

[illegible]

La Mesita Phase 4 2242 West Main Street Mesa, AZ 85201	A New Leaf, Inc. 868 East University Drive Mesa, AZ 85203
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A1.1

SITE PLAN NOTES

- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN, IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

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SITE ADDRESS:
2242 W. MAIN ST.
MESA, AZ 85201
A.P.N.: 135-45-005 & 135-45-006

ZONING:
CURRENT: GC & RM-4
PROPOSED: GC-CUP-BIZ

SITE AREA (5,000 S.F. MIN. REQUIRED):
NET: 42,017 S.F. (0.965 AC)
GROSS: 49,017 S.F. (1.125 AC)

LOT DIMENSIONS:
REQUIRED: 50' x 100'
PROVIDED: 140' x 300'

YARDS:
REQUIRED:
FRONT: 15'
SIDE AT RM: 20' + 15' / STORY

REAR: 20' + 15' / STORY
PROPOSED:
FRONT: 10'
SIDE AT RM: 10'
SIDE AT GC: 5'
REAR: 20'

LOT COVERAGE: 33,768 S.F. / 42,017 S.F. = 80%
(MAX. 80% ALLOWED)

BUILDING HEIGHT:
ALLOWED: 30'-0"
PROPOSED: 51'-3"

DENSITY:
ALLOWED: 25 DU/AC
PROPOSED: 56 DU/AC (54 / 0.965)

OPEN SPACE:
 REQUIRED: 150 S.F. / UNIT (150 x 54 = 8,100 S.F.)
 PROVIDED: 172 S.F. / UNIT (SEE COMMON/
 PRIVATE CALCULATION BELOW)

PRIVATE OPEN SPACE:
REQUIRED: 60 S.F. / UNIT = 3,240 S.F.
PROVIDED: 2ND FLOOR:

(24) STUDIO UNITS: 1,672 S.F. DEDICATED COMMUNITY SPACE AT 2ND LEVEL (70 S.F. / STUDIO UNIT)

3RD FLOOR:
(3) 1-BED UNITS: 92 S.F. PATIOS EACH
(24) STUDIO UNITS: 1,672 S.F. DEDICATED
COMMUNITY SPACE AT 3RD LEVEL
(70 S.F. / STUDIO UNIT)

COMMON OPEN SPACE: 5,418 S.F. AMENITY DECK
(100 S.F. / UNIT)

TOTAL: (48) STUDIOS x 70 S.F. EA = 3,344 S.F. PRIVATE
(6) 1-BEDS x 92 S.F. EA = 552 PRIVATE
(54) UNITS x 100 S.F. EA = 5,418 COMMON
(54) UNITS: 9,314 S.F. OPEN SPACE = 172 S.F. EA.

DWELLING UNIT MIX

STUDIO / 1 BATH:	48 (88.9%)
1 BED / 1 BATH:	6 (11.1%)
TOTAL DWELLING UNITS:	54

5% OF THE DWELLING UNITS SHALL BE ACCESSIBLE (MOBILITY DISABILITIES) UNITS (54 * 5% = 2.7 (3) UNITS REQUIRED). THREE UNITS ARE PROVIDED; ALL OTHER DWELLING UNITS ARE TYPE B' UNITS.

AN ADDITIONAL 2% OF THE DWELLING UNITS SHALL BE ACCESSIBLE (HEARING OR VISUAL DISABILITIES) UNITS (54 * 2% = 1.08 (2) UNITS REQUIRED). TWO UNITS ARE PROVIDED.

REQUIRED VEHICULAR PARKING:

MULTIPLE RESIDENCE APARTMENTS:

26 OR MORE TOTAL UNITS:	1.2 SPACES PER UNIT (54 x 1.2 = 65 SPACES)
COVERED SPACES:	1 PER UNIT
ACCESSIBLE PARKING:	NOT LESS THAN 5%

PARKING SPACES PROVIDED:

COVERED PARKING:	76 SPACES
COVERED ACCESSIBLE SPACES:	4 SPACES
TOTAL SPACES PROVIDED:	80 SPACES

LOADING ZONE(S) REQUIRED: 1
LOADING ZONE(S) PROVIDED: 1

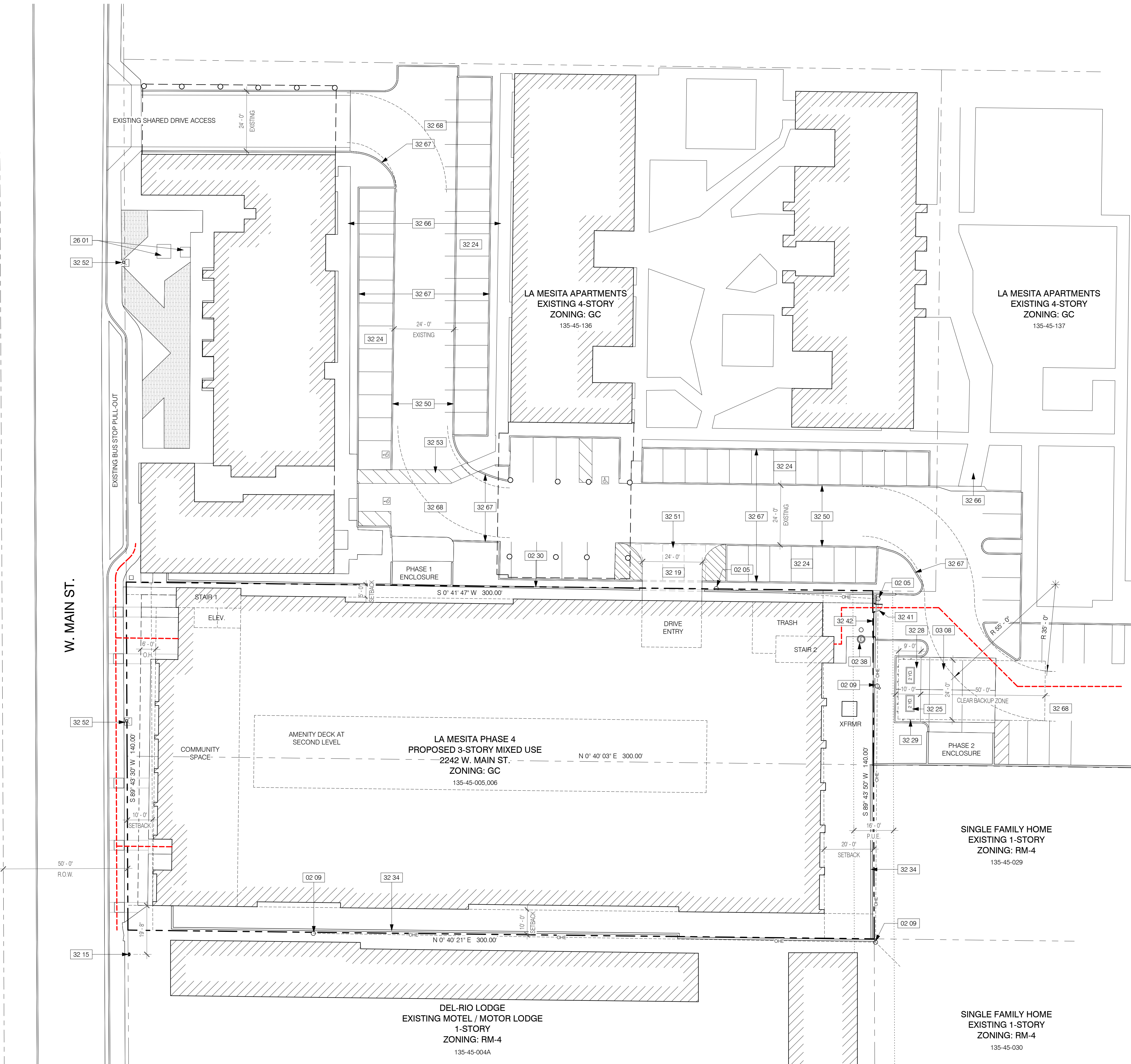
BICYCLE PARKING:

REQUIRED:	1 PER 10 VEHICLE SPACES
PROVIDED:	80 / 10 = 8 10 SPACES

LOTS 5 & 6, OF LA MESITA, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF
MAPS, PAGE 44.

02.05	EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED UNDERGROUND.
02.09	EXISTING UTILITY POLE TO REMAIN.
02.30	EXISTING SITE WALL TO REMAIN.
02.38	EXISTING UTILITY POLE AND METER TO BE REMOVED
03.08	CONCRETE STRESS PAD FOR TRASH PICKUP - SEE M-62.02.1 AND M-62.04.2.
26.01	EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
32.15	LOCATION OF EXISTING FIRE HYDRANT.
32.19	NEW CONCRETE PAVING APRON AT GARAGE ENTRY
32.24	EXISTING DECOMPOSED GRANITE PARKING AREA TO REMAIN.
32.25	BIN LOCATION FOR PICKUP ONLY ON SERVICE DAYS. BINS TO BE STORED IN TRASH ROOM AT ALL OTHER TIMES.
32.28	TRASH ENCLOSURE PER CITY OF MESA STANDARDS SIZED FOR (2) BINS. NO CMU WALL. SEE M-62.01 M-62.04.2.
32.29	6" DIAMETER CONCRETE FILLED STEEL BOLLARD PER M-62.01 DETAILS AND NOTES.
32.34	8" THICK 6 CMU WALL PAINTED COLOR MATCH STONE VENEER ON BUILDING. SEE DETAIL 10/A1.2
32.41	ACCESSIBLE STEEL EGRESS GATE WITH PUSH BAR FROM INSIDE.
32.42	STEEL ROLLING GATE FOR TRASH BIN LOADING AND UNLOADING TO PICKUP AREA.
32.50	EXISTING RIBBON CURB TO REMAIN.
32.51	DEMOLISH EXISTING RIBBON CURB AND DEMOLISHED DECOMPOSED GRANITE PARKING AREA FOR INSTALLATION OF NEW CONCRETE APRON.
32.52	EXISTING STREET LIGHT TO REMAIN.
32.53	EXISTING PEDESTRIAN CROSSLWALK TO REMAIN.
32.66	EXISTING CONCRETE SIDEWALK TO REMAIN.
32.67	EXISTING 6" CONCRETE CURB TO REMAIN.
32.68	EXISTING ASPHALT PAVING TO REMAIN.

A map of the Project Site area. The map shows a grid of streets. N. PHYLLIS is on the left, N. MAY is in the middle, and N. DOBSON RD. is on the right. W. MAIN ST. is at the bottom, and W. UNIVERSITY DR. is at the top. A diagonal line labeled C.A.P. CANAL runs from the bottom left towards the top right. A small black rectangle labeled PROJECT SITE is located between N. MAY and N. PHYLLIS, and between W. MAIN ST. and W. ELLA ST. An arrow points from the text PROJECT SITE to this black rectangle.



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

$$1'' = 20'-0''$$
