

DS151058

PL160059

REC16045

CS151058  
**FOUNTAINHEAD  
CORPORATE  
PARK**

PL160059

REC16045

PROJECT  
11528  
SHEET NO.  
**PAD2**  
OF 3

07/18/16 DRAWING DATE  
△ △ △ △ △ △

480-726-0595  
3545 East Merito Circle  
Mesa, Arizona 85213  
Functional Formation  
Architecture, plc



### PROJECT INFORMATION:

APPLICANT: LES PARCIS  
FUNCTIONAL FORMATION ARCHITECTURE PLLC  
3545 E MENLO CIRCLE  
MESA, AZ 85213  
480-726-0595

PROJECT NAME: FAIRFIELD INN & SUITES HOTEL BY MARRIOTT AT FOUNTAINHEAD CORPORATE PARK

SITE ADDRESS: 2222 SOUTH PRIEST DRIVE  
TEMPE, AZ 85262

LEGAL DESCRIPTION: LOT 38, A REFLAT OF LOT 3 OF FOUNTAINHEAD CORPORATE PARK-AMENDED.  
ACCORDING TO BOOK 8&8 OF MAPS, PAGE 21, RECORDS OF MARICOPA  
COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION  
29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

APN: 123-33-060

PROPOSED USES: HOTEL (110 ROOMS)

PLANNING APPROVAL  
PROCESSES: 1) DEVELOPMENT PLAN REVIEW  
2) USE PERMIT FOR HOTEL  
3) PAD AMENDMENT FOR INCREASED HEIGHT

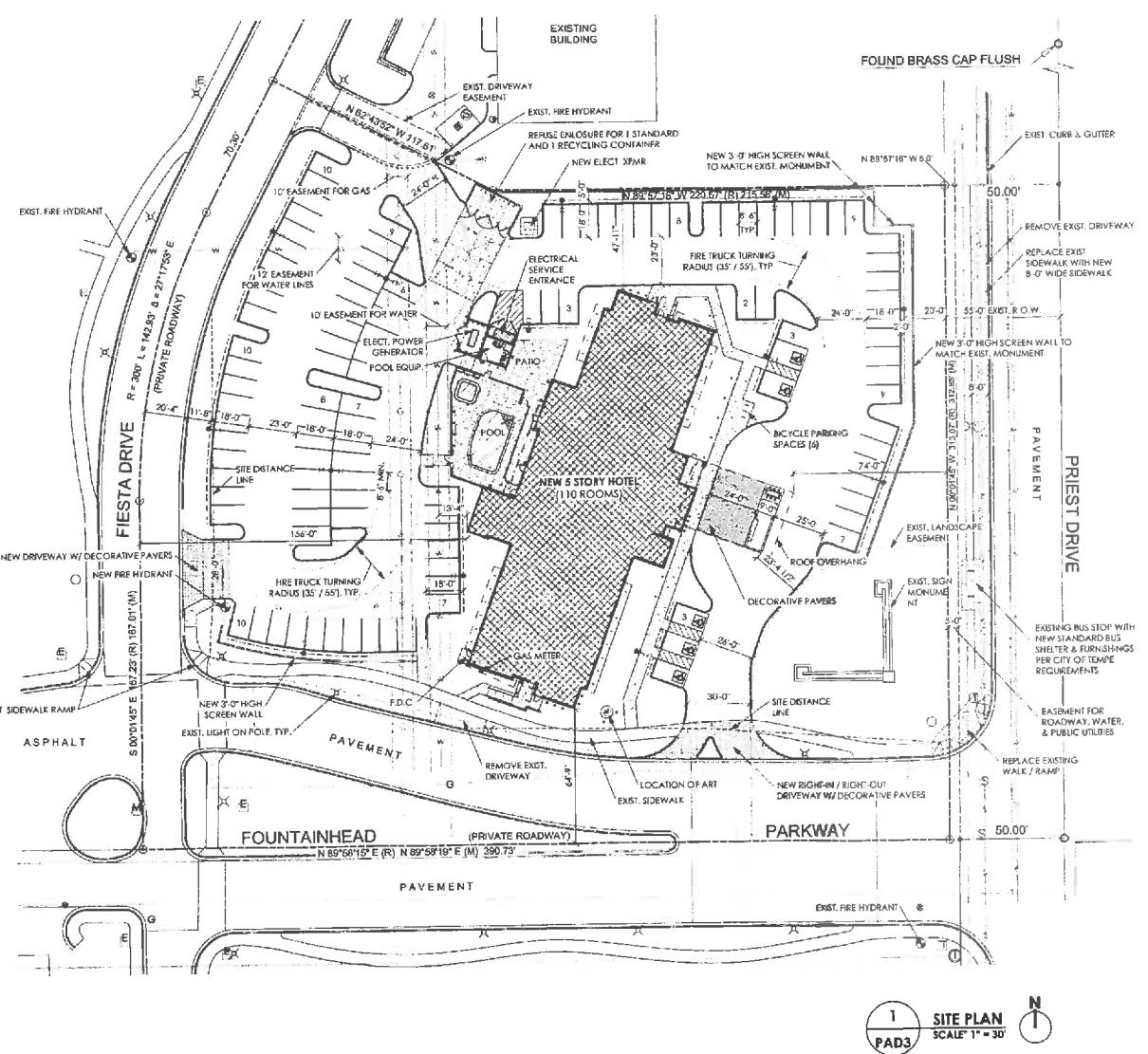
SITE AREA: GROSS: 122,521 SQ. FT. (2.813 ACRES)  
NET: 122,521 SQ. FT. (2.813 ACRES)

BUILDING AREAS: 12,373 S.F. (FLOOR 1)  
208 S.F. (POOL EQUIPMENT)  
12,372 S.F. (FLOORS 2-5) X 4  
62,097 S.F. TOTAL GROSS FLOOR AREA

2,473 S.F. ROOF & FLOOR AREAS BEYOND WALLS AT 1ST FLOOR

CODE CONSTRUCTION TYPE: I-B WITH NFPA 13 SPRINKLER SYSTEM

PROJECT DATA COMPARISON TABLE			
	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
General Plan Use	Mixed Use	Mixed Use	Mixed Use
General Plan Density	25 DU/Acre	None	None
Zoning	GD, General Industrial	GD, General Industrial	GD, General Industrial
Site Area	-	122.521 S.D. (2.81 Acre)	122.521 S.D. (2.81 Acres)
Dwelling Quantity	Not Permitted	None	None
Density	N.A.	N.A.	N.A.
Building Height	35'	1 Floor / 30'	5 floors / 66'-4"
Building Stepback	1:1 > 30' (adj. to res.)	N.A.	N.A.
Building Lot Coverage	No Standard	9.8%	12.3%
Site Landscape Coverage	10%	19%	27.9%
Building Setbacks			
Front	25'	68'	74'-0"
Side	0'	125'	47'-11"
Rear	0'	129'	156'-0"
Street Side	25'	88'	64'-9"
Vehicle Parking Provided	1 per Guestroom 1:300 Office	40 1:300 Office	111 1 per Guestroom 1:300 Office
Bicycle Parking Provided	1:10,000 S.F. Office 1:10,000 S.F. Warehouse	4 1:10,000 S.F. Office	6 Spaces (3 Rocks) 1 per 20 Guestrooms 1:10,000 S.F. Office
Uses		12,000 S.F. Office	61,970 S.F. Hotel 127 S.F. Office



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