Staff Summary Report

Tempe

City Council Meeting Date: 02/19/09 **Agenda Item Number: ___**

SUBJECT: This is a request for an Amended Subdivision/Condominium Plat for NORTH SHORE CONDOMINIUMS located at 945 East Playa Del Norte.

DOCUMENT NAME: 20090219dsrl01 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **NORTH SHORE CONDOMINIUMS (PL070219)** (Tempe Town Lake Townhomes, LP, property owner; D.N.A. Inc, applicant) consisting of an existing five-story residential development on 2.6 acres, located at 945 East Playa Del Norte in the MU-4, Mixed-Use High Density District with a PAD. The request includes the following:

SBD08040 – Amended Subdivision/Condominium Plat combining two (2) lots into one (1) lot and one hundred thirty-four (134) units.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

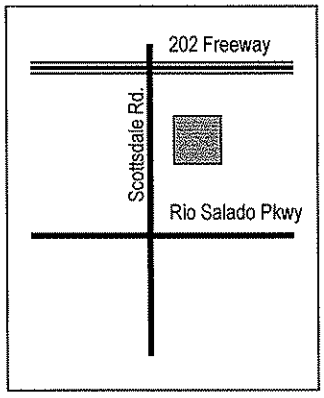
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**

ADDITIONAL INFO:



Gross Acres	2.6 acres
Lots	1
Units	134

PAGES:	1.	List of Attachments
	2.	Comments / Reason for Approval / Conditions of Approval
	2.	History & Facts / Zoning & Development Code Reference
ATTACHMENTS:	1.	Location Map(s)
	2.	Aerial Photo(s)
	3-10.	Condominium Plat

COMMENTS:

This is a request by North Shore Condominiums for a Condominium Plat for 134 residential units. The site is located southeast of the intersection of Rural Road and Playa Del Norte Drive, just north of the Tempe Town Lake. The approval of the previous condominium plat approved by City Council had expired without recordation of the plat. A new plat is before Council in order to complete the recordation process. Staff recommends approval of this request subject to conditions.

REASON(S) FOR APPROVAL:

1. The Subdivision Plat conforms to current technical standards and requirements of Tempe City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The Condominium Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before April 30, 2009. Failure to record the plan shall make the plan null and void.

HISTORY & FACTS:

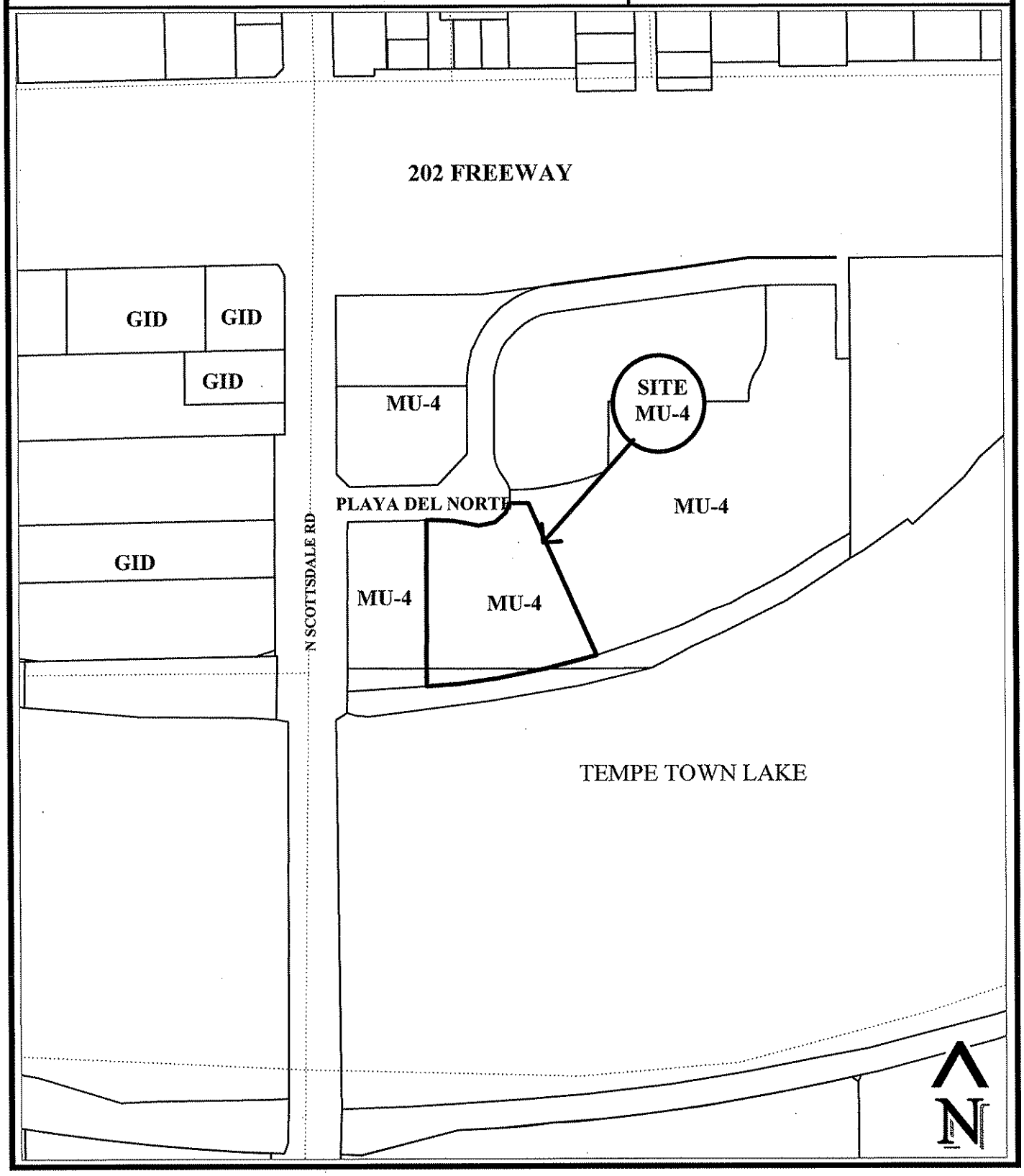
January 8, 2004	City Council approved the request by Playa del Norte for a zoning change from AG, I-1, I-2 and PCC-1 to MG, a Subdivision Plat for six lots and a Preliminary Planned Area Development consisting of 90,000 square feet of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 square feet for restaurants and an additional 20,900 square feet of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 square feet for a restaurant (Lot 1), 112 residential condominiums (230,316 square feet in Lot 4), and 543 apartment/condominiums (742,194 square feet in Lot 5) on 12.44 net acres including 1(one) use permit and 5 (five) variances located at 179 North Scottsdale Road.
September 16, 2004	City Council approved the request by Weststone for a Final Planned Area Development including site plan, landscape plan, and building elevations for Weststone (Lot 4) consisting of 134 residential condominiums in one 5-story, 417,007 s.f. building (condominiums and parking garage) on 2.61 net acres, located at 179 North Scottsdale Road, including the following: Reduce the required bicycle spaces on Lot 4 from 134 to 45.
May 24, 2006	City Council approved North Shore Condominiums for a Condominium Plat, located at 945 East Playa Del Norte Drive in the MU-4, Mixed-Use, High Density District, consisting of 134 units.
May 24, 2007	Development Services staff administratively approved a time extension request for PLAYA DEL NORTE LOT 4 (NORTH SHORE CONDOS) for one year.
May 23, 2008	Development Services staff administratively approved a second time extension request for PLAYA DEL NORTE LOT 4 (NORTH SHORE CONDOS) from the previous one year extension, subject to condition that the plat be recorded by November 24, 2008.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

