A NEW DEVELOPMENT
FOR

ARBORETA COMMUNITIES

7600 E. UNIVERSITY DR. MESA, AZ 85207

FIRE NOTES:
PER CITY OF MESA

1. COMPLIANCE IS REQUIRED WITH ALL PROVISION AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
2. THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 lbs./24,000 lbs. PER AXLE)WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100' OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. A CLEARLY VISIBLE SIGN MARKED 'FIRE DEPARTMENT ACCESS', IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.
ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OF CERTIFICATE OF OCCUPANCY.
3. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 gpm AT 25 psi. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

BLDG. DATA

OWNER:	ARBORETA VILLIAGE
BUILDING ADDRESS:	7600 E. UNIVERSITY DR. MESA, AZ 85207
TELEPHONE:	480-222-5800
BUILDING CODES:	2018 I.B.C. 2018 I.E.C.C. 2018 I.R.C. 2018 I.F.G.C. 2018 I.M.C. 2017 N.E.C. 2018 U.P.C. 2018 I.F.C. 2018 I.P.C. 2010 ADAAG
OCCUPANCY:	R-3
CONST. TYPE:	V-B
EXISTING ZONING:	RS-9
PROPOSED ZONING:	RSL 3.0
PARCEL:	218-24-001H
USE:	RESIDENTIAL
GROSS SITE AREA:	107,011 SQ. FT.
NET SITE AREA:	68,101 SQ. FT. - 1.56 ACRES

DENSITY:
14 UNITS/1.56 ACRES = 8.9 UNITS/ACRE

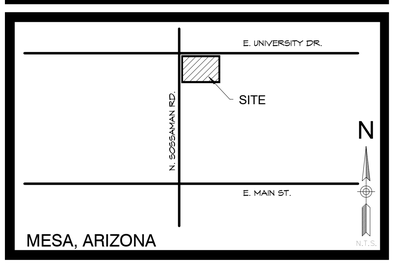
INDIVIDUAL LOT:
AVERAGE LOT SIZE: 3,313 SQ. FT.

LOT COVERAGE:
±40%

PARKING PROVIDED:
2 CAR GARAGE
1 SPACES MIN. @ DRIVEWAY

TOTAL: 3 SPACES EA.

VICINITY MAP



MESA, ARIZONA

EXISTING MULTI-FAMILY
APN: 218-16-025A
ZONING: RM-4

SCOPE OF WORK

A NEW SINGLE FAMILY HOUSING DEVELOPMENT IN MESA, AT THE SOUTH EAST CORNER OF UNIVERSITY DRIVE AND SOSSAMAN ROAD. THE DEVELOPMENT CONSITS OF 14 LOTS ON 1.56 ACRES. THE DEVELOPMENT ALSO INCLUDES RETENTION BASINS THAT WILL DOUBLE AS OPEN SPACE WITH A COVERED GAZEBO.

ACCESS WILL BE PROVIDED FROM A FULL ACCESS ENTRY ON UNIVERSITY DRIVE AND A RIGHT-IN/RIGHT-OUT DRIVE ON SOSSAMAN RD. FIRE APPARATUS AND TRASH PICKUP WILL BE FROM UNIVERSITY DRIVE.

EXISTING EDUCATIONAL
APN: 218-08-004D
ZONING: RS-43

EXISTING NEIGHBORHOOD
APN: 218-09-184
ZONING: RS-7

EXISTING RESIDENCE
APN: 218-24-017
ZONING: RM-2
LOT SIZE: 7,305 SQ. FT.
LOT COVERAGE: 16%
LIVABLE AREA: 1,165 SQ. FT.

EXISTING RETENTION BASIN
APN: 218-24-113
ZONING: RM-2
LOT SIZE: 9,169 SQ. FT.

EXISTING RESIDENCE
APN: 218-24-009
ZONING: RM-2
LOT SIZE: 6,745 SQ. FT.
LOT COVERAGE: 17%
LIVABLE AREA: 1,165 SQ. FT.

EXISTING RESIDENCE
APN: 218-24-010
ZONING: RM-2
LOT SIZE: 5,811 SQ. FT.
LOT COVERAGE: 27%
LIVABLE AREA: 1,591 SQ. FT.

