

A0-0	Cover	Signage:	
A0-1	Occupancy / Construction Type	GS1.05	MONUMENT SIGNAGE DETAIL
<b>Civil:</b>			
C1-1	PRELIMINARY PLAT		
C1-2	PRELIMINARY PLAT		
C2-1	PRELIMINARY GRADING AND DRAINAGE		
C2-2	PRELIMINARY GRADING AND DRAINAGE		
<b>Architectural:</b>			
A1	SITE PLAN - EXISTING CONDITIONS		
A2	CONCEPTUAL SITE PLAN		
A3	OVERALL BUILDING PLAN - LEVEL 1		
A4	OVERALL BUILDING PLAN - LEVEL 2		
A5	OVERALL BUILDING PLAN - LEVEL 3		
A6	OVERALL BUILDING PLAN - LEVEL 4		
A7	OVERALL BUILDING PLAN - LEVEL 5 - 7		
A8	BUILDING ELEVATIONS		
A9	BUILDING ELEVATIONS		
A10	BUILDING ELEVATIONS		
A11	UNIT PLANS - TYPE MARKET RATE & MICRO		
A12	UNIT PLANS - ROWHOMES		
A13	ENLARGED FLOOR PLAN - LEVEL 1		
A14	ENLARGED FLOOR PLAN - LEVEL 2,5		
A15	ENLARGED FLOOR PLANS - LEVEL 5 - 7		
A16	ENLARGED FLOOR PLAN - LEVEL 1 TOWER		
A17	ENLARGED FLOOR PLAN - LEVELS 2 - 8 TOWER		
A18	LANDSCAPE SITE PLAN		
A19	LANDSCAPE PLAN - LEVEL 4		

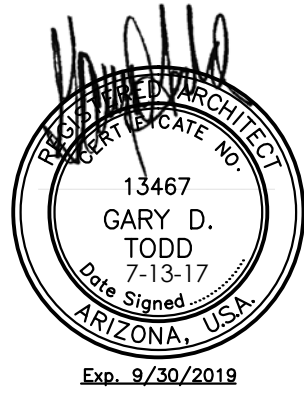
# THE GRID

Mesa, Arizona

Project No. 17-2016-00  
Project Log No.

Date 07/13/17

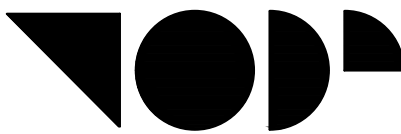
Rezoning Submittal



SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

Client:  
**3W Management**

Scottsdale, AZ  
(480) 235-7921



# TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
4019 North 44th Street Phoenix, AZ 85018  
602-952-8280 P 602-952-8995 F www.toddassoc.com

CONSULTANTS

**Architectural:**  
Todd & Associates, Inc.  
4019 N. 44th St.  
Phoenix, AZ 85018  
(602) 952-8280  
(602) 952-8995 FAX  
  
GARY TODD  
SCOTT PIEART  
JASON JAMILLA

**Structural:**  
Simply Structural, Inc.  
1200 W. University Drive, Suite 101  
Tempe, Az 85281  
602-443-0303

David Schott

**Civil:**  
Wood Patel & Associates, Inc.  
2051 West Northern, Suite 100  
Phoenix, Az 85021  
602-336-7934

Darin L. Moore, P.E.

Mechanical/Plumbing:

Electrical:

**Landscape:**  
Todd & Associates, Inc.  
4019 N. 44th St.  
Phoenix, AZ 85018  
(602) 952-8280  
(602) 952-8995 FAX  
  
Brad Winkler

**Planning:**  
Espiritu Loci  
6625 North Scottsdale Rd. Antibes Building, Suite E  
Scottsdale, Az 85250  
480-481-9100

Trevor Barger

REVISIONS

Rev.	Date:	Description:
△		
△		
△		
△		
△		

VICINITY MAP



**PROJECT ADDRESS:**  
PROJECT LOCATED NEAR THE SOUTHWEST CORNER OF MAIN STREET & MESA DRIVE, MESA, AZ

**PARCEL NUMBER:**  
APN: 138-65-006 & 138-65-006

**PROJECT DESCRIPTION:**  
THE PROJECT IS A MIXED-USE DEVELOPMENT WHICH CONSIST OF COMMERCIAL (2-STORIES) ALONG MAIN STREET; 4-STORY RESIDENTIAL (MICRO & MULT-FAMILY UNITS) ABOVE THE EXISTING & NEW PARKING STRUCTURE WITH FOR-SALE ROW HOUSING (3-STORIES) IN FRONT OF THE PARKING STRUCTURES.

**GENERAL ZONING ANALYSIS:**

**SITE AREA**  
NET AREA: ±3.33 ACRES

**ZONING:**  
EXISTING: TRANSECT 5 MAIN STREET FLEX (T5MSF) & TRANSECT 5 MAIN STREET (T5MS)  
PROPOSED: TRANSECT 5 MAIN STREET FLEX (T5MSF) & TRANSECT 5 MAIN STREET (T5MS)

**DENSITY:**  
ALLOWED: NO REQUIREMENT  
PROVIDED: ±85.88 D.U./NET ACRE

UNIT TYPES	T5 MSF	T5 MS
MICRO UNITS:		
MICRO UNITS	75 D.U. ±100%	---
<b>TOTAL MICRO UNITS</b>	<b>75 D.U. ±100%</b>	<b>---</b>

MARKET-RATE:			
1 BEDROOM	---	125 D.U.	±64%
2 BEDROOM	---	55 D.U.	±28%
3 BEDROOM	---	16 D.U.	±8%
<b>TOTAL UNITS</b>	<b>---</b>	<b>196 D.U.</b>	<b>±100%</b>

FOR-SALE ROW HOUSING:			
3-STORY CONDOMINIUM	---	15 D.U.	±64%
<b>TOTAL UNITS</b>	<b>---</b>	<b>15 D.U.</b>	<b>±100%</b>

<b>TOTAL UNITS</b>	<b>75 D.U.</b>	<b>211 D.U.</b>	<b>286 D.U.</b>
--------------------	----------------	-----------------	-----------------

**GROSS BUILDING AREA:**

BUILDING TYPE	LEVELS	TOTAL NET LIVABLE S.F.	TOTAL GROSS LIVEABLE S.F.
COMMERCIAL BUILDING	2 *	19,137 S.F.	19,138 S.F.
MICRO BUILDING	4	28,950 S.F.	36,924 S.F.
MARKET RATE APT. BLDG.	4	163,934 S.F.	175,221 S.F. **
FITNESS BLDG. @ PODIUM LEVEL	1	1,586 S.F.	1,586 S.F.
MAIN TOWER BUILDING	8	5,922 S.F.	8,721 S.F. ***
NEW PARKING GARAGE	3	60,756 S.F.	60,756 S.F.
ROWHOMES (3-STORY UNITS)	3	31,785 S.F.	37,785 S.F. ****
<b>TOTAL</b>		312,070 S.F.	340,131 S.F.

**NOTE:**  
**GROSS BUILDING AREA IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL PERIMETER. BALCONIES AND STORAGE ARE NOT INCLUDED IN BUILDING GROSS AREA. SHAFTS AND CIRCULATION SUCH AS STAIRS AND ELEVATORS ARE CALCULATED ONLY AT GRADE LEVEL AND ARE NOT INCLUDED IN UPPER LEVELS.**

**\* COMMERCIAL BUILDING LEVELS ARE 1.5 STORY AT EACH LEVEL (2 LEVELS)**  
**\*\* GROSS LIVABLE AT MARKET RATE APARTMENT BUILDING INCLUDES BALCONY AND STORAGE S.F.**  
**\*\*\* GROSS LIVABLE AT MAIN TOWER BUILDING INCLUDES BALCONY AND ROOF DECK S.F.**  
**\*\*\*\* GROSS LIVABLE AT ROW HOMES INCLUDES PATIO / BALCONY AND CORRIDOR S.F.**

BUILDING HEIGHT:	T5 MSF	T5 MS
RESIDENTIAL BUILDING 4-STORIES RESIDENTIAL ON TOP OF COMMERCIAL OR 3 LEVELS OF PARKING STRUCTURE	±84'-6"	±79'-0"
BUILDING HEIGHT IS DEFINED AS VERTICAL DISTANCE FROM THE NATURAL MEAN ELEVATION OF THE LOT TO THE TOP OF THE PARAPET OF A FLAT ROOF OR THE MEAN HEIGHT BETWEEN THE PLATE LINE AND THE RIDGE OF MANSARD, GABLE, HIP, SHED OR SIMILAR ROOF, EXCLUDING EMBELLISHMENT.		

**FRONTAGE**  
ALLOWED FRONTAGE: STOOP, FORECOURT, DOORYARD, SHOPFRONT, TERRACE, GALLERY AND ARCADE  
PROVIDED FRONTAGE: DOORYARD, STOOP, SHOPFRONT AND ARCADE

REQUIRED PARKING	T5 MSF	T5 MS	TOTAL
RESIDENTIAL BUILDING	NO MINIMUM/ 1 P.S./ UNIT 75 P.S.	NO MINIMUM/ 1 P.S./ UNIT 211 P.S.	286 P.S.
COMMERCIAL RESTAURANT/OFFICE	2 /1,000 SF MINIMUM 18,776 SF/100 SF X 2 = 38 P.S.	NONE	38 P.S.
<b>TOTAL REQUIRED PARKING</b>	<b>113 P.S.</b>	<b>211 P.S.</b>	<b>324 P.S.</b>

PROVIDED PARKING	MULTI-FAMILY	COMMERCIAL	TOTAL
EXISTING PARKING STRUCTURE*	286 P.S.	64 P.S.	350 P.S.
NEW PARKING STRUCTURE	---	145 P.S.	145 P.S.
ON-STREET PARKING	---	14 P.S.	14 P.S.
<b>TOTAL PROVIDED PARKING</b>	<b>286 P.S.</b>	<b>223 P.S.</b>	<b>509 P.S.</b>

\* NOT INCLUDING BASEMENT LEVEL OF THE EXISTING PARKING STRUCTURE

**EXISTING GARAGE PARKING COUNT:**

LEVEL	EXISTING GARAGE	MODIFIED GARAGE	PARKING SPACE LOST
BASEMENT LEVEL	218 P.S.	188 P.S.	30 P.S.
GROUND LEVEL	212 P.S.	167 P.S.	45 P.S.
SECOND LEVEL	221 P.S.	181 P.S.	40 P.S.
THIRD LEVEL	171 P.S.	143 P.S.	28 P.S.
<b>TOTAL GARAGE</b>	<b>822 P.S.</b>	<b>679 P.S.</b>	<b>143 P.S.</b>

\* BASEMENT LEVEL IS NOT PART OF PROJECT

<b>OPEN SPACE</b>	
REQUIRED:	2,000 SF POCKET PARK
PROVIDED:	CIVIC OPEN SPACE 2,475 S.F. PODIUM COURTYARD 1 (POOL AREA) 9,379 S.F. PODIUM COURTYARD 2 13,183 S.F. PODIUM COURTYARD 3 10,295 S.F.
<b>TOTAL</b>	<b>35,332 S.F.</b>

**GENERAL PARKING DIMENSIONS:**  
PARKING SPACE: 9' X 18'  
PARALLEL PARKING: 7' X 22'  
POMEROY ROADWAY: 20' WIDE  
PARALLEL PARKING AND 6' SIDEWALK WILL BE IN TRACT.

**GENERAL CODE ANALYSIS:**

**CODES / AUTHORITIES HAVING JURISDICTION & ASSOCIATIONS, CODE AND REGULATIONS:**

2015 IBC INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS  
2015 IFC INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS  
2015 IMC INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS  
2015 IPC INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS  
2014 NEC NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS  
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS  
ICC/ANSI A117.1-2009 ACCESSIBLE & USABLE BUILDING & FACILITIES

**PROPOSED USE:** MULTI-FAMILY, COMMERCIAL, OFFICE AND PARKING

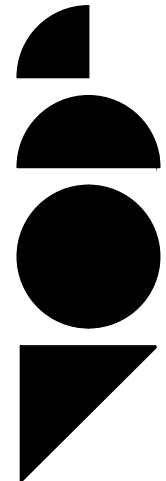
**OCCUPANCIES:** R2, A2 , B AND M OCCUPANCIES

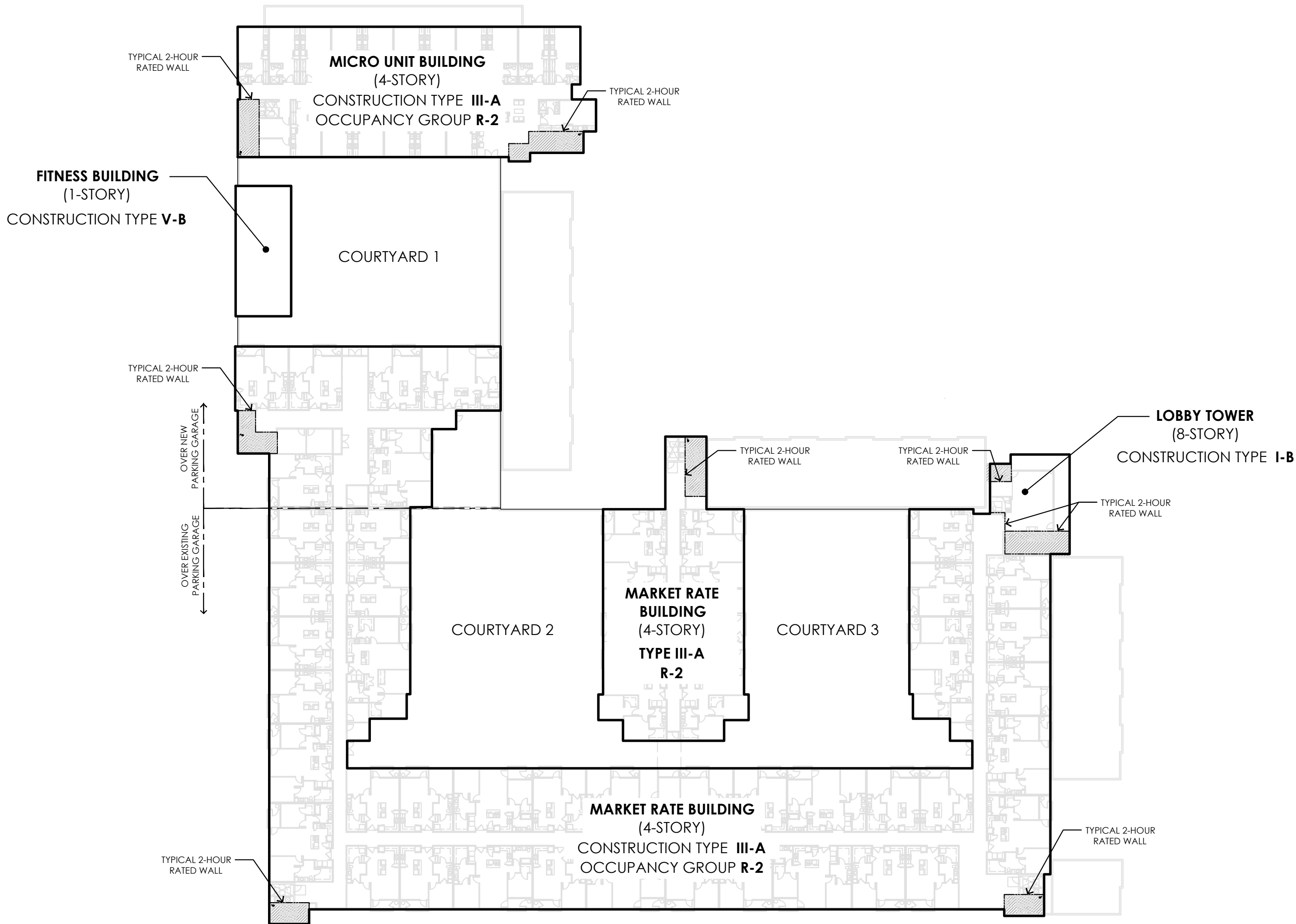
**CONSTRUCTION TYPE:**  
RESIDENTIAL MARKET RATE & MICRO: TYPE III-A  
RESIDENTIAL ROW HOUSING: TYPE V-B  
COMMERCIAL/OFFICE: TYPE I-A  
TOWER LOBBY: TYPE I-B  
EXISTING PARKING STRUCTURE: TYPE I-A  
(CONCRETE CONSTRUCTION WITH MODIFICATIONS TO SUPPORT THE RESIDENTIAL ON TOP)  
NEW PARKING STRUCTURE: TYPE I-A  
(CONCRETE CONSTRUCTION)

**FIRE SPRINKLER SYSTEM:** NFPA 13

**NOTES**

© 2017 Todd & Associates, Inc., all rights reserved. These documents are permitted to be used by authorized parties for the Work of this project only. No other use or reproduction, in any form or by any means, is permitted unless authorized in writing by Todd & Associates, Inc., the copyright owner.

