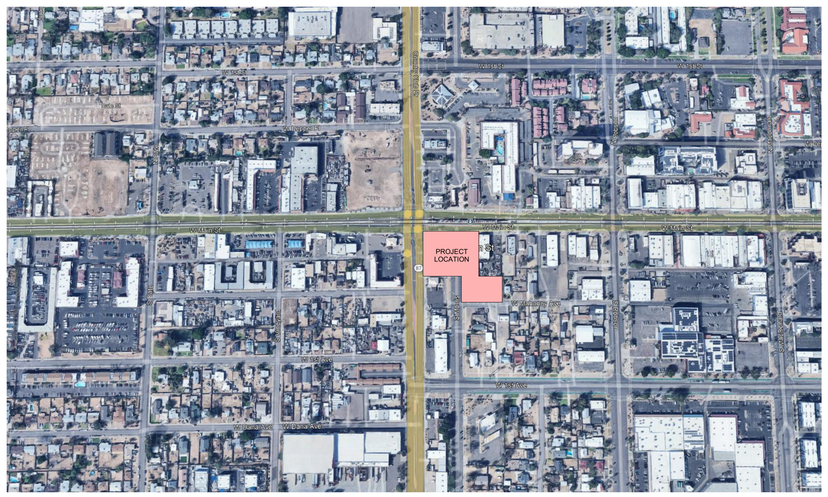




PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS AND CONDITIONS
- ADDENDA
- MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO ENVISION ARCHITECTURAL GROUP IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT.

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER SYSTEM: SUBMITTALS TO INCLUDE COMPLETE FIRE HYDRAULIC PRESSURE AND FLOW CALCULATIONS, HEAD TYPES AND LOCATIONS, PIPING SIZES, PIPING SUPPORTS AND SEISMIC SUPPORTS, RISER DIAGRAM AND ETC, DRY PIPE SYSTEM REQUIRED IN COLD AREAS. GLYCOL SYSTEM NOT ALLOWED.
2. TRUSS ENGINEERING PACKAGE
3. FIRE ALARM SHOP DRAWINGS

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PLANNING DIVISION MEETS WITH ADMINISTRATIVE APPROVAL *WITH STIPULATIONS*

ADM25-00328

RAD ARCHITECTURAL DESIGN

CLUB AND MAIN - PHASE 1

311 WEST MAIN STREET MESA, AZ 85210

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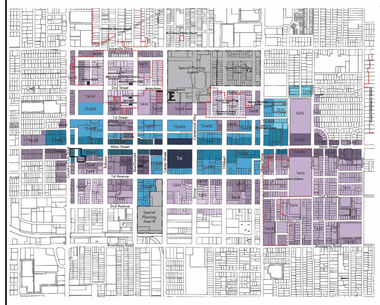
PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
COVER SHEET

SHEET NO.
A01

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11-57-1 **Downtown and Temple/Pioneer Park Neighborhoods Regulating Plan**

Key
- Historic District
- Historic Landmark

Transect Zones
- T6 Main Street (T6MS)
- T5 Main Street (T5MS)
- T5 Main Street Flex (T5MSF)
- T4 Neighborhood (T4N)
- T4 Main Street (T4MS)
- T4 Neighborhood Flex (T4NF)
- T4 Neighborhood (T4N)
- T3 Neighborhood (T3N)

Overlays
- Historic Downtown
- Special Planning Area

ZONING:

DOWNTOWN-URBAN GATEWAY AREA
CENTRAL MAIN STREET AREA PLAN
DOWNTOWN CORE - DOWNTOWN EVENT (DC-DE)
FORM BASED CODE OVERLAY
T5 MAIN STREET (T5MS) TRANSECT

11-58-3: - OVERVIEW OF TRANSECT ZONES AND ALLOWED USES
Intent
To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.
Desired Form
Commercial/Shopfronts
General Use
Ground Floor Commercial
Upper Floor Residential or Commercial
Parking
Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.

Table 11-58-3.A: Composite Use Table
Multi-Unit Residence - Permitted Use - Allowed only on upper floor(s) or behind an allowed ground floor use.

11-58-12: - ADDITIONAL STANDARDS FOR ALL ZONES
D.Parking Requirements.
1.All on-street parking spaces adjacent to the lot may be used to meet parking requirements.
3.Bicycle parking shall be provided and in a secure environment, except in residential buildings with 4 units or less.
4.Bicycle parking shall be provided at a minimum ratio of 1 bicycle space for every 10 vehicular spaces with a maximum requirement of 20 bicycle spaces. The bicycle parking spaces provided shall be accessible in the same manner as their equivalent vehicular spaces (publicly or privately accessible).
5.For every 10 publicly accessible bicycle parking spaces provided, the required commercial parking spaces may be reduced by one space with a maximum reduction of 15 percent of the required vehicular parking spaces.
E.Parking Space Design.
2.Tandem, stacking and valet parking may be used to meet parking requirements.
3.Parking spaces may be directly accessed from an alley.
4.On lots with alleys, all drives shall be accessed only from the alley.
5.On corner lots, all drives shall be accessed only from the alley or side street.
7.Off-street parking spaces do not have to be covered.
11.Parking spaces shall generally be designed according to the dimensions in 11-32-2.H (Size of Parking Spaces and Maneuvering Aisles).
13.All surface parking areas along a Street or Civic Space that are not behind buildings shall be screened by a 3'6" tall min. hedge, fence, or wall in character with the building at the ROW.
14.All exposed structured parking shall be architecturally incorporated into the facade composition.
15.On corner lots less than 100' wide, maximum length of 60' of parking podium or garage is allowed along a Side Street.
16.The minimum number of parking spaces required for buildings within ¼ mile of transit may be reduced by 20%.

CHAPTER 59 - BUILDING TYPE STANDARDS
Mid-Rise: This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.

11-59-16: - ADDITIONAL STANDARDS FOR MID-RISE AND HIGH-RISE BUILDINGS
B. High-Rise/Mid-rise Buildings in T5MS
Front/Side Street Setback
Floors 6+ 10' min.
Side/Rear Setback
Abutting T4
Floors 1-5 10' min
Floors 6-8 20' min.