EXISTING RESIDENCE
APN: 218-24-011
ZONING: RM-2
LOT SIZE: 5,613 SQ. FT.
LOT COVERAGE: 43%
LIVABLE AREA: 1,549 SQ. FT.

EXISTING RESIDENCE
APN: 218-24-012
ZONING: RM-2
LOT SIZE: 3,570 SQ. FT.
LOT COVERAGE: 45%
LIVABLE AREA: 1,591 SQ. FT.

EXISTING RESIDENCE
APN: 218-24-013
ZONING: RM-2
LOT SIZE: 3,564 SQ. FT.
LOT COVERAGE: 43%
LIVABLE AREA: 1,549 SQ. FT.

EXISTING RESIDENCE
APN: 218-24-014
ZONING: RM-2
LOT SIZE: 3,787 SQ. FT.
LOT COVERAGE: 40%
LIVABLE AREA: 1,591 SQ. FT.

STANDARD SETBACKS AND BUILDING HIEGHT

	REQUIRED	PROVIDED		
		LOTS 1-4	LOTS 5-8	LOTS 9-14
MAXIMUM HEIGHT (FT.)	30'	30'	30'	30'
MAXIMUM NUMBER OF STORIES	2	2	2	2
MINIMUM YARDS (FT.)				
FRONT - BUILDING WALL FRONT - GARAGE (PARALLEL TO STREET) FRONT - PORCH	15' 20' 10'	13' 20' 8'	12' 20' 7'	12' 20'
STREET SIDE	10'	5'	5'	5'
INTERIOR SIDE: MINIMUM EACH SIDE	4'	5'	5'	5'
INTERIOR SIDE: MINIMUM AGGREGATE OF 2 SIDES	9'	15'	15'	15'
REAR REAR - PATIO	20'	14' 8'	7'	15' 10'
MINIMUM USEABLE OPEN SPACE (SQ. FT.) PER UNIT	400 SQ. FT.	1,214 SQ. FT.	787 SQ. FT.	1,169 SQ. FT.

- PUBLIC OPEN SPACE
- SEMI-PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE
- DECOMPOSED GRANITE PATH

OPEN SPACE CALCULATIONS:
REQUIRED:
400 SQ. FT. /UNIT X 14 UNITS = 5,600 SQ. FT.
5,600 X 30% (GREATER THEN REQUIRED) = 1,280 SQ. F.T

PROVIDED:
RETENTION BASIN 1 = 4,397 SQ. FT.
RETENTION BASIN 2 = 2,474 SQ. FT.
DOG RUN = 570 SQ. FT.
SUB TOTAL = 7,441 SQ. FT.

LOTS 1-4 - 1,214 SQ. FT. X 4 = 4,856 SQ. FT.
LOTS 5-8 - 787 SQ. FT. X 4 = 3,148 SQ. FT.
LOTS 9-14 - 1,169 SQ. FT. X 6 = 7,009 SQ. FT.

TOTAL OPEN SPACE PROVIDED = 22,453 SQ. FT.

SITE PLAN

1" = 20'-0"