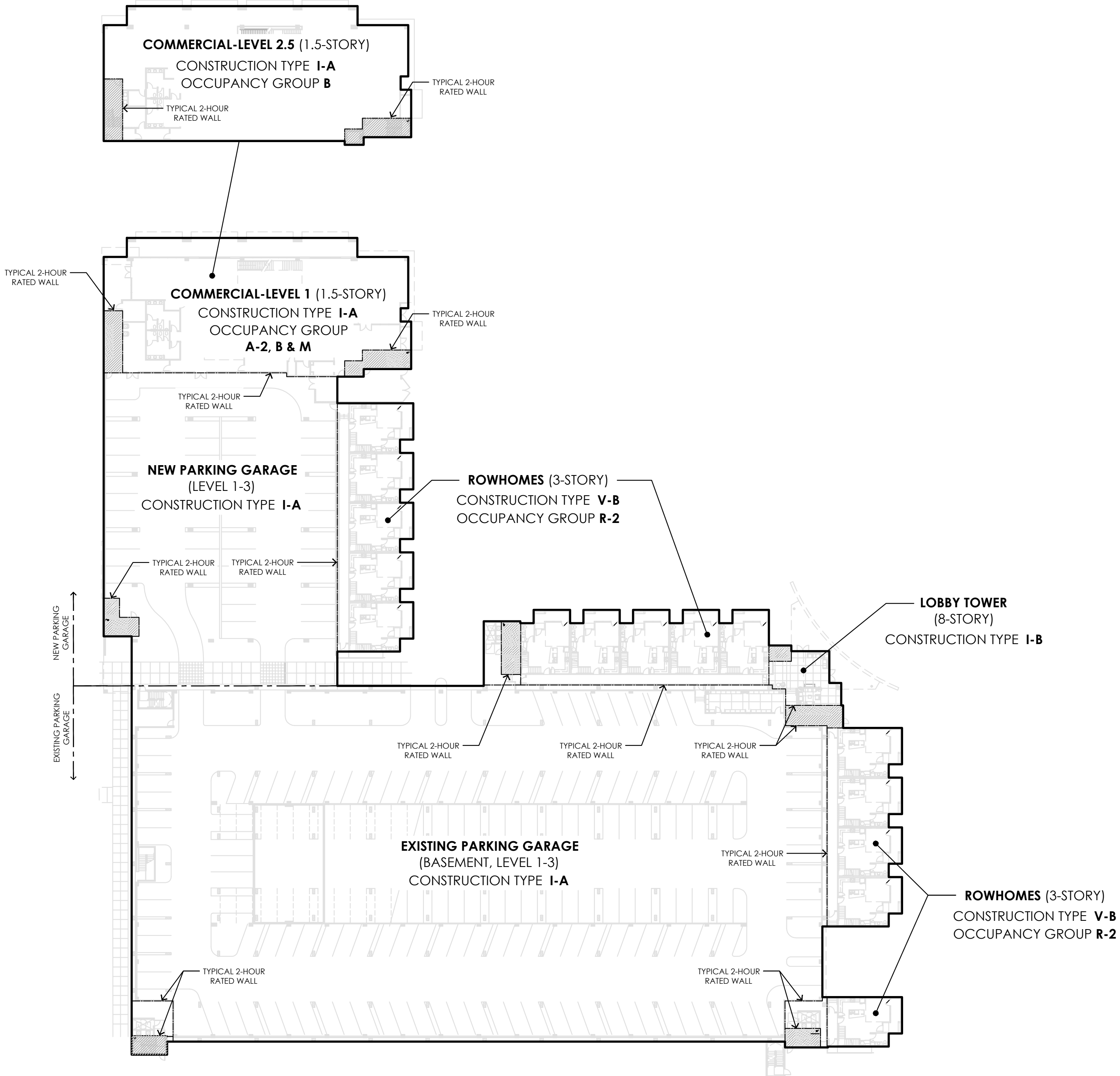




OVERALL BUILDING PLAN- LEVEL 4-7  
OCCUPANCY / CONSTRUCTION TYPE

PODIUM LEVELS

SCALE: 1" = 40'-0"



OVERALL BUILDING PLAN- LEVEL 1-3  
OCCUPANCY / CONSTRUCTION TYPE

SCALE: 1" = 40'-0"

PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

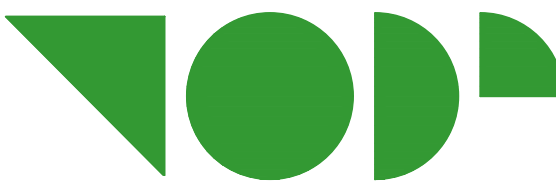
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

DATA

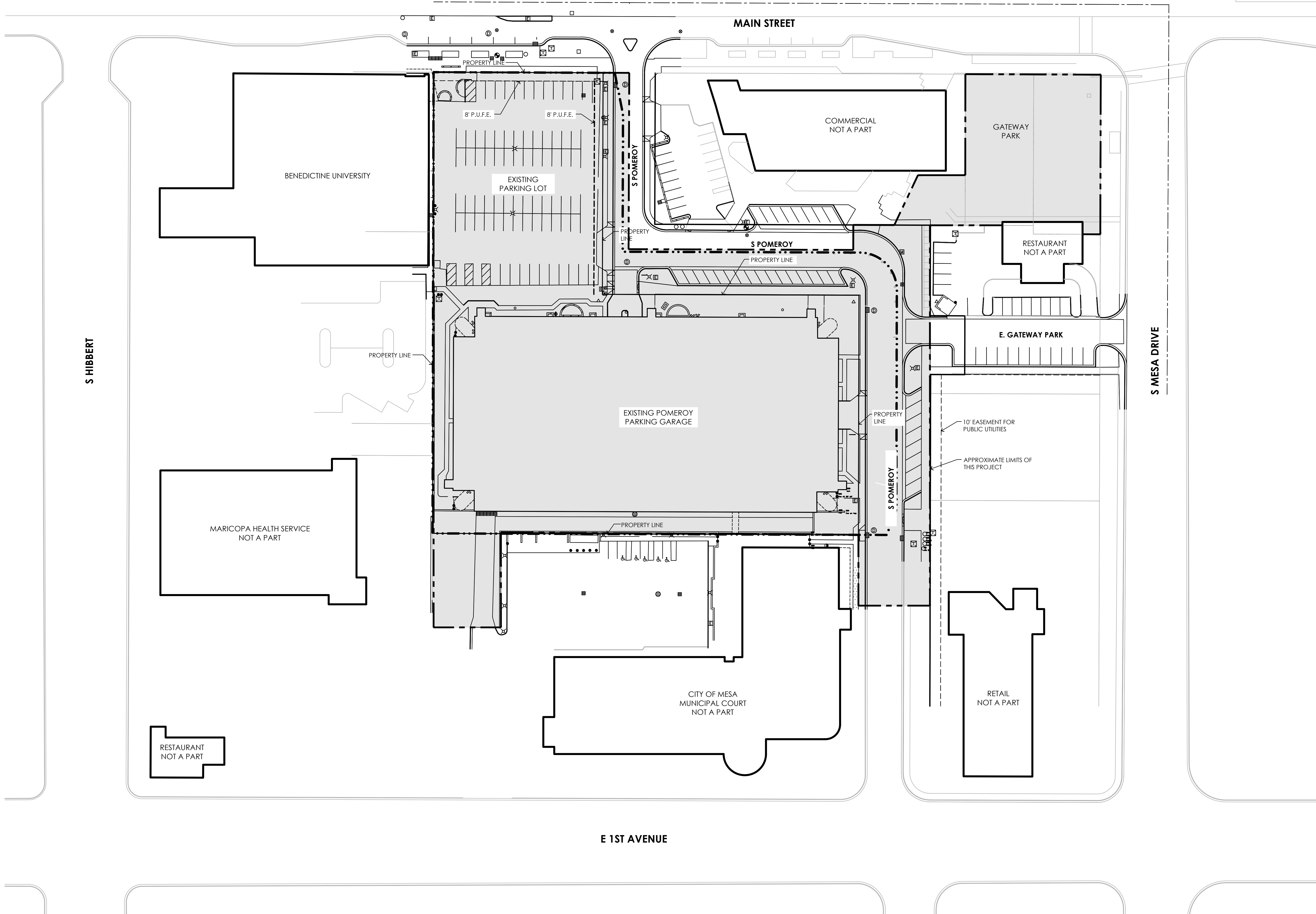
DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

OCCUPANCY /  
CONSTRUCTION TYPE

# A0-1





**SITE PLAN - EXISTING CONDITIONS / LIMITS OF CONSTRUCTION**

SCALE: 1" = 40'-0"  
0 20 40 80



PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

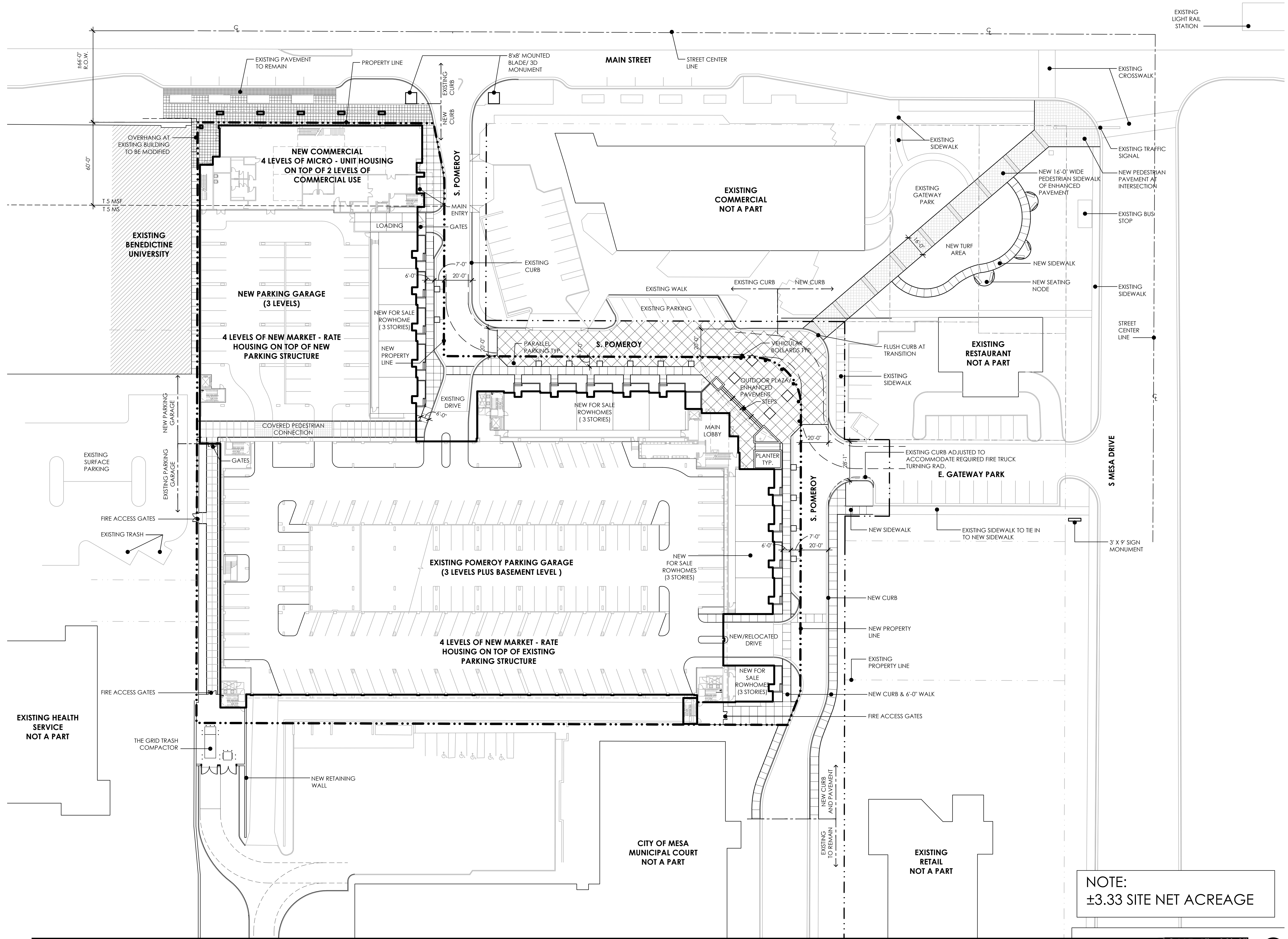
DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

SITE PLAN  
**EXISTING CONDITIONS /  
LIMITS OF CONSTRUCTION**

# A1





CONCEPTUAL SITE PLAN

NOTE:  
±3.33 SITE NET ACREAGE

SCALE: 1" = 30'-0"

0 15 30 60



PROJECT

NO. 17-2016-00

THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT

3W MANAGEMENT

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT

  
TODD & ASSOCIATES, INC.  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

DATA

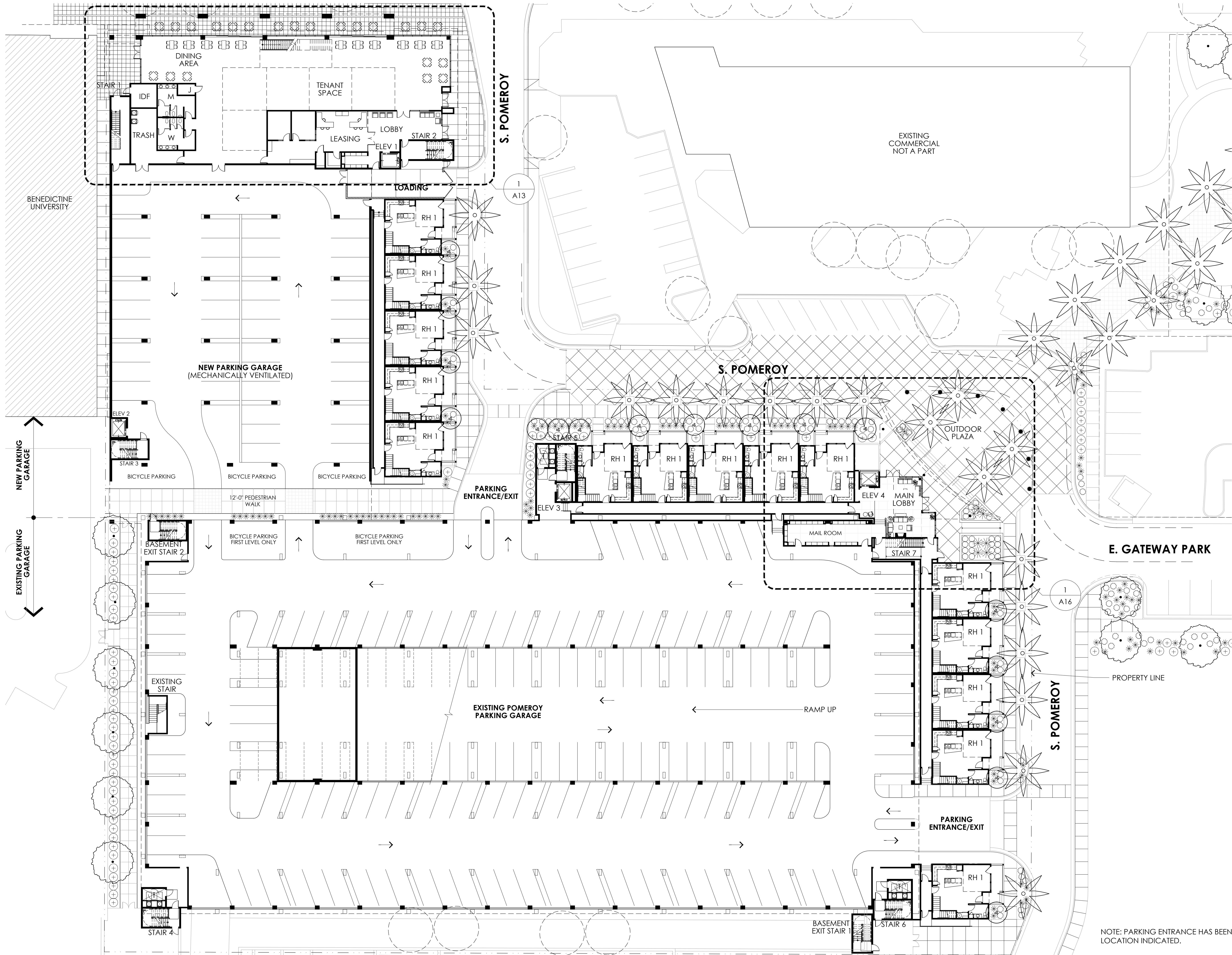
DATE 07-13-2017  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

CONCEPTUAL SITE PLAN

A2





OVERALL BUILDING PLAN - LEVEL 1

SCALE: 1" = 20'-0"

0 10 20 40



NOTE: PARKING ENTRANCE HAS BEEN RELOCATED TO LOCATION INDICATED.

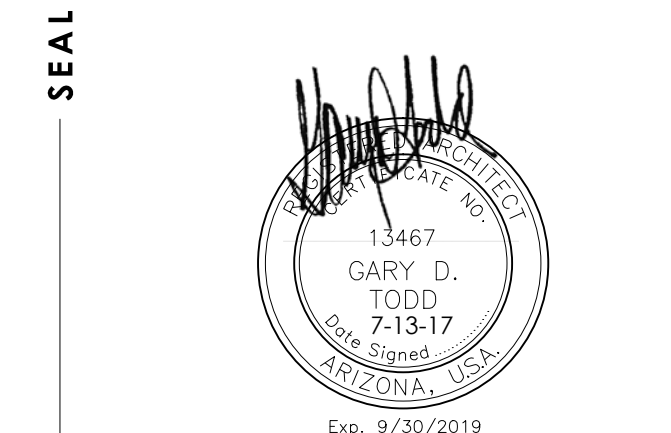
PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921



TODD & ASSOCIATES, INC.  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATE  
07-13-2017  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

BUILDING PLAN  
LEVEL 1

A3





OVERALL BUILDING PLAN - LEVEL 2

SCALE: 1" = 20'-0"



PROJECT NO. 17-2016-00

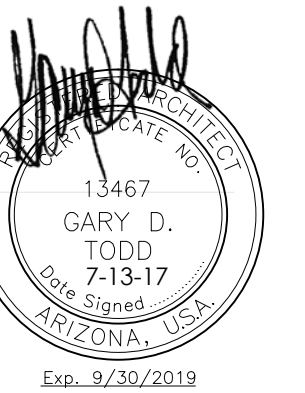
# THE GRID

30 S POMEROY  
MESA, AZ 85201

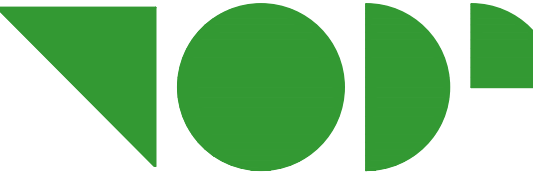
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

BUILDING PLAN  
LEVEL 2

A4





OVERALL BUILDING PLAN - LEVEL 3

SCALE: 1" = 20'-0"



PROJECT NO. 17-2016-00

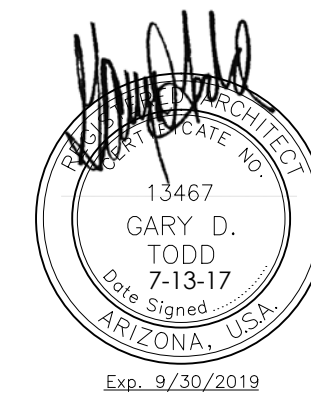
# THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

**BUILDING PLAN  
LEVEL 3**

# A5



OVERALL BUILDING PLAN - LEVEL 4

SCALE: 1" = 20'-0"



PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

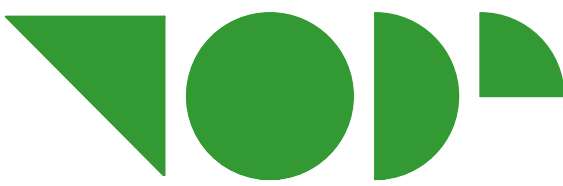
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