CHAPTER 60 - PRIVATE FRONTAGE STANDARDS
Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.
Syn: Retail Frontage, Awning.

11-60-10: - SHOPFRONT
B. Size
Distance between glazing 2' max.
May be increased if located outside of the downtown pedestrian area, and superior building design standards are utilized including building wall articulation and changes in materials and colors, as reviewed with the zoning clearance.
Ground floor transparency 75% min.
May be reduced to 50% min. if located outside of the downtown pedestrian area and results in superior building wall articulation and design, with further reduction to 40% if pedestrian-scale design is utilized, with changes in color, material and texture, as reviewed with the zoning clearance.
Depth of recessed entries 5' max.
C. Awning
Depth 4' min.
Setback from curb 2' min.
Height, clear 8' min.
D. Miscellaneous
Residential windows shall not be used.
Doors may be recessed as long as main facade is at BTL. Operable awnings are encouraged.
Open-ended awnings encouraged.
Rounded and hooped awnings are discouraged.
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

CHAPTER 62 - CIVIC SPACE STANDARDS - is the plaza area on Morris considered a civic space?

11-30-3: - EXCEPTIONS TO HEIGHT LIMITS
A.Allowed Projections above Height Limits.
Table 11-30-3: Allowed Projections Above Height Limits
Skylights
No limitation. 10
Solar panels, and other energy production facilities located on a rooftopNo limitation. 20% of base height limit
Chimneys 10% of roof area 20% of base height limit up to 10
Decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monumentsNo limitation
No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscaping25% of roof area
20% of base height limit up to 12
Elevator and stair towers (for multi-family and non-residential buildings only)
12
Mechanical penthouses
60% of roof area, 10

11-30-9: - SCREENING
A.Screening of Mechanical Equipment.
1.Roof-Mounted Equipment. Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or "hats," surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment.
2.Ground-Mounted Equipment. Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device.
3.Exterior Wall Equipment. Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry section (SES), fire sprinkler equipment and similar valves and cabinets that face a street, or public parking and are not recessed and/or separated from the street by intervening building(s) shall be screened. Screening devices shall incorporate elements of the building design, e.g. shape, color, texture and material. Vegetative materials may be substituted for up to 50 percent of the screening devices when used in conjunction with screen walls that are 3 feet in height or lower.
J.Roof-mounted Solar Equipment. Design Objective: Allow solar panels and other solar equipment to be placed on roofs in a manner that is aesthetically pleasing without creating excess shadows on the equipment.
Solar equipment placed on flat roofs shall be screened a minimum of 60% of the height of the equipment. Roof mounted equipment laying flat on a sloped roof, without additional structures elevating the panels from collectors do not require any additional screening device.

11-31-32: - SUPERIOR DESIGN
For a project to reflect Superior Design it will incorporate all of the following elements:
A.Holistic Approach to Project Design. Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and
B.Responsive Approach to Site and Sub-Area Context. Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or Character Area Design Guidelines, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place; and
C.Sustainable Design. Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sun shade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction; and
D.Exceeds Standards. Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-43, 11-6-4 (AS applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable; and
E.Great Public Spaces. Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well integrated open or public spaces; and include high quality amenities.

11-32-2: - GENERAL REGULATIONS AND STANDARDS
D.Compact Parking. On a site with at least 10 required parking spaces, up to 20 percent of the total required parking spaces may be compact spaces, provided that the following standards are met:
1.Where covered parking is required all covered parking spaces shall be standard size;
2.All compact spaces are to be designated with a sign or pavement marking; and
3.Compact spaces shall be distributed throughout the parking area, with no more than 9 compact spaces in a single cluster. Each cluster of up to 9 spaces shall be separated by a minimum radius of at least 60-feet from the next cluster of compact parking spaces.
F.Structured Parking. The exterior elevations of any multi-level parking structure must be designed so as to screen or conceal parked cars from view from public streets and open space on the first and second floors of the structure. The floors of structured parking garages must be screened or concealed by one (1) or more of the following methods:
1.Ground-Floor Commercial. The garage's ground-level street frontage (except for driveways and pedestrian entrances) for the designated front of the structure shall be improved with Retail Sales, Food and Beverage Sales, Eating and Drinking Establishments, Personal Services, or similar pedestrian-oriented uses.
2.Landscaping. Landscaping shall be provided in the form of perimeter planters within openings of the structure, and/or the incorporation of hanging baskets, flower boxes, or planting trellises.
3.Setback. A parking structure that does not incorporate ground-floor retail or other commercial use or is not otherwise screened or concealed at street frontages on the first and second levels, must provide a densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the district in which it is located, whichever is greater.
4.Combination of Opaque Screen Walls and Open Decorative Panels. A combination of opaque screening devices and decorative panels may be used to screen parking within above ground structures. Opaque screen walls shall not be higher than 3'-6" relative to the abutting floor height, and shall not exceed 45 percent of the aggregate surface area of the exterior wall. Decorative panels or other devices with opacity of at least 40% shall be used to screen the remainder. The decorative panels shall be constructed of durable materials, such as iron, steel, copper, aluminum, formed concrete, glass block, brick or other textured masonry.
5.Design Review Board Review of Alternative Architectural Structure. The Design Review Board may approve parking garage structures that incorporate attractive architectural forms and detailing that have interest equal to an occupied structure.

Table 11-32-2-H-1: Standard Parking Space and Aisle Dimensions
Angle 90° Stall Width 9'0" Stall Depth 18'0" Aisle Width 24'

11-43-3: - PERMANENT SIGN ALLOWANCES BY ZONING DISTRICT
F.Attached permanent sign allowances in DC (in the DPA), T4MS, T5MSF, T5MS, and T6MS are provided in Table 11-43-3-F.
Wall Sign (Multi-Occupancy) (1, 4, 5, 7) 1 per street frontage and 1 per alley frontage 1 sq. ft. of sign area per linear foot of street frontage up to a max of 30 sq. ft. ½ sq. ft. of sign area per linear foot of alley frontage up to a max of 15 sq. ft. 50% of building No higher than 4-feet below top of building or 25-feet from grade, whichever is less
Awning Sign (3, 5) 1 per street frontage and 1 per alley frontage1 sq. ft. of sign area per linear foot of awning 1 sq. ft. of sign area per linear foot of awning 50% of awning

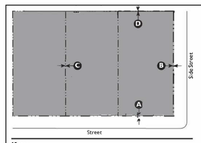
11-58-10: T5 MAIN STREET (T5MS) STANDARDS

A. **Zone Intent and Description.** To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.

B. **Building Types.**

Allowed Building Types[1]:	Main Street Mixed-Use Mid-Rise High-Rise

[1] See Building Type Standards for descriptions and regulations.



