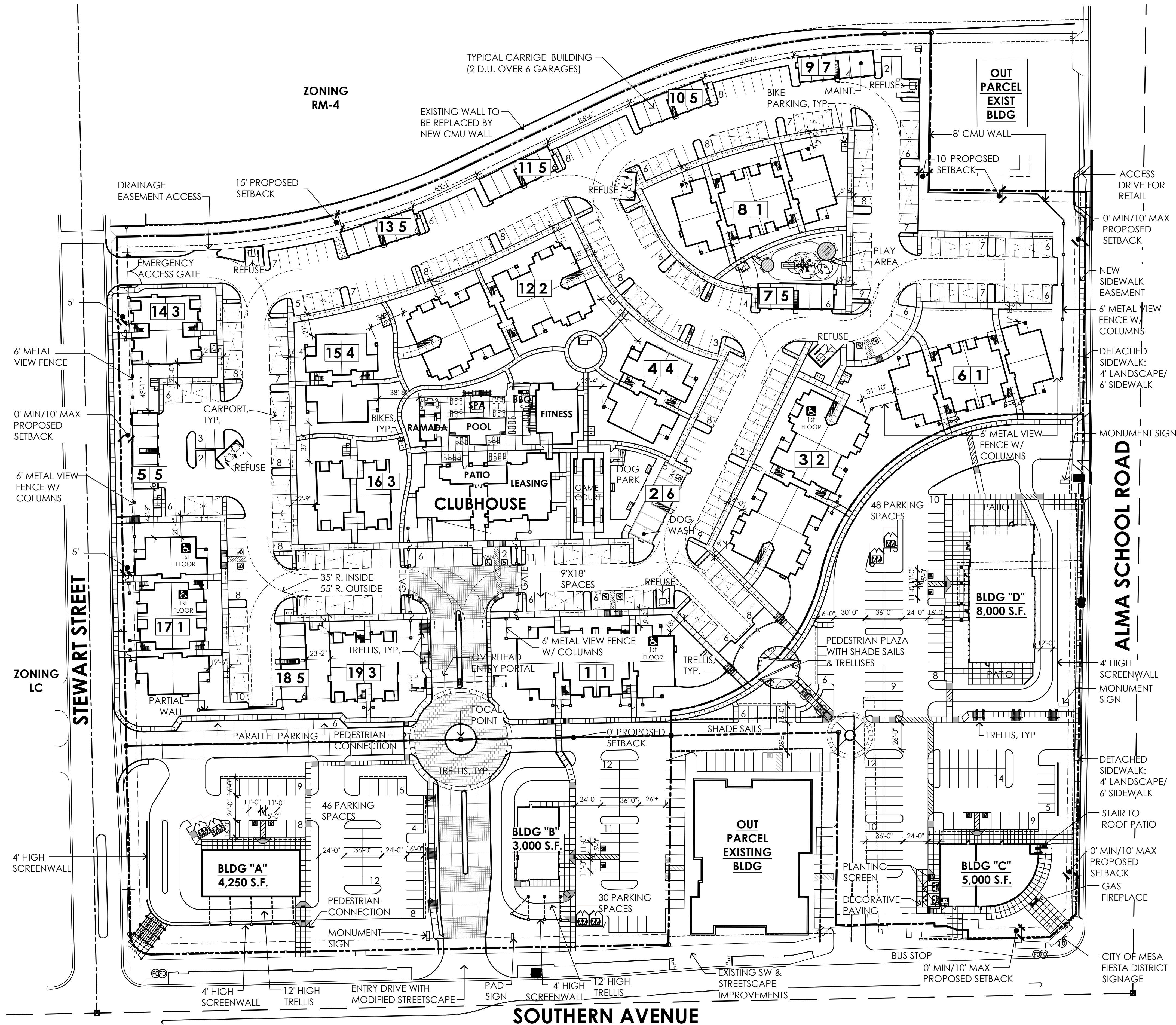




SITE DATA (COMMERCIAL)

SITE AREA:	
NET:	±5.13 ACRES
GROSS:	±7.01 ACRES
BUILDING AREAS:	
PAD "A"	4,250 SF
PAD "B"	3,000 SF
PAD "C"	5,000 SF
PAD "D"	8,000 SF
TOTAL	20,250 SF

