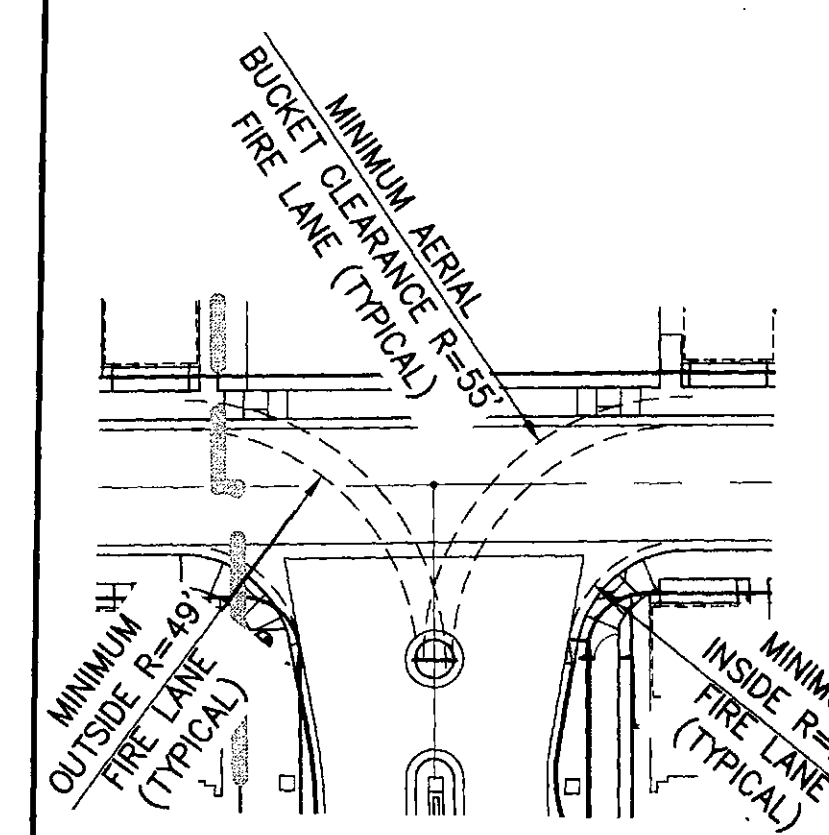
SUNRISE ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

K. HOVNIANIAN GREAT WESTERN HOMES, LLC
AIRE ON MCDOWELL
SITE PLAN

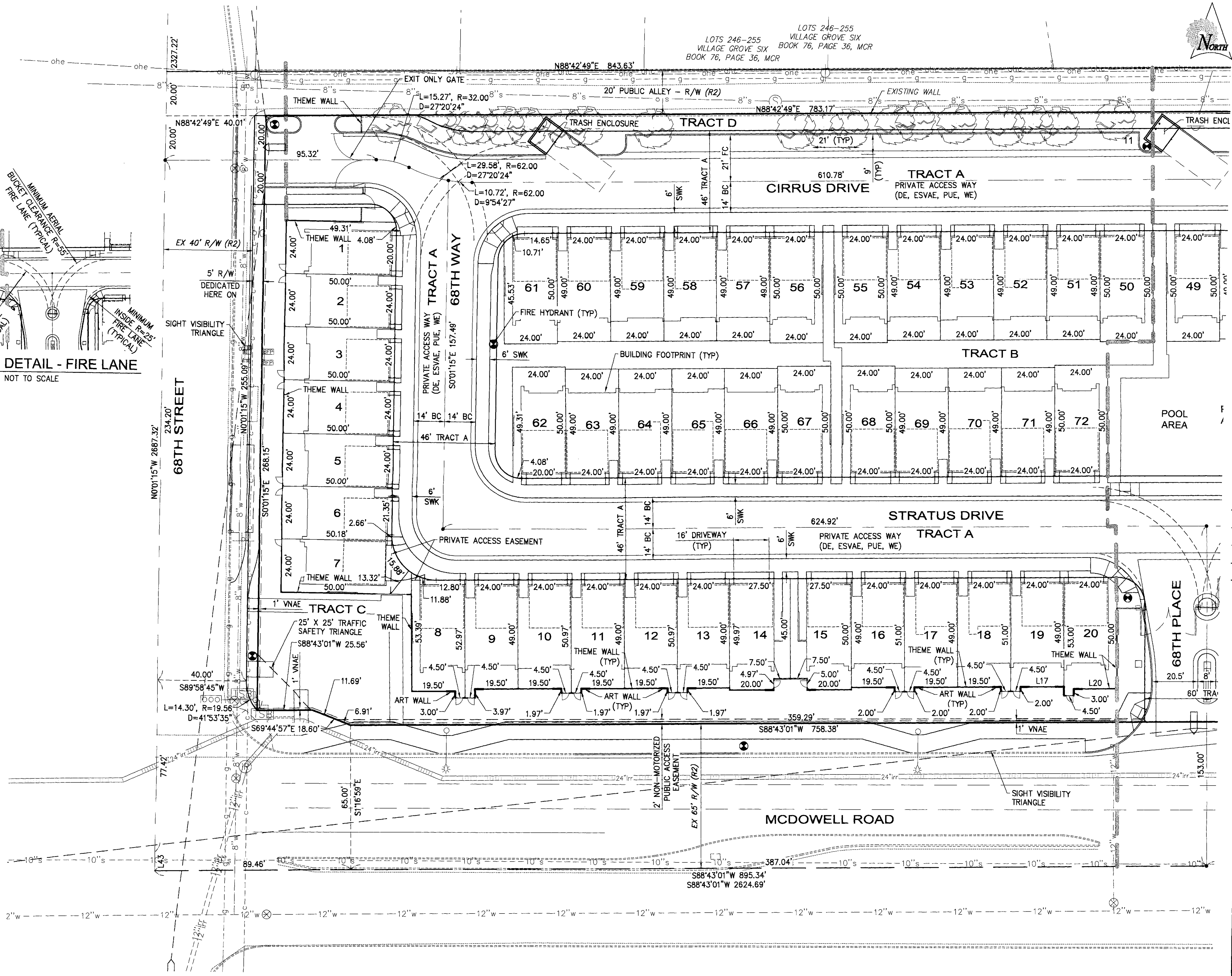
REV NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
05449	CRC	SLF	CFM	1 of 3	COV



LOTS 246-255
VILLAGE GROVE SIX
BOOK 76, PAGE 36, MCR

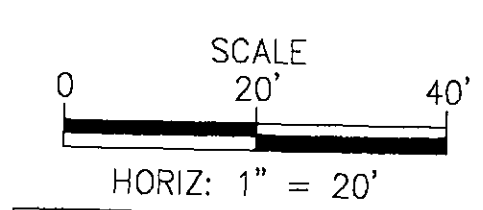


DETAIL - FIRE LANE
NOT TO SCALE



LEGEND

- CENTERLINE MONUMENT
- SIGHT DISTANCE MARKER
- RIGHT-OF-WAY
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- DE DRAINAGE EASEMENT
- ESVAE EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT
- G&SRM GILA AND SALT RIVER MERIDIAN NON-MOTORIZED PUBLIC ACCESS EASEMENT
- NMPAE NON-MOTORIZED PUBLIC ACCESS EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WE WATER EASEMENT



REV. NO.	COMMENT	DATE

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2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

K. HOVNANIAN GREAT WESTERN HOMES, LLC

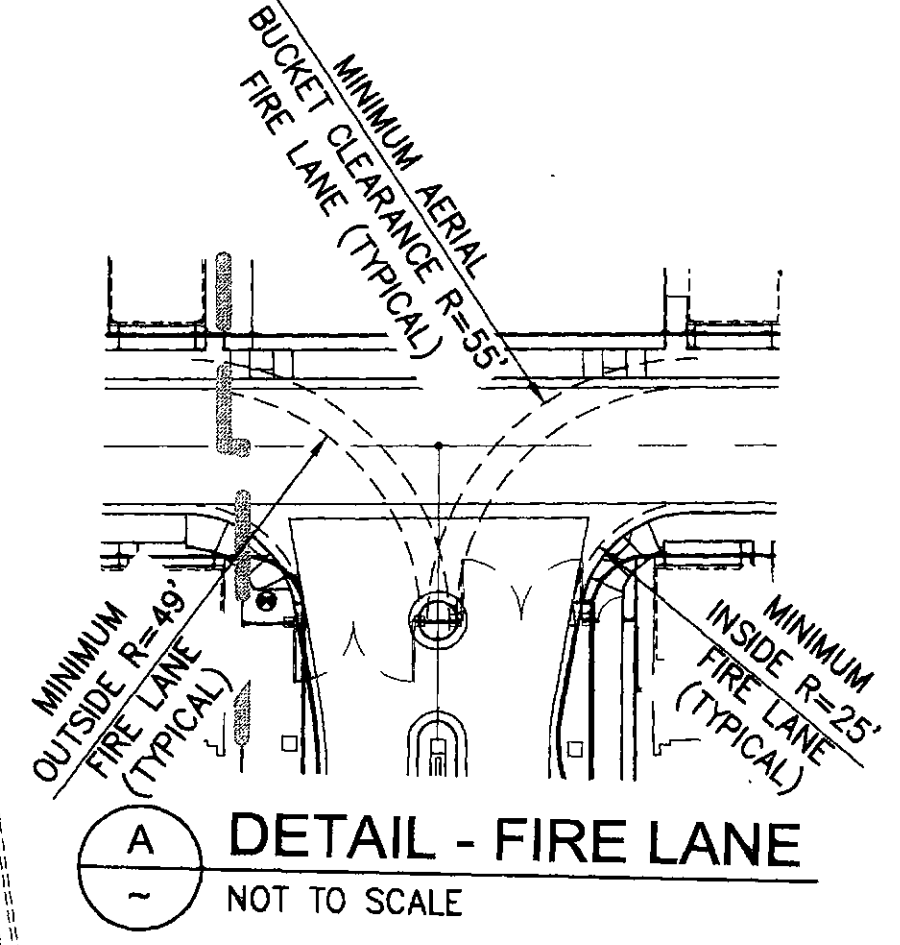
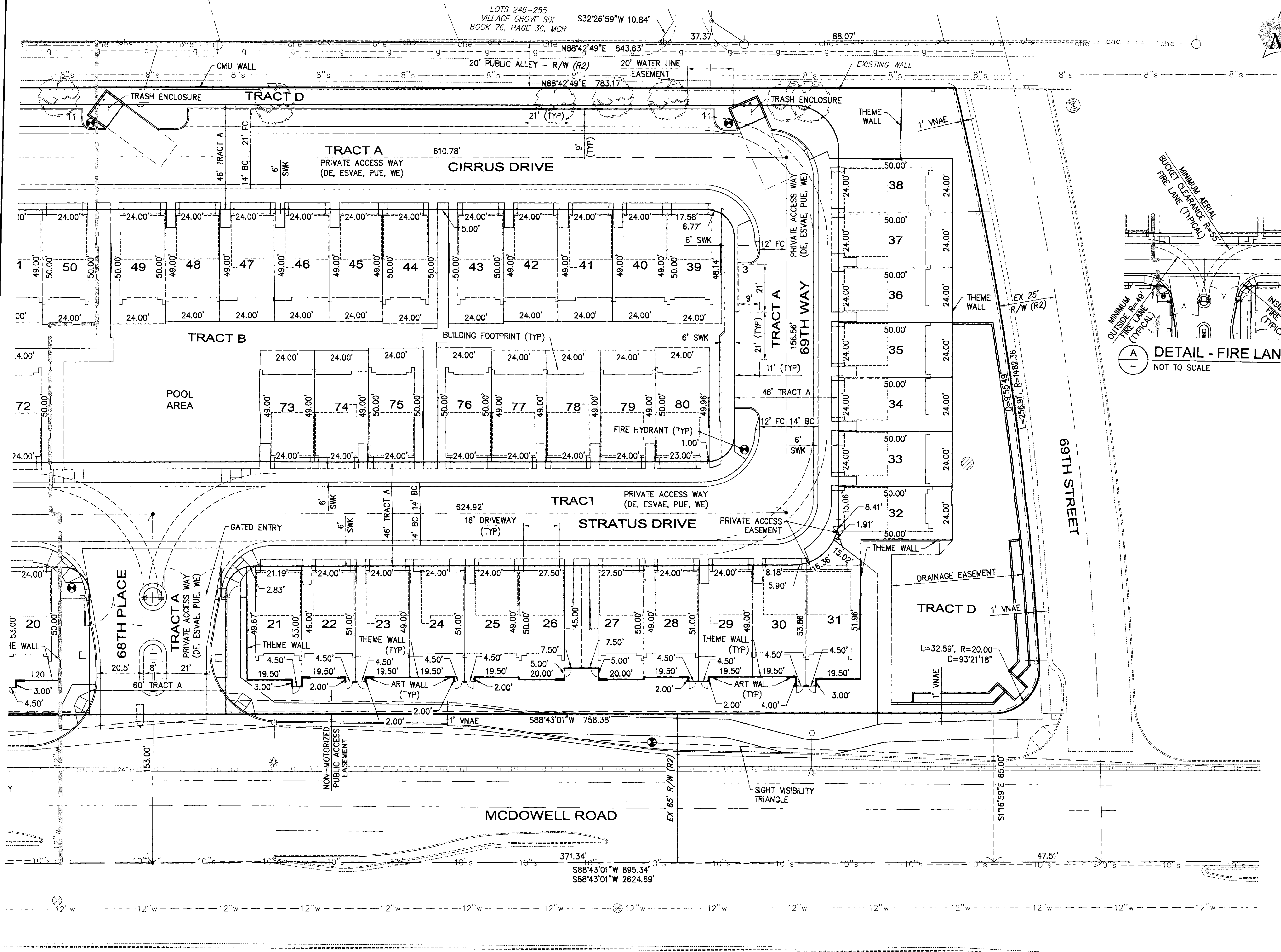
AIRE ON MCDOWELL SITE PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
05449	CRC	SLF	CFM	2 of 3

SP1

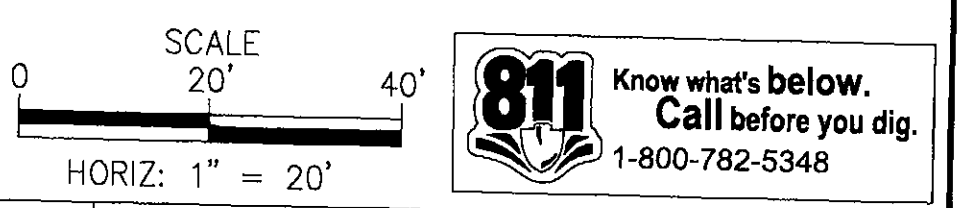
P:\K. Hovnanian\Homes\05449_Aire on McDowell\Drawg\Plan\Aire-SPI.dwg Jul 20, 2016 4:20pm steller

LOTS 246-255
VILLAGE GROVE SIX
BOOK 76, PAGE 36, MCR



LEGEND

	CENTERLINE MONUMENT
	SIGHT DISTANCE MARKER
	RIGHT-OF-WAY
	SUBDIVISION BOUNDARY
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	SECTION LINE
DE	DRAINAGE EASEMENT
ESVAE	EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT
G&SRM	GILA AND SALT RIVER MERIDIAN NON-MOTORIZED PUBLIC ACCESS EASEMENT
NMPAE	NON-MOTORIZED PUBLIC ACCESS EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
WE	WATER EASEMENT



REV. NO.	COMMENT	DATE

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K. HOVNANIAN GREAT WESTERN HOMES, LLC

AIRE ON MCDOWELL
SITE PLAN

SET NO. 05449	DESIGNED CRC	DRAWN SLF	CHECKED CFM	SHEET NO. 3 of 3	SP2
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P:\K_Hovnanian\homes\05449_Aire on McDowell\Draw\Plan_Sets\Site Plan\AW-SP2.dwg Jul 20, 2016 4:21pm stuller



HanmiGlobal Partner
 Otak, Inc
 51 West Third Street
 Tempe, AZ 85281
 Phone 480.557.6670
 Fax 480.557.6505

