



Simulations

Photos

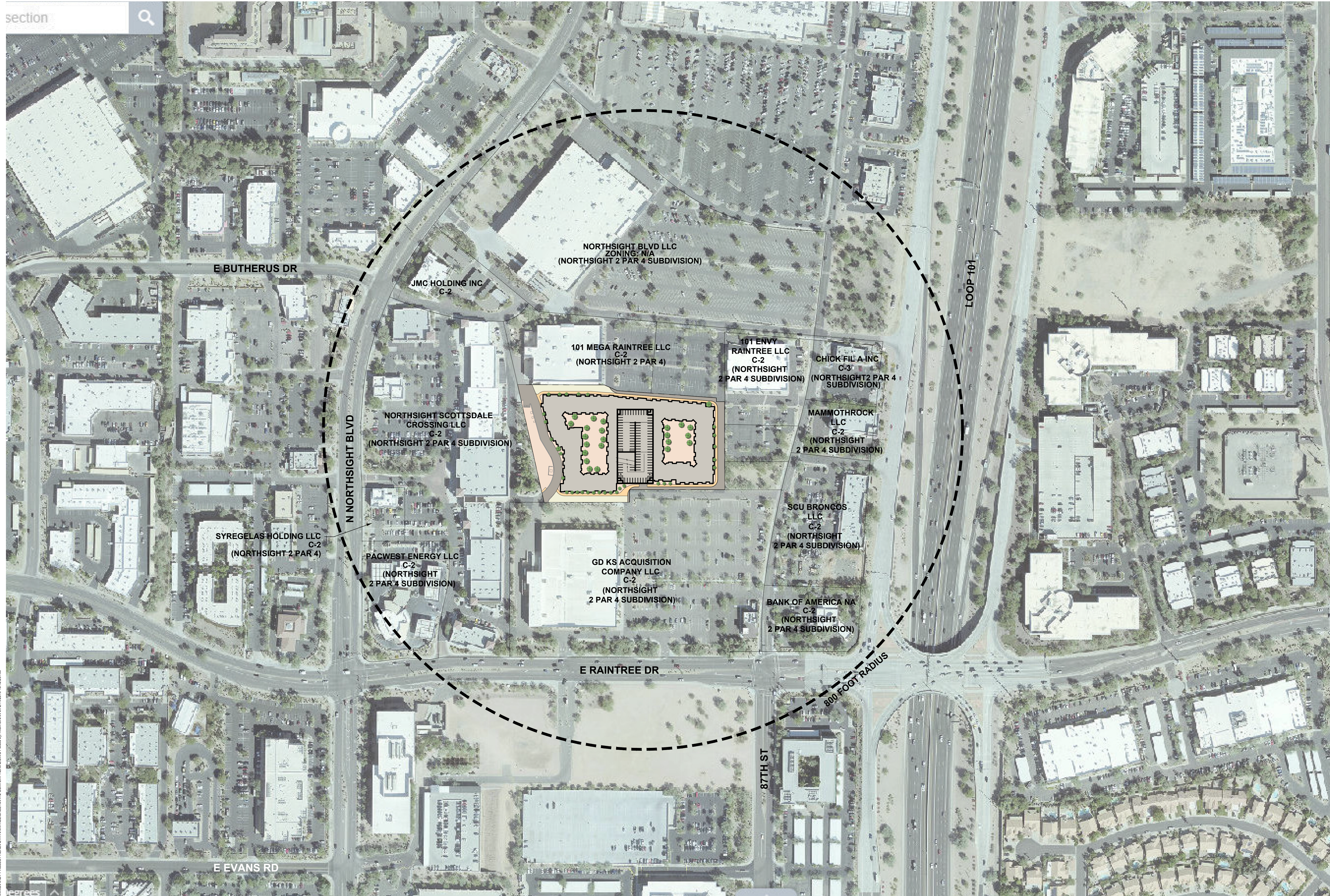
All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples



E BUTHERUS DR

N NORTHSIGHT BLVD

LOOP 101

E EVANS RD

87TH ST

NORTHSIGHT BLVD LLC
ZONING: N/A
(NORTHSIGHT 2 PAR 4 SUBDIVISION)

JMC HOLDING INC
C-2

101 MEGA RAIN TREE LLC
C-2
(NORTHSIGHT 2 PAR 4)

101 ENVY
RAINTREE LLC
C-2
(NORTHSIGHT
2 PAR 4 SUBDIVISION)

CHICK-FIL-A INC
C-3
(NORTHSIGHT 2 PAR 4
SUBDIVISION)

NORTHSIGHT SCOTTSDALE
CROSSING-LLC
C-2
(NORTHSIGHT 2 PAR 4 SUBDIVISION)

MAMMOTH ROCK
LLC
C-2
(NORTHSIGHT
2 PAR 4 SUBDIVISION)

SYREGELAS HOLDING LLC
C-2
(NORTHSIGHT 2 PAR 4)

PACWEST ENERGY LLC
C-2
(NORTHSIGHT
2 PAR 4 SUBDIVISION)

GD KS ACQUISITION
COMPANY LLC
C-2
(NORTHSIGHT
2 PAR 4 SUBDIVISION)

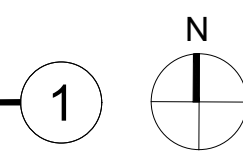
SCU BRONCOS
LLC
C-2
(NORTHSIGHT
2 PAR 4 SUBDIVISION)

BANK OF AMERICA NA
C-2
(NORTHSIGHT
2 PAR 4 SUBDIVISION)

E RAIN TREE DR

800 FOOT RADIUS

CONTEXT AERIAL
N.T.S.



NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE		
DATE	REV	FOR
02.15.19		ZONING

Drawn	RL
Checked	PJL
Job Number	1826
Drawing	CONTEXT AERIAL

Sheet
A1.2

X:\1826 WP RAIN TREE SCOTTSDALE\DRAWING\A07 CONTEXT AERIAL TA RAIN TREE\SET 12 CONTEXT AERIAL DWG Pinned by Rick Lujan on 2/16/2019 10:22:25 AM

PROJECT DATA

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GLA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 1:
 LOT 6, NORTHSIGHT CROSSING PROPERTY ACCORDING TO BOOK 688 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. FILE NO. 30971AZ

PROJECT ADDRESS

8688 E RAINTREE DRIVE
 SCOTTSDALE, AZ 85260

PARCEL ZONING

C-2

APN

215-52-034M
 SUBDIVISION NORTHSIGHT 2 PAR 4

GROSS LOT AREA

242,067 SF (5.56 ACRES)

NET LOT AREA

114,788 SF (2.64 ACRES)

GROSS FLOOR AREA

127,279 SF

OPEN SPACE

CALCULATION 1: (APN 215-52-034M)
 80,943 SF OPEN SPACE / 242,067 SF LOT AREA
 = 33.4% OPEN SPACE PROVIDED
 = 28% OPEN SPACE REQ'D

CALCULATION 2: (APN 215-52-034M + LOT 1 & APN 215-52-034L)
 147,048 SF OPEN SPACE / 565,331 SF LOT AREA
 = 26.0% OPEN SPACE PROVIDED
 = 28% OPEN SPACE REQ'D

* REFER TO SHEET A0.7 FOR C.O.S. APPROVED OPEN SPACE PLAN (NOV. 8, 2018)

PARKING

UNIT COUNT	PARKING RATIO	PARKING SPACES
226 (1 BED UNITS)	1.3	294
88 (2 BED UNITS)	1.7	150
16 (3 BED UNITS)	1.9	30
330 TOTAL UNITS		474 SPACES REQ'D
		519 SPACES PROVIDED