NORTH

NOTE:
ALL LOT DIMENSIONS ARE APPROXIMATE

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PRELIMINARY

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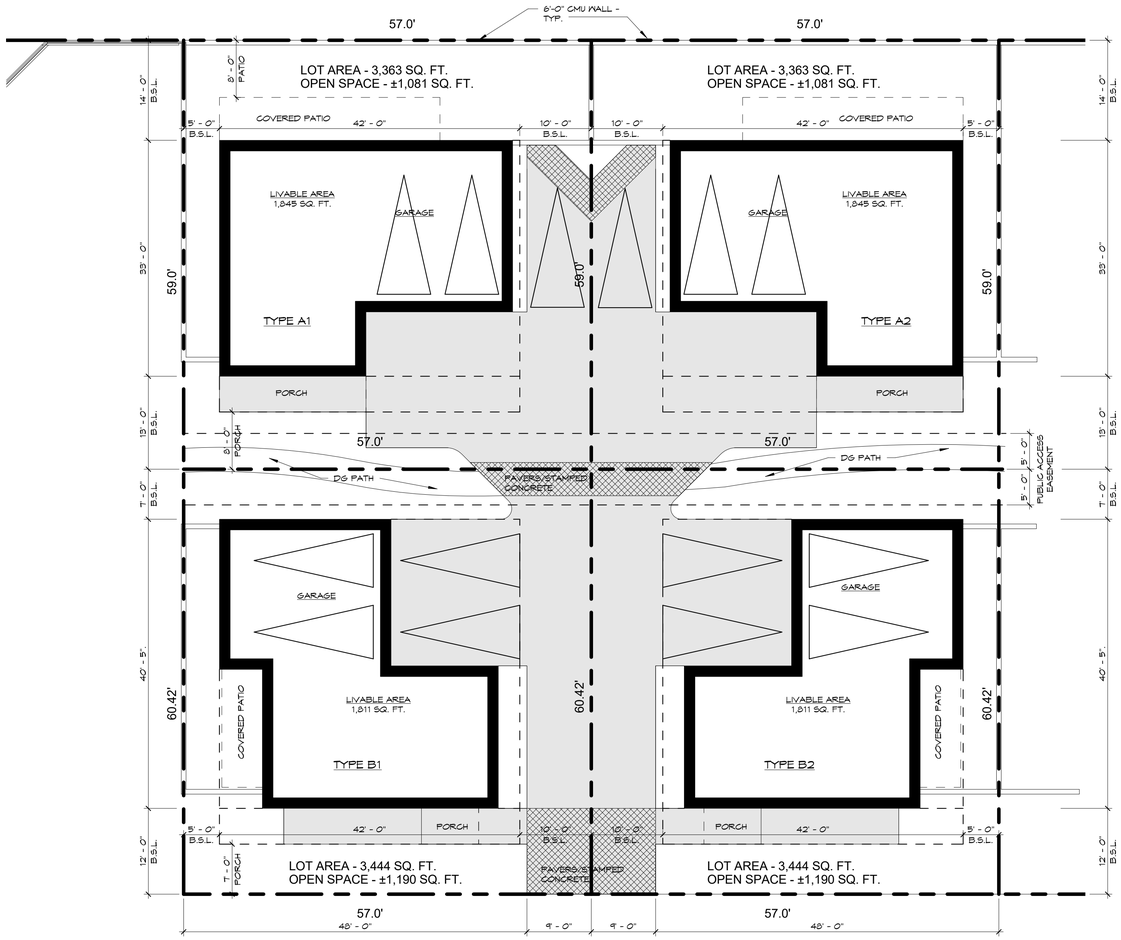
DESIGN:	DRAWN:	CHECKED BY:	JOB NO:	PRINTED:
JK	BTJ		1241	1/22/19

