

REFUSE NARRATIVE

REQUIRED:
0.5 CUBIC YARDS OF WASTE PER UNIT
CUBIC YARDS PER WEEK

= 0.5 x 397 = 199

PROVIDED:
MINI MAC COMPACTOR COMPACTION RATIO 4:1
50 CUBIC YARDS / 2 COLLECTIONS PER WEEK
25 CUBIC YARDS / 4 C.Y. CONTAINERS

= 50 C.Y. PER WEEK

= 25 C.Y.

= 6 CONTAINERS

REFUSE NOTE:
TRASH VALET SERVICE PROVIDED BY APARTMENT MANAGEMENT. TENANTS
WILL NOT HAVE ACCESS TO OR OPERATE TRASH COMPACTOR.

ON COLLECTION DAY THE TRUCK WILL PULL UP TO THE ENCLOSURE.
CONTAINERS WILL BE WHEELED OUT TO TRUCK BY MAINTENANCE WHERE
THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A
TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER
WILL MANUEVER 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 ENCLOSURE AND CLOSE THE DOORS.

UNIT BALCONY/PATIO OPEN SPACE

GROUND FLOOR:

UNIT
TYPE
AS

AREA
103 SF

QTY
4

UNIT
TOTAL
412 SF

UPPER FLOORS:

UNIT
TYPE
AS

AREA
64 SF

QTY
13

UNIT
TOTAL
832 SF

A1

123 SF

8

984 SF

A1

80 SF

54

4,320 SF

A2

139 SF

12

1,668 SF

A2

91 SF

75

6,825 SF

A3

N/A

0 SF

A3

63 SF

2

126 SF

B1

155 SF

15

2,325 SF

B1

100 SF

86

8,600 SF

B2

135 SF

7

945 SF

B2

101 SF

75

7,575 SF

C1

122 SF

7

854 SF

C1

122 SF

39

4,758 SF

TOTAL GROUND FLR AREA

7,188 SF

TOTAL UPPER FLR AREA

33,036 SF

TOTAL BALCONY AND PATIO OPENSPACE

45,997 SF

ZONING: PEP
USE: VACANT LOT
(C.O.M.)

ZONING: GC
USE: VACANT LOT
(C.O.G.)

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architecture

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CONSTRUCTION

BASELINE & SUNVIEW
MULTI-FAMILY LIVING
MESA, ARIZONA

Guardian Development Partners
SCOTTSDALE, AZ.

PROJECT DATA

OVERALL SITE DATA:

SITE AREA: ±8.93 ACRES / 428,398 S.F.
EXISTING: PEP-PAD-CUP
PROPOSED: PAD (RM-S)
APN NO.'S: 141-53-896B
PROPOSED USE: MULTI-FAMILY
MAXIMUM DENSITY ALLOWED: TBD
PROPOSED DENSITY: 40.8 DU/AC
LOT COVERAGE (BUILDINGS): 33.5%
LOT COVERAGE (IMPERVIOUS): PROVIDED: 68.5% / MAX ALLOWED: 70%
PROPOSED BUILDING HEIGHT: 50 FT(PARAPETS)/52 FT(TOWER)
54 FEET TO MECH (STAIRS/ELEVATOR)
TOTAL BUILDING AREA: ±579,551 S.F.
OPEN SPACE REQUIRED (120 S.F. x 397 UNITS): 47,640 S.F.
PUBLIC OPEN SPACE PROVIDED (SHEET CLS-3): 30,130 S.F.
PRIVATE OPEN SPACE PROVIDED (UNIT PATIO/BALCONY): 45,997 S.F.
TOTAL: 76,127 S.F.

TOTAL UNIT MIX:

STUDIO UNITS: 17 (43%)
ONE BEDROOM UNITS: 152 (39%)
TWO BEDROOM UNITS: 183 (46%)
THREE BEDROOM UNITS: 42 (11%)
TOTAL: 394 D.U.

UNIT TYPE	1 BED/1 BA	GROSS AREA	UNITS	GROSS AREA
STUDIO	1 BED/1 BA	562 S.F.	17	9,554 S.F.
UNIT A1	1 BED/1 BA	686 S.F.	63	43,218 S.F.
UNIT A2	1 BED/1 BA	749 S.F.	87	65,163 S.F.
UNIT A3	1 BED/1 BA	1,014 S.F.	2	2,028 S.F.
UNIT B1	2 BED/2 BA	1,072 S.F.	101	108,272 S.F.
UNIT B2	2 BED/2 BA	1,174 S.F.	82	96,268 S.F.
UNIT C1	3 BED/2 BA	1,408 S.F.	42	59,136 S.F.
TOTAL:		394 D.U.	383,639 S.F.	
AVG. S.F.			974 S.F.	

TOTAL PARKING:

PROVIDED:
GARAGE PARKING 150 P.S.
TANDEM PARKING 150 P.S.
COVERED PARKING 244 P.S.
OPEN PARKING 110 P.S.
TOTAL PROVIDED: 654 P.S.
1.66 SPACE PER UNIT
828 P.S.
REQUIRED (2.1 PER UNIT):
ACCESSIBLE PARKING REQUIRED (2% TYPE OF PARKING AREAS) 14 P.S.
ACCESSIBLE PARKING PROVIDED GARAGES = 5 P.S.
COVERED = 5 P.S.
OPEN = 5 P.S.
TOTAL = 15 P.S.
BIKE REQUIRED (M20 SECTION 11-32-8):
1 SPACE PER 10 PARKING STALLS (UP TO 50)
1 SPACE PER 20 PARKING STALLS (OVER 50)
BIKE PROVIDED: 58 BIKE STALLS
60 BIKE STALLS

PROJECT NARRATIVE

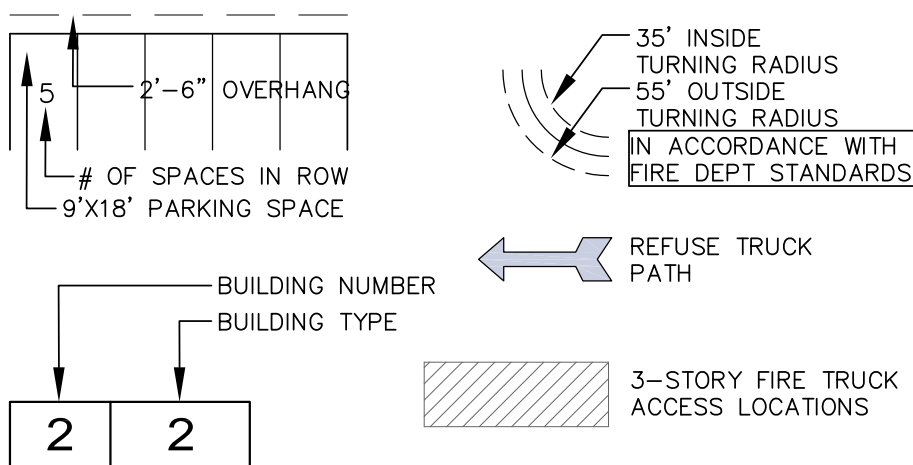
THE INTENT OF THIS PROJECT IS TO DEVELOP A MULTI-FAMILY
CLASS "A" (LUXURY) APARTMENT COMMUNITY, WITH A TOTAL OF 394
APARTMENT HOMES. SPECIFICALLY, THE DEVELOPMENT'S CURRENT
CONCEPT INCLUDES:

- 17 STUDIO UNITS – 562 SQUARE FEET;
- 148 ONE-BEDROOM UNITS – RANGING FROM APPROXIMATELY 686 SQUARE FEET TO 749 SQUARE FEET;
- 183 TWO-BEDROOM UNITS – RANGING FROM APPROXIMATELY 1,072 SQUARE FEET TO 1,174 SQUARE FEET; AND
- 46 THREE-BEDROOM UNITS – 1,408 SQUARE FEET; AND

THERE WILL BE QUALITY AMENITIES PROVIDED ON-SITE AT THE
PROJECT, INCLUDING COVERED AND GARAGE PARKING OPTIONS, A
RESORT STYLE POOL AND AN AMENITIZED CLUBHOUSE.

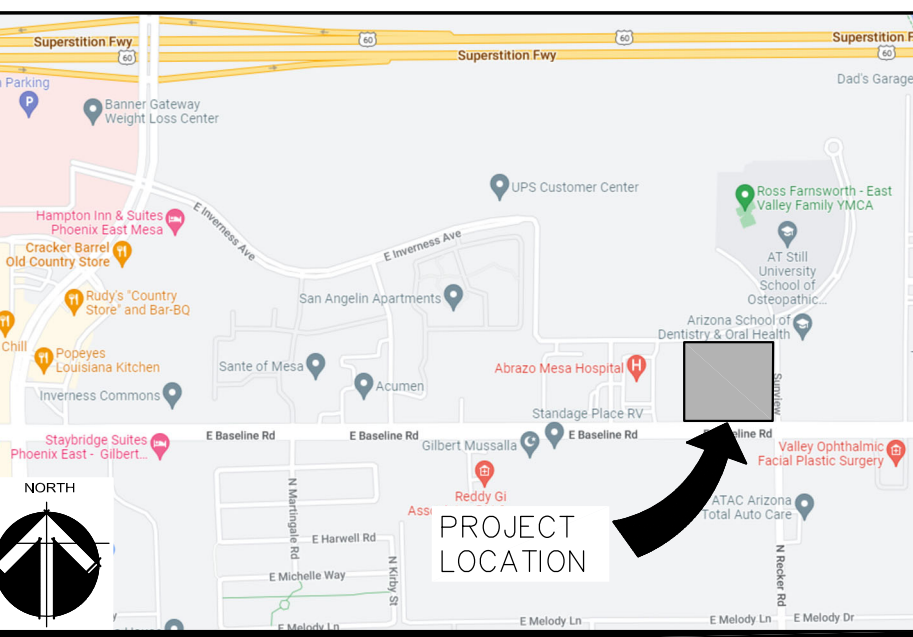
AS CURRENTLY PLANNED THERE WILL BE ONE (1) PRIMARY ACCESS
POINT FOR THE PROJECT LOCATED ALONG E. BASELINE ROAD AND ONE
(1) SECONDARY ACCESS ALONG E. INVERNESS AVENUE. THE PROJECT
WILL PROVIDE 654 PARKING STALLS, GARAGE PARKING (150), TANDEM
PARKING (150), COVERED PARKING (244), AND UNCOVERED (110)
PARKING SPACES THAT WILL BE EVENLY DISTRIBUTED ACROSS THE
PROJECT.

SYMBOL SCHEDULE



VICINITY MAP:

SCALE: N.T.S.



REVISIONS:

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JOB NO:	21-081
DATE:	DECEMBER 01, 2021
SCALE:	1" = 40'
SHEET NO:	A1.0

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PROVIDED:
MINI MAC COMPACTOR / 2 COMPACTION RATIO 4:1 = 50 C.Y. PER WEEK
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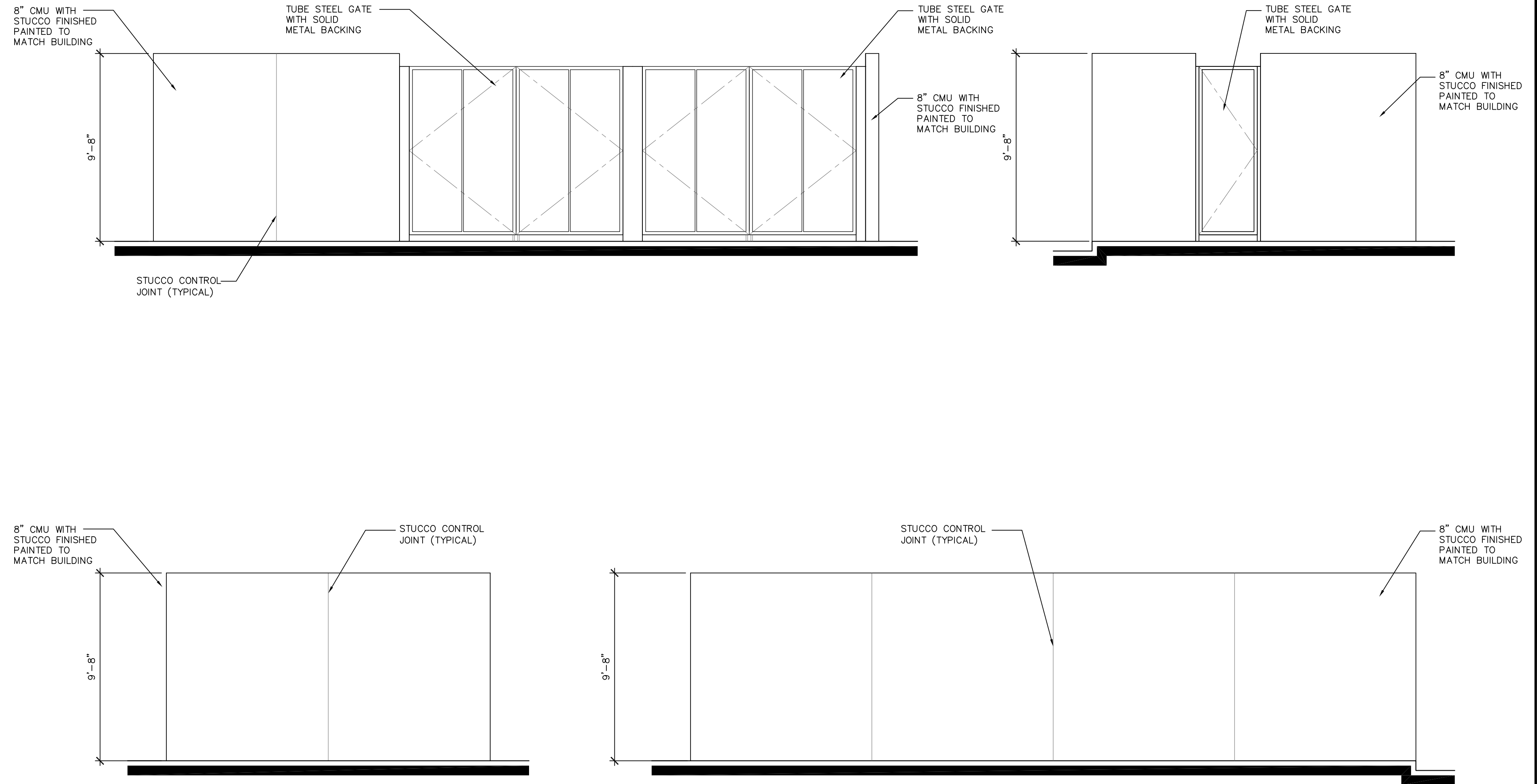
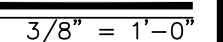
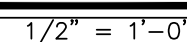
ENCLOSURE DESIGN PER C.O.M. SOLID
WASTE DETAIL M-62.01 THRU M62.06

COMMUNITY MANAGEMENT ACCESS
ONLY. RESIDENCE ACCESS FORBIDDEN.
BINS TO BE ROLLED OUT BY 6AM ON
SERVICE DAYS

PERMANENT VALET / CONCIERGE
SERVICE TO BE PROVIDED BY
MANAGEMENT

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$$3/16'' = 1'-0''$$
b i l t f o r m
a r c h i t e c t u r e

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VISIONS:

