

INTEGRATED PROJECT INFORMATION

ADDRESS 4140 E MAIN ST
 4062 E MAIN ST.

SITE 303,781 SF (6.9 Acres)
APN 140-19-010
 140-19-004C

EXISTING ZONING RM-4 PAD

DENSITY
ALLOWED 30DU/ACRE*6.9 ACRES = 207 DU
PROVIDED 137 DU = 19.9DU/ACRE

BUILDING COVERAGE (MAX 55%)
106,742 SF / 303,781 SF = 35%

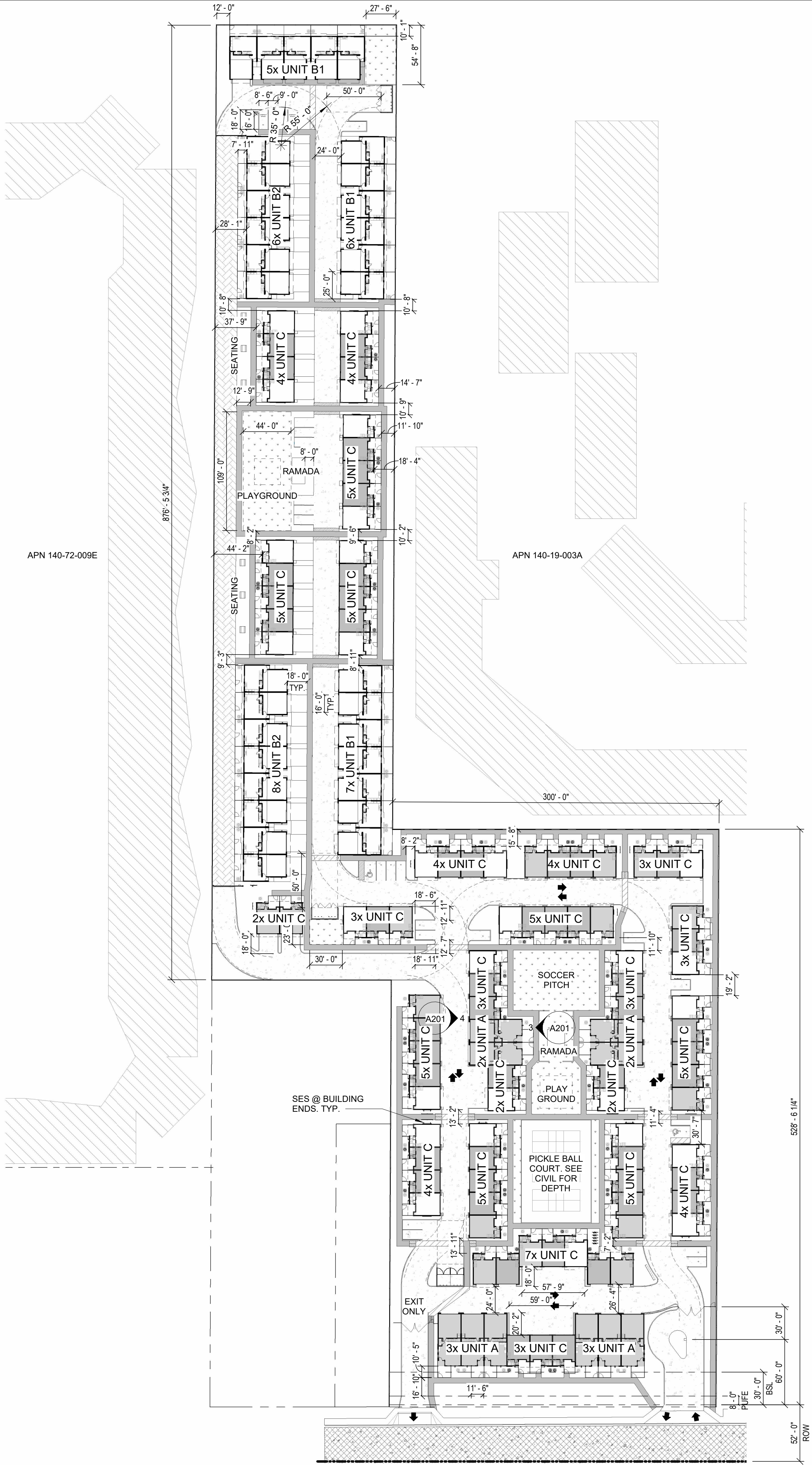
LOT COVERAGE (MAX 70%)
Building 106,742 SF
Drive Aisle 77,922 SF
Hardsurface 26,244 SF
TOTAL LOT COV 210,908 SF
 210,908 SF/303,781 SF = 69%