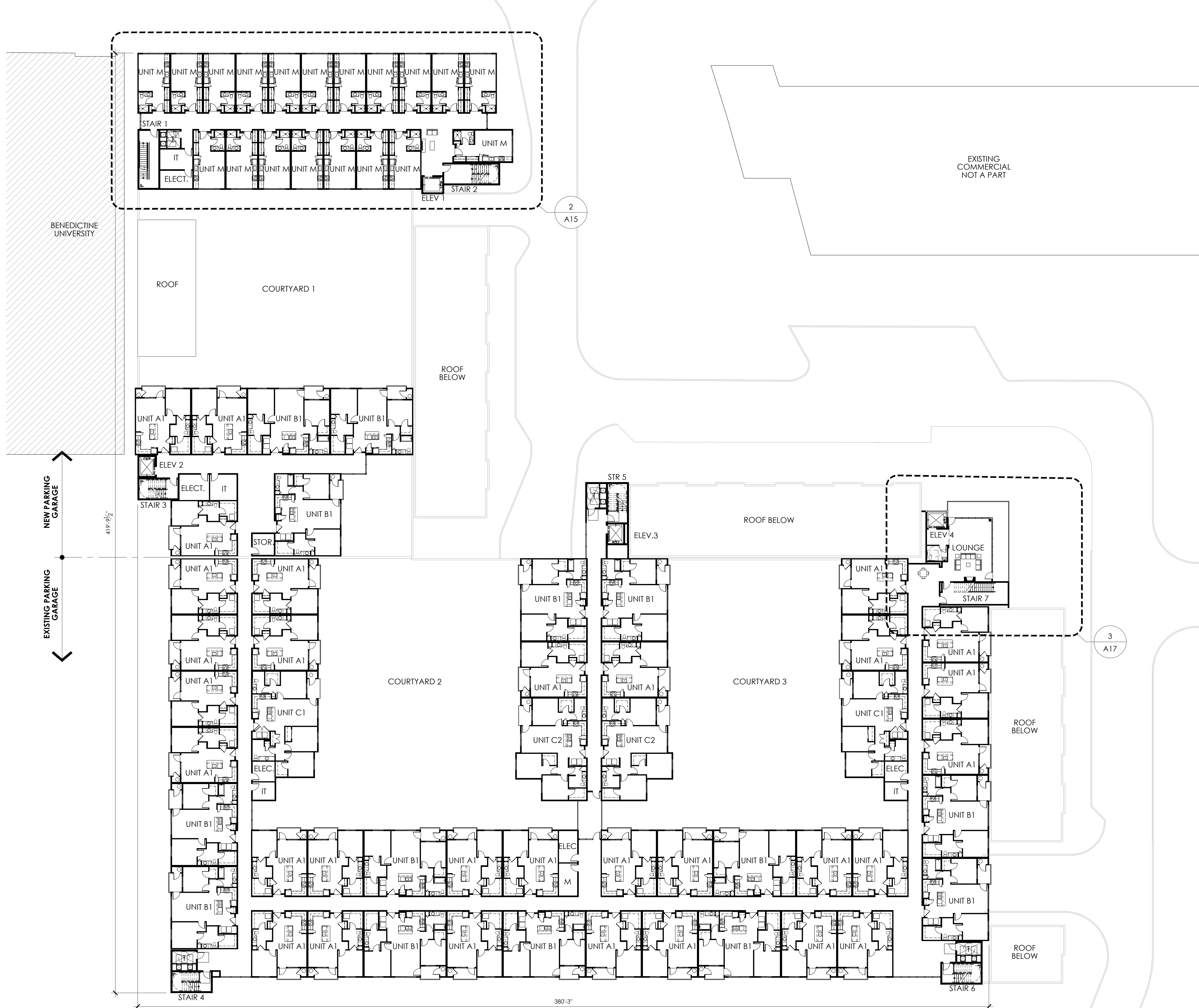
DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

**BUILDING PLAN  
LEVEL 4**

**A6**





OVERALL BUILDING PLAN - LEVEL 5-7

SCALE: 1" = 20'-0"



PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

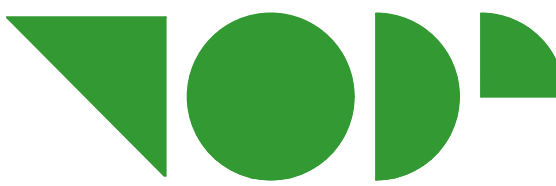
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

BUILDING PLAN  
LEVEL 5-7

A7



# THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

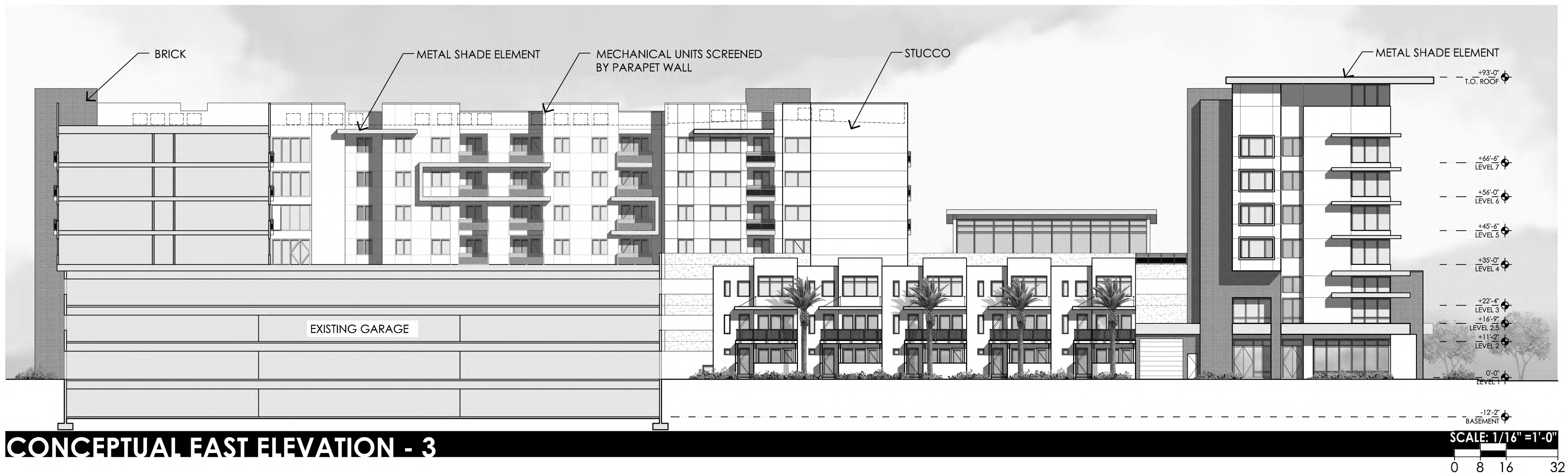
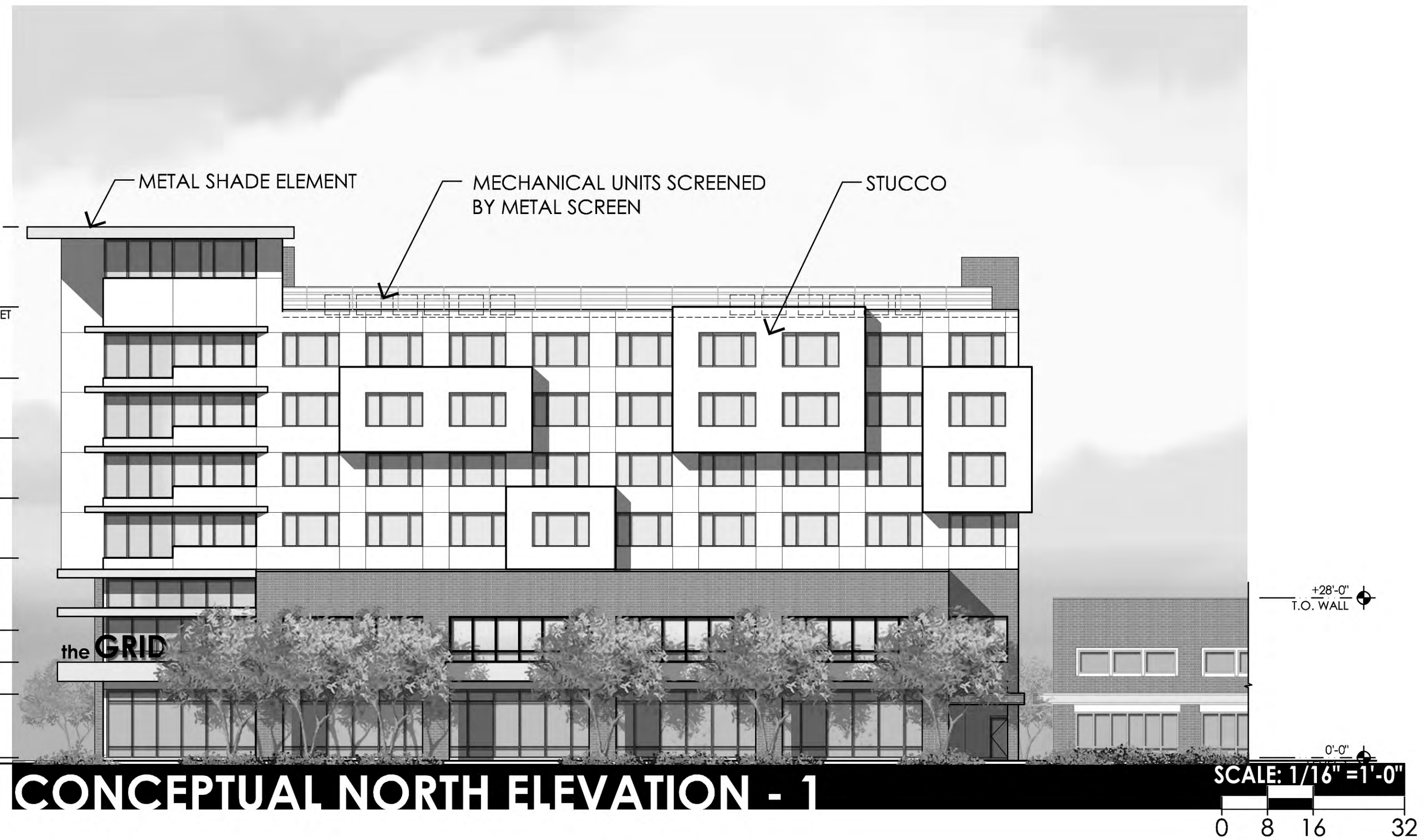
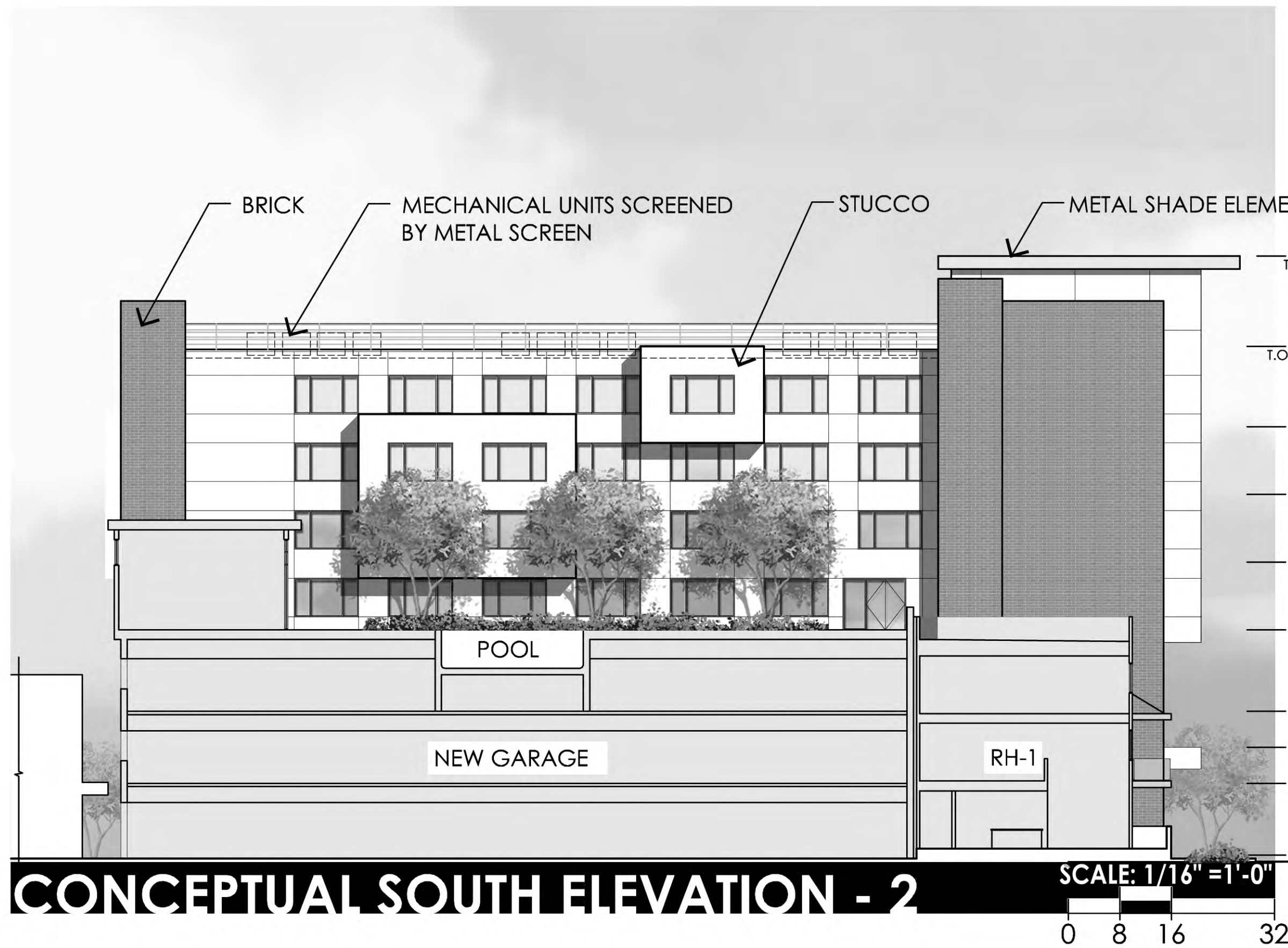
DATE

**07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

BUILDING ELEVATION

**A8**





# THE GRID

30 S POMEROY  
MESA, AZ 85201

## 3W MANAGEMENT

Scottsdale, AZ  
(480) 235-7921



TODD & ASSOCIATES, INC.  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATE  
07-13-2017  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

BUILDING ELEVATION

# A9





PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

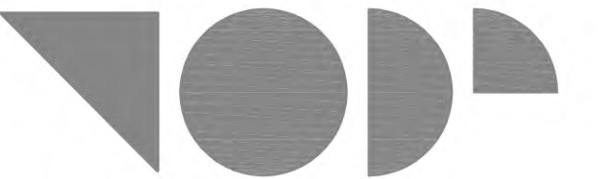
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

**DATE**  
**07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

**BUILDING ELEVATION**

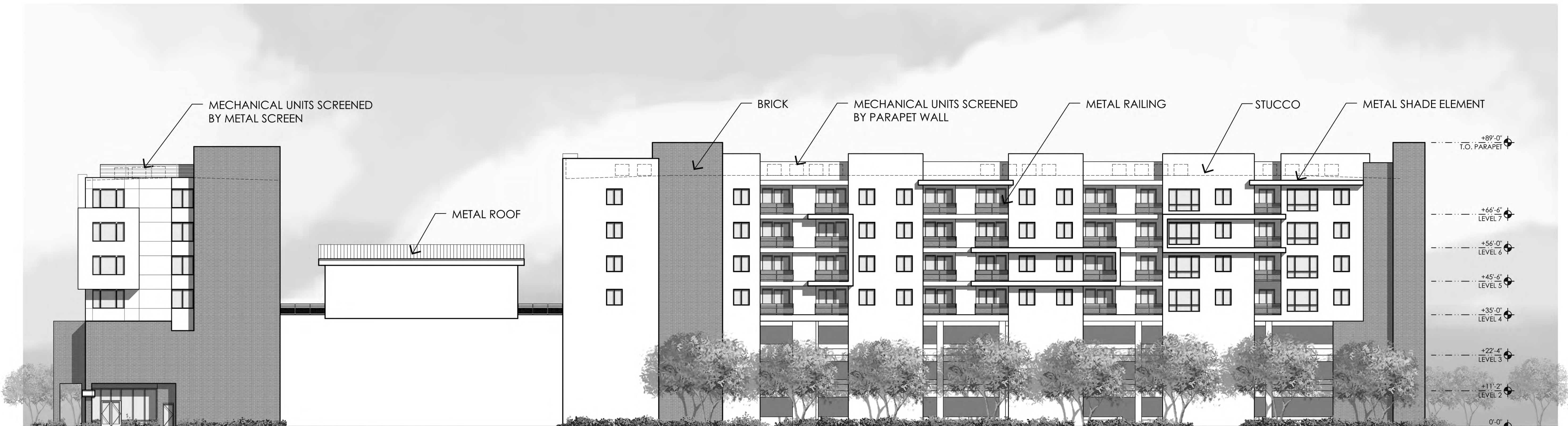
## A10



**CONCEPTUAL SOUTH ELEVATION - 1**

SCALE: 1/16" = 1'-0"

0 8 16 32

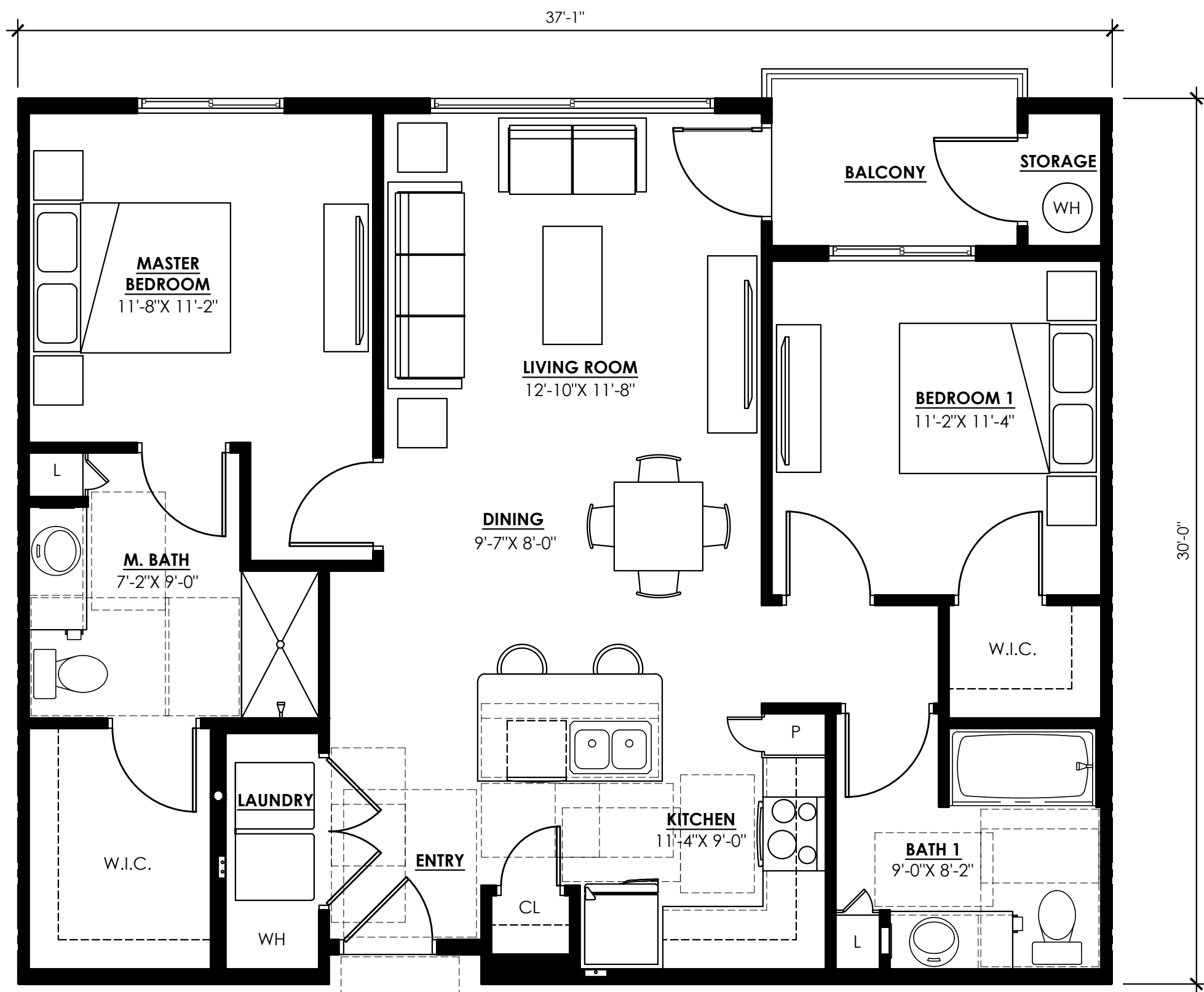


**CONCEPTUAL WEST ELEVATION - 2**

SCALE: 1/16" = 1'-0"

