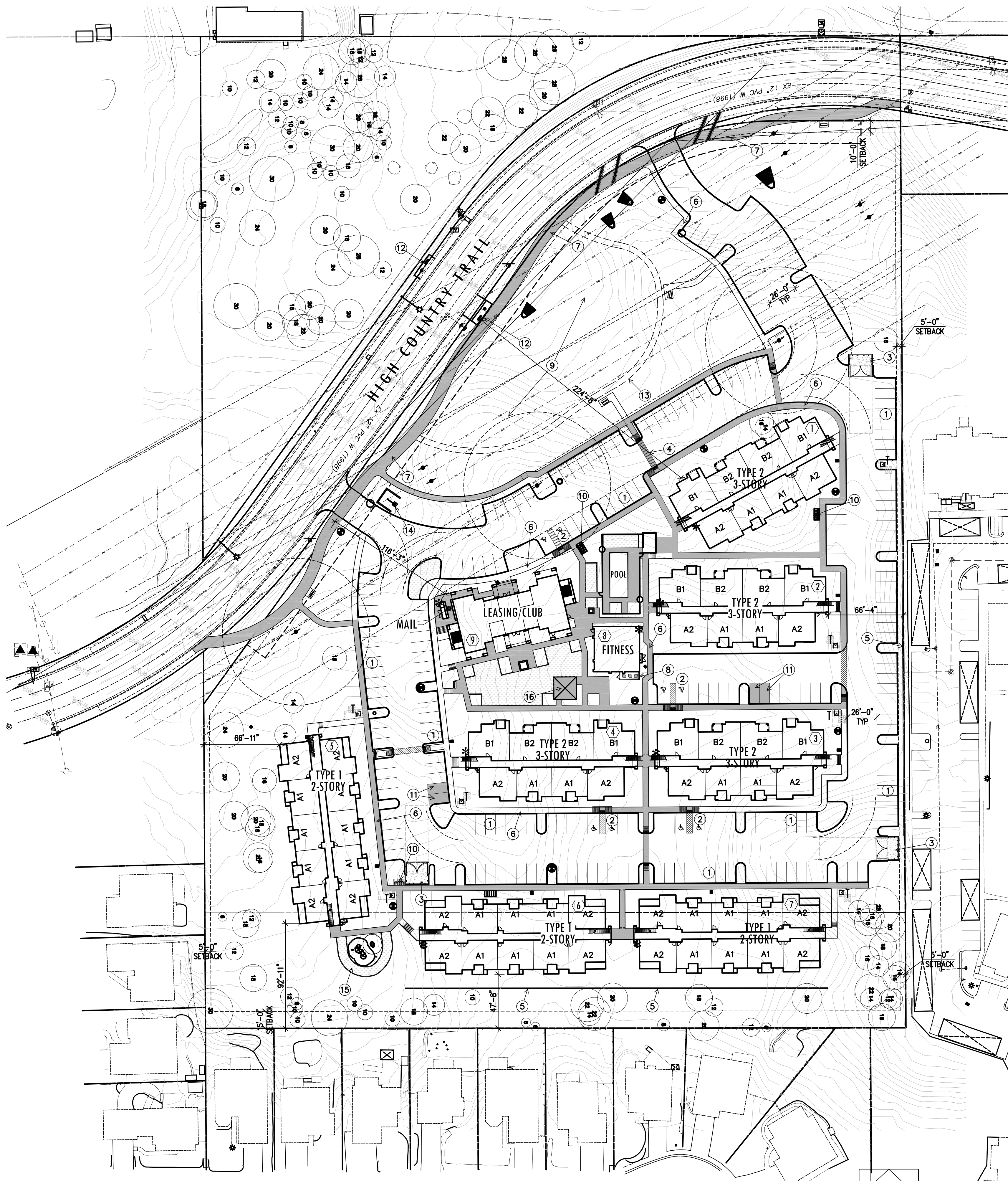


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PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"

PROJECT DESCRIPTION

AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HIGH COUNTRY TRAIL AND S. WEST TRAIL.