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OB NO: 21-081

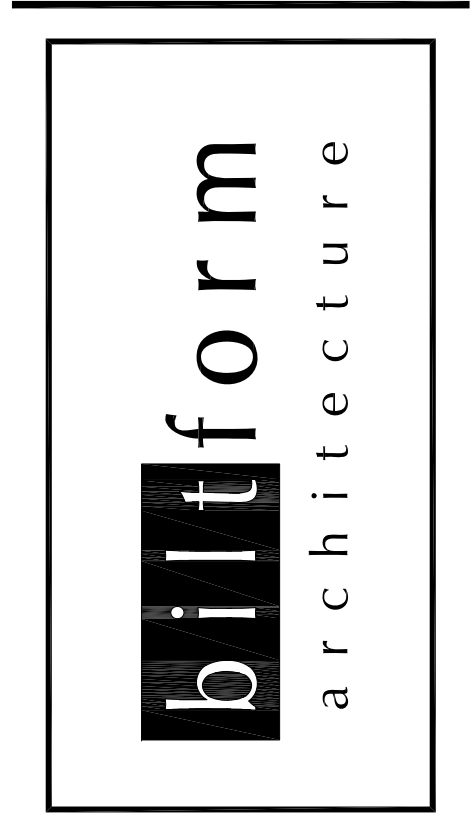
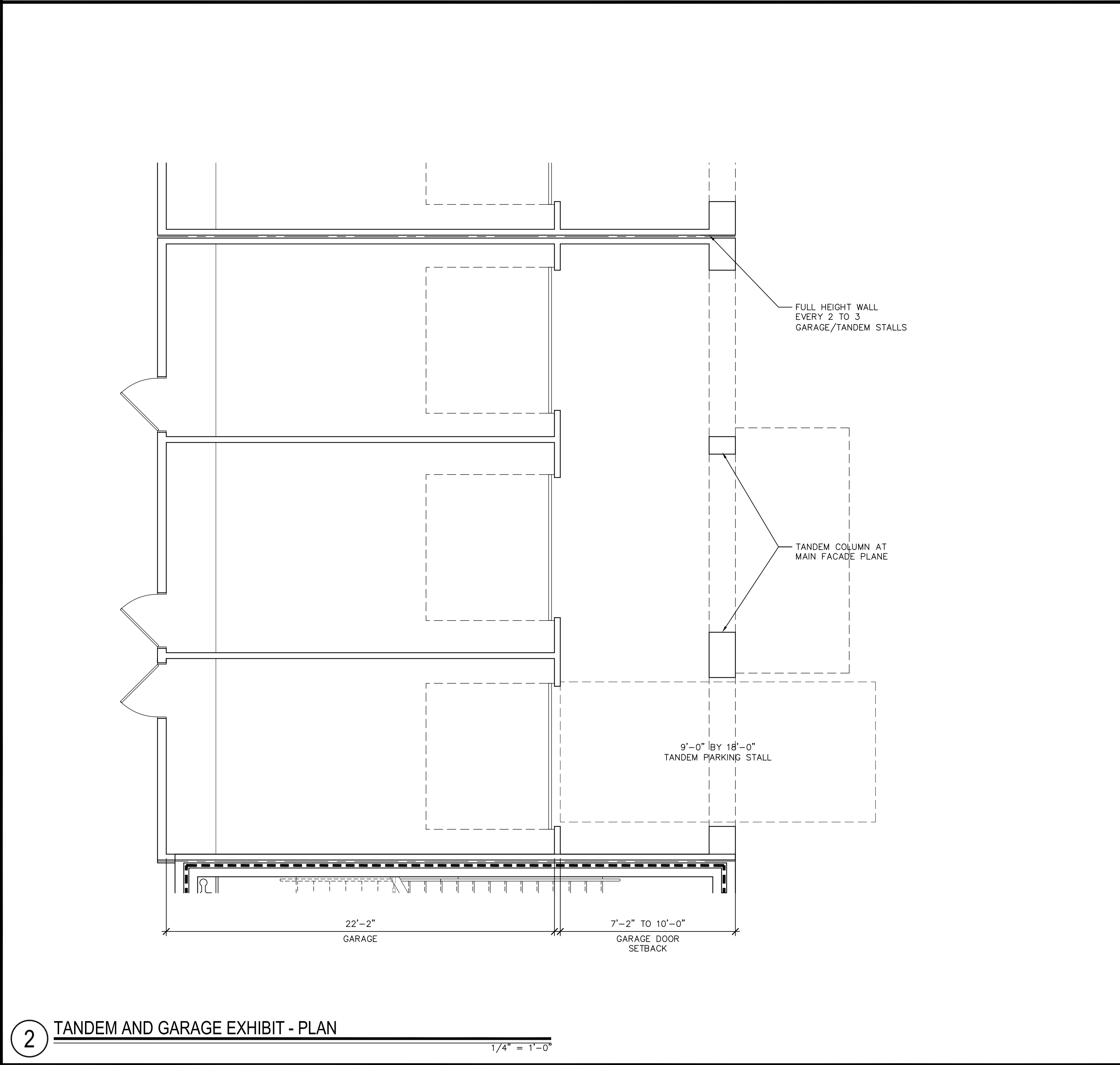
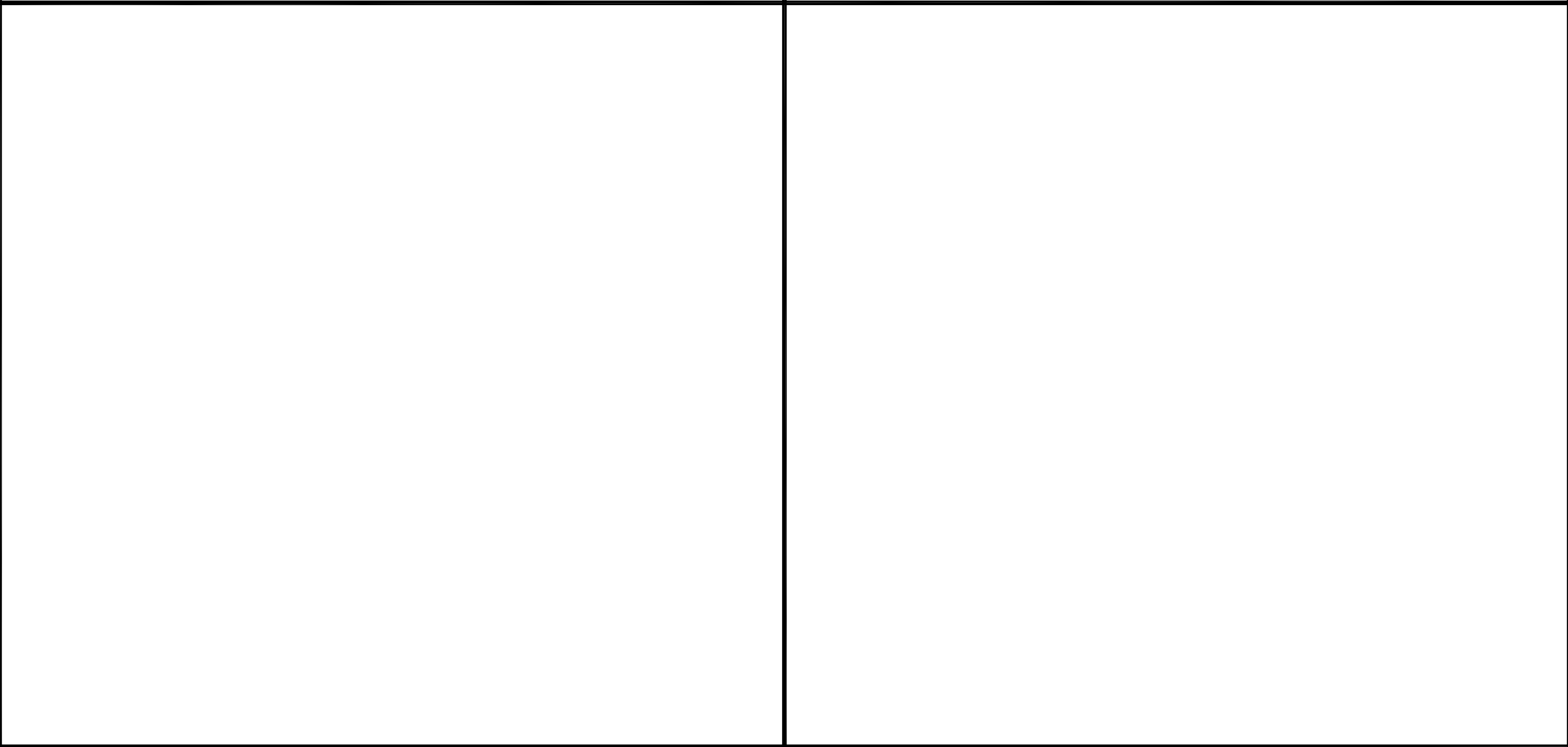
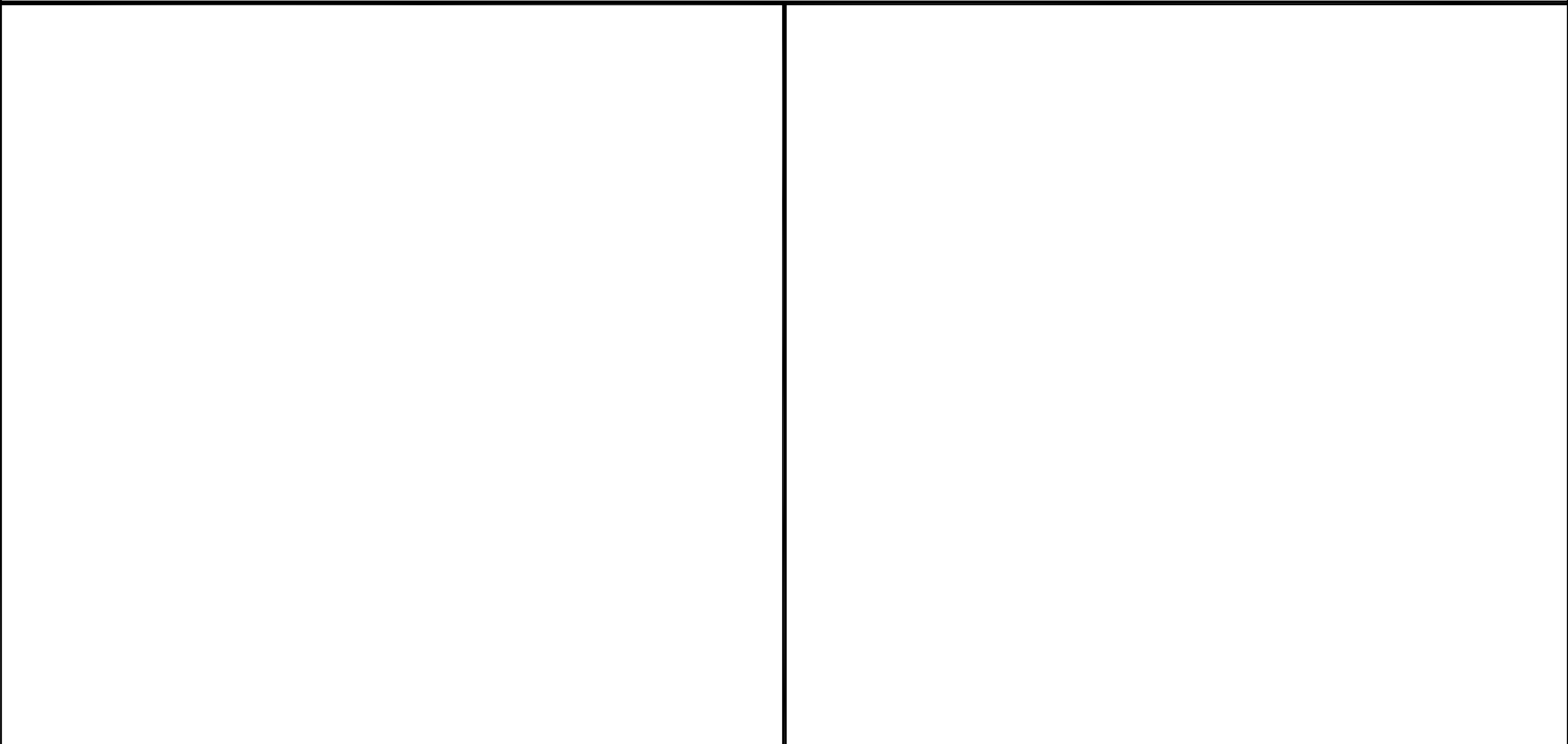
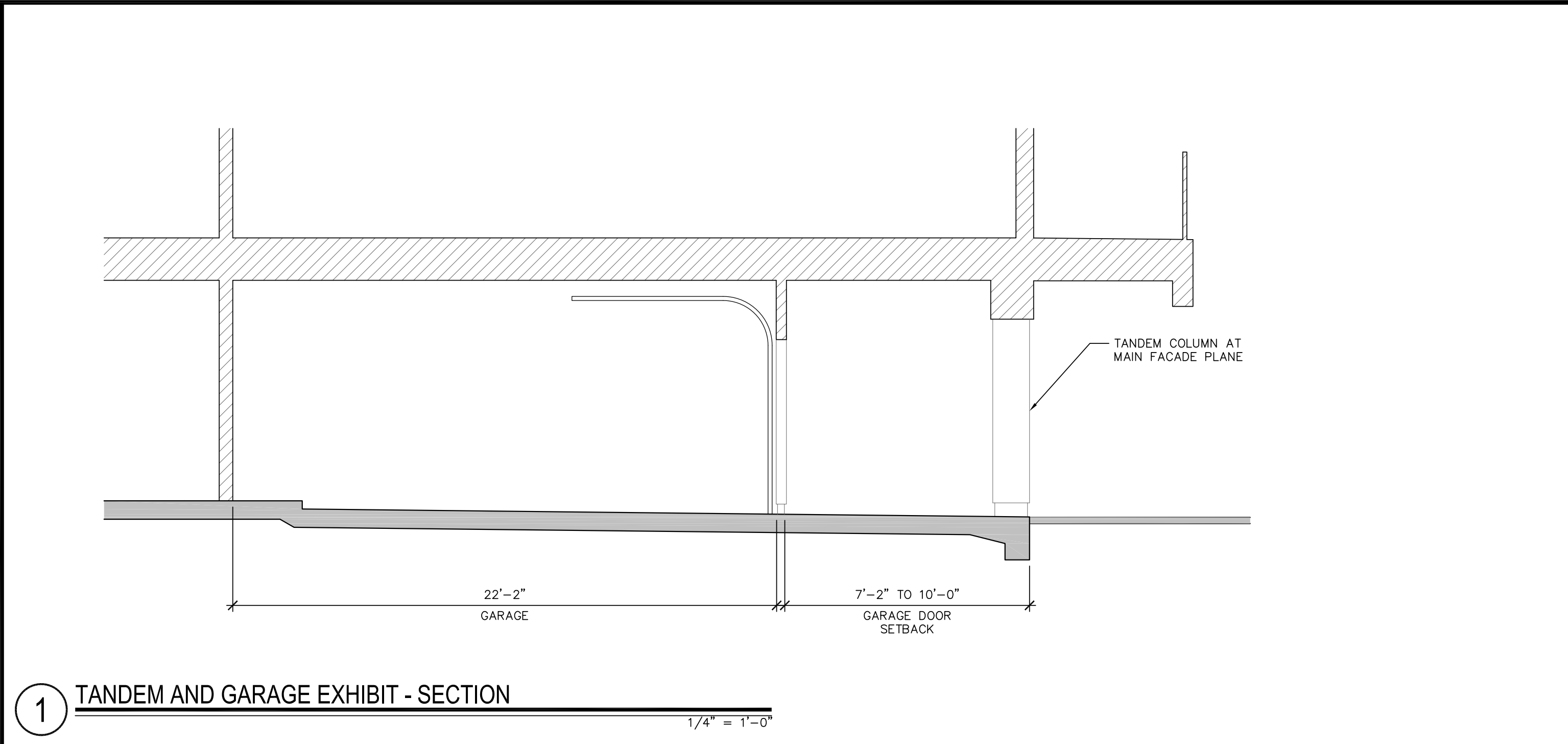
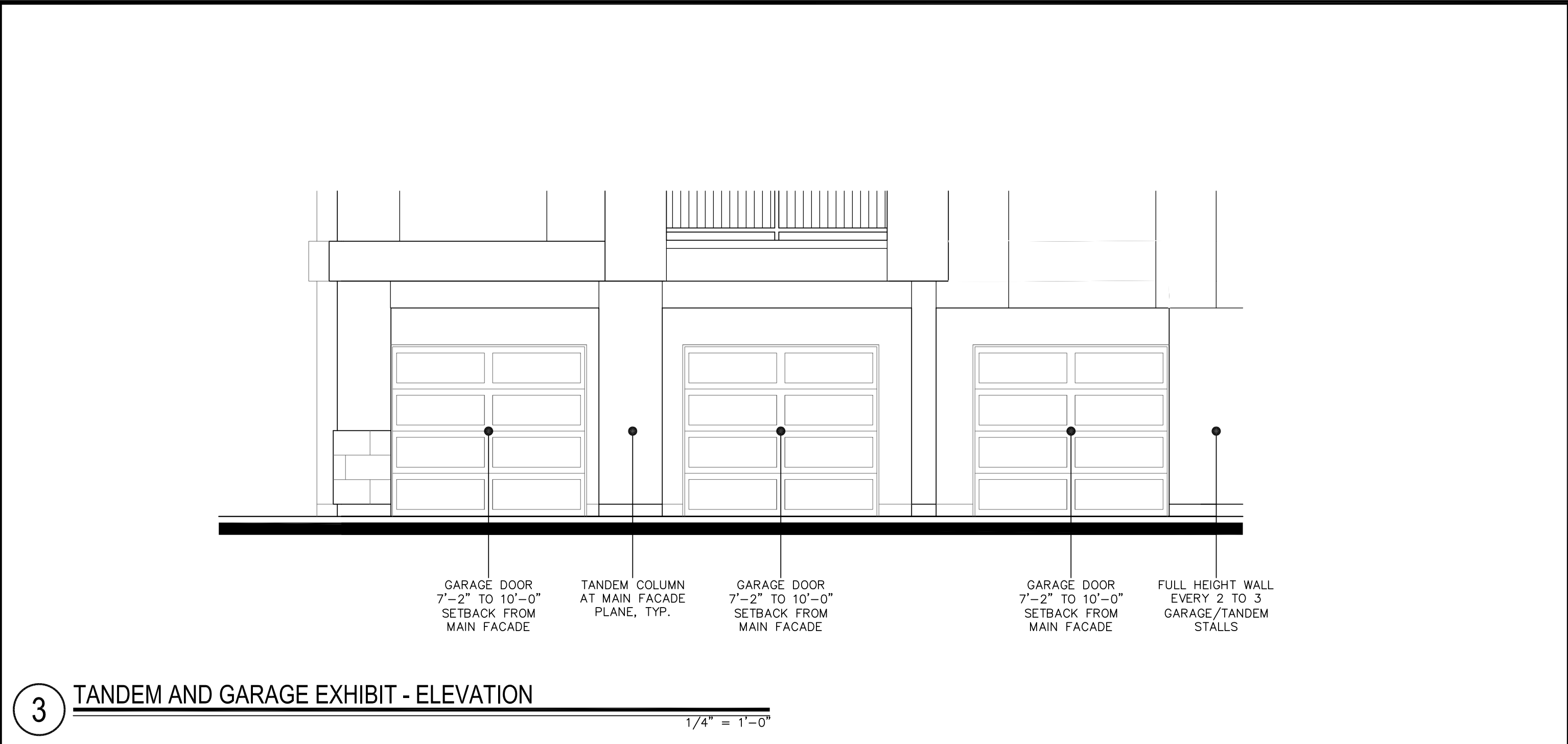
DATE: DECEMBER 01, 2021

SCALE: AS NOTED

SHEET NO:

A1.1

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A1.4

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ZONING: PEP
USE: VACANT LOT
(C.O.M.)

ZONING: PEP
USE: MEDICAL
(C.O.M.)

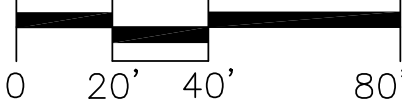
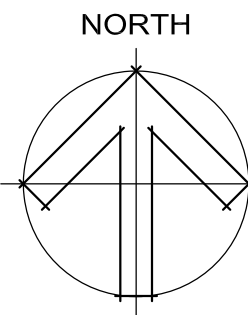
ZONING: PEP
USE: VACANT LOT
(C.O.M.)

ZONING: GC
USE: VACANT LOT
(C.O.G.)

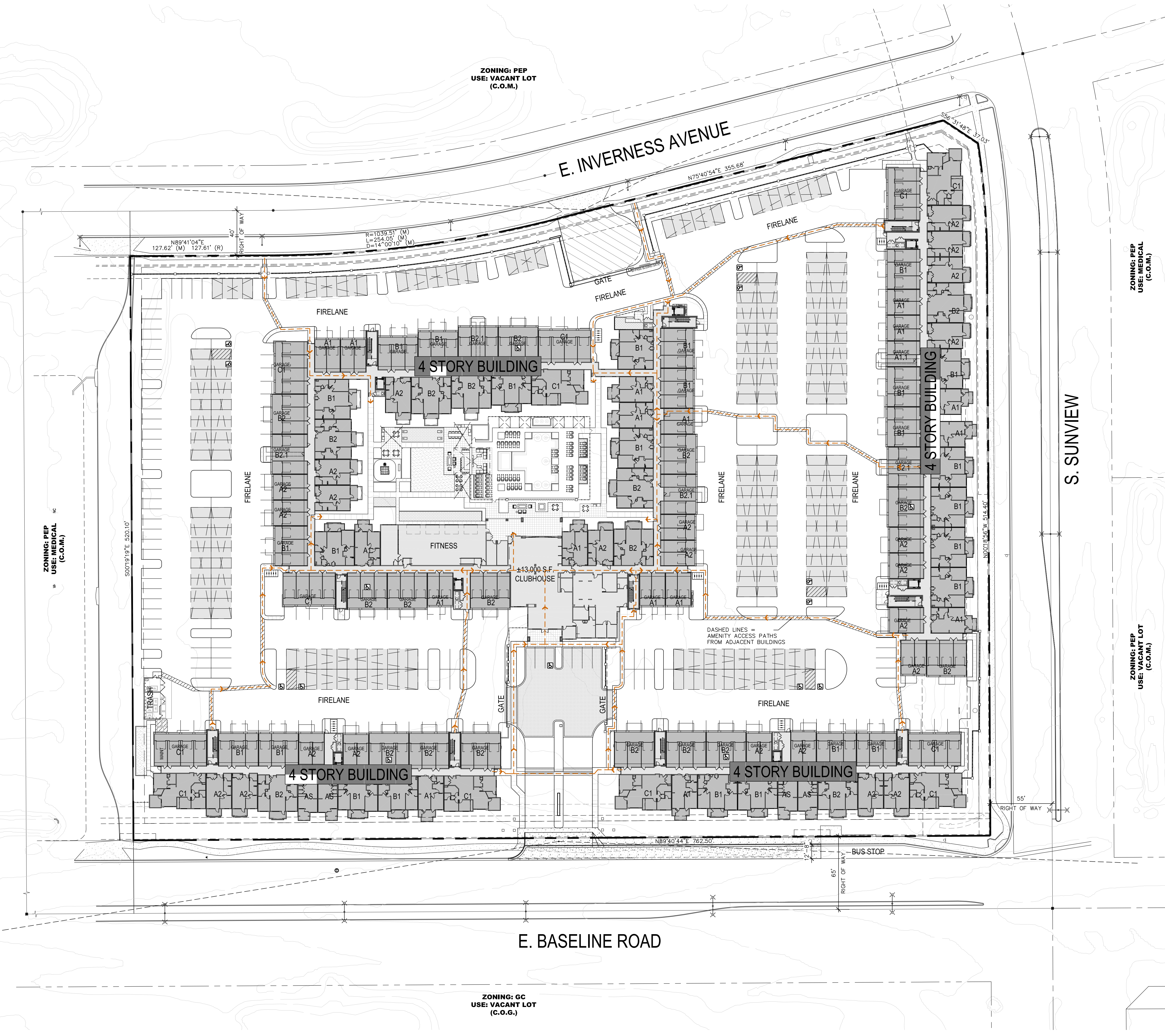
E. INVERNESS AVENUE

S. SUNVIEW

E. BASELINE ROAD



AMENITY ACCESS



REFER TO UNIT SHEETS
FOR PATIO/BALCONY
SIZES, SHEETS A2.1.0
THRU A2.6.0



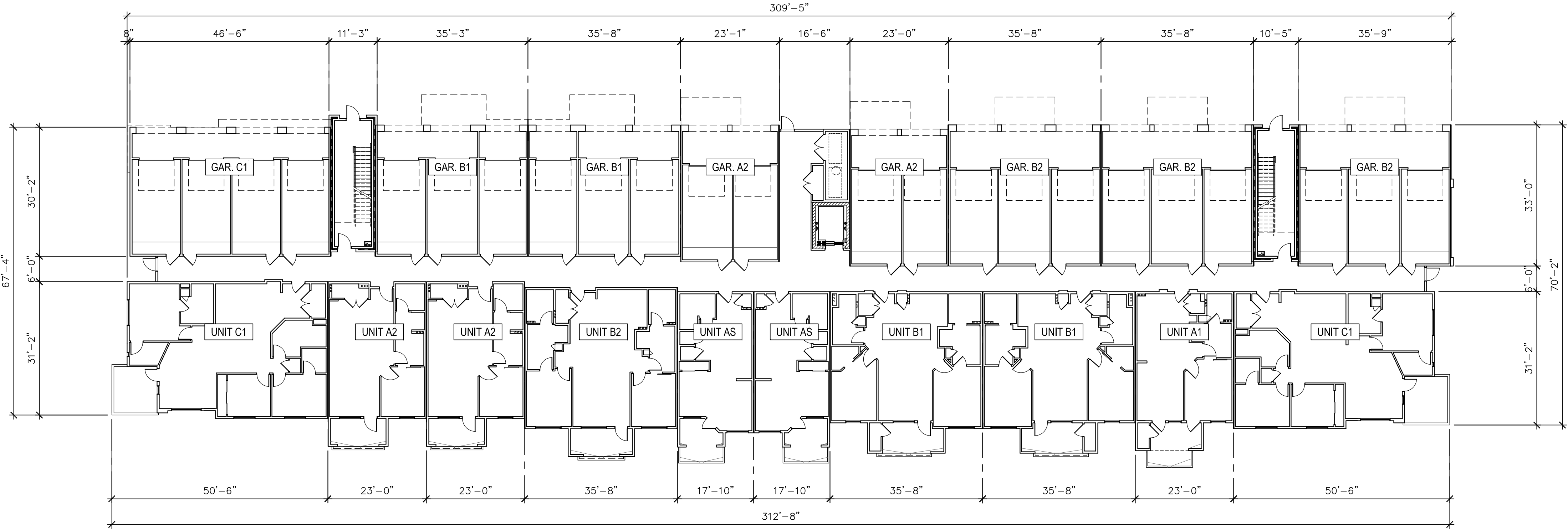
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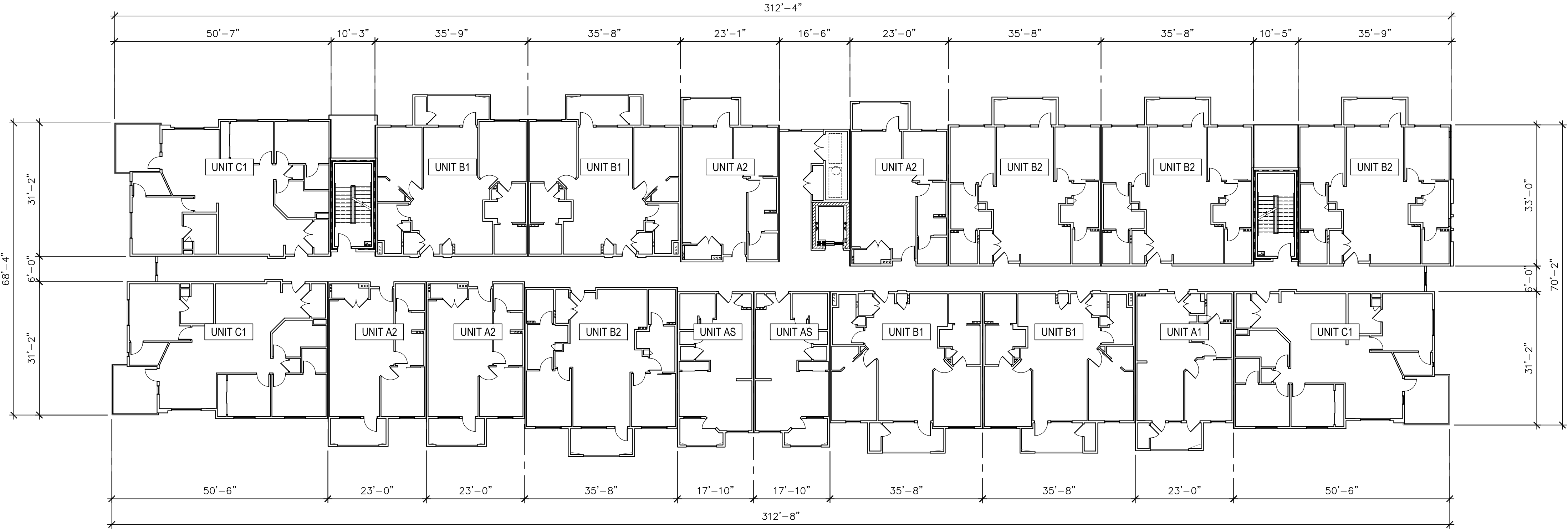
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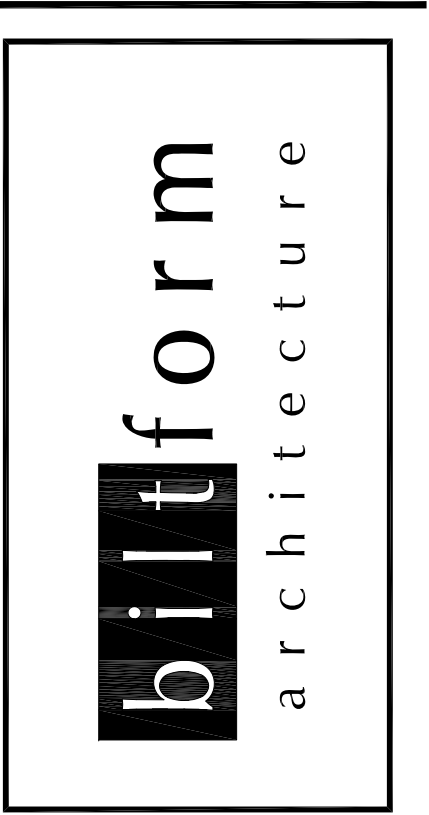


