MULTI-FAMILY SITE

PHOENIX, ARIZONA

- ***Location:*** Just East of the NEC of 15th Dr. & Thunderbird Rd. in Phoenix, AZ
- ***Size:*** +/- 2.08 Acres
- ***Price:*** $825,000
- ***Terms:*** Cash
- ***Zoning:*** R-3 (PRD)
- ***Comments:*** Fully improved plans for a 34 unit apartment complex.

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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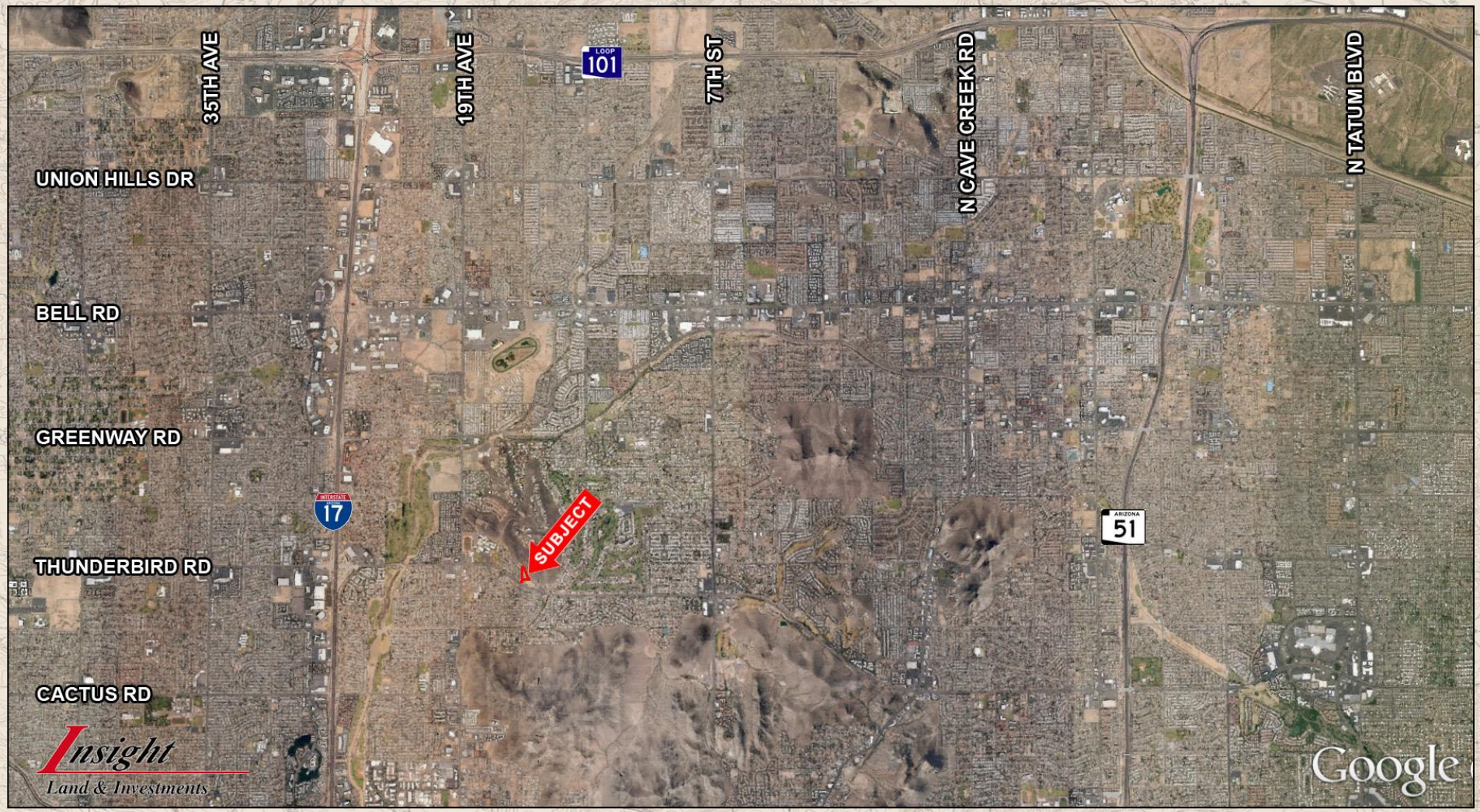
Insight Land & Investments

Multi-Family Site

Phoenix, Arizona



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Multi-Family Site

Phoenix, Arizona

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ELEVATION
RENDERING

Insight Land & Investments

Multi-Family Site

Phoenix, Arizona

CODE REVIEW

AUTHORITY	City of Phoenix, Arizona
CODE	2012 International Building Code
	2012 International Residential Code
	2012 International Fire Code
	2012 International Mechanical Code
	2012 Uniform Plumbing Code
	2011 National Electrical Code
	2012 International Conservation Code

PROJECT DESCRIPTION

Residential apartments.
New development to consist of 34, 2 bedroom, 2 bathroom apartments and a small pool, community room and open space.

