

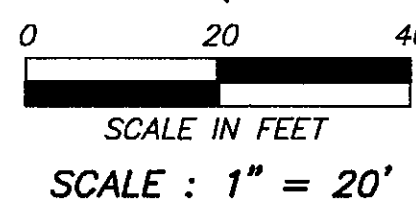
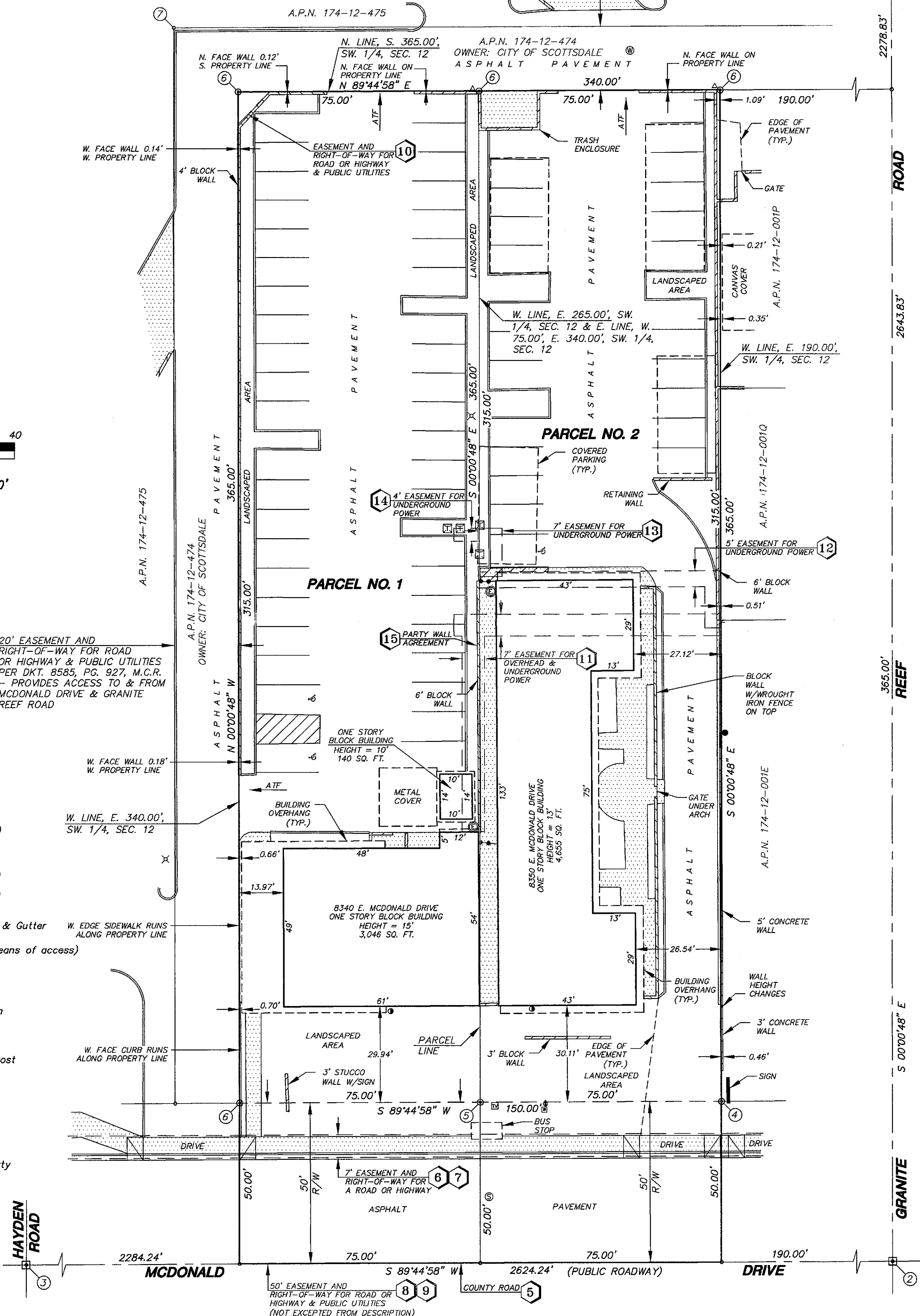
**Full Size or Largest Size  
(site plan, landscape, elevations)**

**ALTA / A.C.S.M. LAND TITLE SURVEY**

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

20' EASEMENT AND RIGHT-OF-WAY FOR ROAD OR HIGHWAY & PUBLIC UTILITIES PER DKT. 8585, PG. 927, M.C.R. - PROVIDES ACCESS TO & FROM MCDONALD DRIVE & GRANITE REEF ROAD

LINCOLN DRIVE



**LEGEND**

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- ② Schedule "B" Item
- ▬ 24 inch Vertical Curb & Gutter
- ▬ 6 inch Concrete Curb
- ▬ Indicates Driveway (means of access)
- ▬ Concrete Surface
- ▬ Fence
- ▬ Wall
- ⊕ Back Flow Preventer
- ⊕ Drywell Or Catch Basin
- ⊕ Electric Meter
- ⊕ Electric Transformer
- ⊕ Gas Meter
- ⊕ Guard Post or Gate Post
- ⊕ Handicapped Space
- ⊕ Light Pole
- ⊕ Sewer Manhole
- ⊕ Telephone Riser
- ⊕ TV Junction Box
- ⊕ Water Meter
- ⊕ Water Manhole
- ⊕ Physical Access To & From Adjoining Property

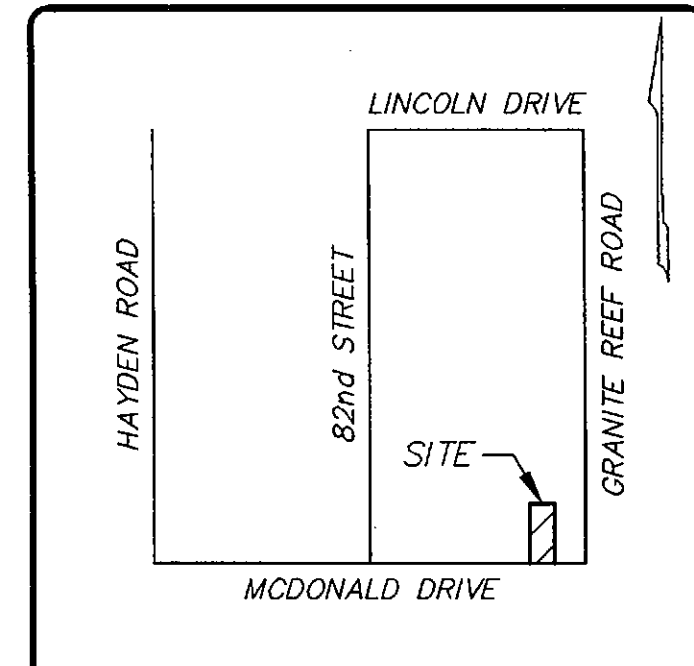
MONUMENT TABLE	
①	CEN. OF SEC. 12 - FND 3/4" IRON PIPE AS SHOWN ON PLAT BK. 732, PG. 17, M.C.R.
②	S. 1/4 COR. SEC. 12 - FND BRASS CAP IN HANDHOLE
③	SW. COR. SEC. 12 - FND BRASS CAP IN HANDHOLE
④	FND 3/4" IRON PIPE W/ TAG L.S. 31020 PER R.O.S. BK. 1197, PG. 10, M.C.R.
⑤	FND 1/2" REBAR W/CAP L.S. 31020 PER R.O.S. BK. 1197, PG. 10, M.C.R.
⑥	FND PK NAIL & WASHER L.S. 31020 PER R.O.S. BK. 1197, PG. 10, M.C.R.
⑦	FND 1/2" REBAR NO I.D. AS SHOWN ON R.O.S. BK. 1197, PG. 10, M.C.R.

**SCHEDULE "B" ITEMS**

- ⑤ Rights of the public in and to that portion of the herein described Land as shown on the Map/Plat: Road Maps  
Recording No: Book 2, page 15  
Affects: scid land more particularly described therein
- ⑥ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Maricopa County  
Purpose: road or highway  
Recording Date: October 7, 1959  
Recording No: Docket 3018, page 133  
Affects: scid land more particularly described therein
- ⑦ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Maricopa County  
Purpose: road or highway  
Recording Date: October 7, 1959  
Recording No: Docket 3018, page 135  
Affects: scid land more particularly described therein
- ⑧ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: road or highway  
Recording Date: November 17, 1965  
Recording No: Docket 5806, page 369  
Affects: scid land more particularly described therein
- ⑨ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: road or highway  
Recording Date: November 17, 1965  
Recording No: Docket 5806, page 370  
Affects: scid land more particularly described therein
- ⑩ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: road or highway and public utilities  
Recording Date: March 18, 1971  
Recording No: Docket 8585, page 928  
Affects: scid land more particularly described therein
- ⑪ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: overhead and underground power  
Recording Date: August 6, 1971  
Recording No: Docket 8868, page 224  
Affects: scid land more particularly described therein
- ⑫ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: underground power  
Recording Date: March 23, 1973  
Recording No: Docket 10058, page 100  
Re-Recording Date: January 7, 1981  
Re-Recording No: Docket 14941, page 1231  
Affects: scid land more particularly described therein
- ⑬ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: underground power  
Recording Date: May 1, 1973  
Recording No: Docket 10115, page 1000  
Affects: scid land more particularly described therein
- ⑭ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: underground power  
Recording Date: May 1, 1973  
Recording No: Docket 10115, page 1001  
Affects: scid land more particularly described therein
- ⑮ Matters contained in that certain document  
Entitled: Party Wall Agreement  
Recording Date: October 3, 1973  
Recording No: Docket 10338, page 580
- ⑯ Matters contained in that certain document  
Entitled: Agreement  
Date: October 1, 1973  
Executed by: City of Scottsdale, Arizona and Larry Clark  
Recording Date: October 3, 1973  
Recording No: Docket 10338, page 602  
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- ⑰ Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: underground utilities  
Recording Date: February 9, 1978  
Recording No: Docket 12708, page 334  
Affects: scid land more particularly described therein  
(DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS A.P.N. 174-12-475)
- ⑱ Matters contained in that certain document  
Entitled: Grant of Easement  
Dated: April 2, 2002  
Executed by: Daniel E. Harkins and CoxCom Inc., d/b/a Cox Communications Phoenix  
Recording Date: October 17, 2002  
Recording No: 2002-1077055  
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- ⑲ Matters shown on the Record of Survey:  
Recorded: August 7, 2014 in Book 1197 of Maps, page 10  
(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

**REFERENCE DOCUMENTS**

PLAT PER BOOK 121, PAGE 35, M.C.R.  
PLAT PER BOOK 732, PAGE 17, M.C.R.  
R.O.S. PER BOOK 1197, PAGE 10, M.C.R.



**VICINITY MAP**  
NOT TO SCALE

**PARCEL DESCRIPTION**

**PARCEL NO. 1:**  
The East 340.00 feet of the South 365.00 feet of the Southeast quarter of the Southwest quarter of Section 12, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the East 265.00 feet thereof.

**PARCEL NO. 2:**  
The East 340.00 feet of the South 365.00 feet of the Southeast quarter of the Southwest quarter of Section 12, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the East 190.00 feet; and EXCEPT the West 75.00 feet.

**SITE INFORMATION**

ADDRESS: 8340 and 8350 E. MCDONALD DRIVE, SCOTTSDALE, ARIZONA

A.P.N.: 174-12-001S, 174-12-001T

LAND AREA:  
GROSS AREA = 1.257 ACRES - 54,750 SQ. FT.  
NET AREA = 1.085 ACRES - 47,250 SQ. FT.  
NET AREA IS THE GROSS AREA LESS EASEMENTS (5, 8 & 9) FOR ROADWAY

**STRIPED PARKING SPACE TABULATION:**

Regular: 64  
Handicapped: 3  
Total: 67

**SURVEY NOTES**

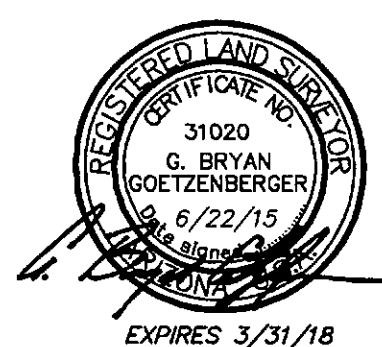
1. This survey and the description used are based on a Commitment for Title Insurance issued by Commonwealth Title Insurance Company, File Number 15000661-040-BN1, dated May 13, 2015.
2. BASIS OF BEARING: The monument line of McDonald Drive, also being the South line of the Southwest quarter of Section 12, using a bearing of South 89 degrees 44 minutes 58 seconds West, per the Plat of CONTINENTAL VILLAS, recorded in Book 121, Page 35, M.C.R.
3. The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated August 6, 2014, recorded in Book 1197, Page, 10, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
2. The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
3. The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
4. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

**CERTIFICATION**

TO:  
TBV-WB V, LLC, an Arizona limited liability company; CRE VENTURES XXX, LLC, a Delaware limited liability company; and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), and 14 of Table A thereof. The field work was completed on June 18, 2015.

