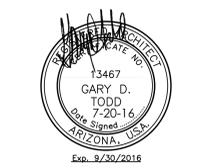


PRESCOTT VALLEY, AZ

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DATE
 07/20/2016

Proj Mgr. SRT
 Dwn By:
 Rev. Date: Description:

PRELIMINARY
 DEVELOPMENT PLAN
**ARCHITECTURAL
 SITE PLAN**

A1.0.0

PROJECT DESCRIPTION:
 MULTIFAMILY APARTMENTS CONSISTING OF 14 APARTMENT BUILDINGS AND CLUBHOUSE AMENITY FACILITY. THE CLUBHOUSE AMENITY FEATURES ARE AS FOLLOWS: CONFERENCE ROOM, LEASING AREA, MAINTENANCE ROOM, THEATER, FITNESS, MULTIPURPOSE ROOM, 2ND FLOOR GAME ROOMS AND ROOFTOP PATIO. ACCESSORY BUILDINGS INCLUDED ARE RAMADAS, POOL AREA, CABANAS, POOL EQUIPMENT ENCLOSURE AND REFUSE STRUCTURES EXIST AS WELL. THE BUILDINGS THROUGHOUT THE SITE ARE ACCESSIBLE FROM THE PUBLIC RIGHT-OF-WAY THROUGH THE FHA ACCESSIBLE MEANS OF EGRESS WITH THE EXCEPTION OF NON-ELEVATOR BUILDINGS AND 2ND STORY CARRIAGE TYPE DWELLING UNITS.

GENERAL ZONING ANALYSIS:
 SITE AREA:
 NET:.....19.44 ACRES
 GROSS:.....19.44 ACRES
 ZONING:
 EXISTING:.....C2
 PROPOSED:.....RS
 DENSITY:
 PROVIDED:.....±25.63 D.U./ACRE
 SETBACKS:
 FRONT (EAST FLORENTINE ROAD).....10'-0"
 SIDE (NORTH MAIN STREET).....10'-0"
 SIDE (NORTH LAKE VALLEY ROAD).....10'-0"
 REAR.....10'-0"

TRASH COLLECTION:
 THERE WILL BE EXTERIOR REFUSE ENCLOSURES LOCATED THROUGHOUT THE PROPERTY.
GENERAL PARKING DIMENSIONS:
 PARKING SPACE.....PER PRESCOTT VALLEY TOWN CODE
 AISLE WIDTH.....26' (FIRE ACCESS ROAD)

REQUIRED PARKING

UNIT TYPE	PROVIDED	REQUIRED
1 BEDROOM	1.5 P.S. X 70 D.U. = 105 P.S.	
2 BEDROOM	2.0 P.S. X 114 D.U. = 228 P.S.	
3 BEDROOM	2.0 P.S. X 30 D.U. = 60 P.S.	
TOTAL REQUIRED PARKING	393 P.S. (1.83 P.S./D.U.)	

PROVIDED PARKING:

TYPE	AMOUNT
SURFACE UNCOVERED	148 P.S.
SURFACE COVERED CARPORTS	180 P.S.
ATTACHED GARAGE	51 P.S.
TOTAL	(±1.77 P.S./D.U.) 379 P.S.

ACCESSIBLE PROVIDED PARKING:

TYPE	AMOUNT
STANDARD	12 P.S.
VAN	2 P.S.
PROVIDED AT GARAGE	1 P.S.
TOTAL PROVIDED	15 P.S.

UNIT MIX:

UNIT TYPE	#BED/BATH	TOTAL UNITS	% OF UNITS
101	1 BED/1 BATH	18	8.41
102	1 BED/1 BATH	18	8.41
103	1 BED/1 BATH	24	11.22
C02	1 BED/1 BATH	10	4.67
201	2 BED/2 BATH	12	5.61
202	2 BED/2 BATH	60	28.04
203	2 BED/2 BATH	36	16.82
301	3 BED/2 BATH	30	14.02
302	3 BED/2 BATH	6	2.80
TOTAL		214	100

BUILDING TYPE 1 (3 BUILDINGS)

LEVEL	SQ. FT.
1ST LEVEL:	23,970 S.F.
2ND LEVEL:	23,970 S.F.
3RD LEVEL:	23,970 S.F.
TOTAL	71,910 S.F.

BUILDING TYPE 2 (1 BUILDINGS)

LEVEL	SQ. FT.
1ST LEVEL:	9,027 S.F.
2ND LEVEL:	9,027 S.F.
3RD LEVEL:	9,027 S.F.
TOTAL	27,081 S.F.

BUILDING TYPE 3 (2 BUILDINGS)

LEVEL	SQ. FT.
1ST LEVEL:	30,186 S.F.
2ND LEVEL:	29,926 S.F.
3RD LEVEL:	29,926 S.F.
TOTAL	90,038 S.F.

BUILDING TYPE 4 (5 BUILDINGS)

LEVEL	SQ. FT.
1ST LEVEL:	8,390 S.F.
2ND LEVEL:	7,335 S.F.
TOTAL	15,725 S.F.

