

PRELIMINARY
NOT FOR
CONSTRUCTION

50TH STREET AHWATUKEE
MULTI-FAMILY LIVING
14659 S 50TH STREET, PHOENIX, ARIZONA 85044

Everest Holdings
SCOTTSDALE AZ.

REVISIONS:

- 1
- 2
- 3
- 4
- 5

JOB NO: 21-082
DATE: DECEMBER 02, 2021
SCALE: 1" = 50'
SHEET NO:

A1.0

PROJECT DATA	
DEVELOPER EVEREST HOLDINGS 3737 E DOUBLETREE RANCH RD #C-185 SCOTTSDALE, AZ 85258 PHONE: (480) 860-6500 MR. MICHAEL GUSICH EMAIL: mgusich@everestholdings.com	ARCHITECTURAL BILTFORM ARCHITECTURE GROUP, INC. 11460 N. CAVE CREEK ROAD, STE. 11 PHOENIX, ARIZONA 85020 PHONE: (602) 285-9200 MR. JIM APPELLAGATE EMAIL: jim@biltform.com
OVERALL SITE DATA: ADDRESS 14601 S 50TH ST, PHOENIX, AZ 85044	
SITE AREA: ±13.95 GROSS ACRES / ±12.58 NET ACRES	EXISTING: CO/GCP
ZONING: PROPOSED: C-2 WITH A HEIGHT WAIVER & DENSITY WAIVER FOR UP TO 56 FT & 30.5 DU/ACRE [UTILIZING THE R-5 PRD STANDARDS]	
PHASED PROJECT: APN NO.'S: PROPOSED USE: LOT SALES:	NOT APPLICABLE 301-84-179A MULTI-FAMILY (SURFACED PARKED) NO
MAXIMUM DENSITY ALLOWED: PROPOSED DENSITY: (417 UNITS / 13.95 ACRES)	45.68 DU/AC 30.0 DU/AC
BUILDING HEIGHT ALLOWED: BUILDING HEIGHT PROVIDED: 48 FEET/58 FEET TO MECH - 3 & 4 STORIES	48 FT 48 FT
LOT COVERAGE: (170,786 S.F./537,192 S.F. (NET))	32% (45% MAX ALLOWED)
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	607,800 S.F. (GROSS) x 5% = 30,390 S.F. 56,223 S.F.
PARKING LANDSCAPE REQUIRED: PARKING LANDSCAPE PROVIDED:	77,116 S.F. x 10% = 7,712 S.F. 8,705 S.F.
BUILDING CONSTRUCTION TYPE:	V-A (UNITS)/V-A (GARAGE)
TOTAL UNIT MIX:	
ONE BEDROOM UNITS: TWO BEDROOM UNITS: THREE BEDROOM UNITS: TOTAL:	200 (48%) 183 (44%) 34 (8%) 417 (DU)
UNIT TYPE	GROSS AREA
UNIT A1	1 BED/1 BA
UNIT A2	1 BED/1 BA
UNIT A5	1 BED/1 BA
UNIT B1	2 BED/2 BA
UNIT B2	2 BED/2 BA
UNIT B4	2 BED/2 BA
UNIT C1	3 BED/2 BA
TOTAL:	417 D.U.
AVG. S.F.	963 S.F.
TOTAL PARKING:	
PROVIDED:	
GARAGE PARKING	158 P.S.
TANDEM PARKING	158 P.S.
COVERED PARKING	260 P.S.
OPEN PARKING	198 P.S.
PROVIDED:	774 P.S.
	1.86 SPACE PER UNIT
REQUIRED:	
ONE BEDROOM UNITS:	200 x 1.5 = 300
TWO BEDROOM UNITS:	183 x 1.5 = 275
THREE BEDROOM UNITS:	34 x 2 = 68
TOTAL PARKING PROVIDED:	643 P.S.
REQUIRED UNRESERVED PARKING:	
ONE BEDROOM UNITS:	200 x 0.5 = 100
TWO BEDROOM UNITS:	183 x 0.5 = 92
THREE BEDROOM UNITS:	34 x 1.0 = 34
TOTAL UNRESERVED PROVIDED:	226 P.S.
UNRESERVED PARKING PROVIDED:	352 P.S.
RESERVED PARKING PROVIDED:	417 (1 PER UNIT)
ACCESSIBLE PARKING REQUIRED:	16 (2% OF TOTAL)
ACCESSIBLE PARKING PROVIDED:	16
BIKE PARKING REQUIRED:	20 MIN.
BIKE PARKING PROVIDED:	30 SPACES

VICINITY MAP:	
SCALE: N.T.S.	
PROJECT LOCATION	

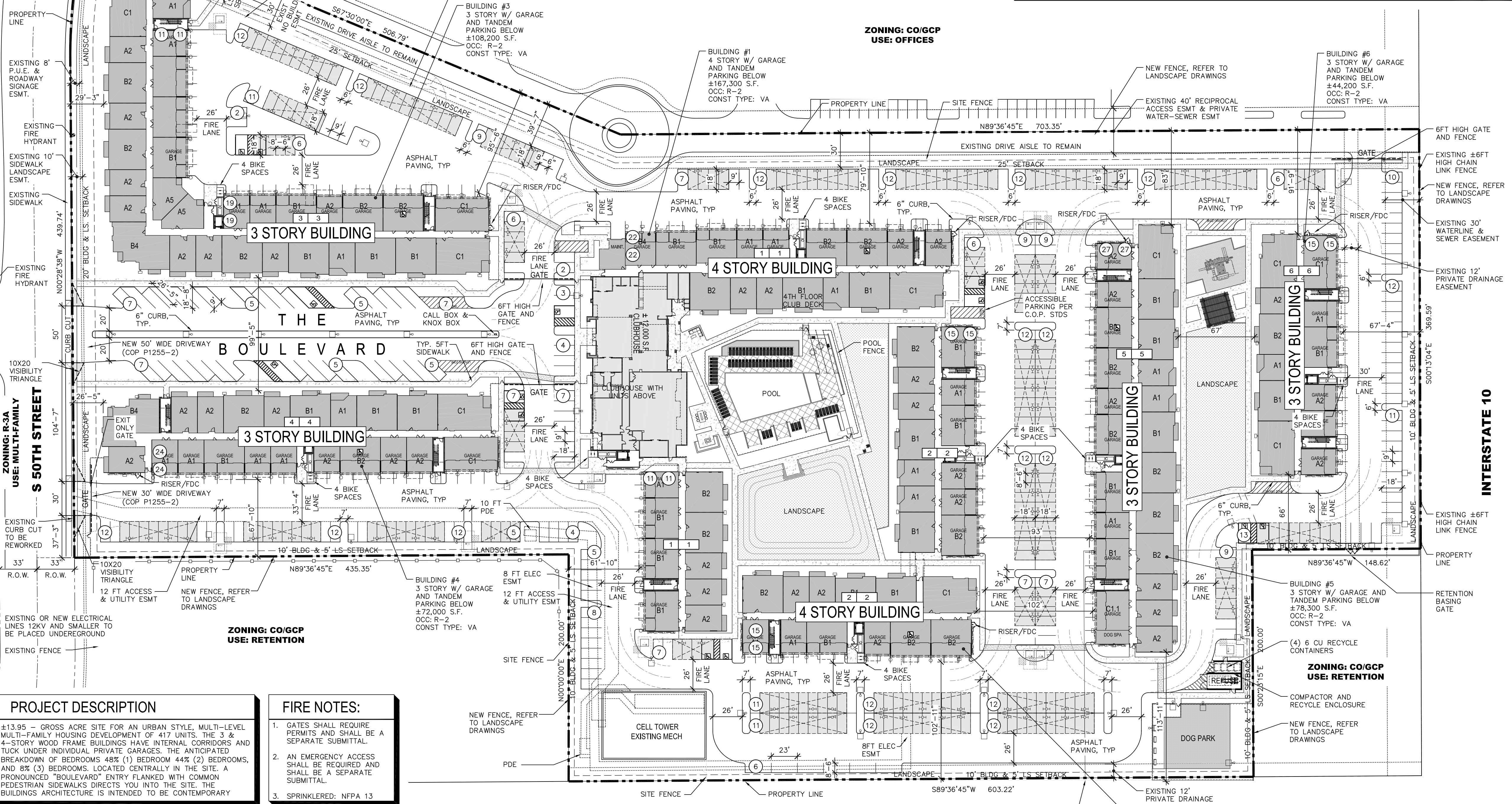
PROJECT DESCRIPTION	
±13.95 - GROSS ACRE SITE FOR AN URBAN STYLE, MULTI-LEVEL MULTI-FAMILY HOUSING DEVELOPMENT OF 417 UNITS. THE 3 & 4-STORY WOOD FRAME BUILDINGS HAVE INTERNAL CORRIDORS AND TUCK UNDER INDIVIDUAL PRIVATE GARAGES. THE ANTICIPATED BREAKDOWN OF BEDROOMS: 48% (1) BEDROOM 44% (2) BEDROOMS, AND 8% (3) BEDROOMS. LOCATED CENTRALLY IN THE SITE, A PRONOUNCED "BOULEVARD" ENTRY FLANKED WITH COMMON PEDESTRIAN SIDEWALKS DIRECTS YOU INTO THE SITE. THE BUILDINGS ARCHITECTURE IS INTENDED TO BE CONTEMPORARY.	

