



BUILDING AREAS

Construction Type	Occupancy Type	Allowable Height	Allowable No. Stories	Allowable Area	Area	Area Ratio
LEVEL P3						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		21,591 SF	0
LEVEL P2						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		39,433 SF	0
LEVEL P1						
IA	B	UNLIMITED	UNLIMITED		754 SF	0
IA	S2 GARAGE	UNLIMITED	UNLIMITED		37,539 SF	0
LEVEL L1						
IIIA	A3	85 FEET	4	42,000 SF	1,904 SF	0.045338
IIIA	B	85 FEET	6	85,000 SF	2,115 SF	0.024878
IIIA	R2	85 FEET	5	72,000 SF	28,923 SF	0.40171
IIIA	S1	85 FEET	5	78,000 SF	1,136 SF	0.014563
IIIA	S2	85 FEET	5	117,000 SF	179 SF	0.001526
LEVEL L2						
IIIA	R2	85 FEET	5	72,000 SF	31,908 SF	0.443173
IIIA	S1	85 FEET	5	78,000 SF	1,198 SF	0.015364
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L3						
IIIA	R2	85 FEET	5	72,000 SF	31,310 SF	0.434864
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014764
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L4						
IIIA	R2	85 FEET	5	72,000 SF	29,991 SF	0.416546
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L5						
IIIA	A3	85 FEET	4	42,000 SF	1,031 SF	0.02455
IIIA	B	85 FEET	6	85,000 SF	161 SF	0.001894
IIIA	R2	85 FEET	5	72,000 SF	22,743 SF	0.315868
IIIA	S1	85 FEET	5	78,000 SF	1,310 SF	0.016798
IIIA	S2	85 FEET	5	117,000 SF	46 SF	0.000394

KEYNOTES

- 1001 DEMO EXISTING DRIVEWAY. INSTALL NEW CURB, GUTTER & SIDEWALK CONNECT FLUSH TO EXISTING.
- 1002 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL NEW DRIVEWAY PER C.O.S. DETAILS.
- 1003 ACCESSIBLE DRIVEWAY CROSSING 5' WIDE MINIMUM.
- 1004 ACCESSIBLE CURB RAMP.
- 1005 REFUSE ENCLOSURE FULLY SCREENED SURROUNDED BY CMU WALL.
- 1006 5' WIDE SIDEWALK.
- 1007 AMENITY AREA.
- 1008 EXISTING SIDEWALK TO REMAIN.
- 1009 NEW DRIVEWAY PER C.O.S. DETAILS.
- 1010 EXISTING DRIVEWAY TO REMAIN.
- 1011 EXISTING POLE & OVERHEAD LINES TO BE BURIED.
- 1012 PUBLIC ART LOCATION.
- 1013 6' WIDE SIDEWALK.
- 1014 SIGHT VISIBILITY TRIANGLE.
- 1015 ELECTRIC TRANSFORMER PER ELECTRICAL.
- 1016 NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER PORTION OF SIDEWALK EXTENDING BEYOND R.O.W. ONTO THE PROJECT SITE.
- 1017 DEMO EXISTING SIDEWALK.
- 1018 GARAGE VENTILATION SYSTEM, PER MECHANICAL.
- 1019 GARAGE WALL OUTLINE BELOW.
- 1021 LINE OF BUILDING ABOVE.
- 1022 FIRE TRUCK ACCESS LANE, 25' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 1023 12'X45' LOADING STALL.
- 1024 FIRE RISER ROOM.
- 1026 GARAGE ACCESS RAMP.
- 1027 REFUSE TRUCK ACCESS TURNING RADIUS.
- 1028 10'-0" PEDESTRIAN BUFFER ZONE, PER CITY OF SCOTTSDALE REQUEST.
- 1029 AIR INTAKE SHAFT, PER MECHANICAL.
- 1030 EXHAUST AIR SHAFT, PER MECHANICAL.
- 1035 EXISTING WATER EASEMENT.
- 1036 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL ACCESSIBLE CURB RAMP, CONNECT FLUSH WITH EXISTING.