BUILDING TYPE 5 (2 BUILDINGS)

LEVEL	SQ. FT.
1ST LEVEL:	8,700 S.F.
2ND LEVEL:	8,700 S.F.
3RD LEVEL:	8,700 S.F.
TOTAL	26,100 S.F.

BUILDING TYPE 6 (1 BUILDINGS)

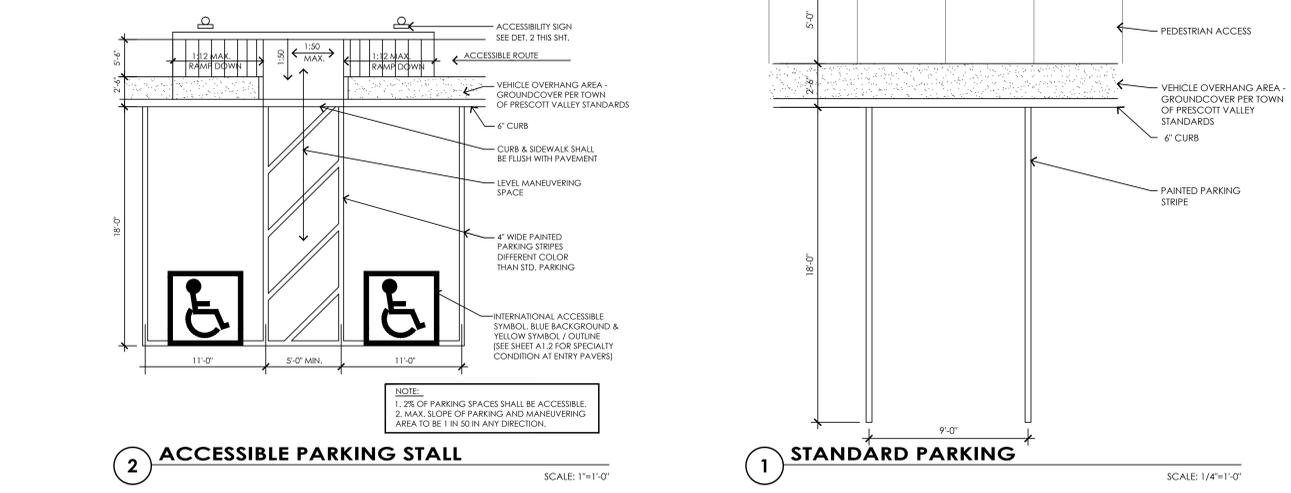
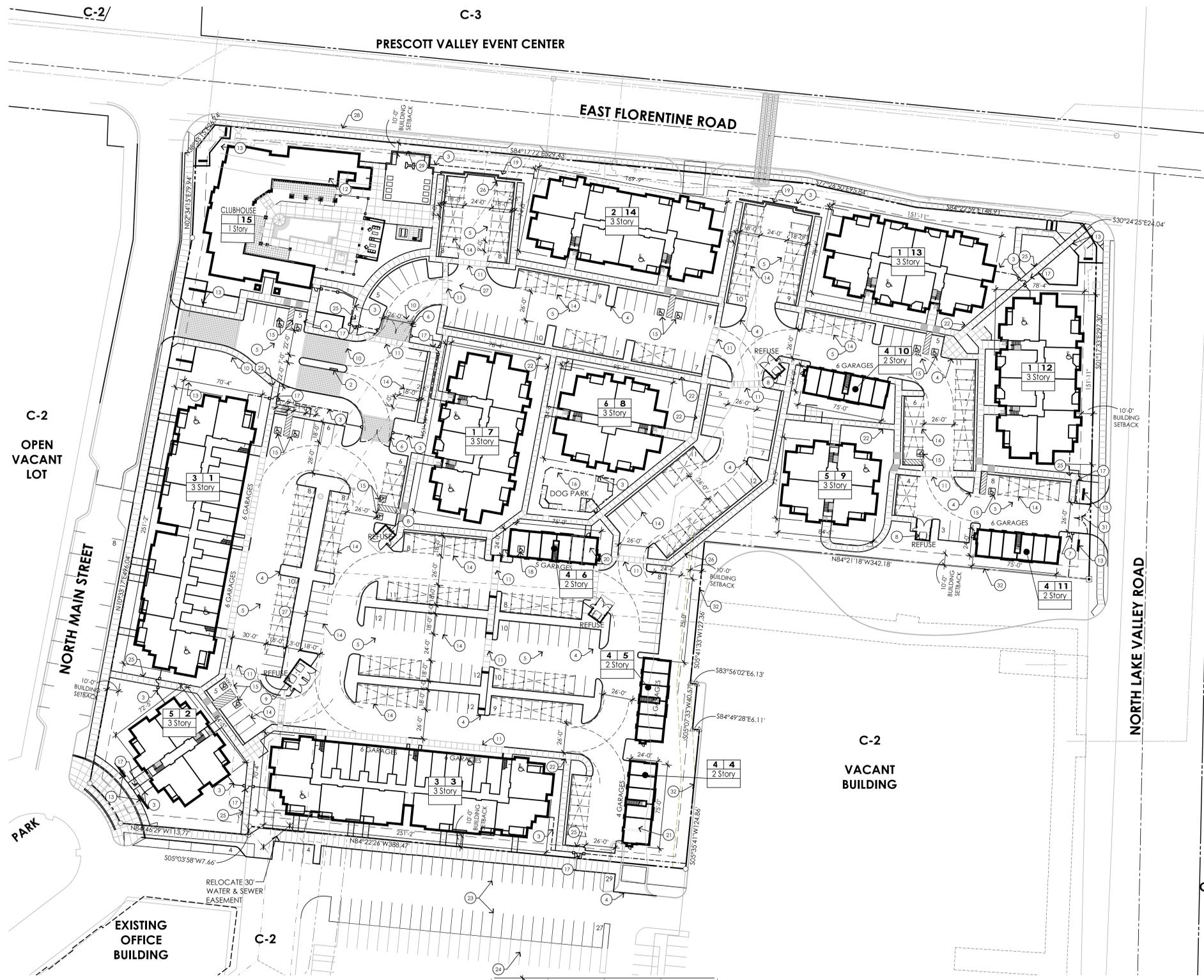
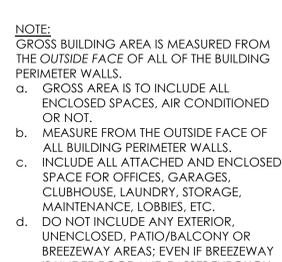
LEVEL	SQ. FT.
1ST LEVEL:	5,244 S.F.
2ND LEVEL:	5,244 S.F.
3RD LEVEL:	5,244 S.F.
TOTAL	15,732 S.F.

