



- general notes
- DO NOT SCALE DRAWINGS. IF A DIMENSION IS NOT SHOWN, VERIFY WITH ARCHITECT OR ENGINEER.
 - DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF MASONRY WALL OR CENTER OF OPENING.
 - DRAWINGS ARE NOT TO BE USED FOR PERMIT OR CONSTRUCTION. DRAWINGS ARE ARTISTIC RENDERINGS ONLY AND FOR PRELIMINARY DESIGN PURPOSES.

general site information

CURRENT ZONING: NC
PROPOSED ZONING: RM-3
PROPERTY APN: 220-81-958

SITE AREA: 72,210 SF / 1.65 AC

SITE ADDRESS:
9565 E SOUTHERN AVE
MESA, AZ 85209

RM-3 DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROPOSED
MINIMUM LOT SIZE	6,000 SQ. FT.	72,210 SQ. FT.
MINIMUM LOT WIDTH	60 FEET	175 FT.
MINIMUM LOT DEPTH	94 FEET	251 FT.
MAXIMUM DENSITY	20 DU/AC	14.54 DU/AC
MINIMUM LOT AREA PER DWELLING UNIT	2,183 SQ. FT.	3,008 SQ. FT.
MAXIMUM HEIGHT	40 FEET	35 FEET
VEHICLE PARKING:		
2.1 SPACES/UNIT	51 SPACES	55 SPACES
MINIMUM BUILDING SETBACKS:		
FRONT (SOUTHERN)	30 FEET	30'
STREET-FACING SIDE - 96TH STREET	25 FEET	25'
INTERIOR SIDE - WEST SIDE	35 FEET	35'
REAR - SOUTH SIDE	35 FEET	35'
MINIMUM SEPARATION BETWEEN BUILDINGS (THREE-STORY)	35 FEET	37'
MAXIMUM BUILDING COVERAGE	50%	38%
MINIMUM COMMON OPEN SPACE PER UNIT	175 SQ. FT.	327 SQ. FT.
PRIVATE OPEN SPACE PER UNIT		
TWO BEDROOM	100 SF /UNIT	102 SF /UNIT

parking

BUILDING BLOCK: 3 STORY
2 BED
2 BED: 24 DWELLING UNITS (48 BEDS)

PARKING REQUIRED:
2.1 PER DWELLING UNIT REGARDLESS OF BED COUNT

REQUIRED: 50.4 PARKING SPOTS
PROVIDED: 55 PARKING SPOTS

ADA PARKING REQUIREMENTS:
REQUIRED: 51-75 SPACES: 3 SPACES REQUIRED, 1 VAN SPACE.

PROVIDED: 3 SPACES AND 1 VAN SPACE.
LOADING AND UNLOADING:
5'-0" FOR STANDARD SPACE.
5'-0" FOR VAN SPACE (132" WIDE).

COVERED PARKING
1 SPACE PER UNIT
REQUIRED - 24
PROVIDED - 24

keynotes:

- MONUMENT SIGN. SEE SHEET 2 OF 4/2 FOR DETAILS.
- PROPOSED 5'-0" SIDEWALK.
- EXISTING SITE WALL TO REMAIN.
- PROPOSED COVERED PARKING STRUCTURE. SEE DETAIL 7, 2 OF 4.
- PROPOSED DRIVE TO ALIGN WITH STANDARDS OF MESA DEVELOPMENT.
- PROPOSED AMENITY STRUCTURE: SHADED STRUCTURE AND SEATING AREA. SEE SHEET #03 FOR DETAILS.
- PROPOSED LAWN AREA.
- 2 BIN SOLID WASTE ENCLOSURE. ALIGNS WITH DETAIL M-62.02.1.
- APPROVED POSTAL SERVICE RESIDENT BOXES.
- EXISTING TO REMAIN RETENTION AREA PER APPROVED SITE PLANS.
- SEE 3 OF 4 FOR FURTHER DETAILS. 101 SF/UNIT.