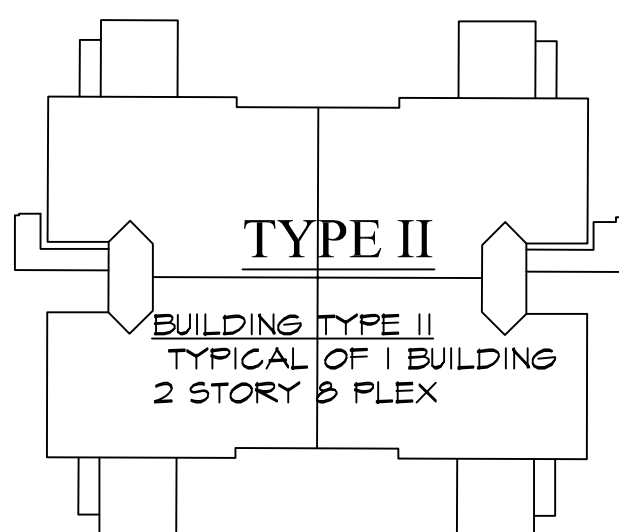
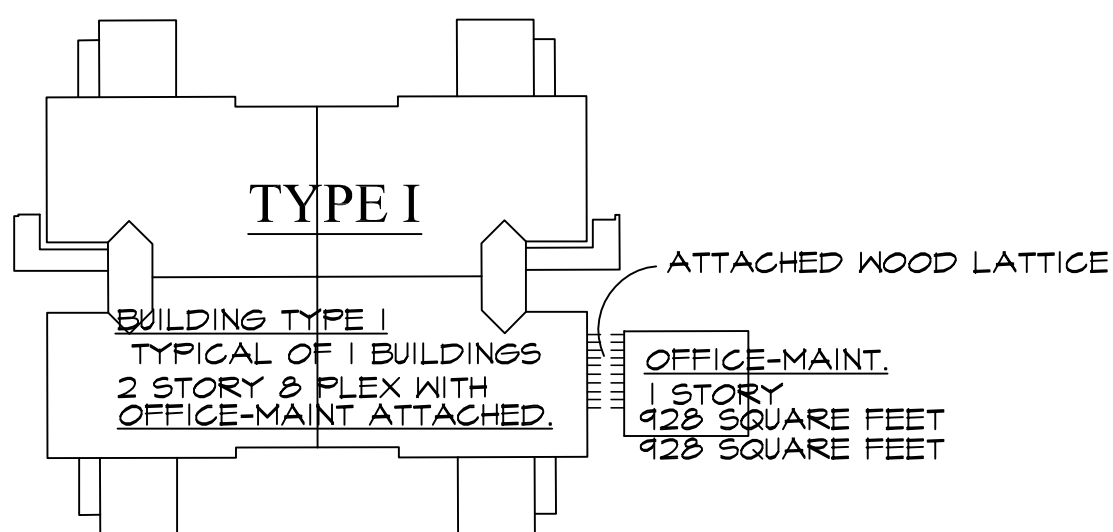
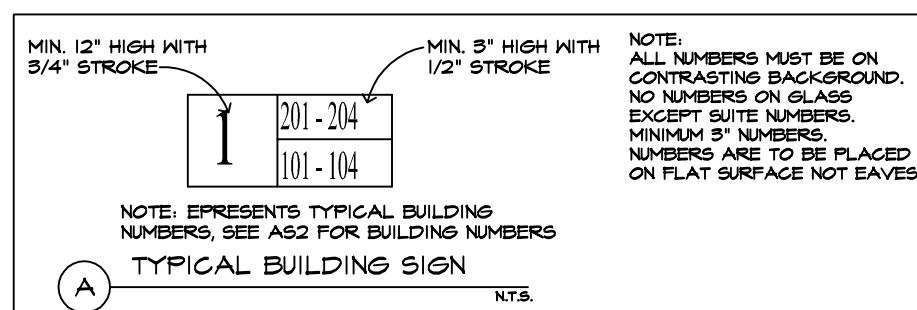


NOTE: THIS SYMBOL DENOTES LIGHT POLE LOCATIONS ON SITE
LIGHT SHALL COMPLY WITH DARK SKY ORDINANCE



Occupancy / Square Footages							
BUILDING	QUANTITY	TYPE	CONST. TYPE	GROSS S.F.	NET S.F.	PATIO G.S.F.	BALCONY G.S.F.
UNIT B1	56	R-2	SEE BLDG	10912	1037	130	106
TOTALS	56			61152	58072	3640	2968
BUILDING	QUANTITY	TYPE	CONST. TYPE	GROSS S.F. PER BLDG.	GROSS TOTAL		
BUILDING I	1	R-2	V - A	10880	10880		
BUILDING II	6	R-2	V - A	9952	59712		
CABANA	1	U	V - B	225	225		
TOTAL GROSS S.F. ALL BUILDINGS BOTH LEVELS					70817		
TOTAL FOOTPRINT LEVEL ONE ONLY =					35521		
1. THE BUILDING GROSS S.F. INCLUDES NON AIR CONDITIONED HALL SPACE						FIRE SPRINKLERED 13R	
2. THE FOOT PRINT INCLUDES, GROSS S.F. AND PATIO						REQUIRED ALL BUILDINGS	

OWNER
PETE FINUCCHIARO
16042 NORTH 32ND STREET #3
PHOENIX, ARIZONA 85032
(480) 205-1315

APPLICANT:
G.M. ZIMMERMAN - ARCHITECT
PO BOX 5402
CAREFREE ARIZONA 85377

General Notes:

A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.

