

## REFUSE NARRATIVE

REQUIRED:  
0.5 CUBIC YARDS OF WASTE PER UNIT  
CUBIC YARDS PER WEEK

= 0.5 x 397 = 199

PROVIDED:  
MINI MAC COMPACTOR COMPACTION RATIO 4:1  
50 CUBIC YARDS / 2 COLLECTIONS PER WEEK  
25 CUBIC YARDS / 4 C.Y. CONTAINERS

= 50 C.Y. PER WEEK

= 25 C.Y.

= 6 CONTAINERS

REFUSE NOTE:  
TRASH VALET SERVICE PROVIDED BY APARTMENT MANAGEMENT. TENANTS  
WILL NOT HAVE ACCESS TO OR OPERATE TRASH COMPACTOR.

ON COLLECTION DAY THE TRUCK WILL PULL UP TO THE ENCLOSURE.  
CONTAINERS WILL BE WHEELED OUT TO TRUCK BY MAINTENANCE WHERE  
THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A  
TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER  
WILL MANUEVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO  
EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO  
CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE  
REFUSE ENCLOSURE AND CLOSE THE DOORS.

## UNIT BALCONY/PATIO OPEN SPACE

GROUND FLOOR:

UNIT  
TYPE

AREA

QTY

UNIT  
TOTAL

AS

A1

123 SF

8

984 SF

A2

139 SF

12

1,668 SF

A3

N/A

0 SF

B1

155 SF

15

2,325 SF

B2

135 SF

7

945 SF

C1

122 SF

7

854 SF

TOTAL GROUND FLR AREA

7,188 SF

UPPER FLOORS:

UNIT  
TYPE

AREA

QTY

UNIT  
TOTAL

AS

A1

80 SF

54

4,320 SF

A2

91 SF

75

6,825 SF

A3

63 SF

2

126 SF

B1

100 SF

86

8,600 SF

B2

101 SF

75

7,575 SF

C1

122 SF

39

4,758 SF

TOTAL UPPER FLR AREA

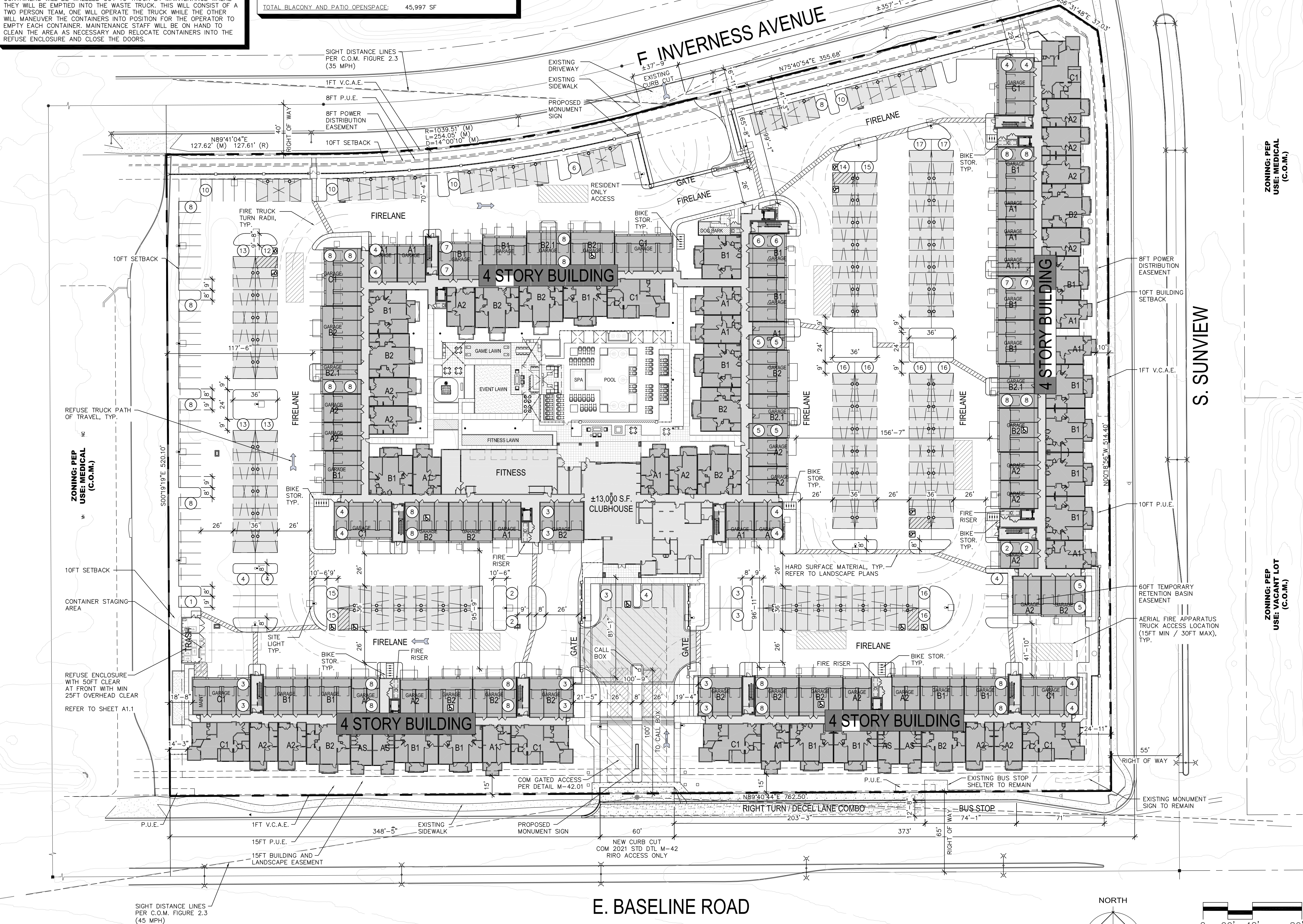
33,036 SF

TOTAL BALCONY AND PATIO OPENSPACE:

45,997 SF

ZONING: PEP  
USE: VACANT LOT  
(C.O.M.)

ZONING: GC  
USE: VACANT LOT  
(C.O.G.)



## PROJECT DATA

### OVERALL SITE DATA:

SITE AREA: ±8.93 ACRES / 428,398 S.F.  
EXISTING: PEP-PAD-CUP  
PROPOSED: PAD (RM-S)

APN NO.'S: 141-53-896B  
PROPOSED USE: MULTI-FAMILY

MAXIMUM DENSITY ALLOWED: TBD  
PROPOSED DENSITY: 40.8 DU/AC

LOT COVERAGE (BUILDINGS): 33.5%  
LOT COVERAGE (IMPERVIOUS): PROVIDED: 68.5% / MAX ALLOWED: 70%

PROPOSED BUILDING HEIGHT: 50 FT (PARAPETS) / 52 FT (TOWER)  
54 FEET TO MECH (STAIRS/ELEVATOR)

TOTAL BUILDING AREA: ±579,551 S.F.

OPEN SPACE REQUIRED (120 S.F. x 397 UNITS): 47,640 S.F.  
PUBLIC OPEN SPACE PROVIDED (SHEET CLS-3): 30,130 S.F.  
PRIVATE OPEN SPACE PROVIDED (UNIT PATIO/BALCONY): 45,997 S.F.  
TOTAL: 76,127 S.F.

### TOTAL UNIT MIX:

STUDIO: 17 (43%)  
ONE BEDROOM UNITS: 152 (39%)  
TWO BEDROOM UNITS: 183 (46%)  
THREE BEDROOM UNITS: 42 (11%)  
TOTAL: 394 D.U.

| UNIT TYPE | 1 BED/1 BA | GROSS AREA | UNITS    | GROSS AREA   |
|-----------|------------|------------|----------|--------------|
| STUDIO    | 1          | 562 S.F.   | 17       | 9,554 S.F.   |
| UNIT A1   | 1          | 686 S.F.   | 63       | 43,218 S.F.  |
| UNIT A2   | 1          | 749 S.F.   | 87       | 65,163 S.F.  |
| UNIT A3   | 1          | 1,014 S.F. | 2        | 2,028 S.F.   |
| UNIT B1   | 2          | 1,072 S.F. | 101      | 108,272 S.F. |
| UNIT B2   | 2          | 1,174 S.F. | 82       | 96,268 S.F.  |
| UNIT C1   | 3          | 1,408 S.F. | 42       | 59,136 S.F.  |
| TOTAL:    |            |            | 394 D.U. | 383,639 S.F. |
| AVG. S.F. |            |            |          | 974 S.F.     |

### TOTAL PARKING:

PROVIDED:  
GARAGE PARKING: 150 P.S.  
TANDEM PARKING: 150 P.S.  
COVERED PARKING: 244 P.S.  
OPEN PARKING: 110 P.S.  
TOTAL PROVIDED: 654 P.S.  
1.66 SPACE PER UNIT  
828 P.S.

REQUIRED (2.1 PER UNIT):  
ACCESSIBLE PARKING REQUIRED (2% TYPE OF PARKING AREAS): 14 P.S.  
GARAGES = 5 P.S.  
COVERED = 5 P.S.  
OPEN = 5 P.S.  
TOTAL = 15 P.S.

BIKE REQUIRED (M20 SECTION 11-32-8):  
1 SPACE PER 10 PARKING STALLS (UP TO 50)  
1 SPACE PER 20 PARKING STALLS (OVER 50)  
58 BIKE STALLS

BIKE PROVIDED: 60 BIKE STALLS

## PROJECT NARRATIVE

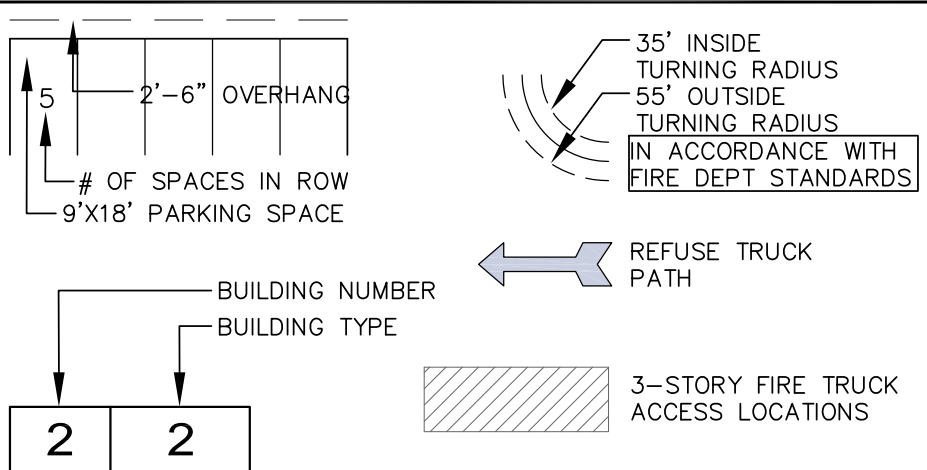
THE INTENT OF THIS PROJECT IS TO DEVELOP A MULTI-FAMILY CLASS "A" (LUXURY) APARTMENT COMMUNITY, WITH A TOTAL OF 394 APARTMENT HOMES. SPECIFICALLY, THE DEVELOPMENT'S CURRENT CONCEPT INCLUDES:

- 17 STUDIO UNITS - 562 SQUARE FEET;
- 148 ONE-BEDROOM UNITS - RANGING FROM APPROXIMATELY 686 SQUARE FEET TO 749 SQUARE FEET;
- 183 TWO-BEDROOM UNITS - RANGING FROM APPROXIMATELY 1,072 SQUARE FEET TO 1,174 SQUARE FEET; AND
- 46 THREE-BEDROOM UNITS - 1,408 SQUARE FEET; AND

THERE WILL BE QUALITY AMENITIES PROVIDED ON-SITE AT THE PROJECT, INCLUDING COVERED AND GARAGE PARKING OPTIONS, A RESORT STYLE POOL AND AN AMENITIZED CLUBHOUSE.

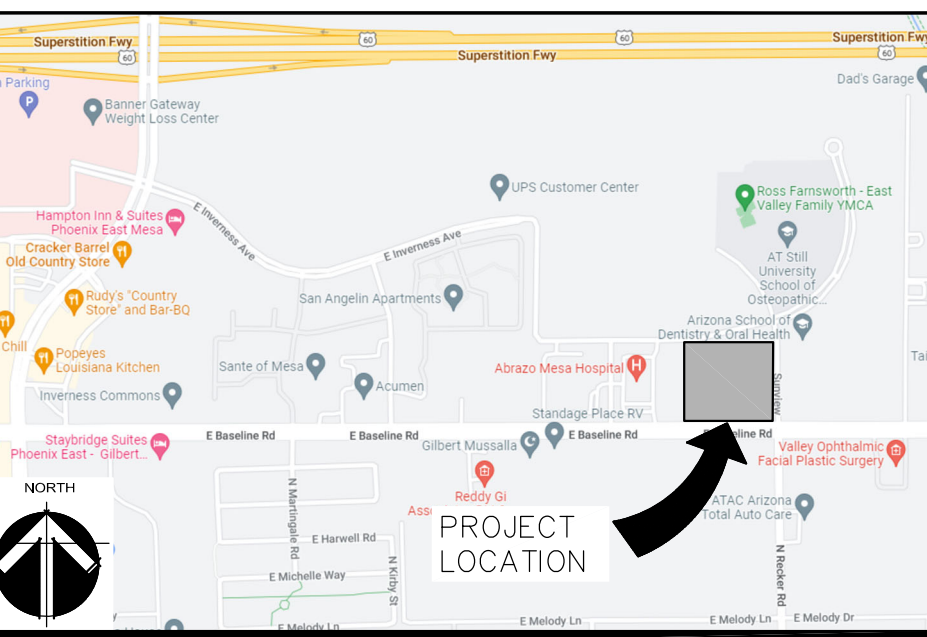
AS CURRENTLY PLANNED THERE WILL BE ONE (1) PRIMARY ACCESS POINT FOR THE PROJECT LOCATED ALONG E. BASELINE ROAD AND ONE (1) SECONDARY ACCESS ALONG E. INVERNESS AVENUE. THE PROJECT WILL PROVIDE 654 PARKING STALLS, GARAGE PARKING (150), TANDEM PARKING (150), COVERED PARKING (244), AND UNCOVERED (110) PARKING SPACES THAT WILL BE EVENLY DISTRIBUTED ACROSS THE PROJECT.

## SYMBOL SCHEDULE



## VICINITY MAP:

SCALE: N.T.S.



## REVISIONS:

- 1
- 2
- 3
- 4
- 5

JOB NO: 21-081

DATE: DECEMBER 01, 2021

SCALE: 1" = 40'

SHEET NO:

A1.0

biltform architecture  
group, inc.

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CONSTRUCTION

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MESA, ARIZONA

Guardian Development Partners  
SCOTTSDALE, AZ.

SITE PLAN "B"



REQUIRED:  
0.5 CUBIC YARDS OF WASTE PER UNIT = 0.5 x 397 = 199  
CUBIC YARDS PER WEEK

|                    |                      |                    |
|--------------------|----------------------|--------------------|
| PROVIDED:          |                      |                    |
| MINI MAC COMPACTOR | COMPACTION RATIO 4:1 | = 50 C.Y. PER WEEK |
| 50 CUBIC YARDS / 2 | COLLECTIONS PER WEEK | = 25 C.Y.          |
| 25 CUBIC YARDS / 4 | C.Y. CONTAINERS      | = 6 CONTAINERS     |

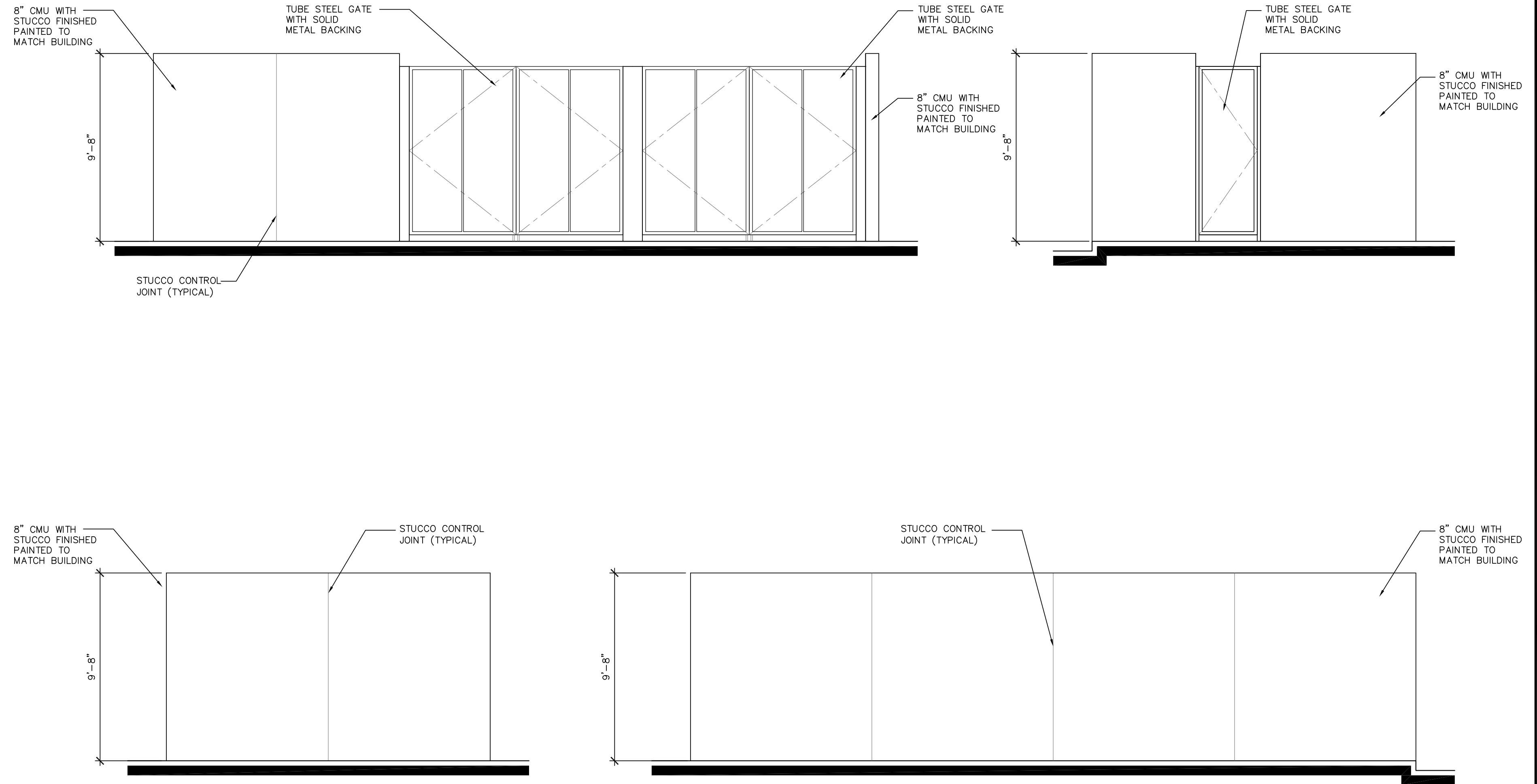
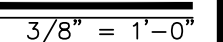
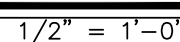
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ENCLOSURE DESIGN PER C.O.M. SOLID  
WASTE DETAIL M-62.01 THRU M62.06

COMMUNITY MANAGEMENT ACCESS  
ONLY. RESIDENCE ACCESS FORBIDDEN.  
BINS TO BE ROLLED OUT BY 6AM ON  
SERVICE DAYS

PERMANENT VALET / CONCIERGE  
SERVICE TO BE PROVIDED BY  
MANAGEMENT


$$3/16'' = 1'-0''$$
b i l t f o r m  
a r c h i t e c t u r e

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SCOTTSDALE AZ.

VISIONS:

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DB NO: 21-081

DATE: DECEMBER 01, 2021

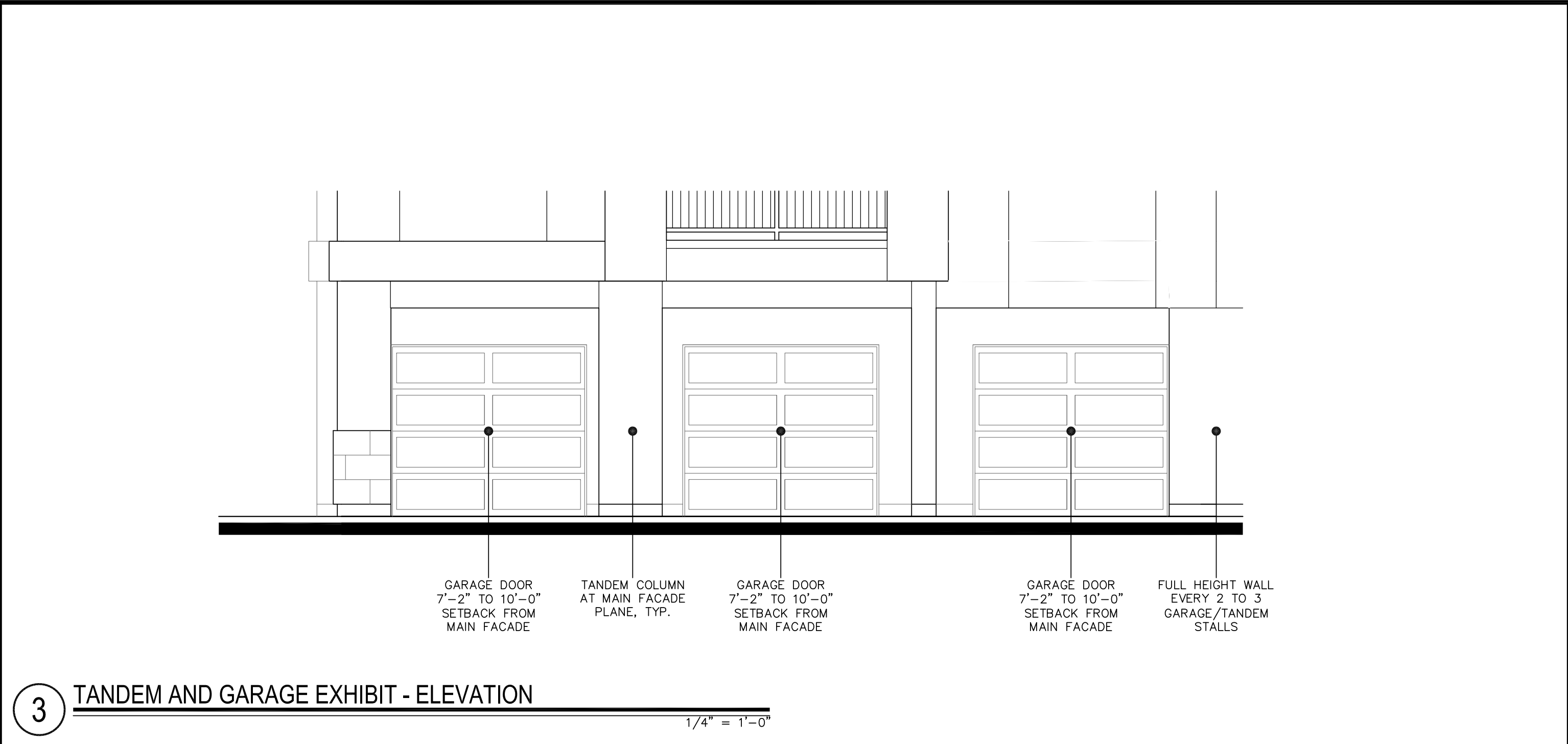
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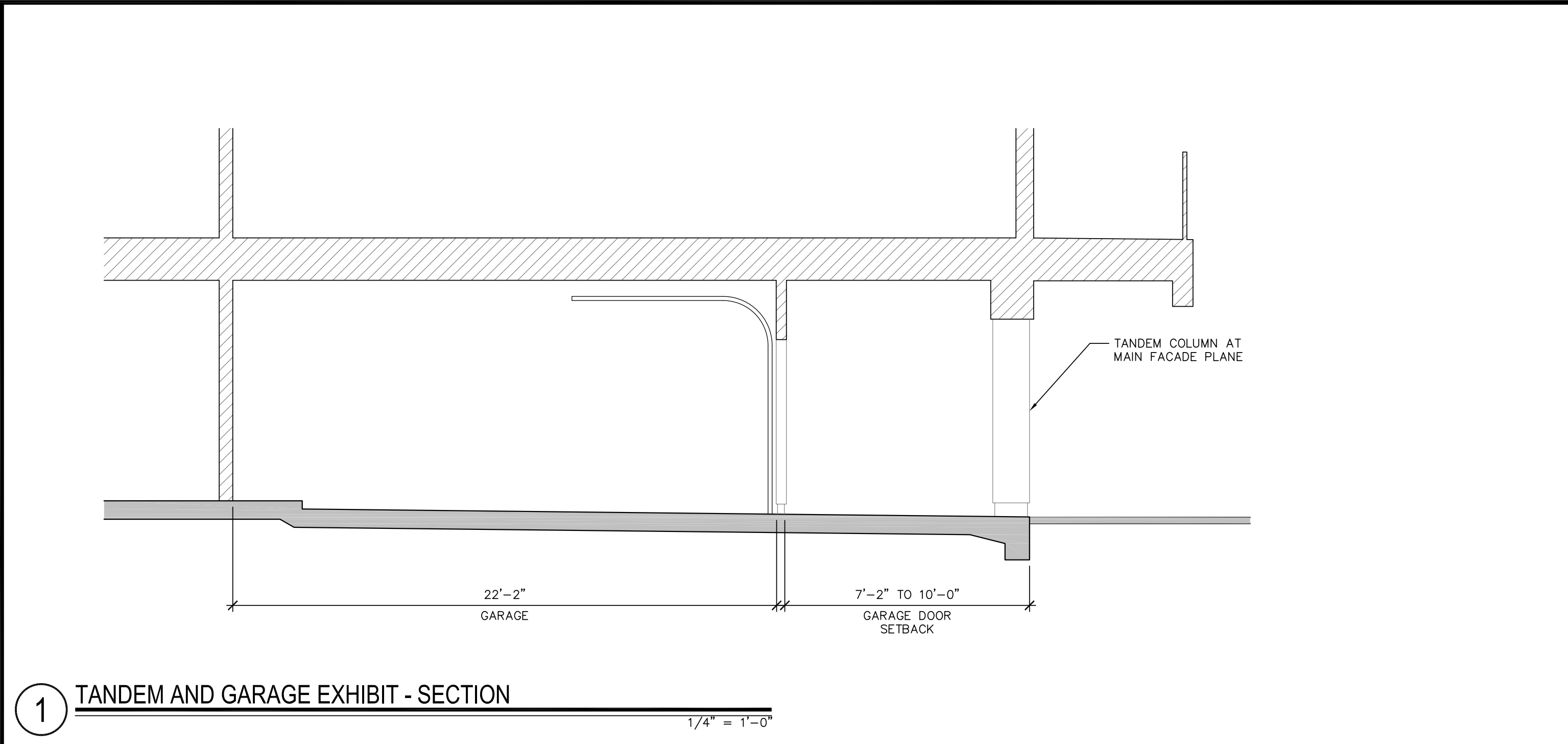
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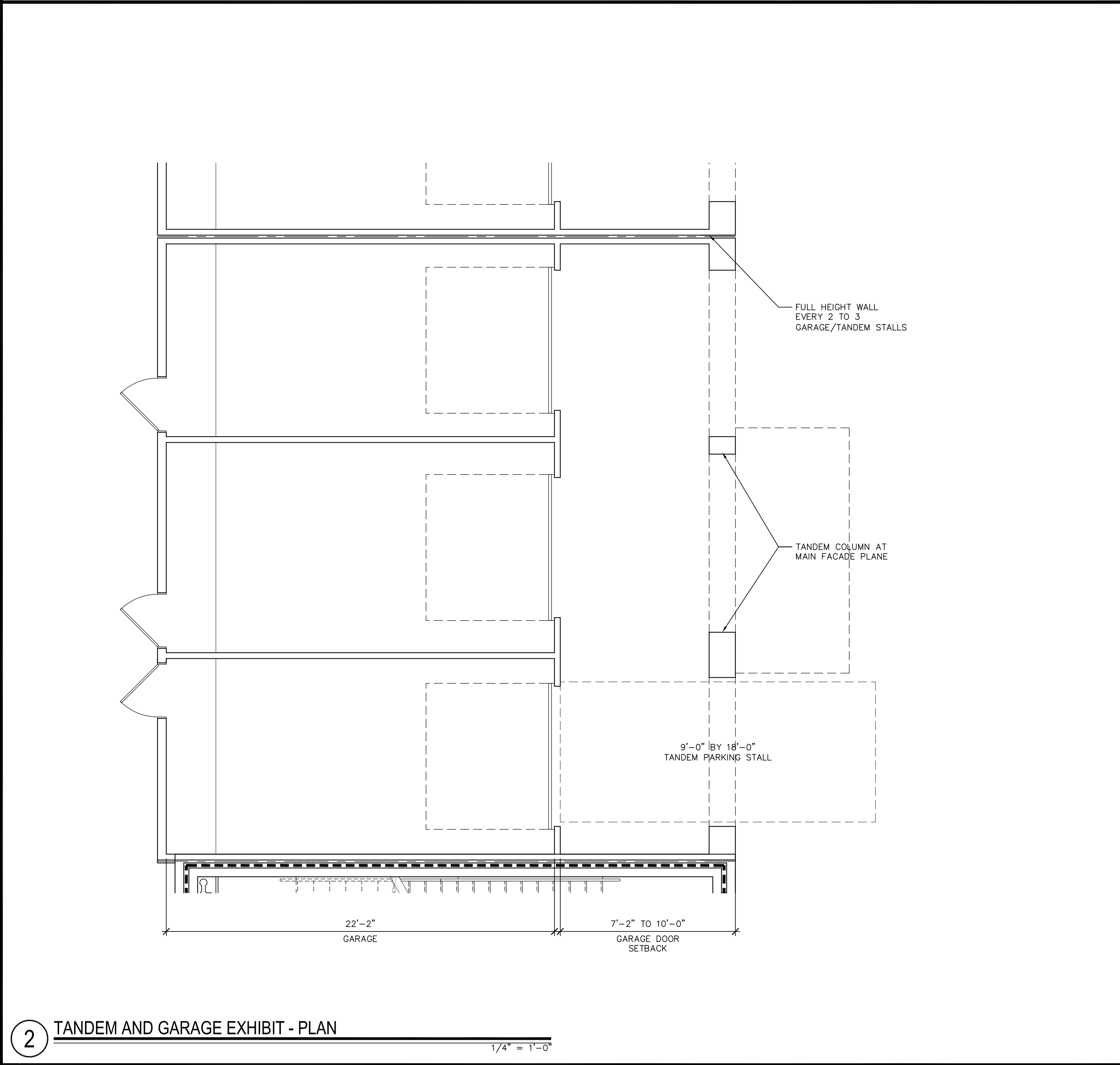
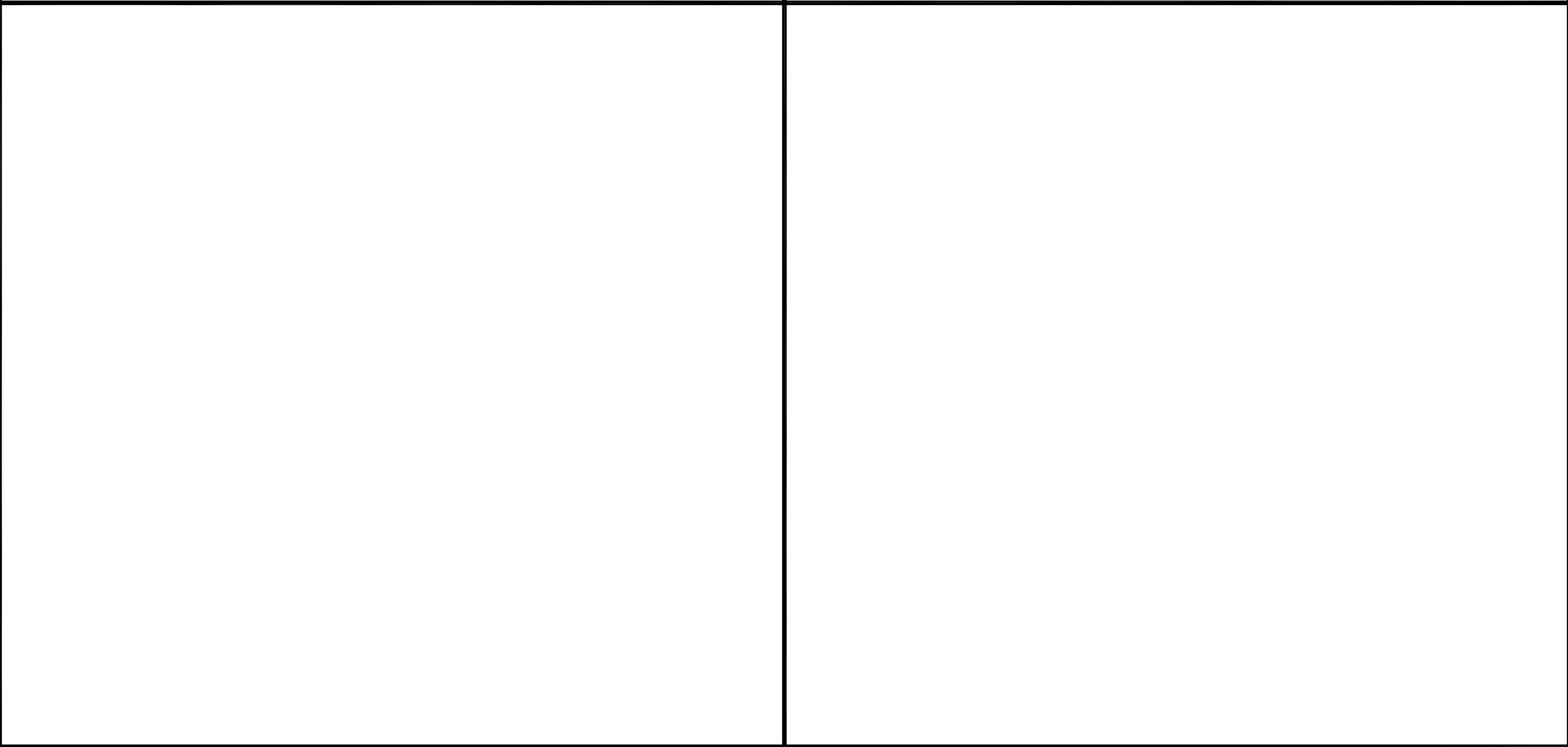
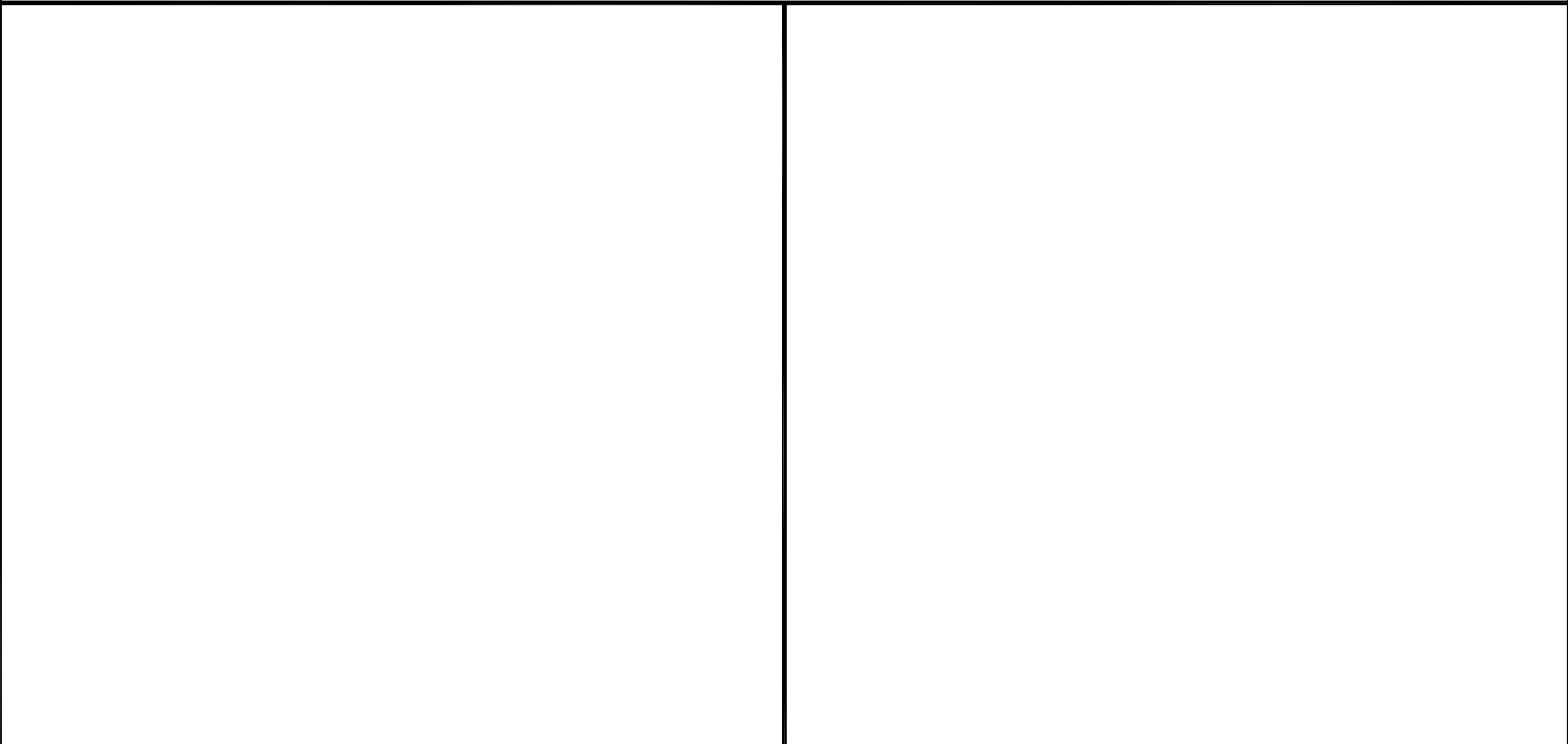




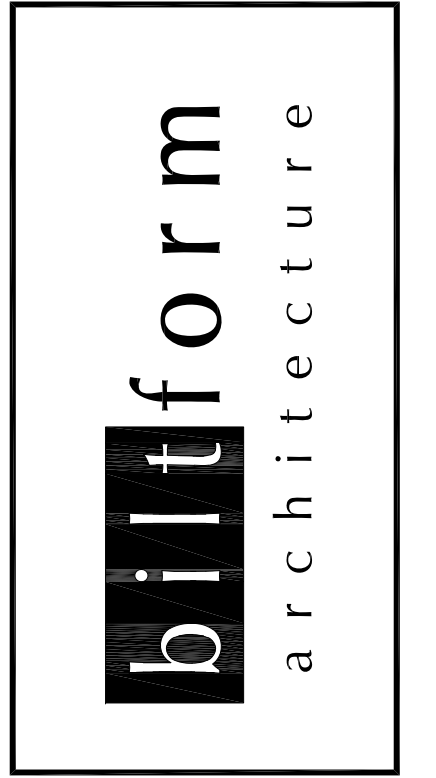
3 TANDEM AND GARAGE EXHIBIT - ELEVATION



1 TANDEM AND GARAGE EXHIBIT - SECTION



2 TANDEM AND GARAGE EXHIBIT - PLAN



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| SCALE: 1" = 40'         |   |
| SHEET NO:               |   |

A1.4

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ZONING: PEP  
USE: VACANT LOT  
(C.O.M.)

ZONING: PEP  
USE: MEDICAL  
(C.O.M.)

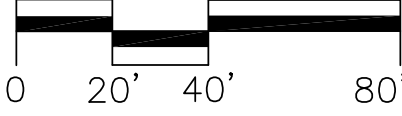
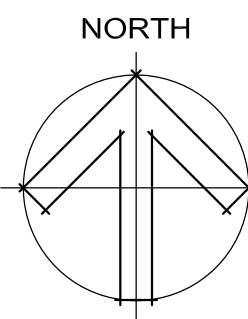
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USE: VACANT LOT  
(C.O.M.)

ZONING: GC  
USE: VACANT LOT  
(C.O.G.)

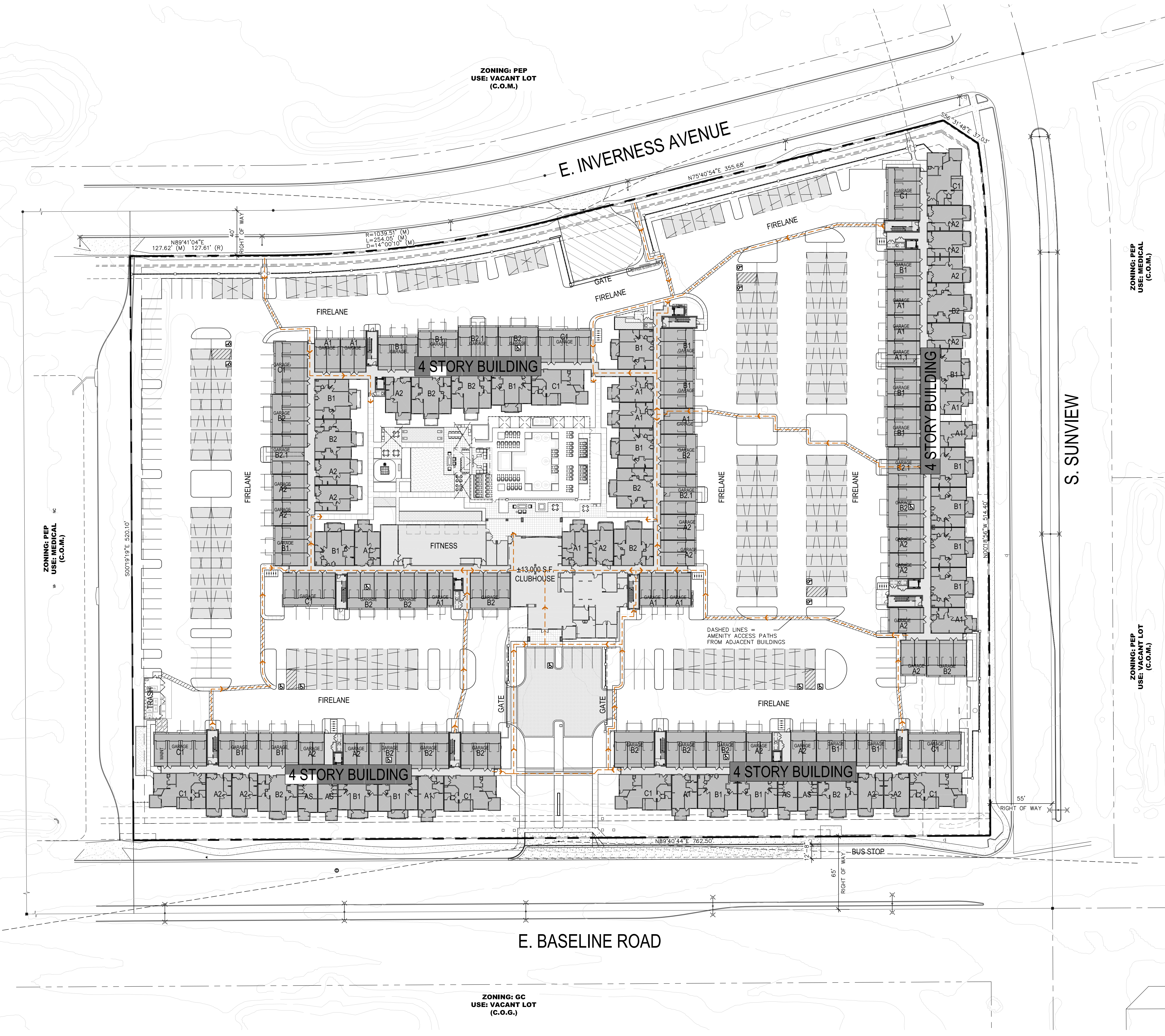
E. INVERNESS AVENUE

S. SUNVIEW

E. BASELINE ROAD

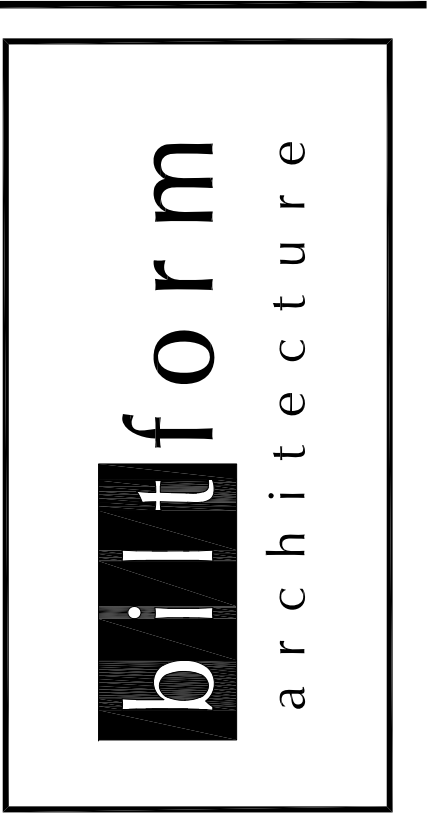


AMENITY ACCESS





REFER TO UNIT SHEETS  
FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



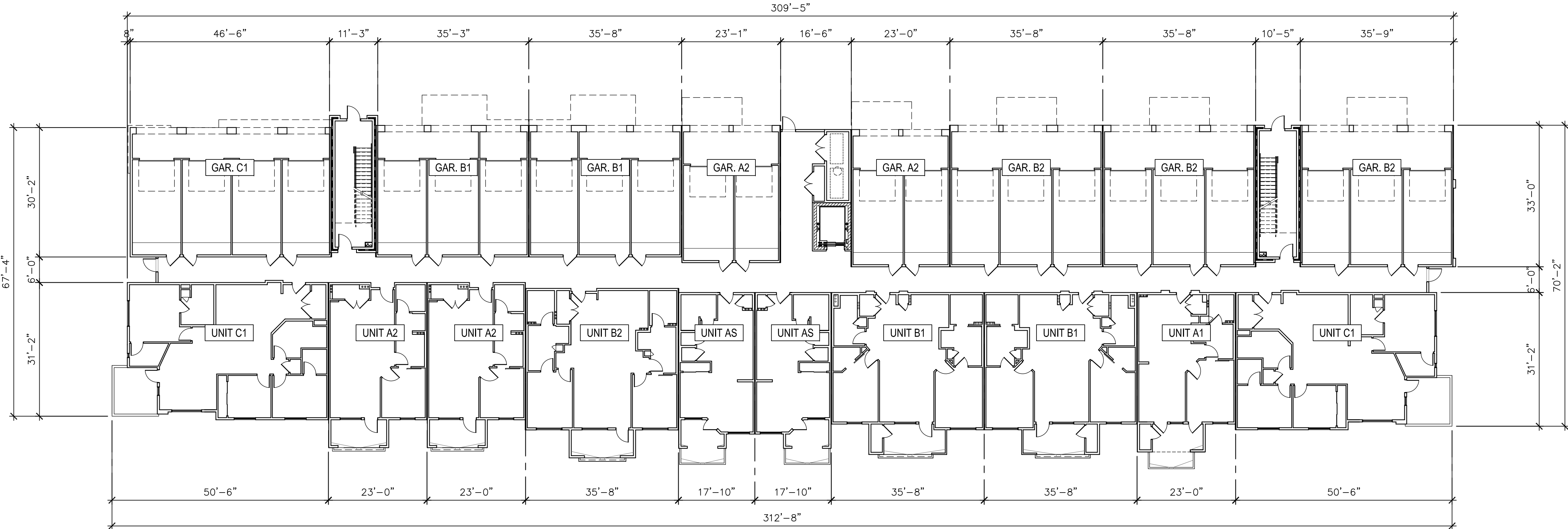
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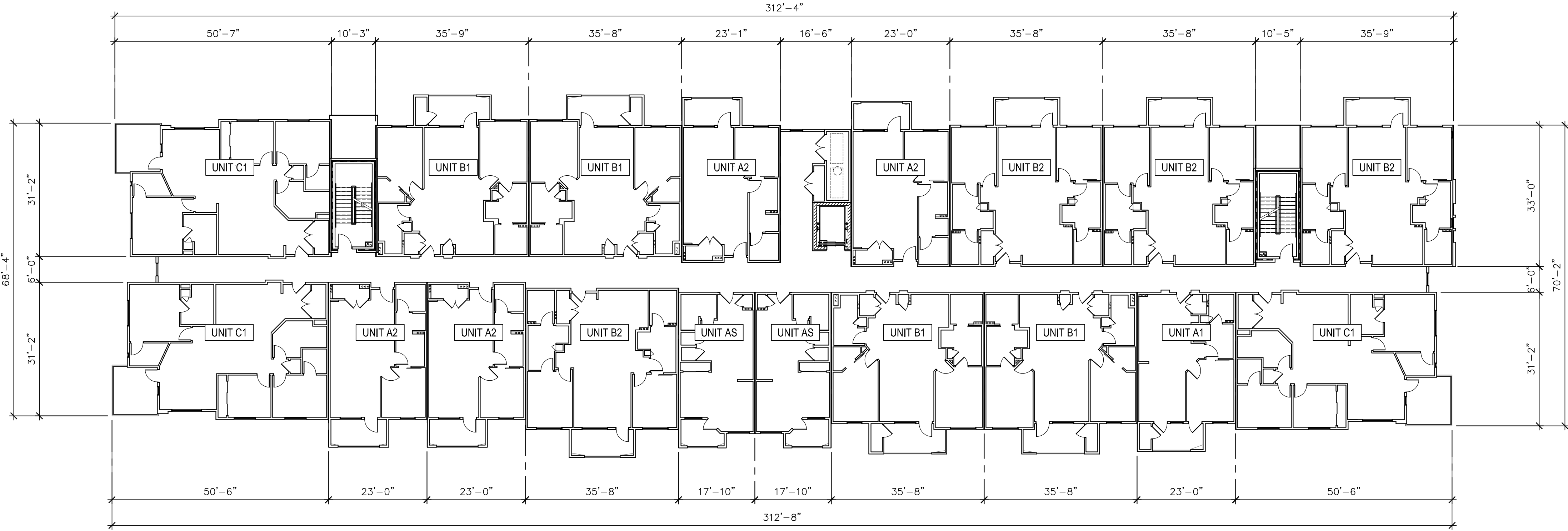
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Guardian Development Partners  
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| JOB NO: 21-081          |   |
| DATE: DECEMBER 01, 2021 |   |
| SCALE: 1/16" = 1'-0"    |   |
| SHEET NO:               |   |

