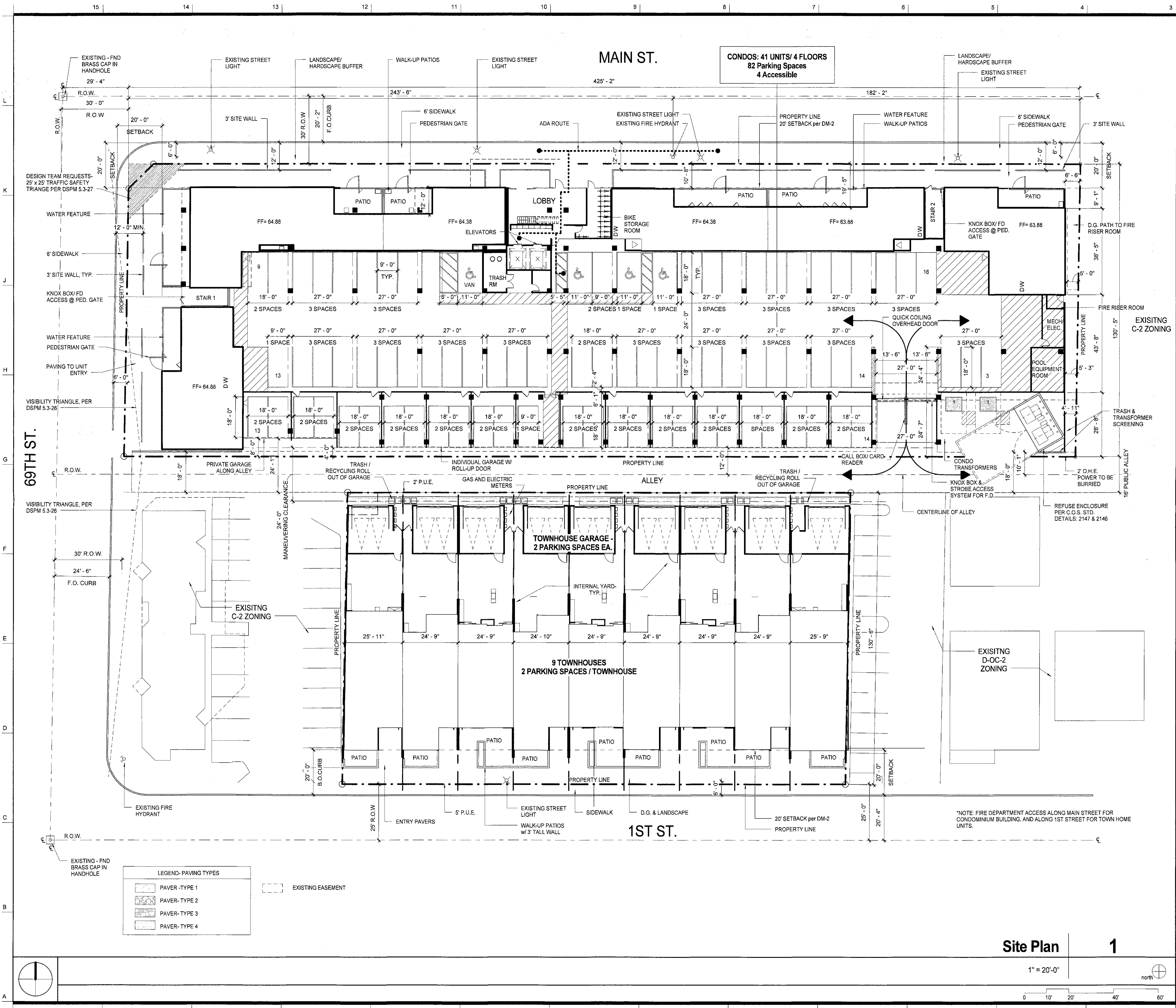


Full Size or Largest Size
(site plan, landscape, elevations)

Main Street
Scottsdale Condos
& Townhomes

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

architect:
Gould Evans Associates
521 S 3rd St #100
Phoenix, AZ 85004
602.234.1140 voice
eduardo.perez@goulddevans.com



PROJECT DATA	
Project Address:	6939 Main Street Scottsdale, AZ 85251
Proposed Uses:	9 Units - Single Family Attached Residential, 41 Units - Condominium
ZONING	C2 - DO & P-2, DO Downtown Multiple Use - DDMU-2
NUMBER OF TOTAL LOTS	North Property: 9 Lots South Property: 15 Lots
NET LOT AREAS, SF	North Property: 42,375 SF South Property: 13,035 SF
GROSS LOT AREAS, SF	North Property: 55,410 SF / 1.27 ACRES South Property: 29,333 SF / .67 ACRES
DWELLING UNIT DENSITY (UNITS/GROSS LOT ACRES)	Multi-family = Minimum 500 sq ft per dwelling unit Proposed: 41 Units / .76 Acres = 24 Units/.84 Acres = 11 TH 1: 1 Unit/.09 = 11 TH 2: 1 Unit/.09 = 11 TH 3: 1 Unit/.09 = 11 TH 4: 1 Unit/.09 = 11 TH 5: 1 Unit/.09 = 11 TH 6: 1 Unit/.09 = 11 TH 7: 1 Unit/.09 = 11 TH 8: 1 Unit/.09 = 11 TH 9: 1 Unit/.09 = 11
GROSS FLOOR AREA	99,000 SF
OPEN SPACE	NA (Private outdoor living space provided beside each unit, min 6 feet deep & 60 SF)
BUILDING HEIGHT MAXIMUM (FEET)	36 FT Allowed: 66 FT Proposed: 60 FT
PARKING DATA	
NUMBER OF UNITS	Condominiums: 41 Units Townhomes: 9 Units
TOTAL PARKING	(2) spaces per dwelling unit, for units with more than one bedroom Condominiums: 41 Units x (2) = 82 spaces provided (secure garage) Townhomes: 9 Units x (2) = 2 spaces per unit (private garages)
ACCESSIBLE SPACES (PER ADA STANDARDS FOR ACCESSIBLE DESIGN 4.1.2 (5))	(4) per 76 to 100 parking spaces (1 van & 3 parking with 60" aisle) 4 spaces total (1 VAN, 3)
BICYCLE PARKING	If > 40 vehicular spaces required, then 1 per every (10) required vehicular spaces Condominiums: 82 spaces / (10) = 8.2 9 spaces provided in common, secure bike room Townhomes: NA

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 12/20/17
INITIALS: [Signature]

NOT FOR
CONSTRUCTION

Number	Revision Description	Date
Project No	05150140	
Date:	August 18, 2016	
Sheet:		
REVISED: October 05, 2016		

Site Plan 1

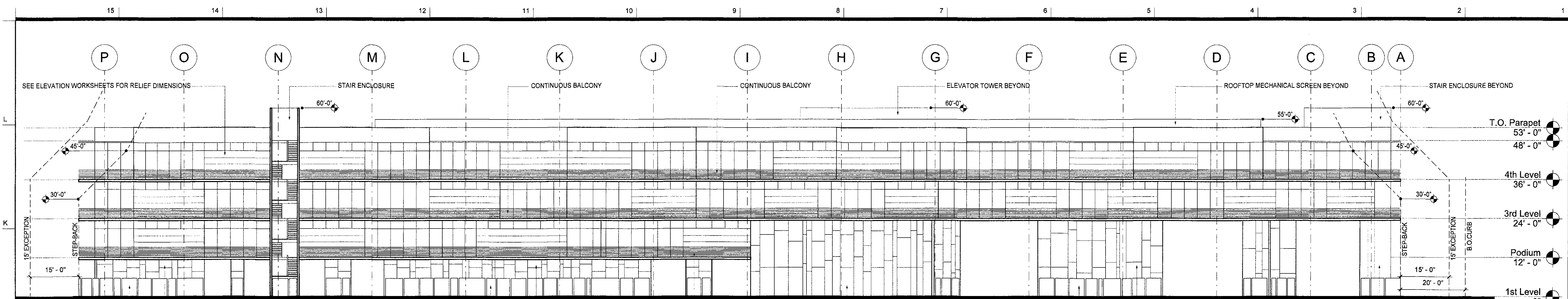
1" = 20'-0"

Architectural Site Plan
Z-AS100
Zoning

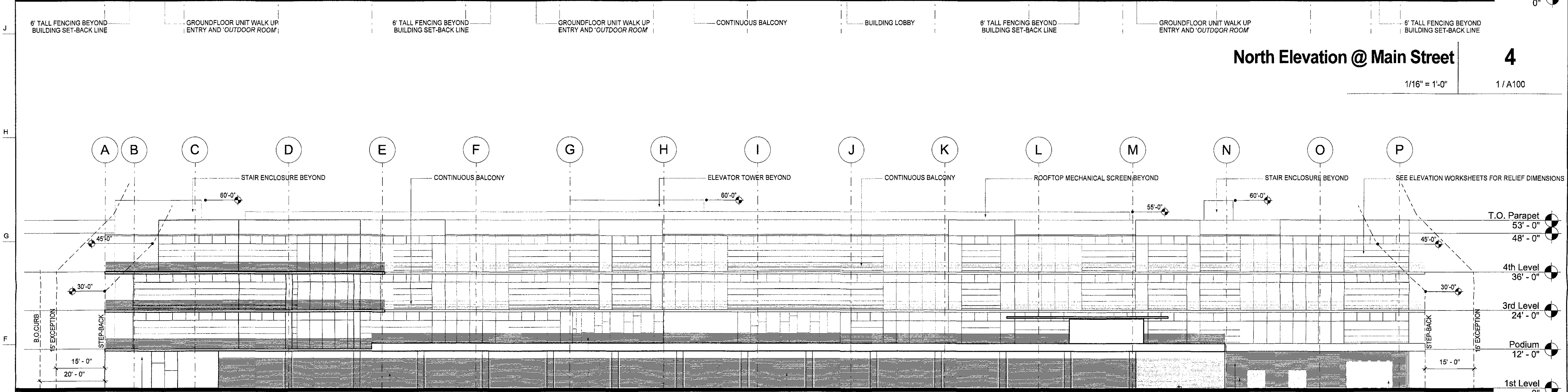
**Main Street
Scottsdale Condos
& Townhomes**

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

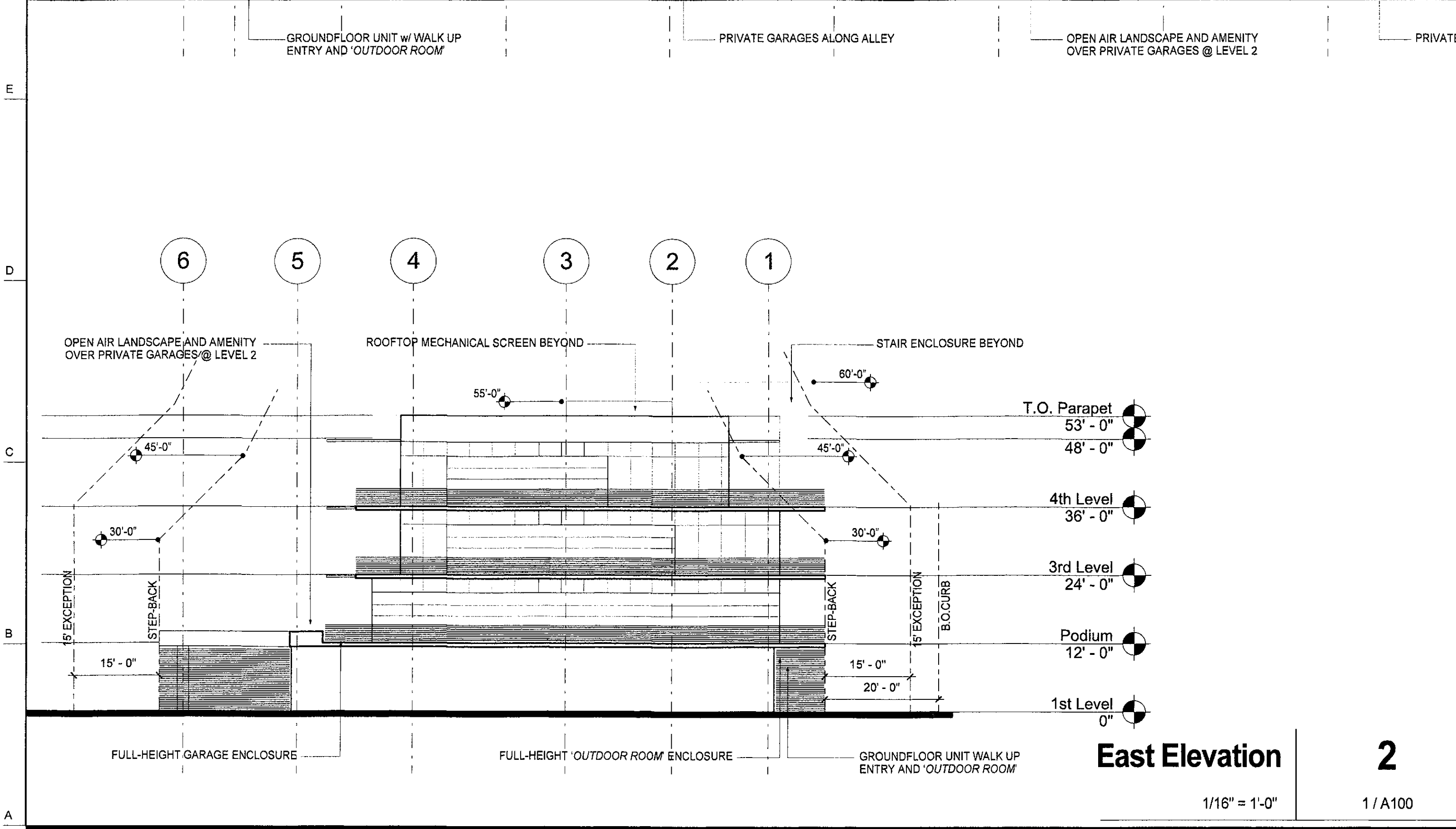
architect:
Gould Evans Associates
521 S 3rd St #100
Phoenix, AZ 85004
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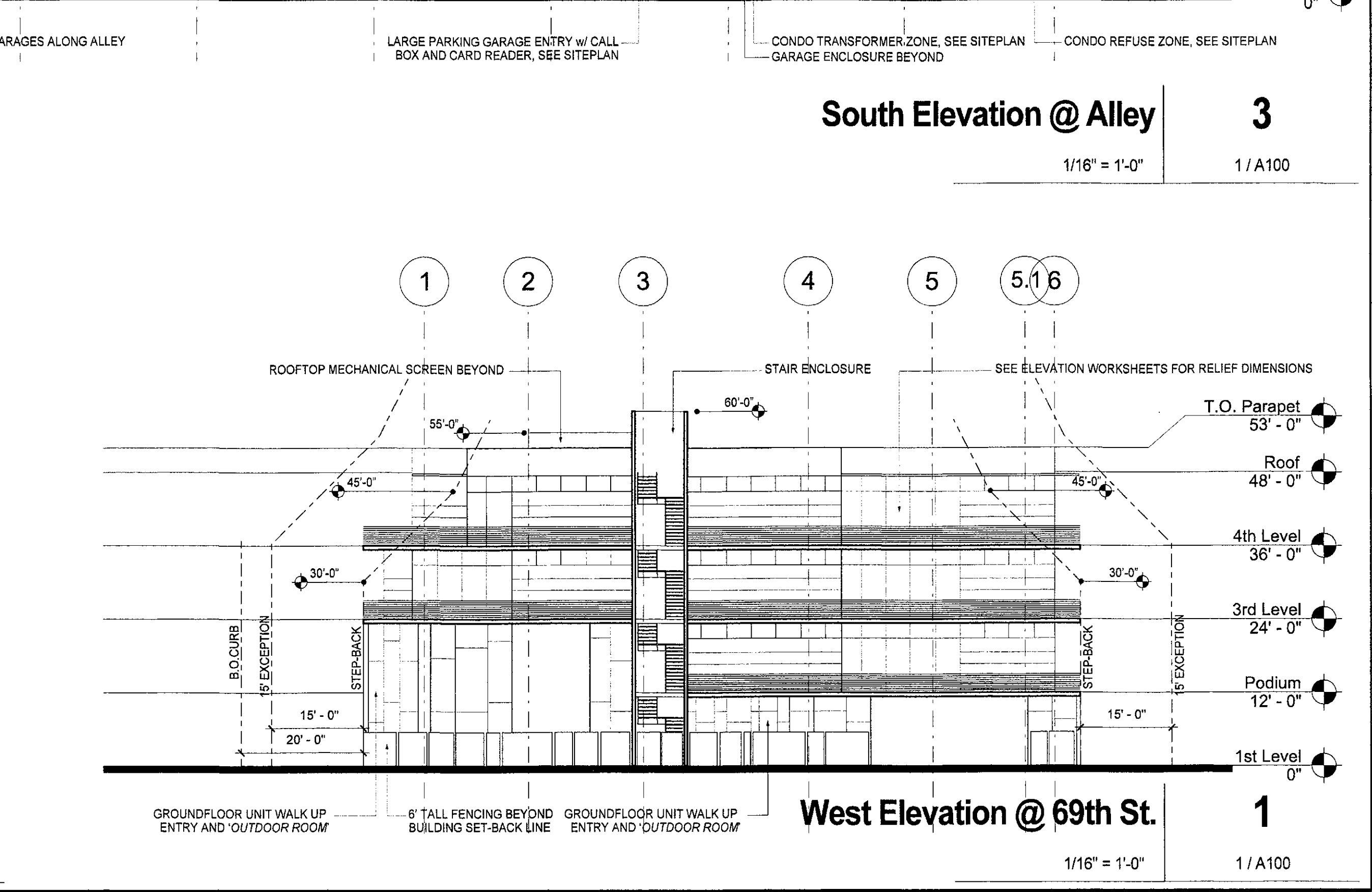
North Elevation @ Main Street 4
1/16" = 1'-0" 1 / A100



South Elevation @ Alley 3
1/16" = 1'-0" 1 / A100



East Elevation 2
1/16" = 1'-0" 1 / A100



West Elevation @ 69th St. 1
1/16" = 1'-0" 1 / A100

STIPULATION SET
RETAIN FOR RECORDS

Number	Revision Description	Date

Project No 05150140
Date: August 19, 2016
Sheet:

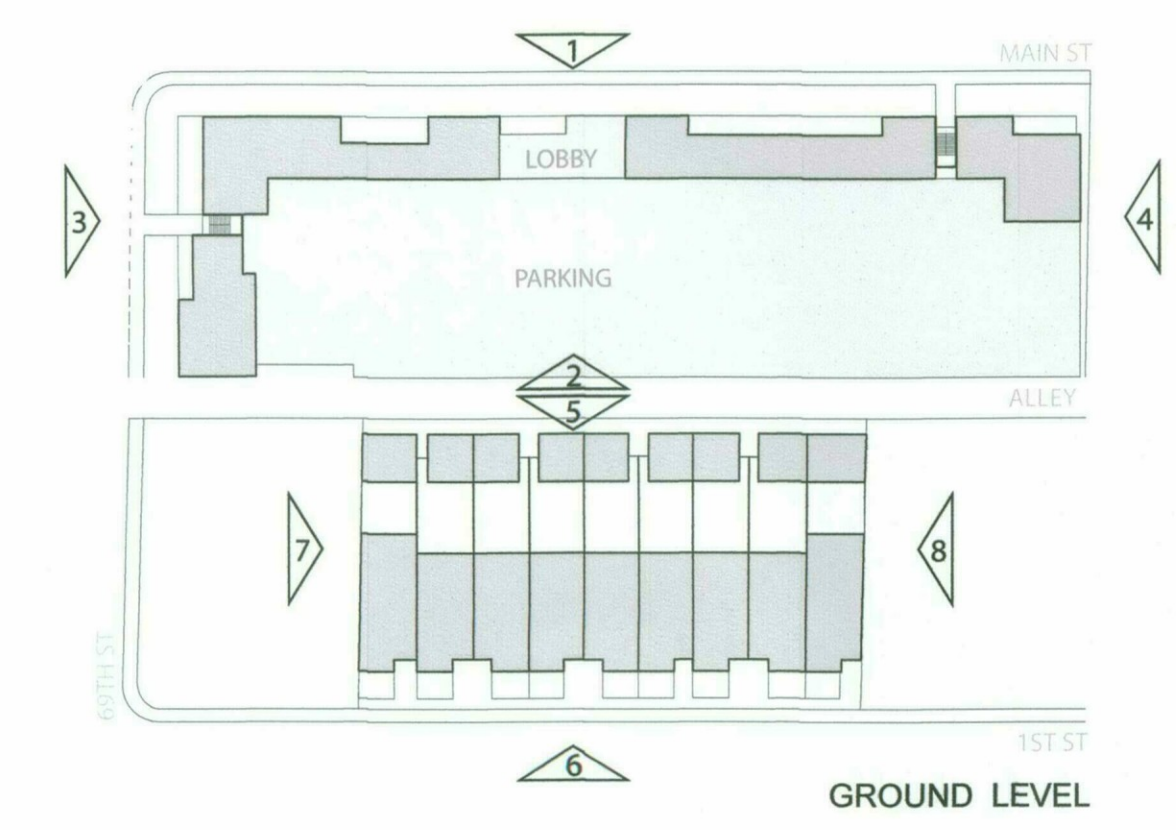
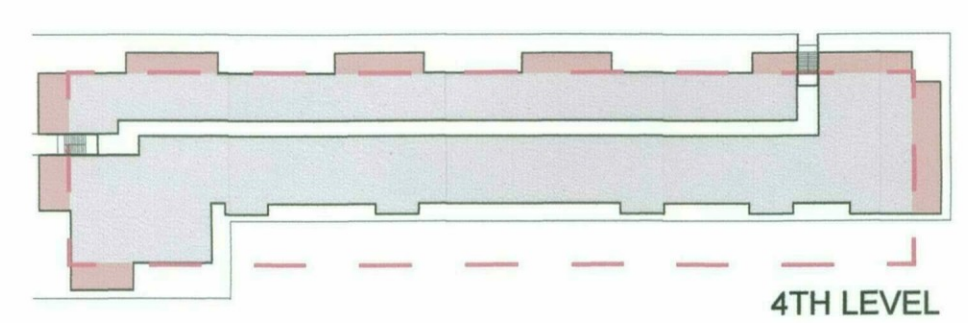
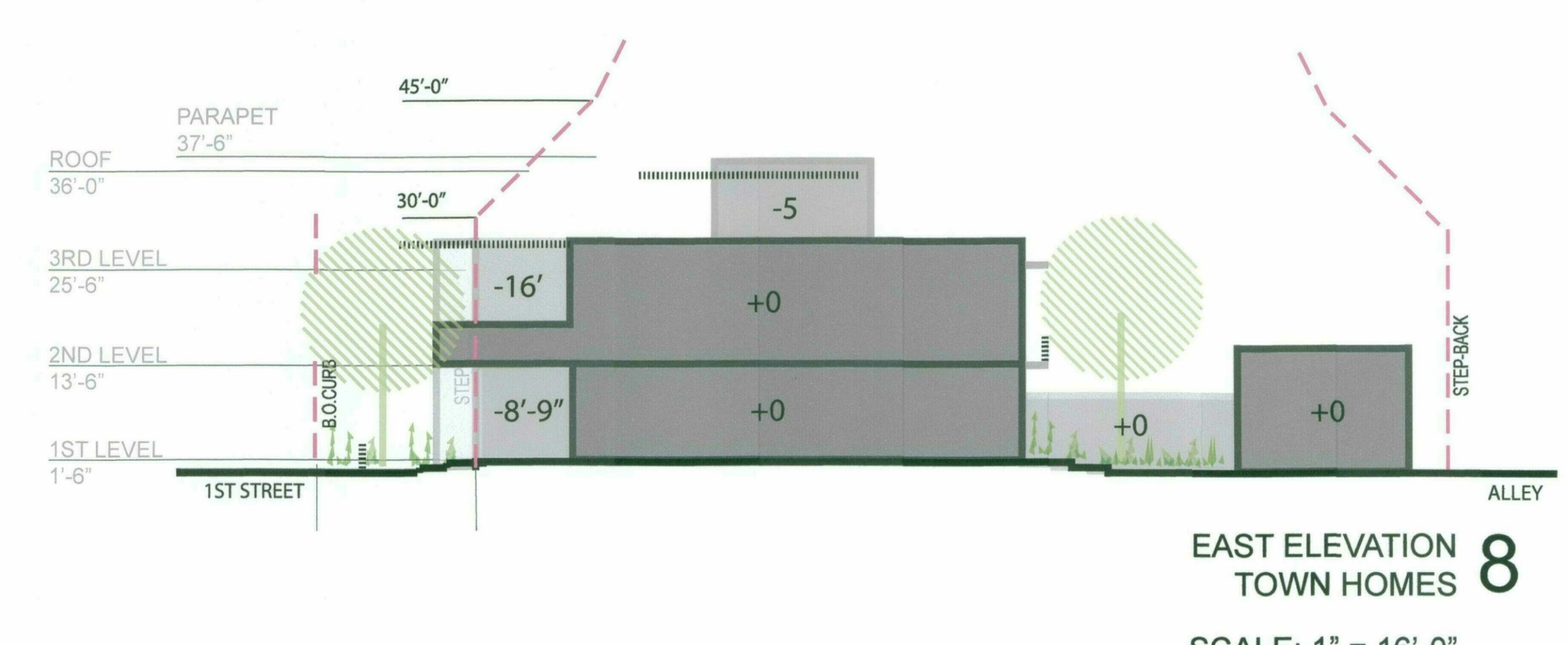
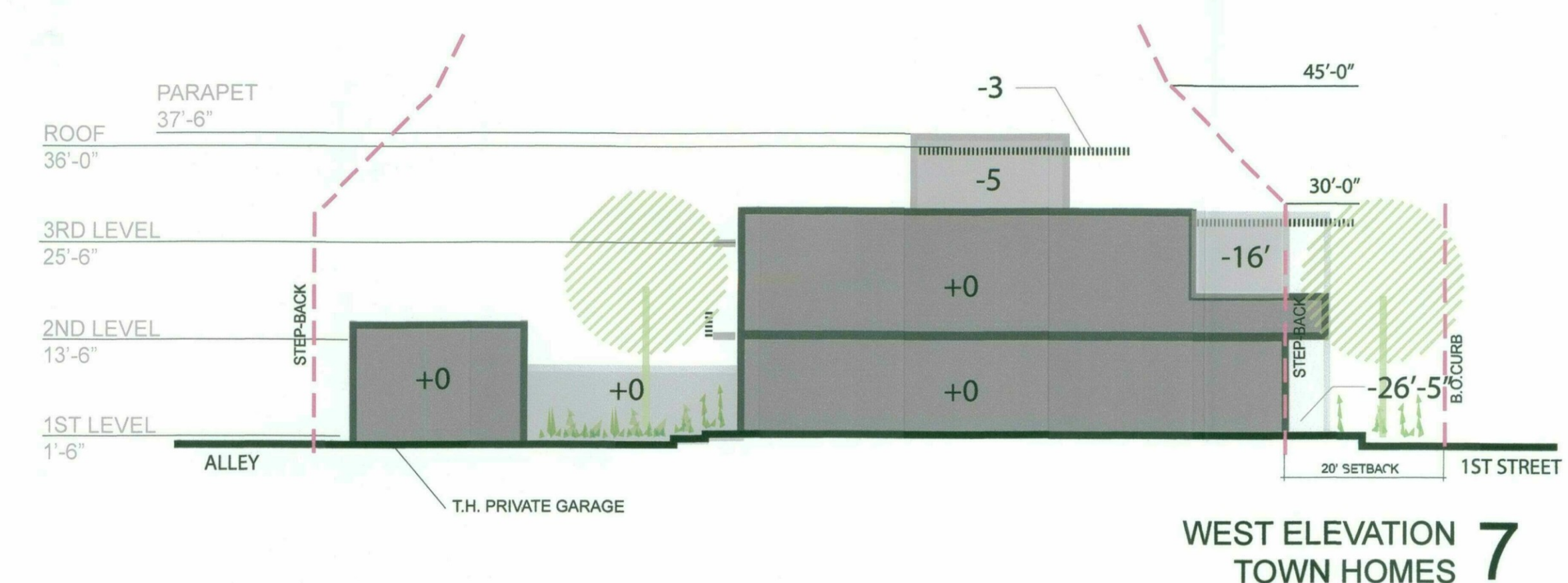
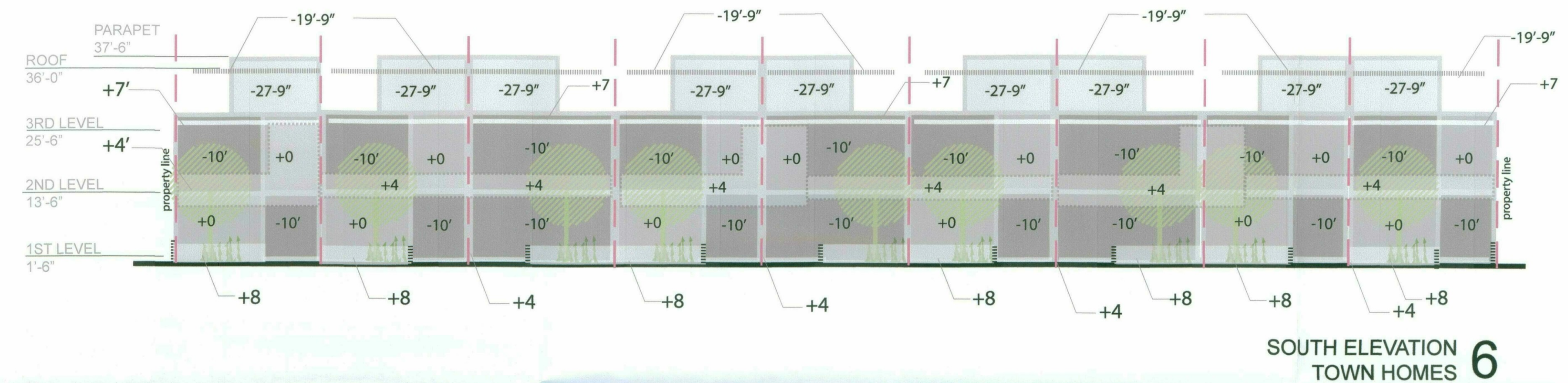
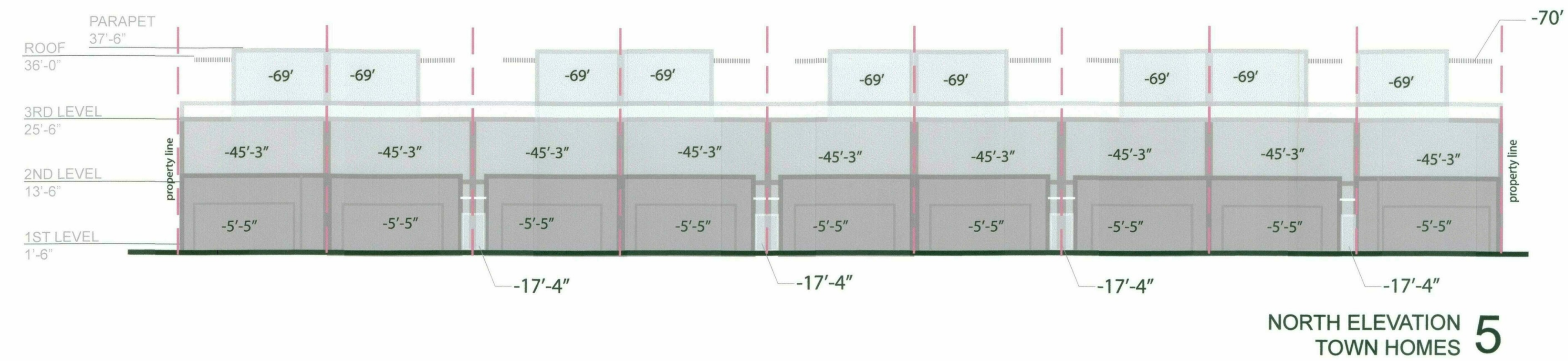
21-ZN-2016
08/19/16

