



511 NORTH 10TH AVENUE

PHOENIX, ARIZONA 85007

+/- 6,715 Square Foot Land

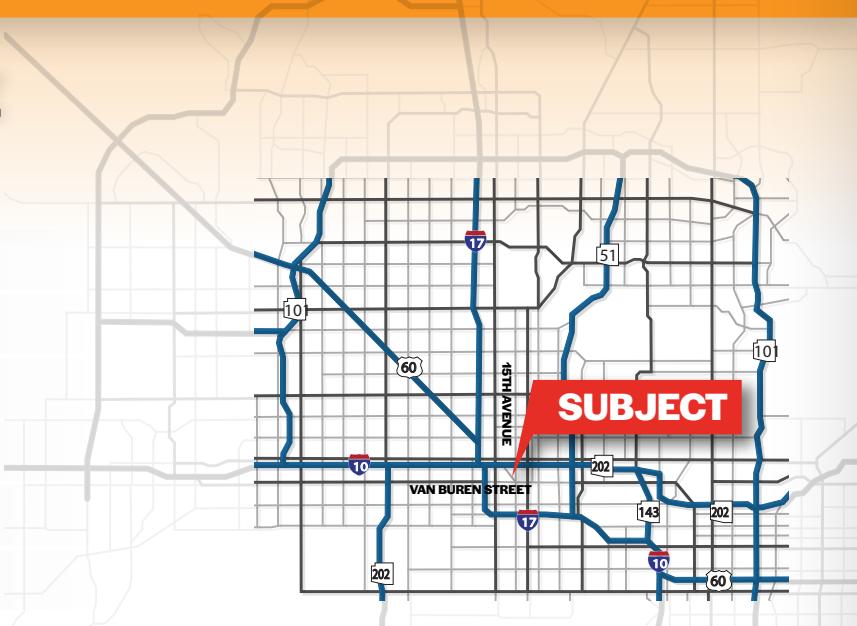
Sale Price: \$275,000

Zoning: R5/RI Residential Infill

APN # 111-30-031 & 111-030-033

Located near 10th Avenue & Fillmore Street

Less than 1 mile from Downtown Phoenix



Ben Johnson

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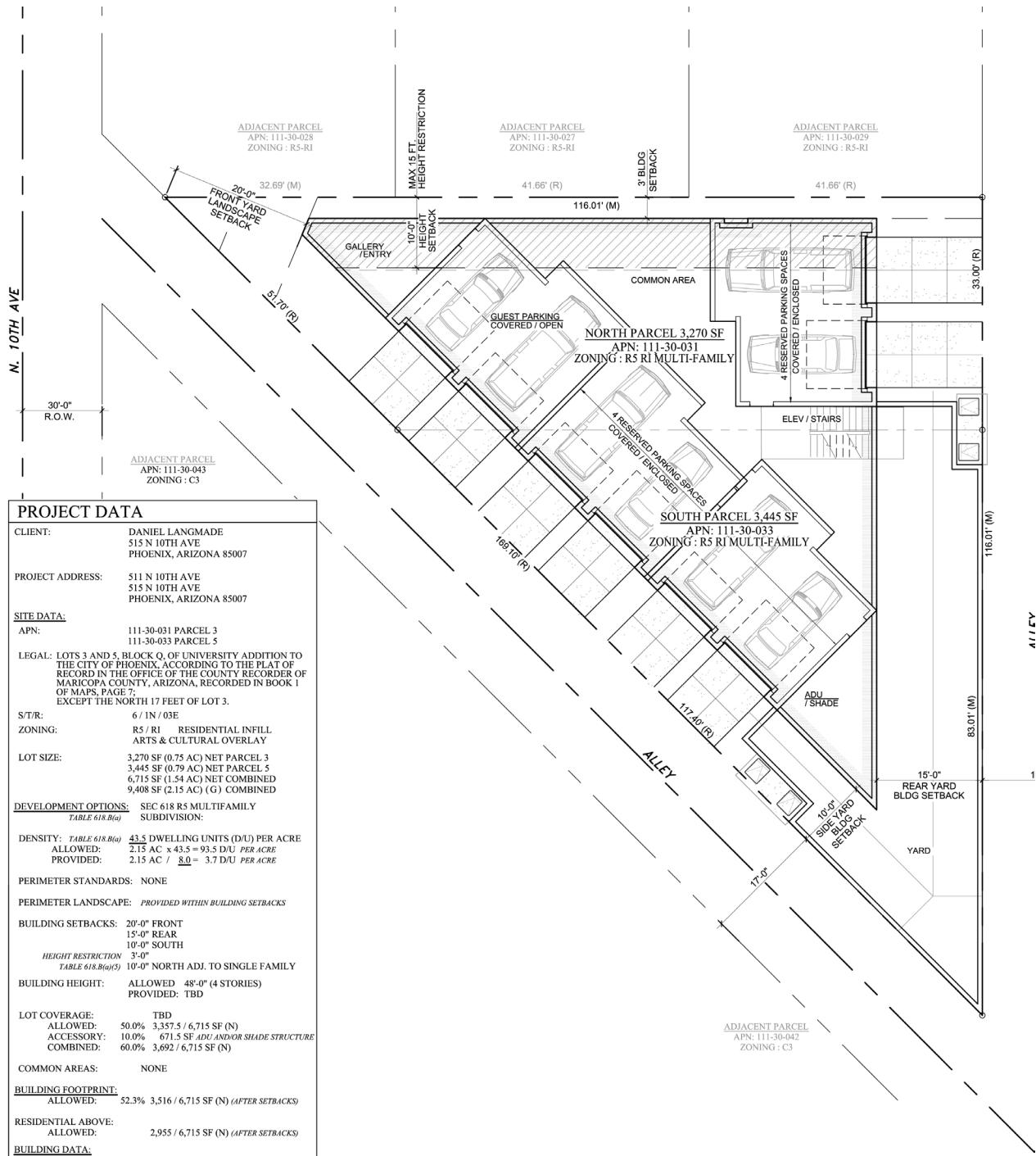


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DEVELOPMENT SITE PLAN - DDI

0 5'
SCALE: 1" = 10'

UNIT MIX - VERSION DDI	TOTAL
FIRST FLOOR: 3,516 SF (G)	
GARAGES: 504 SF x 4 = 2,016 SF	
COMMON AREA: UNDESIGNATED 1,096 SF	
ELEVATOR / STAIRS: 204 SF x 1 = 204 SF	
GALLERY: 200 SF x 1 = 200 SF	
SECOND FLOOR: 2,955 SF (G)	
RESIDENT'S WORK SPACE 641 SF x 4 = 2,564 SF	
THIRD FLOOR: 2,955 SF (G)	
UNIT 'A' - 2 BEDROOM UNITS: 1,282 SF x 2 = 2,564 SF	
FOURTH FLOOR: 2,955 SF (G)	
UNIT 'A' - 2 BEDROOM UNITS: 1,282 SF x 2 = 2,564 SF	
TOTAL UNITS: 4	TOTAL PROPOSED LIVABLE 5,128 SF
X PARKING REQUIRED:	
1.5 SPACES PER 2 BEDROOM UNITS (COVERED) 6.0	
.5 SPACES RESERVED GUEST PARKING 2.0	
X TOTAL PARKING REQUIRED 8.0	
X UNRESERVED GUEST PARKING 0	
X TOTAL PARKING PROVIDED: 8.0	
STALL SIZE PROVIDED: (9'-6" W. x 18'-0" L.)	
ACCESSIBLE PARKING: IBC TABLE 1106.1	
UNRESERVED: (8 X 05) 4 MIN. PROVIDED = 1.0	

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