REFUSE & RECYCLING COLLECTION REQUIREMENTS	
0.50 CUBIC YARDS OF WASTE PER UNIT	= 0.5 x 417 = 209 CUBIC YARDS
0.12 CUBIC YARDS OF RECYCLING PER UNIT	= 0.12 x 417 = 50 CUBIC YARDS
COMPACTOR COMPACTION RATIO = 3:1	= 70 CUBIC YARDS OF WASTE
TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK	= 70 CUBIC YARDS
TOTAL CUBIC YARDS OF RECYCLING GENERATED PER WEEK	= 50 CUBIC YARDS
70 CUBIC YARDS/1 - 34 CUBIC YARD COMPACTOR	= 2 COLLECTIONS PER WEEK - WASTE
50 CUBIC YARDS/4 - 6 CUBIC YARD CONTAINERS	= 3 COLLECTIONS PER WEEK - RECYCLING

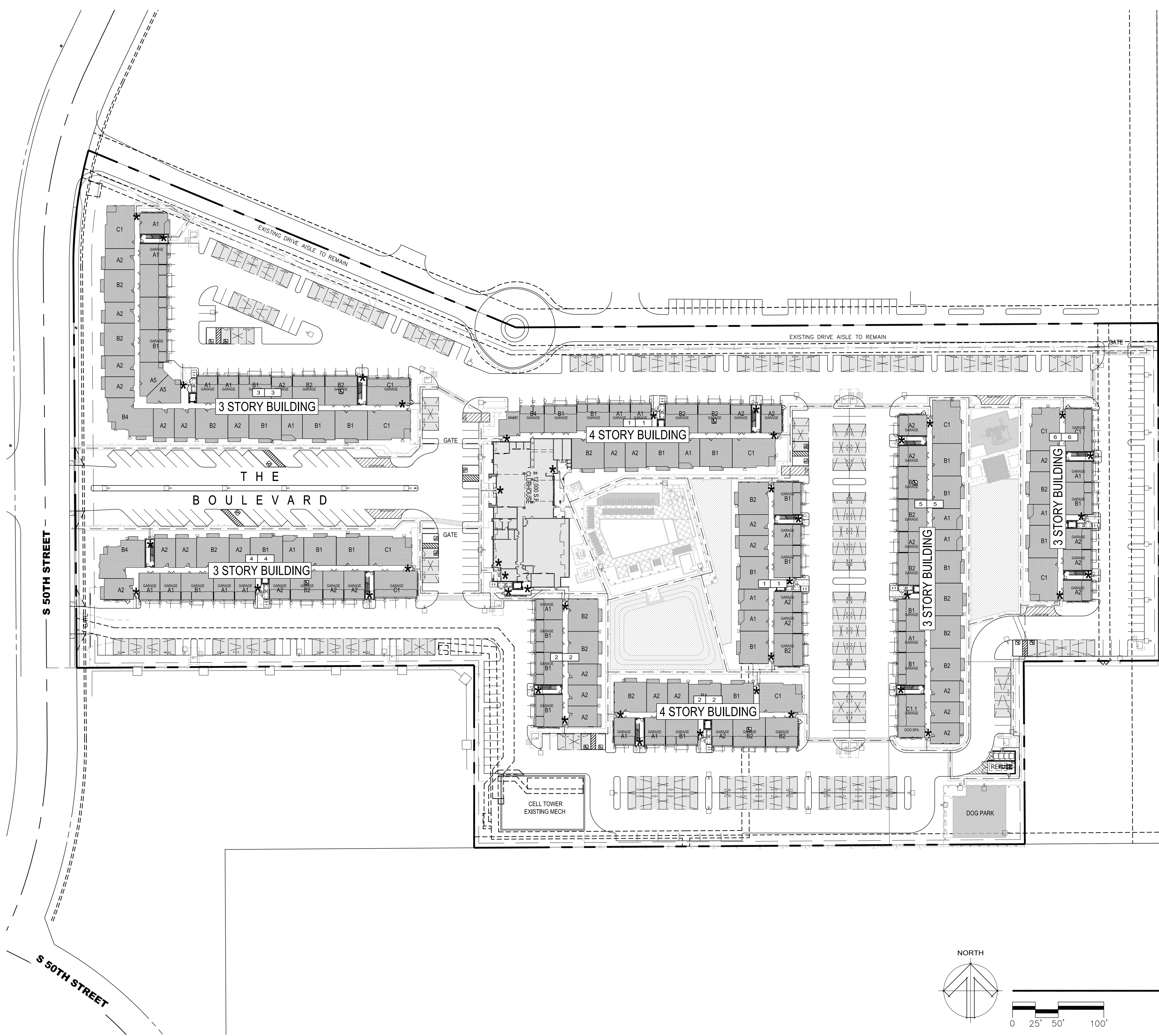
REFUSE & RECYCLING COLLECTION NOTE	
ON COLLECTION DAY THE TRUCK WILL PULL UP TO REFUSE/RECYCLING ENCLOSURE. RECYCLE CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE RECYCLE TRUCK. COMPACTOR WILL BE EMPTIED AND REPLACED. THIS WILL CONSIST OF A TWO PERSON TEAM. ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE REFUSE/RECYCLING ENCLOSURE AND CLOSE THE DOOR.	