A3.1



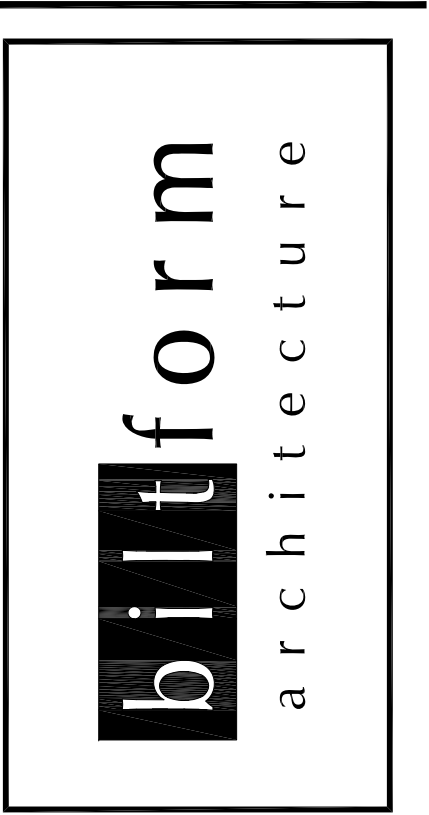
FIRST FLOOR PLAN



SECOND FLOOR PLAN



REFER TO UNIT SHEETS  
FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



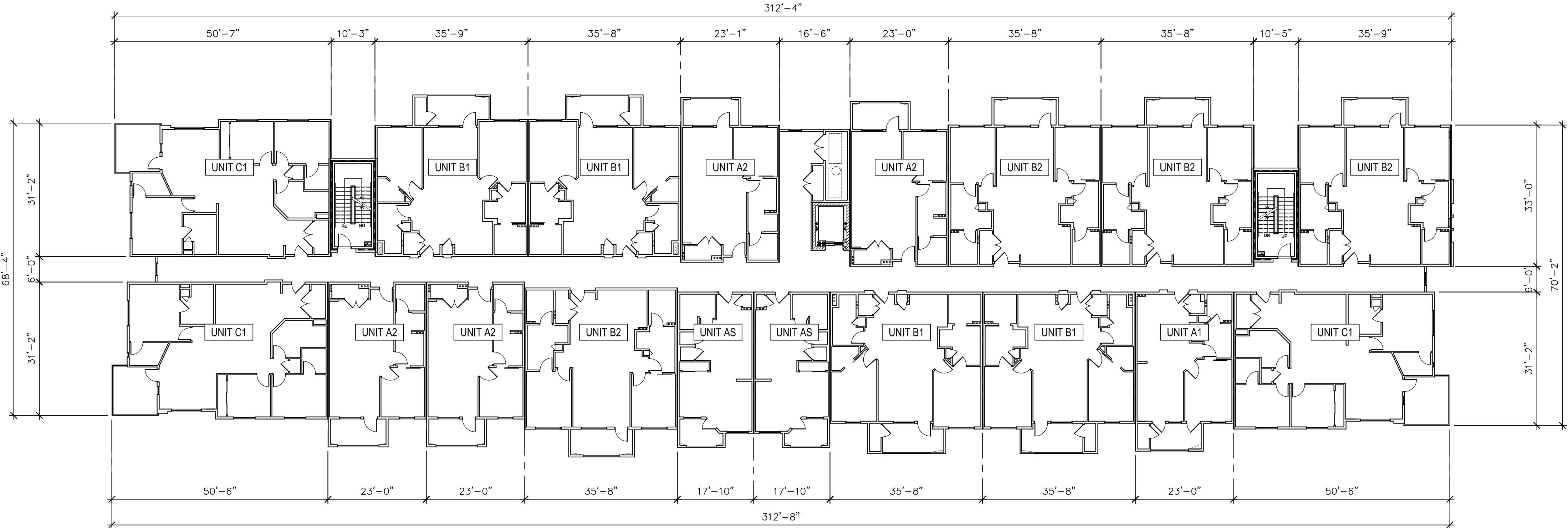
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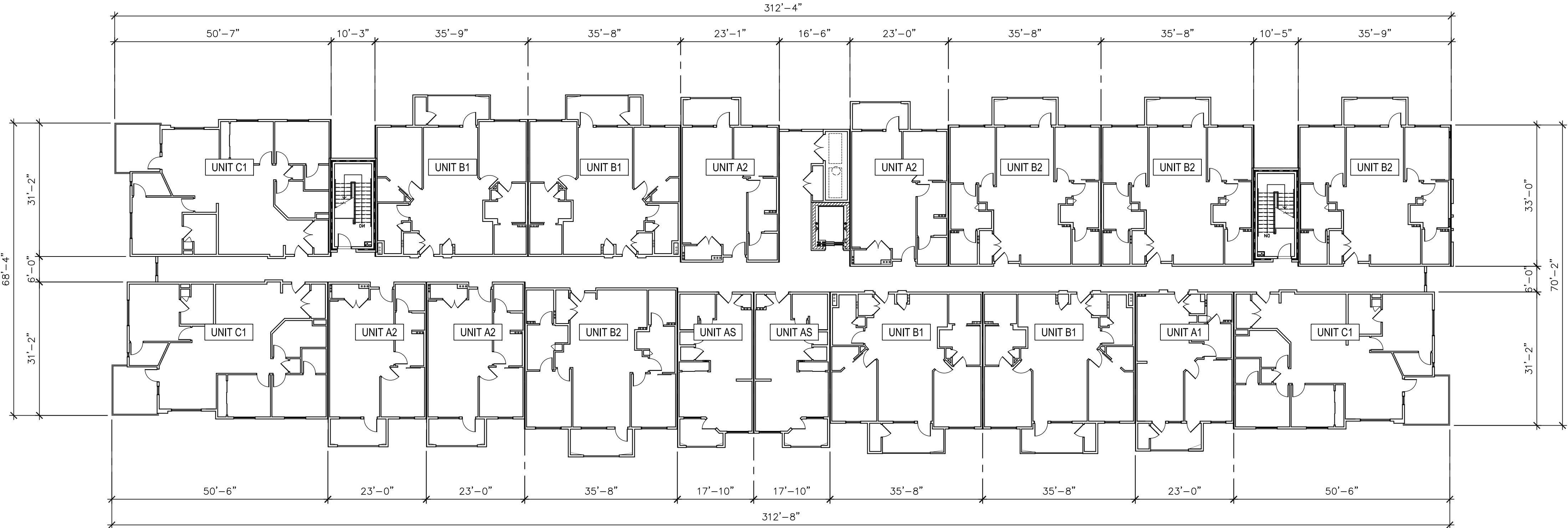
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| JOB NO: 21-081          |   |
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| SHEET NO:               |   |

A3.2

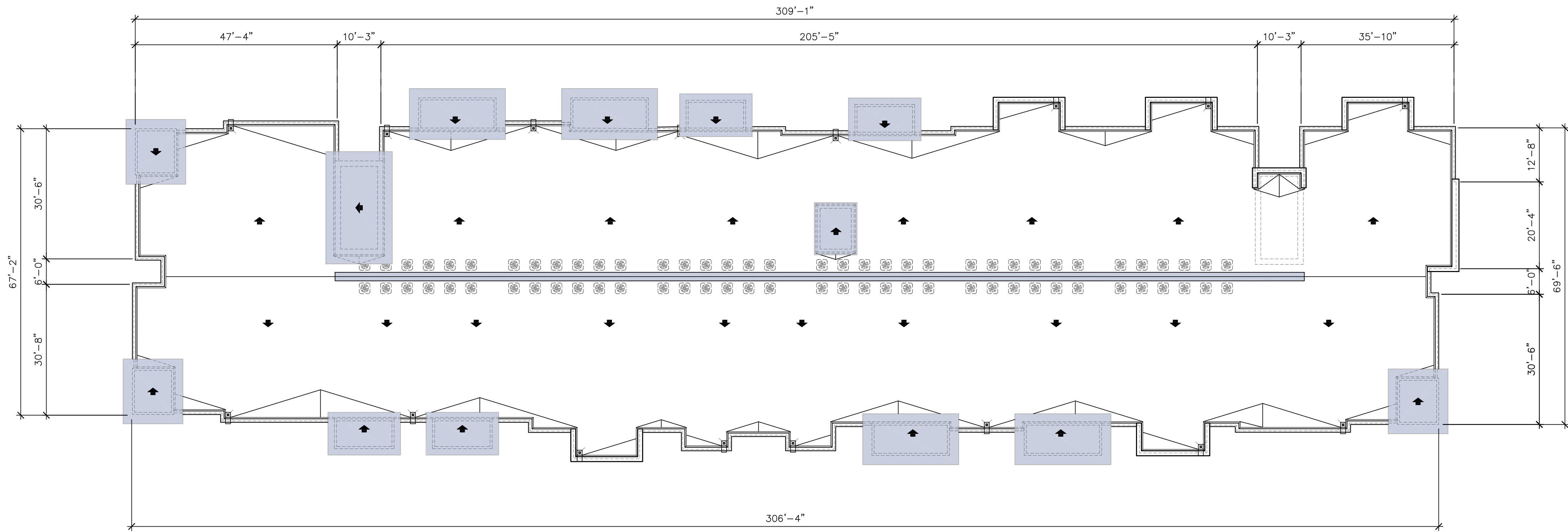


THIRD FLOOR PLAN

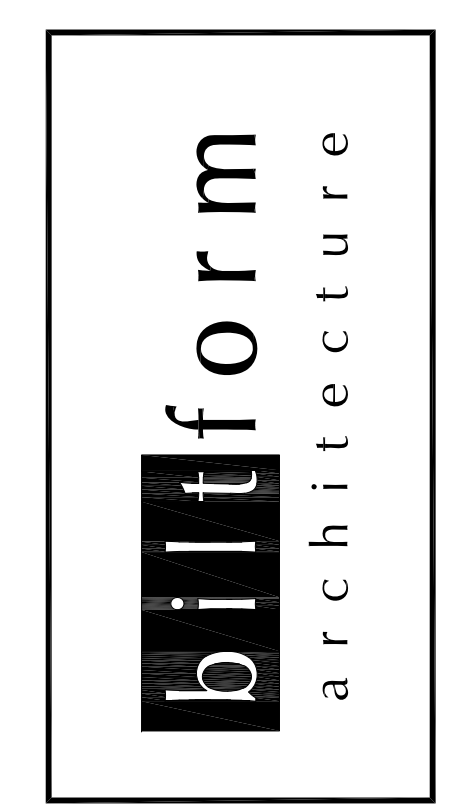


FORTH FLOOR PLAN





ROOF PLAN



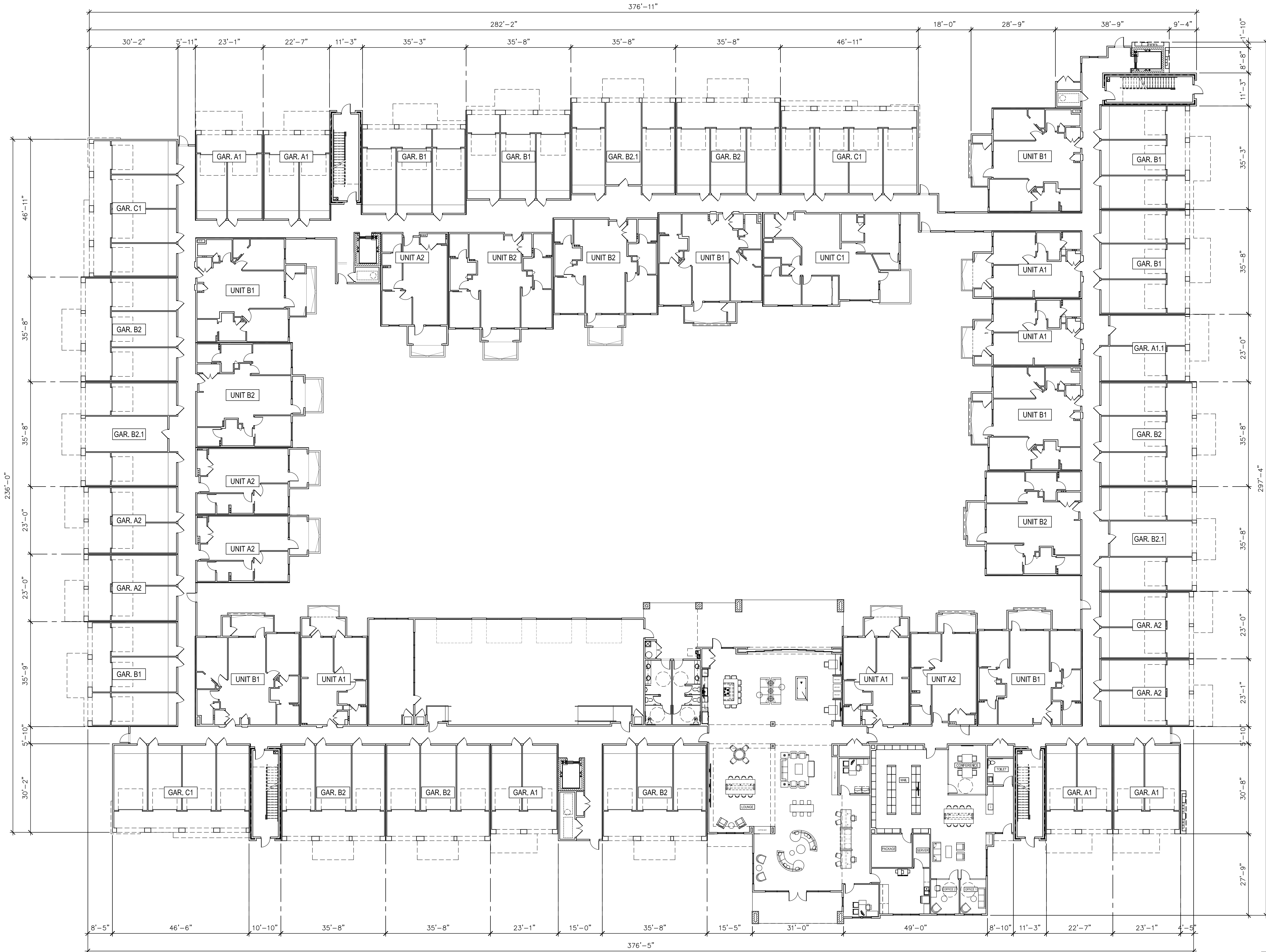
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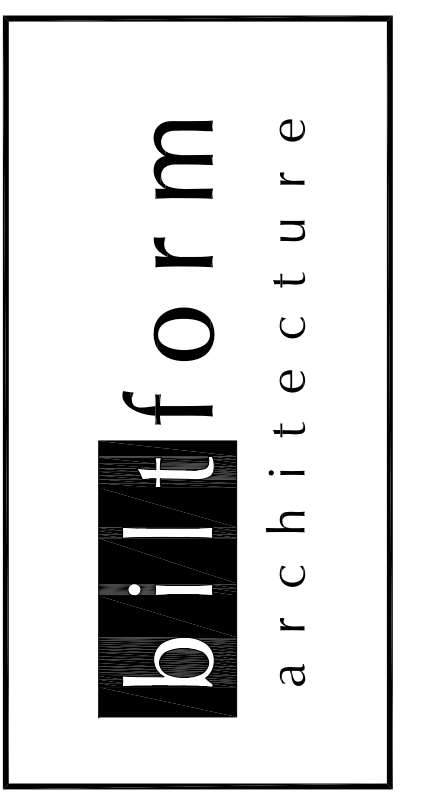
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SCOTTSDALE, AZ.

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| JOB NO: 21-081          |   |
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| SHEET NO:               |   |





REFER TO UNIT SHEETS  
FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



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PRELIMINARY  
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EXPIRES 9/30/22

# BASELINE & SUNVIEW

MULTI-FAMILY LIVING  
MESA, ARIZONA

## Guardian Development Partners

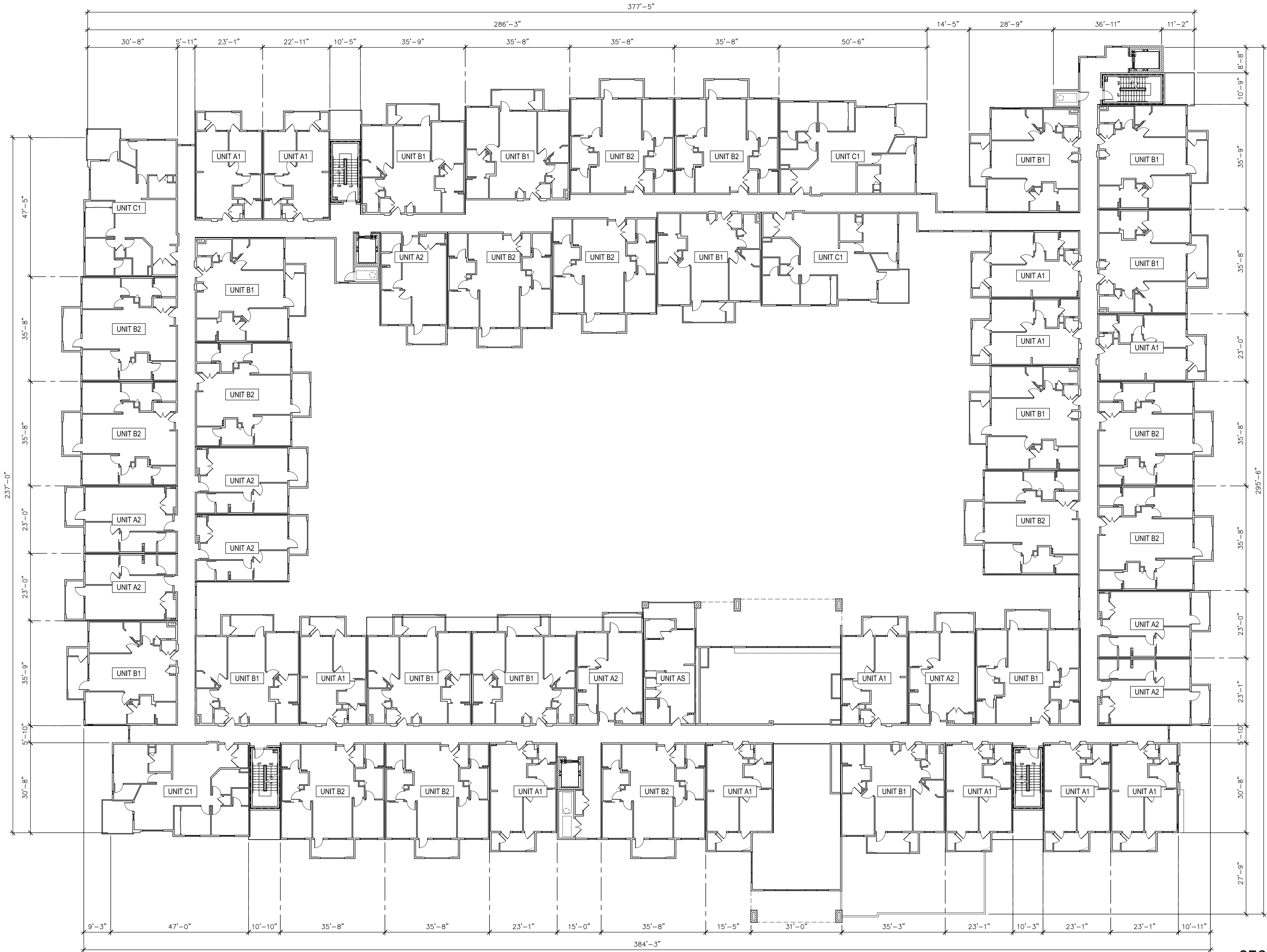
SCOTTSDALE, AZ.

| REVISIONS:              |  |
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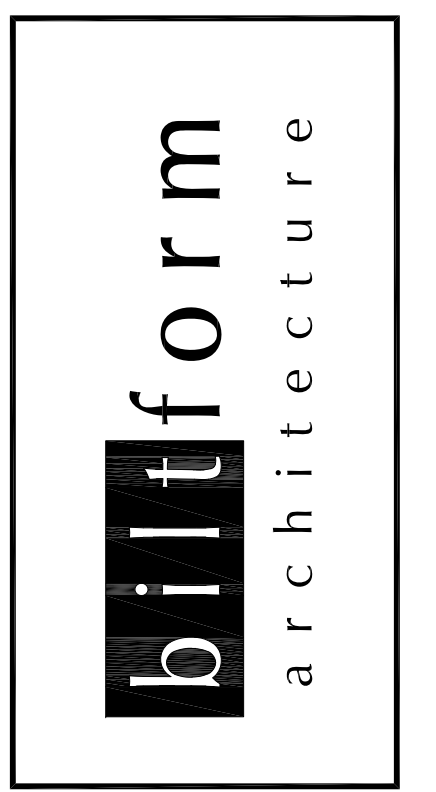
BUILDING 2  
FIRST FLOOR PLAN

A4.1





REFER TO UNIT SHEETS  
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SIZES, SHEETS A2.1.0  
THRU A2.6.0



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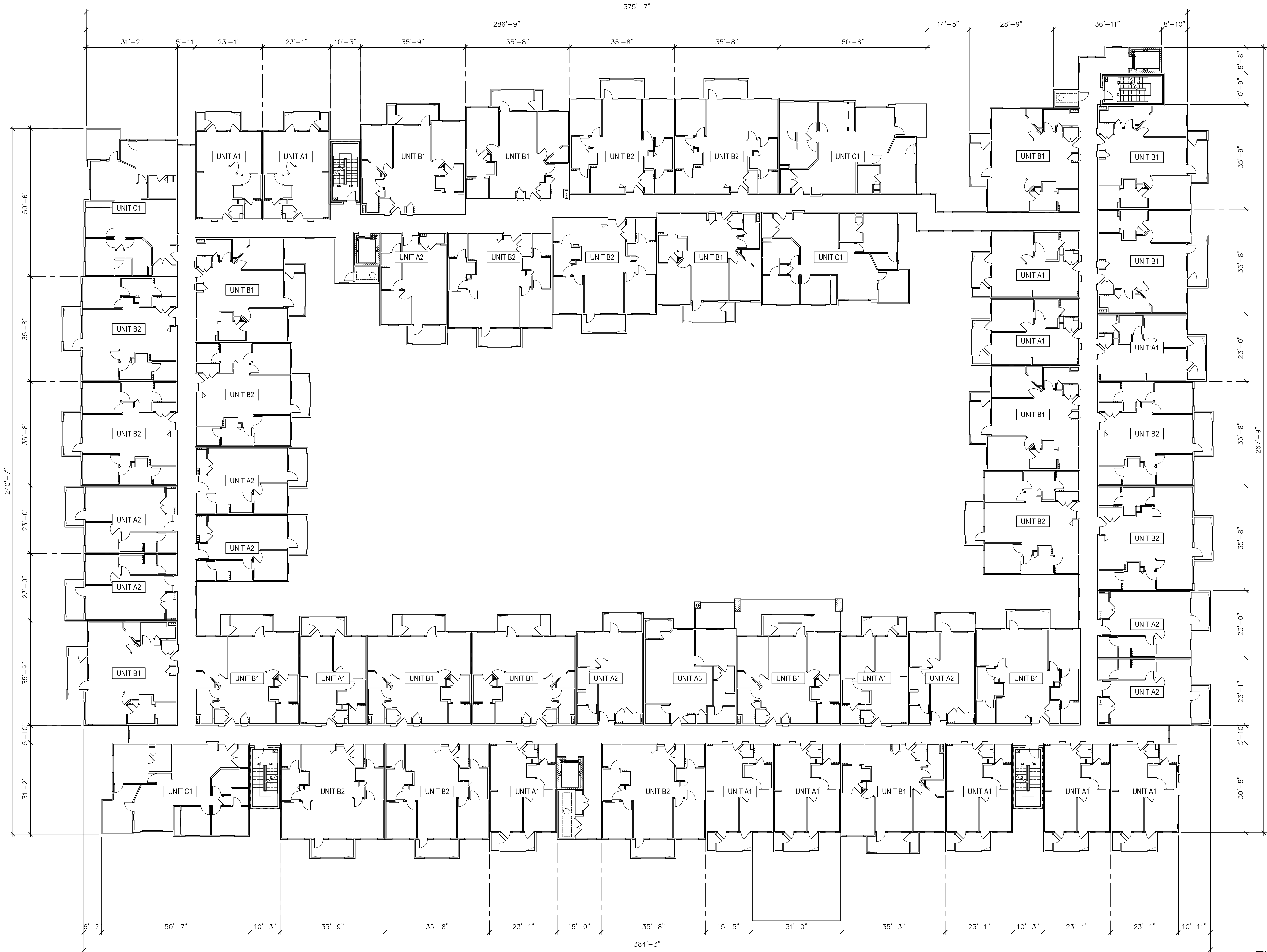
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**BASELINE & SUNVIEW**  
MULTI-FAMILY LIVING  
MESA, ARIZONA  
**Guardian Development Partners**  
SCOTTSDALE, AZ.