June 22, 2015  
G. Bryan Goetzenberger  
R.L.S. 31020



ALTA / A.C.S.M. LAND TITLE SURVEY  
8340 and 8350 E. MCDONALD DRIVE, SCOTTSDALE, ARIZONA

**STATEWIDE SERVICE IN ARIZONA**  
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-2200  
SUITE 104 FAX (623) 972-1616  
GLENDALE, AZ 85303

**ALLIANCE**  
LAND SURVEYING, LLC

SHEET: 1 OF 1 DATE: 6/22/15 JOB NO.: 150615



**PROJECT DATA**

PROJECT ADDRESS: 8340 EAST McDONALD DRIVE, SCOTTSDALE, AZ 85250

PROJECT DESCRIPTION: 18 UNIT CONDOMINIUM DEVELOPMENT, (4) BUILDING OF CONDOMINIUMS EACH WITH SPRINKLERS PER NFPA 13D

BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
2012 IRC \* 2012 IECC  
2012 IMC \* 2012 NEC NFPA-70  
2012 IFC \* 2012 UPC \*

NET SITE AREA: 1.085 ACRES  
GROSS SITE AREA: 1.257 ACRES  
EXISTING ZONING: C-1  
PROPOSED ZONING: R-5  
APN: 174-12-001S & 174-12-001T

OCCUPANCY: RESIDENTIAL R-5 CONDOMINIUM

SITE AREA: 47,250 S.F. (NET) 1,085 AC  
54,750 S.F. (GROSS) 1,257 AC

CONSTRUCTION TYPE: TYPE V-B BUILDINGS 1 & 2 w/ SPRINKLERS PER NFPA 13D

BUILDING HEIGHT: 32'-9" FROM FINISHED FLOOR

UNITS: 18 UNITS TOTAL OR 16.59 UNITS PER ACRE  
UNIT SIZE: 2,242 S.F. INCLUDING GARAGE  
EACH UNIT HAS APPROXIMATELY 1,805 S.F. LIVABLE + 437 S.F. GARAGE + 63 S.F. UPPER DECK  
18 UNITS x 3 BEDROOMS = 54 BEDROOMS TOTAL

SEPARATIONS FROM P.L. <3' 0 HOUR  
(IRC TABLE R302.1 (2))

ALLOWABLE WALL OPENINGS UNLIMITED PER IRC R302.1 (2)  
(IRC TABLE R302.1 (2))

**SETBACKS:**  
174-12-001S & 174-12-001T  
MCDONALD DRIVE: 30'-0" SETBACK  
SIDE YARD (EAST): 26'-4" SETBACK  
SIDE YARD (WEST): 6'-0" SETBACK  
REAR YARD: 35'-10" SETBACK

**ACCESSIBLE PARKING**  
ONSITE PARKING: 9 STALLS x 0.04 ADA = 1 SPACES REQ'D  
1 SPACES PROVIDED

**Parking spaces per dwelling unit at the rate of:**  
three (3) or more bedrooms 1.9 per table 9.103.A, C.O.S.  
PARKING REQUIRED: 3 BEDROOM UNITS 1.9 SPACES PER  
18 UNITS x 1.9 SPACES = 34.2 SPACES

**PARKING PROVIDED:** 2 PARKING SPACES PER UNIT  
18 UNITS x 2 = 36 SPACE + 9 VISITOR  
45 TOTAL SPACES PROVIDED

**BICYCLE PARKING**  
TOTAL @1/10 PARKING SPACES = 45 SPACES  
5 SPACES REQ'D  
5 SPACES PROVIDED

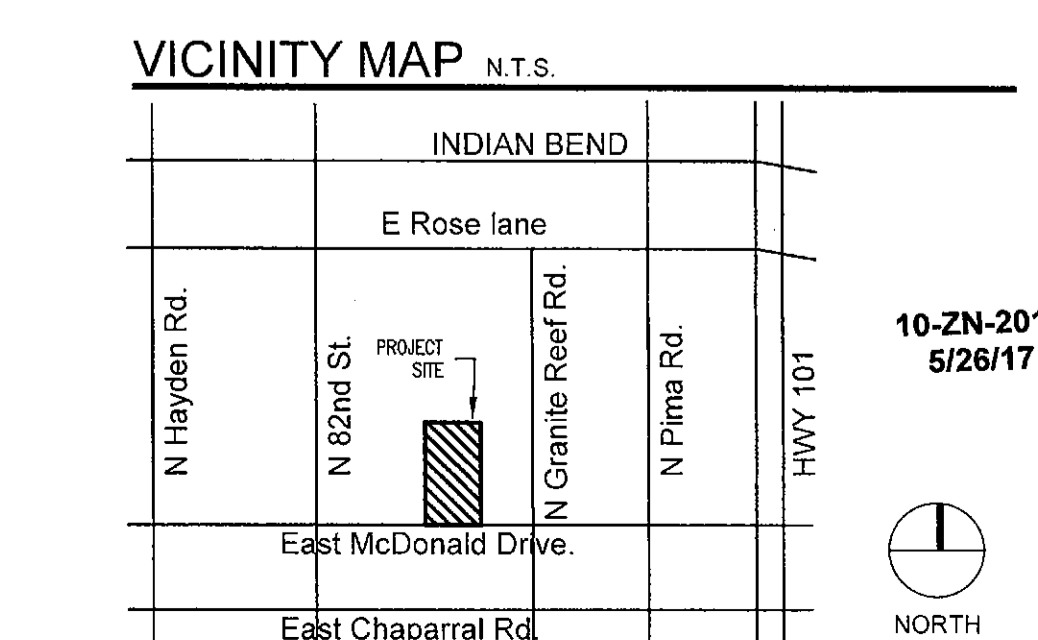
**OPEN SPACE CALCULATION PER DENSITY BASED USES:**

- MINIMUM OPEN SPACE PER SECTION 5.1004.D (SCOTTSDALE CODE OF ORDINANCES) = 22% (47,250 x 0.22 = 10,395 S.F.) WHICH IS DISTRIBUTED AS FOLLOWS:
- FRONTAGE OPEN SPACE MINIMUM: 0.50 MULTIPLIED BY 10,395 (22%) = 5,197 S.F. EXCEPT AS FOLLOWS:  
MINIMUM 20 S.F. PER 1 LF OF FRONTAGE: 150 x 20 = 3000 S.F.  
FRONTAGE OPEN SPACE PROVIDED: 4,500 S.F.
- OPEN SPACE PROVIDED: 10,395 - 4,500 = 5,895 S.F.  
OPEN SPACE REQUIRED: 11,009 S.F. (Not counting driveways & parking spaces)

**Private outdoor living space.**  
i. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit. (608 S.F. x 0.1 = 60.8 S.F.)  
ii. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit. (1,197 S.F. x 0.05 = 59.8 S.F.)  
60.8 S.F. + 59.8 S.F. = 120.6 S.F.  
iii. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.  
PRIVATE OPEN SPACE REQUIRED: 121 S.F. PER UNIT  
PRIVATE OPEN SPACE PROVIDED: 124 S.F. PER UNIT

**KEYNOTES**

- EXISTING DRIVEWAY.
- EXISTING 3'-0" HIGH SCREEN CMU WALL
- EXISTING 6'-0" HIGH CMU FENCE
- NEW PARKING LOT LIGHT, FIXTURE TYP.
- EXISTING CONCRETE CURB & GUTTER
- FIRE LANE & TURNING RADII PER C.O.S. STANDARDS
- NEW TRASH ENCLOSURE IN ACCORDANCE WITH C.O.S. DETAIL 2146-1
- NEW ACCESSIBLE PARKING
- NEW PARKING & DRIVE LANE
- DECORATIVE CONCRETE OR PAVERS
- SIGHT VISIBILITY TRIANGLE IN COMPLIANCE W/ C.O.S., DETAIL DS & PM FIGURE 5.3-26
- PEDESTRIAN ACCESSIBLE ROUTE
- VEHICULAR CIRCULATION
- BICYCLE PARKING IN COMPLIANCE TO CITY OF SCOTTSDALE STANDARDS, DETAIL 2285
- HARDSCAPE
- POOL ENCLOSURE AND GATE PER CODE STANDARDS
- POOL EQUIPMENT ENCLOSURE
- SES LOCATION
- LANDSCAPE AREA
- PRELIMINARY LOCATION OF FDC.
- PROPERTY ENCLOSURE GATE & FENCE. PROVIDE F.D. KNOX & STROBE ACCESS SYSTEM AT ALL PROPERTY ENTRY GATES.
- POSSIBLE TRANSFORMER LOCATION
- DRIVEWAY PER C.O.S. MAG DETAIL #2256-CL-1
- NEW 8'-0" CONCRETE SIDEWALK
- EXISTING CURB DEMOLITION



SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**  
8340 E MCDONALD DRIVE  
SCOTTSDALE, AZ 85250

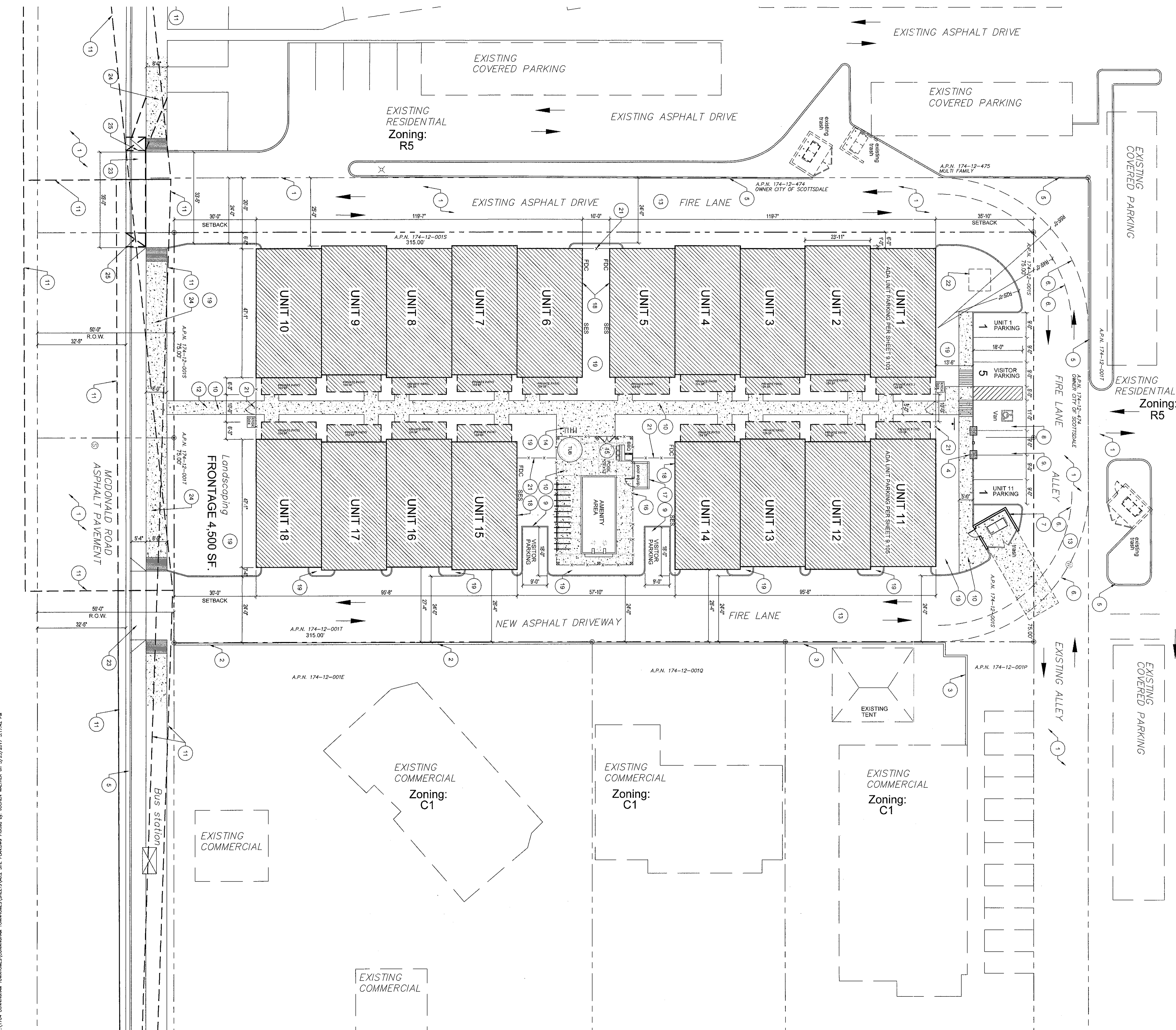
**ISSUE**

DATE	REV	FOR
MAY 24, 2017		

Stormwater Review By:  
Nerijus Baronas, P.E., CFM  
Phone: 480-312-7072  
Fax: 480-312-9187  
e-mail: nbaronas@scottsdaleaz.gov  
Review Cycle 2 Date: 5-17

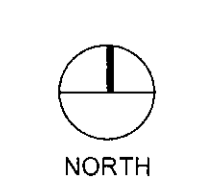
MISSING PRELIMINARY GRADING PLAN, ADDRESS 1ST REVIEW COMMENTS AND RETURN PER 6-5-17 APPROVED.

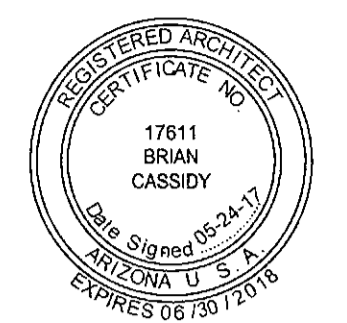
Drawn: JW  
Checked: BC  
Job Number: 1704  
Drawing: SITE PLAN  
Sheet: A0.2



K:\1704 CUNNINGHAM TOWNHOMES\CUNNINGHAM TOWNHOMES\SPRINGS\A0.2 SITE PLAN\DWG\_Plotting by: JODEN WALTER on: 5/25/2017 5:17:42 PM