FIRST FLOOR PLAN



SECOND FLOOR PLAN

REFER TO UNIT SHEETS
FOR PATIO/BALCONY
SIZES, SHEETS A2.1.0
THRU A2.6.0



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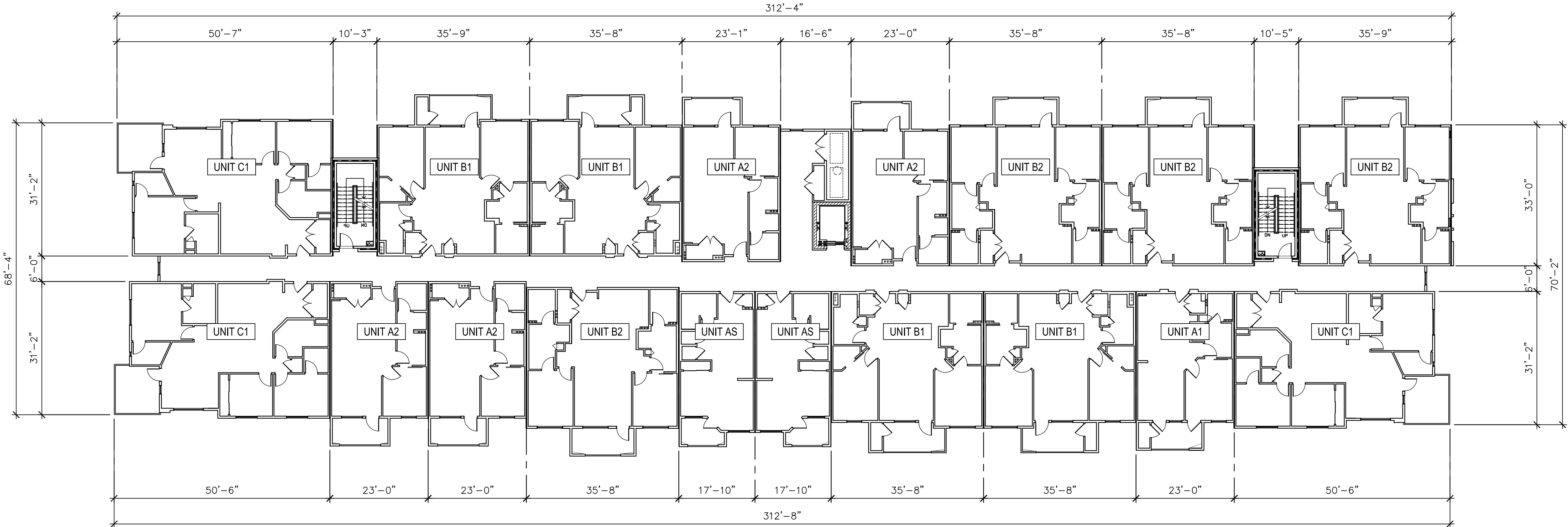
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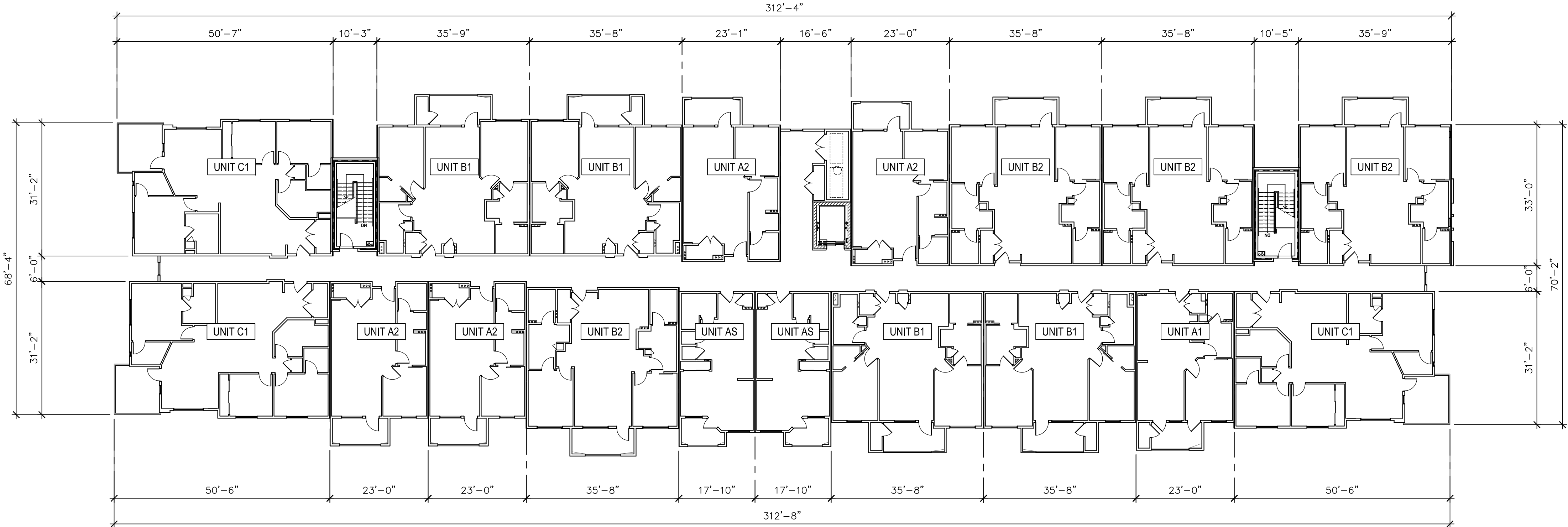
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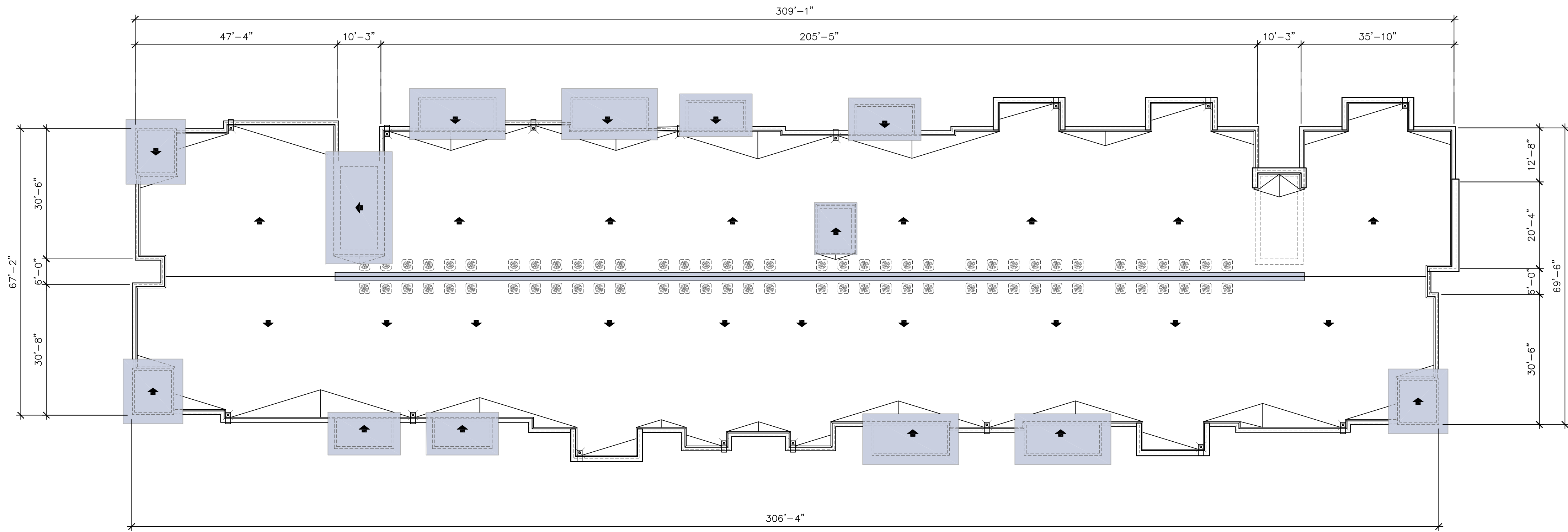
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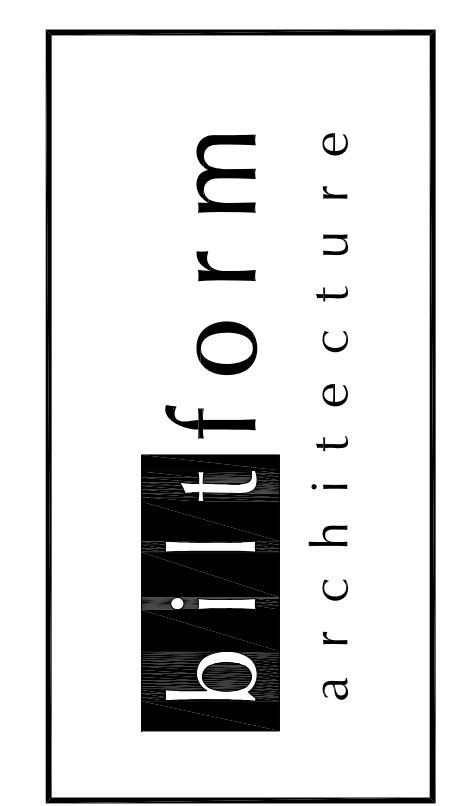
THIRD FLOOR PLAN



FORTH FLOOR PLAN



ROOF PLAN

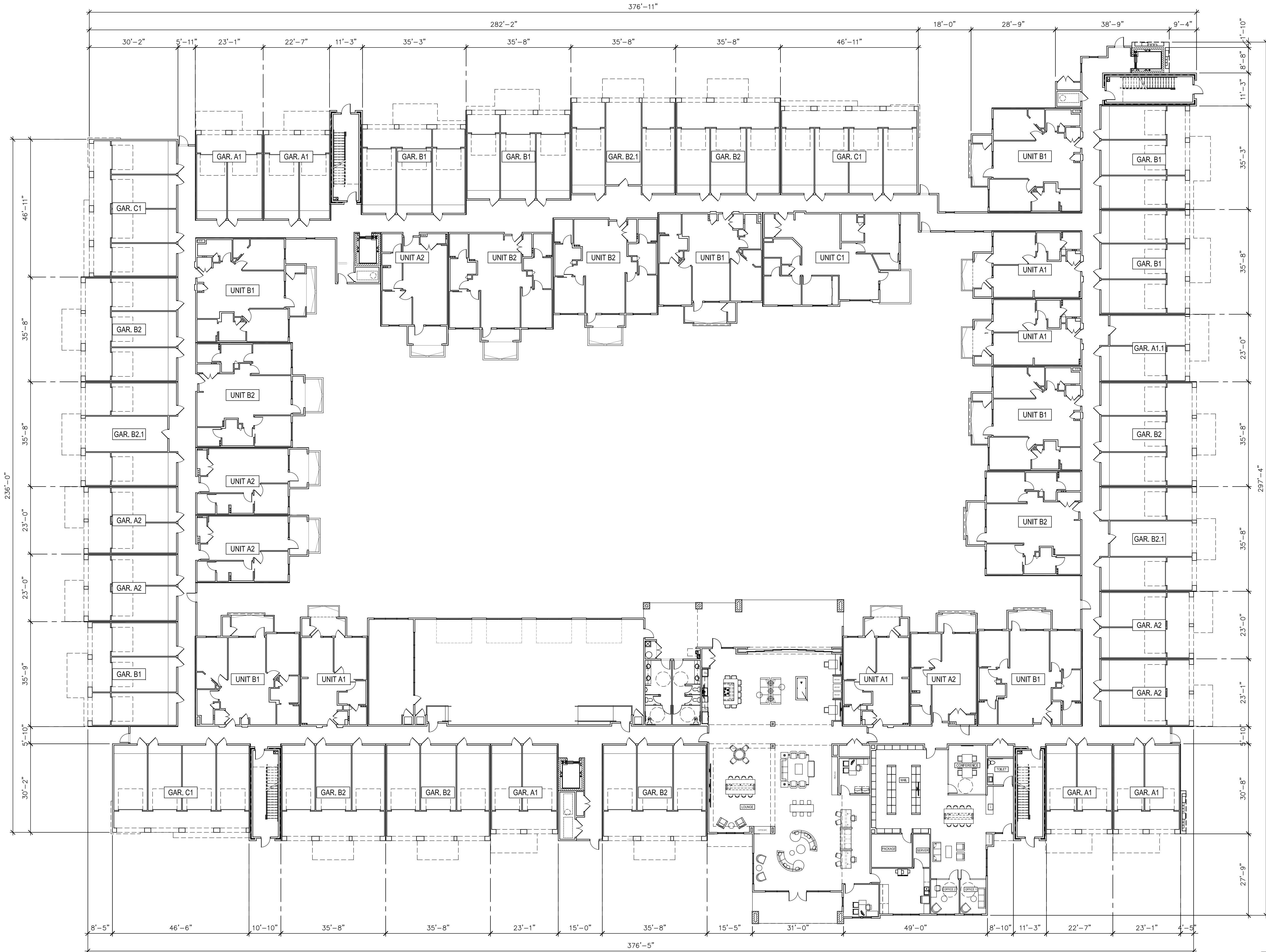


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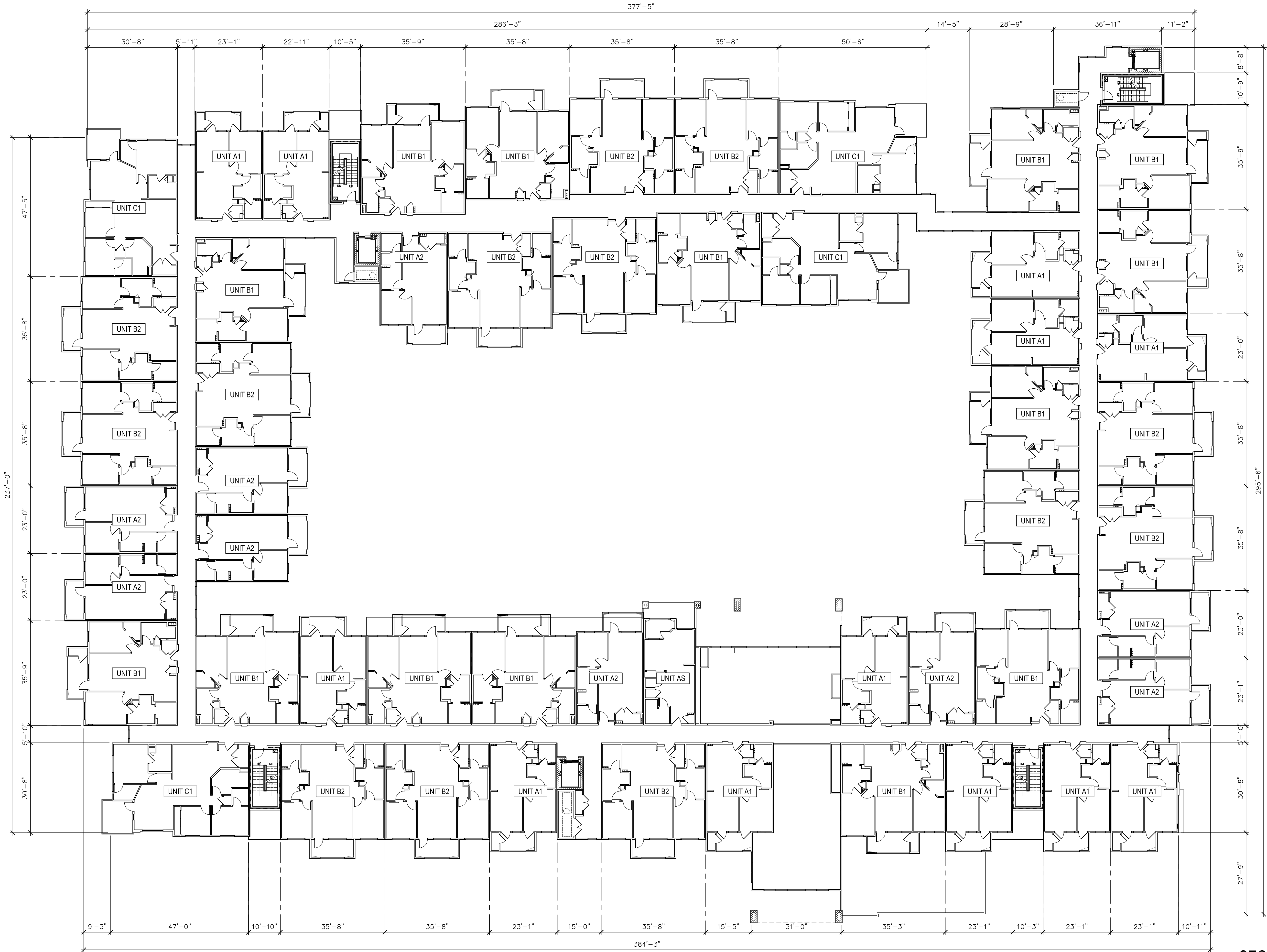
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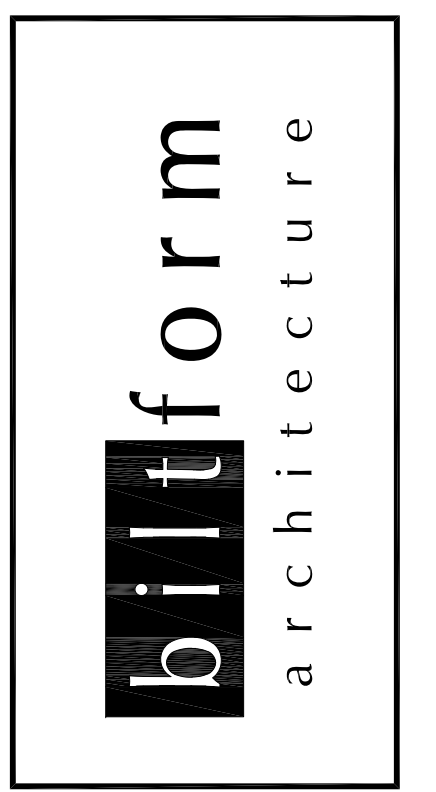
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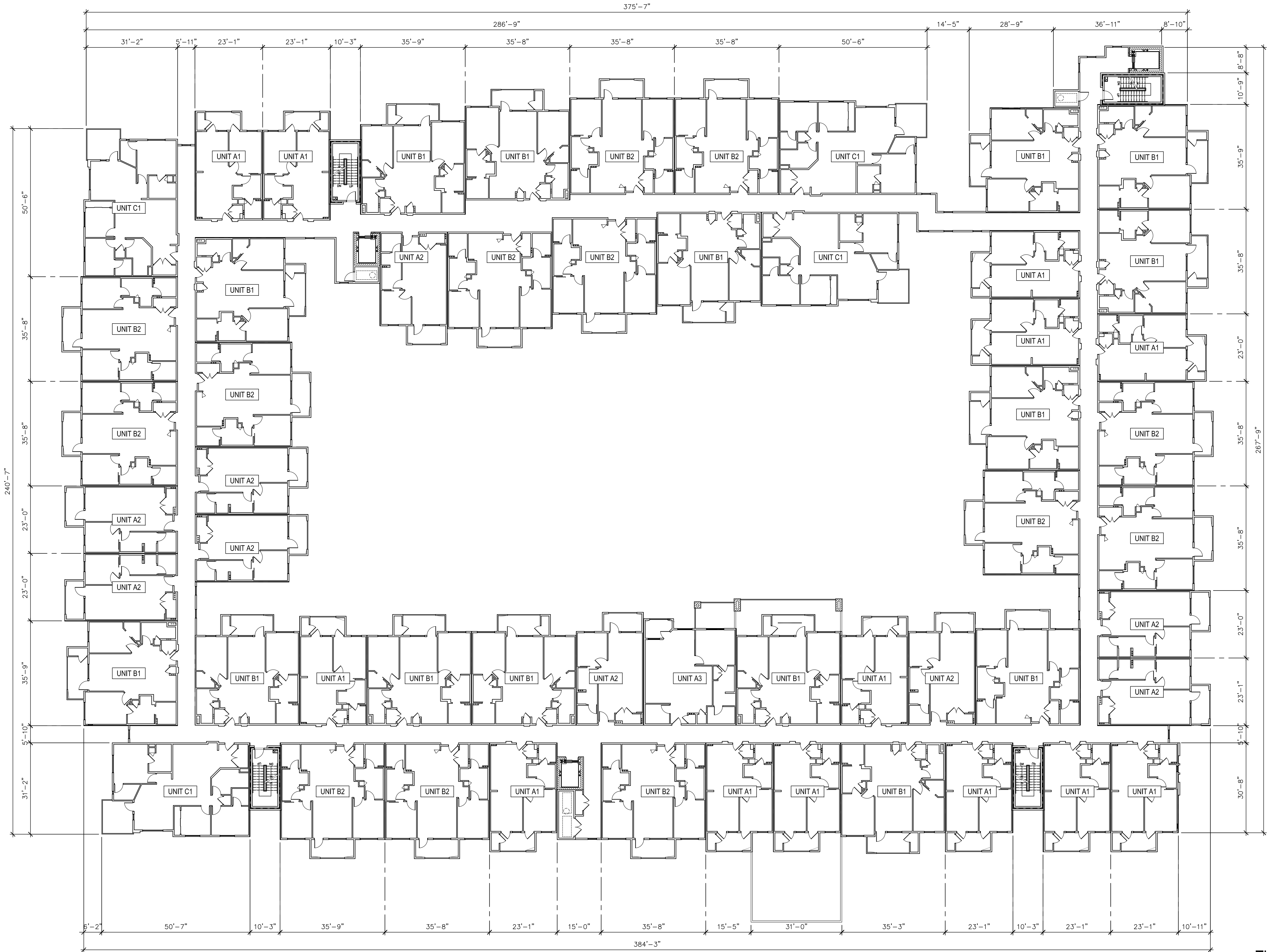
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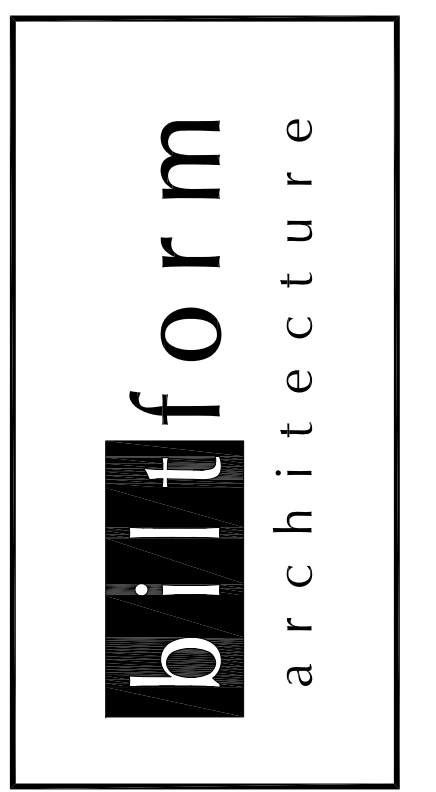
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**BUILDING 2
SECOND FLOOR PLAN**



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THRU A2.6.0



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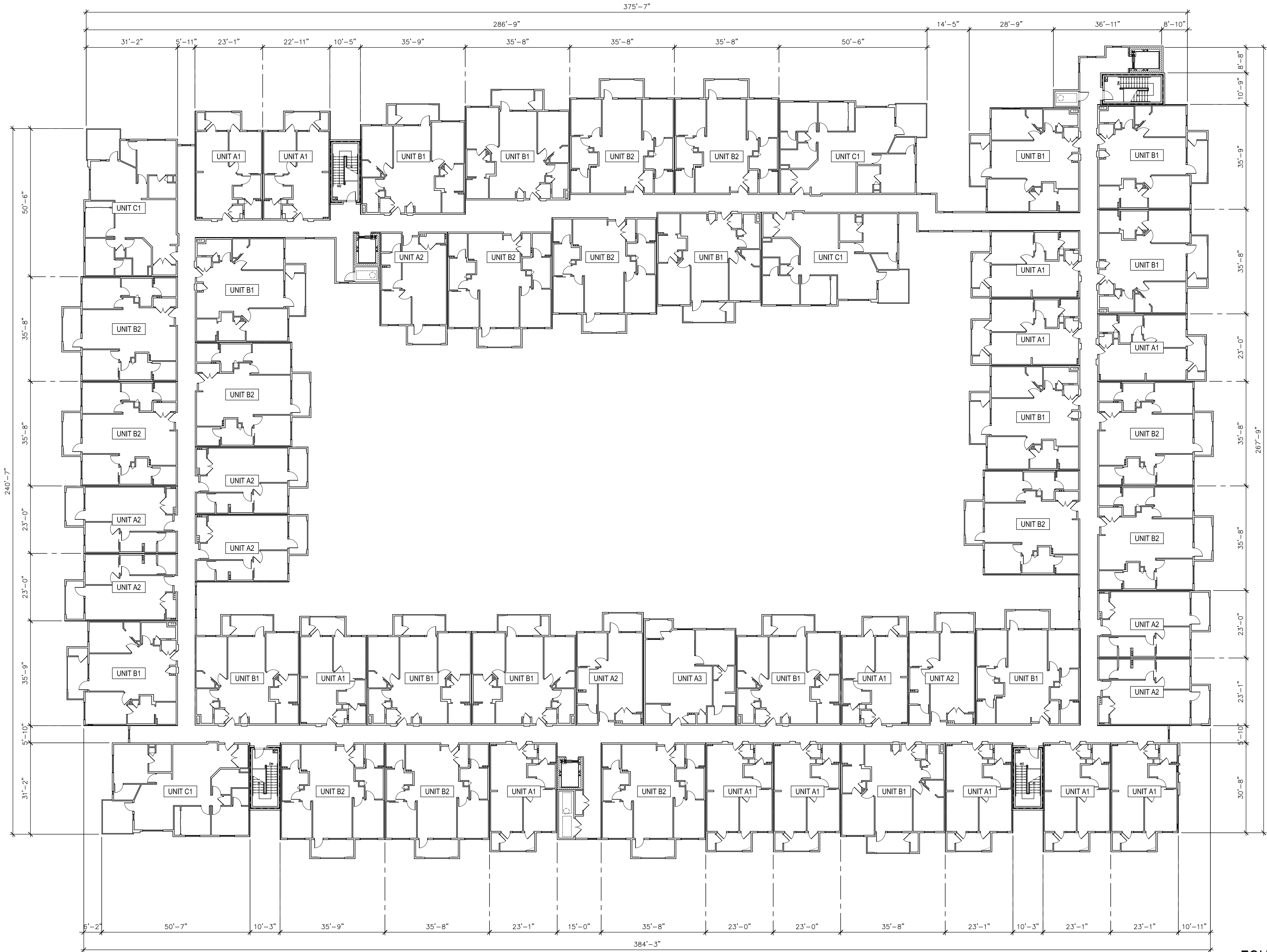
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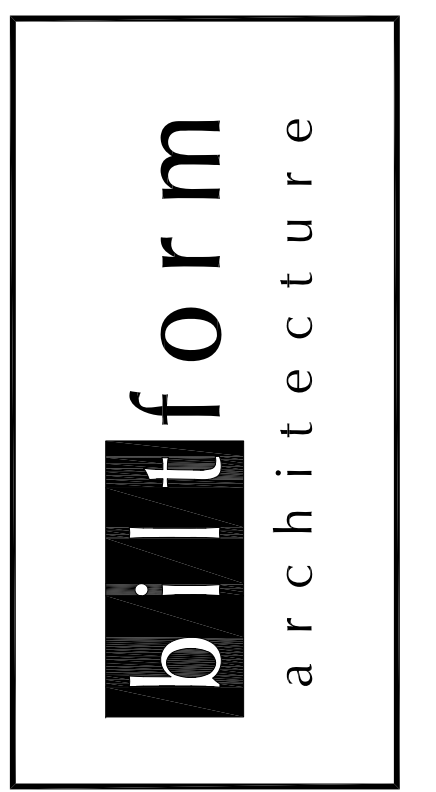
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JOB NO: 21-081	
DATE: DECEMBER 01, 2021	
SCALE: 1/16" = 1'-0"	
SHEET NO:	

