

PROJECT DATA

DEVELOPER: EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ 85206
ATTN: ROB STEPHAN

ARCHITECT: BMA ARCHITECTURE
2915 E. BASELINE RD, SUITE 120
GILBERT, AZ 85234
ATTN: BRIAN M. ANDERSEN, AIA

SITE DATA

ADDRESS: 6912 E. GUADALUPE RD.
MESA, AZ 85212

APN NUMBER: 304-05-982A

SITE AREA: APPROX GROSS 5.05 ACRES (219,864 SF)
APPROX NET 5.05 ACRES (219,864 SF)

CURRENT ZONING: LC-PAD

PROPOSED ZONING: LC-PAD-CUP

PROPOSED USE: MULTI-FAMILY APARTMENTS

BUILDING HEIGHT

CURRENT: 35'-0" MAX
PROPOSED: 38'-0" MAX

LOT COVERAGE: 174,732/219,864 = 79.5%

DENSITY

ALLOWED: 120 UNITS/5.05 ACRESS = 23.8 DU/AC
PROVIDED:

GROSS UNIT MIX				
UNIT TYPE	NO. BEDROOMS	# OF UNITS	% OF UNITS	PATIO/BALCONY [OPEN SPACE]
A1	1-BEDROOM	24 UNITS	20.0 %	90 SF
B1	2-BEDROOM	72 UNITS	60.0 %	118 SF
C1	3-BEDROOM	24 UNITS	20.0 %	220 SF
TOTAL		120 UNITS	100 %	

BUILDING TYPE:	BUILDING FOOTPRINT AREA	NET BUILDING AREA	QTY.	GROSS BUILDING AREA	USE	SPRINKLER TYPE	CONST TYPE
BUILDING 1	10,157	29,536	2	29,536	R2	NFPA 13R	VA
BUILDING 2	13,298	38,590	2	38,590	R2	NFPA 13R	VA
LEASING/CLUBHOUSE	4,053	4,053	1	4,053	B/A2	NFPA 13	VB

GROSS AREA:	5	137,652±
GROSS PARKING REQUIRED	# UNITS	SPACES REQUIRED
	120 X 2.1 =	252 P.S.

PROVIDED:	
OPEN	= 126 P.S. (INCLUDING 18 EV PARKING SPOTS)
COVERED	= 122 P.S.
ADA OPEN	= 2 P.S.
ADA COVERED	= 2 P.S.

PROVIDED TOTAL: 252 P.S. (INCLUDING 18 EV PARKING SPOTS)

BICYCLE PARKING	
REQUIRED	= 26 REQUIRED (252 TOTAL PARKING SPACES/10 = 25.2)
PROVIDED	= 40 BICYCLE PARKING SPACES (20 RACKS @ 2 BIKES/RACK)

LOT COVERAGE (BREAKDOWN):

