## SITE PLAN NOTES

I. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN

THE AREA OUTSIDE OF THE SITE 2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN

ACCORDANCE WITH APPV'D PLANS 3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33'ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3

4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE

STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS. 5. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN. THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'

7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT 8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE-LEVEL ADJACENT TO ALL PUBLIC STREETS 9. BARBED RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

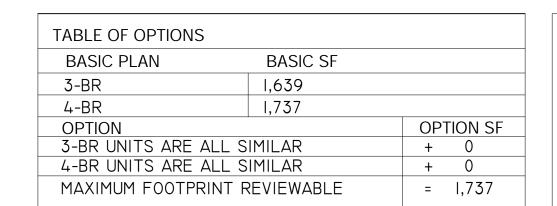
10. UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES IF NOT IN CONFORMANCE. ALL EXISTING UNUSED DRIVEWAYS, BROKEN, OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.

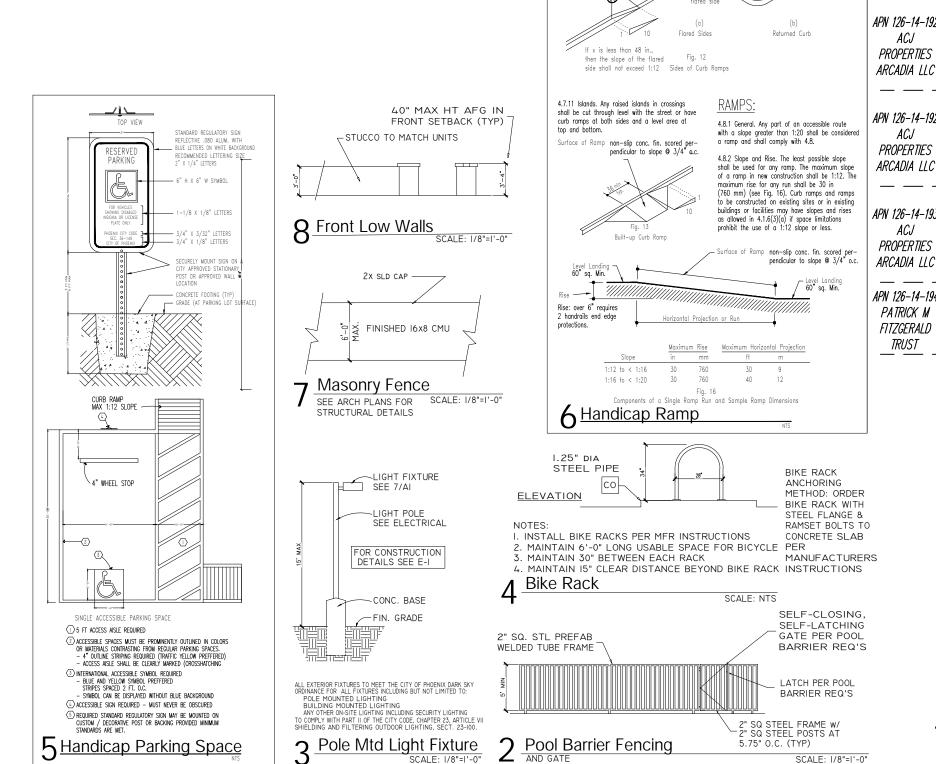
## DISTRICT COMPARISON TARIE

| DISTRICT COMPARIS                        | SON LABLE  |   |  |  |  |
|--|--|---|--|--|--|
| R-3 DEVELOPMENT (                        | PTION SUBDIVIDED PRIOR TO MAY I, 1998  | SUBDIVIDED PRIOR TO MAY I, 1998                                   |  |  |  |
| STANDARDS                                | (C) PLANNED RESIDENTIAL DEVELOPMENT  | Proposed  |  |  |  |
| MINIMUM LOT DIMENSIONS DEPTH X WIDTH     | None   | 576.87 x 180.17'  |  |  |  |
| DWELLING UNIT DENSITY (UNITS/GROSS ACRE) | 15.23; 17.40 WITH BONUS  | 10.45   |  |  |  |
| PERIMETER<br>STANDARDS                   | 20' ADJACENT TO A PUBLIC STREET; THIS AREA TO BE IN COMMON OWNERSHIP UNLESS LOTS FRONT ON THE PERIMETER PUBLIC STREET*; 15' ADJACENT TO PROPERTY LINE. | 20' ADJACENT TO A PUBLIC STREET;<br>15' ADJACENT TO PROPERTY LINE |  |  |  |
| BUILDING<br>SETBACKS                     | IO' FRONT  | 20' FRONT, I5' REAR, AND<br>35' & 67' SIDE                        |  |  |  |
| BUILDING HEIGHT                          | 2 STORIES OR 30' FOR FIRST 150'; I' IN 5' INCREASE TO 48' HEIGHT, 4 STORY MAXIMUM  | 2 STORIES AND 25'-8"  |  |  |  |
| LOT COVERAGE                             | FOOTPRINT UNDER ROOF / NET LOT AREA = LOT COV'G 32,876 S.F. / 96,538 SF = 34.0%  |   |  |  |  |
