

S. GILBERT RD.

E. HAMPTON AVE



CANOPY SCHEDULE						
#	SPACES	SIZE	AREA	OCC. LOAD (U = 1200)	FINISH	NOTES
1	14	119'W x 18'D x 8'-2" HT	2,142	7	PAINTED, MATCH SITE STANDARD	
3	4	34'W x 18'D x 8'-2" HT	612	4	PAINTED, MATCH SITE STANDARD	
5	5	42'-6"W x 18'D x 8'-2" HT	765	4	PAINTED, MATCH SITE STANDARD	ONE (1) ACCESSIBLE STALL
6	11	93'-6"W x 18'D x 8'-2" HT	1,683	9	PAINTED, MATCH SITE STANDARD	
7	4	34'W x 18'D x 8'-2" HT	612	4	PAINTED, MATCH SITE STANDARD	
9	8	68'W x 18'D x 8'-2" HT	1,224	7	PAINTED, MATCH SITE STANDARD	
10	8	68'W x 18'D x 8'-2" HT	1,224	7	PAINTED, MATCH SITE STANDARD	ONE (1) ACCESSIBLE STALL
12	9	76'-6"W x 18'D x 8'-2" HT	1,377	7	PAINTED, MATCH SITE STANDARD	
13	13	110'-6"W x 18'D x 8'-2" HT	1,989	10	PAINTED, MATCH SITE STANDARD	
14	5	42'-6"W x 18'D x 8'-2" HT	765	4	PAINTED, MATCH SITE STANDARD	
16	5	42'-6"W x 18'D x 8'-2" HT	765	4	PAINTED, MATCH SITE STANDARD	ONE (1) ACCESSIBLE STALL
20	8	68'W x 18'D x 8'-2" HT	1,224	7	PAINTED, MATCH SITE STANDARD	
22	11	93'-6"W x 18'D x 8'-2" HT	1,683	9	PAINTED, MATCH SITE STANDARD	ONE (1) ACCESSIBLE STALL
23	10	86'W x 18'D x 8'-2" HT	1,530	14	PAINTED, MATCH SITE STANDARD	
24	11	93'-6"W x 18'D x 8'-2" HT	1,683	9	PAINTED, MATCH SITE STANDARD	
25	8	68'W x 18'D x 8'-2" HT	1,224	7	PAINTED, MATCH SITE STANDARD	
26	14	119'W x 18'D x 8'-2" HT	2,142	11	PAINTED, MATCH SITE STANDARD	
27	11	93'-6"W x 18'D x 8'-2" HT	1,683	9	PAINTED, MATCH SITE STANDARD	
28	14	119'W x 18'D x 8'-2" HT	2,142	11	PAINTED, MATCH SITE STANDARD	
30A	5	42'-6"W x 18'D x 8'-2" HT	765	4	PAINTED, MATCH SITE STANDARD	
30B	8	68'W x 18'D x 8'-2" HT	1,224	7	PAINTED, MATCH SITE STANDARD	ONE (1) VAN ACCESSIBLE STALL
32	7	59'-6"W x 18'D x 8'-2" HT	1,071	6	PAINTED, MATCH SITE STANDARD	
33	12	102'W x 18'D x 8'-2" HT	1,836	11	PAINTED, MATCH SITE STANDARD	ONE (1) ACCESSIBLE STALL
34	12	102'W x 18'D x 8'-2" HT	1,836	11	PAINTED, MATCH SITE STANDARD	ONE (1) ACCESSIBLE STALL
35	8	68'W x 18'D x 8'-2" HT	1,224	7	PAINTED, MATCH SITE STANDARD	
TOTAL	225		34,425			

ALL OCCUPANT LOAD FOR REFERENCE ONLY. CARPORTS INSTALLED AS A PART OF THIS PROJECT ARE NOT HABITABLE SPACE.