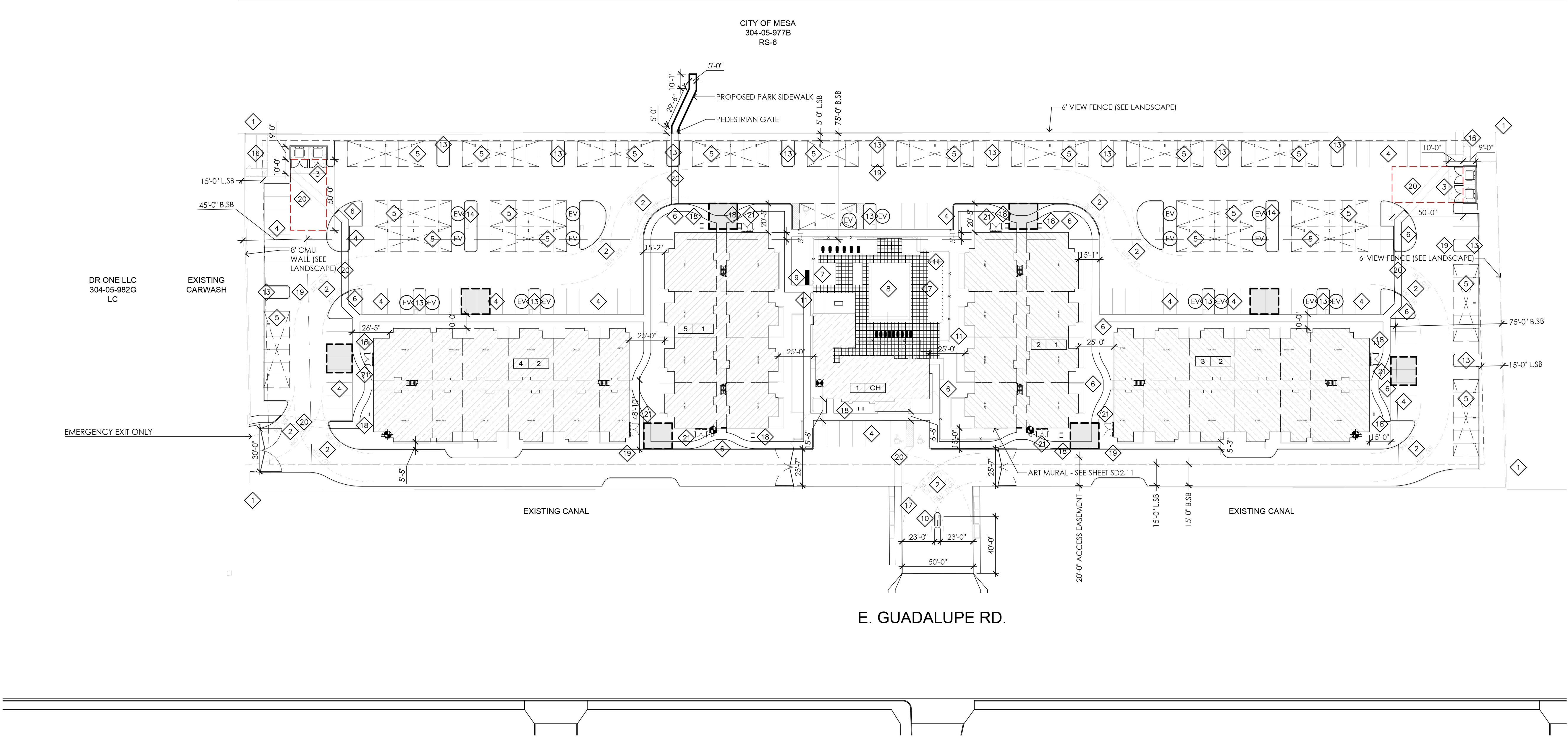
PARKING, COVERED PARKING, AND DRIVING AISLES: 106,786 SF
CLUBHOUSE: 4,053 SF
BUILDING TYPE 1: 10,157 SF x 2 = 20,314 SF
BUILDING TYPE 2: 13,298 SF x 2 = 26,596 SF
TRASH ENCLOSURES: 632 SF
SIDEWALKS: 10,001 SF
AMMENITY AREA: 5,467 SF
DOG WALKS: 1,012 SF

TOTAL: 174,861 SF / 219,864 SF = 79.5%

OUTDOOR LIVING AREA:

TOTAL COMMON OPEN SPACE = 10,532 SF/120 UNITS = 88 SF COMMON OPEN SPACE/UNIT

1-BEDROOM UNITS (UNIT A1): 90 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 178 SF OPEN SPACE/UNIT
2-BEDROOM UNITS (UNIT B1): 118 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 206 SF OPEN SPACE/UNIT
3-BEDROOM UNITS (UNIT C1): 220 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 308 SF OPEN SPACE/UNIT



E. GUADALUPE RD.

SITE PLAN

SCALE: 1" = 40'-0"

SITE PLAN LEGEND

- BUILDING NUMBER
- BUILDING TYPE
- BUILDING TYPE 1 - 3 STORY
- BUILDING TYPE 2 - 3 STORY
- CLUBHOUSE
- EV CHARGING STATION (CHARGEPOINT CT4000) - SEE SHEET SD4.20 FOR DETAILS
- 20'-0 WIDE UN-OBSTRUCTED FIRE AERIAL APPARATUS STAGING AREA
- FIRE RISER NFPA 13R
- FIRE RISER NFPA 13
- FIRE HYDRANT
- EV PARKING SPOT

