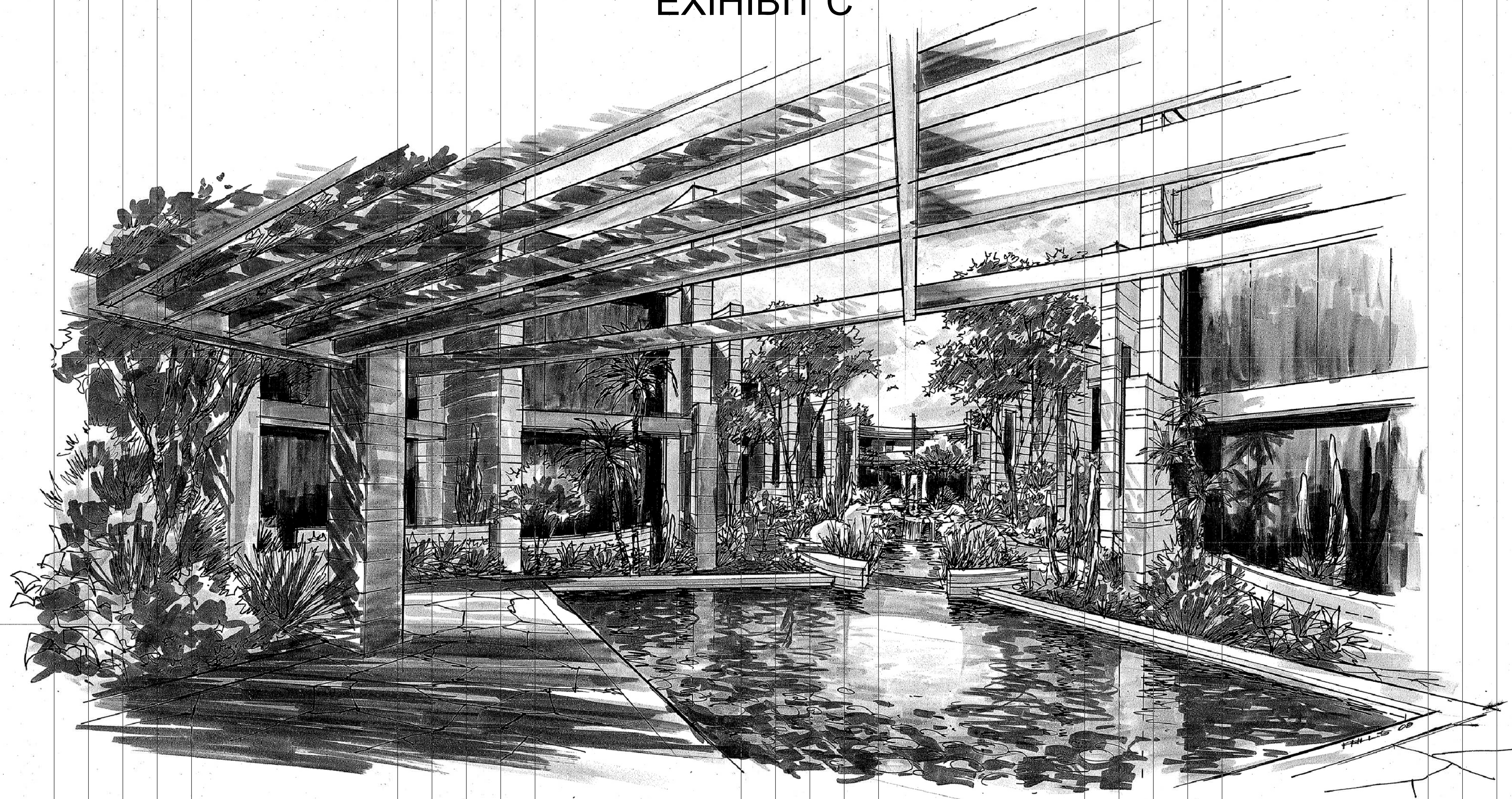


ANTERRA

EXHIBIT C



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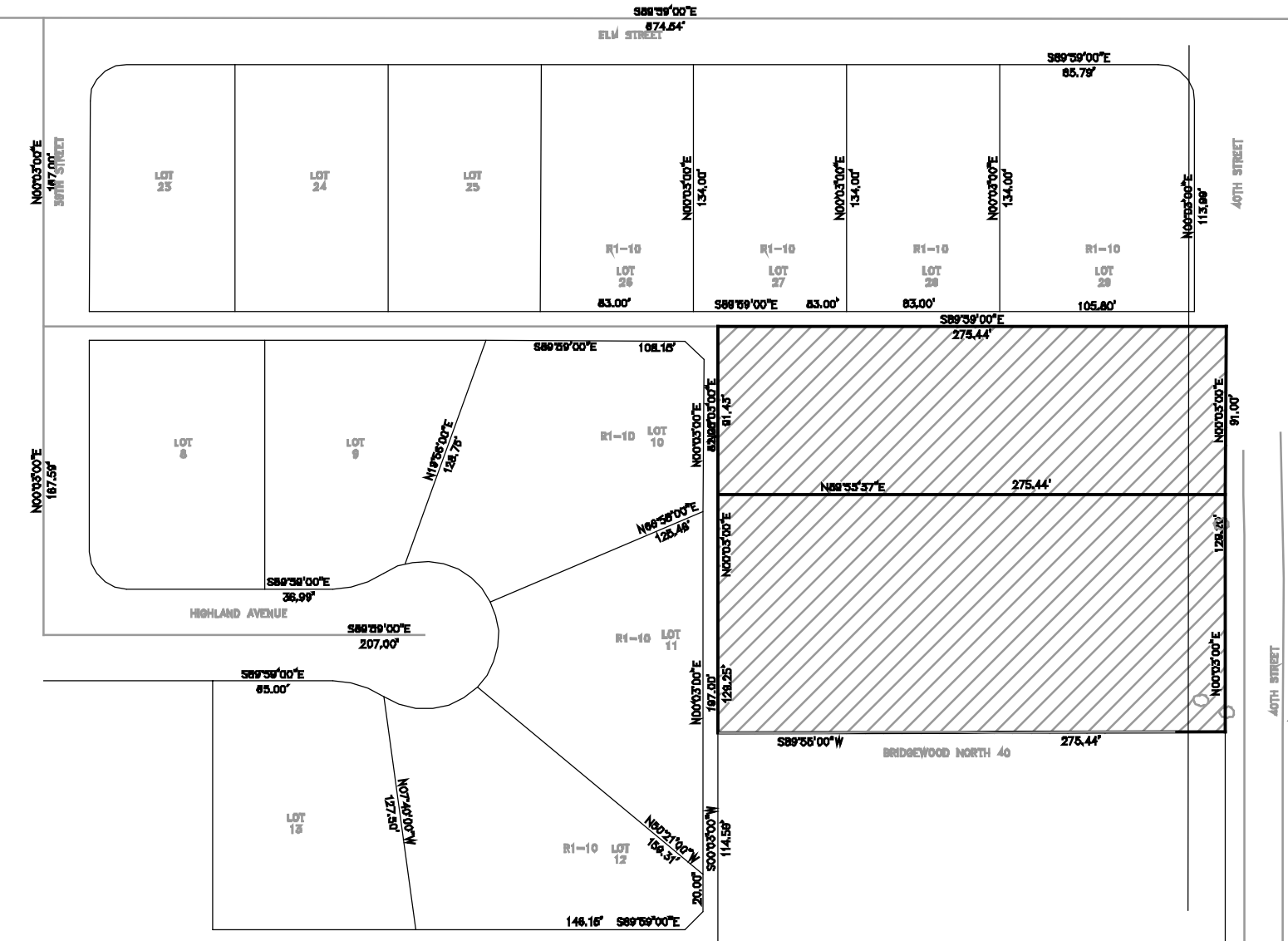
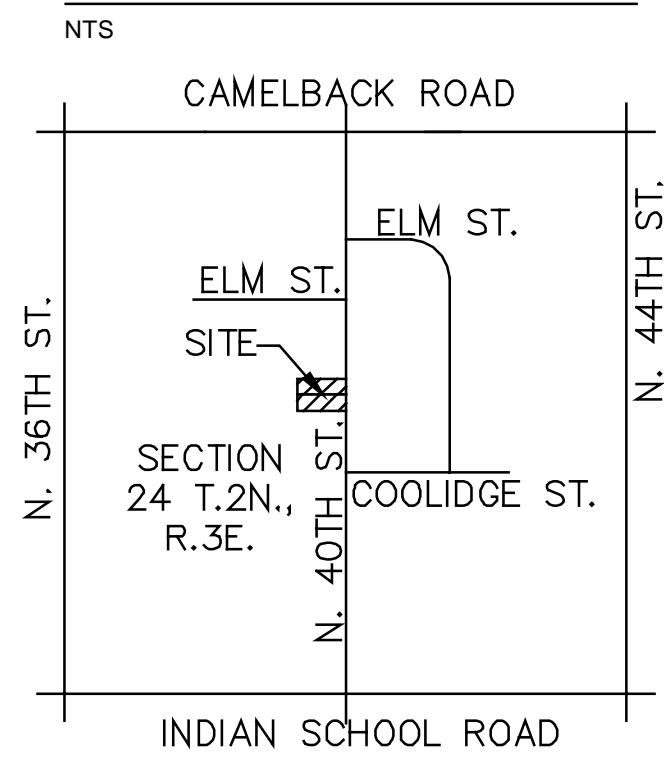
A-1 PROPOSED SITE PLAN

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA

OWNER:

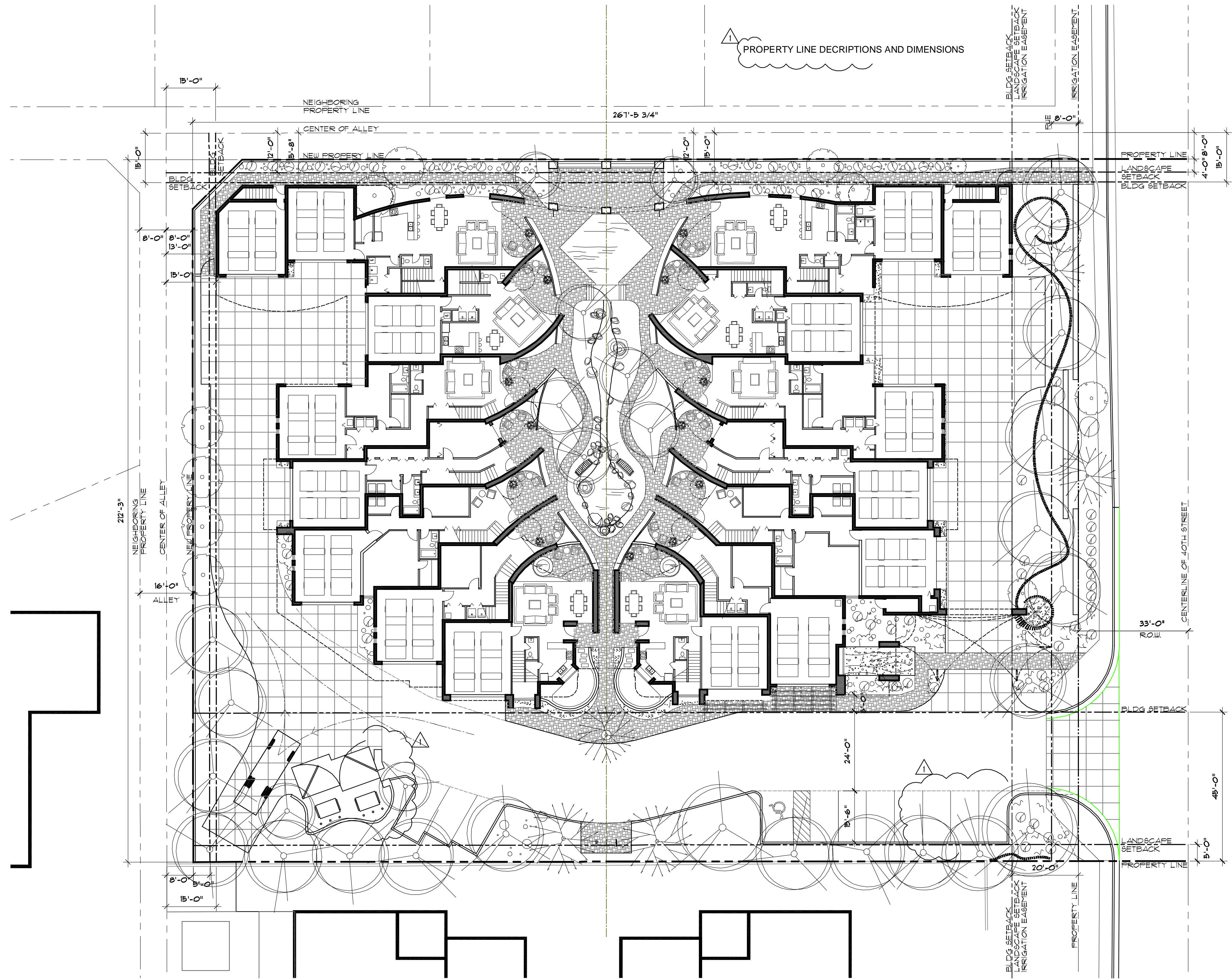
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VICINITY MAP

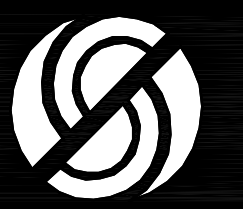


SITE:

EXISTING ZONING	R1-10
PROPOSED ZONING	PUD
GROSS LOT	67,909 = 1.56
NET LOT	56,628 = 1.30 ACRE
LOT COVERAGE	
MAXIMUM ALLOWED	45%
PROVIDED	44%
BUILDING COVERAGE (FOOTPRINT)	
MAXIMUM ALLOWED	30,579 SQ FT
PROVIDED	24,803 SQ FT
OPEN SPACE (COMMON AREA)	
REQUIRED (5%)	3,398 SQ FT
PROVIDED (10%)	5,740 SQ FT
BUILDING HEIGHT	
	2 STORIES
	25 FT T.O. ROOF DECK
	31 FT max T.O. ROOF DECK PATIO SCREEN
WALL	
UNIT PER ACRE	35 FT T.O. SHADE STRUCTURE
MAXIMUM ALLOWED	11.00 UNIT/ GROSS ACRE*
PROVIDED	10.25 UNIT/ GROSS ACRE
UNITS PROVIDED	
	16
PARKING PROVIDED	
2-CAR GARAGES PER UNIT	32 SPACES
GUEST SPACES	10 + 1 ACCESSIBLE SPACE = 11 TOTAL
PERIMETER STANDARDS	
	20FT ADJACENT PUBLIC STREET
	15FT ADJACENT PROPERTY LINES
	(measured from center of dedicated alley)
	45FT ADJACENT SOUTH PROPERTY LINE
BUILDING SETBACK	
	N/A
LANDSCAPE SETBACK	
	4 FT NORTH SIDE & 5 FT REAR SIDE, 20 FT FRONT, 5 FT SOUTH SIDE*
*PERMEABLE SURFACE ENCHROACHMENT	

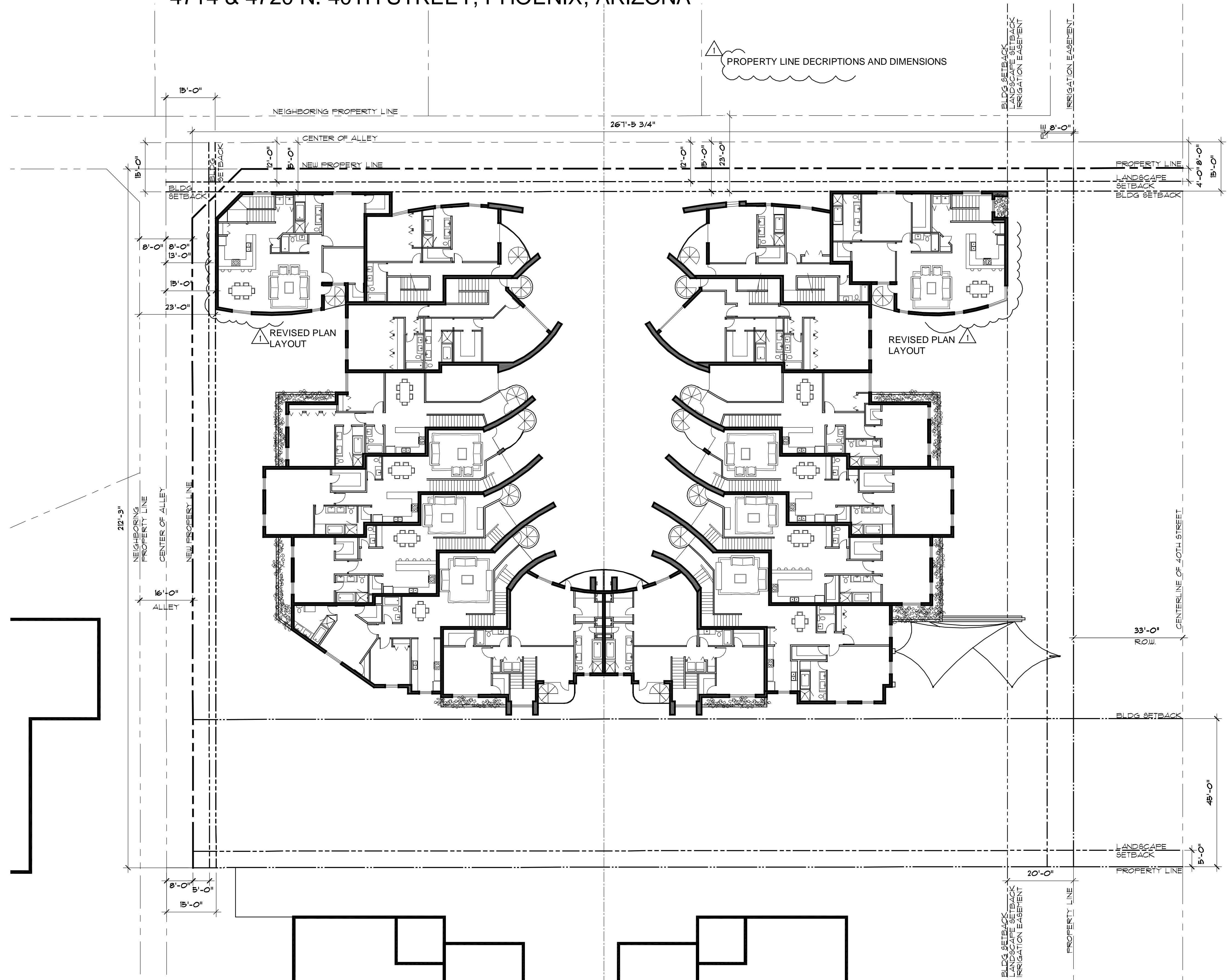


Site Plan - ground level
 1"=16'-0"



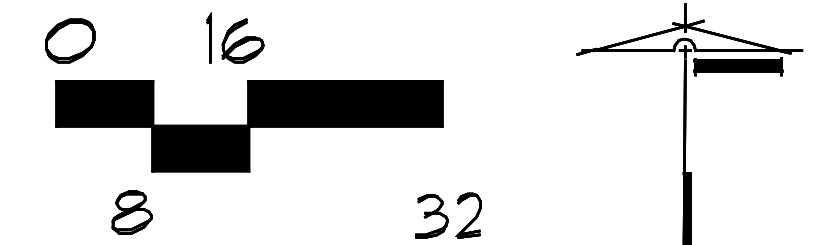
A-2 PROPOSED SITE PLAN

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA



Site Plan - upper level

1"=16'-0"



A-2 PROPOSED SITE PLAN

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA

Revisions 05.12.09



Site Plan - upper level

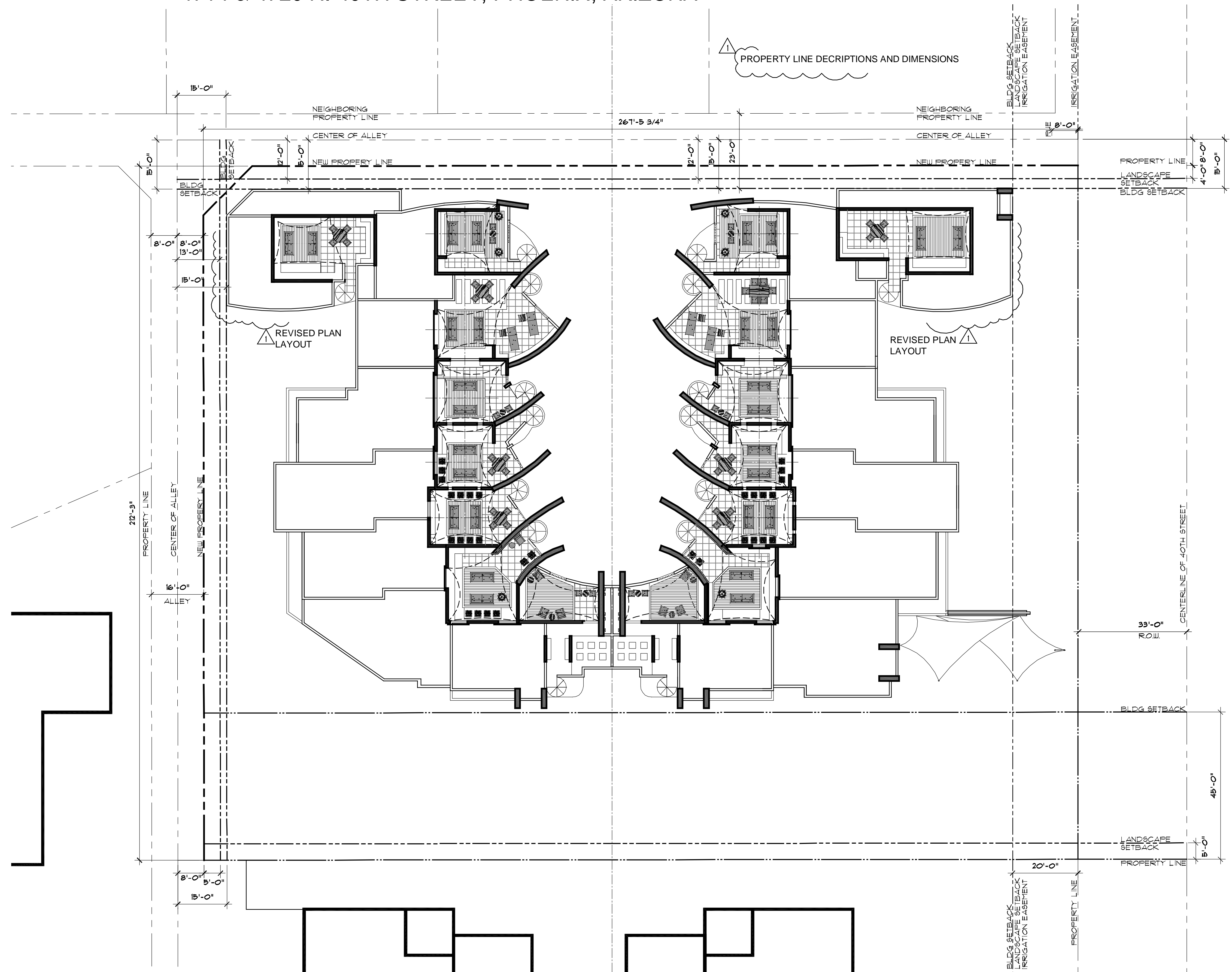
1"=16'-0"



A-3 PROPOSED SITE PLAN

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA

Revisions 05.12.09



Site Plan - roof deck level

1"=16'-0"



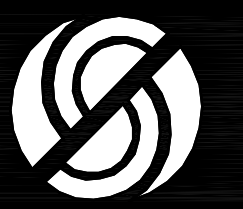
A-3 PROPOSED SITE PLAN

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA

Revisions 05.12.09



Site Plan - roof deck level
1"=16'-0"



A-4 PROPOSED ELEVATIONS

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA



Elevations - SOUTH

1"=8'-0"



Elevations - EAST

1"=8'-0"



A-5 PROPOSED ELEVATIONS

4714 & 4720 N. 40TH STREET, PHOENIX, ARIZONA



Elevations - NORTH

1"=8'-0"

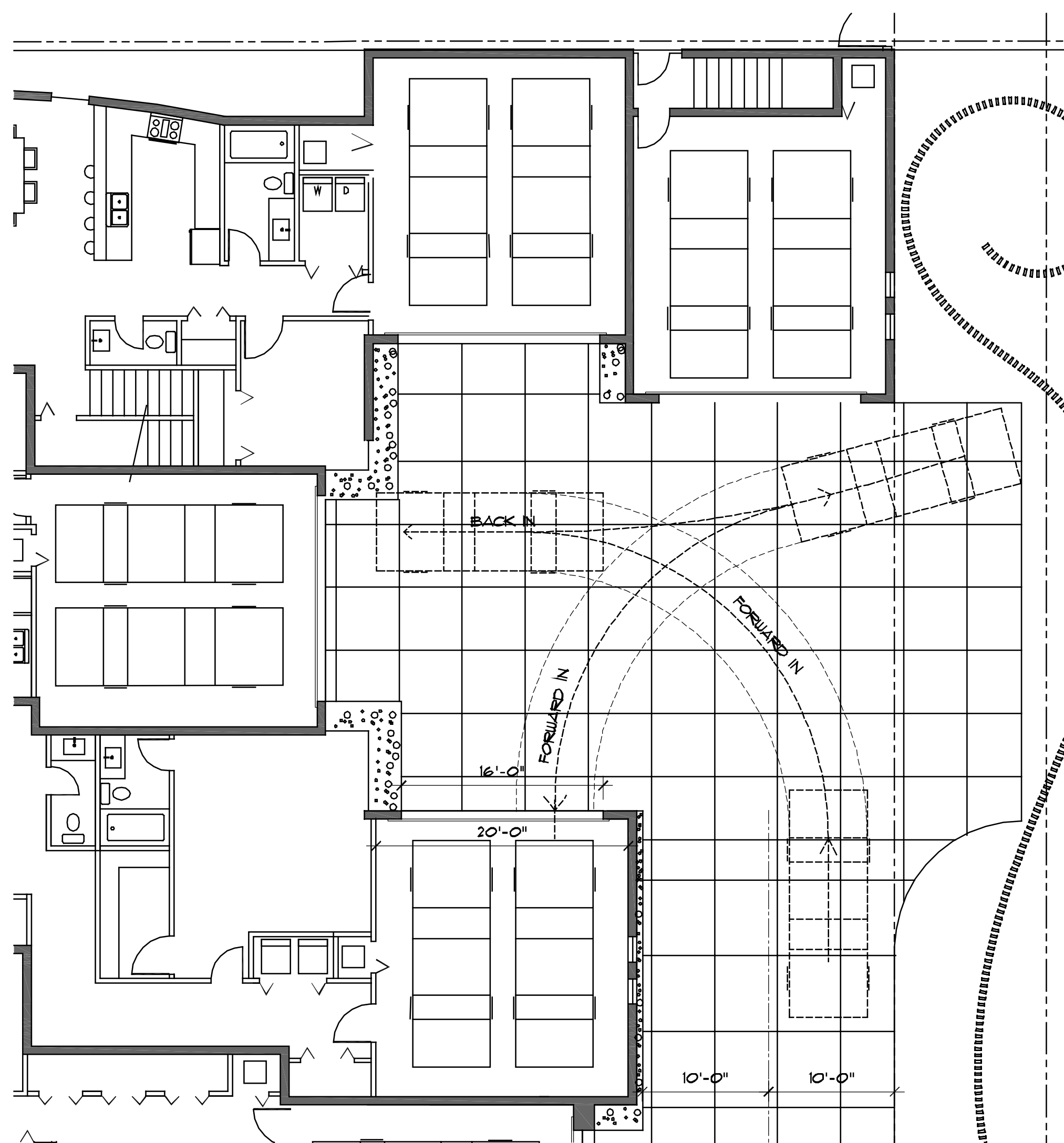


Elevations - WEST

1"=8'-0"

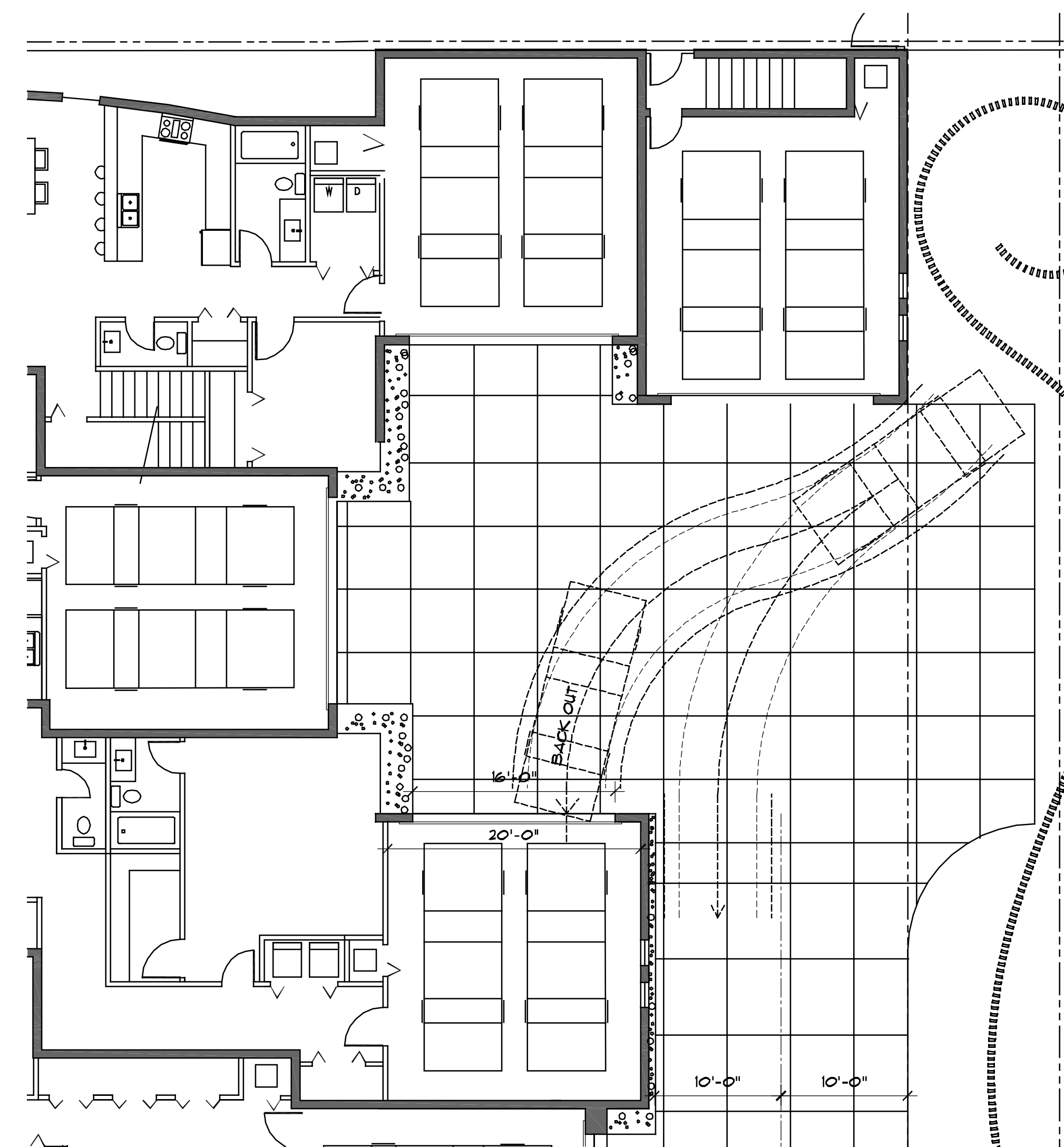


A-6 ANTERRA - AUTO MANUEVERING STUDY



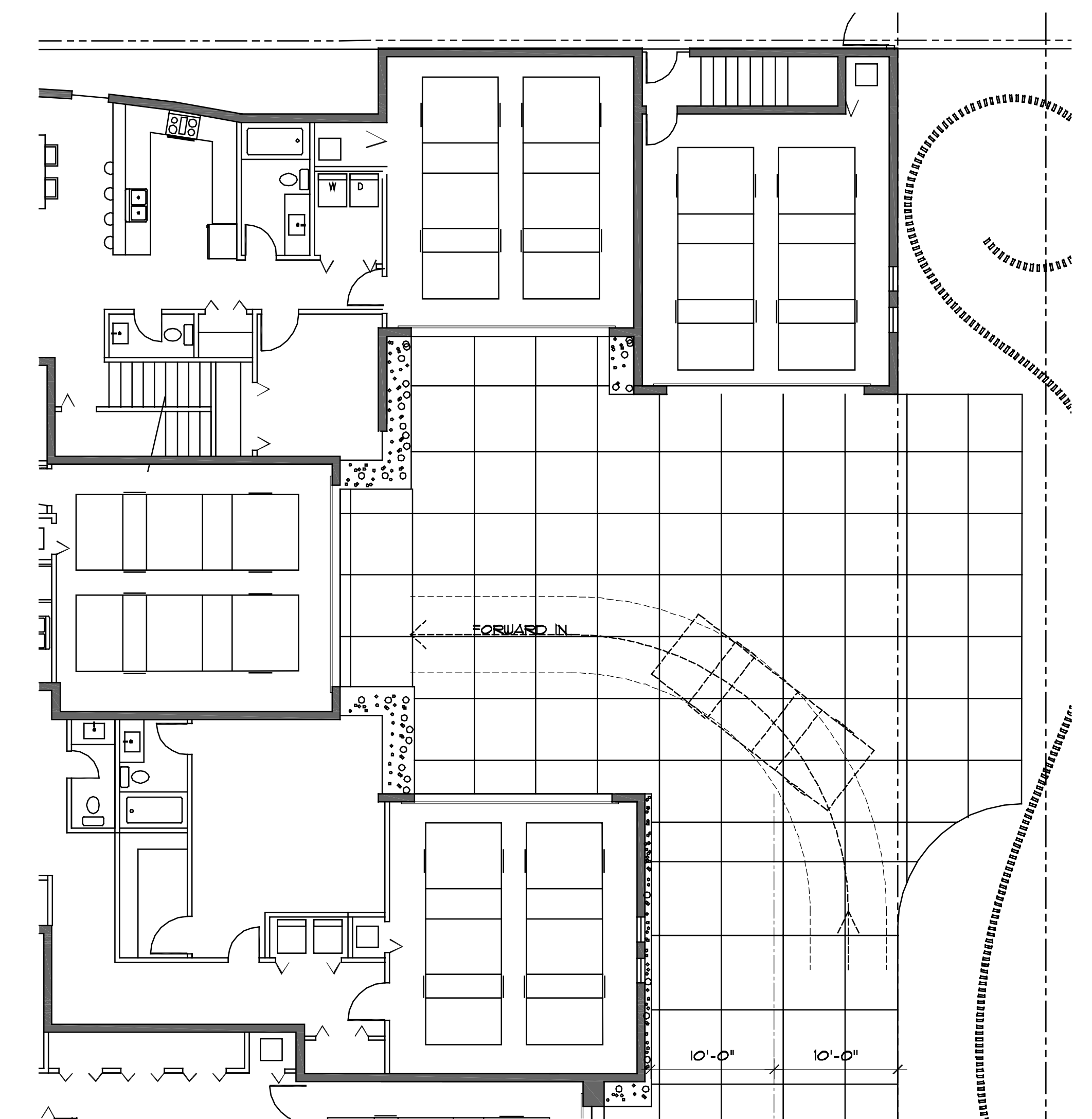
Unit E - Auto Maneuvering - IN

1"=8'-0"



Unit E - Auto Maneuvering - OUT

1"=8'-0"

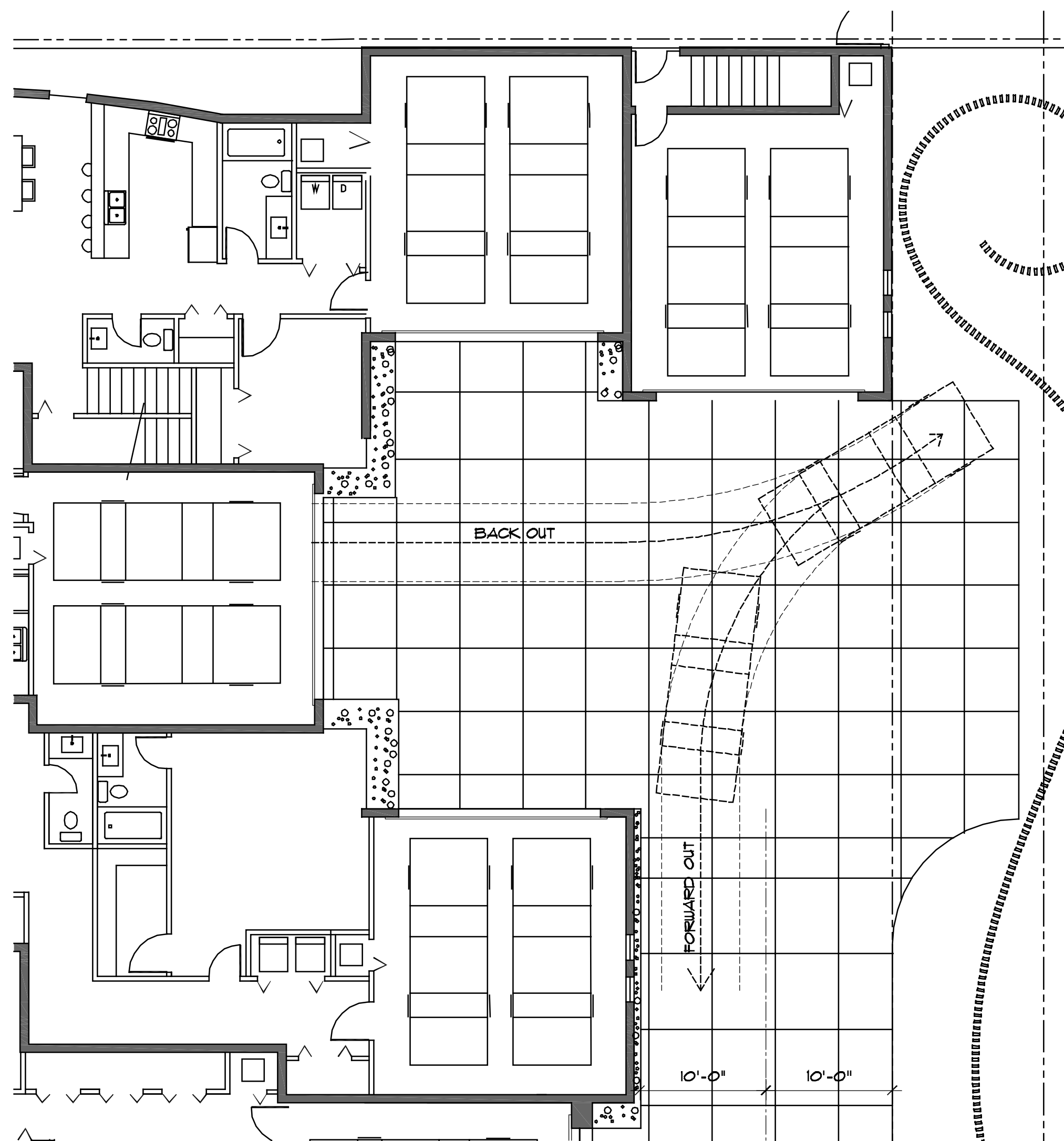


Unit F - Auto Maneuvering - IN

1"=8'-0"

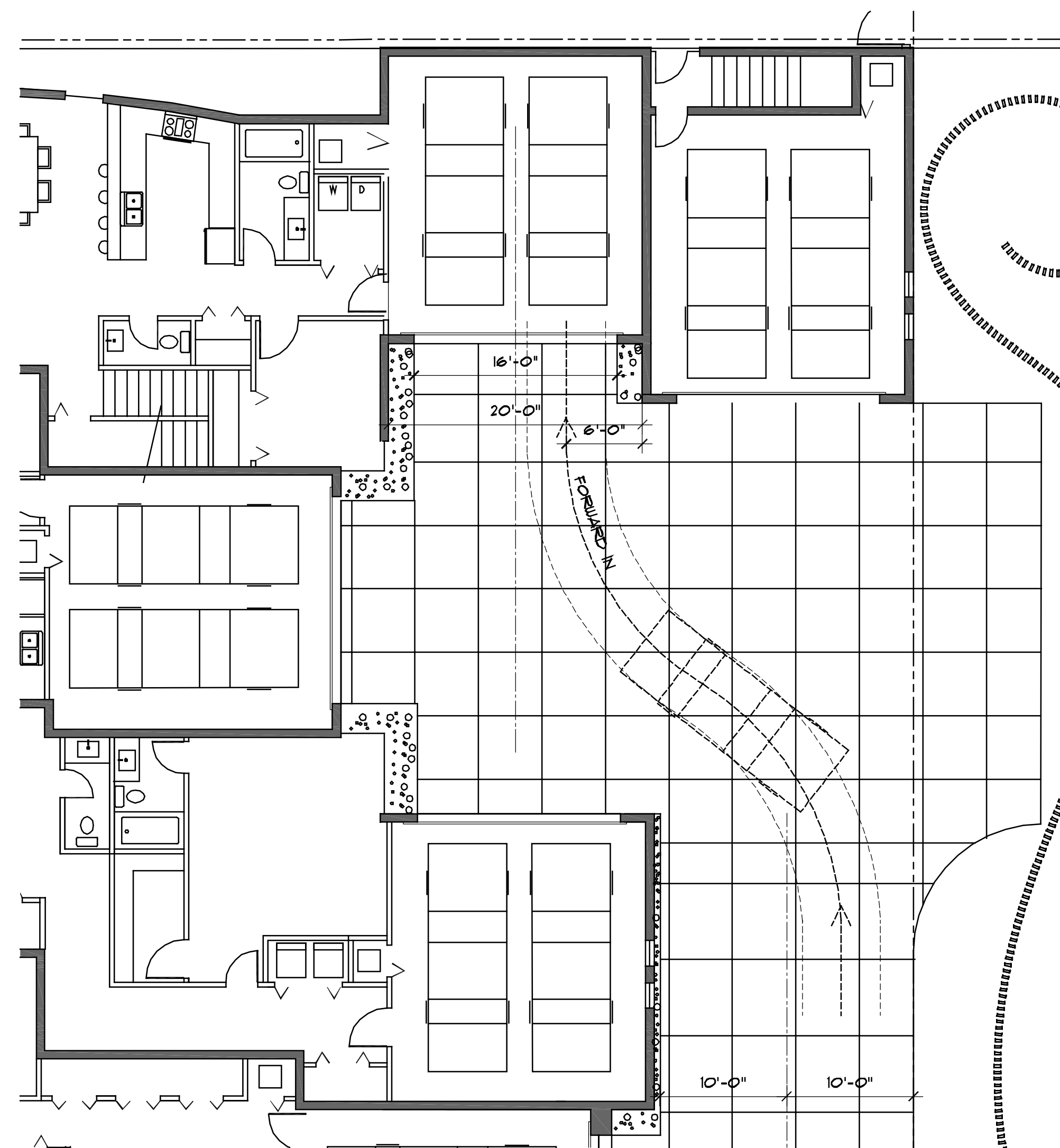


A-7 ANTERRA - AUTO MANUEVERING STUDY



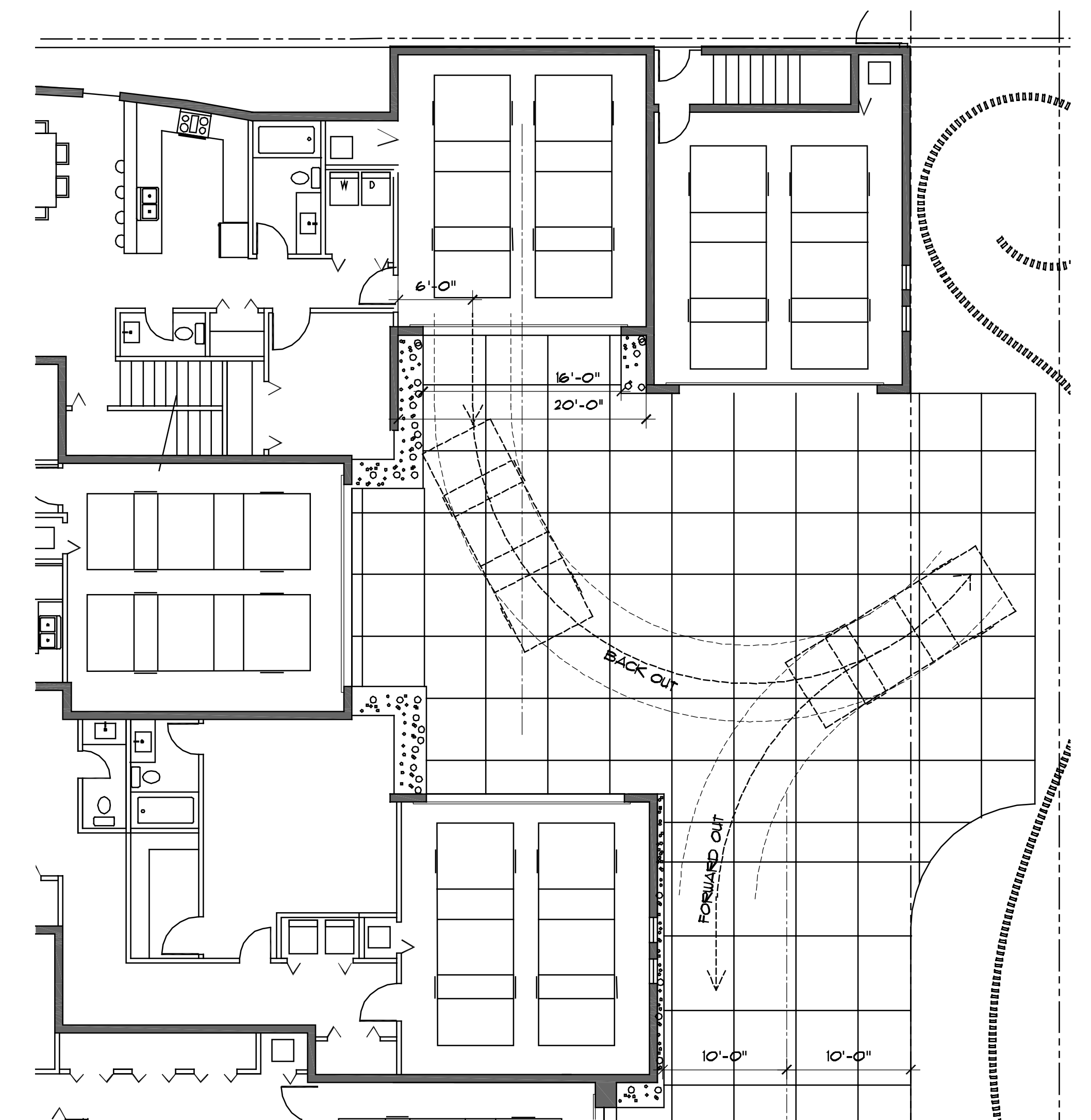
Unit F - Auto Maneuvering - OUT

1"=8'-0"



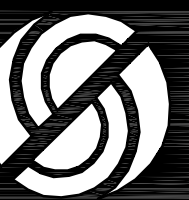
Unit G - Auto Maneuvering - IN

1"=8'-0"

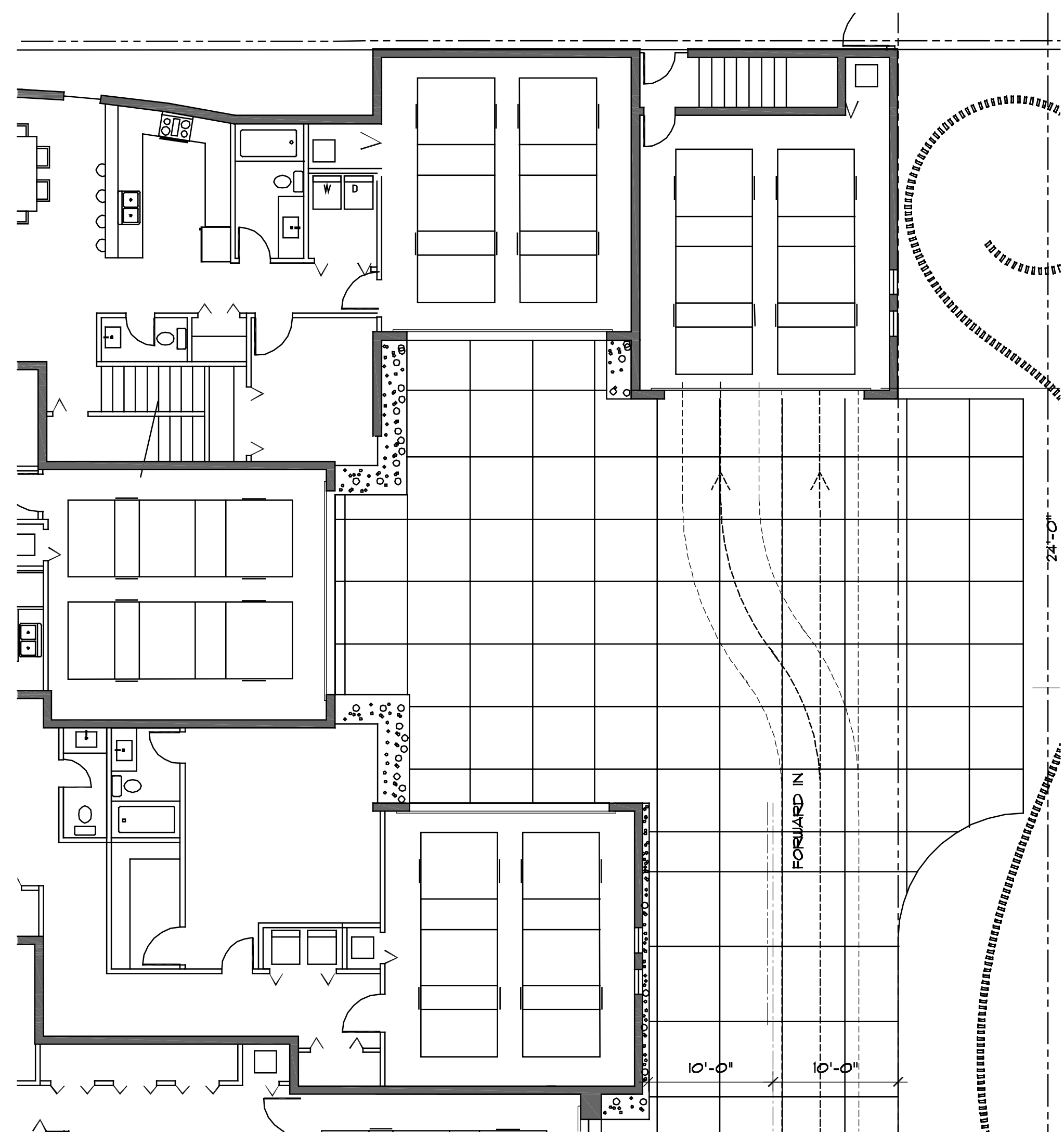


Unit G - Auto Maneuvering - OUT

1"=8'-0"

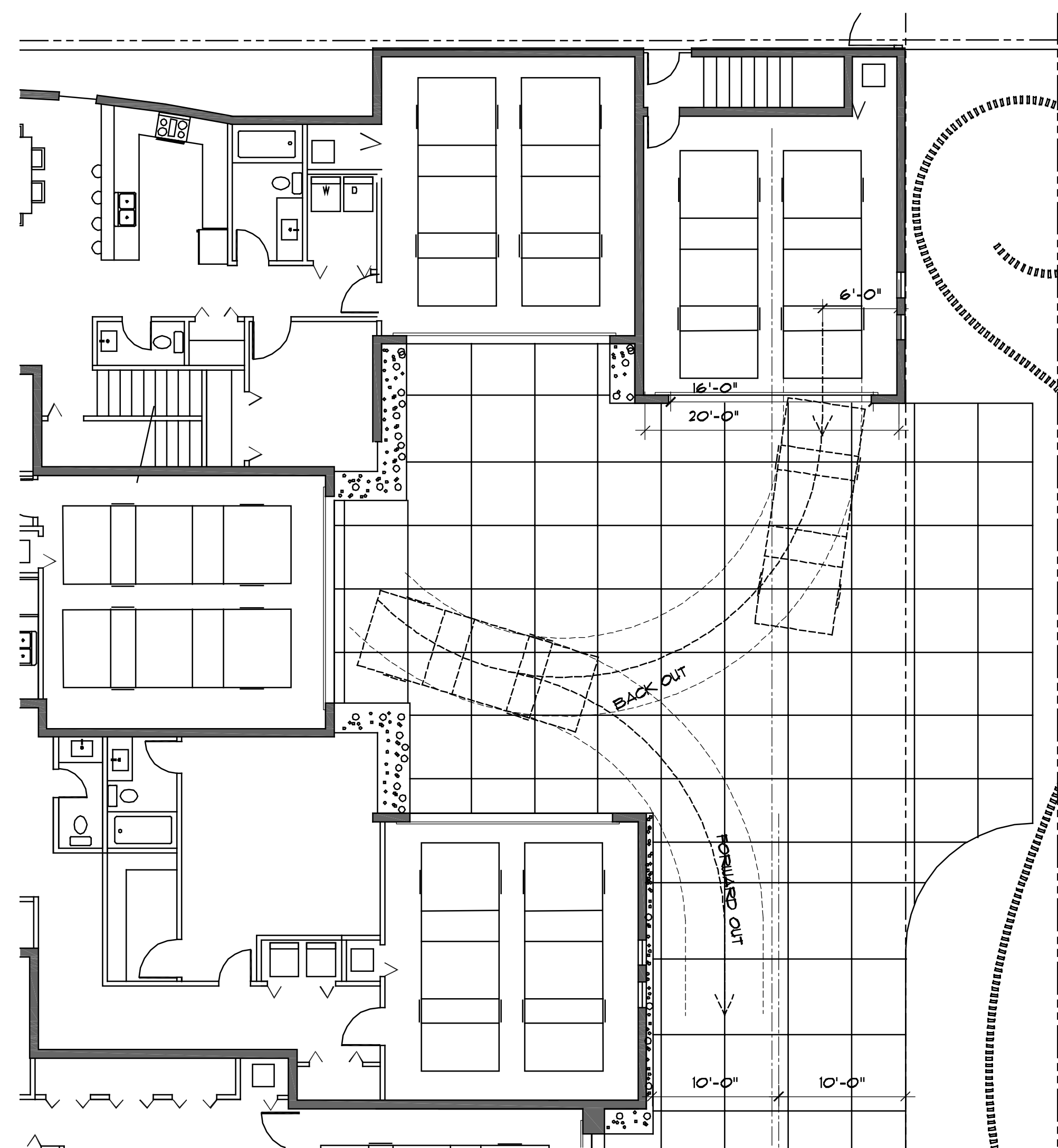


A-8 ANTERRA - AUTO MANUEVERING STUDY



Unit H - Auto Maneuvering - IN

1"=8'-0"



Unit H - Auto Maneuvering - OUT

1"=8'-0"

210-10

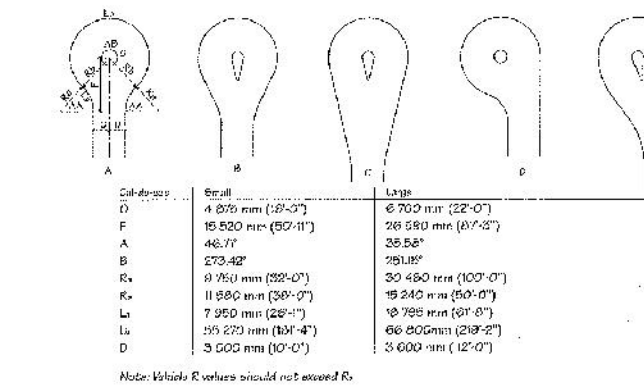


Figure 210-10. Cut-diagram dimensions and forms.

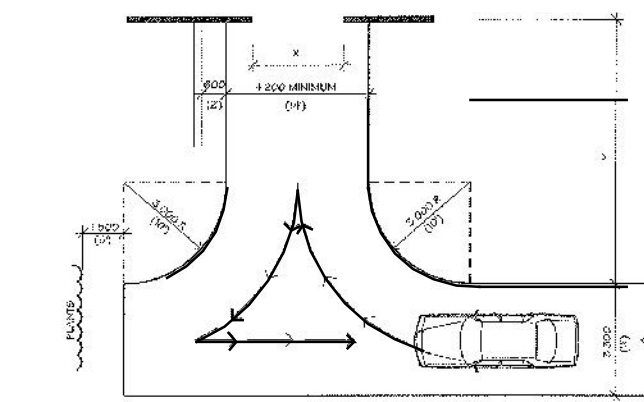


Figure 210-20. Turnaround at garage with parallel approach to door and adequate space to maneuver.

Time-Saver Standards for Landscape Architecture

210-11

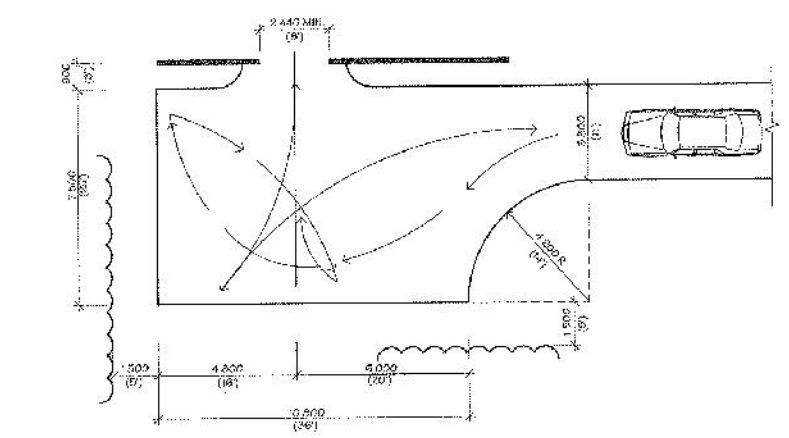


Figure 210-21. Turnaround at garage door requiring multiple maneuvers due to inadequate space.

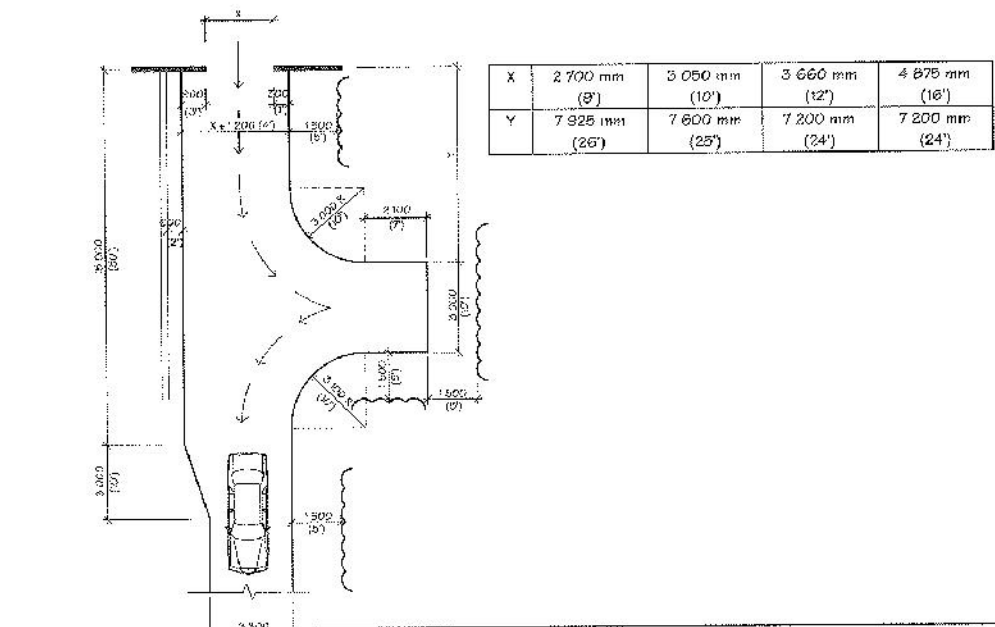


Figure 210-22. Straight-in garage entrance with minimum radius back-out apron.

Time-Saver Standards for Landscape Architecture

210 Spatial Standards

VEHICLE TYPE	MIN. TURNING RADIUS (FT.)		SMALLEST LANE WIDTH (FT.)	CURVED LANE WIDTH (FT.)		LANE WIDTH (FT.)
	MIN. TURNING RADIUS (FT.)	OUTSIDE FRONT RADIUS (FT.)		INSIDE FRONT RADIUS (FT.)	INSIDE FRONT RADIUS (FT.)	
Composite vehicle	24.0	26.0	10.4	13.4	15.4	24.7
Wheeled vehicle	24.0	26.0	10.4	13.4	15.4	24.7
Box truck	24.0	24.1	7.5	16.1	5.16	16.9
Rv trailer	25.0	25.0	7.2	18.4	4.1	18.3
Motor truck	27.7	28.8	27.4	19.0	22.0	4.2
Special truck	42.7	26.9	2.5	14.6	26.1	18.1
Shuttle car	44.0	26.1	16.0	13.8	15.4	21.4
Parade float	50.0	26.1	10.6	13.6	15.4	21.7
Intercity bus	60.0	36.0	21.6	17.0	19.7	19.0
City bus	47.0	46.8	21.6	27.0	11.6	19.0
Articulated bus	50.0	23.0	11.6	28.4	1.6	19.0
School bus	41.0	26.6	26.7	15.8	5.1	18.4
Garbage truck	31.0	26.8	26.0	14.8	16.4	19.1
Articulated truck	44.0	27.2	16.4	13.8	15.4	21.0
Parade float	50.0	26.1	10.6	13.6	15.4	21.0
Fire truck pump	36.1	41.0	27.7	16.4	22.4	19.0

NOTES:
 1. Minimum turn radii are for design vehicles.
 2. Obstructions (columns, walls, built-up curbs, etc.) should be avoided.

AUTOMOBILES, ROADS, AND PARKING

