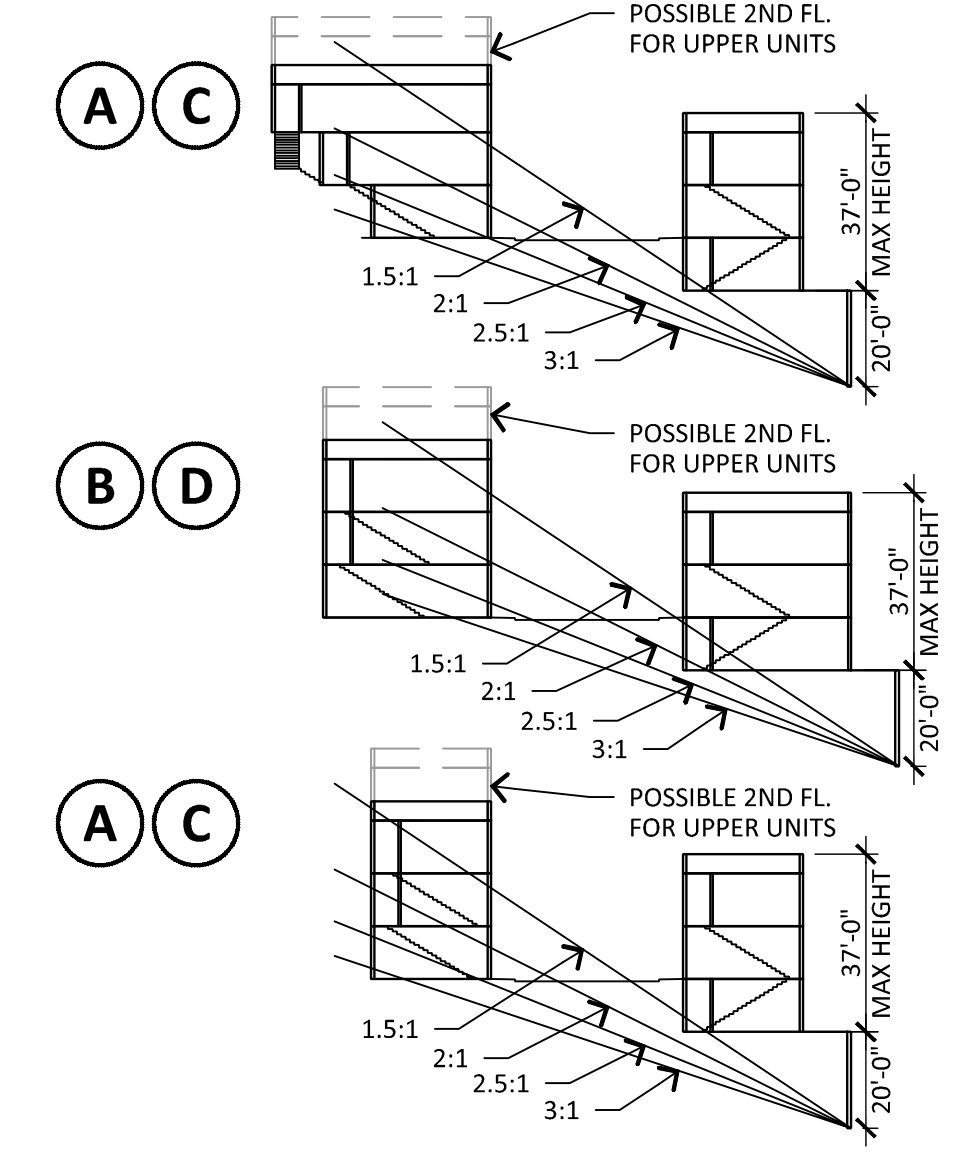


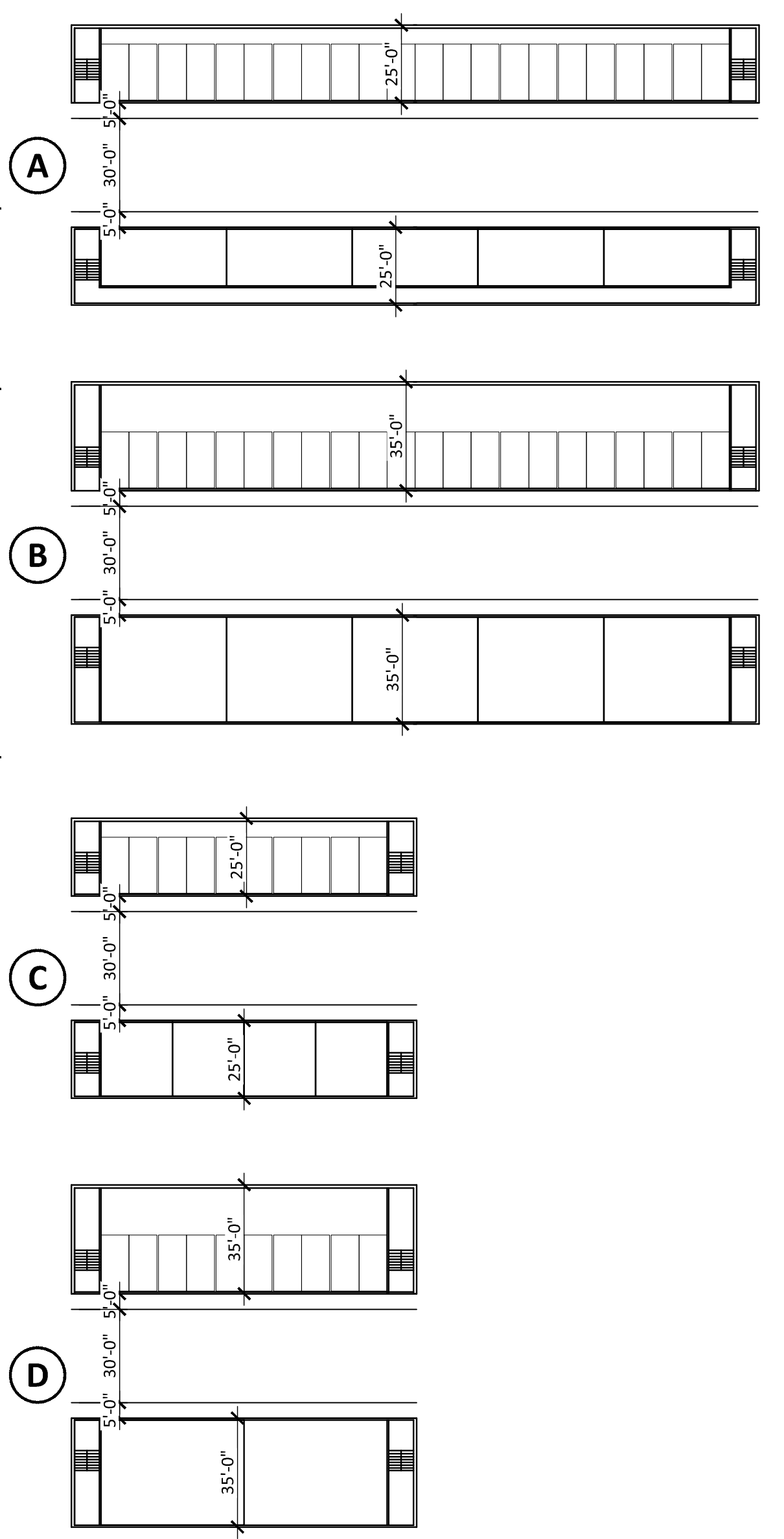
**SITE PLAN**

SCALE: 1" = 70'-0"



**BLDG. SECTION**

SCALE: 1" = 40'-0"



**BLDG. TYPE**

SCALE: 1" = 40'-0"

**PROJECT DIRECTORY**

ARCHITECT:  
 RKA A ARCHITECTS, INC.  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: NEIL FEASER  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: nfeaser@rkaa.com

**SITE DATA**

PARCEL NUMBER: 209-03-006A, 209-03-005D  
 EXISTING ZONING: RE-43  
 SITE AREA: 26.30 ACRES (1,145,414 S.F.)  
 PROPOSED USE: RESIDENTIAL

BUILDING DATA:  
 BLDG. A - 1,120 S.F.  
 BLDG. B - 1,500 S.F.  
 BLDG. C - 4,000 S.F.  
 CONDOS - x15 159,735 S.F.  
 APARTMENTS - x17 181,302 S.F.  
 TOTAL BLDG. S.F.: 347,657 S.F.