SITE KEY NOTES

- PROPERTY LINE
- FIRE TRUCK TURNING RADIUS (PER CITY OF MESA DETAIL 503.2.4) TYPICAL WHERE SHOWN
- REFUSE ENCLOSURE
- PARKING SPACE 9'X18', TYPICAL
- COVERED PARKING STRUCTURE WHERE INDICATED
- NEW PEDESTRIAN WALKWAY (5'-0" TYPICAL)
- AMENITY AREA
- POOL AREA (POOL UNDER SEPARATE PERMIT)
- GAS BBQ AT AMENITY AREA
- KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER MESA FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
- POOL ENCLOSURE WALL AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- LANDSCAPE FENCE AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- LANDSCAPE ISLAND (SINGLE ROW), 9'-0"W x 18'-0"L, TYPICAL
- LANDSCAPE ISLAND (DOUBLE ROW), 9'-0"W x 36'-0"L, TYPICAL
- 5'-0" WIDE PEDESTRIAN SIDEWALK, TYPICAL
- DOG WALK
- 5'-0" WIDE SIDEWALK ALONG CULVERT TO GUADALUPE ROAD
- BICYCLE RACKS (NOTE: 2 BIKES PER RACK) - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 5 FOR BIKE RACK DETAILS.
- FIRE HYDRANTS
- CROSSWALK - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 6 FOR CROSSWALK DETAIL.
- ELECTRICAL PANEL/METAL SCREEN GATE



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name:

dwg no:

date: 01-23-2025

job no: 2024.02

log no:

SITE PLAN
SD1.10

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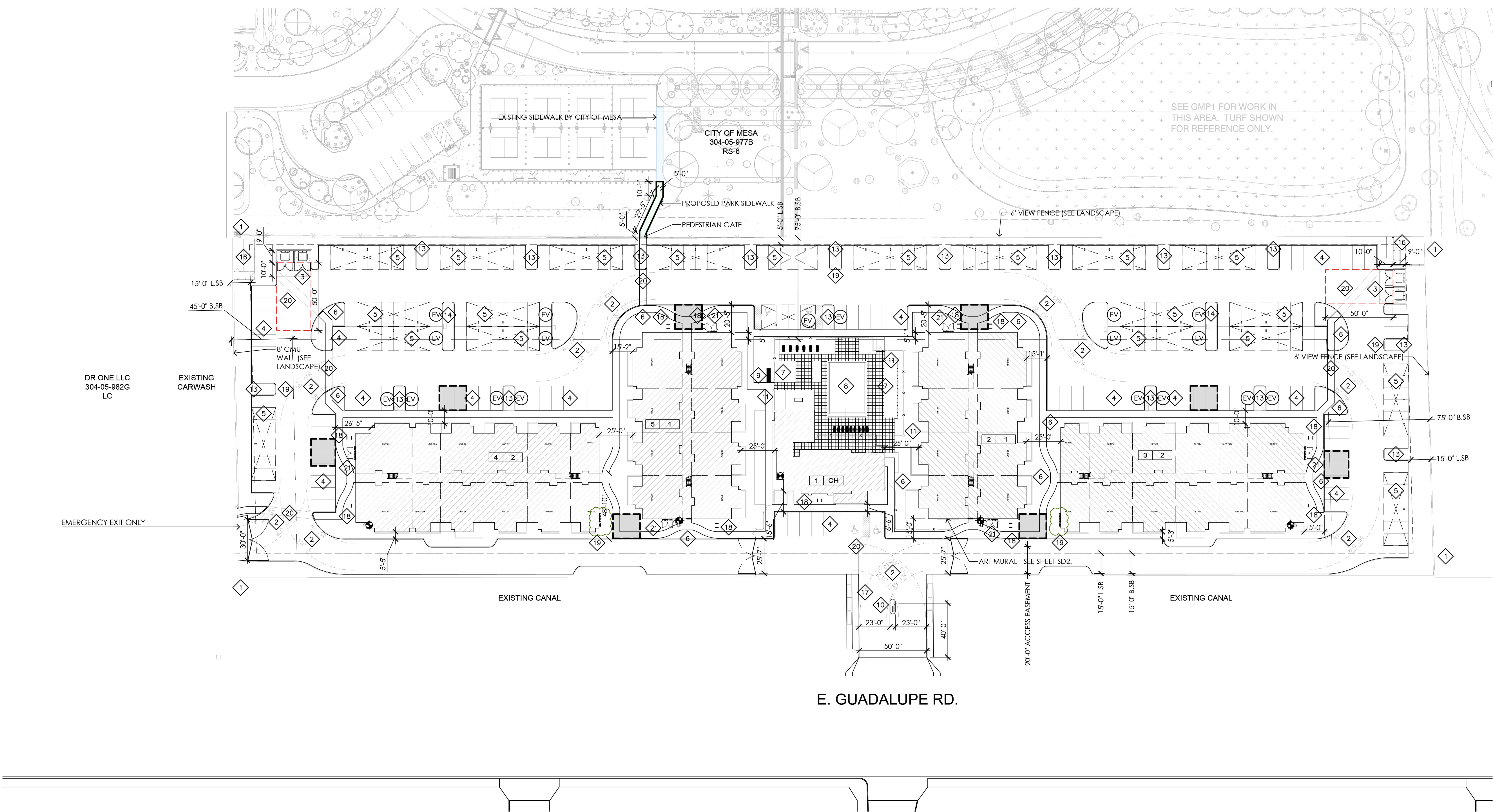
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E. GUADALUPE RD.