DEVELOPMENT DATA

LOT AREA :		UNIT DENSITY/COUNT :		UNIT MIX :	
TOTAL SITE:	11.0 ACRES 479,620 SF	PROPOSED:	9 DU PER ACRE		# OF UNITS
APN NUMBER:	112-05-011, 112-05-001W	ALLOWABLE UNITS:	11.0 ACRES x 9 UNITS/ACRE	99 UNITS	
		45% AFFORDABLE HOUSING BONUS:	45 UNITS		
		25% SUSTAINABLE BUILDING BONUS:	25 UNITS		
ZONING :		TOTAL ALLOWABLE UNITS:	169 UNITS		
CURRENT ZONING:	E.R.	PROPOSED UNITS:	160 UNITS		
PROPOSED ZONING:	M.R.	* 20% OF UNITS TO BE AFFORDABLE HOUSING UNITS:	99 UNITS x .2 = 20 UNITS.		
		DENSITY BONUS FOR 20% AFFORDABLE HOUSING UNITS = 45% INCREASE IN ALLOWABLE UNITS (45 UNITS).			

LOT COVERAGE :

BLDG TYPE	FOOTPRINT SF	NO. OF BLDGS	TOTAL FOOTPRINT SF
TYPE 1	9,996	3	29,988
TYPE 2	8,955	4	35,820
LEASING/REC	5,545	1	5,545
FITNESS	1,615	1	1,615
RAMADA	400	1	400
TOTAL SF			73,368
TOTAL LOT AREA			479,620
LOT COVERAGE			15.30%

OPEN SPACE

SITE:	11.0 ACRES	479,620 SF
REQUIRED:		
CIVIC OPEN SPACE 5%	0.55 ACRES	23,981 SF
COMMON OPEN SPACE 15%	1.65 ACRES	71,943 SF
PROVIDED:		
CIVIC OPEN SPACE 5%	0.55 ACRES	24,000 SF
COMMON OPEN SPACE 15%	1.65 ACRES	71,943 SF

BUILDING SQUARE FOOTAGE

BUILDING TYPE 1	BUILDING TYPE 2	CLUBHOUSE	FITNESS	RAMADA
1ST FLOOR 10,154	1ST FLOOR 9,105	1ST FLOOR 5,485	1ST FLOOR 1,665	1ST FLOOR 400
2ND FLOOR 10,137	2ND FLOOR 9,105	2ND FLOOR 4,568		
	3RD FLOOR 9,105			
TOTAL 20,291	27,315	10,053	1,665	400
NO OF BLDGS 3	4	1	1	1
TOTAL 60,873	109,260	10,053	1,665	400

TOTAL PROJECT SQUARE FOOTAGE: 182,251

UNIT DATA :

	UNIT DATA					UNITS	NO. OF BLDGS	NO. OF UNITS
	A1	A2	B1	B2	B3			
LIVABLE SF.	770	788	793	973	1013			
PATIO/BAL SF.	93	111	117	80	77			
TOTAL SF	863	899	910	1053	1090			
BLDG TYPE 1	12	8	0	0	0	20	3	60
BLDG TYPE 2	6	6	0	6	6	24	4	96
LEASING/REC	0	0	4	0	0	4	1	4
TOTAL UNITS	60	48	4	24	24	TOTAL	8	160

(20) UNITS SHALL BE RESERVED FOR CITY OF FLAGSTAFF AFFORDABLE HOUSING PROGRAM. 70% 1-BEDROOM UNITS (14 UNITS) AND 30% 2-BEDROOM UNITS (6 UNITS).