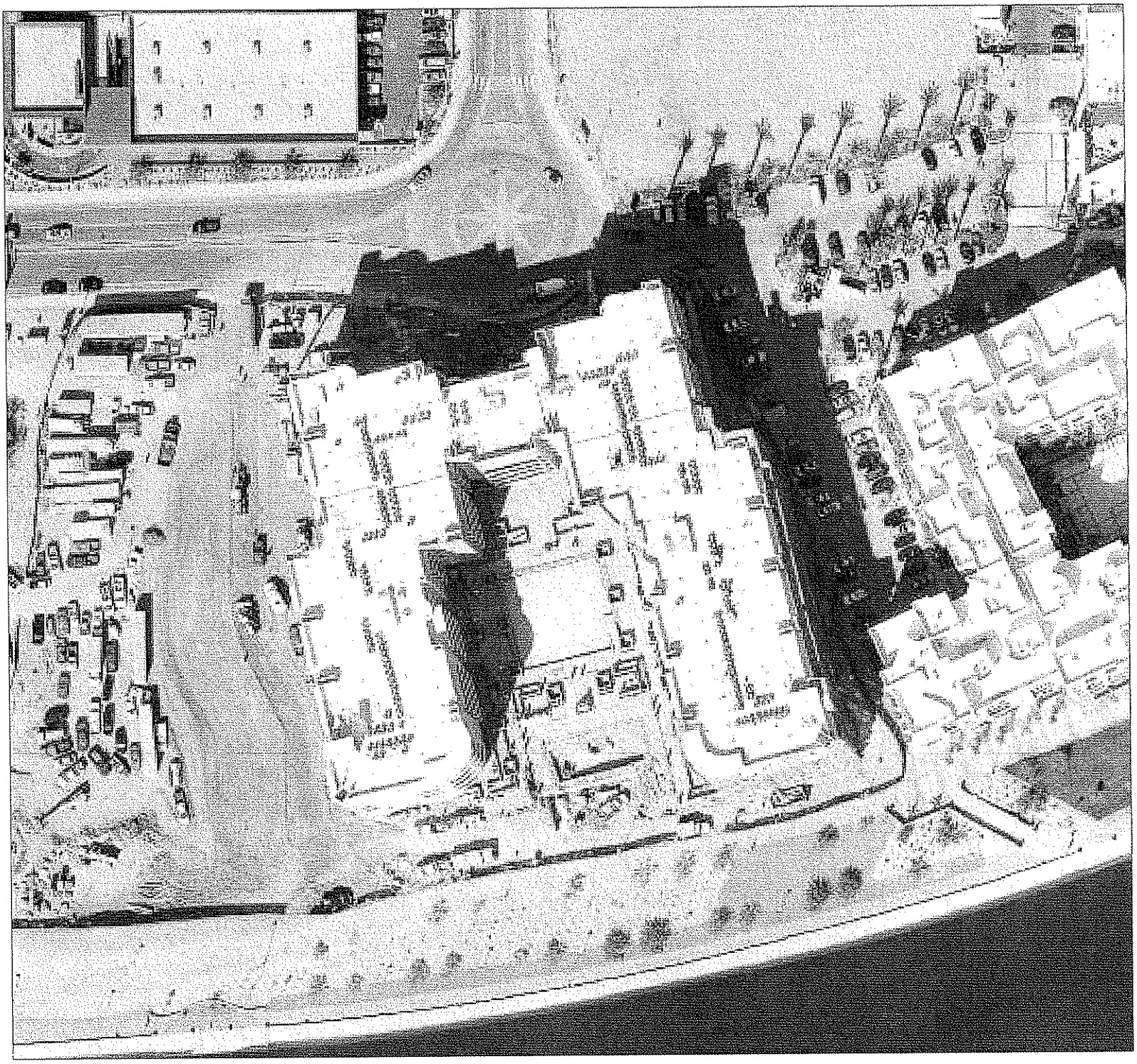
Tempe

NORTH SHORE CONDOMINIUMS	PL070219



ATTACHMENT 1

Location Map



ATTACHMENT 2

"NORTH SHORE CONDOMINIUM ONE"

A REPLAT OF LOT 4 AND LOT 4A OF "PLAYA DEL NORTE" AS RECORDED IN BOOK 685 OF MAPS, PAGE 32, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ATTACHMENT 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT TEMPE TOWN LAKE TOWNHOMES, L.P., AN ARIZONA LIMITED PARTNERSHIP AS OWNERS HAVE REPLATTED UNDER THE NAME OF "NORTH SHORE CONDOMINIUM ONE", [in compliance with condominium section 33-1201 through 33-1270 of the Arizona Revised Statutes,] LOT 4 AND LOT 4A OF "PLAYA DEL NORTE" AS RECORDED IN BOOK 685 OF MAPS, PAGE 16 M.C.R., LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T.1.S., R.4.E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "NORTH SHORE CONDOMINIUM ONE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, UNITS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, UNIT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC FOR USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED JOHN IORILLO, PRESIDENT, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES:

PRESIDENT OF WESTSTONE USA, INC., AN ARIZONA CORPORATION AND GENERAL PARTNER OF TEMPE TOWN LAKE TOWNHOMES, L.P., AN ARIZONA LIMITED PARTNERSHIP.

BY: _____ DATE: _____

PRESIDENT AND GENERAL PARTNER

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 4 OF THE PLAT OF "PLAYA DEL NORTE", AS RECORDED IN BOOK 685 OF MAPS, AT PAGE 32, MARICOPA COUNTY RECORDS.

AND

LOT 4A OF THE PLAT OF "PLAYA DEL NORTE", AS RECORDED IN BOOK 685 OF MAPS, AT PAGE 32, MARICOPA COUNTY RECORDS.

LOT 4 CONTAINING: 107,686.93 SQUARE FEET OR 2.4719 ACRES, MORE OR LESS

LOT 4A CONTAINING: 6,260.11 SQUARE FEET OR 0.1437 ACRES, MORE OR LESS

OWNER

TEMPE TOWN LAKE TOWNHOMES, L.P.
1800 WEST COLTER STREET
PHOENIX, ARIZONA 85014

DEVELOPER

TEMPE TOWN LAKE TOWNHOMES, L.P.
1800 WEST COLTER STREET
PHOENIX, ARIZONA 85014

BENCHMARK

TOP OF BRASS CAP LOCATED AT INTERSECTION OF RURAL ROAD AND RIO SALADO PARKWAY ELEVATION=1162.52 (C.O.T. BM#503 DATUM)

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER, SECTION 14, T.1N., R.4E. AS SHOWN ON THE CITY OF TEMPE SURVEY CONTROL MAP. BASIS OF BEARING BEARS NORTH 00°07'02" EAST.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA OF THIS _____ DAY OF _____, 200__

BY: _____, DATE: _____
MAYOR

ATTEST: _____, DATE: _____
CITY CLERK

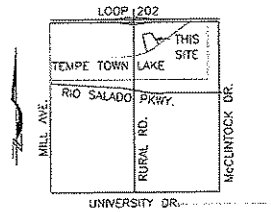
BY: _____, DATE: _____
CITY ENGINEER

BY: _____, DATE: _____
DEVELOPMENT SERVICES

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION, DURING THE MONTH OF NOVEMBER, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. NYKORCHUK
R.L.S. 13016



VICINITY MAP
N.T.S.

