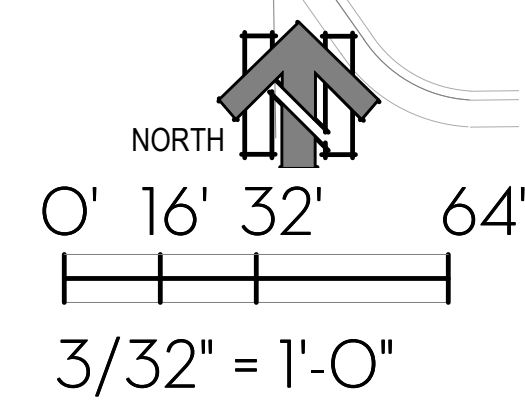


PROPERTY DATA

NORTH PROPERTY:	0.45 ACRE/19,677 SF
SOUTH PROPERTY:	0.47 ACRES/20,764 SF
<hr/>	
TOTAL SITE AC:	0.92 ACRES/40,441 SF

LEGEND

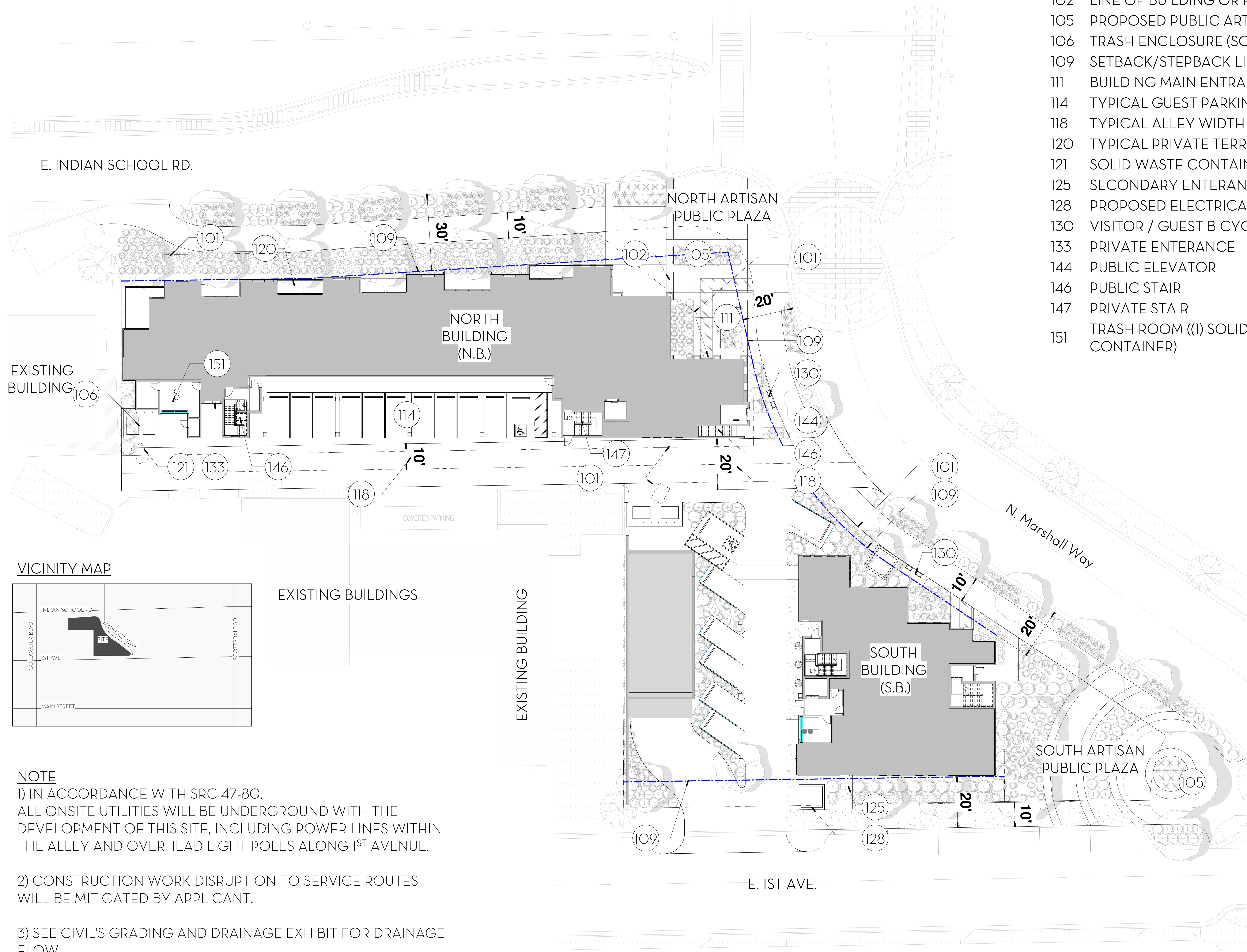
-  11' DIMENSION CALL OUTS
-  PROPERTY LINE





KEYNOTES

- 101 PROPERTY LINE
- 102 LINE OF BUILDING OR ROOF ABOVE
- 105 PROPOSED PUBLIC ARTWORK
- 106 TRASH ENCLOSURE (SOLID WASTE & RECYCLES)
- 109 SETBACK/STEPBACK LINE
- 111 BUILDING MAIN ENTRANCE
- 114 TYPICAL GUEST PARKING STALL
- 118 TYPICAL ALLEY WIDTH
- 120 TYPICAL PRIVATE TERRACE
- 121 SOLID WASTE CONTAINER POSITIONED PER CITY COLLECTION SCHEDULE
- 125 SECONDARY ENTRANCE
- 128 PROPOSED ELECTRICAL TRANSFORMER LOCATION
- 130 VISITOR / GUEST BICYCLE PARKING
- 133 PRIVATE ENTERANCE
- 144 PUBLIC ELEVATOR
- 146 PUBLIC STAIR
- 147 PRIVATE STAIR
- 151 TRASH ROOM ((1) SOLID WASTE CONTAINER AND (1) RECYCLES CONTAINER)



PROJECT INFORMATION

**PROJECT NAME:** THE ARTISAN

**PARCEL LOCATION:**

- SOUTHWEST CORNER OF INDIAN SCHOOL ROAD AND MARSHALL WAY (THE "PROPERTY")
- APN: 130-12-031B, 130-12-032B, 130-12-033B, 130-12-045, 130-12-046B, 130-12-047A (PLUS CITY PARCELS - PARCEL NUMBERS IN APPRAISAL)

PROJECT DATA

**PROPERTY SIZE:**

- TOTAL SITE AREA:
  - 1.92+/- GROSS ACRES (83,635 +/- SF)
  - 0.92 +/- NET ACRES (40,441 +/- SF)

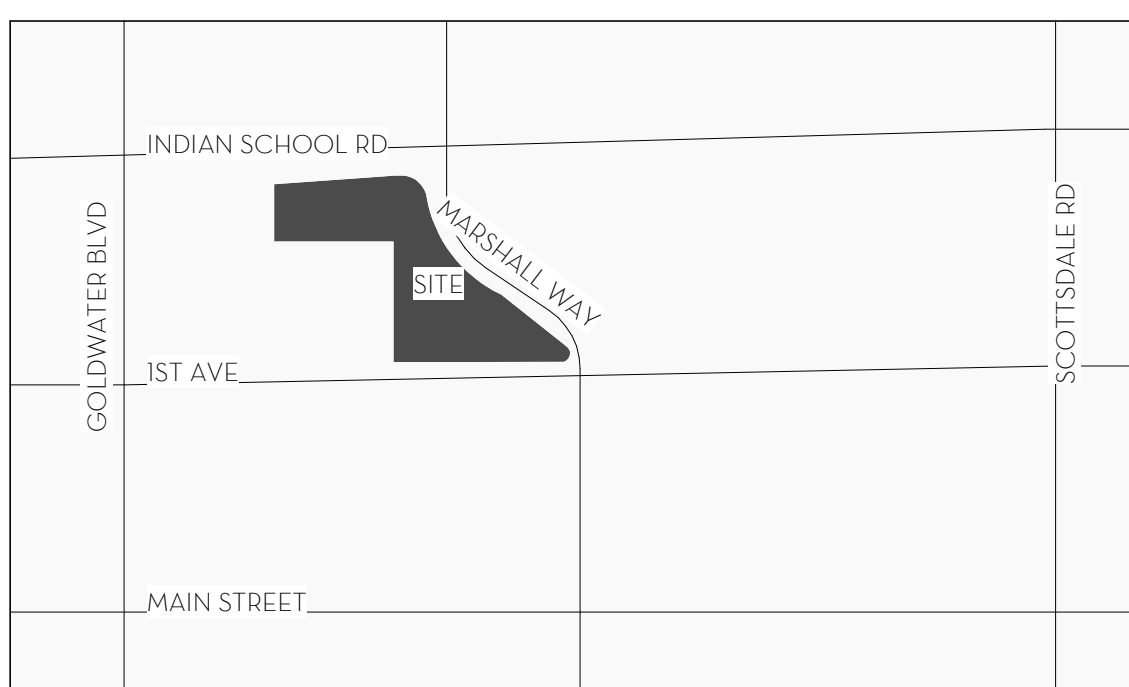
**CURRENT ZONING**

- C-2 DO (CENTRAL BUSINESS DISTRICT DOWNTOWN OVERLAY)

**PROPOSED ZONING**

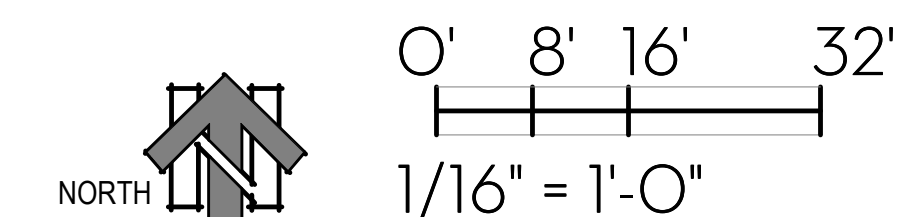
- D/DMU-2 PBD DO (DOWNTOWN/DOWNTOWN MULTIPLE USE-TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY):
  - NORTH BUILDING
- D/DC-1 PBD DO (DOWNTOWN/DOWNTOWN CORE-TYPE 1, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY):
  - SOUTH BUILDING

VICINITY MAP

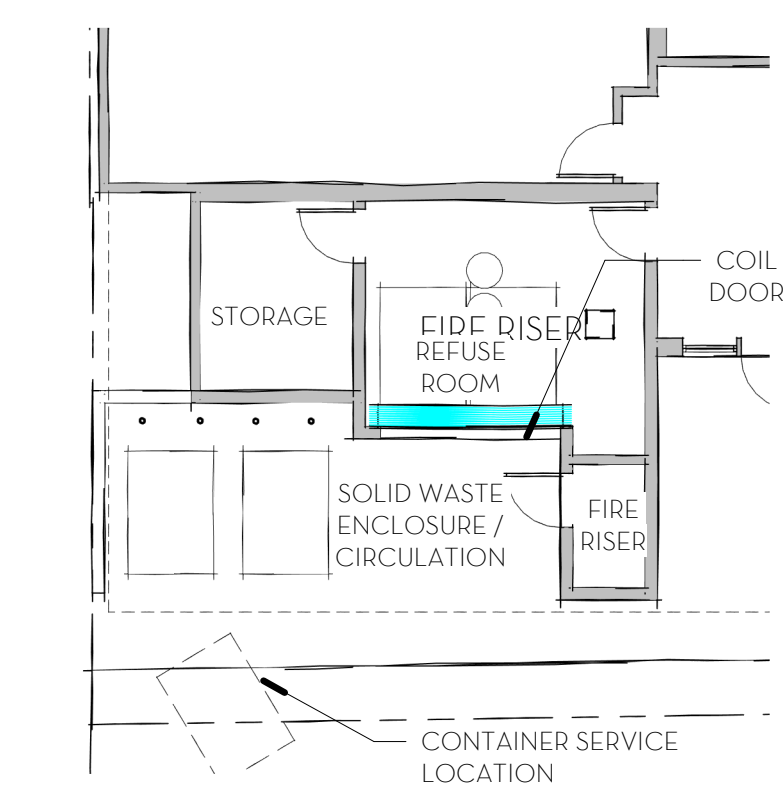


NOTE

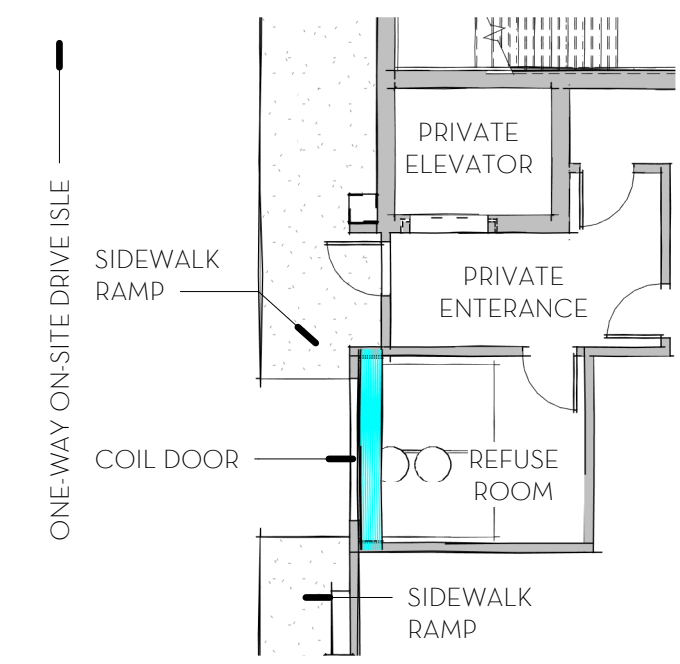
- 1) IN ACCORDANCE WITH SRC 47-80, ALL ONSITE UTILITIES WILL BE UNDERGROUND WITH THE DEVELOPMENT OF THIS SITE, INCLUDING POWER LINES WITHIN THE ALLEY AND OVERHEAD LIGHT POLES ALONG 1<sup>ST</sup> AVENUE.
- 2) CONSTRUCTION WORK DISRUPTION TO SERVICE ROUTES WILL BE MITIGATED BY APPLICANT.
- 3) SEE CIVIL'S GRADING AND DRAINAGE EXHIBIT FOR DRAINAGE FLOW.







ENLARGED REFUSE ROOM N.B.



ENLARGED REFUSE ROOM S.B.