Aire on McDowell
 Townhomes
 6850 E McDowell Rd
 Scottsdale, AZ 85257

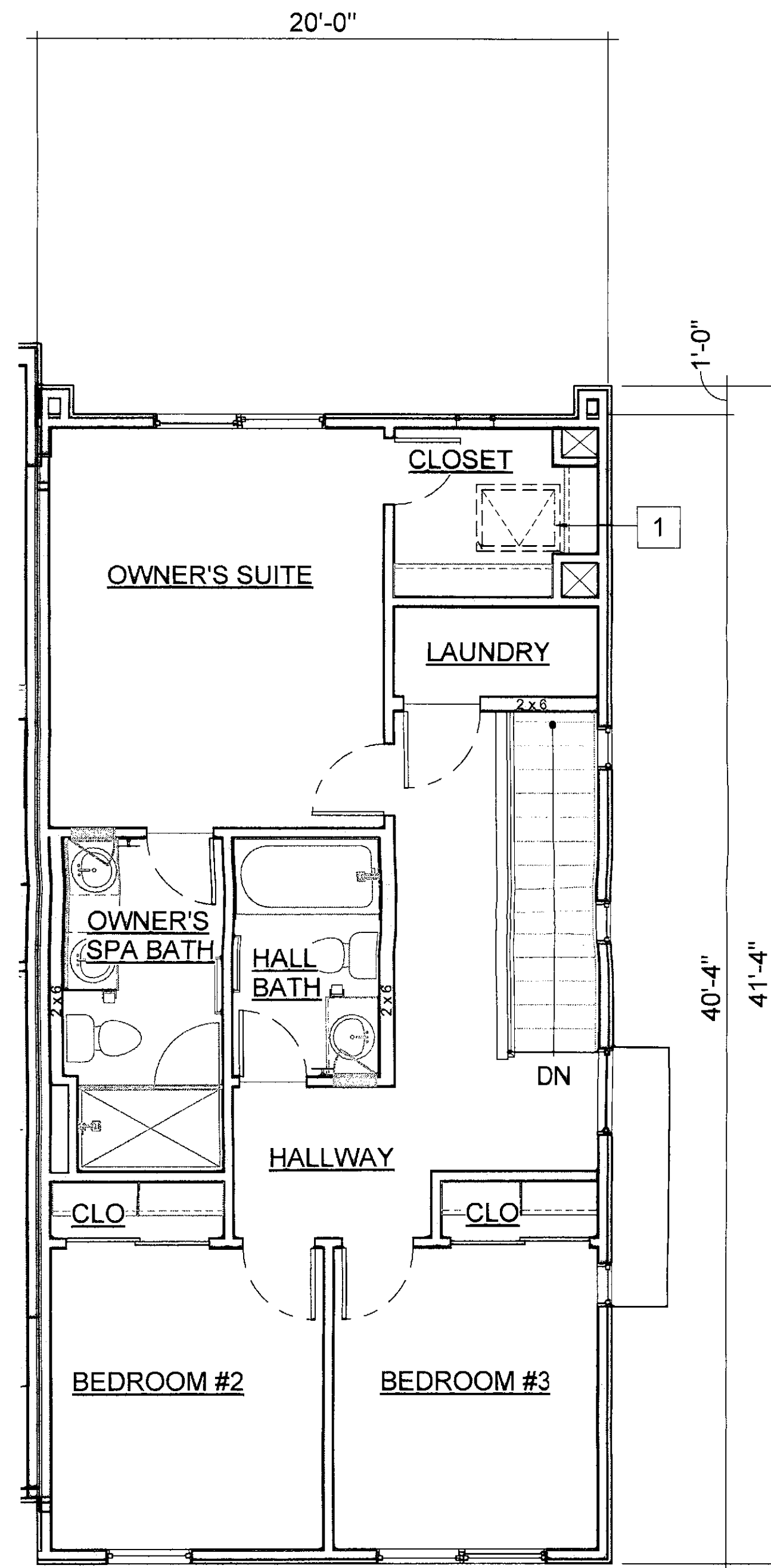
K. Hovnanian
 Homes
 20830 N Tatum Blvd
 Suite 250
 Phoenix, AZ 85050

Preliminary Not For
 Construction

30-1213 Floor Plans

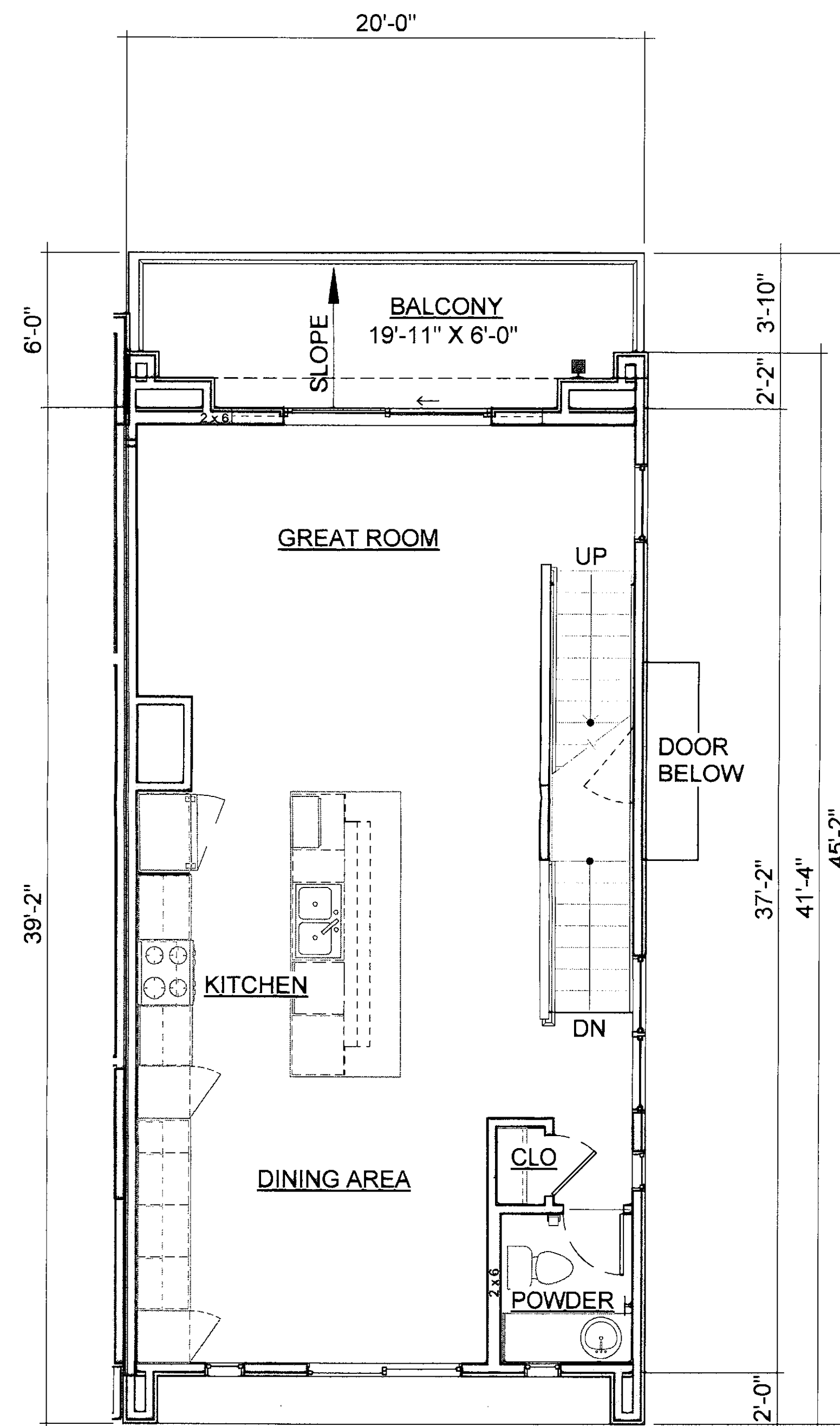
DRB KEYED NOTES

- 1 ROOF ACCESS HATCH
- 2 ROOF DRAIN DISCHARGE
- 3 SES PANEL RECESSED INTO WALL AT END UNIT
- 4 SES PANEL



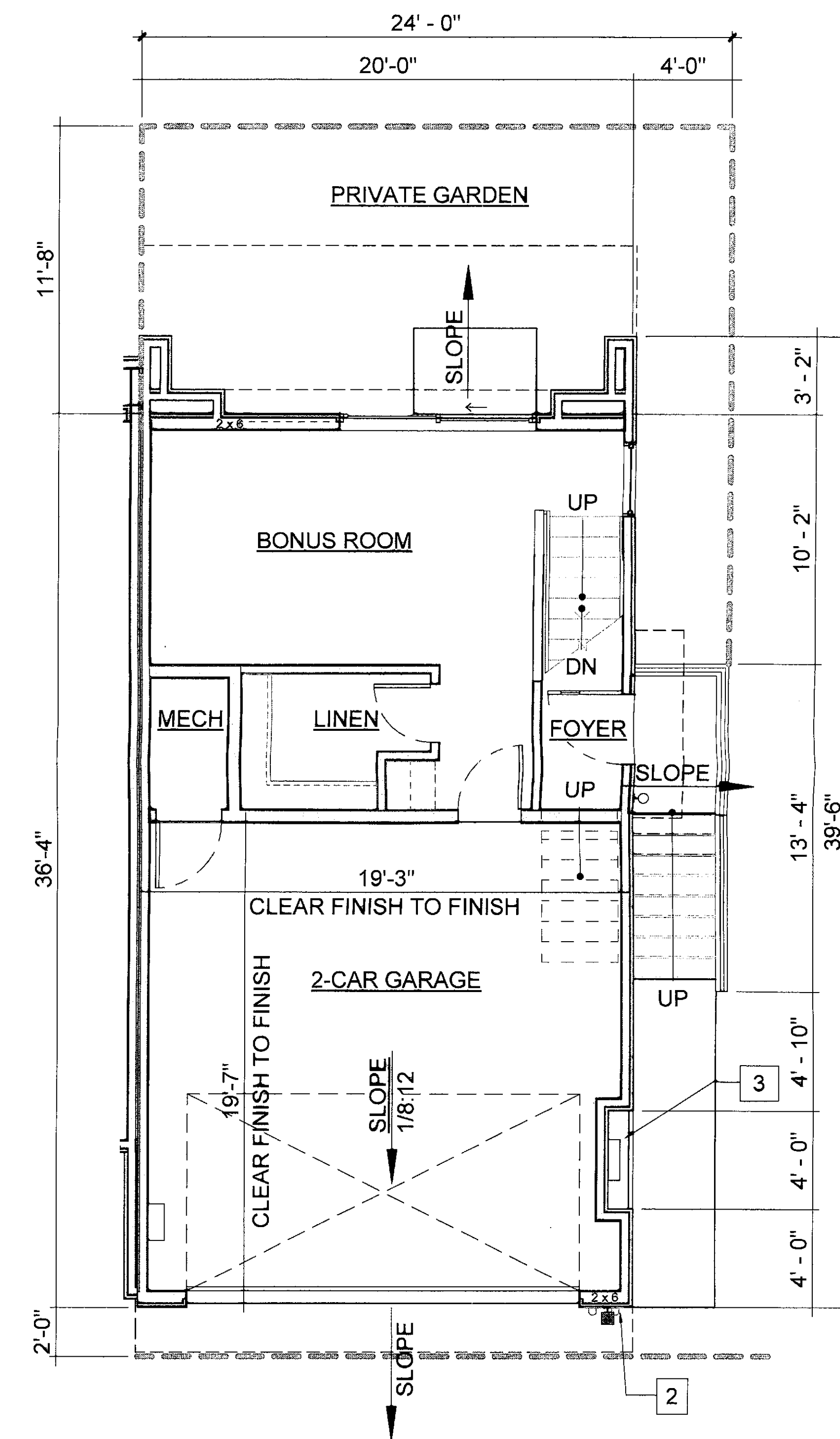
30-1213 - 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"



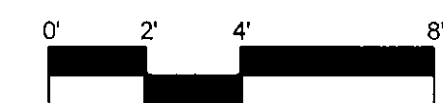
30-1213 - 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



30-1213 - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



26-DR-2016
 8/9/16

#	Date	Description
Revisions		
	August 4, 2016	
Date		
PP		
Designed By		
Author		
Drawn By		
PP		
Checked By		
17737		
Project Number		

A5.01

Sheet Number
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 If this drawing is less than 24" x 36", it has been reduced. Scale accordingly.



HanmiGlobal Partner
 Otak, Inc
 51 West Third Street
 Tempe, AZ 85281
 Phone 480.557.6670
 Fax 480.557.6505

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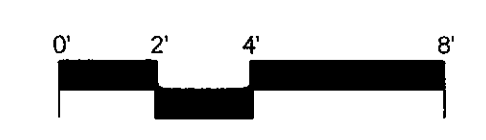
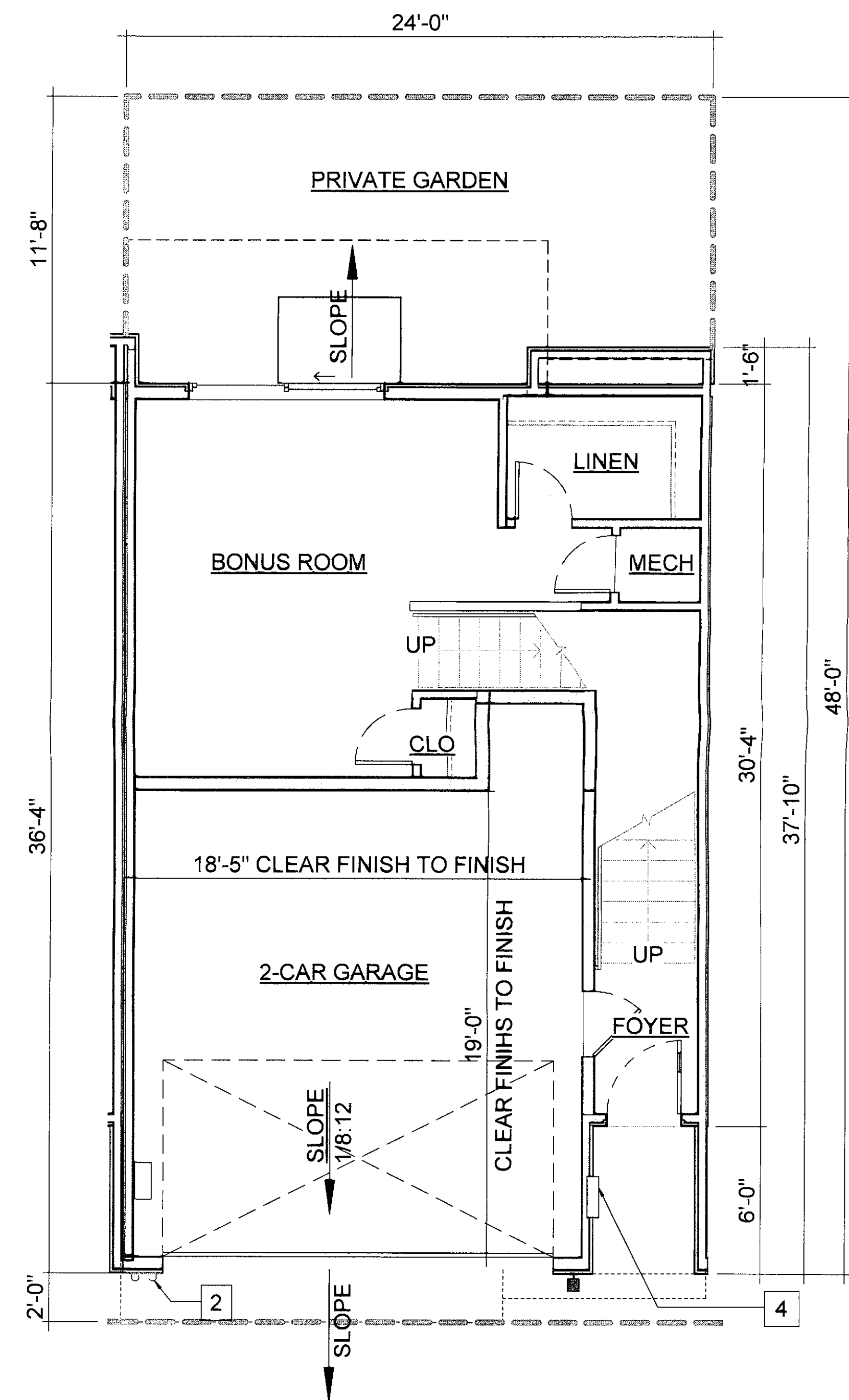
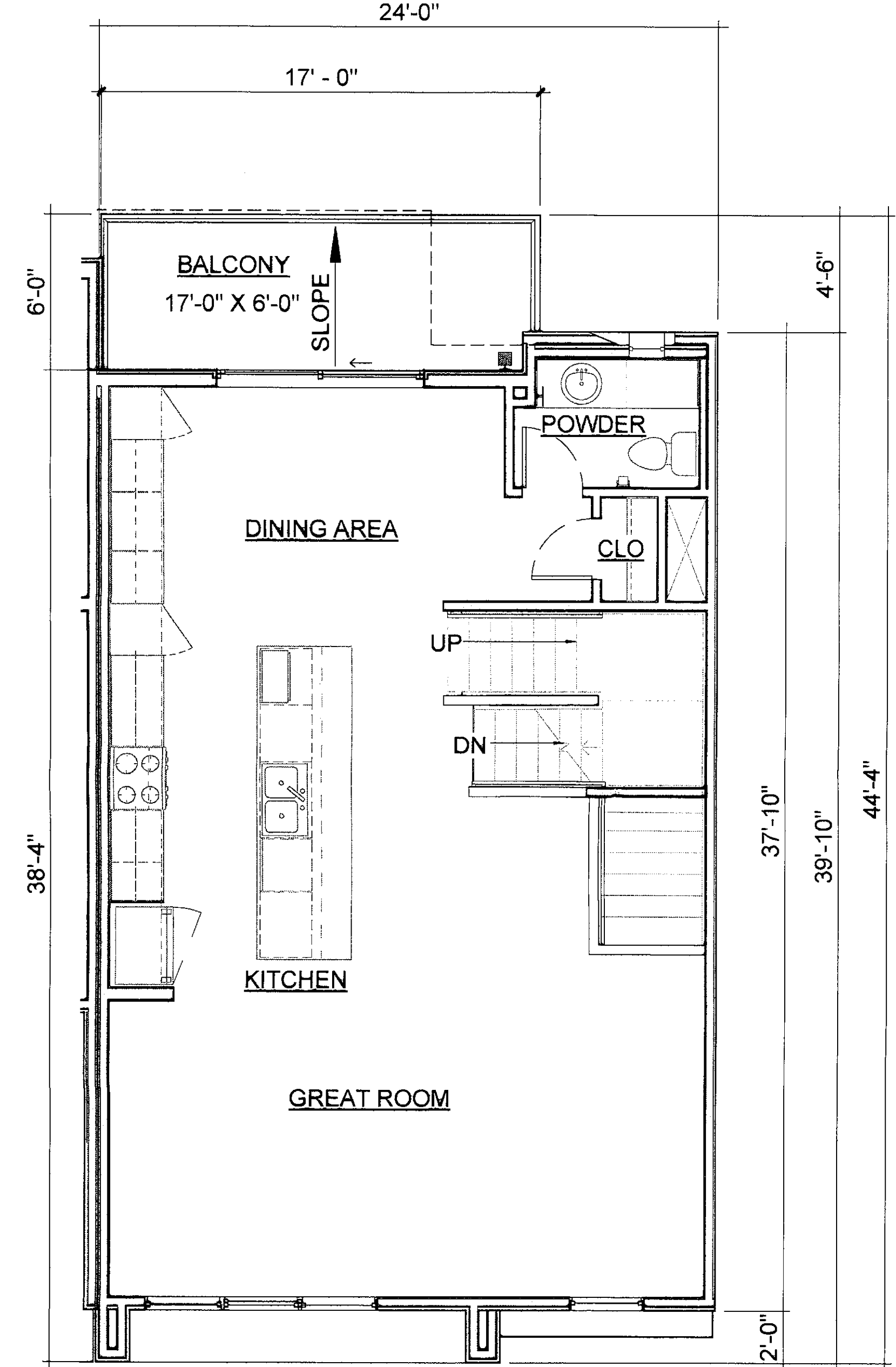
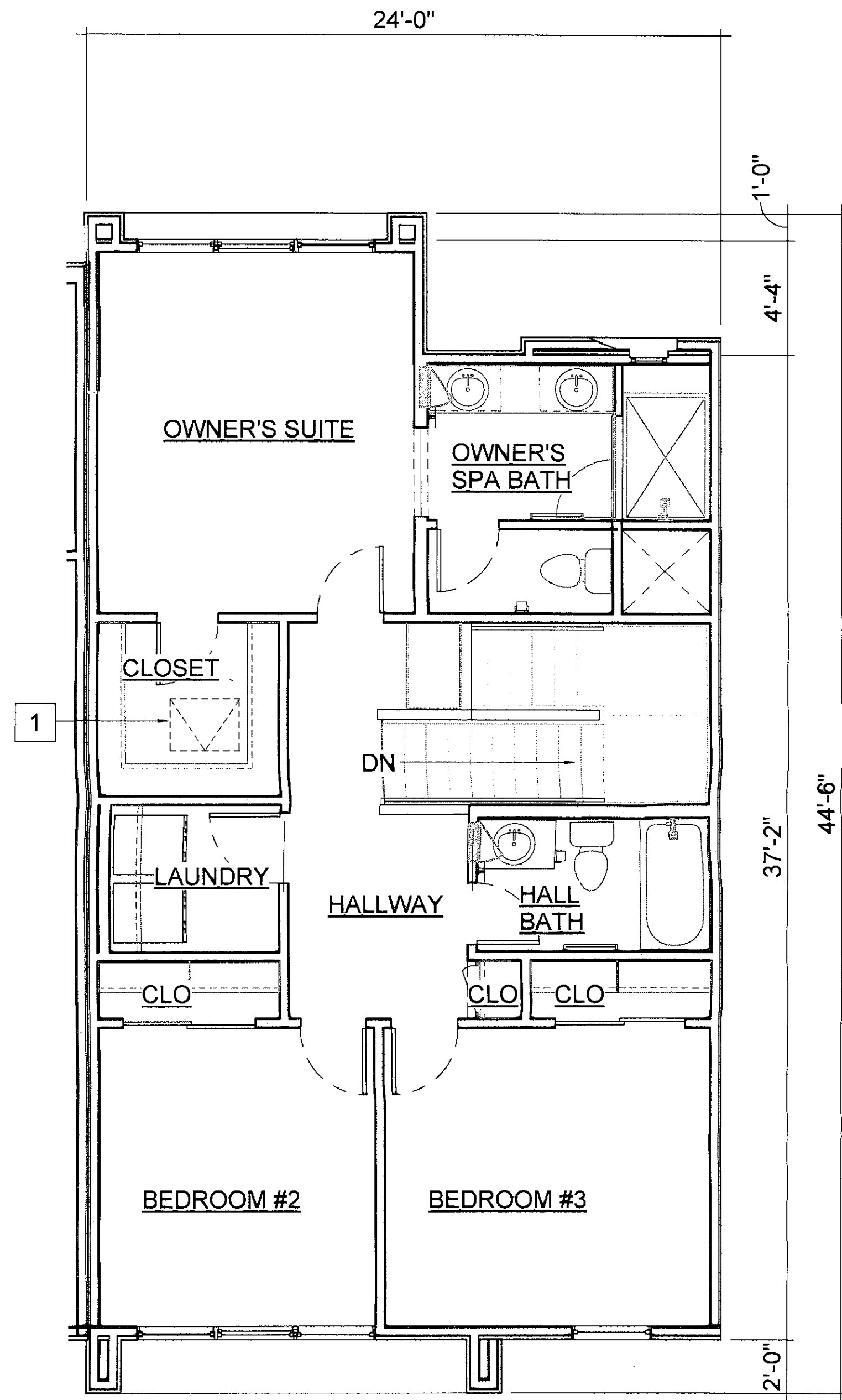
K. Hovnanian
 Homes
 20830 N Tatum Blvd
 Suite 250
 Phoenix, AZ 85050