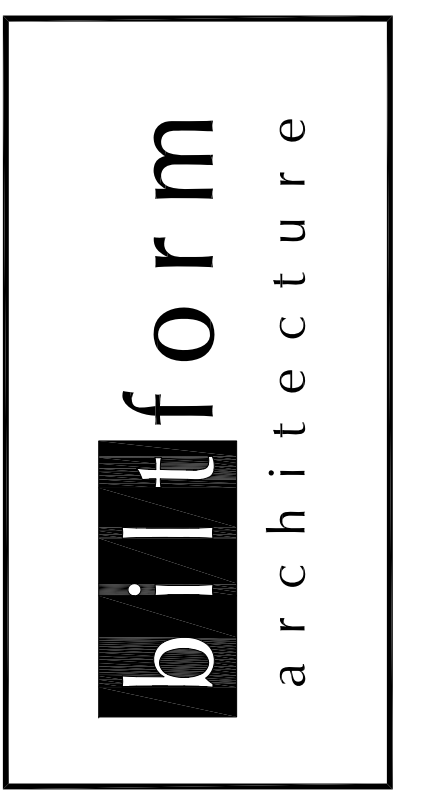
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| SHEET NO:               |   |

**BUILDING 2  
SECOND FLOOR PLAN**





REFER TO UNIT SHEETS  
FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



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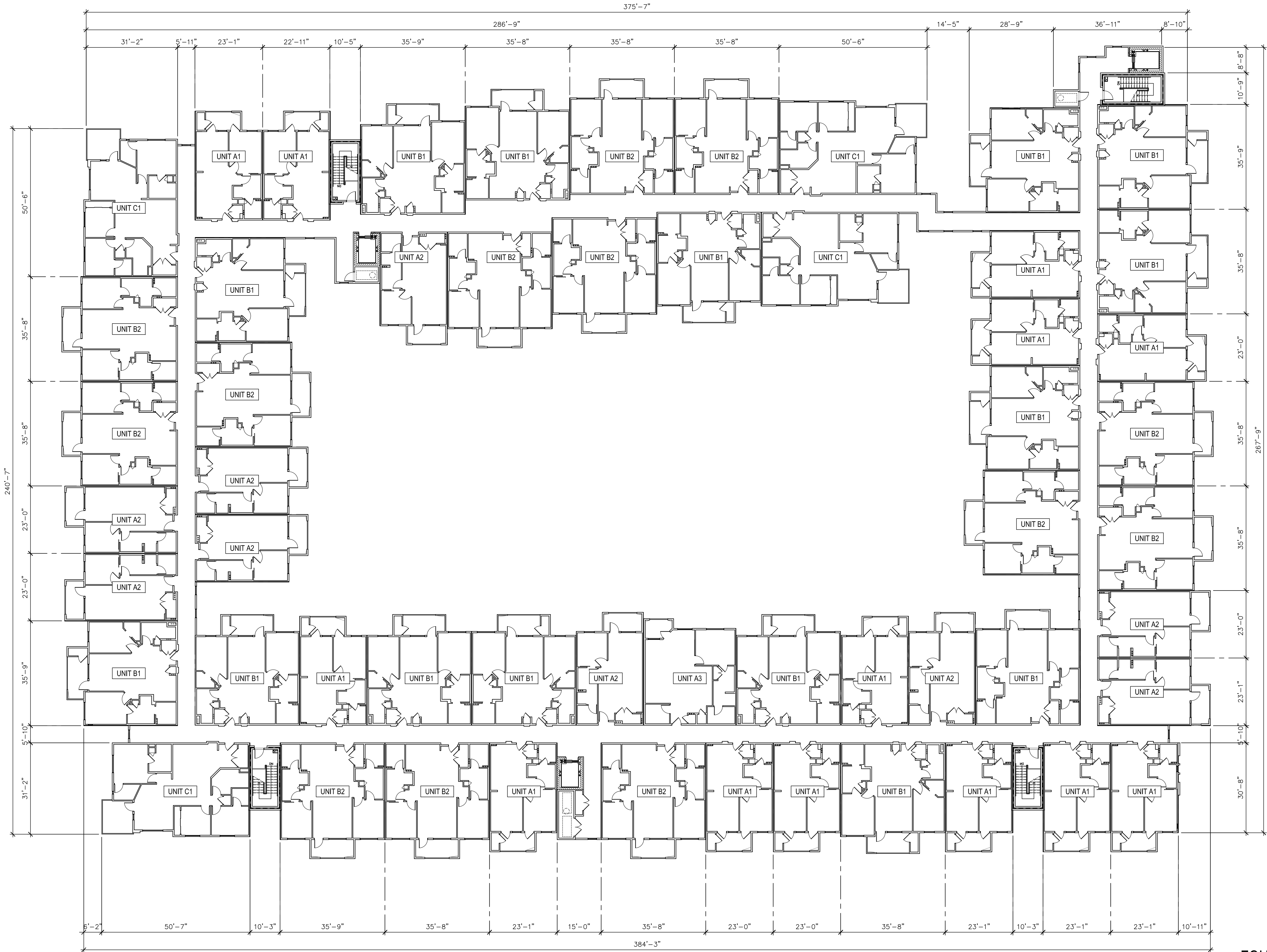
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EXPIRES 9/30/22

**BASELINE & SUNVIEW**  
MULTI-FAMILY LIVING  
MESA, ARIZONA  
**Guardian Development Partners**  
SCOTTSDALE, AZ.

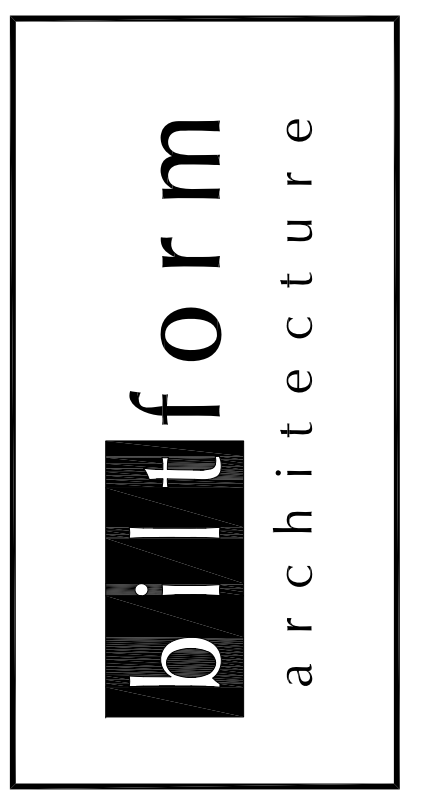
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| DATE: DECEMBER 01, 2021 |   |
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| SHEET NO:               |   |

**BUILDING 2  
THIRD FLOOR PLAN**





REFER TO UNIT SHEETS  
FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



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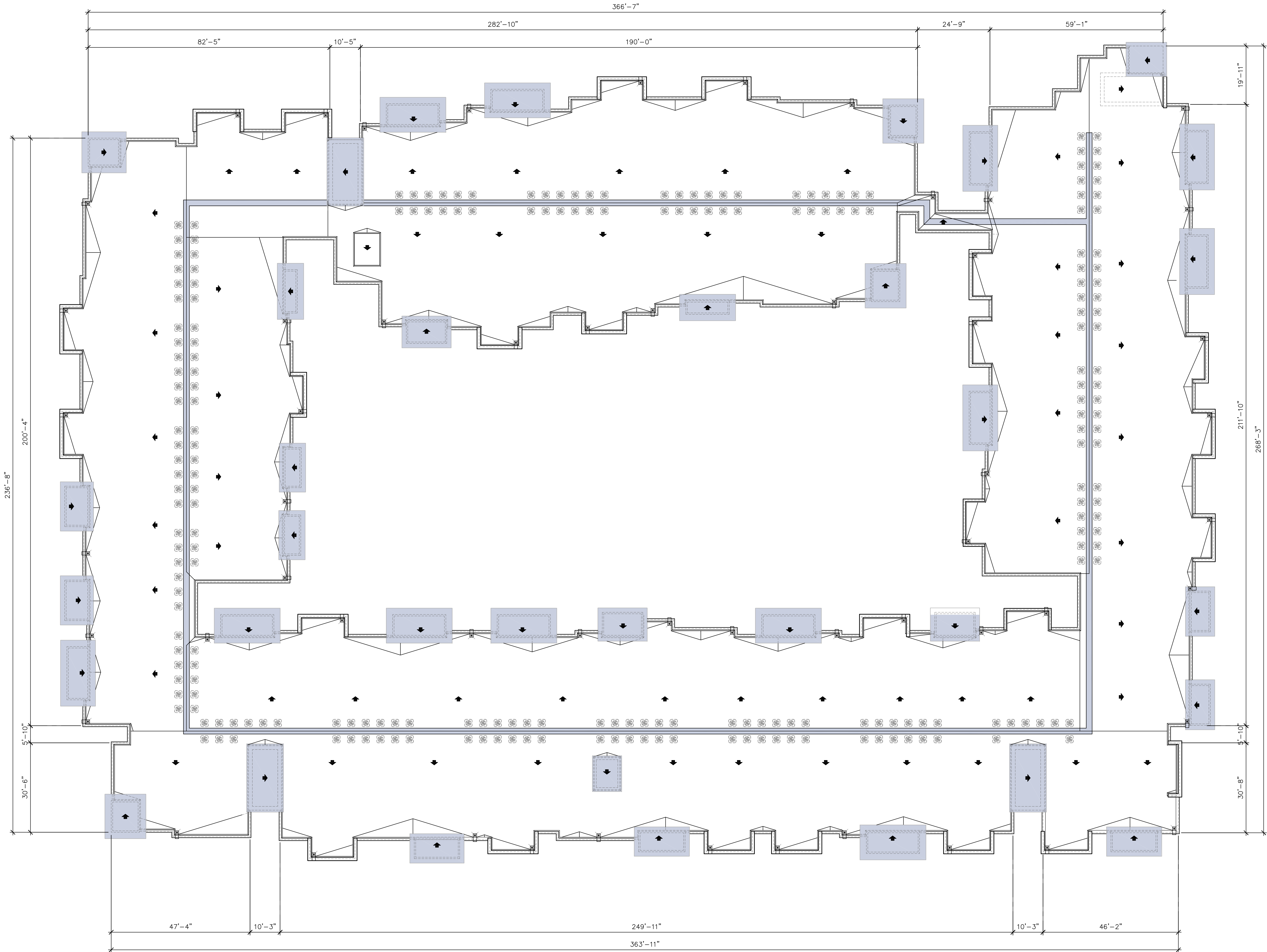
PRELIMINARY  
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CONSTRUCTION  
EXPIRES 9/30/22

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Guardian Development Partners  
SCOTTSDALE, AZ.

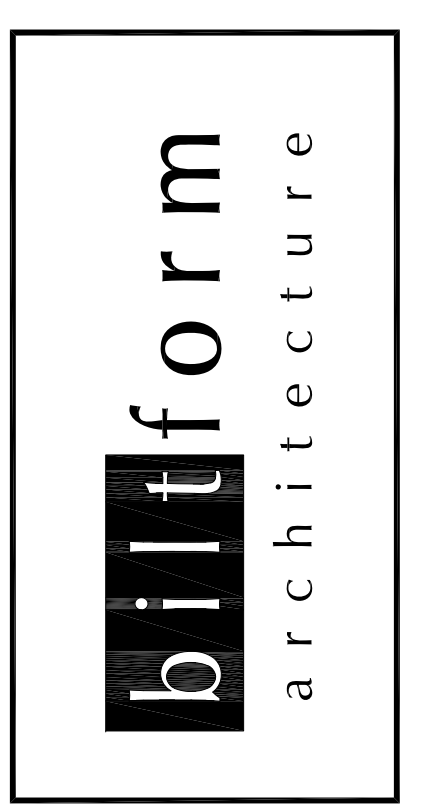
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| DATE: DECEMBER 01, 2021 |   |
| SCALE: 1/16" = 1'-0"    |   |
| SHEET NO:               |   |

**BUILDING 2  
FOURTH FLOOR PLAN**





BUILDING 2  
ROOF PLAN



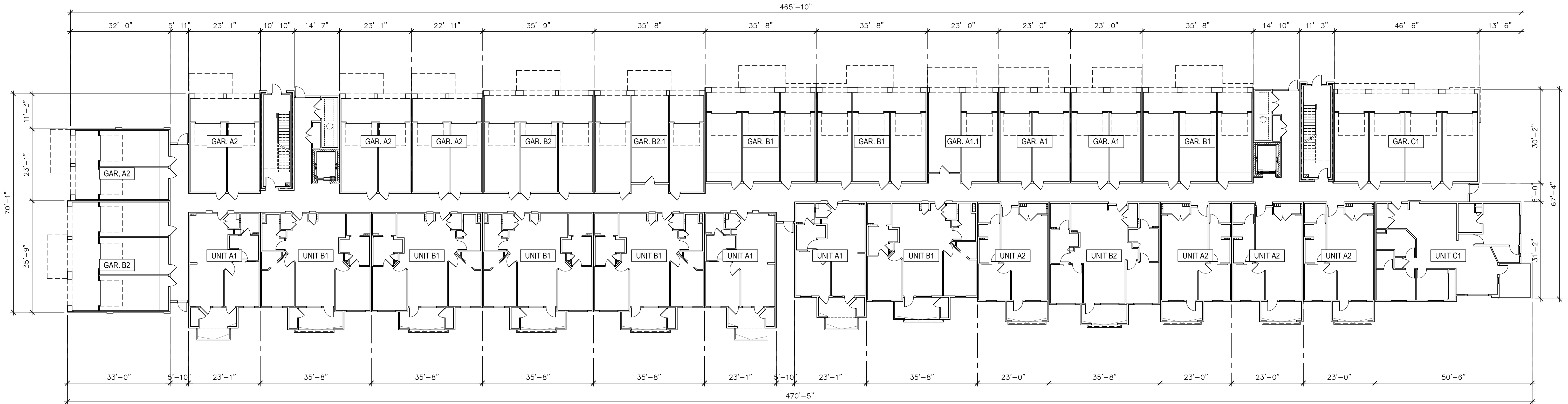
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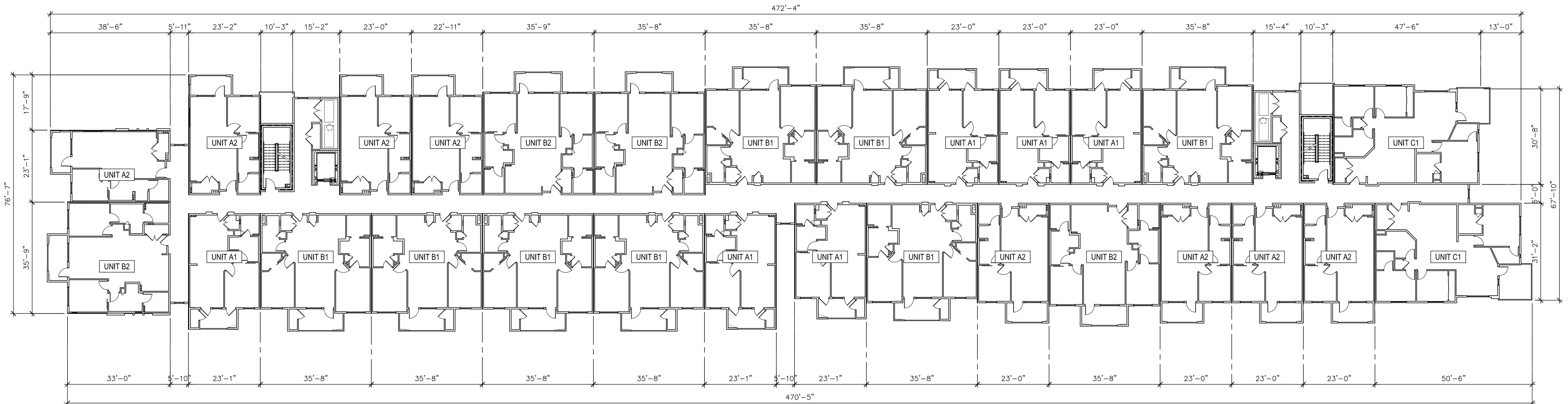
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| DATE: DECEMBER 01, 2021 |   |
| SCALE: 1/16" = 1'-0"    |   |
| SHEET NO:               |   |





FIRST FLOOR PLAN



SECOND FLOOR PLAN

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FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



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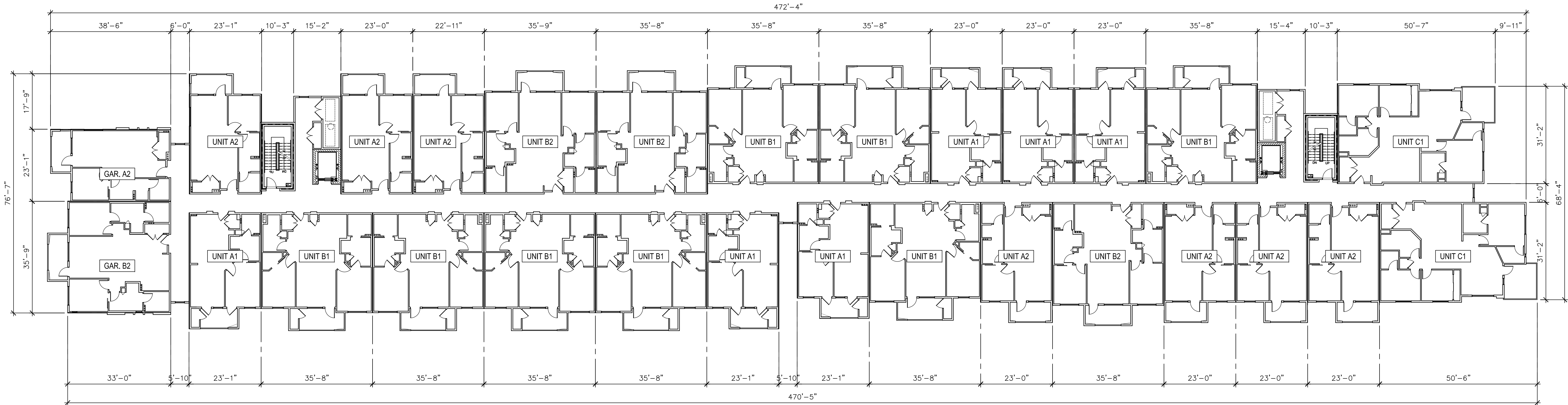
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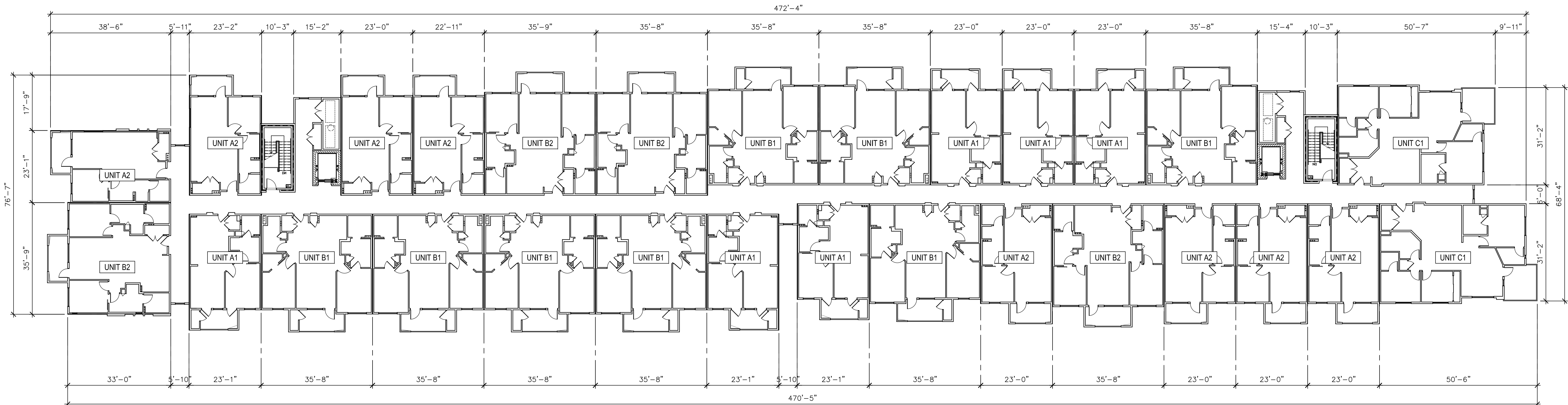
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| SHEET NO:               |   |





THIRD FLOOR PLAN



FOURTH FLOOR PLAN

BUILDING 3 - FLOOR PLANS

REFER TO UNIT SHEETS  
FOR PATIO/BALCONY  
SIZES, SHEETS A2.1.0  
THRU A2.6.0



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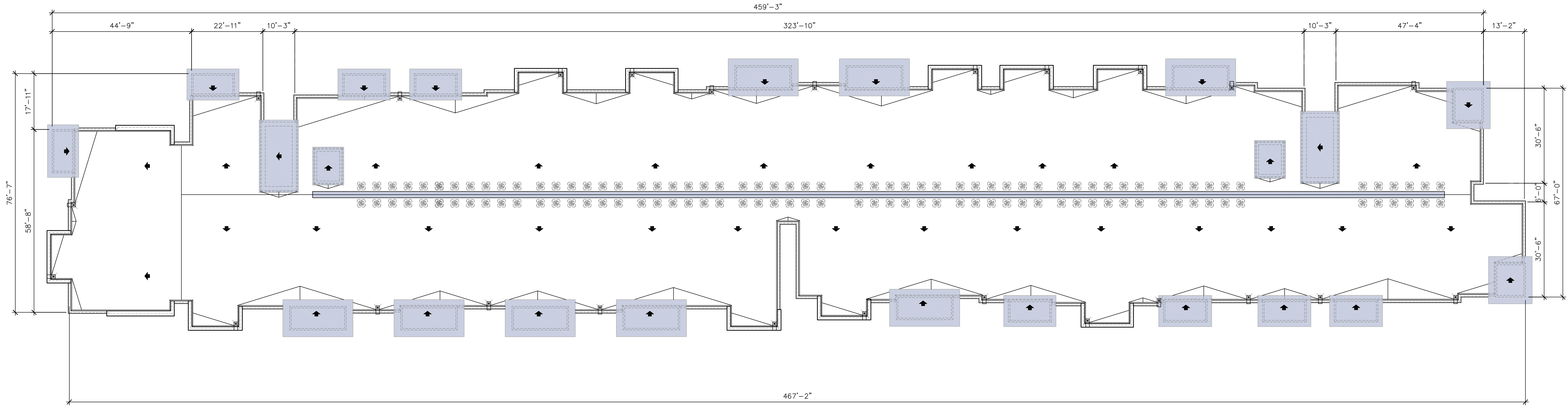
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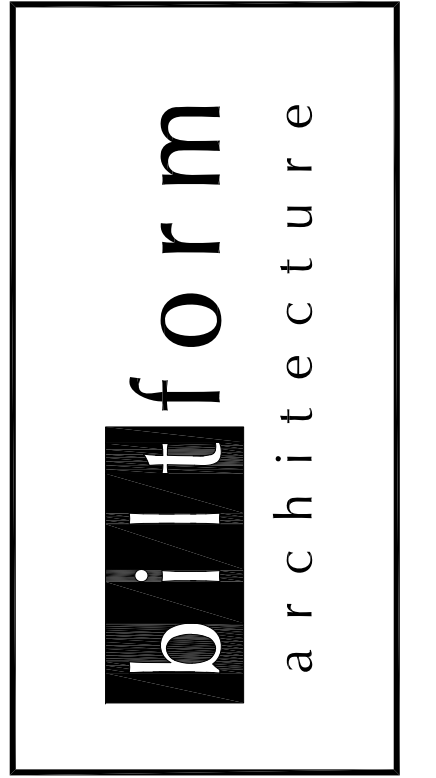
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| DATE: DECEMBER 01, 2021 |   |
| SCALE: 1/16" = 1'-0"    |   |
| SHEET NO:               |   |