CONDOMINIUM ELEVATIONS
Z-A300
Zoning

**Main Street
Scottsdale Condos
& Townhomes**

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

architect:
Gould Evans Associates
521 S 3rd St #100
Phoenix, AZ 85004
602.234.1140 voice
eduardo.perez@gouldevans.com



KEY PLAN
SCALE 1" = 64'-0"

STIPULATION SET
RETAIN FOR RECORDS

**NOT FOR
CONSTRUCTION**

Number	Revision Description	Date
21-ZN-2016		08/19/16
Project No	05150140	
Date:	August 18, 2016	
Sheet:		

Elevations Worksheet

Z-A303

Zoning

Main Street
Scottsdale Condos
& Townhomes

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

architect:
Gould Evans Associates
521 S 3rd St #100
Phoenix, AZ 85004
602.234.1140 voice
eduardo.perez@gouldevans.com

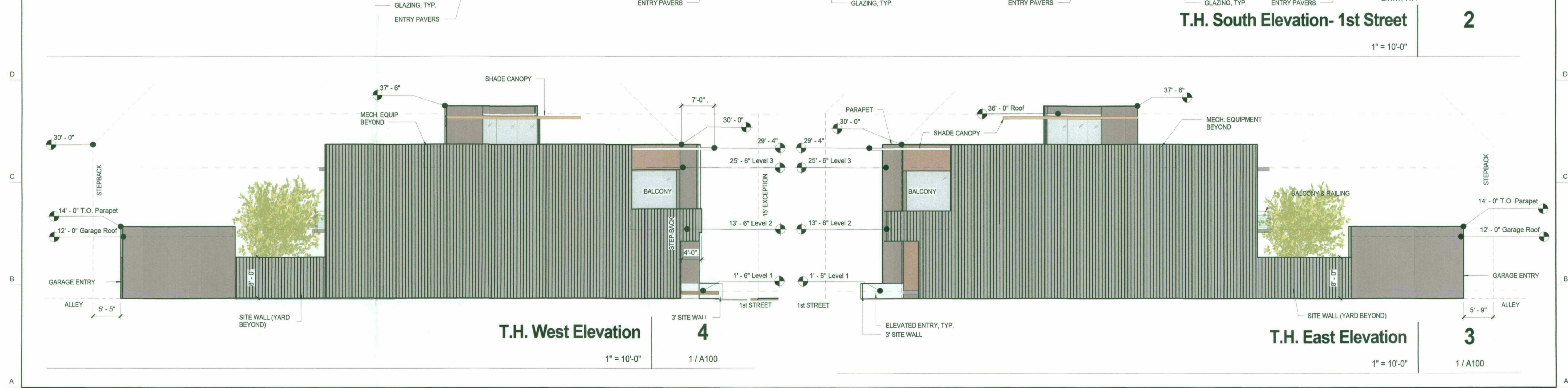
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



T.H. North Elevation -Garage Entry **1**
1" = 10'-0" 1 / A103



T.H. South Elevation - 1st Street **2**
1" = 10'-0"



T.H. West Elevation **4**
1" = 10'-0" 1 / A100

T.H. East Elevation **3**
1" = 10'-0" 1 / A100

NOT FOR
CONSTRUCTION

Number	Revision Description	Date
21-ZN-2016		
08/19/16		

Project No: 05150140
Date: August 18, 2016
Sheet:

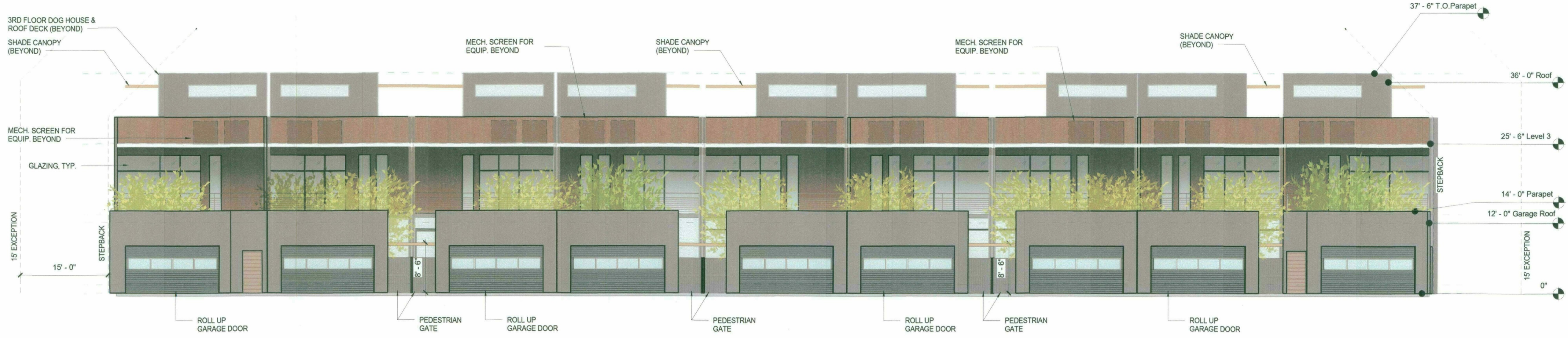
Town Home Elevations
Z-A301
Zoning

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

Main Street Scottsdale Condos & Townhomes

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

architect:
Gould Evans Associates
521 S 3rd St #100
Phoenix, AZ 85004
602.234.1140 voice
eduardo.perez@gouldevans.com



T.H. North Elevation -Garage Entry

1

1" = 10'-0"

1 / A103



T.H. South Elevation- 1st Street

2

1" = 10'-0"