Key
ROW/Property Line — Building Setback Line
Build-to Line — Building Area

C. Building Placement.		
Build-to Lines (Distance from Property Line/ROW)		
Front	0'	A
Side Street	0'	B
BTL Defined by a Building Front		
Front	100%	
Side Street	60% min.[1]	
Setbacks (Distance from Property Line/ROW)		
Side	0'	C
Rear	0'	D
Lot Size		
Width	50' min.[2]	
Miscellaneous		
A building form with a chamfered corner is permitted if a corner entry is provided.		
Entire ROW shall be defined by a building or a 24" to 36" high stucco or masonry wall.		

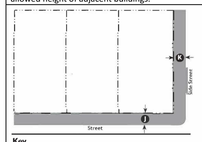
[1] On corner lots, the BTL must be defined by a building for the first 50' from the corner.

[2] See Chapter 59: Building Type Standards for additional lot size regulations per Building Type.

D. Building Form.		
Height		
Main Building	3 Stories min.; 85' max.[3,4]	E
Ground Floor Finish Level	6" max.	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor (s) Ceiling	9' min. clear	H
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space		I
Front	50' min.	
Side Street	30' min.	
Miscellaneous		
Distance Between Entries		
To Ground Floor	50' max.	
To Upper Floor(s)	100' max.	
Upper Floors shall have a primary entrance along the front.		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Any street facade wider than 150' shall be designed to read as a series of buildings no wider than 100' each.		

[3] Stories min. permitted in the Historic Downtown Overlay (See Regulating Plan); 105' max. permitted for building with more than 25% affordable or senior housing; 135' max. or for LEED (or equivalent) certified buildings.

[4] Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.



Key
ROW/Property Line — Building Setback Line
Build-to Line — Encroachment Area

E. Encroachments & Frontage Types.		
Allowed Encroachments[5,6]		
Front	14' max.	J
Side Street	14' max.	K
Allowed Frontage Types 7		
Stoop	Terrace	
Forecourt	Gallery	
Dooryard	Arcade	
Shopfront		
F. Parking.		
Required Spaces		
Residential Uses	No min.; 1/unit max.	
Retail and Service Uses	2/1,000 sf min.[8]	
Off-site parking within 600' may be used to meet parking requirements for Residential uses.		
Off-site parking within 1,200' may be used to meet parking requirements for non-Residential uses.		
Shared Parking may be used to meet parking requirements.		

[5] Maximum allowed encroachments, see Frontage Types for further refinement of the allowed encroachments for frontage elements.

[6] Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed within an Alley ROW or across a Property Line.

[7] See Chapter 60 (Private Frontage Standards) for descriptions and regulations.

[8] No parking spaces required for lodging uses and ground floor uses less than 5,000 sf.

Key
ROW/Property Line — Building Setback Line
Build-to Line — Parking Area

Location (Distance from Property Line/ROW)		
Front Setback		L
Ground Floor	50'	
Upper Floors	30'	
Side Street Setback		M
Ground Floor	30'	
Upper Floors	0'	
Side Setback	0'	N
Rear Setback	0'	O
Miscellaneous		
Parking Access Drive Width		P
Front, ≤40 spaces	12' max.	
Front, >40 spaces	20' max.	
Side Street/Alley	20' max.	
% of Frontage along Front	20% max.	

G. **Allowed Uses.**

Land Use[1]	Specific Use Regulations	T5MS
Residential		
Dwelling:		
Multi-Unit Residence		P[2]
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales Series 10 Liquor License		P
Alcoholic Beverage Sales Series 9 Liquor License		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP

Tenant floor area >25,000 sf		SUP
On-site production of items sold		AUP
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
Eating or Drinking Establishment, except with any of the following features:		P
Bars/Clubs/Lounges		P
Restaurants, Bar and Grill		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		P
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
Providing entertainment		AUP
With outdoor seating		AUP
Pawn Shop		CUP
Services		
Personal Services, except with any of the following features:		P
Tenant floor area >2,500 sf		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
ATM		P
Bank; Financial Services		P
Business Support Services		P
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	-
Small Day Care Home	§ 11-31-13	P[3]
Day Care Center		P[4]
Small Animal Day Care		SUP[2]
Lodging:		
Bed and Breakfast		P[4]
Hotel		P[4]
Hostel		P[4]
Inn/Lodge		P[4]
Kennel		SUP[2]
Medical Services:		
Skilled Nursing Facility		P[3]

Hospital		CUP
Medical/Dental Clinic		P[3]
Medical/Dental Office		P[4]
Office: Professional, administrative		
≤5,000 sf		P[4]
>5,000 sf		P[4]
Social Service Facilities	§ 11-31-26	CUP
Tattoo and Body Piercing Parlors		P
Veterinary Services		AUP[4]
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-29	SUP

Key	
P	Permitted Use
AUP	Administrative Use Permit Required
SUP	Special Use Permit Required
CUP	Council Use Permit Required
-	Prohibited Use
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.
End Notes	
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.	
[1] See Chapter 64 (Definitions of Terms and Uses) for use type definitions.	
[2] Not allowed on the ground floor unless behind an allowed ground-floor use.	
[3] Allowed only within a Level I Historic Structure.	
[4] Not allowed on the ground floor unless behind an allowed ground floor use, except the use may occupy up to 50% of the ground floor if: I) The development site is 5 acres or more; II) The building where the ground floor use is located is greater than 100,000 square feet and has more than 200 linear feet of frontage on a front street; III) The ground floor space is designed and will be constructed to an assembly occupancy class (as that term is defined in the Mesa Building Code); IV) The design of the project encourages transition of the ground floorspace to active commercial uses in the future by complying with FBC building form and private frontage standards for commercial uses; V) The building design, site design, and amenities of the project are unique and conform to the intent and purpose of the FBC.	

