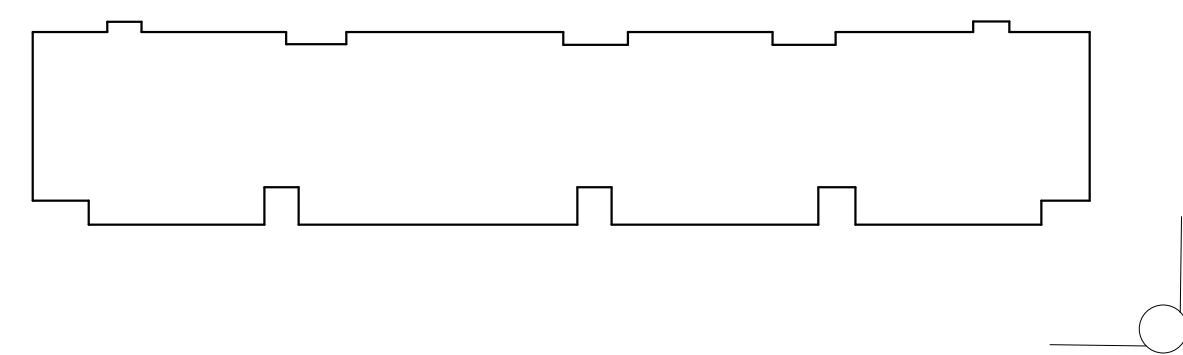




BUILDING A - RENNICK FACING PERSPECTIVE

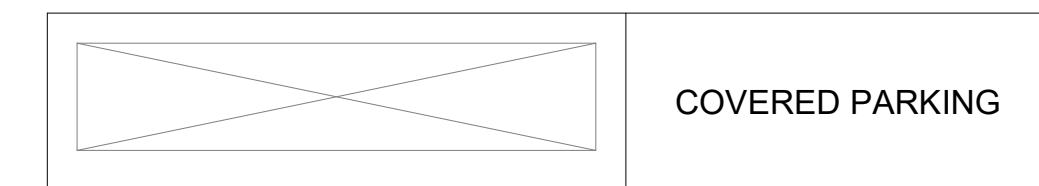
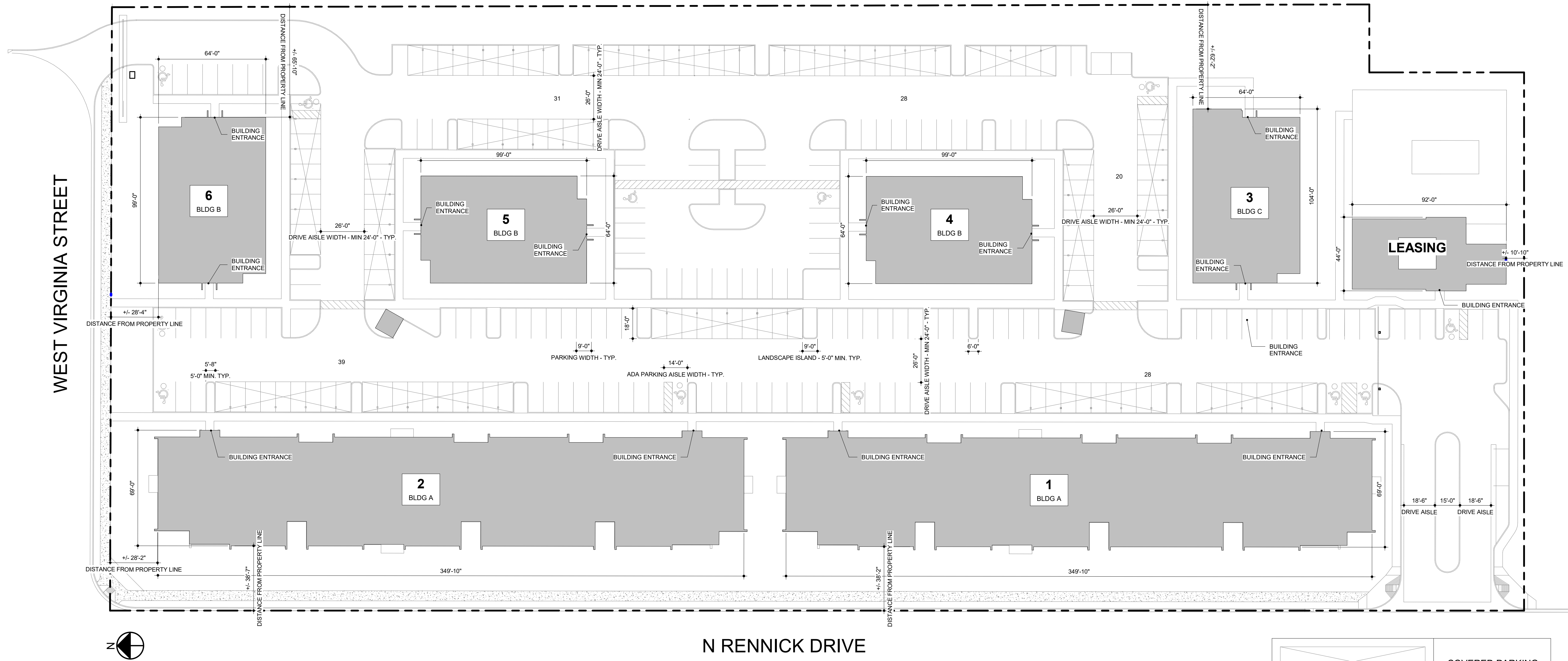


APACHE JUNCTION

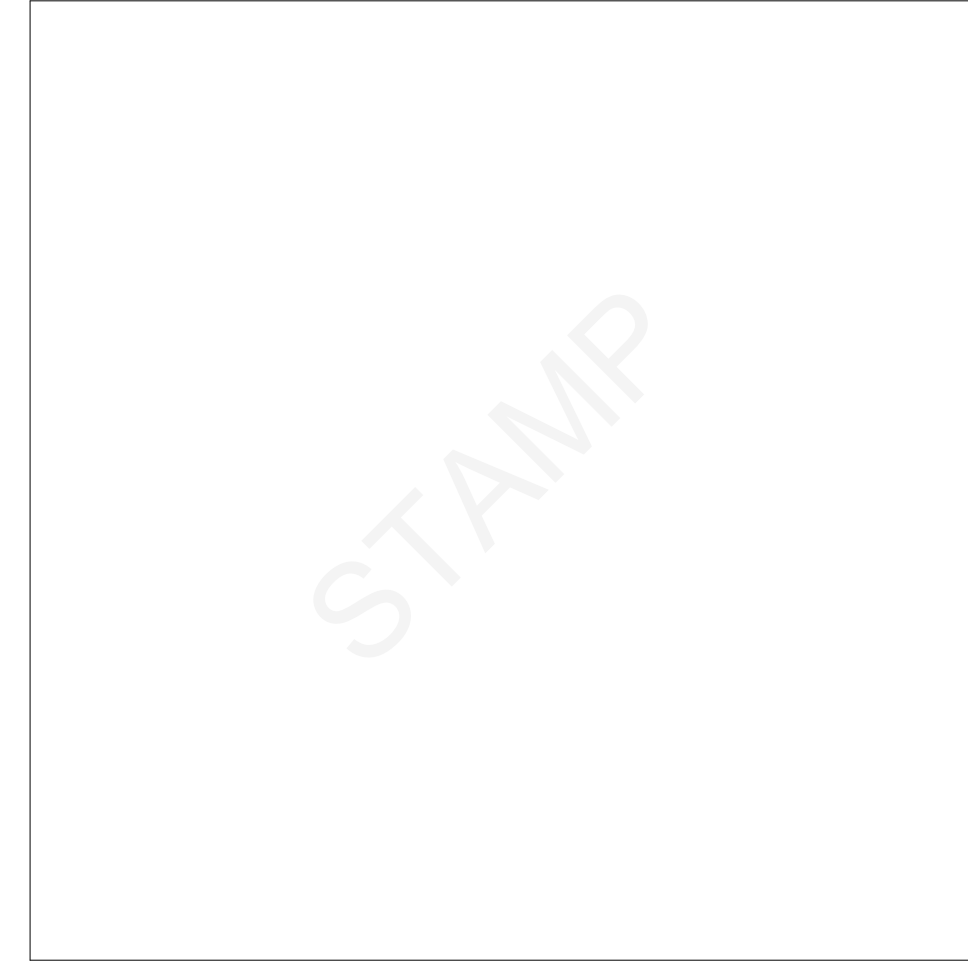
APACHE JUNCTION, ARIZONA

COVER SHEET | 06/11/26 | KA# 225084

A00



2 ARCHITECTURAL SITE PLAN - SD
1/32" = 1'-0"



APACHE JUNCTION

APACHE JUNCTION, ARIZONA
PRELIMINARY SITE PLAN | 06/11/26 | KA# 225084

A01



6/11/2025 1:32:26 PM
Architect: Dora / 225084_Beamer Apache Junction 225084_Apache Junction_Apache Junction_Arch.dwg

BASE INFORMATION

CONTACT INFORMATION

OWNER
 BANYAN INTERESTS, LLC
 2801 E CAMELBACK RD STE 450
 PHOENIX, AZ 85016
 240.620.6298
 MFRIEDMAN@BANYANRES.COM

PLANNER/ARCHITECT
 KEPHART
 901 E MADISON STREET
 PHOENIX, AZ 85034
 480.270.3031
 ANDYN@KEPHART.COM

PRELIMINARY SITE PLAN INFORMATION

ZONING SUMMARY:

EXISTING ZONING AND DEVELOPMENT STANDARDS - RM2

DEVELOPMENT SUMMARY:

PROPOSED DENSITY - 146 DWELLING UNITS / 6.69 NET ACRES = 22.0 DU/AC

TOTAL BUILDING SF:

BUILDING A (2x)	42,660 SF	1 BED	38
BUILDING B (3x)	18,921 SF	2 BED	48
BUILDING C (1x)	19,632 SF	3 BED	49
CLUBHOUSE	3,420 SF	4 BED	11

84,633 GROSS SF 146 TOTAL UNITS

LOT COVERAGE CALCULATIONS:

FIRST FLOOR BUILDING A FOOTPRINT (2x)	21,570 SF
FIRST FLOOR BUILDING B FOOTPRINT (3x)	6,307 SF
FIRST FLOOR BUILDING C FOOTPRINT (1x)	6,544 SF
CLUBHOUSE FOOTPRINT	3,420 SF

TOTAL FOOTPRINT(MULTI-FAMILY AND CLUBHOUSE) ~72,025 SF (25.1%)

LANDSCAPE FOOTPRINT	-93,460 SF (32.6%)
PAVEMENT FOOTPRINT	-121,323 SF(42.3%)

OPEN SPACE LIVE COVERAGE:
 * SEE LANDSCAPE P/LP-00 FOR USABLE OPEN SPACE CALCULATION.
 REQUIRED 50%
 PROVIDED 59%

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH HALF OF SECTION 20, TOWNSHIP 01 NORTH, RANGE 08 EAST, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE SOUTH 1040.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 40.00 FEET, THENCE SOUTH 775.47 FEET, THENCE WEST 40.00 FEET, THENCE SOUTH 92.74 FEET, THENCE WEST 310.25 FEET, THENCE NORTH 869.14 FEET, THENCE EAST 310.25 FEET TO THE POINT OF BEGINNING, 300,581 SQUARE FEET, 6.90 ACRES.

PROJECT DESCRIPTION:

TWO BUILDINGS WITH TWO LEVELS, FOUR BUILDINGS WITH THREE LEVELS MULTI-FAMILY AND SURFACE PARKING, DETACHED CLUBHOUSE.

DESIGN INTENT: THE BUILDING DESIGN INTENDS TO ELICIT TRADITIONAL ARCHITECTURE IN THE SOUTHWEST, ARIZONA SPECIFICALLY, AND APACHE JUNCTION IN PARTICULAR.

WE BEGAN BY CONDUCTING WHAT WE CALL A SITE STORY CONSISTING OF A STUDY OF APACHE JUNCTION, ITS HISTORY, AND THE VERNACULAR AND CONTEMPORARY ARCHITECTURE FOUND THERE. THE PROJECT DESIGN ADAPTS THE TRADITIONAL FORMS OF APACHE JUNCTION (AND GENERALLY ARIZONA) IN A MODERN WAY, UTILIZING THEM TO CREATE A 21ST CENTURY ARCHITECTURE.