0 8 16 32





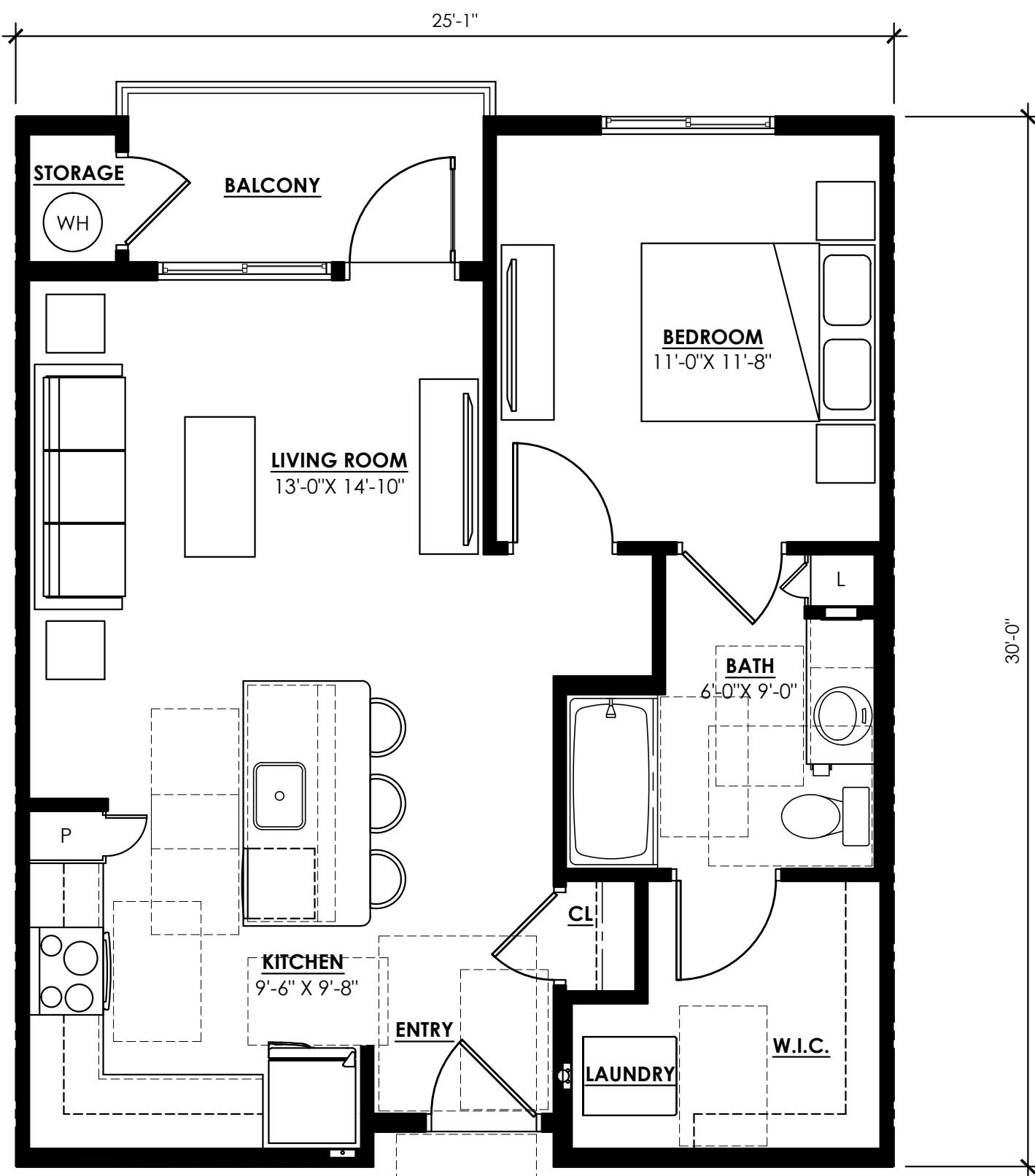
**TYPE B1 (2 BEDROOM / 2 BATH)**

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

**ACCESSIBILITY SCOPING:**  
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM  
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	1,047
UN-CONDITIONED SPACE	13
BALCONY	44
UNIT B1 TOTAL	1,104

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



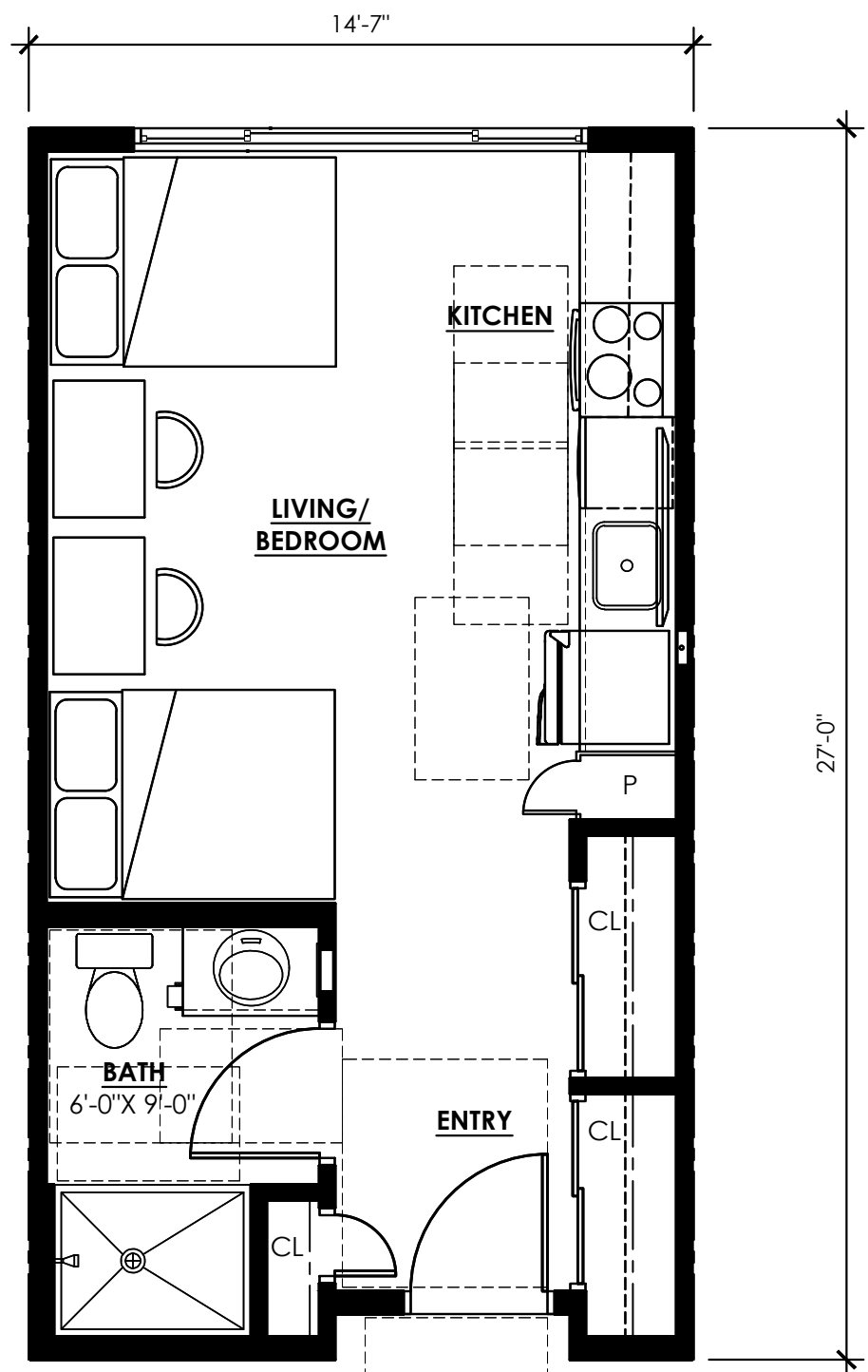
**TYPE A1 (1 BEDROOM / 1 BATH)**

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

**ACCESSIBILITY SCOPING:**  
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM  
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	689
UN-CONDITIONED SPACE	13
BALCONY	43
UNIT A1 TOTAL	745

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



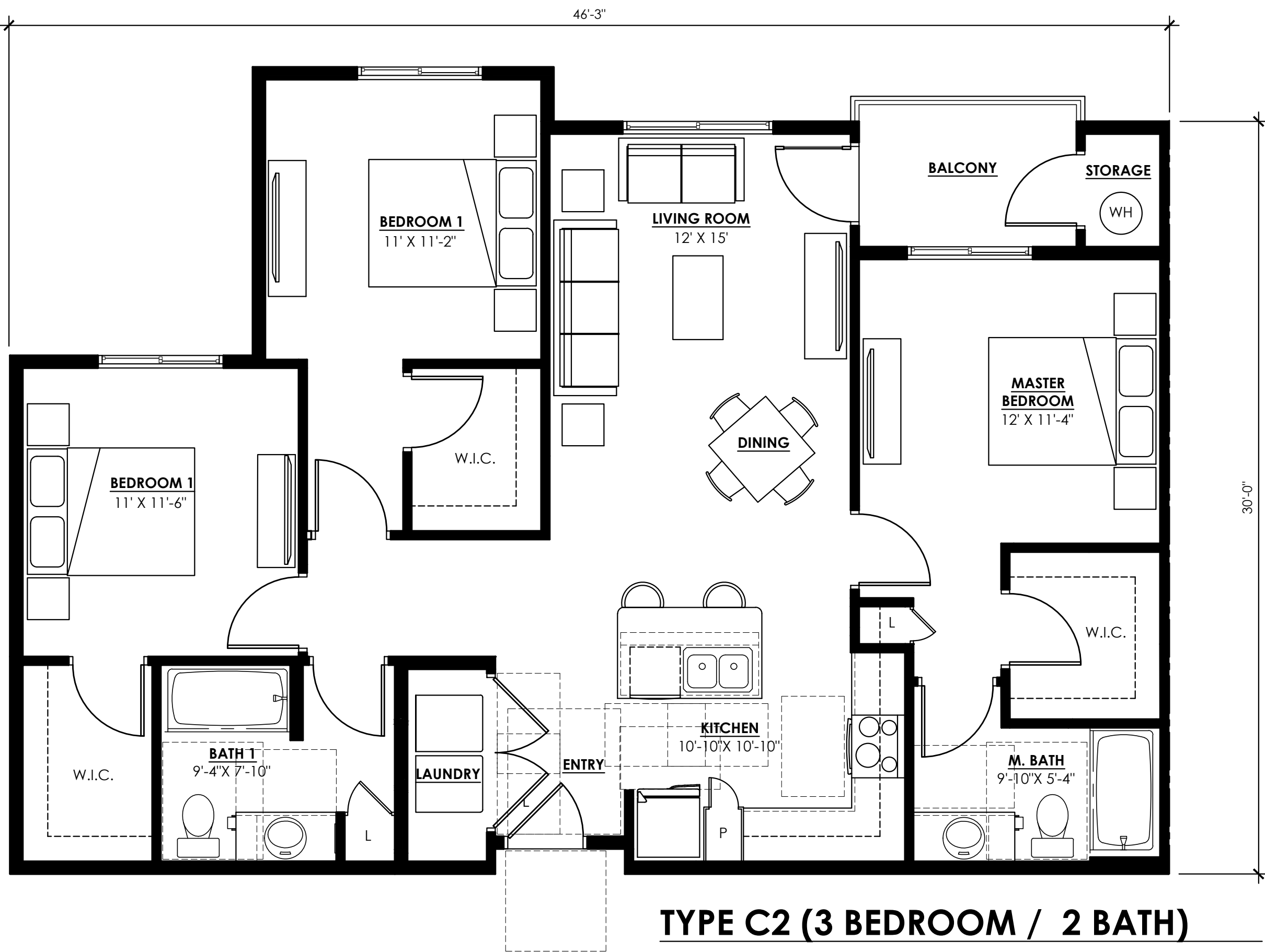
**TYPE M (MICRO-UNITS)**

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

**ACCESSIBILITY SCOPING:**  
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM  
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	386
UN-CONDITIONED SPACE	--
BALCONY	--
UNIT M TOTAL	386

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



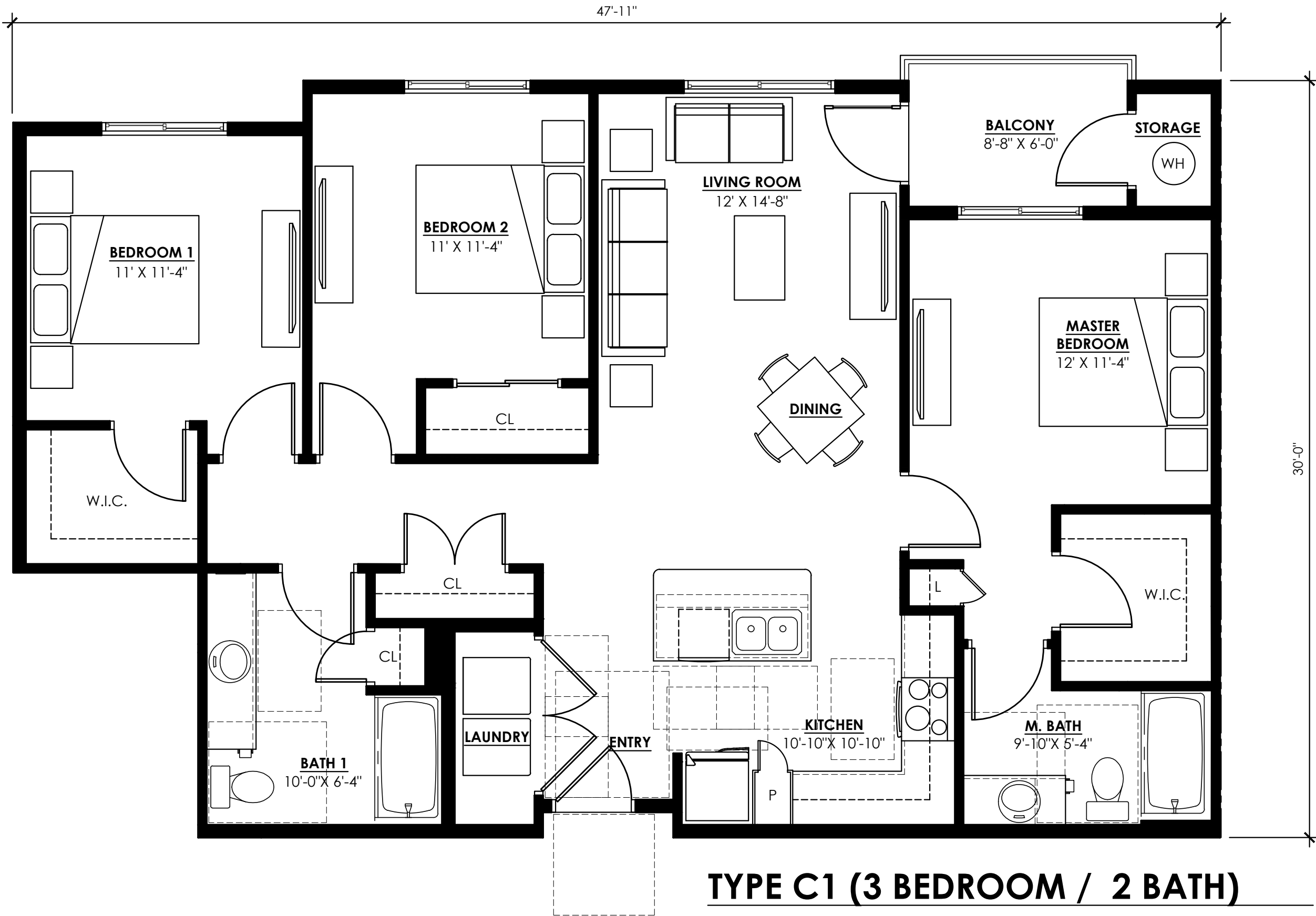
**TYPE C2 (3 BEDROOM / 2 BATH)**

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

**ACCESSIBILITY SCOPING:**  
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM  
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	1,255
UN-CONDITIONED SPACE	19
BALCONY	53
UNIT C2 TOTAL	1,327

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



**TYPE C1 (3 BEDROOM / 2 BATH)**

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

**ACCESSIBILITY SCOPING:**  
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM  
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	1,273
UN-CONDITIONED SPACE	19
BALCONY	53
UNIT C1 TOTAL	1,345

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.