LEGEND

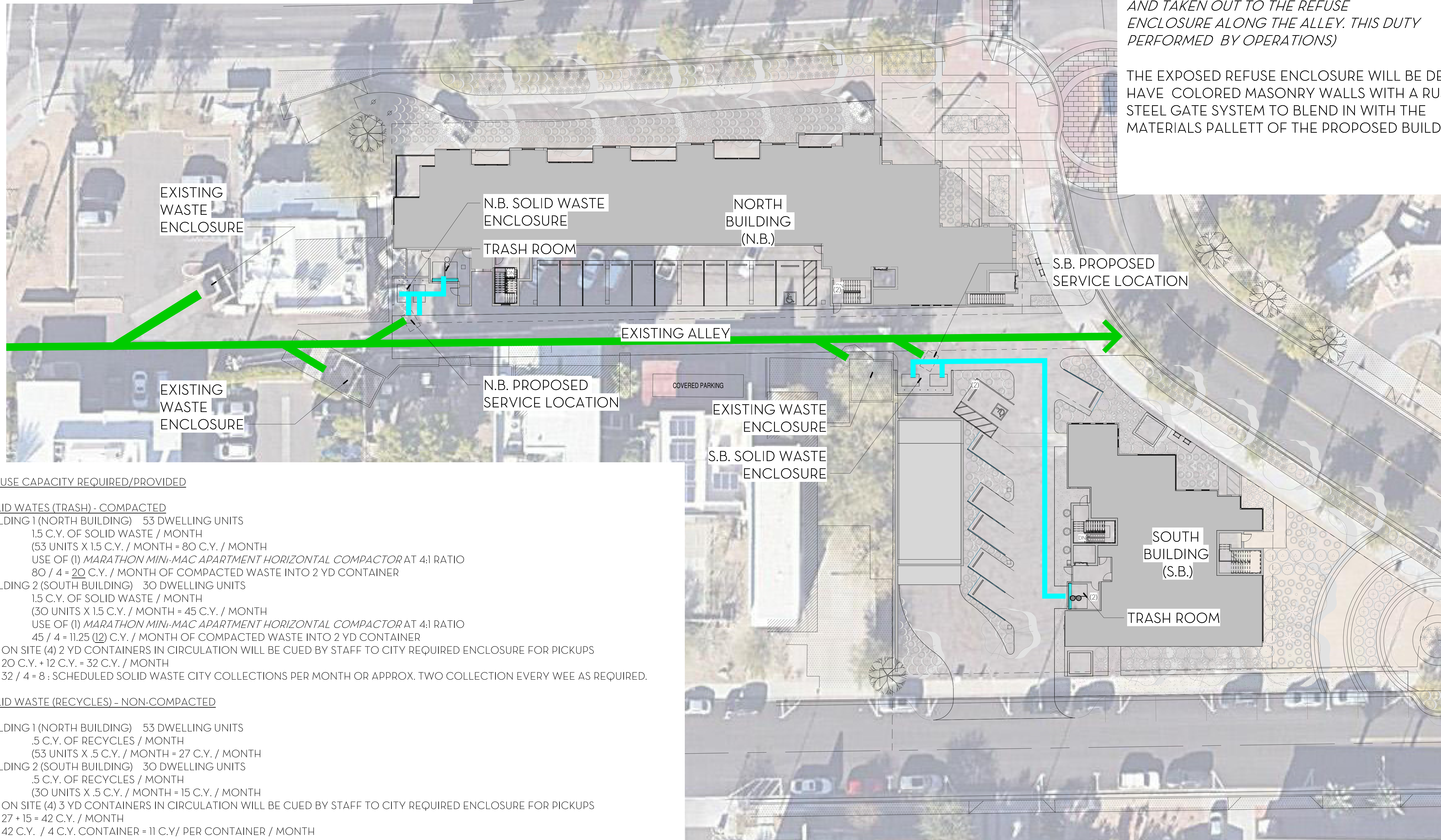
SOLID WASTE WITH ONE-WAY COLLECTION ROUTE



TRASH & RECYCLABLES CONTAINER ROUTE (TRASH & RECYCLABLE CONTAINERS ARE COLLECTED FROM THE TRASH ROOMS AND TAKEN OUT TO THE REFUSE ENCLOSURE ALONG THE ALLEY. THIS DUTY PERFORMED BY OPERATIONS)



THE EXPOSED REFUSE ENCLOSURE WILL BE DESIGNED TO HAVE COLORED MASONRY WALLS WITH A RUSTED STEEL GATE SYSTEM TO BLEND IN WITH THE MATERIALS PALLET OF THE PROPOSED BUILDINGS.



REFUSE CAPACITY REQUIRED/PROVIDED

SOLID WASTES (TRASH) - COMPACTED

BUILDING 1 (NORTH BUILDING) 53 DWELLING UNITS  
 1.5 C.Y. OF SOLID WASTE / MONTH  
 (53 UNITS X 1.5 C.Y. / MONTH = 80 C.Y. / MONTH  
 USE OF (1) MARATHON MINI-MAC APARTMENT HORIZONTAL COMPACTOR AT 4:1 RATIO  
 80 / 4 = 20 C.Y. / MONTH OF COMPACTED WASTE INTO 2 YD CONTAINER

BUILDING 2 (SOUTH BUILDING) 30 DWELLING UNITS  
 1.5 C.Y. OF SOLID WASTE / MONTH  
 (30 UNITS X 1.5 C.Y. / MONTH = 45 C.Y. / MONTH  
 USE OF (1) MARATHON MINI-MAC APARTMENT HORIZONTAL COMPACTOR AT 4:1 RATIO  
 45 / 4 = 11.25 (12) C.Y. / MONTH OF COMPACTED WASTE INTO 2 YD CONTAINER

ON SITE (4) 2 YD CONTAINERS IN CIRCULATION WILL BE CUED BY STAFF TO CITY REQUIRED ENCLOSURE FOR PICKUPS  
 20 C.Y. + 12 C.Y. = 32 C.Y. / MONTH  
 32 / 4 = 8 : SCHEDULED SOLID WASTE CITY COLLECTIONS PER MONTH OR APPROX. TWO COLLECTION EVERY WEE AS REQUIRED.

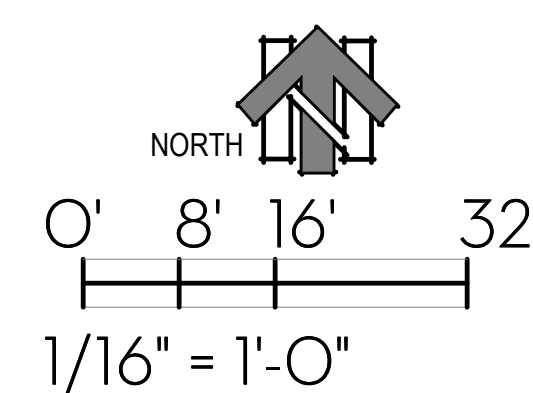
SOLID WASTE (RECYCLES) - NON-COMPACTED

BUILDING 1 (NORTH BUILDING) 53 DWELLING UNITS  
 .5 C.Y. OF RECYCLES / MONTH  
 (53 UNITS X .5 C.Y. / MONTH = 27 C.Y. / MONTH

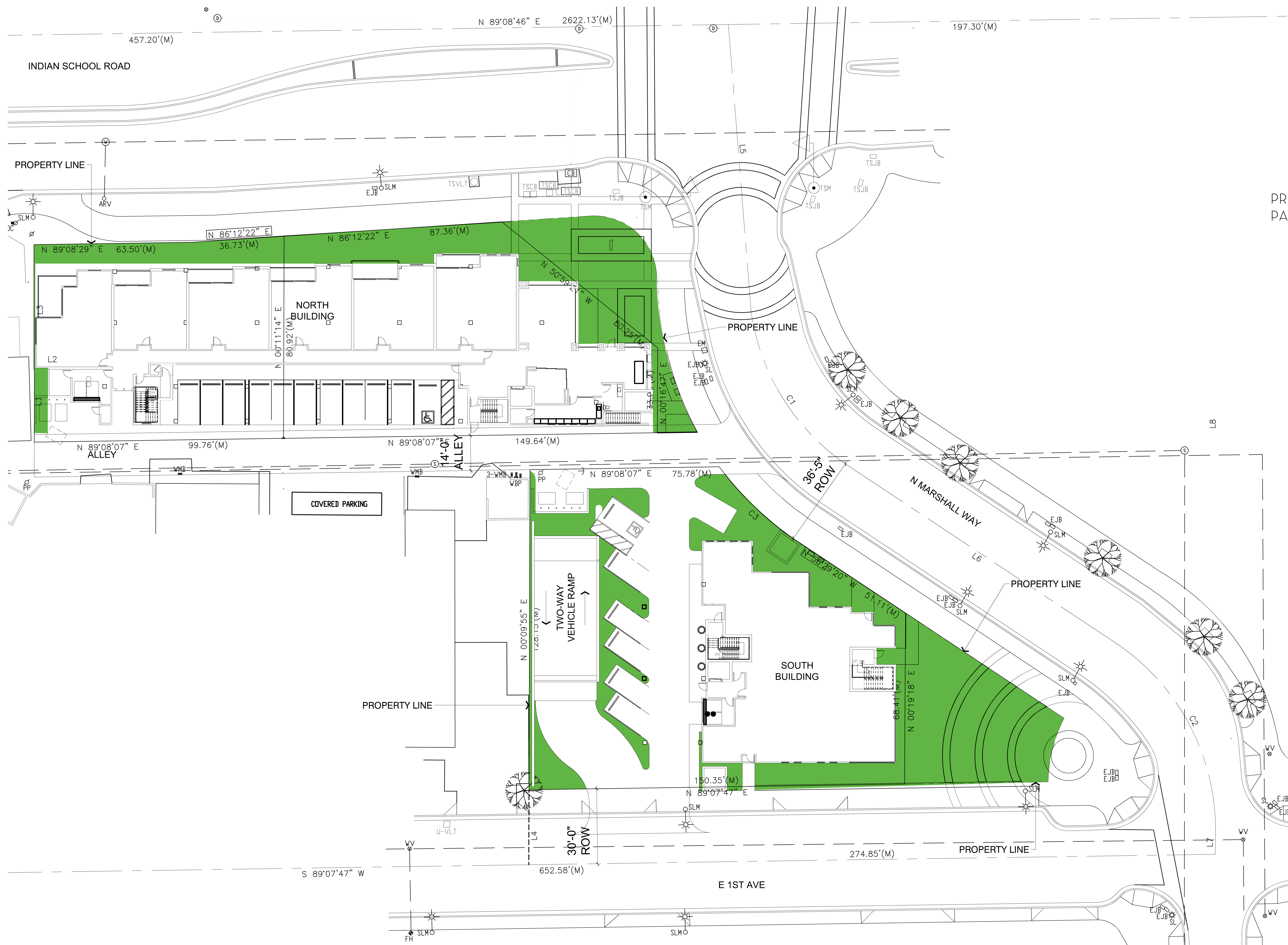
BUILDING 2 (SOUTH BUILDING) 30 DWELLING UNITS  
 .5 C.Y. OF RECYCLES / MONTH  
 (30 UNITS X .5 C.Y. / MONTH = 15 C.Y. / MONTH

ON SITE (4) 3 YD CONTAINERS IN CIRCULATION WILL BE CUED BY STAFF TO CITY REQUIRED ENCLOSURE FOR PICKUPS  
 27 + 15 = 42 C.Y. / MONTH  
 42 C.Y. / 4 C.Y. CONTAINER = 11 C.Y. / PER CONTAINER / MONTH  
 (2) SCHEDULED RECYCLES CITY COLLECTIONS PER MONTH

(2) REFUSE ENCLOSURES FOR THE 5,000 GFA OFFICE RETAIL IN SOUTH BLDG.  
 OVERALL TOTAL: 8 CONTAINERS (4 TRASH, 4 RECYCLES)







**OPEN SPACE SCHEDULE**

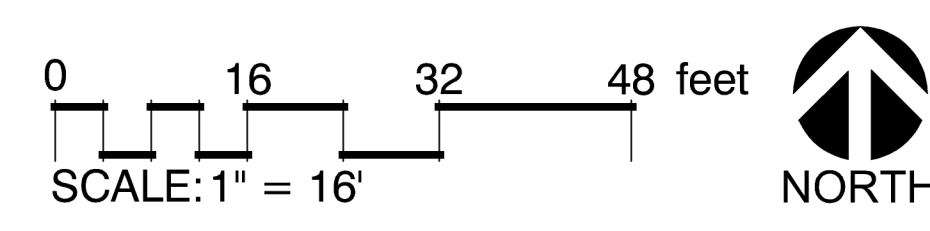
**PROJECT DATA**

- ZONING: C-2 DO (DOWNTOWN/ DOWNTOWN MULTIPLE USE-TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY
- NET LOT AREA
  - NORTH: 0.92 AC
  - SOUTH: 0.82 AC

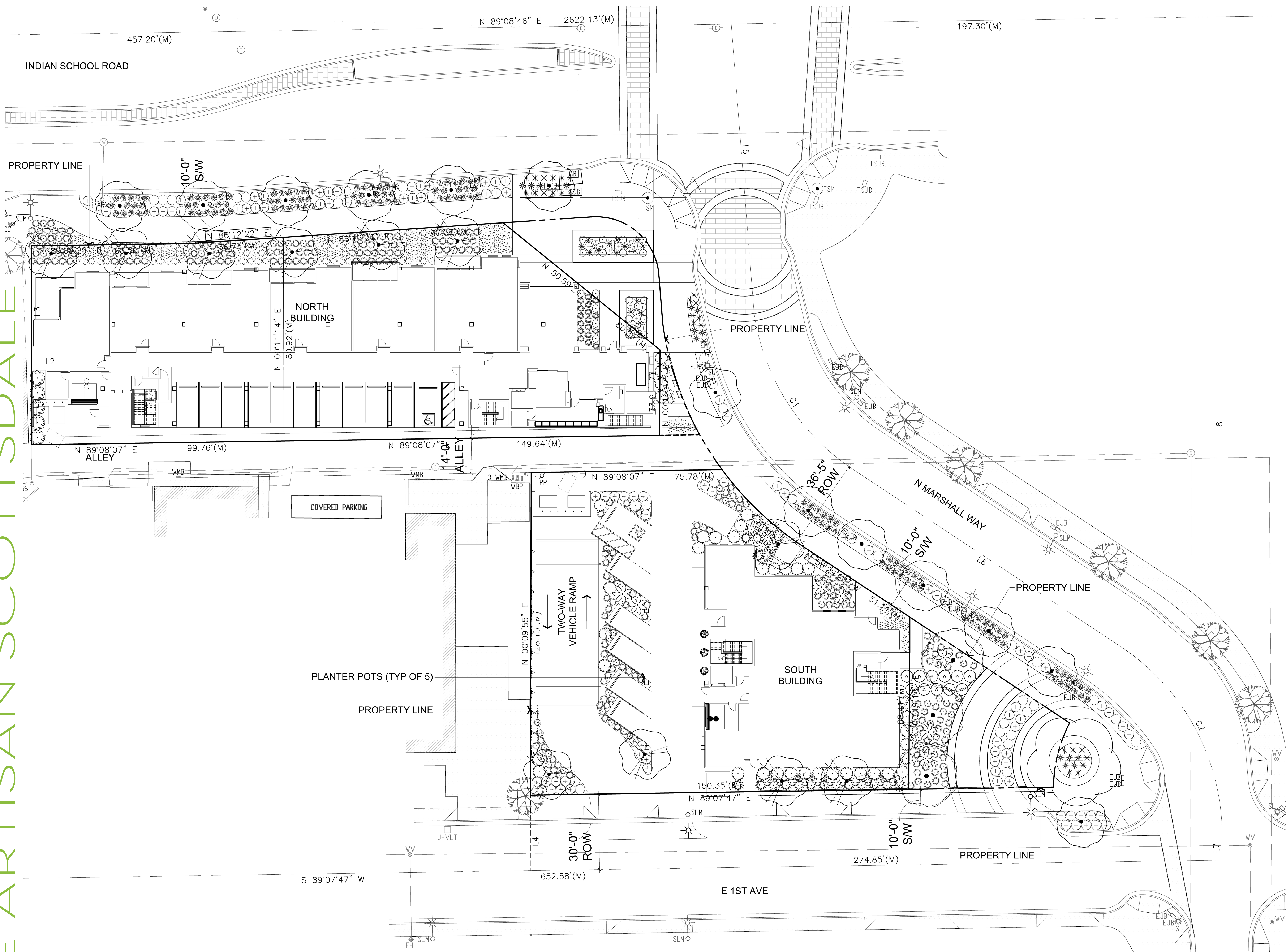
**OPEN SPACE**

PROVIDED: 10,000 SF +  
 REQUIRED: 0 SF

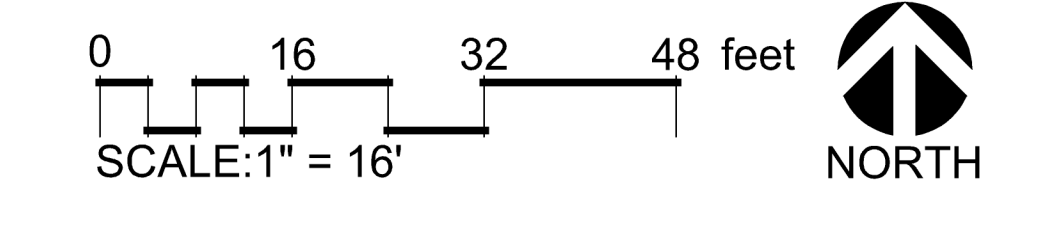
PROPERTY LINE IS SHOWING ACQUIRED COS PARCELS.