10-ZN-2017  
5/26/17





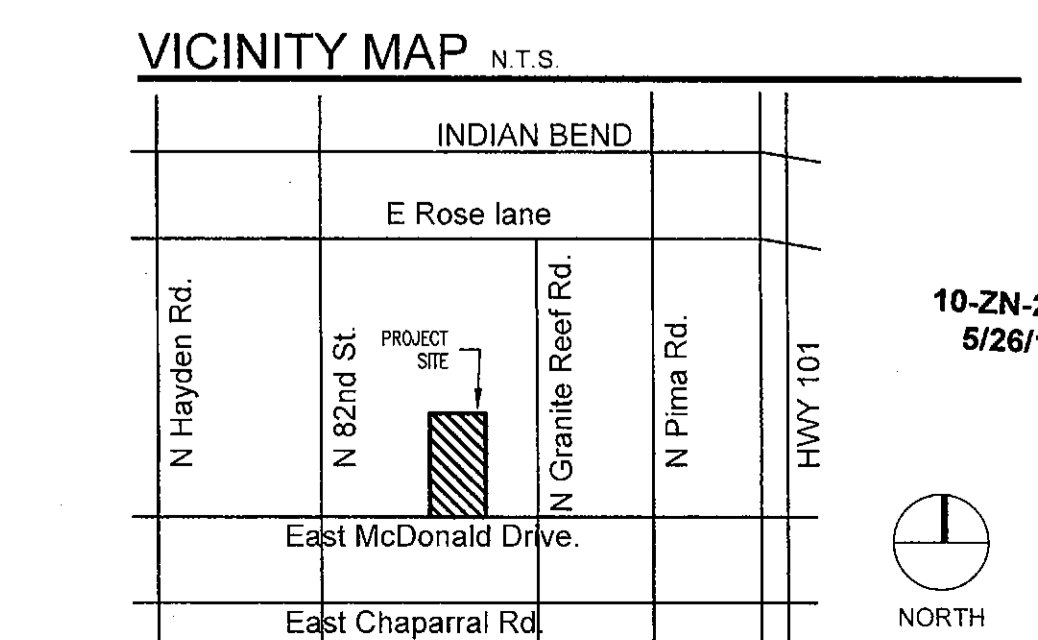
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 PROJECT DESCRIPTION: 18 UNIT CONDOMINIUM DEVELOPMENT, (4) BUILDING OF CONDOMINIUMS EACH WITH SPRINKLERS PER NFPA 13D  
 BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
 2012 IRC \* 2012 IECC  
 2012 IMC \* 2012 NEC/ NFPA-70  
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 GROSS SITE AREA: 1.257 ACRES  
 EXISTING ZONING: C-1  
 PROPOSED ZONING: R-5  
 APN: 174-12-001S & 174-12-001T  
 OCCUPANCY: RESIDENTIAL R-5 CONDOMINIUM  
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 CONSTRUCTION TYPE: TYPE V-B BUILDINGS 1 & 2 w/ SPRINKLERS PER NFPA 13D  
 BUILDING HEIGHT: 32'-9" FROM FINISHED FLOOR  
 UNITS: 18 UNITS TOTAL OR 16.59 UNITS PER ACRE  
 UNIT SIZE: 2,242 S.F. INCLUDING GARAGE  
 EACH UNIT HAS APPROXIMATELY 1,805 S.F. LIVABLE + 437 S.F. GARAGE + 463 S.F. UPPER DECK  
 18 UNITS x 3 BEDROOMS = 54 BEDROOMS TOTAL

SEPARATIONS FROM P.L. (IRC TABLE R302.1 (2)) <3' 0 HOUR  
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 174-12-001S & 174-12-001T 30'-0" SETBACK  
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 ONSITE PARKING: 9 STALLS x 0.04 ADA = 1 SPACES REQ'D  
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 18 UNITS x 2 = 36 SPACE + 9 VISITOR  
 45 TOTAL SPACES PROVIDED  
**BICYCLE PARKING**  
 @1/10 PARKING SPACES = 45 SPACES  
 TOTAL = 5 SPACES REQ'D  
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**KEYNOTES**  
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 3. EXISTING 6'-0" HIGH CMU FENCE  
 4. NEW PARKING LOT LIGHT, FIXTURE TYP.  
 5. EXISTING CONCRETE CURB & GUTTER  
 6. FIRE LANE & TURNING RADI PER C.O.S. STANDARDS  
 7. NEW TRASH ENCLOSURE IN ACCORDANCE WITH C.O.S. DETAIL 2148-1  
 8. NEW ACCESSIBLE PARKING  
 9. NEW PARKING & DRIVE LANE  
 10. DECORATIVE CONCRETE OR PAVERS  
 11. SIGHT VISIBILITY TRIANGLE IN COMPLIANCE W/ C.O.S., DETAIL DS & PM FIGURE 5.3-26  
 12. PEDESTRIAN ACCESSIBLE ROUTE  
 13. VEHICULAR CIRCULATION  
 14. BICYCLE PARKING IN COMPLIANCE TO CITY OF SCOTTSDALE STANDARDS, DETAIL 2285  
 15. HARDSCAPE  
 16. POOL ENCLOSURE AND GATE PER CODE STANDARDS  
 17. POOL EQUIPMENT ENCLOSURE  
 18. SES LOCATION  
 19. LANDSCAPE AREA  
 20. PRELIMINARY LOCATION OF FDC.  
 21. PROPERTY ENCLOSURE GATE & FENCE. PROVIDE F.D. KNOX & STROBE ACCESS SYSTEM AT ALL PROPERTY ENTRY GATES.  
 22. POSSIBLE TRANSFORMER LOCATION  
 23. DRIVEWAY PER C.O.S. MAG DETAIL #2256-CL-1  
 24. NEW 8'-0" CONCRETE SIDEWALK  
 25. EXISTING CURB DEMOLITION



SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**

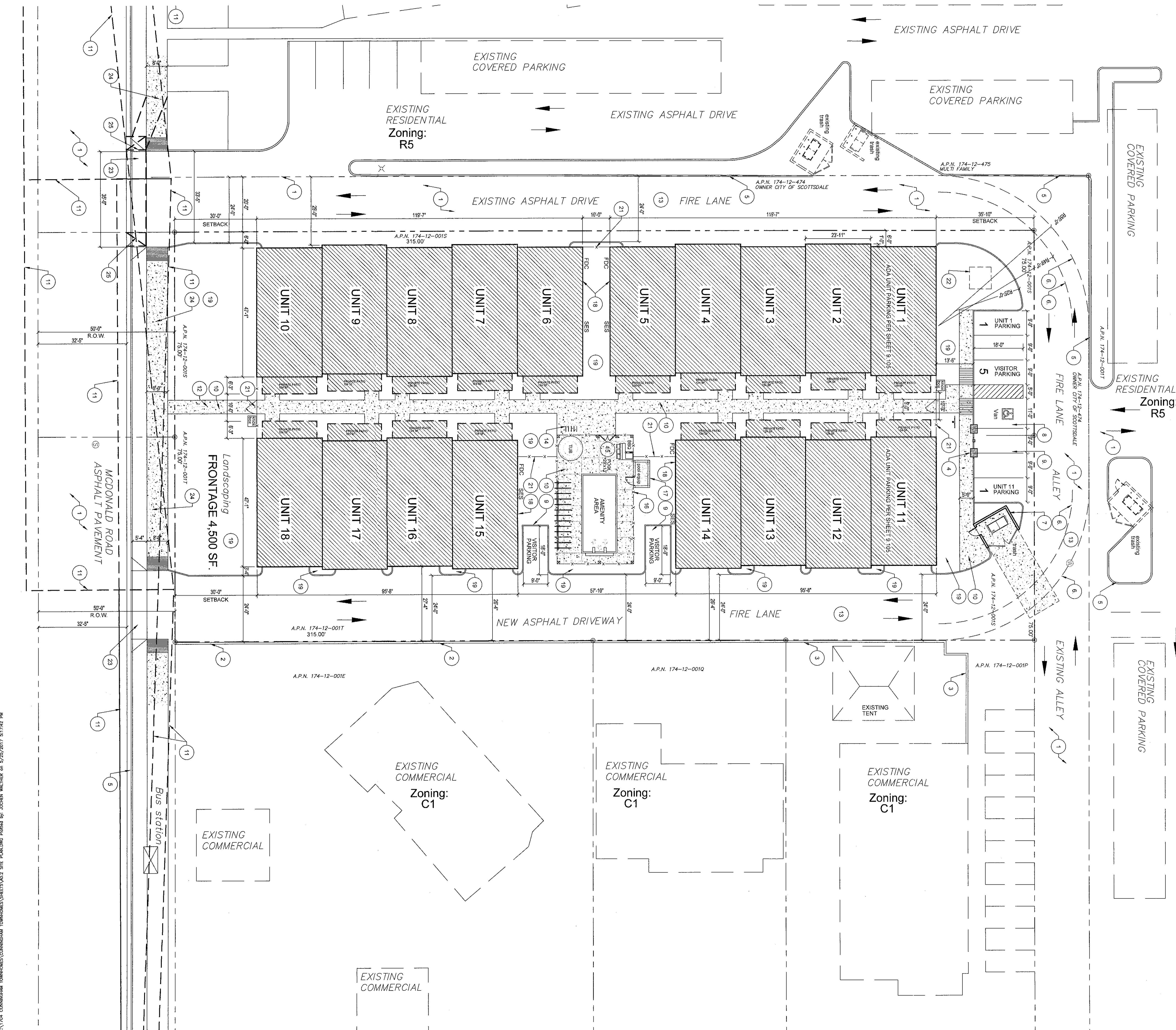
8340 E McDONALD DRIVE  
SCOTTSDALE, AZ 85250

**ISSUE**  
 DATE REV FOR  
 MAY 24, 2017

**STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED**  
 DATE: 5/28/2017 INITIALS: [Signature]

Drawn: JW  
 Checked: BC  
 Job Number: 1704  
 Drawing: SITE PLAN

Sheet: **A0.2**



A:\1704 CONDOMINIUM TOWNHOMES\CUNNINGHAM TOWNHOMES\DRS\03 SITE PLAN\DWG 5/25/2017 5:17:42 PM

**ALTA / A.C.S.M. LAND TITLE SURVEY**

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

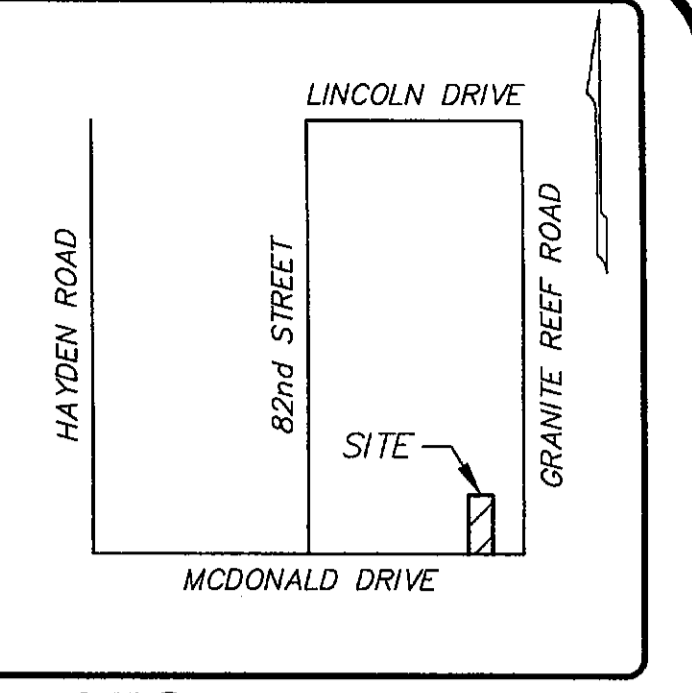
20' EASEMENT AND  
RIGHT-OF-WAY FOR ROAD  
OR HIGHWAY & PUBLIC UTILITIES  
PER DKT. 8585, PG. 927, M.C.R.  
— PROVIDES ACCESS TO & FROM  
MCDONALD DRIVE & GRANITE  
REEF ROAD

LINCOLN DRIVE

MONUMENT TABLE	
①	CEN. OF SEC. 12 — FND 3/4" IRON PIPE AS SHOWN ON PLAT BK. 732, PG. 17, M.C.R.
②	S. 1/4 COR. SEC. 12 — FND BRASS CAP IN HANDHOLE
③	SW. COR. SEC. 12 — FND BRASS CAP IN HANDHOLE
④	FND 3/4" IRON PIPE W/ TAG L.S. 31020 PER R.O.S. BK. 1197, PG. 10, M.C.R.
⑤	FND 1/2" REBAR W/CAP L.S. 31020 PER R.O.S. BK. 1197, PG. 10, M.C.R.
⑥	FND PK NAIL & WASHER L.S. 31020 PER R.O.S. BK. 1197, PG. 10, M.C.R.
⑦	FND 1/2" REBAR NO I.D. AS SHOWN ON R.O.S. BK. 1197, PG. 10, M.C.R.

**REFERENCE DOCUMENTS**

PLAT PER BOOK 121, PAGE 35, M.C.R.  
PLAT PER BOOK 732, PAGE 17, M.C.R.  
R.O.S. PER BOOK 1197, PAGE 10, M.C.R.



**VICINITY MAP**  
NOT TO SCALE

**PARCEL DESCRIPTION**

**PARCEL NO. 1:**  
The East 340.00 feet of the South 365.00 feet of the Southeast quarter of the Southwest quarter of Section 12, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the East 265.00 feet thereof.

**PARCEL NO. 2:**  
The East 340.00 feet of the South 365.00 feet of the Southeast quarter of the Southwest quarter of Section 12, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the East 190.00 feet; and  
EXCEPT the West 75.00 feet.

**SITE INFORMATION**

ADDRESS: 8340 and 8350 E. MCDONALD DRIVE, SCOTTSDALE, ARIZONA

A.P.N.: 174-12-0015, 174-12-0017

LAND AREA:  
GROSS AREA = 1.257 ACRES — 54,750 SQ. FT.  
NET AREA = 1.085 ACRES — 47,250 SQ. FT.  
NET AREA IS THE GROSS AREA LESS EASEMENTS (5, 8 & 9) FOR ROADWAY

**STRIPED PARKING SPACE TABULATION:**

Regular: 64  
Handicapped: 3  
Total: 67

**SURVEY NOTES**

- This survey and the description used are based on a Commitment for Title Insurance issued by Commonwealth Title Insurance Company, File Number 15000661-040-BN1, dated May 13, 2015.
- BASIS OF BEARING:** The monument line of McDonald Drive, also being the South line of the Southwest quarter of Section 12, using a bearing of South 89 degrees 44 minutes 58 seconds West, per the Plat of CONTINENTAL VILLAS, recorded in Book 121, Page 35, M.C.R.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated August 6, 2014, recorded in Book 1197, Page, 10, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

**CERTIFICATION**

TO:  
TBV-WB V, LLC, an Arizona limited liability company; CRE VENTURES XXX, LLC, a Delaware limited liability company; and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), and 14 of Table A thereof. The field work was completed on June 18, 2015.