PROJECT NO. 17-2016-00

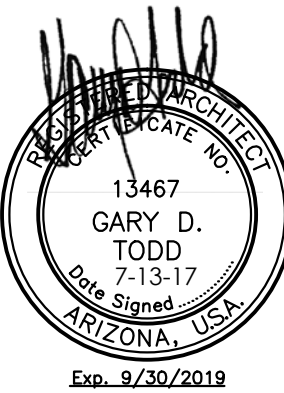
# THE GRID

30 S POMEROY  
MESA, AZ 85201

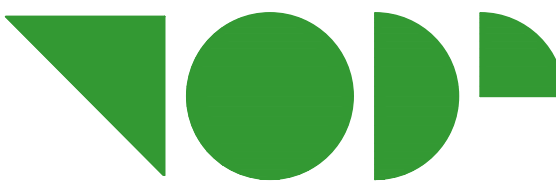
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

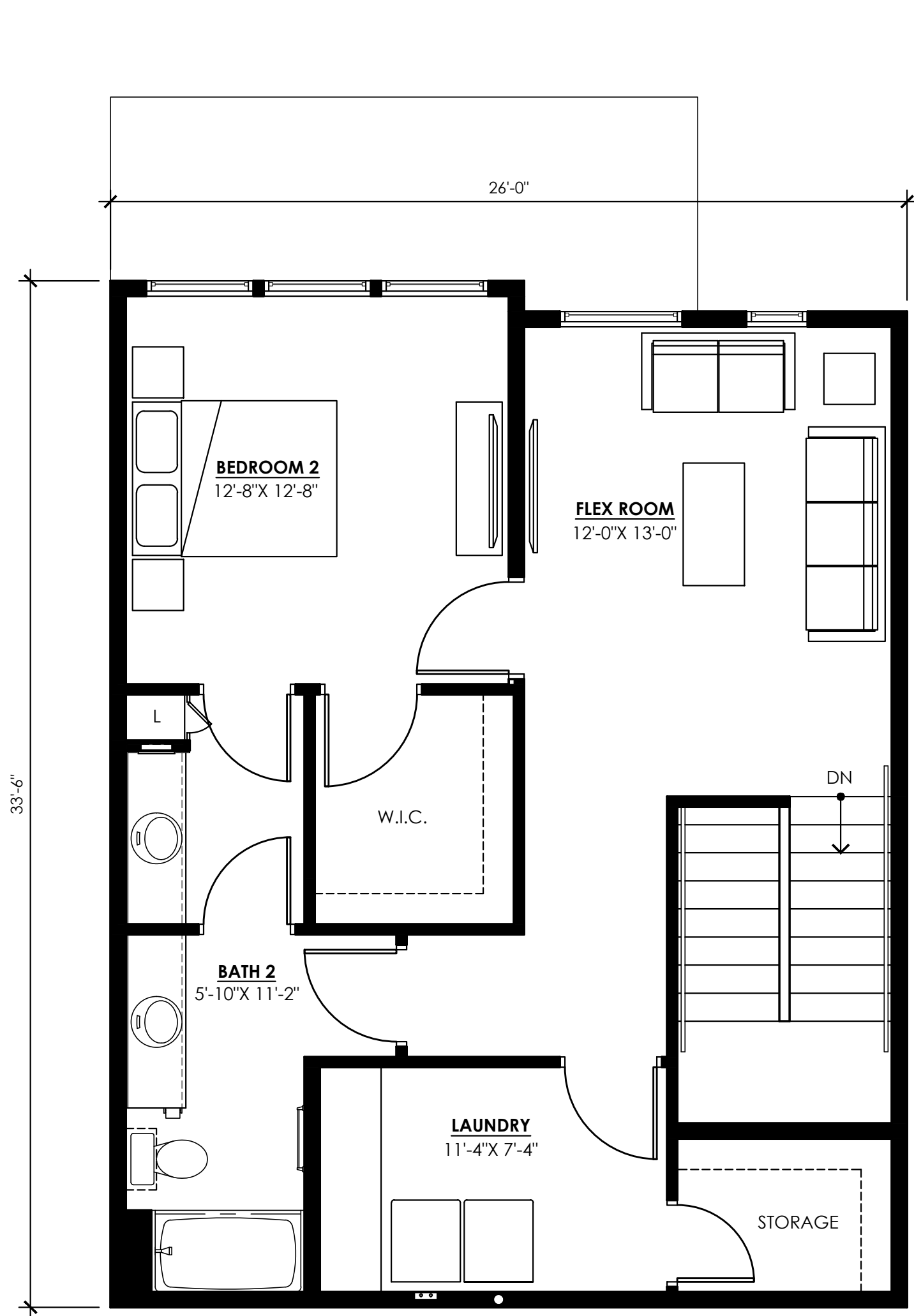
DATA

DATE  
**07-13-2017**  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

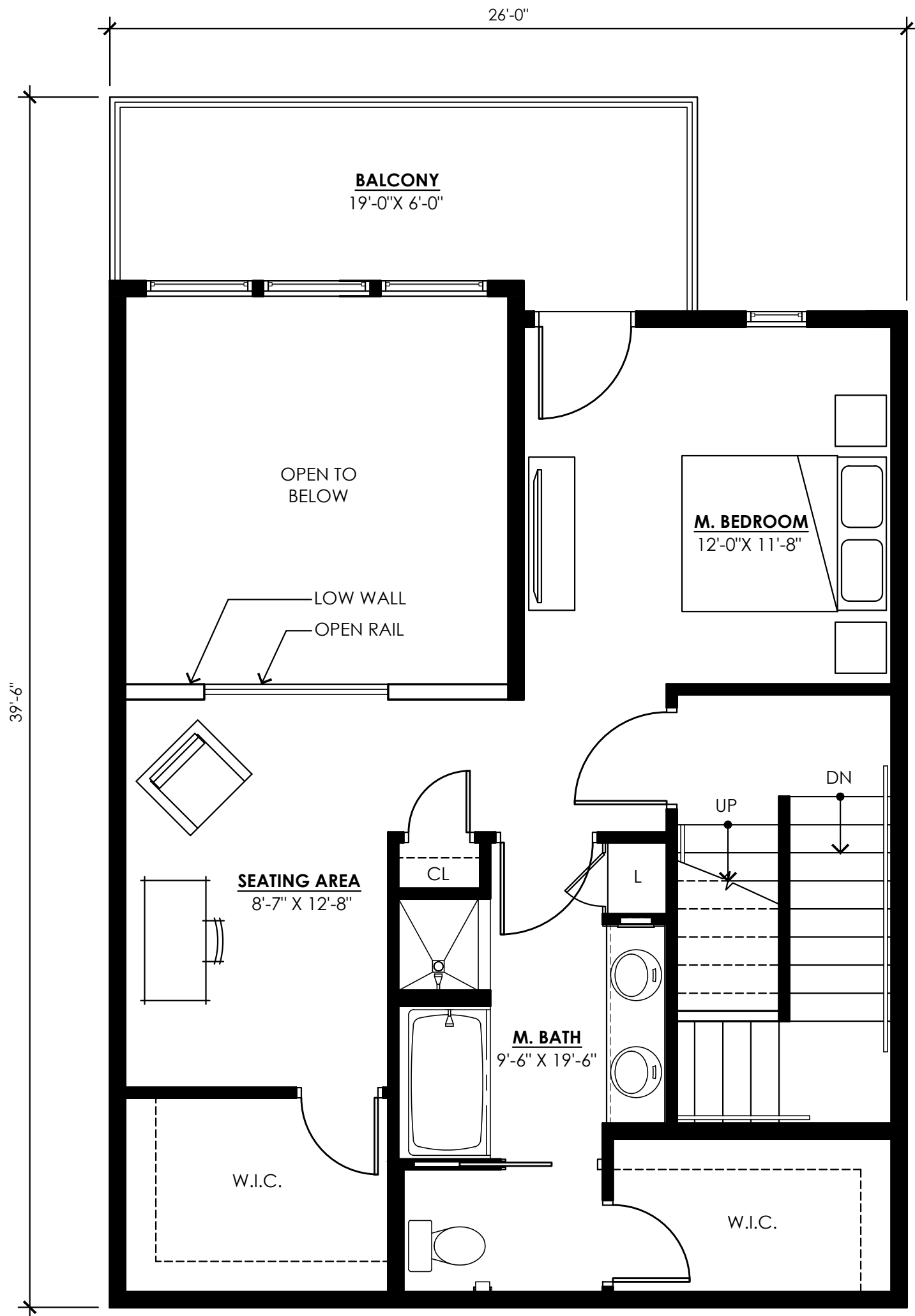
UNIT PLANS -  
MARKET RATE & MICRO

# A11



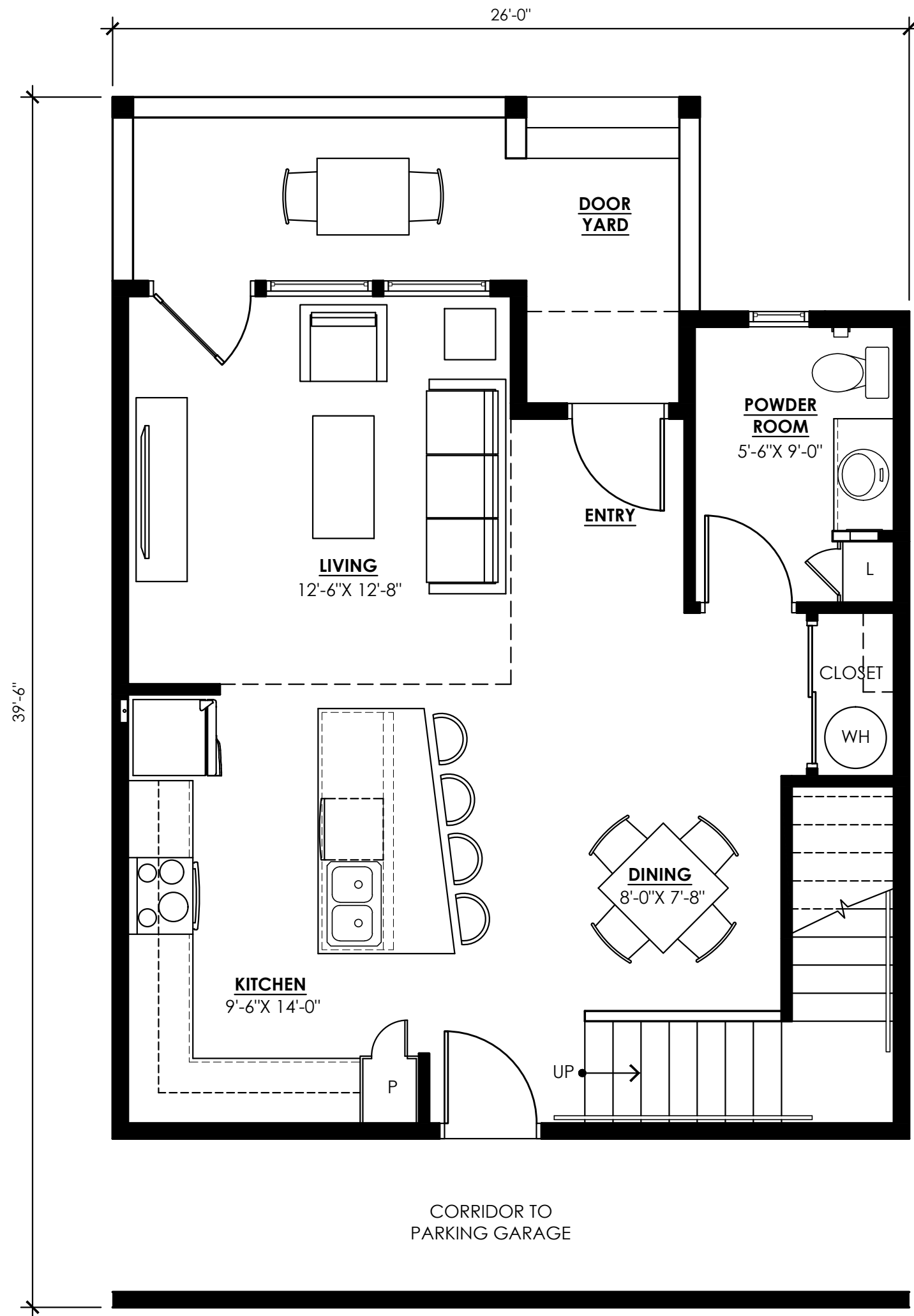
THIRD FLOOR

SCALE: 1/4" = 1'-0"



SECOND FLOOR

SCALE: 1/4" = 1'-0"



TYPE RH1 ( 2 BEDROOM / 2 BATH PLUS FLEX ROOM)  
FIRST FLOOR

SCALE: 1/4" = 1'-0"

FIRST FLOOR	694
SECOND FLOOR	634
THIRD FLOOR	791
PATIO / BALCONY	147
UNIT TH1 TOTAL	2,266

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.

PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

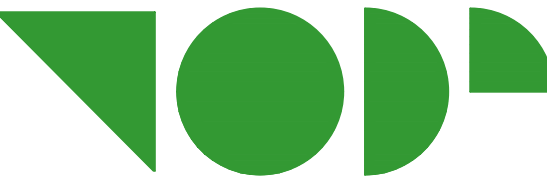
CLIENT 3W MANAGEMENT

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



TODD & ASSOCIATES, INC.  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

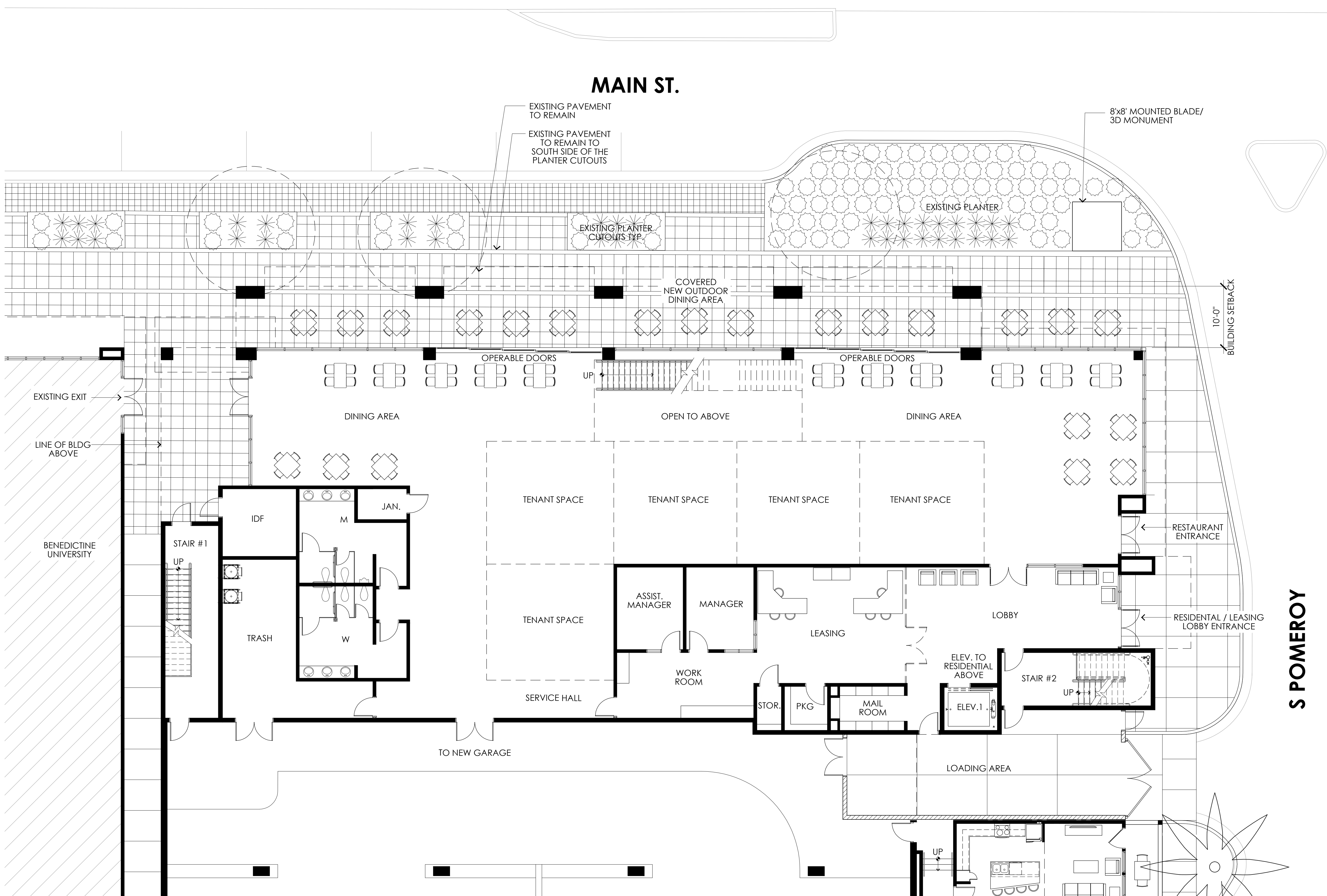
DATE 07-13-2017  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

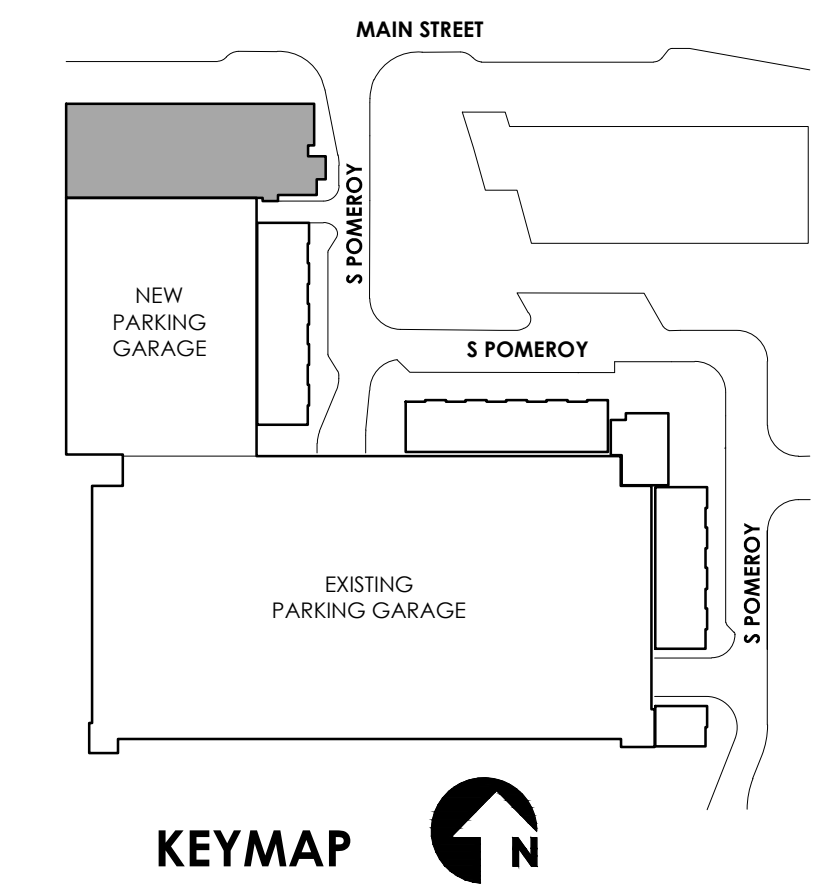
UNIT PLANS -  
ROWHOMES

# A12





1 ENLARGED FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"



PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT 3W MANAGEMENT

Scottsdale, AZ  
(480) 235-7921



TODD & ASSOCIATES, INC.  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATE 07-13-2017  
Proj Mgr.  
Dwn By:

REZONING SUBMITTAL

ENLARGED  
FLOOR PLANS

# A13

# THE GRID

30 S POMEROY  
MESA, AZ 85201

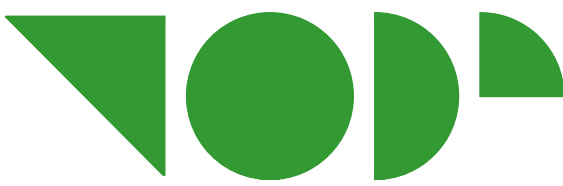
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