(Ord. No. 5576 , § 2, 6-1-20; Ord. No. 5632 , § 1, 7-8-21)

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CLUB AND MAIN - PHASE 1

311 WEST MAIN STREET MESA, AZ 85210

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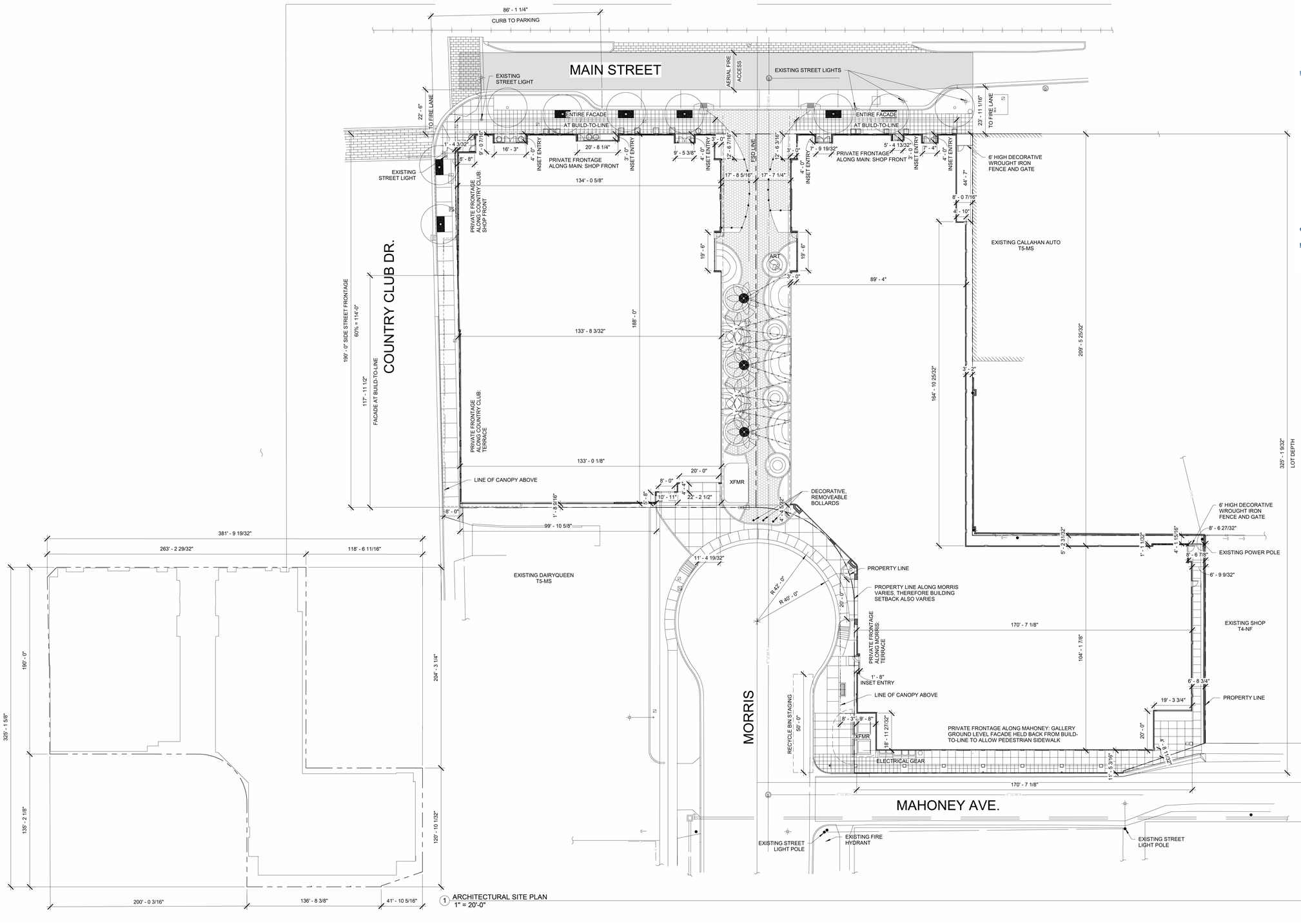
REV.	DESCRIPTION	DATE

PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
FORM BASED CODE ANALYSIS

SHEET NO.
A02



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

PARKING
WEST BUILDING:
LEVEL 1:
38 STANDARD STALLS
3 ADA STALLS
41 TOTAL STALLS

EAST BUILDING:
LEVEL 1:
59 STANDARD STALLS
5 ADA STALLS
64 TOTAL STALLS
LEVEL 2:
69 STANDARD STALLS
2 ADA STALLS
71 TOTAL STALLS

RETAIL SURFACE: 8 PARKING STALLS

TOTAL PARKING STALLS: 184

GROUND FLOOR RETAIL
WEST BUILDING: 4489.32 S.F.
EAST BUILDING: 252.93 S.F.
TOTAL: 7032.25 S.F.

APARTMENTS:
WEST BUILDING:
LEVEL 2:
STUDIO: 10
1 BED: 18
2 BED: 3
LEVEL 3:
STUDIO: 8
1 BED: 21
2 BED: 3
LEVEL 4:
STUDIO: 8
1 BED: 21
2 BED: 3
LEVEL 5:
STUDIO: 8
1 BED: 21
2 BED: 3
LEVEL 6:
STUDIO: 8
1 BED: 21
2 BED: 3
BUILDING TOTAL: 158 UNITS

EAST BUILDING
LEVEL 2:
STUDIO: 1
1 BED: 1
2 BED: 1
LEVEL 3:
STUDIO: 31
1 BED: 15
2 BED: 3
3 BED: 1
LEVEL 4:
STUDIO: 31
1 BED: 15
2 BED: 3
3 BED: 1
LEVEL 5:
STUDIO: 31
1 BED: 15
2 BED: 3
3 BED: 1
LEVEL 6:
STUDIO: 31
1 BED: 15
2 BED: 3
3 BED: 1
LEVEL 7:
STUDIO: 31
1 BED: 15
2 BED: 3
3 BED: 1
BUILDING TOTAL: 265
GRAND TOTAL: 423 UNITS

UNIT TOTALS:
STUDIO: 210 UNITS (50% UNIT MIX)
1 BED: 178 UNITS (42% UNIT MIX)
2 BED: 30 UNITS (7% UNIT MIX)
3 BED: 5 UNITS (1% UNIT MIX)

GROSS BUILDING AREA

BUILDING 1	BUILDING 2
LEVEL 1: 23,685 SF	LEVEL 1: 34,215 SF
LEVEL 2: 16,668 SF	LEVEL 2: 35,532 SF
LEVEL 3: 16,668 SF	LEVEL 3: 35,532 SF
LEVEL 4: 16,668 SF	LEVEL 4: 30,963 SF
LEVEL 5: 16,668 SF	LEVEL 5: 30,963 SF
LEVEL 6: 16,668 SF	LEVEL 6: 30,963 SF
TOTAL: 107,025 SF	LEVEL 7: 30,963 SF
	LEVEL 8: 30,963 SF
	TOTAL: 260,094 SF

SITE INFORMATION

EXISTING ZONING:
DOWNTOWN-URBAN GATEWAY AREA
CENTRAL MAIN STREET AREA PLAN
DOWNTOWN CORE - DOWNTOWN EVENT (DC-DE)
FORM BASED CODE OVERLAY
T5 MAIN STREET (T5MS) TRANSECT
(T4NF - REZONE UNDERWAY)

PROPOSED ZONING:
DOWNTOWN-URBAN GATEWAY AREA
CENTRAL MAIN STREET AREA PLAN
DOWNTOWN CORE - DOWNTOWN EVENT (DC-DE)
FORM BASED CODE OVERLAY
T5 MAIN STREET (T5MS) TRANSECT

ZONING BUILDING TYPE: MID-RISE
ZONING PRIVATE FRONTAGE TYPE: SHOPFRONT

PROPOSED SITE AREA:
TOTAL: 72,278.13 SF (1.66 ACRES)

LOT COVERAGE:
BUILDING 1 = 24,085 SF (33.3%)
BUILDING 2 = 34,883 SF (48.2%)
TOTAL = 81.5% < 100%

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CLUB AND MAIN - PHASE 1
311 WEST MAIN STREET MESA, AZ 85210

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REVISIONS
REV. DESCRIPTION DATE

PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
OVERALL SITE PLAN

SHEET NO.
A03

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AMENITIES
APARTMENTS
BUILDING CORE
CIRCULATION
PARKING
RETAIL
SUPPORT

1 PRESENTATION - LEVEL 1

1/16" = 1'-0"

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CLUB AND MAIN - PHASE 1

311 WEST MAIN STREET MESA, AZ 85210

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DATE
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SHEET NAME
LEVEL 1

SHEET NO.
A04

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AMENITIES
APARTMENTS
BUILDING CORE
CIRCULATION
PARKING
RETAIL
SUPPORT

1 PRESENTATION - LEVEL 2
1/16" = 1'-0"

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PROJECT NUMBER
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DATE
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SHEET NAME
LEVEL 2

SHEET NO.
A05

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AMENITIES
APARTMENTS
BUILDING CORE
CIRCULATION
PARKING
RETAIL
SUPPORT

1 PRESENTATION - LEVEL 3
1/16" = 1'-0"

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SHEET NAME
LEVEL 3

SHEET NO.
A06



1 PRESENTATION - LEVEL 4

1/16" = 1'-0"

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SHEET NAME
LEVEL 4

SHEET NO.
A07



1 PRESENTATION - LEVEL 5

1/16" = 1'-0"

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PROJECT NUMBER
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DATE
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SHEET NAME
LEVEL 5

SHEET NO.
A08



AMENITIES
APARTMENTS
BUILDING CORE
CIRCULATION
PARKING
RETAIL
SUPPORT

1 PRESENTATION - LEVEL 6
1/16" = 1'-0"

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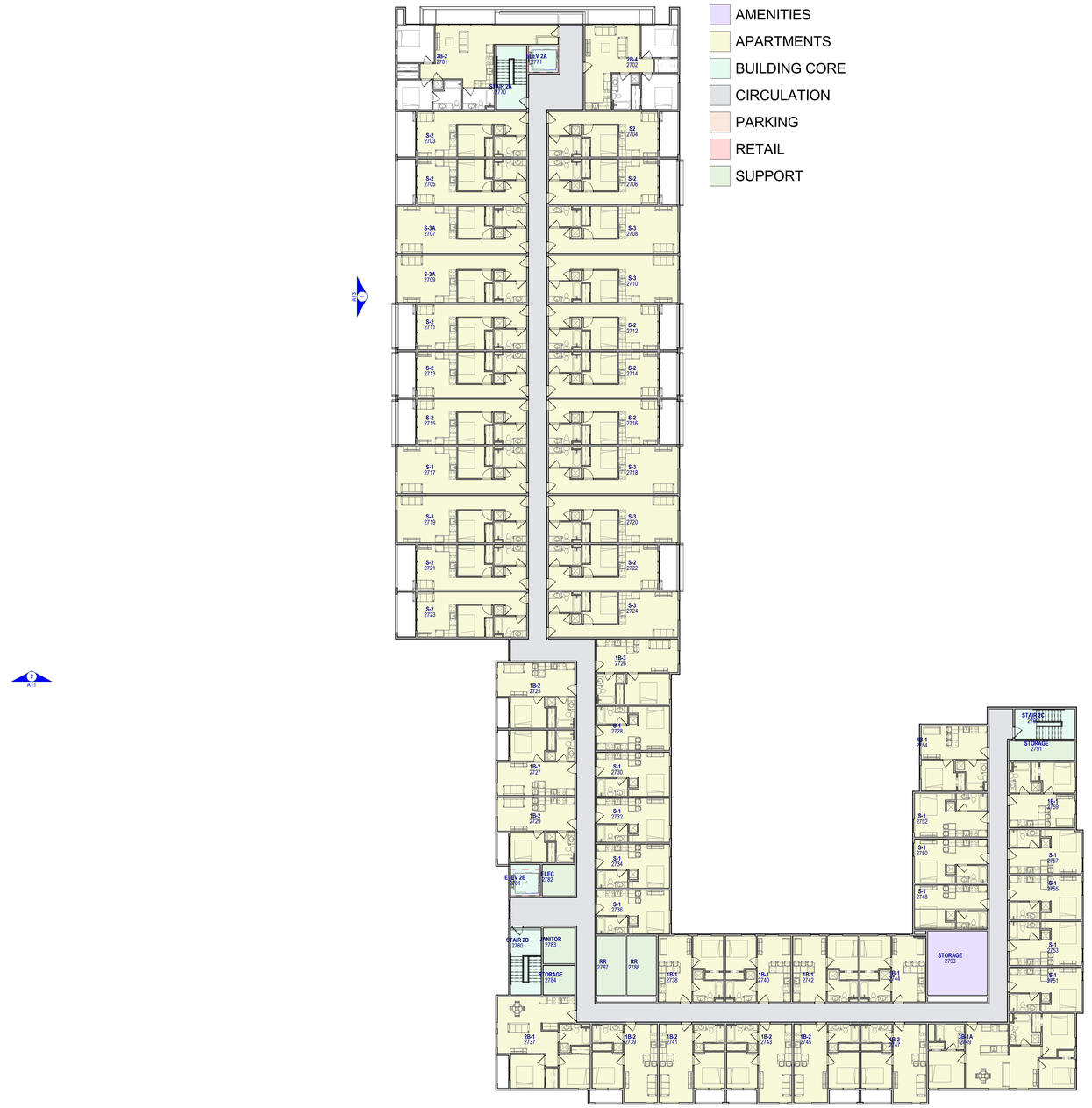
PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
LEVEL 6

SHEET NO.
A09

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1 PRESENTATION - LEVEL 7

1/16" = 1'-0"

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DATE
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SHEET NAME
LEVEL 7

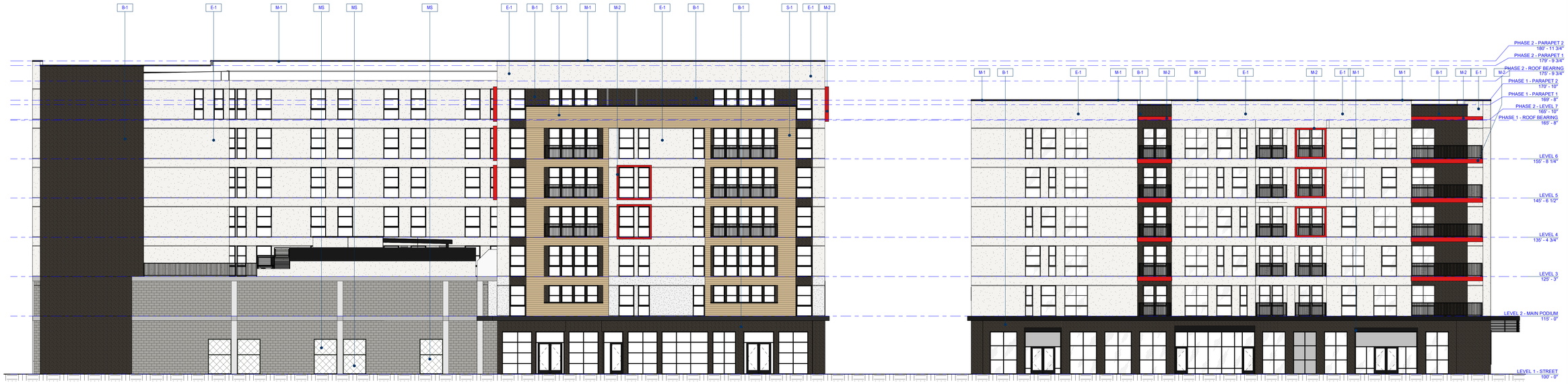
SHEET NO.
A10

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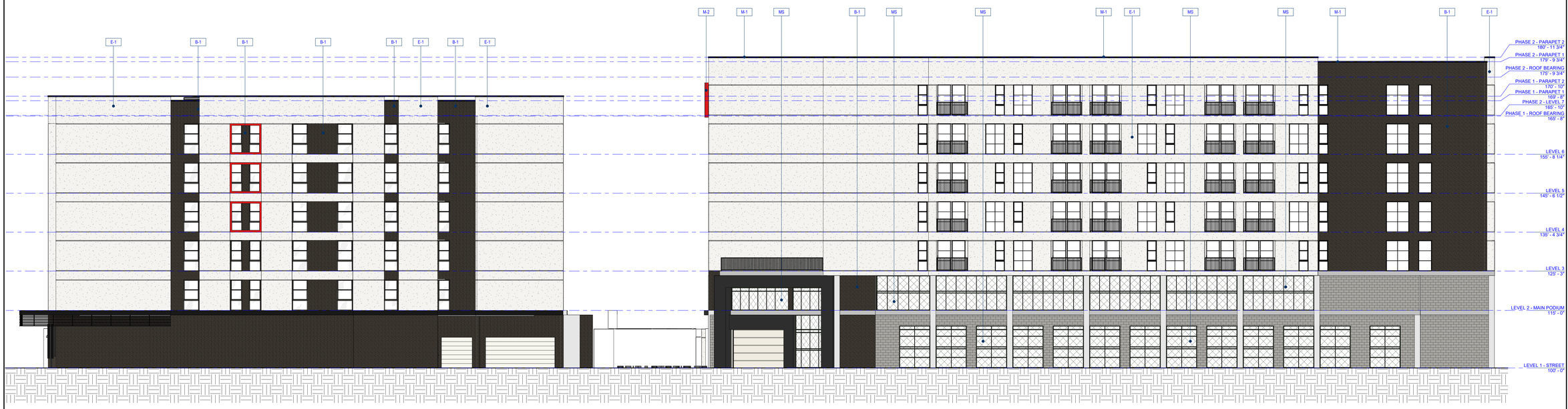
MATERIAL LEGEND

IMAGE	CODE	MATERIAL	MANUFACTURER	COLOR/FINISH
	B-1	MASONRY - THIN BRICK	KING KLINKER	
	S-1	LAP SIDING	ALLURA - RUSTIC SERIES	SUMMER WHEAT
	E-1	STUCCO	MASTER WALL	SW 7006 - EXTRA WHITE (FINE SAND FINISH)
	M-1	METAL	MAC METAL ARCHITECTURAL	BLACK ONYX
	M-2	METAL ACCENTS	CMG	BRIGHT RED
	MS	METAL SCREEN	MAC METAL ARCHITECTURAL	BLACK ONYX

ARROW INDICATED OPERABLE PANEL OF SLIDING WINDOWS AND DOORS.



