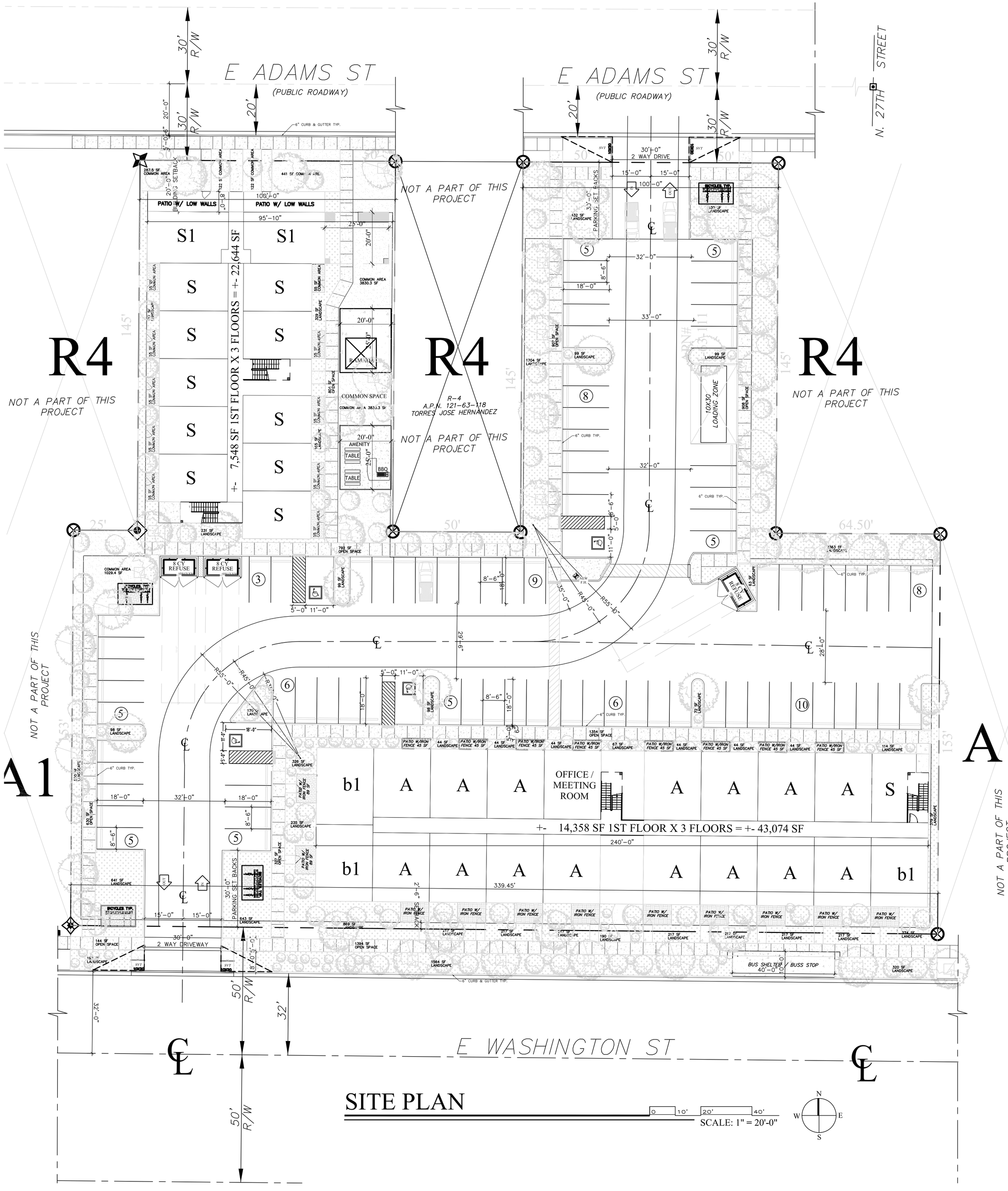


UNITS PER FLOOR:

(S) EFFICIENCY UNIT	= 11
(S1) 1 BEDROOM UNIT	= 2
(A) 1 BEDROOM UNIT (< 600 SF.)	= 16
(b1) 2 BEDROOM UNIT	= 3
TOTAL UNITS =	32

UNITS PER FLOOR X 3 FLOORS

(S) EFFICIENCY UNIT	= 11 X3 = 33
(S1) 1 BEDROOM UNIT	= 2 X3 = 6
(A) 1 BEDROOM UNIT (< 600 SF.)	= 16 X3 =48
(b1) 2 BEDROOM UNITS	= 3 X3 = 9

TOTAL UNITS = 32 X3= 96

PARKING REQUIRED: (PER FLOOR)

(S) EFFICIENCY UNIT (< 600 SF.)	= 11 X 1.0	= 11
(S1) 1 BEDROOM UNIT	= 6 X 1.0	= 6
1 BEDROOM UNITS (< 600 SF.)	= 16 X 1.0	= 16
(B1-B2-B3-B4) 2 BEDROOM UNITS	= 3 X 1.5	= 4.5
		37.5

TOTAL = 37.5 PARKING SPACES

TOTAL PARKING REQUIRED: (PER FLOOR)

PARKING SPACES TOTAL = 37.5

PER WALKABLE URBAN CODE.

37.5 X 25% = 9.375 PARKING SPACES

W.U.C 25% REDUCTION 37.5 - 9.375 = 28.125 SPACES REQUIRED PER FLOOR

(28.125) SPACES X 3 FLOORS = 84.375 (84)

TOTAL PARKING REQUIRED.
28.125 SPACES PER FLOOR
X 3 FLOORS = 84.375 (84)

TOTAL PARKING PROVIDED = 85

ACCESSIBLE PARKING REQUIRED

ACCESSIBLE PARKING REQUIRED: 76 TO 100 = 4
PROVIDE = 4 (INCLUDED IN TOTAL)

(TRANSECTS: 5:5 WASHINGTON & 4:3 ADAMS ST.)

LEGAL DESCRIPTION

COMMITMENT NO. NCS - 1123533 PHX
THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT TWO (2), BLOCK SIX (6), HALEAII, ACCORDING TO THE PLAT OF RECORD IN THE OneCe OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 20 OF MAPS, PAGE 46;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 285 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY ALONG THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 125 FEET;

THENCE NORTHERLY ALONG A LINE PARALLEL TO AND 410 EAST FEET OF THE EAST SIDE LINE OF SAID LOT 2, A DISTANCE OF 298 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST ADAMS STREET, SAID POINT BEING 410 FEET EASTERLY OF THE NORTHEAST CORNER OF LOT 1, BLOCK 6, OF HIALEAH SUBDIVISION;

THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID EAST ADAMS STREET, 100 FEET TO A POINT WHICH IS 310 FEET OF EASTERLY OF THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHERLY ON A LINE PARALLEL TO AND 310 FEET EASTERLY OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 145 FEET TO A POINT WHICH IS 310 FEET EASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE WESTERLY A DISTANCE OF 25 FEET TO A POINT WHICH IS 285 FEET EASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHERLY ON A LINE PARALLEL TO AND 285 FEET EASTERLY OF THE EAST LINE OF LOTS 1 AND 2 IN BLOCK 6, OF HIALEAII, A DISTANCE OF 153 FEET TO THE TRUE POINT OF BEGINNING.