Preliminary Not For
 Construction

31-1211 Floor Plans

DRB KEYED NOTES

- 1 ROOF ACCESS HATCH
- 2 ROOF DRAIN DISCHARGE
- 3 SES PANEL RECESSED INTO WALL AT END UNIT
- 4 SES PANEL



#	Date	Description
Revisions		
August 4, 2016		
Date		
PP		
Designed By		
Author		
Drawn By		
PP		
Checked By		
17737		
Project Number		

A5.02
 Sheet Number
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Plot Date: 8/4/2016 11:37:53 AM

Revit File:



HanmiGlobal Partner
 Otak, Inc
 51 West Third Street
 Tempe, AZ 85281
 Phone 480.557.6670
 Fax 480.557.6505

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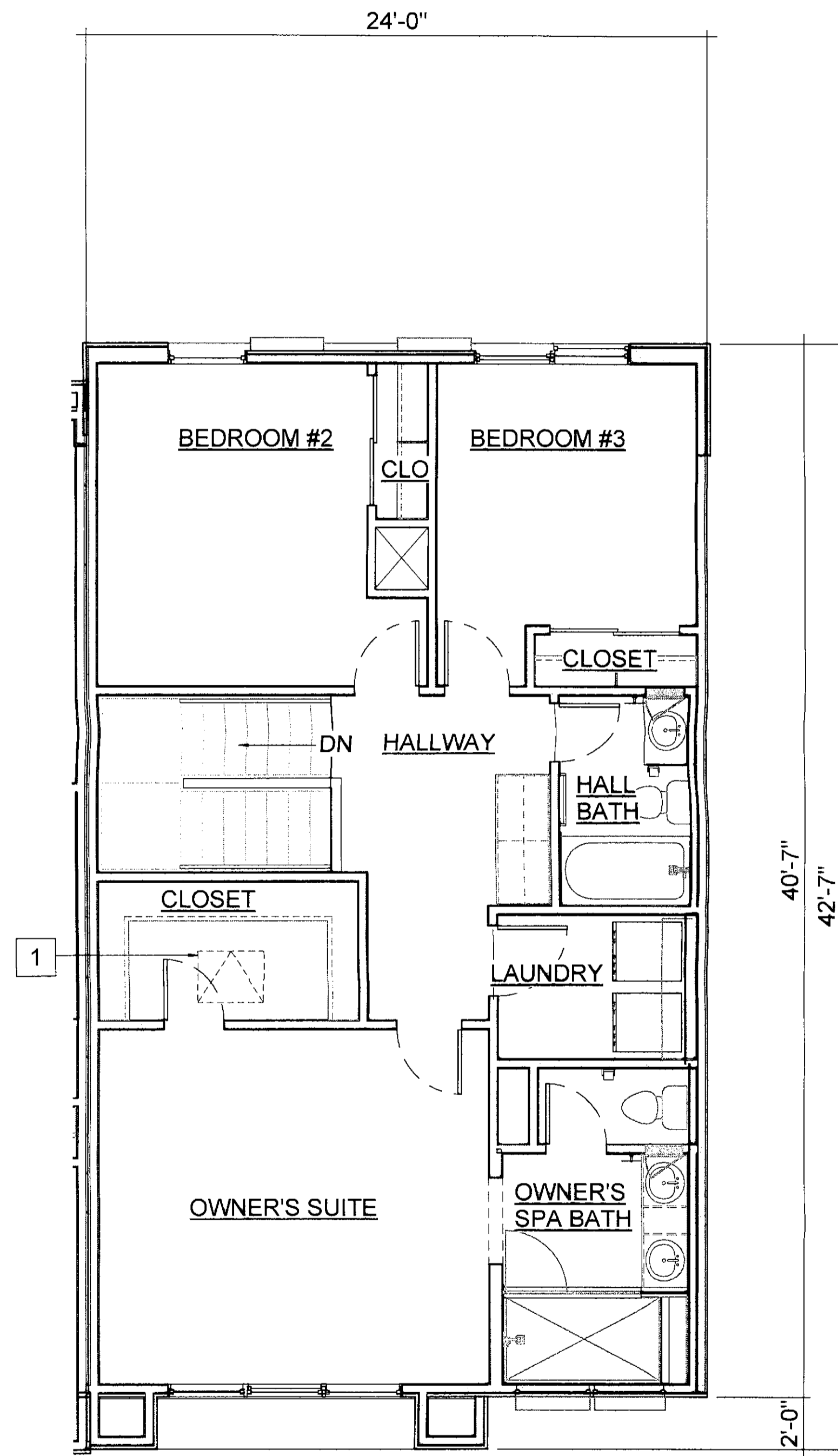
K. Hovnanian
 Homes
 20830 N Tatum Blvd
 Suite 250
 Phoenix, AZ 85050

Preliminary Not For
 Construction

32-1214 Floor Plans

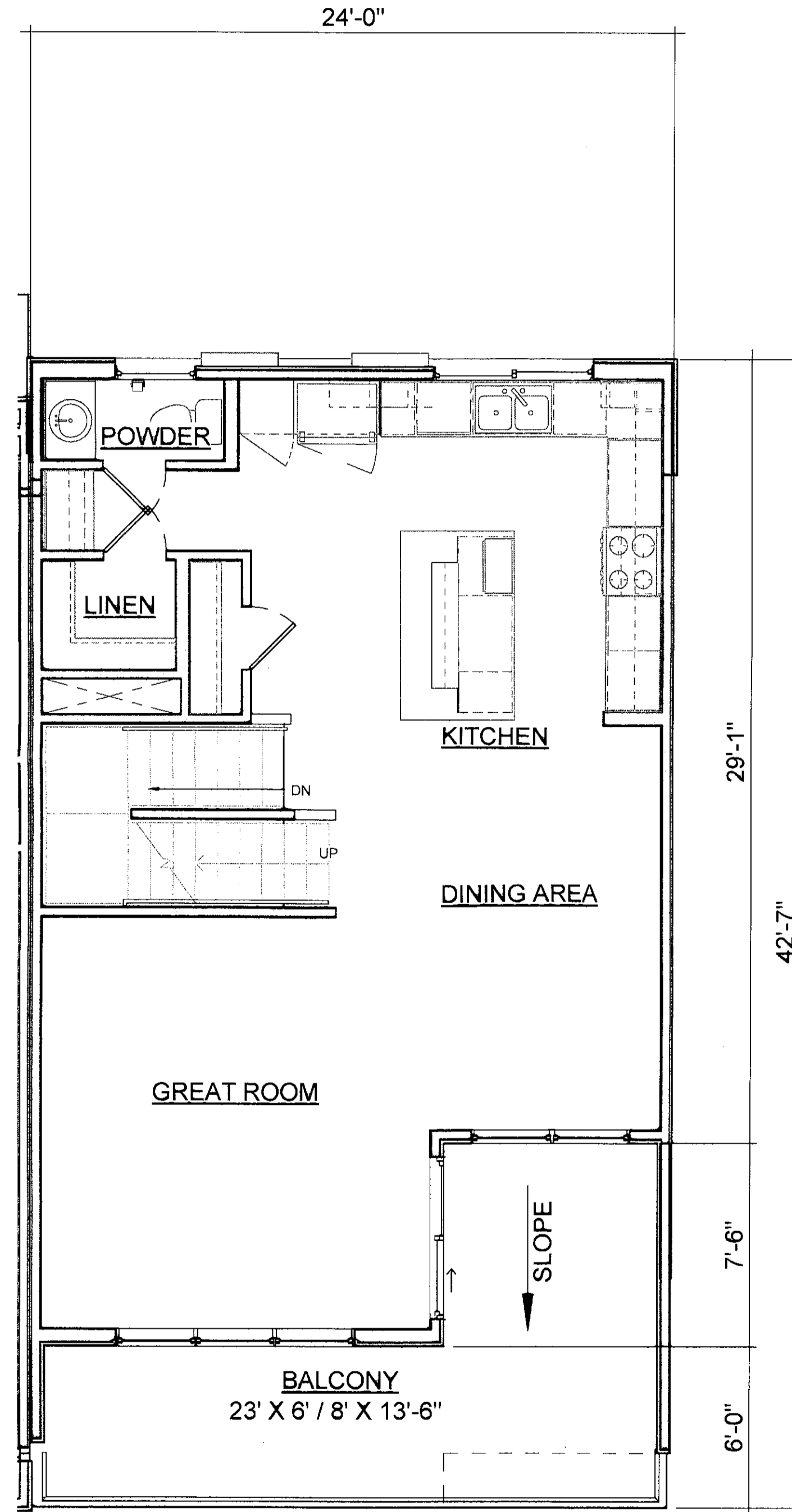
DRB KEYED NOTES

- 1 ROOF ACCESS HATCH
- 2 ROOF DRAIN DISCHARGE
- 3 SES PANEL RECESSED INTO WALL AT END UNIT
- 4 SES PANEL



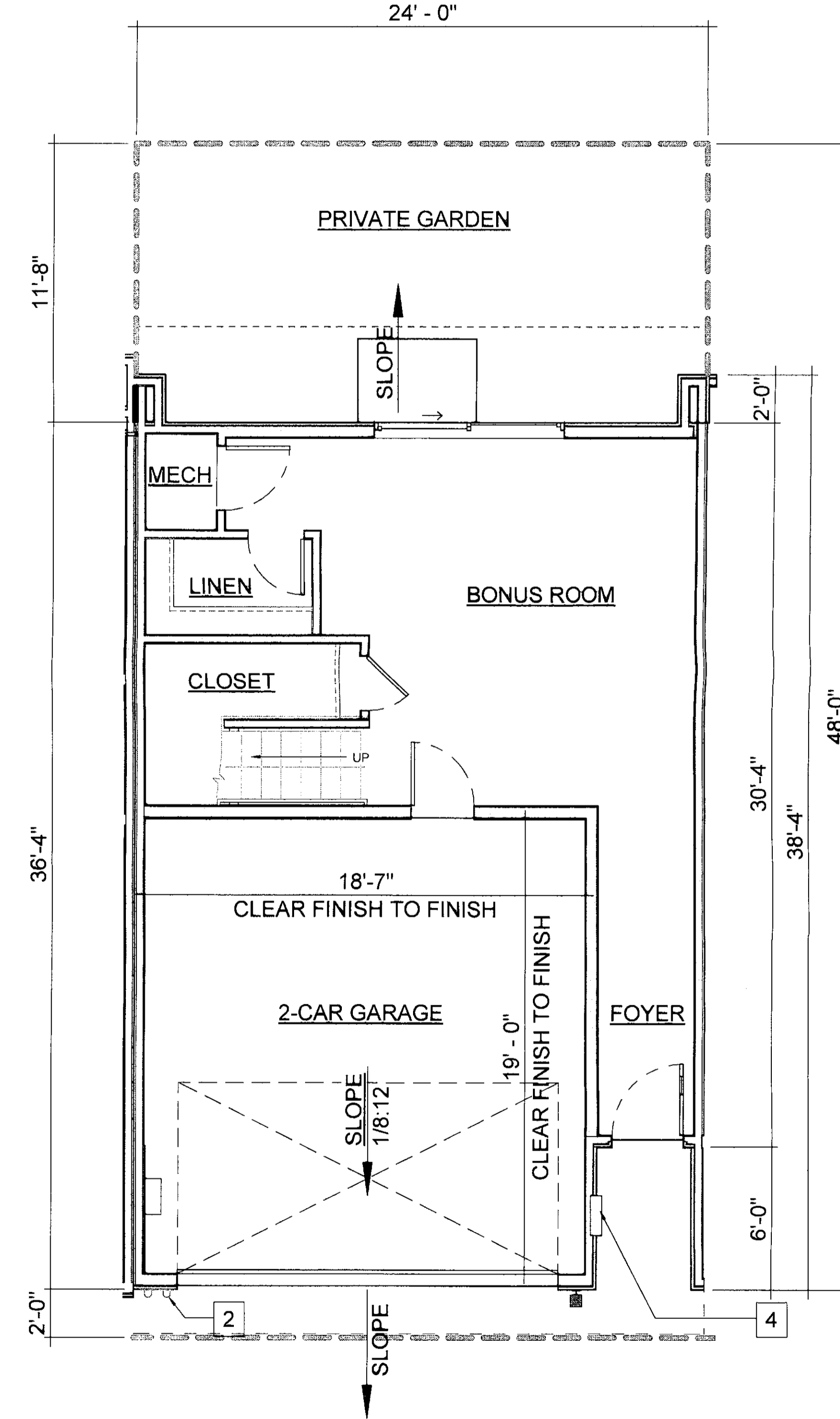
32-1214 - 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"



32-1214 - 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



32-1214 - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



#	Date	Description
Revisions		
	August 4, 2016	
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Author		
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A5.03

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**K. Hovnanian
 Homes**
 20830 N Tatum Blvd
 Suite 250
 Phoenix, AZ 85050

Street Elevations
 McDowell Road

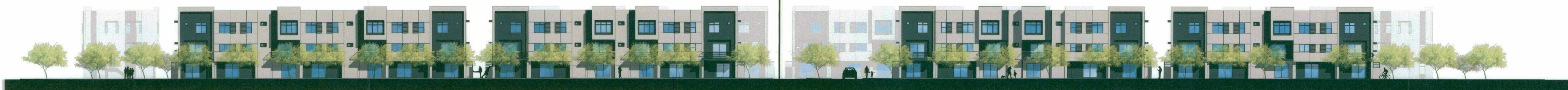
#	Date	Description
Revisions		
August 4, 2016		
Date		
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Drawn By		
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17738		
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 8/9/16

MATCH LINE



1 MCDOWELL ROAD STREET ELEVATION OVERVIEW
 SCALE: 1/32" = 1'-0"



2 MCDOWELL ROAD STREET ELEVATION
 SCALE: 1/16" = 1'-0"



4 MCDOWELL ROAD STREET ELEVATION
 SCALE: 1/16" = 1'-0"

Plot Date: 6/6/2016 3:59:02 PM

Revit File:



FOR BUILDING REFERENCE ONLY -
ART WALL HAS BEEN REVISED

AIRE | PERSPECTIVE VIEW

26-DR-2016
8/9/16



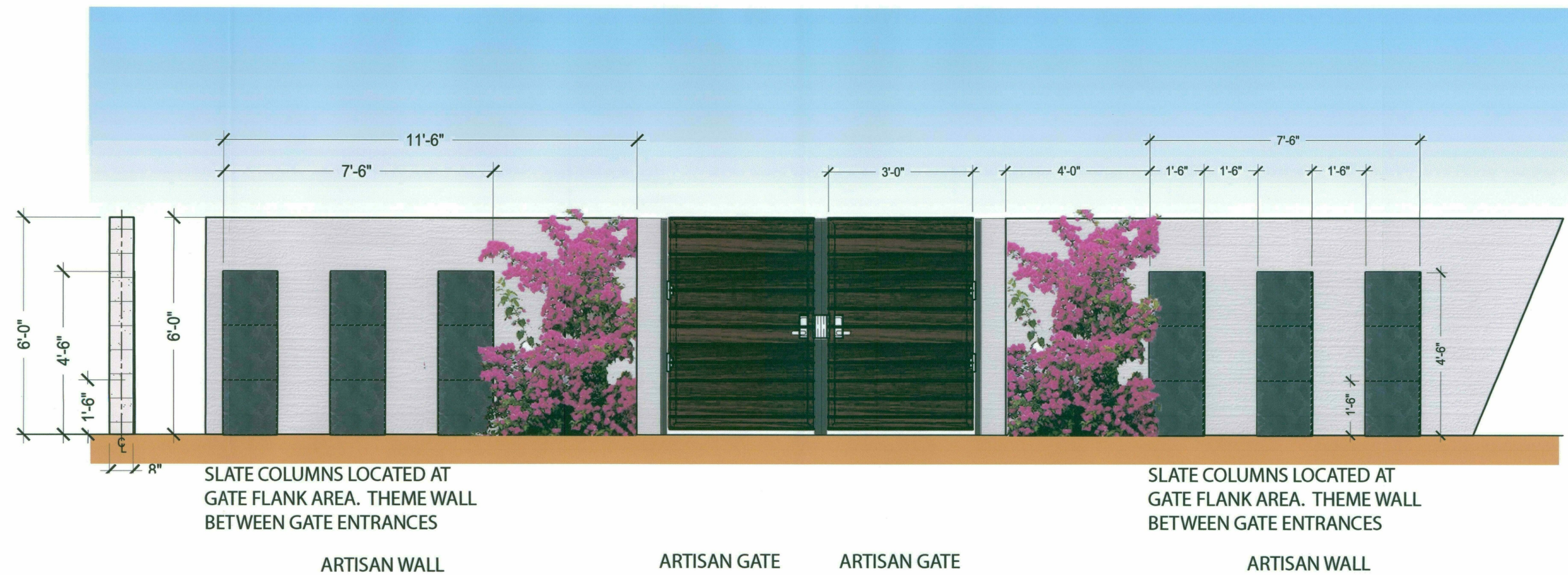
McDOWELL PERSPECTIVE

SCALE: NTS

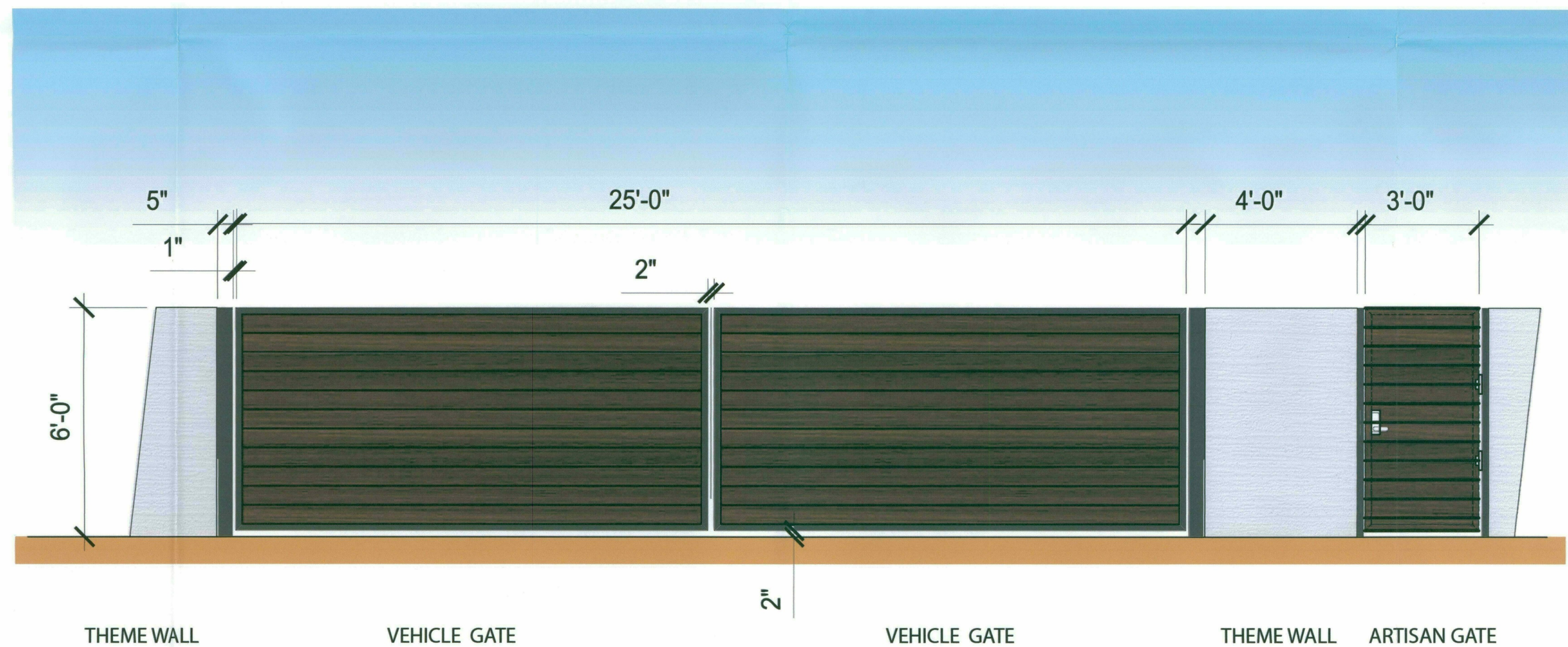
DATE: 08.09.16

AIRE TOWNHOME | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | **K. HOVNANIAN HOMES**

26-DR-2016
8/9/16



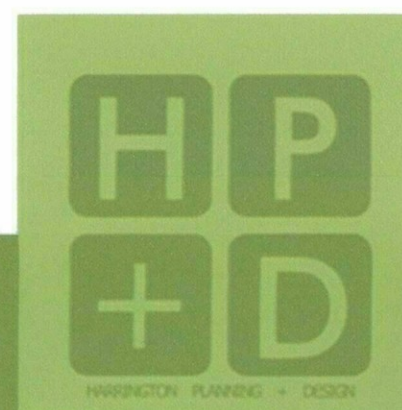
McDOWELL ROAD WALL COMPOSITE



McDOWELL ROAD VEHICLE GATE COMPOSITE

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DATE INITIALS

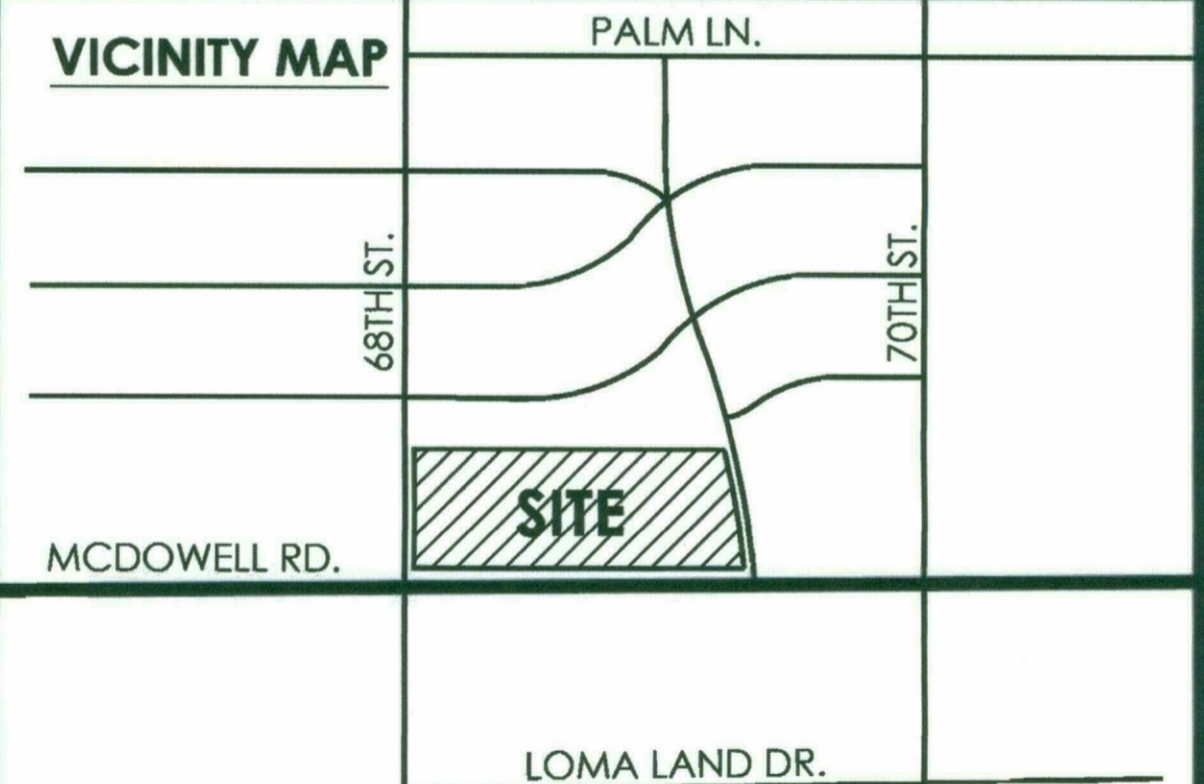
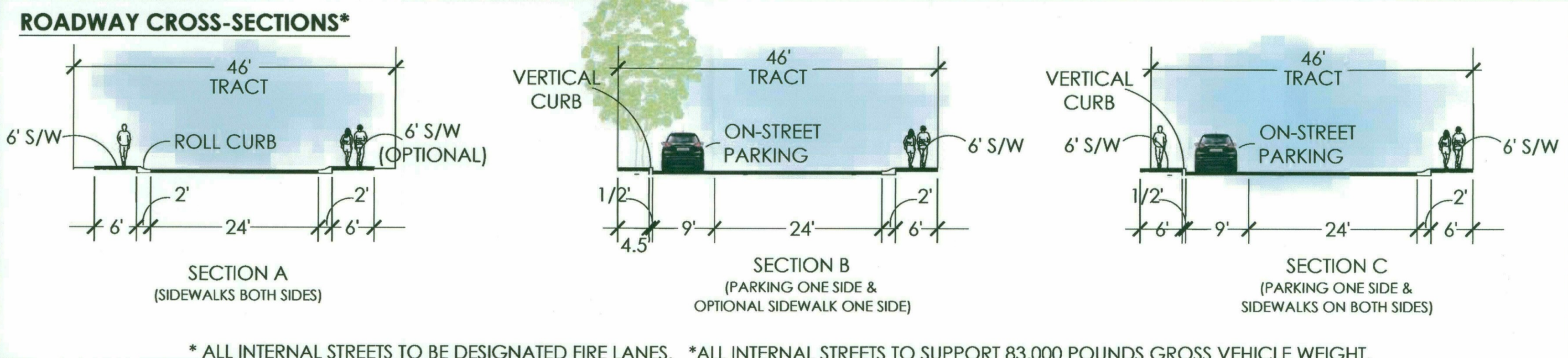
26-DR-2016
8/9/16



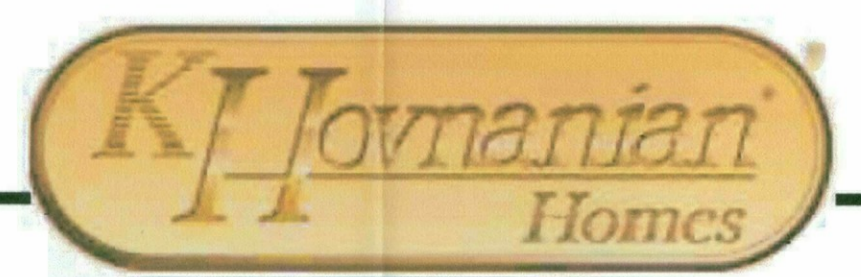


SITE DATA

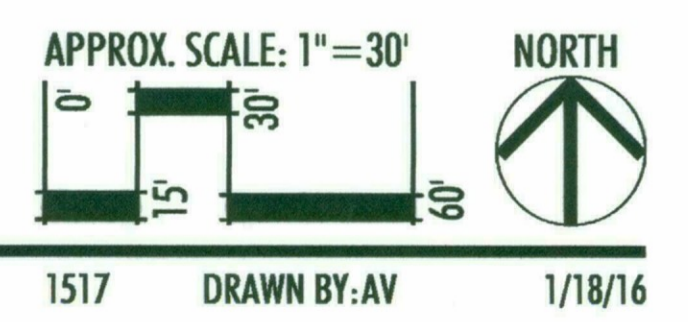
ADDRESS:	6850 E MCDOWELL RD.
SITE AREA (NET):	222,314 (5.11 AC)
SITE AREA (GROSS):	298,775 SF (6.86 AC)
PROPOSED # OF LOTS:	81
NET DENSITY:	15.8 DU/AC
GROSS DENSITY:	11.8 DU/AC
CURRENT ZONING:	C-3
PROPOSED ZONING:	R-5
RESIDENT PARKING:	2 GARAGE SPACES/UNIT
GUEST PARKING:	25 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
MAX. BUILDING HEIGHT:	36' PER ZONING
TYP. LOT DIMENSIONS:	24'x48', 20'x50'
OPEN SPACE:	SEE OPEN SPACE PLAN



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 land planning • development entitlements • landscape architecture
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AIRE ON MCDOWELL
 CONCEPTUAL SITE PLAN



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 S:\1517-68th & McDowell\CAD\LVA\SITE ANALYSIS\Exhibit-Site Plan.dwg Jan 18, 2016

**Reference Only*

MECHANICAL UNITS
SCREENED BY
PARAPET - TYP.

STAIR BULKHEADS
@ OPTIONAL
ROOF DECK

STAIR BULKHEADS @
OPTIONAL ROOF DECK

EXTERIOR
LIGHTS IN
SOFFIT

14'-2"
8'-3"
TYP.