SITE PLAN

SCALE: 1" = 40'-0"

SITE PLAN LEGEND

1 CH	BUILDING NUMBER		20'-0" WIDE UN-OBSTRUCTED FIRE AERIAL APPARATUS STAGING AREA
	BUILDING TYPE		FIRE RISER NFPA 13R
	BUILDING TYPE 1 - 3 STORY		FIRE RISER NFPA 13
	BUILDING TYPE 2 - 3 STORY		FIRE HYDRANT
	CLUBHOUSE		EV PARKING SPOT
			EV CHARGING STATION (CHARGEPOINT CT4000) - SEE SHEET SD4.20 FOR DETAILS

SITE KEY NOTES

- 1

PROPERTY LINE
- 2

FIRE TRUCK TURNING RADIUS (PER CITY OF MESA DETAIL 503.2.4) TYPICAL WHERE SHOWN
- 3

REFUSE ENCLOSURE
- 4

PARKING SPACE 9'X18', TYPICAL
- 5

COVERED PARKING STRUCTURE WHERE INDICATED
- 6

NEW PEDESTRIAN WALKWAY (5'-0" TYPICAL)
- 7

AMENITY AREA
- 8

POOL AREA (POOL UNDER SEPARATE PERMIT)
- 9

GAS BBQ AT AMENITY AREA
- 10

KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER MESA FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
- 11

POOL ENCLOSURE WALL AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- 12

LANDSCAPE FENCE AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- 13

LANDSCAPE ISLAND (SINGLE ROW), 9'-0"W x 18'-0"L, TYPICAL
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LANDSCAPE ISLAND (DOUBLE ROW), 9'-0"W x 36'-0"L, TYPICAL
- 15

5'-0" WIDE PEDESTRIAN SIDEWALK, TYPICAL
- 16

DOG WALK
- 17

5'-0" WIDE SIDEWALK ALONG CULVERT TO GUADALUPE ROAD
- 18

BICYCLE RACKS (NOTE: 2 BIKES PER RACK) - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 5 FOR BIKE RACK DETAILS.
- 19

FIRE HYDRANTS
- 20

CROSSWALK - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 6 FOR CROSSWALK DETAIL.
- 21

ELECTRICAL PANEL METAL SCREEN GATE



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: PARK ACCESS IMPROVEMENT
PLAN

dwg no: SD1.11

date: 01-23-2025

job no: 2024.02

log no: