

CONSULTANT:

Project :

GURCZAK LUXURY
DEVELOPMENT
MIXED-USE
DEVELOPMENT
16865 E PARKVIEW AVE
FOUN. HILLS, AZ 85268

Issued for :

CONCEPT 03/23/2026

Drawn by :

JRM
Checked by :
JRM

Sheet Title :
ARCHITECTURAL SITE
PLAN

Project No. :
2025011

Sheet No. :

SP1.0

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SITE INFORMATION

SITE WIDTH: 60'-0"
SITE DEPTH: 100'-0"
SITE AREA: 6,000 GSF

BUILDING INFORMATION:

BUILDING FOOTPRINT: 4,590 GSF
TOTAL RESIDENTIAL AREA: 8,054 GSF
TOTAL COMMERCIAL AREA: 1,000 GSF
TOTAL GARAGE AREA: 2,147 GSF
TOTAL SUPPORT AREA: 2,052 GSF
TOTAL BUILDING AREA: 17,843 GSF

LOT COVERAGE(%)
4,590 GSF/6,175 GSF= 77%

17,843 SF (TOTAL BUILDING AREA) / 6,000 (LOT AREA)

PROPOSED FAR: 2.97

PARKING INFORMATION:

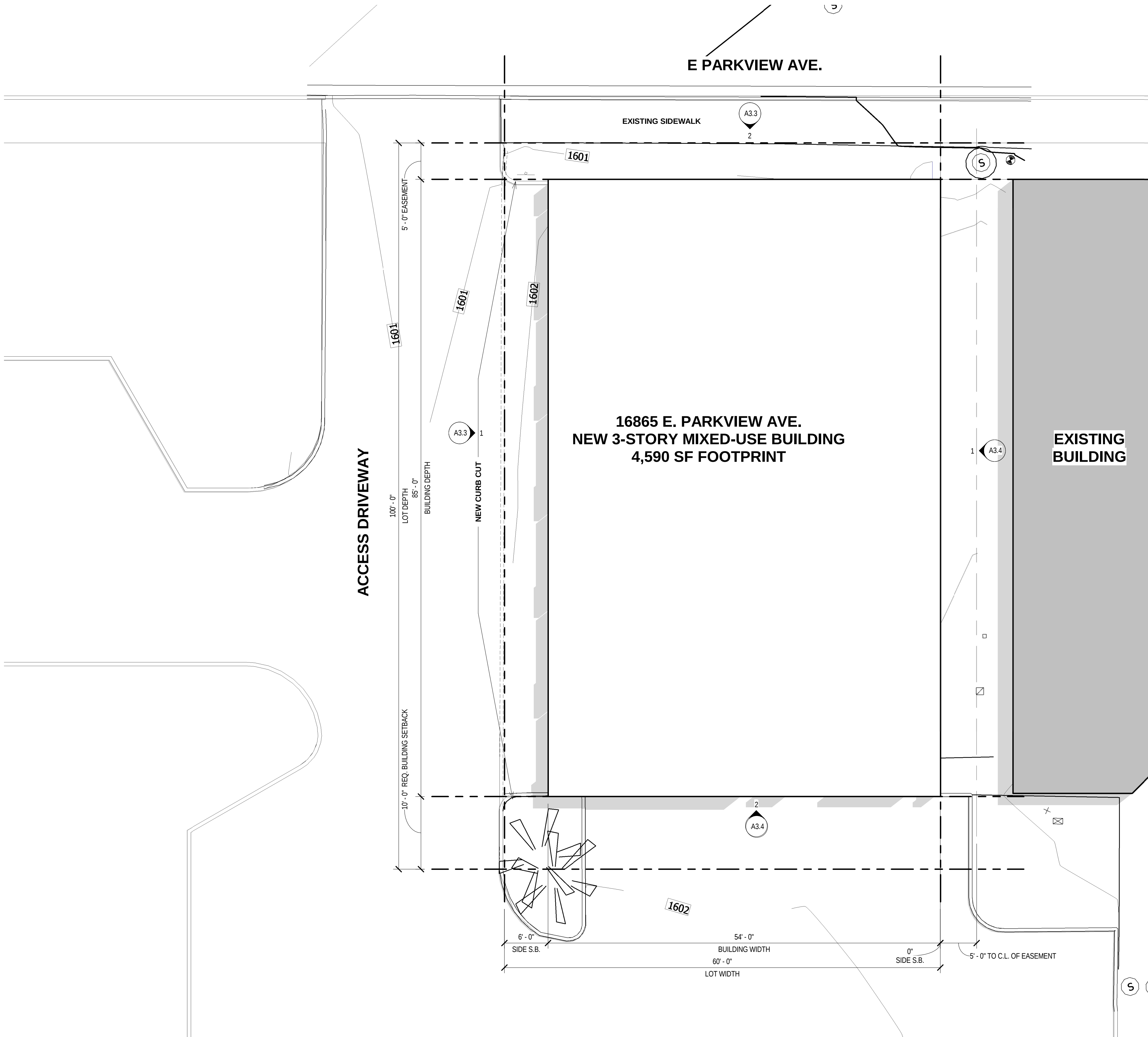
PARKING SPACES PROVIDED IN DEVELOPMENT: 6 SPACES
(1 GARAGE SPACE PER RESIDENTIAL UNIT)

SETBACKS:

FRONT YARD: 5'-0"
REAR YARD: 10'-0"
SIDE YARD: 6'-0"
SIDE YARD PROVIDED: 6'-0" COMBINED (3'-0" + 3'-0")
PROPOSED BUILDING HEIGHT: 40'-0" (AT TOP OF HIGH PARAPET)

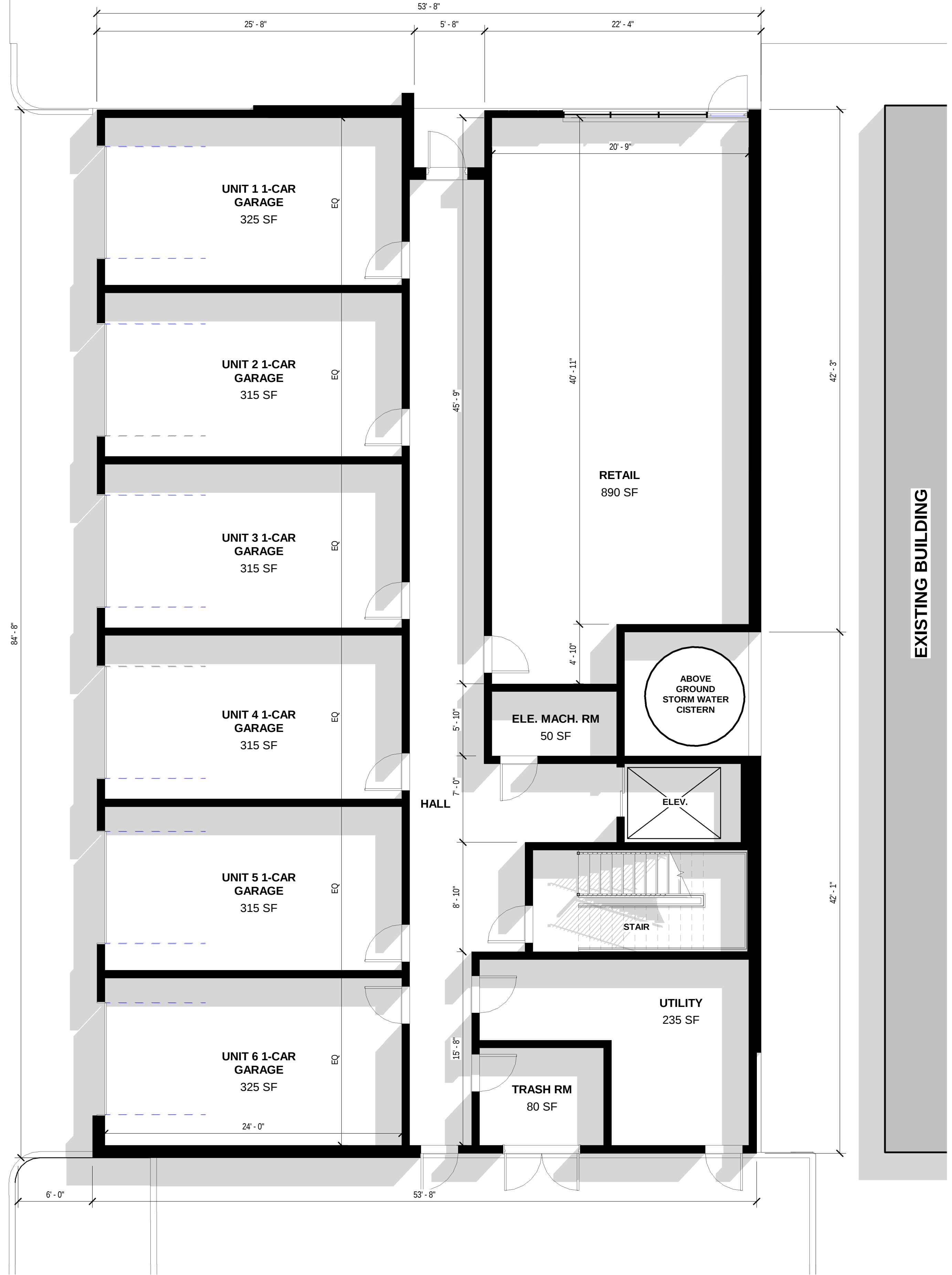
1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