1 BUILDING D - FRONT ELEVATION

A3.10 SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

- A SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- B SHERWIN WILLIAMS SW 7048 URBANE BRONZE
- C SHERWIN WILLIAMS SW 6990 CAVIAR
- D 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
- E PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
- F EXTERIOR WALL MOUNTED LIGHT FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE



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Otak, Inc
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Phone 480.557.6670
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Suite 250
Phoenix, AZ 85050

Preliminary Not For
Construction

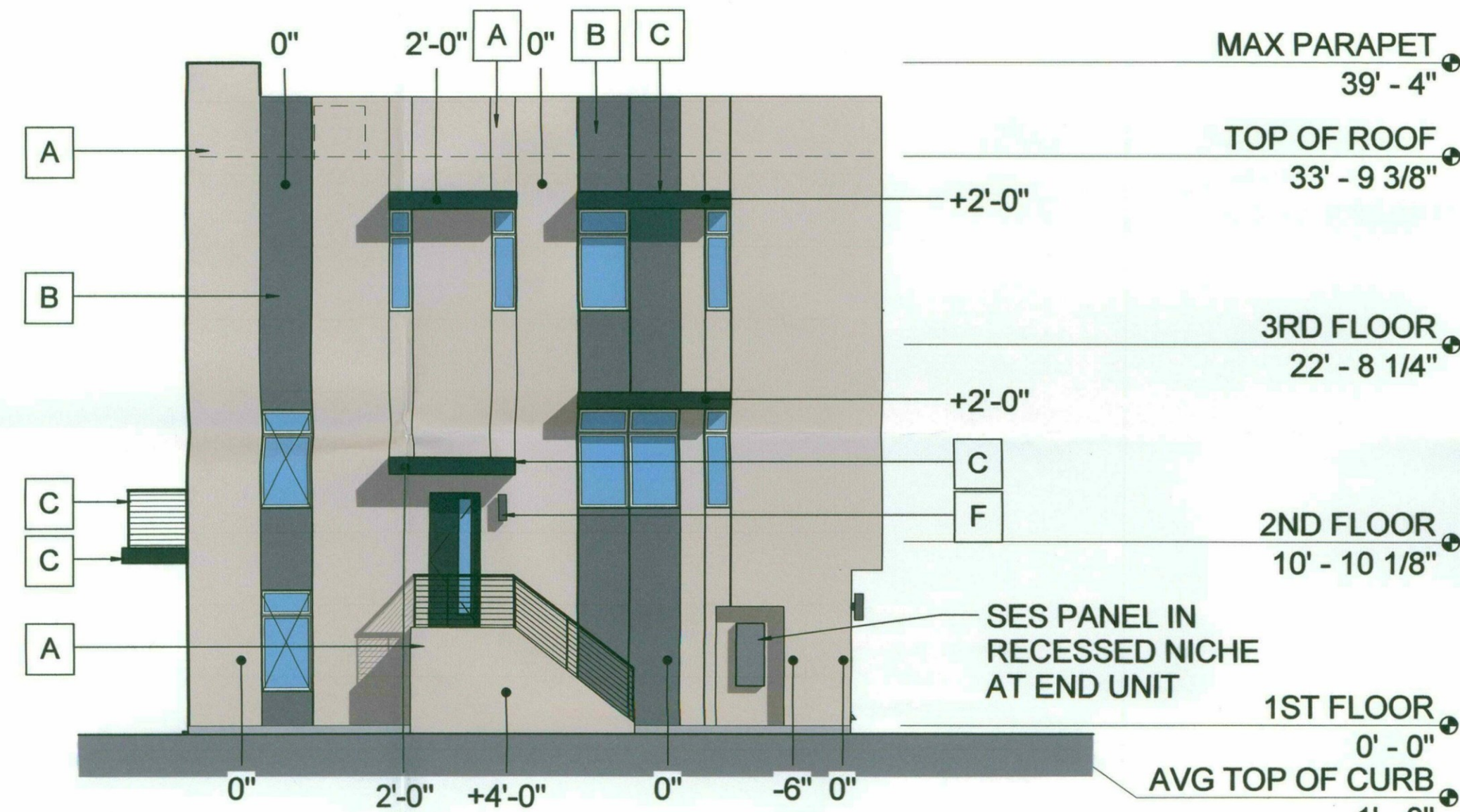
Exterior Elevations
Building D With
Optional Bulkheads
Shown

#	Date	Description
Revisions		
August 4, 2016		
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Checked By		
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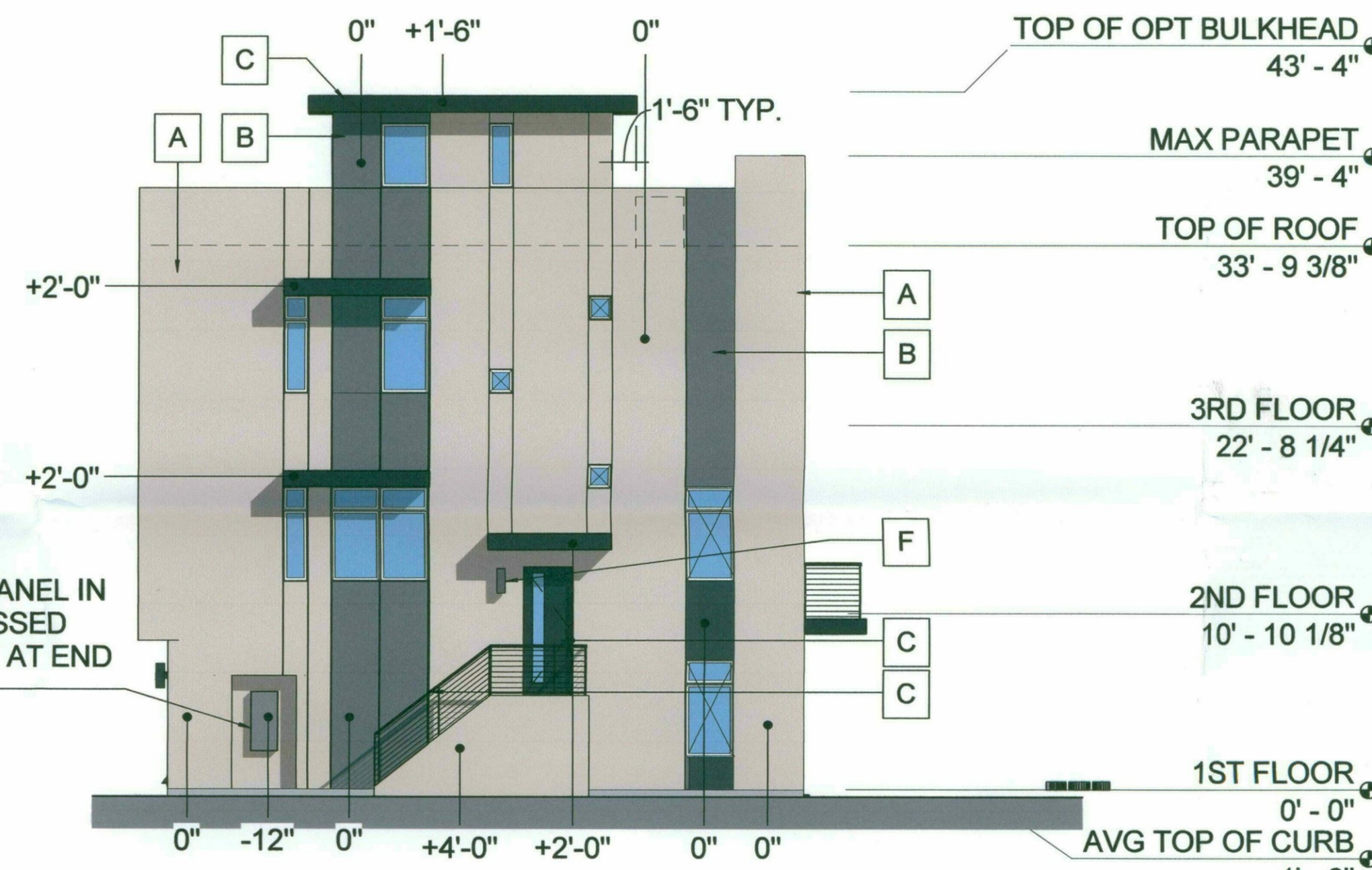
26-DR-2016
8/9/16

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4 BUILDING D -SIDE ELEVATION, NO ROOF DECK

A3.10 SCALE: 1/8" = 1'-0"



2 BUILDING D - SIDE ELEVATION W/ OPT. ROOF BULKHEAD

A3.10 SCALE: 1/8" = 1'-0"

GLAZING LEGEND

FRONT ELEVATION (INTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 764 OF 971 SF = 79%
- GLAZING BELOW RECESS CRITERIA 207 OF 971 SF = 21%

LEFT SIDE ELEVATION

- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

SIDE ELEVATION W/ BULKHEAD

- GLAZING THAT MEETS RECESS CRITERIA 89 OF 131 SF = 68%
- GLAZING BELOW RECESS CRITERIA 42 OF 131 SF = 32%

REAR ELEVATION (EXTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 1,184 OF 1,184 SF = 100%
- GLAZING BELOW RECESS CRITERIA 0 OF 1,184 SF = 0%

STAIR BULKHEADS
@ OPTIONAL
ROOF DECK

STAIR BULKHEADS @
OPTIONAL ROOF DECK

DASHED LINE OF
ROOFTOP AND
MECHANICAL
UNITS SCREENED
BY PARAPET
WALL, TYP.

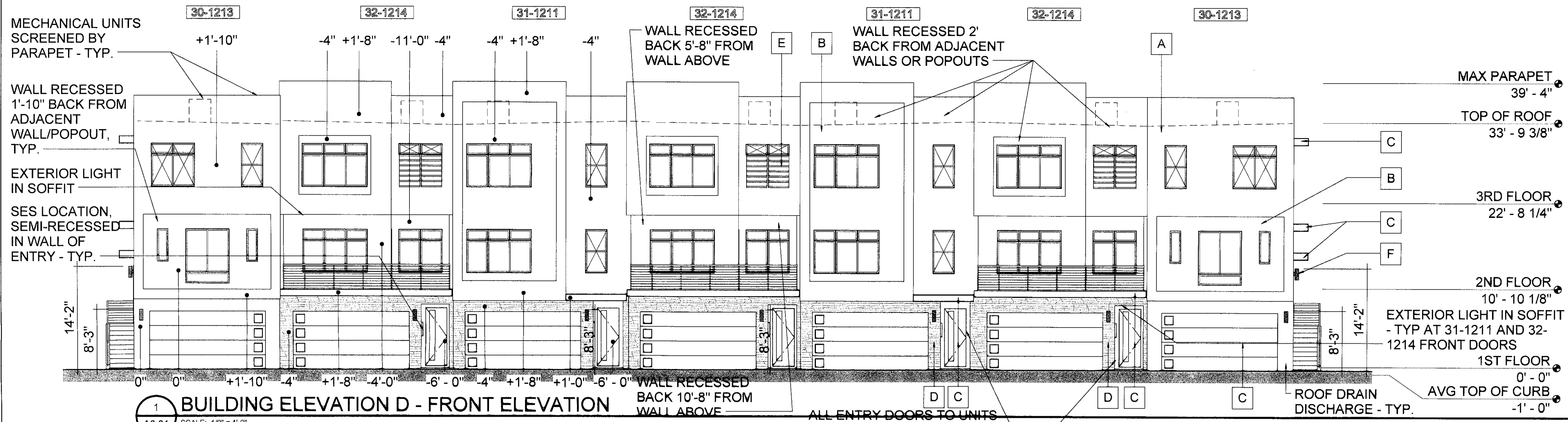
EXTERIOR
DOWN
LIGHTS IN
SOFFIT

3 BUILDING D - REAR ELEVATION

A3.10 SCALE: 1/8" = 1'-0"

Plot Date: 8/4/2016 11:46:28 AM

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ELEVATION LEGEND

- A SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- B SHERWIN WILLIAMS SW 7048 URBANE BRONZE
- C SHERWIN WILLIAMS SW 6990 CAVIAR
- D 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
- E PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
- F EXTERIOR WALL MOUNTED LIGHT FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE

FRONT ELEVATION (INTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 764 OF 971 SF = 79%
- GLAZING BELOW RECESS CRITERIA 207 OF 971 SF = 21%

