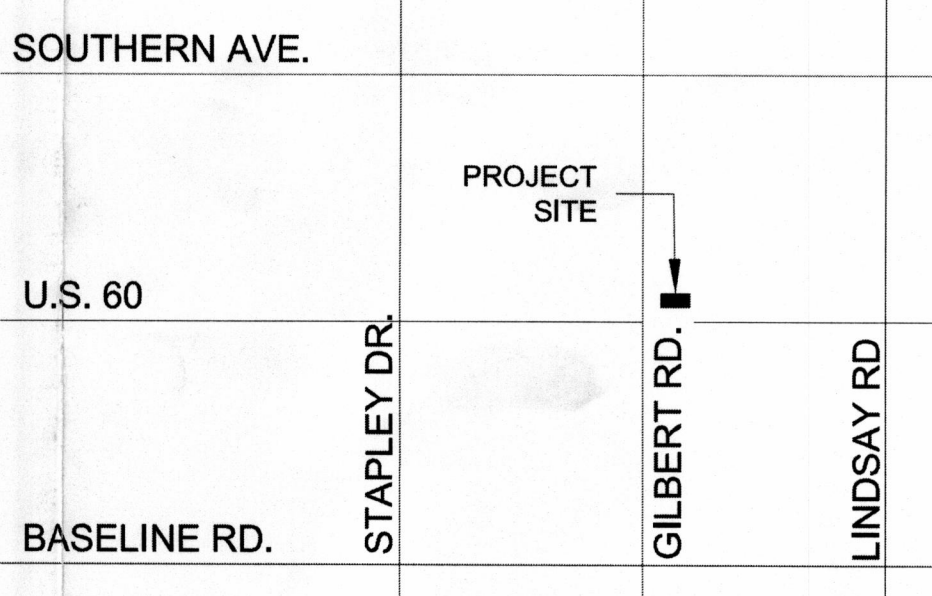


PROJECT DATA

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) 2008 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: 599,655 S.F. (13.77 ACRES) GROSS: 645,548 S.F. (14.82 ACRES)
ZONING:	RM-3
DENSITY:	ALLOWABLE: 20 DU / ACRE EXIST. TO REMAIN: 17 DU / ACRE (235/13.77)
LOT COVERAGE:	ALLOWABLE: 50% MAX 180920 / 599655 = 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 36,414 S.F. TOTAL LIVABLE: 144,506 S.F. TOTAL LOT COVERAGE: 180,920 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 (255 TO BE REMOVED) NEW COVERED: 255 (7 ACCESSIBLE) - 2.7% TOTAL: 570 (12 ACCESSIBLE) - 2.1%
ACCESSIBLE PARKING:	REQUIRED: 12 STALL (C.O.M. ZONING) PROVIDED: 14 STALL (2.45%) 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)



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@diamondbackcarports.com
CONTACT: BRAD PITTSCH

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

E. HAMPTON AVE

S. GILBERT RD.

#	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	ONE (1) ACCESSIBLE STALL
16	5	42'-6"W x 18'D x 8'-2" HT	765	4	PAINTED, MATCH SITE STANDARD	
17	10	86'W x 18'D x 8'-2" HT	1,530	14	PAINTED, MATCH SITE STANDARD	
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	14	119'W x 18'D x 8'-2" HT	2,142	11	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	238		36,414			

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 26, 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 1826.80 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 555.00 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 465.72 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 31.28 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

J M C

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

PRELIMINARY
NOT FOR
CONSTRUCTION

SEMI-CANTILEVERED COVERED PARKING STRUCTURE FOR
SUPERSTITION VILLAS
2055 E. HAMPTON AVE
MESA, AZ 85204

ISSUE

DATE	REV	FOR
06.15.2016	-	CLIENT APPROVAL
08.03.2016		CITY SUBMITTAL
10.13.2016	1	FIELD COORDINATION

Drawn
JC
Checked
JC
Job Number
1623
Drawing
SITE PLAN

Sheet

A1.0