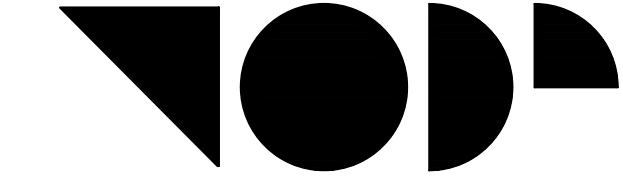
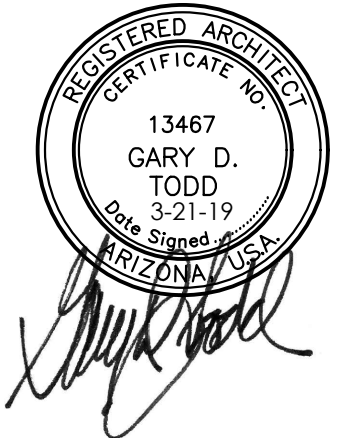


NO. 17-2030-00
LONETREE COLLECTION

3050 N. West Ste.
 Flagstaff, Arizona

BRINSHORE DEVELOPMENT
 666 Dundee Road, Ste. 1102
 Northbrook, IL 60062
 847-562-9400 p
 847-562-9401 f



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PROJECT NAME & ADDRESS:
 LONETREE COLLECTION (SITE #1)
 3050 N WEST ST.
 FLAGSTAFF, ARIZONA
 APN: 109-02-001P

PROJECT DESCRIPTION:
 A NEW 2-STORY RESIDENTIAL RENTAL APARTMENT DEVELOPMENT WITH LEASING OFFICE, OUTDOOR AMENITY SPACES AND SURFACE PARKING. PROJECT IS 100% AFFORDABLE HOUSING.

GENERAL ZONING ANALYSIS:
SITE AREA:
 NET AREA: ±1.38 NET ACRES / 60,148 S.F.

ZONING:
 EXISTING: MEDIUM DENSITY RESIDENTIAL (MR)

NOTE:
 THE PROPERTY IS NOT WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY BUT MUST CONFORM TO RPO STANDARDS PER REZONING CONDITIONS

BUILDING GROSS AREA:
 FIRST FLOOR: 9,730 G.S.F.
 SECOND FLOOR: 9,476 G.S.F.
 TOTAL: 19,206 G.S.F.

CONSTRUCTION TYPE:
 PROPOSED: TYPE V-A
 GROUP R-2 (3 STORIES/12,000 ALLOWED)

SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE (NFPA 13) 12,000 X 3 = 36,000 S.F. ALLOWED

BUILDING HEIGHT:
 MAX ALLOWED: 35' + (5' ROOF PITCH > 6:12) = 40'
 PROPOSED: (ROOF PITCH 6.25:12) 40' (2 STORIES)

UNIT MIX:

STUDIO	1 D.U.	(5%)
1 BEDROOM	10 D.U.	(53%)
2 BEDROOM	4 D.U.	(21%)
3 BEDROOM	4 D.U.	(21%)
TOTAL	19 D.U.	(100%)

DENSITY REQUIREMENTS:
 MIN. 6 - MAX. 14
 1.38 ACRES X 14 MAX. UNITS PER ACRE = 19.32 UNITS

REQUIRED PARKING:

1 STUDIO:	1.0 P.S./D.U. x 1 D.U.	= 1 P.S.
1 BEDROOM	1.0 P.S./D.U. x 10 D.U.	= 10 P.S.
2 BEDROOM	1.5 P.S./D.U. x 4 D.U.	= 6 P.S.
3 BEDROOM	1.5 P.S./D.U. x 4 D.U.	= 6 P.S.
GUEST (0.25 PER 2/3 BD.)	0.25 x (4+4)	= 2 P.S.
TOTAL		25 P.S.

(1.32 P.S./D.U.)

ACCESSIBLE PARKING REQUIRED:
 TABLE 10-50.80.080.B 2 P.S.

PROVIDED PARKING:
 TOTAL SURFACE: 25 P.S.
 [ACCESS PROVIDED: 2 P.S.] (±1.32 P.S./D.U.)