Non paved (pervious) surface - per Grading and Drainage

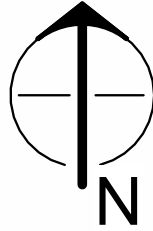
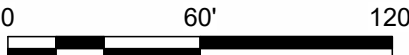
PARKING
REQUIRED 137 * 2 = 274
PROVIDED

PRIVATE GARAGES	274
VISITOR	27
DRIVEWAY SPACES	70
Total	371

TRASH CALCULATIONS:
137 units @ .5 cu yd per week = 68.5 cu yd per week
2 pick ups per week = 34.25 cu yds
(6) 6 yard bin required (6) provided = 36 cu yds



1 INTEGRATED SITE PLAN
1" = 60'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

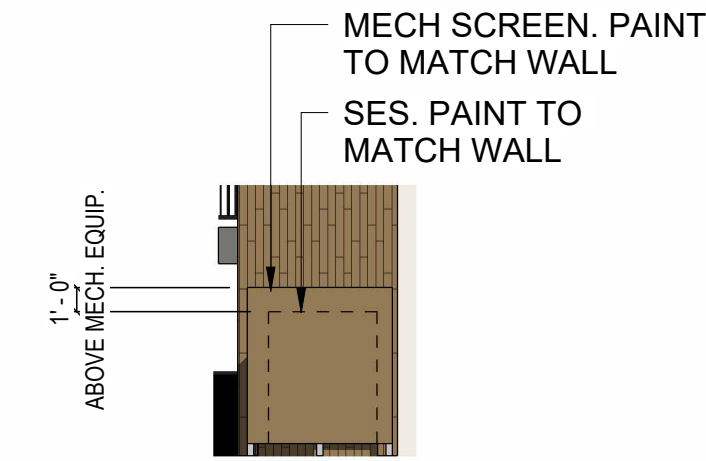
PROJECT NO: 24040
DATE: 01/13/2025



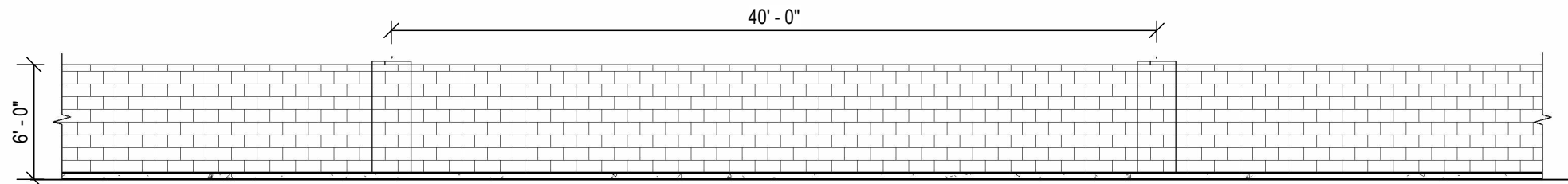
atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