June 22, 2015  
G. Bryan Goetzenberger  
R.L.S. 31020

ALTA / A.C.S.M. LAND TITLE SURVEY  
8340 and 8350 E. MCDONALD DRIVE, SCOTTSDALE, ARIZONA

**STATEWIDE SERVICE IN ARIZONA**  
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-2200  
SUITE 104 FAX (623) 972-1616  
GLENDALE, AZ 85303

REVISIONS:  
REV. 1  
REV. 2

SHEET: 1 OF 1 DATE: 6/22/15 JOB NO: 150615

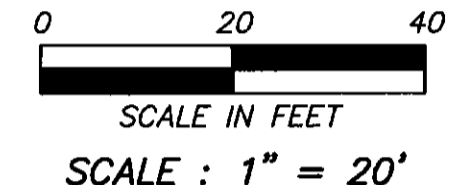
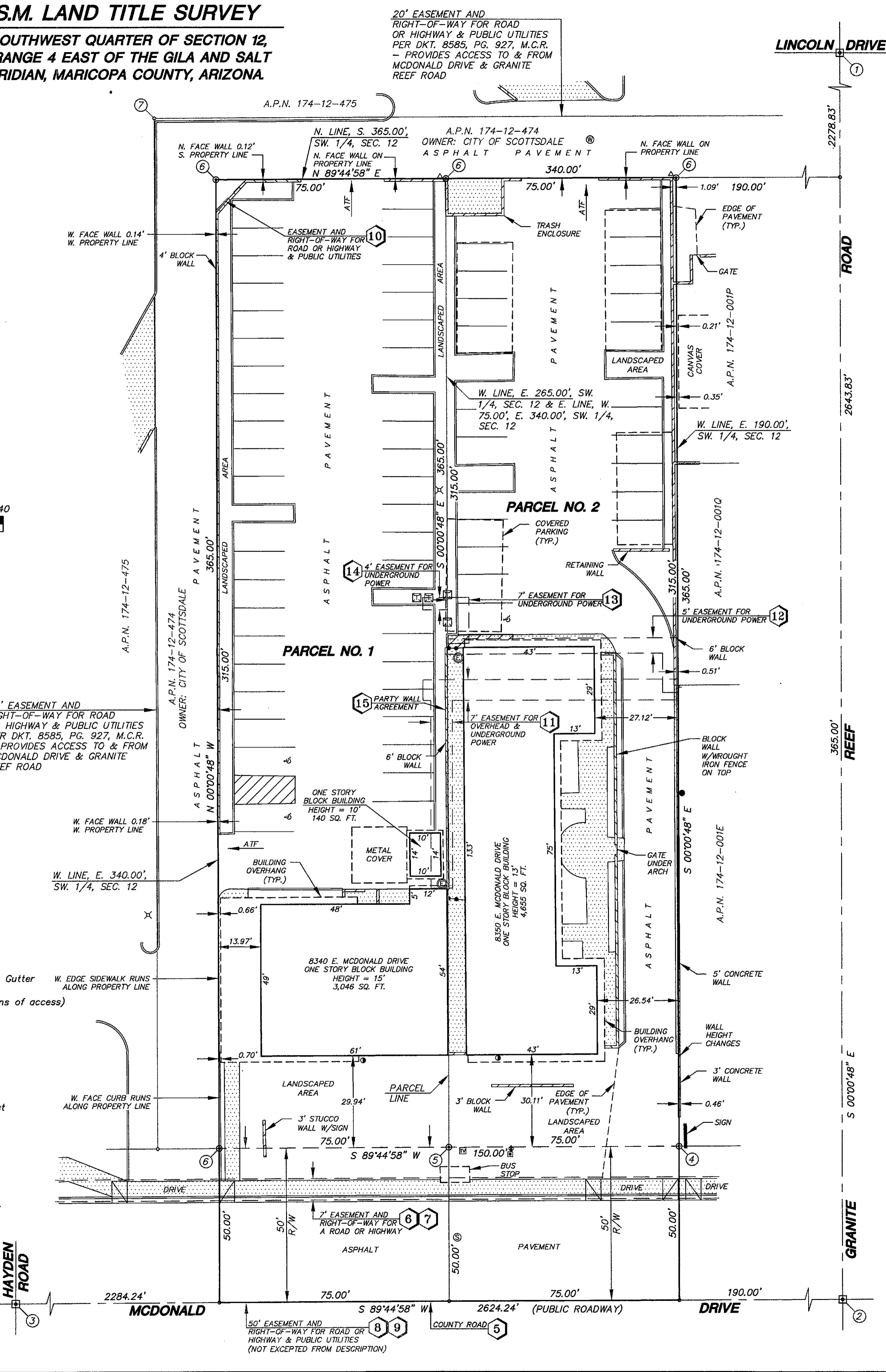


**SCHEDULE "B" ITEMS**

- Rights of the public in and to that portion of the herein described Land as shown on the Map/Plat: Road Maps  
Recording No: Book 2, page 15  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Maricopa County  
Purpose: road or highway  
Recording Date: October 7, 1959  
Recording No: Docket 3018, page 133  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Maricopa County  
Purpose: road or highway  
Recording Date: October 7, 1959  
Recording No: Docket 3018, page 135  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: road or highway  
Recording Date: November 17, 1965  
Recording No: Docket 5806, page 369  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: road or highway  
Recording Date: November 17, 1965  
Recording No: Docket 5806, page 370  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: road or highway and public utilities  
Recording Date: March 18, 1971  
Recording No: Docket 8585, page 928  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: overhead and underground power  
Recording Date: August 6, 1971  
Recording No: Docket 8868, page 224  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: underground power  
Recording Date: March 23, 1973  
Recording No: Docket 10058, page 100  
Re-Recording Date: January 7, 1981  
Re-Recording No: Docket 14941, page 1231  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: underground power  
Recording Date: May 1, 1973  
Recording No: Docket 10115, page 1000  
Affects: said land more particularly described therein
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Salt River Project Agricultural Improvement and Power District  
Purpose: underground power  
Recording Date: May 1, 1973  
Recording No: Docket 10115, page 1000  
Affects: said land more particularly described therein
- Matters contained in that certain document  
Entitled: Party Wall Agreement  
Recording Date: October 3, 1973  
Recording No: Docket 10338, page 580
- Matters contained in that certain document  
Entitled: Agreement  
Dated: October 1, 1973  
Executed by: City of Scottsdale, Arizona and Larry Clark  
Recording Date: October 3, 1973  
Recording No: Docket 10338, page 602  
(AFFECTS SUBJECT PROPERTY — NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Scottsdale  
Purpose: underground utilities  
Recording Date: February 9, 1978  
Recording No: Docket 12708, page 334  
Affects: said land more particularly described therein  
(DOES NOT AFFECT SUBJECT PROPERTY — AFFECTS A.P.N. 174-12-475)
- Matters contained in that certain document  
Entitled: Grant of Easement  
Dated: April 2, 2002  
Executed by: Daniel E. Harkins and CoxCom Inc., d/b/a Cox Communications Phoenix  
Recording Date: October 17, 2002  
Recording No: 2002-1077055  
(AFFECTS SUBJECT PROPERTY — NOT PLOTTABLE)
- Matters shown on the Record of Survey:  
Recorded: August 7, 2014 in Book 1197 of Maps, page 10  
(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

**LEGEND**

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- Schedule "B" Item (See Monument Table)
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Back Flow Preventer
- Drywell Or Catch Basin
- Electric Meter
- Electric Transformer
- Gas Meter
- Guard Post or Gate Post
- Handicapped Space
- Light Pole
- Sewer Manhole
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Manhole
- Physical Access To & From Adjoining Property





STREET VIEW FROM THE SOUTHEAST CORNER



STREET VIEW FROM THE SOUTH SIDE AT MORNING

**CCBG**

Architects, Inc.  
 PHOENIX SAN DIEGO  
 102 E BUCHANAN PHOENIX, AZ 85004  
 P. 602.258.2211 F. 602.255.0909



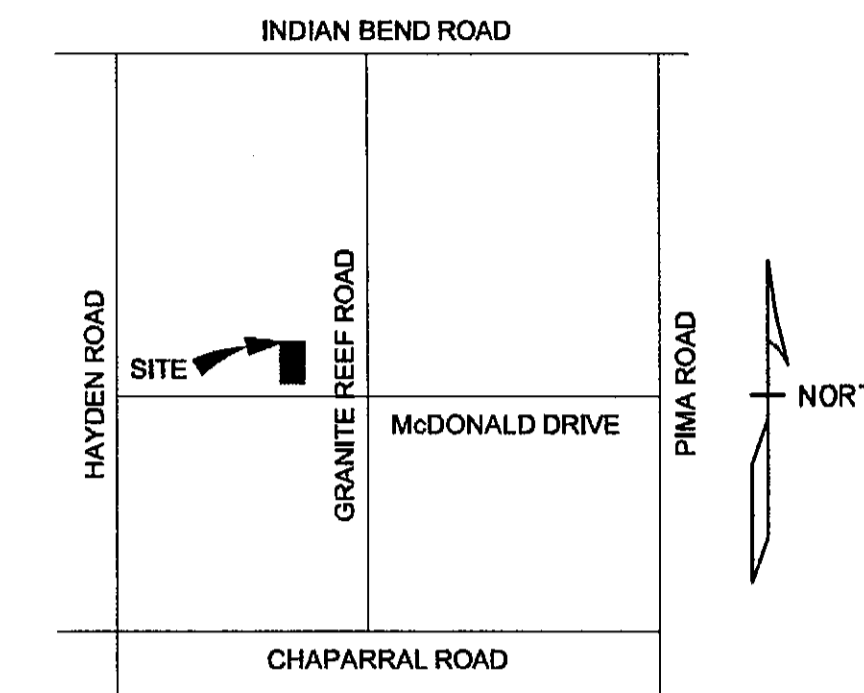
SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**  
 8340 E MCDONALD DRIVE  
 SCOTTSDALE, AZ 85250

ISSUE		
DATE	REV	FOR
MAY 24, 2017		

Drawn  
 JW  
 Checked  
 BC  
 Job Number  
 1704  
 Drawing  
 PERSPECTIVE  
 RENDERING

DIVERSIFIED PARTNERS  
RESIDENTIAL  
CONCEPTUAL G&D AND UTILITY  
PLAN

8340 & 8350 E. McDONALD DRIVE  
OF  
A PORTION OF THE SW 1/4 OF SECTION 12, T.2N., R.4E.  
MARICOPA COUNTY, ARIZONA.



ARCHITECT

ARCHICON  
5055 E. WASHINGTON  
STE. 200  
PHOENIX, AZ 85034  
602.222.4266  
JEFF KOSKI

ENGINEER

JACOBS WALLACE, LLC  
CHUCK JACOBS  
602.757.5964

OWNER

DIVERSIFIED PARTNERS, LLC  
7500 E. McDONALD DRIVE STE. 100A  
SCOTTSDALE, AZ 85250  
480.947.8800

BENCH MARK

BRASS CAP IN HANDHOLE LOCATED IN THE INTERSECTION OF McDONALD DRIVE AND GRANITE REEF ROAD, GDACS ID # 11028 EL.=1269.425 ( NAVD 88 DATUM )

PROJECT DESCRIPTION

DEMO EXISTING BUILDINGS AND SITE IMPROVEMENTS AND CONSTRUCT PROPOSED MULTI-STORY MULTI-FAMILY DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS.

APN

174-12-0015 & 174-12-0011

ZONING

EXISTING C-1  
PROPOSED R-5

CONSTRUCTION TYPE

VB

LEGAL DESCRIPTION

PARCEL NO.1:  
THE EAST 340.00 FEET OF THE SOUTH 365.00 FEET AT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE EAST OF 265.00 FEET THEREOF.

PARCEL NO.2:  
THE EAST 340.00 FEET OF THE SOUTH 365.00 FEET AT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE EAST OF 190.00 FEET; AND EXCEPT THE WEST 75.00 FEET.

SITE AREA

1.085 AC (NET)  
1.257 AC (GROSS)

DRAINAGE STATEMENT

THE EXISTING SITE DRAINAGE CONSISTS OF MOSTLY SHEET FLOW FROM NORTH TO SOUTH EVENTUALLY MAKING ITS WAY TO McDONALD DRIVE. THE SITE IS MOSTLY IMPERVIOUS AREA IN ITS EXISTING CONDITION. A SMALL AREA DRAINS WESTERLY ONTO AN EXISTING CITY OF SCOTTSDALE OWNED PAVED ACCESS DRIVE. THIS DRIVE IS CONTINUOUS ALONG THE WESTERN AND NORTHERN BOUNDARIES OF THE PROJECT. THERE IS CURRENTLY NO RETENTION PROVIDED ON THE PROPERTY. NO OFFSITE RUNOFF AFFECTS THIS PROPERTY.

THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE IMPERVIOUS AREA. THE IMPERVIOUS SURFACE AREA IS REDUCED WITH THE PROPOSED DEVELOPMENT. SEE CALCULATIONS BELOW. SEEING AS THE PRE VS. POST CONDITIONS ARE DECREASED WITH THE PROPOSED IMPROVEMENTS WE ARE PROPOSING TO PROVIDE NO RETENTION FOR THE PROJECT. THE DRAINAGE WILL BE DIRECTED TO THE CITY OF SCOTTSDALE RIGHTS OF WAY VIA SHEET FLOW WITHIN THE PARKING AREAS. THE ROOF DRAINAGE WILL BE SPLASH BLOCK AND DIRECTED TO THE PAVED PARKING AREAS. THERE WILL BE A SMALL PAVED PORTION ALONG THE WEST SIDE OF THE PROJECT THAT WILL DISCHARGE INTO THE ACCESS DRIVE AS IT CURRENTLY DOES TODAY. THE PRE VS. POST RETENTION CALCULATIONS ARE SHOWN BELOW.

THE SITE OUTFALL OCCURS AT THE SOUTHWEST CORNER OF THE PROJECT AT AN ELEVATION OF 1268.8 WELL BELOW THE FFE OF THE PROPOSED STRUCTURES. THE BUILDINGS ARE SAFE FROM THE 100-YR STORM EVENT.

