

MARK-TAYLOR INTENDS TO BUILD AN EXCEPTIONAL MULTIFAMILY COMMUNITY WHICH WILL PROVIDE 346 QUALITY 1, 2 & 3-BEDROOM DWELLING UNITS WITHIN THREE-STORY WOOD FRAME APARTMENT BLDGS. THE WIDE RANGE OF FLOOR PLANS SURROUND THE COMMON OPEN SPACE FOR PASSIVE ENJOYMENT AND RECREATIONAL USE BY THE RESIDENTS. AMENITIES SUCH AS THE ELEGANT POOL, CABANA AND RAMADAS COMPLEMENT THE BUSINESS AND EXERCISE FACILITIES FOUND IN THE LEASING AND RECREATION BUILDING. ATTACHED PRIVATE GARAGES ARE OFFERED IN ADDITION TO UNENCLOSED COVERED & UNCOVERED ON-SITE PARKING SPACES.

Tax Parcel No.s APN:.....140-68-011E, 140-68-013, 140-68-014
140-68-157, 140-68-003T, 140-68-158
140-68-015A & 140-68-011D

MULTI-FAMILY SITE AREA: GROSS: (± 951,621 S.F.) 21.85 Acres
NET (± 850,258 S.F.) 19.52 Acres

BUILDING SETBACKS: FRONT & STREET SIDE: 20'-0"
INTERIOR SIDE & REAR: ... 1/2/3 story = 20'/30'/45'

BUILDING SEPARATION: APT. BUILDINGS 1/2/3 story = 25'/30'/35'
AUX. BLDG'S / CARPORTS 10'-0" MIN.

FIRE SPRINKLERS: APARTMENTS..... NFPA 13-R
FAST RESPONSE HEADS
AMENITY, MAINT. & CABANA NFPA 13
DETACHED GARAGES & PORTE COCHERE... NFPA 13
RAMADAS NONE

DWELLING UNITS:	346 D.U.
UNIT MIX:	
1 BDRM UNITS	102 (29%)
2 BDRM UNITS	186 (54%)
3 BDRM UNITS	58 (17%)
TOTAL:	346

BUILDING HEIGHT: MAXIMUM ALLOWED: 40'-0"
PROPOSED: 40'-0"

OPEN SPACE: REQUIRED (175 sf X 346 du)..... 60,550 SF
 PROPOSED: ± 187,649 SF

PARKING:			
REQUIRED:.....	1 BDRM UNITS (102)	x 2.1 SPACES	214
	2 BDRM UNITS (186)	x 2.1 SPACES	391
	3 BDRM UNITS (58)	x 2.1 SPACES	122
TOTAL:	(346)		727
			(2.1 ps/du)

PROVIDED:.....	GARAGE SPACES.....	104
	CARPORT SPACES.....	290
	UNCOVERED (UNRESERVED) SPACES.....	290
	TOTAL PROVIDED.....	683

(1.97 ps/du)

	<u>OCCUPANCY</u>	<u>CONSTRUCTION TYPE</u>
APARTMENTS:	R-2	TYPE V-A/V-B
CARRIAGE BLDG:	R-2, U	TYPE V-B
AMENITY BLDG:	A-3, B, S-1	TYPE V-B
CARAGE:	U	TYPE V-B
CARPORTS (separate permit required):	U	TYPE V-B
CABANA:	A-3	TYPE V-B
RAMADA:	B	TYPE V-B
PORTE COCHERE:	U	TYPE V-B
MAINTENANCE:	B, S-1	TYPE V-B

BUILDING CODES: 2006 INT'L BUILDING CODE (w/ amendments)
2006 INT'L PLUMB'G CODE (w/ amendments)
2006 INT'L MECHANICAL CODE (w/ amendments)
2005 NATIONAL ELEC'L CODE (w/ amendments)
2006 INT'L FIRE CODE (w/ amendments)
2009 INT'L ENERGY CODE (w/ amendments)

BLDG	QTY	LIVABLE per BLDG	GARAGE per BLDG	GROSS** per BLDG	TOTAL LIVABLE	TOTAL GARAGE	TOTAL GROSS**
Type A3	4	18,612	—	24,073	74,448	—	96,292
Type B3	13	14,104	—	17,710	183,352	—	230,230
Type C3	7	15,688	—	19,257	94,128	—	115,542
Type C2	3	2,066	2,371	4,566	6,198	7,113	13,699
Type G3	2	2,769	2,175	5,652	5,538	4,350	11,304
TOTALS:	29	** all	covered	spaces	363,664	11,463	467,066

TYPE	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING/REC.	1	9,190	10,485	9,190	10,485
Small RAMADA	14	—	196	—	2,744
Large RAMADA	1	—	275	—	275
Large CABANA	1	484	1,141	484	1,141
(8-Bay) GARAGE	8	2,232	2,232	17,856	17,856
PORTE COCHERE	1	181	2,289	181	2,289
MAIL RAMADA	1	—	576	—	576
MAINTENANCE	1	789	1,118	789	1,118
TOTALS:	28			28,500	36,484

MARK-TAYLOR CAPITAL, LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
PHONE: (480) 991-9111

EARL, CURLEY & LAGARDE, P.C.
3101 N. CENTRAL AVE., STE 1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
PHONE: (602) 265-0094

MARK-TAYLOR DEVELOPMENT, INC.
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
PHONE: (480) 991-9111

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
PHONE: (480) 281-5549

3 ENGINEERING, LLC.
2929 E. CAMELBACK RD., STE 116
PHOENIX, AZ 85016
CONTACT: DAN MANN
PHONE: (602) 334-4387

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
PHONE: (480) 347-0590

SCALE: 1" = 60'