BUILDING 2
THIRD FLOOR PLAN

A4.3
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REFER TO UNIT SHEETS
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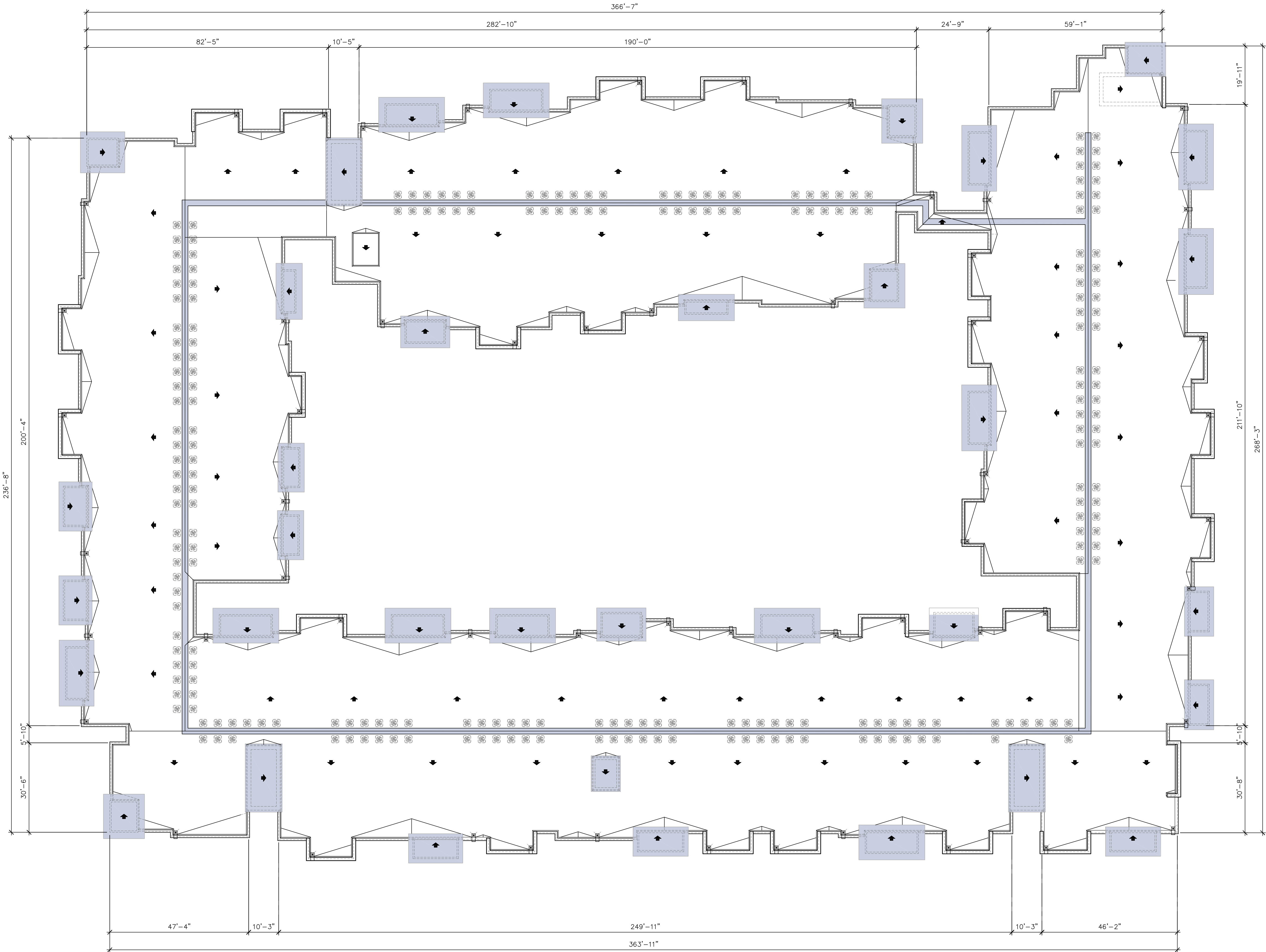
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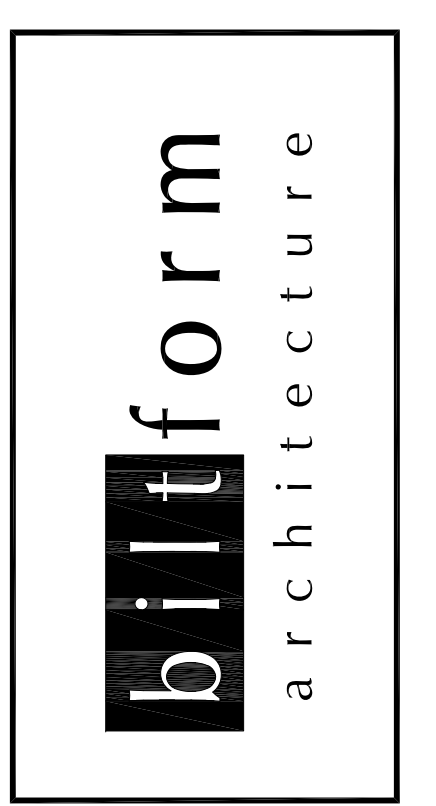
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SHEET NO:	

BUILDING 2
FOURTH FLOOR PLAN

A4.4
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BUILDING 2
ROOF PLAN

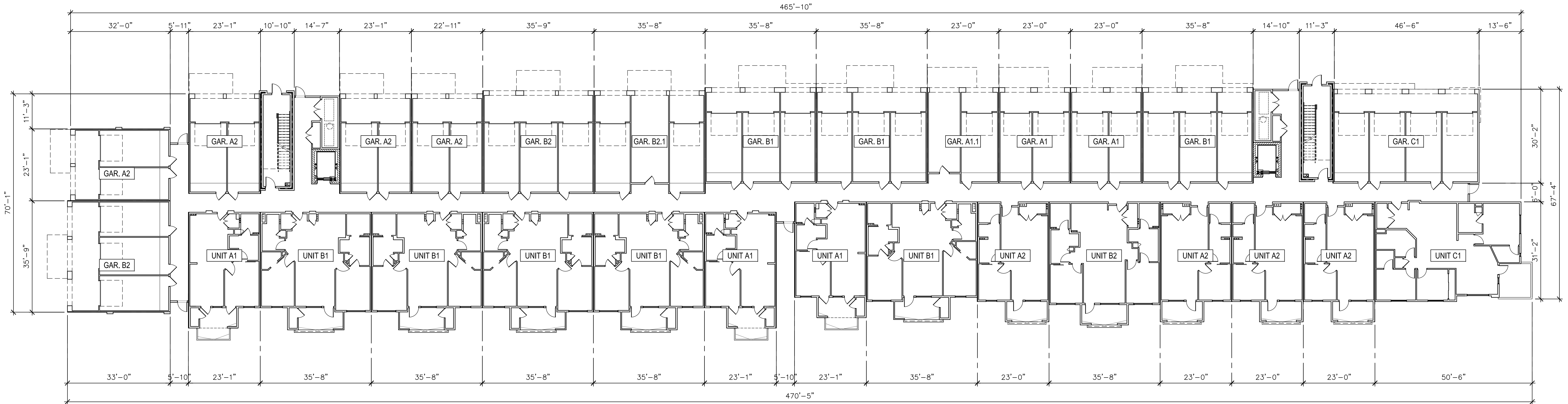


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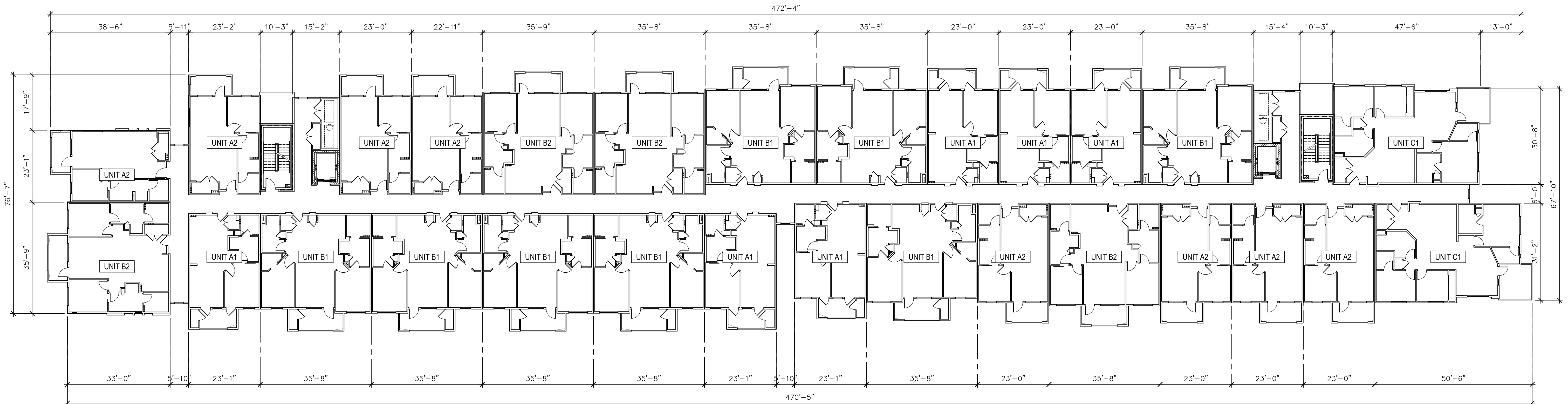
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SHEET NO:	



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING 3 - FLOOR PLANS

REFER TO UNIT SHEETS
FOR PATIO/BALCONY
SIZES, SHEETS A2.1.0
THRU A2.6.0



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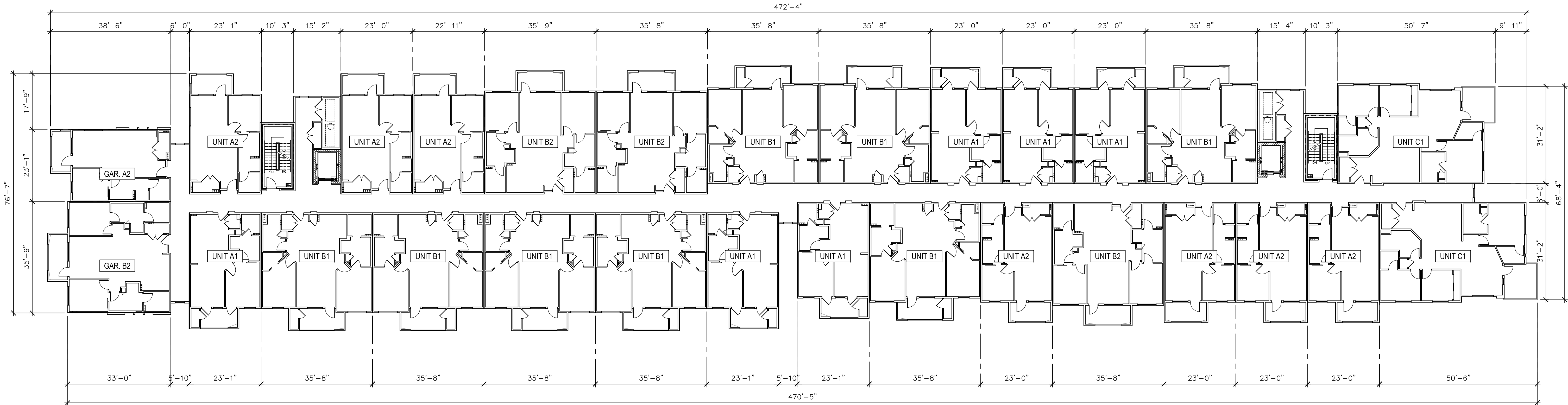
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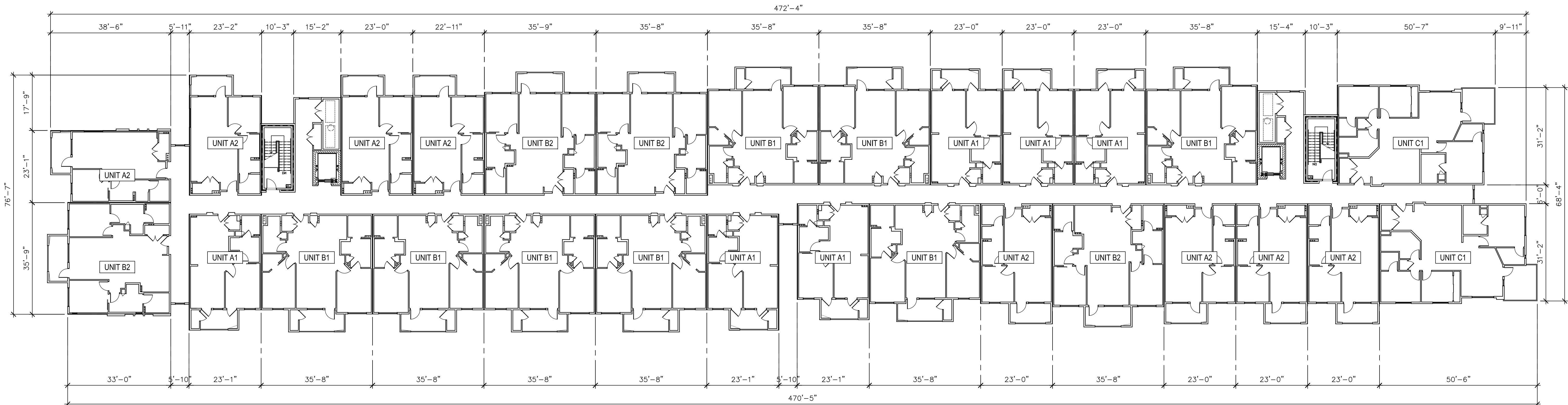
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Guardian Development Partners
SCOTTSDALE, AZ.

REVISIONS:	
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SCALE: 1/16" = 1'-0"	
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A5.1
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THIRD FLOOR PLAN



FOURTH FLOOR PLAN

BUILDING 3 - FLOOR PLANS

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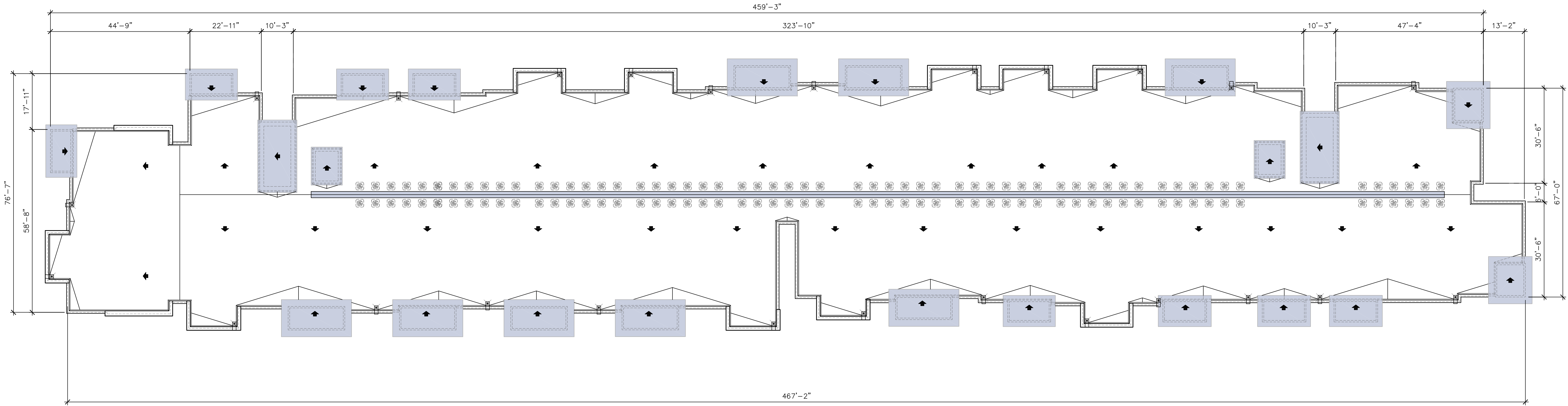
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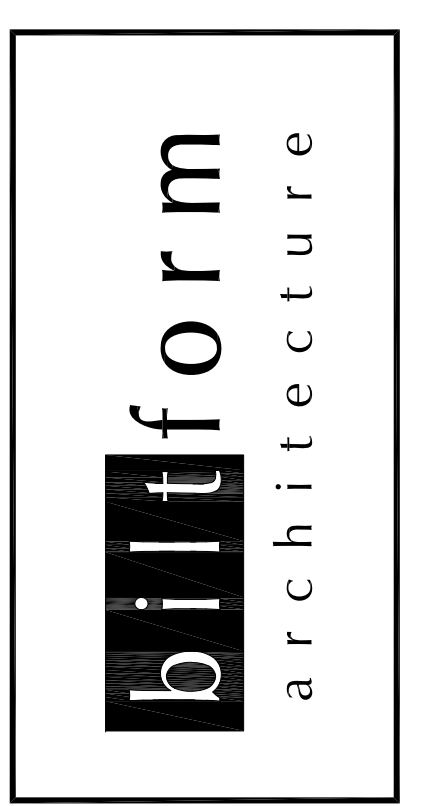
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DATE: DECEMBER 01, 2021	
SCALE: 1/16" = 1'-0"	
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ROOF PLAN



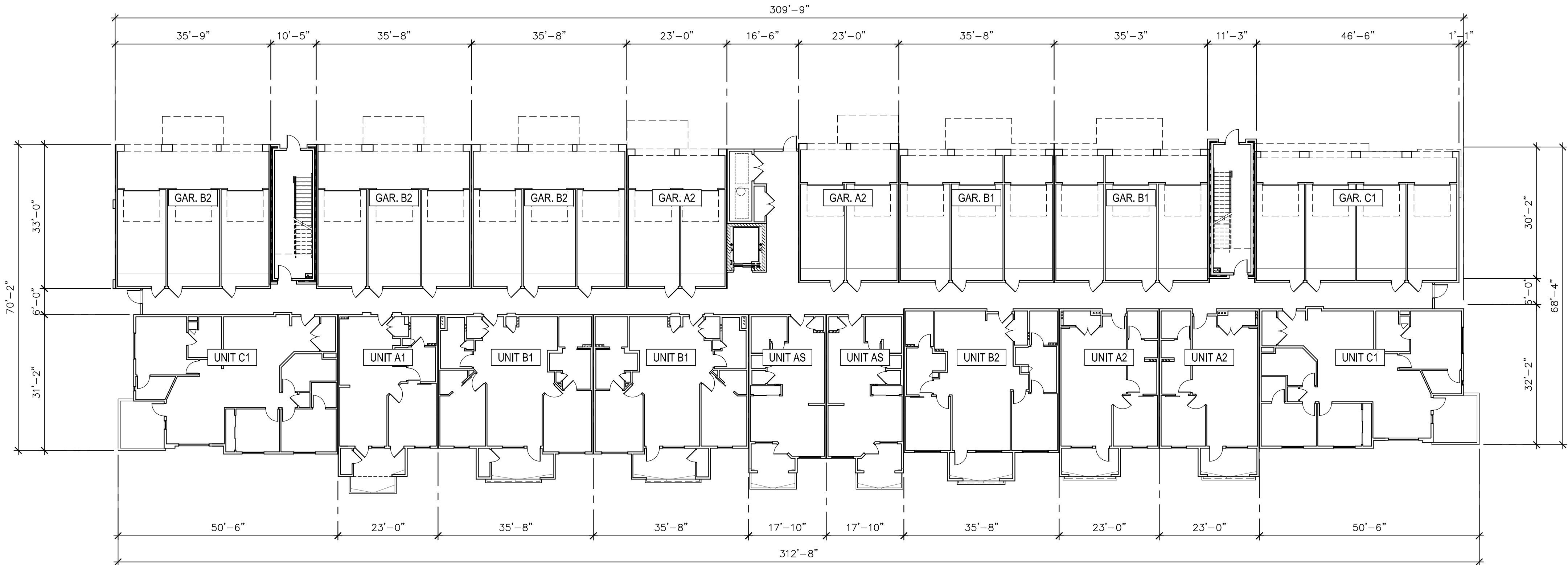
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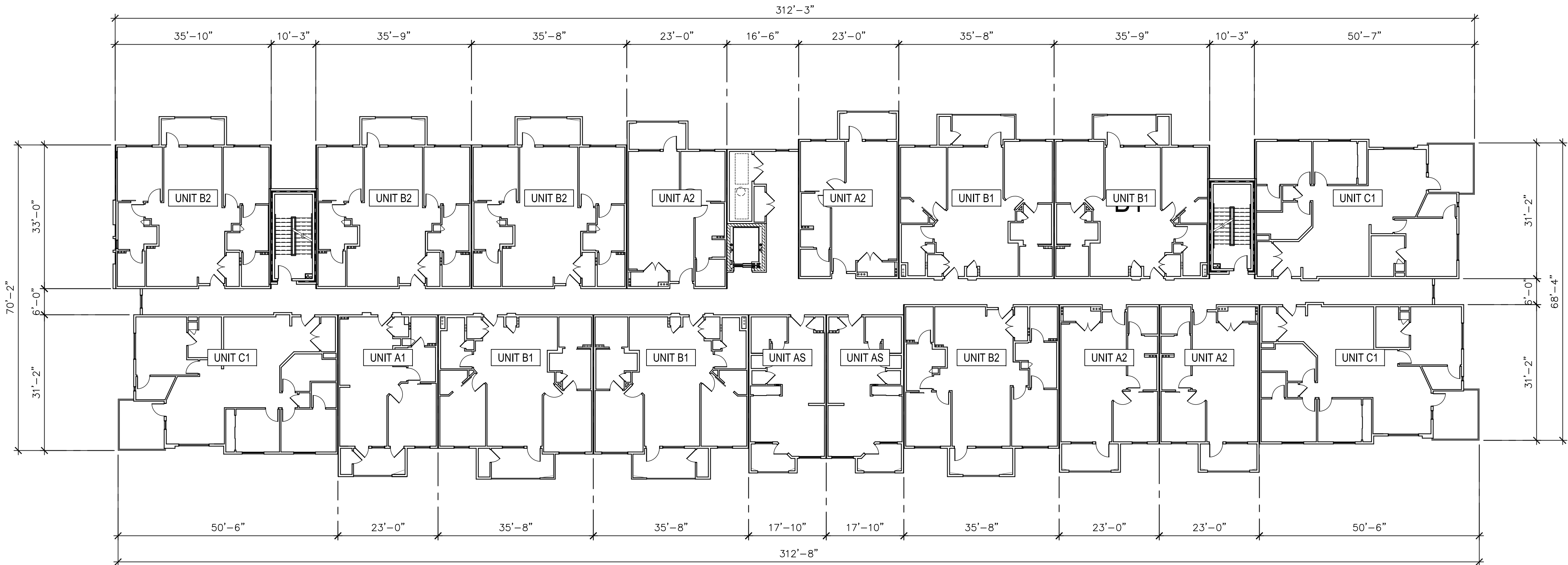
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



