

**THE SCOPE OF THE PROJECT IS:**

THE EXISTING AGED SINGLE FAMILY HOME IS PROPOSED TO BE REPLACED WITH A NEW 8-UNIT MULTI-FAMILY BUILDING. THE FIRST LEVEL OF THE NEW STRUCTURE SHALL BE COVERED PARKING SERVING THE BUILDING, THE SECOND AND THIRD LEVELS WILL BE COMPOSED OF 4 NEW UNITS EACH.

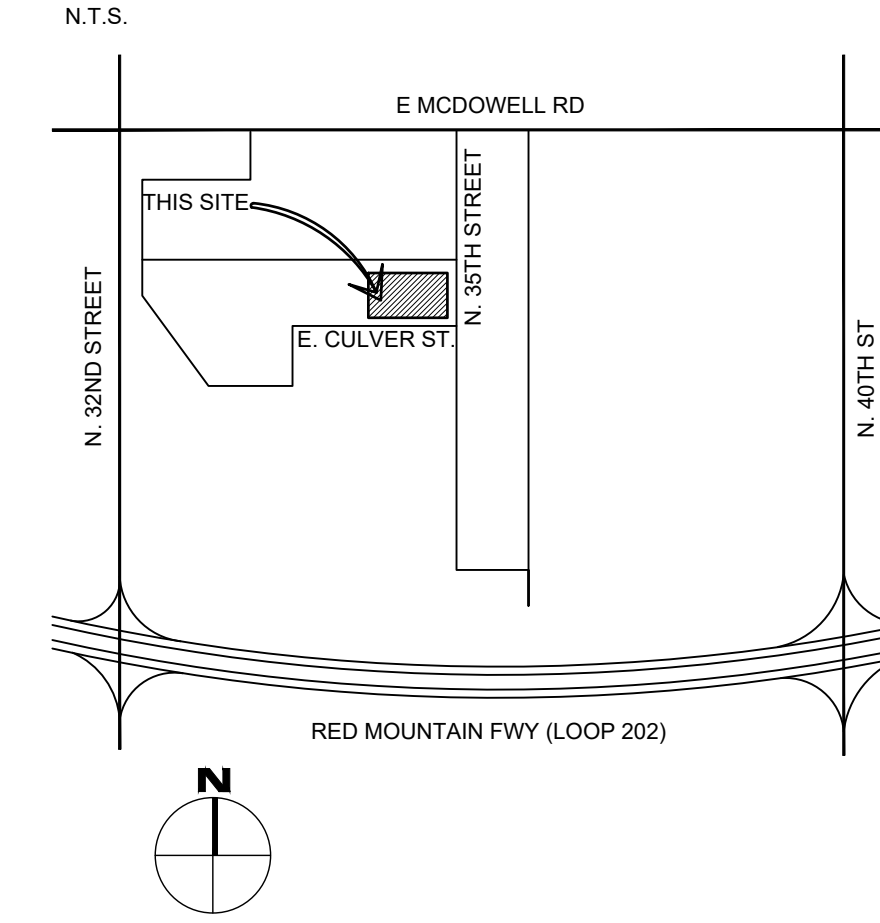
I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN

*Artin Knadjian*  
SIGNATURE OF COPYRIGHT OWNER

03-25-2022  
DATE

Artin Knadjian  
PRINTED NAME OF COPYRIGHT OWNER

**VICINITY MAP**



**KEY NOTES**

- NEW THREE STORY MULTI-FAMILY BUILDING 40'-0" TO TOP OF PARAPET
- NEW LANDSCAPE AND HARDSCAPE AREA
- NEW ENCLOSED GARBAGE/RECYCLING AREA
- NEW DRIVEWAY WITH ASPHALT PAVING
- NEW PARKING SPACES (15)
- SLIDING PARKING LOT ENCLOSURE GATE
- NEW CURBING
- NEW CMU SITE WALL - HEIGHT ± 6'-0"
- NEW CONCRETE WALKWAYS
- NEW MANUAL GATES FOR TRASH AREA, HEIGHT: 5'-0"
- ELEVATOR SHAFT SPACE = 8'-5.0" X 7'-3.0
- 8" X 8" X 10'-0" WOOD TIMBER COLUMNS, TYP
- NEW STRIPED ACCESSIBLE PATH
- NEW SIDEWALK ADA COMPLIANT RAMP
- DOG PARK
- OUTDOOR PATIO/BBQ/PICNIC AREA W/GAZEBO
- REGULAR TRASH
- RECYCLING TRASH
- BUILDING LINE ABOVE
- SITE WALL = 36" HT CMU W/ 36" WROUGHT IRON FENCING & GATES
- GRILL AREA

**PROJECT INFORMATION**

**OWNER:**

FIRST MILL  
OWNER ADDRESS:  
9393 N 90TH ST. UNIT 103-333  
SCOTTSDALE, AZ 85268

**ARCHITECT:**

AAK ARCHITECTURE & INTERIORS, INC.  
7585 EAST REDFIELD ROAD, SUITE 106  
SCOTTSDALE, AZ 85260  
CONTACT: ARTIN KNADJIAN  
TEL: 480.588.5852  
EMAIL: ART@AAKAI.COM

**PROJECT DATA:**

PROPOSED 3 STORY  
BUILDING WITH  
8 DWELLING UNITS  
PARCEL NUMBER:  
121-03-020B  
ADDRESS: 1234 N. 35TH ST., PHOENIX AZ 85008