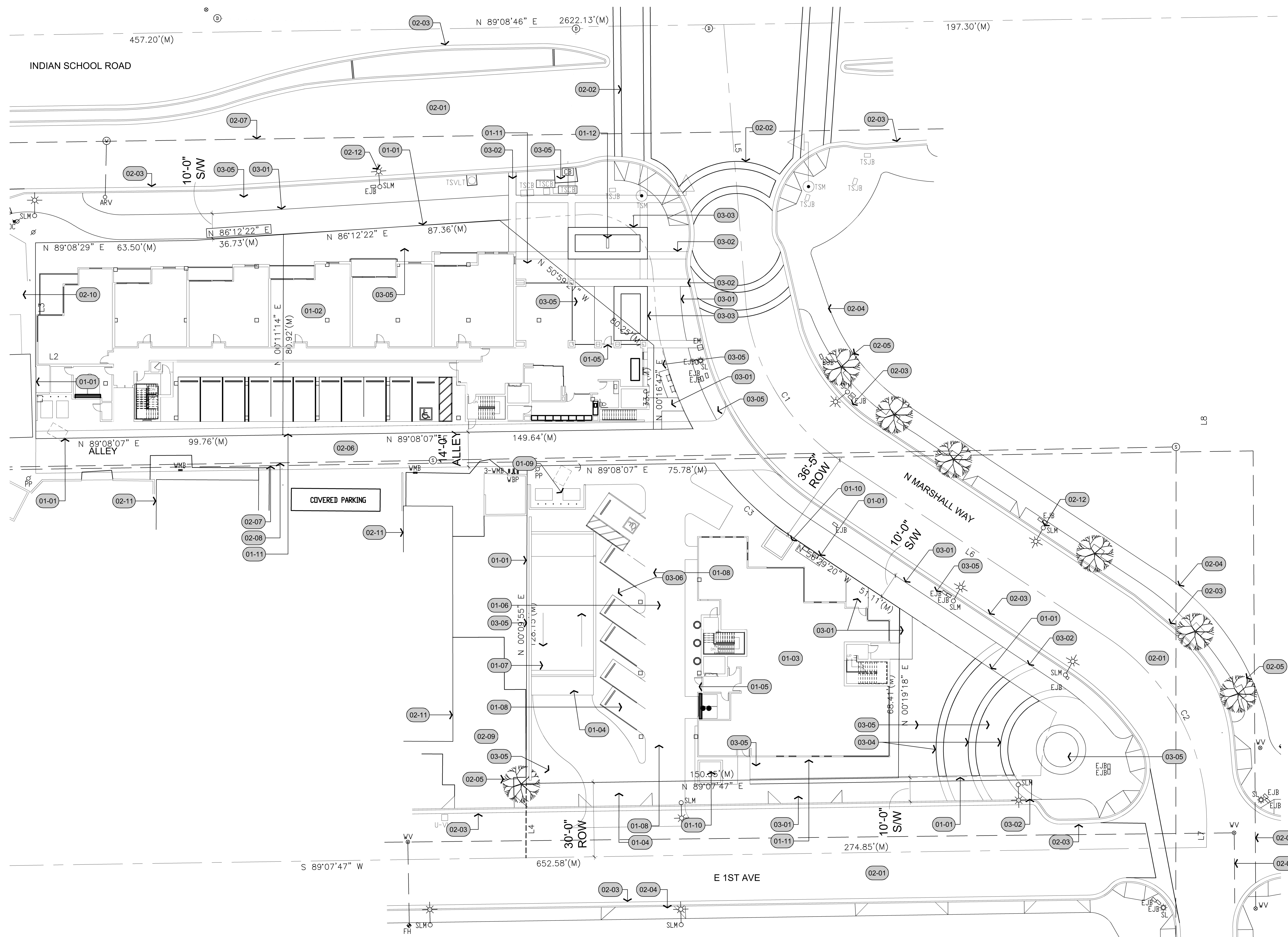




PLANT SCHEDULE		
TREES	BOTANICAL / COMMON NAME	CONT
	Dalbergia sissoo Rosewood	36" Box
	Dalbergia sissoo Rosewood	EXISTING TO REMAIN
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box
	Prosopis glandulosa 'Maverick' TM Honey Mesquite	36" Box
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box
SHRUBS	BOTANICAL / COMMON NAME	CONT
	Asparagus densiflorus Asparagus Fern	1 Gal.
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 Gal.
	Eremophila hygrophana 'Blue Bells' Blue Bells Emu Bush	5 Gal.
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME	CONT
	Agave geminiflora Twin Flowered Agave	5 Gal.
	Agave weberi Weber Agave	5 Gal.
	Agave x 'Blue Glow' Blue Glow Agave	5 Gal.
	Aloe barbadensis Barbados Aloe	5 Gal.
	Euphorbia antisyphilitica Candelilla Euphorbia	5 Gal.
	Hesperaloe parviflora 'MSWNERMA' TM Desert Dusk Red Yucca	5 Gal.
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gal.
	Lophocereus schottii monstrosus Tolemi Pole Cactus	5" ht.
	Opuntia x 'Kelly's Choice' Kelly's Choice Opuntia	5 Gal.
	Yucca pallida Twistleaf Yucca	5 Gal.
GRASSES	BOTANICAL / COMMON NAME	CONT
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 Gal.
GROUNDCOVERS	BOTANICAL / COMMON NAME	CONT
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	5 Gal.
	Setcreasea pallida 'Purple Heart' Purple Heart Spiderwort	5 Gal.
VINES	BOTANICAL / COMMON NAME	CONT
	Parthenocissus x 'Hacienda Creeper' Hacienda Creeper	5 Gal.







REFERENCE NOTES SCHEDULE

SITWORK

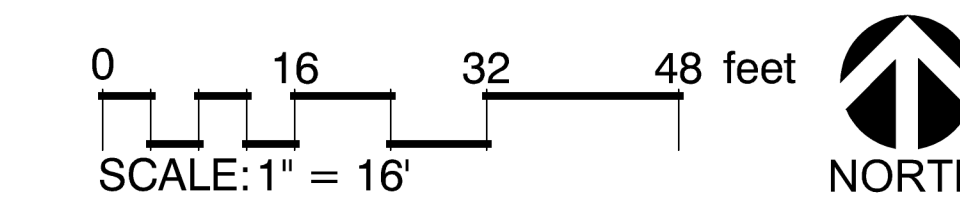
- 01-01 PROPERTY LINE
- 01-02 NORTH BUILDING
- 01-03 SOUTH BUILDING
- 01-04 UNDERGROUND & SURFACE PARKING ACCESS
- 01-05 PRIMARY BUILDING ENTRY
- 01-06 ONE-WAY SURFACE DRIVE
- 01-07 TWO-WAY VEHICLE RAMP (TO UNDERGROUND PARKING)
- 01-08 SURFACE PARKING
- 01-09 SOILD WASTE ENCLOSURE
- 01-10 ELEC TRANSFORMER
- 01-11 ROOF OVERHANG
- 01-12 PUBLIC ART WORK

EXISTING CONDITIONS

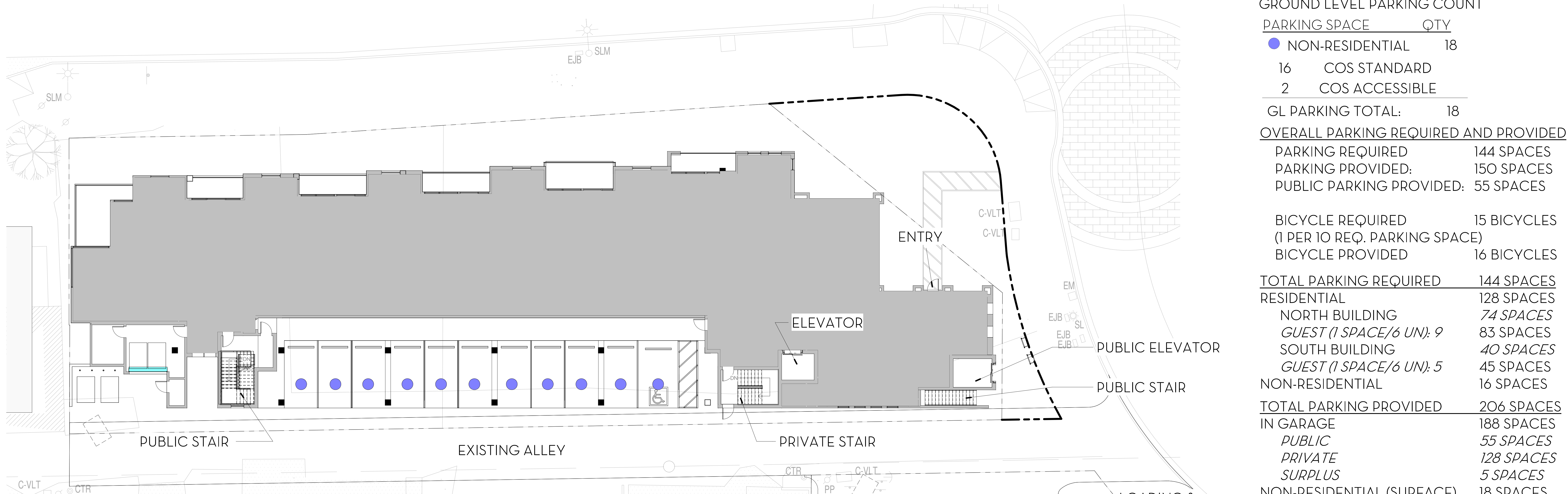
- 02-01 EXISTING ROADWAY
- 02-02 EXISTING CROSSWALK & PAVEMENT TREATMENT
- 02-03 EXISTING CONC CURB & GUTTER
- 02-04 EXISTING CONC SIDEWALK
- 02-05 EXISTING TREE
- 02-06 EXISTING SHARED ONE-WAY ALLEY
- 02-07 EXISTING WATERLINE
- 02-08 EXISTING SEWERLINE
- 02-09 EXISTING CONC DRIVEWAY
- 02-10 EXISTING PAVEMENT
- 02-11 EXISTING BUILDING
- 02-12 EXISTING STREETLIGHT

HARDSCAPE

- 03-01 CONC SIDEWALK
- 03-02 CONC ACCENT BAND
- 03-03 RAISED CIP CONC PLANTER
- 03-04 CIP CONC BENCH
- 03-05 PLANTER AT GRADE WITH 2" DEPTH DG
- 03-06 CONC PLANTER POT







GROUND LEVEL PARKING COUNT

PARKING SPACE	QTY
● NON-RESIDENTIAL	18
16 COS STANDARD	
2 COS ACCESSIBLE	

GL PARKING TOTAL: 18

OVERALL PARKING REQUIRED AND PROVIDED

PARKING REQUIRED	144 SPACES
PARKING PROVIDED:	150 SPACES
PUBLIC PARKING PROVIDED:	55 SPACES

BICYCLE REQUIRED	15 BICYCLES
(1 PER 10 REQ. PARKING SPACE)	
BICYCLE PROVIDED	16 BICYCLES

TOTAL PARKING REQUIRED	144 SPACES
RESIDENTIAL	128 SPACES
NORTH BUILDING	74 SPACES
GUEST (1 SPACE/6 UN): 9	83 SPACES
SOUTH BUILDING	40 SPACES
GUEST (1 SPACE/6 UN): 5	45 SPACES
NON-RESIDENTIAL	16 SPACES

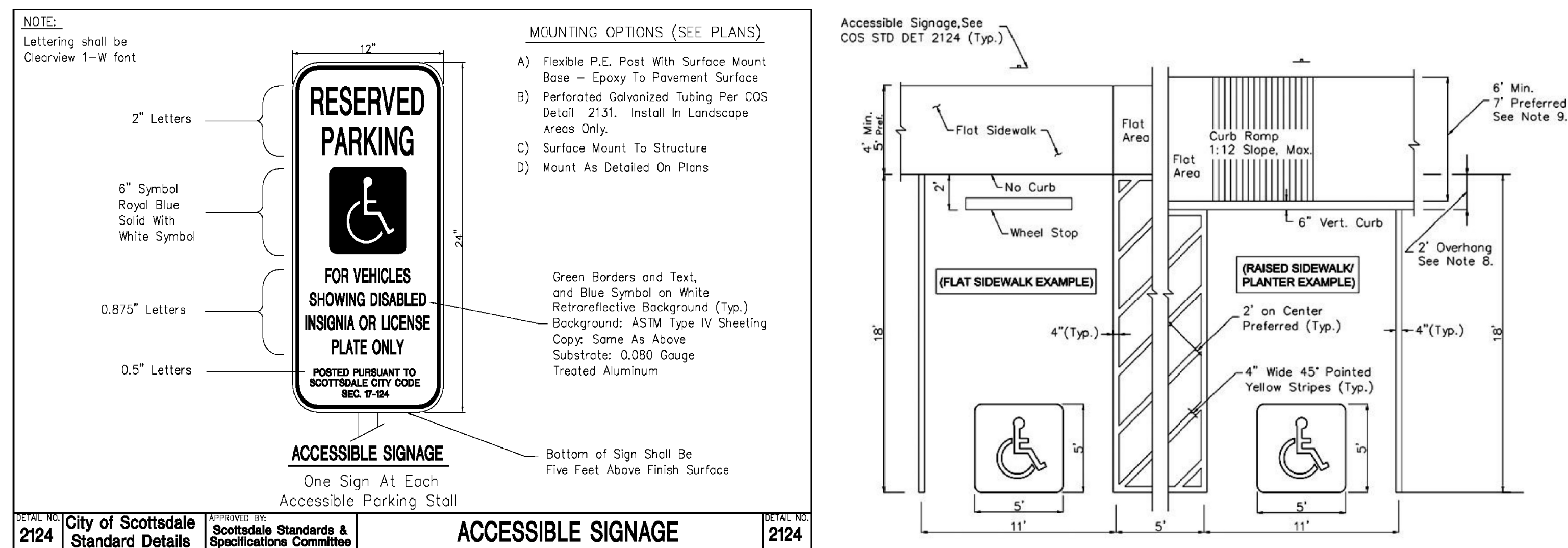
TOTAL PARKING PROVIDED	206 SPACES
IN GARAGE	188 SPACES
PUBLIC	55 SPACES
PRIVATE	128 SPACES
SURPLUS	5 SPACES

NON-RESIDENTIAL (SURFACE)	18 SPACES
ADA PARKING (4% OF PROVIDED) 9 SPACES	(INCL. IN GARAGE COUNT)

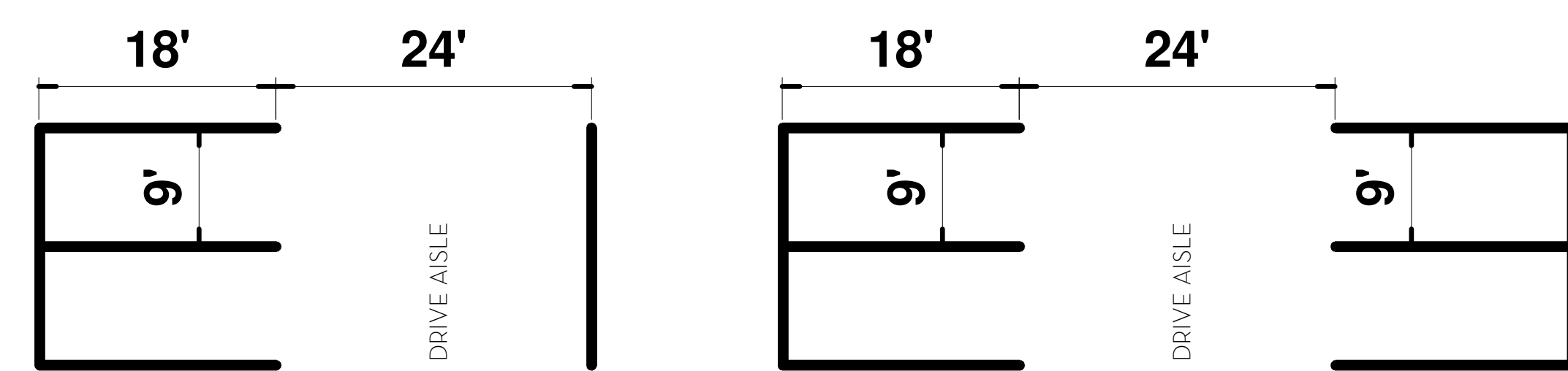
5.18.21 CITY COUNCIL APPROVED RATIOS

UNIT TYPE	QTY	RATIO	REQ. PARKING
STUDIO	16	1.25	20
1 BR	51	1.3	66.3
2 BR	16	1.7	27.5
PLUS 1 GUEST PER 6 UNITS:			13.8
TOTAL:			127.6

PARKING DIAGRAMS

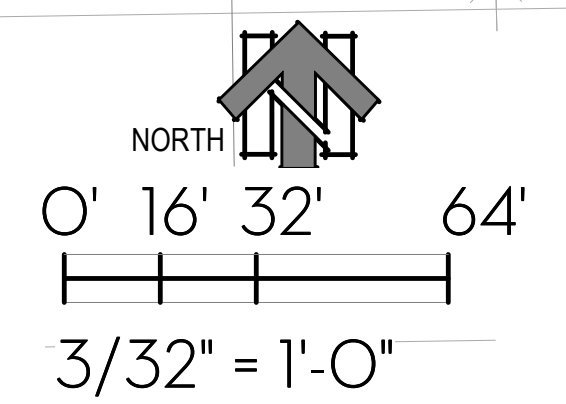
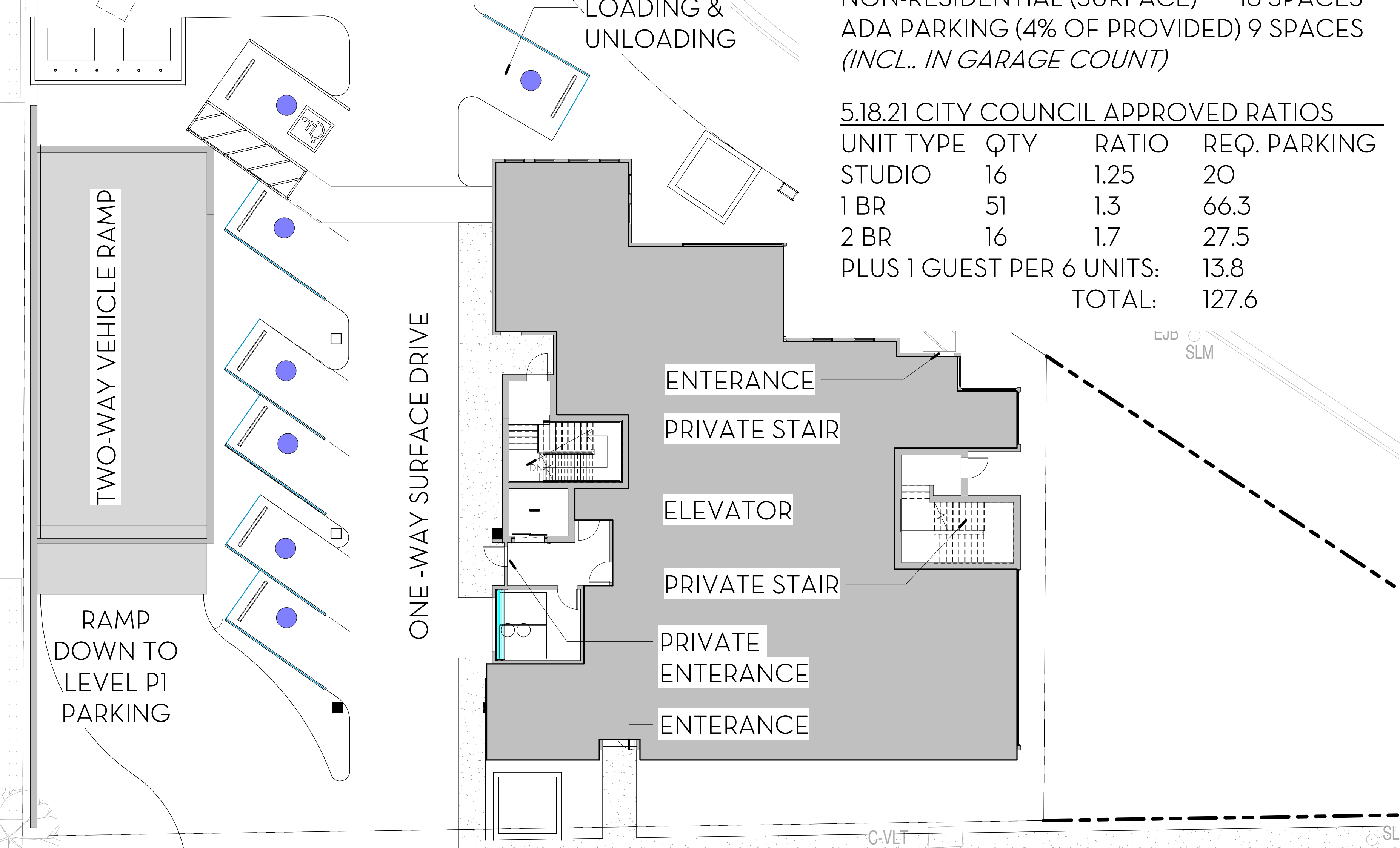
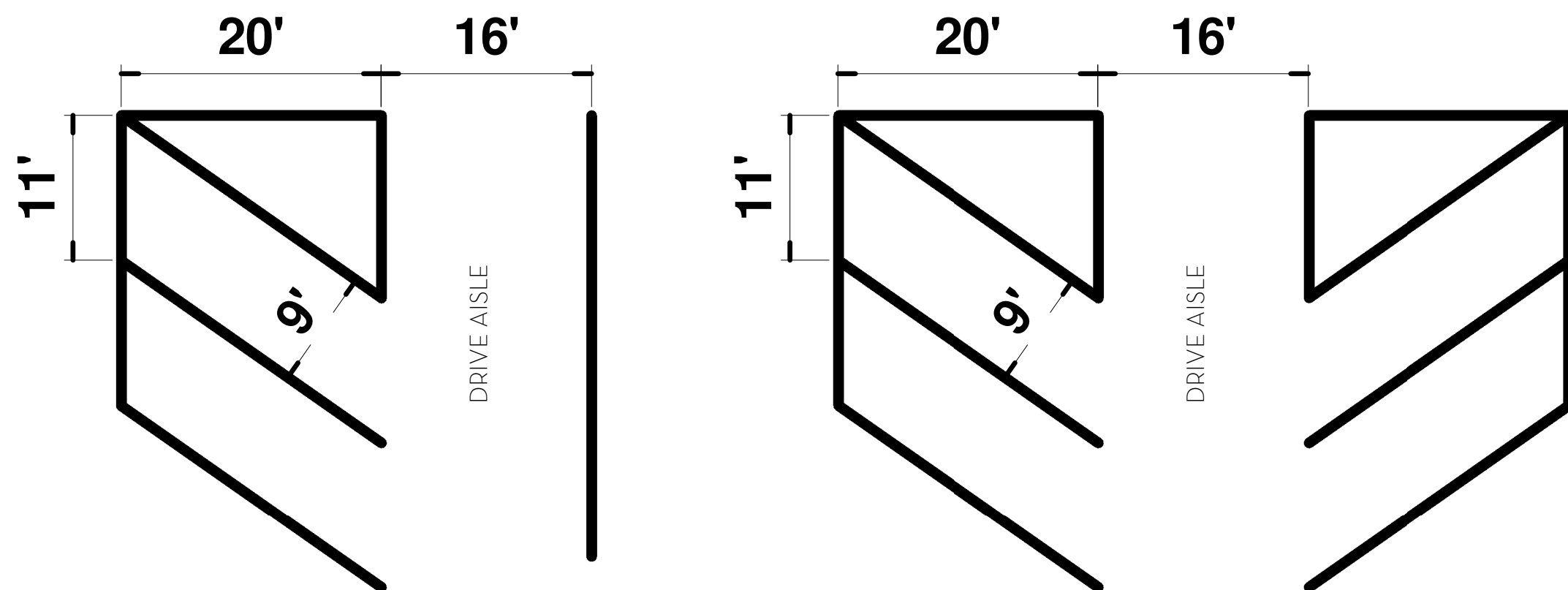


SINGLE ROW & AISLE

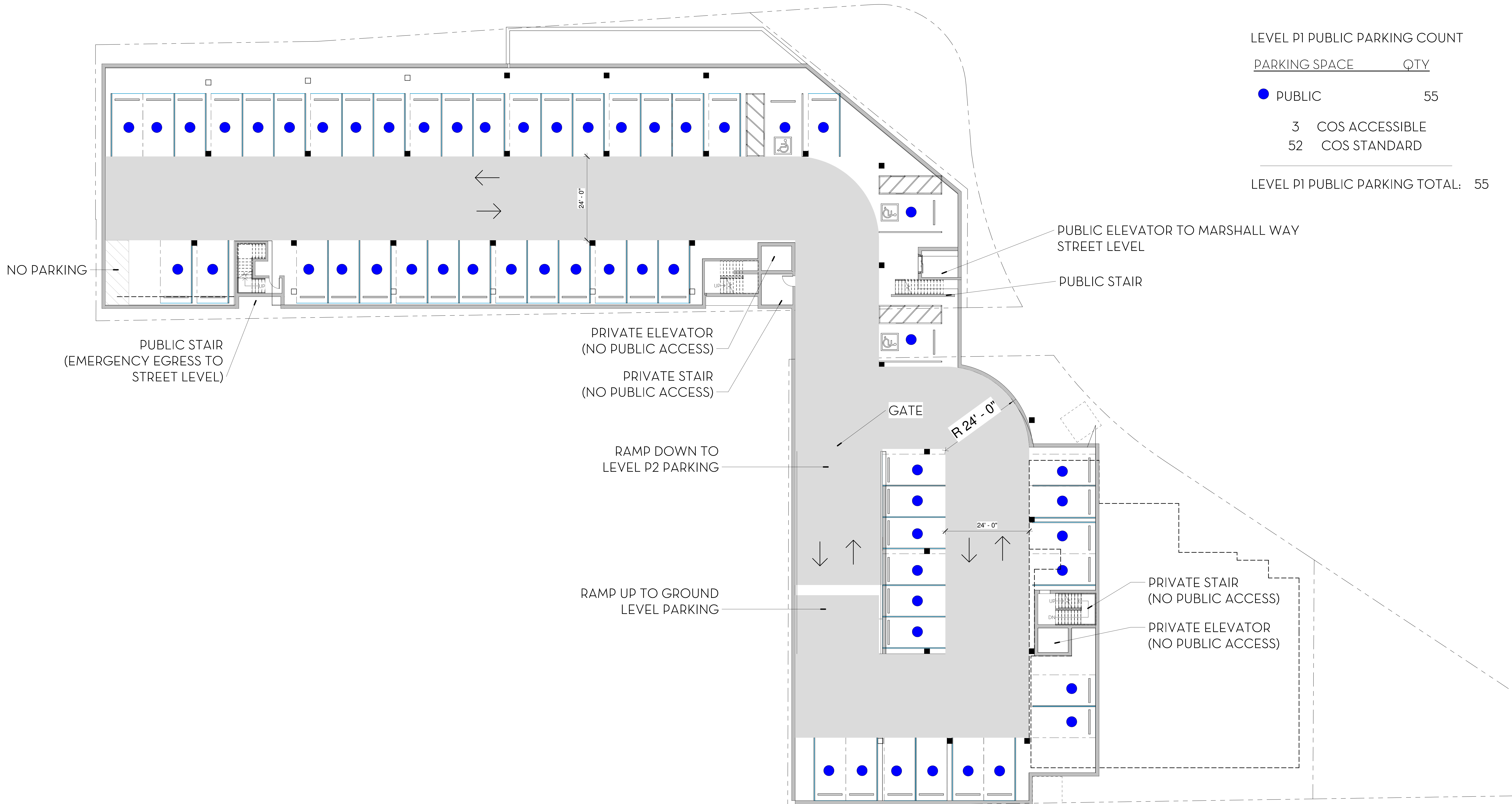


90 DEGREE PARKING LAYOUT

55 DEGREE PARKING LAYOUT



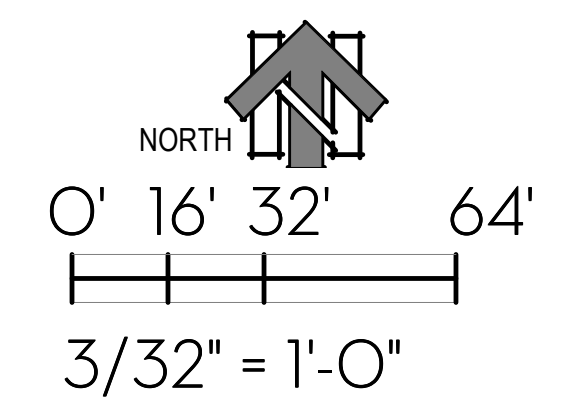




LEVEL P1 PUBLIC PARKING COUNT

PARKING SPACE	QTY
● PUBLIC	55
3 COS ACCESSIBLE	
52 COS STANDARD	

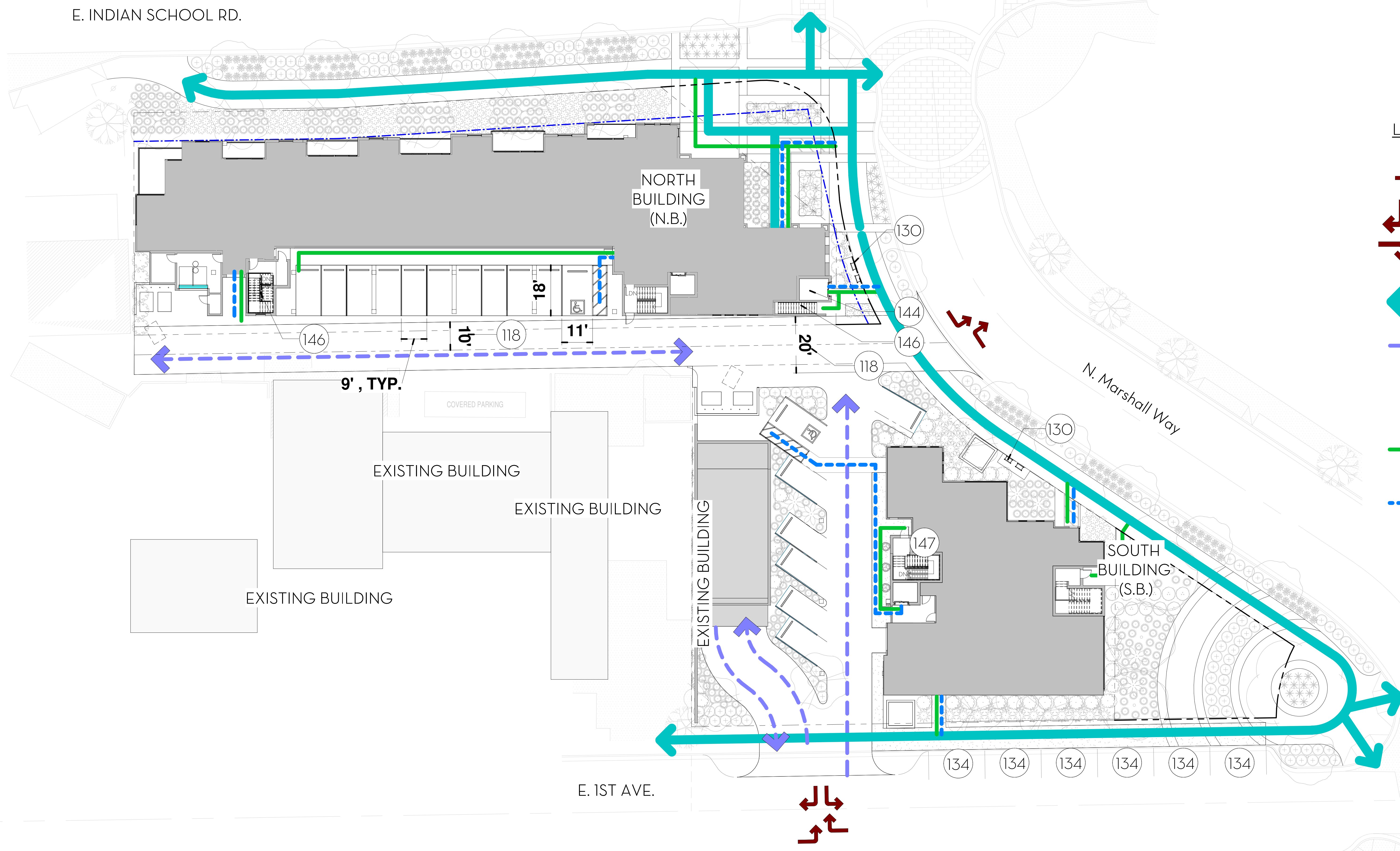
LEVEL P1 PUBLIC PARKING TOTAL: 55





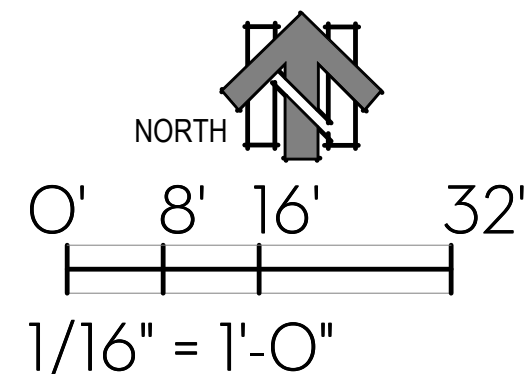
KEYNOTES

- 118 TYPICAL ALLEY WIDTH
- 130 VISITOR / GUEST BICYCLE PARKING
- 134 EXISTING PUBLIC PARKING TO REMAIN
- 144 PUBLIC ELEVATOR
- 146 PUBLIC STAIR
- 147 PRIVATE STAIR

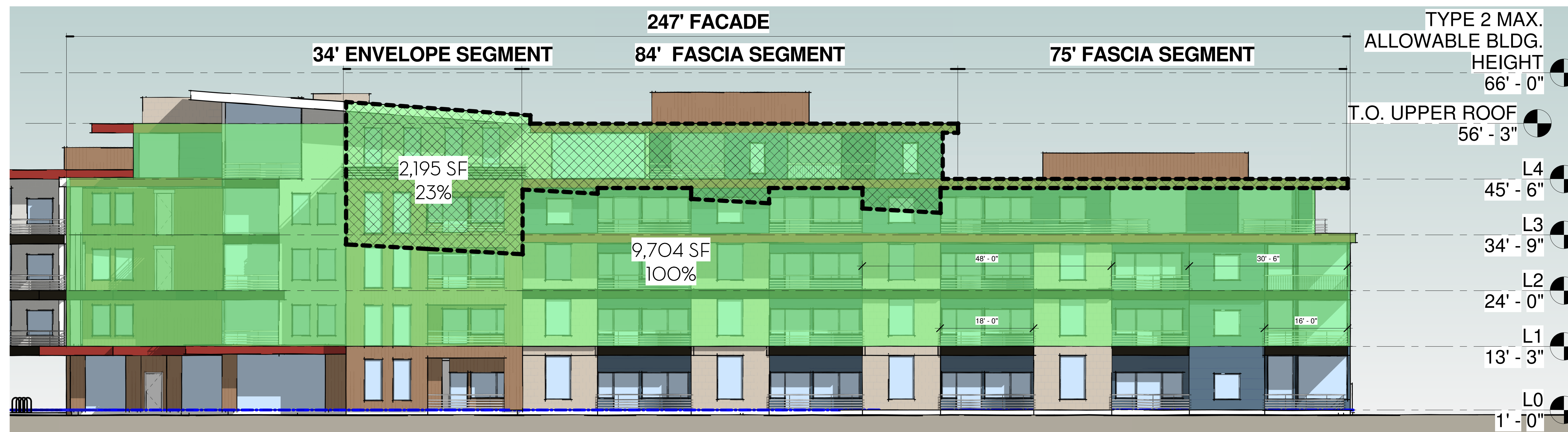


LEGEND

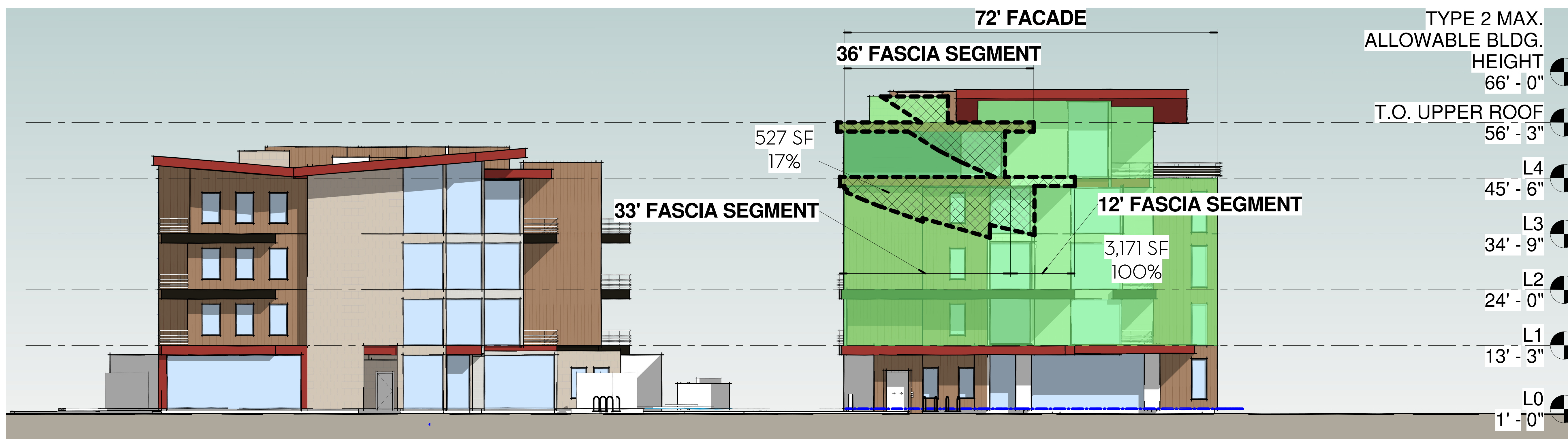
- VEHICULAR ACCESS - RIGHT OUT / LEFT OUT
- VEHICULAR ACCESS - RIGHT-IN / RIGHT-OUT / LEFT-IN / LEFT OUT
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION VIA EXISTING ALLEY AND ONE-WAY SURFACE DRIVE AISLE
- 24' TWO-WAY RAMP
- BUILDING INGRESS / EGRESS
- ACCESSIBLE PEDESTRIAN ROUTES



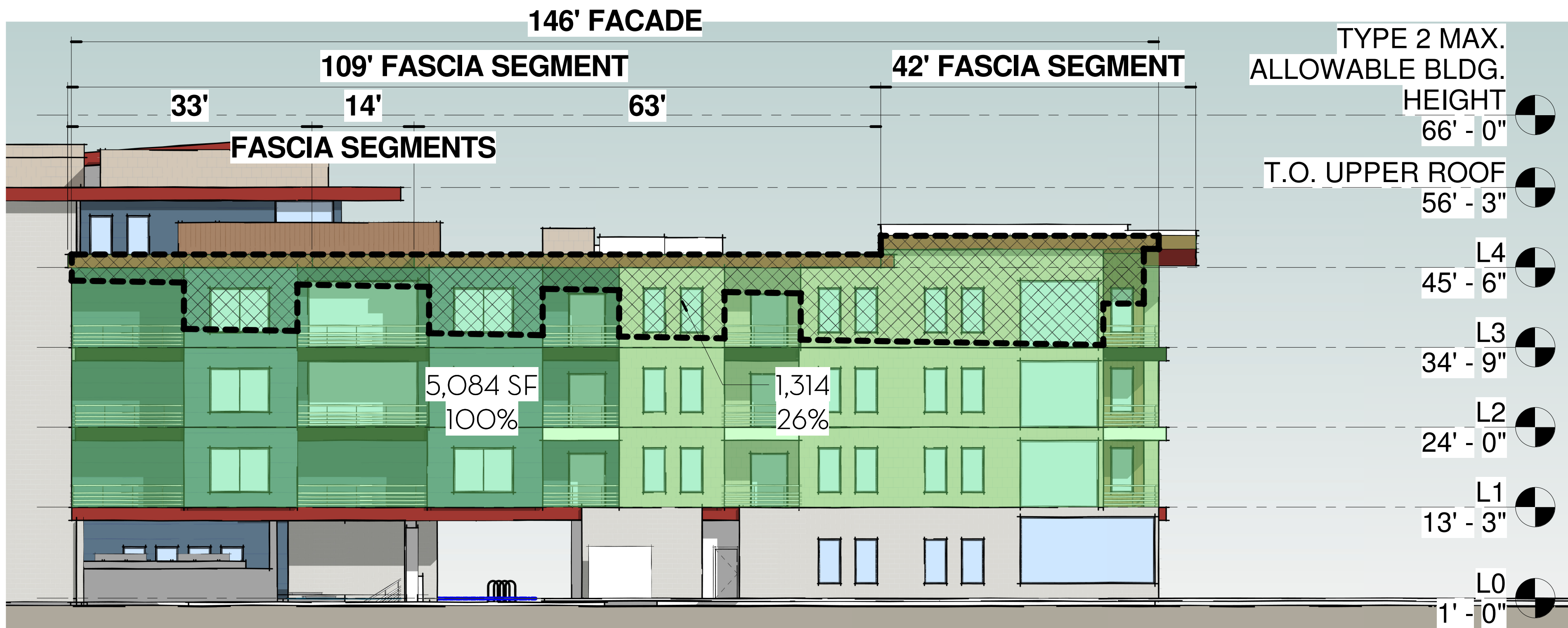




NORTH ELEVATION STEPBACK ENCROACHMENT



EAST ELEVATION STEPBACK ENCROACHMENT



SOUTH ELEVATION STEPBACK ENCROACHMENT

NOTE

THE AREAS HIGHLIGHTED IN GREEN REPRESENT THE FAÇADE AREA. THE CROSS HATCHED AREA IS THE LOCATION OF THE ENCROACHMENTS. THESE GRAPHICS REPRESENT THE CITY ALLOWED STANDARD BELOW. ALL ENCROACHMENT SURFACE AREAS TO THE HIGHLIGHTED FAÇADE ARE LESS THAN THE 33% ALLOWED AS STATED BELOW:

B. ARE LESS THAN THIRTY-THREE (33) PERCENT OF THE SURFACE AREA OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR.

COS CODE

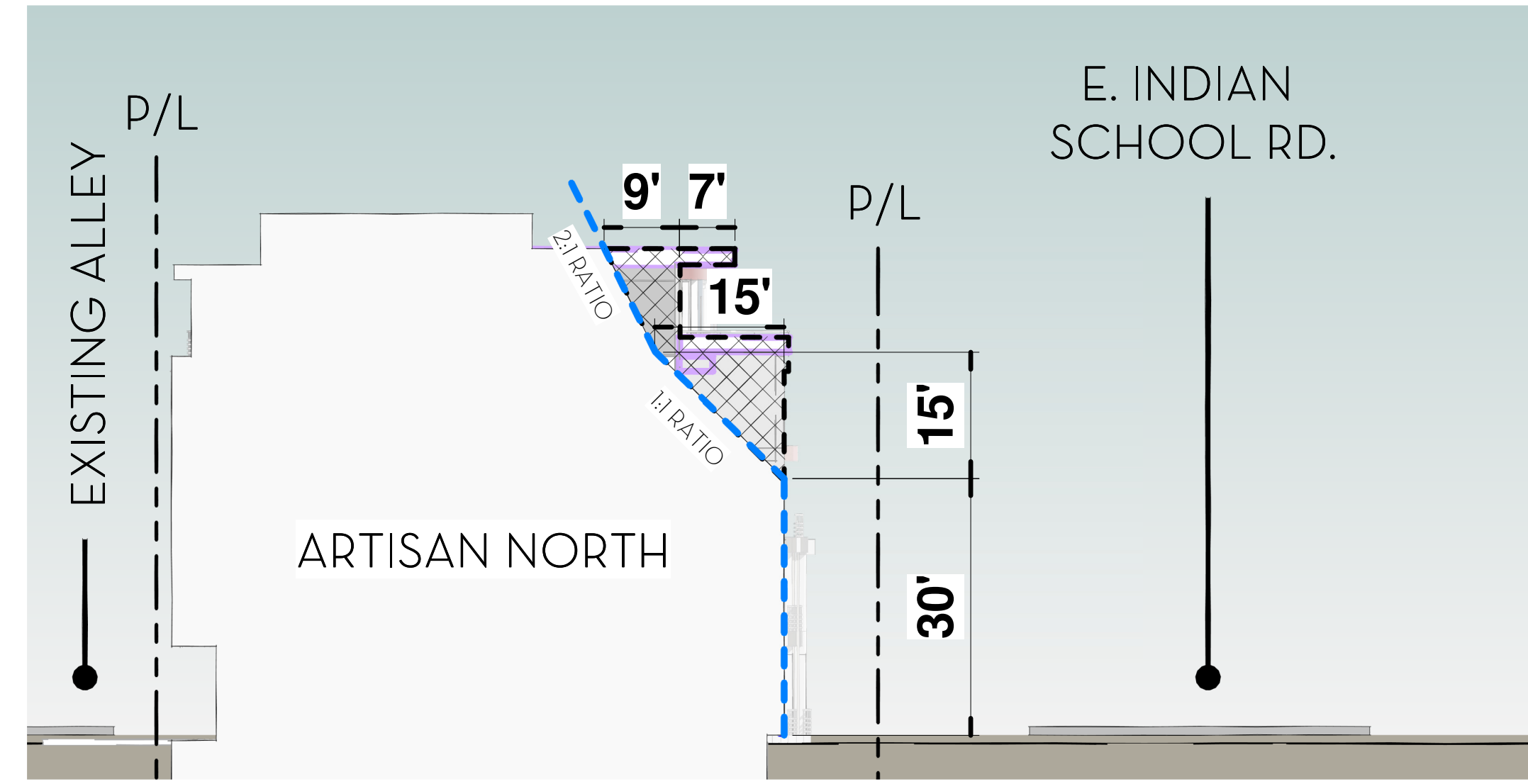
\* PER THE CITY OF SCOTTSDALE ZONING ORDINANCE, SEC. 5.3000. - DOWNTOWN (D).

3. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, IN A TYPE 2 AREA, A TYPE 2.5 AREA, OR A TYPE 3 AREA, A MAXIMUM FIFTEEN (15) FEET EXCEPTION TO STEPBACK AND SETBACK STANDARDS ABOVE THE FIRST FLOOR (NOT SPECIFIED IN I.2. ABOVE), IS ALLOWED FOR PROJECTIONS THAT:

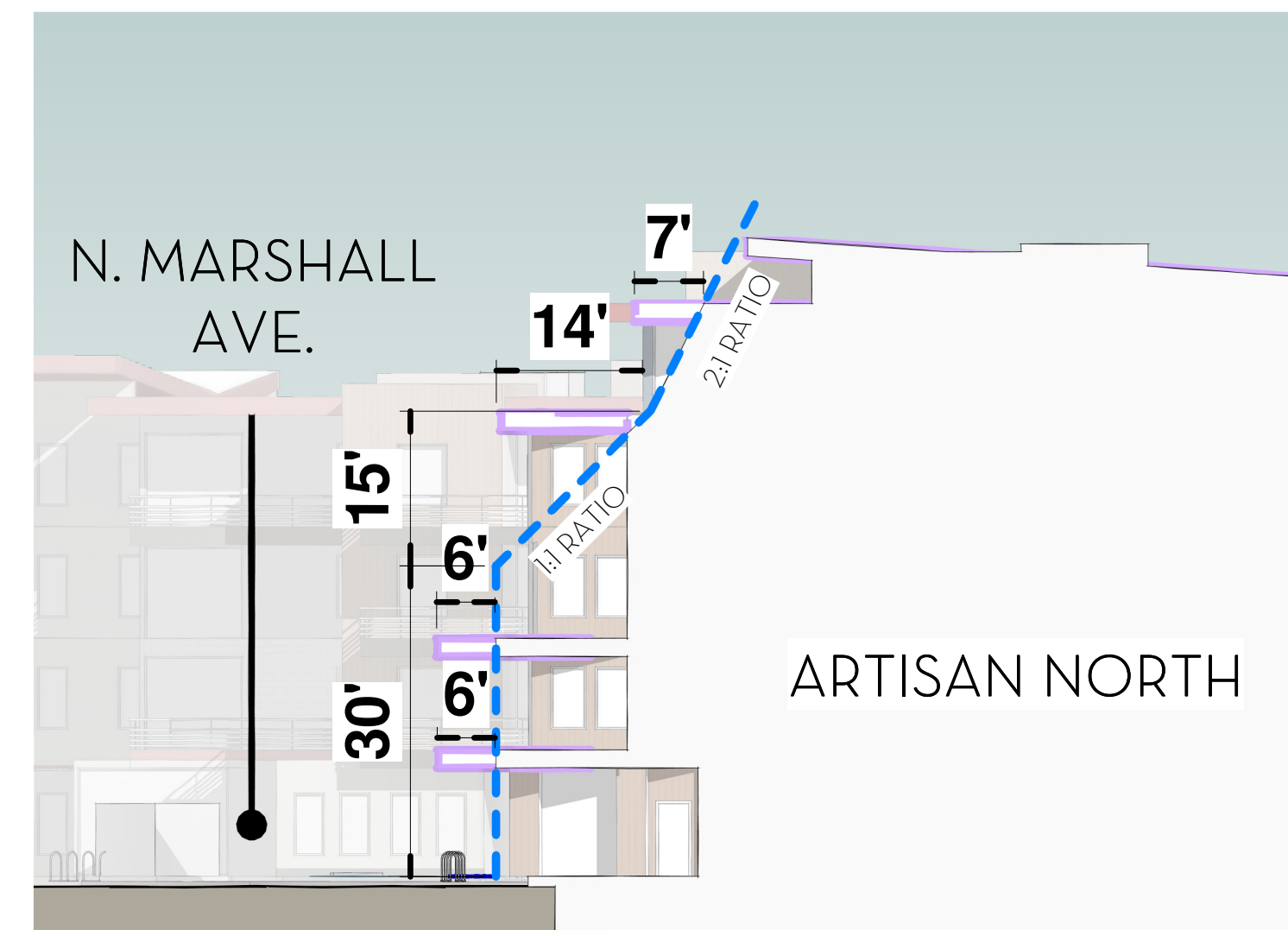
- A. ARE LESS THAN FIFTY (50) PERCENT OF THE LENGTH OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR; AND
- B. ARE LESS THAN THIRTY-THREE (33) PERCENT OF THE SURFACE AREA OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR.

SEE SHEETS 34.3/34.4 FOR FURTHER STEPBACK INFORMATION.

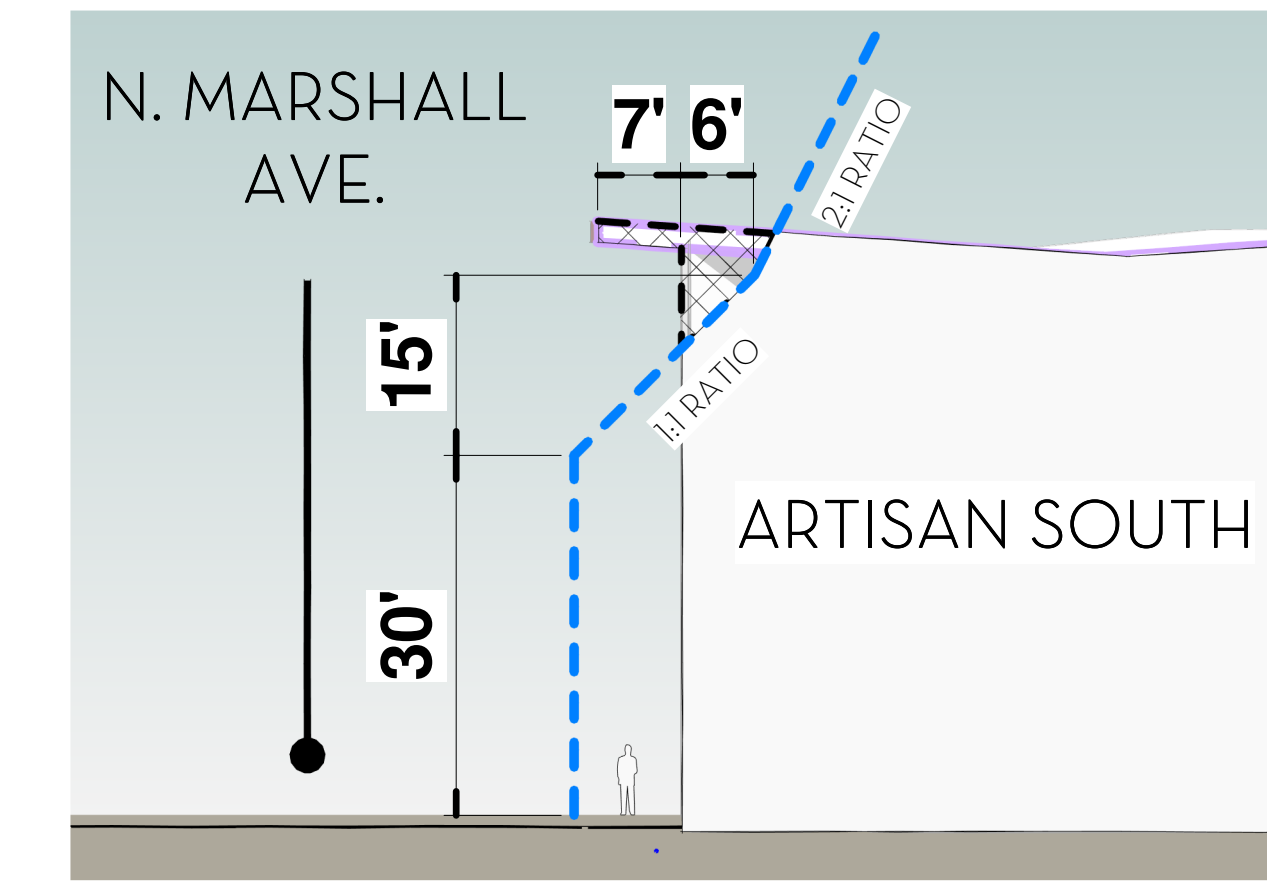




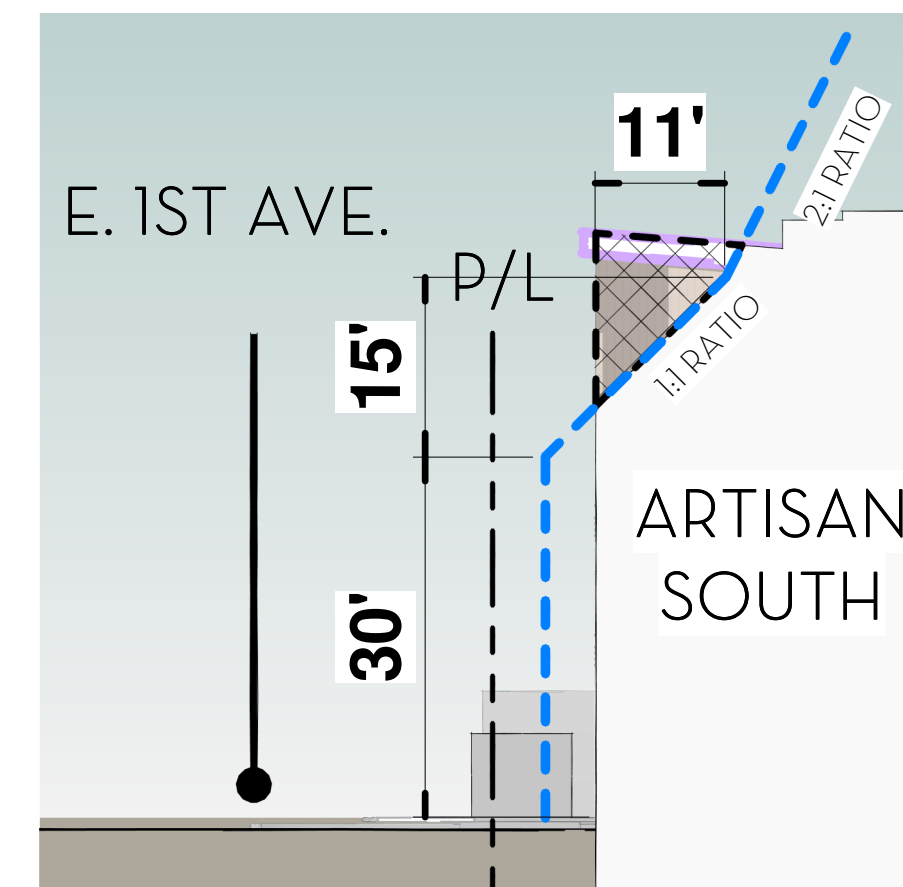
SECTION I  
TYPE 2 STEPBACK  
0' 8' 16' 32'  
1/16" = 1'-0"



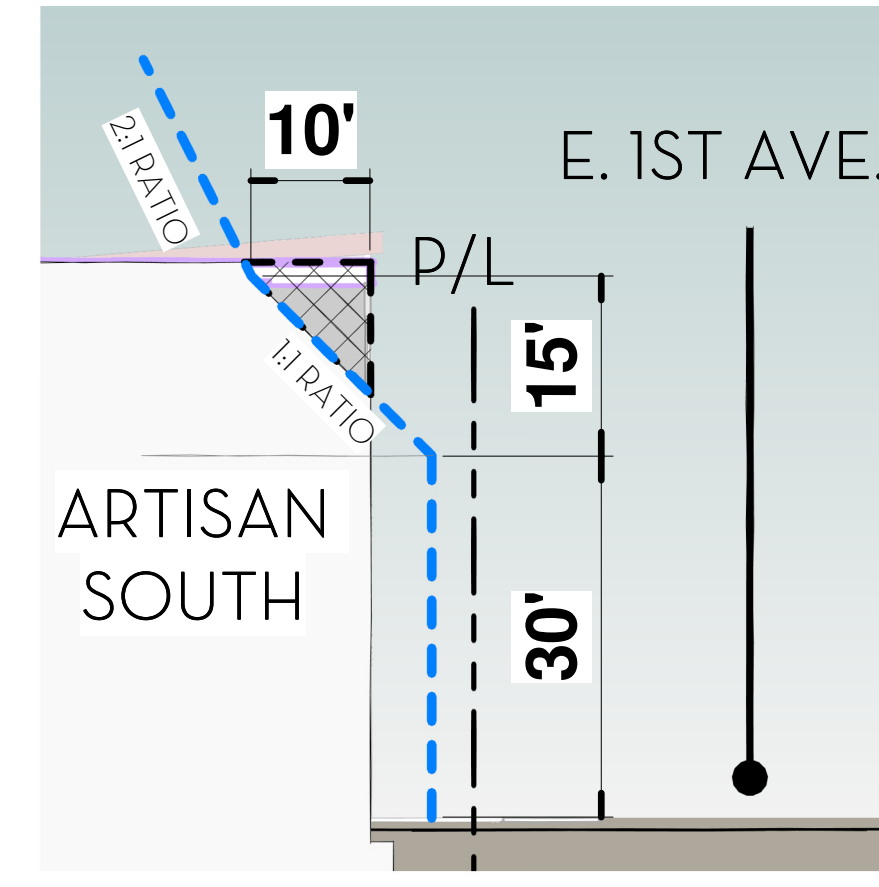
SECTION E  
TYPE 2 STEPBACK  
0' 8' 16' 32'  
1/16" = 1'-0"