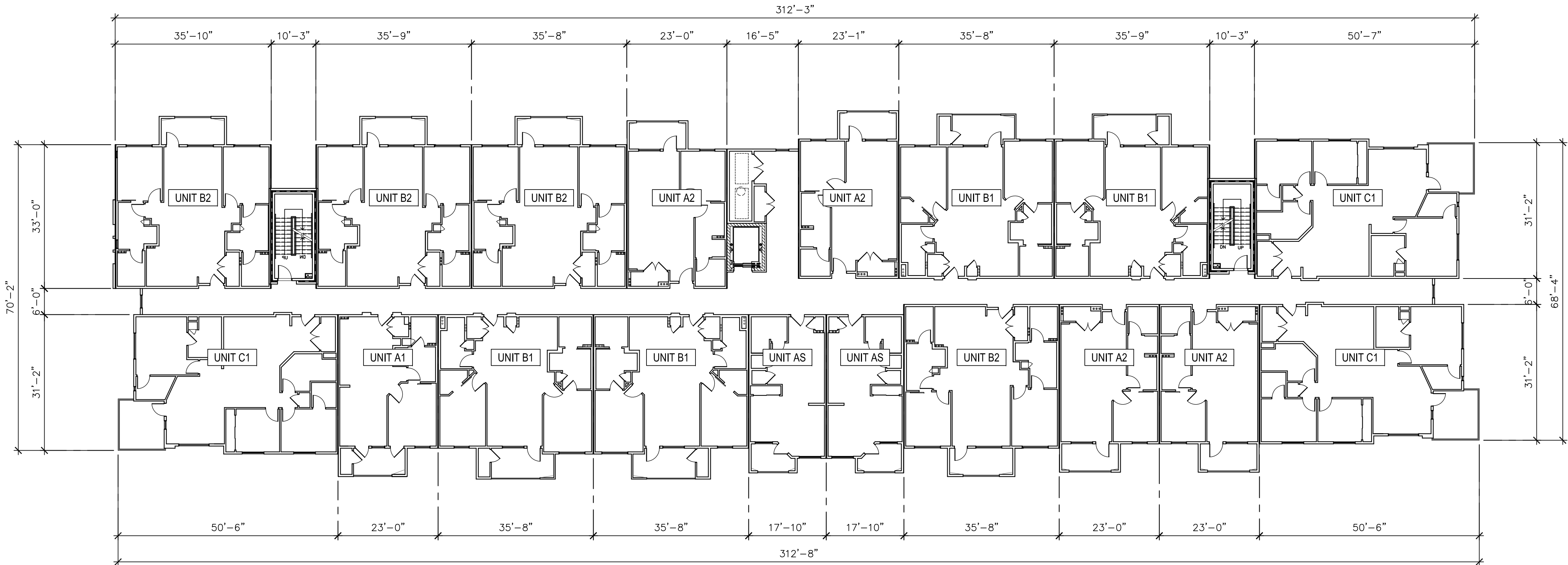
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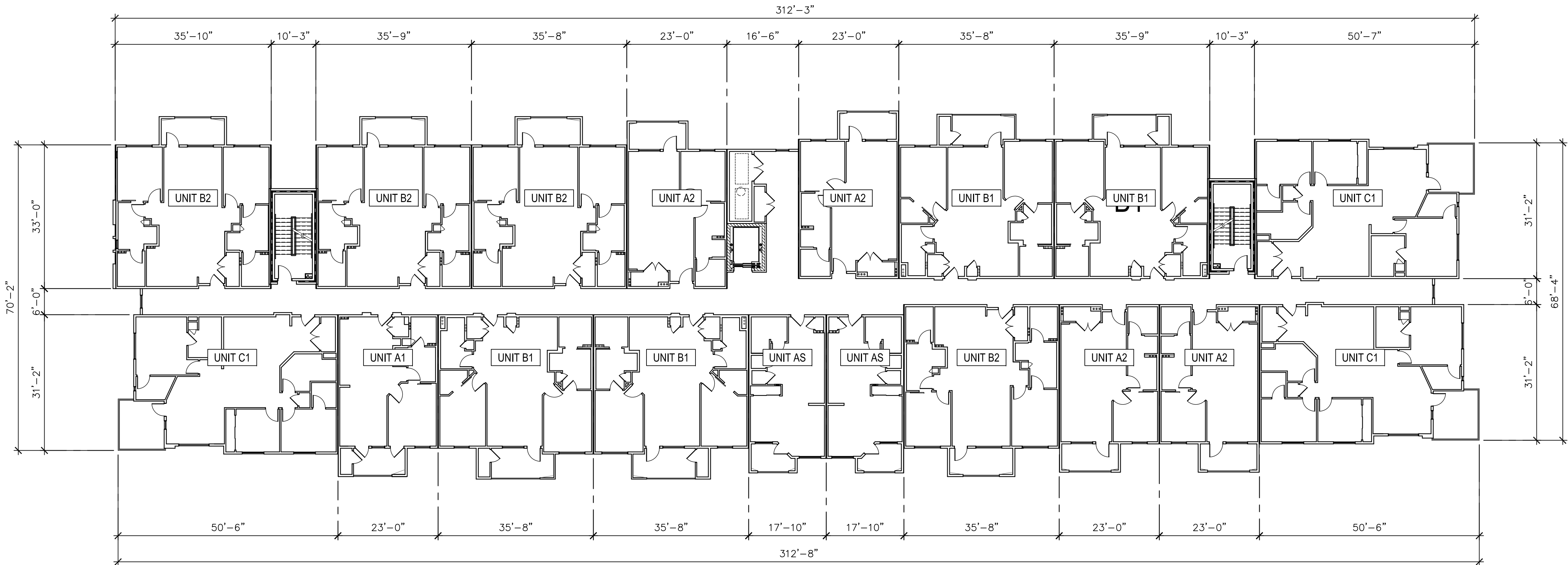
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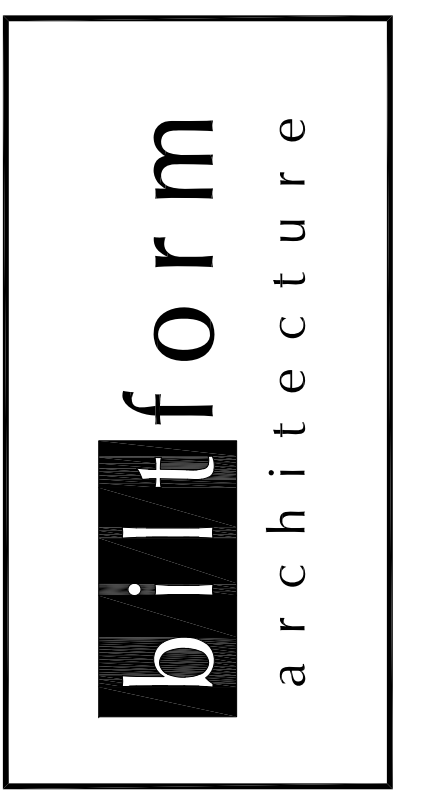
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THIRD FLOOR PLAN



FOURTH FLOOR PLAN

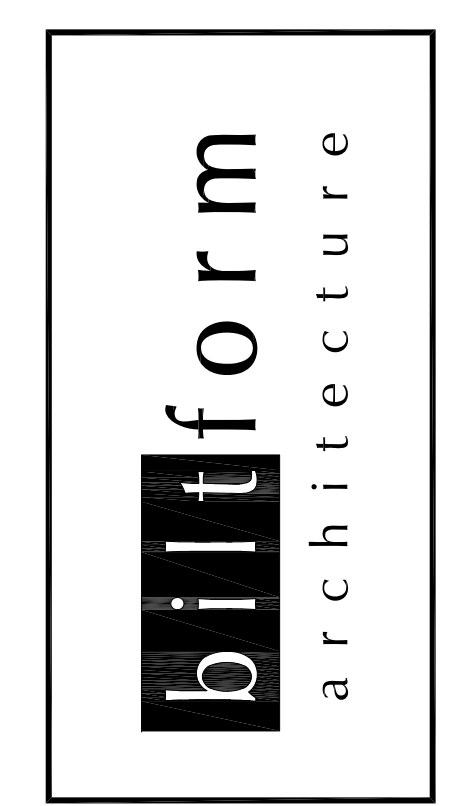
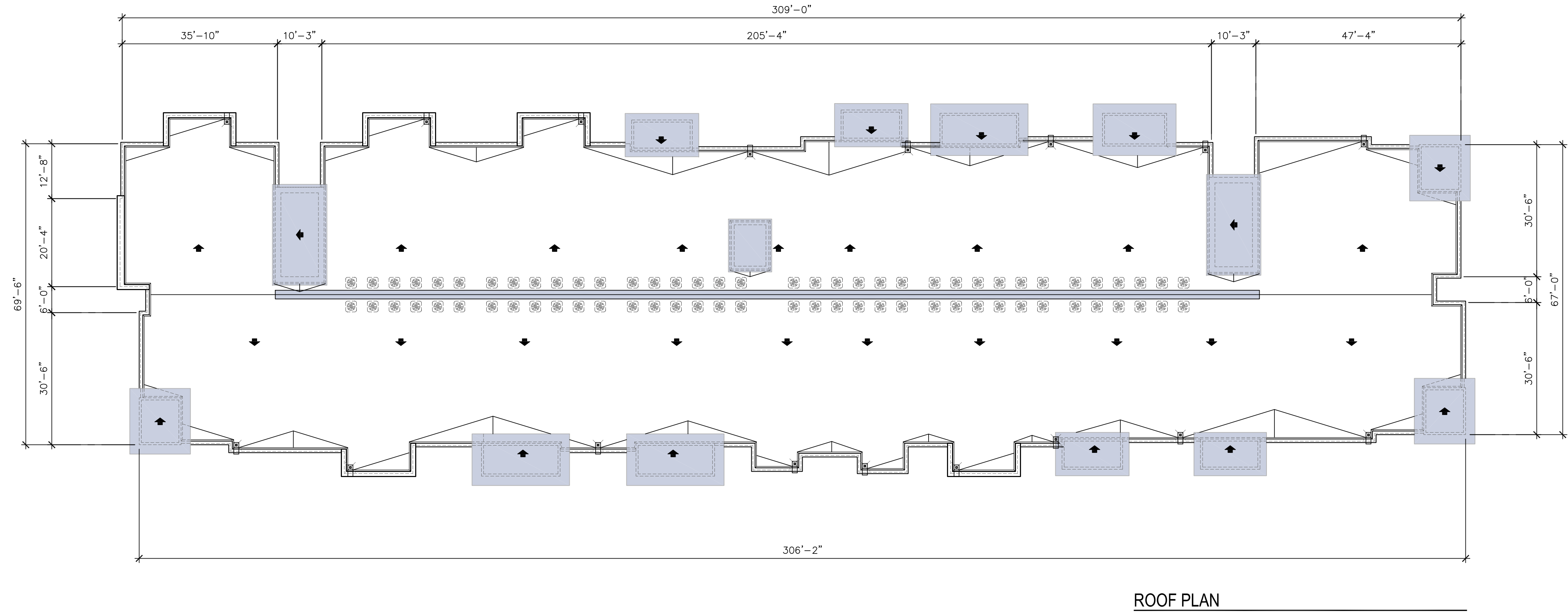


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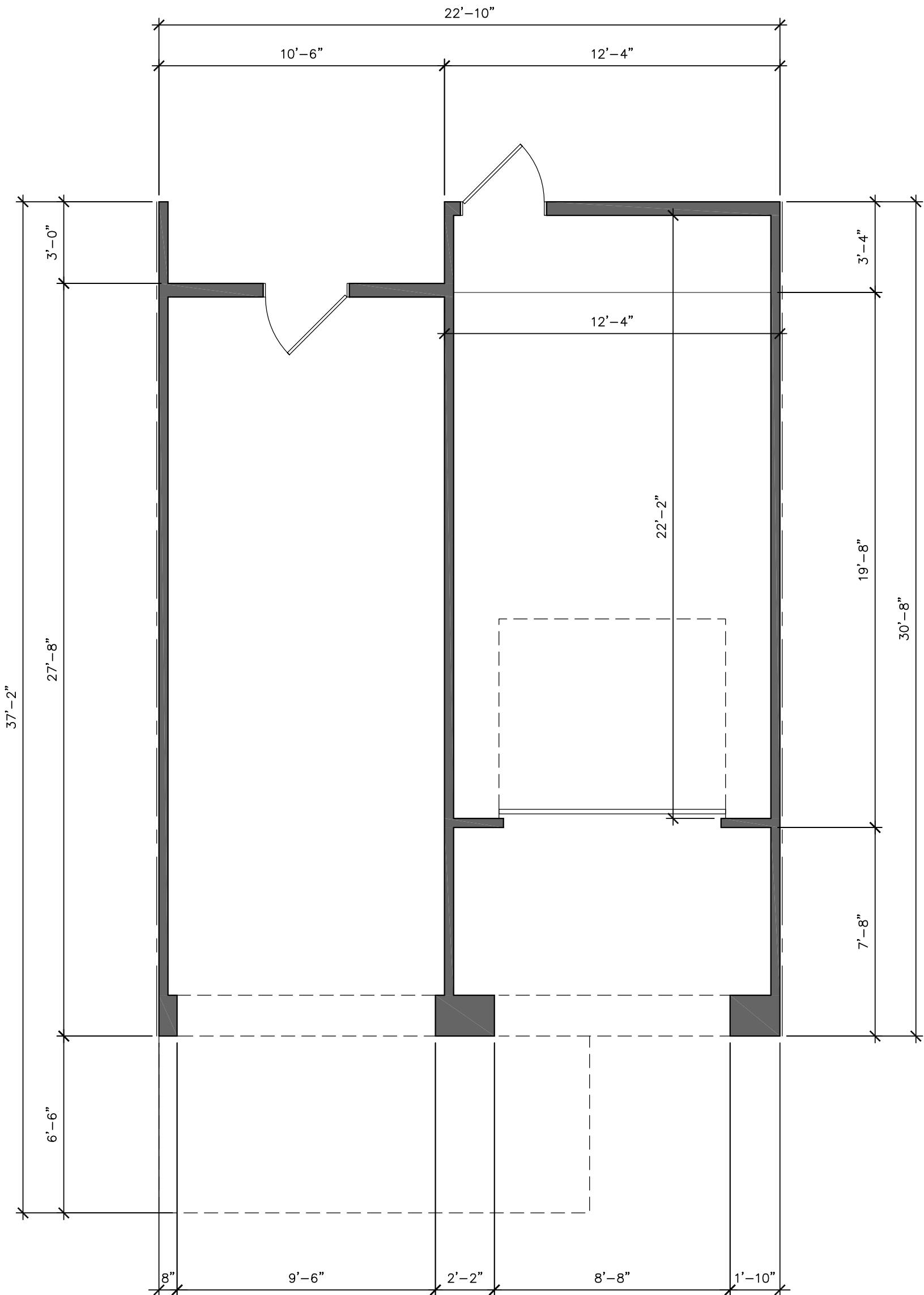


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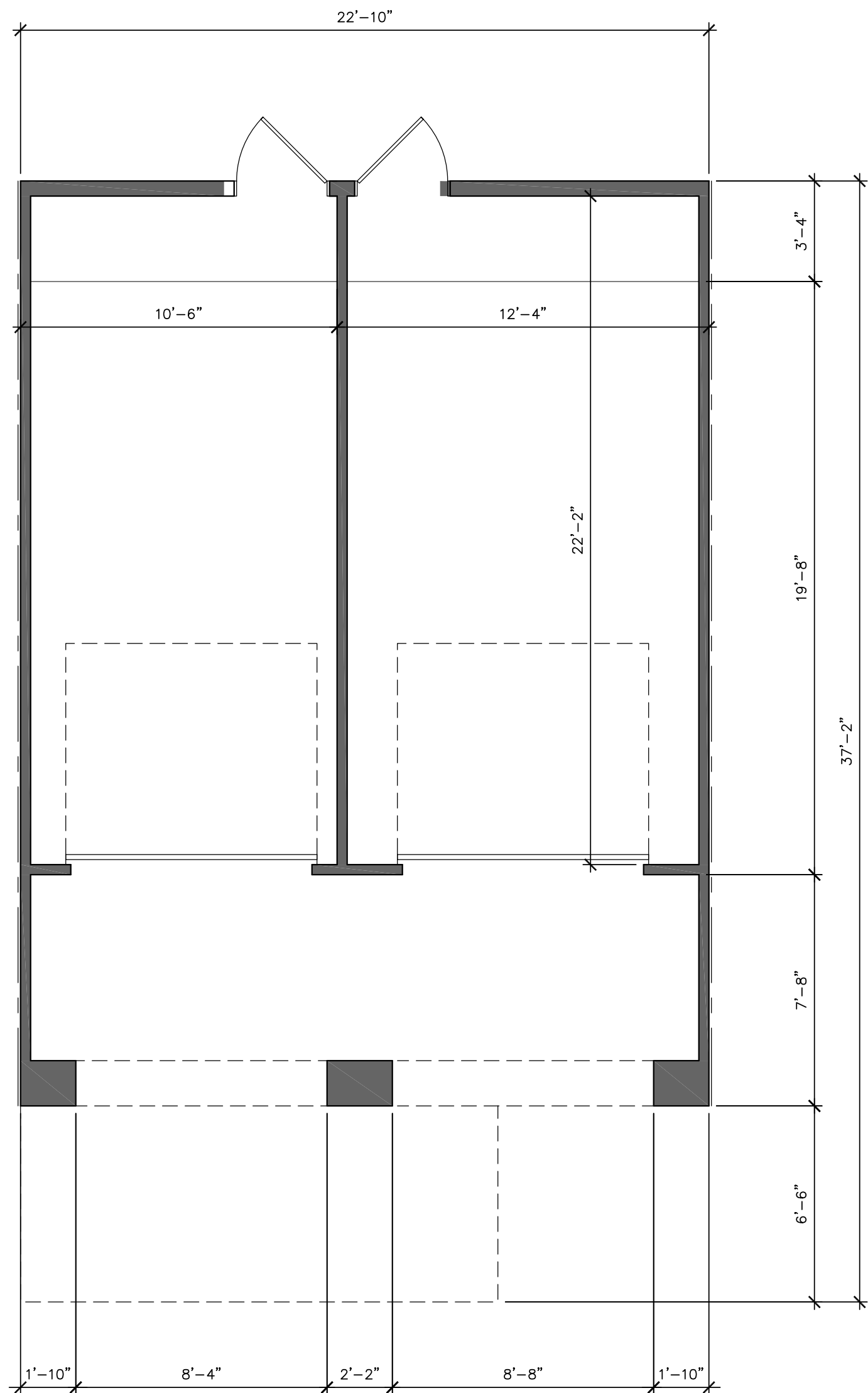
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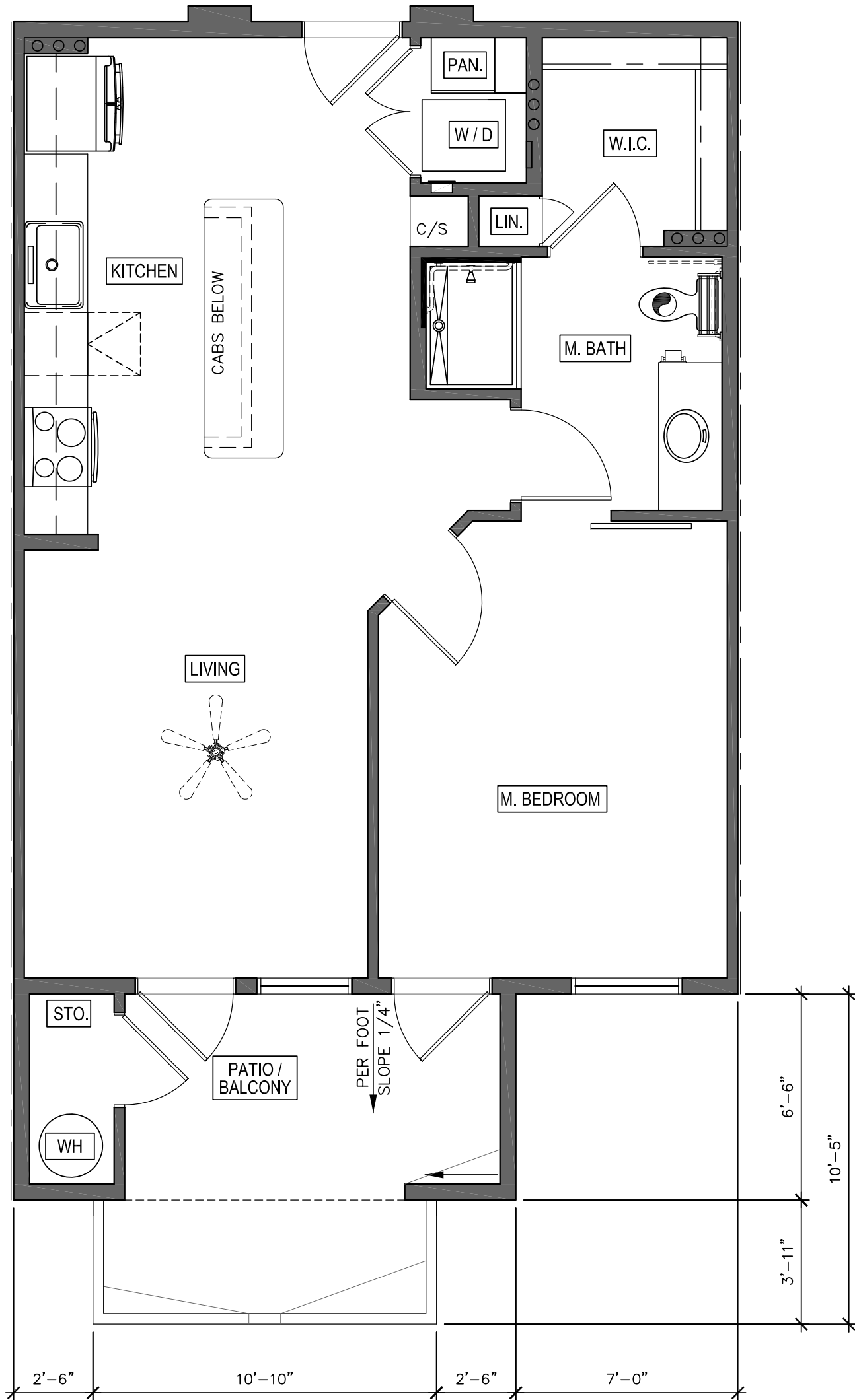
UNIT A1.1 - GARAGE
TYPICAL

GROSS AREA:	
GARAGE:	288 S.F.
TANDEM PARKING:	95 S.F.
COVERED WALK:	324 S.F.
TOTAL	705 S.F.