BICYCLE PARKING REQUIRED:
 5% x 25 PARKING SPACES = 1.25 2 BIKE SPACES

BICYCLE PARKING PROVIDED: 10 BIKE SPACES

PARKING STANDARDS:
 PARKING SPACE: 9'-0" X 18'-0"
 PARKING SPACE (w/ 1.5' OVERHANG): 9'-0" X 16'-6"
 DRIVE AISLE: 24'-0"
 DRIVE AISLE (APPENDIX D SECTION D105): 26'-0"

SITE COVERAGE:
 ALLOWED SITE COVERAGE: 40% MAX.
 PROPOSED: 9,647 / 60,148 N.S.F. S.F. = 16.0%

REQUIRED OPEN SPACE:
 15% OF NET SITE AREA: 60,148 N.S.F. x 15% = 9,022 SF

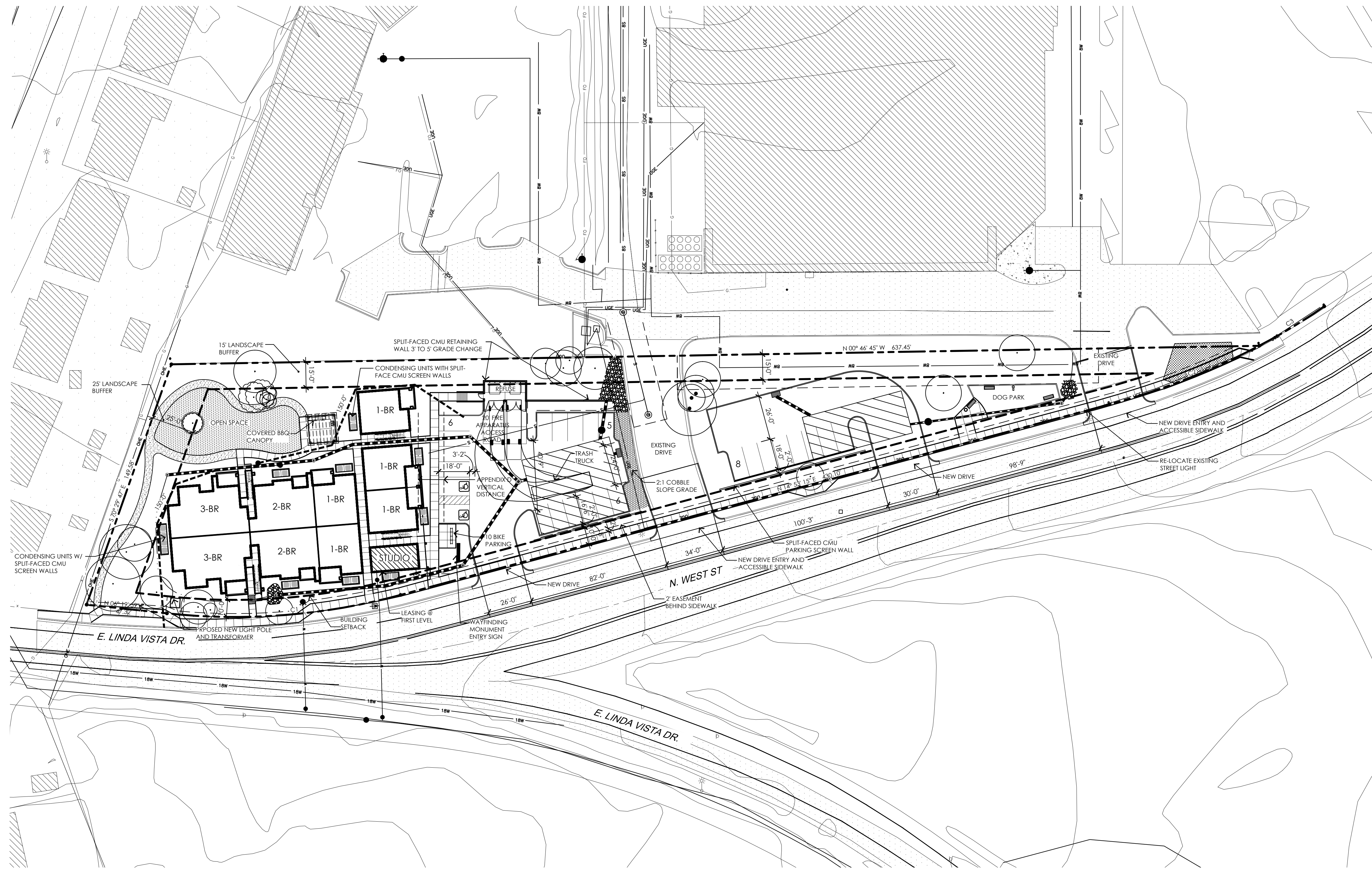
PROVIDED OPEN SPACE:
 PROVIDED: 22,370 S.F.