ACCESSIBLE PARKING:
 4% OF 519 PARKING SPACES = 21 SPACES REQ'D
 22 SPACES PROVIDED

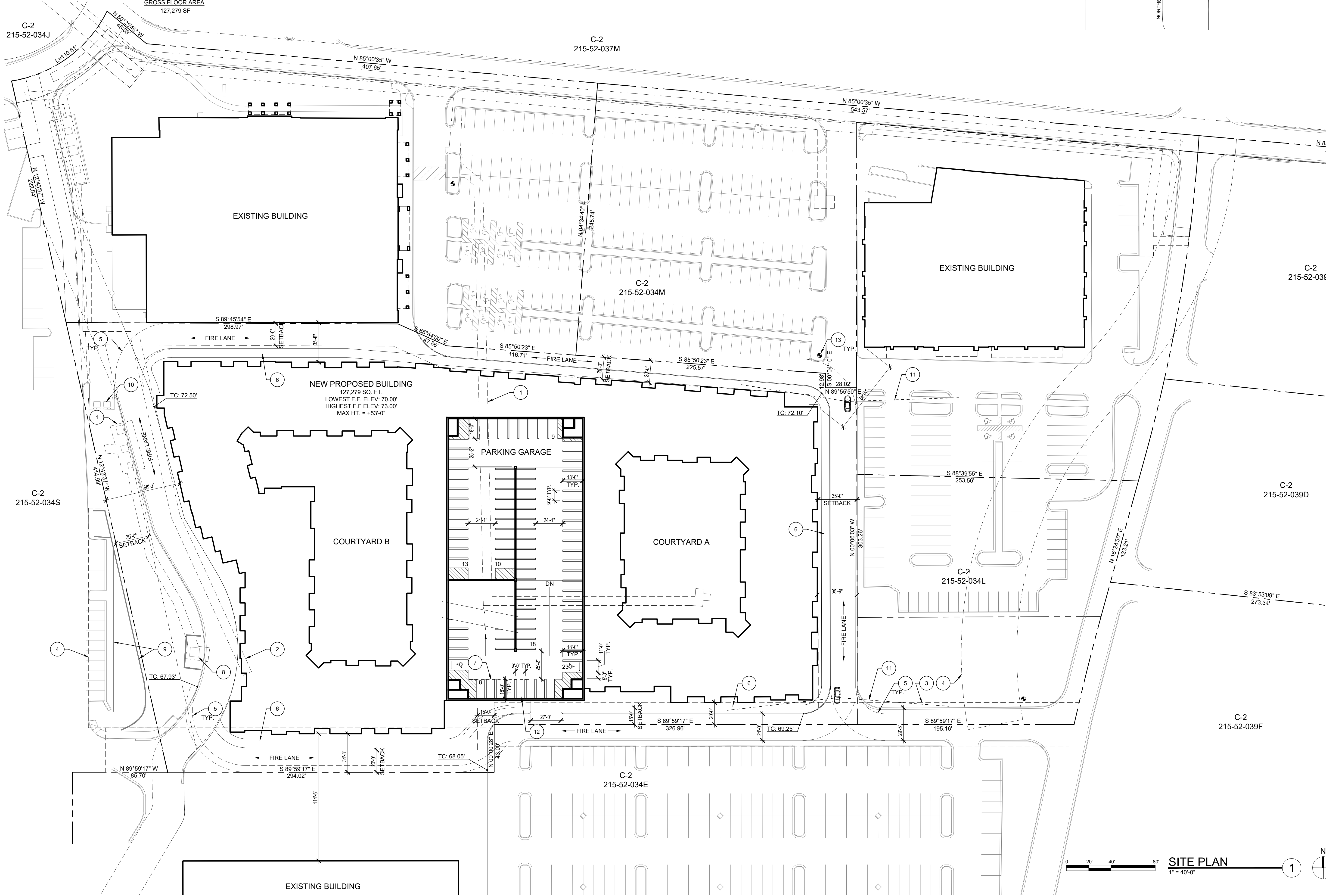
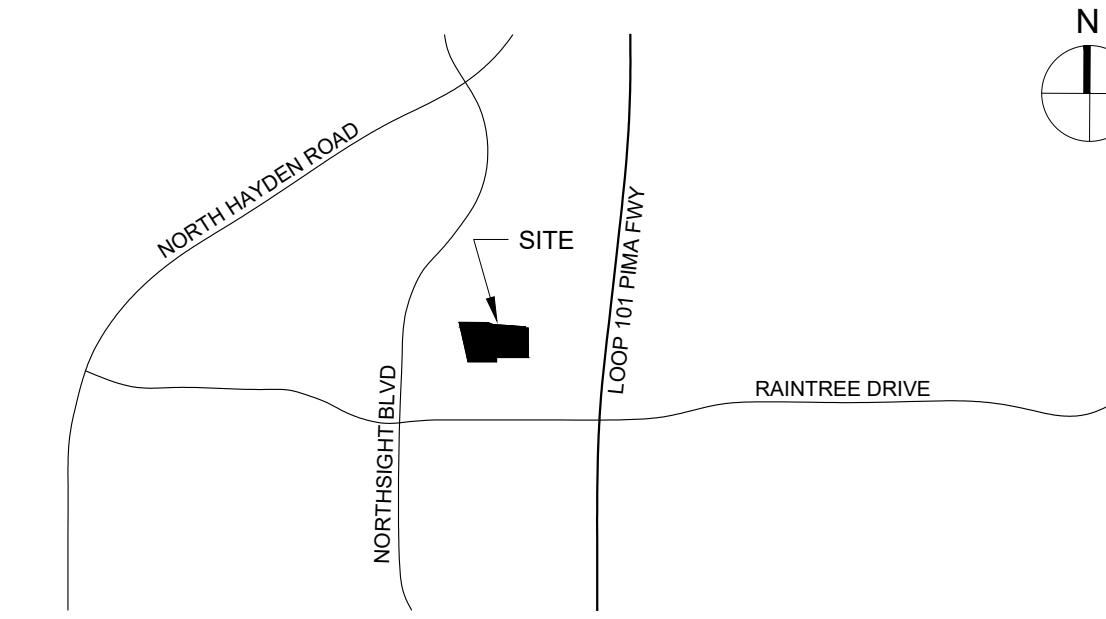
BICYCLE PARKING:
 2 SPACES FOR EVERY 10 SPACES:
 (* NOT TO EXCEED 100 SPACES)