RETENTION CALCULATIONS

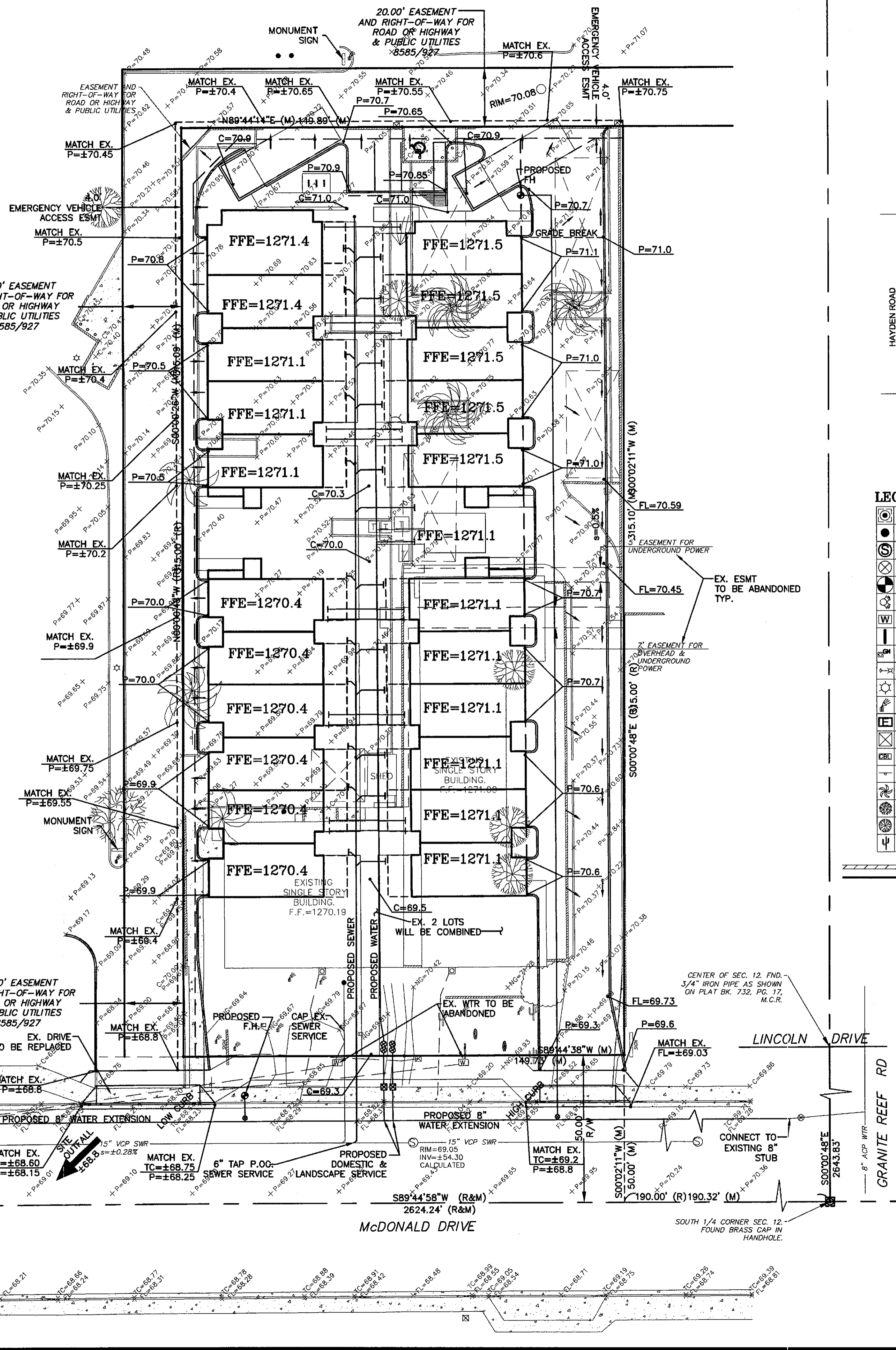
PRE. VS. POST DEVELOPMENT

PRE:  
 $VOLr = P/12 * C * A$   
WEIGHTED "C" =  $39022(0.95) + 8181(0.45) / 47203 = 0.86$   
 $A = 47,203$  SF (NET TOTAL BOTH LOTS)  
 $P = 2.2$  (IN/HR)  
 $VOLr = 7,442$  CF

POST:  
 $VOLr = P/12 * C * A$   
WEIGHTED "C" =  $34105(0.95) + 13098(0.45) / 47203 = 0.81$   
 $A = 47,203$  SF (NET TOTAL BOTH LOTS)  
 $P = 2.2$  (IN/HR)  
 $VOLr = 7,009$  CF

FLOOD ZONE (FIRM)

THIS SITE FALLS WITHIN ZONE SHADED X PER 04013C1730L, EFFECTIVE ON 10/16/2013. DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



LEGEND

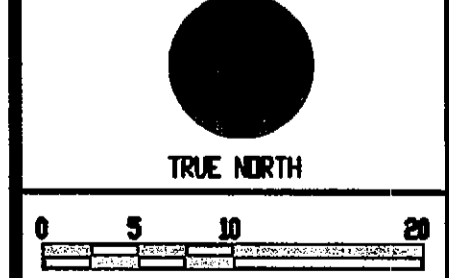
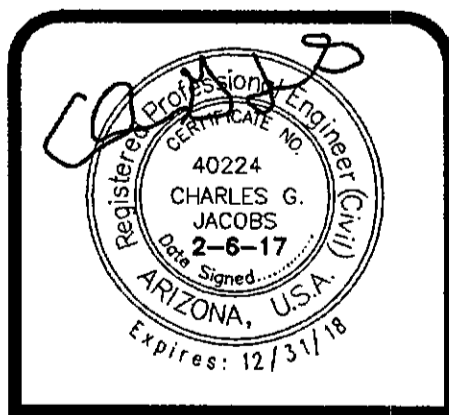
●	BRASS CAP IN HANDHOLE
○	SEWER CLEAN OUT
⊗	SEWER MANHOLE
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊗	FIRE DEPT. CONNECTION
⊕	WATER METER
⊗	BACKFLOW PREVENTER
⊕	GAS METER
⊙	STREET LIGHT
⊕	LIGHT POLE
⊗	GROUND LIGHT
⊕	ELECTRIC BOX
⊗	TELEPHONE RISER
⊕	CABLE RISER
⊙	SIGN
⊕	PALM TREE
⊗	OLIVE TREE
⊙	NON-DESCRIPT TREE
⊕	SAGUARO CACTUS

C.M.U. WALL (4 OR 8 INCH BLOCKS)  
BOUNDARY

PRELIMINARY SUBMITTAL	DATE	BY	APP.	CUJ	CUJ
	12-23-16				
RELEASE					

DIVERSIFIED PARTNERS  
MULTI-FAMILY PROJECT  
8340 & 8350 E. McDONALD DRIVE  
SCOTTSDALE, AZ  
CONCEPTUAL G & D  
AND  
UTILITY PLAN

JACOBS WALLACE, LLC  
ENGINEERING - PLANNING - MANAGEMENT  
2233 W. BETHANY TOWER ROAD  
PHOENIX, AZ 85015  
602.757.5964



FEBRUARY 2017

DRAWING NO.  
**C1.0**  
JOB: 0068



SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**  
8340 E McDONALD DRIVE  
SCOTTSDALE, AZ 85250

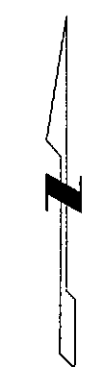
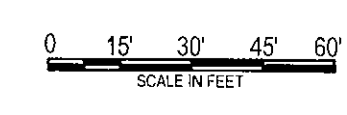
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MAY 24 2017		

Drawn	JW
Checked	BC
Job Number	1704
Drawing	SITE PLAN NEIGHBORHOOD CONTEXT
Sheet	

A0.0



1 NEIGHBORHOOD CONTEXT AERIAL SITE PLAN  
1" = 40'



10-ZN-2016  
5/26/17

X:\1704 CUNNINGHAM TOWNHOMES\CUNNINGHAM TOWNHOMES\SHEETS\A0.0 SITE PLAN\DWG Picked by: JOCHEEN WALTER on 5/25/2017 5:34:41 PM





**PROJECT DATA**

PROJECT ADDRESS: 8340 EAST McDONALD DRIVE, SCOTTSDALE, AZ 85250  
 PROJECT DESCRIPTION: 18 UNIT CONDOMINIUM DEVELOPMENT, (4) BUILDING OF CONDOMINIUMS EACH WITH SPRINKLERS PER NFPA 13D  
 BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
 2012 IRC \* 2012 IECC  
 2012 IMC \* 2012 NEC/ NFPA-70  
 2012 IFC \* 2012 UPC \*  
 NET SITE AREA: 1.085 ACRES  
 GROSS SITE AREA: 1.257 ACRES  
 EXISTING ZONING: C-1  
 PROPOSED ZONING: R-5  
 APN: 174-12-001S & 174-12-001T  
 OCCUPANCY: RESIDENTIAL R-5 CONDOMINIUM  
 SITE AREA: 47,250 S.F. (NET) 1.085 AC  
 54,750 S.F. (GROSS) 1.257 AC  
 CONSTRUCTION TYPE: TYPE V-B BUILDINGS 1 & 2 w/ SPRINKLERS PER NFPA 13D  
 BUILDING HEIGHT: 32'-9" FROM FINISHED FLOOR  
 UNITS: 18 UNITS TOTAL OR 16.59 UNITS PER ACRE  
 UNIT SIZE: 2,242 S.F. INCLUDING GARAGE  
 EACH UNIT HAS APPROXIMATELY 1,895 S.F. LIVABLE + 437 S.F. GARAGE + 463 S.F. UPPER DECK  
 18 UNITS x 3 BEDROOMS = 54 BEDROOMS TOTAL

SEPARATIONS FROM P.L. (IRC TABLE R302.1 (2)) <3' 0 HOUR  
 ALLOWABLE WALL OPENINGS (IRC TABLE R302.1 (2)) UNLIMITED PER IRC R302.1 (2)  
**SETBACKS:**  
 174-12-001S & 174-12-001T 30'-0" SETBACK  
 McDONALD DRIVE 26'-4" SETBACK  
 SIDE YARD (EAST) 6'-0" SETBACK  
 SIDE YARD (WEST) 35'-10" SETBACK  
 REAR YARD: 35'-10" SETBACK

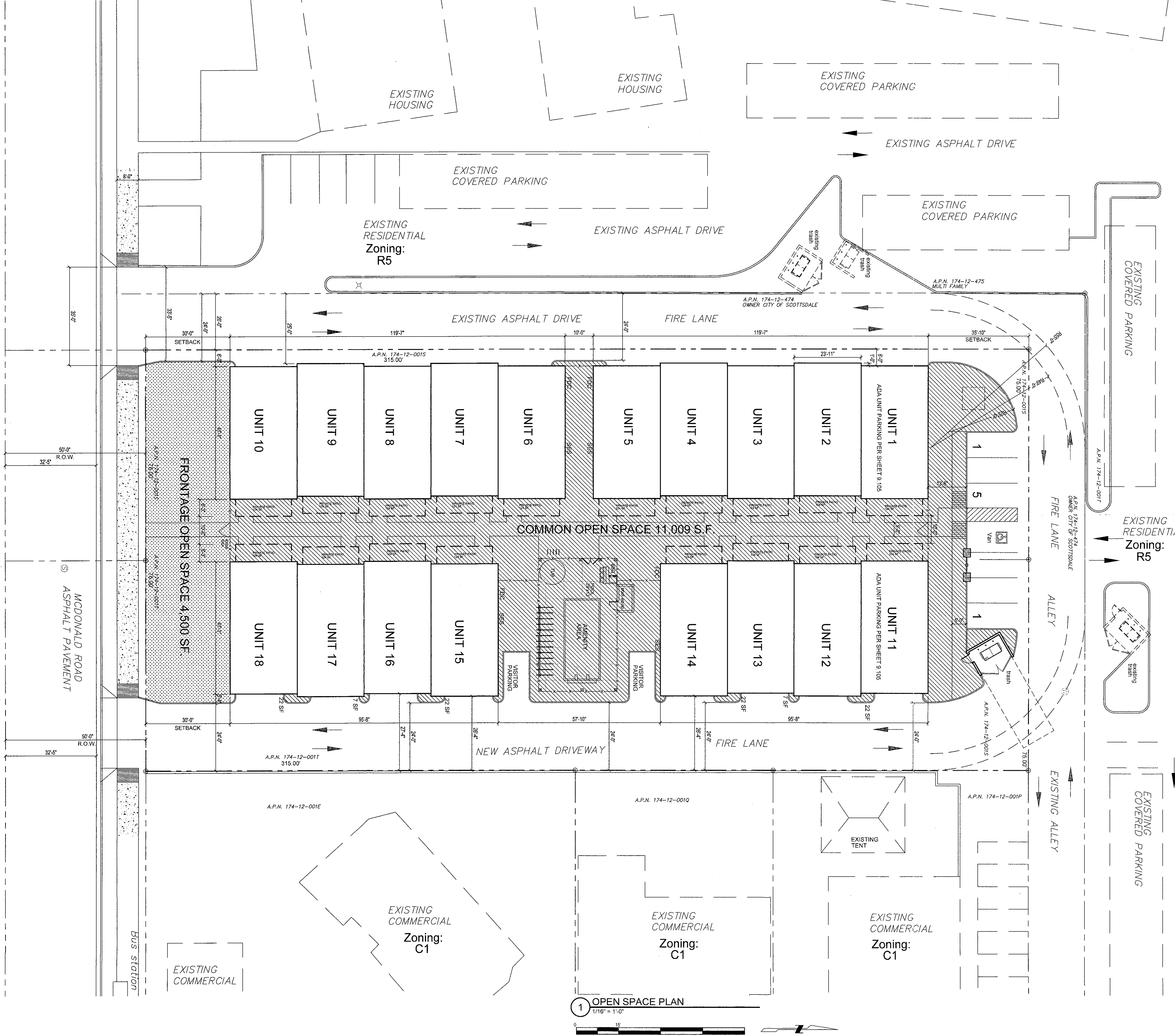
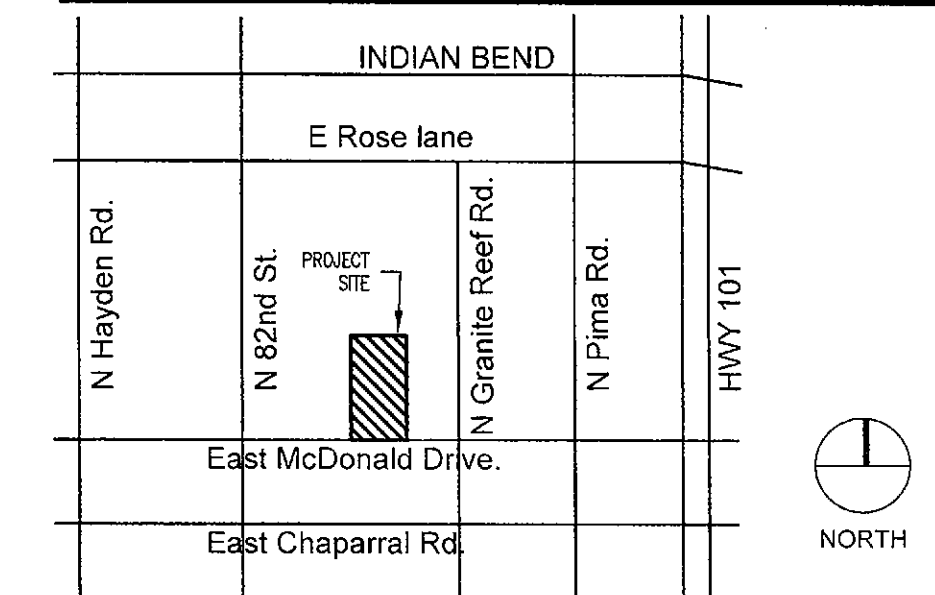
**ACCESSIBLE PARKING**  
 ONSITE PARKING: 9 STALLS x 0.04 ADA = 1 SPACES REQ'D  
 1 SPACES PROVIDED  
**Parking spaces per dwelling unit at the rate of:**  
 three (3) or more bedrooms 1.9 per table 9.103.A, C.O.S.  
 PARKING REQUIRED: 3 BEDROOM UNITS 1.9 SPACES PER UNIT  
 18 UNITS x 1.9 SPACES = 34.2 SPACES  
**PARKING PROVIDED:** 2 PARKING SPACES PER UNIT  
 18 UNITS x 2 = 36 SPACE + 9 VISITOR  
 45 TOTAL SPACES PROVIDED  
**BICYCLE PARKING**  
 @1/10 PARKING SPACES = 45 SPACES  
 TOTAL = 5 SPACES REQ'D  
 5 SPACES PROVIDED