LEFT SIDE ELEVATION

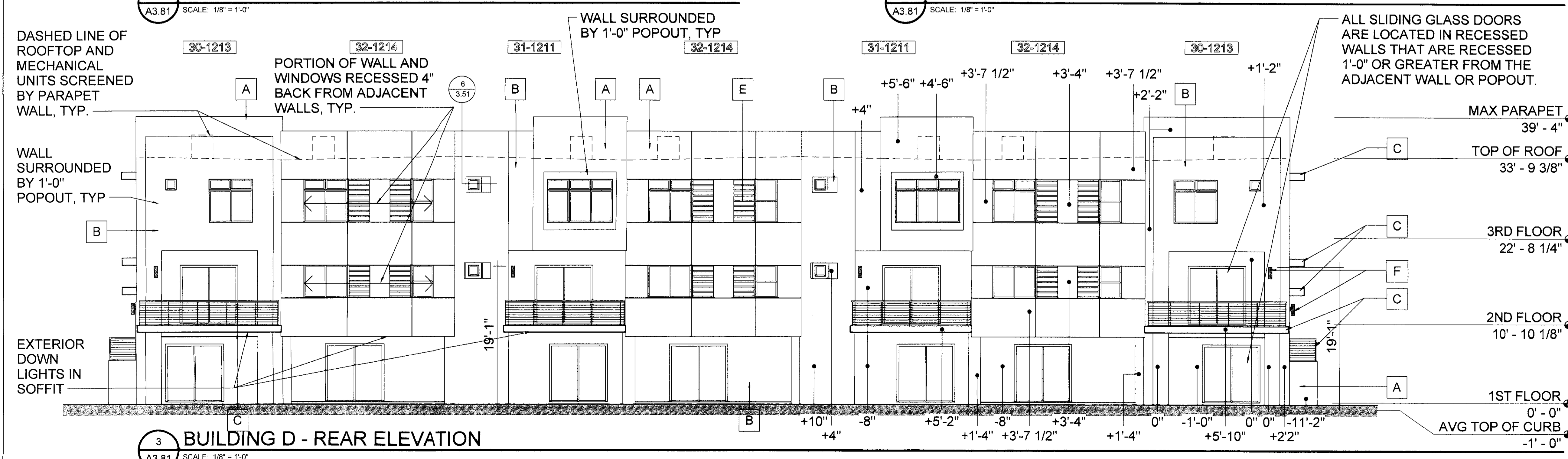
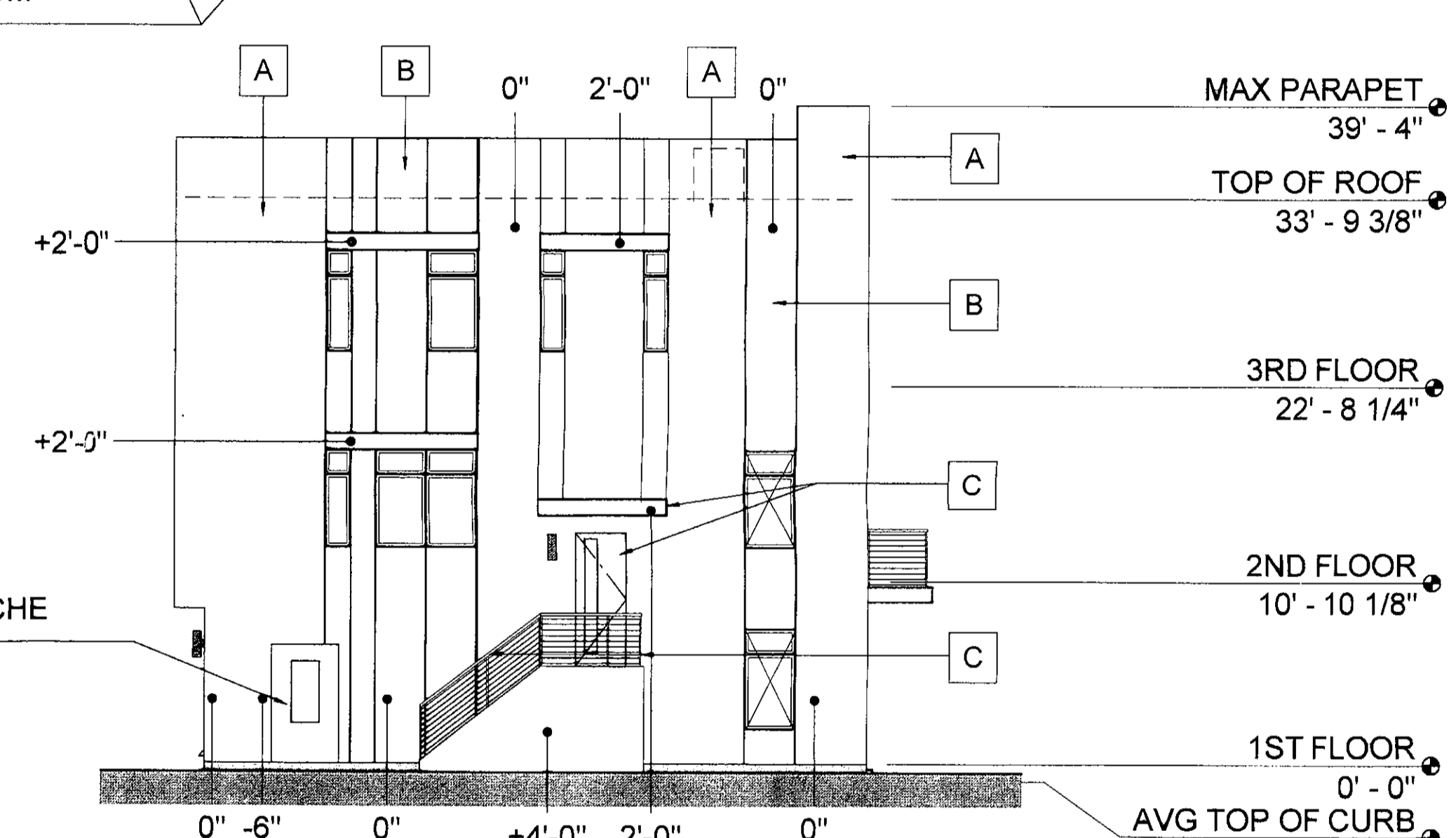
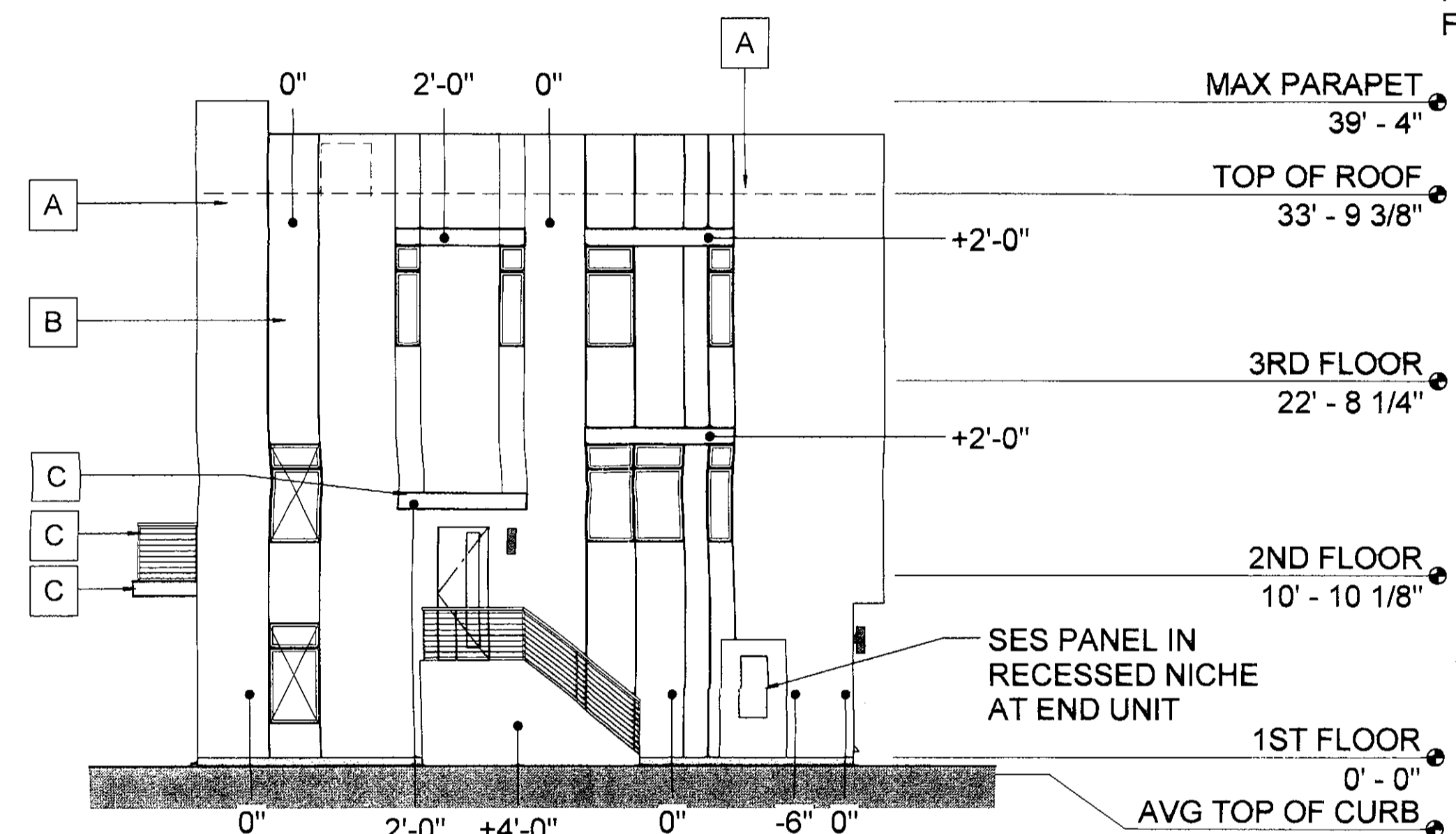
- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

RIGHT SIDE ELEVATION

- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

REAR ELEVATION (EXTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 1,184 OF 1,184 SF = 100%
- GLAZING BELOW RECESS CRITERIA 0 OF 1,184 SF = 0%



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		Checked By
	17737	Project Number

A3.71

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ELEVATION LEGEND

- A** SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- B** SHERWIN WILLIAMS SW 7048 URBANE BRONZE
- C** SHERWIN WILLIAMS SW 6990 CAVIAR
- D** 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
- E** PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
- F** EXTERIOR WALL MOUNTED LIGHT FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE

FRONT ELEVATION (INTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 620 OF 818 SF = 76%
- GLAZING BELOW RECESS CRITERIA 198 OF 818 SF = 24%

LEFT SIDE ELEVATION

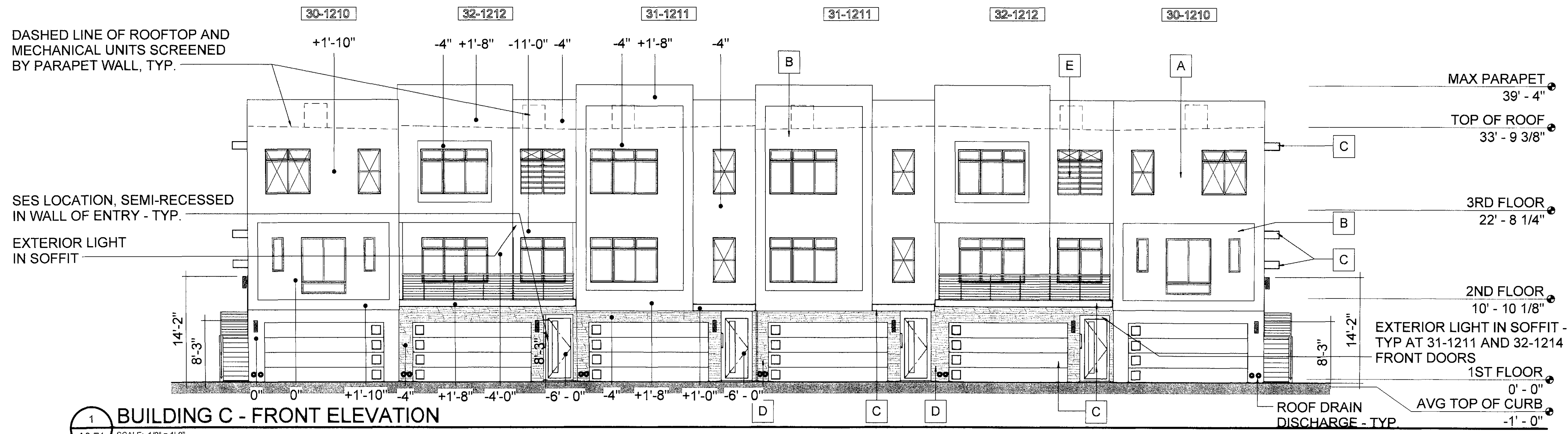
- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

RIGHT SIDE ELEVATION

- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

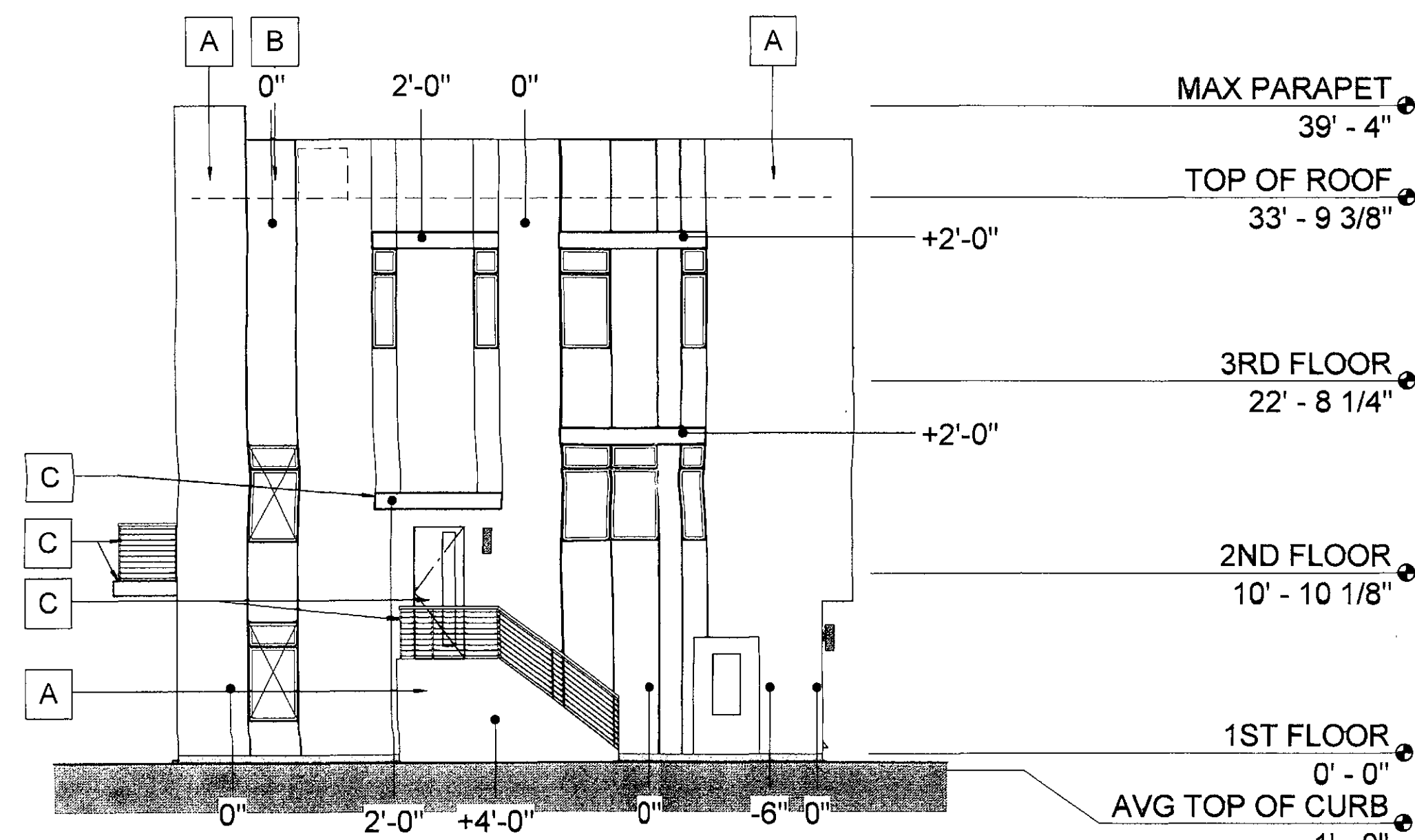
REAR ELEVATION (EXTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 1,021 OF 1,021 SF = 100%
- GLAZING BELOW RECESS CRITERIA 1,021 OF 1,021 SF = 0%



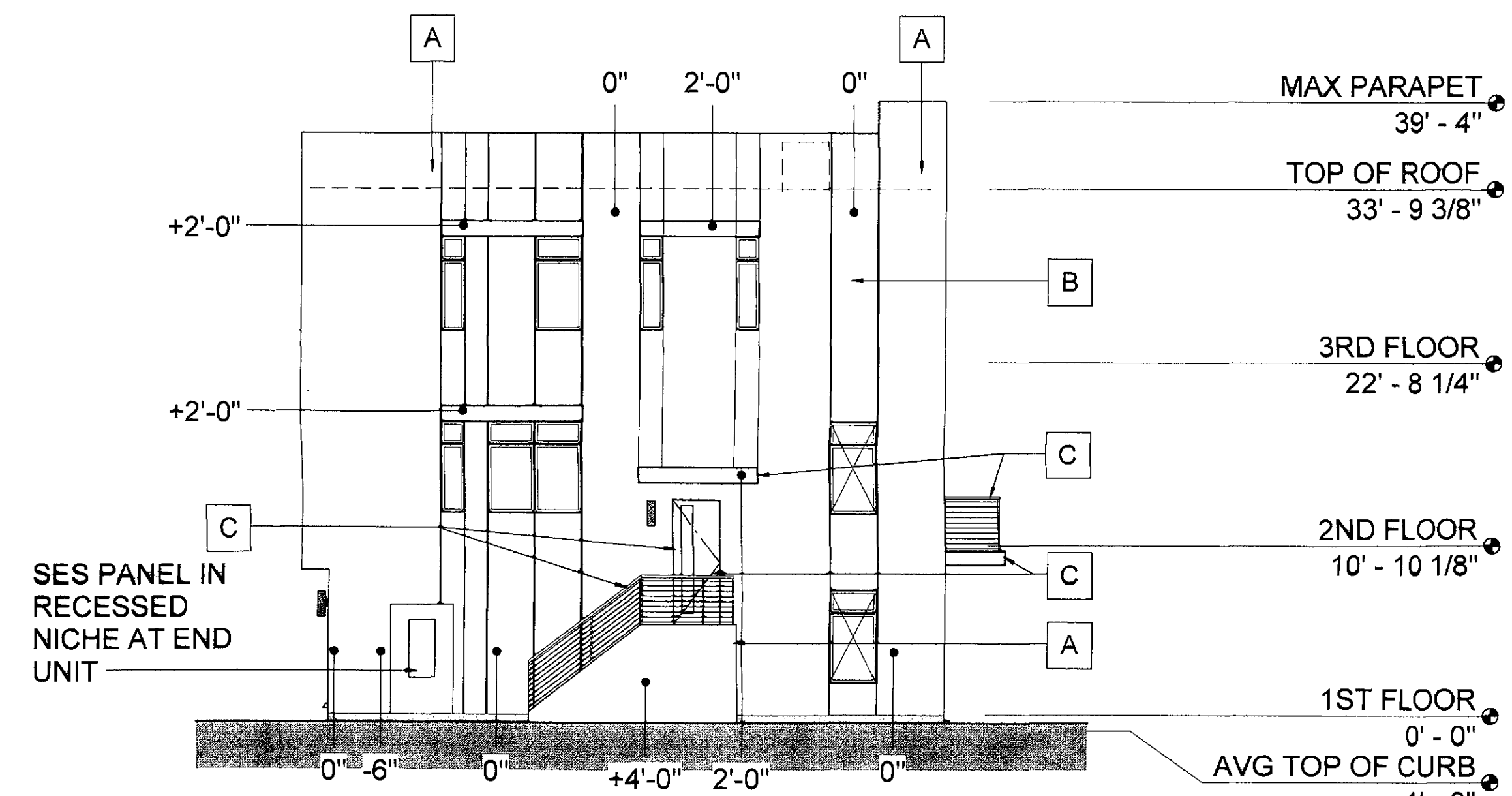
1 BUILDING C - FRONT ELEVATION

A3.71 SCALE: 1/8" = 1'-0"



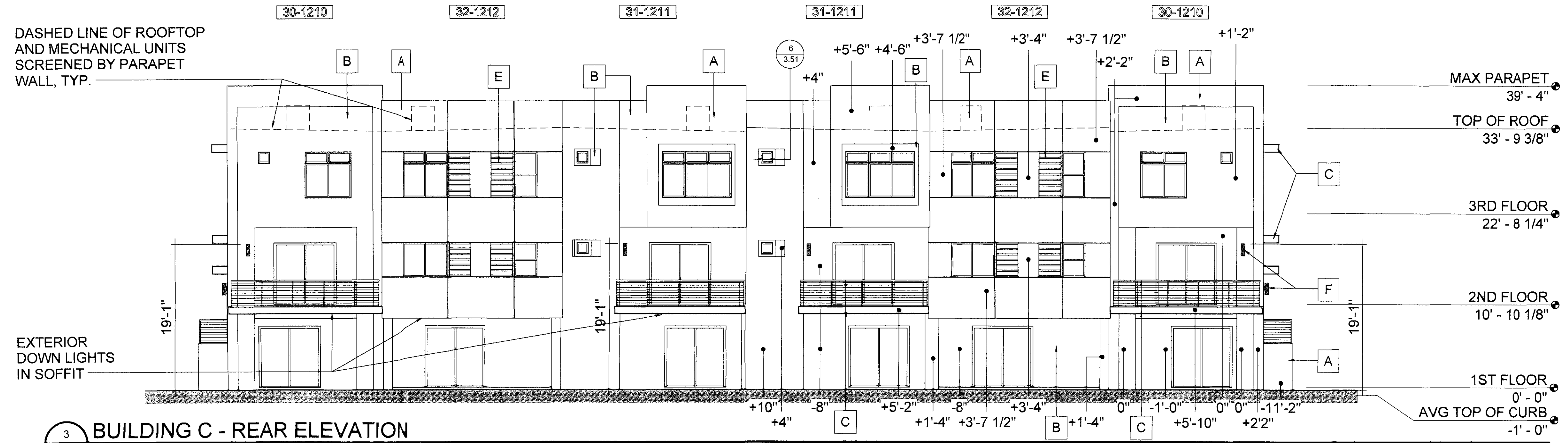
2 BUILDING C - LEFT SIDE ELEVATION

A3.71 SCALE: 1/8" = 1'-0"