SITE PLAN NOTES	
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.	
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.	
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.	
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 3' X 3' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.	
5. 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.	
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.	
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST 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. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.	
11. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 5:00 AM AND 10:00 PM.	
12. ALL NEW OR RELOCATED ELECTRICAL LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHOULD BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES.	
13. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.	
SIGNATURE OF COPYRIGHT OWNER VINCE SCARANO	DATE 3/22/23
PRINTED NAME OF COPYRIGHT OWNER VINCE SCARANO	DATE 3/22/23

SYMBOL SCHEDULE	
BUILDING NUMBER # #	ACCESSIBLE PARKING SPACE
2'-6" OVERHANG	35' INSIDE RADII
8'-0"x15'-6" STANDARD	55' OUTSIDE RADII
# OF SPACES IN ROW	20' WIDE MIN FIRE LANE W/ 14' MIN VERTICAL CLEARANCE
	IN ACCORDANCE WITH FIRE DEPT STDS
	ACCESSIBLE PATH OF TRAVEL
	UNRESERVED PARKING STALL



LEGAL DESCRIPTION	
LOT 2 AND TRACT B OF THE FINAL PLAT FOR FOOTHILLS OFFICE PARK, RECORDED IN BOOK 450 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;	
THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST 435.35 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;	
THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00 DEGREES 28 MINUTES 38 SECONDS WEST 439.74 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET;	
THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 2, BEING SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 46 MINUTES 14 SECONDS, AN ARC LENGTH OF 128.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;	
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THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;	
THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST 435.35 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;	
THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00 DEGREES 28 MINUTES 38 SECONDS WEST 439.74 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET;	
THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 2, BEING SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 46 MINUTES 14 SECONDS, AN ARC LENGTH OF 128.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;	
THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 200.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B;	
THENCE ALONG THE SOUTH LINES OF SAID TRACT B AND SAID LOT 2, SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST 603.22 FEET TO A CORNER OF SAID LOT 2, SAID POINT BEING ON THE EAST LINE OF TRACT A OF SAID FOOTHILLS OFFICE PARK;	
THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;	
THENCE ALONG THE NORTH LINE OF SAID TRACT A, SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST 435.35 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;	
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THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 200.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B;	
THENCE ALONG THE SOUTH LINES OF SAID TRACT B AND SAID LOT 2, SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST 603.22 FEET TO A CORNER OF SAID LOT 2, SAID POINT BEING ON THE EAST LINE OF TRACT A OF SAID FOOTH	

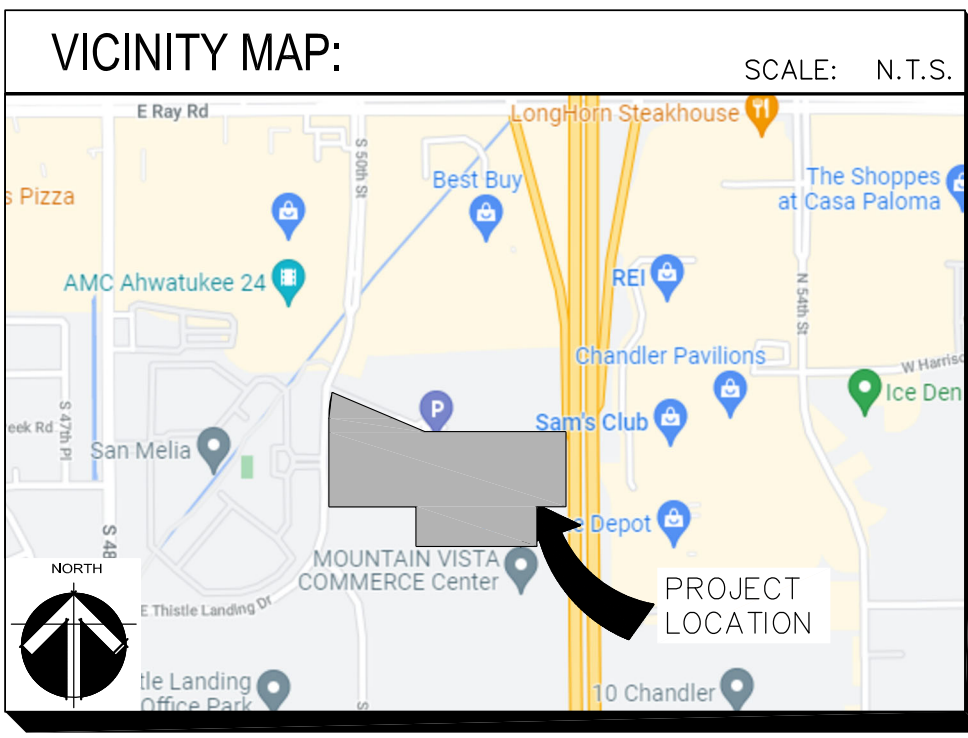
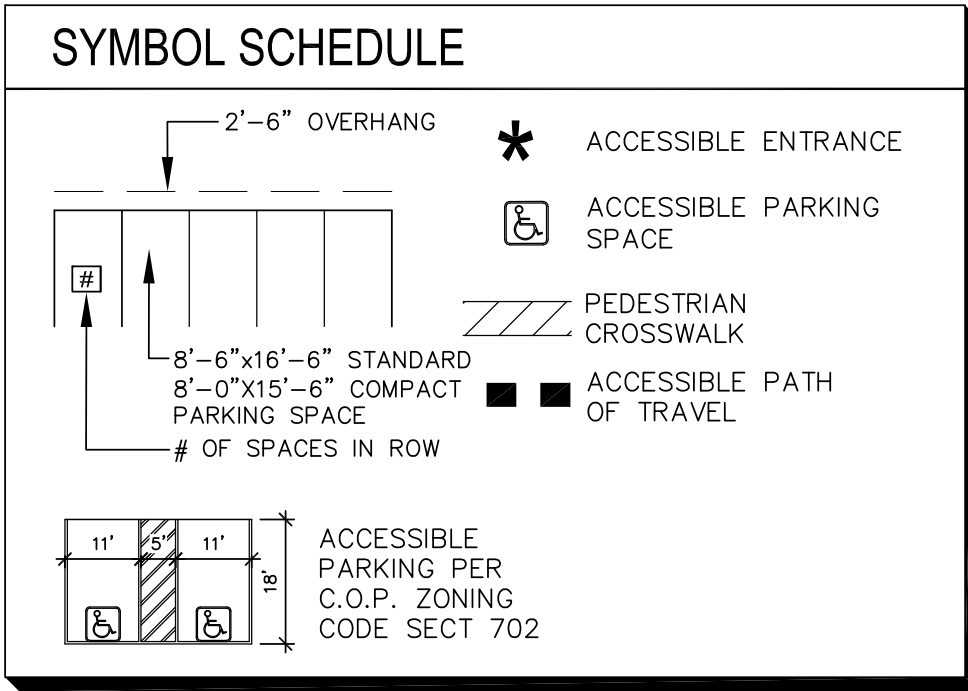


