

Exhibit #2 - Proposed Site Plan

BASE INFORMATION

CONTACT INFORMATION

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RESUBMITTAL RESPONSE: IN RESPONSE TO THE LAST COMMENTS RECEIVED WE HAVE REVIEWED THE BUILDING ELEVATIONS AND HAVE AMENDED/ADDED THE FOLLOWING DESIGN CONSIDERATIONS:
 WE HAVE REVISED THE BUILDING DESIGN TO OVERALL MORE CLOSELY RELATE TO THE 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. OUR REVISED DESIGN ADAPTS THE TRADITIONAL FORMS OF APACHE JUNCTION (AND GENERALLY ARIZONA) IN A MODERN WAY, UTILIZING THEM TO CREATE A 21ST CENTURY ARCHITECTURE.

WE EXPLORED UTILIZING HOODED WINDOWS, BATTERED WALLS, ARTICULATED PARAPETS, CELEBRATED OVERFLOW SCUPPERS, HISTORIC AND TRADITIONAL DESERT COLORS AND STUCCO FINISHES, ALL IN SUPPORT OF A TIMELESS AND ULTIMATELY MODERN SOLUTION UTILIZING AN ADAPTATION OF VERNACULAR DESERT ARCHITECTURE.

PRELIMINARY SITE PLAN INFORMATION

ZONING SUMMARY:

EXISTING ZONING AND DEVELOPMENT STANDARDS - RM2

DEVELOPMENT SUMMARY:

PROPOSED DENSITY - 148 DWELLING UNITS / 6.7 NET ACRES = 21.8 DU/AC

TOTAL BUILDING SF:

BUILDING A	42,850 SF	1 BED	44
BUILDING B	16,888 SF	2 BED	48
BUILDING C	3,263 SF	3 BED	48
		4 BED	12
63,001 GROSS SF		148 TOTAL UNITS	

LOT COVERAGE CALCULATIONS:

FIRST FLOOR BUILDING A FOOTPRINT	21,425 SF
FIRST FLOOR BUILDING B FOOTPRINT	8,444 SF
CLUBHOUSE FOOTPRINT	3,263 SF
TOTAL FOOTPRINT (MULTIFAMILY AND CLUBHOUSE)	-77,759 SF (27%)
LANDSCAPE FOOTPRINT	-92,542 SF (31%)
PAVEMENT FOOTPRINT	-121,323 SF (42%)
USABLE OPEN SPACE REQUIRED 50%	
PROVIDED 50%	

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 775.49 FEET, THENCE WEST 60.00 FEET, THENCE SOUTH 52.74 FEET, THENCE WEST 310.25 FEET, THENCE NORTH 885.14 FEET, THENCE EAST 310.25 FEET TO THE POINT OF BEGINNING. 300.81 SQUARE FEET, 8.90 ACRES.

PROJECT DESCRIPTION:

FIVE BUILDINGS WITH TWO LEVELS MULTIFAMILY AND SURFACE PARKING, DETACHED CLUBHOUSE.

STRUCTURES:

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

BUILDING HEIGHT: 2 STORIES / 27'-0" TO TOP OF PARAPET.
 CLUBHOUSE HEIGHT: 18'-1 1/8"

TRAFFIC / PARKING:

148 UNITS = 328 SPACES REQUIRED
 MAX ALLOWED = N/A
 SURFACE PARKING PROPOSED (9X18)
 OPEN 238
 ACCESSIBLE 10
 COVERED 146
 TOTAL 248 SPACES

BICYCLE PARKING
 32 SPACES REQUIRED
 32 SPACES PROVIDED

UTILITIES:

FOR LOCATIONS OF EXISTING AND PROPOSED UTILITIES PLEASE SEE CIVIL SHEETS U104 AND U105.

PRELIMINARY BUILDING INFORMATION

APARTMENTS
 TOTAL SF : 59,738 SF
 PRELIMINARY CONSTRUCTION TYPE : TYPE V-A
 PROPOSED SPRINKLERS : NFPA 13R

CLUBHOUSE
 TOTAL SF : 3,263 SF
 PRELIMINARY CONSTRUCTION TYPE : TYPE V-B
 PROPOSED SPRINKLERS : NS



VICINITY MAP
 NTS



APACHE JUNCTION

APACHE JUNCTION, ARIZONA

SITE DATA | 04/15/26 | KA# 225084

A02