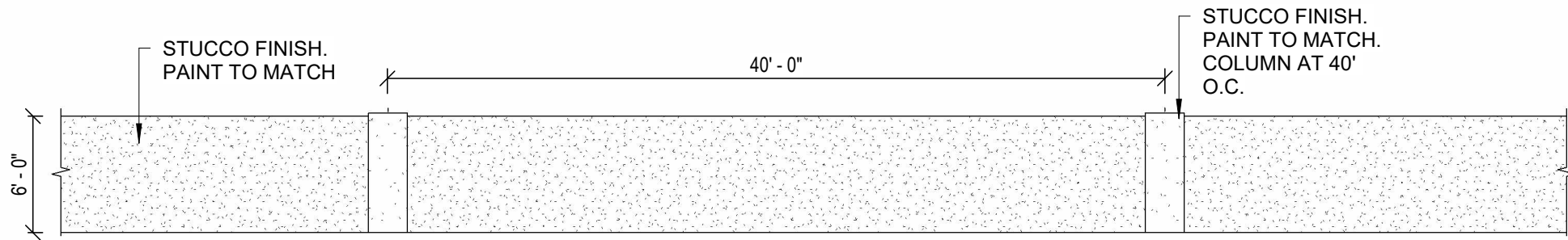
SITE PLAN
AS101



④ SES SCREEN - TYP.
1/8" = 1'-0"



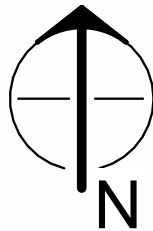
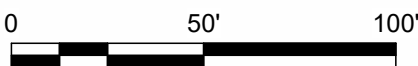
③ EXISTING EAST/WEST ELEVATION
1/8" = 1'-0"



② NORTH/SOUTH ELEVATION
1/8" = 1'-0"