ARCHITECTURAL CHARACTER ELEMENT: HOODED WINDOWS, BATTERED WALLS, ARTICULATED PARAPETS, CELEBRATED OVERFLOW SCUPPERS, HISTORIC AND TRADITIONAL DESERT COLORS AND STUCCO FINISHES. THE DESIGN IS A TIMELESS AND ULTIMATELY MODERN SOLUTION UTILIZING AN ADAPTATION OF VERNACULAR DESERT ARCHITECTURE.

STRUCTURES:

BUILDING ENTRANCES - REFERENCE LEGEND OVERHANGS AND CANOPIES - REFERENCE ARCHITECTURE ELEVATIONS

BUILDING HEIGHT:

2 STORIES: 27'-5 3/4" TO TOP OF PARAPET (BUILDING A)
 3 STORIES: 36'-3 5/8" TO TOP OF PARAPET (BUILDING B) (BUILDING C)
 CLUBHOUSE: 18'-1 1/8"

TRAFFIC / PARKING:

146 UNITS	= 317 SPACES REQUIRED
MAX ALLOWED	= N/A
SURFACE PARKING PROPOSED (9'X18')	
OPEN ACCESSIBLE	278
	12
TOTAL COVERED	290 SPACES
	146 *COVERED SPACES PART OF OPEN PARKING COUNT.

BICYCLE PARKING
 22 SPACES REQUIRED
 32 SPACES PROVIDED

UTILITIES:

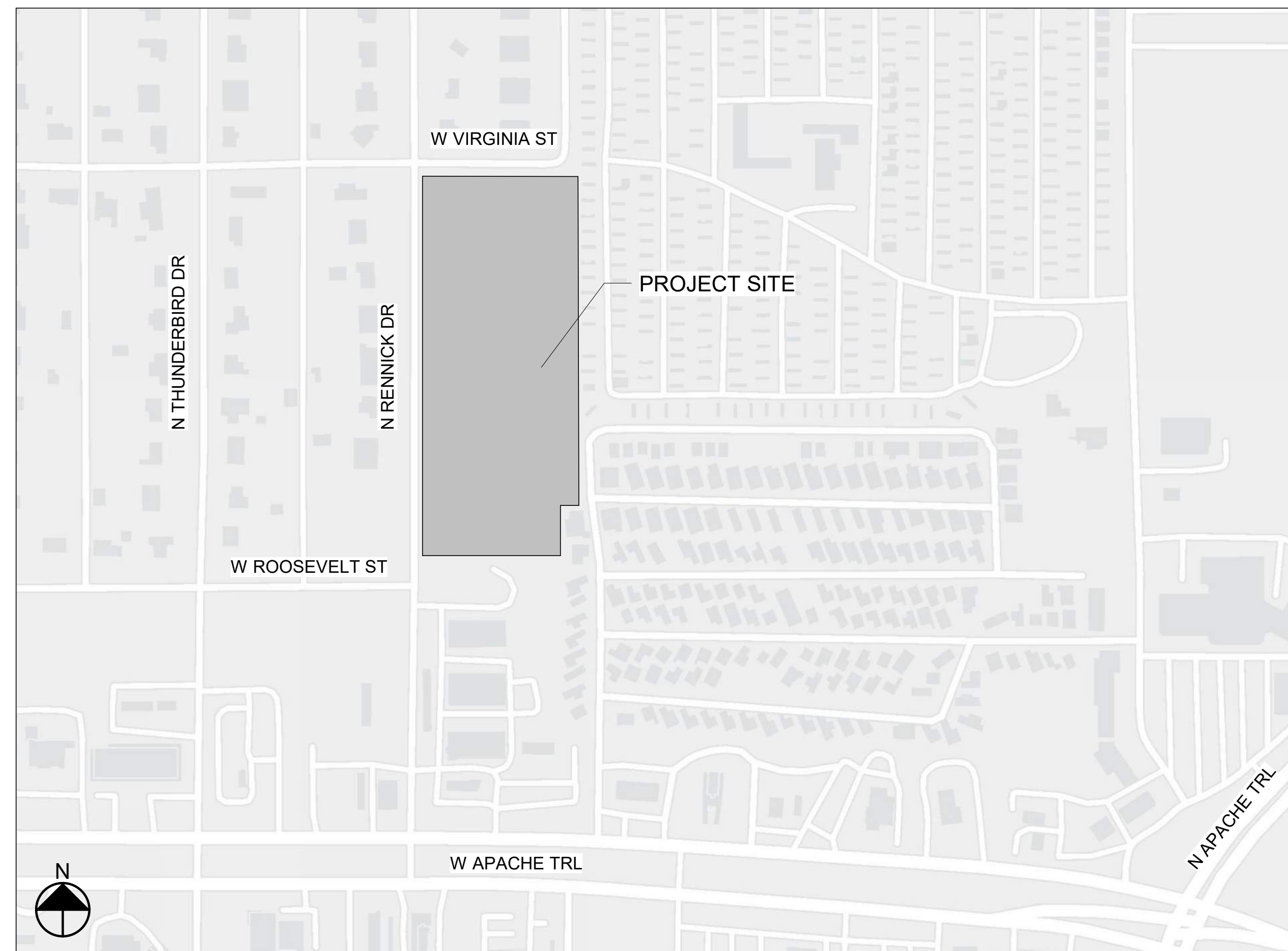
FOR LOCATIONS OF EXISTING AND PROPOSED UTILITIES PLEASE SEE CIVIL SHEETS UL04 AND UL05.

PRELIMINARY BUILDING INFORMATION

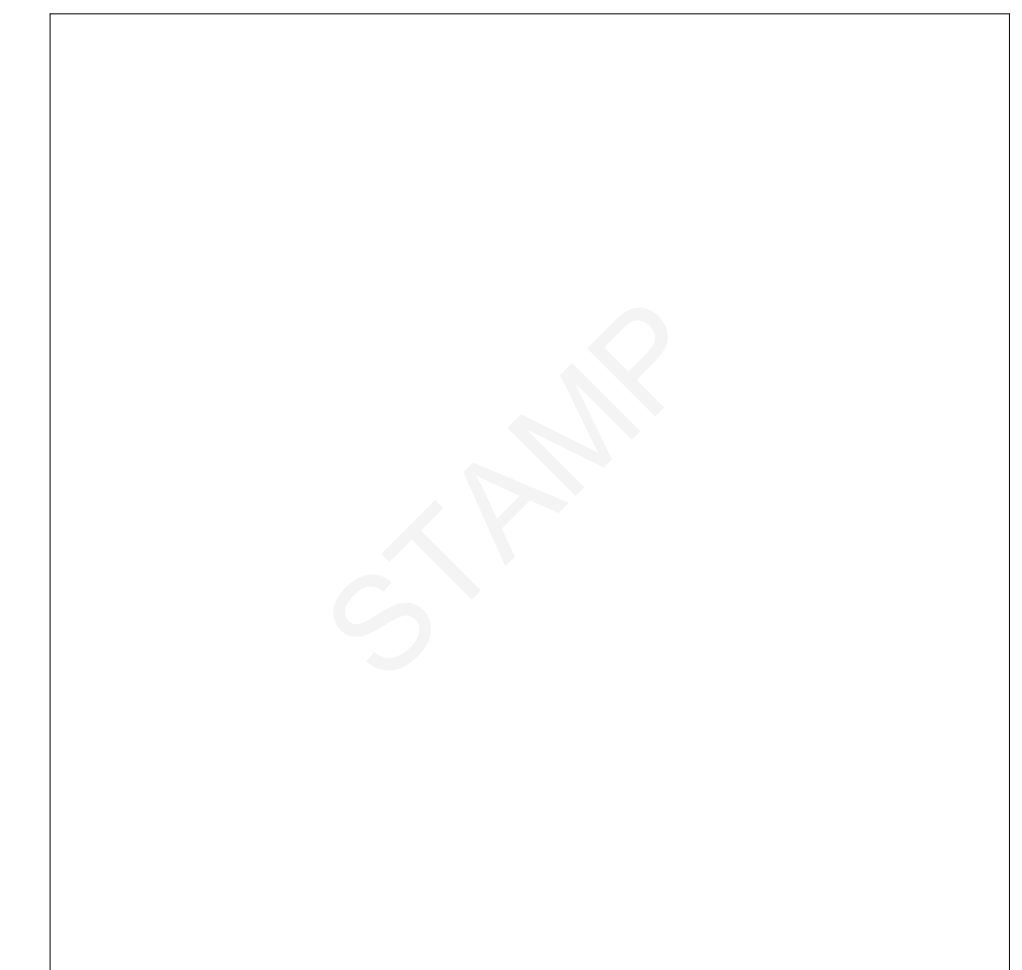
APARTMENTS		
TOTAL SF	:	81,213 SF
PRELIMINARY CONSTRUCTION TYPE	:	TYPE V-A
PROPOSED SPRINKLERS	:	NFPA 13R

CLUBHOUSE		
TOTAL SF	:	3,420 SF
PRELIMINARY CONSTRUCTION TYPE	:	TYPE V-B
PROPOSED SPRINKLERS	:	NS

DEVELOPMENT STANDARD	RM-2 REQUIRED	PROVIDED
MAXIMUM DENSITY	22 UNITS/AC (NET)	22 UNITS/AC (NET)
MAXIMUM HEIGHT (MAIN STRUCTURE)	40 FT	36'-3 5/8"
MAXIMUM LOT COVERAGE	50%	25%
MINIMUM FRONT SETBACK (MAIN)	20 FT	+/- 38 FT
MINIMUM INTERIOR SIDE SETBACK (MAIN)	10 FT	10 FT
MINIMUM REAR SETBACK (MAIN)	20 FT	+/- 62 FT
VEHICLE PARKING	317 SPACES	290 SPACES