KEYNOTES

- NEW PARKING SPACES - 18'x9' (TYPICAL)
- NEW ACCESSIBLE PARKING SPACE - 18'x11' WITH 5' ISLE (TYPICAL)
- NEW INTEGRAL COLOR SPLIT FACE MASONRY TRASH AND RECYCLE BIN ENCLOSURE (TYPICAL). SEE LANDSCAPE FOR COLOR
- NEW CROSS WALK - SEE CIVIL
- NEW INTEGRAL COLOR SPLIT FACE MASONRY RETAINING WALL - SEE LANDSCAPE FOR COLOR.
- NEW 5' WIDE SIDEWALK (TYPICAL) - SEE CIVIL
- NEW PUTS PER REGIONAL PLAN - SEE CIVIL/LANDSCAPE
- NEW SPLIT FACE MASONRY MECHANICAL UNIT SCREEN WALL - SEE LANDSCAPE
- MEADOW LANDSCAPE - SEE LANDSCAPE PLANS
- BIKE RACK - SEE HARDSCAPE
- LOCATION OF PARKING SPACES PLANNED TO SERVE EV READY OUTLET. ONE OUTLET TO SERVE (2) PARKING SPACES.
- NEW BUS STOP PAD
- STABILIZED GRANITE TRAIL - SEE LANDSCAPE
- MONUMENT SIGN - SEE LANDSCAPE
- TOT LOT/PLAY AREA - SEE LANDSCAPE
- COVERED RAMADA

LEGEND

- 1 DENOTES BUILDING NUMBER
- DENOTES ACCESSIBLE ROUTE.
- FIRE TRUCK TURNING LANE
- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE RISER LOCATION
- PROPOSED FIRE HYDRANT
- TRANSFORMER LOCATION

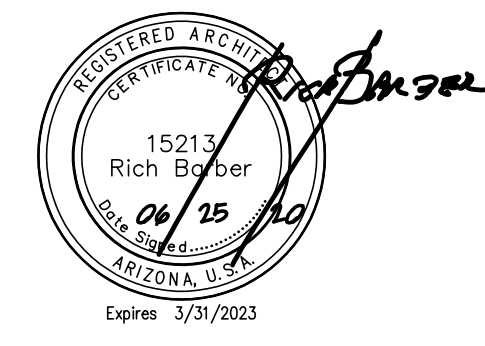


VICINITY MAP
NOT TO SCALE

AURA FLAGSTAFF APARTMENTS

151 W HIGH COUNTRY TRAIL
FLAGSTAFF, ARIZONA 86001

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com



DEVELOPER
TRINISC RESIDENTIAL GROUP
4040 E CAMELBACK SUITE 160
PHOENIX AZ 85018
TEL. 602.799.9960
CONTACT: TODD GOSELINK
TGOSELINK@TRINISCRE.COM

Architect
ORB ARCHITECTURE, LLC
2944 N. 44TH STREET #101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICHARD ALVAREZ
RAA@ORBARCH.COM

PARKING : PER TABLE 10-50.80.040.A

REQUIRED (MARKET RATE):	
1.5 PER 1 BEDROOM	1.5 x 98 = 147
2.0 PER 2 BEDROOM	2.0 x 42 = 84
TOTAL	231 P.S.
REQUIRED (GUEST):	
.25 PER 2 BEDROOM	.25 x 48 = 12
REQUIRED (AFFORDABLE):	
1.0 PER 1 BEDROOM	1.0 x 14 = 14
1.5 PER 2 BEDROOM	1.5 x 06 = 9
TOTAL	23 P.S.
TOTAL REQUIRED PARKING:	
MARKET RATE	231
GUEST	12
AFFORDABLE	23
TOTAL	266 P.S.
10% REDUCTION OF REQUIRED PARKING FOR BUS SERVICE AREA	-26
TOTAL	240 P.S.
PROVIDED:	
OPEN PARKING (9'x18')	242 P.S.