**OPEN SPACE CALCULATION PER DENSITY BASED USES:**  
 1. MINIMUM OPEN SPACE PER SECTION 5.1004 D (SCOTTSDALE CODE OF ORDINANCES) = 22% (47,250 x 0.22 = 10,395 S.F.) WHICH IS DISTRIBUTED AS FOLLOWS:  
 2. FRONTAGE OPEN SPACE MINIMUM: 0.50 MULTIPLIED BY 10,395 (22%) = 5,197 S.F. EXCEPT AS FOLLOWS:  
 3. MINIMUM 20 S.F. PER 1 LF OF FRONTAGE: 150 x 20 = 3000 S.F.  
 FRONTAGE OPEN SPACE PROVIDED: 4,500 S.F.

OPEN SPACE REQUIRED: 10,395 - 4,500 = 5,895 S.F.  
 OPEN SPACE PROVIDED: 11,009 S.F. (Not counting driveways & parking spaces)  
**Private outdoor living space:**  
 i. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit. (608 S.F. x 0.1 = 60.8 S.F.)  
 ii. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit. (1,197 S.F. x 0.05 = 59.8 S.F.)  
 60.8 S.F. + 59.8 S.F. = 120.6 S.F.  
 iii. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

PRIVATE OPEN SPACE REQUIRED: 121 S.F. PER UNIT  
 PRIVATE OPEN SPACE PROVIDED: 124 S.F. PER UNIT  
 FRONT YARD OPEN SPACE  
 COMMON OPEN SPACE

**VICINITY MAP** N.T.S.



**1 OPEN SPACE PLAN**  
 1/16" = 1'-0"



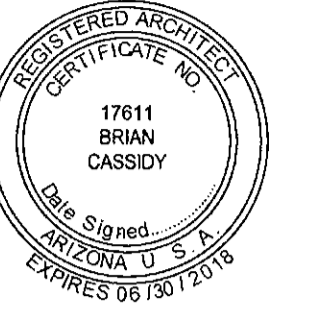
SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**  
 8340 E McDONALD DRIVE  
 SCOTTSDALE AZ 85250

**ISSUE**  
 DATE REV FOR  
 MAY 24, 2017

Drawn	JW
Checked	BC
Job Number	1704
Drawing	OPEN SPACE SITE PLAN
Sheet	

**A0.1**

KYLEA QUINNCHAM TOWNHOMES/CUNNINGHAM TOWNHOMES/SHEETS/ADT OPEN SPACE SITE PLAN/Drawn by JOSHUA WALTER on 5/25/2017 5:33:41 PM

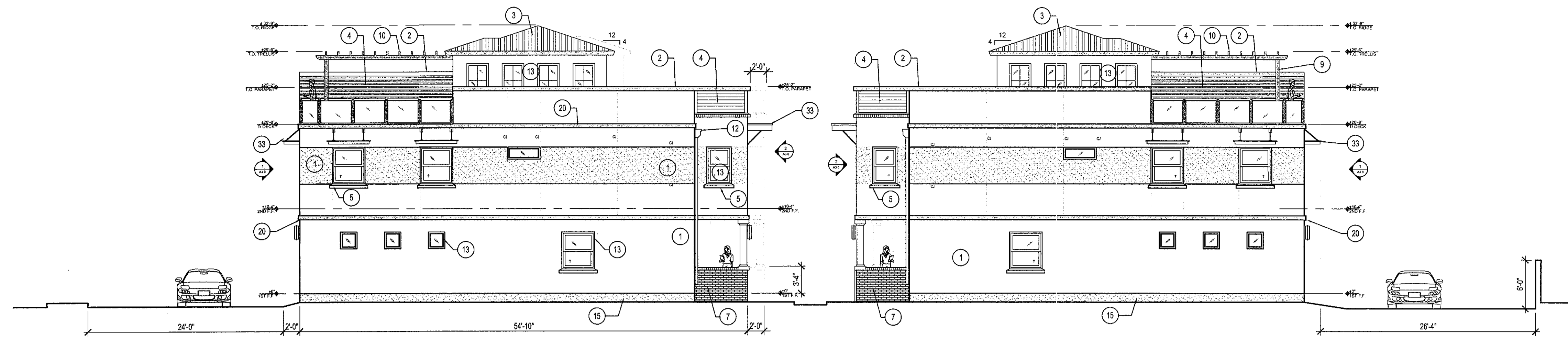


GENERAL NOTES

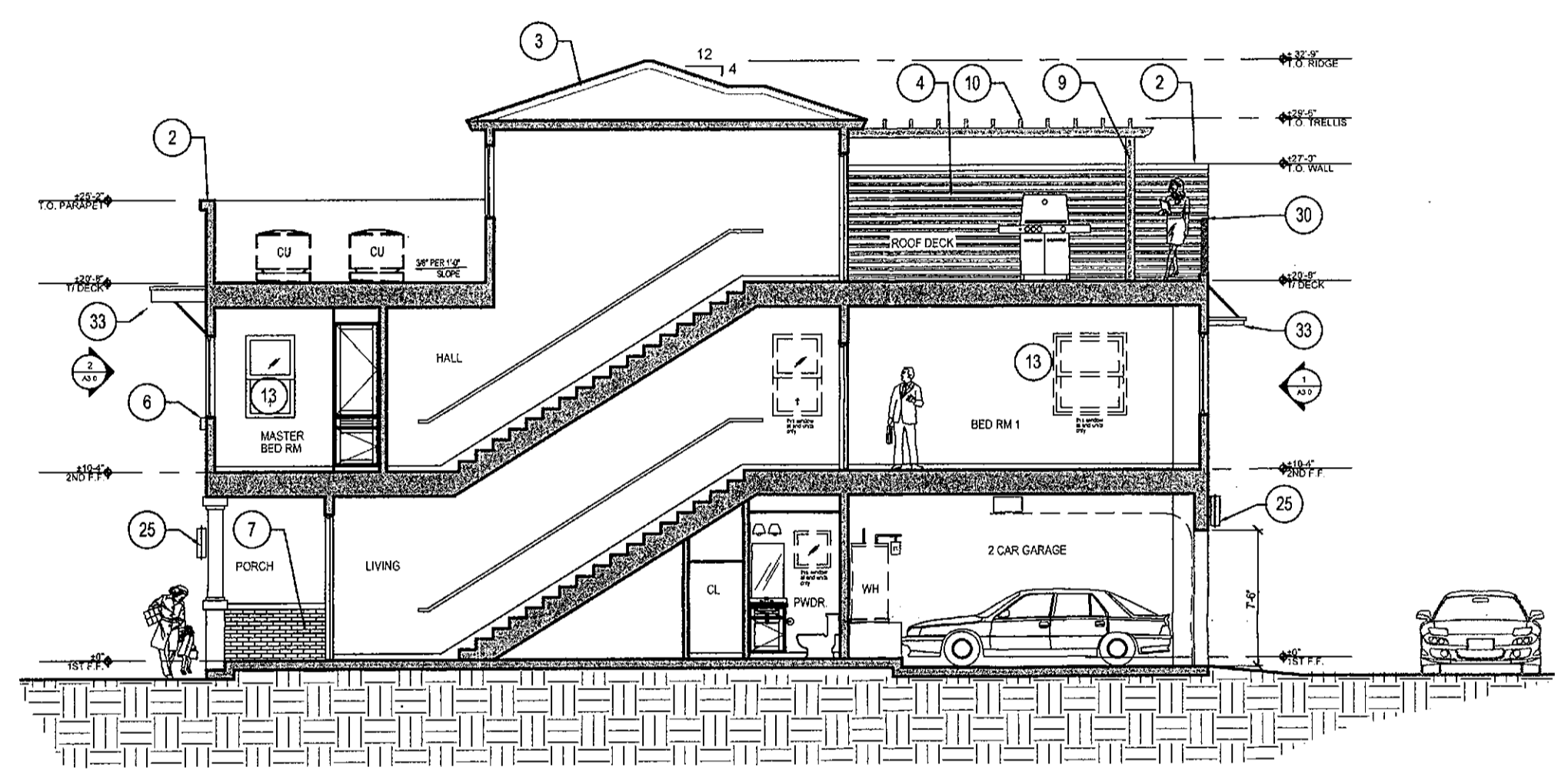
C.J. - METAL CONTROL JOINT

KEY NOTES

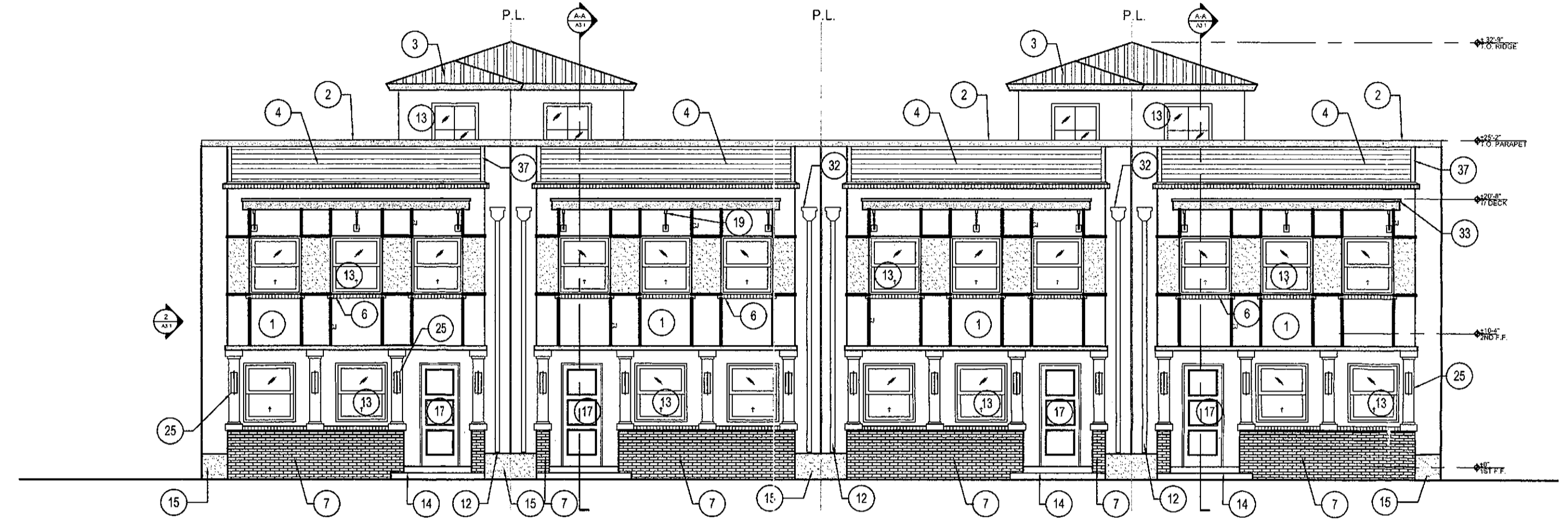
- 1 STUCCO SYSTEM 1a STUCCO COLOR
- 2 25 GA. GALVANIZED METAL COPING
- 3 24 GA. PREFINISHED, PREFABRICATED STANDING SEAM METAL ROOF BY FABRAL, BERRIDGE OR EQUAL, 20" WIDE PANELS, KYNAR FINISH, w/ 1 1/2" TALL SEAMS AND CONCEALED CLIPS. ALL FLASHING AND TRIM SHALL BE OF SAME COLOR, GAUGE OF ROOF PANELS AND INSTALLED IN ACCORDANCE W/ SMACNA STANDARDS. SUBMIT SHOP DRAWINGS.
- 4 CEMENT FIBER CLAPBOARD SIDING w/ 4" EXPOSURE BY CERTAINTED OR EQUAL. SUBJECT TO ARCHITECT'S APPROVAL.
- 5 STUCCO SILL PROVIDE MOCK-UP FOR ARCHITECT'S APPROVAL
- 6 BRICK ROWLOCK SILL. PROVIDE MOCK-UP FOR ARCHITECT'S APPROVAL
- 7 BRICK VENEER COLOR AND STYLE TO BE SELECTED BY ARCHITECT. RAKE JOINTS, TYP.
- 8 GFRCLINTEL SEE WALL SECTIONS, CLEAR MATTE SEALER.
- 9 PAINTED WOOD POST
- 10 WOOD TRELLIS 18" o.c.
- 11 NOT USED
- 12 LIGHT GAGE GUTTER / DOWNSPOUT.
- 13 WINDOW PER SCHEDULE
- 14 CONCRETE STEPS.
- 15 EXPOSED CONCRETE STEM WALL w/ SACKED FINISH.
- 16 3x3 LIGHT GAGE OVERFLOW SCUPPER, MOUNT 2" ABOVE PRIMARY DOWNSPOUT ELEVATION.
- 17 DOOR PER SCHEDULE.
- 18 WINDOW DETAILS ON WINDOW SCHEDULE
- 19 DECORATIVE STEEL BRACKET
- 20 6" wide x 1 1/2" FOAMSTUCCO REVEAL PER DETAIL, ALIGN WITH WINDOW HEAD TRIM OF EAST ELEVATION.
- 21 GARAGE DOOR, SEE DOOR SCHEDULE
- 22 1/2" CONTROL JOINT VULKEM 922, SIKAFLEX 2c NS OR EQUAL
- 23 CEMENT FIBER BOARD FASCIA AS PART OF CLAPBOARD SIDING SYSTEM.
- 24 CEMENT FIBER BOARD SILL AS PART OF CLAPBOARD SIDING SYSTEM.
- 25 HOUSE ADDRESSING LIGHT SCONCE. SEE ELECTRICAL. MOUNT FIXTURE 60" A.F.F.
- 26 WALL MOUNT MAILBOX. TYP EA UNIT MOUNT TO BRICK WALL. AS MANUF. BY REJUVINATION HARDWARE
- 27 EXPANSION JOINT IN METAL CAP FLASHING, 16'-0" o.c. MAX.
- 28 PROVIDE JOGGLE JOINTS IN MTL SILL FLASHING. SEE WINDOW DETAILS.
- 29 CEMENT BOARD REVEAL
- 30 STEEL RAILING
- 31 LINEAR SCUPPER
- 32 LIGHT GAGE SCUPPER/ REGISTER AND OVERFLOW.
- 33 TUBE STEEL METAL AWNING, 35 PILLAR CAP, CENTER AWNING OVER DOOR/ WINDOW
- 34 STEEL BRACKET
- 35 GFRCCAP
- 36 (TRUE) 1" x 1" CEMENT BOARD TRIM. TERMINATE CLAPBOARDS AND CORNER TRIM INTO THIS PIECE. REFERENCE EAVE
- 37 2" x 2" VERTICAL FIBER CEMENT BOARD SIDING @ CORNERS
- 38 GALVANIZED GUTTER/ DIVERTER.
- 39 GFRCCAP 4" THICK



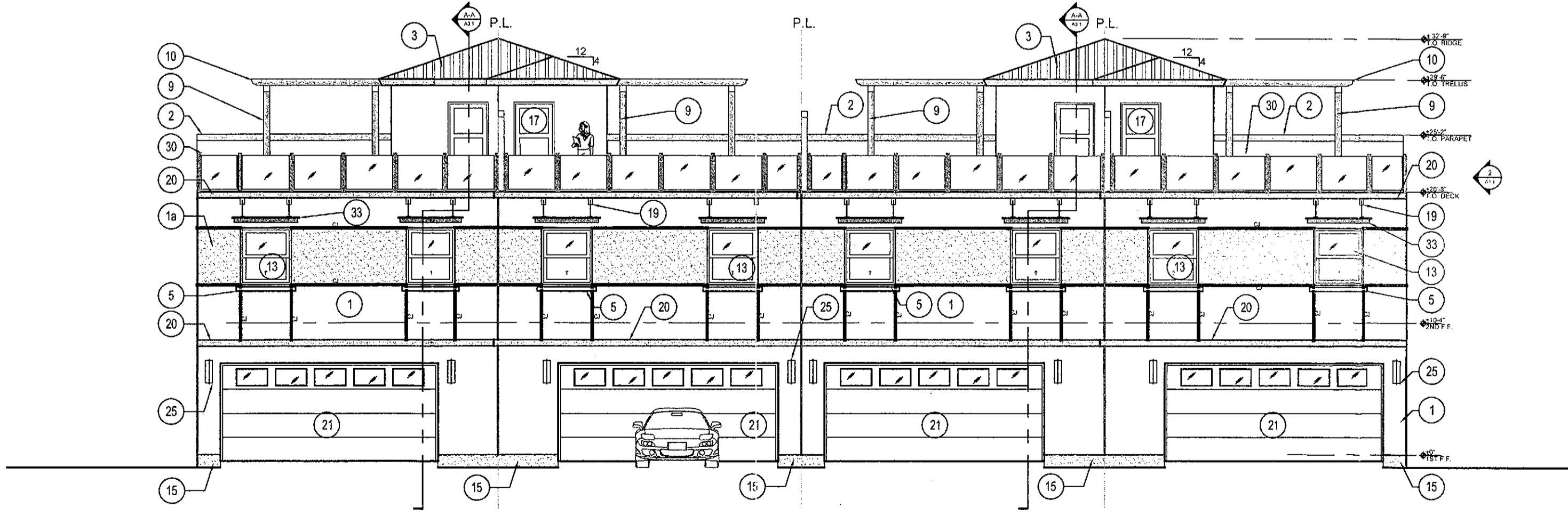
3 SOUTH ELEVATION CORNER CONDITION  
1/8" = 1'-0"



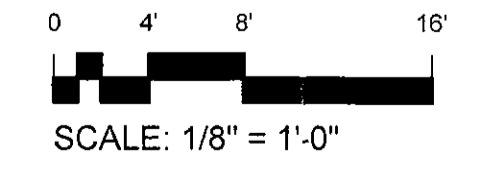
4 SECTION A-A  
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"



SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**  
8340 E MCDONALD DRIVE  
SCOTTSDALE, AZ 85250

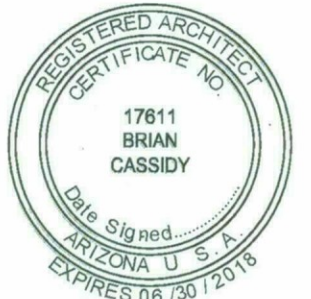
ISSUE		
DATE	REV	FOR
MAY 24, 2017		

Drawn	JW
Checked	BC
Job Number	1704
Drawing	EXTERIOR ELEVATIONS & SECTION
Sheet	

10-ZN-2016  
5/26/17

A3.0

X:\1704\_CUNNINGHAM TOWNHOMES\CUNNINGHAM TOWNHOMES\SHEETS\10 EXTERIOR ELEVATIONS.DWG Plotted by: JOEEN WALTER on 5/25/2017 5:26:17 PM

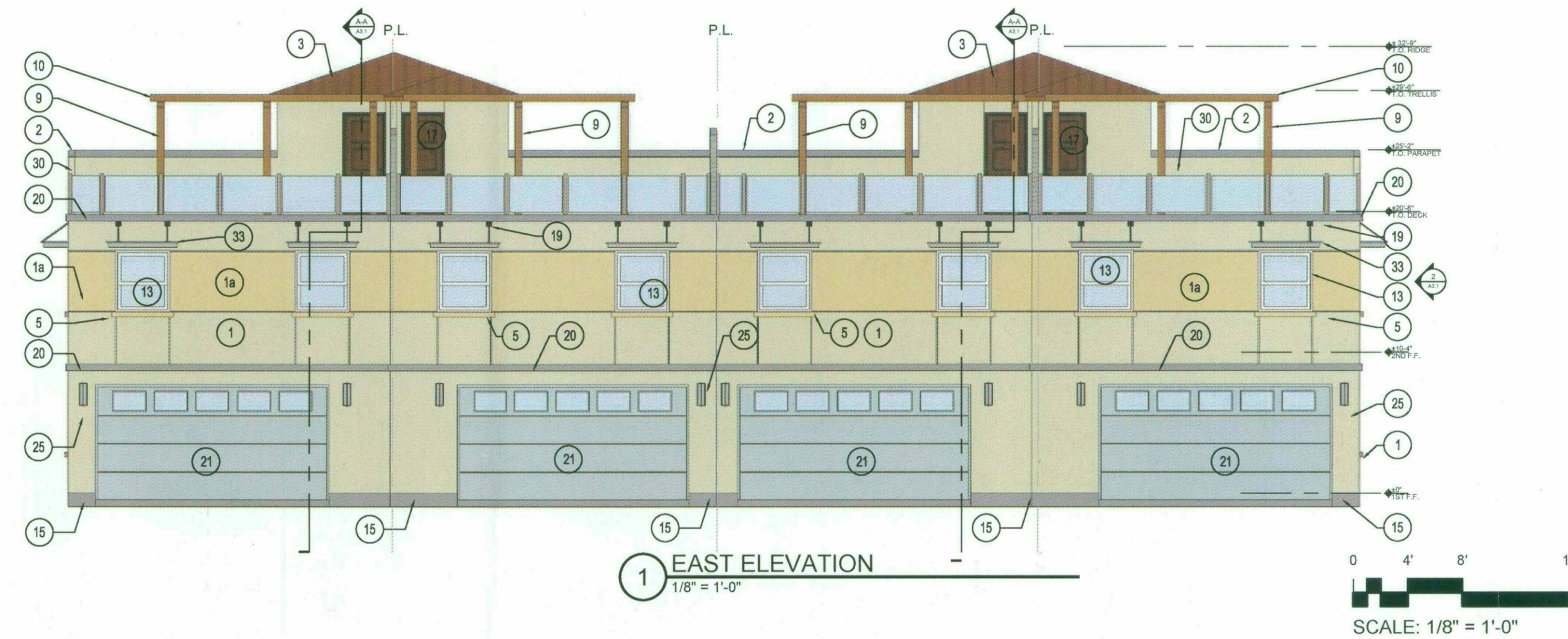
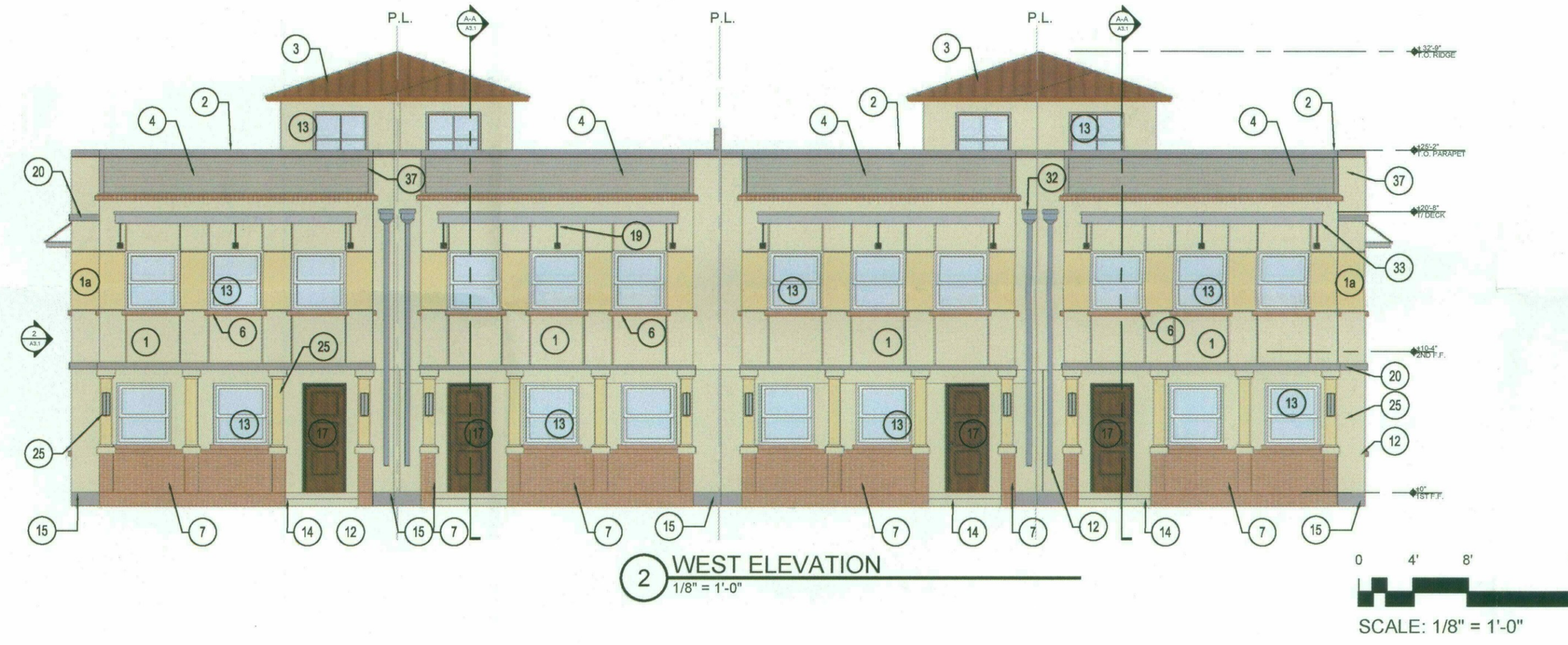
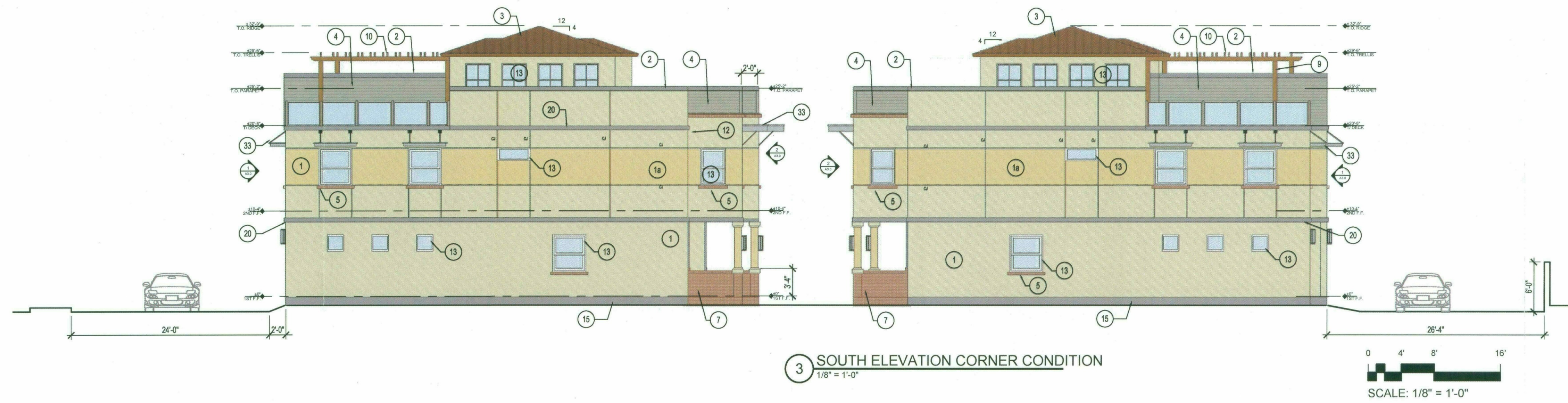