ENDER STEP LOCATION





2 SECOND / THIRD FLOOR
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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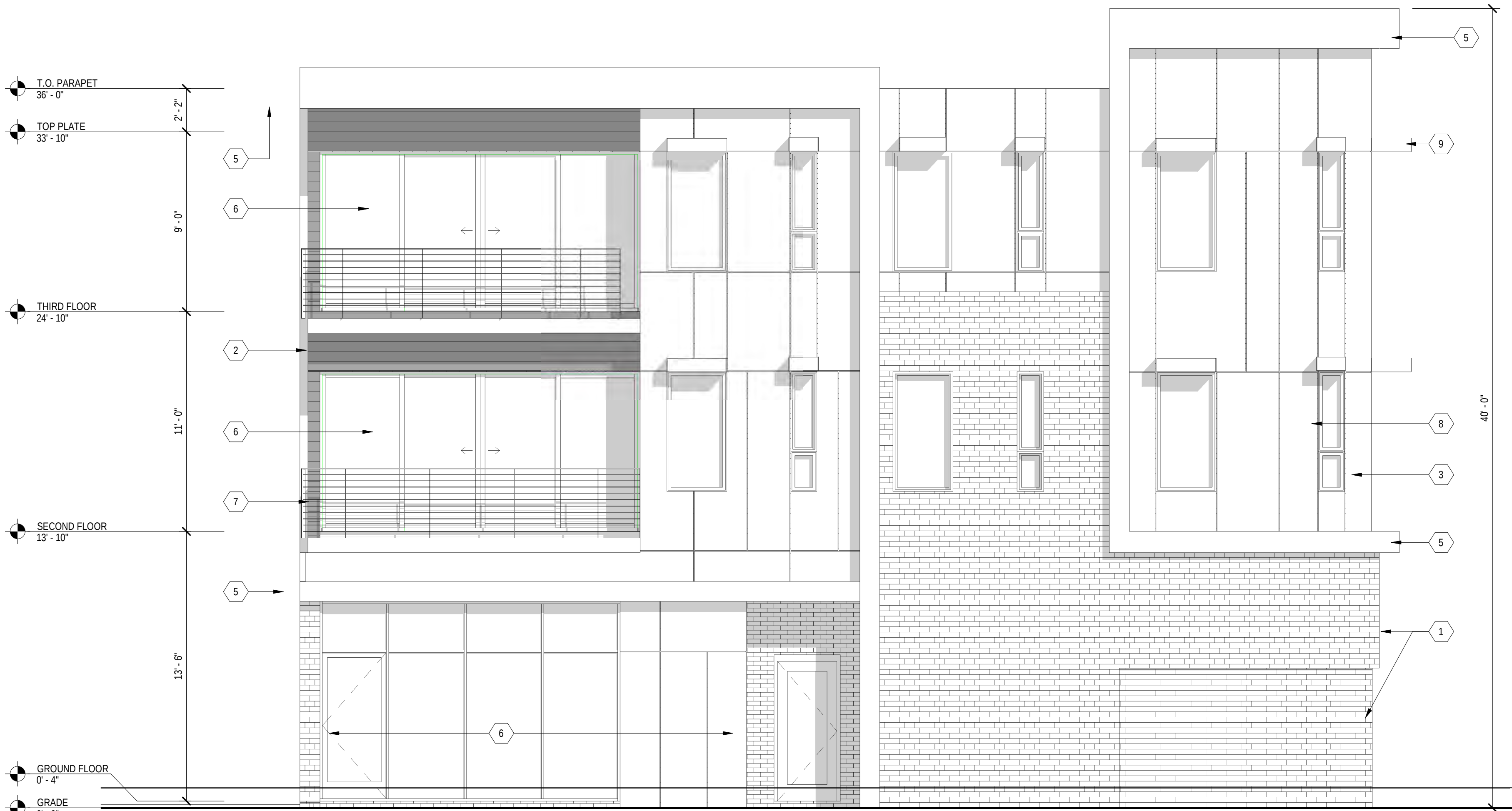
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FLOOR PLANS