RATIO:
242 P.S./160 UNITS = 1.51 SPACES PER UNIT

ACCESSIBILITY:
INCLUDED IN COUNT ABOVE:
ACCESSIBLE PARKING REQUIRED : 8
ACCESSIBLE PARKING PROVIDED: 8

BIKE PARKING:

REQUIRED:
5% OF REQUIRED OFF-STREET PARKING
266/.05 = 14 SPACES
PROVIDED: 15 SPACES

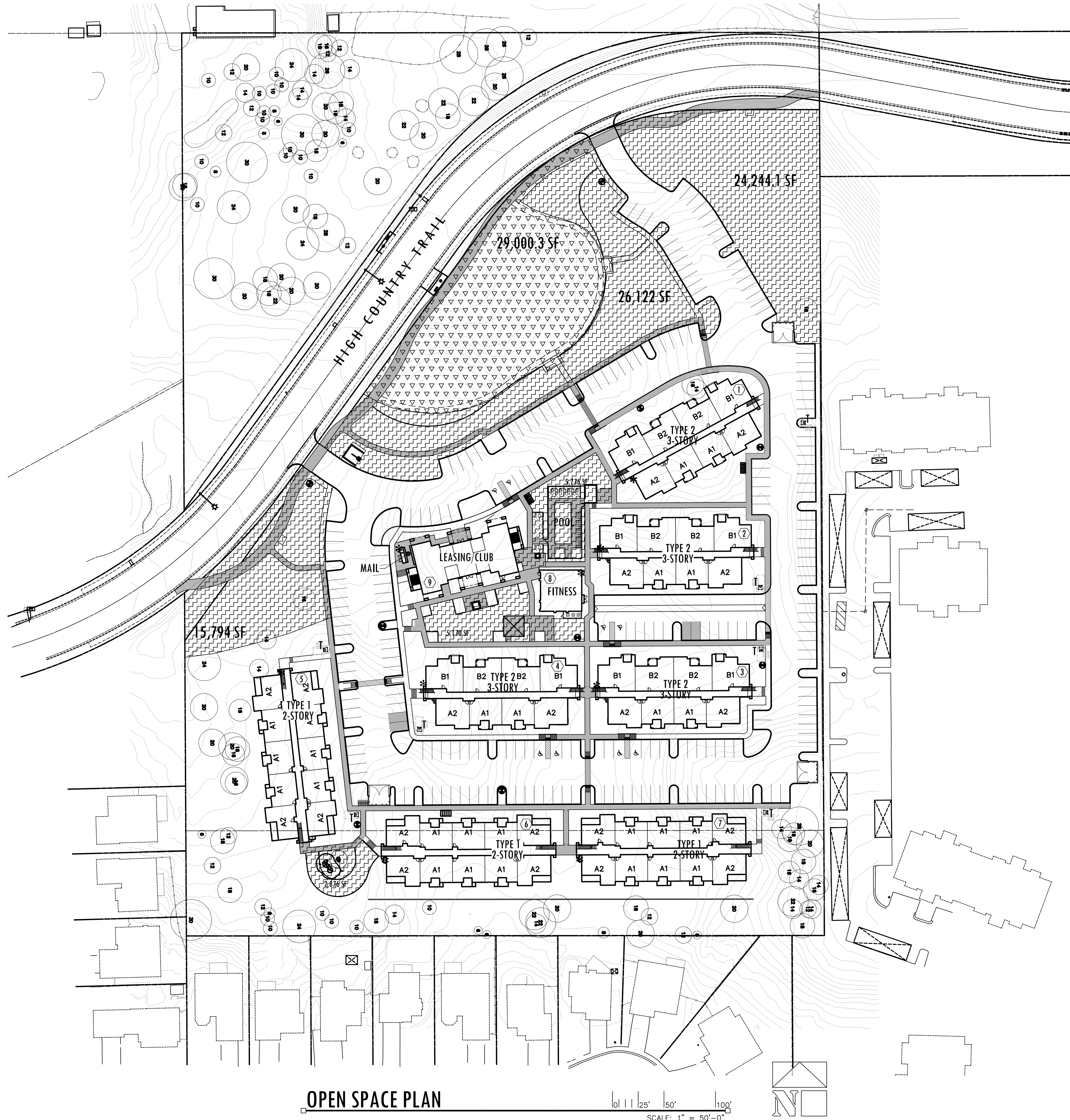
REVISIONS

DATE: JUNE 25, 2020 ORB # 17-227

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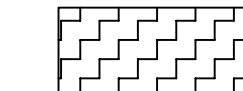
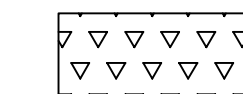
SITE PLAN
PRELIMINARY

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OPEN SPACE CALCULATIONS:

OPEN SPACE			
SITE:	11.0 ACRES	479,620 SF	
REQUIRED:			
CIVIC OPEN SPACE	5%	0.55 ACRES	23,981 SF
COMMON OPEN SPACE	15%	1.65 ACRES	71,943 SF
PROVIDED:			
CIVIC OPEN SPACE	6%	0.67 ACRES	29,000 SF