| COMMON AREAS                             | MINIMUM 5.0% OF GROSS AREA   | 5.1%  |  |  |  |
| ALLOWED USES                             | SINGLE-FAMILY ATTACHED AND MULTIFAMILY   | MULTIFAMILY   |  |  |  |
| REQUIRED STREET                          | PUBLIC STREET OR STREET ACCESSWAY  | STREET ACCESSWAY  |  |  |  |
|  |  |   |  |  |  |

| SQUARE   | LIVABL | E.  |         |                |              |            |            | ECOTODINIT |
|----------|--------|-----|---------|----------------|--------------|------------|------------|------------|
|          | IST    | 2ND | TOTAL   | GAR, STG, MECH | COV'D PATIOS | TOTAL      | ROOF DECKS | FUUTFRINT  |
| FOOTAGES | FLR    | FLR | LIVABLE | IST/2ND        | IST/2ND      | UNDER ROOF | IST/2ND    | UNDER ROOF |

| PROJECT SUMMAR    | Y      |        |        |              |             |        |       |        |
|-------------------|--------|--------|--------|--------------|-------------|--------|-------|--------|
| (I4) 3-BR UNITS   | 8,820  | 14,126 | 22,946 | 5,894/42     | 686/602     | 30,170 | 0/826 | 16,366 |
| (I4) 4-BR UNITS   | 8,820  | 15,498 | 24,318 | 5,894/42     | 686/602     | 31,542 | 0/0   | 16,366 |
| GAZEBO            | _      | _      | _      | _            | 144         | 144    | _     | 144    |
| PROJECT<br>TOTALS | 17,640 | 29,624 | 47,264 | 11,788/1,176 | 1,372/1,348 | 61,856 | 0/826 | 32,876 |





## APN 126-14-016C: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25 APN 126-14-016D: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25 APN 126-14-016E: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25 APN 126-14-016F: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25 APN 126-14-015: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25

10

9

6

2-STORY BLDG 2

MAX HT

19'x19'

GARAGE TYP

 $\bigcirc$ 

2-STORY BLDG I

MAX HT

(A) TYP

SETBACK

126-14-006D DERYON LLC

APN 126-14-194

PATRICK M FITZGERALD

TRUST

APN 126-14-188

**PROPERTIES** 

ARCADIA LL

APN 126-14-18 ACJ

**PROPERTIES** 

ARCADIA LL

APN 126-14-190

ACJ

**PROPERTIES** 

ARCADIA LL

APN 126-14-19

ACJ

**PROPERTIES** ARCADIA LL

ACJ

ACJ

SIDE

2

TRASH & RECYCLE IN GARAGE (TYP)

70'-7"