BUILDING FOOTPRINT:  
 BLDG. A - 1,120 S.F.  
 BLDG. B - 1,500 S.F.  
 BLDG. C - 4,000 S.F.  
 CONDOS - x15 53,245 S.F.  
 APARTMENTS - x17 60,434 S.F.  
 TOTAL BUILDING AREA: 120,299 S.F.  
 SITE COVERAGE: 10.4 %

CONDO'S: NUMBER OF UNITS: \*ESTIMATED UNIT SIZE\*  
 TOTAL UNIT S.F.: 106,490 S.F. (2 LEVELS)  
 3-BDR, 2 BATH: 1,200 S.F. 60% 53 UNITS  
 4-BDR, 2.5 BATH: 1,400 S.F. 40% 31 UNITS  
 TOTAL # OF UNITS: 84 UNITS

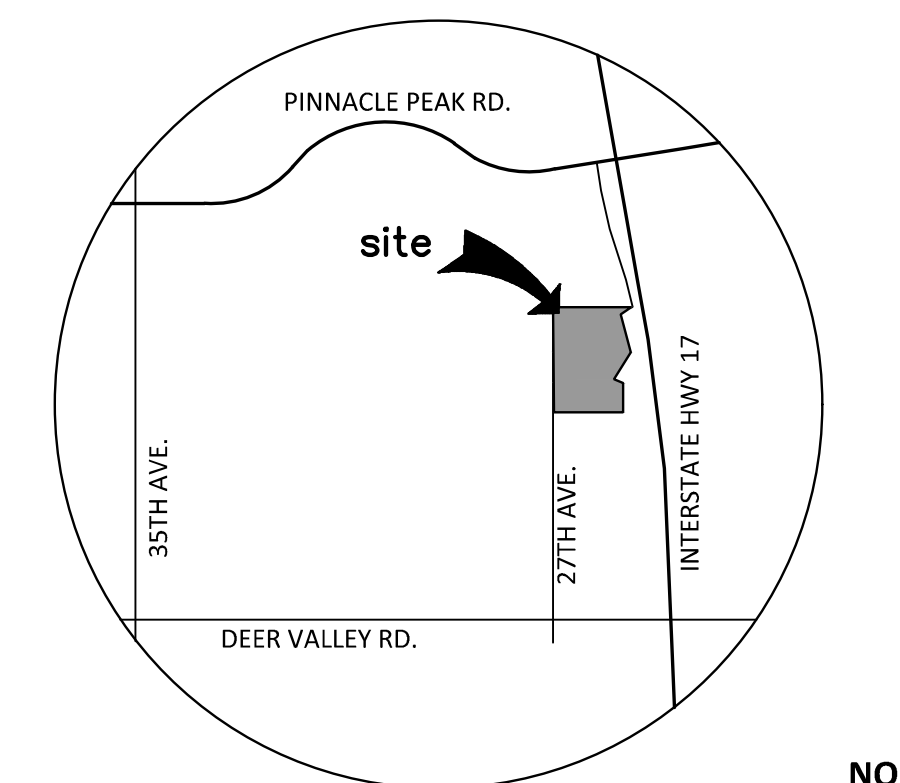
APARTMENTS: NUMBER OF UNITS: \*ESTIMATED UNIT SIZE\*  
 TOTAL UNIT S.F.: 120,868 S.F. (2 LEVELS)  
 1-BDR, 1 BATH: 700 S.F. 20% 34 UNITS  
 2-BDR, 1.5 BATH: 900 S.F. 20% 26 UNITS  
 3-BDR, 1.5 BATH: 1,100 S.F. 35% 38 UNITS  
 3-BDR, 2 BATH: 1,200 S.F. 25% 25 UNITS  
 TOTAL # OF UNITS: 123 UNITS

PARKING REQUIREMENTS:  
 OFFICE 1 SPACE PER 300 S.F. FLOOR AREA  
 1.5 SPACES PER 1 BDR UNITS  
 2 SPACES PER 2+ BDR UNITS  
 ACCESSIBLE PARKING 1 PER 9 UNITS

TOTAL PARKING REQUIRED:  
 OFFICE: 1,120 / 300 = 4 SPACES  
 1-BDR: 34\*1.5 = 51 SPACES  
 2-BDR: 26\*2 = 52 SPACES  
 3-BDR: 91\*2 = 182 SPACES  
 4-BDR: 56\*2 = 112 SPACES

TOTAL PARKING REQUIRED: 401 MIN. SPACES  
 TOTAL PARKING PROVIDED: 401 MIN. SPACES

ACCESSIBLE SPACES REQUIRED:  
 ACCESSIBLE 123/9 UNITS = 14 SPACES  
 ACCESSIBLE SPACES PROVIDED: 16 SPACES



**VICINITY MAP**

SCALE: N.T.S.



I-17 AND WILLIAMS  
 22643 N. BLACK CANYON FREEWAY  
 PHOENIX, ARIZONA 85027  
 DATE: 09.16.2025 (PRELIMINARY)

SP-1

RKA A# 22219.00

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