## LEGAL DESCRIPTION

That part of the Northwest quarter of Section 31, Township 1 North, Range 6 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, known as Tract "C", of PARK SOUTH, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 223 of Maps, page 25, more particularly described as follows:

COMMENCING at the Northwest corner of the said Northwest quarter of Section 31;  
THENCE South 00 degrees 28 minutes 28 seconds West along the West line of the said Northwest quarter of Section 31, a distance of 1826.50 feet;  
THENCE South 89 degrees 33 minutes 32 seconds East, a distance of 55.00 feet to the point of beginning;  
THENCE South 89 degrees 59 minutes 49 seconds East, a distance of 655.00 feet;  
THENCE South 0 degrees 00 minutes 00 seconds West, a distance of 422.10 feet to a point on the South boundary line of said PARK SOUTH;  
THENCE South 90 degrees 00 minutes 00 seconds East, a distance of 393.48 feet along the South boundary line of said PARK SOUTH;  
THENCE North 0 degrees 00 minutes 00 seconds East, a distance of 424.00 feet along the East boundary of said PARK SOUTH;  
THENCE North 4 degrees 31 minutes 10 seconds West, a distance of 463.72 feet along the East boundary of said PARK SOUTH to a point on the South right-of-way of Hampton Avenue, as dedicated in said PARK SOUTH, said point being the beginning of a curve concave to the North, having a radius point bearing North 4 degrees 31 minutes 10 seconds West, 1030.00 feet;  
THENCE Westerly along said curve, being the South right-of-way of said Hampton Avenue, through a central angle of 4 degrees 31 minutes 21 seconds, a distance of 81.30 feet;  
THENCE North 89 degrees 59 minutes 49 seconds West, a distance of 817.32 feet along the South right-of-way of said Hampton Avenue to the beginning of a tangent curve concave to the Southeast, having a radius of 20.00 feet;  
THENCE Southwesterly along said curve, through a central angle of 89 degrees 33 minutes 43 seconds, a distance of 31.26 feet;  
THENCE South 0 degrees 28 minutes 28 seconds West along the East right-of-way of Gilbert Road, as dedicated in said PARK SOUTH, a distance of 441.15 feet to the point of beginning.

## SITE PLAN - EAST

1" = 50'-0"

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

Jared Calhoun

SIGNATURE OF COPYRIGHT OWNER

JARED CALHOUN, PROJECT ARCHITECT

PRINTED NAME OF COPYRIGHT OWNER

## PROJECT TEAM

OWNER/ TENANT:  
MRI SADDLEHORN SUPERSTITION INV FUND LLC

GENERAL CONTRACTOR:  
DIAMONDBACK CARPORTS  
P.O. BOX 26959  
PHOENIX, AZ 85068  
P 602.494.1556  
E brad@diamondbackrepair.com  
CONTACT: BRAD PITSC

ARCHITECT:  
JARED CALHOUN  
1855 N. 38TH PLACE  
PHOENIX, AZ 85008  
P 602.510.1057  
E jared\_calhoun@hotmail.com  
CONTACT: JARED CALHOUN

## PROJECT DATA

PROJECT ADDRESS: SUPERSTITION VILLAS  
2055 EAST HAMPTON AVE.  
Mesa, Arizona 85204

PARCEL NUMBER: 140-61-158

GOVERNING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

2006 INTERNATIONAL BUILDING CODE (IBC)  
2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2006 INTERNATIONAL MECHANICAL CODE (IMC)  
2006 INTERNATIONAL PLUMBING CODE (IPC)  
2005 NATIONAL ELECTRICAL CODE (NEC)  
2006 INTERNATIONAL FIRE CODE (IFC)  
2009 INTERNATIONAL ENERGY CONSERVATION CODE  
2010 ADAAG, ADA STANDARDS  
ICC / ANSI A117.1 (2003) - ADOPTED BY IBC SEC. 1101.2

UTILITIES: POWER: SRP  
TELEPHONE: CENTURY LINK  
INTERNET: COX COMMUNICATIONS  
GAS: SOUTHWEST GAS  
WATER: CITY OF MESA  
SEWER: CITY OF MESA

PROJECT DESCRIPTION: NEW SEMI-CANTILEVERED CANOPY AS PERMITTED BY 2006 IBC SECTION 3105. CANOPY AS DEFINED IN 2006 IBC CHAPTER 2, PAGE 4.

LOT AREA: NET: 599,656 S.F. (13.77 ACRES)  
GROSS: 645,548 S.F. (14.82 ACRES)

ZONING: RM-3

DENSITY: ALLOWABLE: 20DU / ACRE  
EXIST. TO REMAIN: 17DU/ ACRE (235/13.77)

LOT COVERAGE: ALLOWABLE: 50% MAX  
178,931 / 599,656 = 30% < 50%

SETBACKS: 30'-0" 6-LANE ARTERIAL STREET-FACING SETBACK  
20'-0" LOCAL STREET-FACING SETBACK  
20'-0" INTERIOR REAR & SIDE SETBACK

BUILDING HEIGHT: ALLOWABLE: 40'-0" MAX.  
PROPOSED: EXISTING TO REMAIN (1-STORY)

