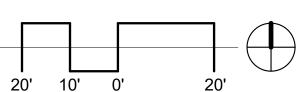


1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



21/2025 4:21:19 PM

SITE INFORMATION

A.P.N.:	135-53-017, 135-53-015B, 135-53-015C	
ZONING:	EXISTING: PROVIDED:	RM-2, RM-3 PAD (WITH RM-4 AS BASIS OF DESIGN)
LOT AREA:	MINIMUM: PROVIDED:	6,000 S.F. 54,450 S.F. (1.25 AC.)
LOT WIDTH:	MINIMUM: PROVIDED:	60' 210'-9"
LOT DEPTH:	MINIMUM: PROVIDED:	94' 206'-6"
UNIT DENSITY:	MAXIMUM: PROVIDED:	30 DU/AC (36/1.25) = 28.8 DU/AC
LOT AREA / UNIT:	MINIMUM: PROVIDED:	1,452 S.F. / UNIT (54,450/36) = 1,512 S.F.
BUILDING HEIGHT	: MAXIMUM: PROVIDED:	40'-0" 37'-9"
LOT COVERAGE:	MAXIMUM: PROVIDED:	70% (38,056/54,450) = 69.9%
BUILDING: 14,825 S.F. PARKING LOT: 21,038 S.F. SIDEWALKS: 2,093 S.F. DOG PARK PATIO: 100 S.F. TOTAL: 38,056 S.F		

MIN. YARD: FRONT: 20' (LOCAL STREET)
PROVIDED: 20'+

INT. @ 3+ UNITS: 45' (15' PER STORY)
PROVIDED: 31' @ SOUTH
80'-6" @ NORTH
66'-2" @ WEST

BUILDING COVERAGE: MAXIMUM: 55% PROVIDED: (14,825/54,450) = 27.2%

TOTAL OPEN SPACE / UNIT:

MINIMUM: 150 S.F./UNIT

PROVIDED: 150, 176, 198 S.F. / UNIT

(100 S.F. MIŃ.)

(120 S.F. MIN.)

COMMON OPEN SPACE / UNIT:
PROVIDED: (3,186/36) = 88 S.F./UNIT

PRIVATE OPEN SPACE PROVIDED:
ONE BEDROOM - UNIT A: 62 S.F. (60 S.F. MIN.)

THREE BEDROM - UNIT C: 110 S.F. (12

PARKING SETBACK: REQUIRED: 50'-0" MIN.

TWO BEDROOM - UNIT B: 88 S.F.

LANDSCAPE YARDS:
ADJACENT TO SINGLE RESIDENCE USES: 20'-0"
ADJACENT TO NON-SINGLE RESIDENCE USES: 15'-0"

REQUIRED: NORTH: 20'-0"
WEST: 20'-0" / 15'-0"
SOUTH: 15'-0"
PROVIDED: NORTH: 8'-0"
WEST: 8'-0"

SOUTH: 5'-0"

PROVIDED: 53 TREES, 11,917 S.F. OF CANOPY

PROVIDED: 50'-0"

FOUNDATION BASE:
REQUIRED: 15'-0" AT ENTRANCE
10'-0" AT PARKING
5'-0" AT DRIVE AISLES

PROVIDED: 22'-6" AT ENTRANCE
10'-0" AT PARKING
5'-0" AT DRIVE AISLES

MILLION TREES INITIATIVE:

REQUIRED: 15% TREE CANOPY

11,917 / 54,450 = 21.9%

BUILDING AREA

BUILDING 1:	
1ST FLOOR GROSS:	14,825 S.F.
2ND FLOOR GROSS:	14,111 S.F.
3RD FLOOR GROSS:	12,265 S.F.
SUBTOTAL:	41,201 S.F.

TOTAL BUILDING AREA: 41,201 S.F.
SQUARE FOOTAGE BREAKDOWN:

SQUARE FOOTAGE BREAKDOWN:
UNITS: 27,058 S.F.
PATIOS: 3,080 S.F.
EXTERIOR CIRCULATION: 6,557 S.F.
COMM. / LEASING: 4,506 S.F.
TOTAL S.F.: 41,201 S.F.

1-BED UNIT: 584 S.F. LIVABLE, 62 S.F. PATIO 2-BED UNIT: 812 S.F. LIVABLE, 88 S.F. PATIO 3-BED UNIT: 1,078 S.F. LIVABLE, 110 S.F PATIO

KEYNOTES

02 02 TIE INTO EXISTING SIDEWALK. SAWCUT & PATCH AND REPAIR EXISTING SIDEWALK.

02 04 EXISTING STREET LIGHT TO REMAIN.02 07 EXISTING FIRE HYDRANT TO REMAIN.

02 09 EXISTING UTILITY POLE TO REMAIN.

02 30 EXISTING SITE WALL TO REMAIN.03 16 NEW CONCRETE SIDEWALK.

32 01 GRASSCRETE CONCRETE DRIVEWAY PER MESA FDP 503.2.3, OPTION 2, RETAINER CURBS. FILL WITH 1/4" MINUS DECOMPOSED GRANITE TO MATCH LANDSCAPE ROCK.

32 04 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
 32 05 ACCESSIBLE SIGNAGE PER CITY OF MESA

STANDARDS.
32 10 PRE-FABRICATED CONCRETE WHEEL STOP.

32 16 PROPOSED LOCATION OF NEW FIRE HYDRANT.

32 18 ACCESSIBLE CURB RAMP; 1:20 MAXIMUM SLOPE.

32 19 CONCRETE PAVING PER MESA STANDARD DETAIL M62.02.1
 32 24 MOUNTABLE CURB PER MAG STANDARD DETAIL AT

WIDTH OF FIRE ACCESS LANE.

32 28 TRASH PICKUP AREA. PROVIDE 6" THICK CONCRETE PAD AND BOLLARDS PER MESA M62.02.1. TRASH BINS TO BE MAXIMUM 4 YD BINS. STAGING OF BINS

FOR PICKUP ONLY ALLOWED ON DAYS OF PICKUP. BINS MUST BE STORED IN TRASH ROOM AT ALL

TIMES OUTSIDE OF PICKUP.

32 33 NEW SITE WALL TO MATCH EXISTING ADJACENT WALL AT NORTH PROPERTY LINE. SEE DETAIL

WALL AT NORTH PROPERTY LINE. SEE DETAIL 05/A01.2.

32 35 3'-4" HIGH INTEGRAL COLORED 8" CMU SCREEN

WALL.
32 36 EXISTING CONCRETE IRRIGATION STRUCTURE

32 37 FIRE LANE ACCESS BOLLARD AND CABLE WITH KNOX PADLOCK PER MESA FPD 506.1.1.

KNOX PADLOCK PER MESA FPD 506.1.1.

32 38 METAL FENCE WITH VESTIBULE GATES FOR DOG PARK ENCLOSURE. SEE 14/A01.2.

LEGEND

INDICATES ACCESSIBLE ROUTE. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%.

INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

 INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
 REFER TO CIVIL DRAWINGS FOR GRADING, &

DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. 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.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 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

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

DWELLING UNIT MIX

TWO BEDROOM UNITS:
THREE BEDROOM UNITS:
SECOND FLOOR:
ONE BEDROOM UNITS:
TWO BEDROOM UNITS:
THREE BEDROOM UNITS:
THIRD FLOOR:
ONE BEDROOM UNITS:
TWO BEDROOM UNITS:

FIRST FLOOR:

ONE BEDROOM UNITS:

THREE BEDROOM UNITS:
SUBTOTAL:
ONE BEDROOM UNITS:
TWO BEDROOM UNITS:
THREE BEDROOM UNITS:

TH TOTAL UNITS

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:
1.2 SPACES PER UNIT (WITHIN 1,320' OF LIGHT RAIL)
1.2 X 36 = 43.2 SPACES

18 (50%)

8 (22%)

10 (28%)

1 SPACE PER UNIT COVERED = 36 COVERED SPACES. 1 BIKE SPACE PER 10 CAR SPACES = 5 REQUIRED.

PROVIDED VEHICULAR PARKING:
STANDARD PARKING SPACES
42
ACCESSIBLE PARKING SPACES
2

(0 COVERED PARKING SPACES PROVIDED)

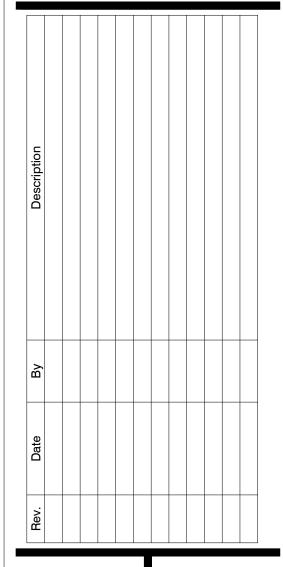
25759
KENNETH W.
POWERS
1200A, V.S.

2929 N. Central Ave., Suite 1600 Phoenix, AZ 85012

480.951.5900

These drawings are instruments of service and are the property of Howard Perlman, AIA. Howard Perlman expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Howard Perlman, AIA. Written dimensions on these drawings shall have precedence over scaled dimensions.

© COPYRIGHT 2024, HOWARD PERLMAN, A.I.A.



RLY APARTMENTS
120 North Beverly
Mesa, AZ 85201
COPA HEALTH

unty AZ 8

_

Wner

 \mathbf{m}

Drawn/Checked

TK / NM

Date

04/21/25

324028

Project Number

Sheet Number
ARCHITECTURAL SITE PLAN

A01.1