COMMITMENT NO. NCS - 1096155 PHX1
PARCEL NO 1
THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF PHOENIX, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, OF HIALEAII, PER MAP RECORDED IN BOOK 20 OF MAPS, PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 510 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50 FEET;

THENCE SOUTHERLY PARALLEL TO THE EAST LOT LINE OF SAID LOT 1, A DISTANCE OF 145 FEET; MORE OR LESS, TO A POINT ON THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 1;

THENCE WEST 50 FEET;
THENCE NORTH 145 FEET TO THE TRUE POINT OF BEGINNING. PARCEL NO. 2;
THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF PHOENIX, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, HIALEAII, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 20 OF MAPS, PAGE 46 THEREOF;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 410 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY ALONG A LINE PARALLEL TO AND 410 FEET EAST OF THE EAST SIDE LOT LINE OF SAID LOT 2, A DISTANCE OF 298 FEET, MORE OR LESS, TO A POINT ON THE PROLONGATION EASTERLY OF THE SOUTH LINE OF LOT 1, BLOCK 6, HIALEAII;
THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 1, BLOCK 6, HIALEAII, A DISTANCE OF 100 FEET;

THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 510 FOOT EAST OF THE EAST SIDE LOT LINE OF LOT 2, BLOCK 6, HIALEAII, A DISTANCE OF 153 FEET MORE OR LESS, TO A POINT ON THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 2;

THENCE WESTERLY ALONG THE PROLONGATION EASTERLY OF THE SOUTHEAST LINE OF SAID LOT 2, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, L YING WITHIN THE CORPORATE LIMITS OF THE CITY OF PHOENIX, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE EASTERLY ALONG THE SECTION LINE. A DISTANCE OF 1203 FEET;

THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 510 FOOT EAST OF THE EAST SIDE LOT LINES OF LOTS 1 AND 2, BLOCK 2, LOTS 1 AND 2 BLOCK 4, AND LOT 1, BLOCK 6, HIALEAII, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 20 OF MAPS, PAGE 46, A DISTANCE OF 921.35 FEET, MORE OR LESS, TO A POINT ON THE PROLONGATION EASTERLY OF THE SOUTH LINE OF LOT 1, BLOCK 6, HIALEAII, THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 1, BLOCK 6, HIALEAII, A DISTANCE OF 114.45 FEET, MORE OR LESS, TO A POINT
ON THE EAST LINE OF THAT CERTAIN PARCEL OF PROPERTY DESCRIBED AS PARCEL NO.
2 IN THAT CERTAIN DEED FROM CORNING ESTATE HOLDING COMPANY TO PHOENIX TITLE AND TRUST COMPANY, TRUSTEE, RECORDED IN BOOK 315 OF DEEDS, PAGE 114, RECORDS OF MARICOPA COUNTY, ARIZONA, WHERE SUCH EAST LINE IS INTERSECTED BY THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 1, BLOCK 6, HIALEAII;

THENCE SOUTHERLY ALONG THE EAST LINE OF PARCEL NO. 2. AS AFORESAID, A DISTANCE OF 153 FEET, MORE OR LESS, TO A POINT WHERE SAID EAST LINE OF INTERSECTED BY THE PROLONGATION EASTERLY OF THE SOUTH LINE OF LOT 2, BLOCK 6, HIALEAII;

THENCE WESTERLY ALONG SAID PROLONGATION EASTERLY OF THE SOUTH LINE OF LOT 2, BLOCK 6, HIALEAII, A DISTANCE OF 114.45 FEET TO A POINT 510 FEET EAST OF THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, HIALEAII;

THENCE NORTHERLY ALONG SAID PROLONGATION TO AND 510 FEET EAST OF THE EAST SIDE LOT LINE OF LOT 2, BLOCK 6, HIALEAII, A DISTANCE OF 153 FEET. MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL NO.4:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF PHOENIX, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, HIALEAII;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 460 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE PROLONGATION EASTERLY OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50 FEET;

THENCE SOUTHERLY PARALLEL TO THE EAST SIDE LOT LINE OF SAID LOT 1, A DISTANCE OF 145 FEET. MORE OR LESS, TO A POINT ON THE PROLONGATION EASTERLY OF THE SOUTH LINE OF SAID LOT 1;

THENCE WEST 50 FEET;

THENCE NORTH 145 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT DATA

PROPERTY OWNER:

2030 W. BASELINE ROAD, SUITE 182-718
PHOENIX, AZ 85041
CONTACT: BRANDON HAMPTON
PHONE: (310) 629-5777
E-MAIL: BRAMDOMHAMPTON@GAMEDAYREALESTATE.COM

PROPERTY ADDRESS:

2532 E WASHINGTON ST. PHOENIX, AZ 85034

APN #:

121-63-075, 121-63-096, 121-63-097, 121-63-109, 121-63-110, 121-63-111, 121-63-114, 123-63-115 & 123-63-116

SITE.

NET AREA.	81,712.9 SQ. FT OR 1.8758 ACRES
GROSS AREA.	104,639.2 SQ. FT OR 2.2140 ACRES
ZONING:	A1 & R-4
REZONING:	WU CODE (SINGLE-FAMILY ATTACHED) TRANSECTS 4:3 & 5:5
STR:	11 1N 3E
JURISDICTION:	PHOENIX, ARIZONA
CONSTRUCTION TYPE:	V-B / F.S.
STORIES:	3 STORY
OCCUPANCY/ USE:	R-2 (SINGLE- FAMILY DEVELOPMENT)

SETBACKS

FRONT:	MAXIMUM OF 6'-0" (WHASHINGTON ST)
REAR:	20'-0" (E ADAMS ST)
SIDE:	0'-0"

BUILDING HEIGHT:

ALLOWABLE BLDG HGT:	4 STORIES:	54'-0"
PROPOSED BLDG HGT:	3 STORY:	± 40'

SITE DATA:

LOT SIZE: GROSS. 104,639.2 SF
NET. 81,712 SF

OPEN SPACE AREA:
5% OF THE GROSS IS REQ. 5% of 104,639.2 = 5,231.96 SF
PROVIDED 7,404 SF / 104,639.2 = 7%

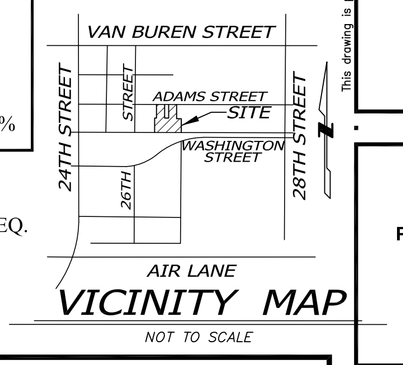
LANDSCAPE AREA:
5% OF THE GROSS IS REQ. 5% of 104,639.2 = 5,231.96 SF
PROVIDED 12,326.6 SF / 104,639.2 = 12%

COMMOM AREA:
5% OF THE GROSS IS REQ. 5% of 104,639.2 = 5,231.96 SF
PROVIDED 5,832.2 SF / 104,639.2 = 5%

LOT COVERAGE:
BUILDING A = 14,358 SF
BUILDING S = 7,548 SF
TOTAL = 21,906 SF

LOT COVERAGE:
21,906 SF / 81,712 NET AREA = 27%

BLDG. FRONTAGE
ADAMS ST = 48% / 50% REQ.
WASHINGTON ST = 70% / 75% REQ.



APPROVALS

KIVA PROJECT # : 22-3119

SDEV # : 2200432

PAPP/FACT # : 2207184

MEETING DATE: 11/4/2022

ROSS DESIGN GROUP L.L.C.
ARCHITECTURE INTERIORS PLANNING PROJECT MANAGEMENT
4342 N CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
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www.rossdesigngroup.biz

REVISIONS

WASHINGTON
AFFORDABLE HOUSING
2532 E. WASHINGTON ST
PHOENIX, ARIZONA 85034

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PRELIMINARY SITE PLAN REVIEW

REZONE APPLICATION

ARCHIVE:

DATE:	11.29.2022	SHEET NO.
SCALE:	AS SHOWN	A0
DRAWN BY:	STAFF	
CHECKED:	DR / NH	

SITE PLAN