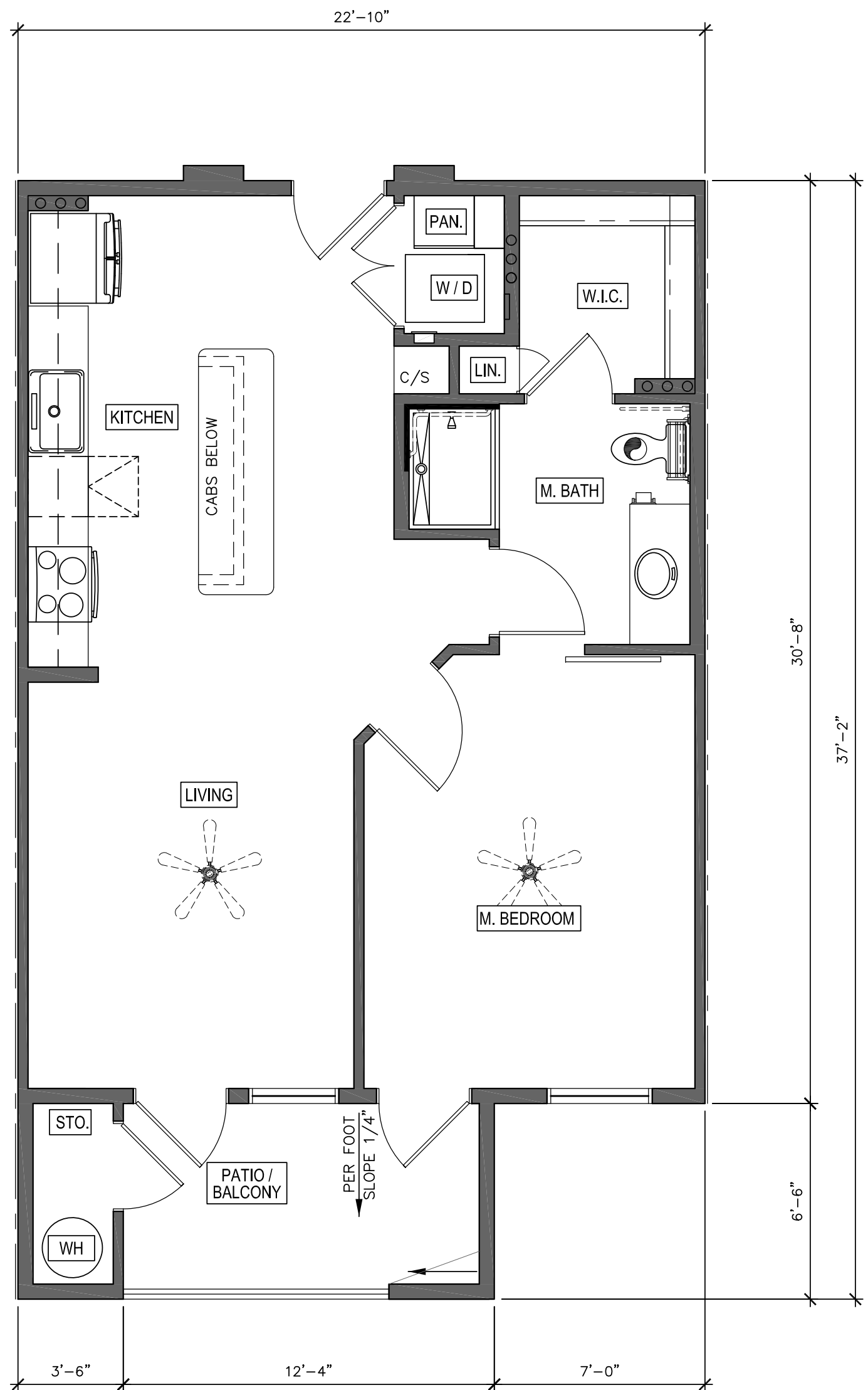
UNIT A1 - GARAGE
TYPICAL

GROSS AREA:	
GARAGE:	529 S.F.
TANDEM PARKING:	176 S.F.
TOTAL	705 S.F.



UNIT A1
1ST FLOOR

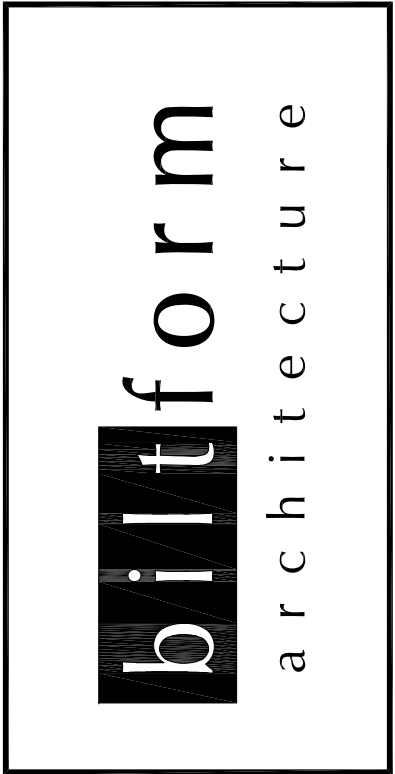
GROSS LIVABLE AREA:	
LIVABLE:	707 S.F.
STORAGE:	23 S.F.
PATIO:	123 S.F.
TOTAL	853 S.F.



UNIT A1
UPPER FLOORS

GROSS LIVABLE AREA:	
LIVABLE:	707 S.F.
STORAGE:	23 S.F.
PATIO:	80 S.F.
TOTAL	810 S.F.

FLOOR PLAN
UNIT A1 & A1 GARAGE

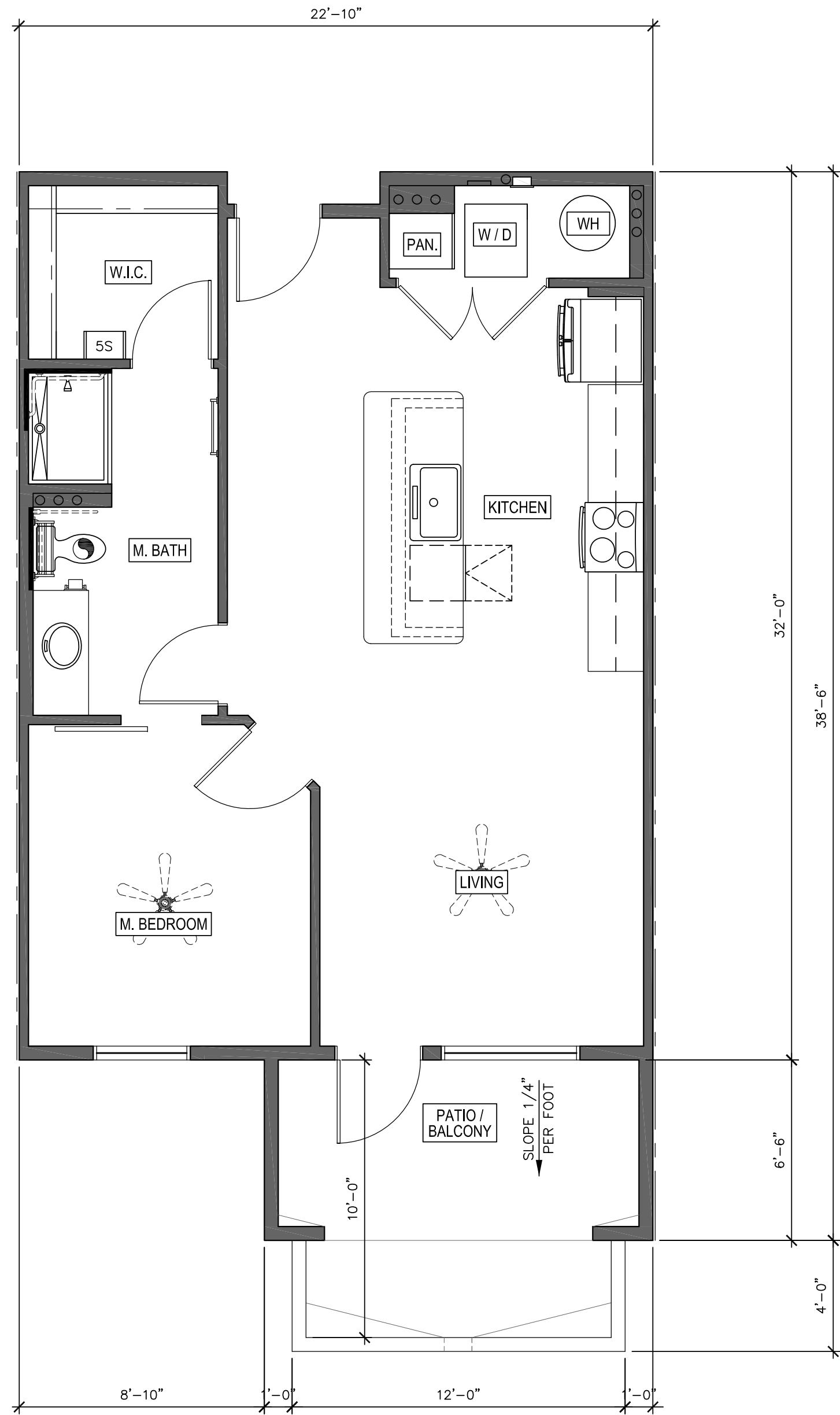


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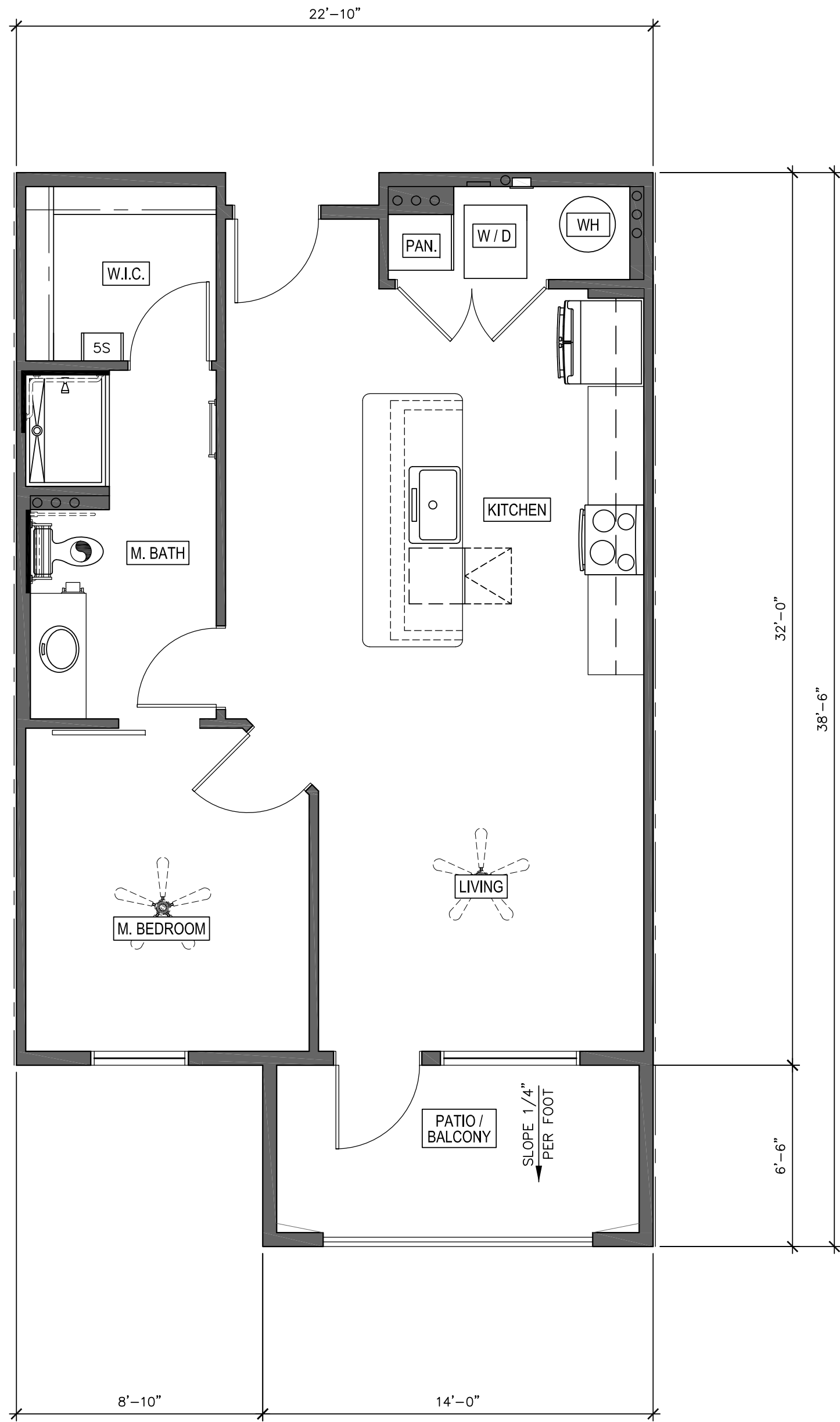
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REVISIONS:	
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JOB NO: 21-081	
DATE: DECEMBER 01, 2021	
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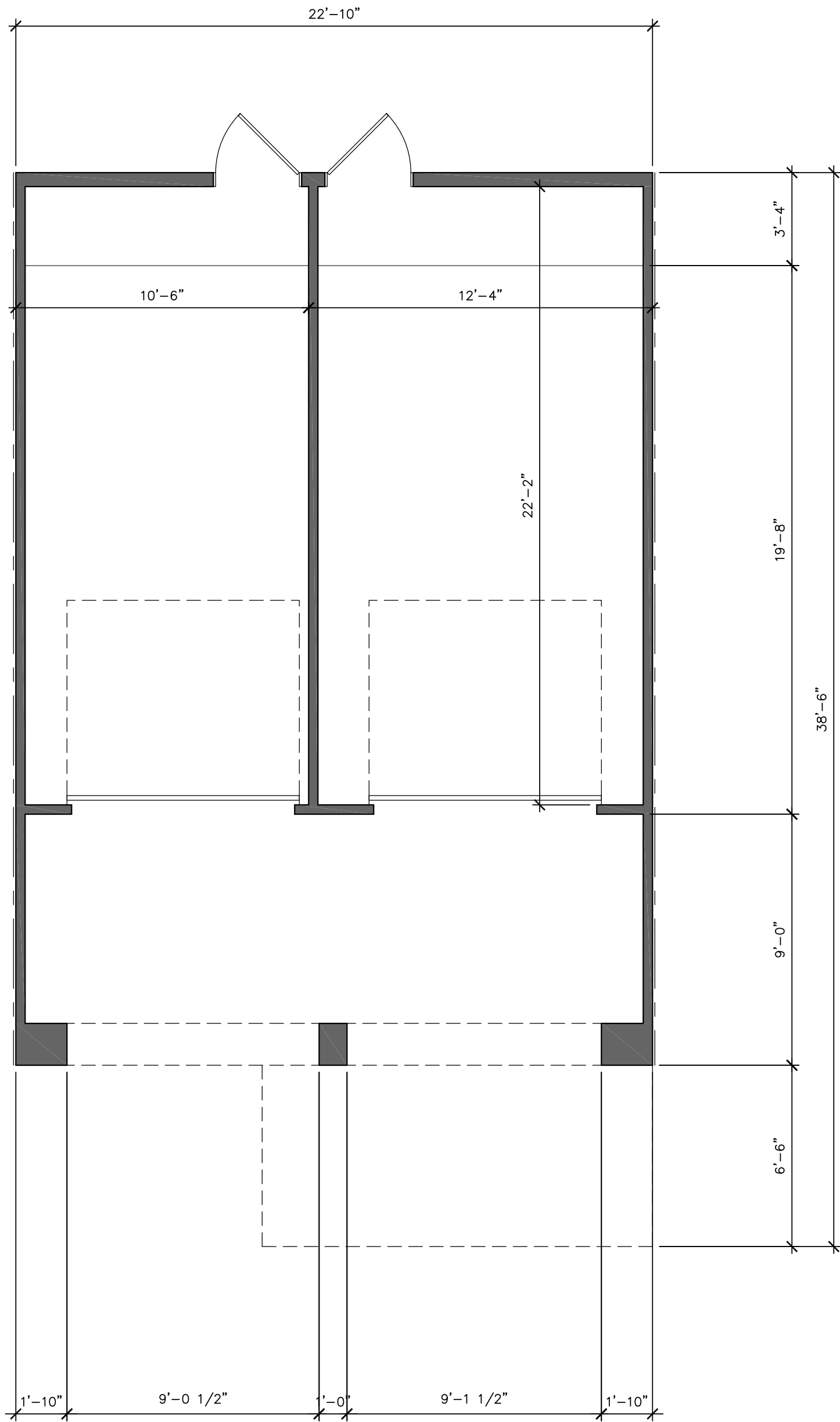
UNIT A2
COURTYARD

GROSS LIVABLE AREA:
LIVABLE: 730 S.F.
PATIO: 139 S.F.
TOTAL: 869 S.F.



UNIT A2
UPPER FLOORS

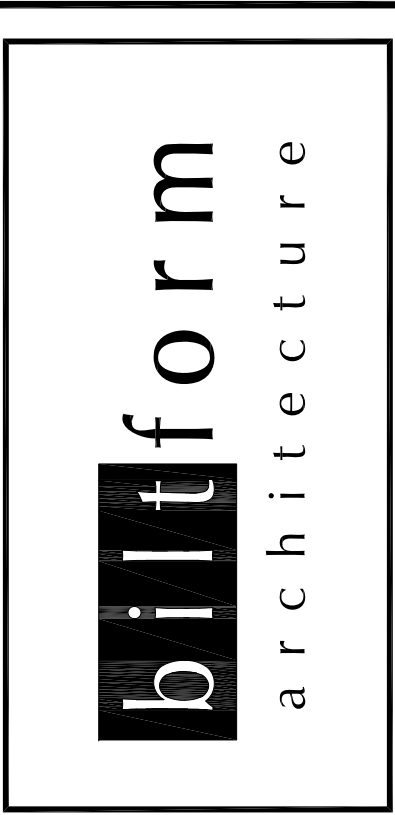
GROSS LIVABLE AREA:
LIVABLE: 730 S.F.
PATIO: 91 S.F.
TOTAL: 821 S.F.



UNIT A2 - GARAGE
TYPICAL

GROSS AREA:
GARAGE: 529 S.F.
TANDEM PARKING: 207 S.F.
TOTAL: 736 S.F.

FLOOR PLAN
UNIT A2 & A2 GARAGE



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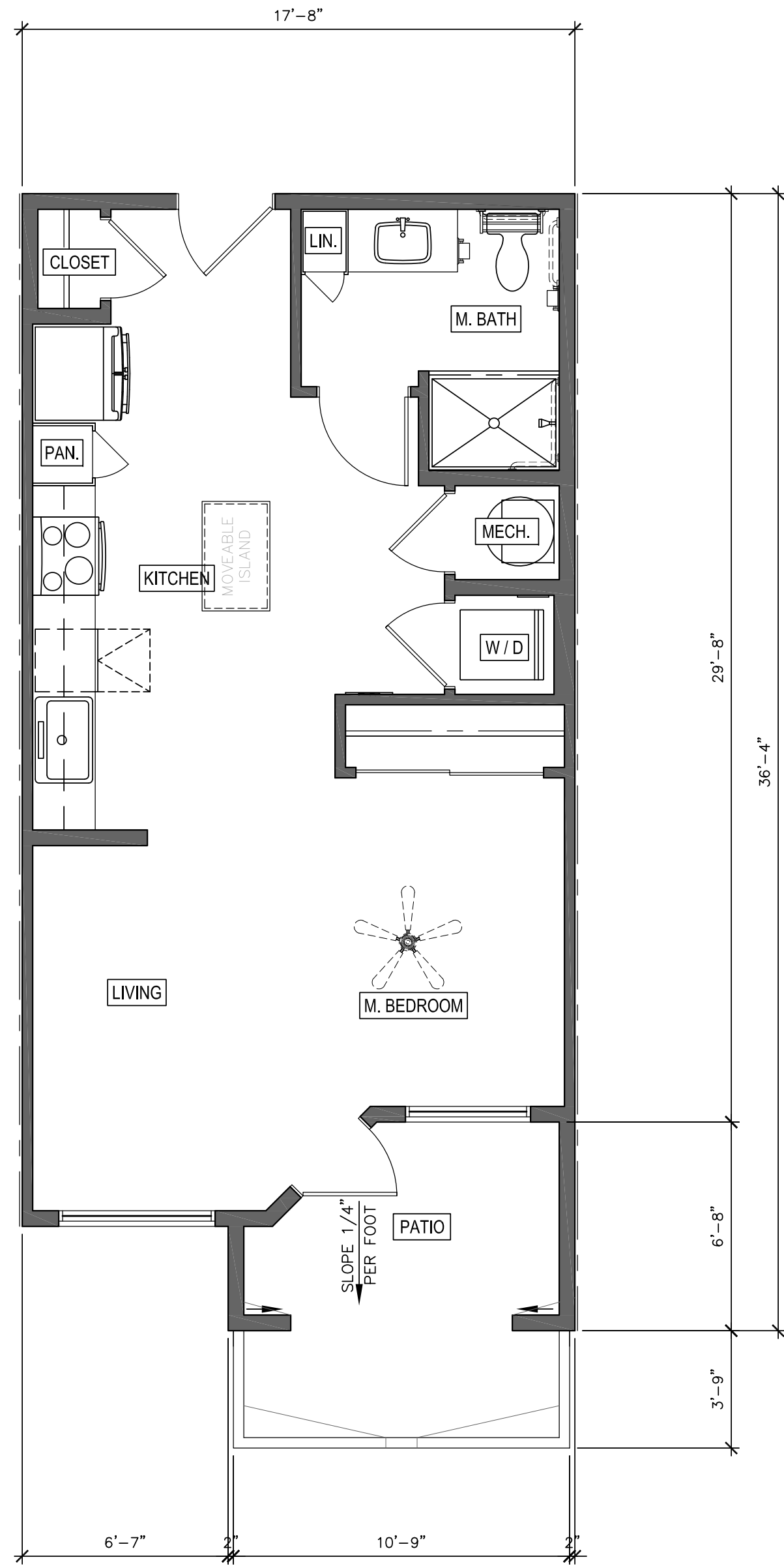
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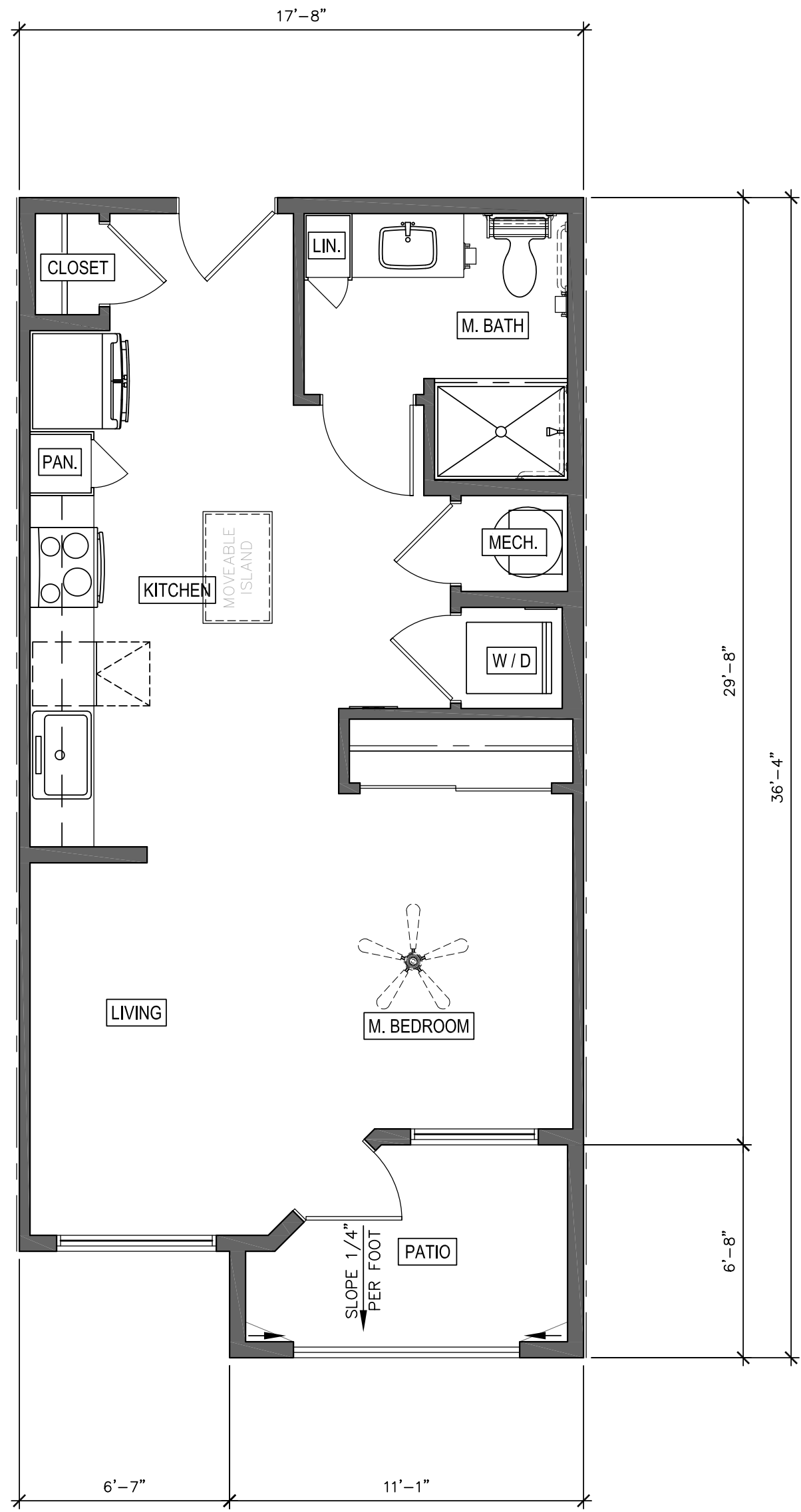
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REVISIONS:	
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DATE: DECEMBER 01, 2021	
SCALE: 1/4" = 1'-0"	
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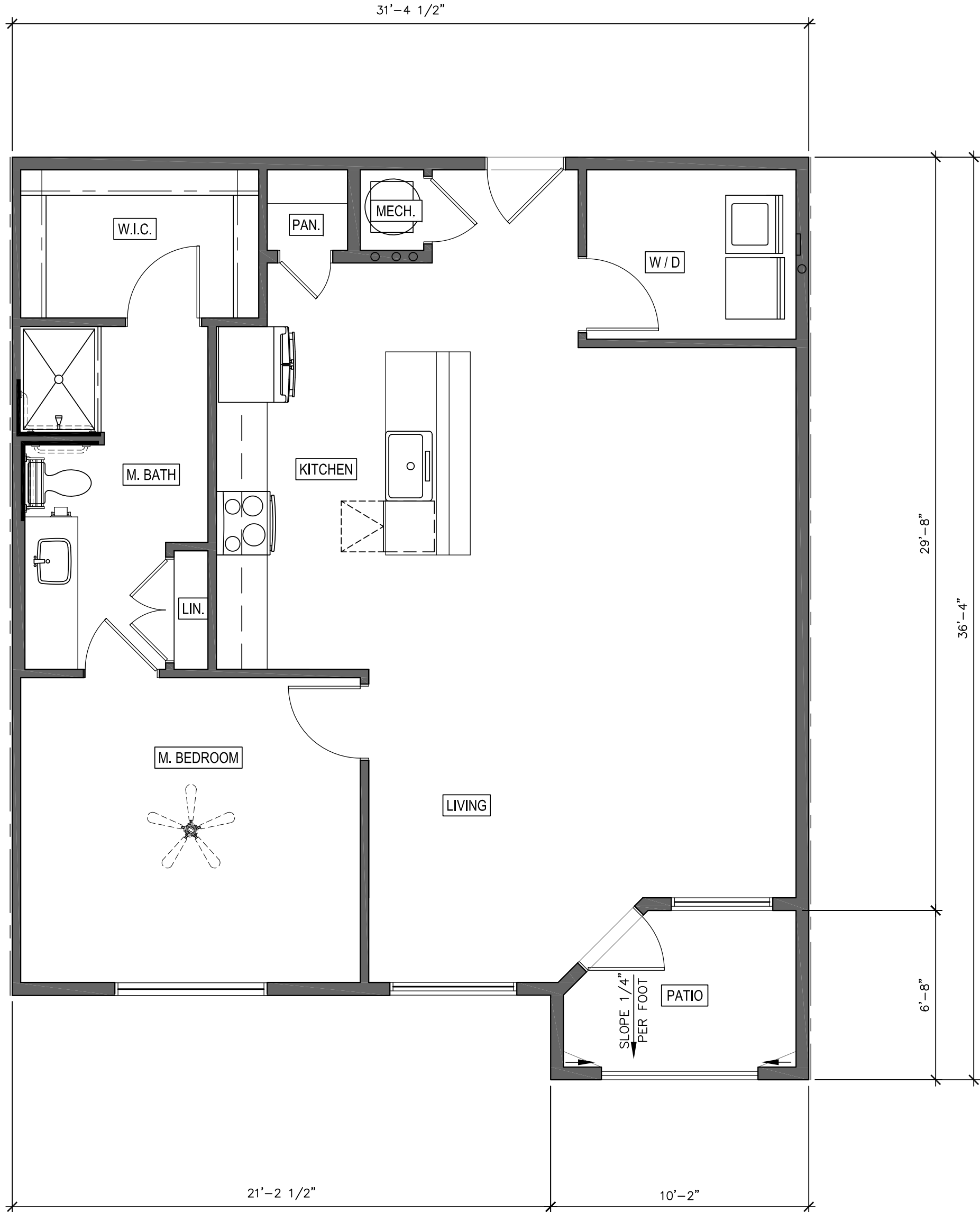
A2.2.0



