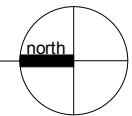


This drawing is the property of Synectic Design Incorporated, 688 W. 1st Street, Suite #3, Tempe, AZ, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated, C 2015
C:\Users\afelendez\Documents\3601_Site_Central17_afelendez\afelendez\afelendez.us.rvt 7/11/2017 11:28:38 AM



POWER ROAD

N 00° 41' 03" W
532.72'

N 89° 18' 57" W
7.00'

S 00° 41' 03" W
828.22'

R=1051.45'
L=382.22'
T=193.24'
∠=20°48'41"E

N 35° 09' 10" E
597.01'

R=1377.40'
L=236.30'
T=118.44'
∠=09°49'46"E

R=920.45'
L=385.39'
T=195.58'
∠=23°59'22"E

N 55° 27' 40" E
212.00'

R=941.45'
L=235.69'
T=118.44'
∠=14°20'38"E

POWER ROAD

4 STORIES
100 UNITS

4 STORIES
40 UNITS

MIX-USE
52349 SF

COMMERCIAL
87827 SF

COMMERCIAL
1 STORY

COMMERCIAL
1 STORY;
(MULTI FAMILY
2 STORIES
ABOVE)

MULTI-FAMILY
312984 SF
POOL

1 STORY

4 STORIES
72 UNITS

4 STORIES
40 UNITS

PROPOSED ZONING PLAN			
NAME	AREA	PROPOSED ZONING	# of Units
MIX-USE	52349 SF	LC - BIZ (CUP)	40
COMMERCIAL	87827 SF	LC	0
MULTI-FAMILY	312984 SF	RM-4 BIZ	212

BUILDING A	
Occupancy	AREA
First Floor	
NET LEASABLE AREA	8091 SF
PRIVATE OPEN AREA	1191 SF
2nd Floor	
NET LEASABLE AREA	8652 SF
PRIVATE OPEN AREA	1354 SF
3rd Floor	
NET LEASABLE AREA	8087 SF
PRIVATE OPEN AREA	1278 SF
4th Floor	
NET LEASABLE AREA	8092 SF
PRIVATE OPEN AREA	1313 SF
	38059 SF

BUILDING B	
Occupancy	AREA
First Floor	
NET LEASABLE AREA	13731 SF
PRIVATE OPEN AREA	1905 SF
2nd Floor	
NET LEASABLE AREA	13731 SF
PRIVATE OPEN AREA	2025 SF
3rd Floor	
NET LEASABLE AREA	13731 SF
PRIVATE OPEN AREA	2112 SF
4th Floor	
NET LEASABLE AREA	13731 SF
PRIVATE OPEN AREA	1982 SF
	62949 SF

BUILDING C	
Occupancy	AREA
First Floor	
NET LEASABLE AREA	19139 SF
PRIVATE OPEN AREA	2820 SF
2nd Floor	
NET LEASABLE AREA	18578 SF
PRIVATE OPEN AREA	2768 SF
3rd Floor	
NET LEASABLE AREA	18661 SF
PRIVATE OPEN AREA	2641 SF
4th Floor	
NET LEASABLE AREA	18964 SF
PRIVATE OPEN AREA	2854 SF
	86225 SF

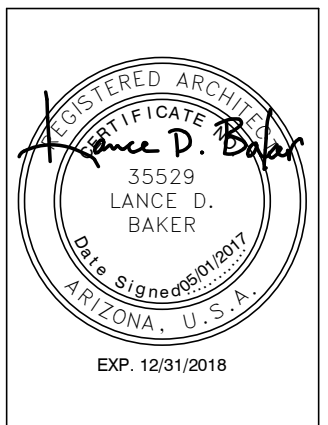
BUILDING D	
Occupancy	AREA
First Floor	
NET LEASABLE AREA	5516 SF
PRIVATE OPEN AREA	538 SF
RETAIL	8730 SF
2nd Floor	
NET LEASABLE AREA	5459 SF
PRIVATE OPEN AREA	625 SF
3rd Floor	
NET LEASABLE AREA	11701 SF
PRIVATE OPEN AREA	1517 SF
4th Floor	
NET LEASABLE AREA	11701 SF
PRIVATE OPEN AREA	1470 SF
	47257 SF

