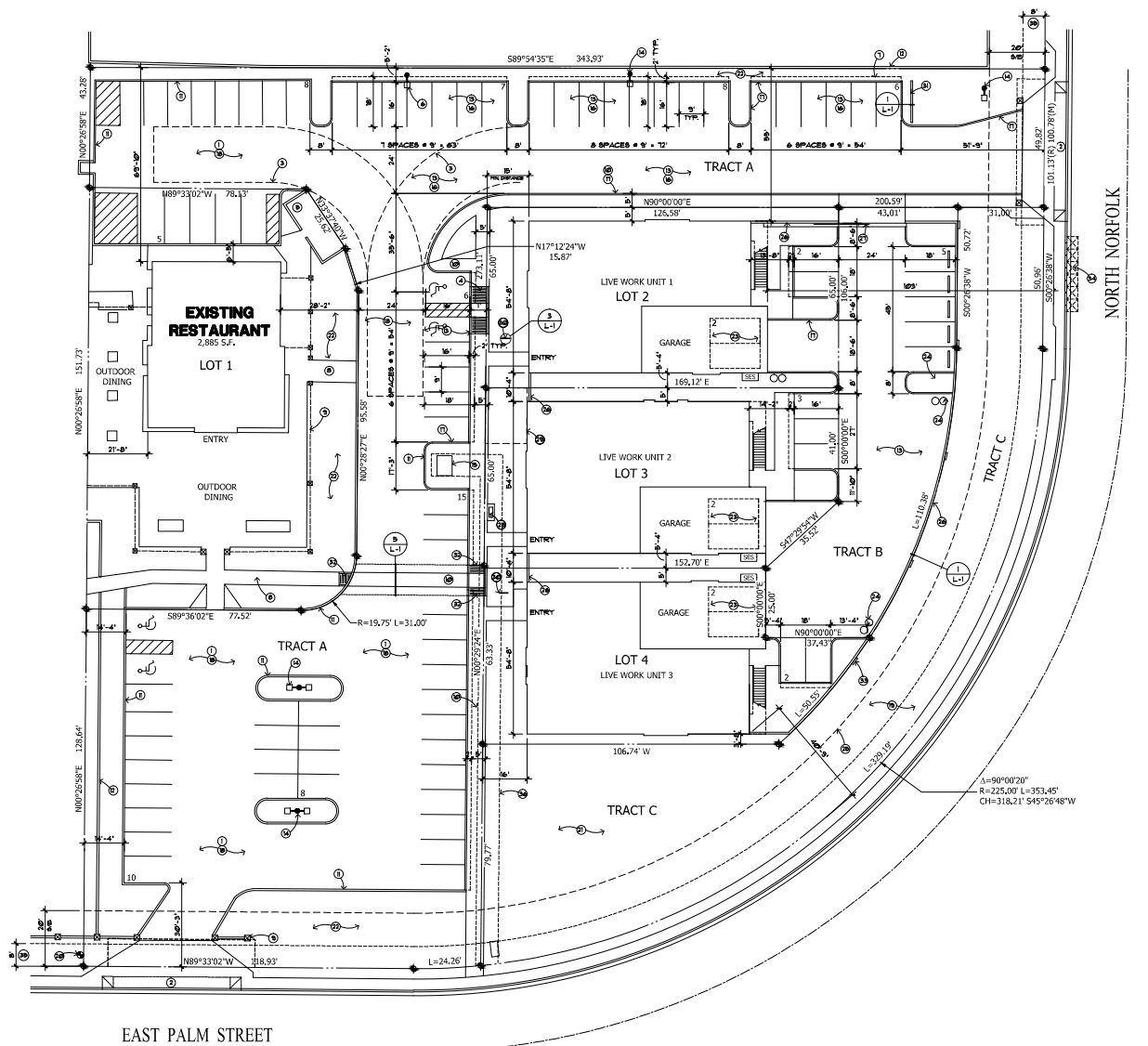
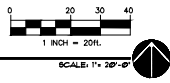


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SITE PLAN



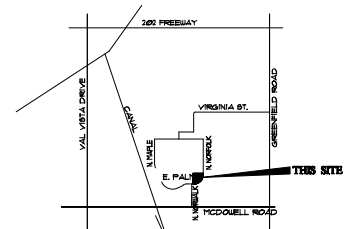
PROJECT DATA

PROJECT ADDRESS:	4634 E. PALM STREET MESA, ARIZONA 85215	
OWNER:	4634 PALM STREET LLC 4600 E. PALM STREET MESA, ARIZONA 85215	ORC LLC 281 N. NORFOLK SUITE 105 MESA, ARIZONA 85215
DESIGN PROFESSIONAL:	GREG HITCHENS HITCHENS ASSOCIATES ARCHITECTS 304 N. LOS ALAMOS MESA, ARIZONA 85215 (602) 618-0224 FAX MESA, ARIZONA PHONE	
LEGAL DESCRIPTION:	LOT 13, OF THE COMMON INDUSTRIAL PARK AIR FALCON VEH UNIT 3, ACCORDING TO THE PLAT OF RECORD IN BOOK 405 OF PLATS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.	
PARCEL NO:	14-75-092 + 14-75-092A	
SITE AREA:	100,880 SQ. FT. 2.35 ACRES	
EXISTING ZONING:	LI-PAD	
BUILDING AREA:	RESTAURANT	2,885 SQ. FT.
	FIRST FLOOR (OFFICE/STORAGE)	4,954 SQ. FT.
	SECOND FLOOR (RESIDENCE)	3,922 SQ. FT.
	TOTAL	11,761 SQ. FT.
BUILDING HEIGHT:	23'	
BUILDING RETRACK:	REQUIRED	PROVIDED
	FRONT	20' / 105'
	STREET SIDE	20' / 40'-0"
	REAR	0' / 0'
	INTERIOR SIDE	0' / 0'
REQUIRED PARKING:	RESTAURANT	2,885 / 75 = 38 SPACES
	OUTDOOR DINING	2,300 / 600 = 4 SPACES
	TOTAL	42 SPACES
	LIVE WORK	21 x 3 = 7 SPACES
	RESIDENTIAL UNITS	(3884/370)x3 = 75 SPACES
	OFFICE AREA	(6040/600)x3 = 14 SPACES
	STORAGE AREA	TOTAL 40 SPACES
	PROJECT TOTAL	91 SPACES
	BICYCLES	91/10 = 9 SPACES
PROVIDED PARKING:	BT REGULAR + 4 ACCESSIBLE	= 91 SPACES
	BICYCLES	10 SPACES
OPEN SPACE:	REQUIRED:	100,880 x 0.1 = 10,088 SF.
	PROVIDED:	40,000 SF.
LOT COVERAGE:	LOT 1:	10,871 / 14,381 = 74%
	LOT 2:	8,528 / 10,546 = 80%
	LOT 3:	5,546 / 7,066 = 78%
	LOT 4:	5,447 / 7,380 = 74%
	OVERALL:	63,78 / 100,815 = 63%
LANDSCAPE AREA:	REQUIRED:	24,180 SF.
	PROVIDED:	28,001 SF.

KEY NOTES

- | | |
|--|---------------------------------------|
| ① EXISTING PARKING LOT TO REMAIN | ⑳ EXISTING FIRE HYDRANT |
| ② EXISTING DRIVEWAY | ㉑ EXPANDED PORTION OF RETENTION BASIN |
| ③ FIRE TRUCK HATCHHEAD TURNAROUND | ㉒ EXISTING LANDSCAPING TO REMAIN |
| ④ NEW ACCESSIBILITY RAMP | ㉓ 10' x 18' PAVERS IN GARAGE |
| ⑤ EXISTING TRASH BIN ENCLOSURE | ㉔ ROLL-OFF TRASH BIN AREA |
| ⑥ RELOCATED EXISTING PARKING LOT LIGHT FIXTURE | ㉕ BUILDING RETRACK LINE |
| ⑦ EXISTING CONC. CURB TO BE REMOVED | ㉖ 8'-0" HIGH CPU SCREEN WALL |
| ⑧ EXISTING SIDEWALK TO REMAIN | ㉗ 24" WIDE ROLLING GATE |
| ⑨ EXISTING DECORATIVE FENCE | ㉘ BENCH |
| ⑩ NEW 5' WIDE CONC. SIDEWALK | ㉙ 300 SF. OF OPEN SPACE (8'x10') |
| ⑪ EXISTING CONC. CURB TYP. | ㉚ 5 STALL BICYCLE PARKING RACK |
| ⑫ EXISTING 6'-0" HIGH CPU WALL | ㉛ 3'-0" HIGH CPU SCREEN WALL |
| ⑬ NEW ASPHALT PAVING | ㉜ NEW RAMP AT SIDEWALK |
| ⑭ EXISTING PARKING LOT LIGHT TO REMAIN | ㉝ BRICK PLASTERS @ 40' O.C. TYP. |
| ⑮ EXISTING ELECTRICAL TRANSFORMER | ㉞ BARREL COLLECTION AREA |
| ⑯ EXISTING PAVING TO BE REMOVED | ㉟ 8'-0" PIPE |
| ⑰ NEW CONCRETE CURB | ㊱ ELECTRICAL BASEMENT |
| ⑱ EXISTING PAVING TO REMAIN | |
| ㊲ EXISTING RETENTION BASIN TO REMAIN | |

VICINITY MAP



HITCHENS ASSOCIATES ARCHITECTS
 304 N. LOS ALAMOS
 MESA, ARIZONA 85215
 TEL: 602-618-0224
 FAX: 602-618-0224

REVISIONS

①	5-21-2024	city revisions
②	7-28-2024	city revisions

PROPOSED
LIVE WORK DEVELOPMENT
4024 E. PALM STREET
MESA, ARIZONA

PROJECT NO:	221106
ISSUED BY:	GLH
DATE:	3-29-2024

SITE PLAN A-0