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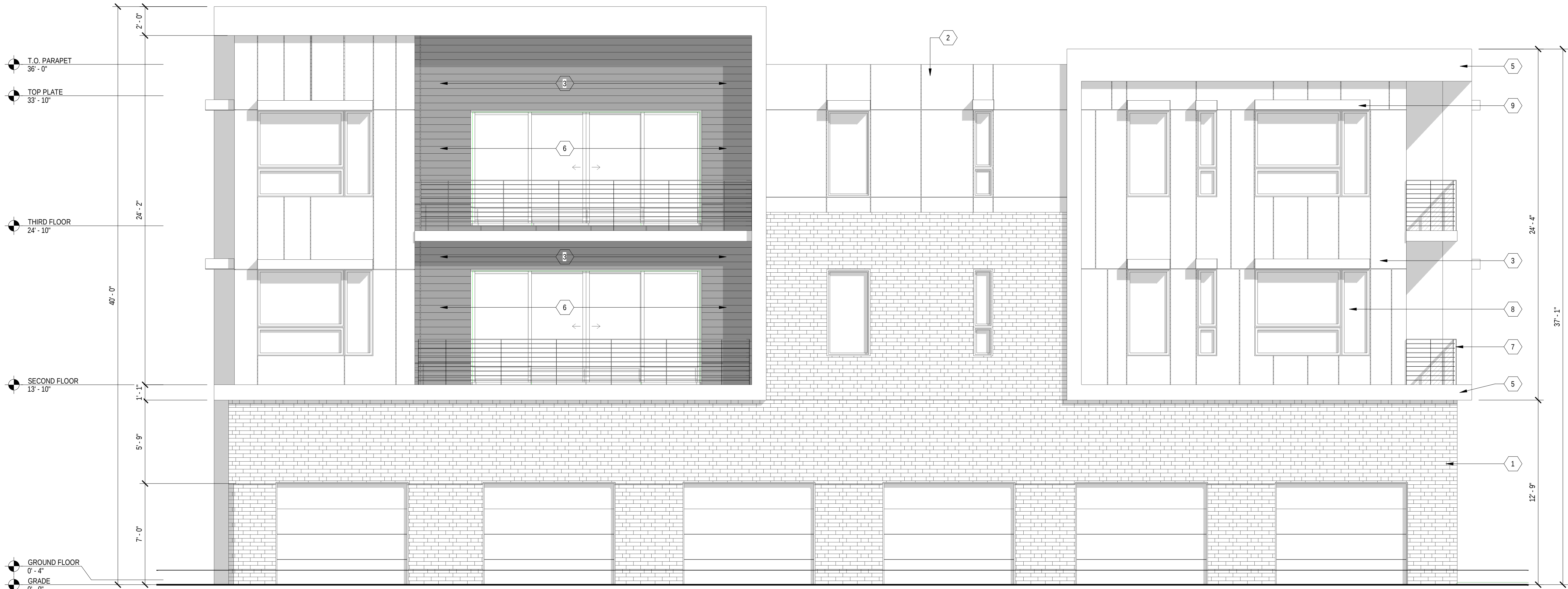
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- STONE VENEER
- WOODTONE JAMES HARDIE LAP SIDING WITH 3" COLOR-MATCHED TRIM AT EDGES AND CORNERS.
- EIFS CLADDING SYSTEM WITH DECORATIVE REVEALS
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EXTERIOR
ELEVATIONS

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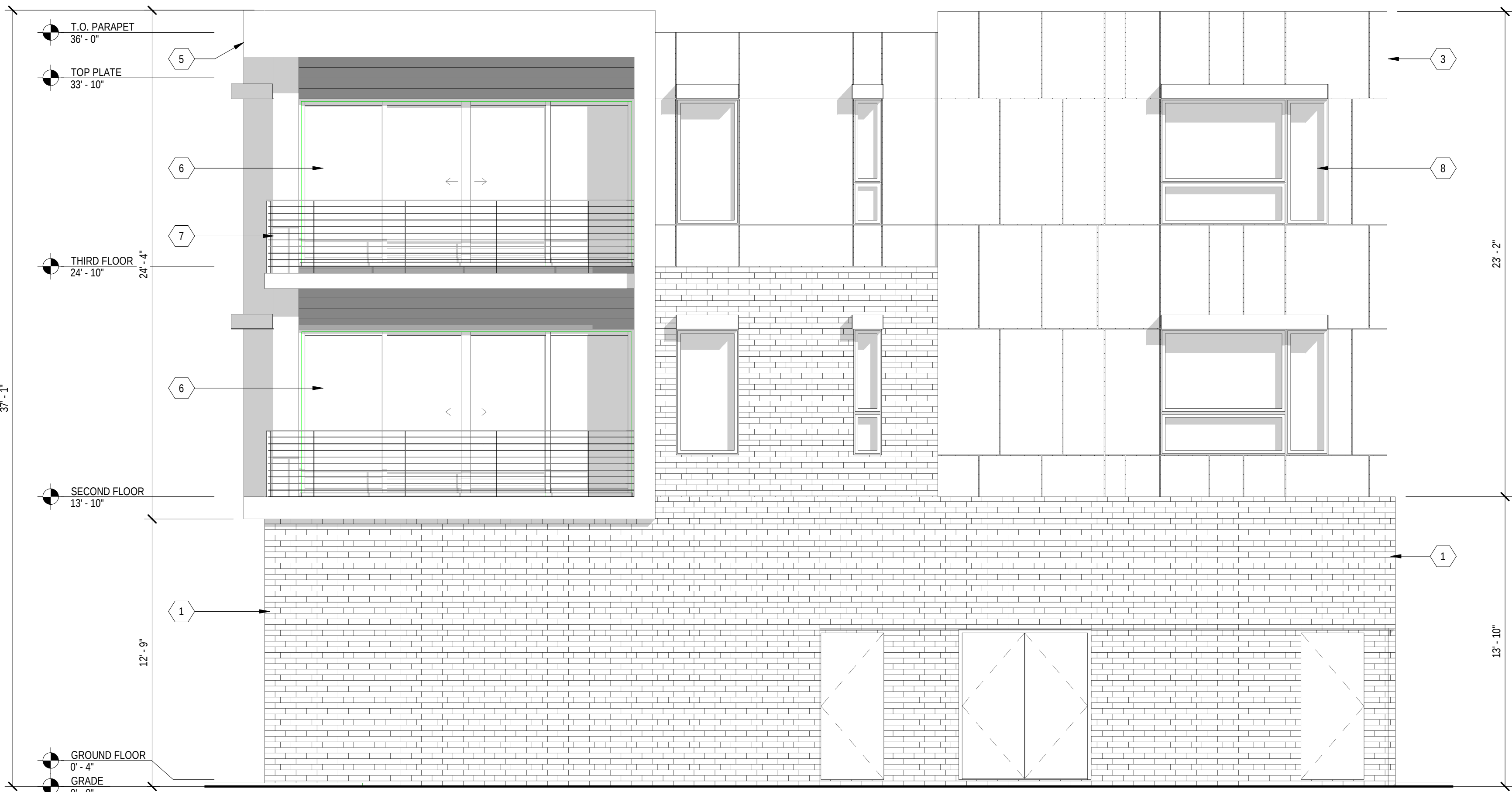
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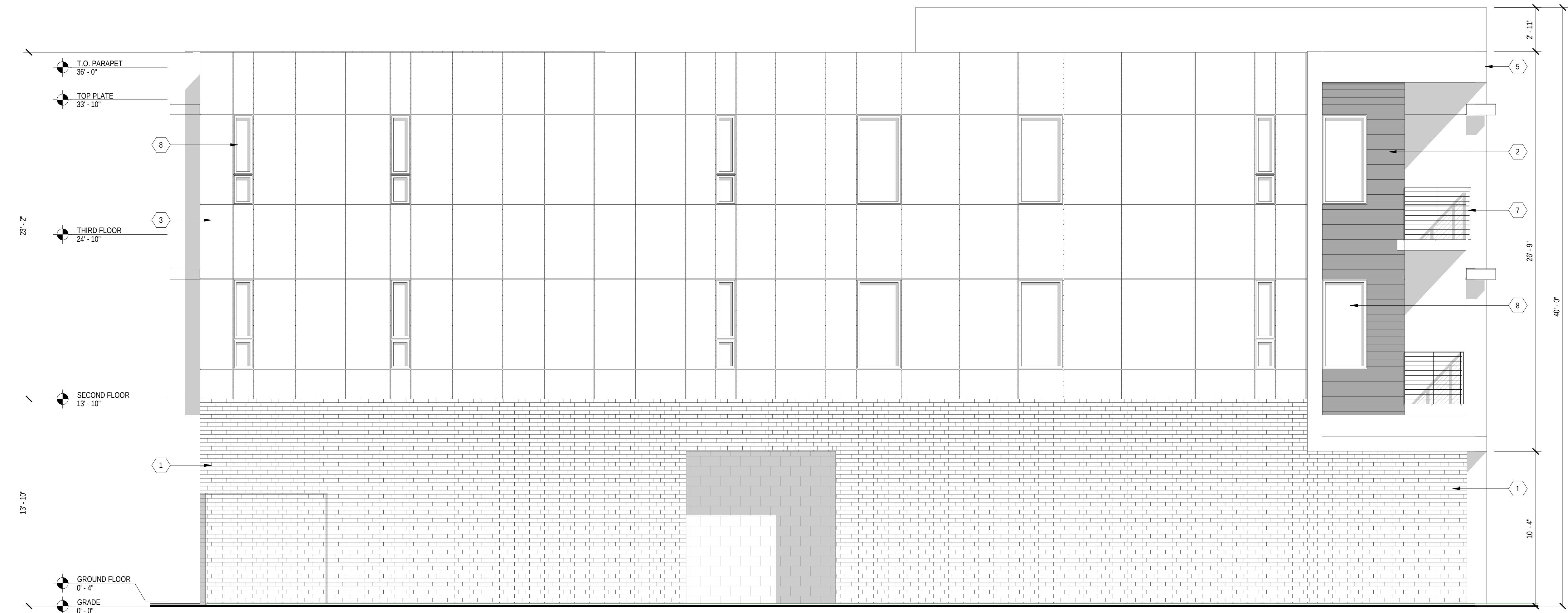
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ENDER STEP LOCATION



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
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2 NORTH ELEVATION
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1 WEST ELEVATION
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RENDERED EXTERIOR
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A3.3

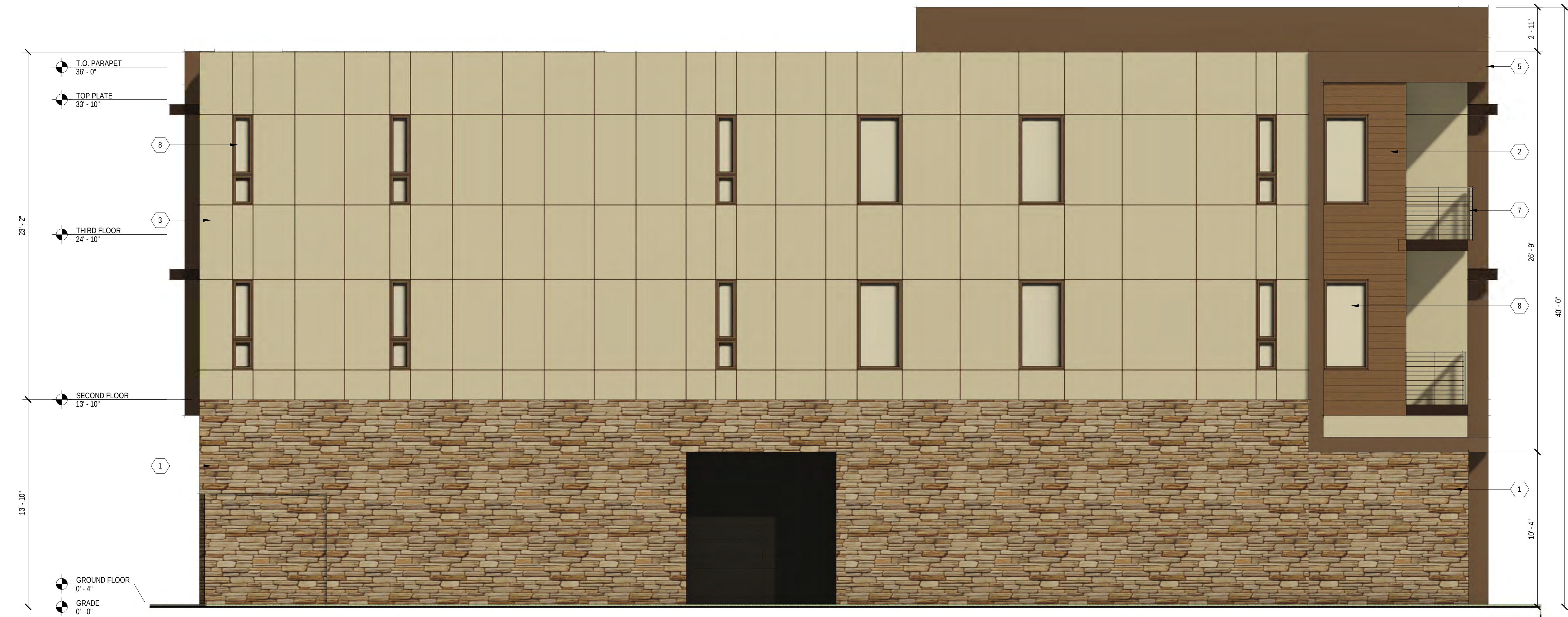
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2 SOUTH ELEVATION
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WEST ELEVATION



NORTH ELEVATION STREET VIEW

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