PARKING SUMMARY

Parking provided: R

standard stalls:	65 spaces
ADA stalls	4 space
Total provided:	69 spaces
Parking required:	
1.5 x 34 units (resident)	51 spaces
0.5 x 34 units (guest)	17 spaces
Total Required:	68 spaces

PROJECT INFORMATION

Zoning:	R-3 (PRD)
Height:	2 story @ 28'-0" high
Building Square Footage:	
Residential	
34 apartments x Unit 1	875 sf
Total Building sf	30,625 sf
Gross s.f.	93,318 sf (2.14 acres)
Net Acres	90,840 sf (2.08 acres)
Density	
Allowed	15.23/17.40 with bonus
Proposed	15.88 (34 units)
Increase	0.65
Density Bonus	
+1% DB for each 2% of open space provided above the required 5%	
Open Space	
Required (5%)	4,666 sf (5%)
Provided	14,900 sf (15.98%)
Total building footprint	14,875 sf
Lot Coverage (total allowed)	45%
Lot Coverage (provided)	14,875 / 90,840 = 16.37%
Construction Type:	V-B

PROJECT DIRECTORY

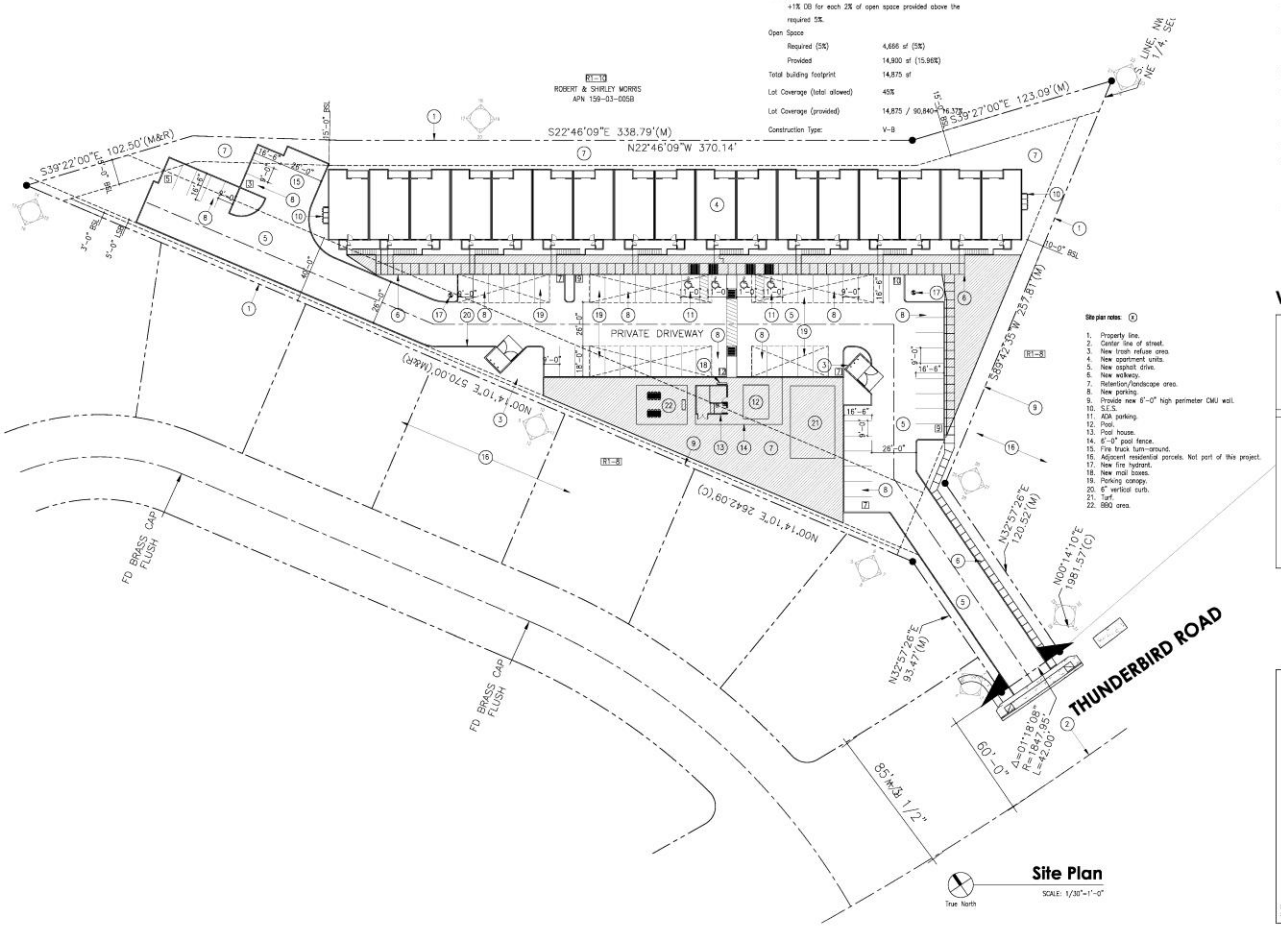
Owner	Moon Mountain Apartments 1500 W Thunderbird Road Phoenix, Arizona 85023
Architect	TOMECAK DESIGN, P.C. 4368 North Civic Center Plaza St. 201 Scottsdale, Arizona 85251 phone: 602.619.7751 contact: Mark Tomecak
Civil Engineer	Jacobs Wallace, LLC 2233 West Bethany Home Road Phoenix, Arizona 85015 phone: 602.757.5964 contact: Chuck Jacobs