ROOF PLAN



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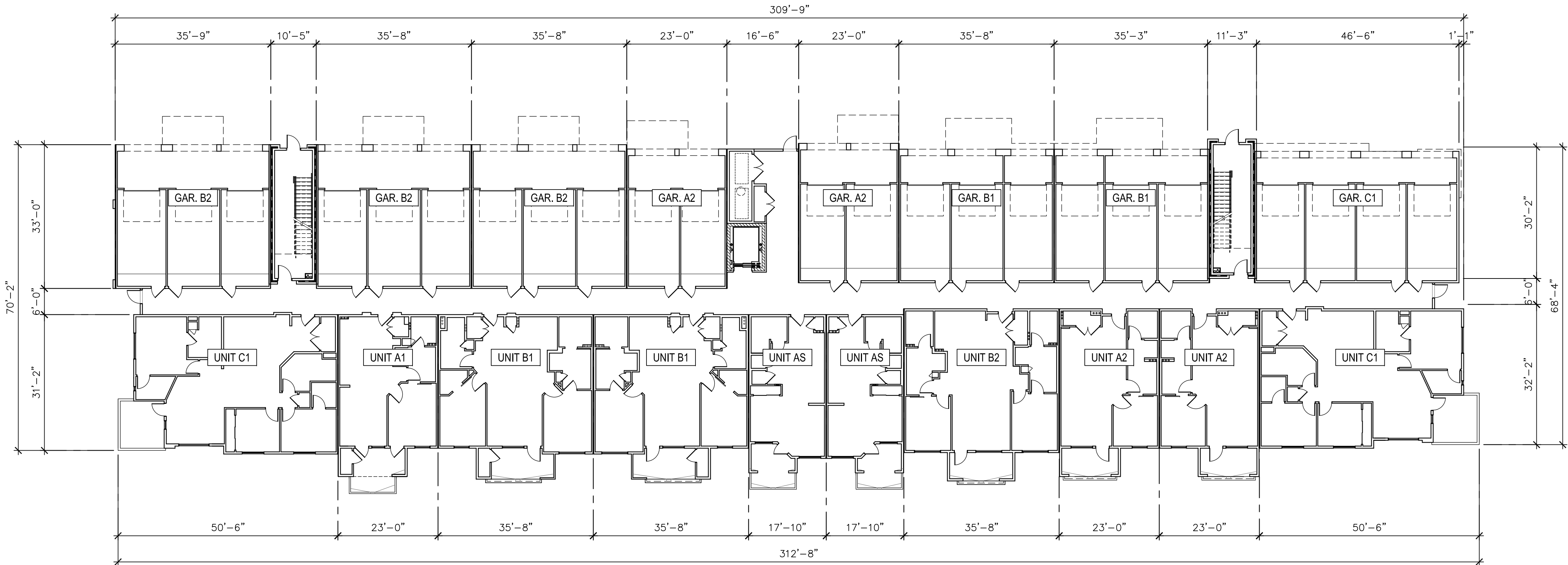
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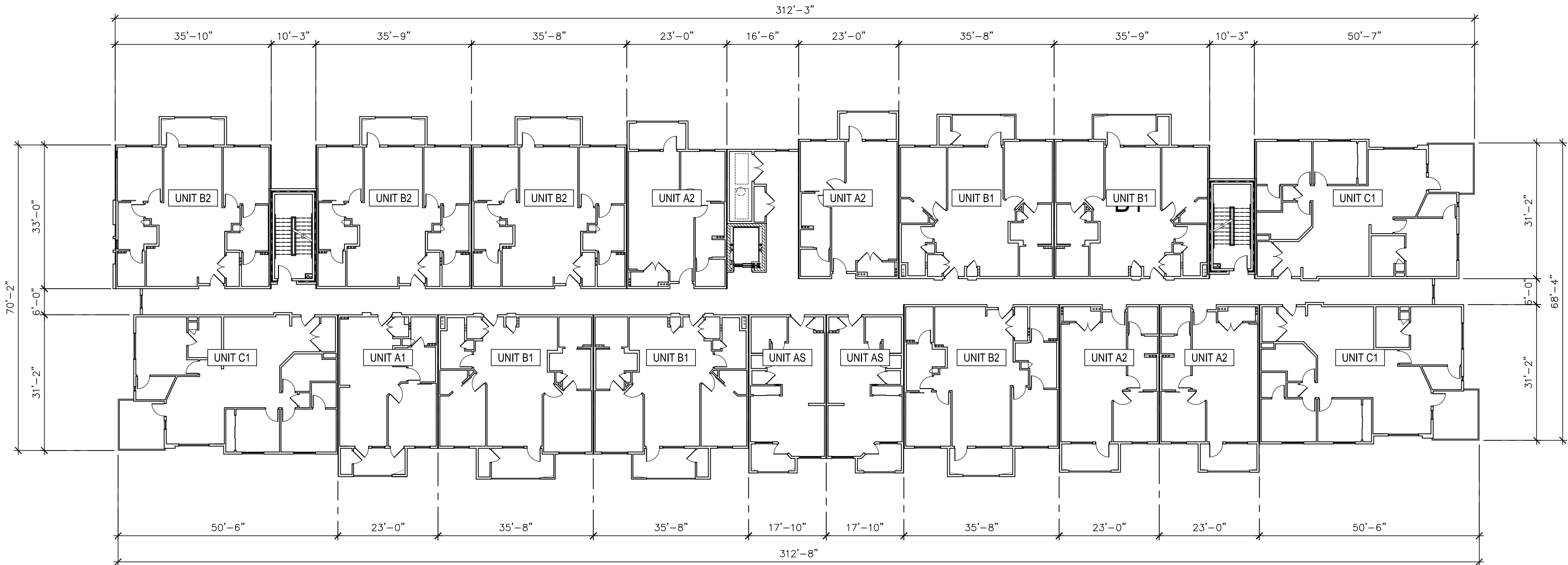
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| SHEET NO:               |   |



REFER TO UNIT SHEETS  
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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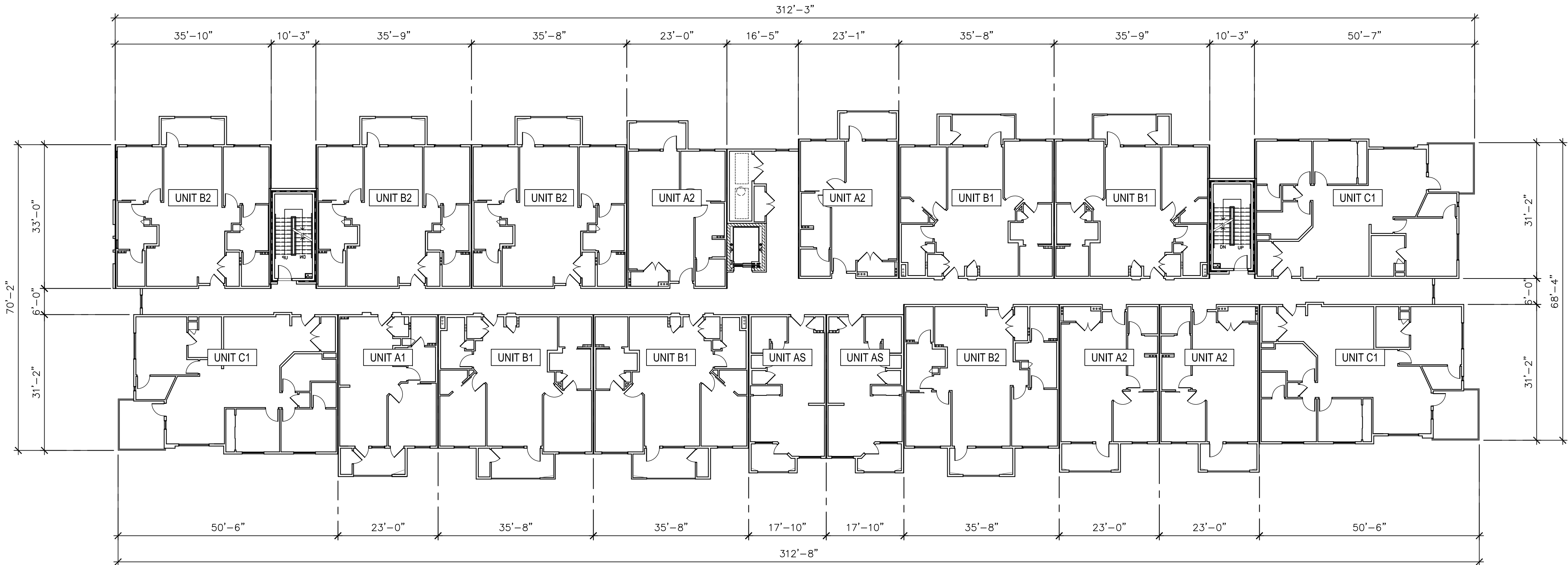
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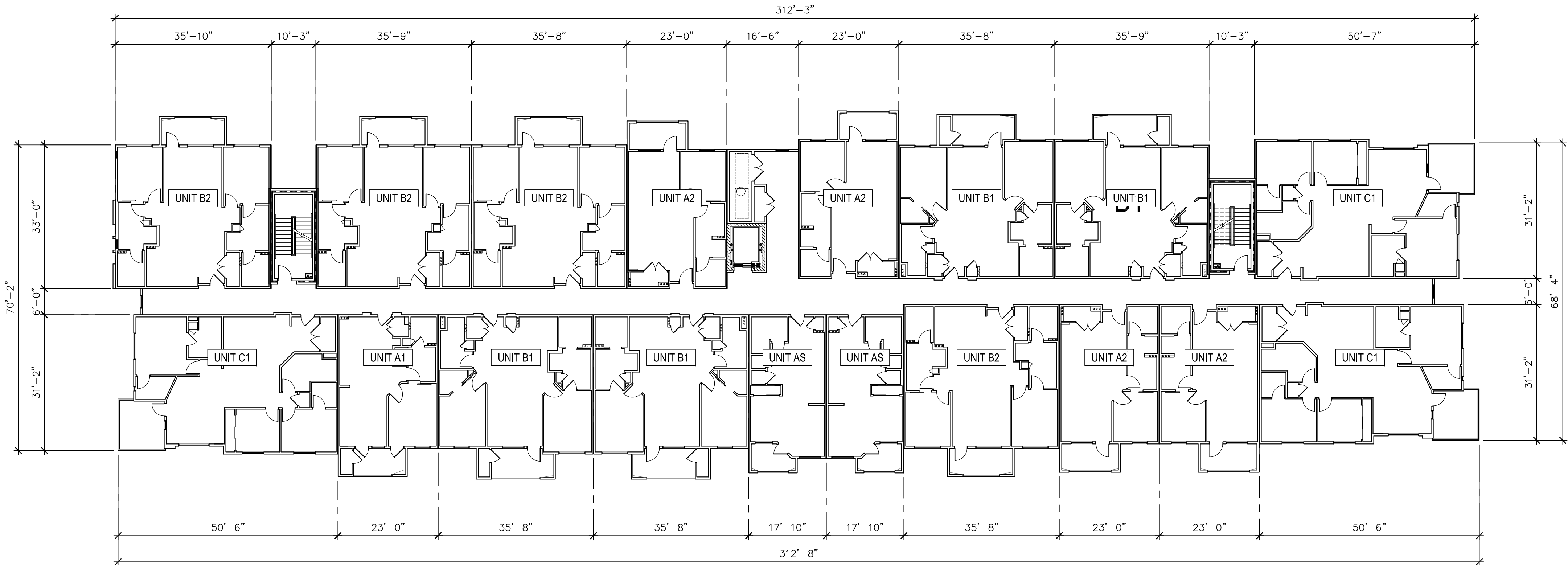
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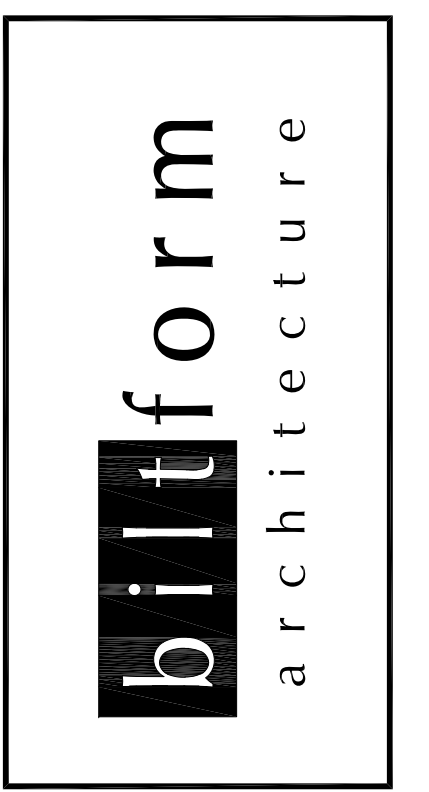
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THIRD FLOOR PLAN



FOURTH FLOOR PLAN



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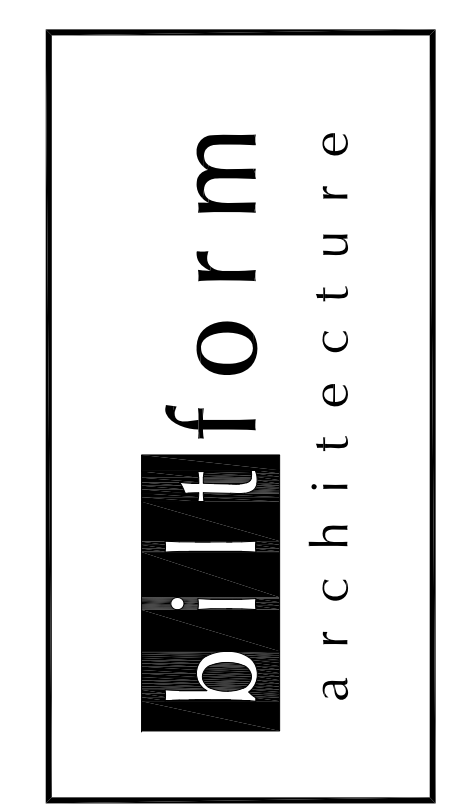
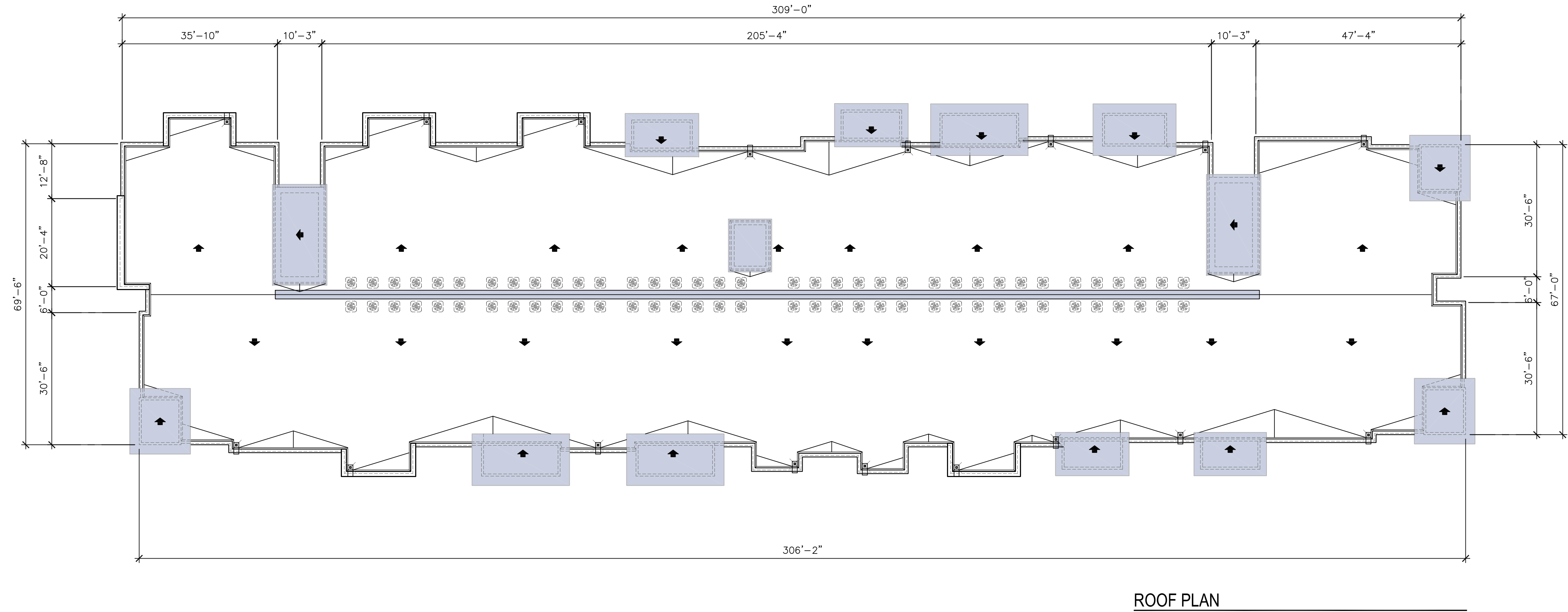
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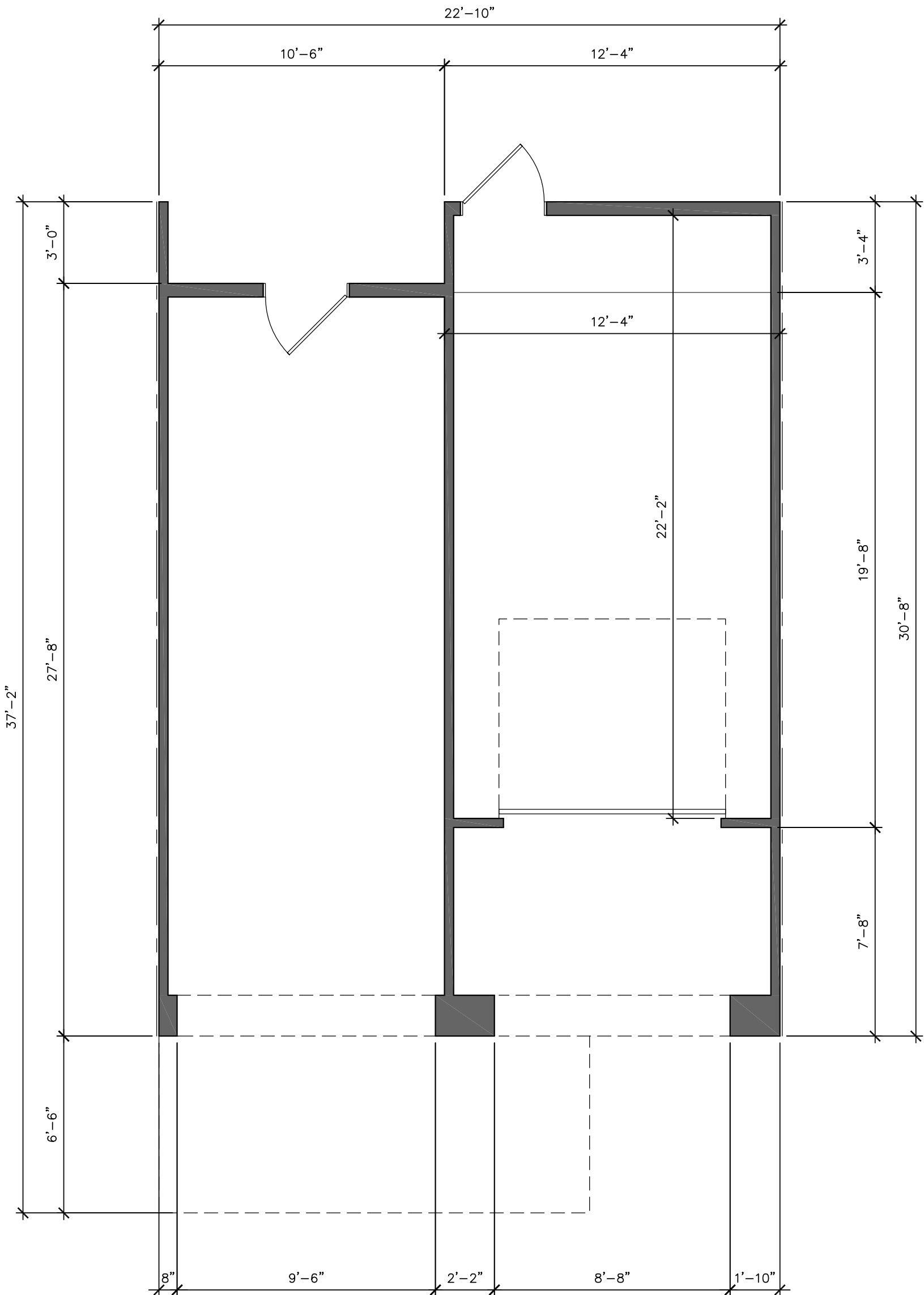
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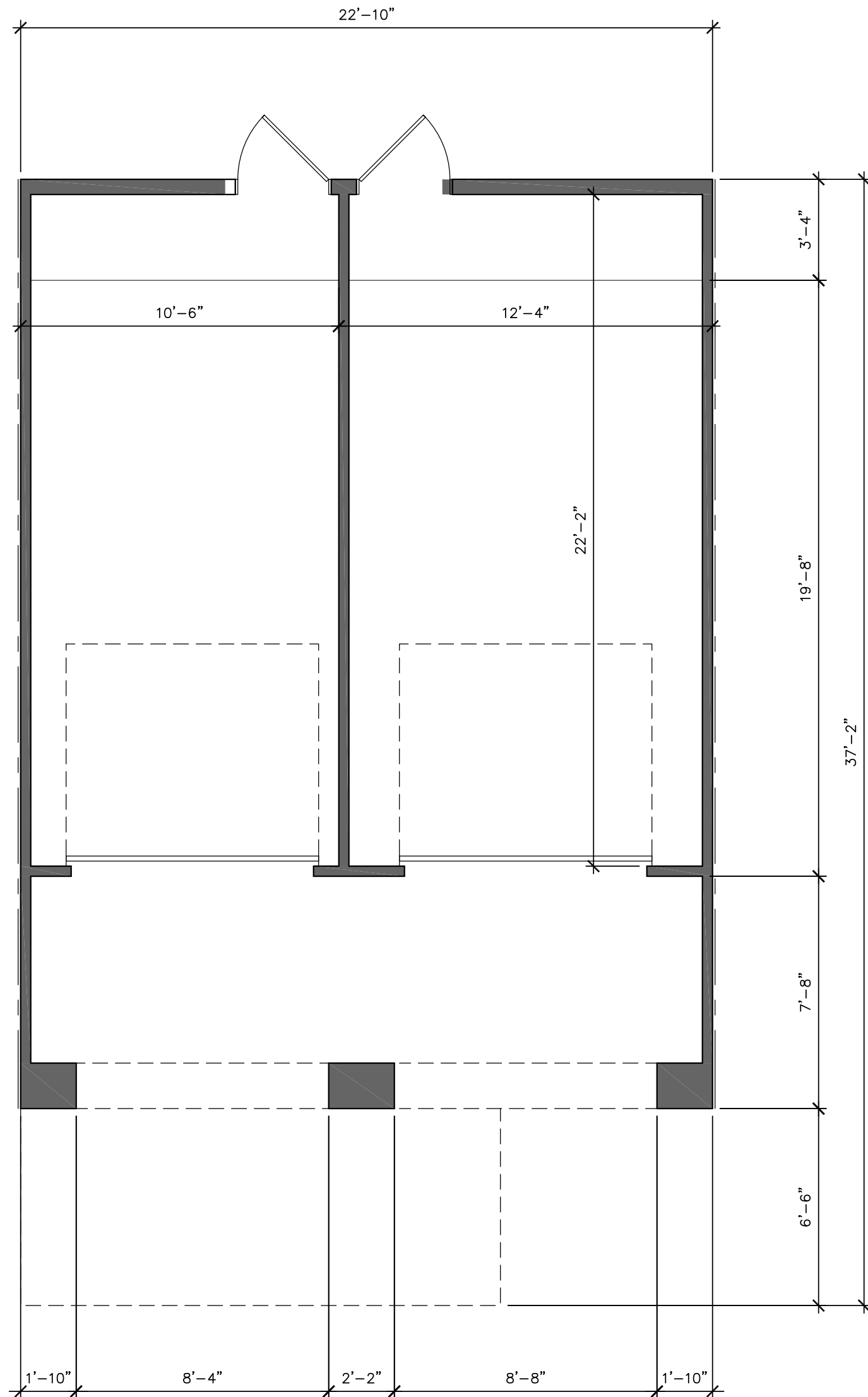
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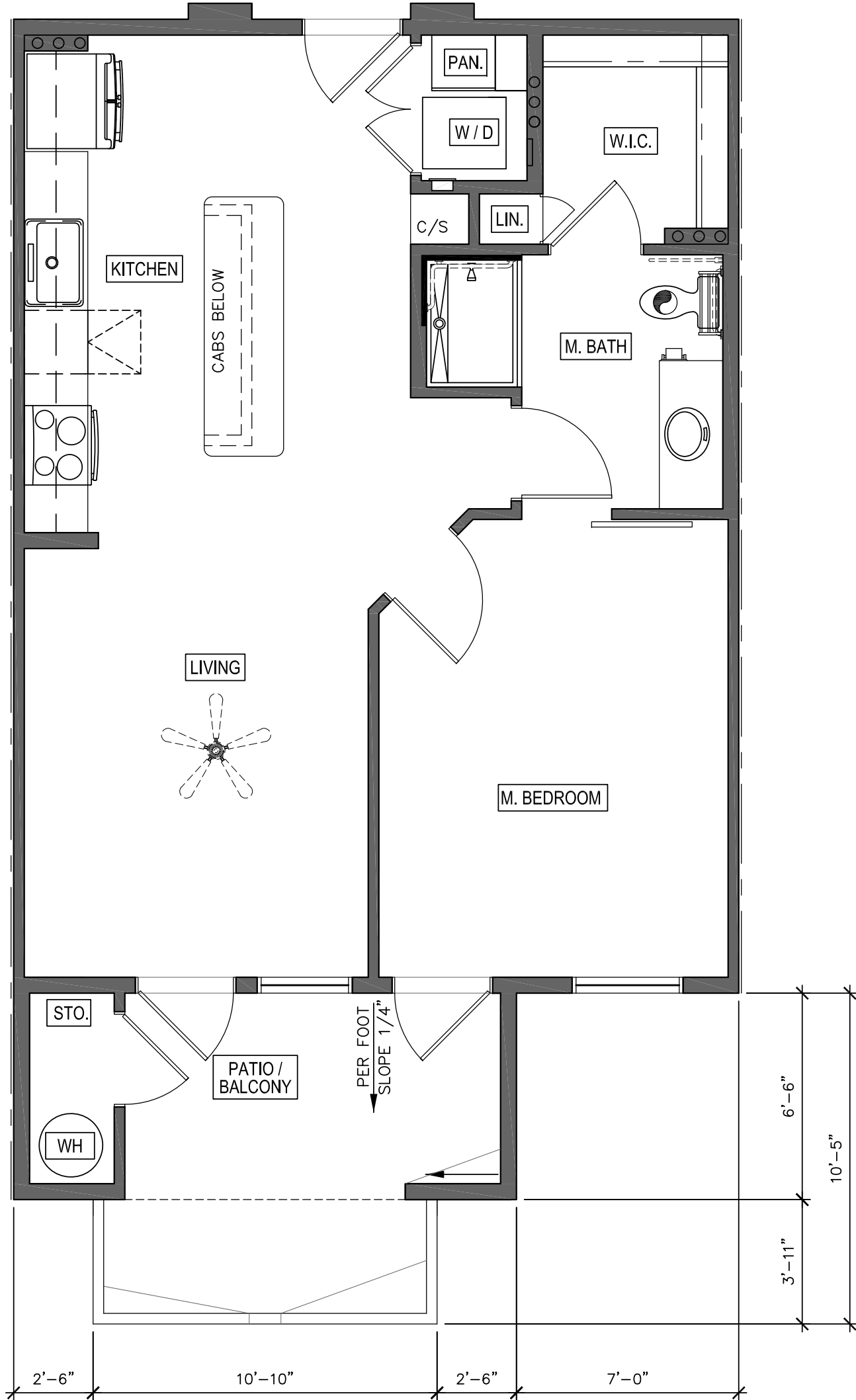
UNIT A1.1 - GARAGE  
TYPICAL

|                 |          |
|-----------------|----------|
| GROSS AREA:     |          |
| GARAGE:         | 288 S.F. |
| TANDEM PARKING: | 95 S.F.  |
| COVERED WALK:   | 324 S.F. |
| TOTAL           | 705 S.F. |