B. PURSUANT TO CHAPTERS OF THE PEORIA CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A WAIVER OR DEFERMENT OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER.

C. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW. BPPD 3' OR LARGER SHALL BE SCREENED BY A MASONRY WALL, PAINTED TO MATCH THE BUILDING.

D. NO SIGNS, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES, SEE PEORIA DET. 188 FOR RESTRICTIONS, OVER 30' IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY TRAFFIC ENGINEER.

E. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW BY A PARAPET WALL.

F. ALL AUTOMATIC GATES FOR DRIVEWAYS SHALL HAVE 'OPTICON' OR EQUAL RECIEVER FOR FIRE TRUCK CONTACT TO OPEN AUTOMATICALLY.

G. CITY OF PEORIA ORD. 2013-13 REQUIRES STRUCTURE TO BE PROTECTED BY A TOTAL COVERAGE FIRE ALARM AND FIRE DETECTION SYSTEM. 00-116 ALSO REQUIRES STRUCTURE TO BE PROTECTED BY A FULLY SPRINKLERED SYSTEM, WITH THE MINIMUM DESIGN OF ORDINARY 2 CALCULATED AT 2000 SF.

H. ALL FIRE HYDRANTS TO BE OF THE 'WET BARREL' TYPE. MAINTAIN A MINIMUM 3' CLEAR SPACE AROUND FIRE HYDRANT AND FDC AND DO NOT PLANT TREES OR BUSHES THAT WILL ENROACH UPON THE 3' CLEAR SPACE WHEN MATURE.

I. ALL LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 14-3-II OF THE CITY OF PEORIA ORDINANCE LIGHTING REQUIREMENTS AND THE CITY OF PEORIA OUTDOOR LIGHT CONTROL ORDINANCE.

J. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS.

K. ALL GROUND MOUNTED AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.

L. REFUSE CONTAINERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PEORIA ZONING ORDINANCE.

M. * REPRESENTS FIRE LANE. X REPRESENTS FIRELANE SIGN. SEE S11 DETAL.

N. PROJECT TO BE EQUIPPED WITH NFPA 13R SPRINKLERED SYSTEM.

O. KNOX BOXES TO BE PROVIDED AT ALL ENTRY GATES, OFFICE AND COMMERCIAL BUILDINGS AND ALL POOL GATES.

OVERALL SITE PLAN DATA TABLE			
TOTAL LANDSCAPE	REQUIRED 20% NET = 31,715	PROVIDED 66,340 SQUARE FEET	
Max. Building Height:	(2) STORY 25'-0" MAX		
Density:	12.3 DU/Gross Acre (12.4/Net ac)		
PROJECT AMENITIES	POOL	WITH SEATING AREA AND PLANTERS	2,000 SQUARE FEET OF POOL AND DECKING
	SPA	HEATED WITH SEATING AREA	90 SQUARE FEET OF SPA
	DOG PARK	PET SAFE WITH 5 FOOT HIGH FENCE AND DOG SAFE ENTRY	2,000 SQUARE FEET OF PET PLAY AREA
	PLAY STATION	MULTI-ZONE PLAY AREA WITH SAFETY GROUND COVER	3,500 SQUARE FEET OF PLAY AREA
	SHADE STRUCTURE	WITH PICNIC TABLE AND BBQ GRILL	265 SQUARE FEET FOR SHADE AND COOK AREA
	OFFICE AND MAINTENANCE	WITH ON SITE OBSERVATION AT POOL AREA	ON-SITE MANAGER FOR 24/7 MANAGEMENT
TOTAL BEDROOMS	56 TOTAL UNITS	2 BEDROOMS PER UNIT	112 TOTAL BEDROOMS
Proposed Zoning:	RM-I	Existing Zoning:	C-2
Lot Coverage:	17% (OF NET LOT SIZE)		
Construction Type:	V A		
Assessors Parcel # :	143-11-004-S		
Parcel Size:	4.55 AC GROSS	4.336 AC NET	
CURRENT CODES:	2012 IRC, IBC, IMC, UPC		
	IPC, IECC, IFCC, 2011 NEC		
USABLE OPEN SPACE	21,059 SQUARE FEET		

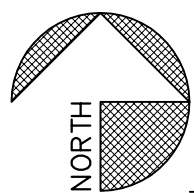
LEGAL DESCRIPTION

THE NORTH 300 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART LYING NORTH OF A LINE THAT BEGINS ON THE EAST LINE OF SAID SECTION 25, AT A POINT 590.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND RUNS SOUTH 89 DEGREES 14 MINUTES 43 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; AND

EXCEPT THE EAST 55 FEET THEREOF.



PRELIMINARY SITE PLAN