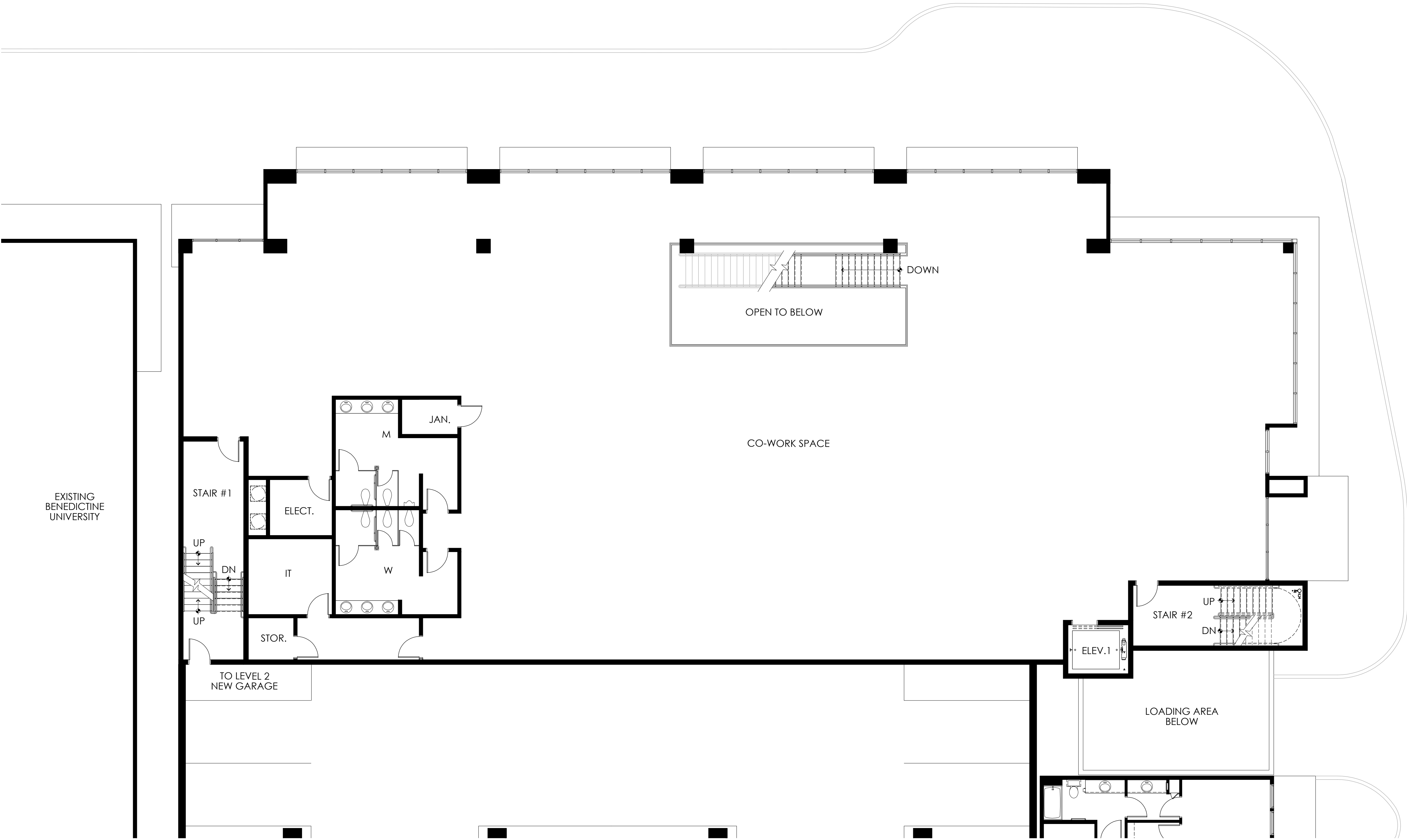
DATA

DATE  
**07-13-2017**  
Proj Mgr.  
Dwn By:

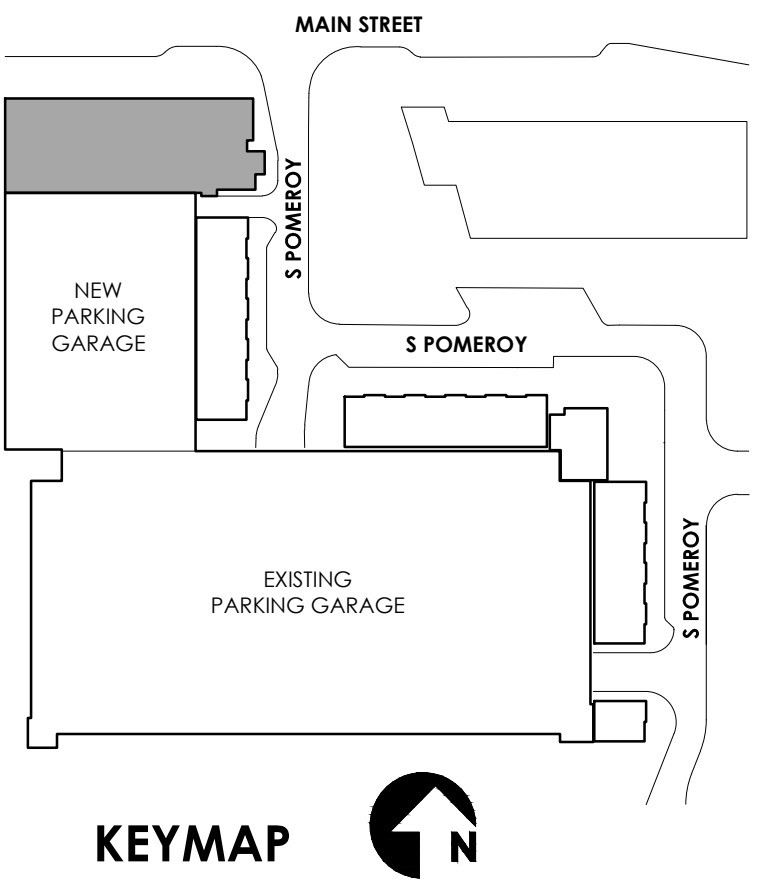
REZONING SUBMITTAL

ENLARGED  
FLOOR PLANS

# A14



**1 ENLARGED FLOOR PLAN - LEVEL 2.5**  
SCALE: 1/8" = 1'-0"





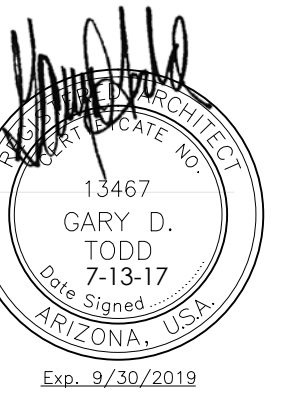
# THE GRID

30 S POMEROY  
MESA, AZ 85201

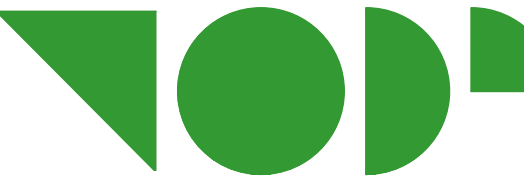
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

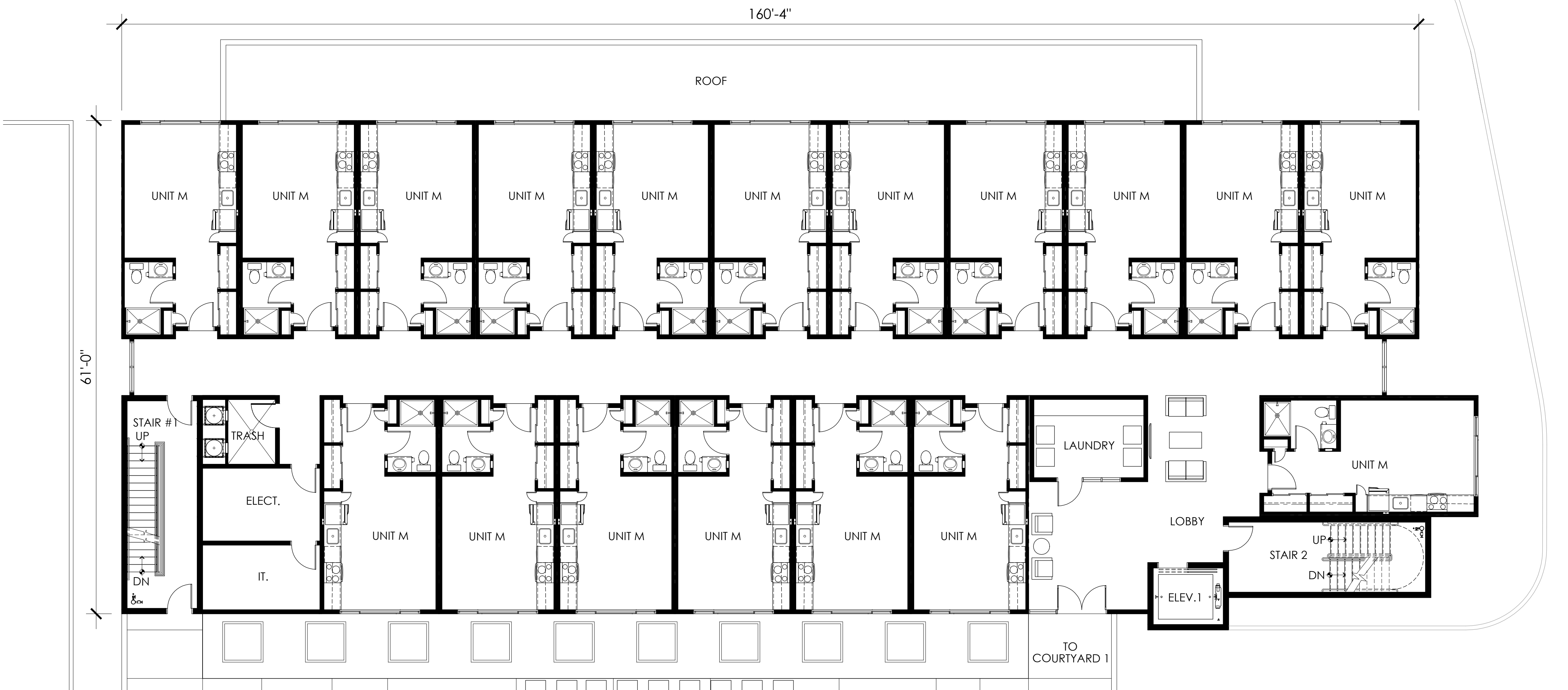
DATA

DATE **07-13-2017**  
Proj Mgr.  
Dwn By:

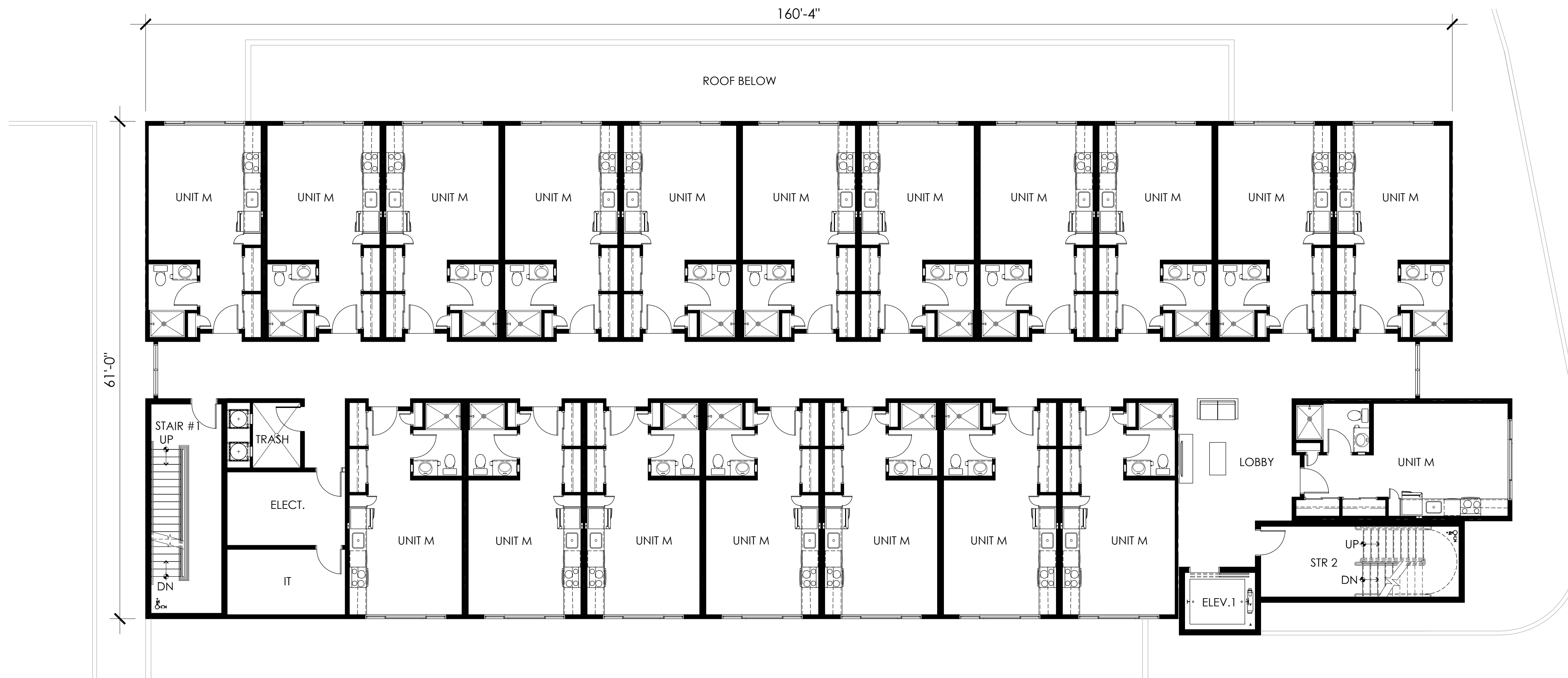
REZONING SUBMITTAL

ENLARGED  
FLOOR PLANS

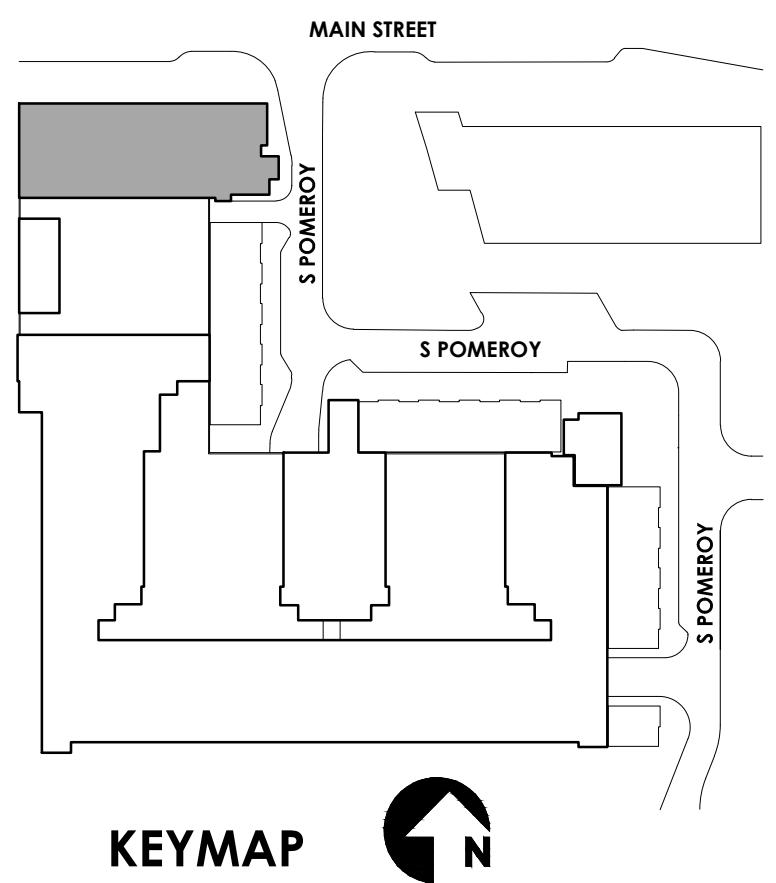
## A15



**1 ENLARGED FLOOR PLAN - LEVEL 4**  
SCALE: 1/8" = 1'-0"



**2 ENLARGED FLOOR PLAN - LEVEL 5-7**  
SCALE: 1/8" = 1'-0"





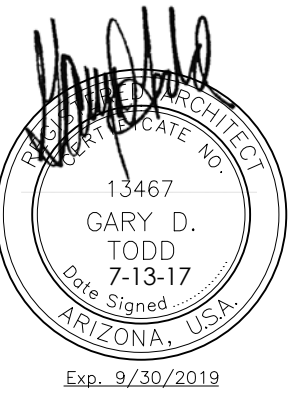
# THE GRID

30 S POMEROY  
MESA, AZ 85201

CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design

Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com

Copyright 2017 Todd & Associates, Inc.