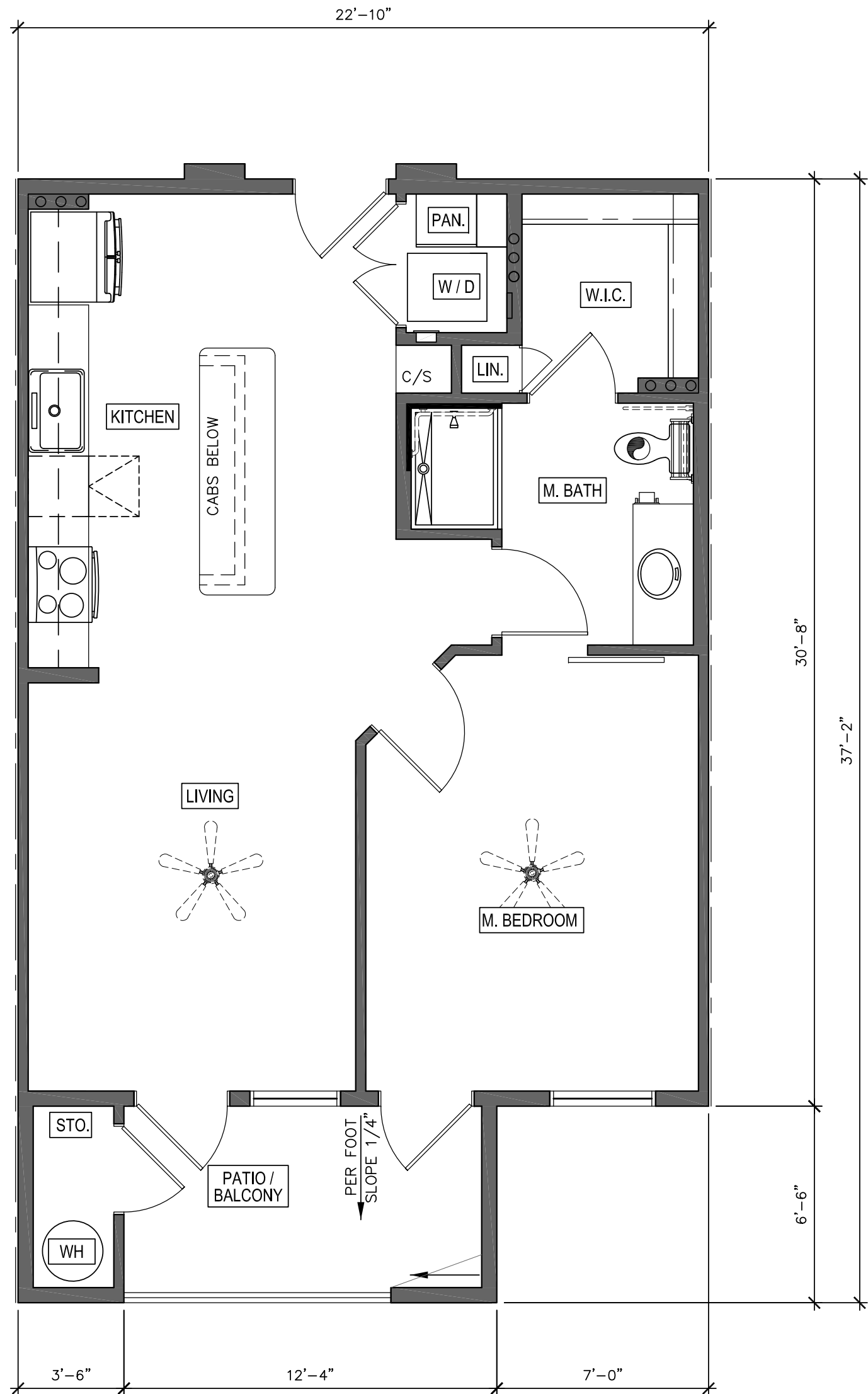
UNIT A1 - GARAGE  
TYPICAL

|                 |          |
|-----------------|----------|
| GROSS AREA:     |          |
| GARAGE:         | 529 S.F. |
| TANDEM PARKING: | 176 S.F. |
| TOTAL           | 705 S.F. |



UNIT A1  
1ST FLOOR

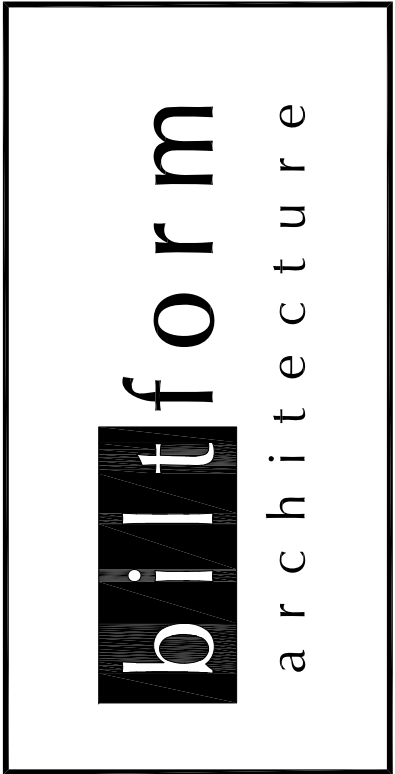
|                     |          |
|---------------------|----------|
| GROSS LIVABLE AREA: |          |
| LIVABLE:            | 707 S.F. |
| STORAGE:            | 23 S.F.  |
| PATIO:              | 123 S.F. |
| TOTAL               | 853 S.F. |



UNIT A1  
UPPER FLOORS

|                     |          |
|---------------------|----------|
| GROSS LIVABLE AREA: |          |
| LIVABLE:            | 707 S.F. |
| STORAGE:            | 23 S.F.  |
| PATIO:              | 80 S.F.  |
| TOTAL               | 810 S.F. |

FLOOR PLAN  
UNIT A1 & A1 GARAGE



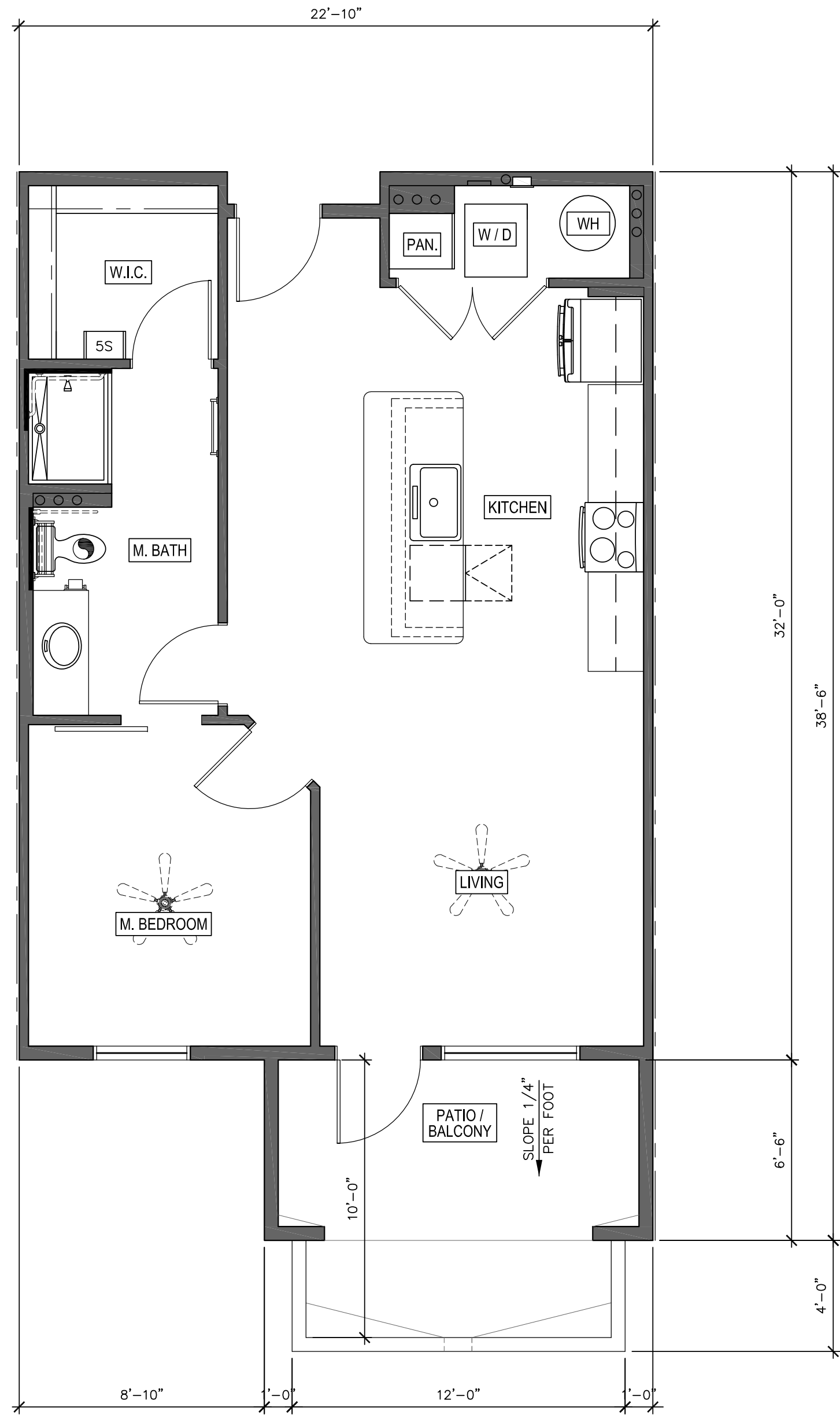
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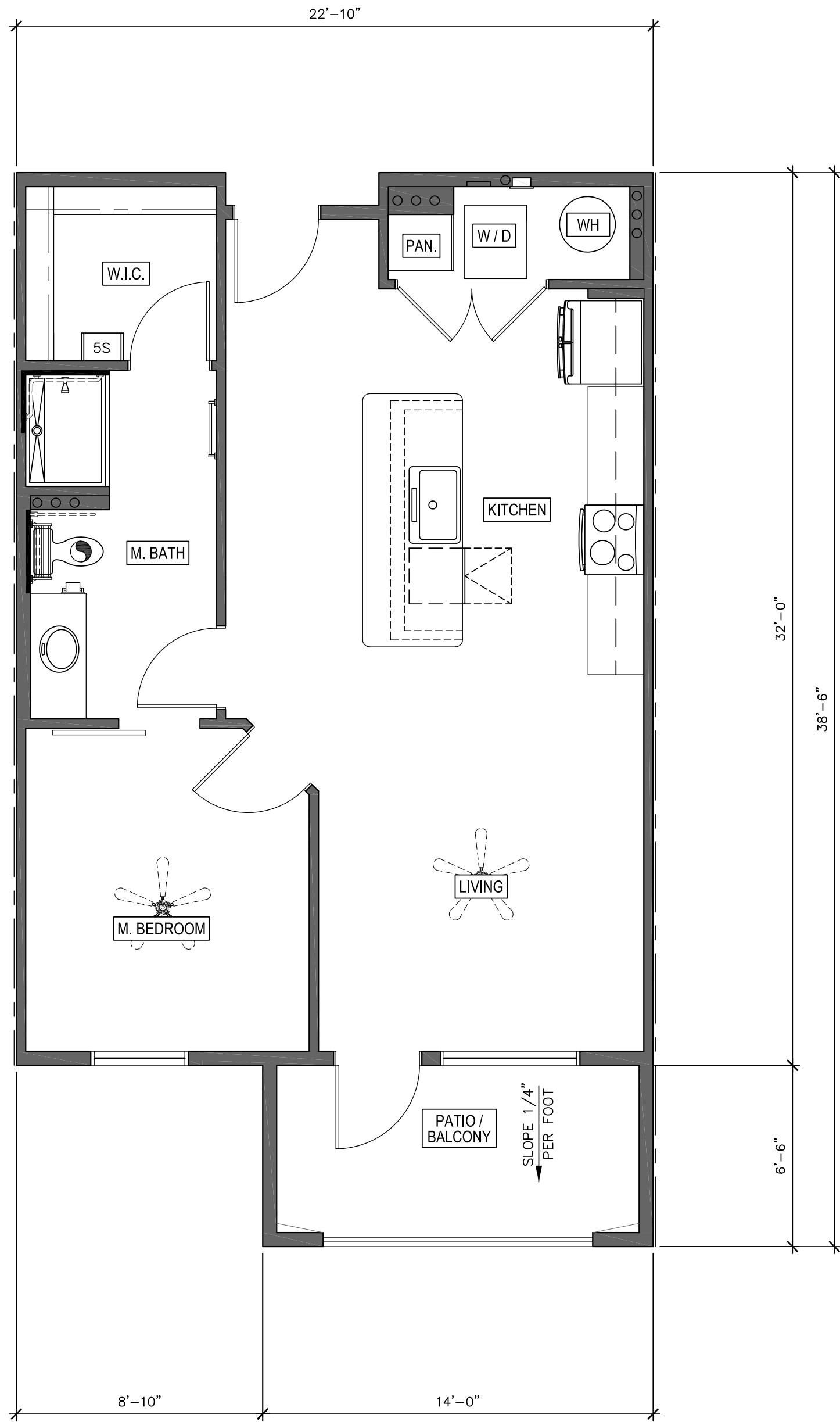
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| DATE: DECEMBER 01, 2021 |   |
| SCALE: 1/4" = 1'-0"     |   |
| SHEET NO:               |   |





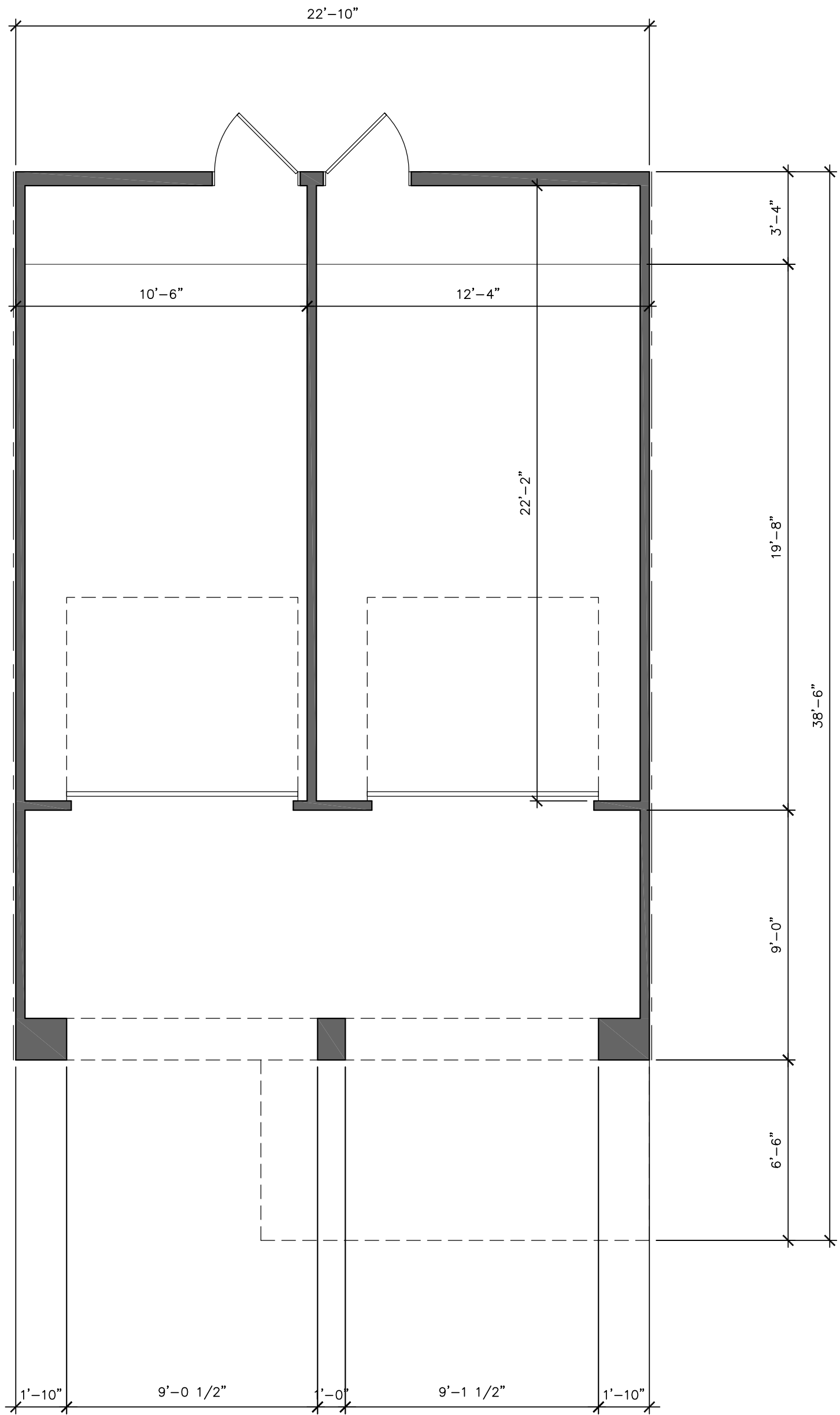
UNIT A2  
COURTYARD

GROSS LIVABLE AREA:  
LIVABLE: 730 S.F.  
PATIO: 139 S.F.  
TOTAL: 869 S.F.



UNIT A2  
UPPER FLOORS

GROSS LIVABLE AREA:  
LIVABLE: 730 S.F.  
PATIO: 91 S.F.  
TOTAL: 821 S.F.



UNIT A2 - GARAGE  
TYPICAL

GROSS AREA:  
GARAGE: 529 S.F.  
TANDEM PARKING: 207 S.F.  
TOTAL: 736 S.F.

FLOOR PLAN  
UNIT A2 & A2 GARAGE



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BASELINE & SUNVIEW

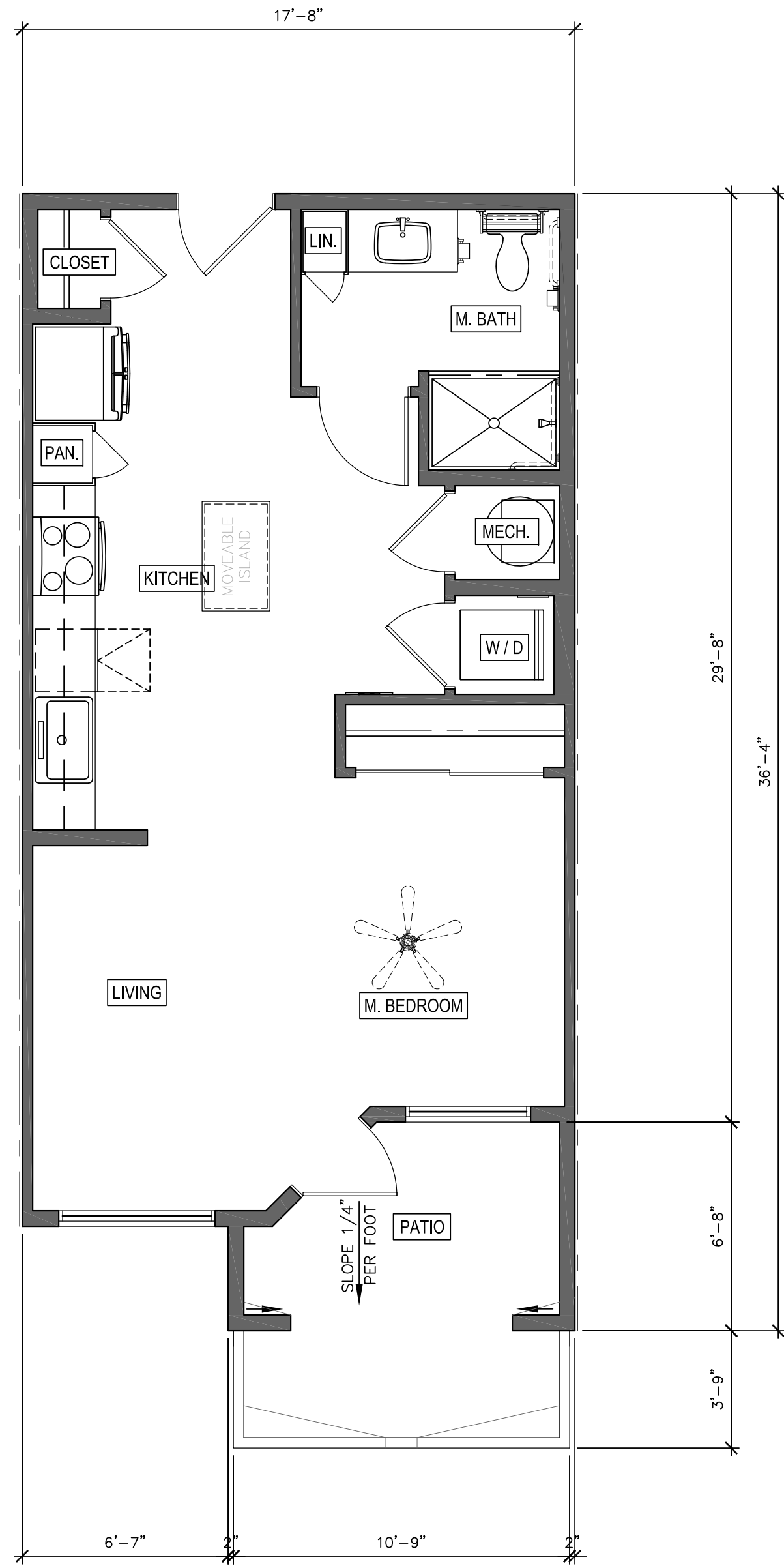
MULTI-FAMILY LIVING  
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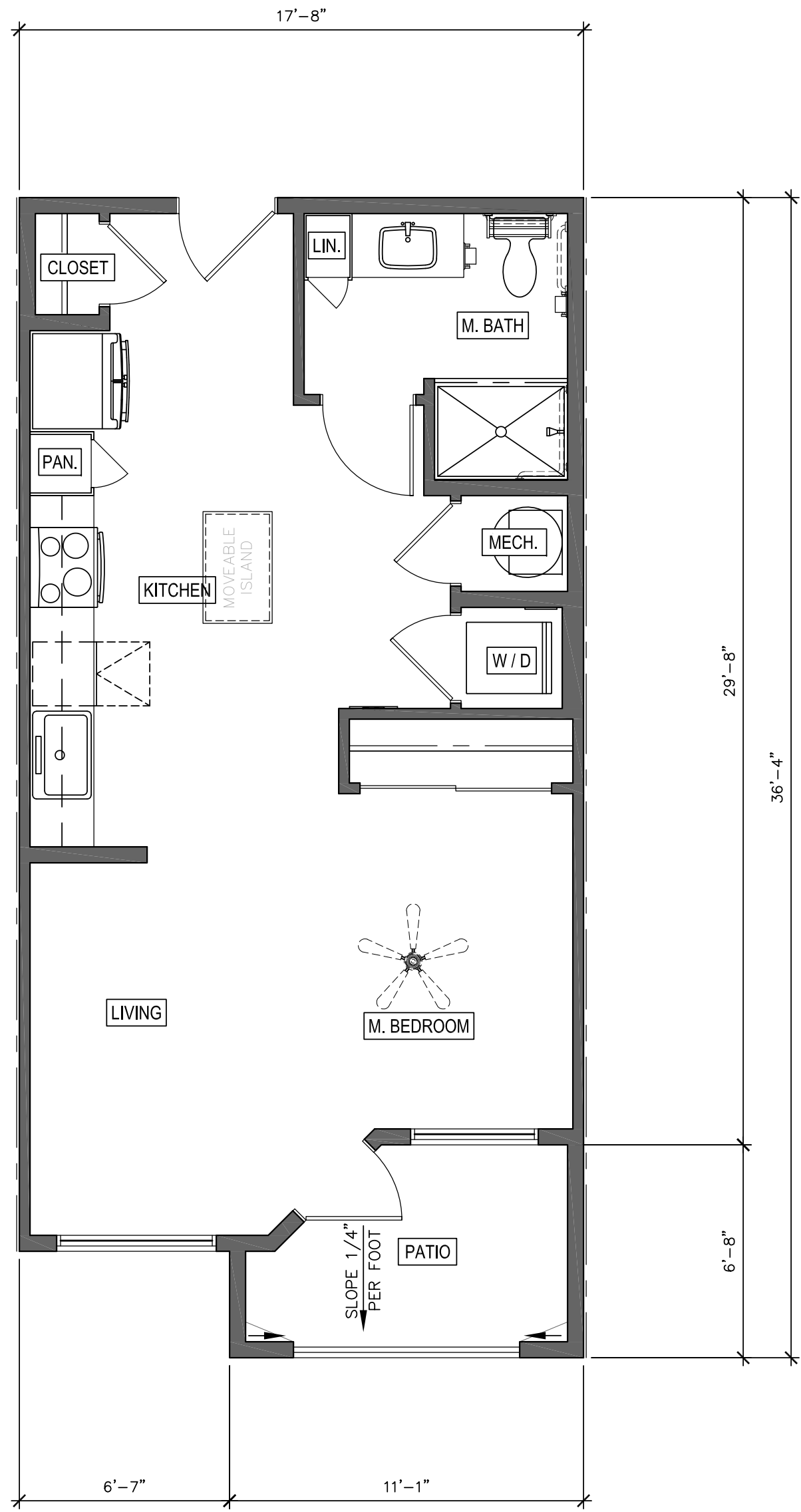
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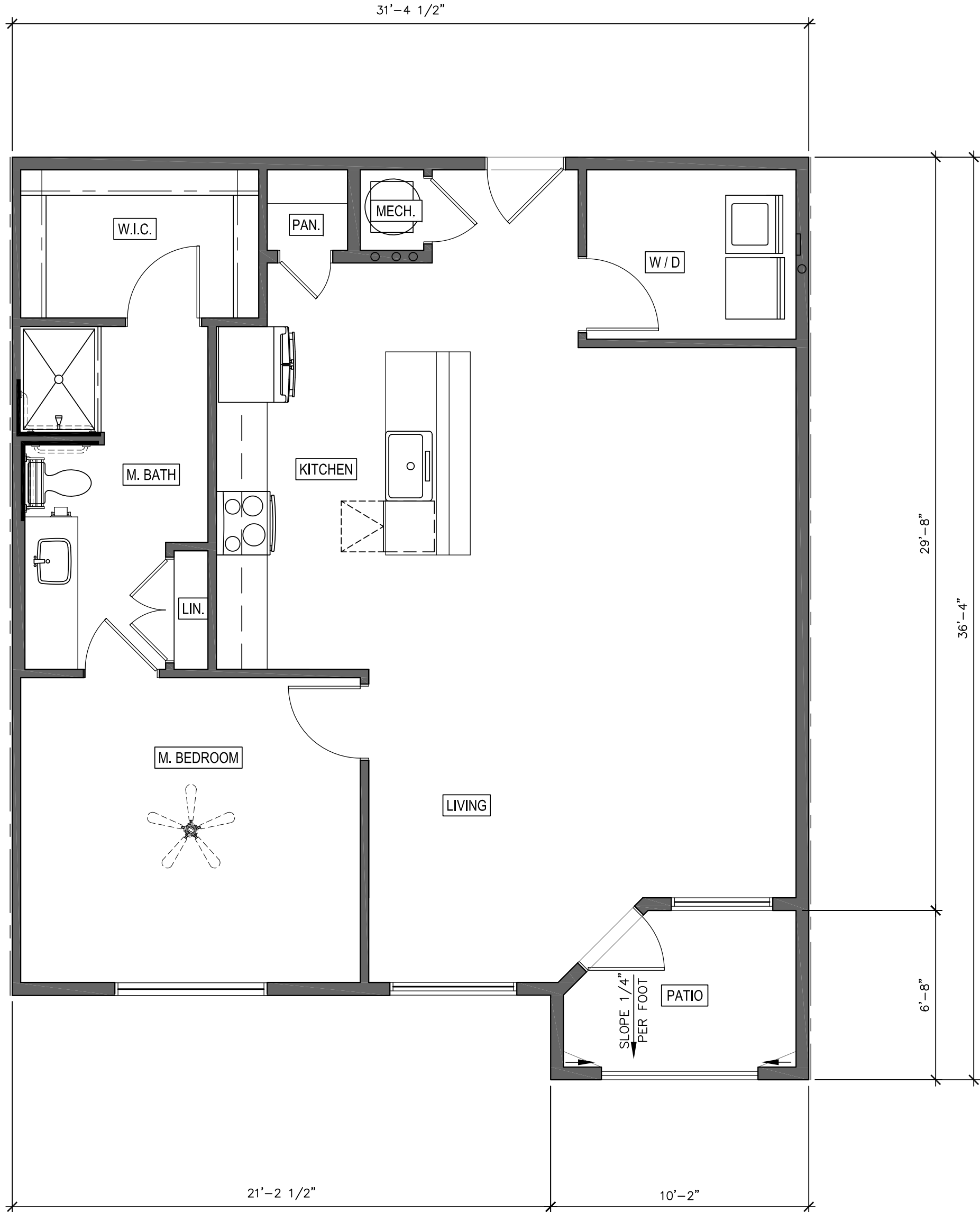
UNIT AS  
1ST FLOOR

