



OFF THE STREETS PROGRAM

GRAND HOTEL

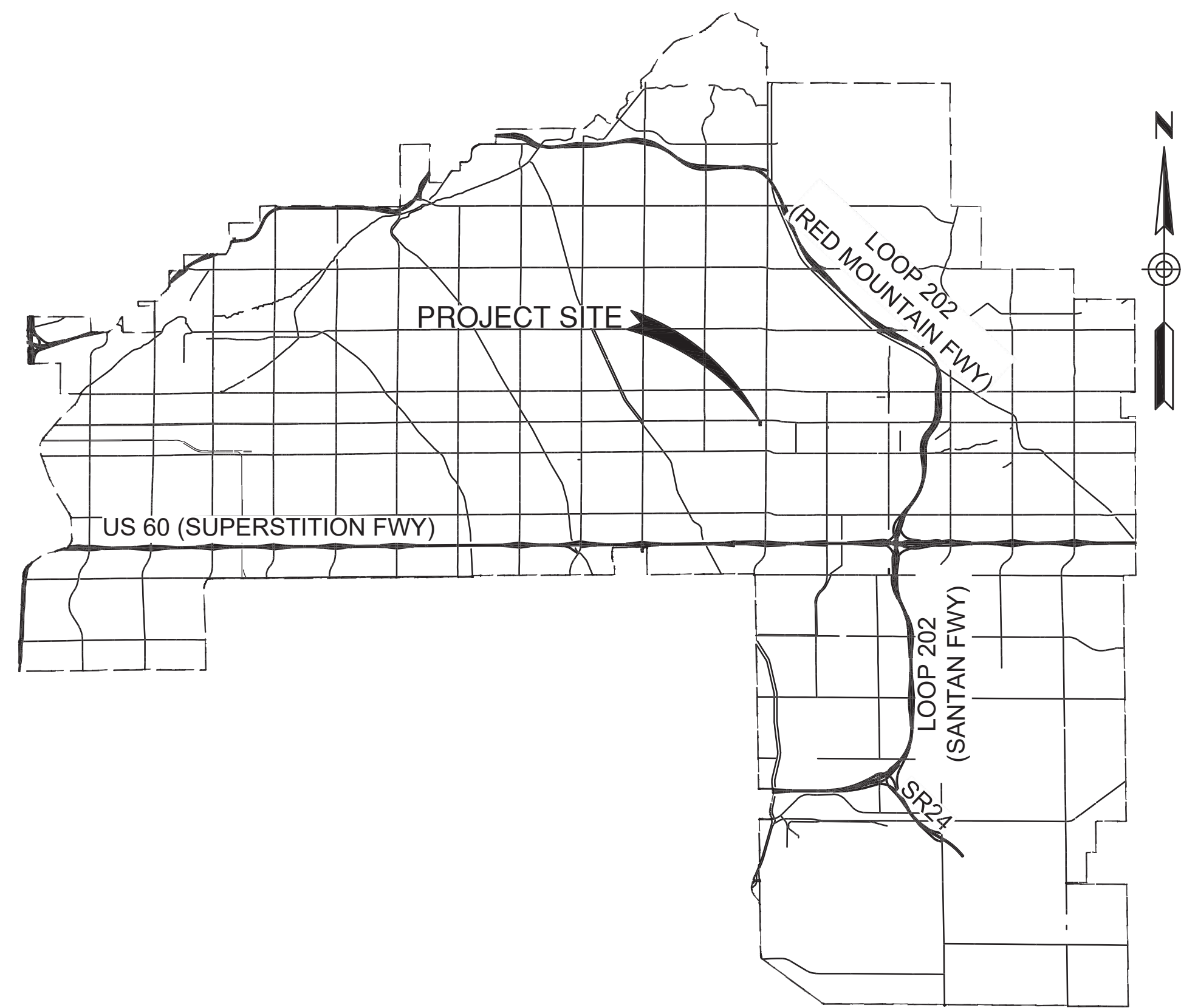
6733 EAST MAIN STREET

PROJECT NO. CP1130ARPA

SHEET INDEX

SHEET NO. DESCRIPTION		
1	C1	COVER SHEET
2	C2	SITE PLAN
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CITY OF MESA VICINITY MAP
SCALE NTS



PROJECT LOCATION MAP
SCALE 1" = 600'



PRELIMINARY 60% Review NOT FOR CONSTRUCTION OR RECORDING	CITY OF MESA ENGINEERING DEPARTMENT	
	OFF THE STREETS PROGRAM	
	COVER	DRAWING C1
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER	SHEET 1 OF 9	CATALOG NUMBER: A-



SITE IMPROVEMENT NOTES

- LIGHTING UPGRADES THROUGHOUT SITE
- REMOVE/REPLACE PALM TREES WITH DENSER, NATIVE TREES
- ADA IMPROVEMENTS AT DRIVEWAYS AND SIDEWALK RAMPS

CONSTRUCTION NOTES

- CONCRETE CROSSWALK SHALL BE RAISED A MINIMUM OF 3-INCHES ABOVE THE VEHICLE LANE. CONCRETE SHALL HAVE EXPOSED AGGREGATE OR STAMPED FINISH AND SHALL CONTRAST IN COLOR TO THE ADJACENT DRIVE AISLE.

SOLID WASTE NOTES

- NEW SINGLE-WIDE SOLID WASTE BIN ENCLOSURE PER MESA STANDARD DETAILS M-62.01 THRU M-62.04.2.
- NET WIDTH ENCLOSURE OPENING DIMENSIONS PER MESA STANDARD DETAILS M-62.02.1 AND M-62.02.2, NOTE #5.
- EACH BIN ENCLOSURE SHALL HAVE (3) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF EACH ENCLOSURE BIN. ALL SAFETY POSTS MUST BE A MINIMUM GROUND HEIGHT OF 6'. REFERENCE MESA STANDARD DETAILS M-62.02.1, M-62.04.1, AND M-62.04.2.
- REQUIRED 50' CLEARANCE RECTANGLE DIMENSION IN FRONT OF EACH ENCLOSURE IS SHOWN ON THE SITE PLAN.
- PLEASE REVIEW AND COMPLY WITH THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.09*. THE CITY OF MESA DETAILS CAN BE FOUND AT THE FOLLOWING WEB PAGE:
[HTTPS://WWW.MESAAZ.GOV/BUSINESS/ENGINEERING/MESA-STANDARD-DETAILS-SPECIFICATIONS.](https://www.mesaz.gov/business/engineering/mesa-standard-details-specifications)

PROJECT DATA

LOT AREA:
57,600 SF = 1.32 ACRES

SETBACKS:
FRONT (MAIN STREET) - 15'
STREET (SUNAIRE) - 20'
INTERIOR SIDE (WEST PROPERTY LINE) - 30'
REAR (SOUTH PROPERTY LINE) - 20'

BUILDING AREAS:
BUILDING 1 - 20,890 SF
BUILDING 2 - 4,967 SF

BUILDING HEIGHTS:
BUILDING 1 - 23'-0" - 2 STORIES
BUILDING 2 - 12'-9" - 1 STORY

BUILDING COVERAGE:
ALLOWED - X% OF LOT AREA
ACTUAL = EXISTING BUILDING/LOT AREA
(10,445 + 4,967)/57,600 = 26.7%

PARKING:
EXISTING PARKING - 60 + 3 ADA = 63
PROPOSED PARKING - 44 + 3 ADA = 47

PROPOSED BICYCLE PARKING - 8

LOT COVERAGE:
ALLOWED - 80% OF LOT AREA
ACTUAL = EXISTING BUILDING + IMPERVIOUS AREAS/LOT AREA
(10,445 + 4,967 + 20,704)/57,600 = 62.7%

NEW LANDSCAPE AREA:
SOUTHWEST CORNER BUILDING 2 - 585 SF
WEST OF PLAYGROUND AREA - 585 SF

OPEN SPACE AREA TOTAL - 16,643 SF

LIVE PLANT MATERIAL - 5,065 SF

5,065 SF LIVE MATERIAL/16,643 SF OPEN SPACE = 30.4%