4 BUILDING C - RIGHT SIDE ELEVATION

A3.71 SCALE: 1/8" = 1'-0"



3 BUILDING C - REAR ELEVATION

A3.71 SCALE: 1/8" = 1'-0"

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 Otak, Inc
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 Tempe, AZ 85281
 Phone 480.557.6670
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 Scottsdale, AZ 85257

K. Hovnanian
 Homes
 20830 N Tatum Blvd
 Suite 250
 Phoenix, AZ 85050

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Exterior Elevations
 Building B, 5-Plex

ELEVATION LEGEND

- A SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- B SHERWIN WILLIAMS SW 7048 URBANE BRONZE
- C SHERWIN WILLIAMS SW 6990 CAVIAR
- D 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
- E PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
- F EXTERIOR WALL MOUNTED LIGHT FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE

FRONT ELEVATION (INTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 512 OF 674 SF = 76%
- GLAZING BELOW RECESS CRITERIA 162 OF 674 SF = 24%

LEFT SIDE ELEVATION

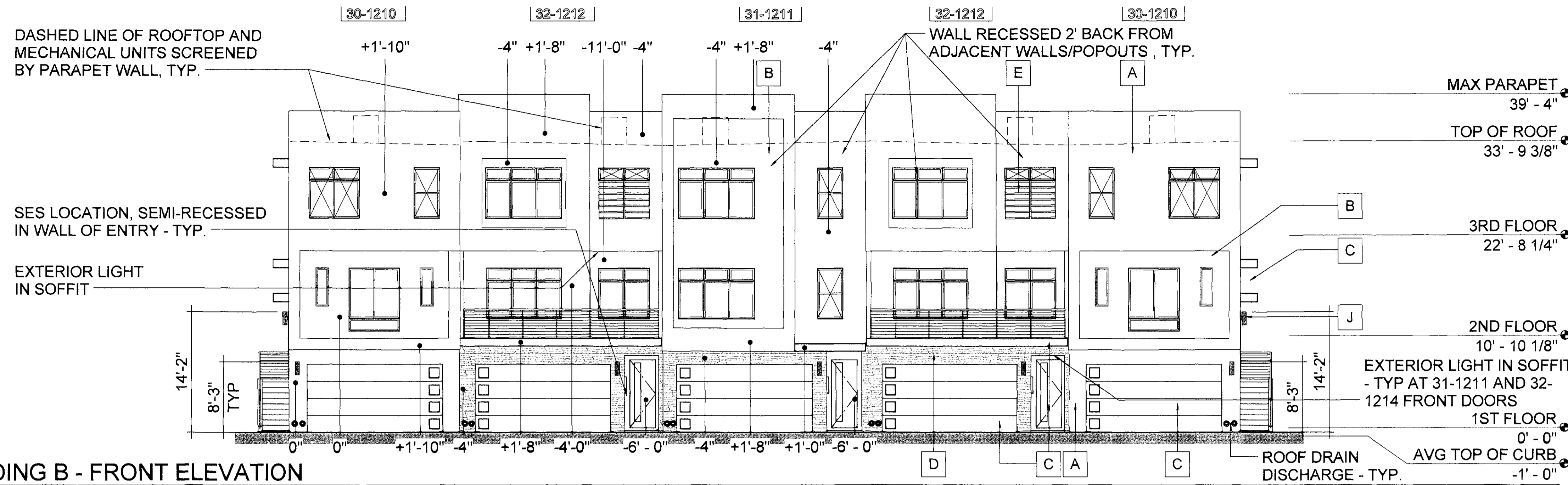
- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

RIGHT SIDE ELEVATION

- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

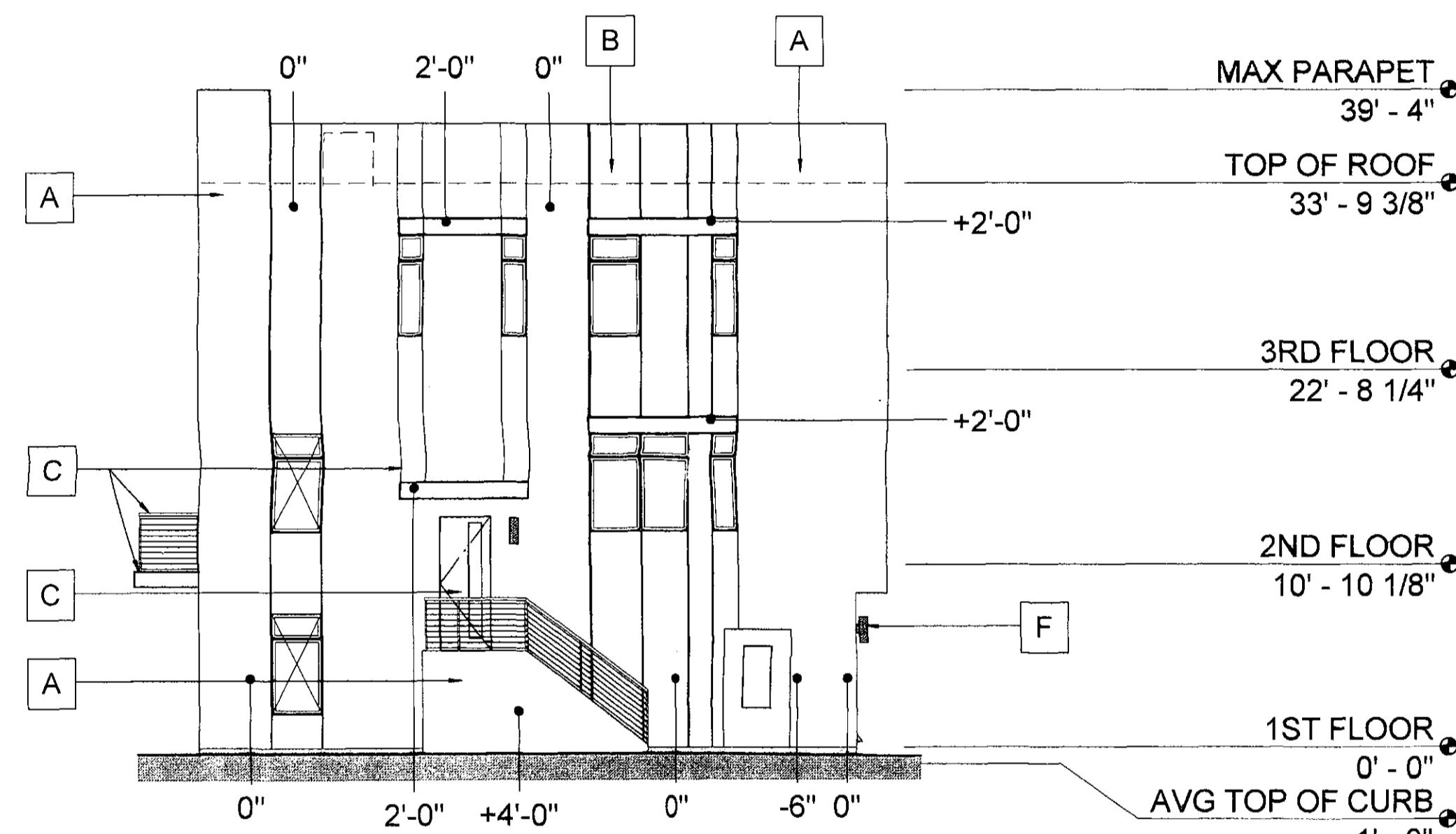
REAR ELEVATION (EXTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 835 OF 835 SF = 100%
- GLAZING BELOW RECESS CRITERIA 835 OF 835 SF = 0%



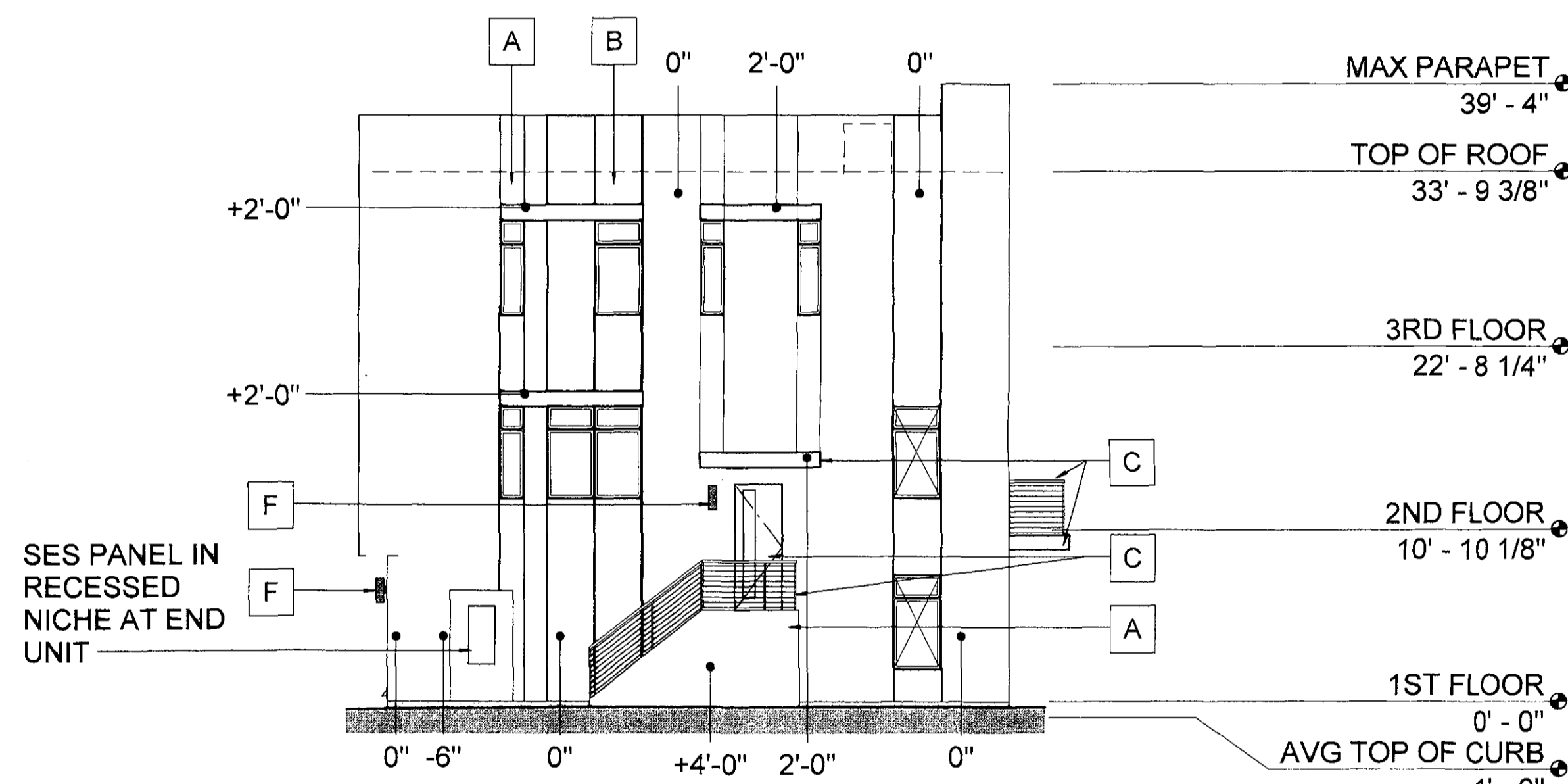
1 BUILDING B - FRONT ELEVATION

A3.61 SCALE: 1/8" = 1'-0"



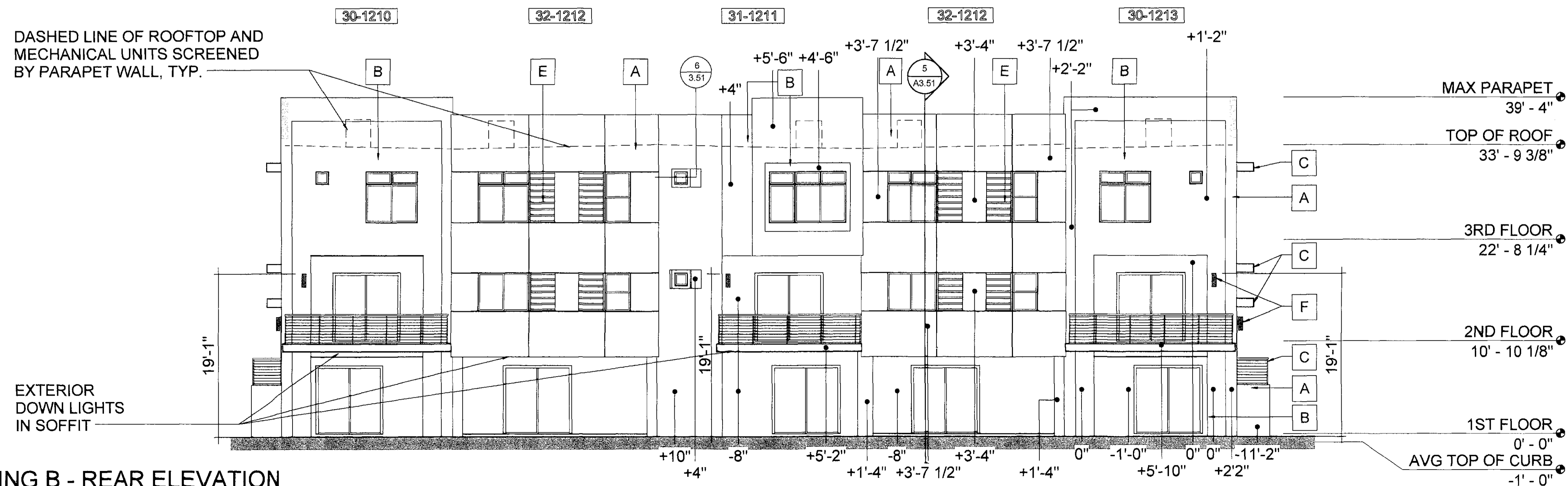
2 BUILDING B - LEFT SIDE ELEVATION

A3.61 SCALE: 1/8" = 1'-0"



4 BUILDING B - RIGHT SIDE ELEVATION

A3.61 SCALE: 1/8" = 1'-0"



3 BUILDING B - REAR ELEVATION

A3.61 SCALE: 1/8" = 1'-0"

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		PP
		Checked By
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ELEVATION LEGEND

- A** SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- B** SHERWIN WILLIAMS SW 7048 URBANE BRONZE
- C** SHERWIN WILLIAMS SW 6990 CAVIAR
- D** 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
- E** PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
- F** EXTERIOR WALL MOUNTED LIGHT FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE

FRONT ELEVATION (INTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 310 OF 409 SF = 76%
- GLAZING BELOW RECESS CRITERIA 99 OF 409 SF = 24%

LEFT SIDE ELEVATION

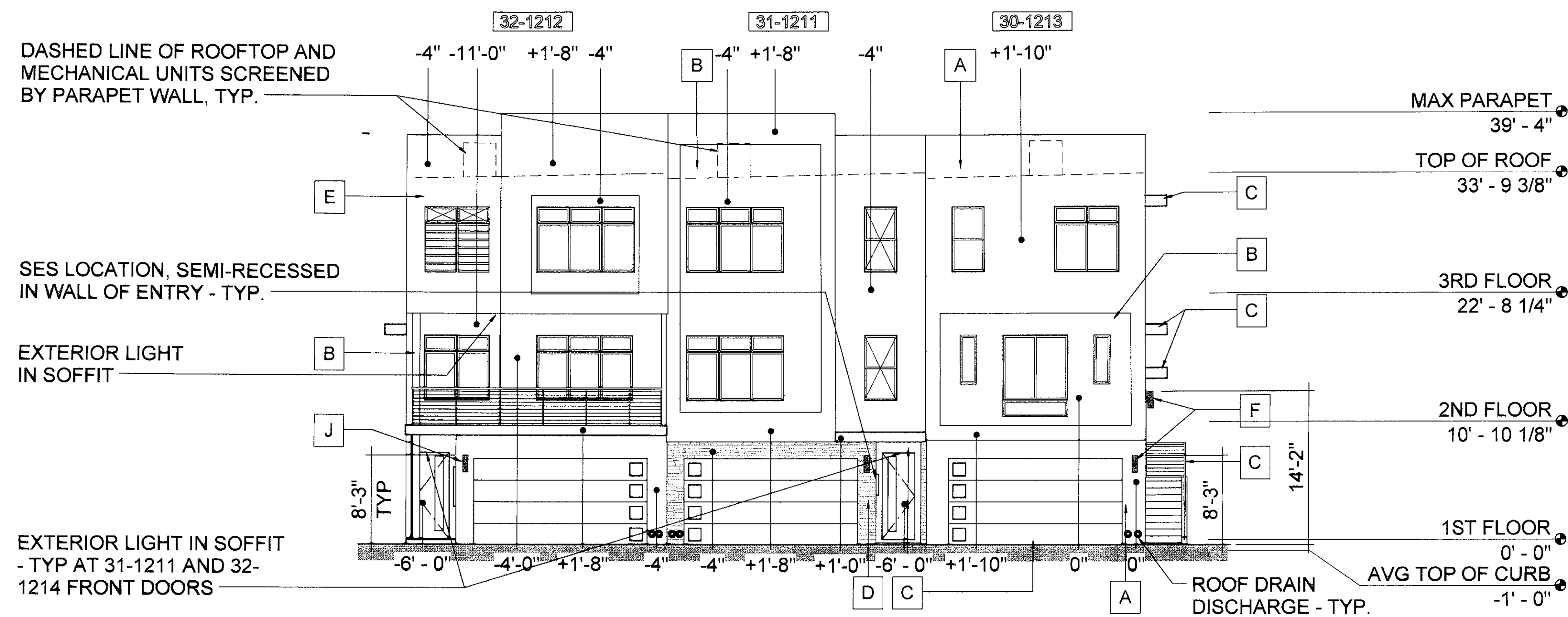
- GLAZING THAT MEETS RECESS CRITERIA 103 OF 137 SF = 75%
- GLAZING BELOW RECESS CRITERIA 34 OF 137 SF = 25%

RIGHT SIDE ELEVATION

- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

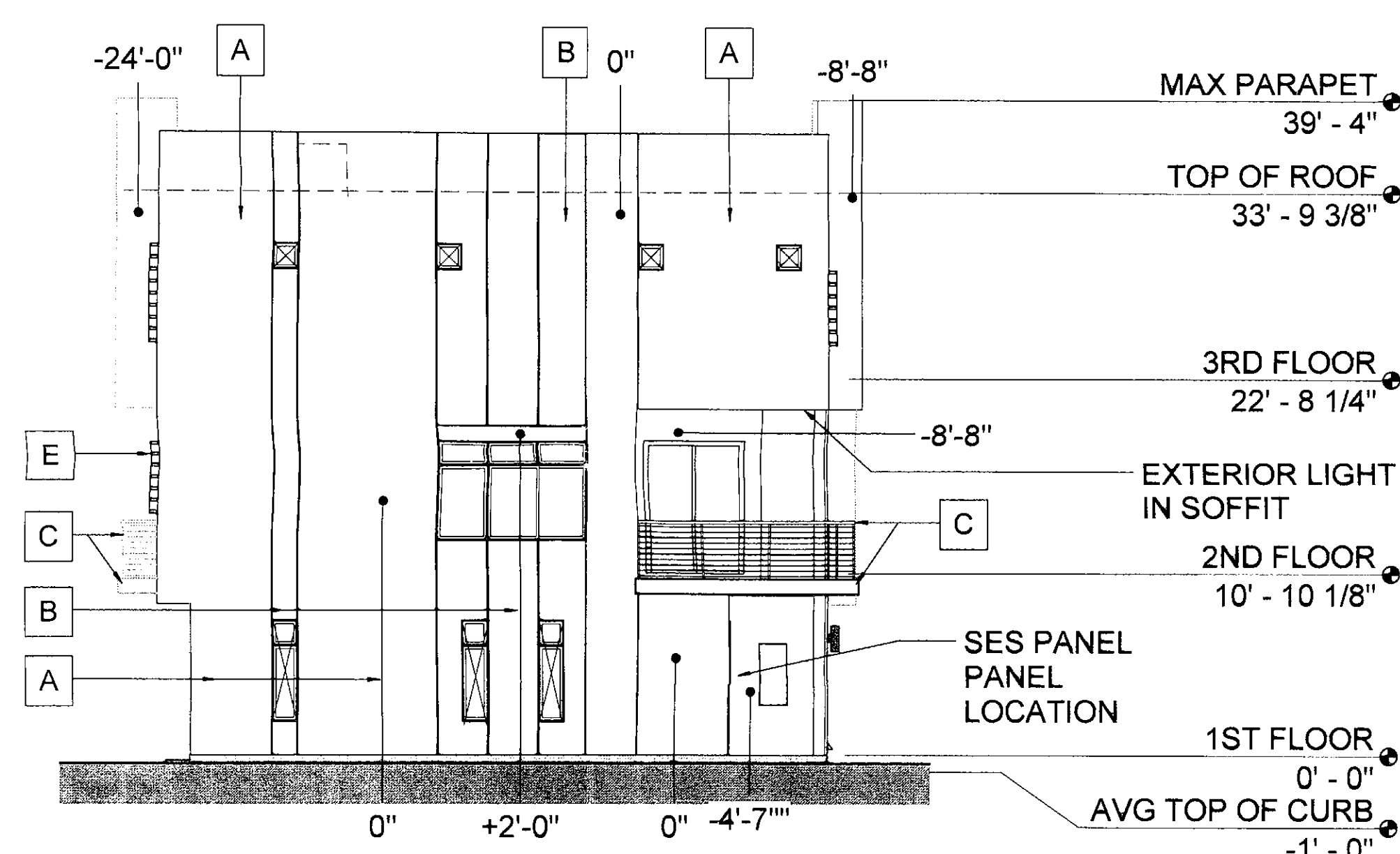
REAR ELEVATION (EXTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 510 OF 510 SF = 100%
- GLAZING BELOW RECESS CRITERIA 0 OF 510 SF = 0%



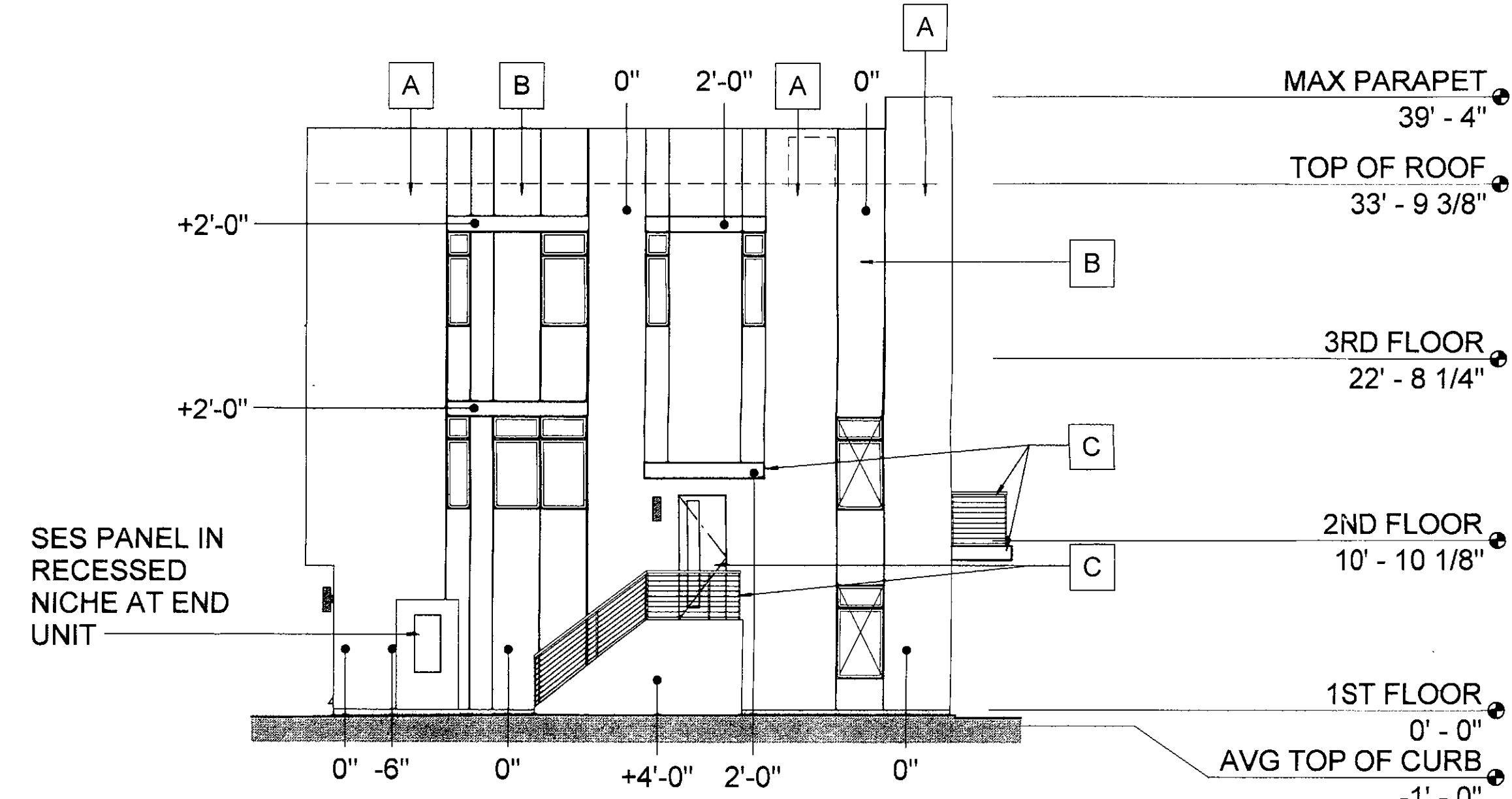
1 BUILDING A - FRONT ELEVATION

A3.51 SCALE: 1/8" = 1'-0"



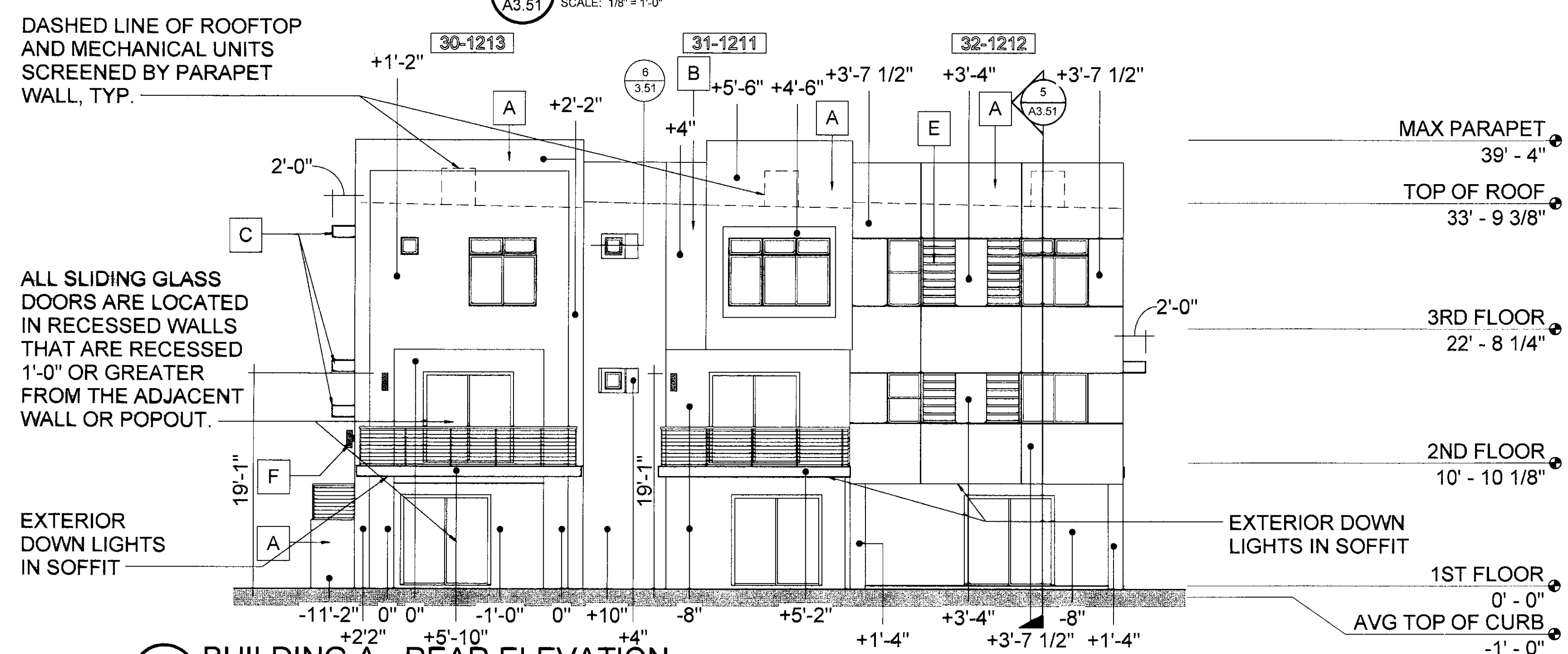
4 BUILDING A - LEFT SIDE ELEVATION

A3.51 SCALE: 1/8" = 1'-0"



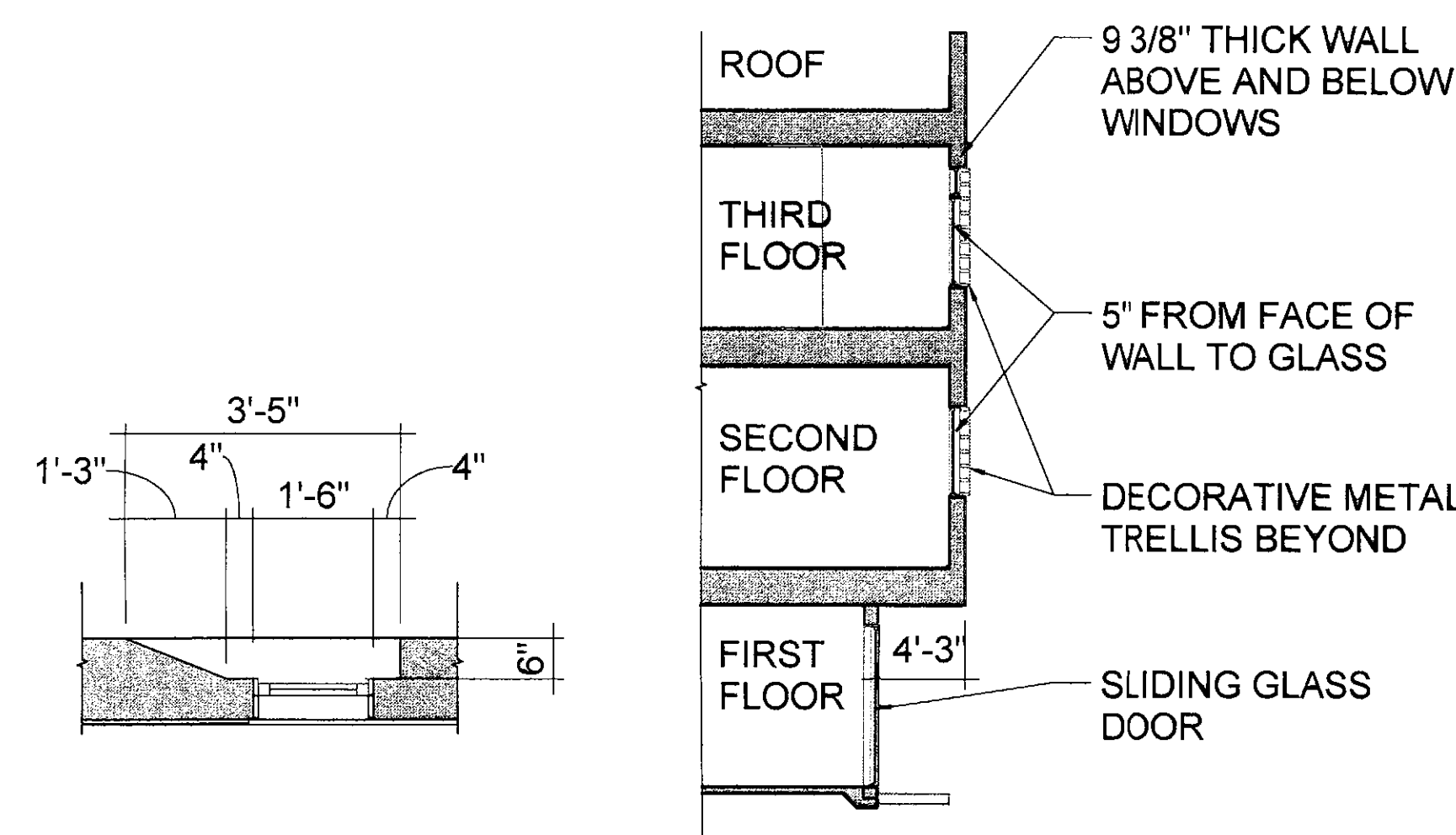
2 BUILDING A - RIGHT SIDE ELEVATION

A3.51 SCALE: 1/8" = 1'-0"



3 BUILDING A - REAR ELEVATION

A3.51 SCALE: 1/8" = 1'-0"



6 31-1211 WINDOW SECTION

A3.51 SCALE: 1/2" = 1'-0"

5 32-1214 WALL SECTION

A3.51 SCALE: 1/8" = 1'-0"

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