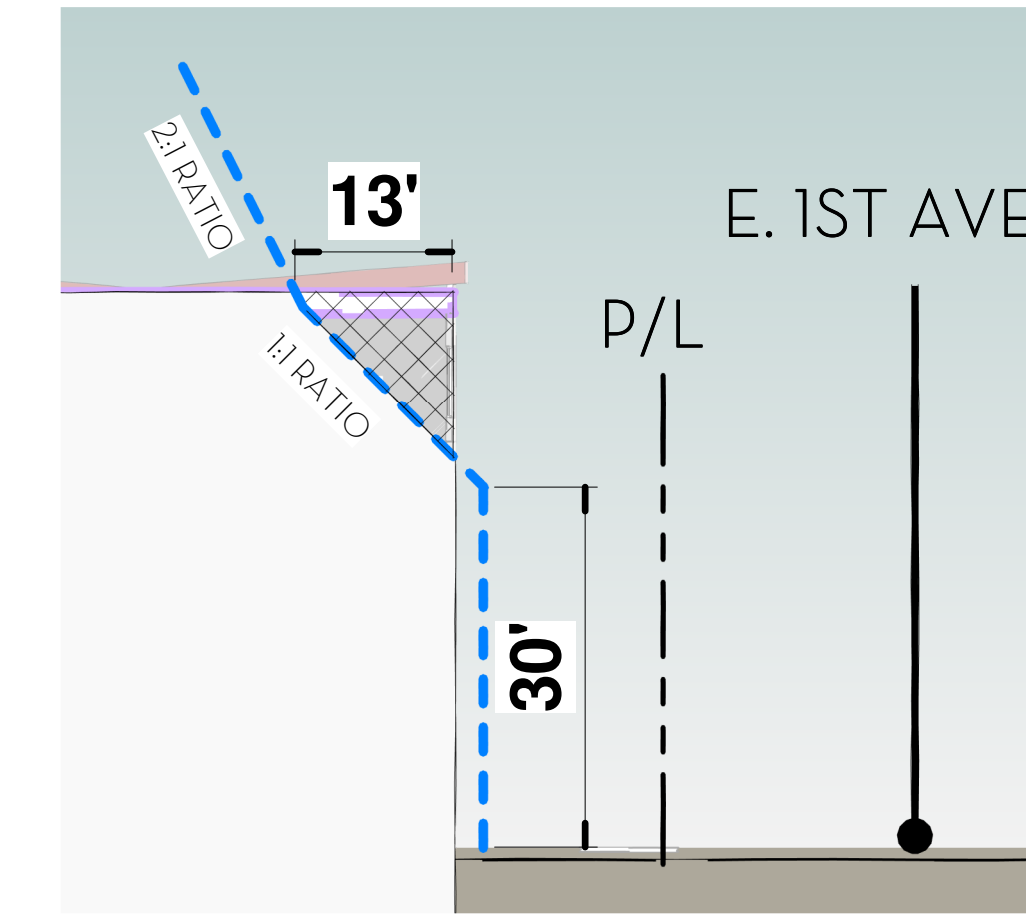
SECTION F  
TYPE 2 STEPBACK  
0' 8' 16' 32'  
1/16" = 1'-0"



SECTION G  
TYPE 2 STEPBACK  
0' 8' 16' 32'  
1/16" = 1'-0"



SECTION H  
TYPE 2 STEPBACK  
0' 8' 16' 32'  
1/16" = 1'-0"



SECTION J  
TYPE 2 STEPBACK  
0' 8' 16' 32'  
1/16" = 1'-0"

**COLOR LEGEND**

- SECTION CUT
- STEPBACK PLANE
- ALLOWED STEPBACK EXCEPTION

NOTE:

- THE WHITE COLOR FILL IS A SECTION CUT THROUGH THE ARTISAN BUILDINGS.
- THE LIGHT GREY COLOR FILL IS A SECTION CUT THROUGH ADJACENT EXISTING BUILDINGS.
- THE DARK GREY COLOR FILL ARTICULATE BUILDINGS IN THE DISTANCE.
- REFER TO SHEETS 34.4/34.5 FOR FURTHER STEPBACK INFORMATION.

\* PER THE CITY OF SCOTTSDALE ZONING ORDINACE, SEC. 5.3000. - DOWNTOWN (D).

2. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, THE FOLLOWING EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED:

- A. A MAXIMUM OF FIVE (5) FEET FOR CORNICES, EAVES, PARAPETS AND FIREPLACES.
- B. A MAXIMUM OF SEVEN (7) FEET FOR CANOPIES AND OTHER COVERS OVER SIDEWALKS, BALCONIES AND TERRACES.
- C. BALCONY WALLS AND RAILINGS WITH A MAXIMUM INSIDE HEIGHT OF FORTY-FIVE (45) INCHES.
- D. UNCOVERED BALCONIES, UNCOVERED TERRACES AND PATIOS AT AND BELOW GRADE.
- E. COVERED SIDEWALKS AND UNCOVERED TERRACES DIRECTLY ABOVE A SIDEWALK.

3. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, IN A TYPE 2 AREA, A TYPE 2.5 AREA, OR A TYPE 3 AREA, A MAXIMUM FIFTEEN (15) FEET EXCEPTION TO STEPBACK AND SETBACK STANDARDS ABOVE THE FIRST FLOOR (NOT SPECIFIED IN I.2. ABOVE), IS ALLOWED FOR PROJECTIONS THAT:

- A. ARE LESS THAN FIFTY (50) PERCENT OF THE LENGTH OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR; AND
- B. ARE LESS THAN THIRTY-THREE (33) PERCENT OF THE SURFACE AREA OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR.



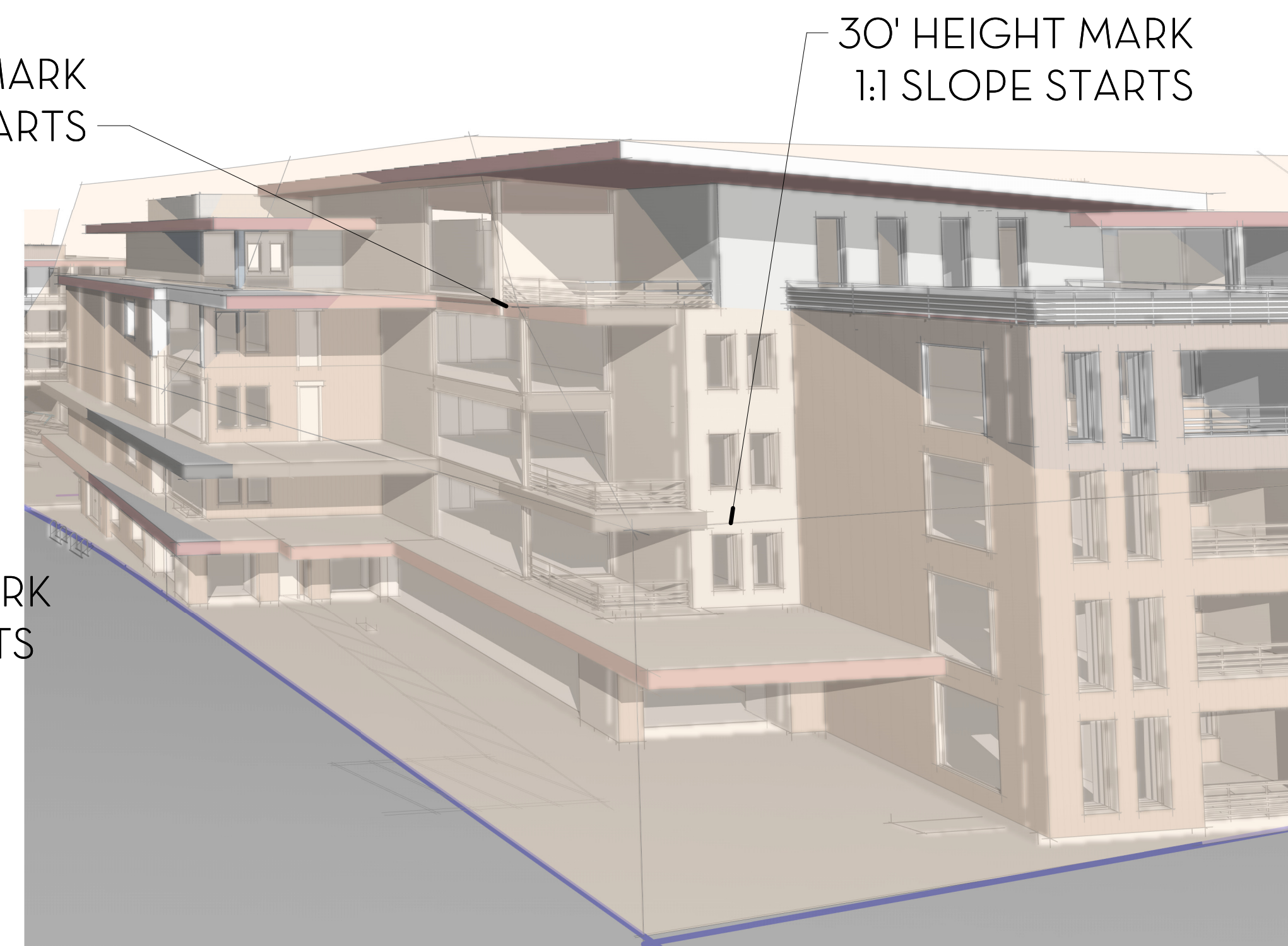
KEY MAP

0' 20' 40' 80'  
1" = 80'  
NORTH

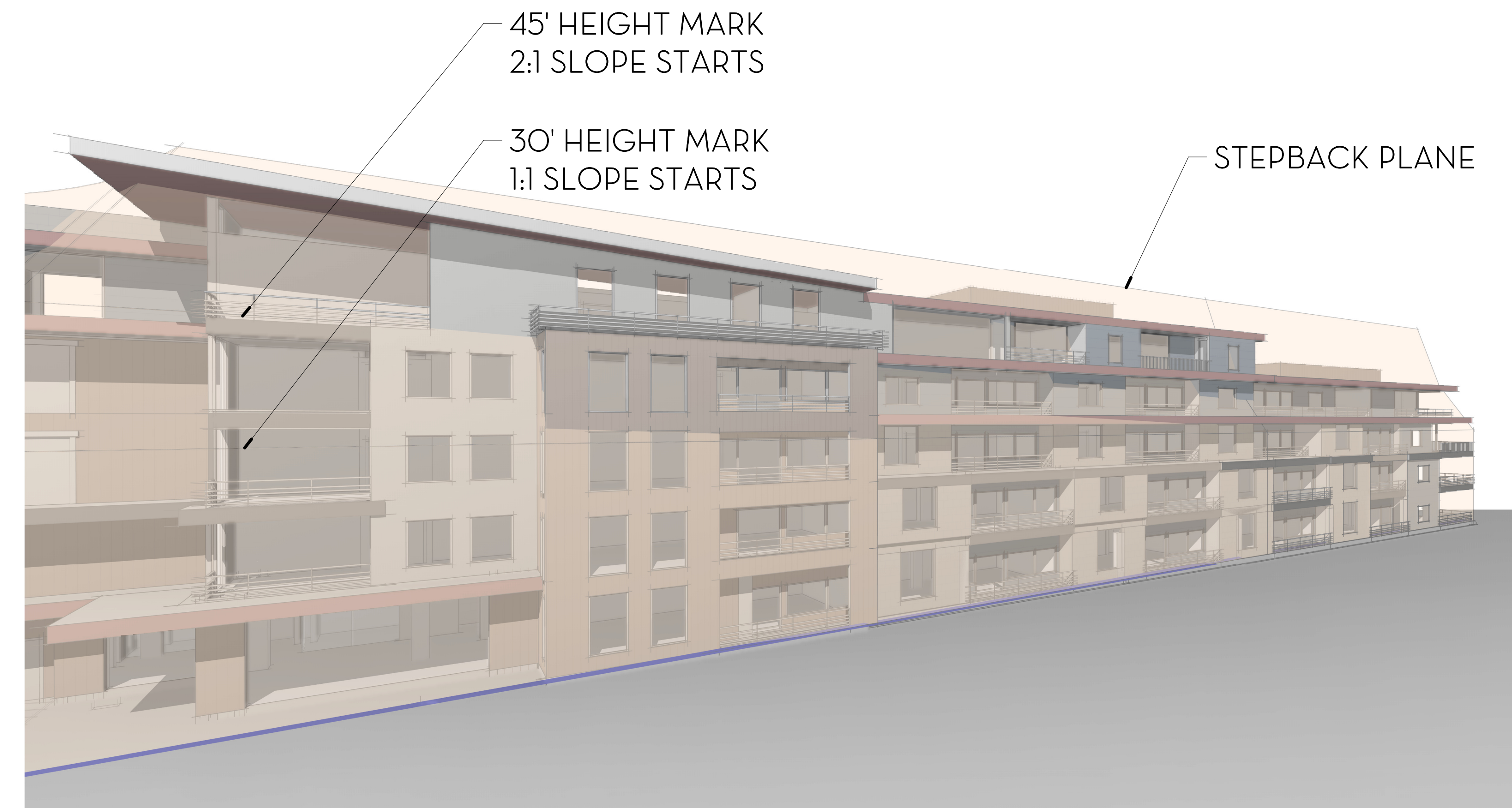




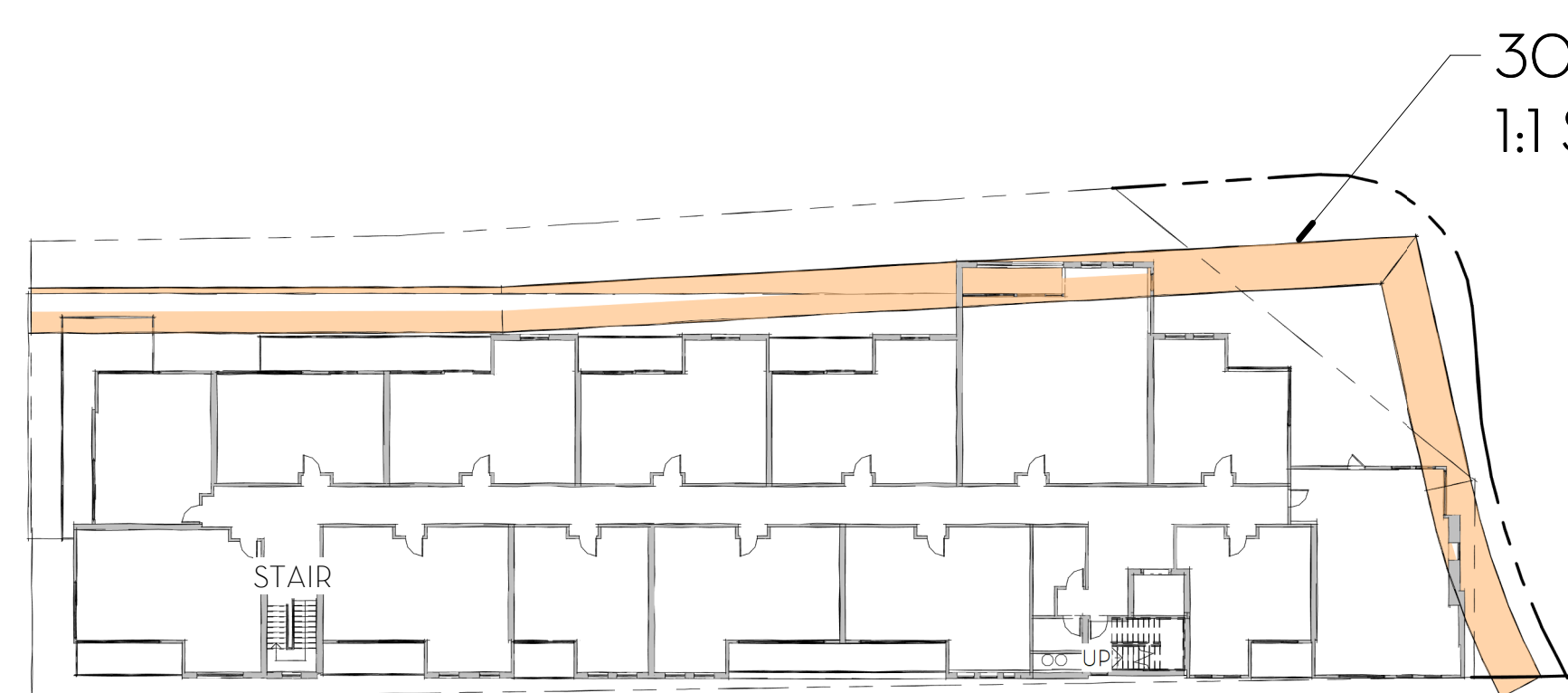
ENCROACHMENT TO SOUTH BLDG. ALONG MARSHALL WAY



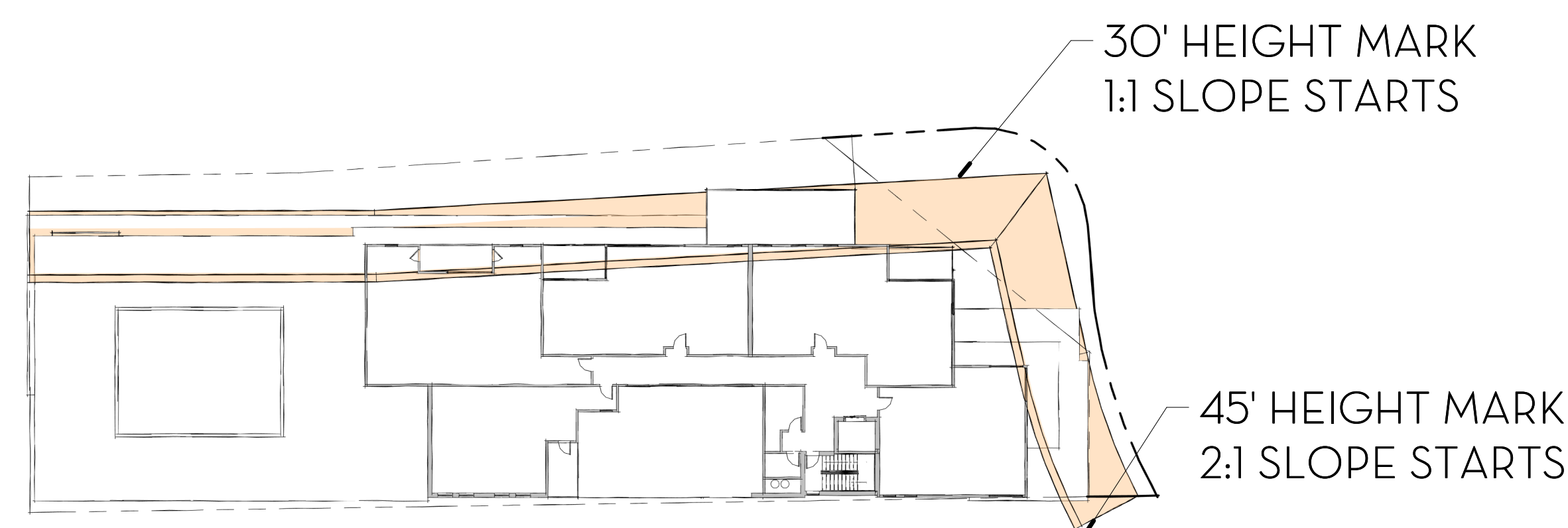
ENCROACHMENT TO NORTH BLDG. ALONG MARSHALL WAY



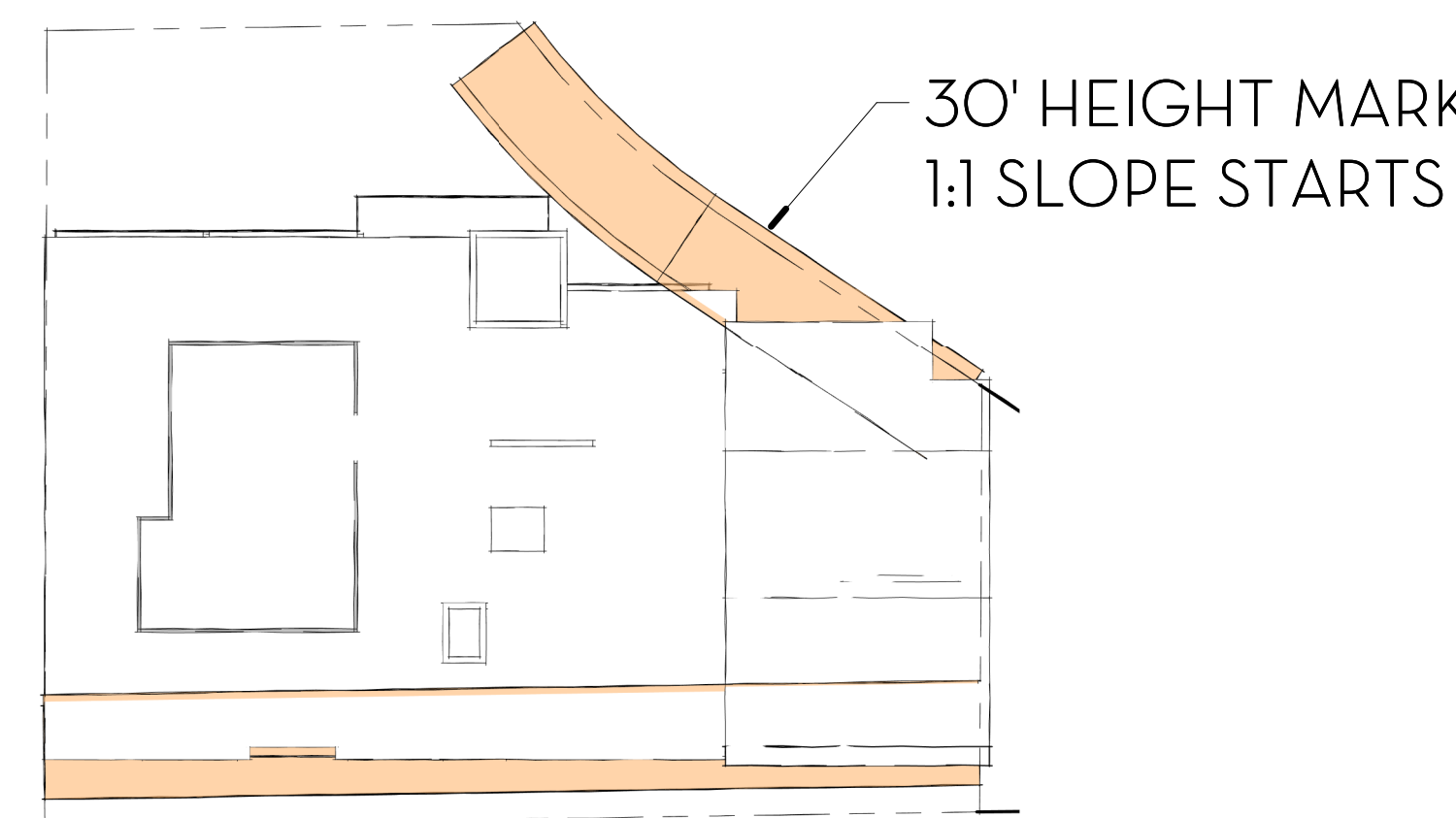
ENCROACHMENT TO NORTH BLDG. ALONG INDIAN SCHOOL RD.



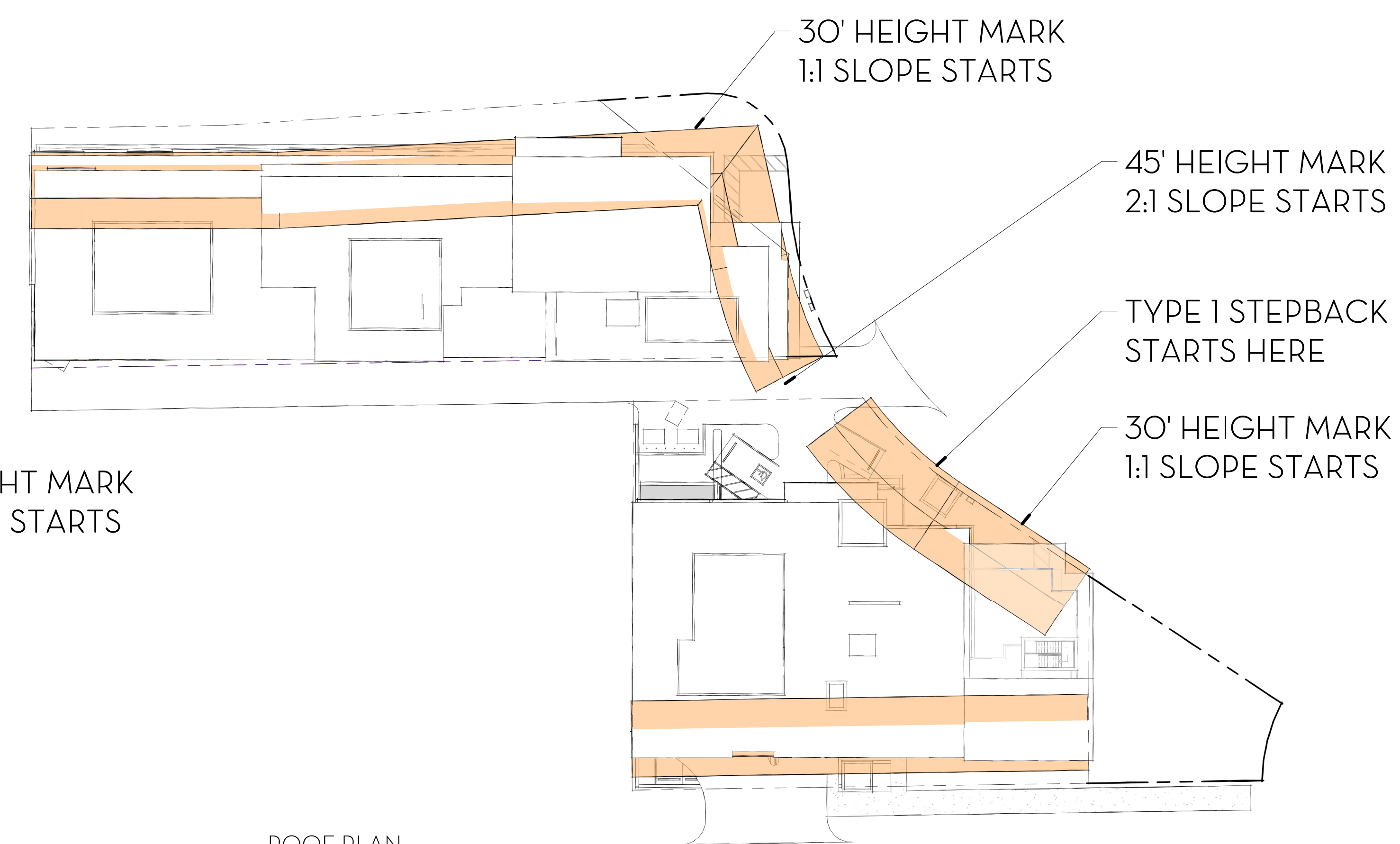
FLOOR PLAN LEVEL 3



FLOOR PLAN LEVEL 4



ROOF PLAN



NOTE:

- \* PER THE CITY OF SCOTTSDALE ZONING ORDINANCE, SEC. 5.3000. - DOWNTOWN (D).
- 2. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, THE FOLLOWING EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED:
  - A. A MAXIMUM OF FIVE (5) FEET FOR CORNICES, EAVES, PARAPETS AND FIREPLACES.
  - B. A MAXIMUM OF SEVEN (7) FEET FOR CANOPIES AND OTHER COVERS OVER SIDEWALKS, BALCONIES AND TERRACES.
  - C. BALCONY WALLS AND RAILINGS WITH A MAXIMUM INSIDE HEIGHT OF FORTY-FIVE (45) INCHES.
  - D. UNCOVERED BALCONIES, UNCOVERED TERRACES AND PATIOS AT AND BELOW GRADE.
  - E. COVERED SIDEWALKS AND UNCOVERED TERRACES DIRECTLY ABOVE A SIDEWALK.
- 3. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, IN A TYPE 2 AREA, A TYPE 2.5 AREA, OR A TYPE 3 AREA, A MAXIMUM FIFTEEN (15) FEET EXCEPTION TO STEPBACK AND SETBACK STANDARDS ABOVE THE FIRST FLOOR (NOT SPECIFIED IN I.2. ABOVE), IS ALLOWED FOR PROJECTIONS THAT:
  - A. ARE LESS THAN FIFTY (50) PERCENT OF THE LENGTH OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR; AND
  - B. ARE LESS THAN THIRTY-THREE (33) PERCENT OF THE SURFACE AREA OF THE SEGMENT OF THE BUILDING FAÇADE WHERE THE PROJECTIONS OCCUR.

STEPBACK NOTE:

SEE SHEETS 34.3/34.4 FOR FURTHER STEPBACK INFORMATION.

COLOR CODE LEGEND

TYPE 2 STEPBACK PLANE