TRASH COMPACTOR SIZE CALCULATION

Dwelling Units	148
Average garbage amount per week - C.Y.*	0.25
Extra garbage amount per week - C.Y.*	0
Total amount of garbage per week - C.Y.*	37
Compaction proposed 3:1	12
Proposed 15 C.Y.* Trash Compactor Once per Week	
* Cubic Yard	

LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER / SWITCH CABINET
- EXISTING STREET LIGHT
- DENOTES ACCESSIBLE ROUTE
- DENOTES VISIBILITY TRIANGLE

GENERAL NOTES

1. OVERHEAD UTILITIES LINES AND POLE TO BE BURIED ALONG THE MILLER ROAD FRONTAGE AS PART OF THE SITE REDEVELOPMENT.

REFUSE NOTES

1. PROVIDE 4' CLEARANCE FROM HOLD ROOM DOOR, FARTHEST WEST POINT, TO THE COMMERCIAL AREA AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1.309.
3. MOVING OF THE CONTAINERS TO AND FROM THE REFUSE TRUCK IS NOT THE REFUSE SERVICE PROVIDERS RESPONSIBILITY BUT THE RESPONSIBILITY OF THE ON-SITE APARTMENT STAFF.

DEVELOPMENT DATA

PROJECT DESCRIPTION:

TOLL BROTHERS INTENDS TO DEVELOP "THE MILLER" LUXURY MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE NORTHWEST CORNER OF 6TH AVENUE AND MILLER ROAD.

ZONING:

APN: 173-40-008D
EXISTING: C3

SITE AREA:

GROSS: 74,025 S.F. / 1.6994 ACS.
NET: 55,064 S.F. / 1.2641 ACS.

OPEN SPACE:

EXISTING: +/- 8,150 SF / 14.8%
PROVIDED: 15,725 SF / 28.56%

DWELLING UNIT DENSITY:

DENSITY: 148 D.U. + 1.6994 ACS = 87.09
ALLOWED: 84'-0" FT. MAX.
PROVIDED: 76'-0" FT. (5 STORY)

CONSTRUCTION TYPE:

GARAGE 1A - BUILDING 1
RESIDENTIAL IIIA - BUILDING 2
RESIDENTIAL IIIA - BUILDING 3
FITNESS IIIA - BUILDING 4

SPRINKLER SYSTEM:

NFPA13

BUILDING SETBACKS:

EAST (MILLER RD.) ** REQUIRED 20'
SOUTH (6TH AVE.) ** PROVIDED 20'
WEST *** REQUIRED 20'
NORTH *** PROVIDED 0'

* INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 3:1 BEGINNING AT 45 FT.
** INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 1:2 BEGINNING AT 45 FT.
*** INCLINE AT 1:3 BEGINNING AT 45 FT.

PARKING:

PARKING REQUIRED PER CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - TABLE 9.103.A:

1 BEDROOM 130 x 123 DU 160 PS
2 BEDROOM 170 x 25 DU 43 PS
GUEST 1 PER 6 DU 25 PS

TOTAL PARKING REQUIRED: 228 PS

TOTAL PARKING PROVIDED: 233 PS

PARKING RATIO 233/148 = 1.57 PS/DU

ACCESSIBLE PARKING - (4% OF PROVIDED)
REQUIRED: 228 x .04 = 10 P.S.
TOTAL PROVIDED: 10 P.S.

BICYCLE PARKING:

EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED AT LEAST FORTY VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT THE RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES. (CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - SEC 9.103)

BICYCLE PARKING - (10% OF PROVIDED)
REQUIRED: 228 x .10 = 23 P.S.

TOTAL PROVIDED: 26 P.S.

UNIT MIX:

1 BEDROOM	
A1	51
A1.1	8
A1.1L	2
A1.2	1
A1.3	1
A1L	10
A2	6
A2.1	5
A2.2	1
A2H	2
A3	8
A3L	2
A4	5
A5	2
A6	1
A7	1
A8	3
A9	1
A10	1
A11	1
A12	2
A13	10
2 BEDROOM	
B1	10
B1.2	3
B1H	1
B2	1
B3	1
B3L	1
B4	3
B5	2
B5L	1
B6	1
PROJECT UNIT TOTAL	
148	

UNIT MIX BY LEVEL:

LEVEL L1	
A1	12
A1.1	2
A1.2	1
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A7	1
A8	1
A9	1
A10	1
A11	2
B1	2
B1.2	1
LEVEL L2	
A1	14
A1.1	2
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A12	1
A13	2
B1	2
B1.2	1
B2	1
B4	1
LEVEL L3	
A1	14
A1.1	2
A1L	10
A2	1
A2.1	1
A2H	1
A3	2
A4	1
A8	1

A12	1
A13	2
B1	2
B1.2	1
B4	1
B5	1
B6	1
LEVEL L4	
A1	11
A1.1	2
A2	1
A2.1	1
A2H	1
A3	2
A4	1
A6	1
A7	1
A10	1
A13	2
B1	2
B1H	1
B3	1
B4	1
B5	1
LEVEL L5	
A1.1L	2
A1L	10
A2.1	1
A2.2	1
A3L	2
A4	1
A11	1
A13	2
B1	2
B3L	1
BSL	1
PROJECT UNIT TOTAL	
148	