LEGEND

RIGHT OF WAY LINE	
PROPERTY BOUNDARY LINE	
EASEMENT LINE	
MONUMENT LINE	
SUBDIVISION CORNER PIN TO BE SET	⊡
FOUND BRASS CAP IN HAND HOLE	⊙
PROPERTY PIN TO BE SET	○
MARICOPA COUNTY RECORDER	M.C.R.

NOTES

1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

2) LOT CORNER TO BE SET WITH 1/2" REBAR. RLS # 13016

3) ALL NEW AND EXISTING, AS WELL AS ONSITE AND OFFSITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2170G DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

NORTH SHORE CONDOMINIUM ONE

PREPARED FOR
WESTSTONE PROPERTIES
1800 W. COLTER STREET PHOENIX, ARIZONA 85015

REC08061

340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 6th STREET, CASA GRANDE, AZ 85222
PHOENIX (602) 271-4401 CASA GRANDE (520) 836-5021
FAX (602) 271-4686
DAVID J. NYKORCHUK
CIVIL ENGINEERING
LAND SURVEYING
LEVEL ENGINEERING

SBD08040

JOB NO. 08-084
DATE 05/01/08
DRAWN GLV
SCALE no scale
REVISIONS

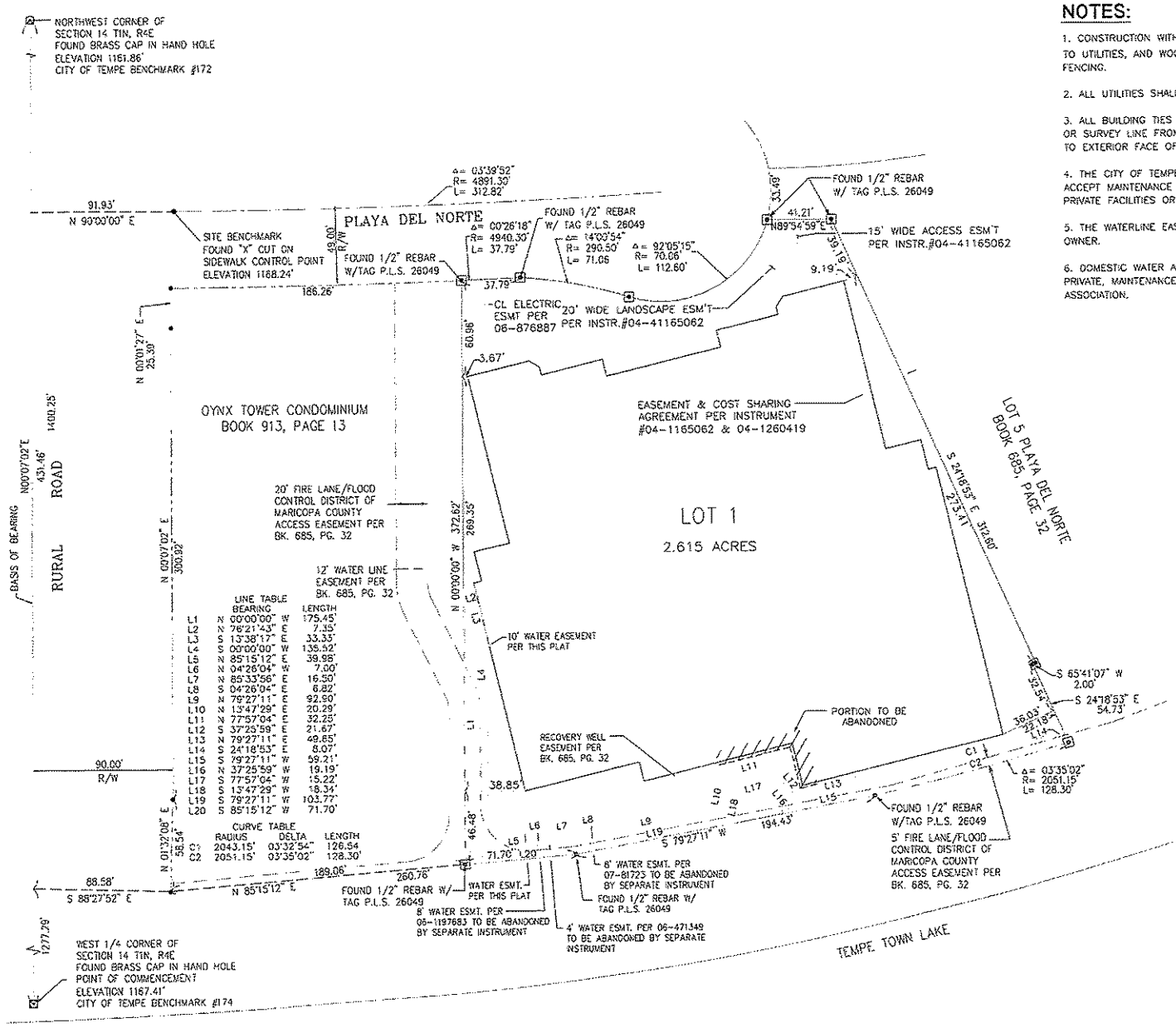
DS050703

COVER SHEET

SHEET 1 of 8

263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

ATTACHMENT 4



LINE TABLE		
	BEARING	LENGTH
L1	N 00°00'00" W	175.45'
L2	N 76°21'43" E	7.35'
L3	S 13°38'17" E	33.33'
L4	S 00°00'00" W	135.52'
L5	N 85°15'12" E	39.96'
L6	N 04°26'04" W	7.00'
L7	N 85°33'56" E	16.50'
L8	S 04°26'04" E	6.82'
L9	N 79°27'11" E	92.90'
L10	N 13°47'29" E	20.29'
L11	N 77°57'04" E	32.25'
L12	S 37°25'59" E	21.67'
L13	N 79°27'11" E	49.85'
L14	S 24°18'53" E	8.07'
L15	S 79°27'11" W	59.21'
L16	N 37°25'59" W	19.19'
L17	S 77°57'04" W	15.22'
L18	S 13°47'29" W	18.34'
L19	S 79°27'11" W	103.77'
L20	S 85°15'12" W	71.70'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	2043.15'	03°32'54"	126.54
C2	2051.15'	03°35'02"	128.30'

NOTES:

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE FENCE SECTION TYPE FENCING.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. ALL BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE PROPERTY OR SURVEY LINE FROM WHICH THEY ARE EXTENDED. ALL DISTANCES ARE TO EXTERIOR FACE OF BUILDING.

