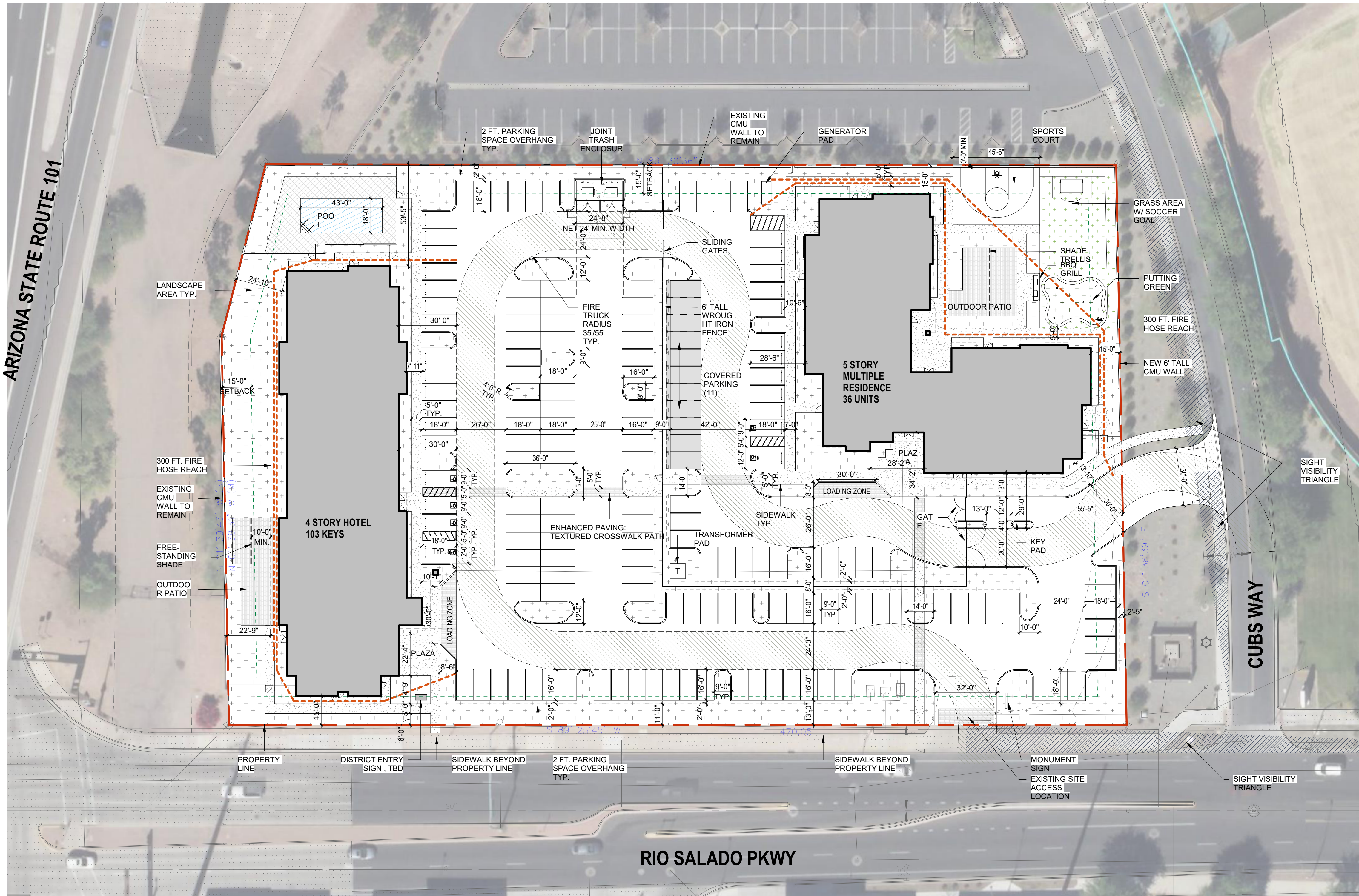




1 SITE PLAN
1" = 30'-0"

PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR 4 STORY HOTEL (CANDLEWOOD SUITES BY IHG), 5 STORY MULTIPLE RESIDENCE AND SITE AMENITIES.

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	13538001N, 13538001M	
ADDRESS	2630 W RIO SALADO PKWY, MESA, AZ	
JURISDICTION	MESA, AZ	
GENERAL PLAN	LOCAL EMPLOYMENT CTR.	
ZONING DISTRICT	GC	
ZONING DISTRICT PROPOSED	GC-BIZ	
SITE AREA	136,800 SF / 3.14 ACRES	
MAX BUILDING HEIGHT	30' REQ'D, 65' PROVIDED	N
FRONT SETBACK	15'	Y
SIDE SETBACK	15'	Y
REAR SETBACK	15'	Y

PARKING REQUIRED

USE:	REQUIREMENT	PARKING REQ'D
MULTIPLE RESIDENCE (36 UNITS)	2.1 SPACES PER UNIT	76 SPACES
HOTEL (103 KEYS)	1 SPACE PER GUEST ROOM	103 SPACES
TOTAL		179 SPACES

PARKING PROVIDED

TYPE	COUNT
9' X 18' PARKING SPACE (ACCESSIBLE)	6
9' X 18' PARKING SPACE (TYP. COVERED)	11
9' X 18' PARKING SPACE (TYP.)	142
TOTAL	159

BUILDING AREAS

HOTEL (103 GUESTROOMS)
LEVEL 1: 13,724 SF - 100% COMMERCIAL USE
LEVEL 2: 13,667 SF - 100% COMMERCIAL USE
LEVEL 3: 13,667 SF - 100% COMMERCIAL USE
LEVEL 4: 13,667 SF - 100% COMMERCIAL USE
TOTAL: 54,725 SF

MULTIPLE RESIDENCE (36 UNITS)
LEVEL 1: 12,880 SF - 100% RESIDENTIAL USE
LEVEL 2: 12,824 SF - 100% RESIDENTIAL USE
LEVEL 3: 12,822 SF - 100% RESIDENTIAL USE
LEVEL 4: 13,045 SF - 100% RESIDENTIAL USE
LEVEL 5: 13,045 SF - 100% RESIDENTIAL USE
TOTAL: 64,616 SF

FOOTPRINT/ TOTAL: 26,604 SF / 119,341 SF
NOTE: 46% OF TOTAL GROSS FLOOR AREAS IS COMMERCIAL USE

VICINITY MAP