TOLL
MAZA

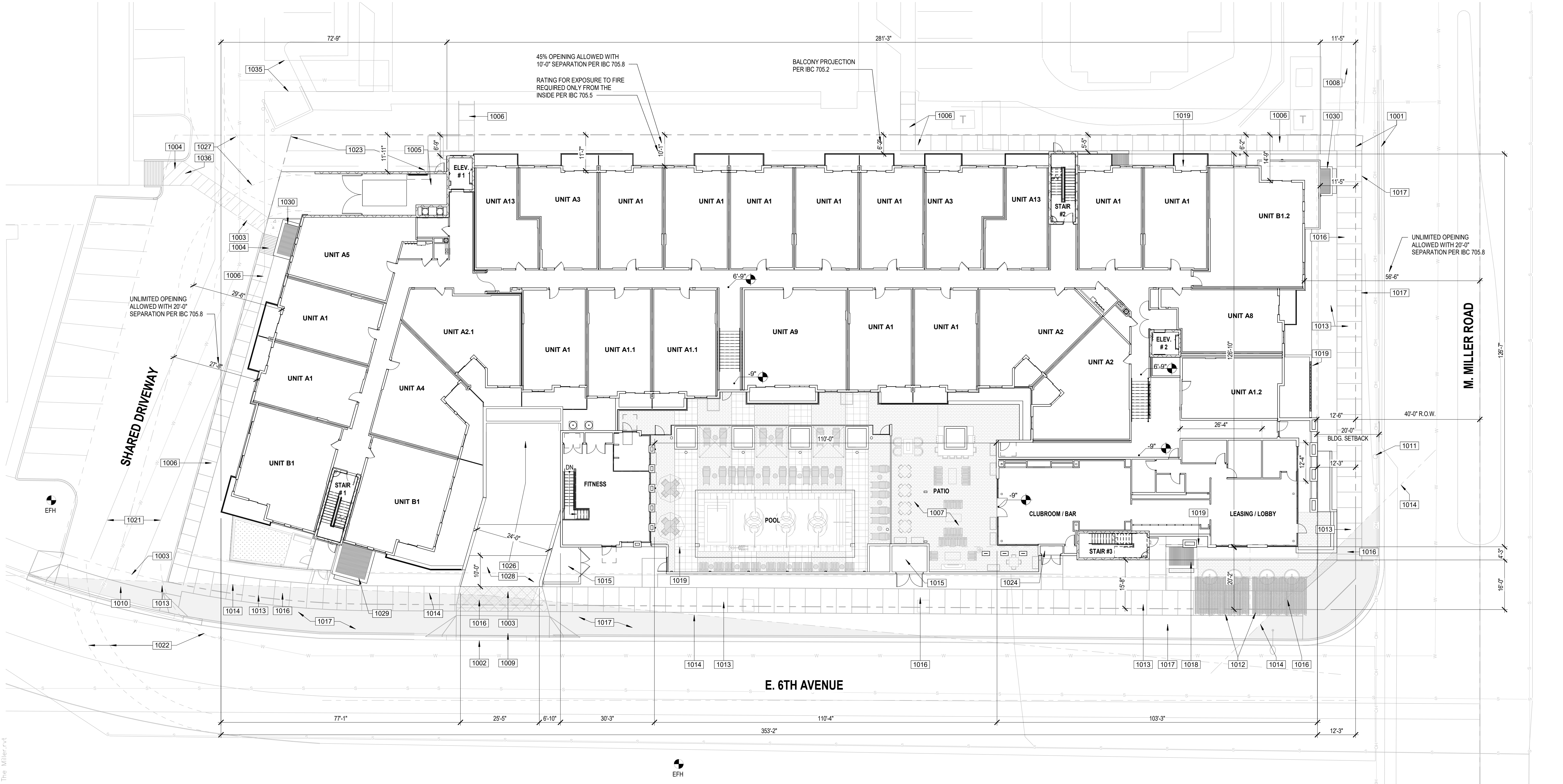
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SCOTTSDALE, AZ

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PRELIMINARY
NOT FOR
CONSTRUCTION

TOLL BROTHERS



1 SITE PLAN

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

VICINITY MAP:



3rd DRB SUBMITTAL

DATE: 08.08.2022 ORB #: 19-220

A1.10d
SITE PLAN PRELIMINARY



5 ROOF SCREEN ELEVATION

SCALE: 1" = 1'-0"



TOLL BROTHERS

3rd DRB SUBMITTAL

DATE: 08.08.2022 ORB #: 19-220

A3.50Bd

MAIN BUILDING OVERALL COLOR
ELEVATIONS