- FAIR HOUSING ACCESSIBILITY NOTES:**
- EACH UNIT MUST HAVE AN ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS UNLESS IT IS IMPRACTICAL TO DO SO BECAUSE OF TERRAIN OR UNUSUAL CHARACTERISTICS. REFER TO LANDSCAPE ARCHITECT'S OR CIVIL ENGINEER'S DRAWINGS FOR ALL INFORMATION RELATING TO SITE ACCESSIBILITY.
 - THE PRIMARY ENTRANCE DOOR TO THE UNIT SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE. THE PRIMARY ENTRANCE DOOR SHALL BE PROVIDED WITH LEVER TYPE HARDWARE SET.
 - THE FINISHED SURFACE OUTSIDE THE PRIMARY ENTRY DOOR MAY BE SLOPED AT A MAXIMUM OF 1/8 INCH FOR EVERY 12 INCHES.
 - USER PASSAGE DOORWAYS SHALL HAVE A NOMINAL 32 INCH OPENING MINIMUM. A 32 INCH NOMINAL OPENING IS DEFINED BY THE FAIR HOUSING GUIDELINES AS BEING A DIMENSION BETWEEN 31-5/8 INCHES AND 32 INCHES WIDE.
 - REFER ACCESSIBLE REQUIREMENT DETAILS SHEETS AND THRESHOLD DETAILS ON UNIT PLAN SHEETS FOR VARIOUS ACCEPTABLE THRESHOLD OPTIONS AT DOORWAYS FOR BEVEL AND HEIGHT REQUIREMENTS.
 - AT THE SECONDARY ENTRANCE, IF LANDING IS OF PERVIOUS MATERIAL, SUCH AS A WOOD DECK, IT MAY BE ONLY 1/2 INCH OR LESS BELOW THE LEVEL OF THE FINISHED FLOOR. IF THE LANDING IS OF IMPERVIOUS MATERIAL, SUCH AS CONCRETE, BRICK OR STONE, THE LANDING MAY BE DROPPED A MAXIMUM OF 4 INCHES BELOW THE LEVEL OF THE FINISHED FLOOR OF THE UNIT.
 - LIGHTING CONTROLS, ELECTRICAL, SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM SHALL COMPLY WITH FAIRHOUSING ACT DESIGN MANUAL AND ANSI A117.1-2009 REQUIREMENTS.
 - THE MAXIMUM OPENING FORCE FOR ALL EXTERIOR DOORS SHALL BE 8.5 LBF AND 5 LBF FOR INTERIOR DOORS.
 - A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MINIMUM 180-DEGREE RANGE OF VIEW. PEEPHOLES ARE TO BE POSITIONED AT 56 INCHES ABOVE FINISH FLOOR.
 - IF A FLOORING MATERIAL TRANSITION OCCURS, THE LEVEL CHANGE SHALL BE A MAXIMUM OF 1/2 INCH. IF A LEVEL CHANGE GREATER THAN 1/4 INCH OCCURS, A BEVELED TRANSITION NO STEEPER THAN 1:2 MUST BE PROVIDED FOR THE TOP 1/4 INCH OF THE TRANSITION.
 - ALL ACCESSIBLE SPACES SHALL COMPLY WITH REACH, RANGE LIMITS & ACCESSIBILITY PER 2009 ICC/ANSI 117.1 AND SECTION 308 2015 IBC.



biltform architecture group, inc.
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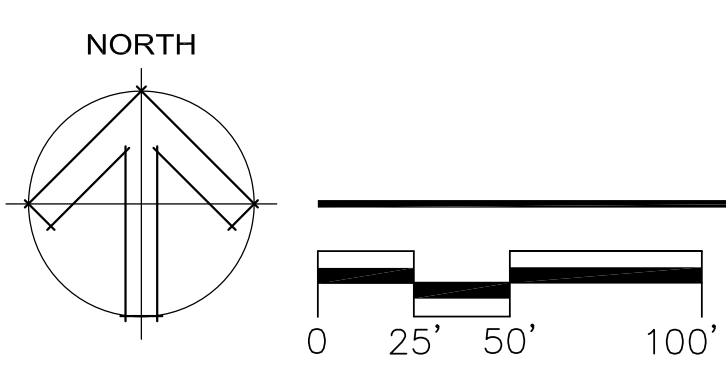


INTERSTATE 10

50TH STREET AHWATUKEE
 MULTI-FAMILY LIVING
 14559 S 50TH STREET, PHOENIX, ARIZONA 85044

Everest Holdings
 SCOTTSDALE AZ.