REQUIRED PARKING:	
PAD "A"	4,250 SF / 100 = 43 PS
400 SF / 200 =	2 PS
	45 PS

PAD "B"	3,000 SF / 100 = 30 PS
PAD "C"	3,000 SF / 100 = 30 PS
2,000 SF / 375 SF =	6 PS
	36 PS

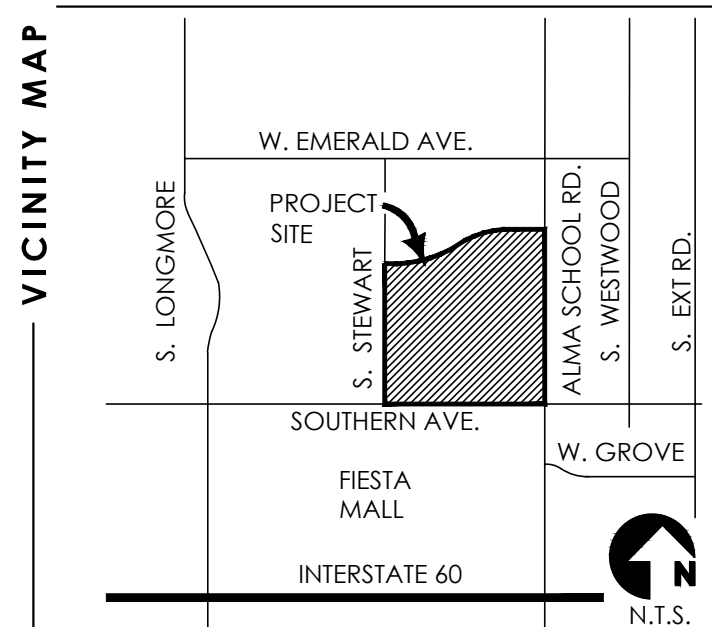
PAD "D"	1,200 SF / 75 = 16 PS
2,400 SF / 100 =	24 PS
4,400 SF / 375 =	12 PS
600 SF / 200 =	3 PS
	55 PS
TOTAL PARKING REQUIRED:	166 PS

PROVIDED PARKING:	
PAD "A"	46 PS
PAD "B"	29 PS
PAD "C"	50 PS
PAD "D"	58 PS
TOTAL	183 PS

THE COMMERCIAL PORTION OF THE OVERALL PROJECT CONSISTS OF FOUR FREESTANDING RETAIL BUILDINGS. THE TOTAL COMMERCIAL BUILDING AREA IS 20,500 SF. TO MEET MARKET DEMANDS, THE PAD BUILDINGS INCLUDE A DRIVE THROUGH CAPABILITY. THE BUILDING AESTHETICS UTILIZE COMMON COLORS & MATERIALS WITH THE MULTI FAMILY DEVELOPMENT, TO CONVEY A MODERN DESIGN CHARACTER. SHADED PEDESTRIAN PATHWAYS ARE PROVIDED THROUGHOUT THE COMPLEX TO ENCOURAGE INTERACTION WITH THE MULTI FAMILY COMPLEX.

BUILDING LEGEND:

51	
BUILDING TYPE	
BUILDING NUMBER	



SITE DATA (RESIDENTIAL)

SITE AREA:	
NET:	±10.20 ACRES
GROSS:	±10.84 ACRES
ZONING:	
EXISTING:	LIMITED COMMERCIAL (LC)
PROPOSED:	PAD
BUILDING HEIGHT:	
ALLOWED:	50'
PROPOSED:	3 STORIES / ±42'

UNIT MIX:	
1 BEDROOM	100 D.U. (45%)
2 BEDROOM	96 D.U. (44%)
3 BEDROOM	24 D.U. (11%)
TOTAL	220 D.U. (100%)
(TYPE "A" ACCESSIBLE UNITS (1, 2, & 3 BEDROOM):	220 X .02 = 5 D.U.)

DENSITY:	
PROVIDED:	±21.57 D.U./NET ACRE

OPEN SPACE:	
PROVIDED:	112,292 SF (25% OF NET AREA)

LOT COVERAGE:	
PROVIDED:	32% (142,221 SF / 444,424 SF)

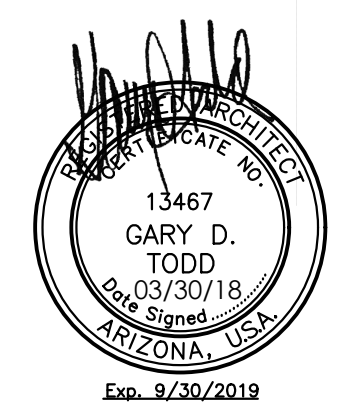
REQUIRED PARKING:	
220 D.U. x 1.2* =	264 P.S.
(*assumes site is located within the regional transportation corridor)	

PROVIDED PARKING:	
SURFACE	120 P.S.
SURFACE PARALLEL	6 P.S.
COVERED	220 P.S.
CARRIAGE GARAGE	45 P.S.
TOTAL	391 P.S. (±1.77 P.S./D.U.)
(ACCESSIBLE PROVIDED: 381 X .02 = 8 P.S.)	