COMMON OPEN SPACE	17%	1.84 ACRES	79,983 SF

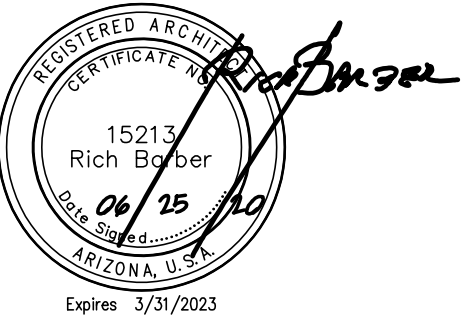
-  INDICATES COMMON OPEN SPACE
-  INDICATES CIVIC OPEN SPACE

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WorldHQ@ORBArch.com



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TRINSC RESIDENTIAL GROUP
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PHOENIX AZ 85018
TEL. 602.799.9960
CONTACT: TODD GOSELINK
TGOSELINK@TRINSCRES.COM

Architect
ORB ARCHITECTURE, LLC
2944 N. 44TH STREET #101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICHARD ALVAREZ
RAA@ORBARCH.COM

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DATE: JUNE 25, 2020 ORB # 17-227

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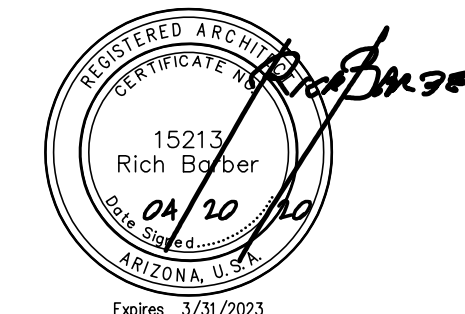
OPEN SPACE PLAN
PRELIMINARY