LOT SIZE:  
GBA = 14,814 SQ. FT. FAR= 0.8897

PROPOSED LOT COVERAGE:  
4,938 SQ. FT. / 11,520 NET SQ. FT. x 100% = 42.86%  
MAX ALLOWED: 50%

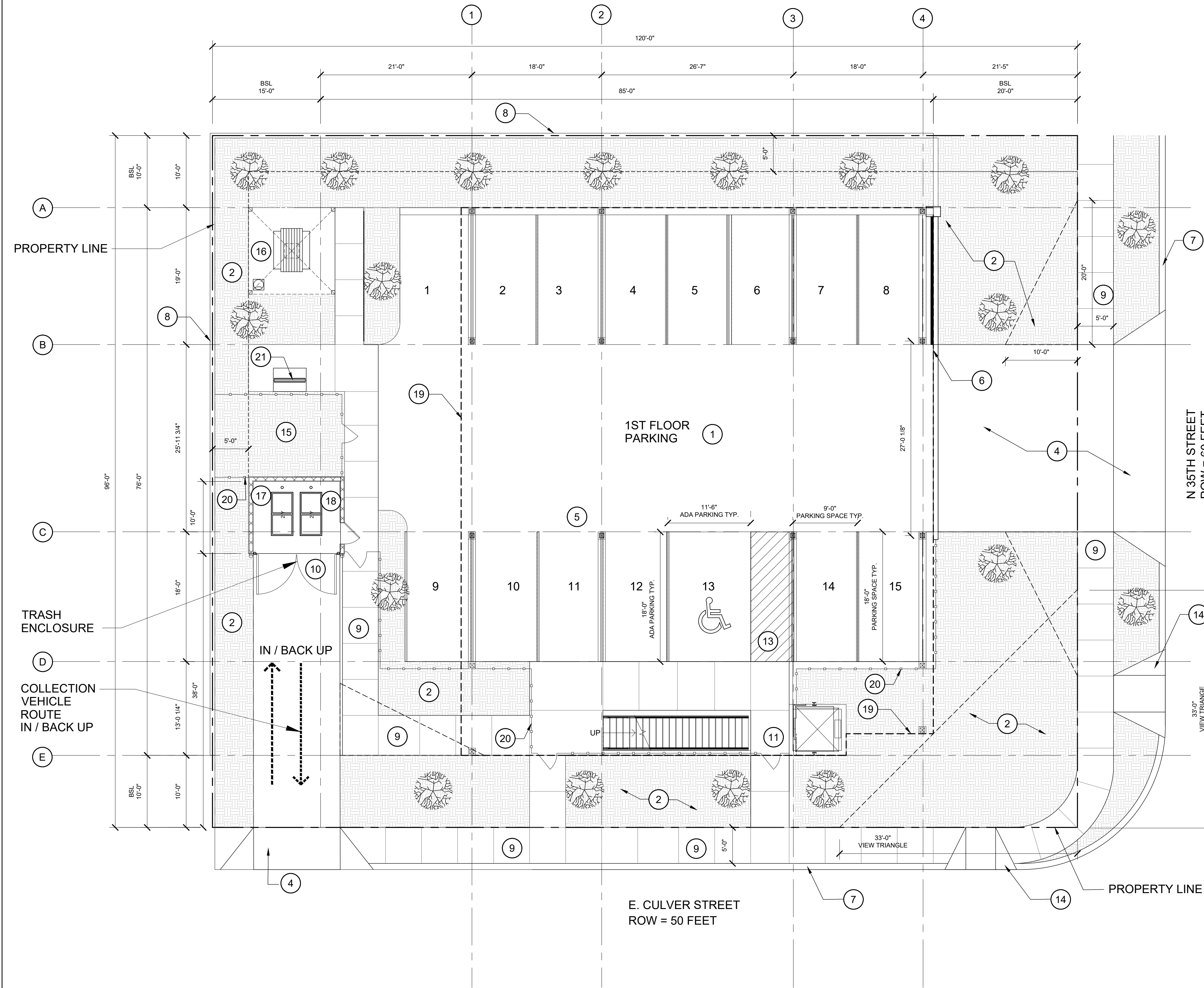
MAX HEIGHT ALLOWED: 40'-0"  
EXISTING ZONING: R1-6  
PROPOSED ZONING: R-4

SUBDIVISION:  
VISTA INCOME ESTATES UNIT 3

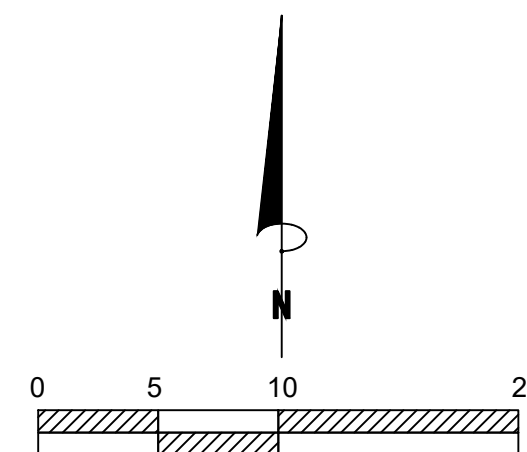
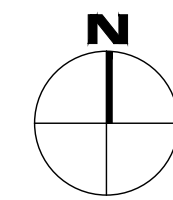
PARKING CALCULATIONS:  
8 UNITS, ONE AND TWO BEDROOMS x 1.50  
SPACES/UNIT = 12 SPACES  
PLUS 0.5 SPACE/UNIT FOR UNRESERVED SPACES = 0.5  
x 8 = 4 SPACES.  
TOTAL 16 SPACES, 15 SPACES (INCLUDING ONE  
ACCESSIBLE SPACE) WITH BONUS OF ( -1.0 SPACE /  
PROVISION OF TRASH & RECYCLING).

**SITE PLAN NOTES:**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS -OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
- STRUCTURE AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
- STRUCTURE AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM OF 5'
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT - OF - WAY.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6' 8".
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE RECEIVED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.



**1 SITE PLAN**  
scale: 1/8" = 1'-0"



aakai architecture + interiors

**FIRST MILL**  
1234 N. 35TH ST.  
PHOENIX, AZ 85005

PRE-CONSTRUCTION PHASE	
NO.	DATE
ISSUED FOR:	
SITE PLAN SUBMITTAL	01-25-2022
CONSTRUCTION PHASE	
REV.	DATE



SHEET TITLE  
**SITE PLAN**

SCALE: AS NOTED  
DATE: 09/09/2021  
JOB NUMBER: 2125-00

**A001**