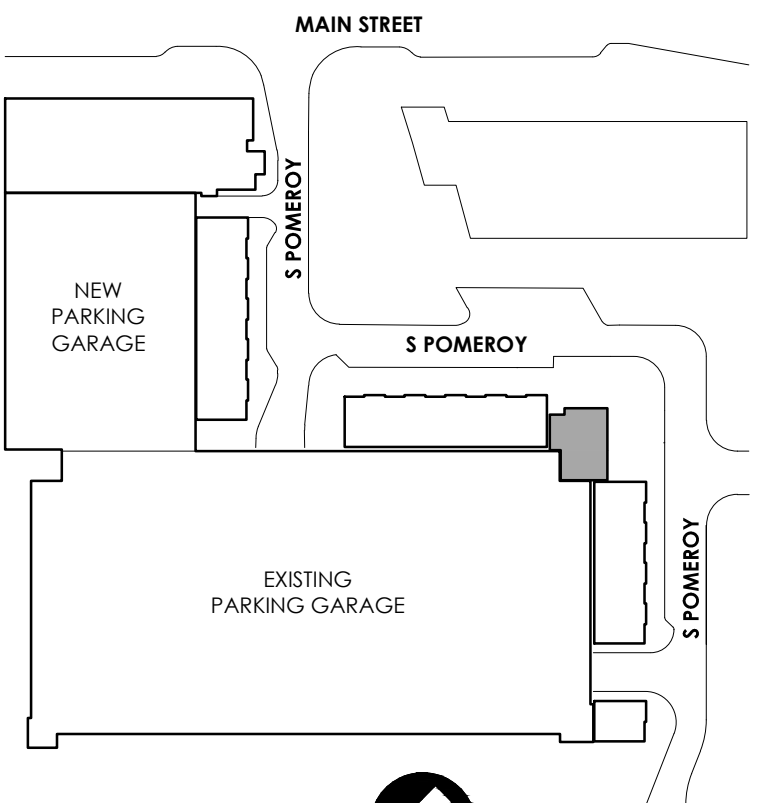
SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATA

DATE  
**07-13-2017**

Proj Mgr.  
Dwn By:

Rev. Date: Description:



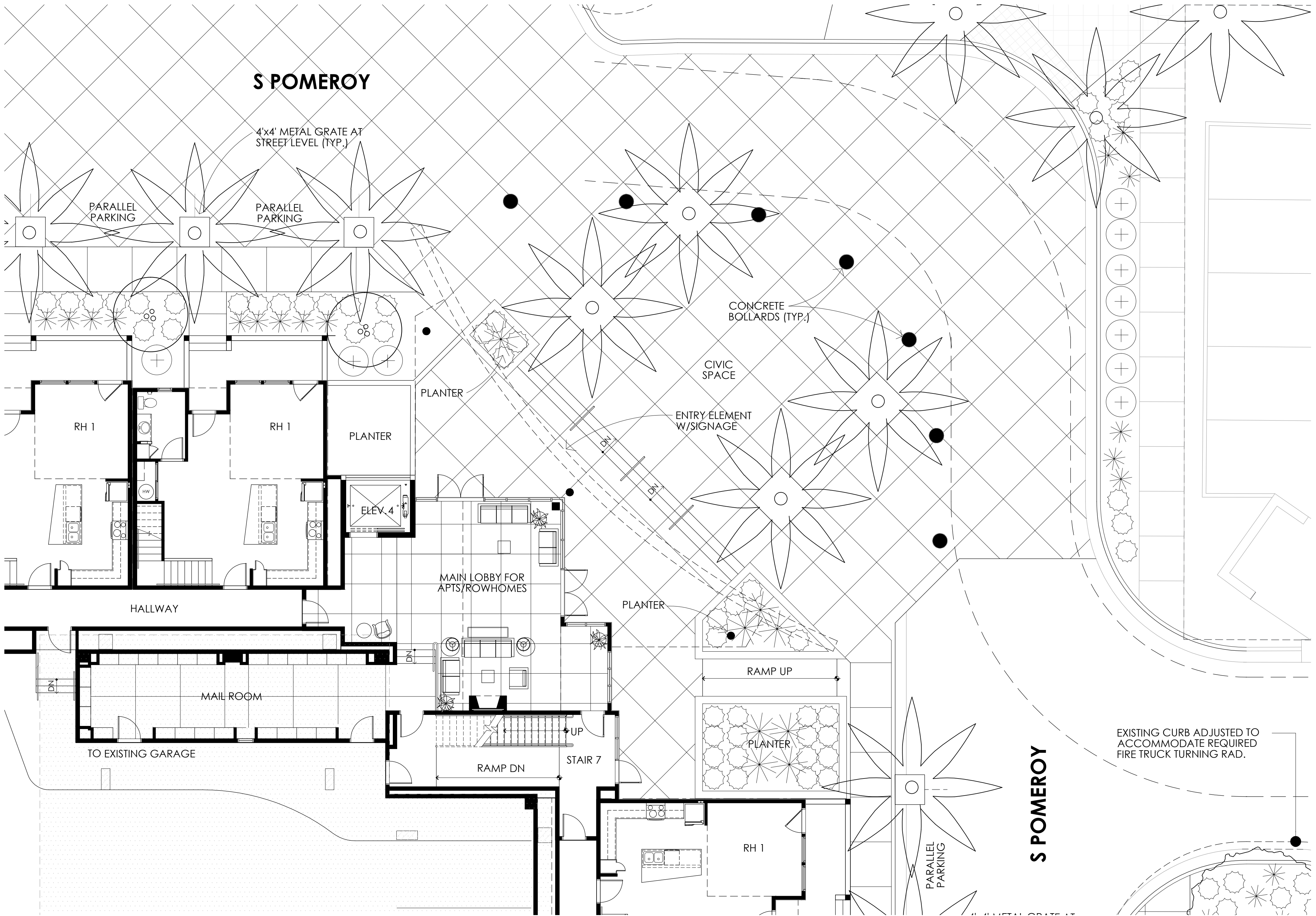
KEYMAP



REZONING SUBMITTAL

ENLARGED  
FLOOR PLANS

## A16



**1 ENLARGED FLOOR PLAN - LEVEL 1 TOWER**  
SCALE: 1/8" = 1'-0"



# THE GRID

30 S POMEROY  
MESA, AZ 85201

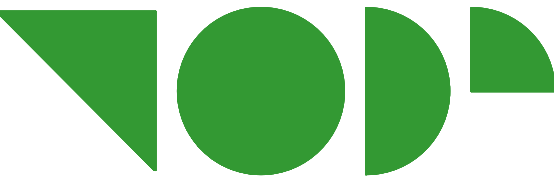
CLIENT **3W MANAGEMENT**

Scottsdale, AZ  
(480) 235-7921

SEAL



CONTACT



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

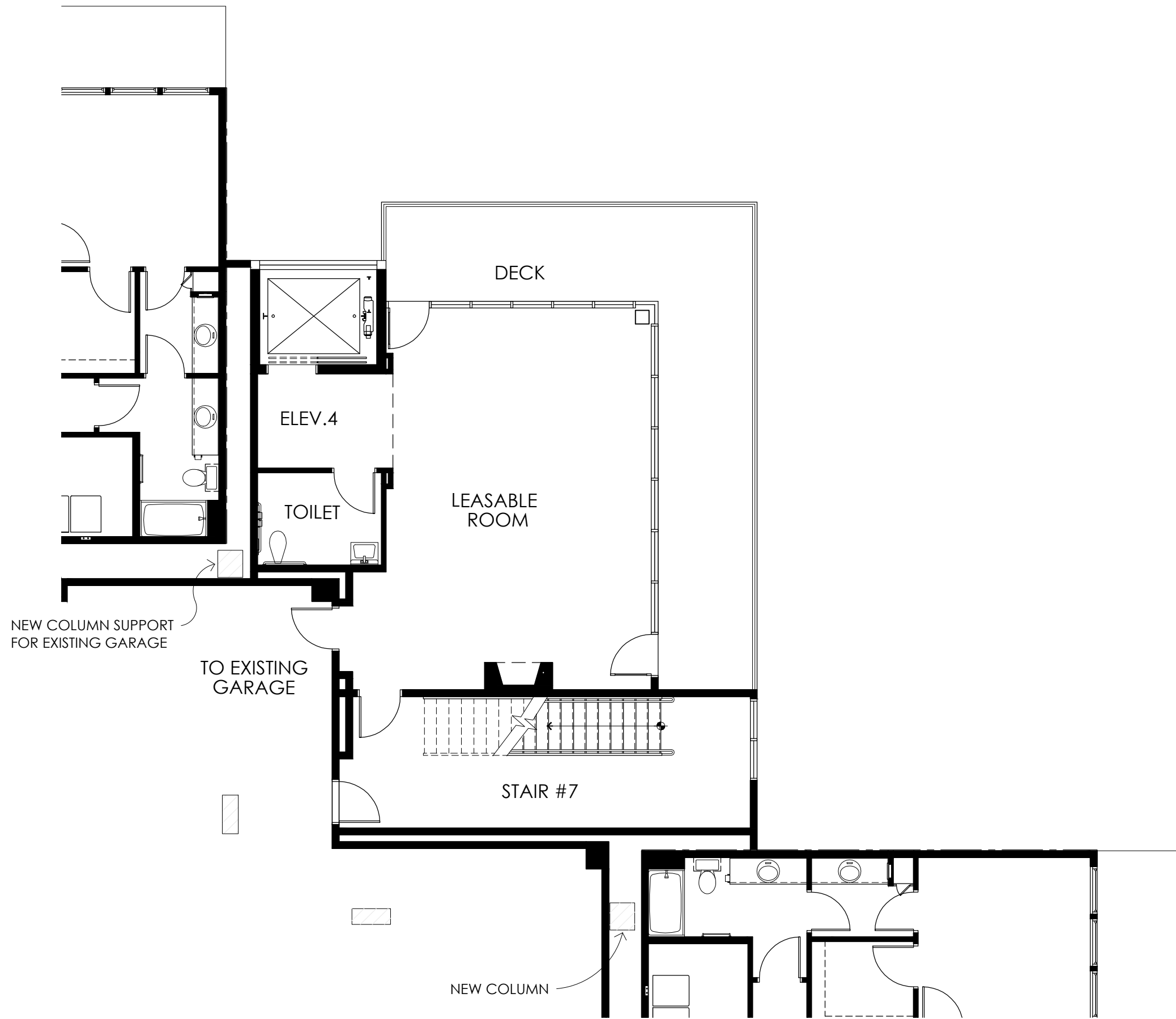
DATA

DATE  
**07-13-2017**  
Proj Mgr.  
Dwn By:

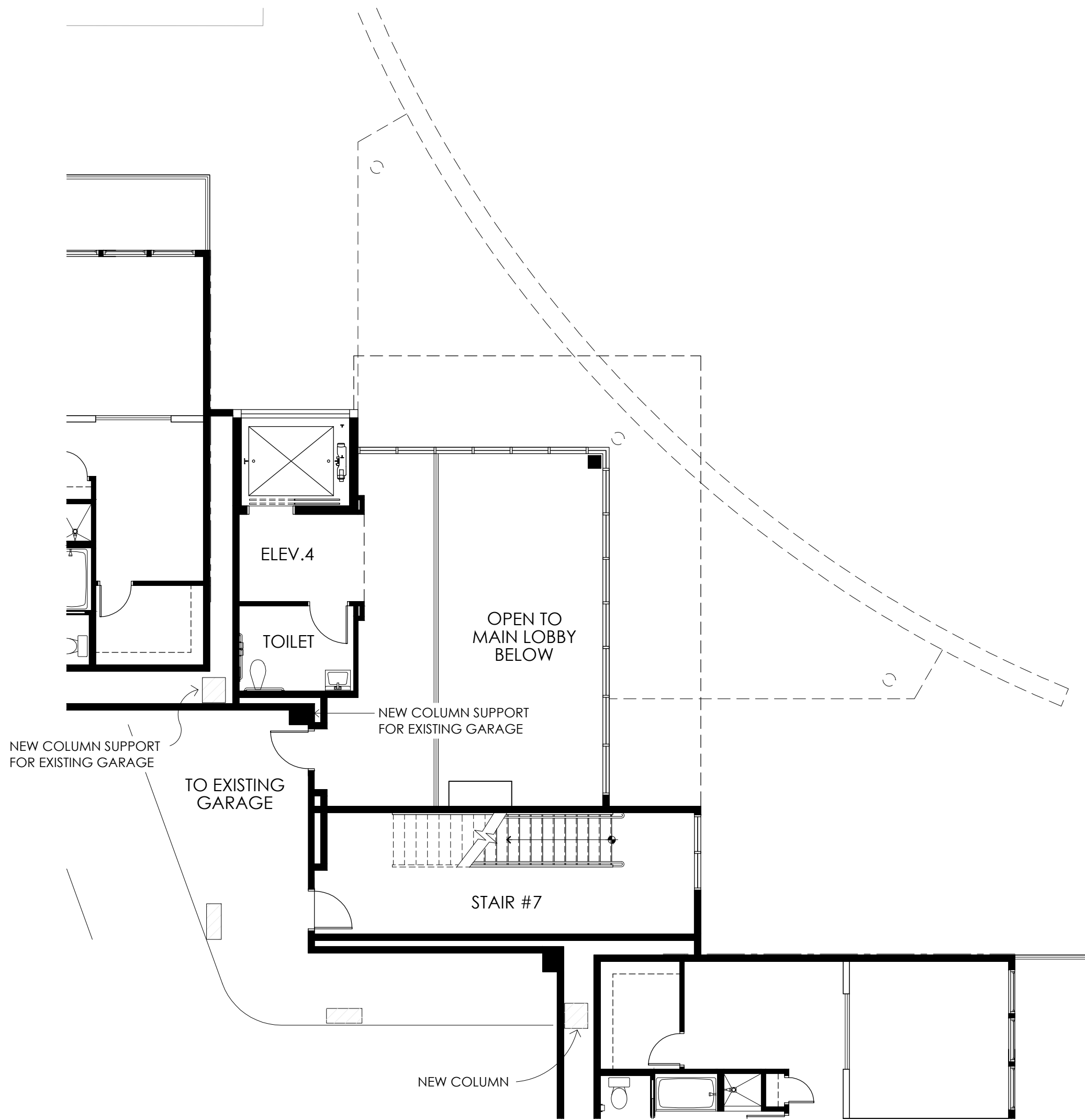
REZONING SUBMITTAL

ENLARGED TOWER  
FLOOR PLANS

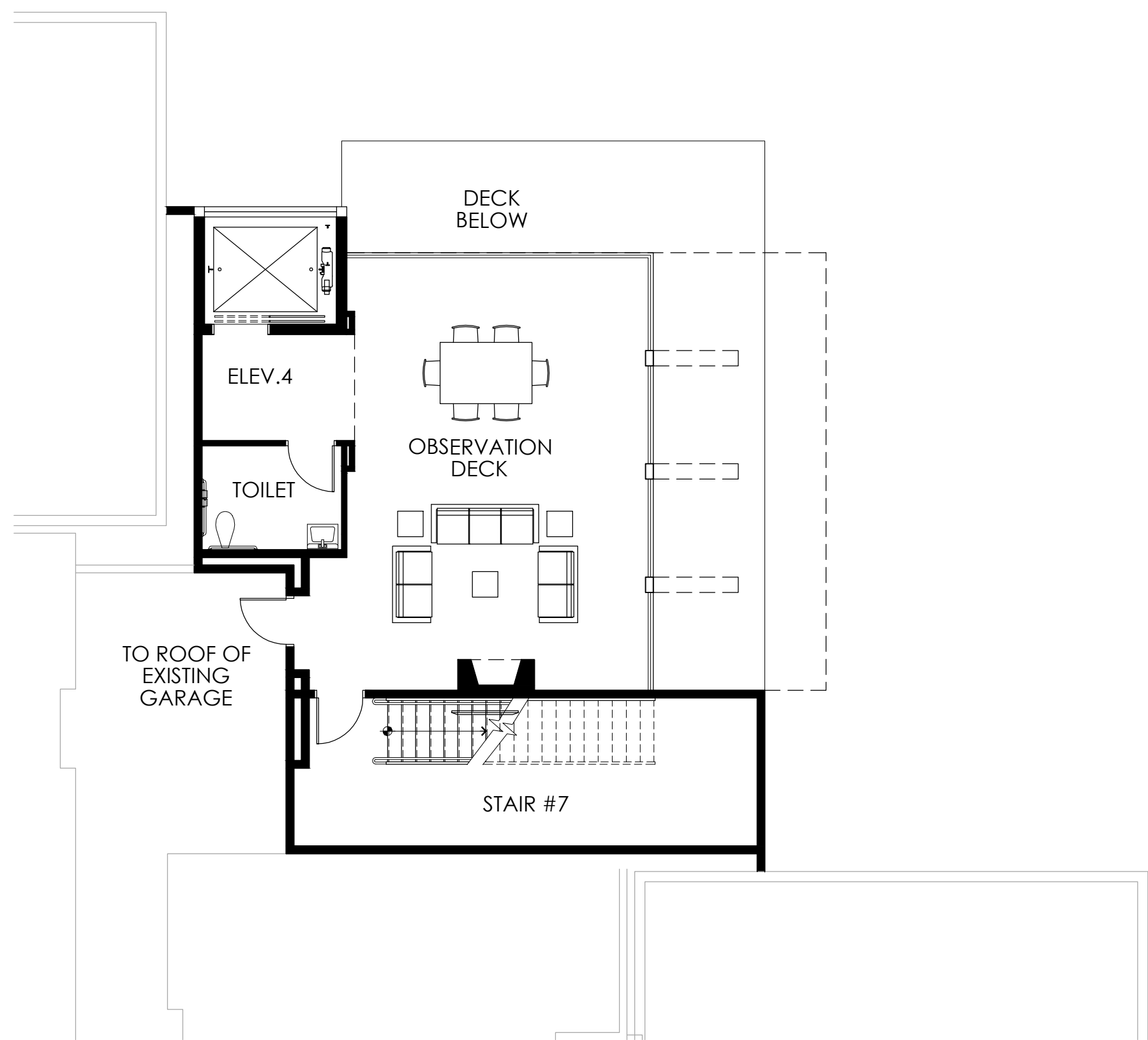
## A17



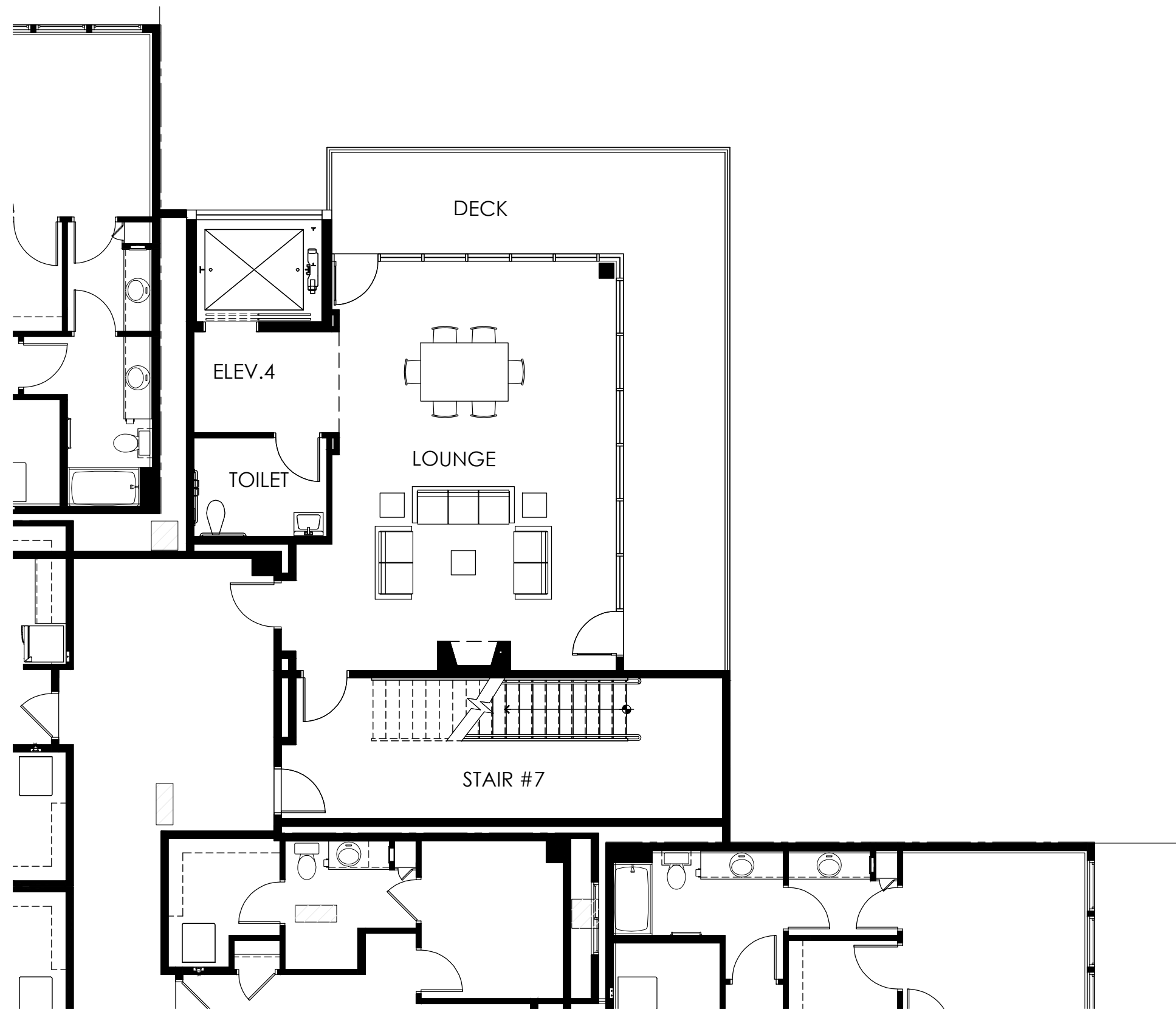
**2 ENLARGED TOWER FLOOR PLAN - LEVEL 3**  
SCALE: 1/8" = 1'-0"