4. THE CITY OF TEMPE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT.

5. THE WATERLINE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.

6. DOMESTIC WATER AND SANITARY SEWER FOR THIS DEVELOPMENT IS PRIVATE, MAINTENANCE IS THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.

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NORTH SHORE CONDOMINIUM ONE

PREPARED FOR: WESTSTONE PROPERTIES 1600 WEST COLTER STREET PHOENIX, ARIZONA 85015

REC08061

SBD08040

DS050703

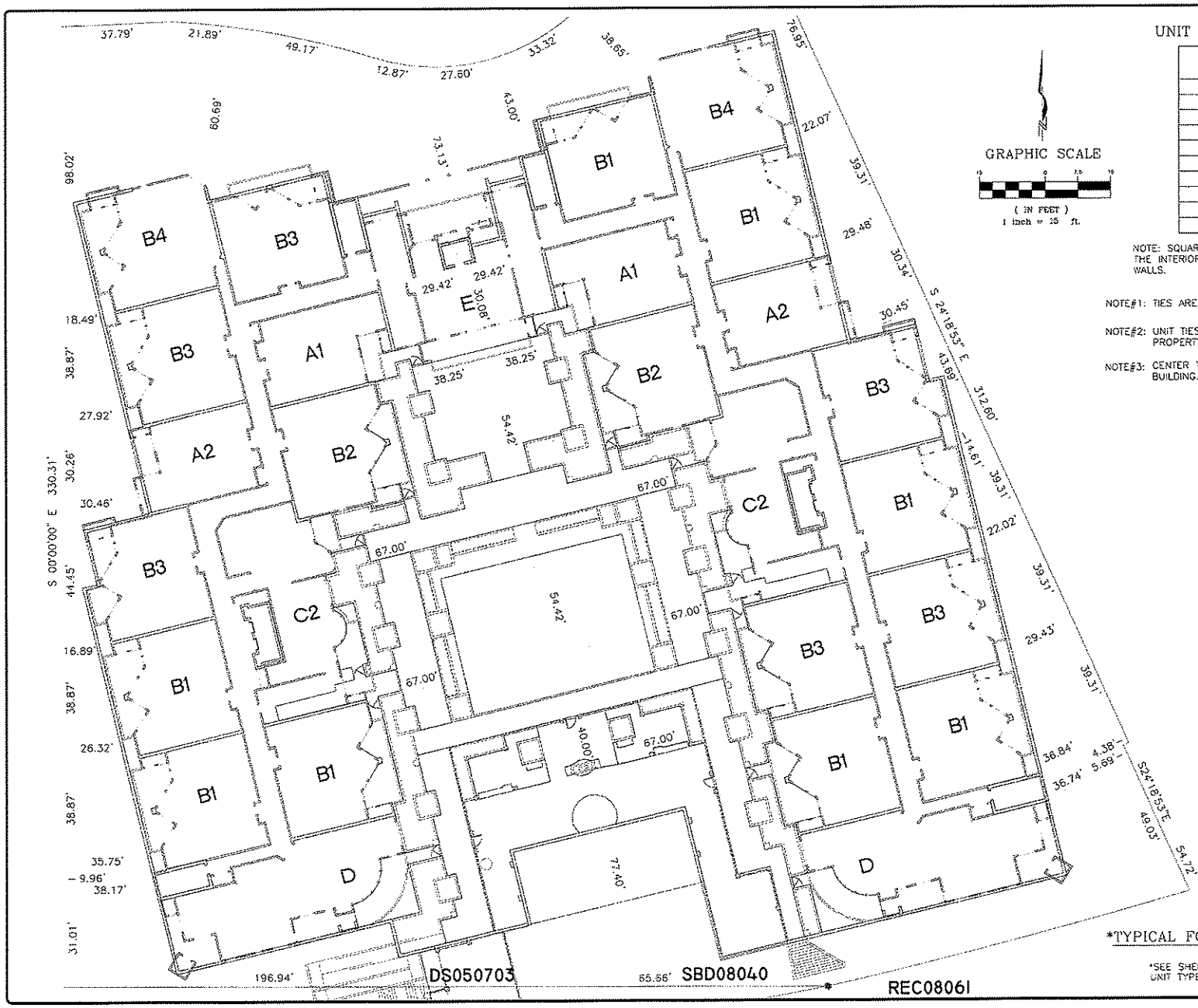
9440 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222
PHOENIX (602) 271-1001 CASA GRANDE (520) 836-5531 FAX (602) 271-1005

JOB NO. 08-084
DATE 05/01/09
DRAWN CLV
SCALE 1" = 30'
REVISIONS

SITE PLAN

SHEET 2 of 8

ATTACHMENT 5



GRAPHIC SCALE

(IN FEET)
1 inch = 15 ft.

UNIT SQUARE FOOTAGE

UNIT TYPE	UNIT SQ. FOOTAGE
A1	1,095
A2	1,095
B1	1,208
B2	1,225
B3	1,208
B4	1,329
C1	1,495
C2	1,851
D	1,848
E	2,051

NOTE: SQUARE FOOTAGE IS CALCULATED TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS.

NOTE#1: TIES ARE TO INTERIOR CORNER OF UNIT.

NOTE#2: UNIT TIES ARE PERPENDICULAR TO PROPERTY LINE OR CENTER TIE LINE..

NOTE#3: CENTER TIE LINE IS CENTER LINE OF BUILDING.

*TYPICAL FOR UNIT LEVELS 2-5
SCALE: 1"=15'
*SEE SHEET 5 FOR PODIUM LEVEL UNIT TYPES VARY, TIES ARE SAME

REC08061

SBD08040

DS050703

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NORTH SHORE CONDOMINIUM ONE

PREPARED FOR:
WESTSTONE PROPERTIES
1800 WEST COLTER STREET PHOENIX, ARIZONA 85015

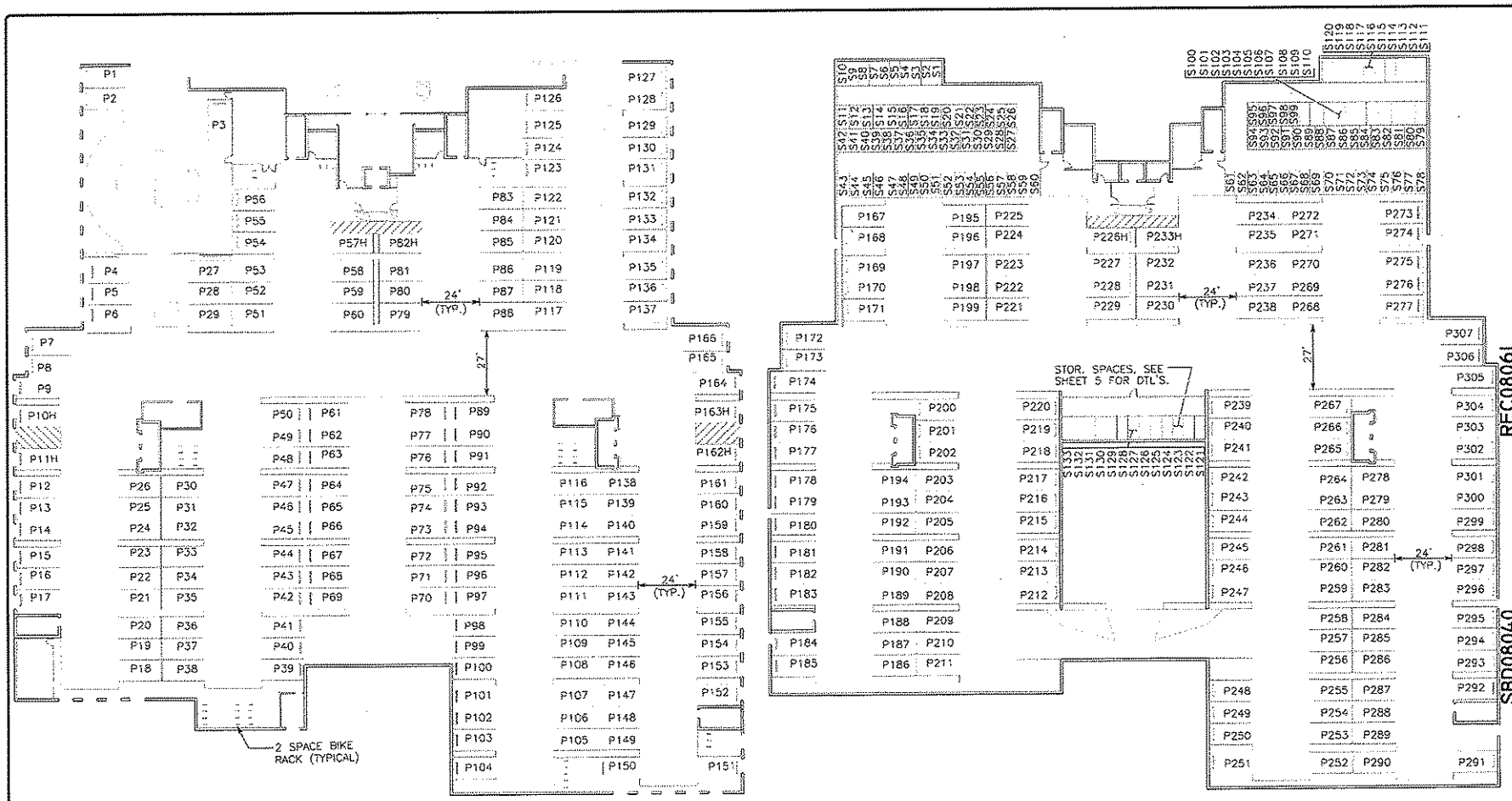
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222
PHOENIX CASA GRANDE
(602) 271-9981 (520) 835-5531
FAX (602) 271-9986

UNITS TIE LINE PLAN

JOB NO. 08-084
DATE 05/01/08
DRAWN CLV
SCALE 1" = 15'
REVISIONS

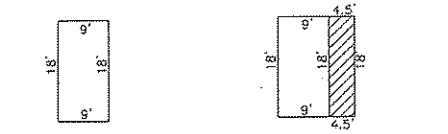
SHEET 3 of 8

ATTACHMENT 6



PARKING LEVEL 1
SCALE: 1"=20'

PARKING LEVEL 2
SCALE: 1"=20'



TYPICAL PARKING SPACE
SCALE: 1"=10'

TYPICAL HANDICAP PARKING SPACE
SCALE: 1"=10'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

94 TOTAL BIKE SPACES
133 STORAGE SPACES
269 REG. PARKING SPACES
8 HANDICAP SPACES
307 TOTAL PARKING SPACES

CALL TWO WORKING DAYS BEFORE YOU DIG 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