104 SPACES
 100 SPACES REQ'D
 100 SPACES PROVIDED

KEYNOTES

- EXISTING UTILITY EASEMENT, SEE ALTA SURVEY
- EXISTING GASLINE EASEMENT, SEE ALTA SURVEY
- EXISTING INGRESS/ EGRESS w/ UTILITY EASEMENT, SEE ALTA SURVEY
- EXISTING DRAINAGE EASEMENT, SEE ALTA SURVEY
- FIRE LANE & TURNING RADII w/ 6'-0" BUCKET SWING CLEARANCE PER C.O.S. DS&PM
- 8'-0" CONCRETE SIDEWALK
- BICYCLE PARKING @ FIRST FLOOR PARKING STRUCTURE, C.O.S. DETAIL 2285
- EXISTING ABOVE GROUND UTILITY EQUIPMENT w/ SCREEN WALL
- EXISTING 3'-0" RETAINING WALL @ RETENTION BASIN
- EXISTING DOUBLE TRASH ENCLOSURE IN ACCORDANCE TO C.O.S. DETAIL 2147-1
- SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. DS&PM FIGURE 5.3-26
- FIRE RISER, KNOX BOX ACCESS SYSTEM @ OVERHEAD DOOR
- EXISTING FIRE HYDRANT

VICINITY MAP (N.T.S.)



NEW APARTMENT BUILDING
RAINTREE
 WOOD PARTNERS
 8688 E RAINTREE DRIVE
 SCOTTSDALE, AZ 85260

ISSUE

DATE	REV	FOR
02.15.19		ZONING

Drawn
 JF, RL
 Checked
 PJL
 Job Number
 1826
 Drawing
 SITE PLAN

Sheet
A1.1
 Copyright © 2019 by CCBG Architects, Inc.