AURA FLAGSTAFF APARTMENTS

151 W HIGH COUNTRY TRAIL
FLAGSTAFF, ARIZONA 86001

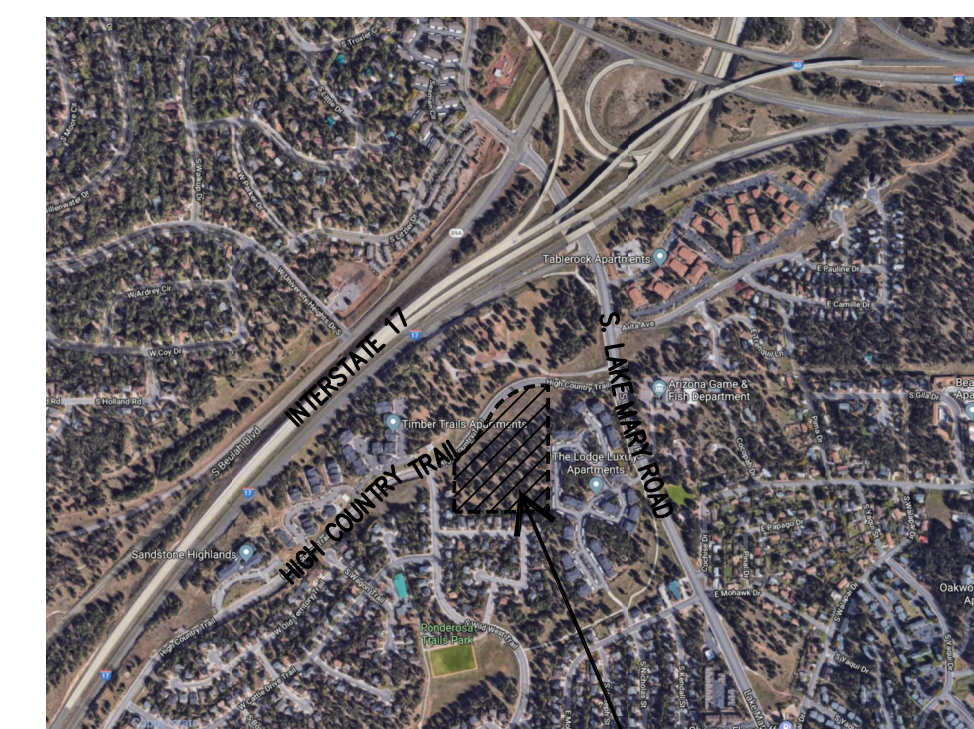
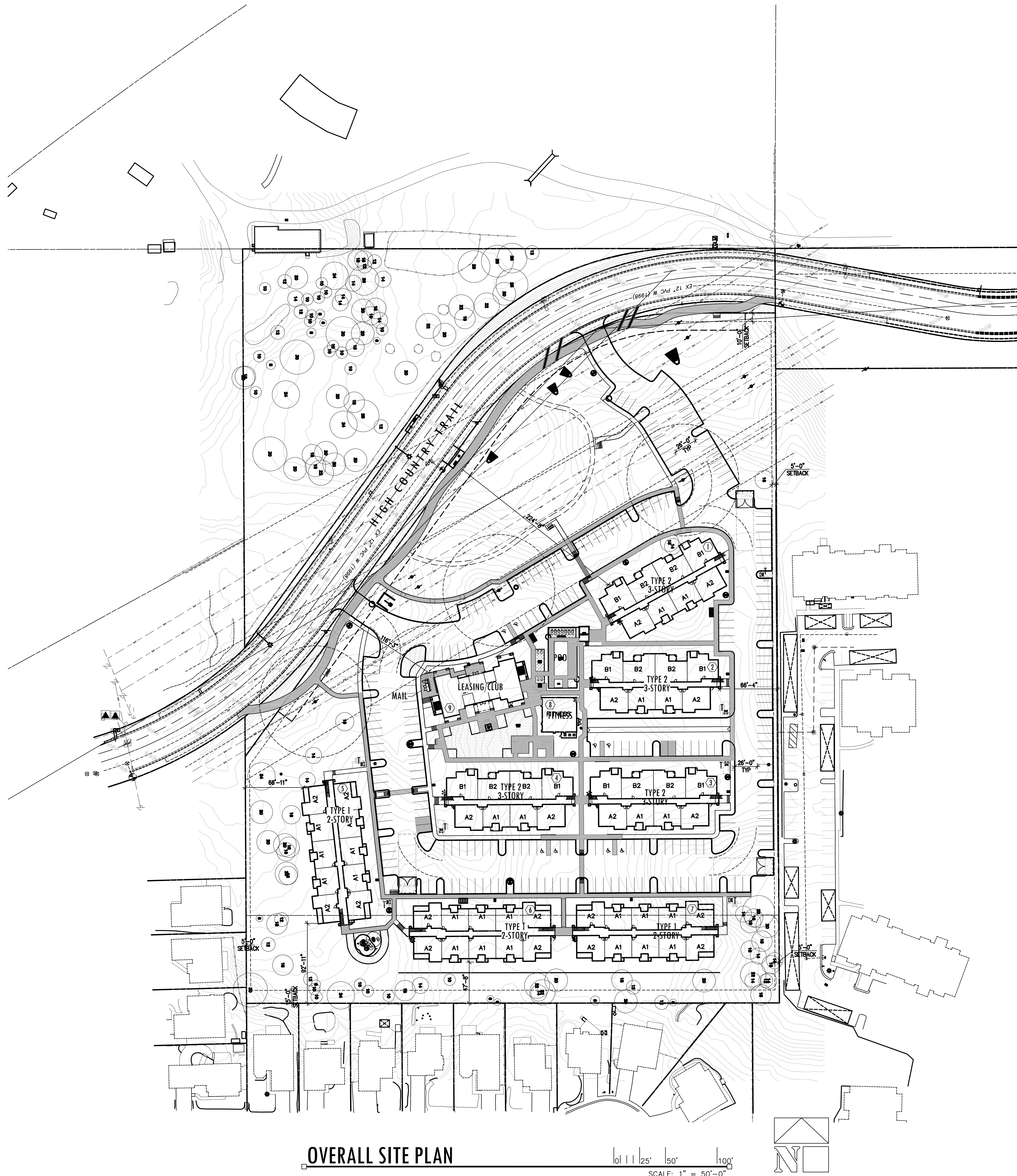