VICINITY MAP
 NTS



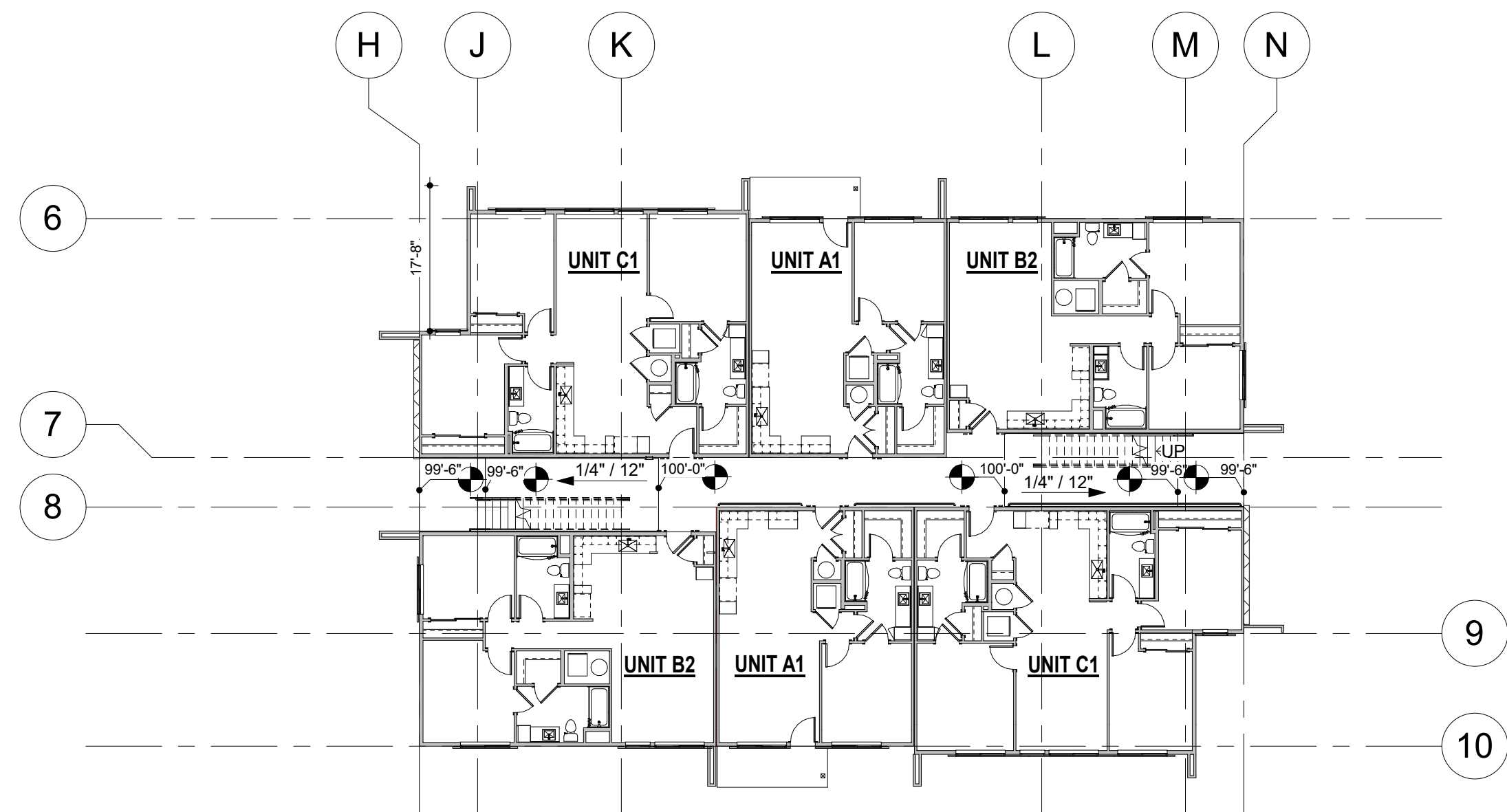
APACHE JUNCTION

APACHE JUNCTION, ARIZONA

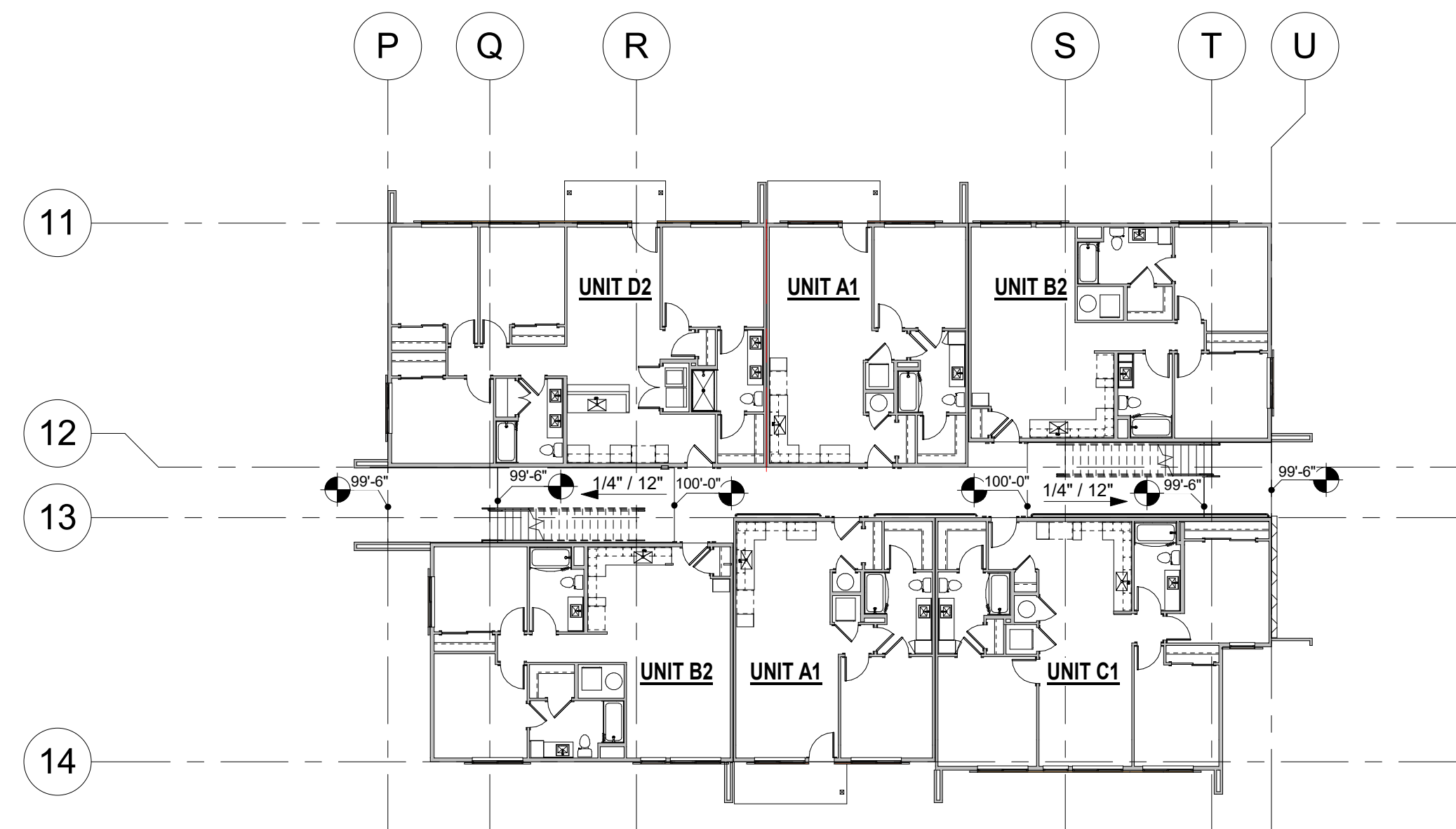
SITE DATA | 06/11/26 | KA# 225084

A02

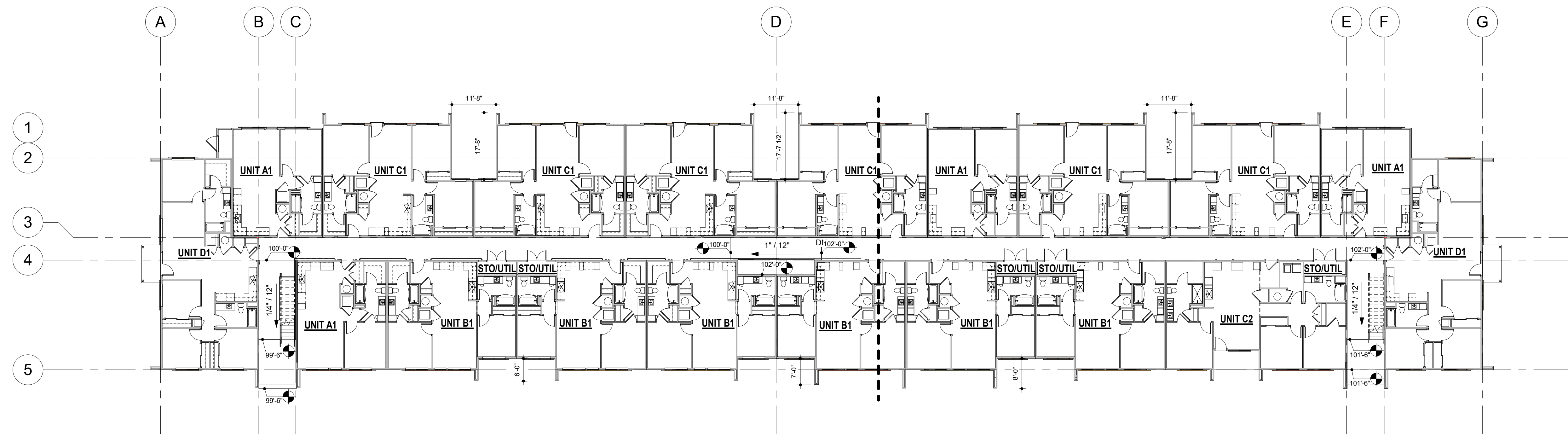




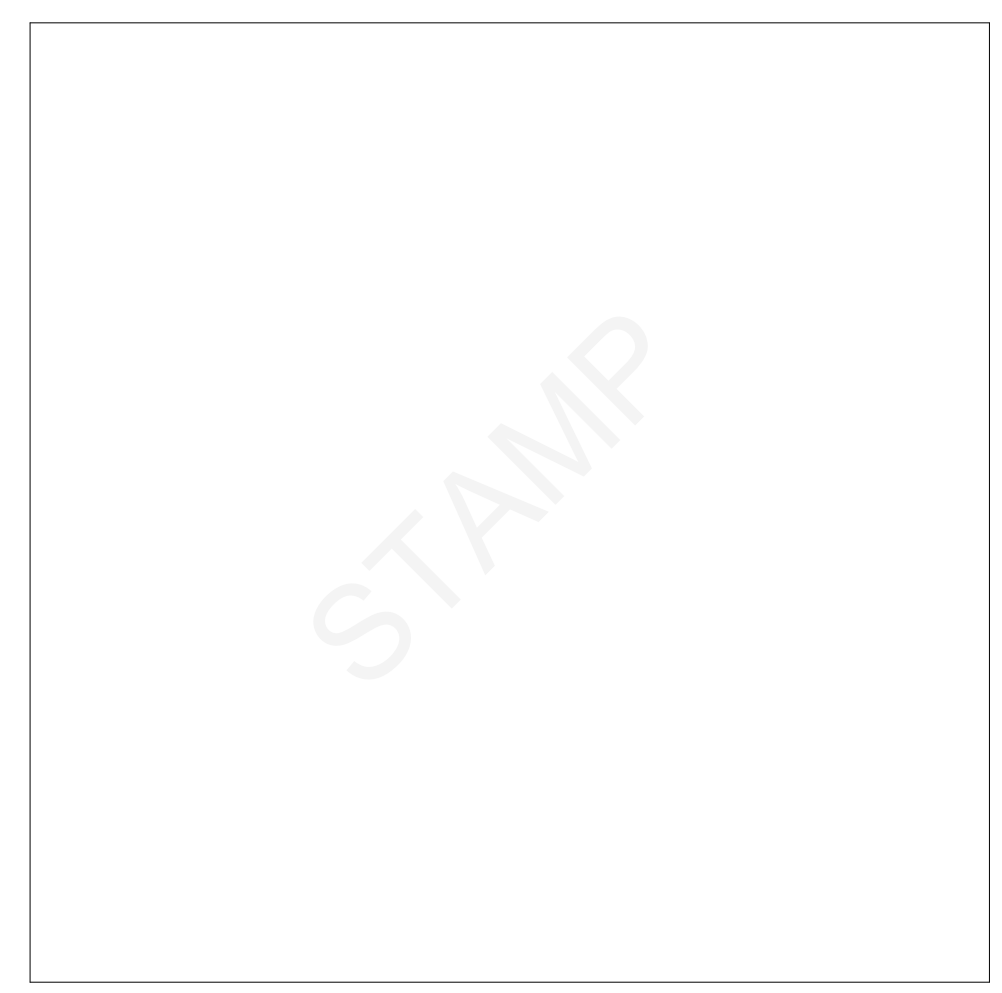
2 BUILDING TYPE B - FLOOR PLAN TYP. - SD
1/16" = 1'-0"



3 BUILDING TYPE C - FLOOR PLAN TYP. - SD
1/16" = 1'-0"



1 BUILDING TYPE A - FLOOR PLAN TYP. - SD
1/16" = 1'-0"



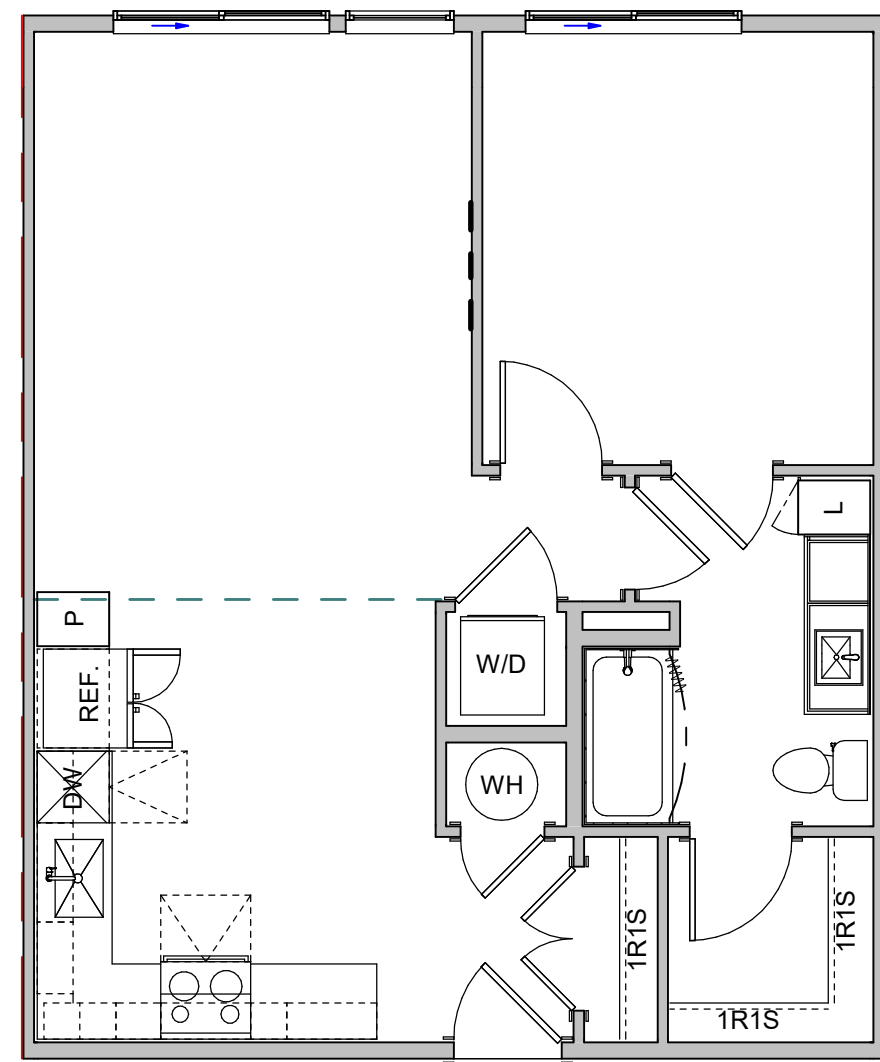
APACHE JUNCTION

APACHE JUNCTION, ARIZONA
FLOOR PLANS | 06/11/26 | KA# 225084

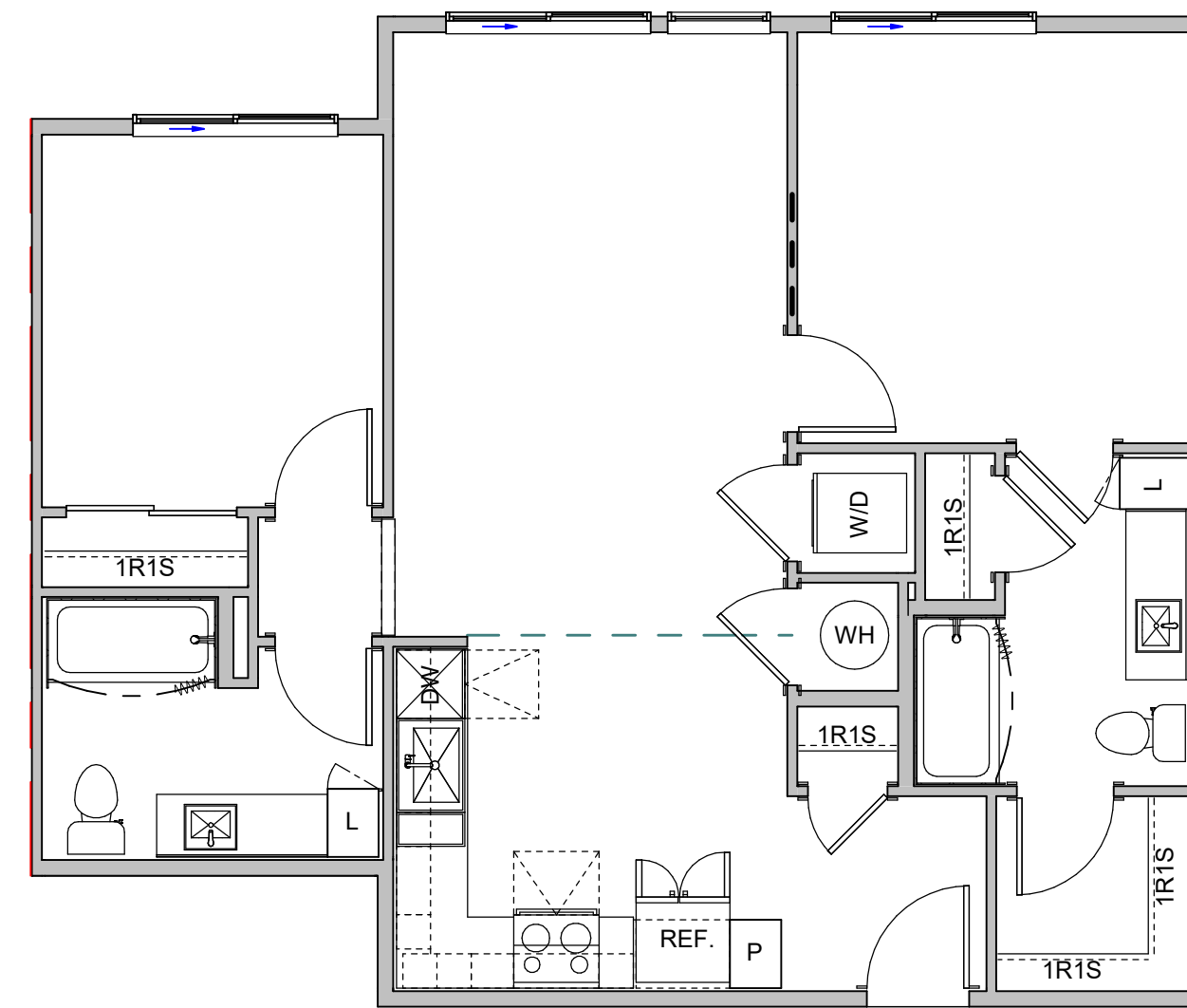
A03



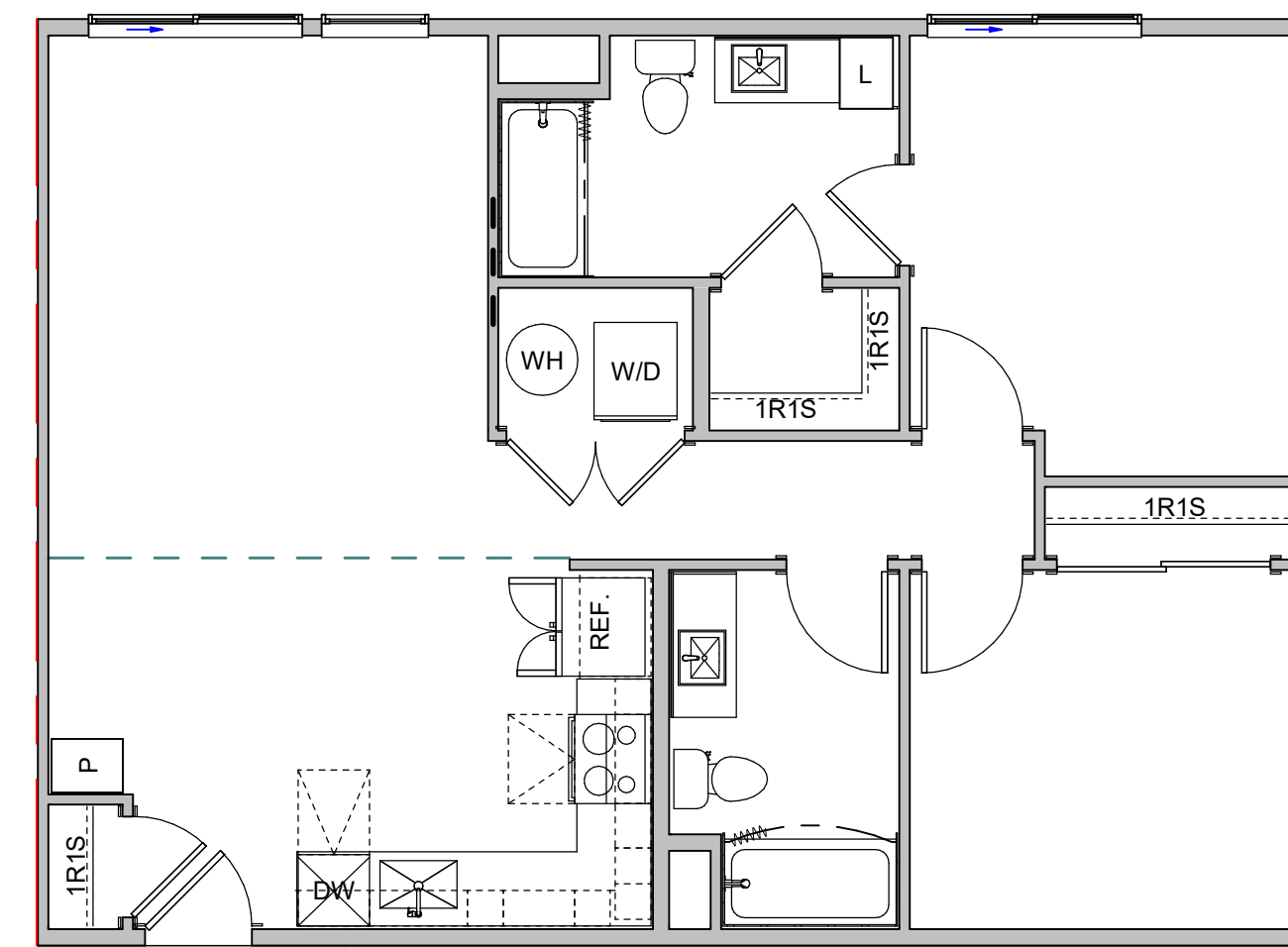
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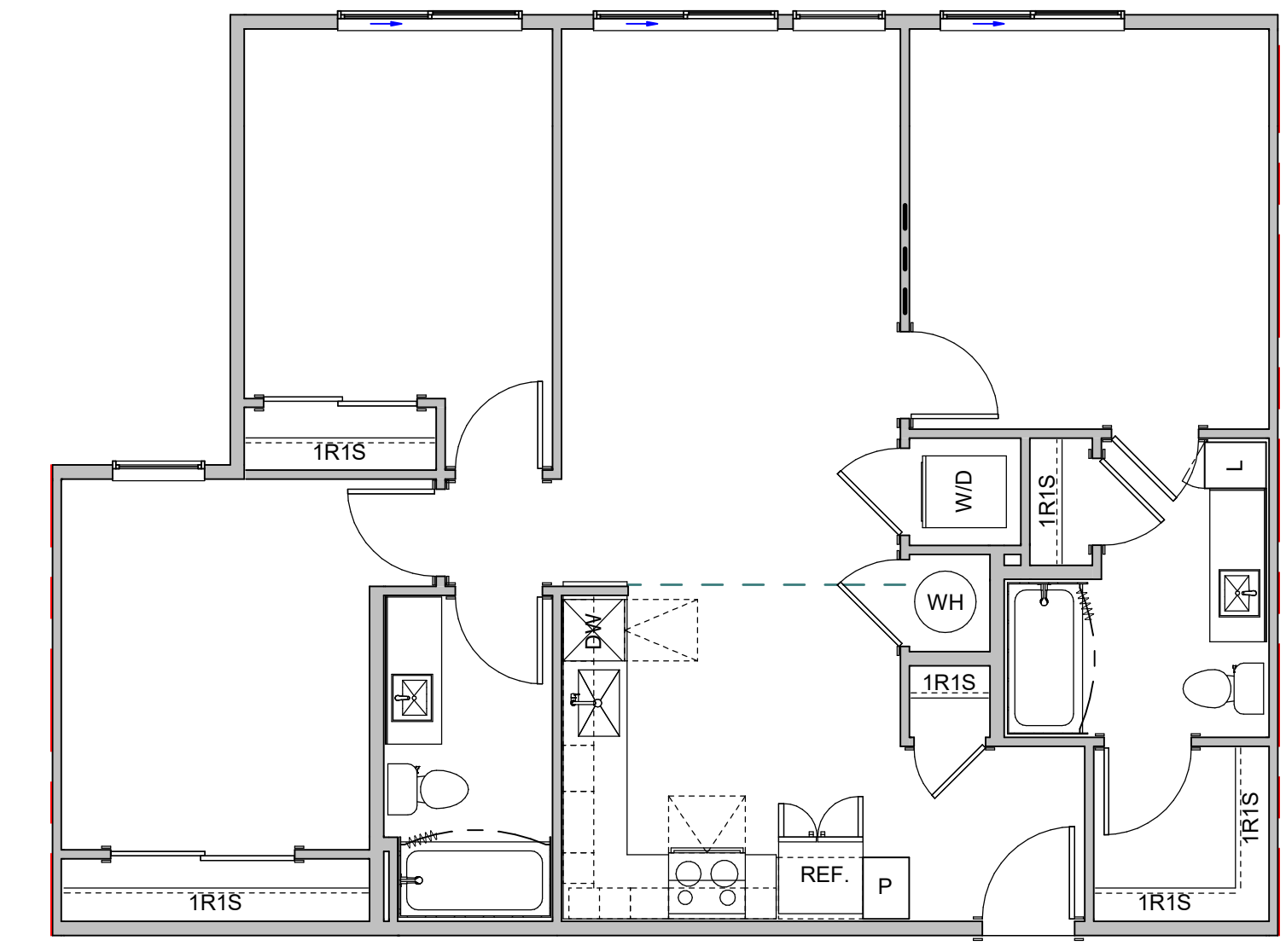
UNIT A1 PLAN



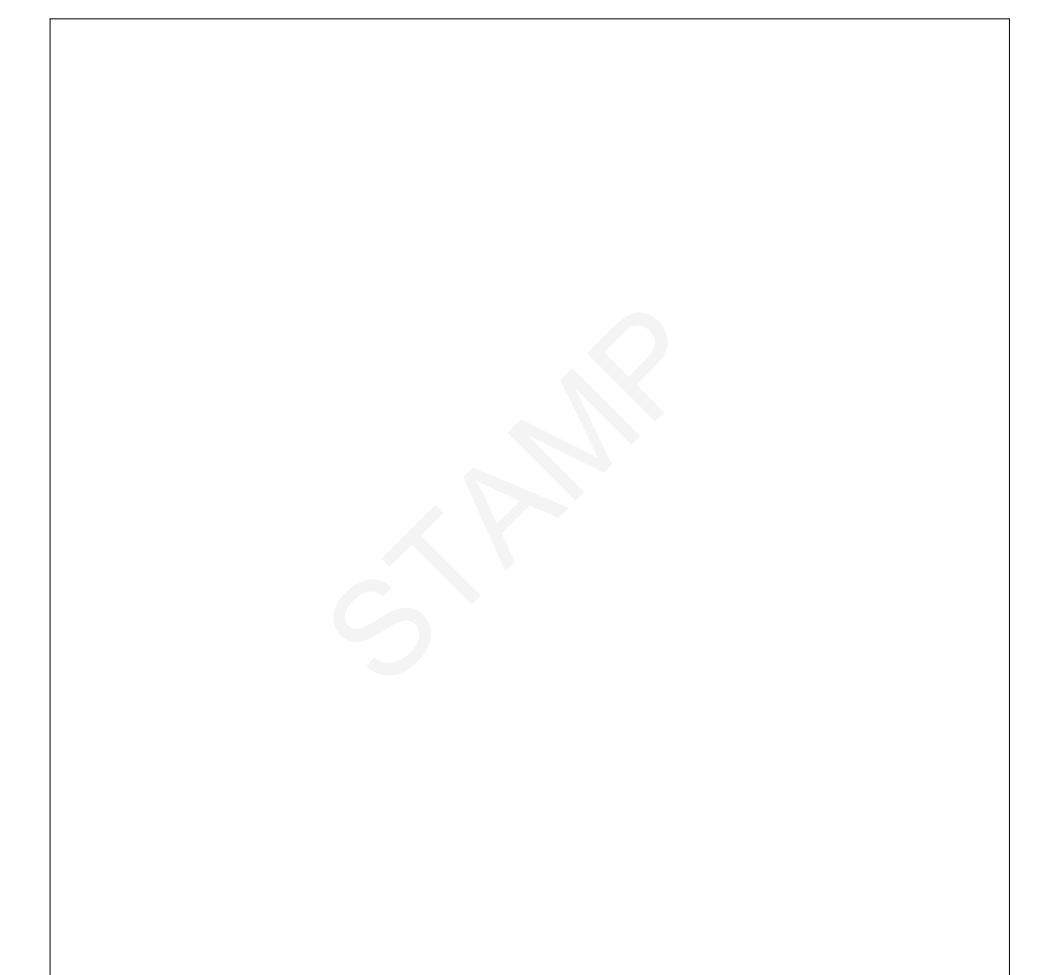
UNIT B1 PLAN



UNIT B2 PLAN



UNIT C1 PLAN



APACHE JUNCTION

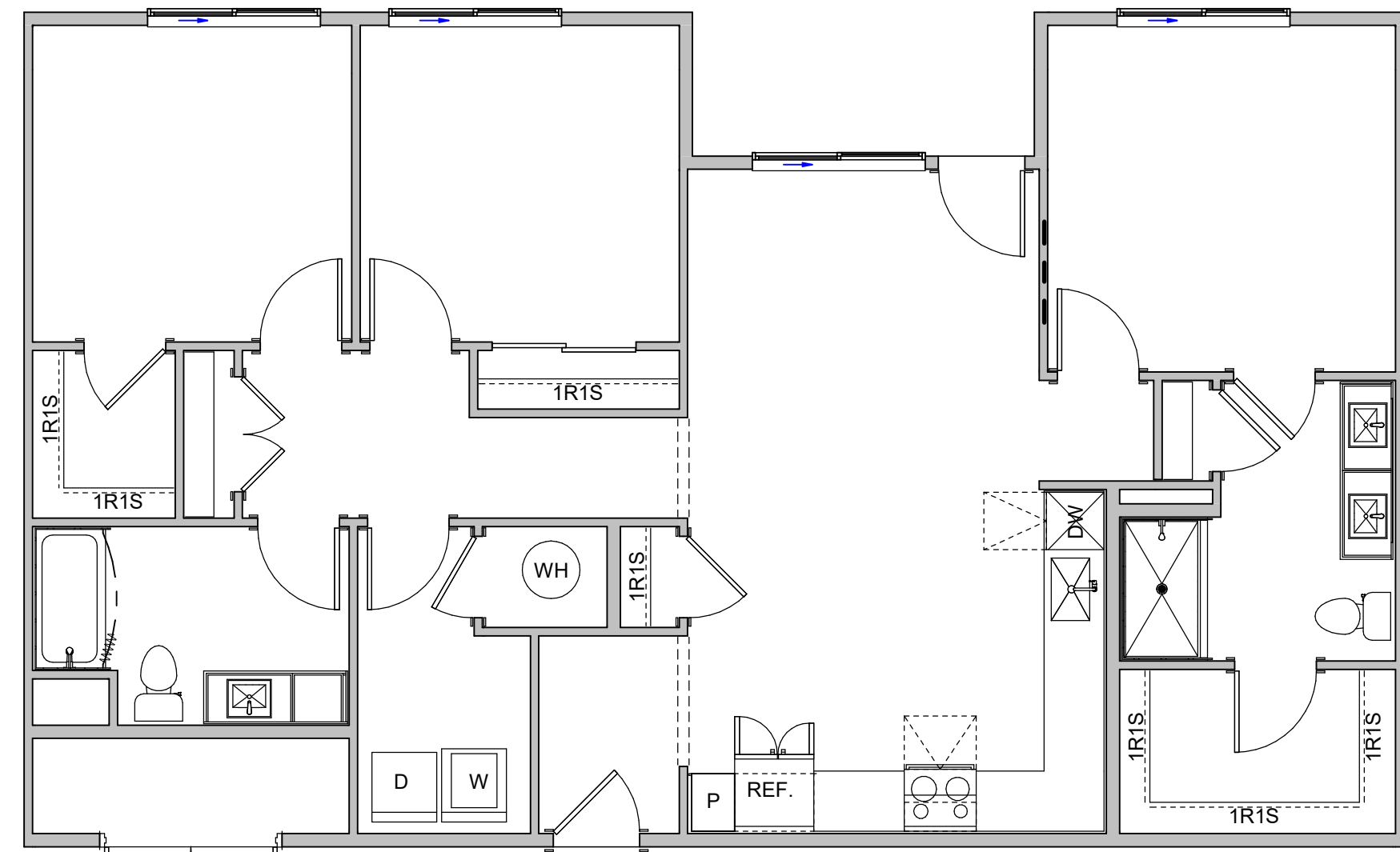
APACHE JUNCTION, ARIZONA

UNIT PLANS | 06/11/26 | KA# 225084

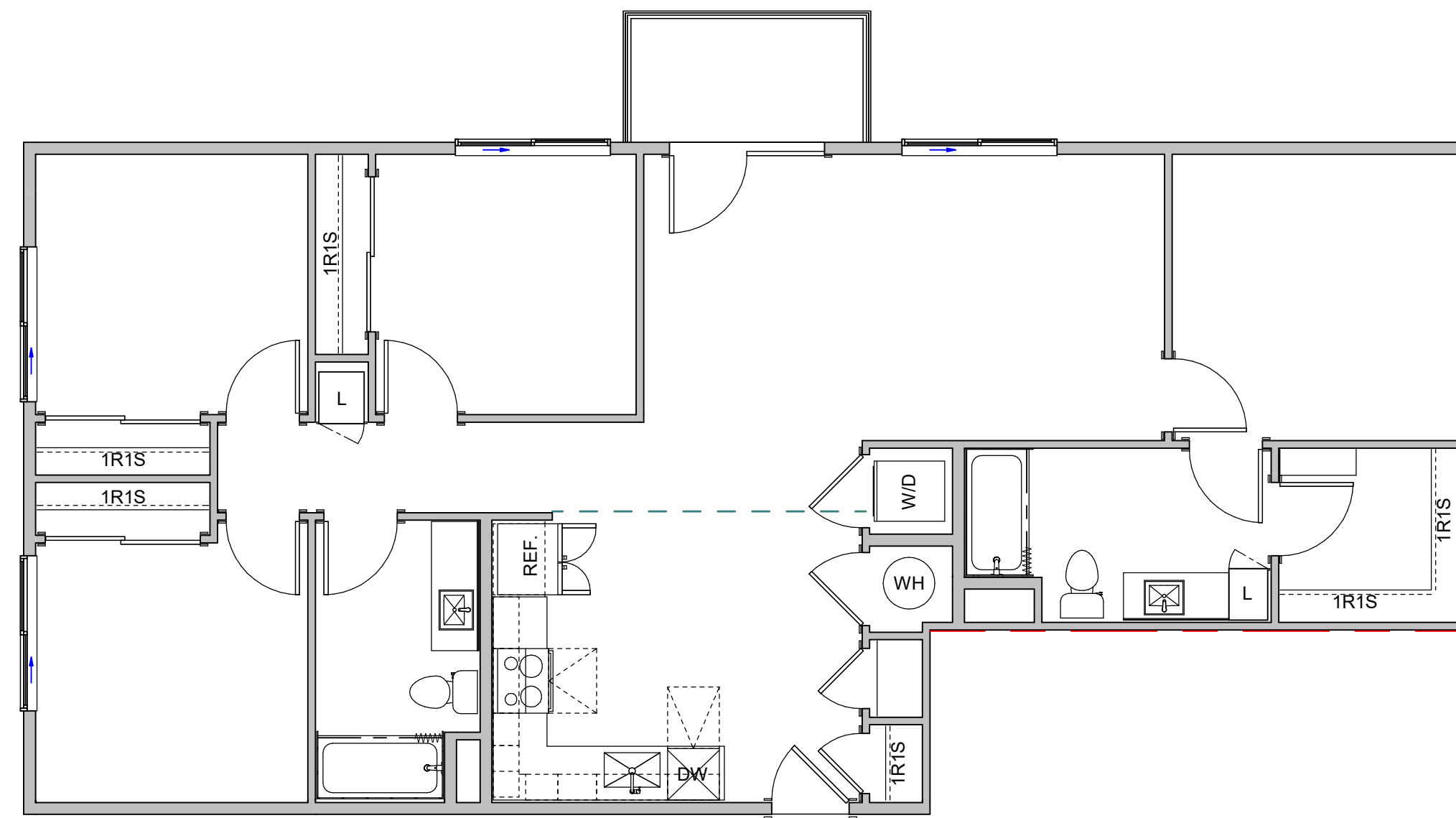
A04



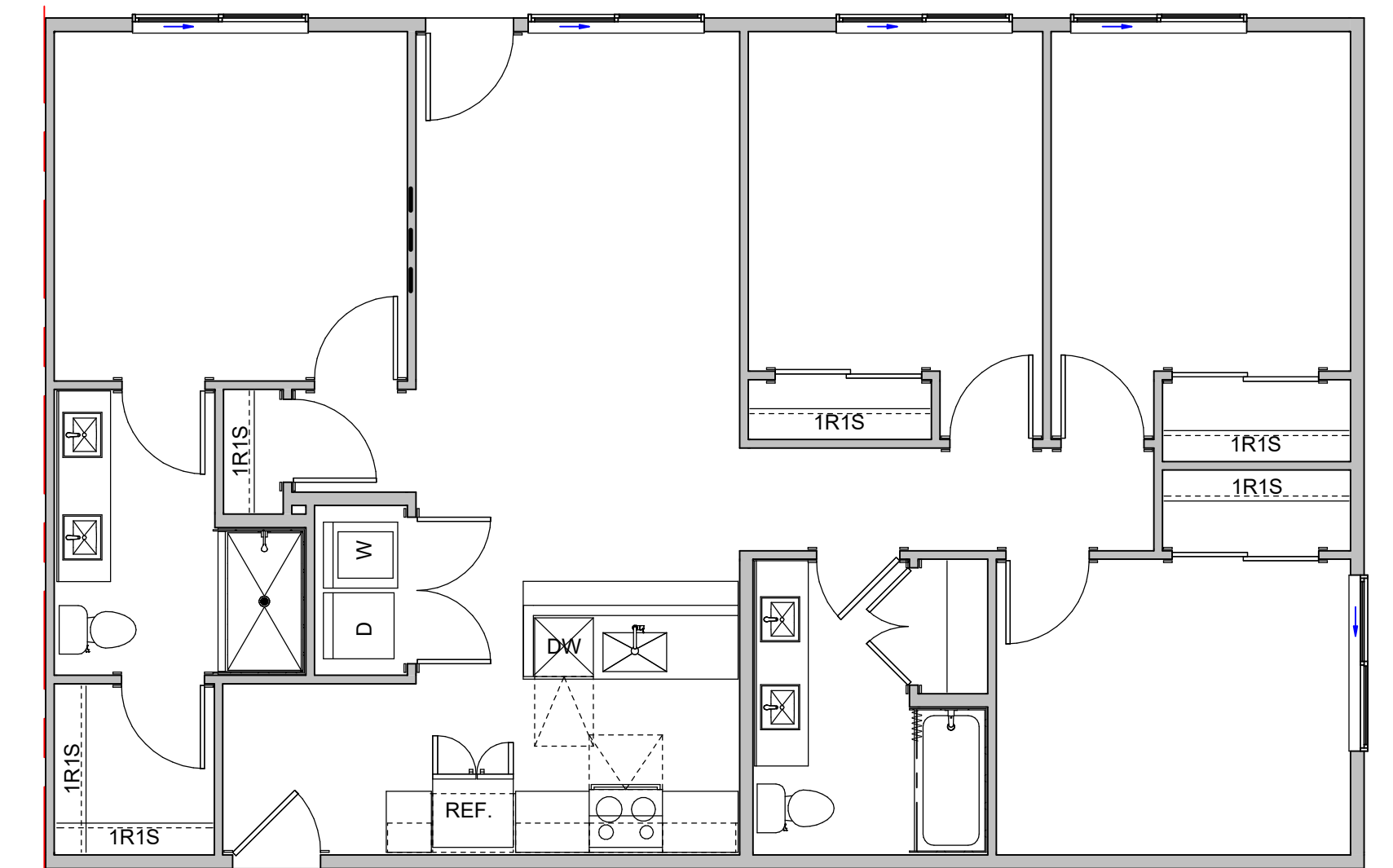
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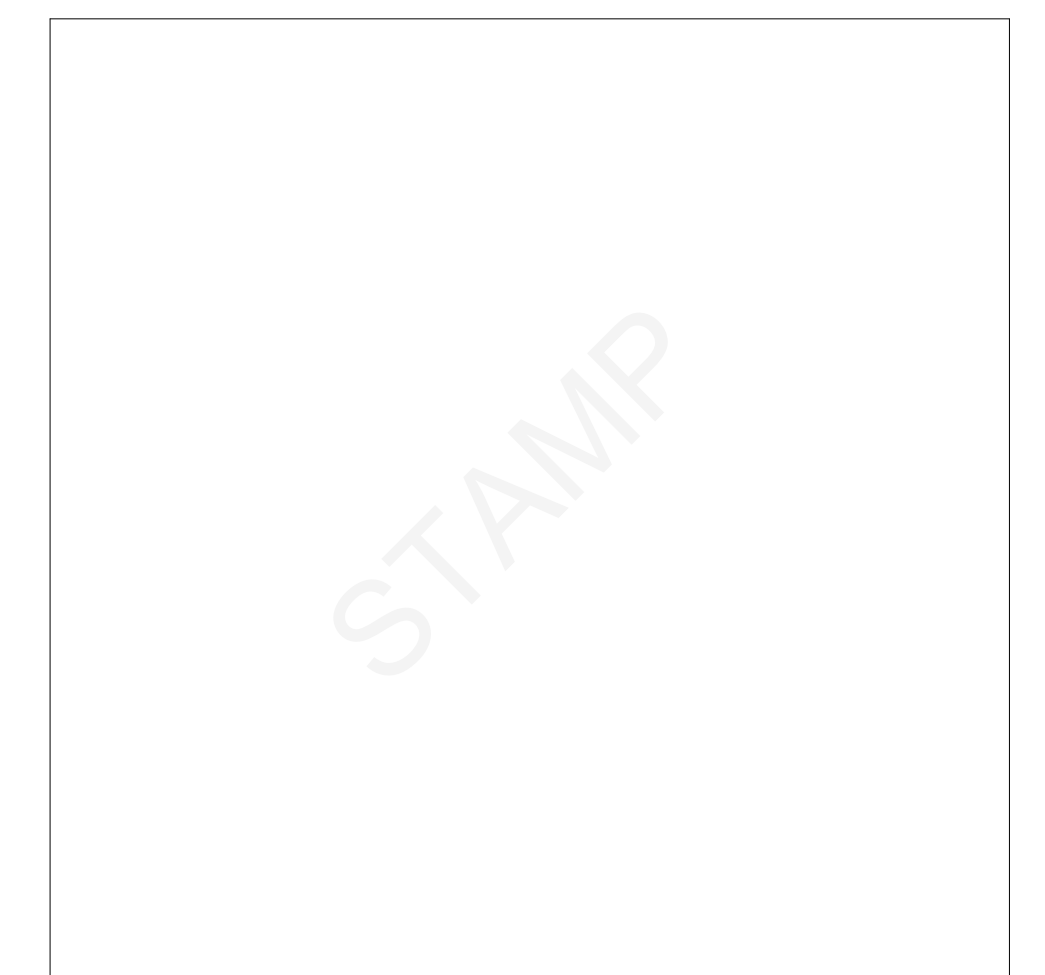
UNIT C2 PLAN



UNIT D1 PLAN



UNIT D2 PLAN



APACHE JUNCTION

APACHE JUNCTION, ARIZONA

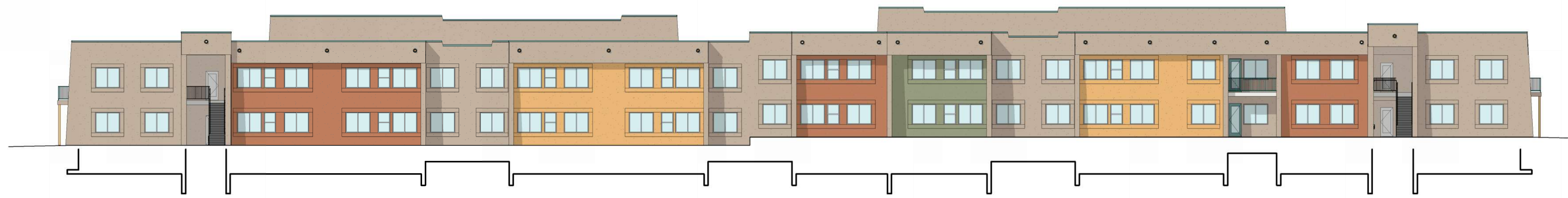
UNIT PLANS | 06/11/26 | KA# 225084

A05



MATERIAL LEGEND	
	STUCCO - SW6086 SAND DUNE OR EQUAL
	STUCCO - SW2854 CARIBBEAN CORAL OR EQUAL
	STUCCO - SW2831 CLASSICAL GOLD OR EQUAL
	STUCCO - SW2812 ROOKWOOD JADE OR EQUAL
	CMU

BUILDING MATERIALS	
TOTAL FACADE AREA	: 9,785 SF
OPENINGS	: 1,938 SF 20%
STUCCO	: 7,847 SF 80%
CMU BLOCK - STACKED	: 0 SF



3 INTERNAL ELEVATION - BUILDING TYPE A - SD
1/16" = 1'-0"



2 INTERNAL ELEVATION - BUILDING TYPE A, ENLARGED RIGHT - SD
1/8" = 1'-0"



1 INTERNAL ELEVATION - BUILDING TYPE A, ENLARGED LEFT - SD
1/8" = 1'-0"

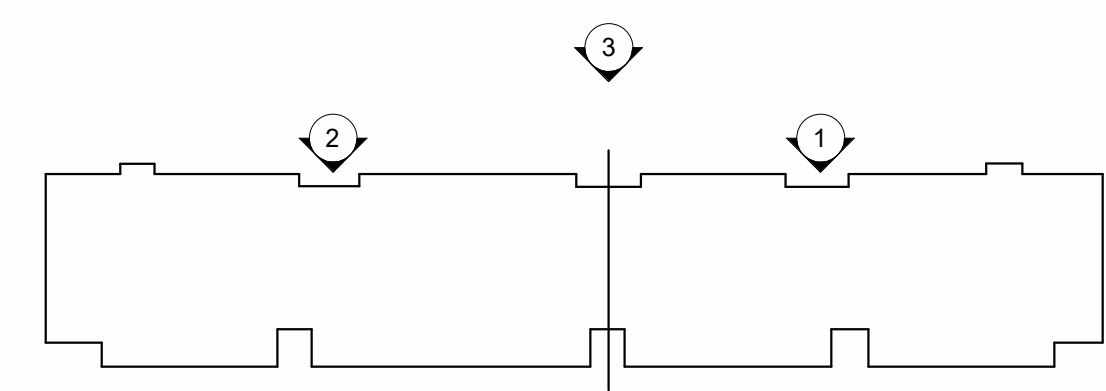


APACHE JUNCTION

APACHE JUNCTION, ARIZONA
BLDG A - ELEVATIONS | 06/11/26 | KA# 225084

A06

SCALE: 1/8" = 1'-0"



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3 STREET FACING ELEVATION - BUILDING TYPE A - SD
1/16" = 1'-0"

MATERIAL LEGEND	
	STUCCO - SW6086 SAND DUNE OR EQUAL
	STUCCO - SW2854 CARIBBEAN CORAL OR EQUAL
	STUCCO - SW2831 CLASSICAL GOLD OR EQUAL
	STUCCO - SW2812 ROOKWOOD JADE OR EQUAL
	CMU

BUILDING MATERIALS	
TOTAL FACADE AREA	: 10,124 SF
OPENINGS	: 2,043 SF 21%
STUCCO	: 8,081 SF 79%
CMU BLOCK - STACKED	: 0 SF



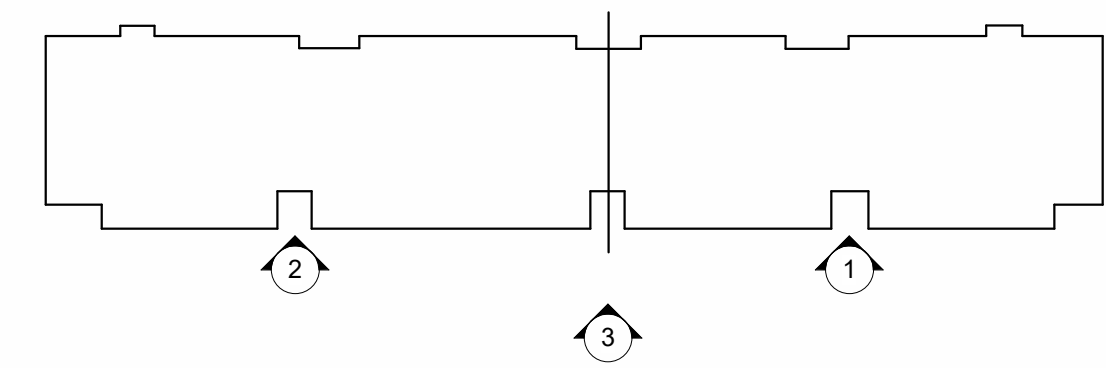
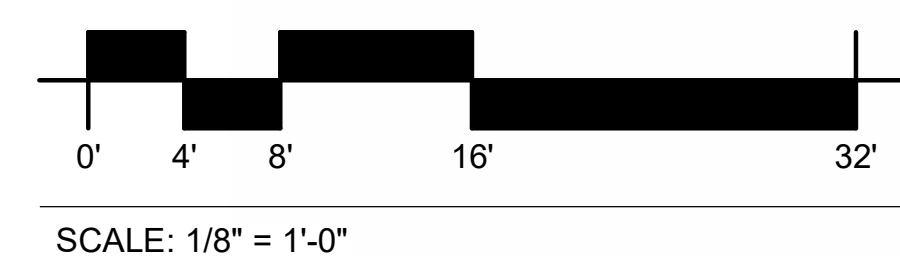
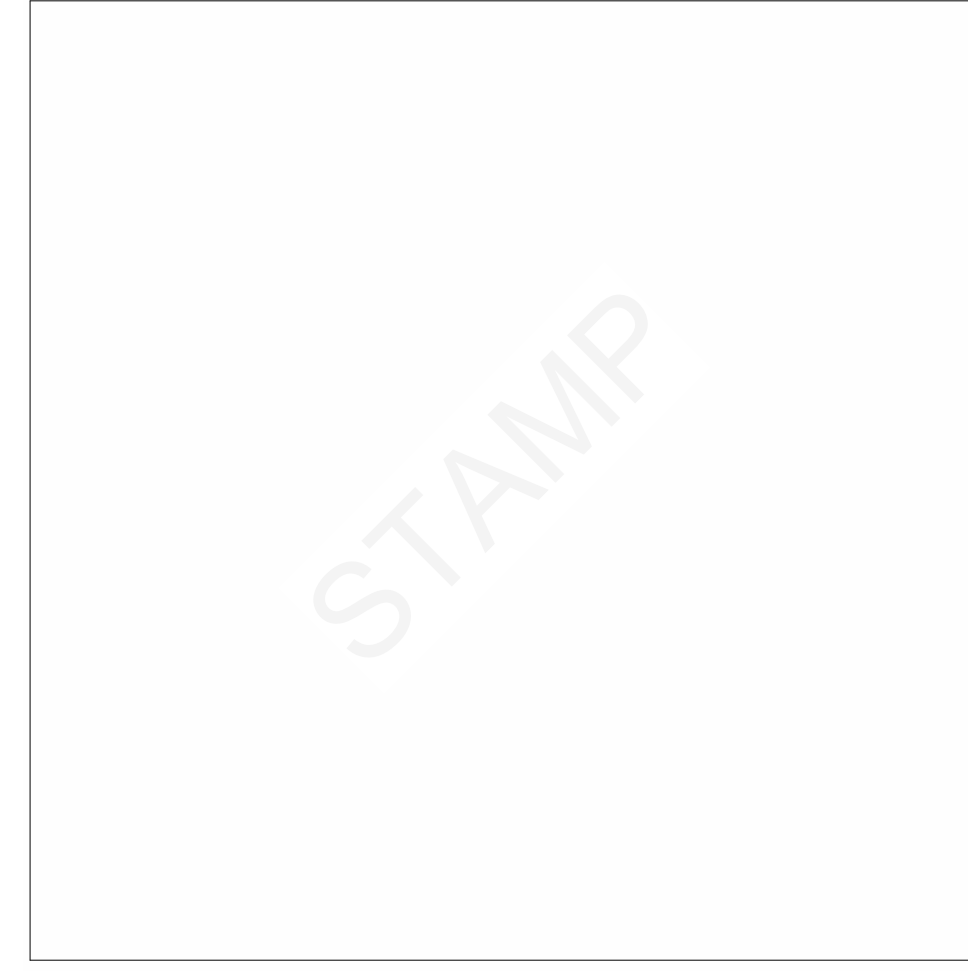
2 STREET FACING ELEVATION - BUILDING TYPE A, ENLARGED LEFT - SD
1/8" = 1'-0"

- BLDG A - MECH SCREEN: 131'-5.3/4"
- PARAPET A2: 127'-5.3/4"
- PARAPET A1: 125'-3.3/4"
- BLDG A - T.O. ROOF: 122'-5.9/32"
- BLDG A - LEVEL 2 PLATE: 119'-11"
- BLDG A - LEVEL 2: 110'-9.7/8"
- BLDG A - LEVEL 1 PLATE: 109'-1.1/8"
- BLDG A - LEVEL 1: 100'-0"



1 STREET FACING ELEVATION - BUILDING TYPE A, ENLARGED RIGHT - SD
1/8" = 1'-0"

- BLDG A - MECH SCREEN: 131'-5.3/4"
- PARAPET A2: 127'-5.3/4"
- PARAPET A1: 125'-3.3/4"
- BLDG A - T.O. ROOF: 122'-5.9/32"
- BLDG A - LEVEL 2 PLATE: 119'-11"
- BLDG A - LEVEL 2: 110'-9.7/8"
- BLDG A - LEVEL 1 PLATE: 109'-1.1/8"
- BLDG A - LEVEL 1: 100'-0"





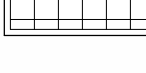


APACHE JUNCTION

APACHE JUNCTION, ARIZONA
BLDG A - ELEVATIONS | 06/11/26 | KA# 225084

A07

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 Architect/Owner: 225084_Bryan Apache Junction/225084_Apache Junction_Apartments_Arch.rvt

MATERIAL LEGEND	
	STUCCO - SW6086 SAND DUNE OR EQUAL
	STUCCO - SW2854 CARIBBEAN CORAL OR EQUAL
	STUCCO - SW2831 CLASSICAL GOLD OR EQUAL
	STUCCO - SW2812 ROOKWOOD JADE OR EQUAL
	CMU

BUILDING MATERIALS - RIGHT ELEVATION

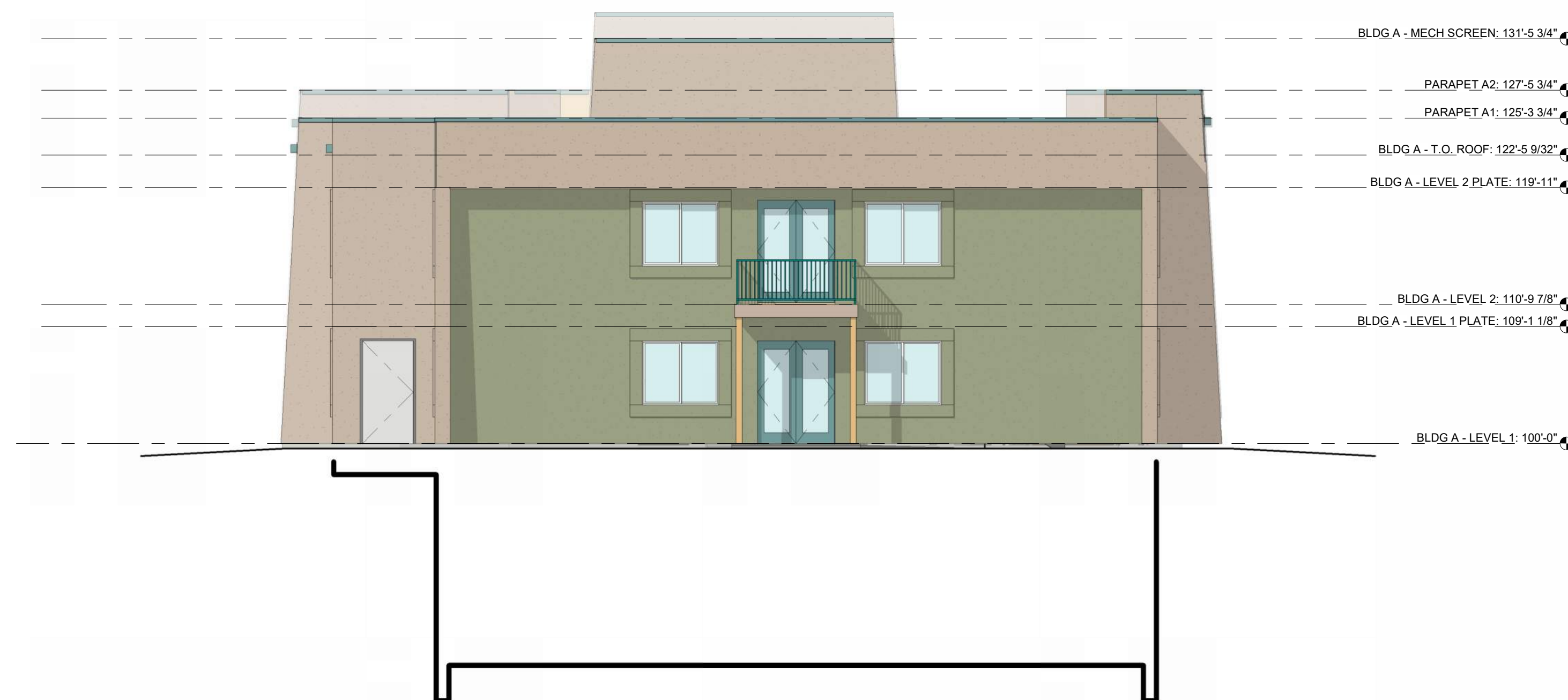
TOTAL FACADE AREA	: 1,984 SF
OPENINGS	: 216 SF 11%
STUCCO	: 1,768 SF 89%
CMU BLOCK - STACKED	: 0 SF

BUILDING MATERIALS - LEFT ELEVATION

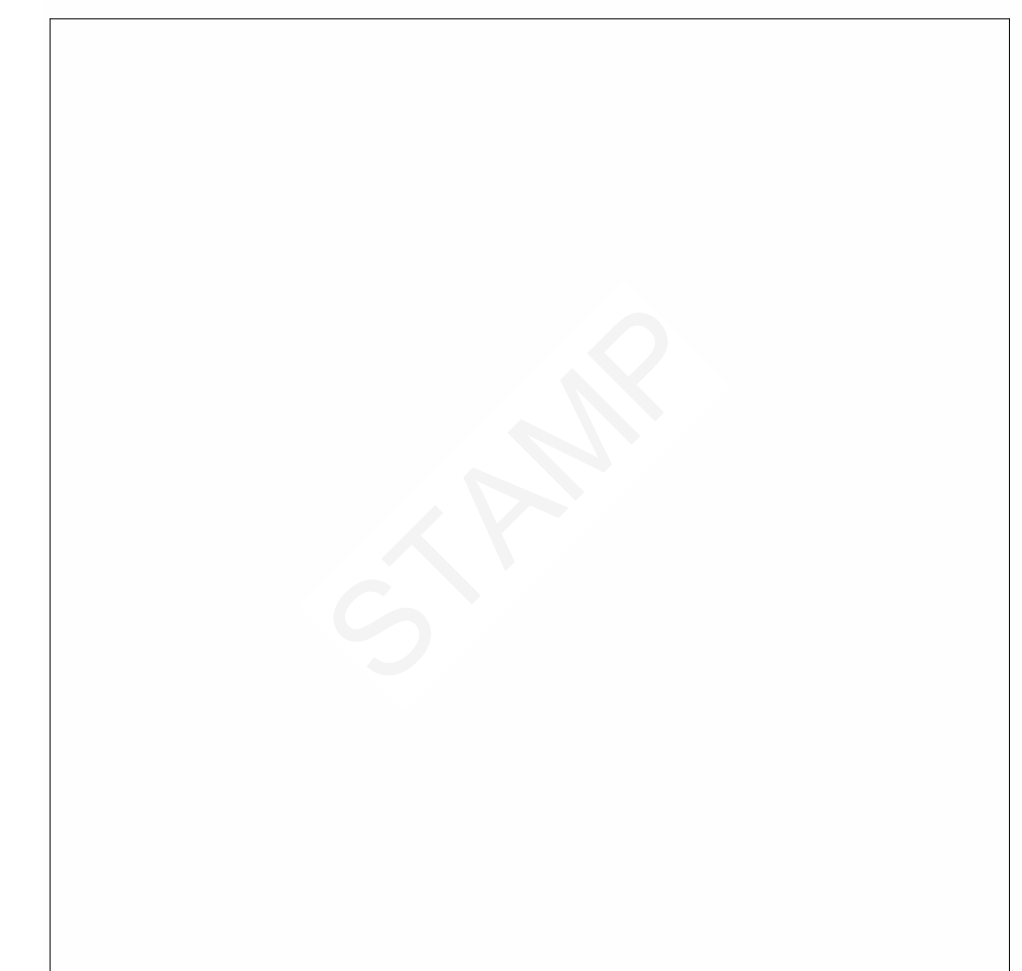
TOTAL FACADE AREA	: 1,981 SF
OPENINGS	: 248 SF 13%
STUCCO	: 1,733 SF 87%
CMU BLOCK - STACKED	: 0 SF



2 RIGHT ELEVATION - BUILDING TYPE A - SD
1/8" = 1'-0"



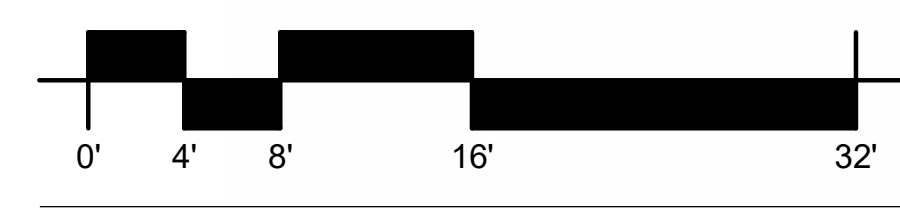
1 LEFT ELEVATION - BUILDING TYPE A - SD
1/8" = 1'-0"



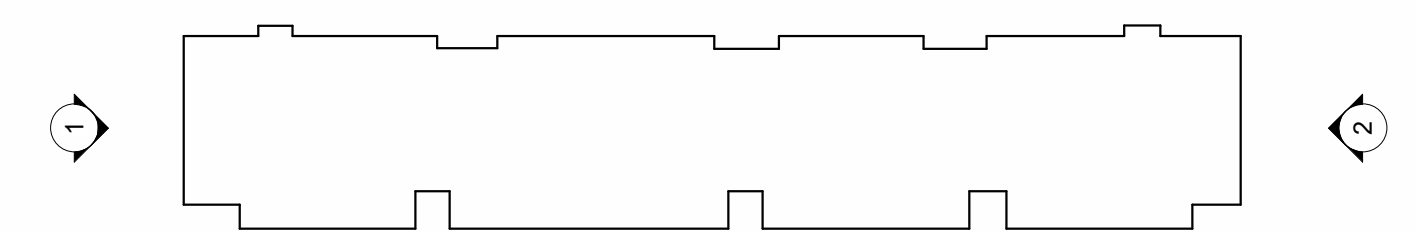
APACHE JUNCTION





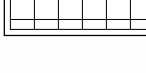
APACHE JUNCTION, ARIZONA
BLDG A - ELEVATIONS | 06/11/26 | KA# 225084

A08



SCALE: 1/8" = 1'-0"



MATERIAL LEGEND	
	STUCCO - SW6086 SAND DUNE OR EQUAL
	STUCCO - SW2854 CARIBBEAN CORAL OR EQUAL
	STUCCO - SW2831 CLASSICAL GOLD OR EQUAL
	STUCCO - SW2812 ROOKWOOD JADE OR EQUAL
	CMU

BUILDING MATERIALS - LEFT ELEVATION

TOTAL FACADE AREA	: 2,452 SF
OPENINGS	: 90 SF 04%
STUCCO	: 1,890 SF 77%
CMU BLOCK - STACKED	: 472 SF 19%

BUILDING MATERIALS - FRONT ELEVATION

TOTAL FACADE AREA	: 4,009 SF
OPENINGS	: 836 SF 21%
STUCCO	: 3,173 SF 79%
CMU BLOCK - STACKED	: 0 SF



2 LEFT ELEVATION - BUILDING TYPE B - SD
1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING TYPE B - SD
1/8" = 1'-0"



MATERIAL LEGEND	
	STUCCO - SW6086 SAND DUNE OR EQUAL
	STUCCO - SW2854 CARIBBEAN CORAL OR EQUAL
	STUCCO - SW2831 CLASSICAL GOLD OR EQUAL
	STUCCO - SW2812 ROOKWOOD JADE OR EQUAL
	CMU

BUILDING MATERIALS - RIGHT ELEVATION

TOTAL FACADE AREA	: 2,461 SF	
OPENINGS	: 180 SF	07%
STUCCO	: 1,809 SF	74%
CMU BLOCK - STACKED	: 472 SF	19%

BUILDING MATERIALS - REAR ELEVATION

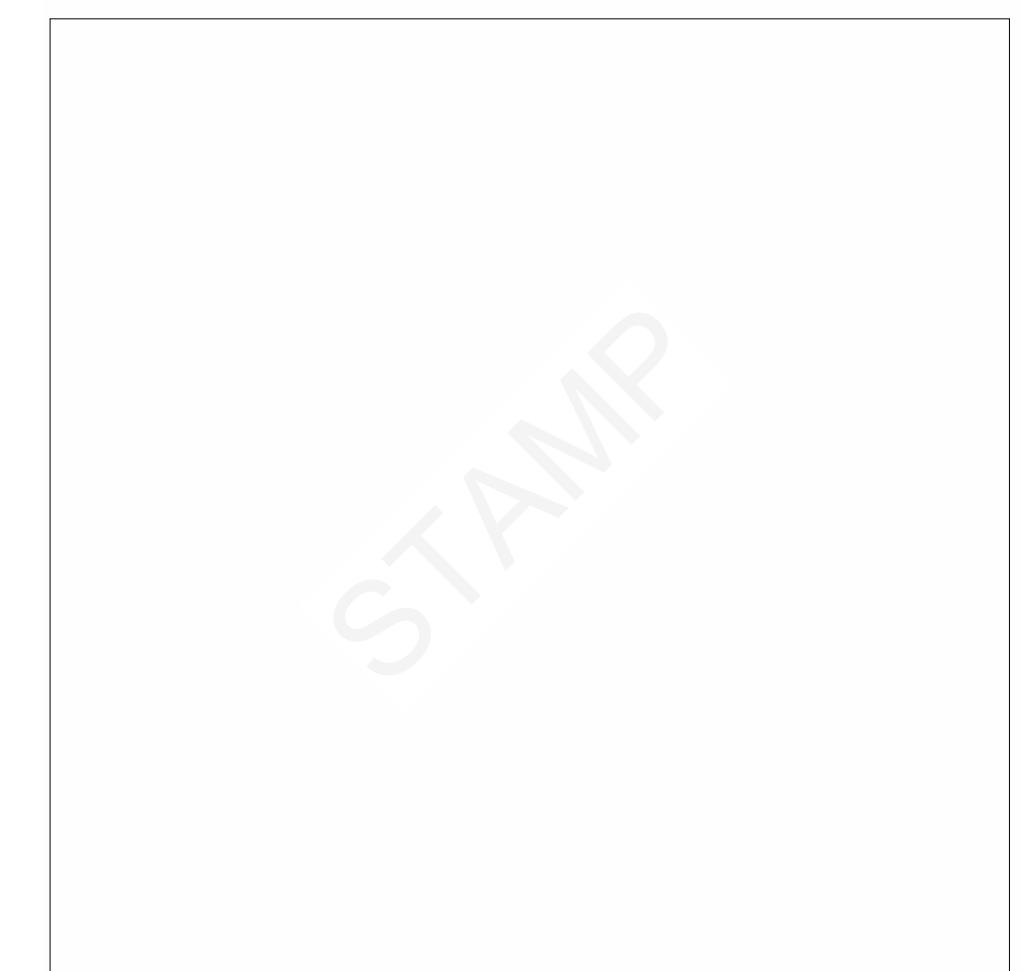
TOTAL FACADE AREA	: 4,009 SF	
OPENINGS	: 836 SF	21%
STUCCO	: 3,173 SF	79%
CMU BLOCK - STACKED	: 0 SF	





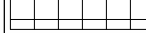


2 RIGHT ELEVATION - BUILDING TYPE B - SD
1/8" = 1'-0"



1 REAR ELEVATION - BUILDING TYPE B - SD
1/8" = 1'-0"



MATERIAL LEGEND	
	STUCCO - SW6086 SAND DUNE OR EQUAL
	STUCCO - SW2854 CARIBBEAN CORAL OR EQUAL
	STUCCO - SW2831 CLASSICAL GOLD OR EQUAL
	STUCCO - SW2812 ROOKWOOD JADE OR EQUAL
	CMU

BUILDING MATERIALS - RIGHT ELEVATION

TOTAL FACADE AREA	: 2,461 SF	
OPENINGS	: 180 SF	07%
STUCCO	: 1,809 SF	74%
CMU BLOCK - STACKED	: 472 SF	19%

BUILDING MATERIALS - REAR ELEVATION

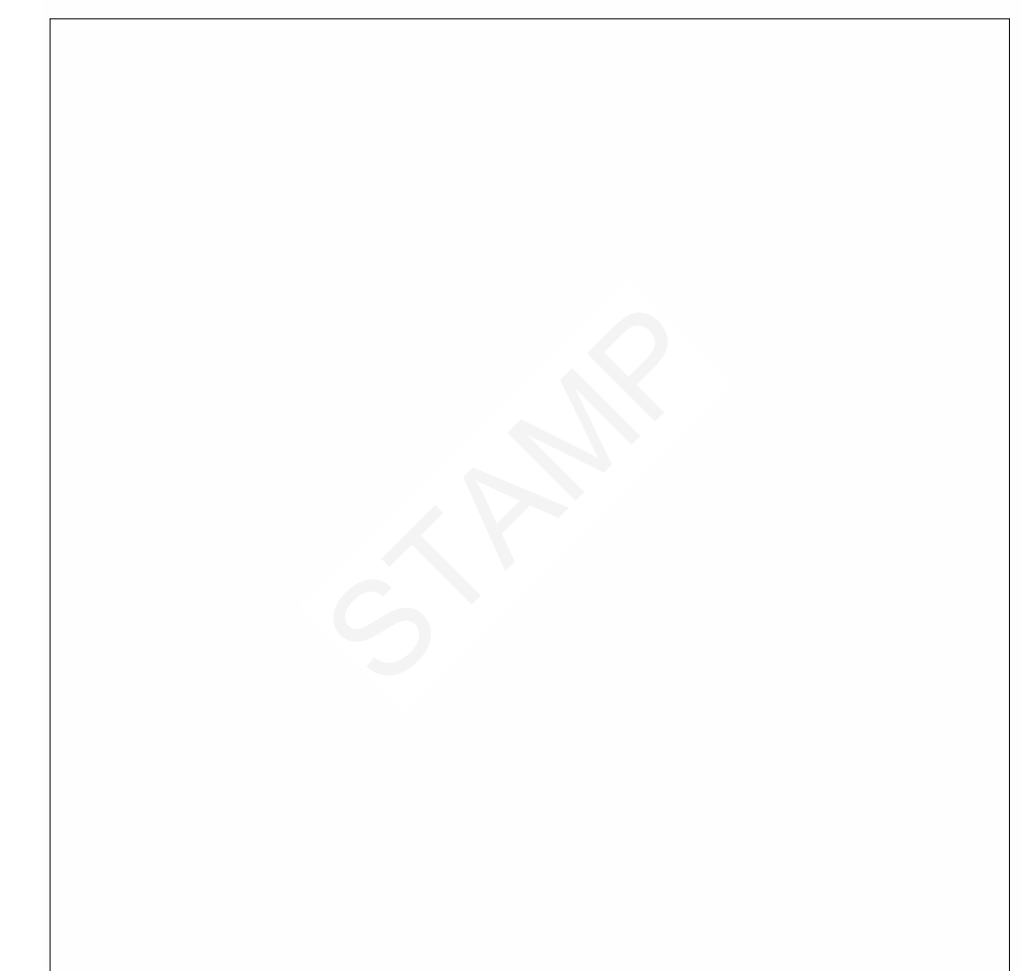
TOTAL FACADE AREA	: 4,317 SF
OPENINGS	: 908 SF 21%
STUCCO	: 3,409 SF 79%
CMU BLOCK - STACKED	: 0 SF



2 RIGHT ELEVATION - BUILDING TYPE C - SD
1/8" = 1'-0"

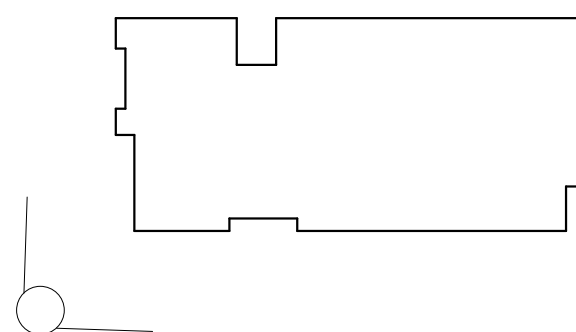


1 REAR ELEVATION - BUILDING TYPE C - SD
1/8" = 1'-0"





BUILDING B & C - INTERNAL SITE PERSPECTIVE



APACHE JUNCTION

APACHE JUNCTION, ARIZONA
ARCHITECTURAL RENDERING | 06/11/26 | KA# 225084

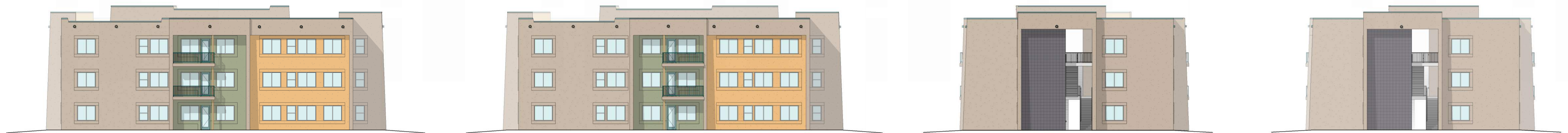
A13

© 10/2025 11:29 AM Model Date: 10/20/25, Location: Apache Junction, Arizona, Project: Apache Junction Apartments, Arch: H

BUILDING C



BUILDING B



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