BUILDING E	
Occupancy	AREA
First Floor	
RESTAURANT	2320 SF
RETAIL	9684 SF
	12004 SF

BUILDING F (CLUBHOUSE)	
Occupancy	AREA
First Floor	
CLUBHOUSE	3316 SF

POWER ROAD MIXED-USE

MESA, AZ 85212



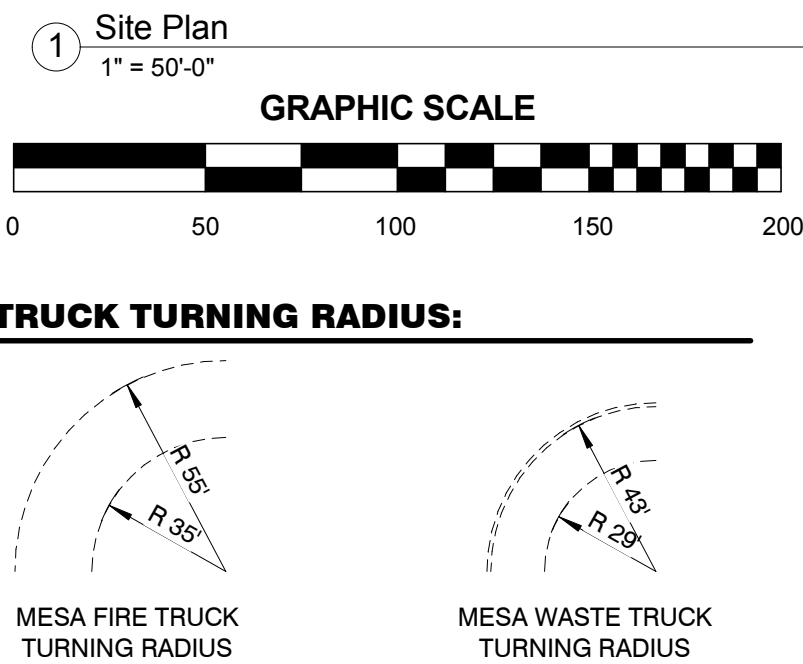
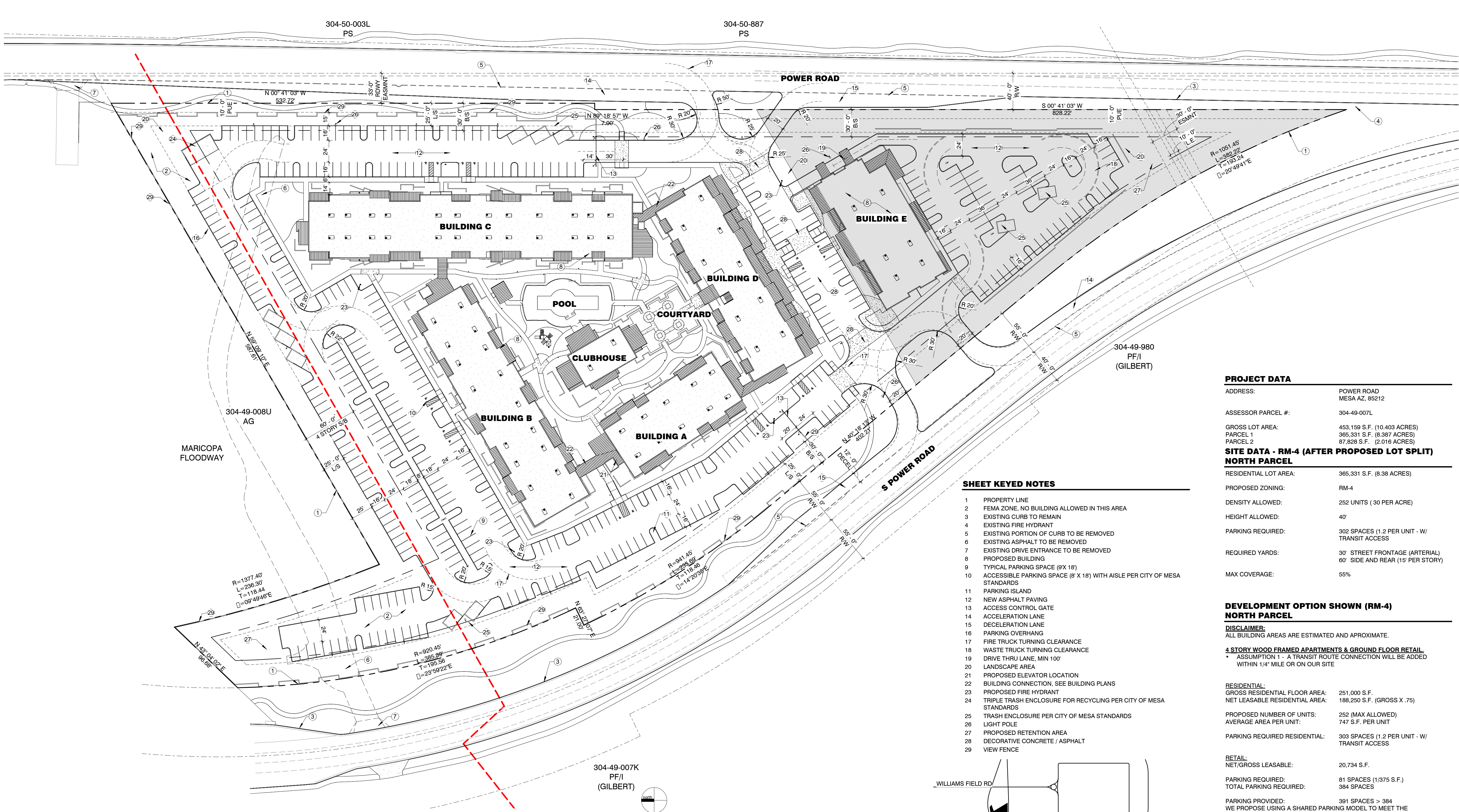
REVISIONS	