GENERAL PARKING DIMENSIONS:	
PARKING SPACE:	9' x 18'
aisle width:	26'

BUILDING AREAS / CONSTRUCTION TYPE / OCCUPANCY:

BLDG TYPE 1:			
1ST FLR.	9,389 S.F.	V-A	R-2
2ND FLR.	9,389 S.F.		
3RD FLR.	9,389 S.F.		
SUBTOTAL	28,167 S.F. (x 4 = 112,668 S.F.)		
BLDG TYPE 2:			
1ST FLR.	11,097 S.F.	V-A	R-2
2ND FLR.	11,097 S.F.		
3RD FLR.	11,097 S.F.		
SUBTOTAL	33,291 S.F. (x 2 = 66,582 S.F.)		
BLDG TYPE 3:			
1ST FLR.	4,148 S.F.	V-A	R-2
2ND FLR.	4,148 S.F.		
3RD FLR.	4,148 S.F.		
TOTAL	12,444 S.F. (x 3 = 37,332 S.F.)		
BLDG TYPE 4:			
1ST FLR.	5,183 S.F.	V-A	R-2
2ND FLR.	5,183 S.F.		
3RD FLR.	5,183 S.F.		
TOTAL	15,549 S.F. (x 2 = 31,098 S.F.)		
BLDG TYPE 5:			
1ST FLR.	1,763 S.F.	V-B	R-2 / U
2ND FLR.	1,763 S.F.		
TOTAL	3,526 S.F. (x 6 = 21,156 S.F.)		
BLDG TYPE 6:			
1ST FLR.	1,843 S.F.	V-B	R-2 / U
2ND FLR.	1,793 S.F.		
TOTAL	3,636 S.F. (x 1 = 3,636 S.F.)		
BLDG TYPE 7:			
1ST FLR.	1,763 S.F.	V-B	R-2 / U
2ND FLR.	1,763 S.F.		
TOTAL	3,526 S.F. (x 1 = 3,526 S.F.)		
TOTAL RESIDENTIAL:	275,998 S.F.		



CONCEPTUAL SITE PLAN

Fiesta Village Mixed Use

SCALE: 1" = 50'-0"



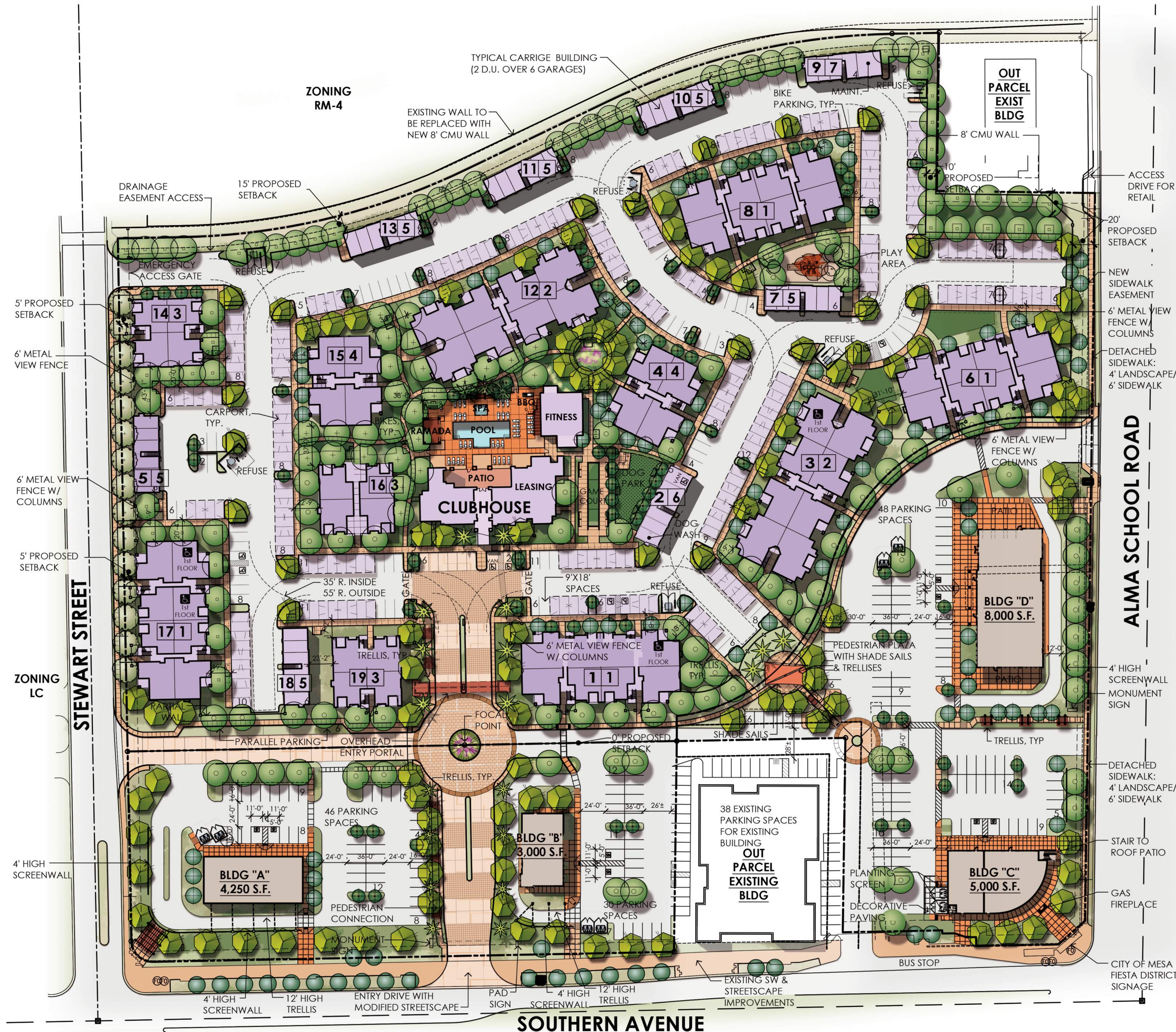
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona
P.A.D. 2nd Submittal
Project No. 16-2012-01 Date 03.30.18