NOT FOR
CONSTRUCTION

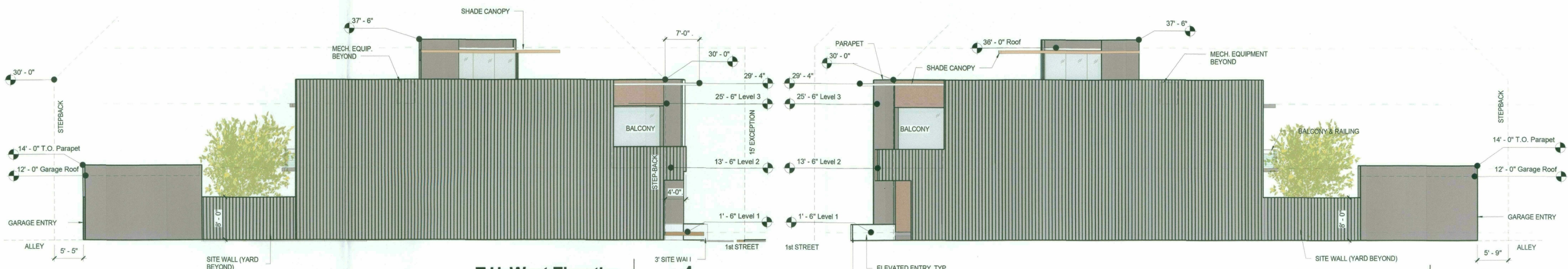
Number Revision Description Date

21-ZN-2016
08/19/16

Project No 05150140

Date: August 18, 2016

Sheet:



T.H. West Elevation

4

1" = 10'-0"

1 / A100

T.H. East Elevation

3

1" = 10'-0"

1 / A100

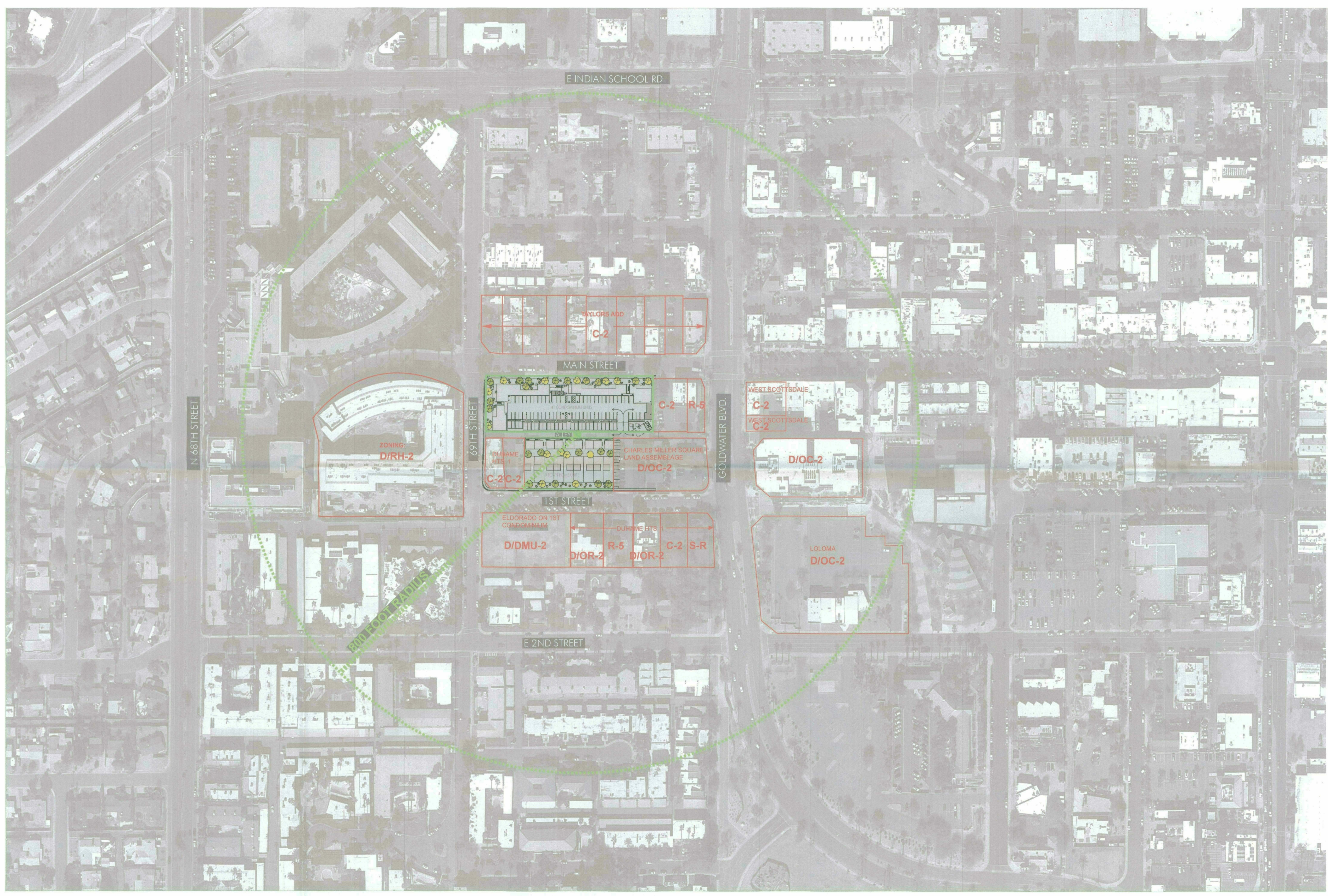
Town Home Elevations

Z-A301

Zoning

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

L
K
J
H
G
F
E
D
C
B
A



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phoenix • san francisco • tampa

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Main Street Scottsdale Condos & Townhomes

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

architect:
Gould Evans Associates
521 S 3rd St #100
Phoenix, AZ 85004
602.234.1140 voice
eduardo.perez@gouldevans.com

STIPULATION SET
RETAIN FOR RECORDS

NOT FOR
CONSTRUCTION

Number	Revision Description	Date
21-ZN-2016		08/19/16

Project No	05160140
Date:	August 18, 2016
Sheet:	

Context Aerial

AS104

Zoning

CONTEXT AERIAL

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

**ORDER NO. 71003348-071-CH1
PARCEL DESCRIPTION**

Lots 10 and 11, Block 1, DUHAME HEIGHTS, UNIT 1, according to Book 34 of Maps, Page 19, records of Maricopa County, Arizona.

**ORDER NO. 71003348-071-CH1
SCHEDULE "B" ITEMS**

- 6 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utilities
Recording Date: July 17, 1963
Recording No: Docket 4657, Page 248
(PLOTTABLE MATTERS SHOWN HEREON)
- 7 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utilities
Recording Date: January 21, 1965
Recording No: Docket 5393, Page 298
(PLOTTABLE MATTERS SHOWN HEREON)
- 8 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Underground utilities
Recording Date: October 4, 1982
Recording No: Docket 16329, Page 620
(PLOTTABLE MATTERS SHOWN HEREON)
- 9 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utilities
Recording Date: October 4, 1982
Recording No: Docket 16329, Page 622
(PLOTTABLE MATTERS SHOWN HEREON)
- 10 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utilities
Recording Date: October 4, 1982
Recording No: Docket 16329, Page 624
(PLOTTABLE MATTERS SHOWN HEREON)
- 11 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Utilities
Recording Date: December 21, 1982
Recording No: Docket 16502, Page 739
(PLOTTABLE MATTERS SHOWN HEREON)

SITE INFORMATION

ORDER NO. 71003348-071-CH1:
LOTS 10 & 11:
ADDRESS: 6909 E. MAIN STREET, SCOTTSDALE, ARIZONA

A.P.N.: 130-11-010 & 130-11-011

LAND AREA:
0.299 ACRES - 13,035 SQ. FT.

STRIPED PARKING SPACE TABULATION:
Regular: 14
Handicapped: 1
Total: 15

ORDER NO. 71003194-071-CH1

ADDRESS: 6930 E. 1st STREET, SCOTTSDALE, ARIZONA

A.P.N.: 130-11-015-A, 130-11-016 thru 130-11-018

LAND AREA:
0.449 ACRES - 19,556 SQ. FT.

STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

PARCELS 1, 2 & 4 ORDER NO. 71003531-071-CH1:

ADDRESS: 6915 & 6939 E. MAIN STREET, SCOTTSDALE, ARIZONA

A.P.N.: 130-11-003 thru 130-11-009

LAND AREA:
0.972 ACRES - 42,375 SQ. FT.

STRIPED PARKING SPACE TABULATION:
Regular: 41
Handicapped: 4
Total: 45

PARCEL 3 ORDER NO. 71003531-071-CH1:

ADDRESS: 6920 E. 1st STREET, SCOTTSDALE, ARIZONA

A.P.N.: 130-11-014-A

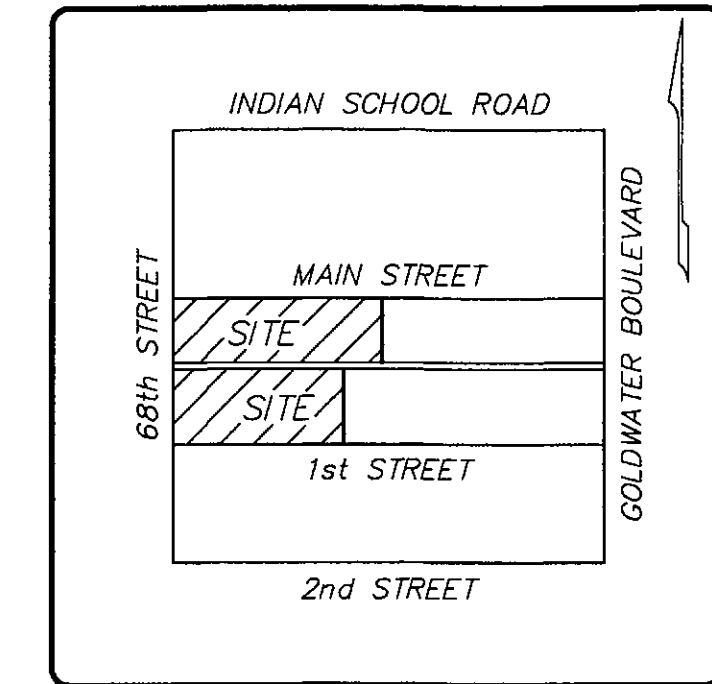
LAND AREA:
0.224 ACRES - 9,777 SQ. FT.

STRIPED PARKING SPACE TABULATION:
Regular: 16
Handicapped: 0
Total: 16

TOTAL LAND AREA:
1.944 ACRES - 84,743 SQ. FT.

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

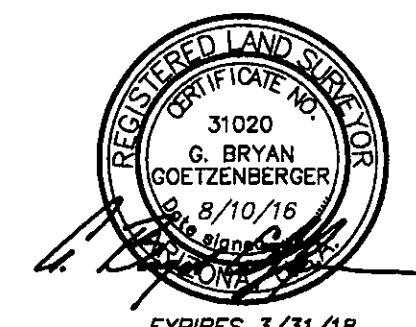
1. This survey and the description used are based on a three Commitments for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 71003531-071-CH1, dated July 22, 2016 & Fourth Amended Order Number 71003348-071-CH1, dated July 22, 2016, Amendment dated August 1, 2016 & Sixth Amended Order Number 71003194-071-CH1, dated July 22, 2016, Amendment dated August 1, 2016
2. BASIS OF BEARING: The monument line of Main Street, using a bearing of North 90 degrees 00 minutes 00 seconds East, per the Plat of DUHAME HEIGHTS-UNIT 1, recorded in Book 34, Page 19, M.C.R.
3. The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated September 29, 2015, recorded in Book 1243, Page, 50, 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.
4. 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).
5. 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 was not contacted and 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.
6. 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).
7. At the time of this survey there was no observable above ground evidence of earth moving work, building construction or building additions within recent months.
8. The surveyor has no knowledge of street right of way changes, proposed or completed, and there was no observable above ground evidence of street or sidewalk construction.
9. At the time of this survey there was no observable above ground evidence of wetlands delineated by an appropriate qualified specialist.

CERTIFICATION

TO:
Main Street Scottsdale, LLLP, a Colorado limited liability limited partnership;
212-34-027, L.L.C.; Rain Scott Investments, L.L.C., an Arizona limited liability company;
Fidelity National Title Agency, Inc., and Fidelity National 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on January 12, 2016.

August 10, 2016
G. Bryan Goetzenberger
R.L.S. 31020



21-ZN-2016
08/19/16

**6909 & 6939 E. MAIN STREET
& 6920, 6920, 6930 E. 1st STREET, SCOTTSDALE, AZ**

STATEWIDE SERVICE IN ARIZONA
www.alliancelsurveying.com

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

REV. _____
REV. _____

SHEET: 1 OF 2 DATE: 8-10-16 JOB NO: 150830

**ORDER NO. 71003194-071-CH1
PARCEL DESCRIPTION**

The East half of Lot 15, all of Lots 16 and 17 and the West half of Lot 18, Block 1 of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19.