① SITE WALL PLAN
1" = 50'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

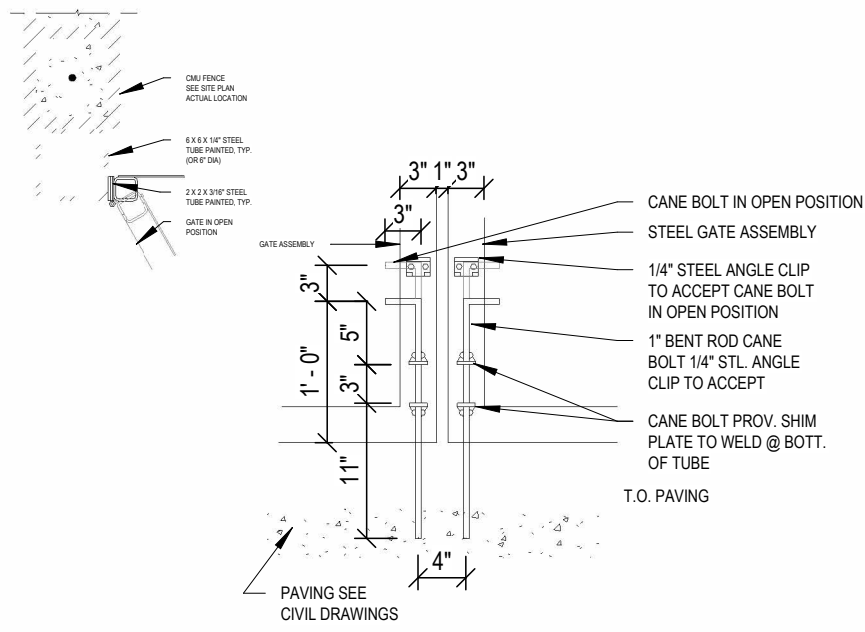
PROJECT NO: 24040
DATE: 11/04/2024



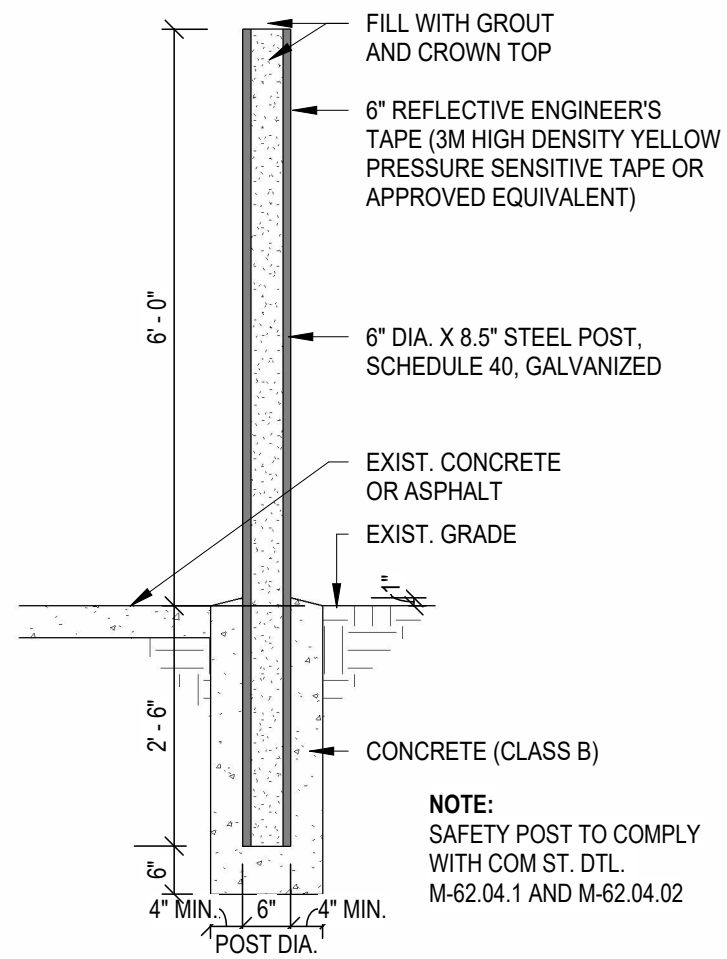
atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