SIMILAR 3 SIDES

OPEN

Ramada

Fig. 11 Measurement of Curb Ramp Slopes

ONE LOT SUBDIVISION
THIS PROJECT TO BE TIED INTO A ONE-LOT SUBDIVISION

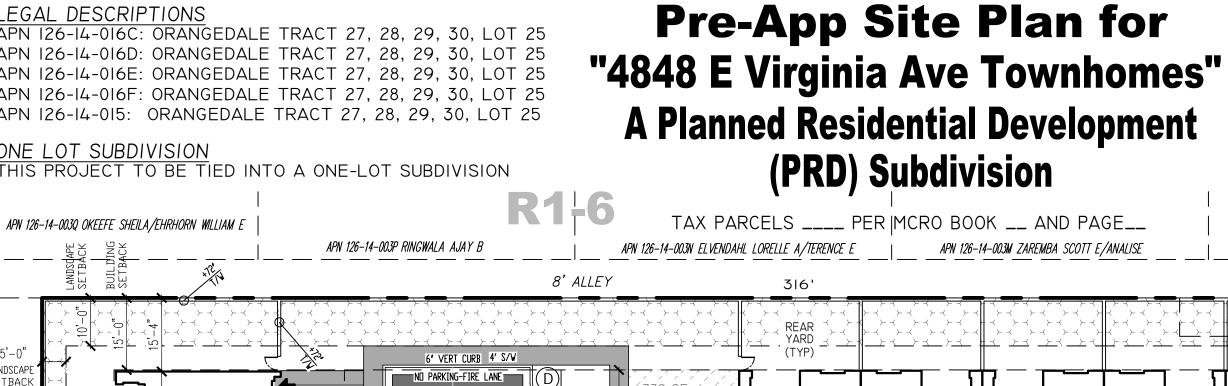
WATER & SEWER EASEMENT

WATER & SEWER EASEMENT

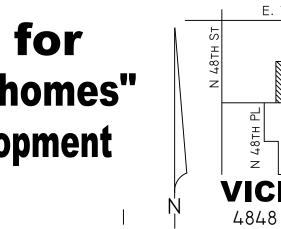
29'-2"
WATER & SEWER EASEMENT

P-1255-1

**R-3** 



GARDEN



12

PRIVATE

ACCESSWAY

-STORY

19

RAMADA

E VIRGINIA AVE

SHADING DESIGNATION

COMMON AREA 6,123 S.F.

5.8% OF GROSS AREA

5' & 10' PERIMETER

LANDSCAPE

NOTE: ALL LIGHTING (EXCEPT STREET LIGHTS) ARE UNDER COVERED

PATIO ROOFS COMPLIANT WITH DESIGN GUIDELINES 5.1.5 AND 5.1.1

& GATES (TYP)

MAX HT

20

18

COMMON AREA

0'X32'

COMMON AREA

NO PARKING-FIRE LANE

13

14

MAX H

6' ROLL CURB

21

FIRE PIT

MAX HT 30'-0"

26

A Site Plan

ANY NEW OR

RELOCATED POLES

UNDER 12kv TO BE

UNDERGROUND

ALL SITE WALLS TO BE FINISHED TO

MATCH THE BUILDINGS (TYP)

**EMERGENCY ACCESS PERMIT** 

ND PARKING-FIRE LANE 6' VERT CURB

BLDG 5

ALL WALLS IN FRONT SETBACK

TO BE 40" TALL MAX (TYP)

25

24

Keyed Notations:

A 19'x19' CLR AREA FOR TWO CAR PARKING

FRONT DOOR

(B) 3'x6' AREA FOR GARBAGE

(D) LANDSCAPE PLANTER AREA

PER POOL BARRIER REQ'S (TYP)

PROPOSED FIRE HYDRANT

SELF-CLOSING SELF-LOCKING DOOR

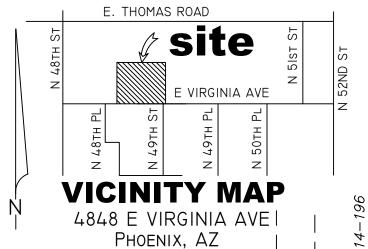
PRIVATE

ACCESSWAY

15

22

DOG PARK



APN 126-14-003F FULLER MICHAEL S/KISTI D

1/2 ALLEY TO BE ACQUIRED

16

28

AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL

SETBACK

KIVA #

SDEV #

PRLM #

PAPP #

PROJECT DATA

PARKING

PROJECT NARRATIVE

28 Townhouse Units

28 units are 4 BR, 3-1/2 Bath 2-story floor plans

(1) Amenity Area including Pool, BBQ & Ramada.

(1) 4-plex (Bldg 1), & (4) 6-plexes (Bldgs 2-5)

Accessible units not required or provided.