SHEET
1



SITE DATA (COMMERCIAL)

SITE AREA:
NET: ±5.13 ACRES
GROSS: ±7.01 ACRES

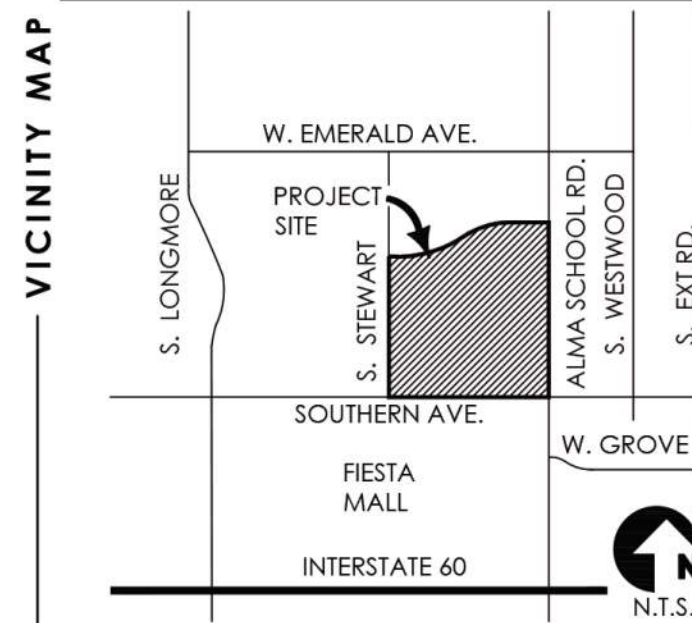
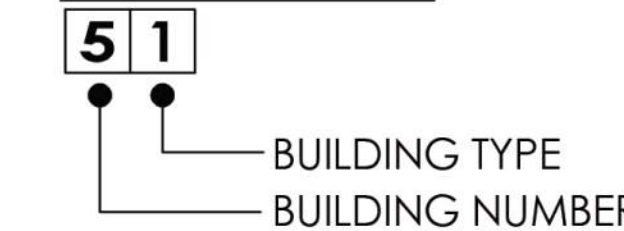
BUILDING AREAS:
PAD "A": 4,250 SF
PAD "B": 3,000 SF
PAD "C": 5,000 SF
PAD "D": 8,000 SF
TOTAL: 20,250 SF

REQUIRED PARKING:
PAD "A": 4,250 SF / 100 = 43 PS
400 SF / 200 = 2 PS
45 PS
PAD "B": 3,000 SF / 100 = 30 PS
2,000 SF / 375 SF = 6 PS
36 PS
PAD "C": 1,200 SF / 75 = 16 PS
2,400 SF / 100 = 24 PS
4,400 SF / 375 = 12 PS
600 SF / 200 = 3 PS
55 PS
TOTAL PARKING REQUIRED: 166 PS

PROVIDED PARKING:
PAD "A": 46 PS
PAD "B": 29 PS
PAD "C": 50 PS
PAD "D": 58 PS
TOTAL: 183 PS

THE COMMERCIAL PORTION OF THE OVERALL PROJECT CONSISTS OF FOUR FREESTANDING RETAIL BUILDINGS. THE TOTAL COMMERCIAL BUILDING AREA IS 20,500 SF. TO MEET MARKET DEMANDS, THE PAD BUILDINGS INCLUDE A DRIVE THROUGH CAPABILITY. THE BUILDING AESTHETICS UTILIZE COMMON COLORS & MATERIALS WITH THE MULTI FAMILY DEVELOPMENT, TO CONVEY A MODERN DESIGN CHARACTER. SHADED PEDESTRIAN PATHWAYS ARE PROVIDED THROUGHOUT THE COMPLEX TO ENCOURAGE INTERACTION WITH THE MULTI FAMILY COMPLEX.

BUILDING LEGEND:



SITE DATA (RESIDENTIAL)

SITE AREA:
NET: ±10.20 ACRES
GROSS: ±10.84 ACRES

ZONING:
EXISTING: LIMITED COMMERCIAL (LC)
PROPOSED: PAD

BUILDING HEIGHT:
ALLOWED: 50'
PROPOSED: 3 STORIES / ±42'

UNIT MIX:
1 BEDROOM: 100 D.U. (45%)
2 BEDROOM: 96 D.U. (44%)
3 BEDROOM: 24 D.U. (11%)
TOTAL: 220 D.U. (100%)
(TYPE "A" ACCESSIBLE UNITS (1,2, & 3 BEDROOM): 220 X .02 = 5 D.U.)

DENSITY:
PROVIDED: ±21.57 D.U./NET ACRE

OPEN SPACE:
PROVIDED: 112,292 SF (25% OF NET AREA)

LOT COVERAGE:
PROVIDED: 32% (142,221 SF / 444,424 SF)

REQUIRED PARKING:
220 D.U. x 1.2* = 264 P.S.
(*assumes site is located within the regional transportation corridor)

PROVIDED PARKING:
SURFACE: 120 P.S.
SURFACE PARALLEL: 6 P.S.
COVERED: 220 P.S.
CARRIAGE GARAGE: 45 P.S.
TOTAL: 391 P.S. (±17.77 P.S./D.U.)
(ACCESSIBLE PROVIDED: 381 X .02 = 8 P.S.)

GENERAL PARKING DIMENSIONS:
PARKING SPACE: 9' x 18'
AISLE WIDTH: 26'

BUILDING AREAS / CONSTRUCTION TYPE / OCCUPANCY:

BLDG TYPE 1:
1ST FLR. 9,389 S.F. V-A R-2
2ND FLR. 9,389 S.F.
3RD FLR. 9,389 S.F.
SUBTOTAL 28,167 S.F. (x 4 = 112,668 S.F.)

BLDG TYPE 2:
1ST FLR. 11,097 S.F. V-A R-2
2ND FLR. 11,097 S.F.
3RD FLR. 11,097 S.F.
SUBTOTAL 33,291 S.F. (x 2 = 66,582 S.F.)

BLDG TYPE 3:
1ST FLR. 4,148 S.F. V-A R-2
2ND FLR. 4,148 S.F.
3RD FLR. 4,148 S.F.
TOTAL 12,444 S.F. (x 3 = 37,332 S.F.)

BLDG TYPE 4:
1ST FLR. 5,183 S.F. V-A R-2
2ND FLR. 5,183 S.F.
3RD FLR. 5,183 S.F.
TOTAL 15,549 S.F. (x 2 = 31,098 S.F.)

BLDG TYPE 5:
1ST FLR. 1,763 S.F. V-B R-2 / U
2ND FLR. 1,763 S.F.
TOTAL 3,526 S.F. (x 6 = 21,156 S.F.)

BLDG TYPE 6:
1ST FLR. 1,843 S.F. V-B R-2 / U
2ND FLR. 1,793 S.F.
TOTAL 3,636 S.F. (x 1 = 3,636 S.F.)

BLDG TYPE 7:
1ST FLR. 1,763 S.F. V-B R-2 / U
2ND FLR. 1,763 S.F.
TOTAL 3,526 S.F. (x 1 = 3,526 S.F.)

TOTAL RESIDENTIAL: 275,998 S.F.

CONCEPTUAL SITE PLAN

Fiesta Village Mixed Use

SCALE: 1" = 50'-0"