**ORDER NO. 71003194-071-CH1
SCHEDULE "B" ITEMS**

- 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: July 14, 1983
Recording No: 83-275532
Affects: said land more particularly described therein
(PLOTTABLE MATTERS SHOWN HEREON)
- 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: August 18, 1983
Recording No: 83-330993
Affects: said land more particularly described therein
(PLOTTABLE MATTERS SHOWN HEREON)
- 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
Recording Date: August 22, 1983
Recording No: 83-335205
Affects: said land more particularly described therein
(PLOTTABLE MATTERS SHOWN HEREON)
- 11 Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities
Recording Date: September 16, 1983
Recording No: 83-374801
Affects: said land more particularly described therein
(PLOTTABLE MATTERS SHOWN HEREON)

ZONING/FLOOD ZONE INFORMATION

ZONING INFORMATION:
Based on the City of Scottsdale On-line Zoning Map, the subject property is zoned C-2, DO, Central Business, Downtown Overlay & P-2, DO, Vehicle Parking, Downtown Overlay. The following zoning related information is based solely on information provided by the City of Scottsdale Planning & Development Services Division. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.
Building Setback Information (DO):
Front: 20' (from back of curb) - Not plotted, site is legal non-conforming per verbal conformation from the City of Scottsdale Planning & Development Services Division.

Rear: N/A
Side: N/A
Building Height Restriction (C-2):
38'

Gross Floor Area Ratio (DO):
Maximum 1.3

FLOOD ZONE:
According to FEMA Flood Insurance Rate Map, Map Number 04013C2235L dated October 16, 2013, the subject property is located in Zone X. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

**ORDER NO. 71003531-071-CH1
PARCEL DESCRIPTION**

PARCEL NO. 1:
The West half of Lot 3, all of Lots 4 and 5 and the East half of Lot 6, Block 1, of DUHAME HEIGHTS UNIT 1, according to Book 34 of Maps, page 19, records of Maricopa County, Arizona.

PARCEL NO. 2:
Lot 7, the West half of Lot 6 and the East half of Lot 8, Block 1, of DUHAME HEIGHTS UNIT 1, according to Book 34 of Maps, page 19, records of Maricopa County, Arizona.

PARCEL NO. 3:
Lot 14 and the West one-half of Lot 15, Block 1, of DUHAME HEIGHTS UNIT 1, according to Book 34 of Maps, page 19, records of Maricopa County, Arizona.

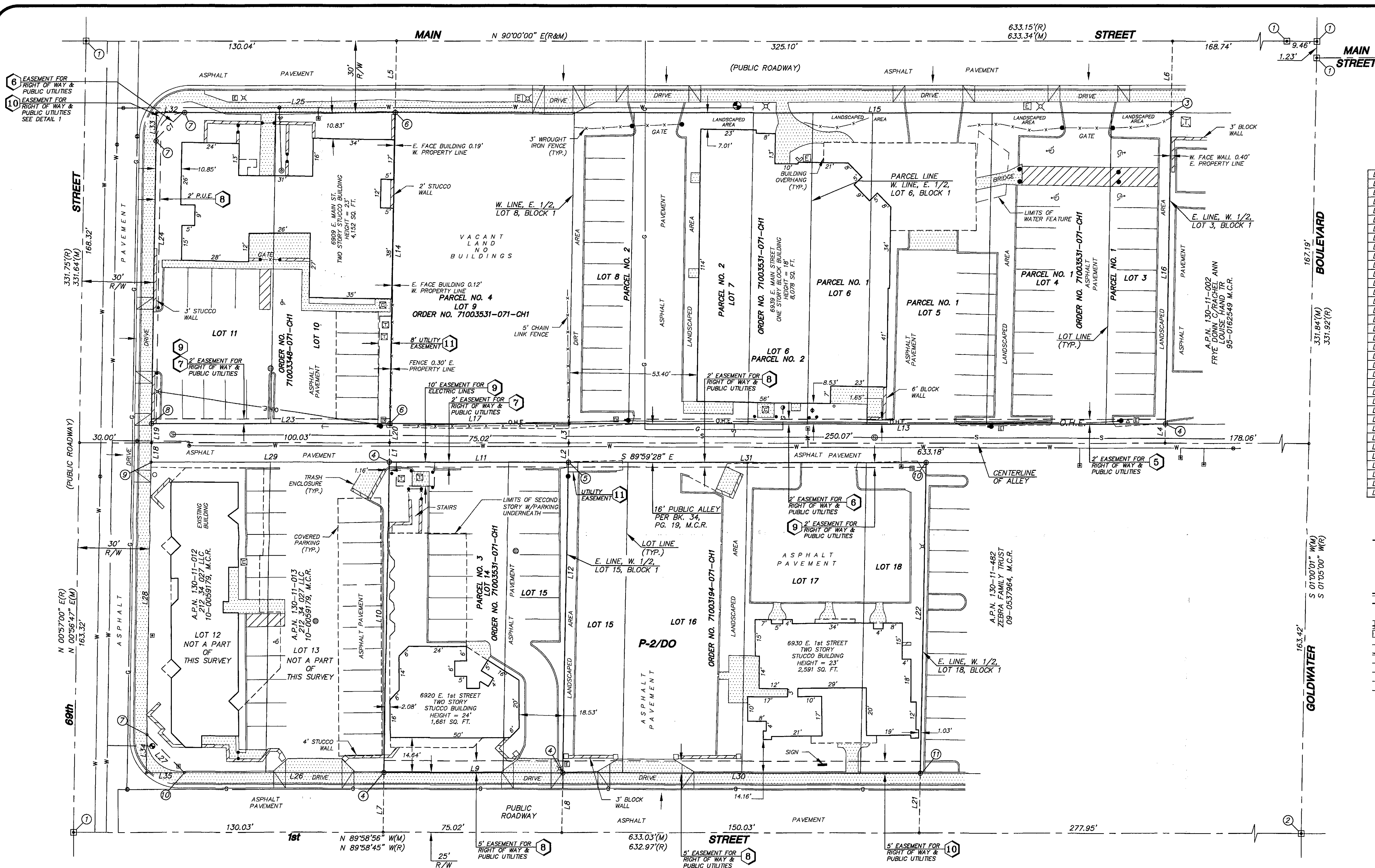
PARCEL NO. 4:
Lot 9 and the West half of Lot 8, Block 1, of DUHAME HEIGHTS UNIT 1, according to Book 34 of Maps, page 19, records of Maricopa County, Arizona.

**ORDER NO. 71003531-071-CH1
SCHEDULE "B" ITEMS**

- 5 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utility lines
Recording Date: January 21, 1965
Recording No: Docket 5393, page 296
(PLOTTABLE MATTERS SHOWN HEREON)
- 6 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utility lines
Recording Date: January 21, 1965
Recording No: Docket 5393, page 297
(PLOTTABLE MATTERS SHOWN HEREON)
- 7 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utility lines
Recording Date: March 11, 1985
Recording No: 85-103620
(PLOTTABLE MATTERS SHOWN HEREON)
- 8 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utility lines
Recording Date: March 11, 1985
Recording No: 85-103621
(PLOTTABLE MATTERS SHOWN HEREON)
- 9 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Electric lines
Recording Date: May 10, 1985
Recording No: 85-215422
(PLOTTABLE MATTERS SHOWN HEREON)
- 10 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Drainage
Recording Date: July 23, 1985
Recording No: 85-341769 and
Thereafter Termination recorded in Recording No. 20150880191.
(DRAINAGE EASEMENT IS TERMINATED PER DOC. NO. 2015-0880191, M.C.R.)
- 11 Matters contained in that certain document
Entitled: Agreement for the Waiver of Claims for Diminution in Value of Property
Recording Date: July 15, 2009
Recording No: 2009-650035
(AFFECTS PARCEL NO. 4 - NOT PLOTTABLE)
- 12 Matters shown on record of survey:
Recording No.: Book 1243 of Maps, page 50
(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 34, PAGE 19, M.C.R.
- (R1) PLAT PER BOOK 1202, PAGE 30, M.C.R.
- (R2) PLAT PER BOOK 597, PAGE 6, M.C.R.
- (R3) PLAT PER BOOK 683, PAGE 43, M.C.R.
- (R4) R.O.S. PER BOOK 1031, PAGE 47, M.C.R.
- (R5) R.O.S. PER BOOK 1021, PAGE 3, M.C.R.
- (R6) R.O.S. PER BOOK 667, PAGE 5, M.C.R.
- (R7) R.O.S. PER BOOK 720, PAGE 9, M.C.R.
- (R8) R.O.S. PER BOOK 1155, PAGE 28, M.C.R.
- (R9) R.O.S. PER BOOK 1211, PAGE 2, M.C.R.
- (R10) R.O.S. PER BOOK 1243, PAGE 50, M.C.R.
- (R11) R.O.S. PER BOOK 1263, PAGE 7, M.C.R.



LINE	BEARING	DISTANCE
L1	N 00°56'53" E	8.00'
L2	N 00°56'57" E	8.00'
L3	N 00°56'57" E	8.00'
L4	N 00°57'13" E	8.00'
L5	N 00°56'53" E	30.00'
L6	N 00°57'13" E	30.00'
L7	S 00°56'53" W	25.00'
L8	S 00°56'57" W	25.00'
L9	N 89°58'56" W	75.02'
L10	N 00°56'53" E	130.34'
L11	S 89°59'28" E	75.02'
L12	S 00°56'57" W	130.35'
L13	N 89°59'28" W	250.07'
L14	N 00°56'53" E	130.34'
L15	N 90°00'00" E	325.11'
L16	S 00°57'13" W	130.39'
L17	N 89°59'28" W	75.02'
L18	N 00°56'47" E	8.00'
L19	N 00°56'47" E	8.00'
L20	S 00°57'06" W	25.00'
L21	S 00°58'01" W	123.37'
L22	N 89°59'28" W	100.03'
L23	N 00°56'47" E	118.52'
L24	N 90°00'00" E	88.23'
L25	N 89°58'56" W	84.02'
L26	N 44°31'05" W	22.44'
L27	N 00°56'47" E	114.32'
L28	S 89°59'28" E	100.03'
L29	N 89°58'56" W	150.04'
L30	S 89°59'28" E	150.04'
L31	S 00°56'47" W	11.80'
L32	S 00°56'47" W	11.80'
L33	S 00°56'47" W	16.00'
L34	S 89°58'56" E	16.00'
L35	S 89°58'56" E	16.00'

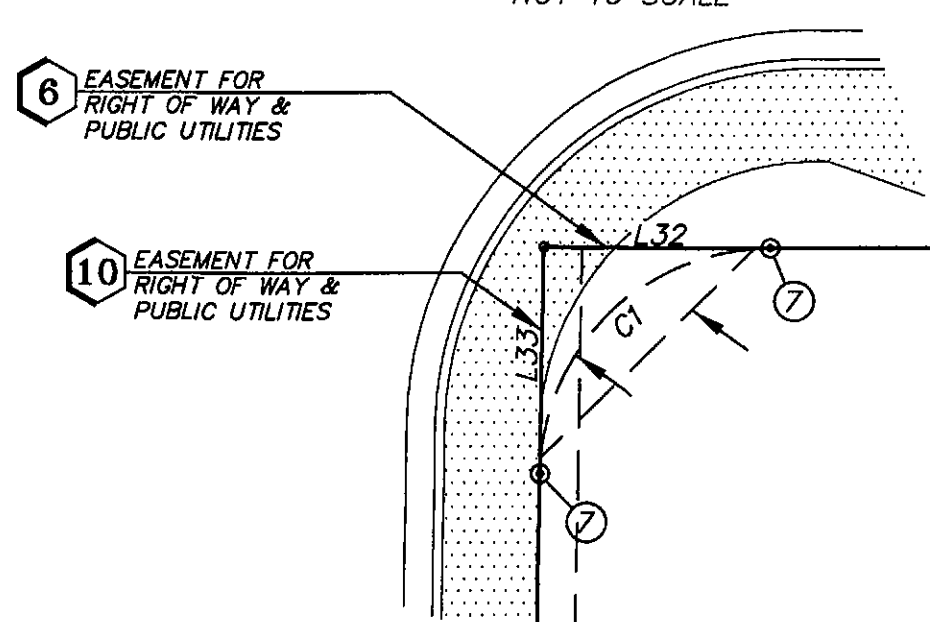
LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Underground Water Line
- Underground Sewer Line
- Underground Gas Line
- Back Flow Preventer
- Drywell Or Catch Basin
- Electric Box
- Electric Cabinet
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Guard Post or Gate Post
- Handicapped Space
- Irrigation Structure
- Light Pole
- Power Pole
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Fire Riser
- Stand Pipe
- Water Meter
- Water Valve
- Gas Valve
- See Reference Documents
- Measured