SITE PLAN



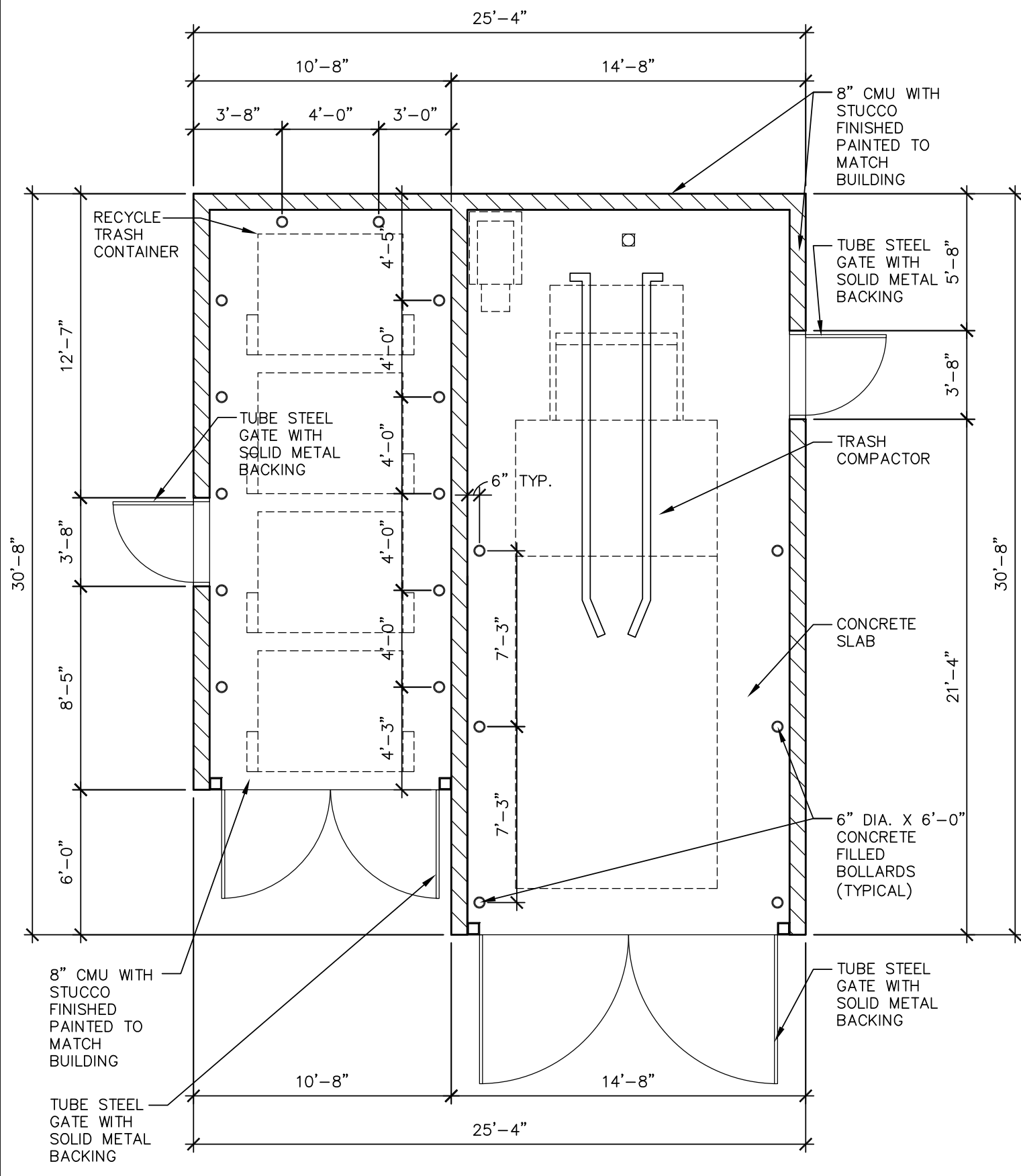
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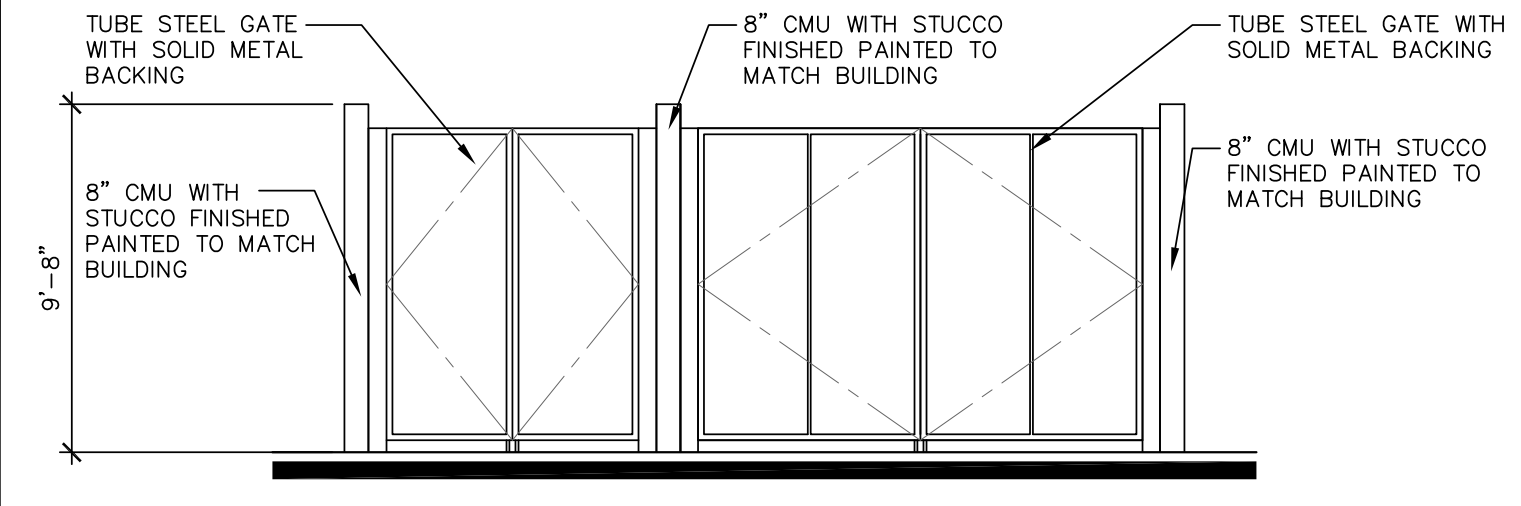
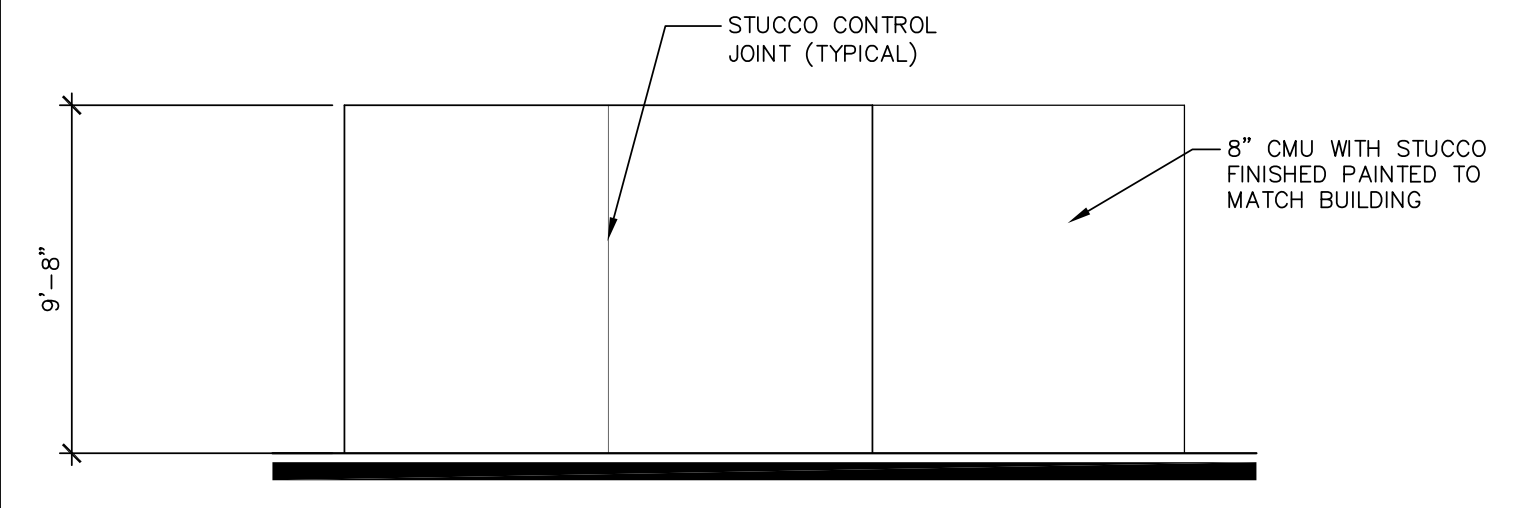
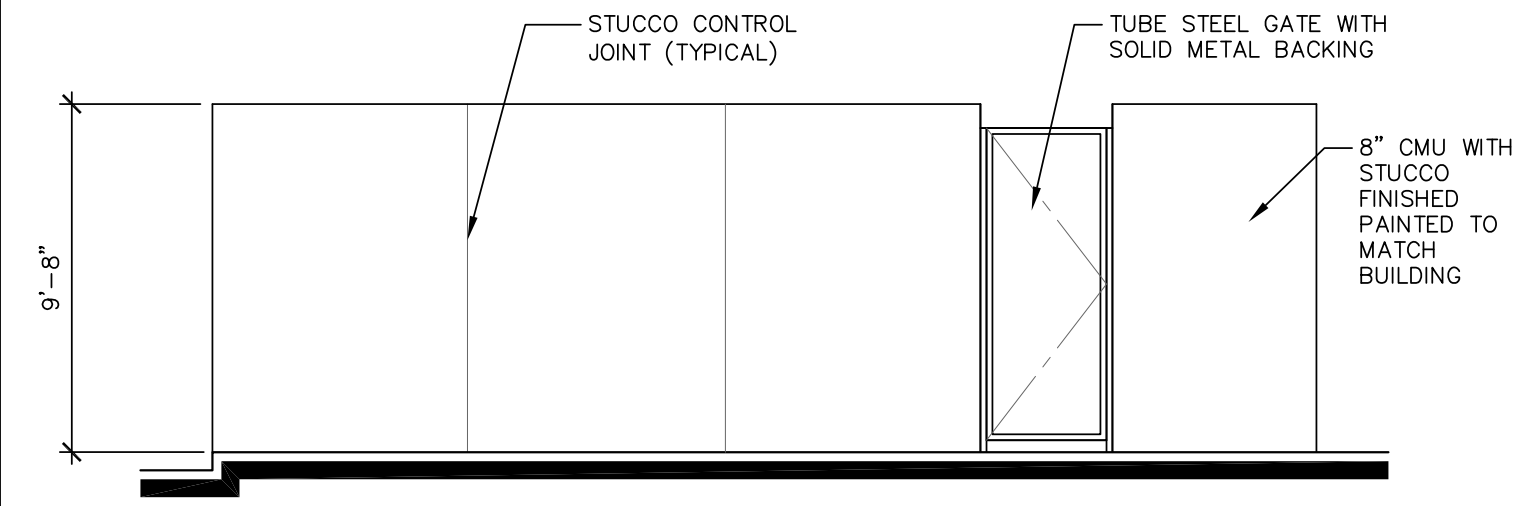
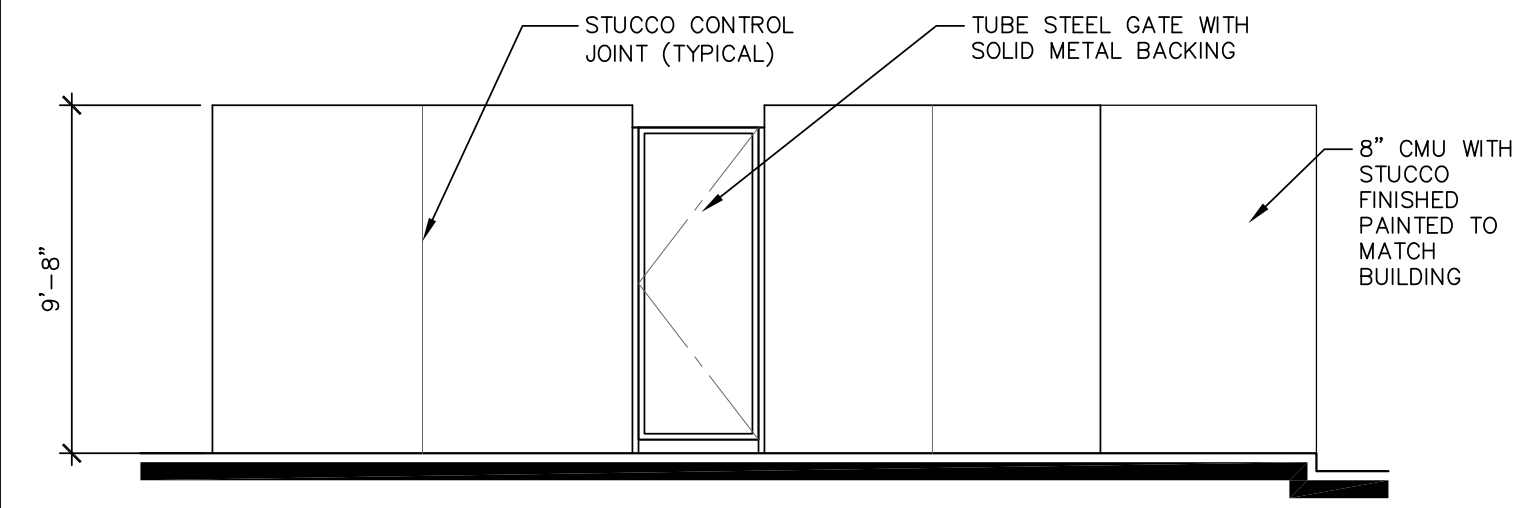
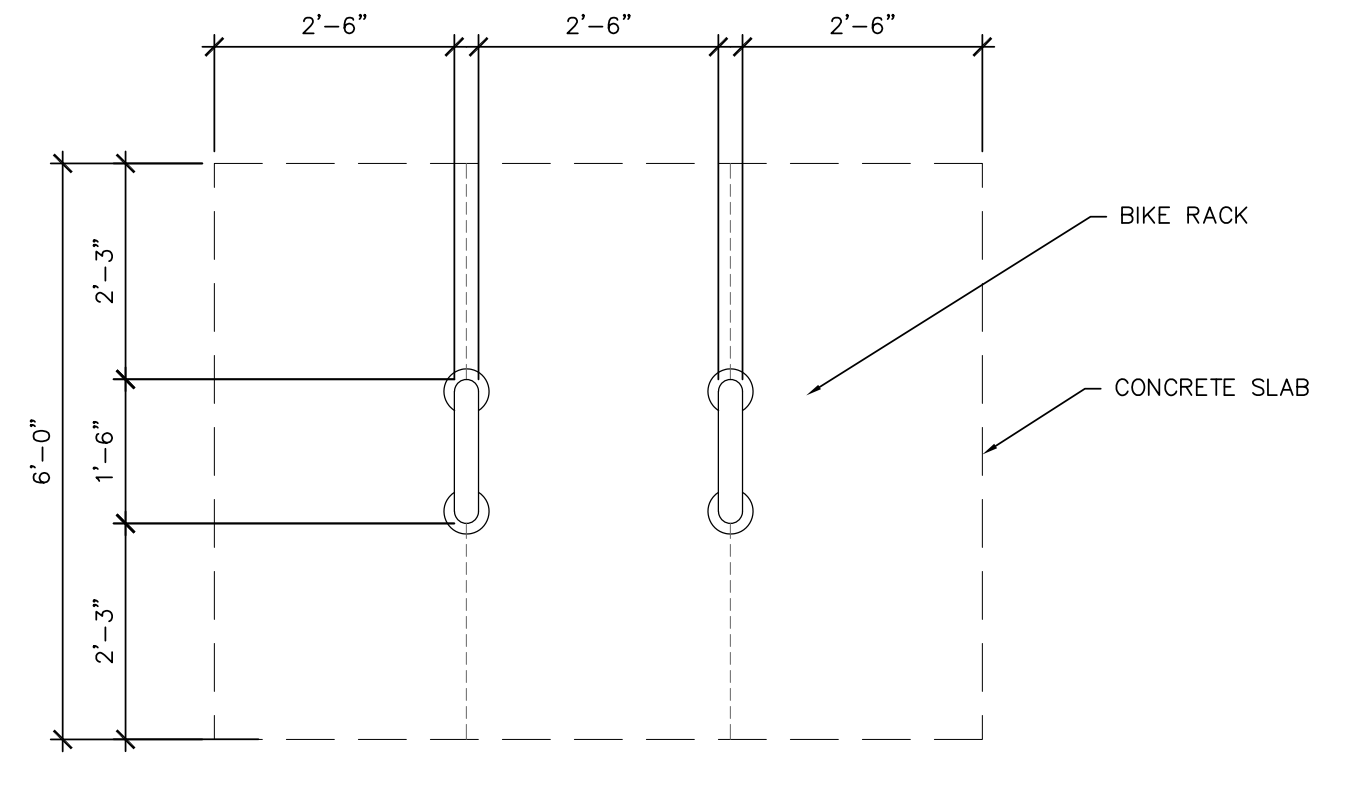
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 DATE: DECEMBER 02, 2021
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Zoning Case #: Z-68-22-6
 Kiva Project #: 99-3782A15
 SDEV #: 2200144
 PAPP#: 22205351