Phase: SP
Drawn By: Author
Reviewed By: Checker
SDI Project No: 3601
Date: 2017/05/01

Sheet:

A1.0
AREA SITE PLAN

This drawing is the property of Synectic Design Incorporated, 688 W. 1st Street, Suite #43, Tempe, AZ, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2015
C:\Users\aferrandez\Documents\3601_Site_Central17_aferrandez@sdiaz.us.rvt 7/11/2017 11:29:39 AM



REQUIRED PARKING (COMMERCIAL)					
AREA NAME	AREA	LF PARKING	REQUIRED PARKING	ACCESSIBLE PERCENTAGE	REQUIRED ACCESSIBLE
D-RETAIL	8730 SF	375 SF	24	0.02	0.48
RESTAURANT	2320 SF	75 SF	31	0.02	0.62
RETAIL	9684 SF	375 SF	26	0.02	0.52
TOTAL	20734 SF		81		1.62
REQUIRED PARKING DWELLING UNITS					
UNIT TYPE	SPACES PER UNIT	# of Units	SPACES REQUIRED		
1 BEDROOM UNIT	1.2	130	156		
2 BEDROOM UNIT	1.2	122	146.4		
TOTAL		252	302.4		

PARKING PROVIDED	
	#
COMMERCIAL	
PARKING SPACE	83
ACCESSIBLE SPACE	4
RESIDENTIAL	
PARKING SPACE	290
ACCESSIBLE SPACE	14
TOTAL	391

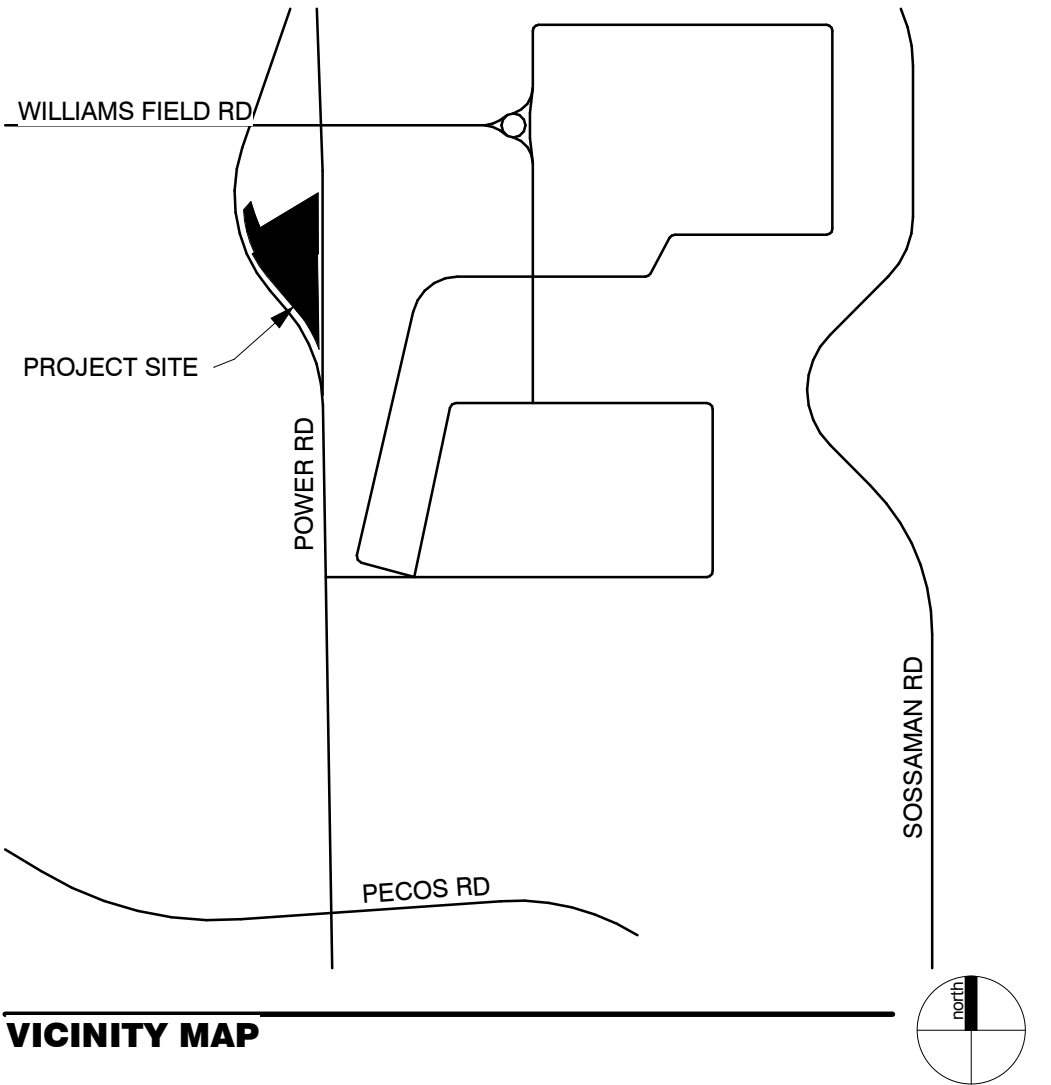
REQUIRED TRASH ENCLOSURES

COMMERCIAL REQUIREMENT:
(1) REFUSE + (1) RECYCLING ENCLOSURE / 20,000 S.F. OF BUILDING SPACE
(1) REFUSE + (1) RECYCLING ENCLOSURE PROVIDED FOR 12,004 S.F. OF BUILDING SPACE

MULTI-UNIT RESIDENTIAL REQUIREMENT:
1/2 CUBIC YARD / LIVING UNIT / WEEK
252 UNITS / 0.5 YARDS = 126 YARDS PER WEEK

PROVIDED:
11 TRASH BINS (@ 6YARDS / BIN) 66 YARDS TWICE PER WEEK
TRIPLE WIDE ENCLOSURE FOR RECYCLING

- SHEET KEYED NOTES**
- PROPERTY LINE
 - FEMA ZONE, NO BUILDING ALLOWED IN THIS AREA
 - EXISTING CURB TO REMAIN
 - EXISTING FIRE HYDRANT
 - EXISTING PORTION OF CURB TO BE REMOVED
 - EXISTING ASPHALT TO BE REMOVED
 - EXISTING DRIVE ENTRANCE TO BE REMOVED
 - PROPOSED BUILDING
 - TYPICAL PARKING SPACE (9'X 18')
 - ACCESSIBLE PARKING SPACE (8' X 18') WITH AISLE PER CITY OF MESA STANDARDS
 - PARKING ISLAND
 - NEW ASPHALT PAVING
 - ACCESS CONTROL GATE
 - ACCELERATION LANE
 - DECELERATION LANE
 - PARKING OVERHANG
 - FIRE TRUCK TURNING CLEARANCE
 - WASTE TRUCK TURNING CLEARANCE
 - DRIVE THRU LANE, MIN 100'
 - LANDSCAPE AREA
 - PROPOSED ELEVATOR LOCATION
 - BUILDING CONNECTION, SEE BUILDING PLANS
 - PROPOSED FIRE HYDRANT
 - TRIPLE TRASH ENCLOSURE FOR RECYCLING PER CITY OF MESA STANDARDS
 - TRASH ENCLOSURE PER CITY OF MESA STANDARDS
 - LIGHT POLE
 - PROPOSED RETENTION AREA
 - DECORATIVE CONCRETE / ASPHALT
 - VIEW FENCE



PROJECT DATA	
ADDRESS:	POWER ROAD MESA AZ, 85212
ASSESSOR PARCEL #:	304-49-007L
GROSS LOT AREA:	453,159 S.F. (10.403 ACRES)
PARCEL 1	365,331 S.F. (8.387 ACRES)
PARCEL 2	87,828 S.F. (2.016 ACRES)
SITE DATA - RM-4 (AFTER PROPOSED LOT SPLIT)	
NORTH PARCEL	
RESIDENTIAL LOT AREA:	365,331 S.F. (8.38 ACRES)
PROPOSED ZONING:	RM-4
DENSITY ALLOWED:	252 UNITS (30 PER ACRE)
HEIGHT ALLOWED:	40'
PARKING REQUIRED:	302 SPACES (1.2 PER UNIT - W/ TRANSIT ACCESS)
REQUIRED YARDS:	30' STREET FRONTAGE (ARTERIAL) 60' SIDE AND REAR (15' PER STORY)
MAX COVERAGE:	55%

DEVELOPMENT OPTION SHOWN (RM-4)	
NORTH PARCEL	
DISCLAIMER: ALL BUILDING AREAS ARE ESTIMATED AND APROXIMATE.	
4 STORY WOOD FRAMED APARTMENTS & GROUND FLOOR RETAIL. • ASSUMPTION 1 - A TRANSIT ROUTE CONNECTION WILL BE ADDED WITHIN 1/4 MILE OR ON OUR SITE	
RESIDENTIAL:	
GROSS RESIDENTIAL FLOOR AREA:	251,000 S.F.
NET LEASABLE RESIDENTIAL AREA:	188,250 S.F. (GROSS X .75)
PROPOSED NUMBER OF UNITS:	252 (MAX ALLOWED)
AVERAGE AREA PER UNIT:	747 S.F. PER UNIT
PARKING REQUIRED RESIDENTIAL:	303 SPACES (1.2 PER UNIT - W/ TRANSIT ACCESS)
RETAIL:	
NET/GROSS LEASABLE:	20,734 S.F.
PARKING REQUIRED:	81 SPACES (1/375 S.F.)
TOTAL PARKING REQUIRED:	384 SPACES
PARKING PROVIDED:	391 SPACES > 384
WE PROPOSE USING A SHARED PARKING MODEL TO MEET THE REQUIREMENT.	

SITE DATA - C-2 (AFTER PROPOSED LOT SPLIT)	
SOUTH PARCEL	
COMMERCIAL LOT AREA	87,828 S.F. (2.016 ACRES)
DEVELOPMENT OPTION SHOWN (C-2)	
SOUTH PARCEL (FUTURE BY OTHERS)	
DISCLAIMER: ALL BUILDING AREAS ARE ESTIMATED AND APROXIMATE.	
1 STORY WOOD FRAMED RETAIL.	
RETAIL/OFFICE:	
NET/GROSS LEASABLE:	20,734 S.F.
PARKING REQUIRED:	RETAIL 20734/375 = 81 SPACES