**RESIDENTIAL GROSS AREA INCLUDES MECH/STORAGE AREAS.

- KEY NOTES**
- VEHICULAR ACCESS GATE - RESIDENT/GARAGE/FIRE ONLY
 - CALL BOX AND GRAPHIC DIRECTORY
 - SITE FENCE
 - 6" CURB, TYPICAL
 - ASPHALT PAVING, TYPICAL
 - MAIN ENTRY GATE WITH KNOX KEY SWITCH
 - PROVIDE KNOX KEY SWITCH
 - TRASH ENCLOSURE
 - DOUBLE TRASH ENCLOSURE
 - DECORATIVE PAVING AT ENTRY
 - PAVERS AT CROSSWALK
 - BAR-B-QUE
 - MONUMENT SIGN
 - PARKING SPACE - TYPICAL (9'-0" X 18'-0" EXCLUDING 2' OVERHANG)
 - ACCESSIBLE PARKING SPACE
 - DOG PARK
 - PEDESTRIAN GATE
 - ACCESSIBLE PARKING GARAGE
 - 3' HIGH SITE WALL
 - ENCLOSED DOG WASH
 - MAINTENANCE
 - SIDEWALK
 - EXISTING PARKING AREA INCLUDED IN REQUIRED PARKING COUNT
 - EXISTING PARKING AREA NOT INCLUDED IN REQUIRED PARKING COUNT
 - PEDESTRIAN ACCESS
 - EXISTING WATER EASEMENT
 - EXISTING SEWER EASEMENT
 - EXISTING ELECTRICAL EASEMENT
 - EXISTING TELEPHONE EASEMENT
 - FULL VEHICULAR INGRESS AND EGRESS
 - E.V.A./RIGHT OUT ONLY
 - 8" CMU WALL WITH STUCCO FINISH AND CAP



NOTE:
 GROSS BUILDING AREA IS MEASURED FROM THE OUTSIDE FACE OF ALL OF THE BUILDING PERIMETER WALLS.
 a. GROSS AREA IS TO INCLUDE ALL ENCLOSED SPACES, AIR CONDITIONED OR NOT.
 b. MEASURE FROM THE OUTSIDE FACE OF ALL BUILDING PERIMETER WALLS.
 c. INCLUDE ALL ATTACHED AND ENCLOSED SPACE FOR OFFICES, GARAGES, CLUBHOUSE, LAUNDRY, STORAGE, MAINTENANCE, LOBBIES, ETC.
 d. DO NOT INCLUDE ANY EXTERIOR, UNENCLOSED, PATIO/BALCONY OR BREEZEWAY AREAS; EVEN IF BREEZEWAY IS UNDER ROOF AND PASSES THROUGH THE MIDDLE OF THE BUILDING.
 e. DO NOT INCLUDE ANY DETACHED ACCESSORY BUILDINGS.



SITE PLAN

LANDSCAPING WILL BE PROVIDED PER PRESCOTT VALLEY TOWN CODE STANDARDS - SEE L1.0.0
 LIGHTING AND SIGNAGE WILL BE PROVIDED PER PRESCOTT VALLEY TOWN CODE

