

Site Plan .01
SCALE: 1" = 30'-0"

Site Planning Notes

1. Development and use of this site will conform with all applicable codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10 ' from the property line and 20 ' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3 ' .0
4. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
5. Owners of property adjacent to public rights-of way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
6. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
7. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
8. Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
9. All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.
10. This project is located in the City of Mesa water service area and has been designated as having an assured water supply
11. THESE DRAWINGS ARE THE PROPERTY OF THE PRESENCE DESIGN PLLC AND MAY NOT BE CHANGED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF PRESENCE DESIGN PLLC.

ADA Codes & Requirements

This project will comply with all ADA requirements. All accessible routes areas noted shall comply with ADAAG Standards 402 Accessible Routes, 401.1 for Slopes, 403.3 1:20 running slopes and 1:48 cross slopes. Accessible parking spaces shall be striped on all sides, unless bordered by curb.

All ramps must meet ADA Accessibility Guidelines (ADAAG Standards; 2% max cross slopes and 12:1 max longitudinal slopes.

1. Exiting accessible spaces shall be painted to meet City of Mesa code requirements.
2. Accessible spaces shall be striped on all sides, unless bordered by curb.
3. All ramps must meet ADA Accessibility Guidelines (ADAAG Standards; 2% max cross slopes and 12:1 max longitudinal slope.)

Keynote

- | | |
|-------|---|
| 1.01 | PROPERTY LINE. |
| 1.02 | BUILDING STREET SETBACK 15'-0" ON MAIN & 25'-0" ON SOSSAMAN . |
| 1.03 | BUILDING ALLEY SIDE SETBACK 20'-0". |
| 1.05 | 10'-0" LANDSCAPE SETBACK. |
| 1.09 | EXISTING PUBLIC CURB, GUTTER AND SIDEWALK. REPLACE IF BROKEN OR OUT OF GRADE. UPGRADE IF NOT TO ADA STANDARDS. (SEE ADA NOTE #3) |
| 1.10 | ADA PARKING PER CITY AND STATE ADA STATE STANDARDS. (SEE .02 & .03/ZA0.02) |
| 1.11 | UNIT PATIO OPEN SPACE WITH 50% TREE COVERAGE TYPICAL SEE SHEET ZA0.08 TYPICAL PATIO PLANS. |
| 1.12 | OPEN SPACE. |
| 1.18 | TRASH BIN PER MESA STANDARDS. DETAIL M62.01. (SEE DETAIL .05/ ZA0.02) |
| 1.26 | RIDESHARE WAITING AREA WITH SEATING. |
| 1.28 | MAIL BOX (SEE DETAIL .11/ZA0.02) |
| 1.44 | 8'-0" PUBLIC UTILITY EASEMENT |
| 1.52 | SIDE BUILDING SETBACK 20'-0". |
| 1.53 | 30'-0" X 30'-0" VISIBILITY TRIANGLE. |
| 1.54 | EXISTING BILLBOARD TO BE REMOVED, SEE CIVIL DRAWINGS. |
| 1.55 | UNIT PRIVATE PARKING GARAGE 10' X 22' MIN. SEE UNIT PLANS ON ZA0.05. |
| 1.56 | ROOF OVERHANG ABOVE. |
| 1.57 | PEDESTRIAN ACCESS GATE (SEE DETAIL .10/ZA0.02) |
| 1.58 | BICYCLE PARKING (SEE DETAIL .03/ZA0.03) |
| 1.59 | ENTRY FEATURE AND SIGNAGE. (SEE .01 & .02/ZA0.07) |
| 1.60 | CORNER MONUMEN BY OTHERS. |
| 2.03 | 5'-0" CONCRETE SIDEWALK ACCESSIBLE TRAVEL PATH TO PUBLIC WAY. |
| 2.05 | RAISED CONCRETE CROSSWALK TO BE STAMPED CONCRETE OR PAVERS TYPICAL. (SEE LANDSCAPE DRAWINGS) |
| 2.10 | RETROFIT DRIVEWAY 24'-0", (WITH 2" ROLL CURB & GUTTER. PER MAG STSNDAAARD DETAIL 260.) |
| 4.04 | SITE WALL (SEE DETAIL .09/ZA0.02) |
| 4.05 | Rear 8'-0" PROPERTY FENCE (SEE DETAIL .06/ZA0.03) |
| 15.15 | FIRE RISER ROOM PER NFPA 13. |
| 16.04 | APS POWER LINE ABOVE. |
| 16.05 | FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.) |
| 16.12 | ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03. |
| 16.18 | EMERGENCY AND TRASH ACCESS GATE ONLY WITH KNOX BOX (SEE DETAIL .12/ZA0.02). |
| 16.19 | SES PANEL BOX FINAL LOATION TO BE ESTABLISHED BY SRP. |

Special Notes

1. All roof mounted equipment needs to be fully screened.
2. All unit garages will provide plug-ins for EV charging.
3. Any future ground mounted equipment to be screened to meet MZO requirements. No ground mounted equipment anticipated.

Project Data

MAXIMUM HEIGHT:
30'-0" max
27'-0" Provided

PARKING CALCULATIONS:
Required:
45 units * 2.1 per = 95 space
Provided:
Garage = 45
Reserved= 45 ; Unreserved= 10
100-150 Spaces= 5 Required
ADA Parking= 5
Total Provided: 105 Spaces

BICYCLE PARKING:
94 Spaces /10 Required: 10
Provided: 12

BUILDING SETBACKS Request:
Front Yard (Main St.) : 14'-0"
Side Yard (Sossaman Rd.) : 15'-0"
Side Yard : 20'-0"
Back Yard : 20'-0"

OPEN SPACE:
Required: 200sf per Unit
200sf * 45 Units = 9,000SF
Provided:
(See Open Space Plan)
Private O.S.= 19,027 SF
Public O.S. = 7,503 SF
Total Provided = 26,530 SF

LOT COVERAGE :
Allowed 70%=153,302'.7 = 107,311.4 SF
Provided: 95,546.9 SF = 62.3%

BUILDING COVERAGE:
Provided: 44,705.6 SF = 29.2%

CONSTRUCTION TYPE: V-B
Fully Sprinklered NFPA-13R

STREET TYPE :
Arterial (South Sossaman)
Arterial (East Main/ Apache Tr)

AIRPORT:
N/A

FLOOD ZONE :
Located flood Zone X

GENERAL PLAN:
Neighborhood Center

Project Data

ADDRESS:
APN: 218-18-001K & 281-18-004 J

LEGAL DESCRIPTION :

PARCEL NO.1:
...
The Northeast quarter of the Northeast quarter of the Northeast quarter of Section 16, Township 2 South, Range 6 East,... of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

PARCEL NO. 2:
The West half of the West half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 16, Township 2 South, Range 6 East,... of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

LOT SIZE :
666.51'-0" x 200'-0"
Net Site Area: 153,302 sqft 3.51 ac

ZONING:
Requesting: RM-2 PAD

DWELLING DENSITY:
LC Allowed= 25DUAC*3.51=87
RM-2 Allowed= 15DUAC*3.51=52
PAD Proposed=12.8DUAC
Requesting: 45 Units

Project Directory

OWNER
Elliot Barkan Development LLC Contact: Elliot Barkan
7505 E 6th Ave #100, Scottsdale, AZ 85251
Tel: 480-273-7138 Email: elliotbarkan@gmail.com

ARCHITECT
Presence Design PLLC Contact: Colin Kenyon
115 E. Campo Desierto Road, Tempe, Arizona 85281
Tel: 480-695-0877 Email: presencedesign.cdk@outlook.com

CIVIL AND SURVEYOR
LDG Contact: Nick Prodanov
8808 N. Central Ave., Suite 288, Phoenix, Arizona 85020
Tel: 602-889-1984 Email: nick@ldgeng.com

LANDSCAPE ARCHITECT
McGough Adamson Contact: Nick Adamson
535 E McKellips Rd Suite 131 Mesa, Arizona 85203
Tel: 602-997-9093 Email: nicka@mg-az.com

Project Description

45 new townhome rental structures consisting of 382.58 and one 3B2B ANSI A units with required sitework and parking.

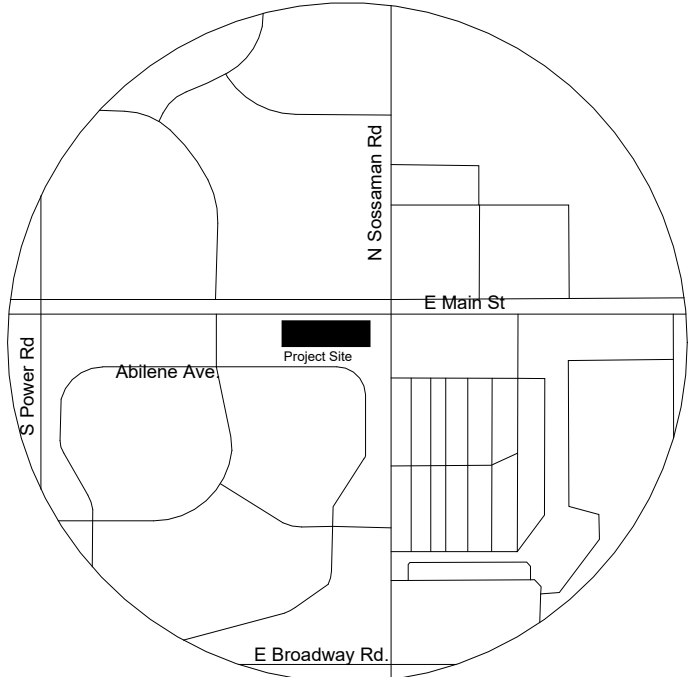
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Governing Building Codes

All construction shall comply with the following building codes and current City of Mesa development amendments:

- 2018 International Building Code (IBC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Fire Code (IFC)
- 2018 International Energy Conservation Code (IECC)
- 2017 National Electrical Code (NEC)
- 2018 International Fire Code (IFC)
- 2009 International Code Council (ICC)

SITE PLAN

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

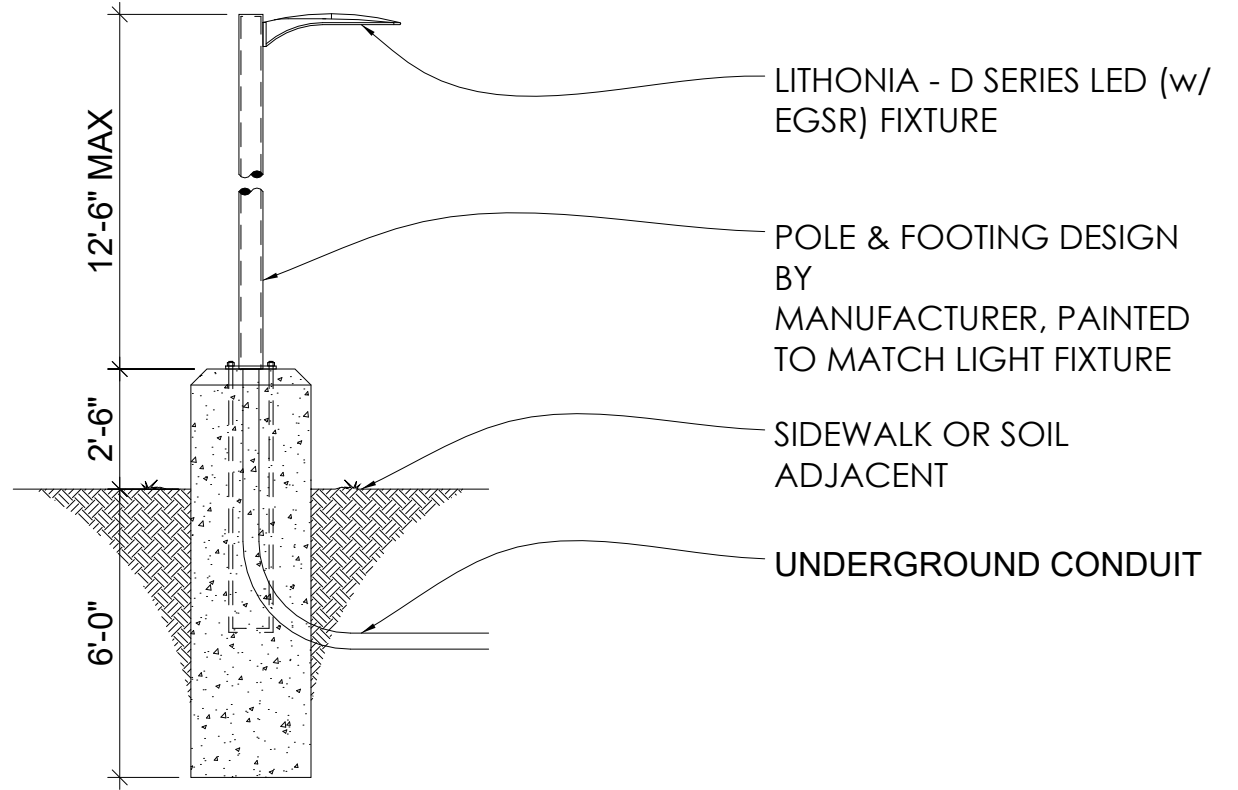
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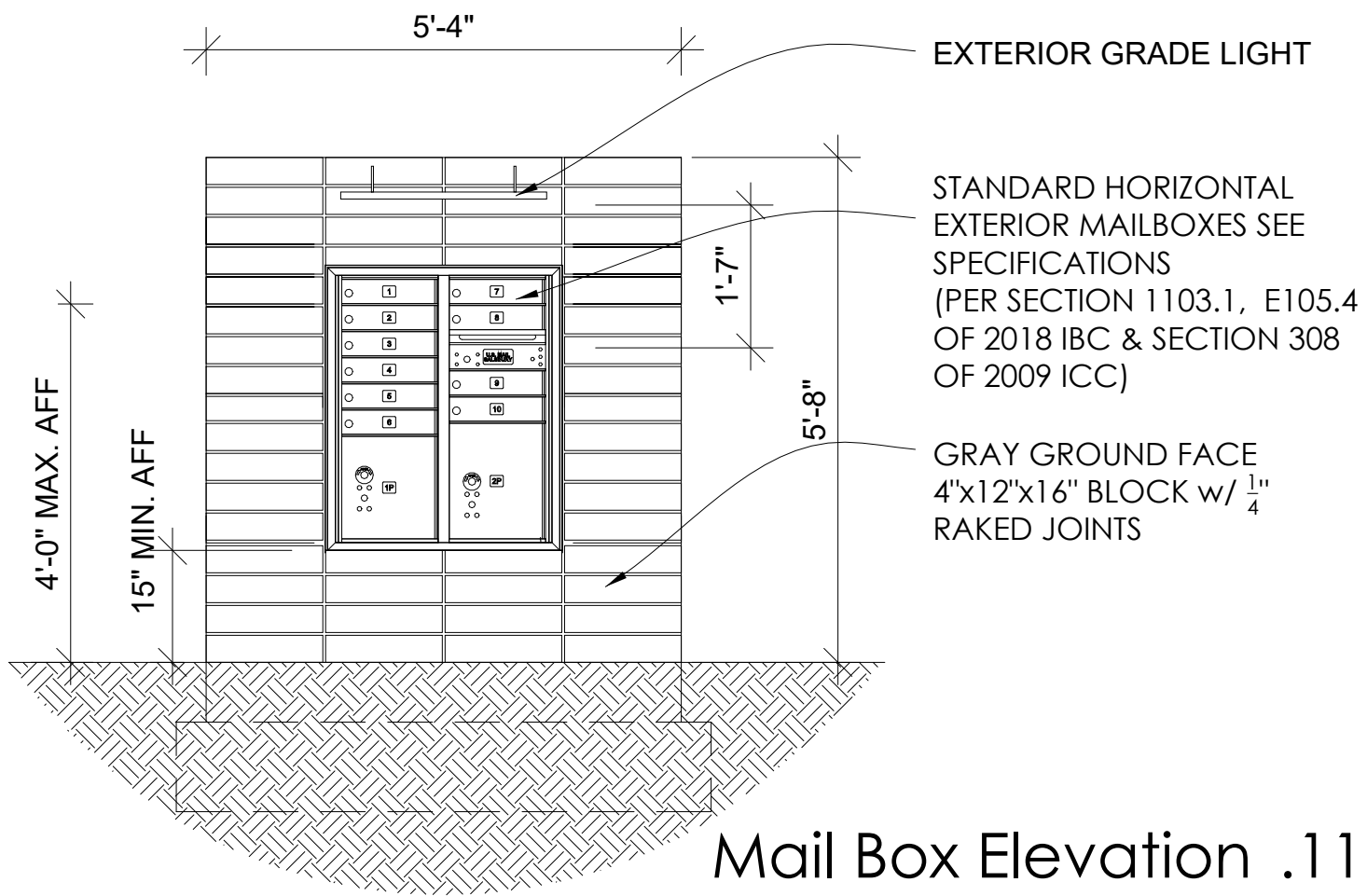
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SITE PLAN/ ZONING REQUEST
March 30 2024 PD 2408.09

ZA0.01

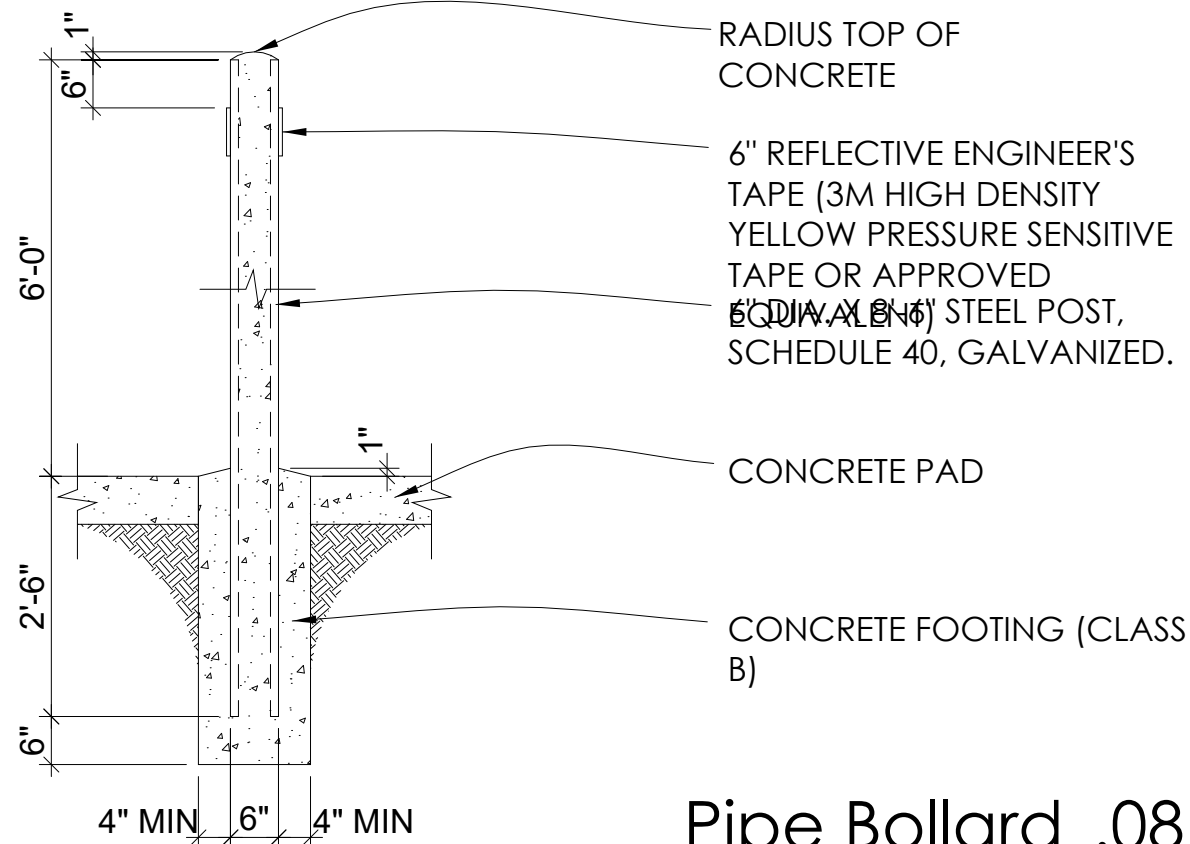
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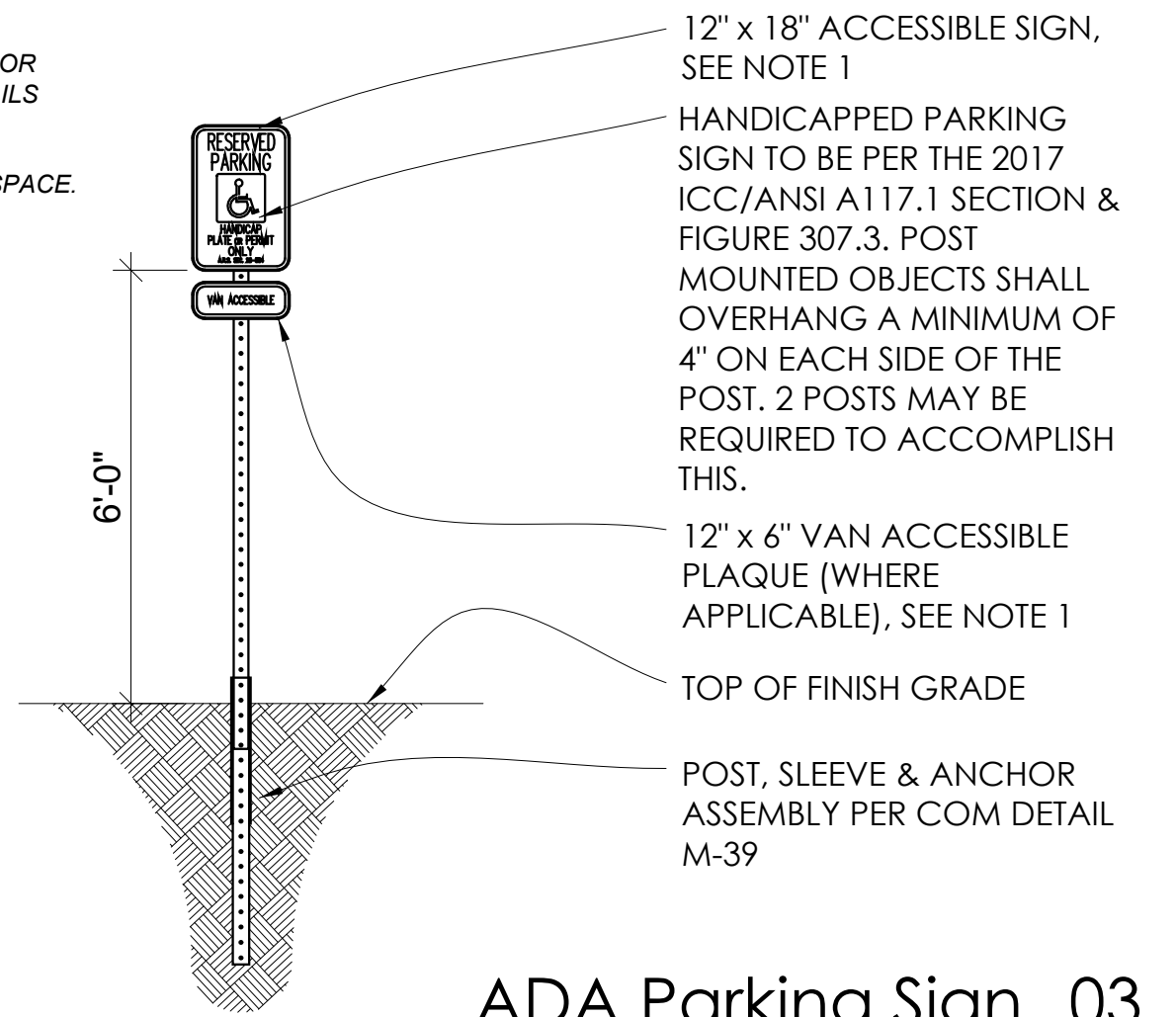
Typical Light Post .13
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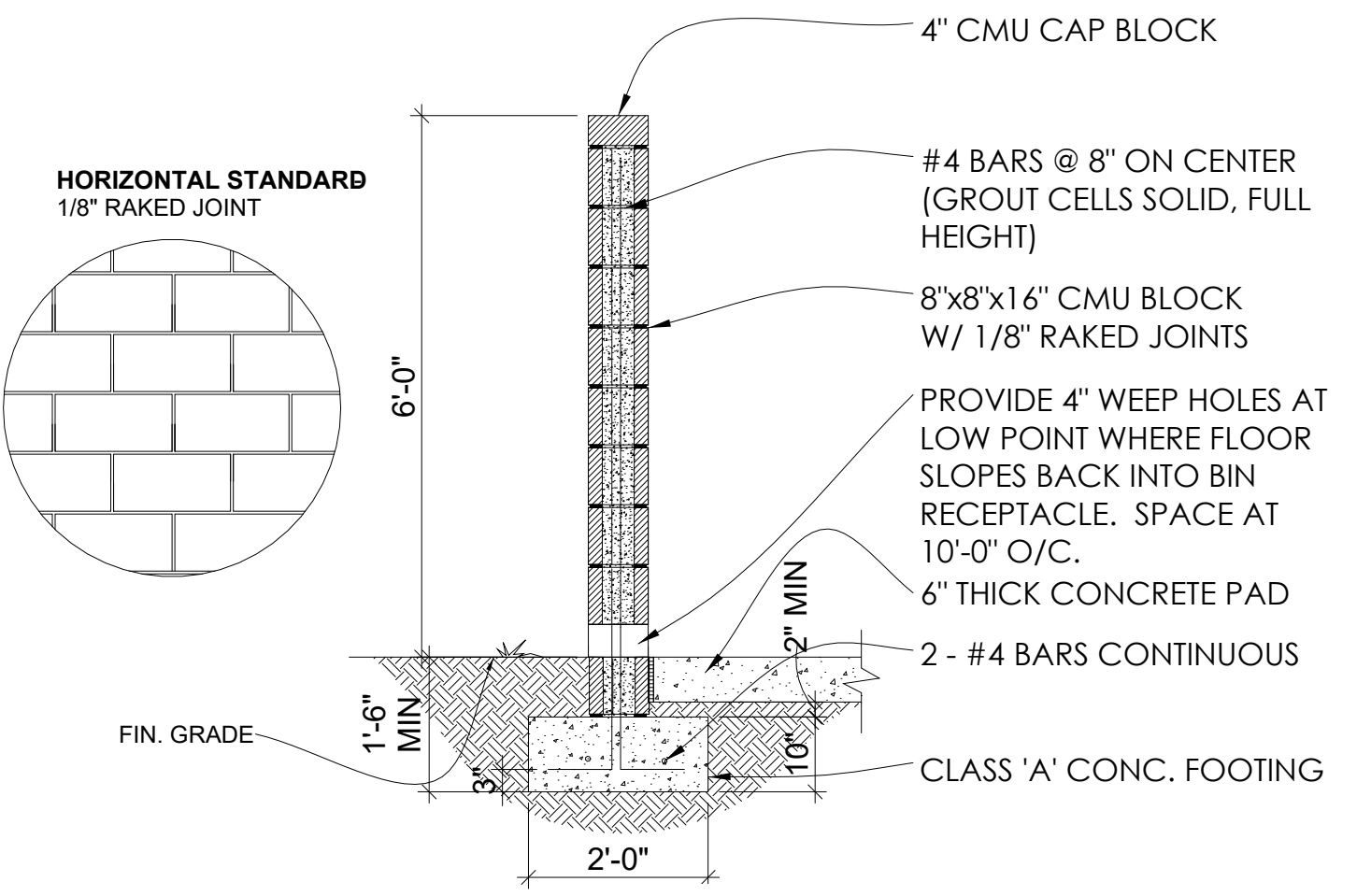
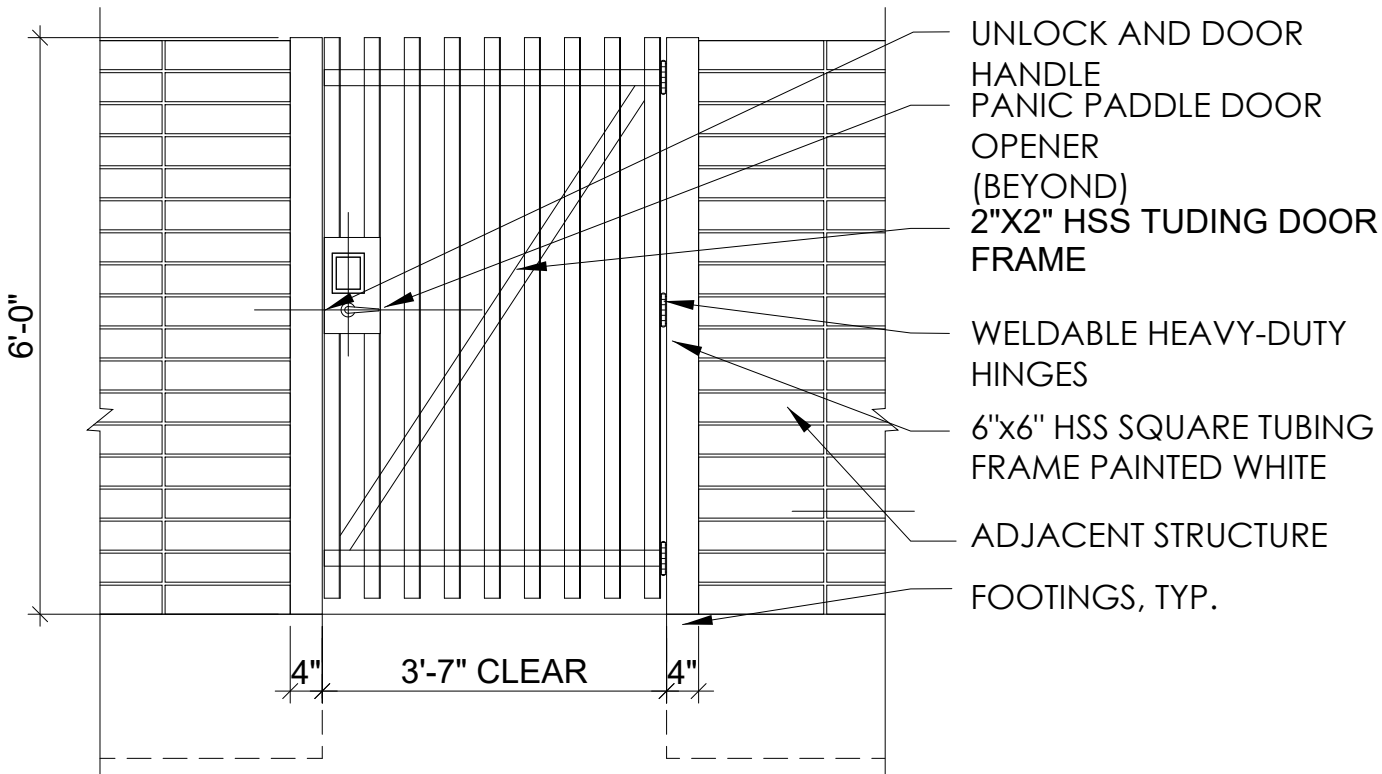
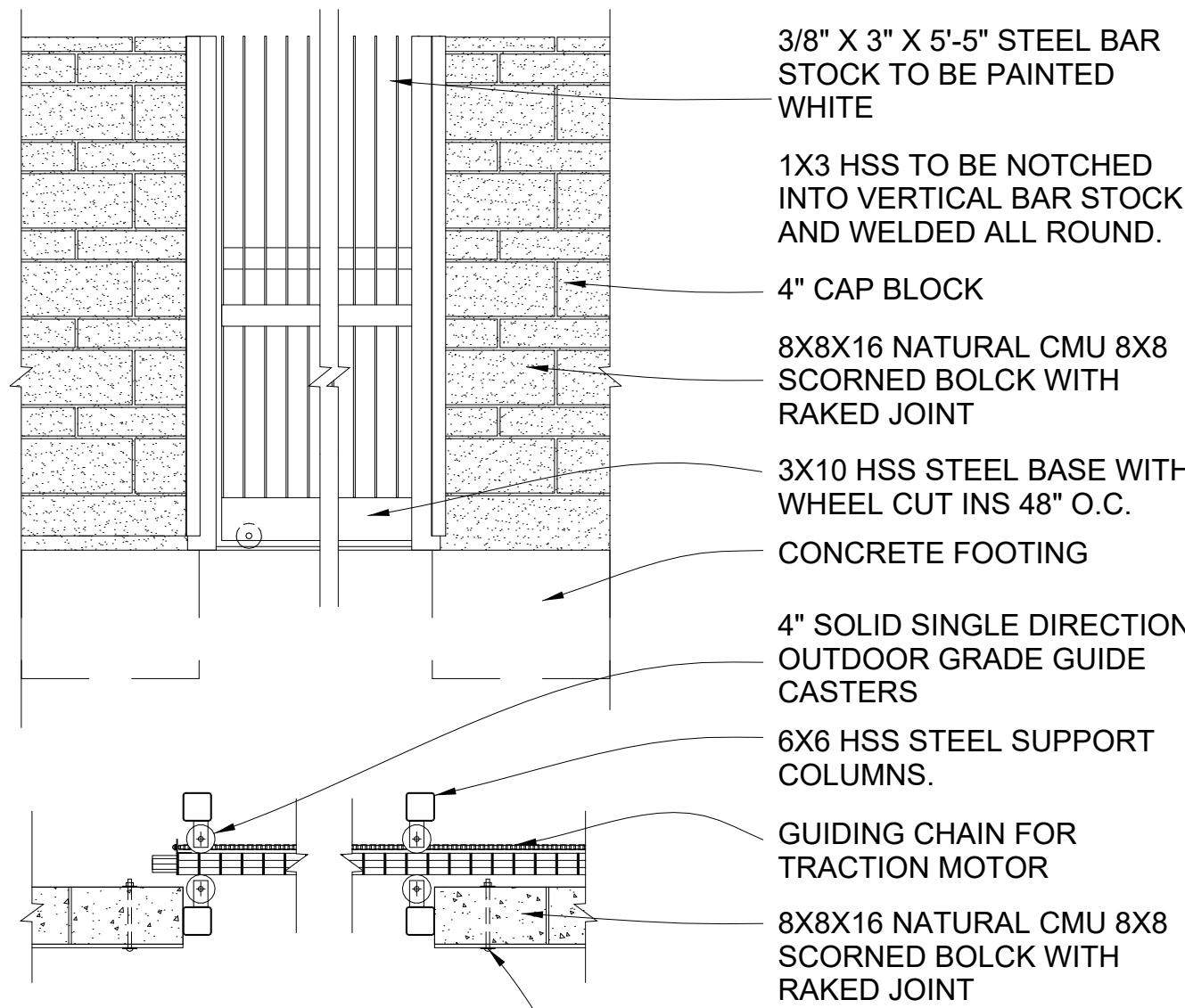
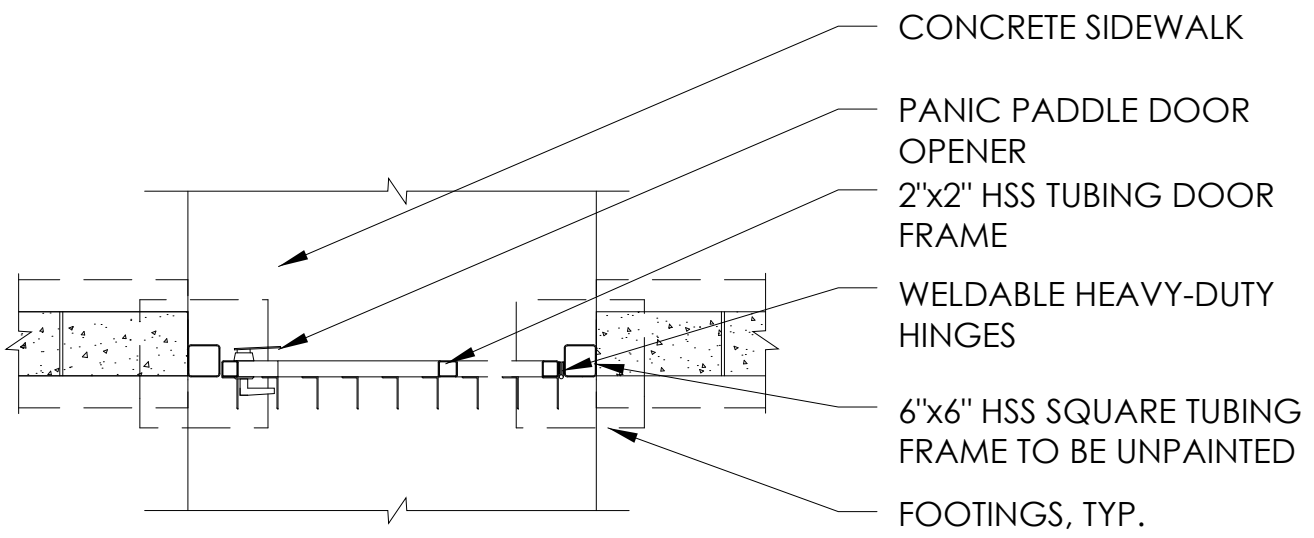
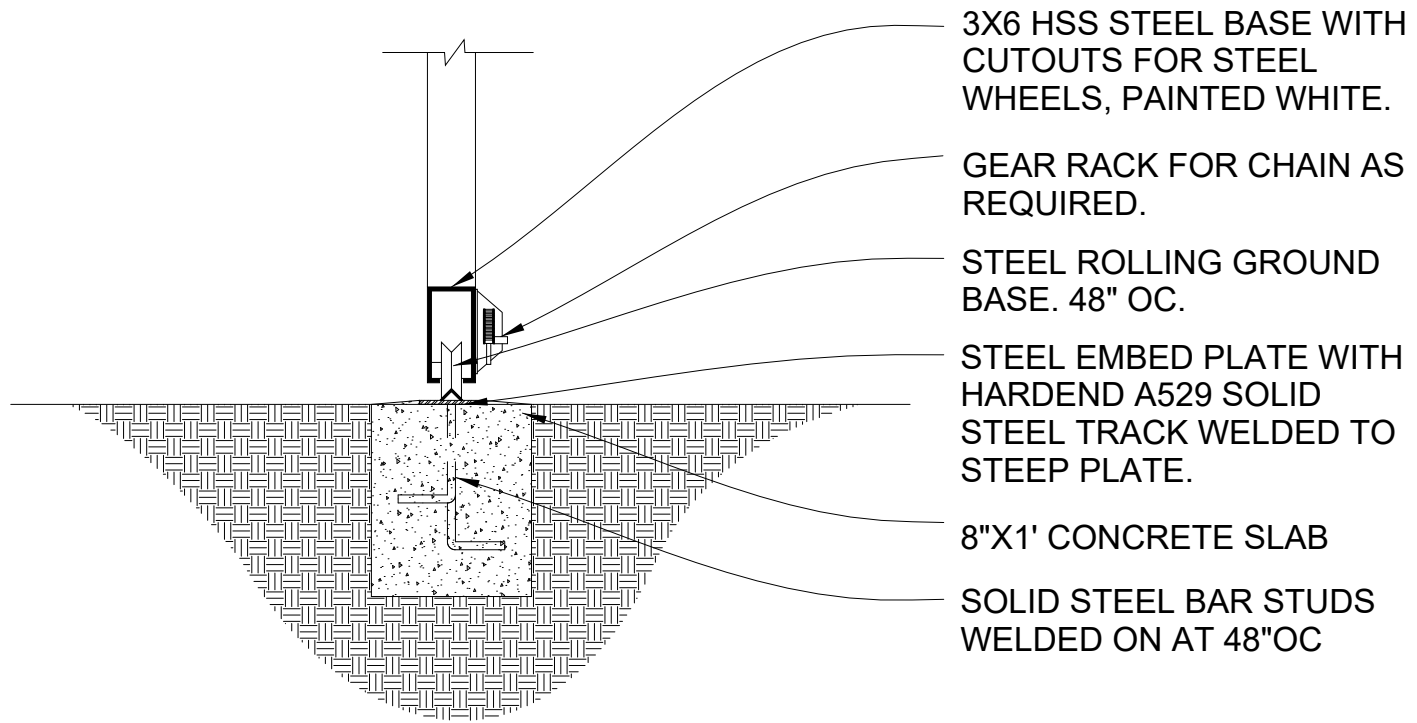
Mail Box Elevation .11
SCALE: 1/2" = 1'-0"



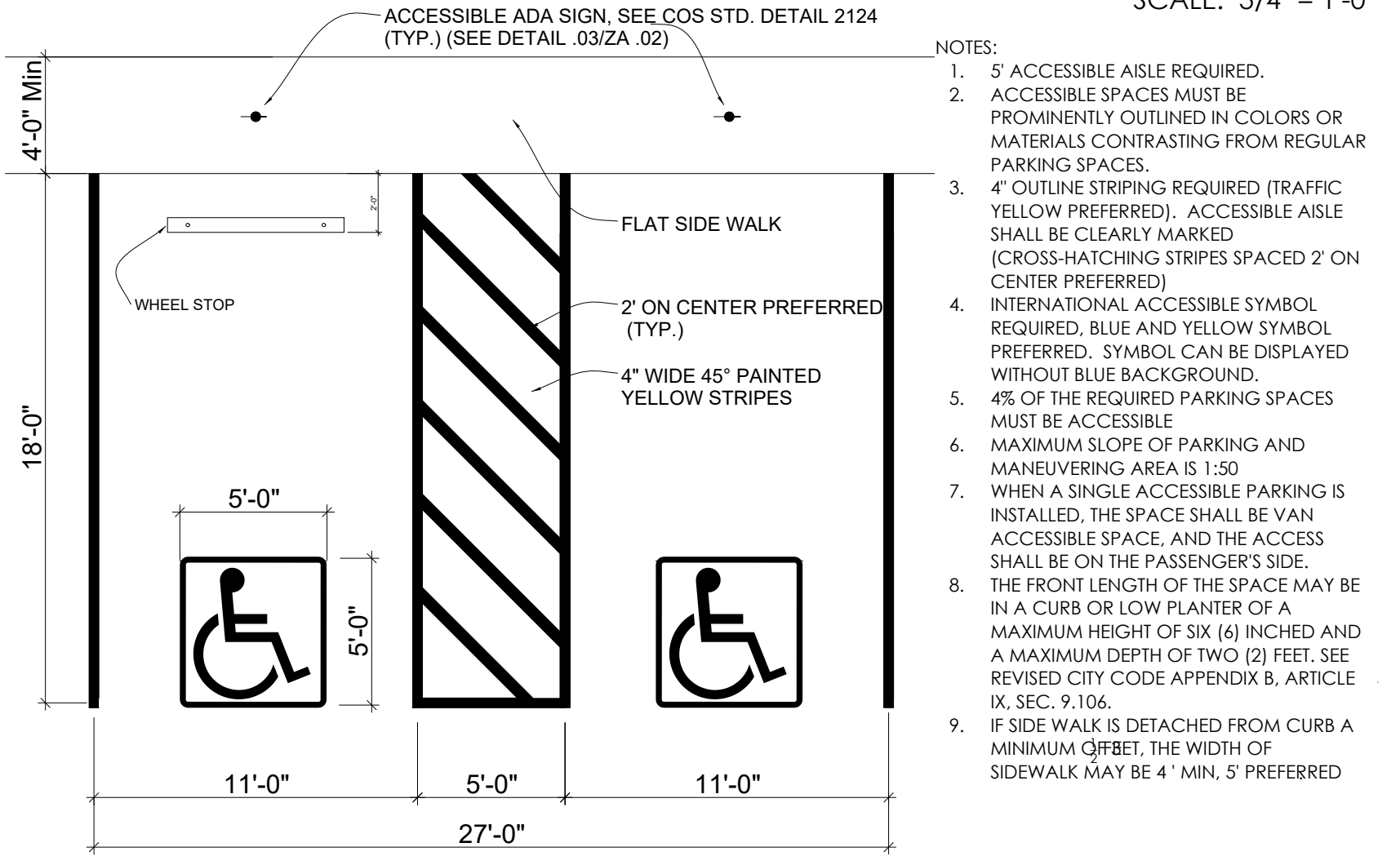
Pipe Bollard .08
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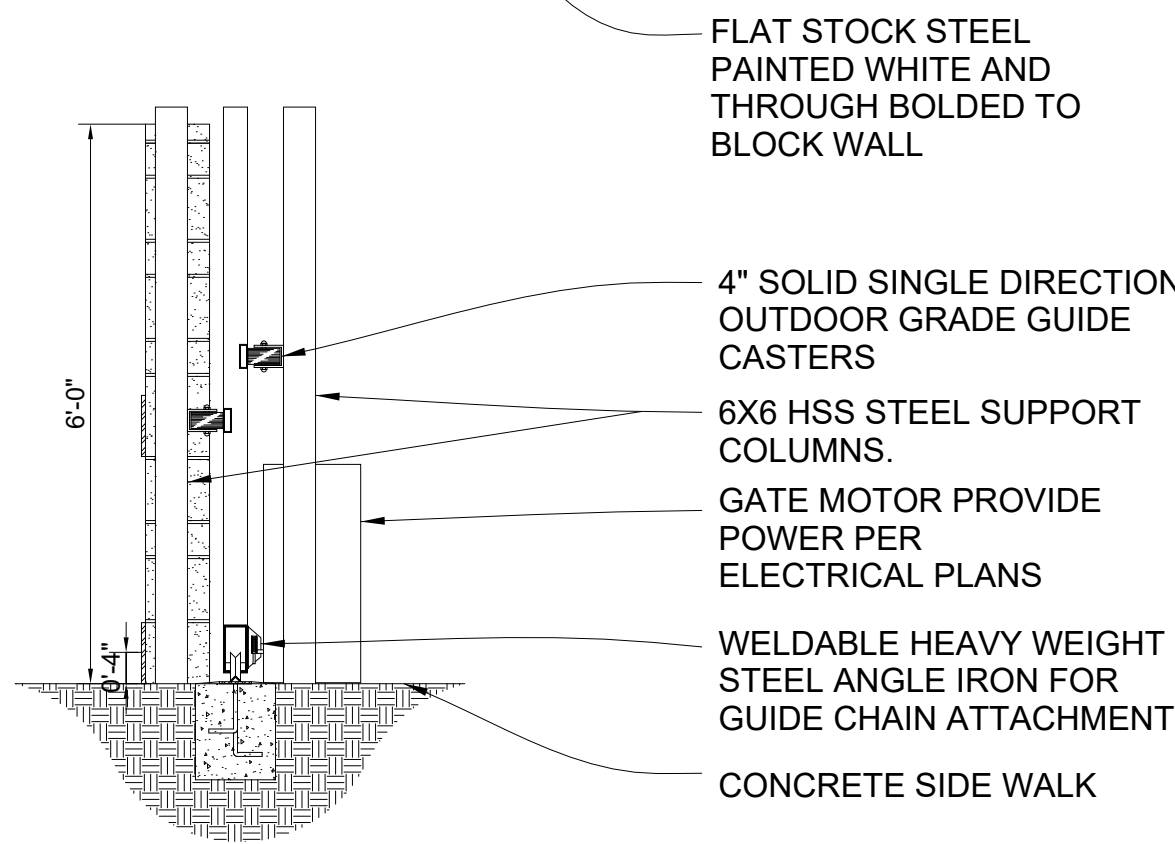
ADA Parking Sign .03
SCALE: 3/4" = 1'-0"



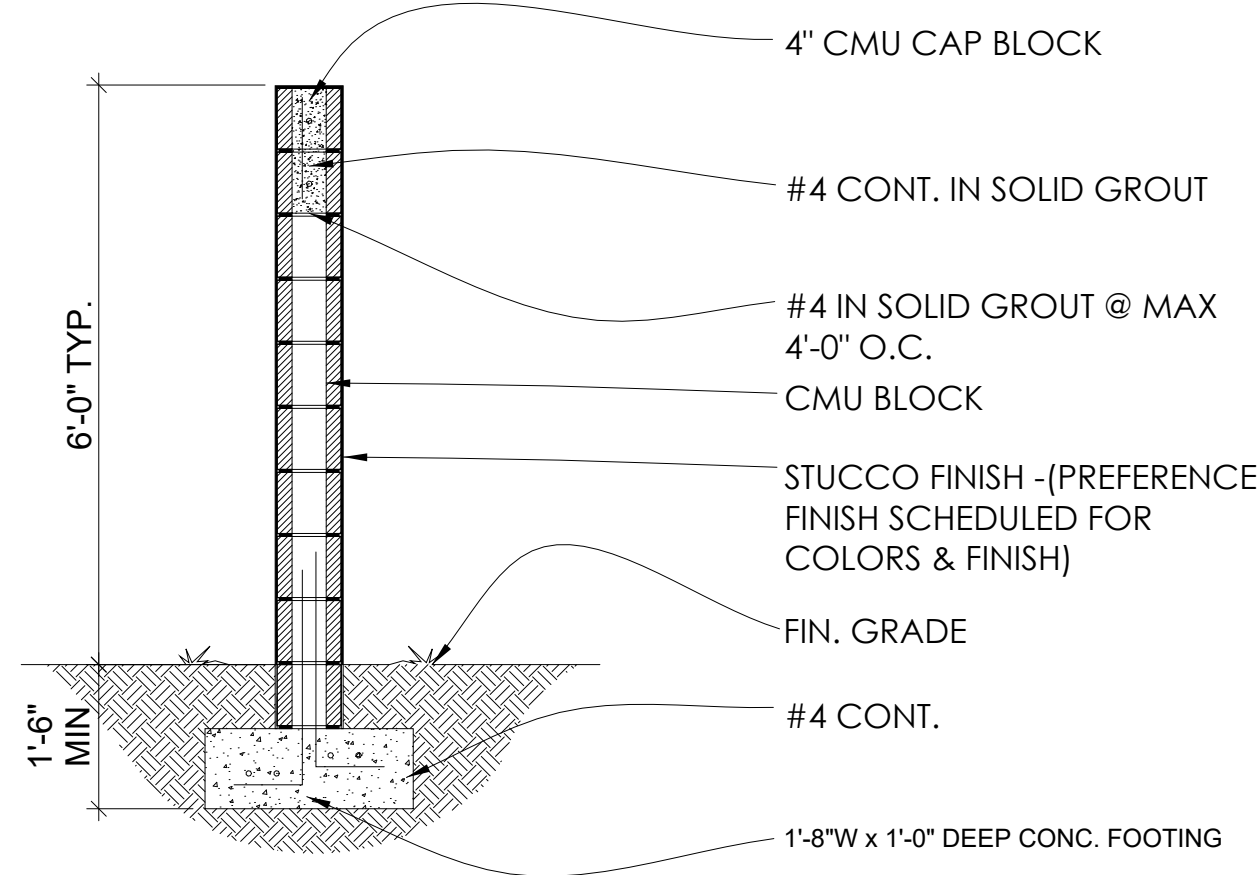
Trash Enclosure Wall .07
SCALE: 1/2" = 1'-0"



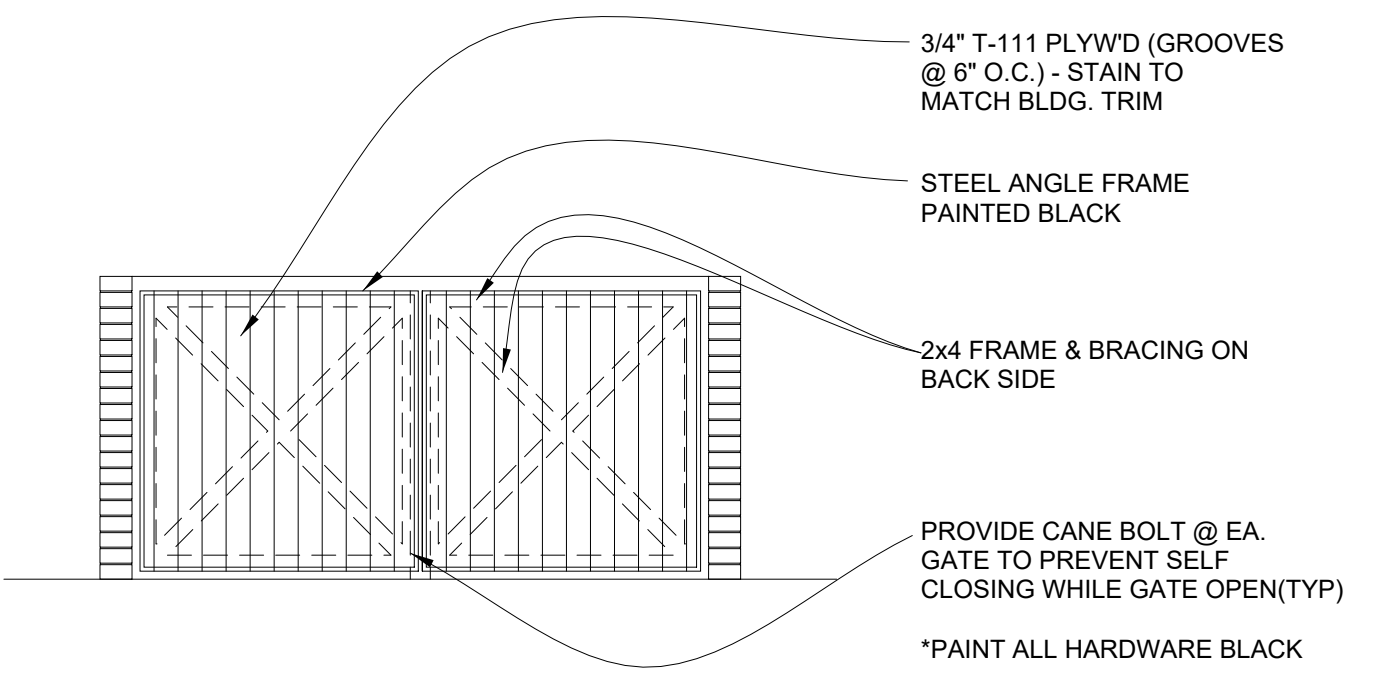
ADA Accessible Paired Parking .02
SCALE: 3/16" = 1'-0"



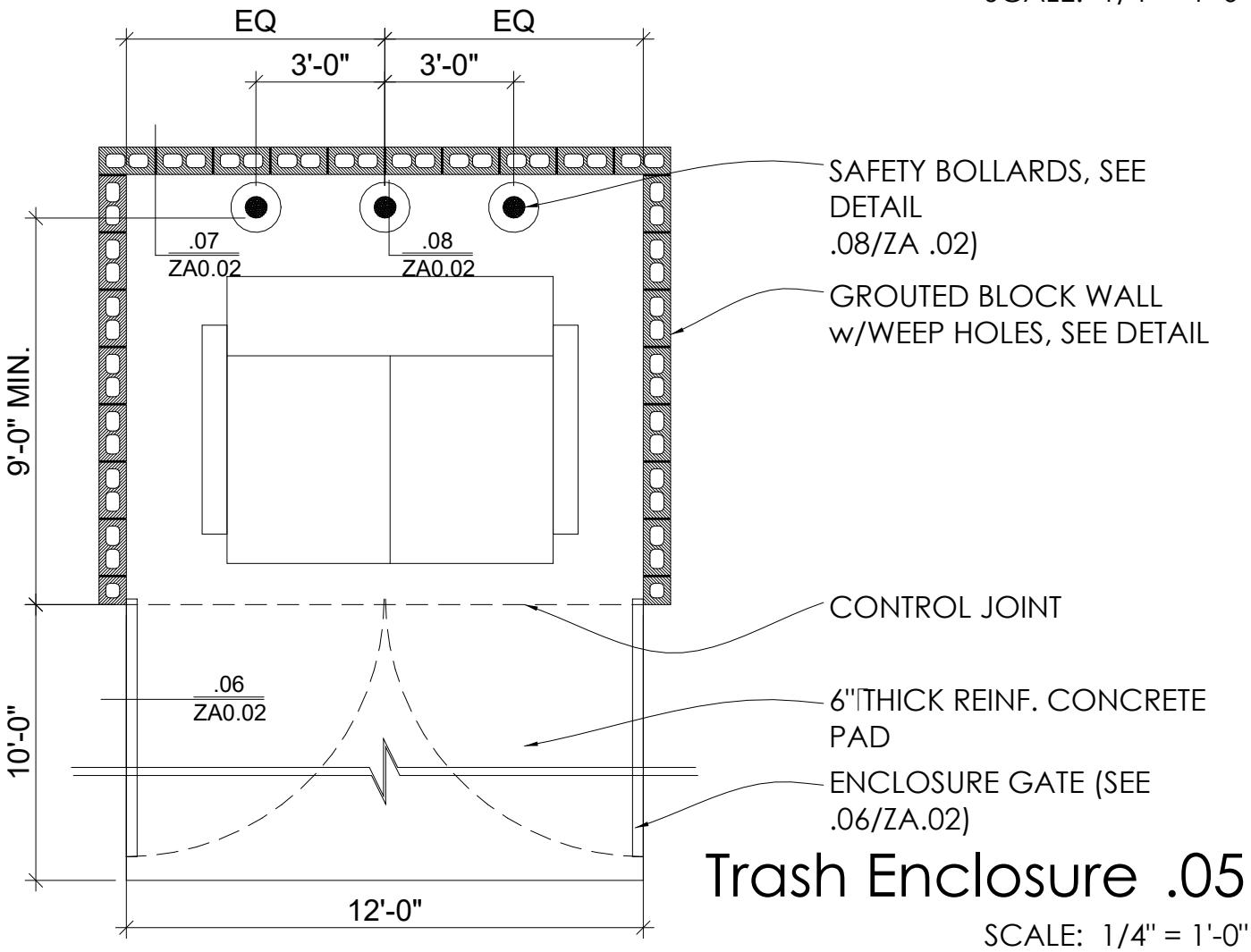
Parking Drive Safety Gate .12
SCALE: 1/2" = 1'-0"



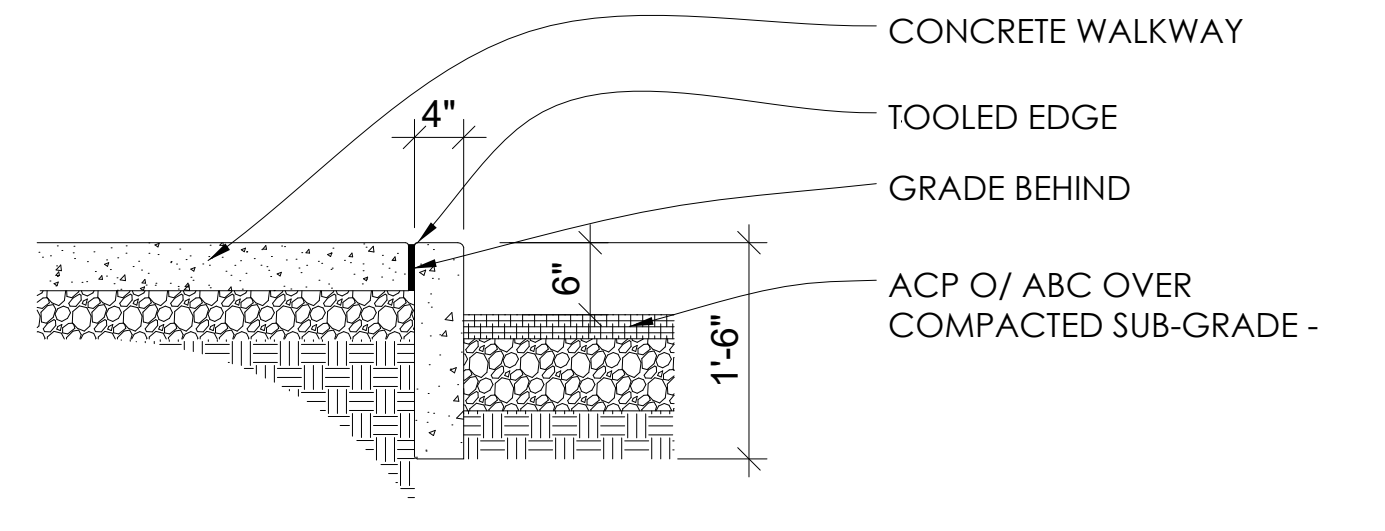
Masonry Wall - Stucco .09
SCALE: 1/2" = 1'-0"



Trash Enc. Gate Elevation .06
SCALE: 1/4" = 1'-0"



Trash Enclosure .05
SCALE: 1/4" = 1'-0"



C.I.P. Concrete Curb at Pavement .01
SCALE: 3/4" = 1'-0"



Expires 6.30.2027

Drawn: ftb

Checked: ftb

SITE PLAN/ ZONING REQUEST

March 30 2024

PD 2408.09

ZA0.02

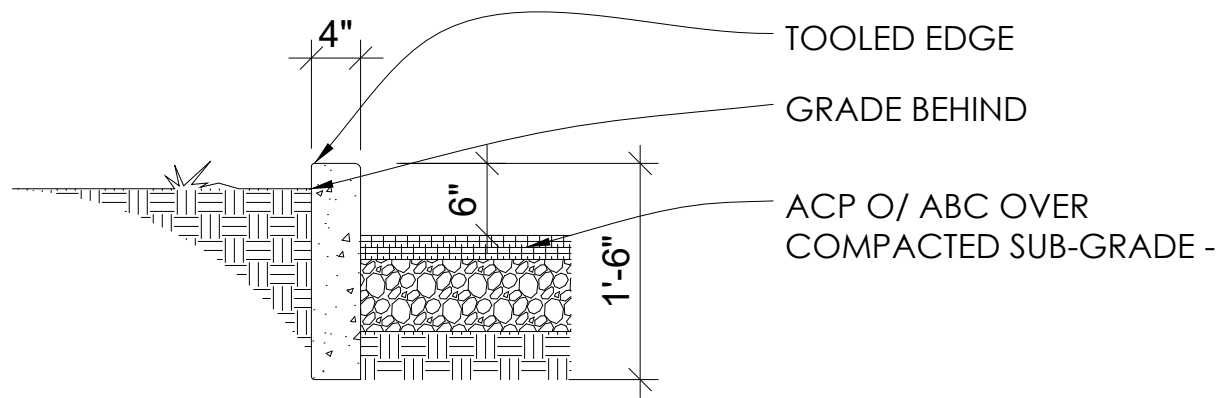
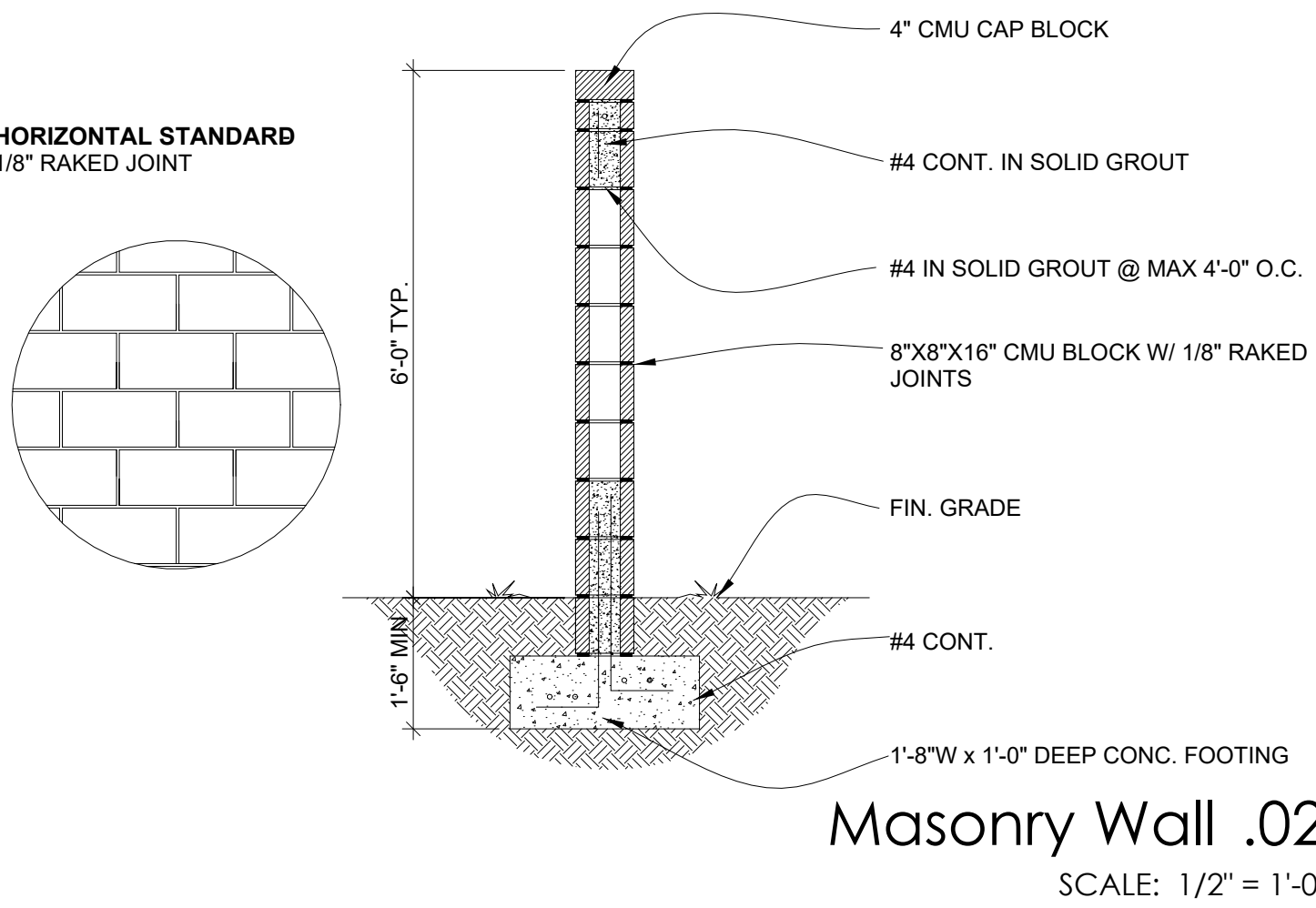
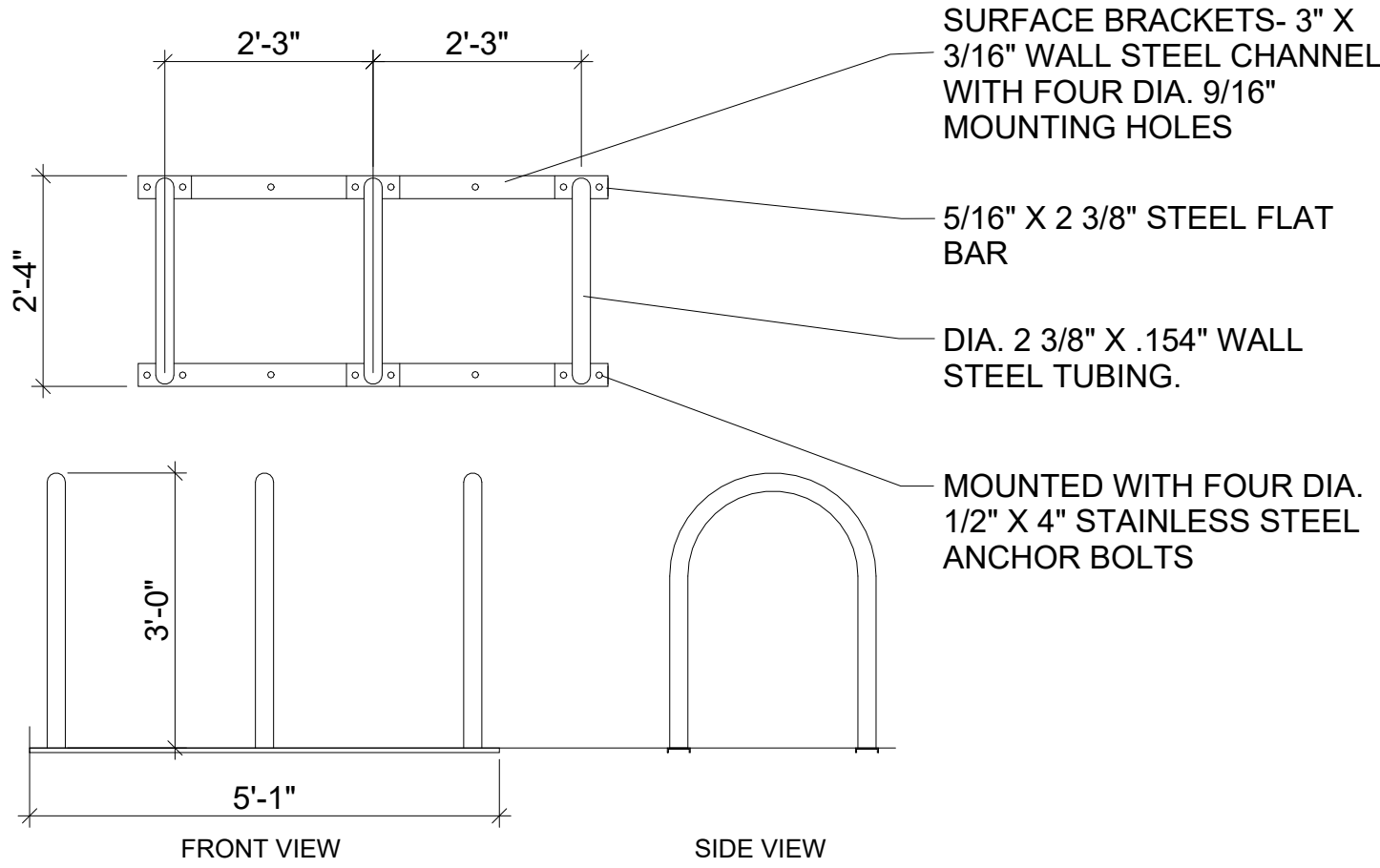
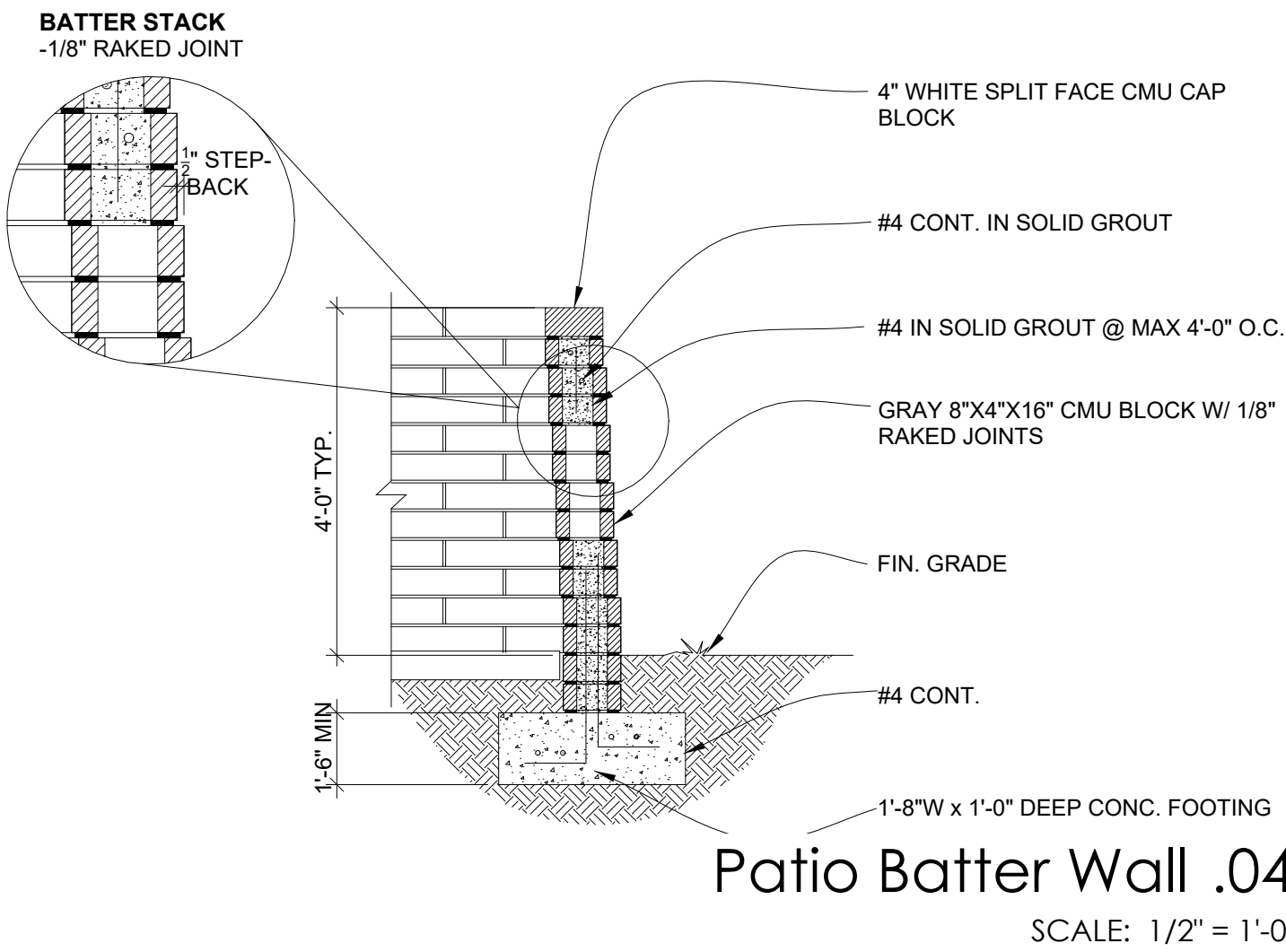
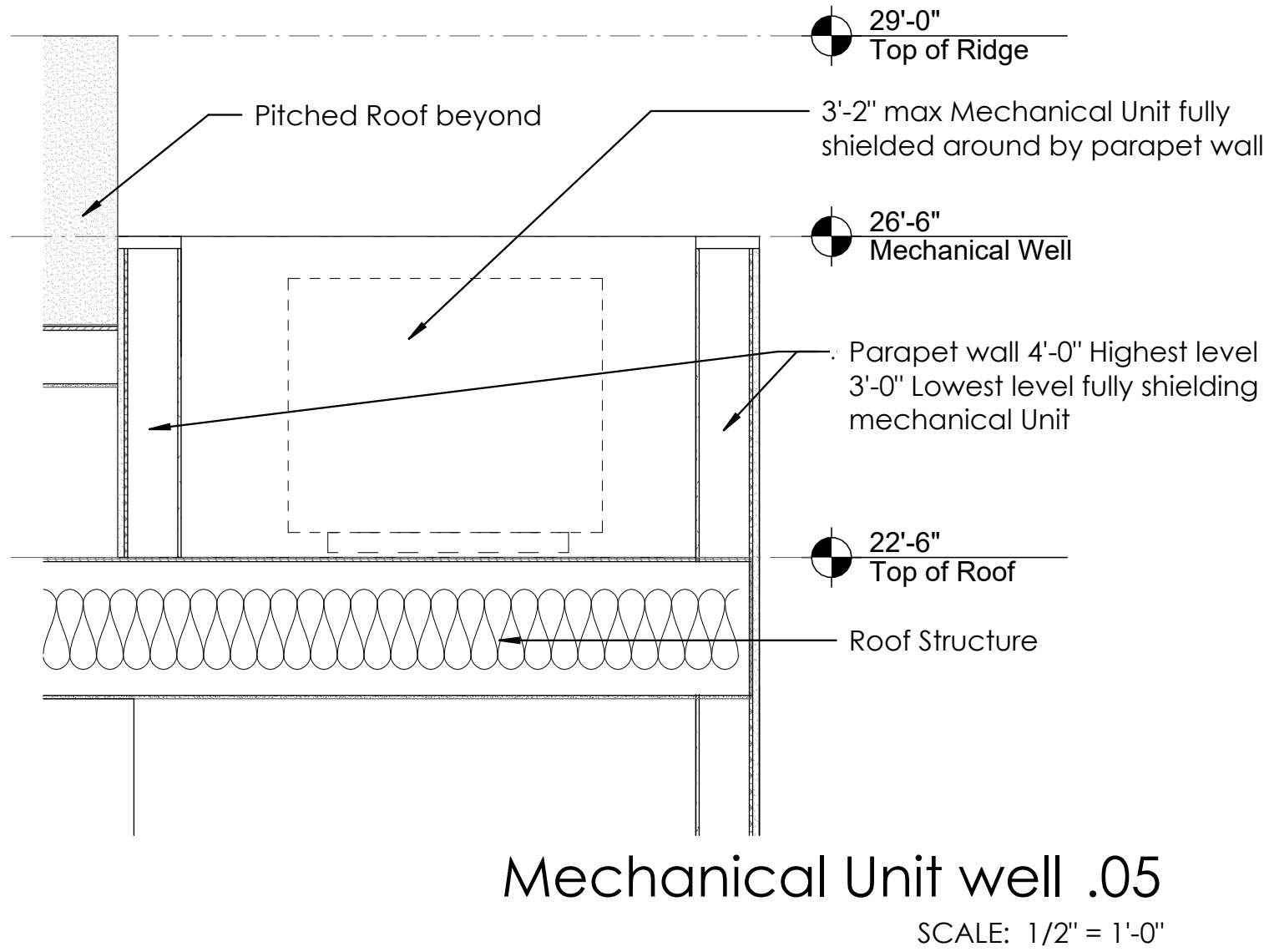
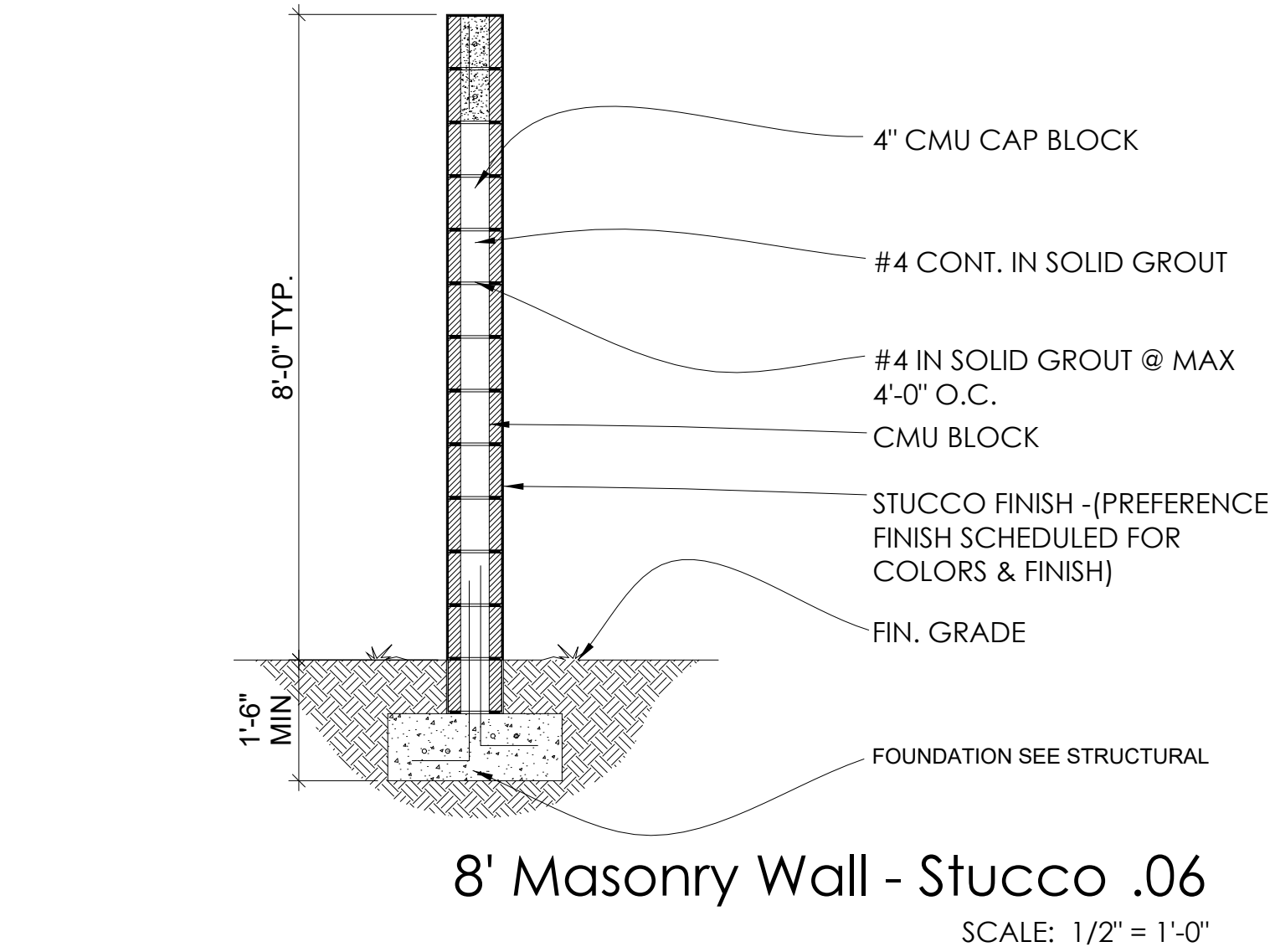
SITE DETAILS

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

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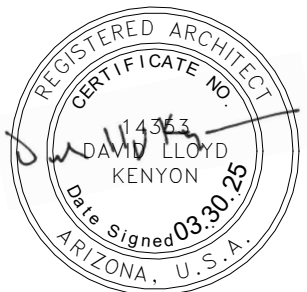


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