

DEVELOPMENT TEAM:

DEVELOPER: LIV COMMUNITIES 1600 S. BEACON BLVD. SUITE 260 GRAND HAVEN, MI 49417 616-846-6900

LANDSCAPE ARCHITECTURE: NORRIS DESIGN 901 E. MADISON STREET PHOENIX, AZ 85034 602-254-9600

ARIZONA OFFICE: 8950 SOUTH 52ND STREET SUITE 115 TEMPE, AZ 85284 480-739-9240

CIVIL ENGINEER: SHEPARD-WESNITZER, INC. 110 DALE AVENUE FLAGSTAFF, AZ 86001 928-773-0354

VINTAGE PARTNERS 2502 E. CAMELBACK RD. SUITE 214 PHOENIX, AZ 85016 602-459-9929

ZONING ATTORNEY: GAMMAGE & BURNHAM 40 N. CENTRAL AVENUE 20TH FLOOR PHOENIX, AZ 85004 602-256-0566

ARCHITECTURE: TODD & ASSOCIATES 4019 N. 44TH STREET PHOENIX, AZ 85018 602-952-8280

SITE DATA:

SITE ADDRESS: 2701 South Woody Mountain Road

APN: 112-01-712

SITE AREA: GROSS AREA: 13.01 ACRES (567,020 SF) NET AREA: 13.01 ACRES (567,020 SF)

LOT COVERAGE: MAX. ALLOWED: 50% (0.50 x 567,020 SF = 283,510 SF) PROVIDED: 23% (130,737 SF)

LOT COVERAGE CALCULATIONS: BUILDING 1 11,461 S.F. x 8 = 91,688 S.F. BUILDING 2 5,780 x 1 = 5,780 S.F. CARRIAGE 2,277 S.F. x 5 = 11,385 S.F. CLUBHOUSE 9,249 S.F. 9,249 S.F. FITNESS 5,930 S.F. 5,930 S.F. GARAGES 2,035 x 3 = 6,105 S.F. RAMADAS 600 S.F. 600 S.F.

COMMON OPEN SPACE: (SEE LANDSCAPE OPEN SPACE PLAN) REQUIRED: 15% (85,053 SF) PROVIDED: 16% (91,109 SF)

CIVIC OPEN SPACE: (SEE LANDSCAPE OPEN SPACE PLAN) REQUIRED: 5% (28,351 SF) PROVIDED: 5% (28,360 SF)

ZONING: EXISTING ZONING: COF: Rural Residential - Resource Protection Overlay (RR-RPO) (±11.31 ac.) CC: General - 10 Ac. Minimum (±1.70 ac.) PROPOSED: COF: High Density Residential Resource Protection Overlay (HR-RPO) (±13.01 ac.)

HEIGHT: ALLOWED: 60'-0" (65'-0" ALLOWED WITH 6:12 PITCHED ROOFS) PROVIDED: 3 STORIES ± 50'-0" / 2 STORIES ± 30'-0" (AT FINISH GRADE) (Building height shall be measured vertically from top of any point of a structure or building element, including the top of parapet, top of mansard roof, screened wall or pitched roof to the natural grade directly beneath one point measured under the finished grade abutting the bldg. or structure is below the natural grade.)

UNIT MIX: 1 BEDROOM/1 BATH 48 D.U. (22.4%) 2 BEDROOM/2 BATH 118 D.U. (55.2%) 3 BEDROOM/2 BATH 48 D.U. (22.4%) TOTAL 214 D.U. (100%)

CONSTRUCTION TYPE: PROPOSED: TYPE V-A/V-B, SPRINKLERED (RESIDENTIAL APARTMENT BLDGS.)

DENSITY: MAXIMUM ALLOWED: 29 D.U./GROSS ACRE (MAX. WITH RPO, INSIDE PEDESTRIAN SHED OF AN ACTIVITY CENTER) ±16.44 D.U./GROSS ACRE PROVIDED:

PARKING: REQUIRED PARKING: 1 BEDROOM/1 BATH (48 D.U. x 1.50 P.S./D.U.) = 72 P.S. 2 BEDROOM/2 BATH (118 D.U. x 2.00 P.S./D.U.) = 236 P.S. 3 BEDROOM/2 BATH (48 D.U. x 2.00 P.S./D.U.) = 96 P.S. GUEST (2 & 3 BEDROOM - 1.66 D.U. x 0.25) = 42 P.S. TOTAL REQUIRED PARKING: 446 P.S.