UNIT AS			
1ST FLOOR			
GROSS LIVABLE AREA:			
LIVABLE:	562 S.F.		
PATIO:	103 S.F.		
TOTAL	665 S.F.		

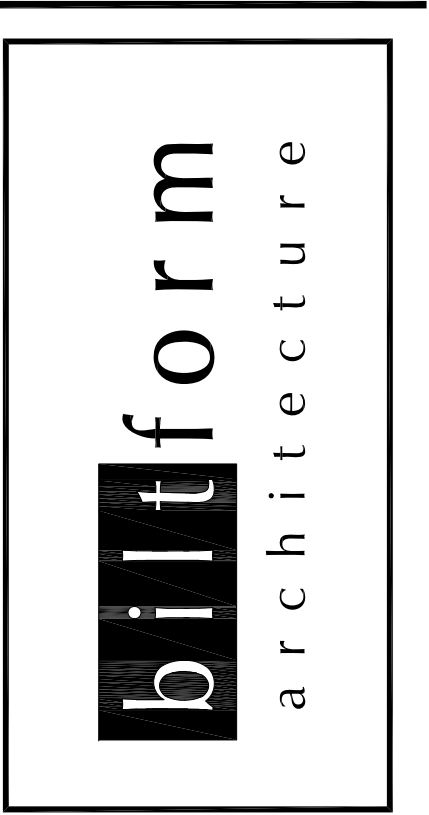


UNIT AS			
UPPER FLOORS			
GROSS LIVABLE AREA:			
LIVABLE:	562 S.F.		
PATIO:	64 S.F.		
TOTAL	626 S.F.		



UNIT A3			
UPPER FLOORS			
GROSS LIVABLE AREA:			
LIVABLE:	1,014 S.F.		
PATIO:	60 S.F.		
TOTAL	1,074 S.F.		

FLOOR PLAN
UNIT A3 & AS



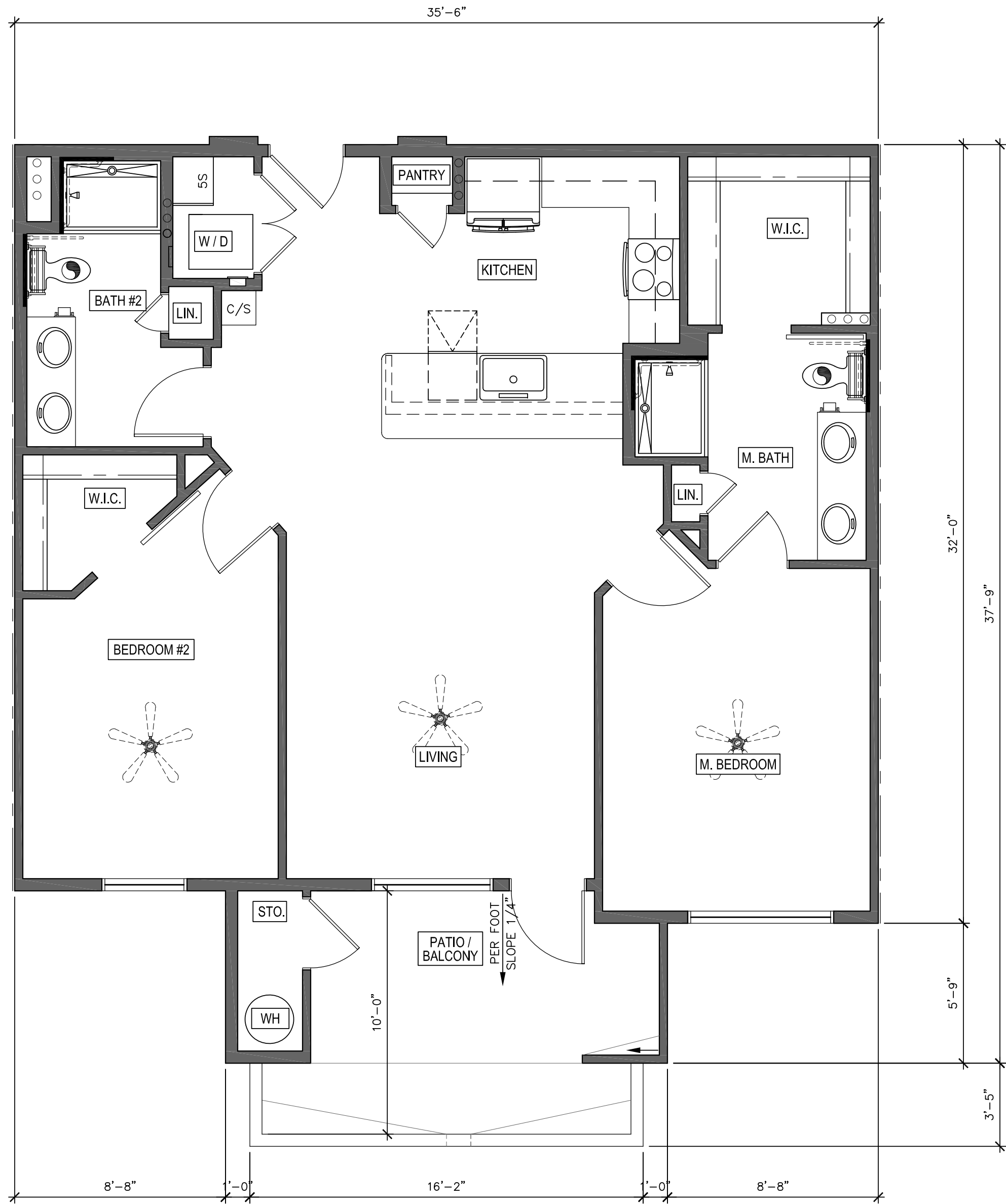
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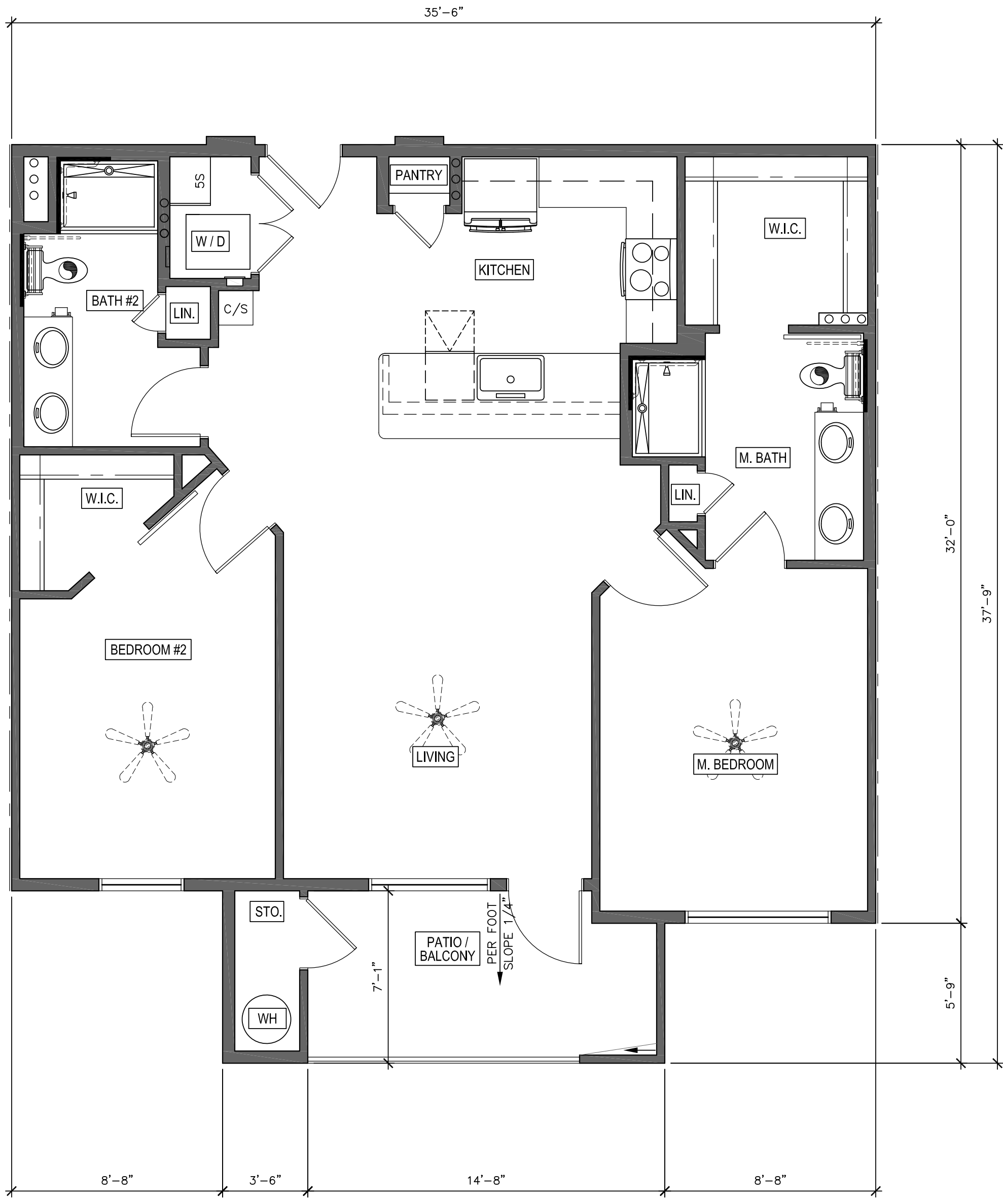
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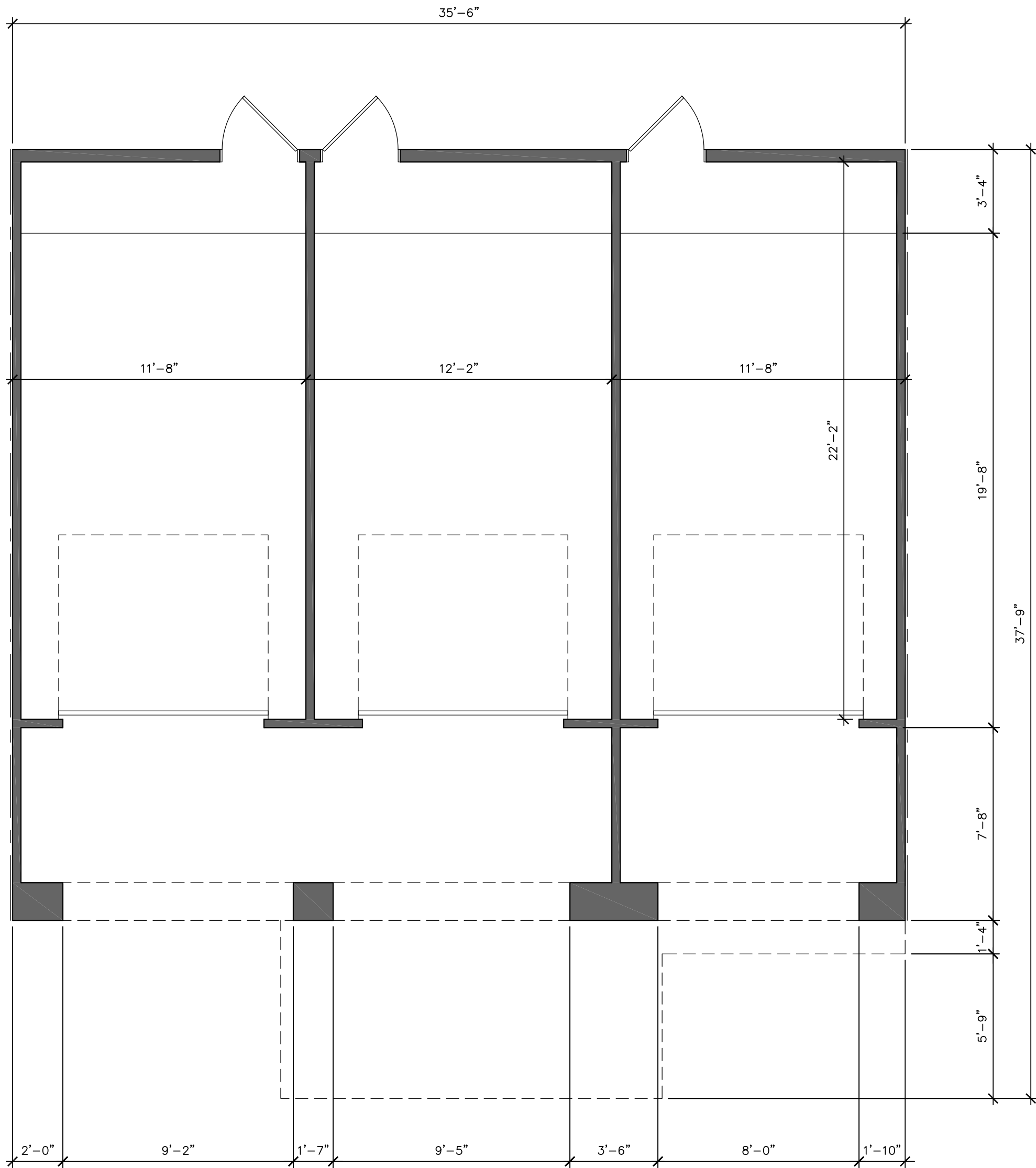
UNIT B1
COURTYARD

GROSS LIVABLE AREA:	
LIVABLE:	1,111 S.F.
STORAGE:	25 S.F.
PATIO:	155 S.F.
TOTAL	1,291 S.F.



UNIT B1
UPPER FLOORS

GROSS LIVABLE AREA:	
LIVABLE:	1,068 S.F.
STORAGE:	25 S.F.
PATIO:	100 S.F.
TOTAL	1,193 S.F.



UNIT B1 - GARAGE
TYPICAL

GROSS AREA:	
GARAGE:	820 S.F.
TANDEM PARKING:	274 S.F.
TOTAL	1,094 S.F.

FLOOR PLANS
UNIT B1 & B1 GARAGE

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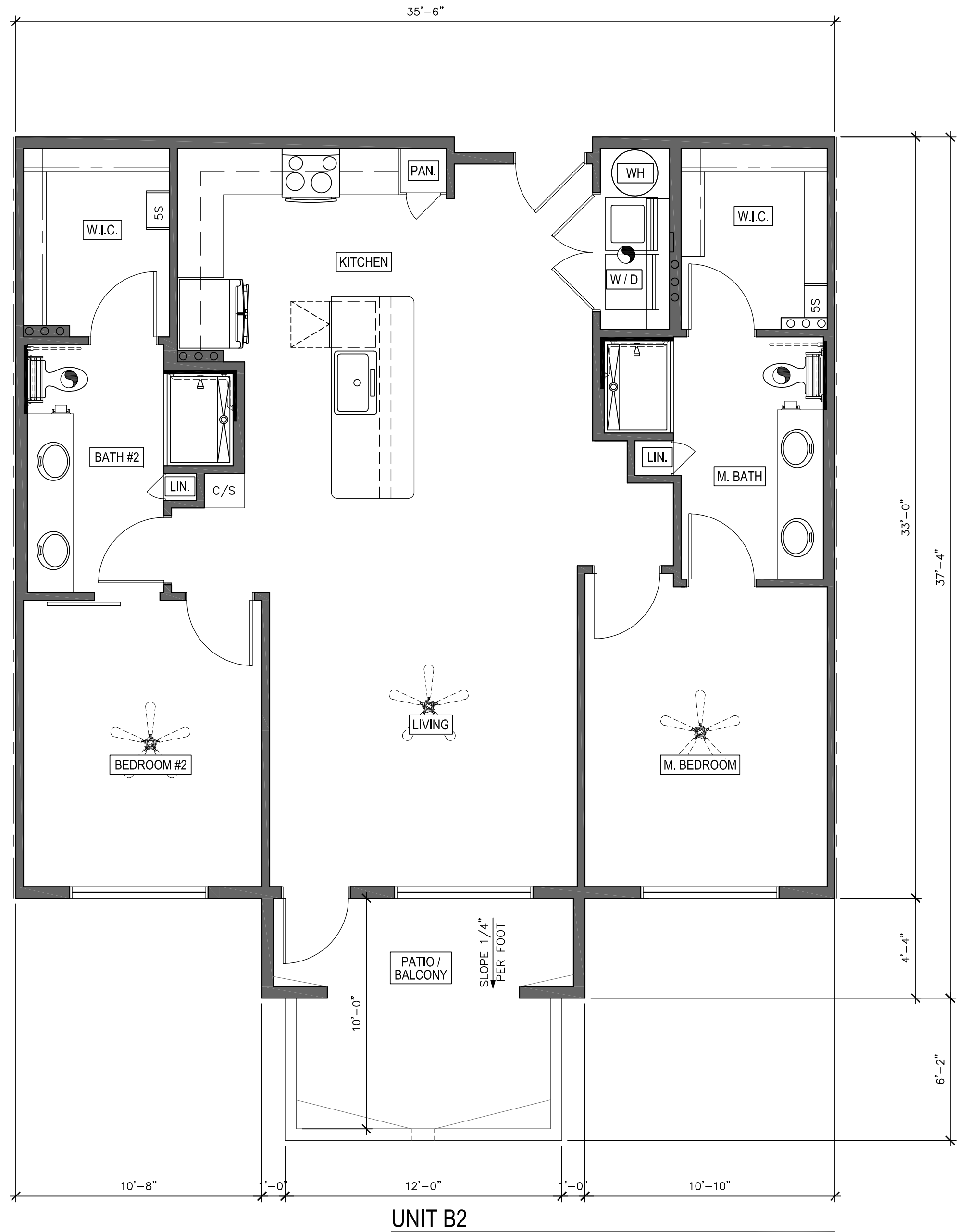
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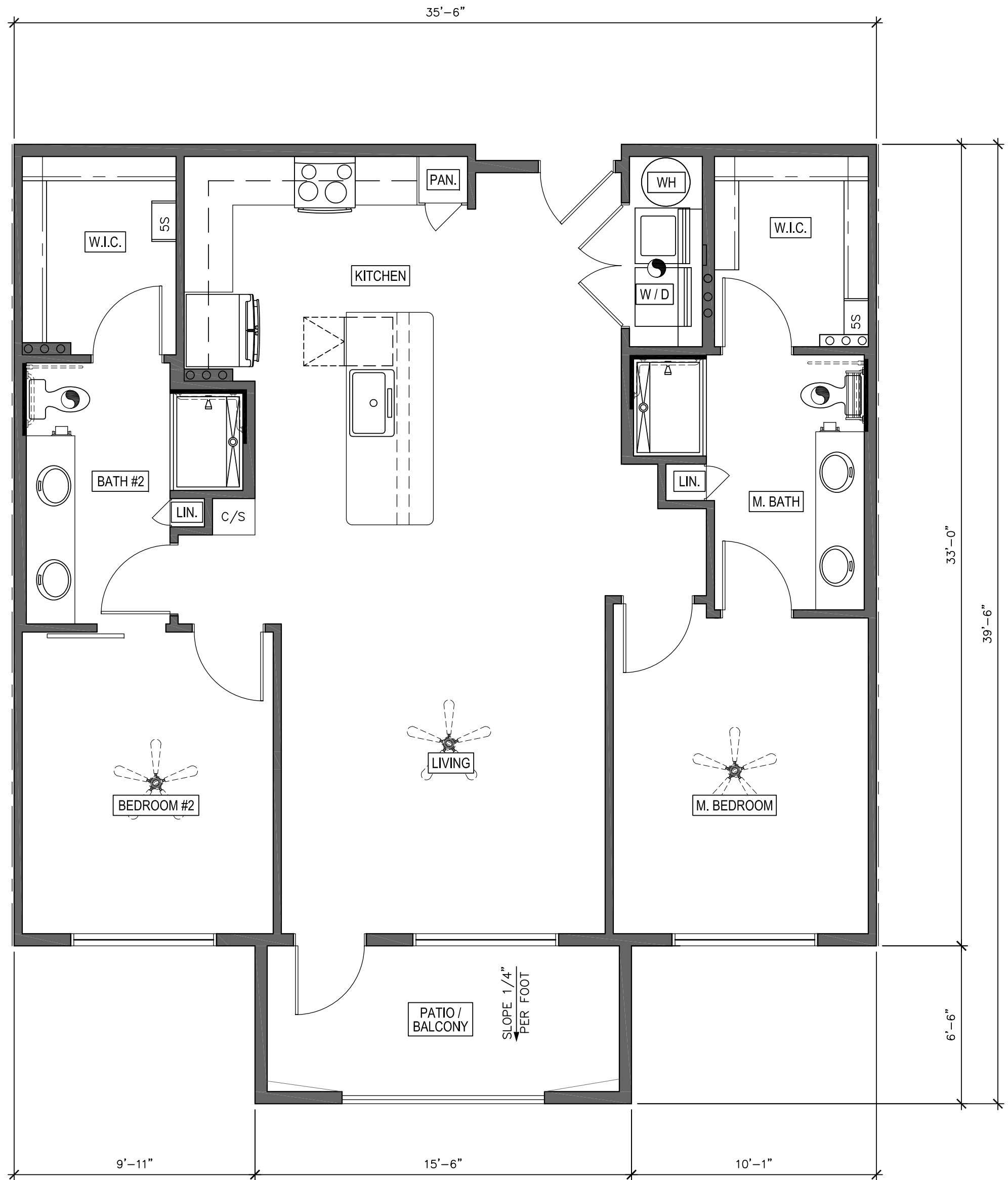
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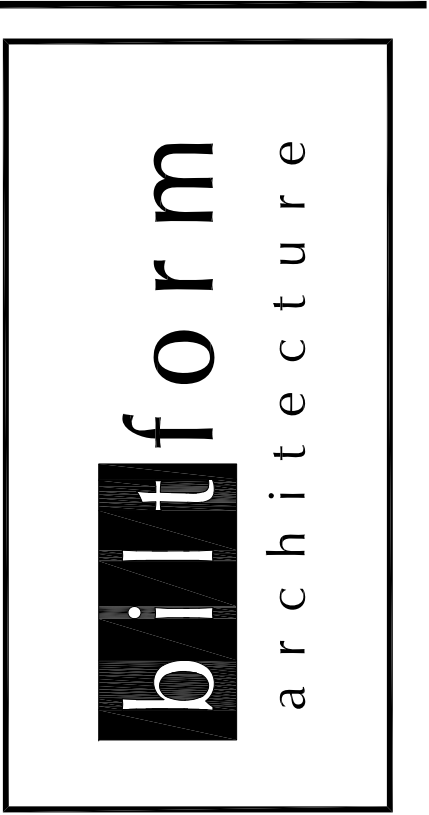


GROSS LIVABLE AREA:
LIVABLE: 1,173 S.F.
PATIO: 135 S.F.
TOTAL 1,308 S.F.