X:\1826 WP RAIN TREE SCOTTSDALE\DRAWING\A07 PROJECT\HEB\ALTA RAIN TREE\SETBACK1 SITE PLAN.DWG Plotted by: ROCK, LAM on 2/14/2019 3:32:47 PM

PROJECT DATA

PROJECT ADDRESS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

PARCEL ZONING
C-2

APN
215-52-034M
SUBDIVISION NORTHSIGHT 2 PAR 4

GROSS LOT AREA
242,067 SF (5.56 ACRES)

NET LOT AREA
114,788 SF (2.64 ACRES)

GROSS FLOOR AREA
127,279 SF

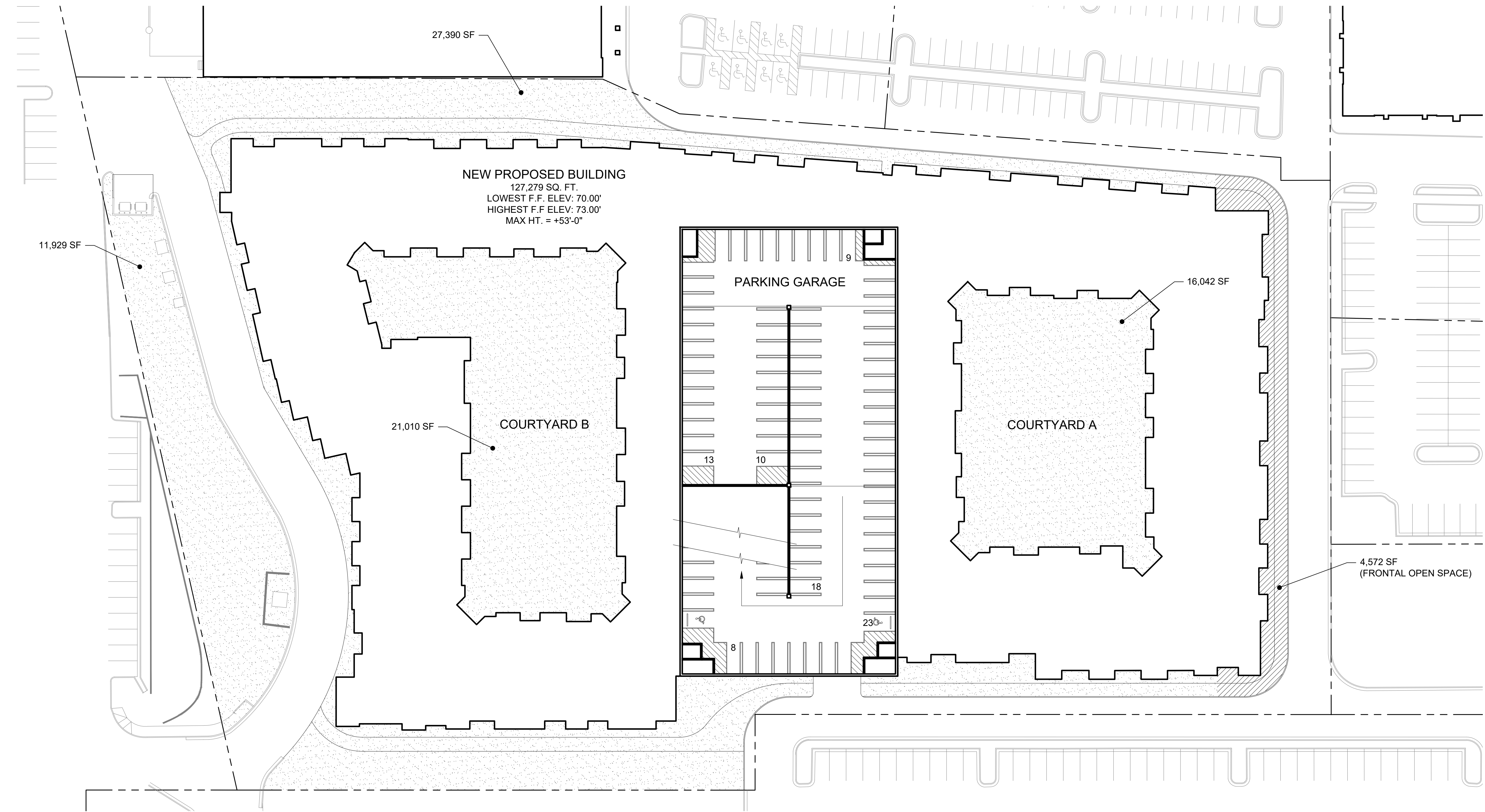
OPEN SPACE
FRONT OPEN SPACE: 4,572 SF
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: 76,371 SF
PARKING LOT LANDSCAPING: 0 SF

4,572 SF + 76,371 SF + 0 SF = 80,943 SF OF TOTAL OPEN SPACE

CALCULATION 1: (APN 215-52-034M)
80,943 SF OPEN SPACE / 242,067 SF LOT AREA
= **33.4% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

*** CALCULATION 2: (APN 215-52-034M + LOT 1 & APN 215-52-034L)**
147,048 SF OPEN SPACE / 565,331 SF LOT AREA
= **26.0% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

* REFER TO SHEET A0.7 FOR C.O.S. APPROVED OPEN SPACE PLAN (NOV. 8, 2018)



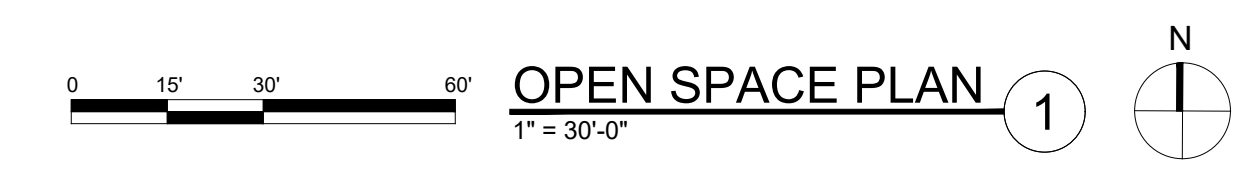
NEW APARTMENT BUILDING
RAIN TREE
WOOD PARTNERS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE

DATE	REV	FOR
02.15.19		ZONING

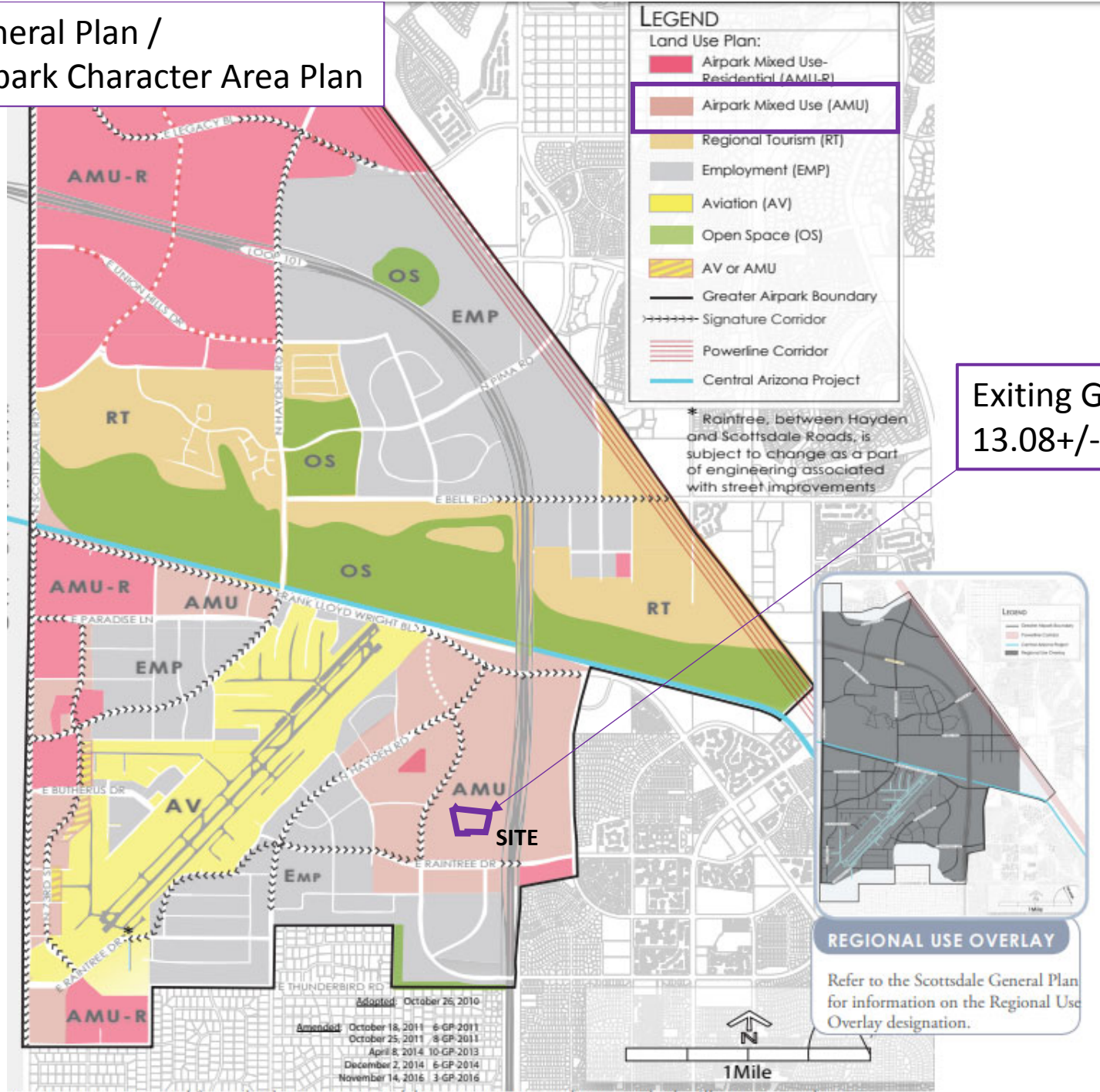
Drawn
RL
Checked
P/JL
Job Number
1826
Drawing
OPEN SPACE PLAN

Sheet
A2.6

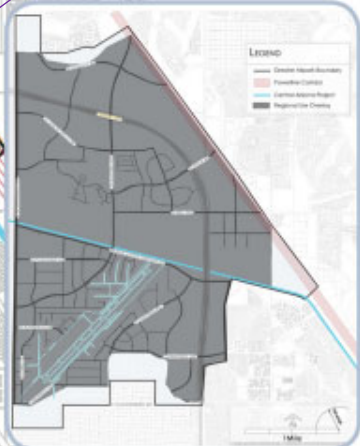


X:\1826 WP RAIN TREE SCOTTSDALE\DRAWING\A07 PROJECT\RESUBMIT\RAIN TREE\RAIN TREE\OPEN SPACE PLAN DWG.Plot by ROCK MAN on 01/4/2019 3:25:13 PM

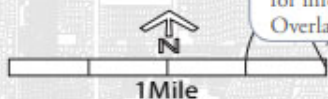
Existing General Plan / Greater Airpark Character Area Plan