NORTH SHORE CONDOMINIUM ONE

PREPARED FOR
WESTSTONE PROPERTIES
3800 WEST COLTER STREET PHOENIX, ARIZONA 85019

3240 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222

PHOENIX: (602) 271-9911 CASA GRANDE: (520) 836-3501 FAX: (602) 271-9905

REC08061

SBD08040

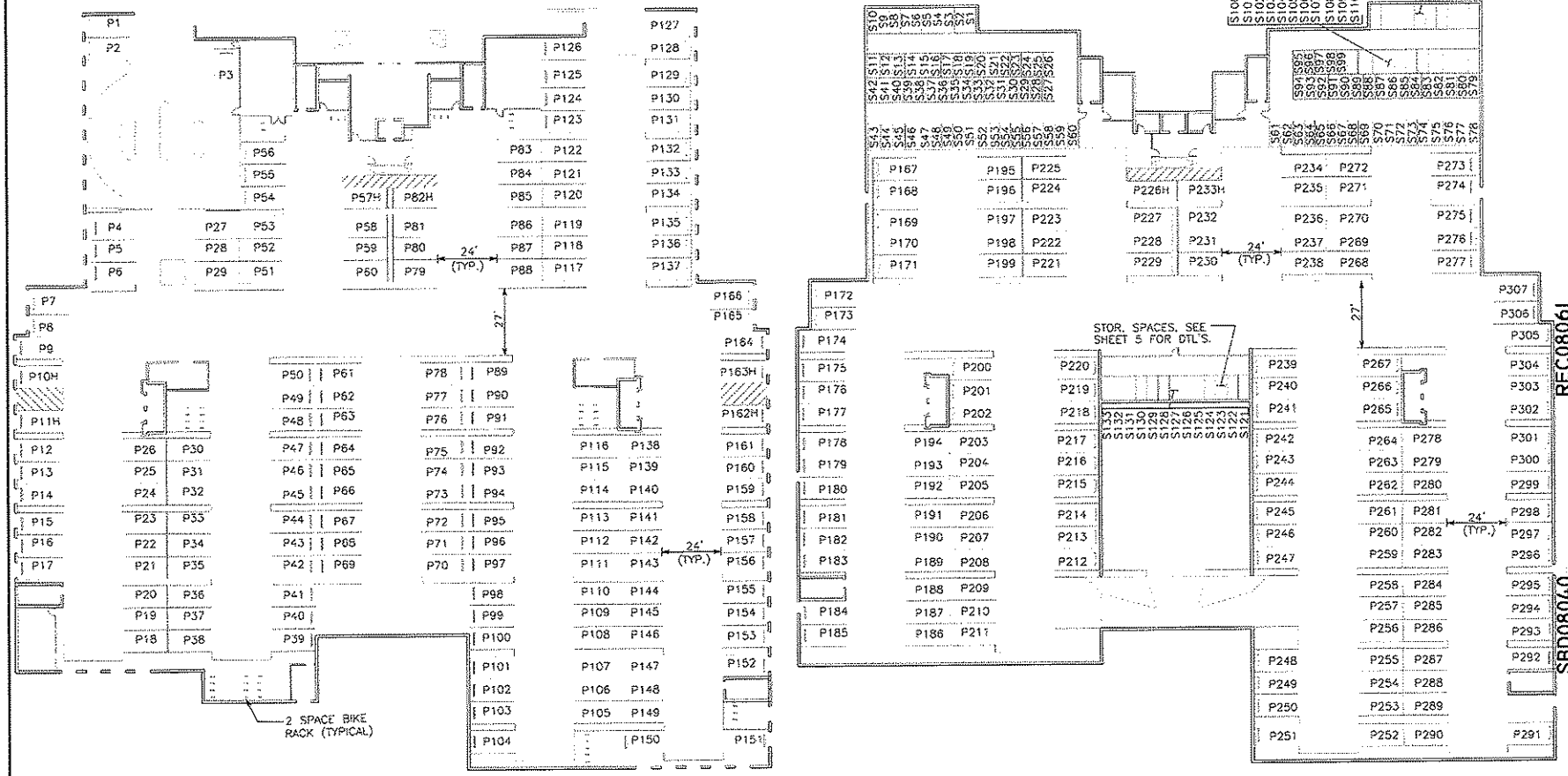
DS050703

JOB NO. 08-084
DATE 05/01/08
DRAWN CLV
SCALE 1" = 20'
REVISIONS

GARAGE LEVELS

SHEET 4 of 8

ATTACHMENT 7



PARKING LEVEL 1
SCALE: 1"=20'

PARKING LEVEL 2
SCALE: 1"=20'

TYPICAL PARKING SPACE
SCALE: 1"=10'

TYPICAL HANDICAP PARKING SPACE
SCALE: 1"=10'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

94 TOTAL BIKE SPACES
133 STORAGE SPACES
269 REG. PARKING SPACES
8 HANDICAP SPACES
307 TOTAL PARKING SPACES

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NORTH SHORE CONDOMINIUM ONE

PREPARED FOR
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1600 WEST COLTER STREET PHOENIX, ARIZONA 85015

340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222

PHOENIX (602) 271-9001
CASA GRANDE (520) 836-5501
FAX (602) 271-9005

E.L. ROSS & ASSOCIATES
CIVIL ENGINEERING
LAND SURVEYING

GARAGE LEVELS

JOB NO. 08-084
DATE 05/01/09
DRAWN CLV
SCALE 1" = 20'
REVISIONS

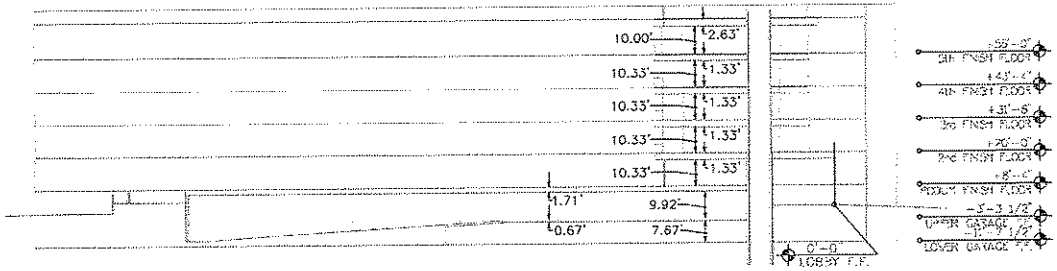
SHEET 4 of 8

REC08061

SBD08040

DS050703

ATTACHMENT 8



TYPICAL SECTION 'A'–'A'

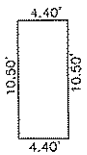
SCALE: 1"=20'

FINISH FLOOR SCHEDULE

LEVEL	ELEV.
5TH FINISH FLOOR	1223.67
4TH FINISH FLOOR	1212.01
3RD FINISH FLOOR	1200.34
2ND FINISH FLOOR	1188.68
PODIUM FINISH FLOOR	1177.01
LOBBY ENTRY LEVEL	1168.67
UPPER LEVEL PARKING	1165.38
LOWER LEVEL PARKING	1157.04

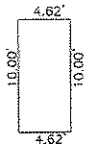
FINISH CEILING SCHEDULE

LEVEL	ELEV.
5TH FINISH CEILING	1233.67
4TH FINISH CEILING	1222.34
3RD FINISH CEILING	1210.68
2ND FINISH CEILING	1199.01
PODIUM FINISH CEILING	1187.34
LOBBY ENTRY FINISH CEILING	1165.05
UPPER LEVEL PARKING CEILING	1175.30
LOWER LEVEL PARKING CEILING	1164.71



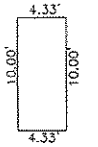
STORAGE SPACES S1–S10, S111–S120

SCALE: 1"=5'



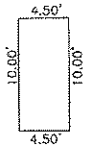
STORAGE SPACES S121–S133

SCALE: 1"=5'



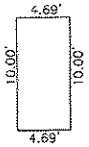
STORAGE SPACES S21–S26, S95–S100 S53–S58, S63–S68

SCALE: 1"=5'



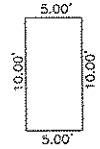
STORAGE SPACES S15–S19, S102–S106 S47–S51, S70–S74

SCALE: 1"=5'



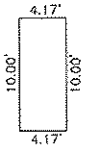
STORAGE SPACES S27–S42, S79–S94

SCALE: 1"=5'



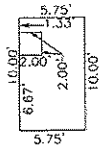
STORAGE SPACES S11–S13, S43–S45 S108–S110, S76–S78

SCALE: 1"=5'



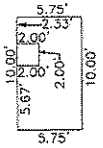
STORAGE SPACES S60 & S61

SCALE: 1"=5'



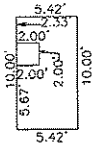
STORAGE SPACES S14, S20, S101, S107

SCALE: 1"=5'



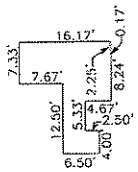
STORAGE SPACES S46, S52, S69, S75

SCALE: 1"=5'



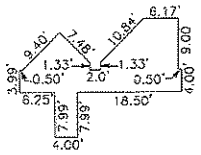
STORAGE SPACES S59 & S62

SCALE: 1"=5'



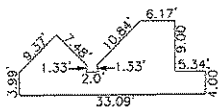
PATIO PLAN A1
UNITS 1003 & 1025

SCALE: 1"=10'



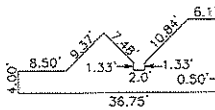
PATIO PLAN B1
UNIT 1014

SCALE: 1"=10'



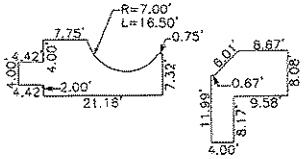
PATIO PLAN B2
UNITS 1002 & 1026

SCALE: 1"=10'



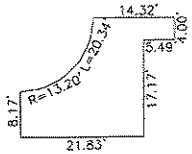
PATIO PLAN B1 & B3
UNITS 1015 & 1016

SCALE: 1"=10'



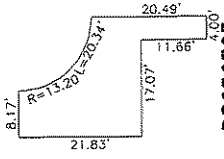
PATIO PLAN C1
UNITS 1001 & 1027

SCALE: 1"=10'



PATIO PLAN D
UNIT 1013

SCALE: 1"=10'



PATIO PLAN D
UNIT 1017

SCALE: 1"=10'

PODIUM LEVEL PATIOS NOT DETAILED HERE ARE THE SAME SIZE AS THE CORRESPONDING BALCONIES.

DS050703 SBD08040 REC08061

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(OUTSIDE MARICOPA COUNTY)

REC08061

NORTH SHORE CONDOMINIUM ONE

PREPARED FOR
WESTSTONE PROPERTIES
800 WEST COLTER STREET PHOENIX, ARIZONA 85013

SBD08040

340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222

PHOENIX (602) 271-9001 CASA GRANDE (520) 836-5501
FAX (602) 277-9006

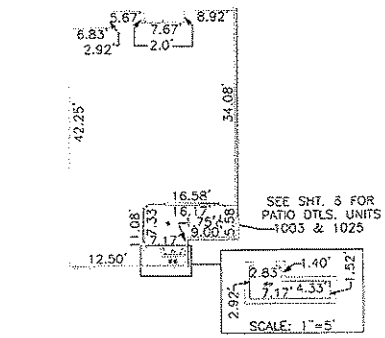
DS050703

JOB NO. 05-084
DATE 05/01/05
DRAWN CLV
SCALE VAR-ES
REVISIONS

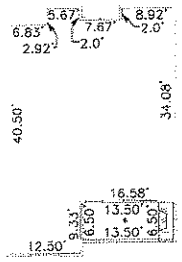
(SECTIONS-PATIOS-STORAGE ROOMS)

SHEET 6 of 8

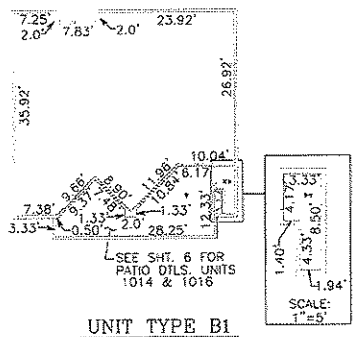
ATTACHMENT 9



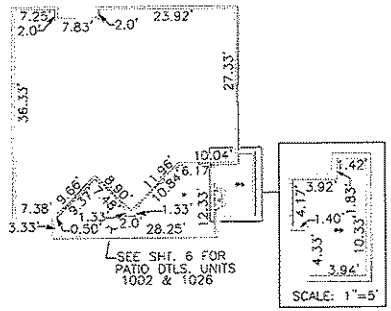
UNIT TYPE A1
SCALE: 1"=10'



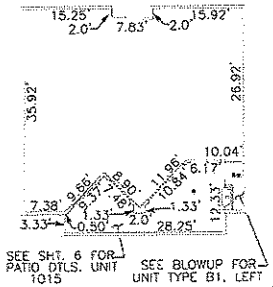
UNIT TYPE A2
SCALE: 1"=10'



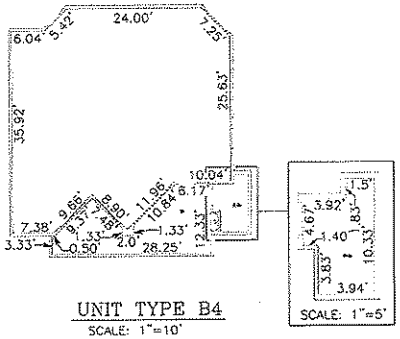
UNIT TYPE B1
SCALE: 1"=10'



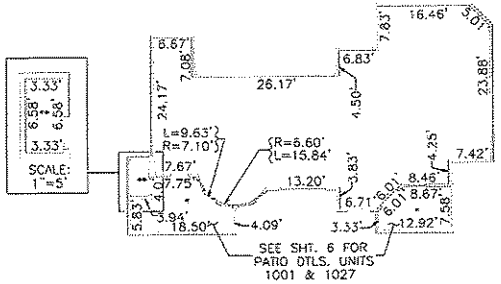
UNIT TYPE B2
SCALE: 1"=10'



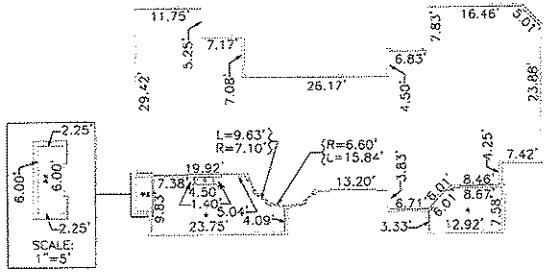
UNIT TYPE B3
SCALE: 1"=10'



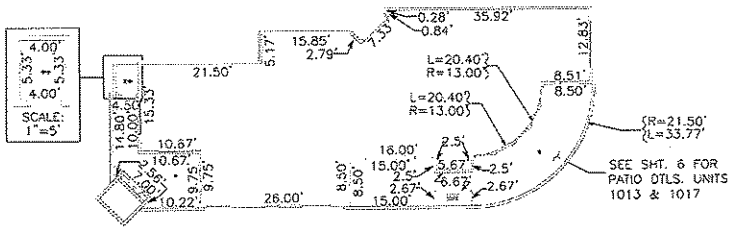
UNIT TYPE B4
SCALE: 1"=10'



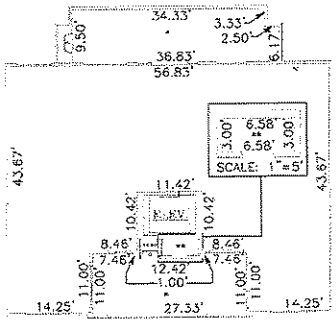
UNIT TYPE C1
SCALE: 1"=10'



UNIT TYPE C2
SCALE: 1"=10'



UNIT TYPE D
SCALE: 1"=10'



UNIT TYPE E
SCALE: 1"=10'

NOTE:

ALL UNIT DIMENSIONS ARE TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS.

*BALCONIES AND/OR PATIOS ADJACENT TO A UNIT ARE LIMITED COMMON ELEMENTS OF SUCH UNITS. PATIOS ARE ON 1ST LEVEL AND BALCONIES ARE ON 2ND THRU 5TH LEVELS. BALCONY DETAILS ARE ON THIS SHEET, PATIO DETAILS ARE ON SHEET FIVE.

** DENOTES STORAGE SPACES APPURTENANT TO ADJACENT UNIT. (SEE DTL.'S THIS SHT.)

CALL TWO WORKING DAYS BEFORE YOU DIG 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

NORTH SHORE CONDOMINIUM ONE

PREPARED FOR WESTSTONE PROPERTIES
3500 WEST COLTON STREET PHOENIX, ARIZONA 85009

REC08061

340 E. VILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222
PHONE (602) 277-4601 CASA GRANDE (520) 836-5551
FAX (602) 277-4605