1 PRESENTATION - NORTH ELEVATION
3/32" = 1'-0"



2 PRESENTATION - SOUTH ELEVATION
3/32" = 1'-0"

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PLANNING DIVISION MEETS
WITH ADMINISTRATIVE
APPROVAL *WITH STIPULATIONS*

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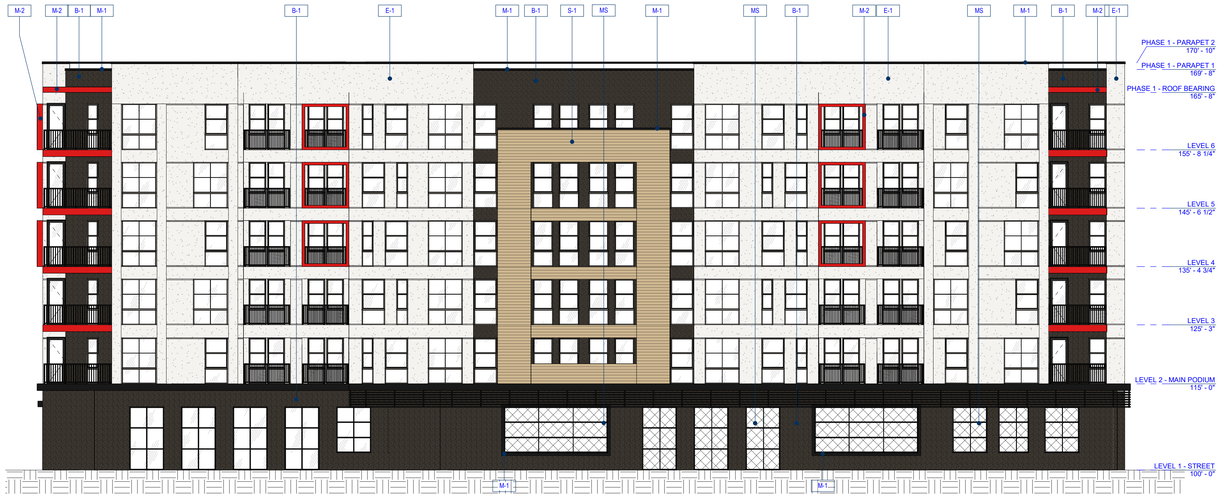
SHEET NAME
ELEVATIONS

SHEET NO.
A11

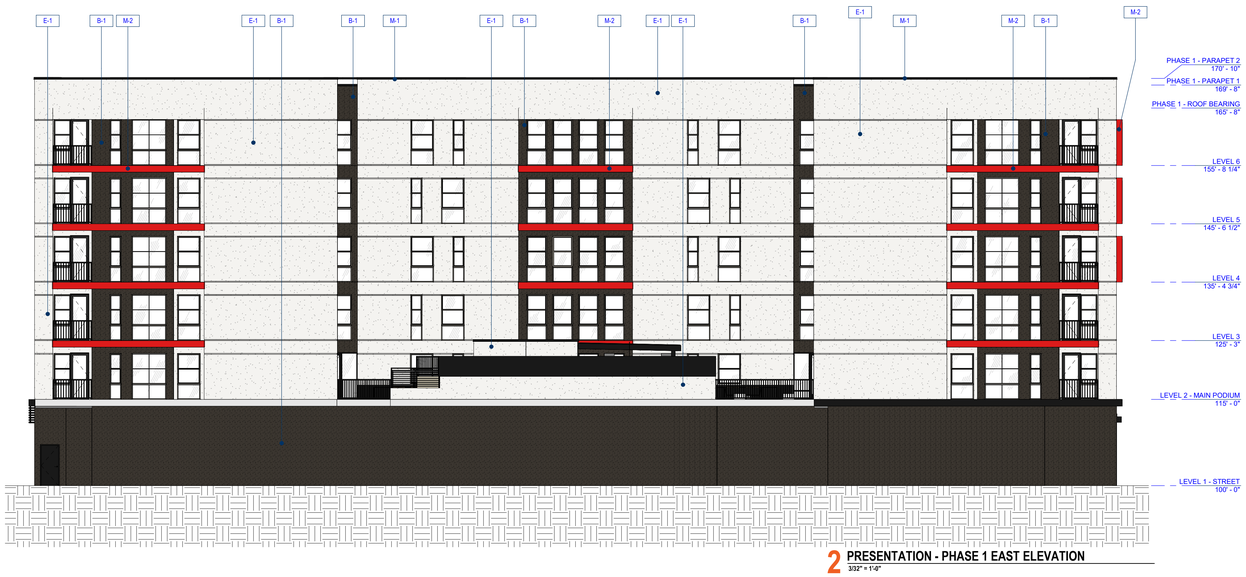
MATERIAL LEGEND

IMAGE	CODE	MATERIAL	MANUFACTURER	COLOR/FINISH
	B-1	MASONRY - THIN BRICK	KING KLINKER	
	S-1	LAP SIDING	ALLURA - RUSTIC SERIES	SUMMER WHEAT
	E-1	STUCCO	MASTER WALL	SW 7006 - EXTRA WHITE (FINE SAND FINISH)
	M-1	METAL	MAC METAL ARCHITECTURAL	BLACK ONYX
	M-2	METAL ACCENTS	CMG	BRIGHT RED
	MS	METAL SCREEN	MAC METAL ARCHITECTURAL	BLACK ONYX

ARROW INDICATED OPERABLE PANEL OF SLIDING WINDOWS AND DOORS.