BUILDING SETBACKS:

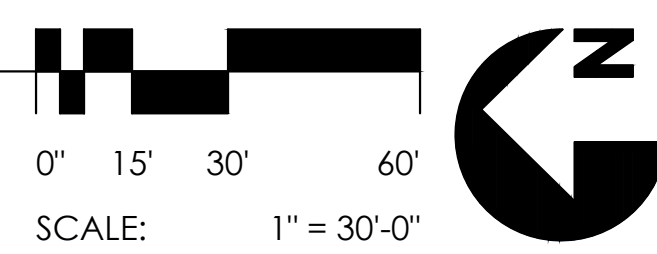
	REQUIRED	PROVIDED
FRONT: (N. WEST ST.)	10'	10'
SIDE:	5'	25'
REAR:	15'	15'

ASSUMPTIONS:
 1. THE PROPERTY IS SHOWN FOR REFERENCE AND PLANNING PURPOSE ONLY. THE COMPLETENESS OF THE INFORMATION NEEDS TO BE VERIFIED BY OTHERS.
 2. ASSUMES THE MULTI-FAMILY DEVELOPMENT WILL NOT BE A GATED COMMUNITY.
 3. ASSUMES THE SITE'S RETENTION WILL USE SURFACE AND/OR UNDERGROUND BASINS.
 4. ASSUMED THE EXISTING CURB CUTS CAN BE MODIFIED.

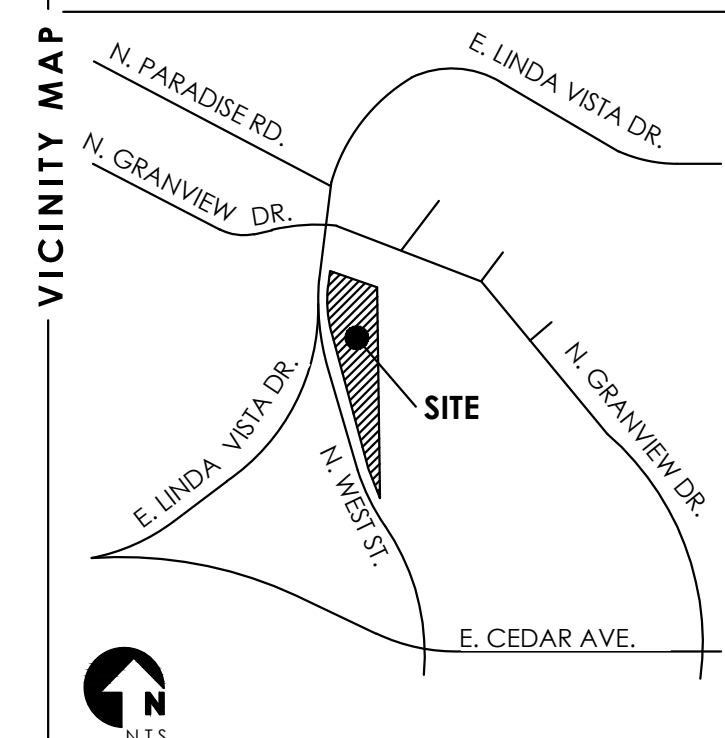
THE FLAGSTAFF CITY COUNCIL HAS ADOPTED THE FOLLOWING BUILDING CODES WITH AMENDMENTS:
 2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL PLUMBING CODE
 2012 INTERNATIONAL FUEL GAS CODE
 2012 INTERNATIONAL EXISTING BUILDING CODE
 2011 NATIONAL ELECTRICAL CODE
 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
 2012 INTERNATIONAL RESIDENTIAL CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 1997 UNIFORM ADMINISTRATIVE CODE
 1997 UNIFORM HOUSE CODE
 2009 ICC A117-1 ACCESSIBLE & USABLE BUILDINGS



**3050 N. WEST ST.
 SITE PLAN**



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CORD BEARING	CORD LENGTH
C1	21° 05' 28"	375.01'	138.04'	N 04° 19' 37" W	137.27'
C2	12° 57' 44"	416.97'	94.33'	N 21° 11' 26" W	94.13'
C3	06° 07' 43"	416.97'	44.60'	N 31° 06' 20" W	44.58'



2ND SITE PLAN
 SUBMITTAL

SITE PLAN

A1.1