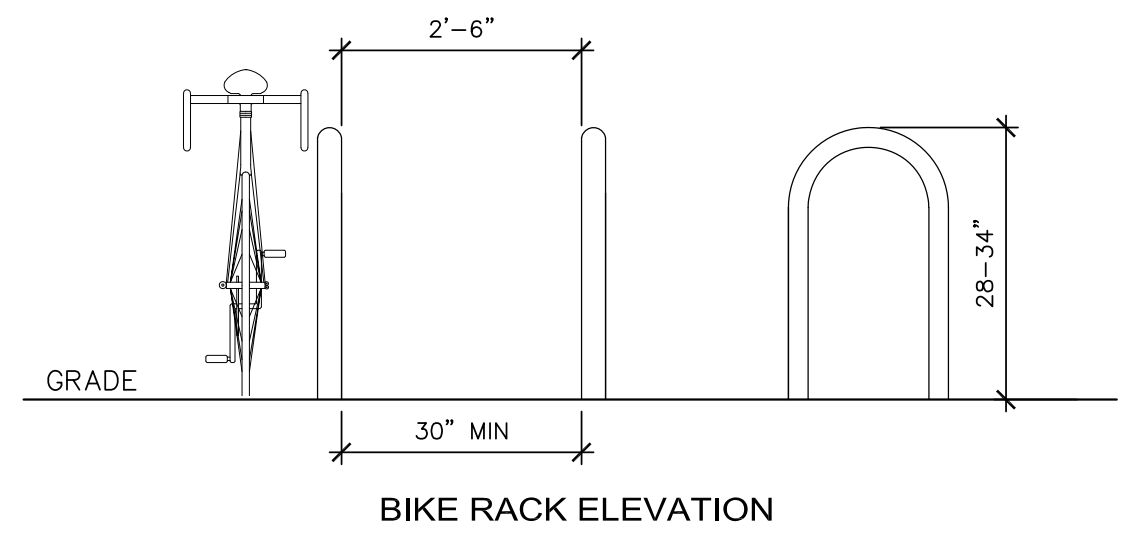
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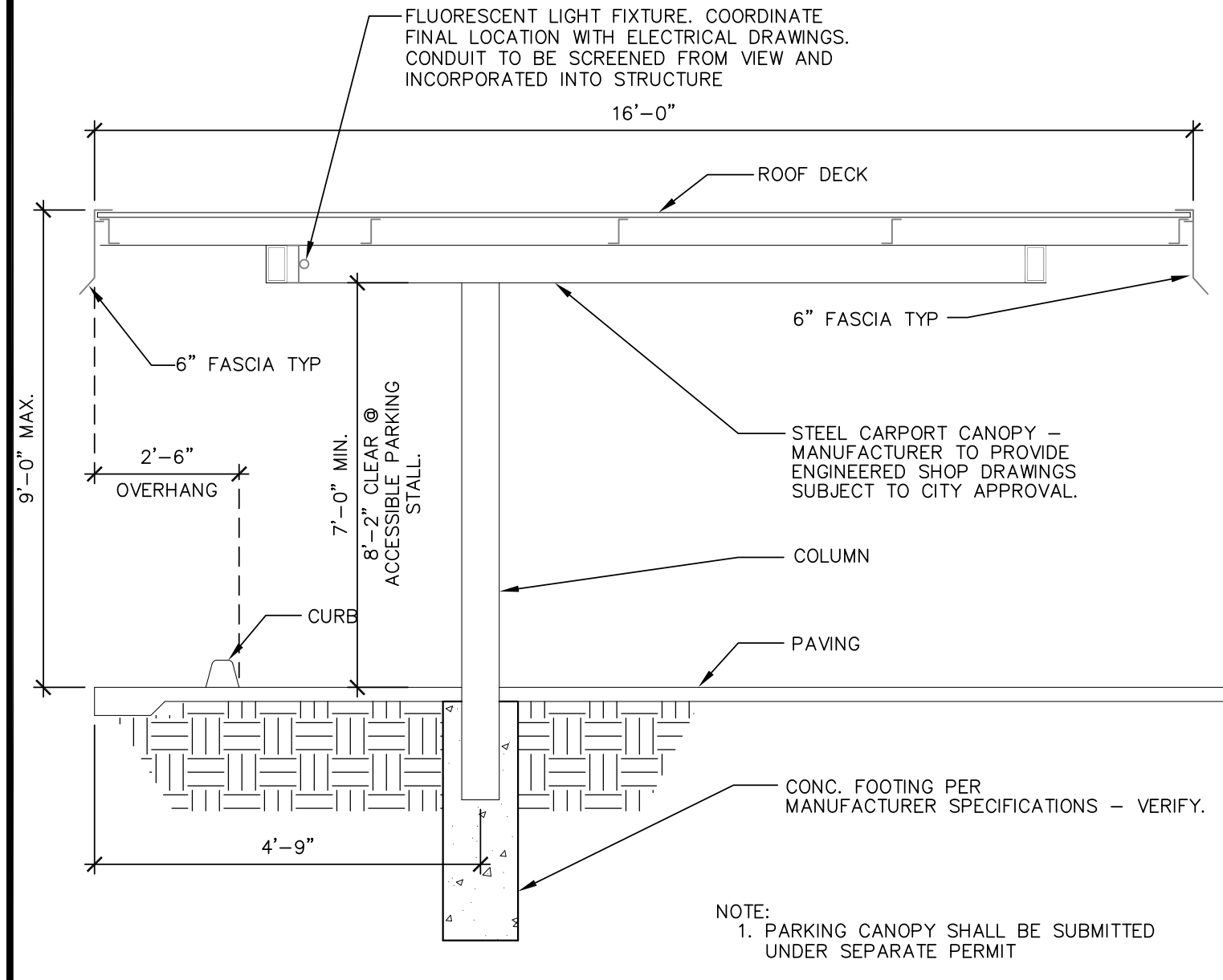
1 BIKE RACK - PLAN VIEW 1/2" = 1'-0"



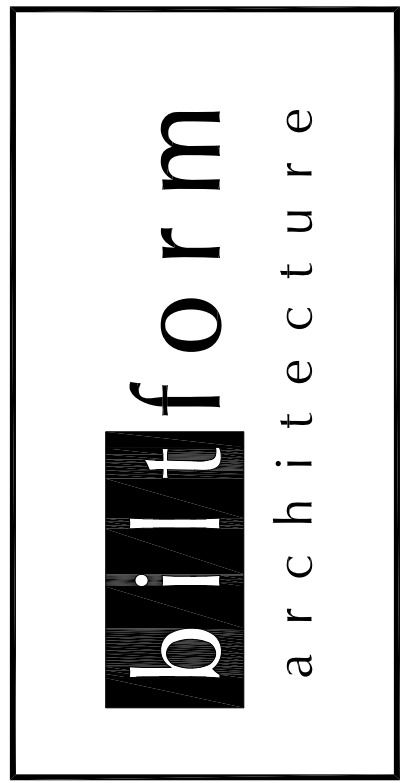
12 COMPACTOR PLAN AND ELEVATIONS 3/16" = 1'-0"



2 BIKE RACK - ELEVATION 1/2" = 1'-0"



3 PARKING CANOPY 3/8" = 1'-0"



biltform architecture group, LLC.
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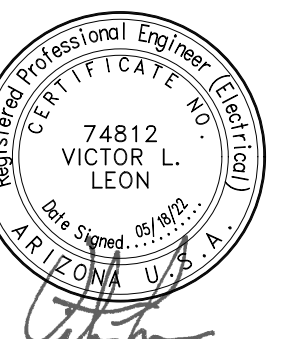
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50TH STREET AHWATUKEE
MULTI-FAMILY LIVING
14559 S 50TH STREET, PHOENIX, ARIZONA 85044
Everest Holdings
SCOTTSDALE, AZ.

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JOB NO: 21-082
DATE: DECEMBER 02, 2021
SCALE: 3/32" = 1'-0"
SHEET NO:

ASD1
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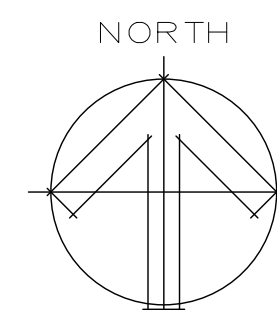
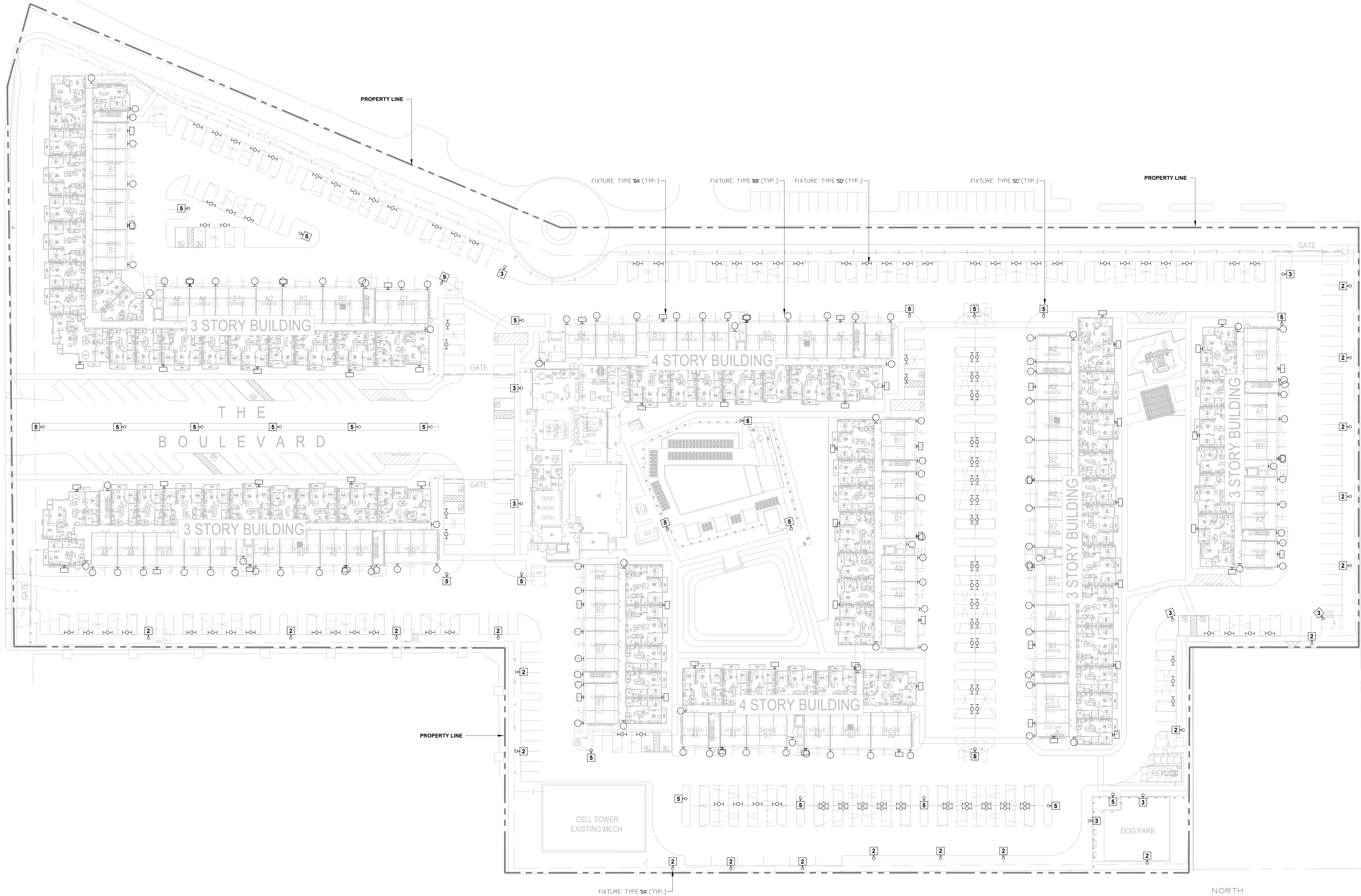
Everest Holdings
SCOTTSDALE AZ.

REVISIONS:

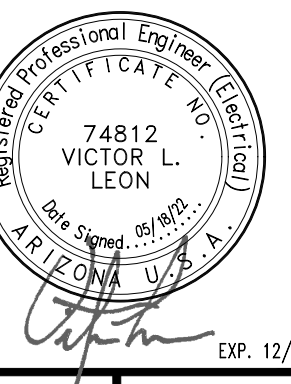
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JOB NO:	21-082
DATE:	DECEMBER 02, 2021
SCALE:	1"=40'-0"
SHEET NO:	

E1.0



**ELECTRICAL SITE
LIGHTING PLAN**



50TH STREET AHWATUKEE
MULTI-FAMILY LIVING
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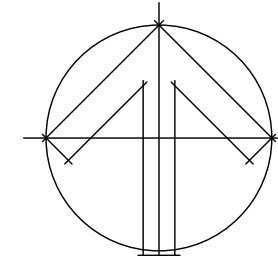
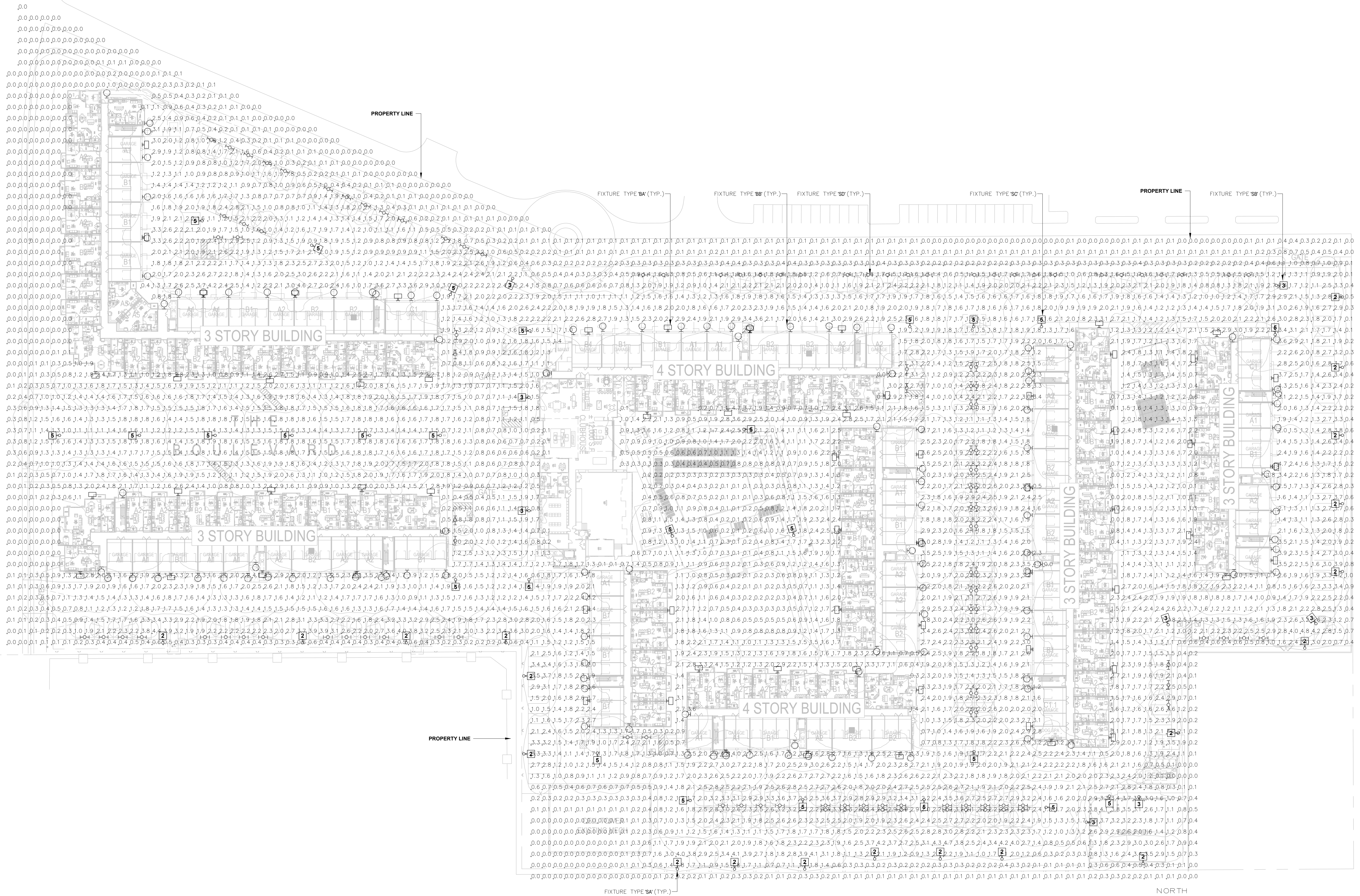
Everest Holdings
SCOTTSDALE, AZ.

REVISIONS:

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JOB NO: 21-082
DATE: DECEMBER 02, 2021
SCALE: 1"=40'-0"
SHEET NO:

E1.1



PHOTOMETRIC SITE PLAN