1 PRESENTATION - PHASE 1 WEST ELEVATION
3/32" = 1'-0"



2 PRESENTATION - PHASE 1 EAST ELEVATION
3/32" = 1'-0"

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PLANNING DIVISION MEETS
WITH ADMINISTRATIVE
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REV.	DESCRIPTION	DATE

PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
ELEVATIONS - PHASE 1

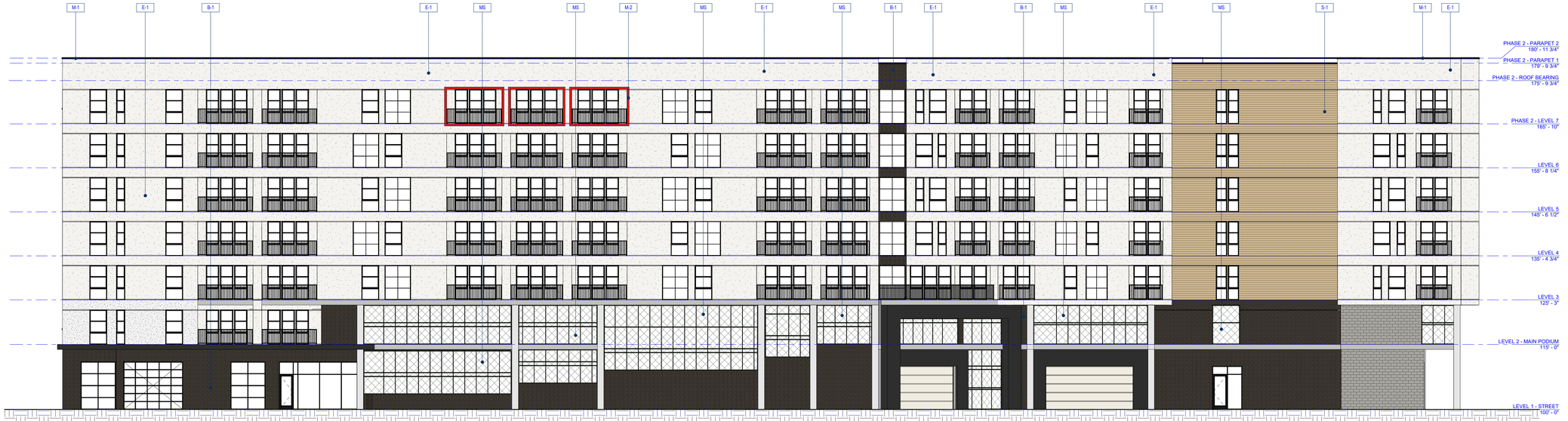
SHEET NO.
A12

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MATERIAL LEGEND

IMAGE	CODE	MATERIAL	MANUFACTURER	COLOR/FINISH
	B-1	MASONRY - THIN BRICK	KING KLINKER	
	S-1	LAP SIDING	ALLURA - RUSTIC SERIES	SUMMER WHEAT
	E-1	STUCCO	MASTER WALL	SW 7006 - EXTRA WHITE (FINE SAND FINISH)
	M-1	METAL	MAC METAL ARCHITECTURAL	BLACK ONYX
	M-2	METAL ACCENTS	CMG	BRIGHT RED
	MS	METAL SCREEN	MAC METAL ARCHITECTURAL	BLACK ONYX

ARROW INDICATED OPERABLE PANEL OF SLIDING WINDOWS AND DOORS.



1 PRESENTATION - PHASE 2 WEST ELEVATION
3/32" = 1'-0"



2 PRESENTATION - PHASE 2 EAST ELEVATION
3/32" = 1'-0"

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SHEET NAME
ELEVATIONS - PHASE 2

SHEET NO.
A13

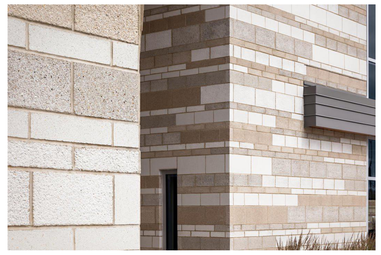
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B-1 - BRICK
COLOR: "BLACK BEAUTY"
MANUFACTURER: KING KLINKER
NOTE: INSTALLED IN A VERTICAL BRICK PATTERN

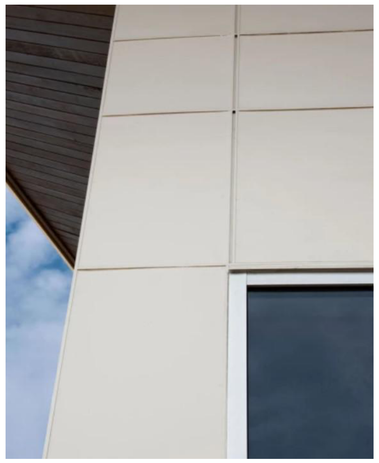


S-1
COLOR: "CORK"
MANUFACTURER: MAC METAL ARCHITECTURAL

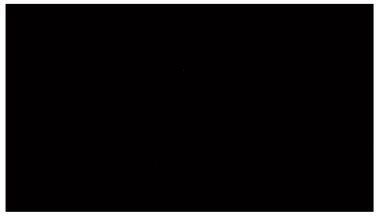


B-2
COLOR: "BLEND - FUEGO RED, HOPI SANDSTONE, DURANGO"
MANUFACTURER: ECHELON, TRENWYTH MESASTONE

E-1
COLOR: SHOJI WHITE
MANUFACTURER: SHERWIN WILLIAMS



R-1
COLOR: ALUMINUM
MANUFACTURER: FRY REGLET



M-1
COLOR: BLACK ONYX
MANUFACTURER: MAC METAL ARCHITECTURAL



M-2
COLOR: BRIGHT RED
MANUFACTURER: MAC METAL ARCHITECTURAL





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WITH ADMINISTRATIVE
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REVISIONS

REV.	DESCRIPTION	DATE

PROJECT NUMBER
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DATE
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SHEET NAME
COLOR BOARD

SHEET NO.
A16

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REVISIONS

REV.	DESCRIPTION	DATE

PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
PRESENTATION

SHEET NO.
A14

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CLUB AND MAIN - PHASE 1

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REVISIONS

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PROJECT NUMBER
25 - 005

DATE
APRIL 1, 2025

SHEET NAME
PRESENTATION

SHEET NO.
A15

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