**GENERAL NOTES**

C.J. - METAL CONTROL JOINT

**00 KEY NOTES**

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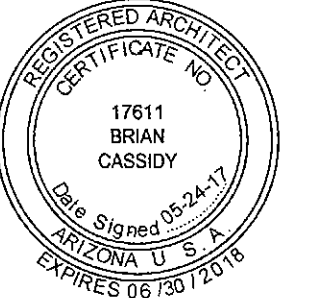
SINGLE FAMILY ATTACHED DEVELOPMENT  
**GRANITE REEF CONDOMINIUMS**  
 8340 E MCDONALD DRIVE  
 SCOTTSDALE, AZ 85250

ISSUE		
DATE	REV	FOR
MAY 24, 2017		

Drawn	JW
Checked	BC
Job Number	1704
Drawing	COLORED ELEVATIONS

Sheet  
**A3.1**

10-ZN-2016  
5/26/17



SINGLE FAMILY ATTACHED DEVELOPMENT  
GRANITE REEF CONDOMINIUMS

8340 E MCDONALD DRIVE  
SCOTTSDALE, AZ 85250

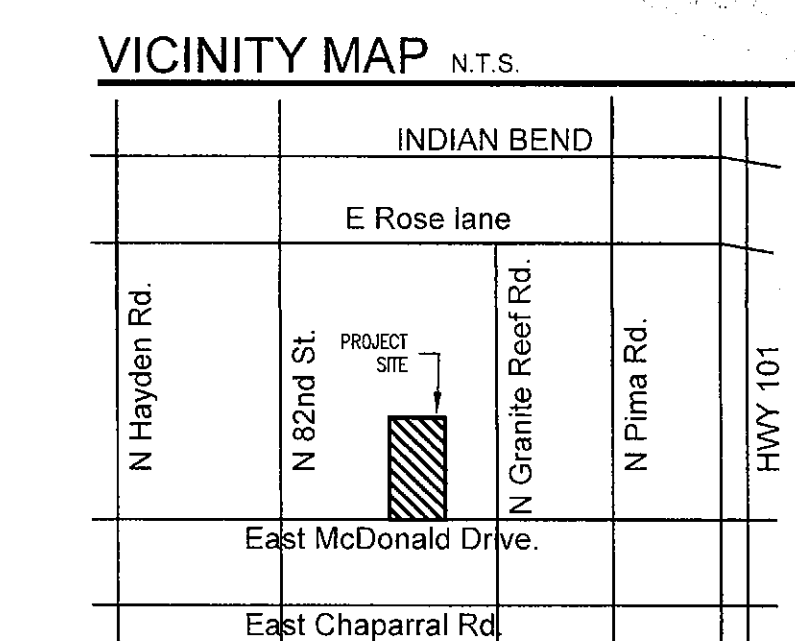
PROJECT DATA

PROJECT ADDRESS: 8340 EAST MCDONALD DRIVE, SCOTTSDALE, AZ 85250  
PROJECT DESCRIPTION: 18 UNIT CONDOMINIUM DEVELOPMENT, (4) BUILDING OF CONDOMINIUMS EACH WITH SPRINKLERS PER NFPA 13D  
BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
2012 IRC\* 2012 IECC  
2012 IMC\* 2012 NEC/ NFPA-70  
2012 IFC\* 2012 UPC\*  
NET SITE AREA: 1.085 ACRES  
GROSS SITE AREA: 1.257 ACRES  
EXISTING ZONING: C-1  
PROPOSED ZONING: R-5  
APN: 174-12-001S & 174-12-001T  
OCCUPANCY: RESIDENTIAL R-5 CONDOMINIUM  
SITE AREA: 47,250 S.F. (NET) 1,085 AC  
54,750 S.F. (GROSS) 1.257 AC  
CONSTRUCTION TYPE: TYPE V-B BUILDINGS 1 & 2 w/ SPRINKLERS PER NFPA 13D  
BUILDING HEIGHT: 32'-9" FROM FINISHED FLOOR  
UNITS: 18 UNITS TOTAL OR 16.59 UNITS PER ACRE  
UNIT SIZE: 2,242 S.F. INCLUDING GARAGE  
EACH UNIT HAS APPROXIMATELY 1,805 S.F. LIVABLE + 437 S.F. GARAGE + 63 S.F. UPPER DECK  
18 UNITS x 3 BEDROOMS = 54 BEDROOMS TOTAL  
SEPARATIONS FROM P.L. (IRC TABLE R302.1 (2)) <3' 0 HOUR  
ALLOWABLE WALL OPENINGS (IRC TABLE R302.1 (2)) UNLIMITED PER IRC R302.1 (2)  
SETBACKS:  
174-12-001S & 174-12-001T 30'-0" SETBACK  
MCDONALD DRIVE: 26'-4" SETBACK  
SIDE YARD (EAST): 8'-0" SETBACK  
SIDE YARD (WEST): 8'-0" SETBACK  
REAR YARD: 35'-10" SETBACK

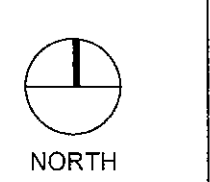
ACCESSIBLE PARKING  
ONSITE PARKING: 9 STALLS x 0.04 ADA = 1 SPACES REQ'D  
1 SPACES PROVIDED  
PARKING SPACES PER DWELLING UNIT AT THE RATE OF:  
THREE (3) OR MORE BEDROOMS 1.9 PER TABLE 9.103.A. C.O.S.  
PARKING REQUIRED: 3 BEDROOM UNITS 1.9 SPACES PER  
18 UNITS x 1.9 SPACES = 34.2 SPACES  
PARKING PROVIDED: 2 PARKING SPACES PER UNIT  
18 UNITS x 2 = 36 SPACE + 9 VISITOR  
45 TOTAL SPACES PROVIDED  
BICYCLE PARKING @ 1/10 PARKING SPACES = 45 SPACES  
TOTAL = 5 SPACES REQ'D  
5 SPACES PROVIDED

OPEN SPACE CALCULATION PER DENSITY BASED USES:  
1. MINIMUM OPEN SPACE PER SECTION 5.1004 D (SCOTTSDALE CODE OF ORDINANCES) = 22% (47,250 x 0.22 = 10,395 S.F.) WHICH IS DISTRIBUTED AS FOLLOWS:  
2. FRONTAGE OPEN SPACE MINIMUM: 0.50 MULTIPLIED BY 10,395 (22%) = 5,197 S.F. EXCEPT AS FOLLOWS:  
3. MINIMUM 20 S.F. PER 1 LF OF FRONTAGE: 150 x 20 = 3000 S.F.  
FRONTAGE OPEN SPACE PROVIDED: 4,500 S.F.  
OPEN SPACE REQUIRED: 10,395 - 4,500 = 5,895 S.F.  
OPEN SPACE PROVIDED: 11,009 S.F. (Not counting driveways & parking spaces)  
Private outdoor living space:  
i. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit (608 S.F. x 0.1 = 60.8 S.F.)  
ii. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit (1,197 S.F. x 0.05 = 59.8 S.F.)  
60.8 S.F. + 59.8 S.F. = 120.6 S.F.  
iii. The private outdoor living space shall be located behind the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.  
PRIVATE OPEN SPACE REQUIRED: 121 S.F. PER UNIT  
PRIVATE OPEN SPACE PROVIDED: 124 S.F. PER UNIT

KEYNOTES  
1. EXISTING DRIVEWAY  
2. EXISTING 3'-0" HIGH SCREEN CMU WALL  
3. EXISTING 6'-0" HIGH CMU FENCE  
4. NEW PARKING LOT LIGHT, FIXTURE TYP.  
5. EXISTING CONCRETE CURB & GUTTER  
6. FIRE LANE & TURNING RADII PER C.O.S. STANDARDS  
7. NEW TRASH ENCLOSURE IN ACCORDANCE WITH C.O.S. DETAIL 2148-1  
8. NEW ACCESSIBLE PARKING  
9. NEW PARKING & DRIVE LANE  
10. DECORATIVE CONCRETE OR PAVERS  
11. SIGHT VISIBILITY TRIANGLE IN COMPLIANCE W/ C.O.S., DETAIL DS & PM FIGURE 5.3-26  
12. PEDESTRIAN ACCESSIBLE ROUTE  
13. VEHICULAR CIRCULATION  
14. BICYCLE PARKING IN COMPLIANCE TO CITY OF SCOTTSDALE STANDARDS, DETAIL 2285  
15. HARDSCAPE  
16. POOL ENCLOSURE AND GATE PER CODE STANDARDS  
17. POOL EQUIPMENT ENCLOSURE  
18. SES LOCATION  
19. LANDSCAPE AREA  
20. PRELIMINARY LOCATION OF FDC.  
21. PROPERTY ENCLOSURE GATE & FENCE. PROVIDE F.D. KNOX & STROBE ACCESS SYSTEM AT ALL PROPERTY ENTRY GATES.  
22. POSSIBLE TRANSFORMER LOCATION  
23. DRIVEWAY PER C.O.S. MAG DETAIL #2256-CL-1  
24. NEW 8'-0" CONCRETE SIDEWALK  
25. EXISTING CURB DEMOLITION



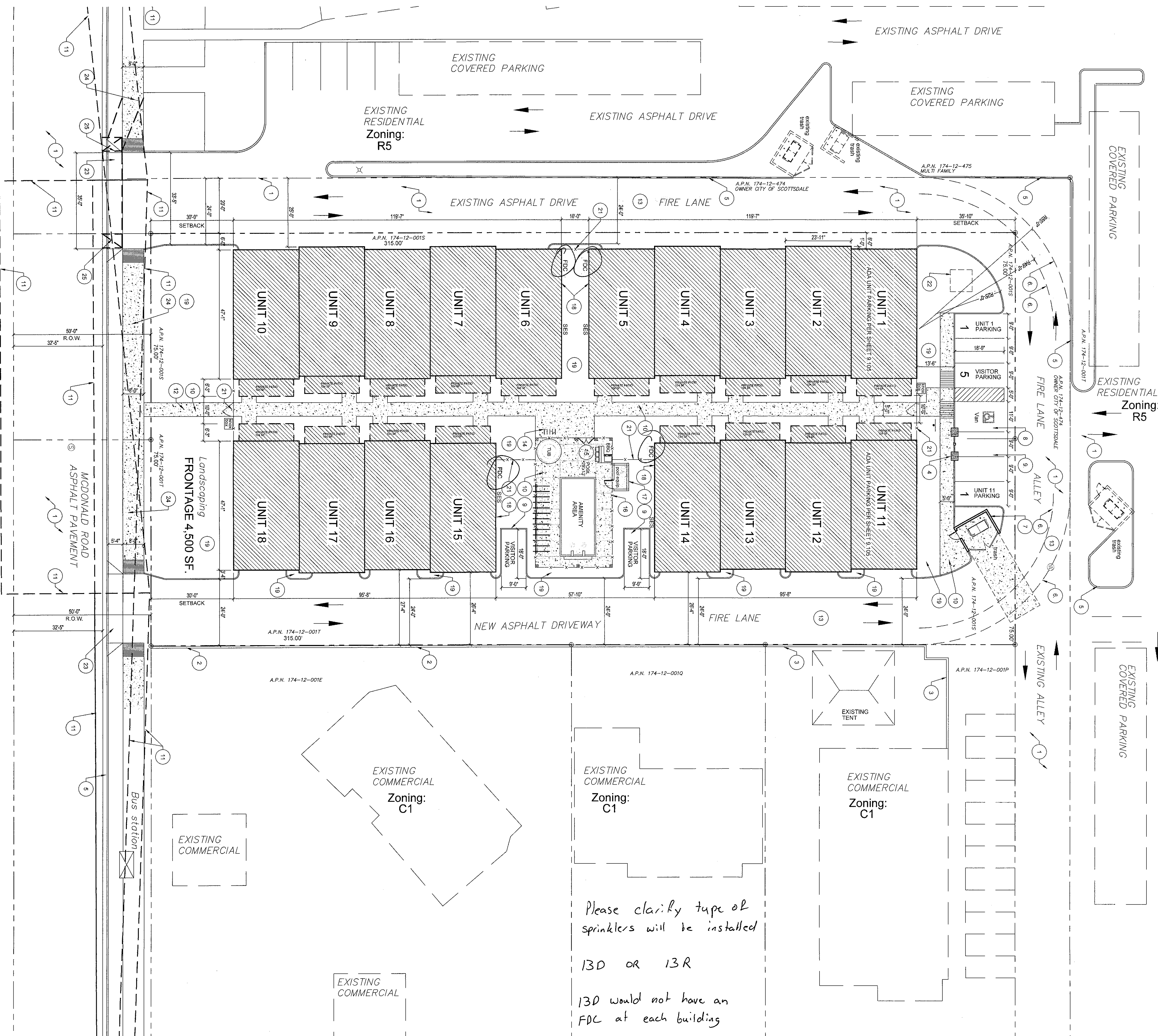
10-ZN-2017  
5/26/17



ISSUE		
DATE	REV	FOR
MAY 24 2017		

Drawn	JW
Checked	BC
Job Number	1704
Drawing	SITE PLAN
Sheet	A0.2



Please clarify type of sprinklers will be installed  
13D OR 13R  
13D would not have an FDC at each building

X:\1704\_CUNNINGHAM TOWNHOMES\CONDOMINIUM TOWNHOMES\SHEETS\A0.2 SITE BUILDING Planned by: SOCHEN WALTER on: 5/25/2017 5:17:42 PM