REVISION	DESCRIPTION	DATE
1	CITY COMMENTS	1-16-20
2	CITY COMMENTS	1-22-20

SITE PLAN

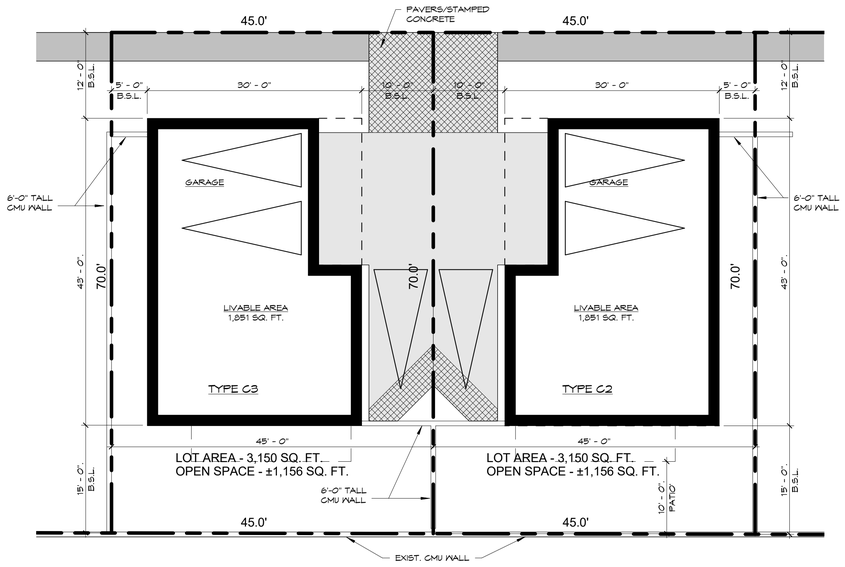
EXPIRES ...6/30/21

SHEET
A-1
OF



ENLARGED SITE PLAN

1" = 10'-0" NORTH



ENLARGED SITE PLAN

NOTE:
ALL LOT DIMENSIONS
ARE APPROXIMATE

1" = 10'-0" NORTH

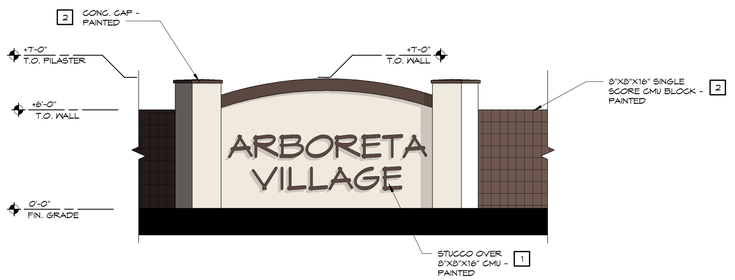
COLOR LEGEND

OPTION #1

	MAIN BODY: STUCCO	ACCENT: STUCCO/WOOD	ROOF:	ACCENT: DOOR/FRAME
	1	2	3	4
	MFGR: SHERWIN WILLIAMS COLOR: ALABASTER SW7008	MFGR: SHERWIN WILLIAMS COLOR: BLACK BEAN SW6006	MFGR: BORAL ROOF TILE COLOR: MISSION S - VERONA CLAY	MFGR: SHERWIN WILLIAMS COLOR: AQUASTONE SW9043

OPTION #2

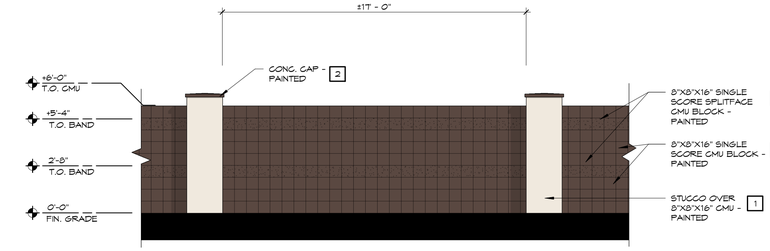
	MAIN BODY: STUCCO	ACCENT: STUCCO/WOOD	ROOF:	ACCENT: DOOR/FRAME	CONTRACTOR'S OPTION ACCENT: DOOR/FRAME
	1	2	3	4	5
	MFGR: SHERWIN WILLIAMS COLOR: EGRET WHITE SW7570	MFGR: SHERWIN WILLIAMS COLOR: WEL-BRED BROWN SW1027	MFGR: BORAL ROOF TILE COLOR: MISSION S - VERONA CLAY	MFGR: SHERWIN WILLIAMS COLOR: PICNIC SW6751	MFGR: SHERWIN WILLIAMS COLOR: NAPLES YELLOW SW9021



MONUMENT SIGN

SEE COLOR OPTION #1

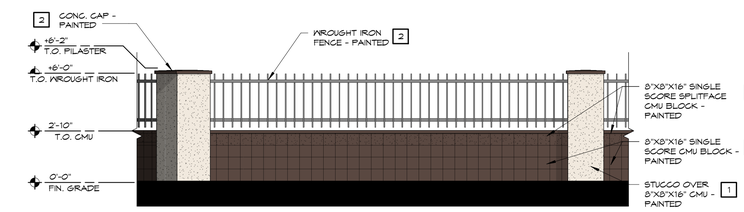
1/4" = 1'-0"



CMU WALL ELEVATION

SEE COLOR OPTION #1

1/4" = 1'-0"



VIEW FENCE ELEVATION

SEE COLOR OPTION #1

1/4" = 1'-0"

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DESIGNED BY:	JK
DRAWN BY:	BTJ
CHECKED BY:	BTJ
JOB NO:	1941
PRINTED:	11/21/19

DESIGN REVIEW	DATE
1ST SUBMITTAL COMMENTS	1/6/2020
CITY COMMENTS	1/22/20

ENLARGED SITE PLANS

EXPIRES ...6/30/21...

SHEET
A-2
OF

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