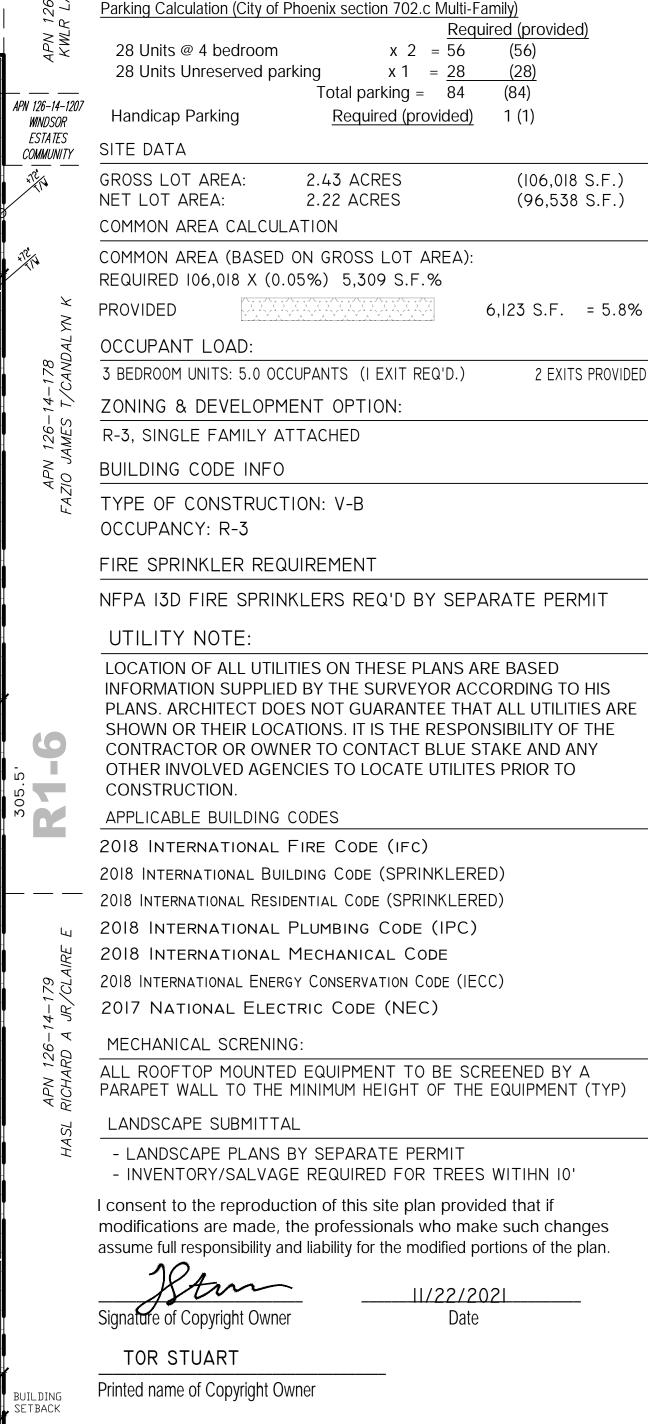
INDIVIDUAL LOT SALES ARE NOT PROPOSED WITH THIS DEVELOPMENT

REQUIRED 106,018 X (0.05%) 5,309 S.F.%

LOCATION OF ALL UTILITIES ON THESE PLANS ARE BASED INFORMATION SUPPLIED BY THE SURVEYOR ACCORDING TO HIS PLANS. ARCHITECT DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE UTILITES PRIOR TO

ALL ROOFTOP MOUNTED EQUIPMENT TO BE SCREENED BY A PARAPET WALL TO THE MINIMUM HEIGHT OF THE EQUIPMENT (TYP)

modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.



PROJECT NAME AND ADDRESS:

SHEET NO. 001

A1.0

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Tor Stuart Architect

2930 E. Northern Avenue Suite A-100

Phoenix, Arizona 85028 602.750.8800 www.architector.com

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11/22/2021

Paradise View 5474, LLC

Paradise Valley Arizona 85253

5474 E Desert Jewel Dr

Avtar Verma

GENERAL CONTRACTOR:

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CONCEPTUAL DESIGN

November 23, 2020

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Site Plan