Existing GP: AMU
13.08+/- acres

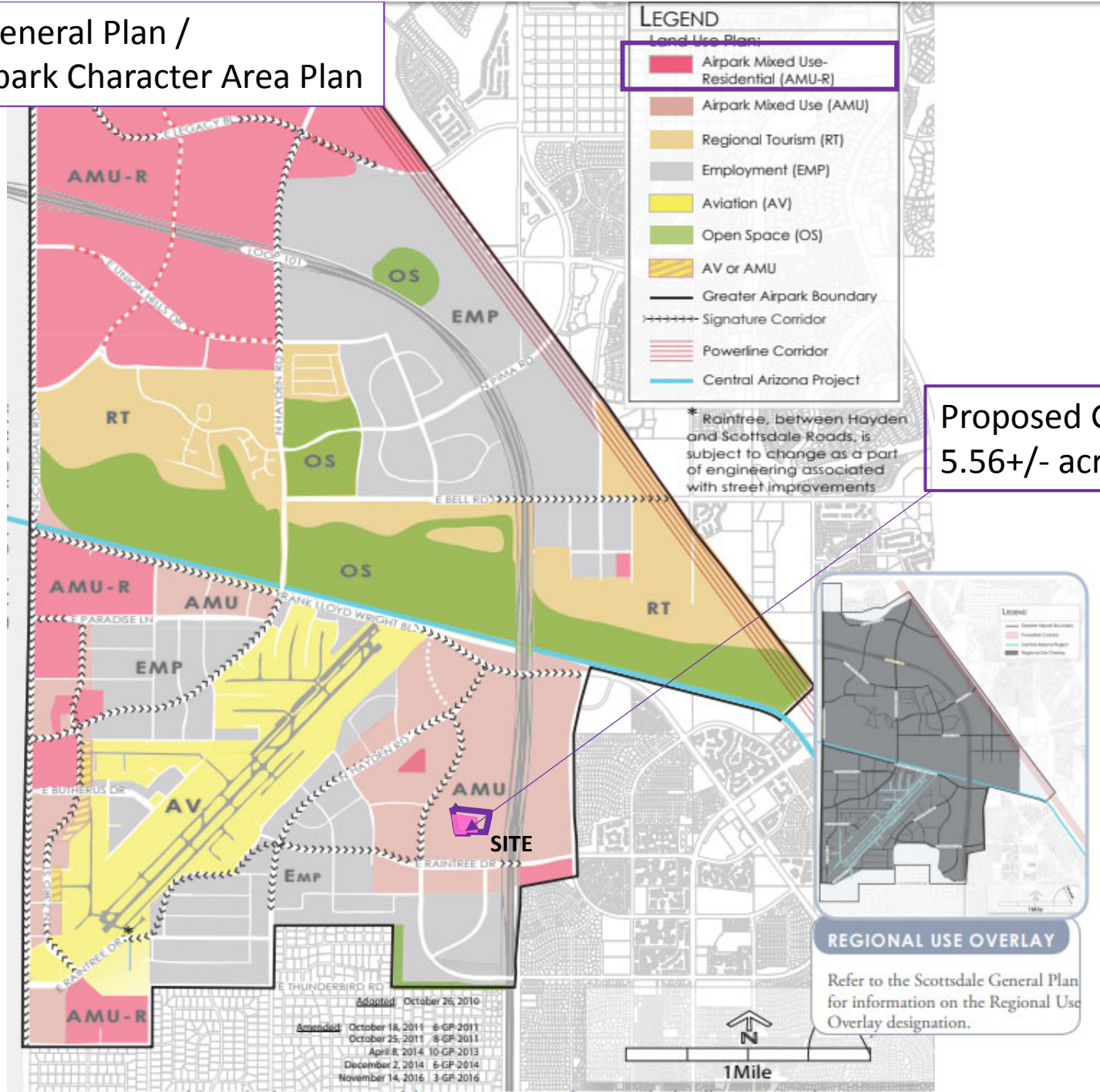


Refer to the Scottsdale General Plan for information on the Regional Use Overlay designation.



This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to

Proposed General Plan / Greater Airpark Character Area Plan



Proposed GP: AMU-R
5.56+/- acres

This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to







Sears
Appliance Showroom

FURNITURE

NO CREDIT
REQUIRED

SAVINGS

SPECIAL
SALES
EVENT