|                     |          |
|---------------------|----------|
| GROSS LIVABLE AREA: |          |
| LIVABLE:            | 562 S.F. |
| PATIO:              | 103 S.F. |
| TOTAL               | 665 S.F. |



UNIT AS  
UPPER FLOORS

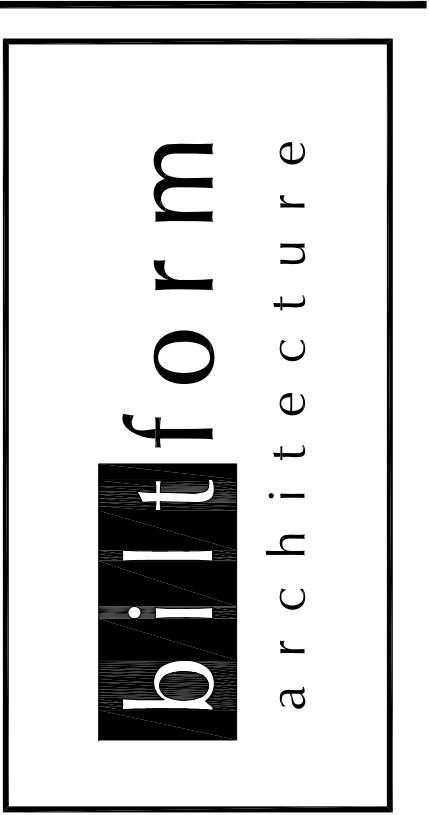
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|---------------------|----------|
| GROSS LIVABLE AREA: |          |
| LIVABLE:            | 562 S.F. |
| PATIO:              | 64 S.F.  |
| TOTAL               | 626 S.F. |



UNIT A3  
UPPER FLOORS

|                     |            |
|---------------------|------------|
| GROSS LIVABLE AREA: |            |
| LIVABLE:            | 1,014 S.F. |
| PATIO:              | 60 S.F.    |
| TOTAL               | 1,074 S.F. |

FLOOR PLAN  
UNIT A3 & AS



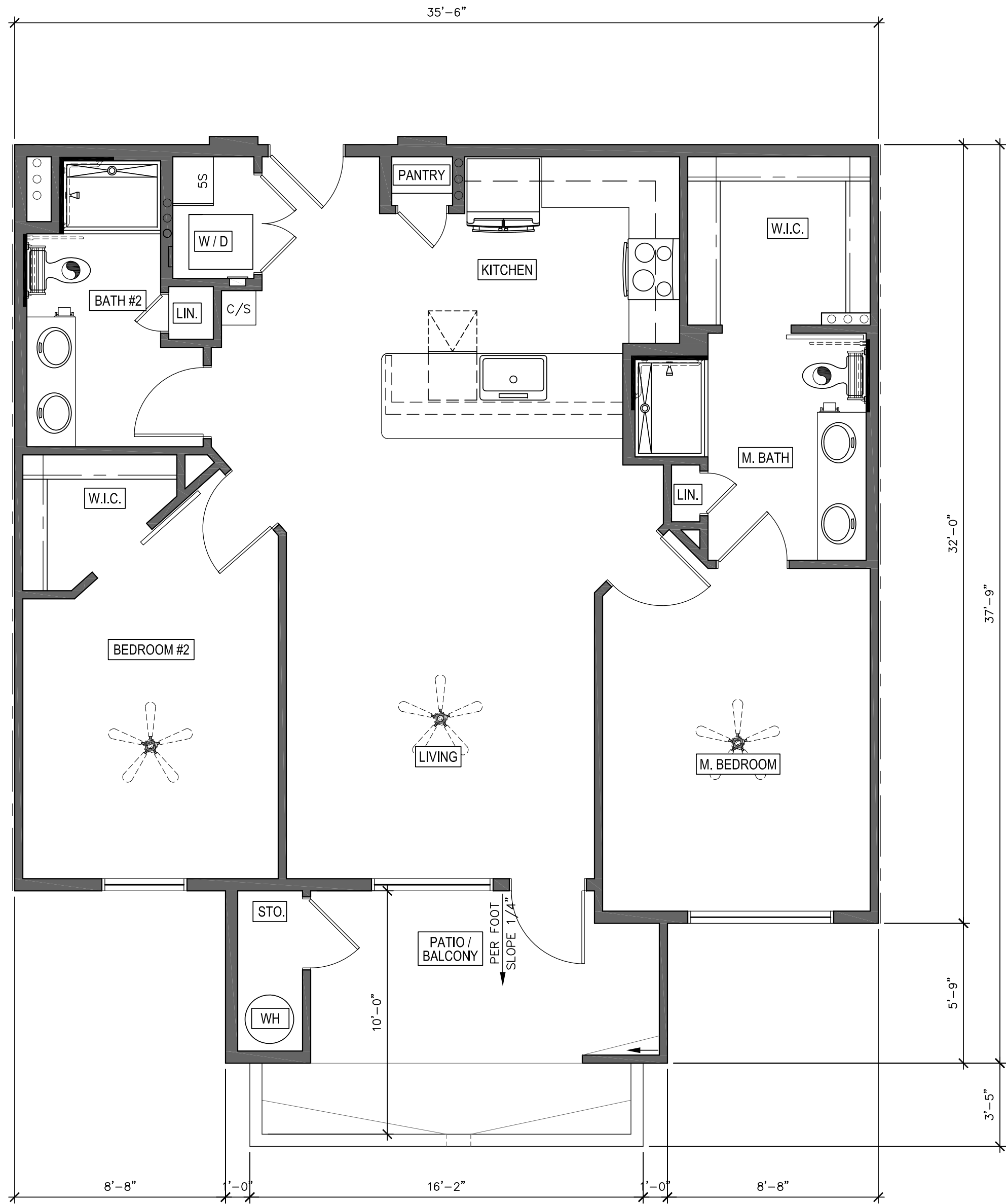
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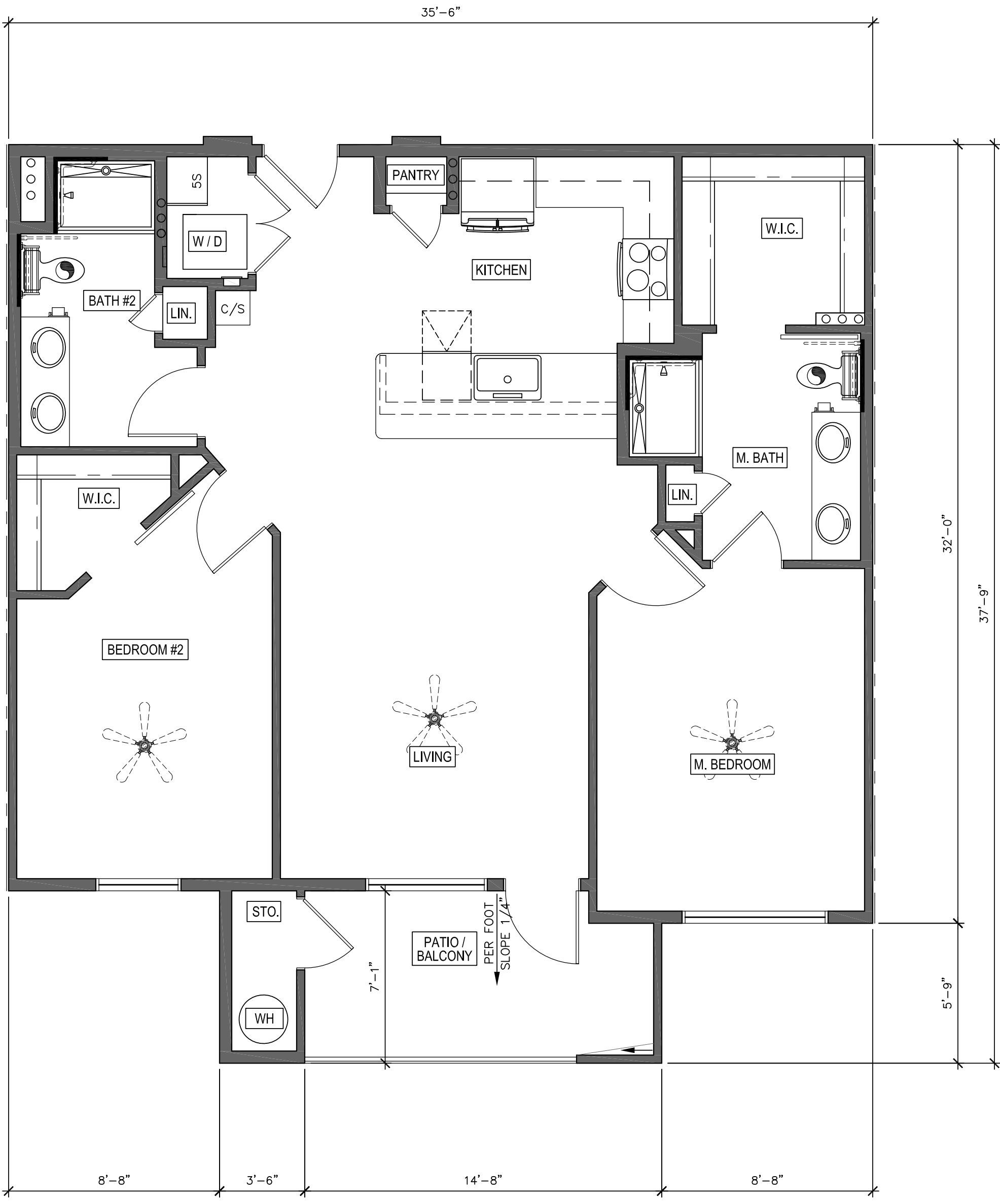
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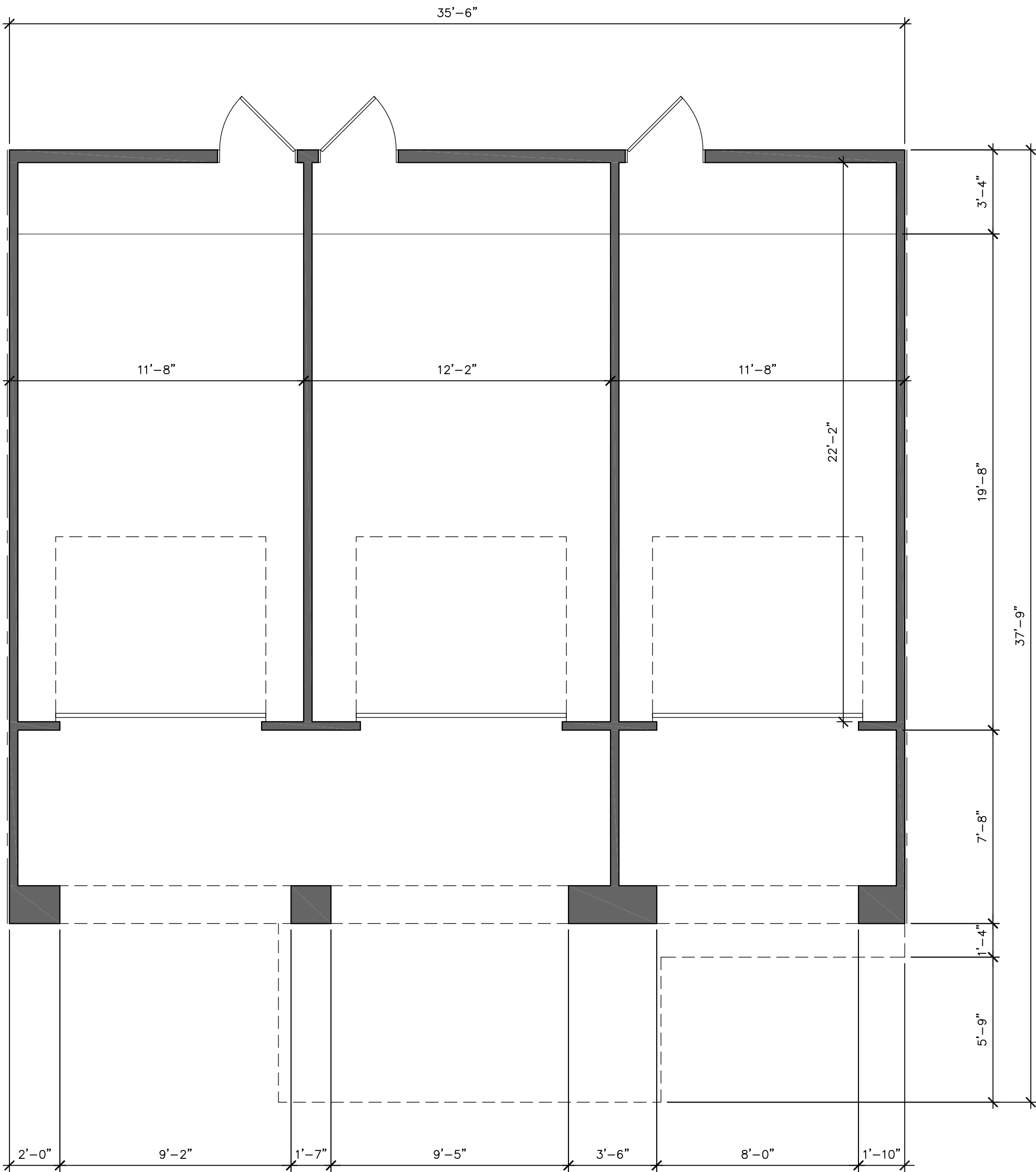
UNIT B1  
COURTYARD

|                     |            |
|---------------------|------------|
| GROSS LIVABLE AREA: |            |
| LIVABLE:            | 1,111 S.F. |
| STORAGE:            | 25 S.F.    |
| PATIO:              | 155 S.F.   |
| TOTAL               | 1,291 S.F. |



UNIT B1  
UPPER FLOORS

|                     |            |
|---------------------|------------|
| GROSS LIVABLE AREA: |            |
| LIVABLE:            | 1,068 S.F. |
| STORAGE:            | 25 S.F.    |
| PATIO:              | 100 S.F.   |
| TOTAL               | 1,193 S.F. |



UNIT B1 - GARAGE  
TYPICAL

|                 |            |
|-----------------|------------|
| GROSS AREA:     |            |
| GARAGE:         | 820 S.F.   |
| TANDEM PARKING: | 274 S.F.   |
| TOTAL           | 1,094 S.F. |

FLOOR PLANS  
UNIT B1 & B1 GARAGE

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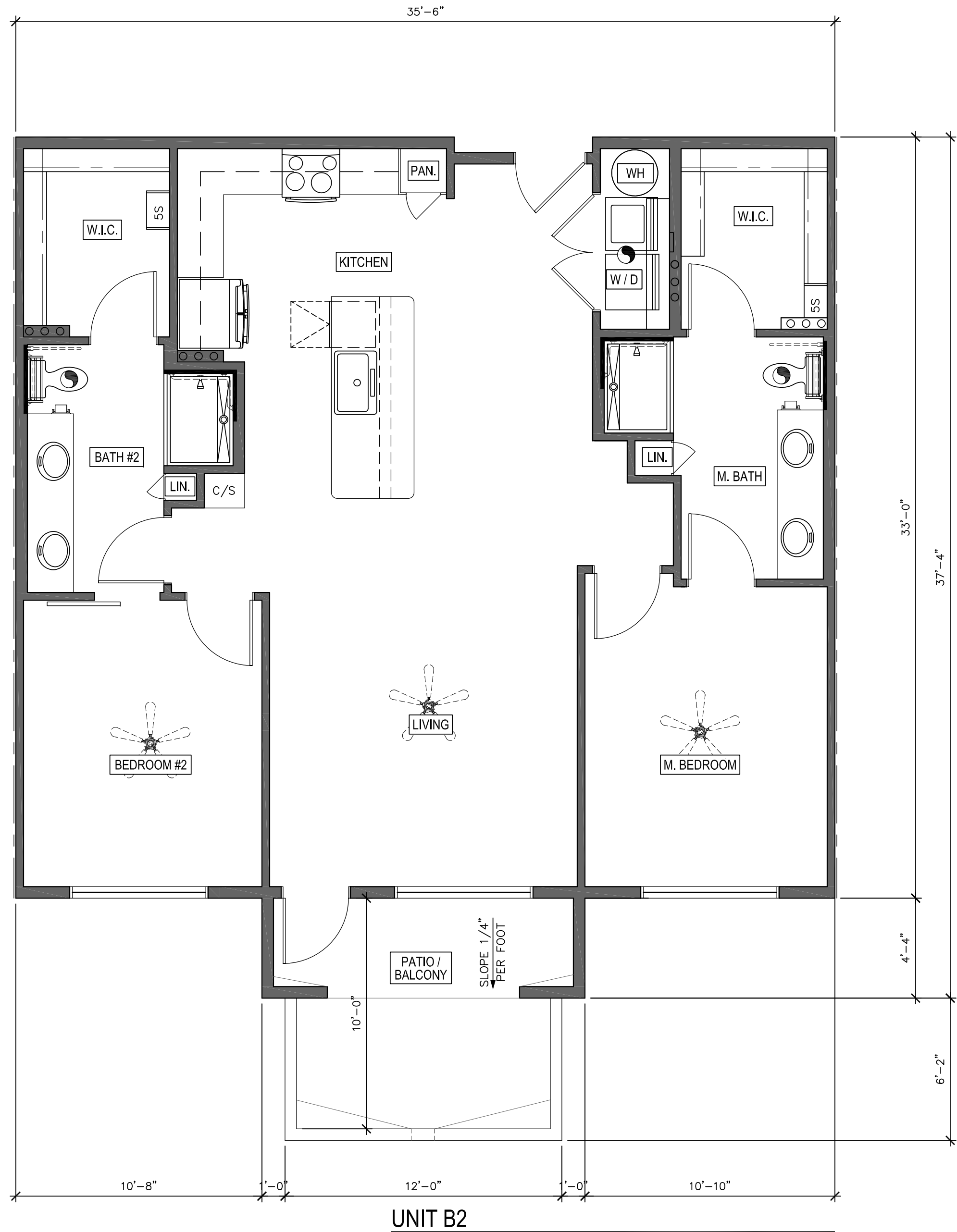
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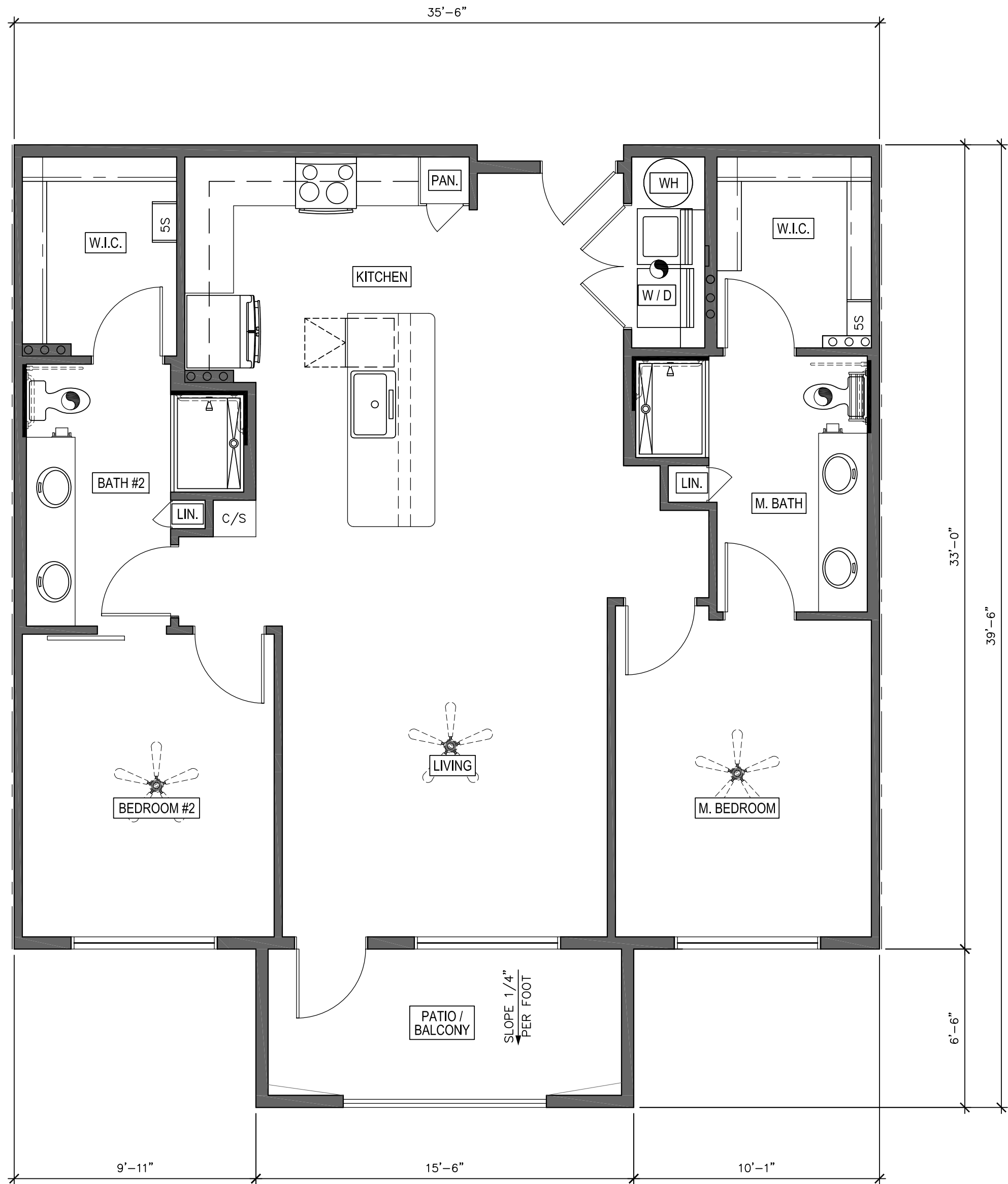
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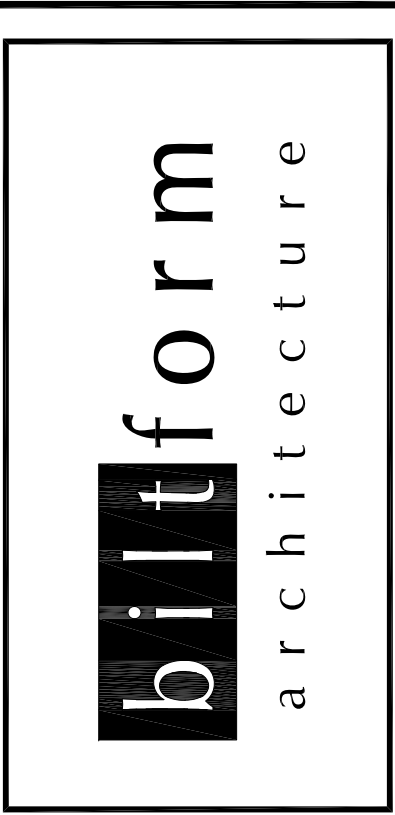
GROSS LIVABLE AREA:  
LIVABLE: 1,173 S.F.  
PATIO: 135 S.F.  
TOTAL 1,308 S.F.