WorldHQ@ORBArch.com



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TRINSC RESIDENTIAL GROUP
4040 E CAMELBACK SUITE 160
PHOENIX AZ 85018
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ORB ARCHITECTURE, LLC
2944 N. 44TH STREET #101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICHARD ALVAREZ
RAA@ORBARCH.COM



VICINITY MAP
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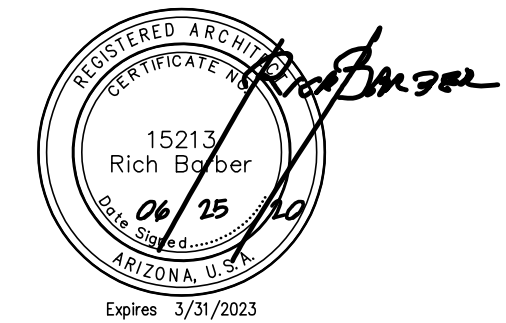
PRELIMINARY
OVERALL SITE PLAN

AURA FLAGSTAFF APARTMENTS

151 W HIGH COUNTRY TRAIL
FLAGSTAFF, ARIZONA 86001

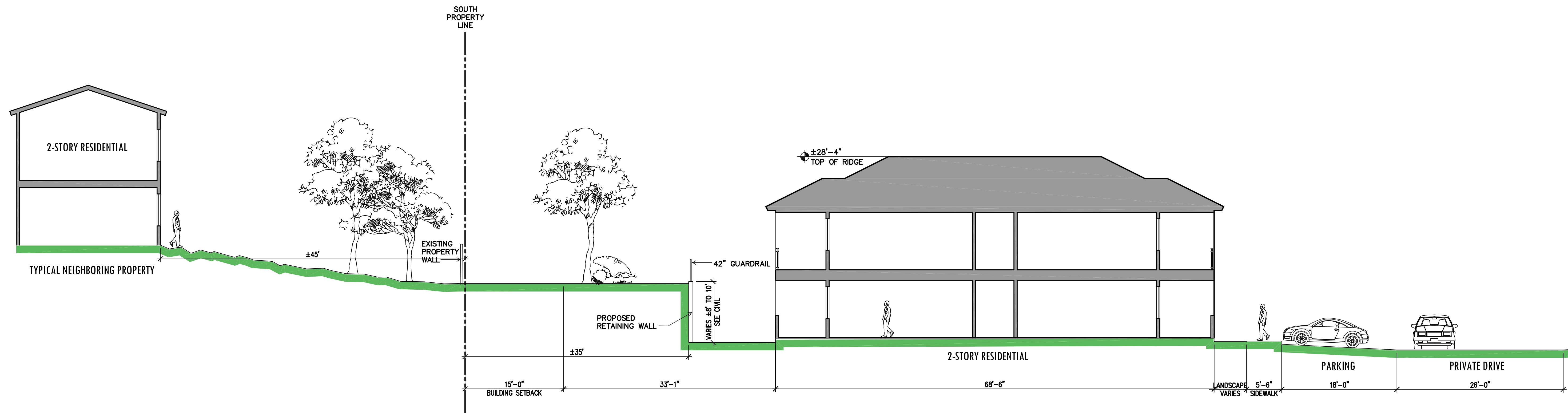


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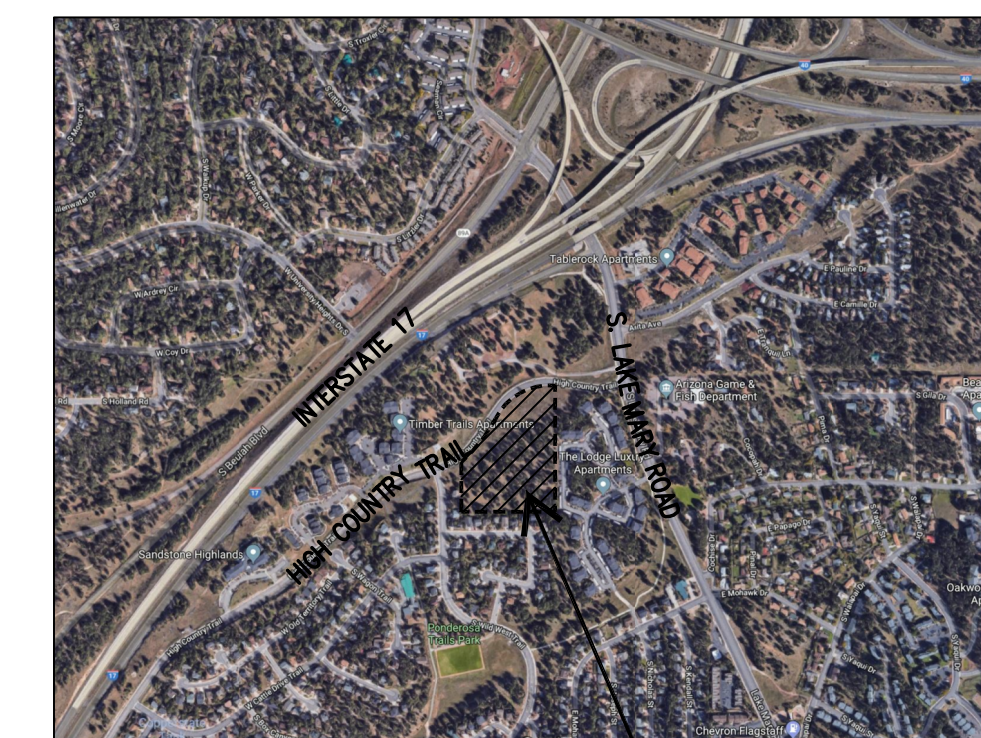
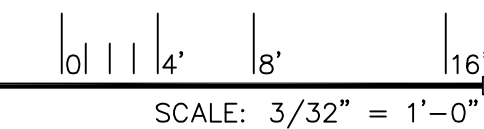
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ORB ARCHITECTURE, LLC
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RAA@ORBARCH.COM



NORTH/SOUTH SITE SECTION

AT SOUTH PROPERTY LINE



VICINITY MAP
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REVISIONS

DATE: JUNE 25, 2020 ORB # 17-227

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SITE SECTION
PRELIMINARY

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