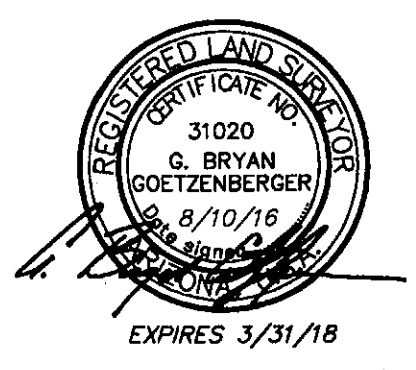
MONUMENT TABLE

①	FND BRASS CAP IN HANDHOLE
②	FND BRASS CAP FLUSH - ALSO FND BRASS CAP FLUSH NORTH 0.63' - ALSO FND BRASS CAP IN HANDHOLE, N. 82°49'06" E., 4.64'
③	FND PK NAIL & WASHER L.S. 31020 - ON LANDSCAPE CURB PER (R10)
④	FND PK NAIL & WASHER L.S. 31020 PER (R10)
⑤	FND 1/2" REBAR W/ CAP L.S. 31020 PER (R10)
⑥	FND 1/2" REBAR W/CAP L.S. 37936 AS SHOWN (R10)
⑦	SET 1/2" REBAR W/CAP L.S. 31020 PER (R11)
⑧	FND 1/2" REBAR W/CAP L.S. 37936 AS SHOWN ON (R11)
⑨	FND PK NAIL & TAG L.S. 37936 AS SHOWN ON (R11)
⑩	SET PK NAIL & WASHER L.S. 31020 PER (R11)
⑪	FND CONCRETE NAIL & TAG L.S. 19850 AS SHOWN ON (R11)

DETAIL 1
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.00'	18.65'	89°03'13"	N 45°28'23" E	16.83'



21-ZN-2016
08/19/16

6909, 6915 & 6939 E. MAIN STREET
& 6920, 6930 E. 1st STREET, SCOTTSDALE, AZ

ALLIANCE
LAND SURVEYING, LLC

STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

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

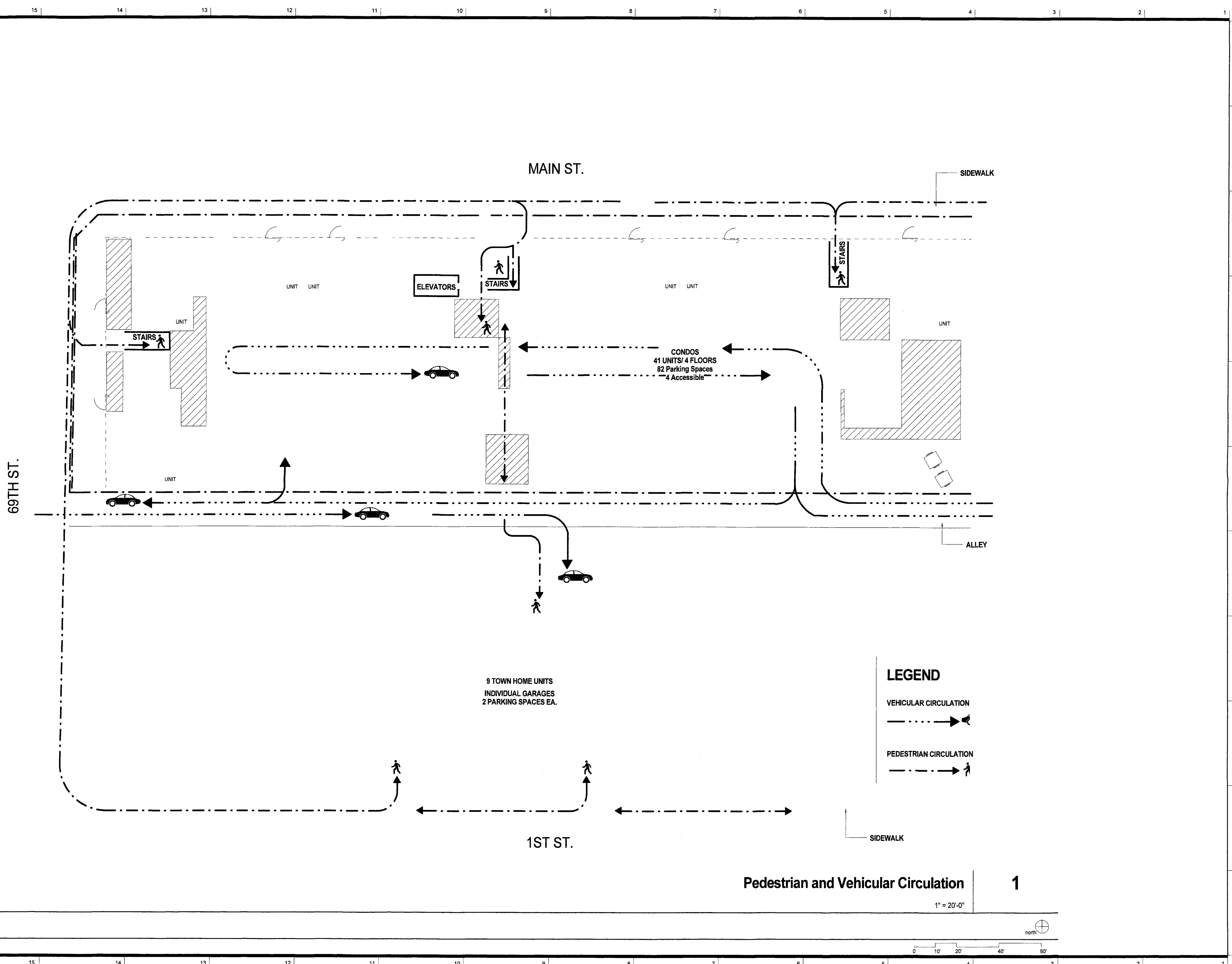
REVISIONS: _____

SHEET: 2 OF 2 DATE: 8-10-16 JOB NO: 150830

Main Street
Scottsdale Condos
& Townhomes

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

architect:
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NOT FOR
CONSTRUCTION

Number	Revision Description	Date
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08/19/16

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Date:	August 18, 2016
Sheet:	

Pedestrian and Vehicular
Circulation Plan

AS101

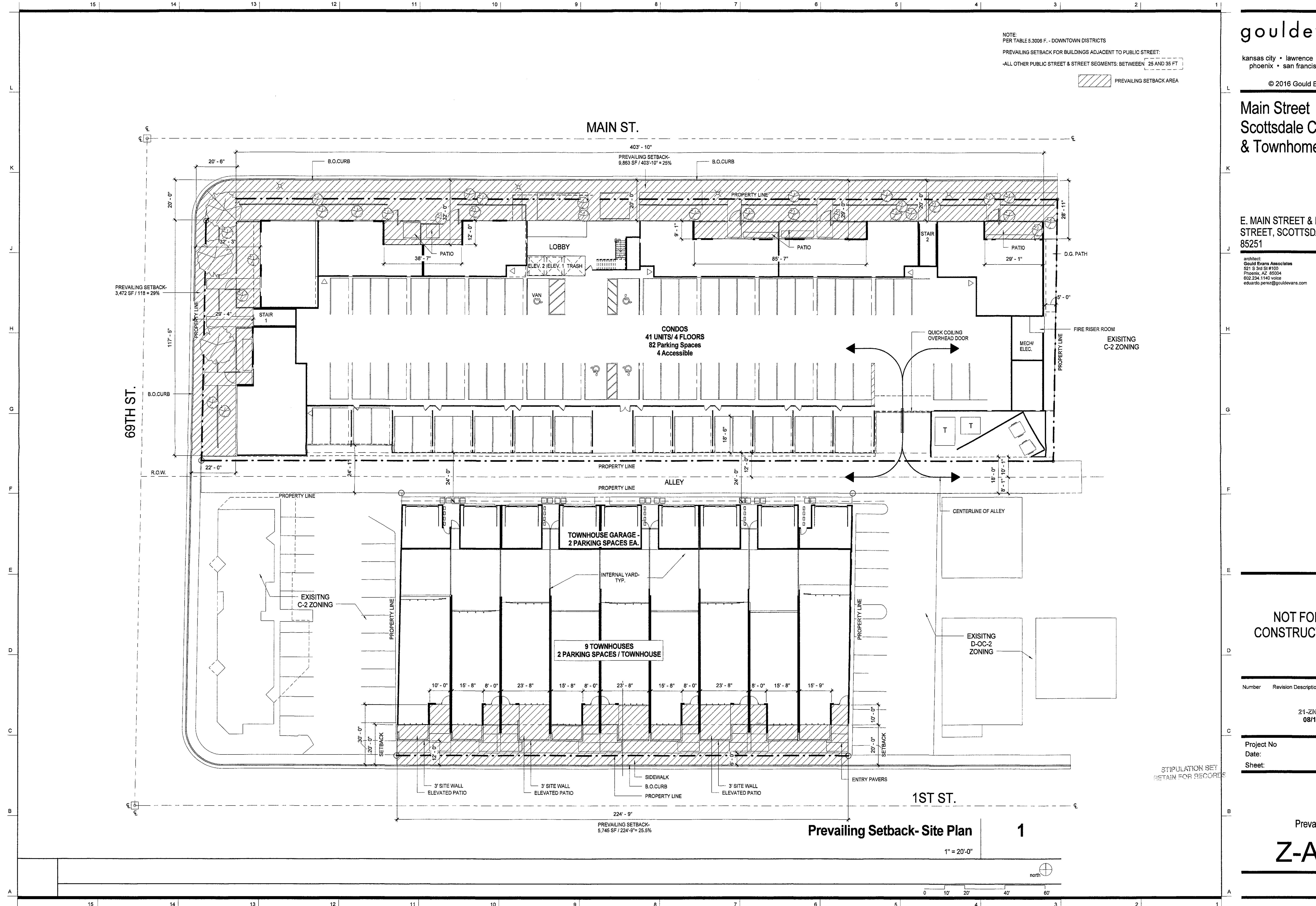
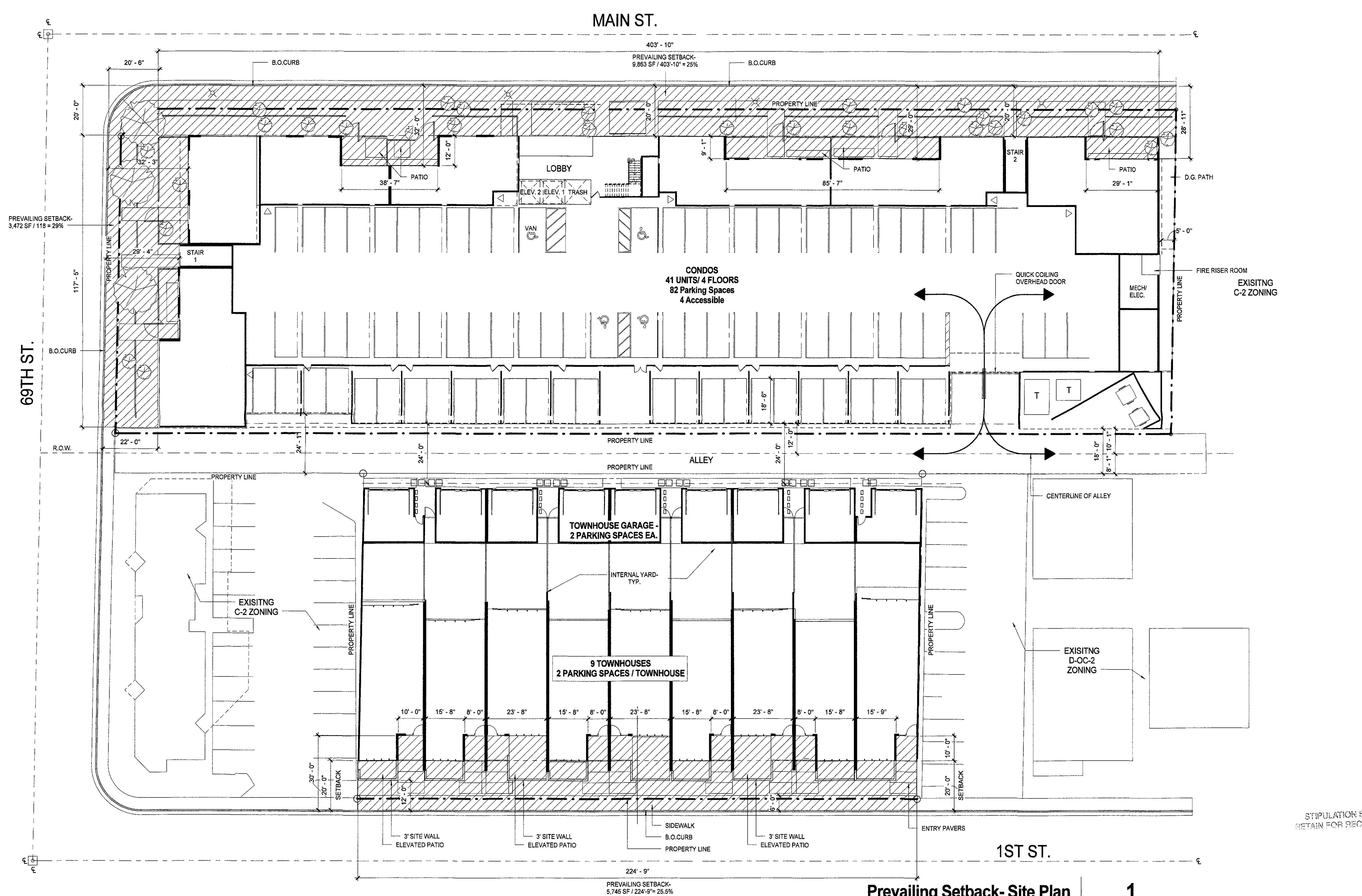
Zoning

**Main Street
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NOTE:
PER TABLE S.3006 F. - DOWNTOWN DISTRICTS
PREVAILING SETBACK FOR BUILDINGS ADJACENT TO PUBLIC STREET:
-ALL OTHER PUBLIC STREET & STREET SEGMENTS: BETWEEN 25 AND 35 FT



**NOT FOR
CONSTRUCTION**

Number	Revision Description	Date
24-ZN-2016		08/19/16

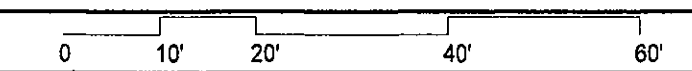
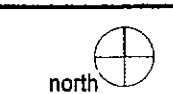
24-ZN-2016
08/19/16

Project No	05150140
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Sheet:	

STIPULATION SET
RETAIN FOR RECORDS

Prevailing Setback- Site Plan 1

1" = 20'-0"



Prevailing Setback

Z-A105

Zoning

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Scottsdale Condos
& Townhomes**

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SCOTTSDALE ZONING
LEG HOLLYTRAILS

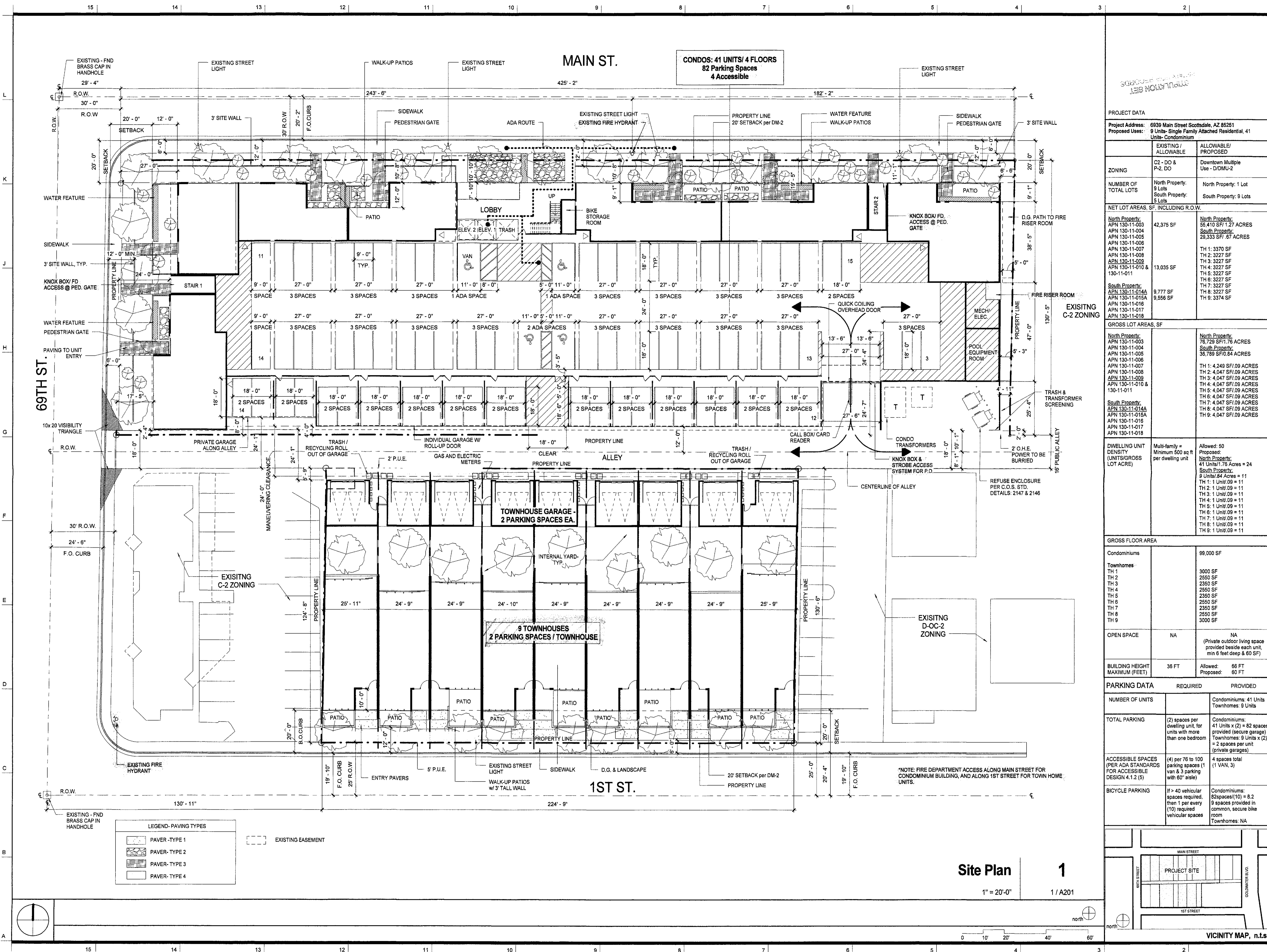
**NOT FOR
CONSTRUCTION**

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Architectural Site Plan

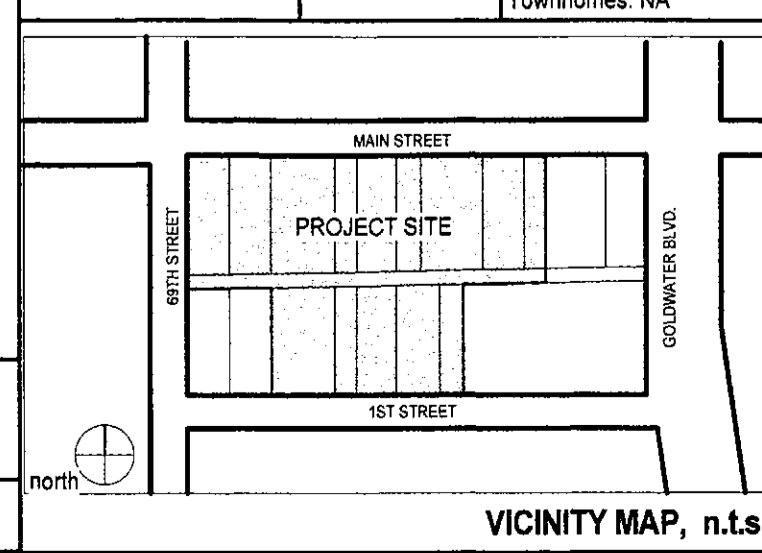
AS100

Zoning



PROJECT DATA		
Project Address: 6939 Main Street Scottsdale, AZ 85251		
Proposed Uses: 9 Units- Single Family Attached Residential, 41 Units- Condominium		
EXISTING / ALLOWABLE	ALLOWABLE / PROPOSED	
ZONING	C2 - DO & P-2, DO	Downtown Multiple Use - D/DMU-2
NUMBER OF TOTAL LOTS	North Property: 9 Lots South Property: 5 Lots	North Property: 1 Lot South Property: 9 Lots
NET LOT AREAS, SF, INCLUDING R.O.W.		
North Property: APN 130-11-003 APN 130-11-004 APN 130-11-005 APN 130-11-006 APN 130-11-007 APN 130-11-008 APN 130-11-009 APN 130-11-010 & 130-11-011	42,375 SF	North Property: 56,410 SF / 1.27 ACRES South Property: 29,333 SF / .67 ACRES
South Property: APN 130-11-014A APN 130-11-015A APN 130-11-016 APN 130-11-017 APN 130-11-018	13,035 SF	TH 1: 3370 SF TH 2: 3227 SF TH 3: 3227 SF TH 4: 3227 SF TH 5: 3227 SF TH 6: 3227 SF TH 7: 3227 SF TH 8: 3227 SF TH 9: 3374 SF
South Property: APN 130-11-014A APN 130-11-015A APN 130-11-016 APN 130-11-017 APN 130-11-018	9,777 SF 9,568 SF	TH 1: 3370 SF TH 2: 3227 SF TH 3: 3227 SF TH 4: 3227 SF TH 5: 3227 SF TH 6: 3227 SF TH 7: 3227 SF TH 8: 3227 SF TH 9: 3374 SF
GROSS LOT AREAS, SF		
North Property: APN 130-11-003 APN 130-11-004 APN 130-11-005 APN 130-11-006 APN 130-11-007 APN 130-11-008 APN 130-11-009 APN 130-11-010 & 130-11-011	76,729 SF / 1.76 ACRES	North Property: 36,789 SF / 0.84 ACRES
South Property: APN 130-11-014A APN 130-11-015A APN 130-11-016 APN 130-11-017 APN 130-11-018	13,035 SF	TH 1: 4,249 SF / 0.09 ACRES TH 2: 4,047 SF / 0.09 ACRES TH 3: 4,047 SF / 0.09 ACRES TH 4: 4,047 SF / 0.09 ACRES TH 5: 4,047 SF / 0.09 ACRES TH 6: 4,047 SF / 0.09 ACRES TH 7: 4,047 SF / 0.09 ACRES TH 8: 4,047 SF / 0.09 ACRES TH 9: 4,047 SF / 0.09 ACRES
DWELLING UNIT DENSITY (UNITS/GROSS LOT ACRES)	Multi-family = Minimum 500 sq ft per dwelling unit	Allowed: 50 Proposed: 41 Units / 1.76 Acres = 24 Units / .84 Acres = 11 TH 1: 1 Unit / .09 = 11 TH 2: 1 Unit / .09 = 11 TH 3: 1 Unit / .09 = 11 TH 4: 1 Unit / .09 = 11 TH 5: 1 Unit / .09 = 11 TH 6: 1 Unit / .09 = 11 TH 7: 1 Unit / .09 = 11 TH 8: 1 Unit / .09 = 11 TH 9: 1 Unit / .09 = 11
GROSS FLOOR AREA		
Condominiums	98,000 SF	
Townhomes		
TH 1	3000 SF	
TH 2	2550 SF	
TH 3	2350 SF	
TH 4	2350 SF	
TH 5	2350 SF	
TH 6	2550 SF	
TH 7	2350 SF	
TH 8	2350 SF	
TH 9	3000 SF	
OPEN SPACE	NA	NA (Private outdoor living space provided beside each unit, min 6 feet deep & 60 SF)
BUILDING HEIGHT MAXIMUM (FEET)	36 FT	Allowed: 66 FT Proposed: 60 FT
PARKING DATA		
	REQUIRED	PROVIDED
NUMBER OF UNITS	41 Units	Condominiums: 41 Units Townhomes: 9 Units
TOTAL PARKING	(2) spaces per dwelling unit, for units with more than one bedroom	Condominiums: 41 Units x (2) = 82 spaces provided (secure garage) Townhomes: 9 Units x (2) = 18 spaces per unit (private garages)
ACCESSIBLE SPACES (PER ADA STANDARDS FOR ACCESSIBLE DESIGN 4.1.2 (5))	(4) per 76 to 100 parking spaces (1 VAN, 3) (1 VAN, 3)	4 spaces total (1 VAN, 3)
BICYCLE PARKING	If > 40 vehicular spaces required, then 1 per every (10) required vehicular spaces	Condominiums: 82spaces/10 = 8.2 9 spaces provided in common, secure bike room Townhomes: NA

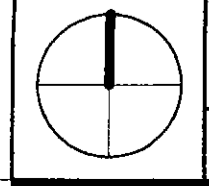
Site Plan 1
1" = 20'-0"
1 / A201



LEGEND-PAVING TYPES

[Pattern]	PAVER -TYPE 1
[Pattern]	PAVER -TYPE 2
[Pattern]	PAVER -TYPE 3
[Pattern]	PAVER -TYPE 4