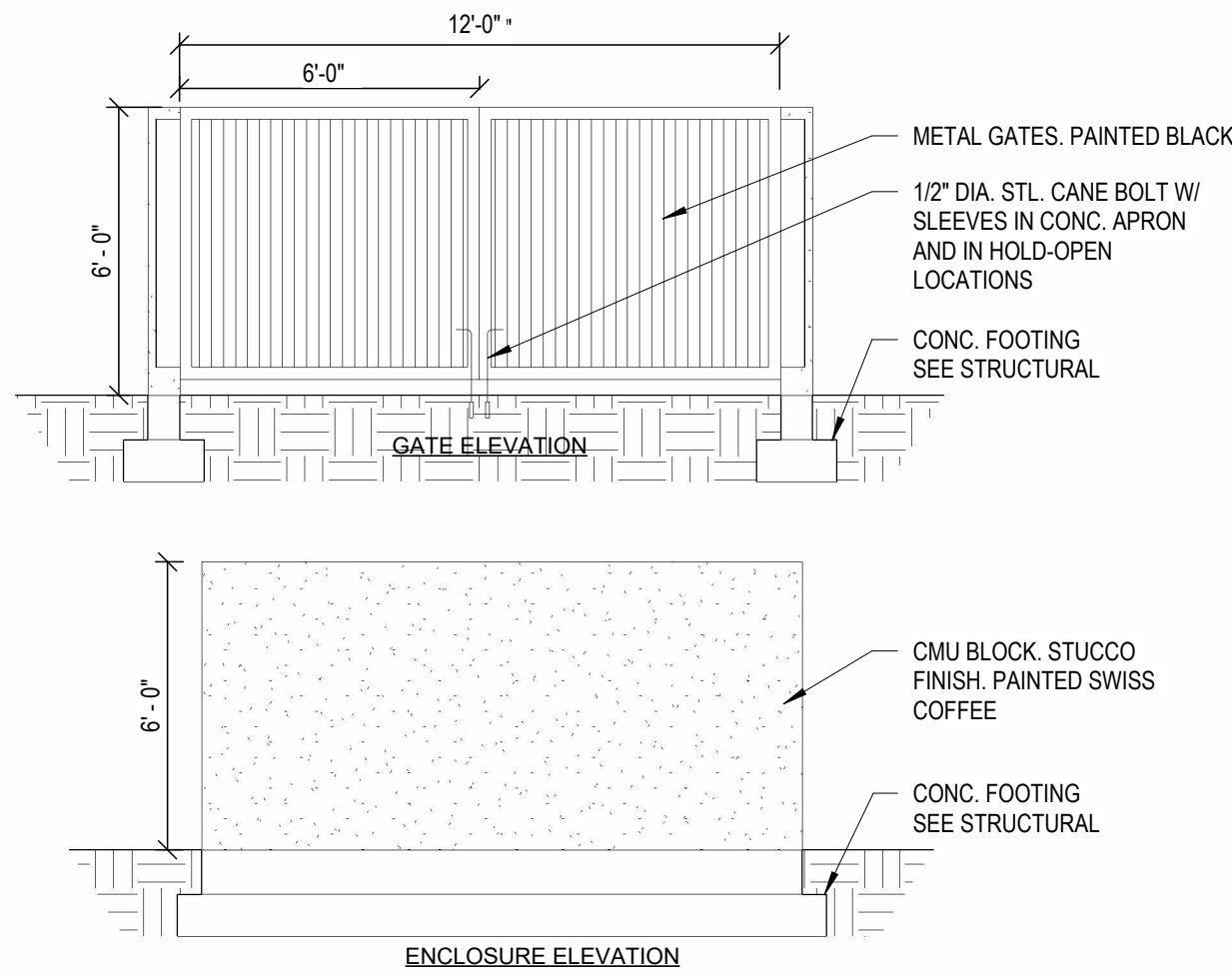
SITE WALL PLAN
AS102



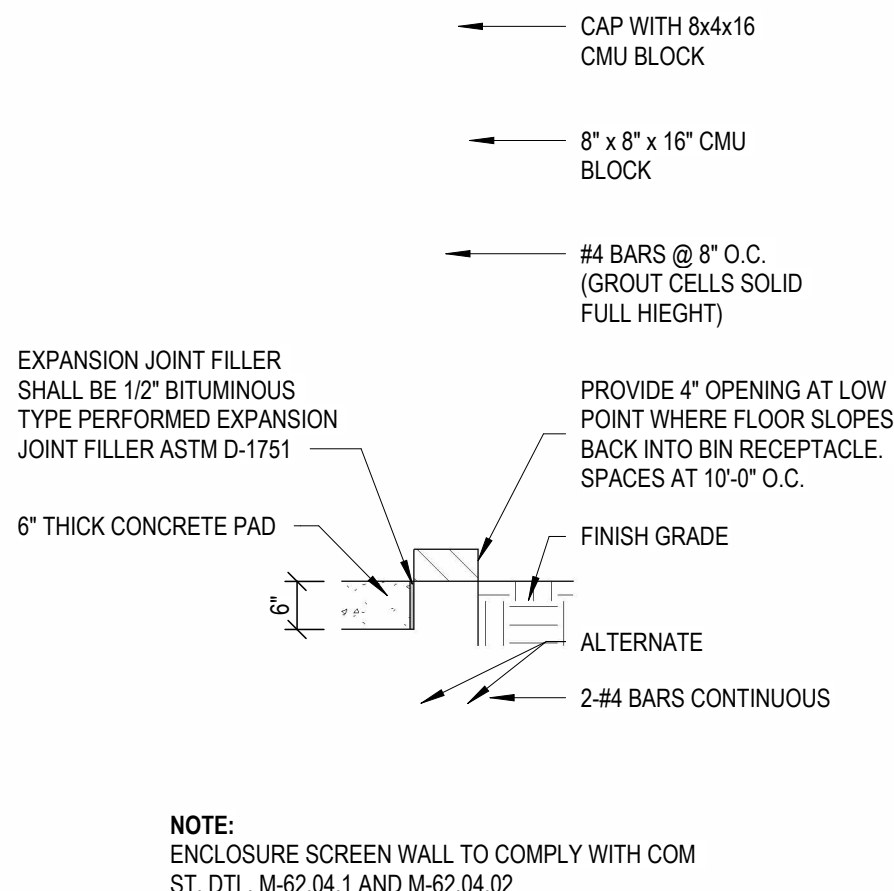
⑤ TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"