CONSTRUCTION TYPE: EXISTING: TYPE VB  
CANOPY: TYPE IIB; NONCOMBUSTIBLE

OCCUPANCY: EXISTING: R2 (MULTIFAMILY)  
\*\*NEW: U (SHADE CANOPY), NONCOMBUSTIBLE  
\*\*PER NFPA NOT REQUIRED TO BE SPRINKLERED

ALLOWABLE AREA: NO CHANGE TO LIVABLE AREA

BUILDING AREA: MULTIFAMILY: 144,506 S.F.  
CANOPY - NEW 34,425 S.F.  
TOTAL LIVABLE: 144,506 S.F.  
TOTAL LOT COVERAGE: 178,931 S.F.

FIRE SPRINKLERS: NEW CANOPY NOT REQUIRED TO BE SPRINKLERED PER TEMPE FIRE CODE . IBC SECTION 903.2.1 EXCEPTION 3

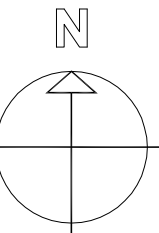
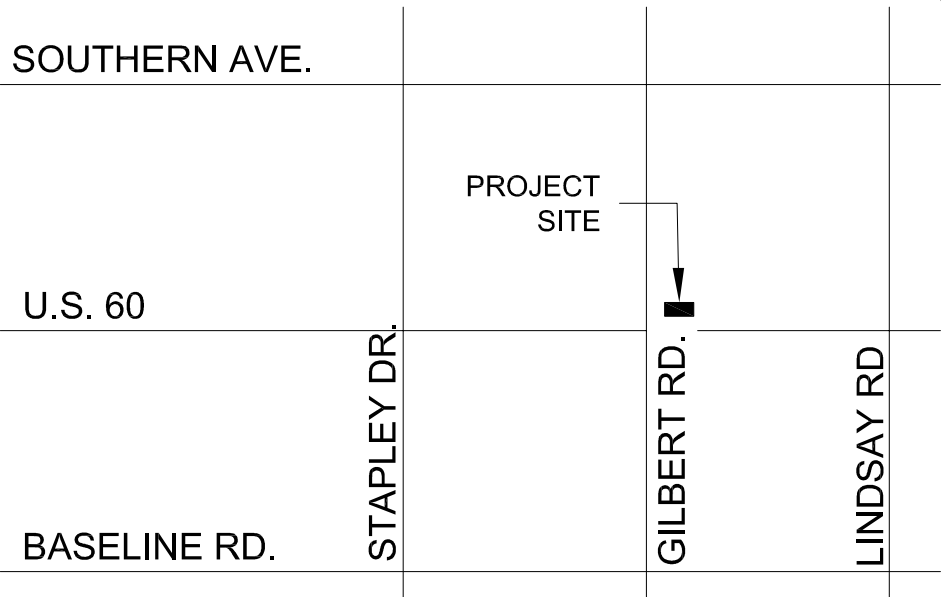
PARKING: EXISTING SURFACE: 569 (225 TO BE REMOVED)  
NEW COVERED: 225 (7 ACCESSIBLE) - 2.7%  
TOTAL: 569 (15 ACCESSIBLE) - 2.6%

ACCESSIBLE PARKING: REQUIRED: 12 STALL (C.O.T. ZONING)  
PROVIDED: 14 STALL (2.45%)  
VAN ACCESSIBLE PARKING: REQUIRED: 2 STALL (C.O.T. ZONING)  
PROVIDED: 3 VAN ACCESSIBLE

\* ACCESSIBLE STALL DIMENSIONS PER ANSI 502.2

\*CARPORT STRUCTURE TO HAVE 8'-2" CLEAR HEIGHT MINIMUM\*

## VIN. MAP (N.T.S)



JMC

Architect

PHOENIX 1855 N. 38TH PLACE  
PHOENIX, AZ 85008  
P.602.510.1057



SEMI-CANTILEVERED COVERED PARKING STRUCTURE FOR

SUPERSTITION VILLAS

2055 E. HAMPTON AVE  
MESA, AZ 85204

## ISSUE

DATE	REV	FOR
06.15.2016	-	CLIENT APPROVAL
06.03.2016		CITY SUBMITTAL
10.13.2016	1	FIELD COORDINATION
12.12.2016		CITY SUBMITTAL

Drawn

JC

Checked

JC

Job Number

1623

Drawing

SITE PLAN

Sheet

A1.0