CITY OF PHOENIX NOTES

1. Development and use of this site will conform with all applicable codes and ordinances.
2. This project is located in the City of Phoenix water services area and has been designated as having assured water supply.
3. All new or relocated utilities will be placed underground
4. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side on each side of the driveways entrances will be maintained at a maximum height of 3'
5. Any lighting will be place so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside the site.
6. Owners of the property adjacent to the public right of ways will have the responsibility for maintaining all landscaping located within the right of way, in accordance with approved plans.
7. The existing structures must comply with the change of occupancy provisions in the Phoenix construction code prior to use.
8. After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The occupant is to notify OSD prior to occupancy to arrange for inspections. Call (602) 262 6961 and request a design review inspection.
9. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
10. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventors and other electrical or mechanical equipment from eye level adjacent to all public streets.
11. Barbed, razor, or concertina wire (or similar) shall not be used on the site where visible from public streets or adjacent streets.
12. Date_____

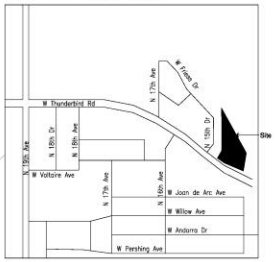
I consent to the reproduction of the site plan for the purpose of future amendments provided that if modifications are made, the architects who make such changes assume full responsibility and liability for the plan.

Signature of owner



Site Plan
SCALE: 1/30"=1'-0"

VICINITY MAP



Pre-App PAPP 1504385
11.18.15

KIVA 15-2835
SDEV-1500627

C.S. #32-26

TOMECAK DESIGN
4368 North Civic Center Plaza suite 201
Scottsdale, Arizona 85251
TEL: 602.619.7751 | FAX: 480.718.8387

