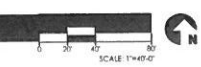


CONCEPTUAL SITE PLAN

ATTACHMENT 30

SEE CIVIL FOR PRELIMINARY DRAINAGE & UTILITY PLANS



PROJECT DATA

UNIT MIX:	STUDIO (680 S.F.)	12 D.U. (4%)
	1 BEDROOM (777 S.F.)	153 D.U. (48%)
	1 BEDROOM LOFT (912 S.F.)	8 D.U. (2%)
	2 BEDROOMS (1,156 S.F.)	129 D.U. (40%)
	2 BEDROOMS LOFT (1,329 S.F.)	8 D.U. (2%)
	3 BEDROOMS (1,322 S.F.)	12 D.U. (4%)
	TOTAL UNIT MIX	322 D.U. (100%)
DENSITY:	ALLOWED	NS (NO STANDARD)
	PROVIDED	
	NET	±32.14 D.U./NET ACRE
	GROSS	±32.14 D.U./GROSS ACRE
REQUIRED PARKING:	CARS:	
	GUEST (322 D.U. x 0.2 P.S.)	64 P.S.
	STUDIO (12 D.U. x 1 P.S.)	12 P.S.
	1 BEDROOM (161 D.U. x 1.5 P.S.)	242 P.S.
	2 BEDROOM (137 D.U. x 2 P.S.)	274 P.S.
	3 BEDROOM (112 D.U. x 2.5 P.S.)	30 P.S.
	TOTAL PARKING REQUIRED	622 P.S.
	PARKING RATIO REQUIRED	(1.93 P.S. / D.U.)
PARKING DIMENSIONS:	PARKING SPACE	8'-6" x 18'-0"
	AISLE	73'-0"
BIKES:	GUEST (322 D.U. x 0.2 P.S.)	64 P.S.
	STUDIO (12 D.U. x 0.5 P.S.)	6 P.S.
	1 BEDROOM (161 D.U. x 0.5 P.S.)	81 P.S.
	2 BEDROOM (137 D.U. x 0.5 P.S.)	69 P.S.
	3 BEDROOM (112 D.U. x 0.75 P.S.)	9 P.S.
	TOTAL BIKE PARKING REQUIRED	229 P.S.
PROVIDED PARKING:	CARS:	
	COVERED PARKING SPACES	322 P.S.
	SURFACE PARKING SPACES	218 P.S.
	TOTAL	540 P.S.
	ACCESSIBLE PARKING REQUIRED:	537 (PROVIDED) x 2%
		11 P.S.
	PARKING RATIO PROVIDED:	(1.68 P.S. / D.U.)
INCLUDES:	ACCESSIBLE SPACES	10 P.S.
	ACCESSIBLE VAN OPEN SPACES	1 P.S.
	TOTAL ACCESSIBLE SPACES	11 P.S.
	BIKES PROVIDED	276 P.S.

PROJECT DATA

GENERAL BUILDING CODE ANALYSIS:
 PROPOSED USE:.....APARTMENTS
 OCCUPANCIES:.....R-2 @ RESIDENTIAL UNITS
 A-3 @ CLUBHOUSE
 U @ CARPORTS
 U @ CARPORTS UNDER BUILDINGS
 CONSTRUCTION TYPE:.....V-A w/ NFPA 13 @ R-2
 RESIDENTIAL UNITS/PARKING
 V-A w/ NFPA 13 @ A-3
 CLUBHOUSE
 V-A w/ NFPA 13 @ U
 CARPORTS UNDER BUILDING
 V-8 @ U CARPORTS

ASSOCIATED CODES & REGULATIONS:
 TEMPE ADMINISTRATIVE CODE
 2009 INTERNATIONAL BUILDING CODE (IBC)
 2009 INTERNATIONAL MECHANICAL CODE (IMC)
 2009 INTERNATIONAL PLUMBING CODE (IPC)
 2008 NATIONAL ELECTRIC CODE (NEC)
 2009 IBC C & 2006 INTERNATIONAL FIRE CODE (IFC)
 2009 INTERNATIONAL FUEL GAS CODE (IFGC)
 2004 ICC/ANSI A 117.1
 FINAL FAIR HOUSING ACT-DESIGN MANUAL REV. 4/98
 2010 ADA STANDARDS

GENERAL ZONING ANALYSIS:
SITE AREA:
 GROSS.....±10.01 ACRES
 NET.....±10.0'
ZONING:
 EXISTING.....GID (GEN INDUSTRIAL DISTRICT-1)
 PROPOSED.....MU-4 PAD
BUILDING HEIGHT:
 PROPOSED.....64' (4 STORY)

GENERAL PLAN PROPOSED:
 LAND USE.....MIXED USE
 DENSITY.....HIGH DENSITY

BUILDING SETBACKS: REQUIRED PROPOSED
FRONT (ALAMEDA DR.):
 BUILDING.....NS ± 20'
 PARKING.....20' ± 10'
STREET SIDE (5th ST./S. PLAZA DR. / PRIEST DR.):
 BUILDING.....NS ± 20'
 PARKING.....20' ± 10'
REAR (NORTH):
 BUILDING.....NS ± 10'
 PARKING.....NS ± 5'

MAXIMUM LOT COVERAGE:
 ALLOWED.....NS (NO STANDARD)
 PROPOSED.....34% (149,729 S.F. / 436,158 S.F.)

MINIMUM LANDSCAPE AREA:
 ALLOWED.....NS (NO STANDARD)
 PROPOSED.....± 117,700 S.F. (±26%)

BUILDING AREA:
 FIRST FLOOR.....89,768 S.F.
 SECOND FLOOR.....95,194 S.F.
 THIRD FLOOR.....101,308 S.F.
 FOURTH FLOOR.....101,308 S.F.
TOTAL GROSS BUILDING AREA.....387,578 S.F.

BUILDING FOOTPRINT / CARPORTS.....149,729 S.F.
TOTAL FOOTPRINT.....149,729 S.F.

BUILDING HEIGHT:
 ALLOWED.....NS (NO STAN.)
 PROVIDED.....±62'-0" (4 S.)

Residences at Fountainhead
 Corporate Park (Lot 5)
 Tempe, AZ



7373 E. DOUBLETREE RANCH ROAD
 SUITE 200, SCOTTSDALE, AZ 85254
 dt@tiltondevelopment.com
 CHUCK (480) 975-6113
 CELI (480) 538-6628
 www.tiltondevelopment.com

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402 952 8346 402 952 8915 www.toddassoc.com

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