REQUIRED ACCESSIBLE PARKING: REQUIRED, PER CITY OF FLAGSTAFF TABLE 10-50, 080, 8: 401-500 TOTAL P.S. = 10 ACC. P.S. 10 PARKING SPACES (9 SURFACE, 1 GARAGE) PROVIDED:

PROVIDED PARKING: SURFACE PARKING 314 P.S. (INCLUDES 267 SURFACE P.S., 8 & 47 TANDEM P.S.)

CARPPTS 70 P.S. ATTACHED GARAGES 47 P.S. CARRIAGE BUILDING GARAGES 40 P.S. DETACHED GARAGE 21 P.S.

TOTAL PROVIDED PARKING 492 P.S. INCLUDES 10 ACCESSIBLE P.S.: 7 SURFACE, 2 CARPORT, 1 GARAGE

PROVIDED EV CHARGING: SURFACE/CARPORTR CHARGING 9 DUAL-PORT CHARGERS GARAGE CHARGING 108 GARAGE 220V OUTLETS

GENERAL PARKING DIMENSIONS: PARKING SPACE: 9' x 18' WITH 1.5' OVERHANG AISLE WIDTH: 26' FIRE CODE (APPENDIX D) LANDSCAPE ISLAND RATIO: 8 P.S. PER 1 LANDSCAPE ISLAND

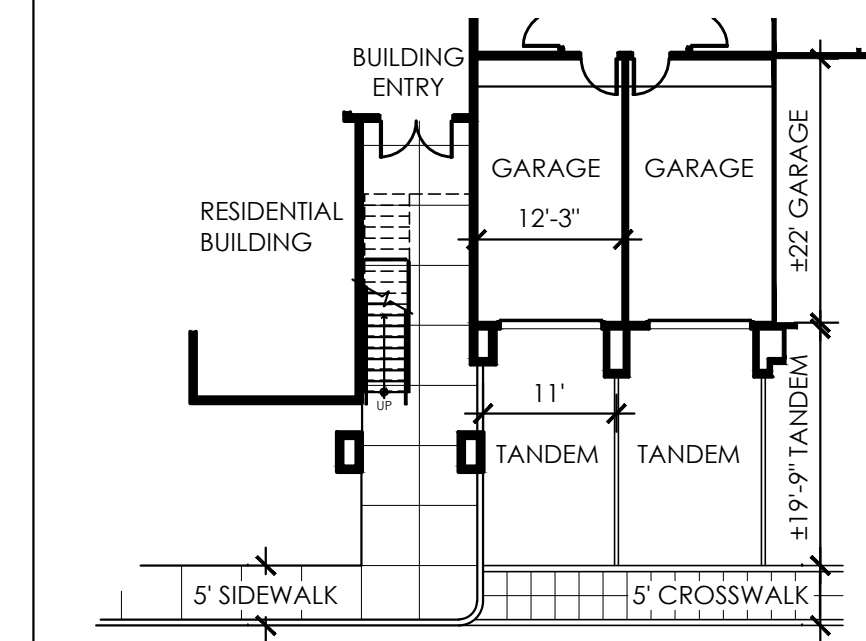
BICYCLE PARKING: REQUIRED: 5% OF REQUIRED PARKING = 5% x 446 = 22 26 BICYCLE PARKING SPACES PROVIDED:

BUILDING SETBACK: - FRONT (ROUTE 66) 15' ±19' - BUILDING 15' - FENCE (6') - STREET SIDE (WOODY MOUNT RD) 5' ±24' - BUILDING - SIDE (WEST PROPERTY LINE) 5' 10' - BUILDING - REAR (SOUTH PROPERTY LINE) 15' 15' - DETACHED GARAGE

FIRE CODE: CITY OF FLAGSTAFF FIRE DEPARTMENT HAS ADOPTED APPENDIX D WITHIN THE 2018 FIRE CODE WHICH REQUIRES THE FOLLOWING: 1. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30', APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. 2. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26'. 3. FIRE APPARATUS ACCESS ROUTES SHALL BE LOCATED NOT LESS THAN 15' AND NOT GREATER THAN 30' FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

FIRE TRUCK TURNING RADIUS: INSIDE: 35' OUTSIDE: 55'

DETAIL AT TYPICAL ATTACHED GARAGE



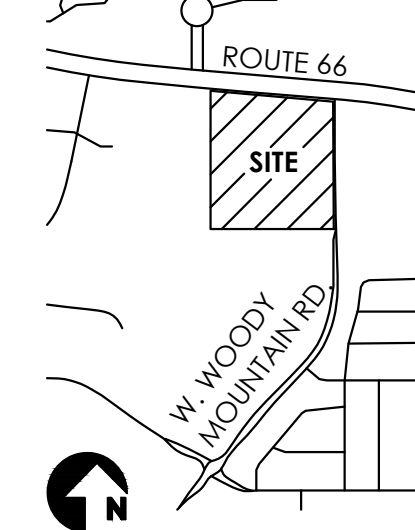
NOTE: TANDEM PARKING SPACE TO BE ASSIGNED TO SAME DWELLING UNIT AS ASSOCIATED GARAGE. TANDEM PARKING SPACE COUNT HAS NOT BEEN COUNTED TOWARD THE REQUIRED PARKING.

LEGEND

- PARKING CANOPY ASSUMED PROPERTY LINE ACCESSIBLE PARKING SPACE FIRE TRUCK TURNING RADI PER CITY OF FLAGSTAFF STANDARDS. DUAL PORT ELECTRIC VEHICLE CHARGING STATION WITH BOLLARDS AS REQUIRED BUILDING NUMBER BUILDING TYPE MONUMENT SIGN

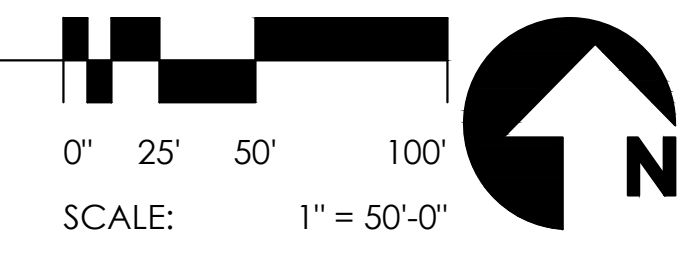
Table with 3 columns: BUILDING / LEVEL, CONST. TYPE, OCC. Includes rows for BLDG TYPE 1, BLDG TYPE 2, BLDG TYPE 3, CLUBHOUSE, FITNESS, DETACHED GARAGES, and TOTAL ALL BUILDINGS: 298,306 S.F.

VICINITY MAP



CODE COMPLIANCE: THE FLAGSTAFF CITY COUNCIL HAS ADOPTED THE FOLLOWING BUILDING CODES WITH AMENDMENTS: 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2017 NFPA 70 / NATIONAL ELECTRICAL CODE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 1997 UNIFORM ADMINISTRATIVE CODE 1997 UNIFORM HOUSE CODE ICC A117-1-2017 ACCESSIBLE & USABLE BUILDINGS & FACILITIES

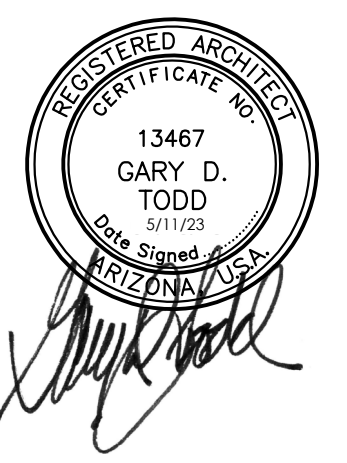
ARCHITECTURAL SITE PLAN



NO. 22-2003-01 LIV TIMBER SKY

FLAGSTAFF, AZ LIV COMMUNITIES

8950 S 52ND ST, SUITE 115 TEMPE, AZ 85284



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09-22-2022 SITE PLAN REVIEW SUBMITTAL #1

11-23-2022 SITE PLAN REVIEW SUBMITTAL #2

01-05-2023 SITE PLAN REVIEW SUBMITTAL #3

02-16-2023 SITE PLAN REVIEW SUBMITTAL #4

05-11-2023 SITE PLAN REVIEW SUBMITTAL #5

ARCHITECTURAL SITE PLAN

A1.1.1