UNIT B2  
UPPER FLOORS

GROSS LIVABLE AREA:  
LIVABLE: 1,173 S.F.  
PATIO: 101 S.F.  
TOTAL 1,274 S.F.

FLOOR PLANS  
UNIT B2



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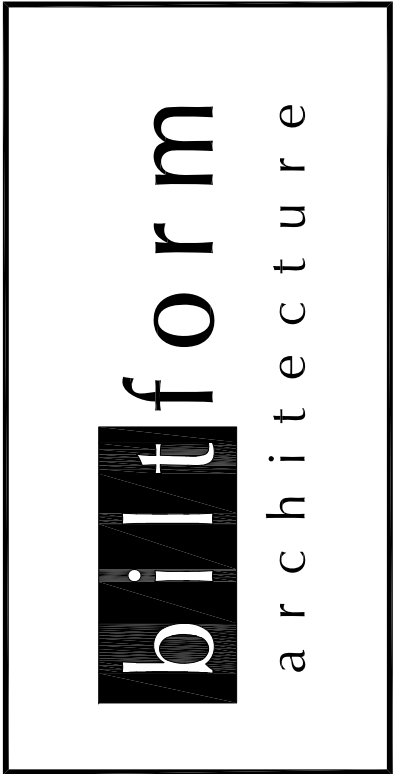
EXPIRES 9/30/22

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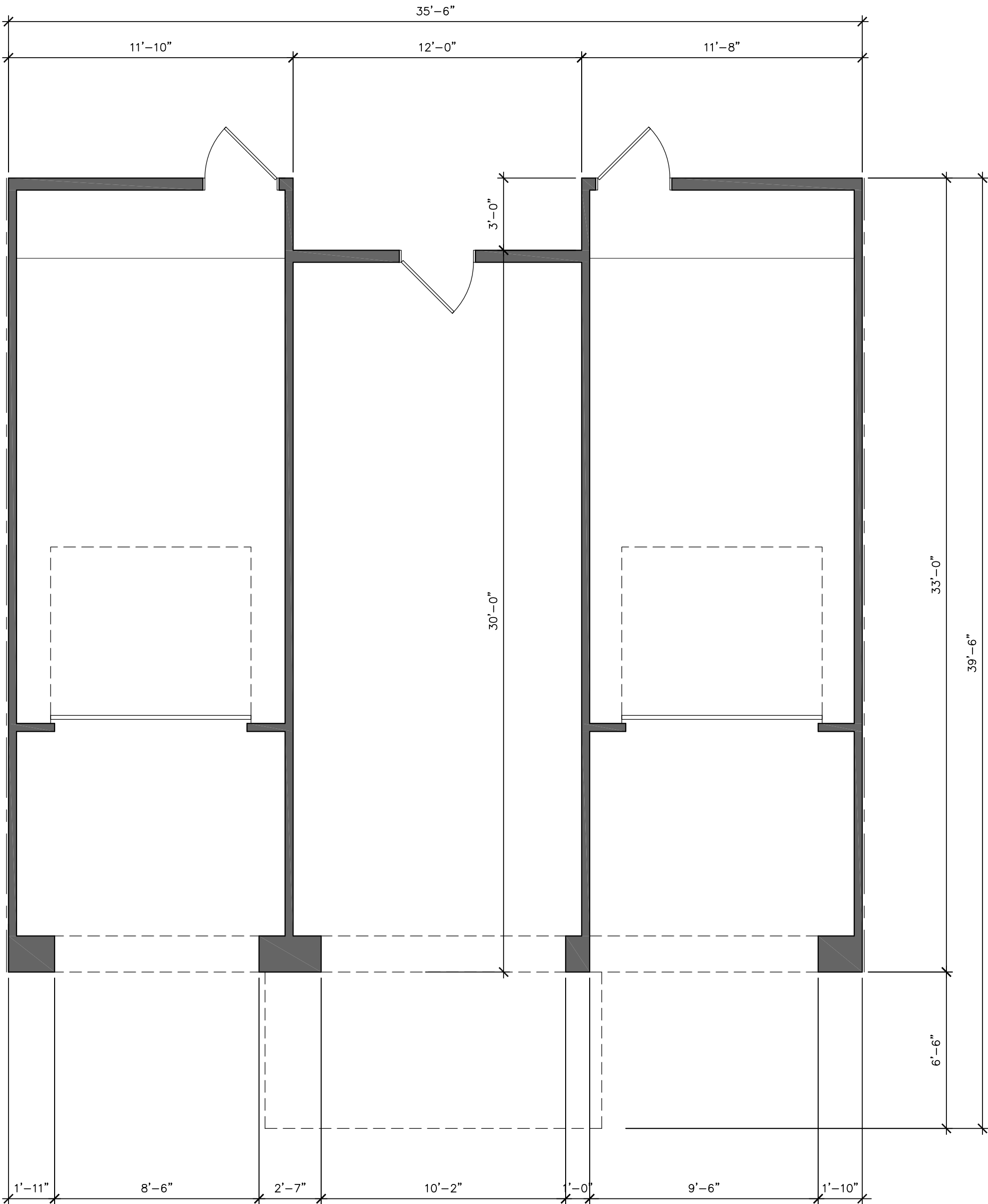
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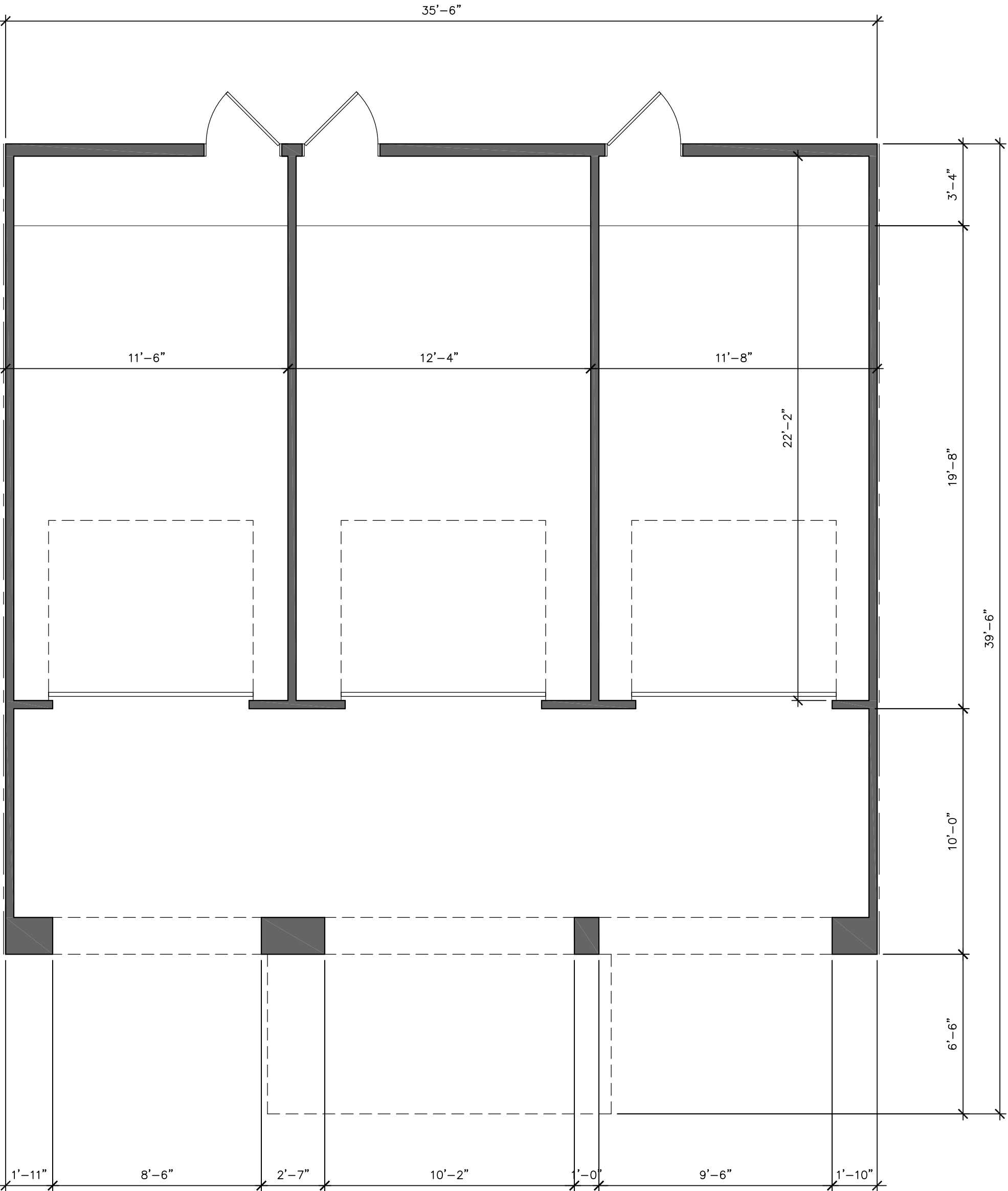
A2.5.1

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UNIT B2 - GARAGE  
TYPICAL

|                 |            |
|-----------------|------------|
| GROSS AREA:     |            |
| GARAGE:         | 544 S.F.   |
| TANDEM PARKING: | 237 S.F.   |
| COVERED WALK:   | 396 S.F.   |
| TOTAL           | 1,177 S.F. |

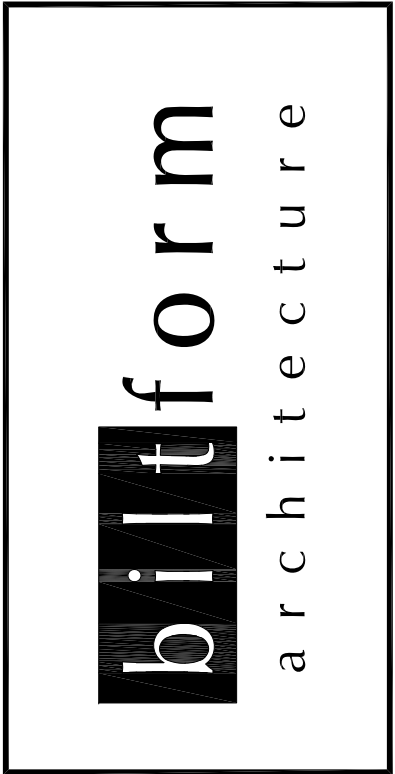


UNIT B2 - GARAGE  
TYPICAL

|                 |            |
|-----------------|------------|
| GROSS AREA:     |            |
| GARAGE:         | 820 S.F.   |
| TANDEM PARKING: | 357 S.F.   |
| TOTAL           | 1,177 S.F. |

FLOOR PLANS  
UNIT B2 & B2 GARAGE





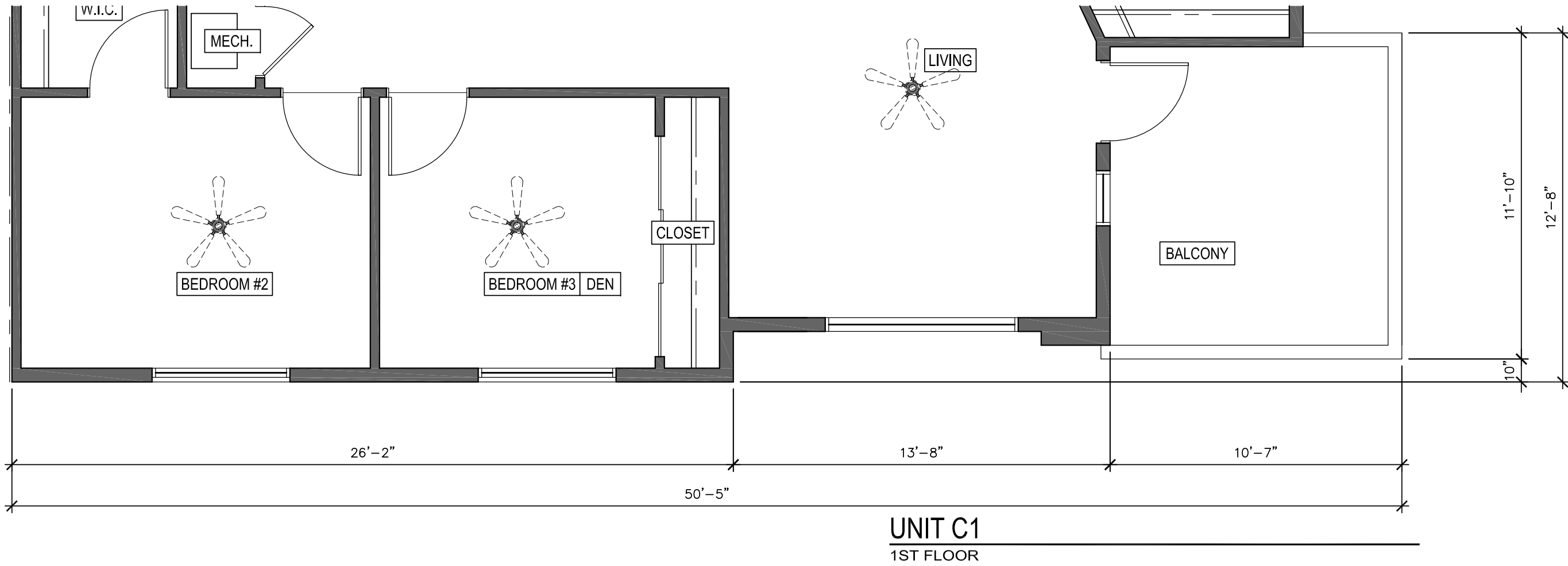
biltform architecture  
group, inc.  
11460 north cave creek road . suite 11  
phoenix . arizona 85020  
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
EXPIRES 9/30/22

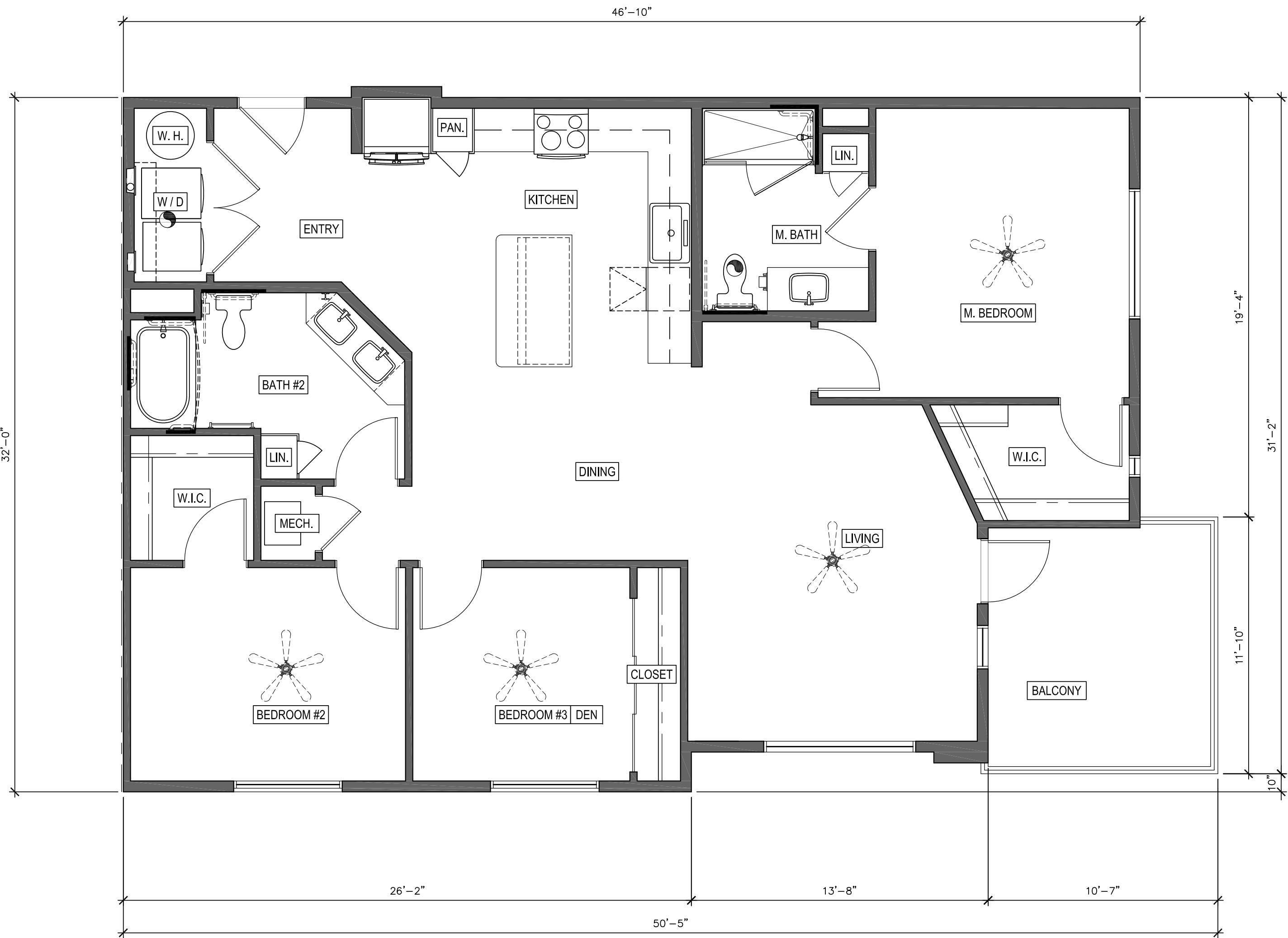
BASELINE & SUNVIEW  
MULTI-FAMILY LIVING  
MESA, ARIZONA  
Guardian Development Partners  
SCOTTSDALE, AZ.

|                         |   |
|-------------------------|---|
| REVISIONS:              |   |
| 1                       | - |
| 2                       | - |
| 3                       | - |
| 4                       | - |
| 5                       | - |
| JOB NO: 21-081          |   |
| DATE: DECEMBER 01, 2021 |   |
| SCALE: 1/4" = 1'-0"     |   |
| SHEET NO:               |   |

A2.6.0  
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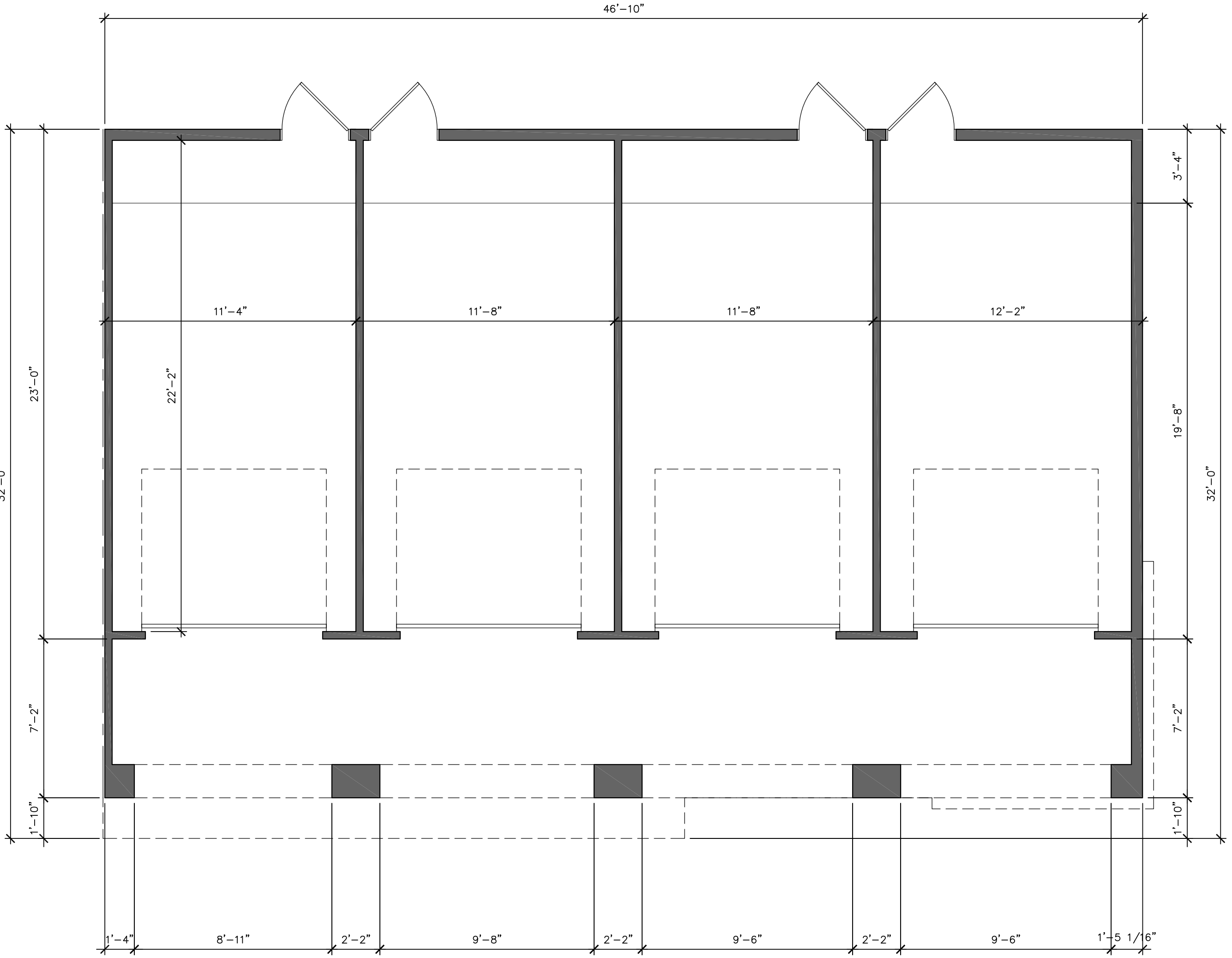


GROSS LIVABLE AREA:  
LIVABLE: 1,397 S.F.  
PATIO: 122 S.F.  
TOTAL: 1,519 S.F.



UNIT C1  
UPPER FLOORS

GROSS LIVABLE AREA:  
LIVABLE: 1,397 S.F.  
PATIO: 122 S.F.  
TOTAL: 1,519 S.F.



GARAGE C1  
TYPICAL

GROSS AREA:  
GARAGE: 1079 S.F.  
TANDEM PARKING: 337 S.F.  
TOTAL: 1,416 S.F.

FLOOR PLAN  
UNIT C1 & C1 GARAGE