SBD08040

DS050703

JOB NO. 08-084
DATE 09/01/09
DRAWN CLV
SCALE 1" = 10'
REVISIONS

UNIT FLOOR PLANS

SHEET 7 of 8

DS050703 SBD08040 REC08061

UNIT #	UNIT TYPE	INTERIOR AREA	BALCONY /PATIO	STORAGE	FINISH FLOOR
1001	C1	1493	130+168	22	1177.01
1002	B2	1226	270	42	1177.01
1003	A1	1094	194	15	1177.01
1005	B1	1208	232	42	1177.01
1006	B4	1329	314	48	1177.01
1007	B3	1208	232	23	1177.01
1008	A2	1071	88	0	1177.01
1009	B3	1208	232	42	1177.01
1010	B1	1208	315	23	1177.01
1011	B3	1208	232	23	1177.01
1012	B1	1208	315	23	1177.01
1013	D	1848	471+163	21	1177.01
1014	B1	1208	285	23	1177.01
1015	B1	1208	315	23	1177.01
1016	B1	1208	315	23	1177.01
1017	D	1848	526+163	21	1177.01
1018	B1	1208	315	23	1177.01
1019	B1	1208	315	23	1177.01
1020	B3	1208	232	42	1177.01
1021	A2	1071	88	0	1177.01
1022	B3	1208	232	23	1177.01
1023	B4	1329	314	48	1177.01
1024	B4	1329	314	48	1177.01
1025	A1	1094	194	15	1177.01
1026	B2	1226	270	42	1177.01
1027	C1	1493	130+168	22	1177.01

UNIT #	UNIT TYPE	INTERIOR AREA	BALCONY /PATIO	STORAGE	FINISH FLOOR
4001	C2	1852	198+89	0	1212.01
4002	B2	1226	232	42	1212.01
4003	A1	1094	103	15	1212.01
4004	E	2057	342+288	31	1212.01
4005	B1	1208	232	42	1212.01
4006	B4	1329	232	42	1212.01
4007	B1	1208	232	22	1212.01
4008	A2	1071	88	0	1212.01
4009	B3	1329	232	42	1212.01
4010	B1	1208	232	22	1212.01
4011	B3	1208	315	23	1212.01
4012	B1	1208	232	22	1212.01
4013	D	1848	380+163	21	1212.01
4014	B1	1208	232	22	1212.01
4015	B3	1208	315	23	1212.01
4016	B1	1208	232	22	1212.01
4017	D	1208	380+163	21	1212.01
4018	B1	1208	232	22	1212.01
4019	B1	1208	232	22	1212.01
4040	B3	1329	232	42	1212.01
4021	A2	1071	88	0	1212.01
4022	B3	1208	315	23	1212.01
4023	B4	1329	232	42	1212.01
4024	B4	1329	232	42	1212.01
4025	A1	1094	103	15	1212.01
4026	B2	1226	232	42	1212.01
4027	C2	1852	198+89	0	1212.01

UNIT #	UNIT TYPE	INTERIOR AREA	BALCONY /PATIO	STORAGE	FINISH FLOOR
2001	C2	1852	198+89	0	1188.68
2002	B2	1226	232	42	1188.68
2003	A1	1094	103	15	1188.68
2004	E	2057	342+288	31	1188.68
2005	B1	1208	232	42	1188.68
2006	B4	1329	232	42	1188.68
2007	B1	1208	232	22	1188.68
2008	A2	1071	88	0	1188.68
2009	B3	1329	232	42	1188.68
2010	B1	1208	232	22	1188.68
2011	B3	1208	315	23	1188.68
2012	B1	1208	232	22	1188.68
2013	D	1848	380+163	21	1188.68
2014	B1	1208	232	22	1188.68
2015	B3	1208	315	23	1188.68
2016	B1	1208	232	22	1188.68
2017	D	1208	380+163	21	1188.68
2018	B1	1208	232	22	1188.68
2019	B1	1208	232	22	1188.68
2020	B3	1329	232	42	1188.68
2021	A2	1071	88	0	1188.68
2022	B3	1208	315	23	1188.68
2023	B4	1329	232	42	1188.68
2024	B4	1329	232	42	1188.68
2025	A1	1094	103	15	1188.68
2026	B2	1226	232	42	1188.68
2027	C2	1852	198+89	0	1188.68

UNIT #	UNIT TYPE	INTERIOR AREA	BALCONY /PATIO	STORAGE	FINISH FLOOR
5001	C2	1852	198+89	0	1223.67
5002	B2	1226	232	42	1223.67
5003	A1	1094	103	15	1223.67
5004	E	2057	342+288	31	1223.67
5005	B1	1208	232	42	1223.67
5006	B4	1329	232	42	1223.67
5007	B1	1208	232	22	1223.67
5008	A2	1071	88	0	1223.67
5009	B3	1329	232	42	1223.67
5010	B1	1208	232	22	1223.67
5011	B3	1208	315	23	1223.67
5012	B1	1208	232	22	1223.67
5013	D	1848	380+163	21	1223.67
5014	B1	1208	232	22	1223.67
5015	B3	1208	315	23	1223.67
5016	B1	1208	232	22	1223.67
5017	D	1208	380+163	21	1223.67
5018	B1	1208	232	22	1223.67
5019	B1	1208	232	22	1223.67
5050	B3	1329	232	42	1223.67
5021	A2	1071	88	0	1223.67
5022	B3	1208	315	23	1223.67
5023	B4	1329	232	42	1223.67
5024	B4	1329	232	42	1223.67
5025	A1	1094	103	15	1223.67
5026	B2	1226	232	42	1223.67
5027	C2	1852	198+89	0	1223.67

UNIT #	UNIT TYPE	INTERIOR AREA	BALCONY /PATIO	STORAGE	FINISH FLOOR
3001	C2	1852	198+89	0	1200.34
3002	B2	1226	232	42	1200.34
3003	A1	1094	103	15	1200.34
3004	E	2057	342+288	31	1200.34
3005	B1	1208	232	42	1200.34
3006	B4	1329	232	42	1200.34
3007	B1	1208	232	22	1200.34
3008	A2	1071	88	0	1200.34
3009	B3	1329	232	42	1200.34
3010	B1	1208	232	22	1200.34
3011	B3	1208	315	23	1200.34
3012	B1	1208	232	22	1200.34
3013	D	1848	380+163	21	1200.34
3014	B1	1208	232	22	1200.34
3015	B3	1208	315	23	1200.34
3016	B1	1208	232	22	1200.34
3017	D	1208	380+163	21	1200.34
3018	B1	1208	232	22	1200.34
3019	B1	1208	232	22	1200.34
3030	B3	1329	232	42	1200.34
3021	A2	1071	88	0	1200.34
3022	B3	1208	315	23	1200.34
3023	B4	1329	232	42	1200.34
3024	B4	1329	232	42	1200.34
3025	A1	1094	103	15	1200.34
3026	B2	1226	232	42	1200.34
3027	C2	1852	198+89	0	1200.34

ATTACHMENT 10

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(OUTSIDE MARICOPA COUNTY)

NORTH SHORE CONDOMINIUM ONE

PREPARED FOR:
WESTSTONE PROPERTIES
1000 W. COLTER STREET PHOENIX, ARIZONA 85015

340 E. VALLETTA STREET, PHOENIX, AZ 85004
314 E. 6th STREET, CASA GRANDE, AZ 85222
PHOENIX (602) 271-9001 CASA GRANDE (520) 836-5001
FAX: (602) 271-9886

JOB NO. 05-084
DATE 05/01/05
DRAWN CLV
SCALE no scale
REVISIONS

UNIT TABLES

SHEET 8 of 8