EXPIRES 3.31.2017

project: **MM APARTMENTS**
1500 West Thunderbird Road
Phoenix, Arizona 85023

contents: **SITE PLAN**

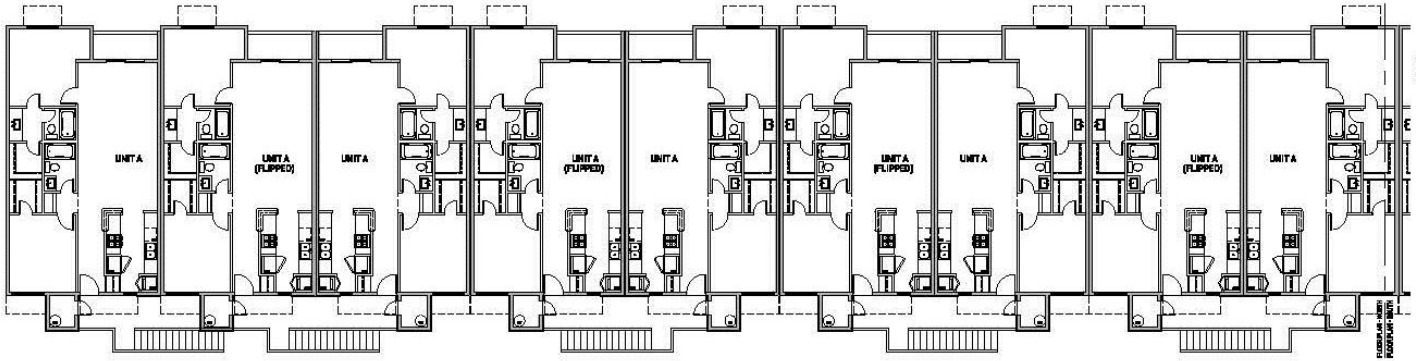
job #.: 1514

date: 10.15.2015

revised:

sheet No: **SP 100**

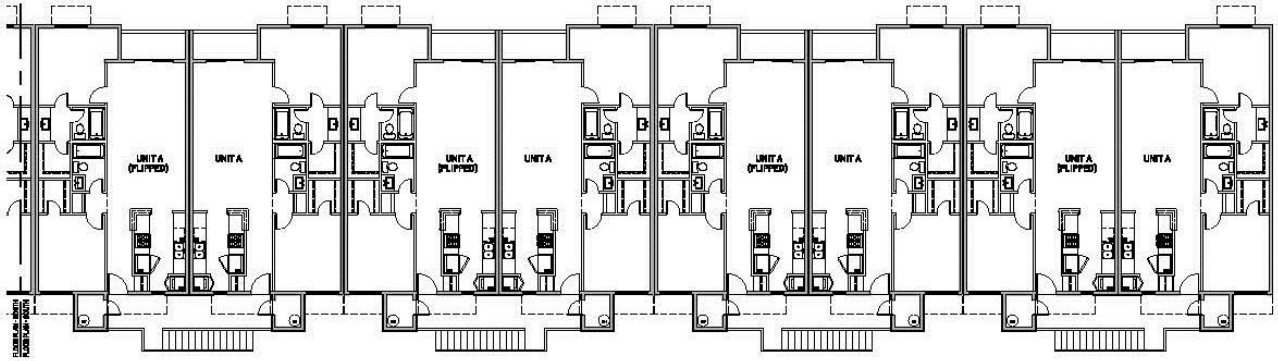
©



GENERAL NOTES:

A. SEE REMOVAL PLAN FOR MORE

FLOOR PLAN - NORTH



FLOOR PLAN - SOUTH

TOMECAK DESIGN

MOON MOUNTAIN APARTMENTS

FLOOR PLAN - OVERALL

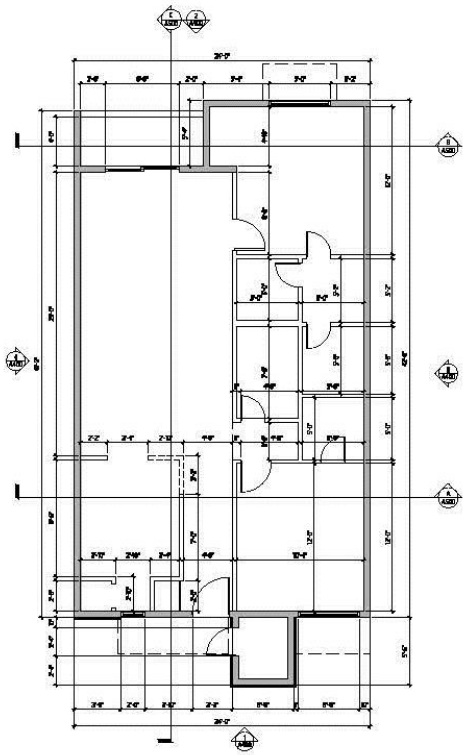
1914

6.2.2016

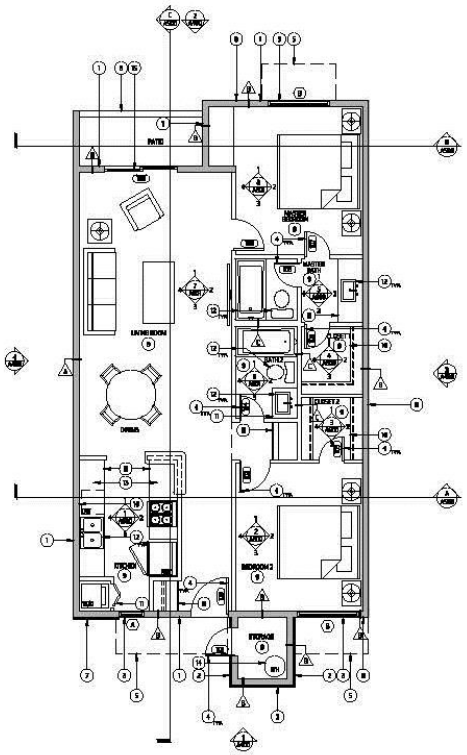
A100

Multi-Family Site

Phoenix, Arizona



DIMENSION PLAN



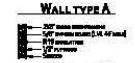
FLOOR PLAN

GENERAL NOTES:

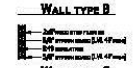
A. CONFIRM ALL NEW WALL LOCATIONS, MACHINE AND MODIFICATIONS TO EXISTING WALLS IN FIELD WITH ARCHITECT AND OWNER PRIOR TO ROUGH FRAMING.
B. PATCH AND REPAIR ALL WALLS AS REQUIRED.
C. CONTRACTOR TO COORDINATE ALL BLOCKING FOR MOUNTING ACCESSORIES WITH ARCHITECT AND OWNER.
D. CONTRACTOR TO COORDINATE SECURITY SYSTEM AND SOUND SYSTEM WITH OWNER.
E. SHOP DRAWINGS REQUIRED FOR ALL CABINETRY, DOORS, AND WINDOWS, COUNTERTOPS.
F. VERIFY ALL PLUMBING FIXTURE LOCATIONS AND HEIGHTS IN FIELD WITH ARCHITECT AND OWNERS.
G. COORDINATE CONCRETE SLAB HEIGHTS WITH FLOORING MATERIAL THICKNESS FOR FLUSH CONSTRUCT FLOOR MATERIAL CHANGES.
H. TEXTURE, PAINT AND INSTALL 4" BASE ON ALL WALLS.
I. PAINT MECHANICAL EQUIPMENT ON ROOF SAME COLOR AS BUILDING.
J. ALL INTERIOR WALLS REMOVED TO BE "WALL TYPE D" TYPE.

FLOOR PLAN NOTES:

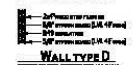
1. NEW WOOD FRAMED WALL W/ STUCCO FINISH, TYPICAL - SEE ELEVATIONS.
2. NEW WOOD FRAMED WALL CLAD W/ WOOD, SEE ELEVATIONS.
3. NEW ALUMINUM WINDOW, TYPICAL.
4. NEW HOLLOW CORE WOOD DOOR, TYPICAL.
5. LINE OF METAL AWNING ABOVE.
6. NEW WALL BED.
7. NEW WOOD FRAMED WALL W/ FINISH CEMENT BOARD FINISH, TYPICAL - SEE ELEVATIONS.
8. NEW WOOD FRAMED WALL W/ MODULAR BRICK FINISH, TYPICAL - SEE ELEVATIONS.
9. FLOORING TO BE SELECTED BY OWNER.
10. CLOSET SYSTEM TO BE SELECTED BY OWNER.
11. FINISH CABINETRY TO BE SELECTED BY OWNER.
12. PLUMBING FIXTURES TO BE SELECTED BY OWNER.
13. COUNTER TOP TO BE SELECTED BY OWNER.
14. WASHER HANGER REFER TO PLUMBING.
15. ALUMINUM SLOPE DOOR, TYPICAL.
16. FURN WALL AS REQUIRED TO NO PLUMBING PENETRATION HOUSE RATED ASSEMBLY, TO BE 3 DOORS.



WALL TYPE A



WALL TYPE B



WALL TYPE C

WALL TYPE D

*REFER TO GEN. NOTE "J" FOR ALL WALL TYPE "D" LOCATIONS.

TOMECAK DESIGN

4360 NORTH CIVIC CENTER PLAZA
SUITE 201 SCOTTSDALE, AZ 85251

TEL: 602.619.7751
FAX: 480.718.3337

PROJECT: MOON MOUNTAIN APARTMENTS
1500 WEST THUNDERBIRD ROAD
PHOENIX, ARIZONA 85023

CONTENTS: FLOOR PLAN AND DIMENSION PLAN

JOB NUMBER: 1514

DATE: 6.21.2016

REVISION:

SHEET NO: A200