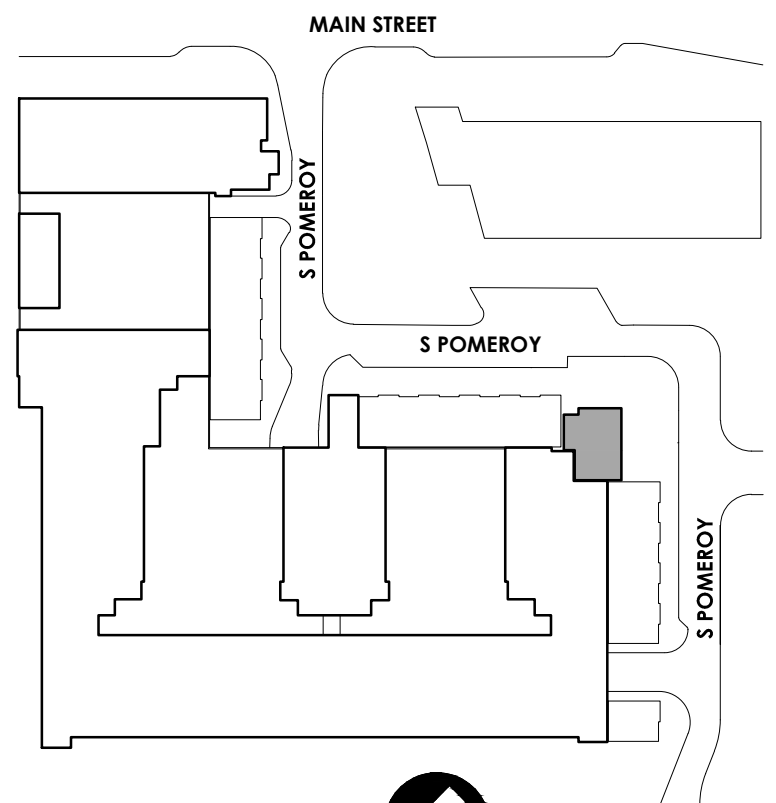
**1 ENLARGED TOWER FLOOR PLAN - LEVEL 2**  
SCALE: 1/8" = 1'-0"



**4 ENLARGED ROOF TOP TOWER FLOOR PLAN - LEVEL 8**  
SCALE: 1/8" = 1'-0"



**3 ENLARGED TOWER FLOOR PLAN - LEVELS 4-7**  
SCALE: 1/8" = 1'-0"



KEYMAP



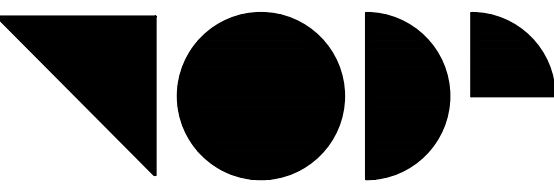
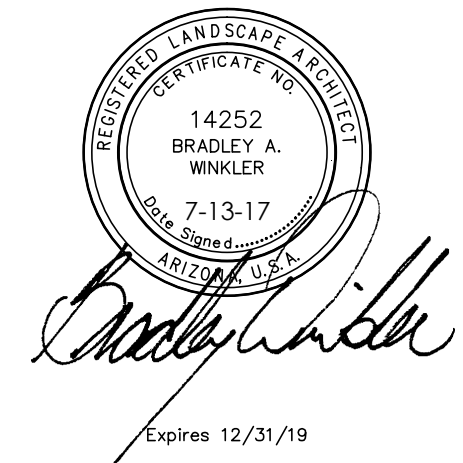


# THE GRID

30 S POMEROY  
MESA, AZ 85201

## 3W MANAGEMENT

Scottsdale, AZ  
(480) 235-7921



**TODD & ASSOCIATES, INC.**  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

PROJECT

CLIENT

SEAL

CONTACT

DATA

DATE  
07-13-2017  
Proj Mgr.  
Dwn By: BW

REZONING SUBMITTAL

LANDSCAPE  
SITE PLAN

# A18

### PLANT LEGEND

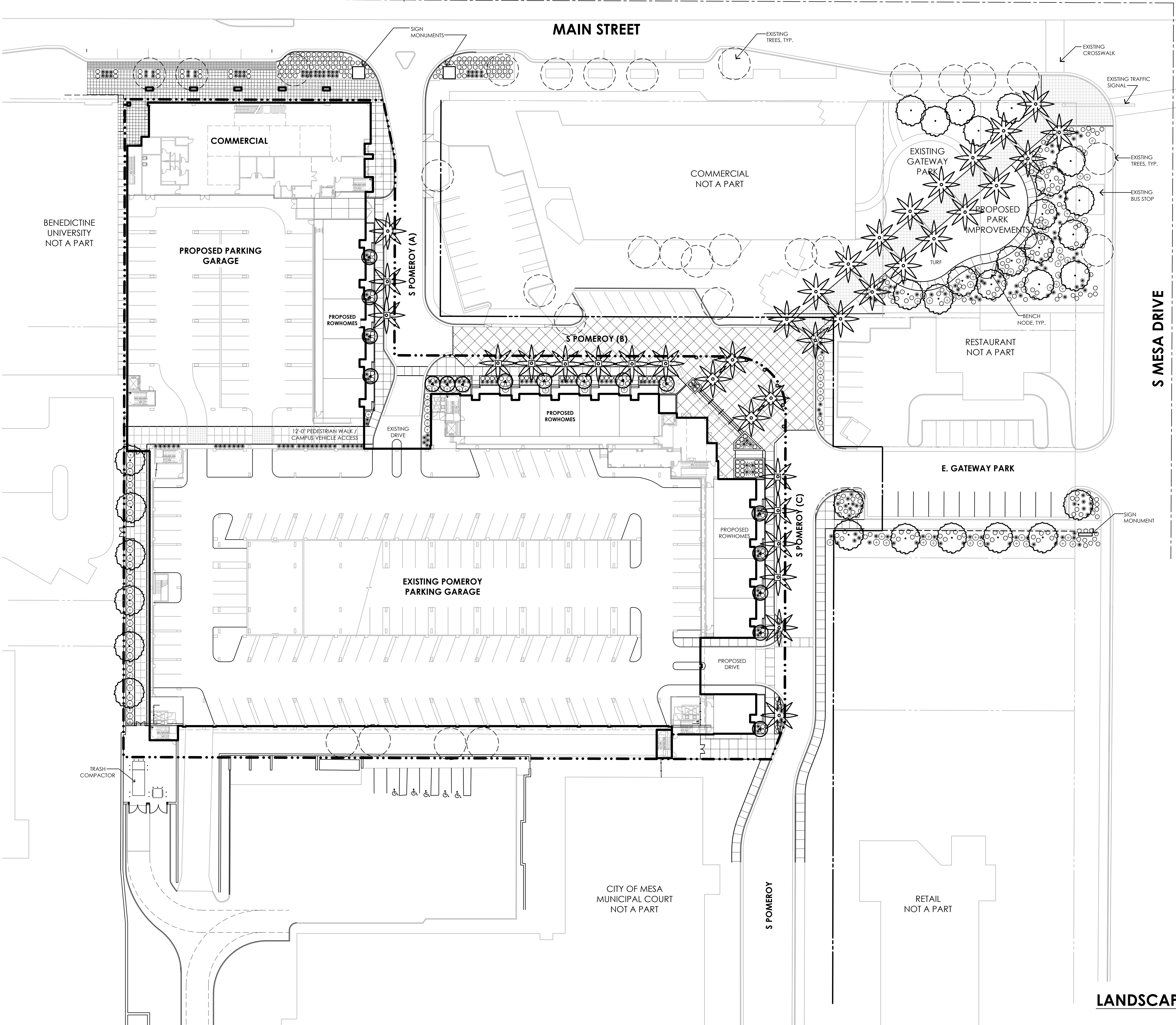
SYMBOL	BOTANICAL NAME	SIZE
<b>TREES</b>		
	ACACIA SALICINA 'DORIS D' / WILLOW ACACIA	36" BOX
	FRAXINUS UHDEI / SHAMEL ASH	36" BOX
	PARKINSONIA SPP. / PALO VERDE	36" BOX
	CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE	24" BOX
	SOPHORA SECUNDIFLORA / MESCAL BEAN	36" BOX
	TABEBUIA SPP. / TABEBUIA	36" BOX
<b>PALMS</b>		
	PHOENIX DACTYLIFERA / DATE PALM	24 TF
<b>SHRUBS</b>		
	BOUGAINVILLEA SPP. / BOUGAINVILLEA	5 GAL.
	CARISSA MACROCARPA / NATAL PLUM	5 GAL.
	EREMOPHILA HYGROPHANA / BLUE BELLS	5 GAL.
	RUELLIA BRITTONIANA / BRITISH RUELLIA	5 GAL.
	RUELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.
	TECOMA STANS / YELLOW BELLS 'SIERRA APRICOT'	5 GAL.
<b>GROUNDCOVERS</b>		
	LANTANA SPP. / RED LANTANA	5 GAL.
	LANTANA SPP. / YELLOW LANTANA	5 GAL.
	SPHAGNETICOLA TRILOBATA / WEDELIA	5 GAL.
<b>ACCENTS</b>		
	AGAVE SPP. / AGAVE	5 GAL.
	DASYLIRION WHEELERI / DESERT SPOON	5 GAL.
	MUHLENBERGIA CAPILLARIS / FOUNTAIN GRASS 'REGAL MIST'	5 GAL.
	PEDILANTHUS MACROCARPUS / LADY'S SLIPPER	5 GAL.
	PHOENIX ROEBELENI / PYGMY DATE PALM	24" BOX
<b>INERTS</b>		
	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'EXPRESS BROWN' DECOMPOSED GRANITE.
<b>MISC.</b>		
	SQUARE FIBERGLASS POT, TYP., SIZE VARIES	
	RECTANGULAR FIBERGLASS POT	

S MESA DRIVE

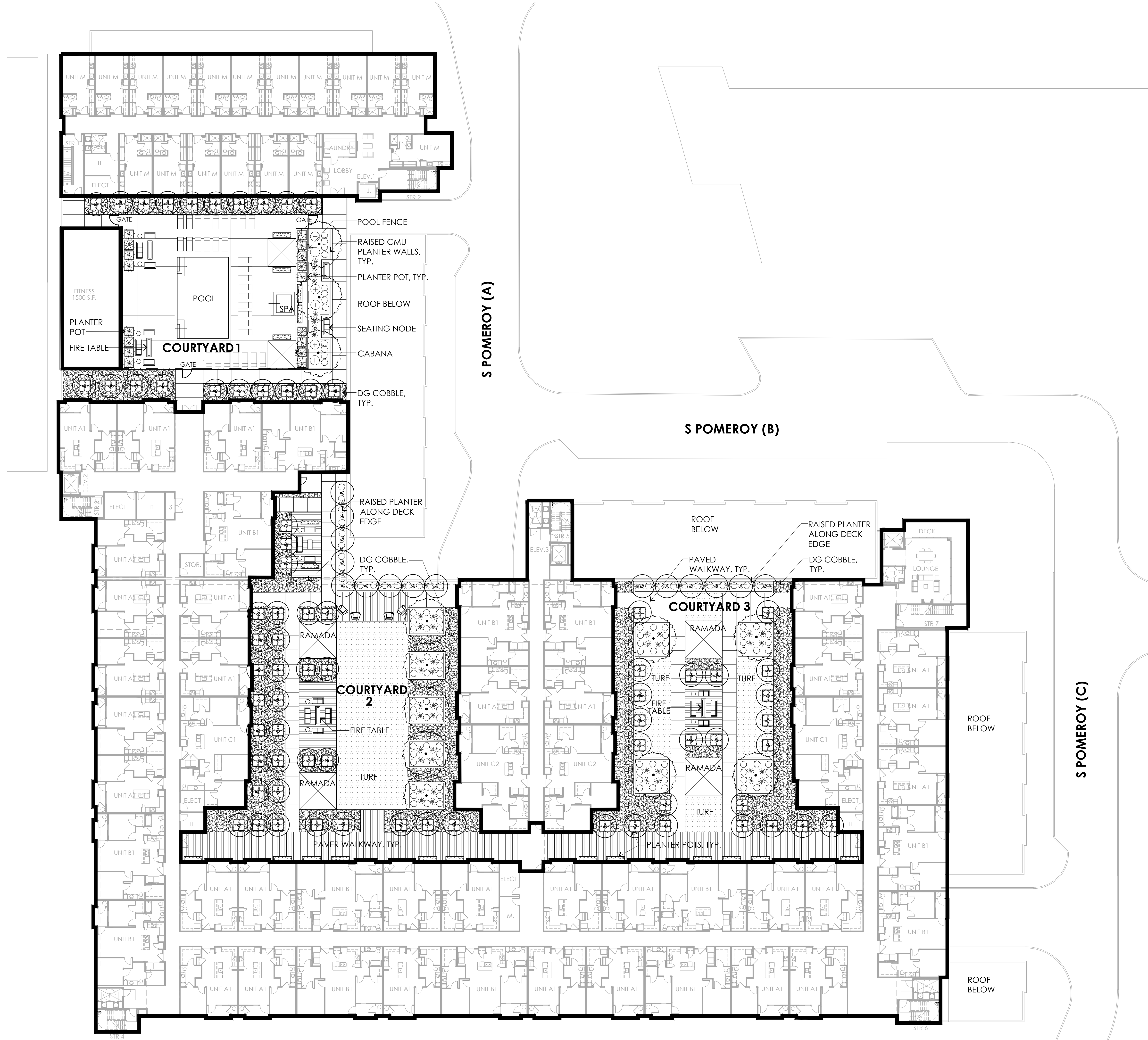
S POMEROY

LANDSCAPE SITE PLAN

1" = 30'-0"







PLANT LEGEND

SYMBOL	BOTANICAL NAME	SIZE
TREES		
	ACACIA SALICINA 'DORIS D'	36" BOX
	FRAXINUS UHDEI	36" BOX
	PARKINSONIA SPP./	36" BOX
	PALO VERDE	36" BOX
	CAESALPINIA MEXICANA/	24" BOX
	MEXICAN BIRD OF PARADISE	36" BOX
	SOPHORA SECUNDIFLORA/	36" BOX
	MESCAL BEAN	36" BOX
	TABEBUIA SPP./	36" BOX
	TABEBUIA	36" BOX
PALMS		
	PHOENIX DACTYLIFERA/	24 TF
	DATE PALM	24 TF
SHRUBS		
	BOUGAINVILLEA SPP./	5 GAL.
	BOUGAINVILLEA	5 GAL.
	CARISSA MACROCARPA/	5 GAL.
	NATAL PLUM	5 GAL.
	EREMOPHILA HYGROPHANA/	5 GAL.
	BLUE BELLS	5 GAL.
	RUELLIA BRITTONIANA/	5 GAL.
	BRITISH RUELLIA	5 GAL.
	RUELLIA PENINSULARIS/	5 GAL.
	DESERT RUELLIA	5 GAL.
	TECOMA STANS/	5 GAL.
	YELLOW BELLS 'SIERRA APRICOT'	5 GAL.
GROUNDCOVERS		
	LANTANA SPP/	5 GAL.
	RED LANTANA	5 GAL.
	LANTANA SPP/	5 GAL.
	YELLOW LANTANA	5 GAL.
	SPHAGNETICOLA TRILOBATA/	5 GAL.
	WEDELIA	5 GAL.
ACCENTS		
	AGAVE SPP./	5 GAL.
	AGAVE	5 GAL.
	DASYLIRION WHEELERI/	5 GAL.
	DESERT SPOON	5 GAL.
	MUHLENBERGIA CAPILLARIS/	5 GAL.
	FOUNTAIN GRASS 'REGAL MIST'	5 GAL.
	PEDILANTHUS MACROCARPUS/	5 GAL.
	LADY'S SLIPPER	5 GAL.
	PHOENIX ROEBELENI/	24" BOX
	PYGMY DATE PALM	24" BOX
INERTS		
	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'EXPRESS BROWN' DECOMPOSED GRANITE.
MISC.		
	SQUARE FIBERGLASS POT, TYP., SIZE VARIES	
	RECTANGULAR FIBERGLASS POT	

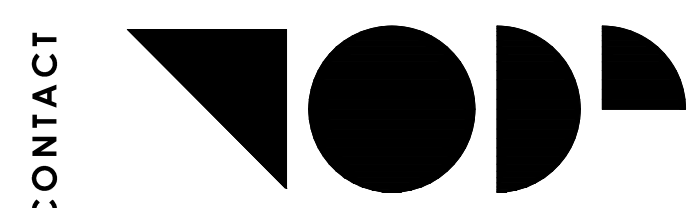
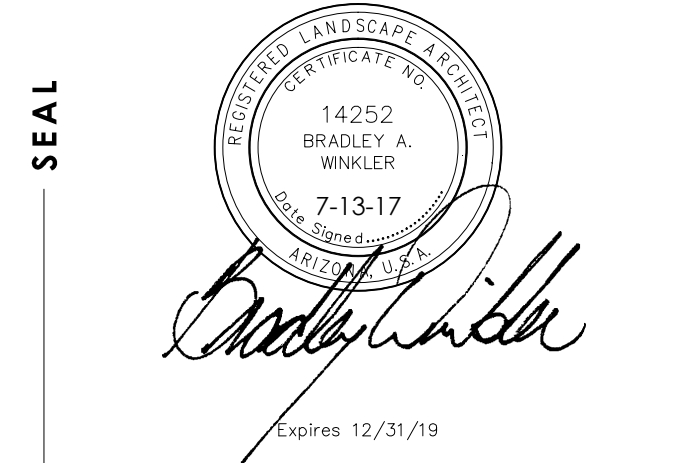
PROJECT NO. 17-2016-00

# THE GRID

30 S POMEROY  
MESA, AZ 85201

## 3W MANAGEMENT

Scottsdale, AZ  
(480) 235-7921



TODD & ASSOCIATES, INC.  
Critical Thinking • Creative Design  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
602-952-8280p 602-952-8995f  
www.toddassoc.com  
Copyright 2017 Todd & Associates, Inc.

SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

DATE 07-13-2017  
Proj Mgr.  
Dwn By: BW

REZONING SUBMITTAL

LANDSCAPE PLAN  
LEVEL 4

# A19

LANDSCAPE PLAN - LEVEL 4

1" = 20'-0"