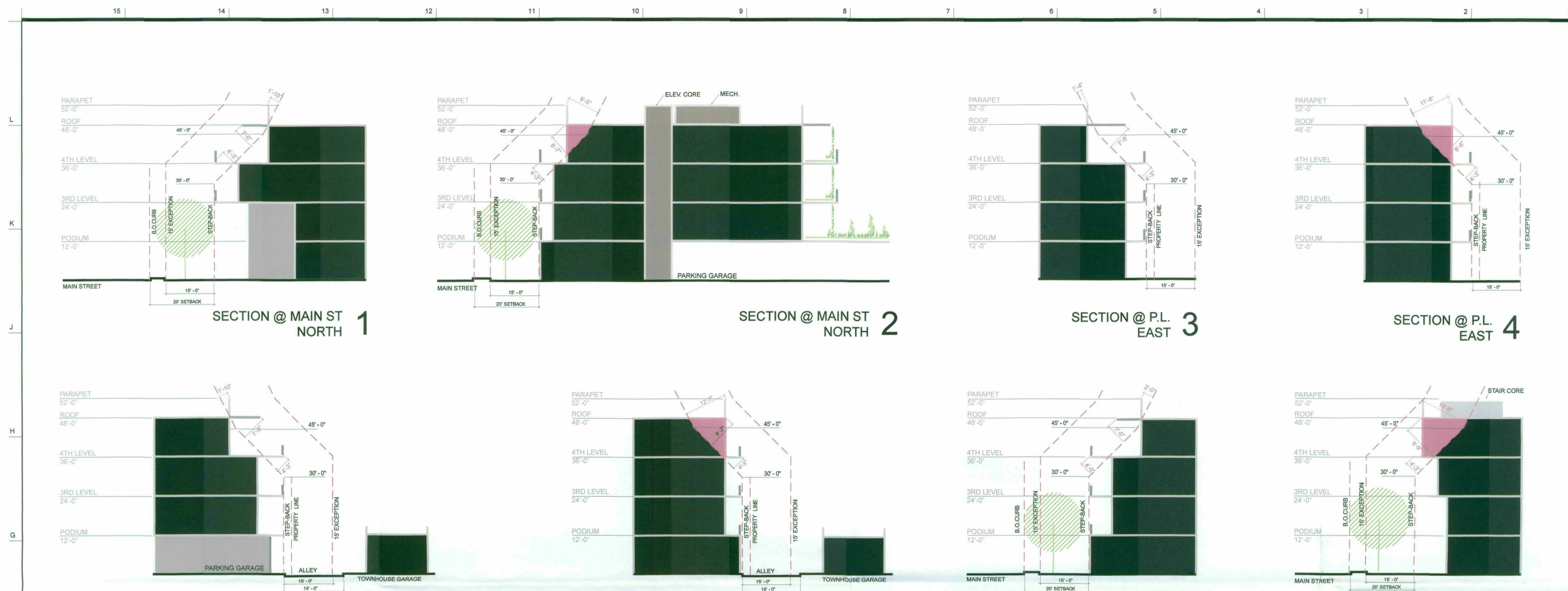
EXISTING EASEMENT



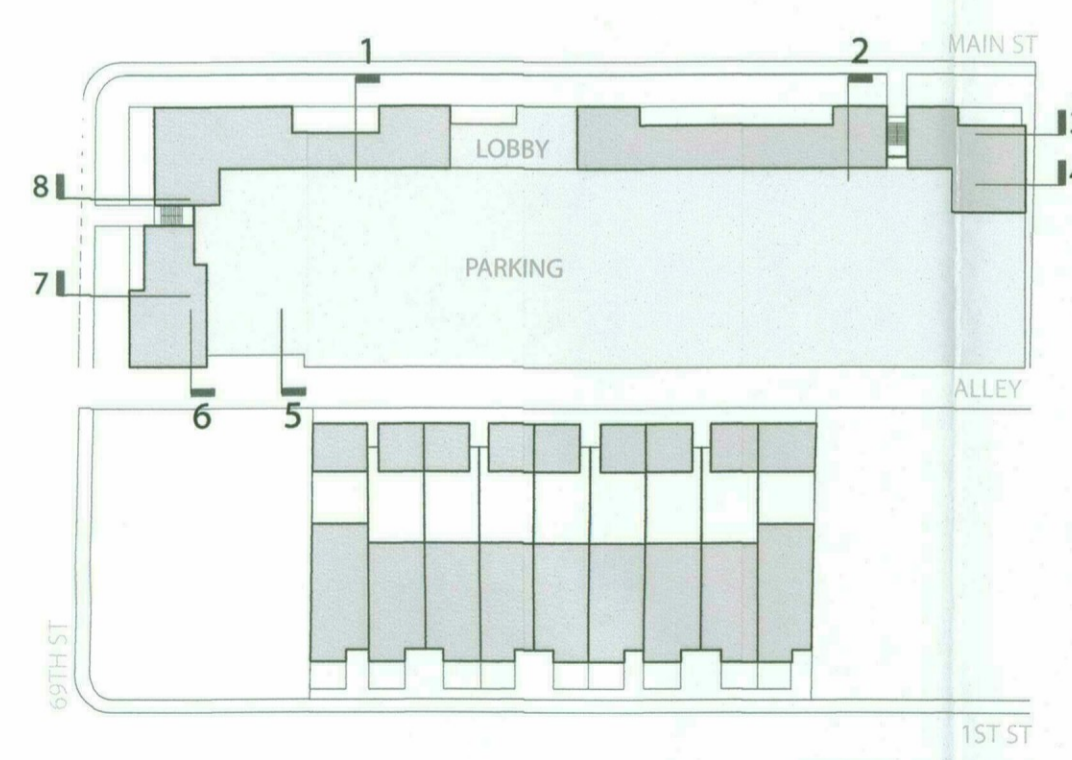
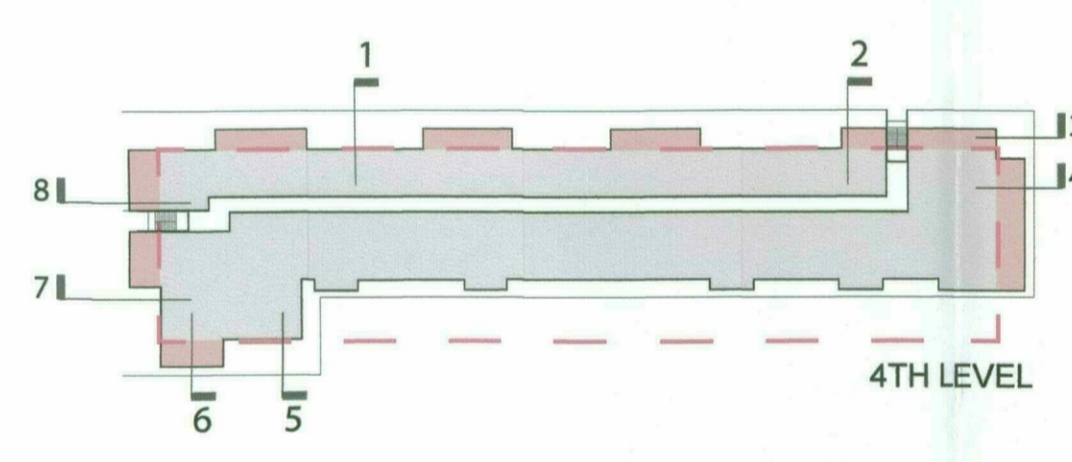
Main Street
Scottsdale Condos
& Townhomes

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SCALE: 1" = 16'-0"



GROUND LEVEL
KEY PLAN
SCALE: 1" = 64'-0"

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Number	Revision Description	Date
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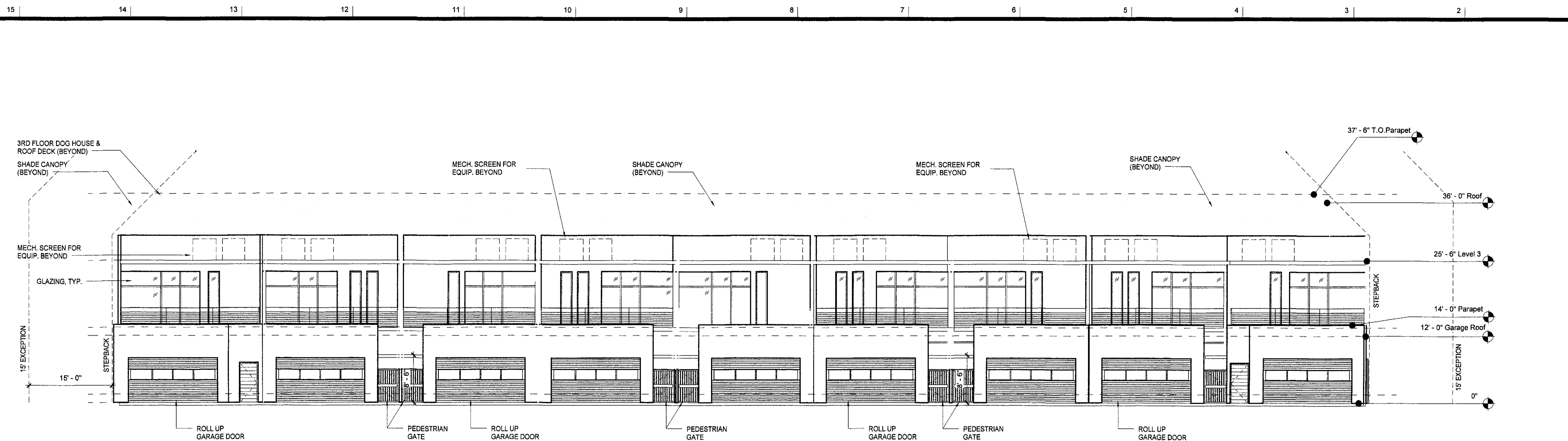
SECTIONS
Z-A304

Zoning

**Main Street
Scottsdale Condos
& Townhomes**

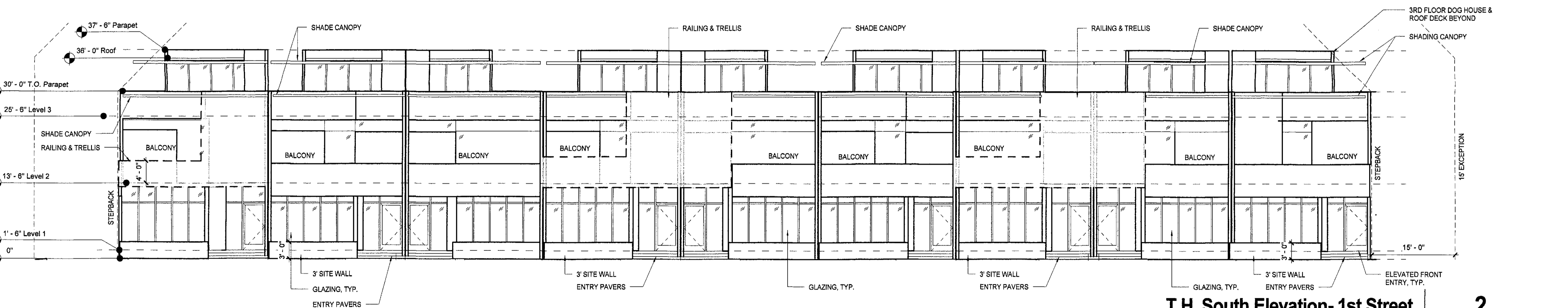
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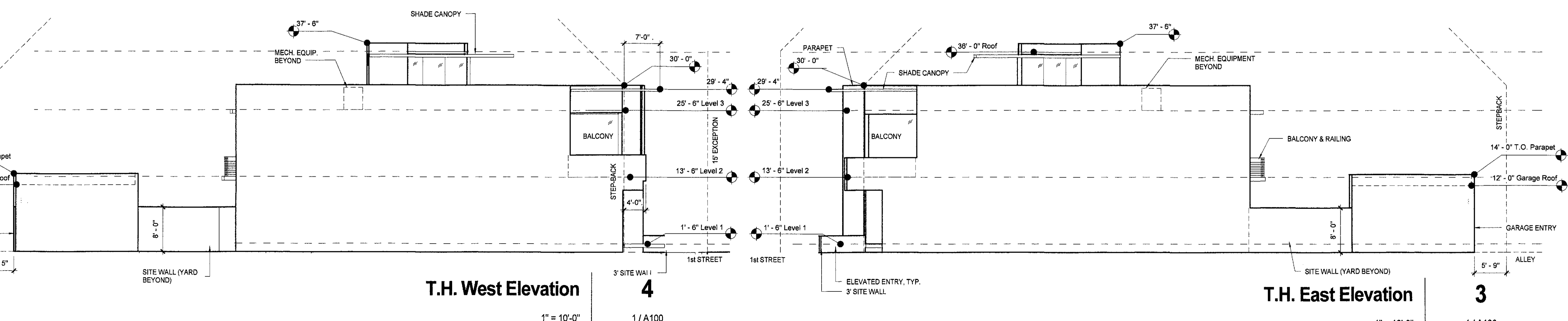
T.H. North Elevation -Garage Entry **1**

1" = 10'-0" 1/A103



T.H. South Elevation - 1st Street **2**

1" = 10'-0"



T.H. West Elevation **4**

1" = 10'-0" 1/A100

T.H. East Elevation **3**

1" = 10'-0" 1/A100

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CONSTRUCTION**

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Town Home Elevations

Z-A301

Zoning