GROSS LIVABLE AREA:
LIVABLE: 1,173 S.F.
PATIO: 101 S.F.
TOTAL 1,274 S.F.

FLOOR PLANS
UNIT B2



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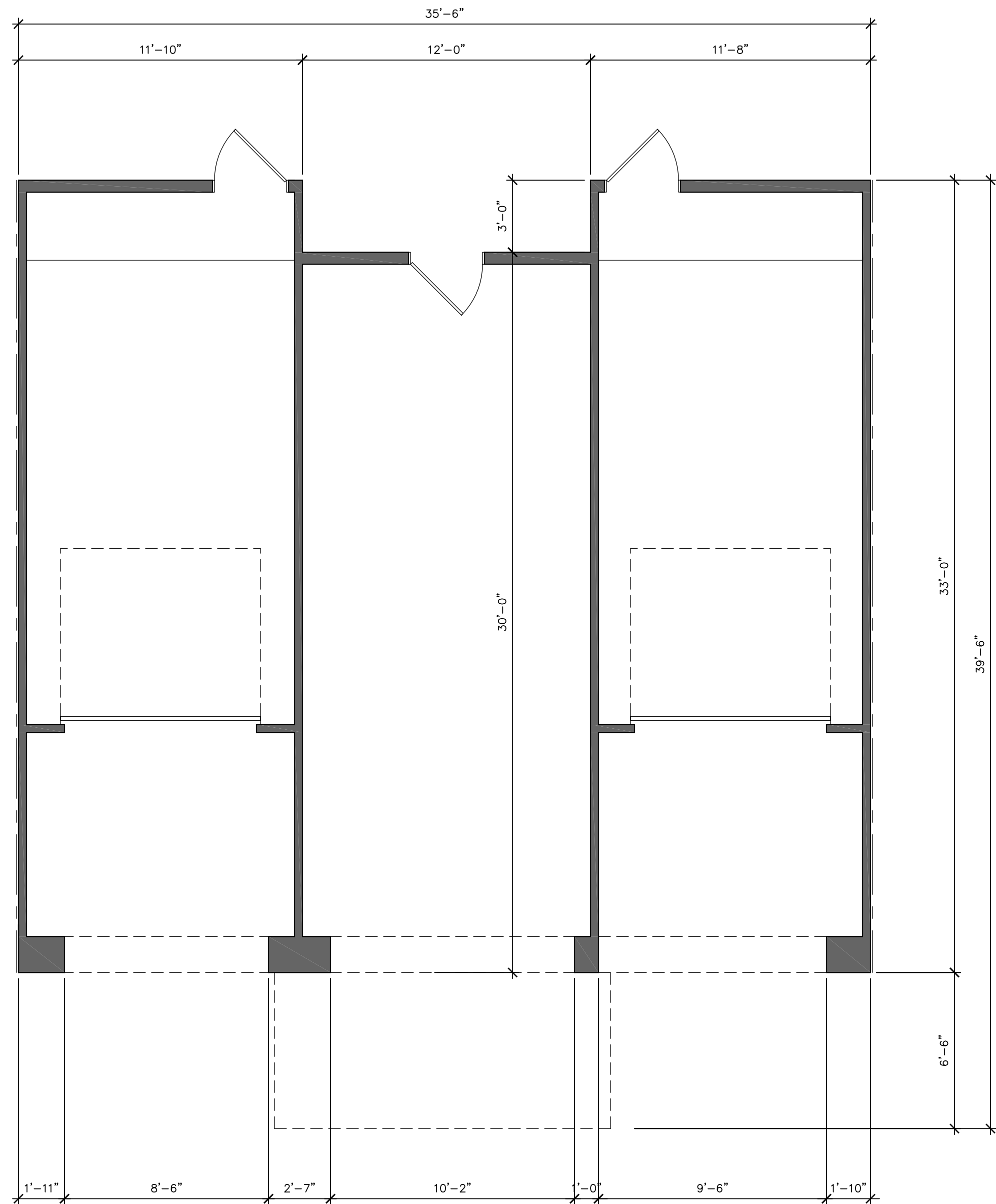
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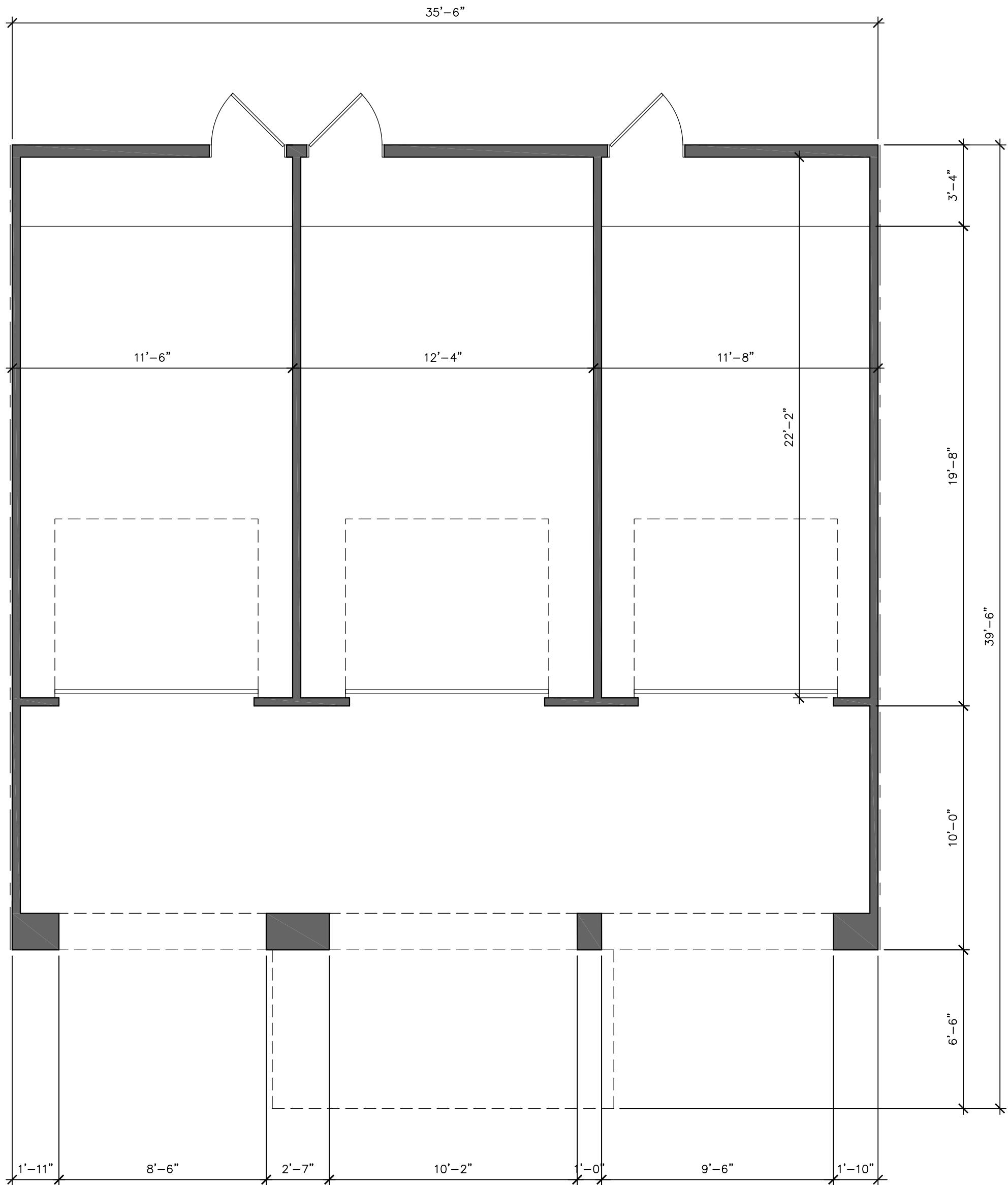
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UNIT B2 - GARAGE
TYPICAL

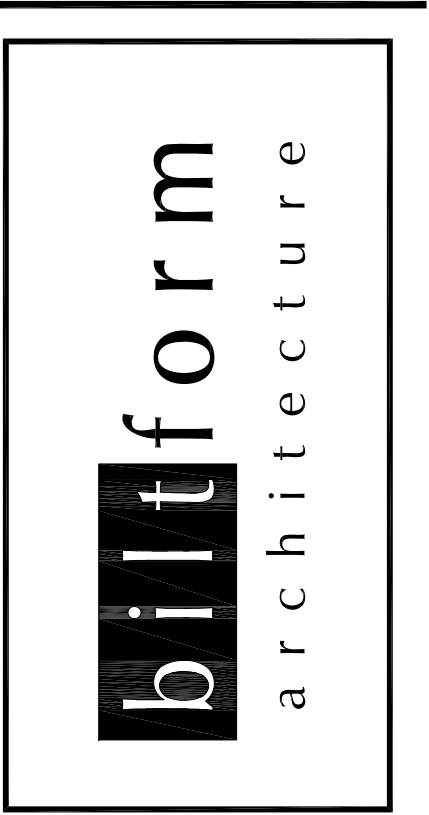
GROSS AREA:	
GARAGE:	544 S.F.
TANDEM PARKING:	237 S.F.
COVERED WALK:	396 S.F.
TOTAL	1,177 S.F.



UNIT B2 - GARAGE
TYPICAL

GROSS AREA:	
GARAGE:	820 S.F.
TANDEM PARKING:	357 S.F.
TOTAL	1,177 S.F.

FLOOR PLANS
UNIT B2 & B2 GARAGE



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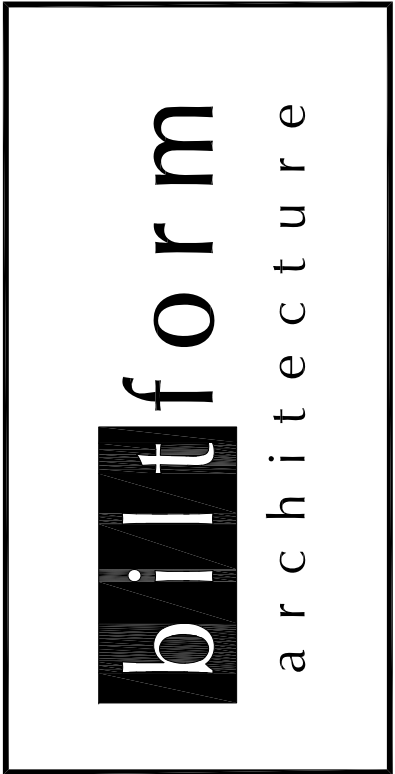
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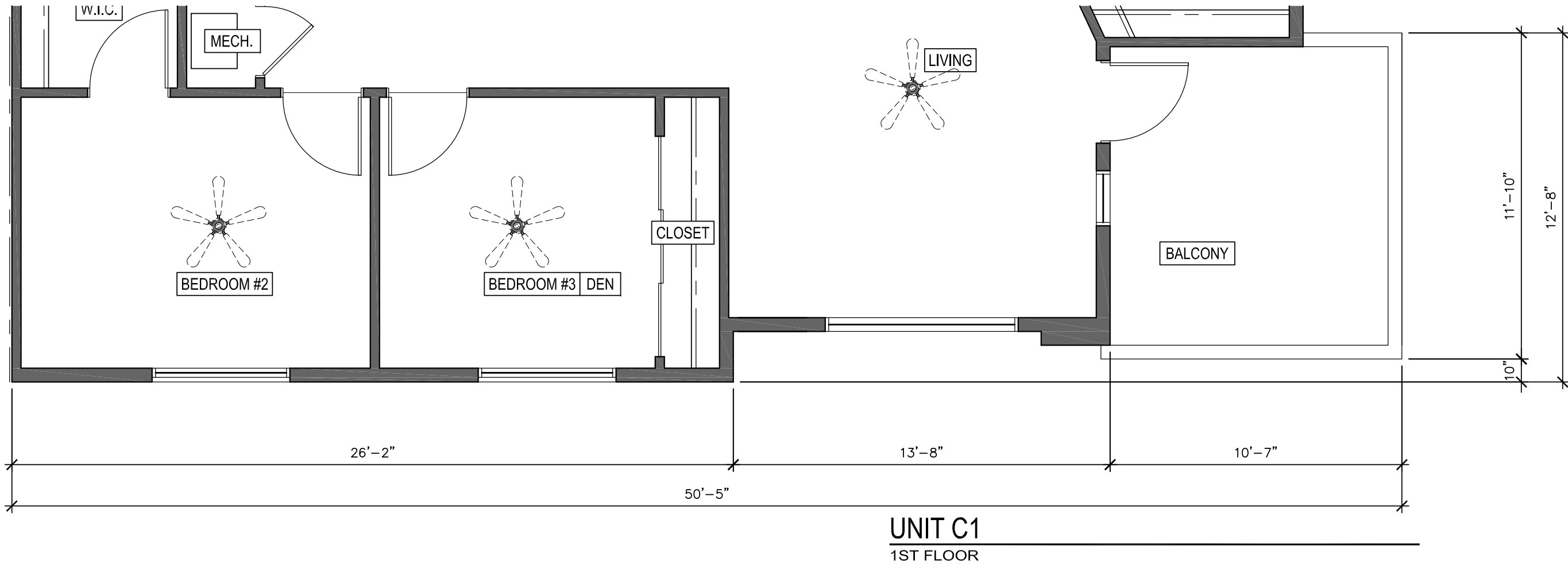
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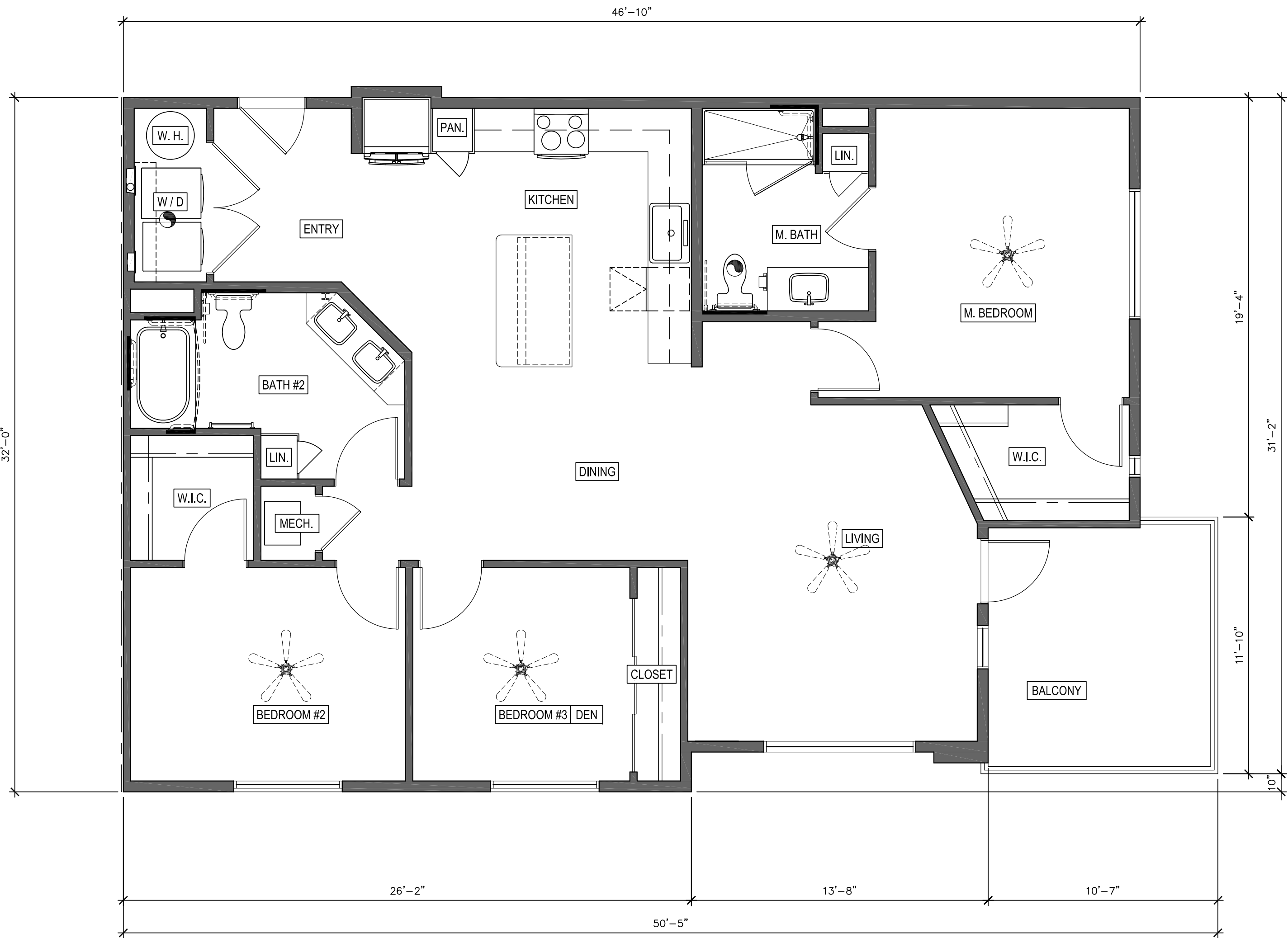
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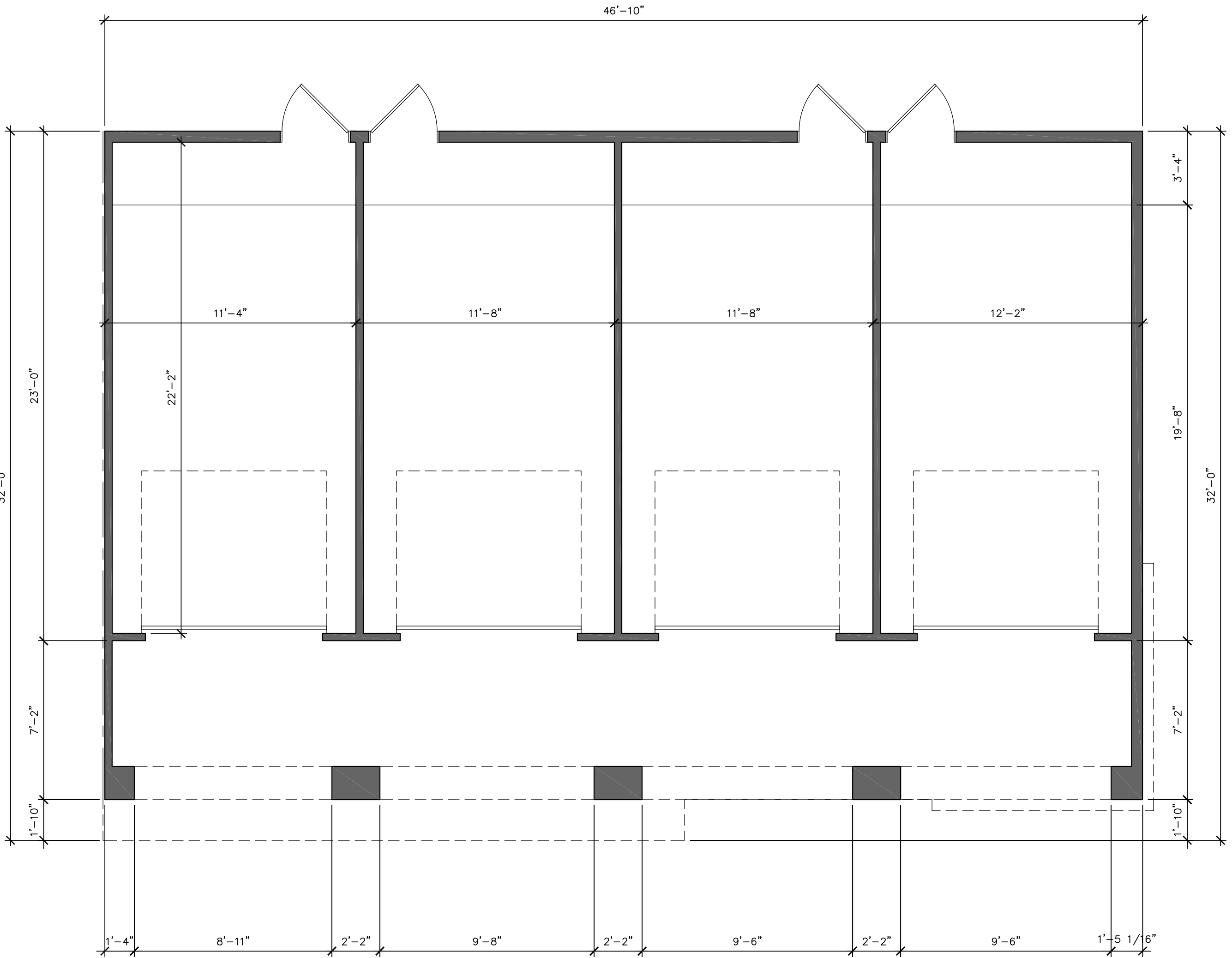
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GROSS LIVABLE AREA:
LIVABLE: 1,397 S.F.
PATIO: 122 S.F.
TOTAL: 1,519 S.F.



GROSS LIVABLE AREA:
LIVABLE: 1,397 S.F.
PATIO: 122 S.F.
TOTAL: 1,519 S.F.



GROSS AREA:
GARAGE: 1079 S.F.
TANDEM PARKING: 337 S.F.
TOTAL: 1,416 S.F.

FLOOR PLAN
UNIT C1 & C1 GARAGE