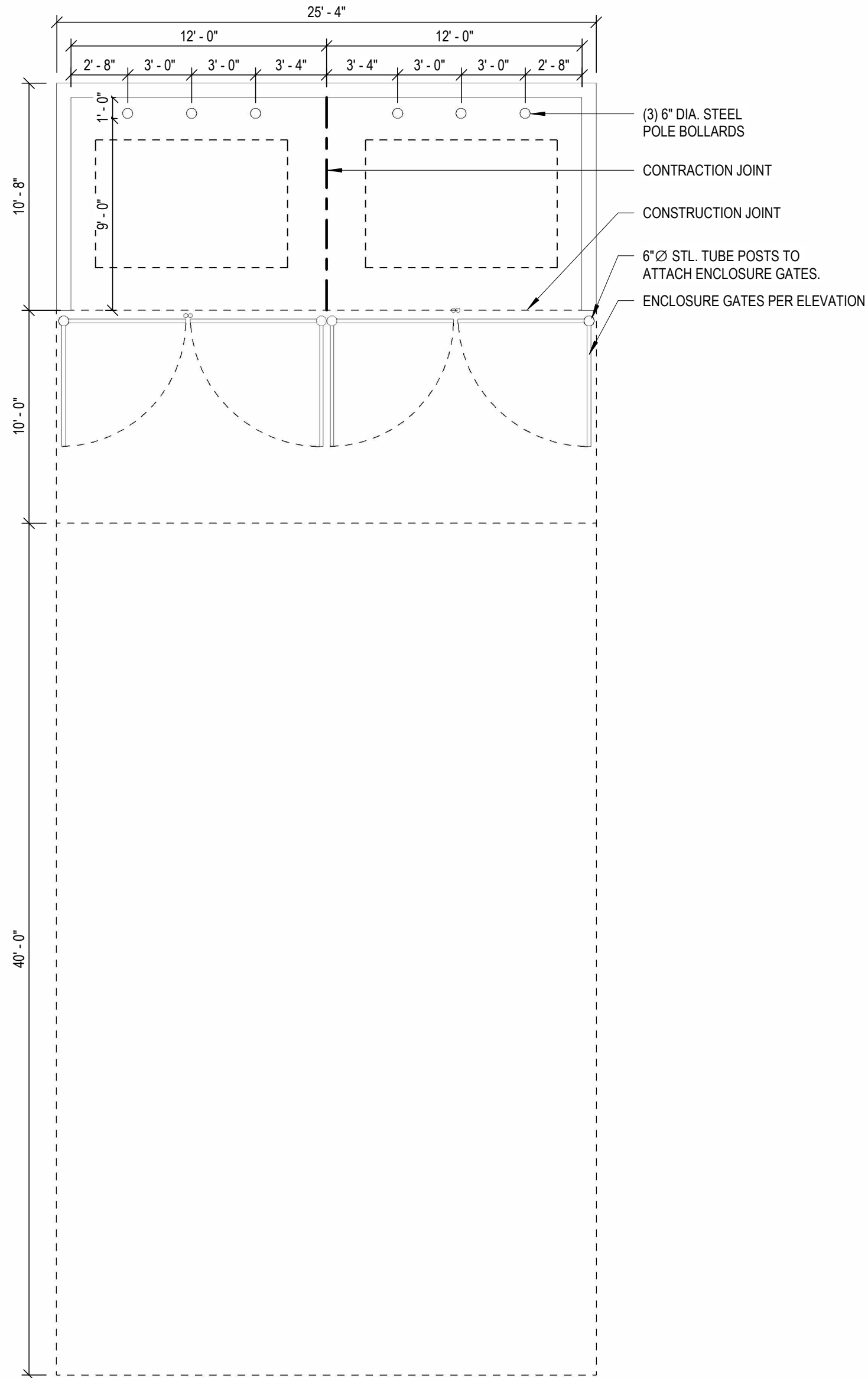
③ ENCLOSURE SAFETY POST_COM
1/2" = 1'-0"



④ ENCLOSURE ELEVATION
1/4" = 1'-0"



② ENCLOSURE_SCREEN WALL_COM
1/2" = 1'-0"



① SOLID WASTE ENCLOSURE PLAN
3/16" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

PROJECT NO: 24040
DATE: 11/04/2024

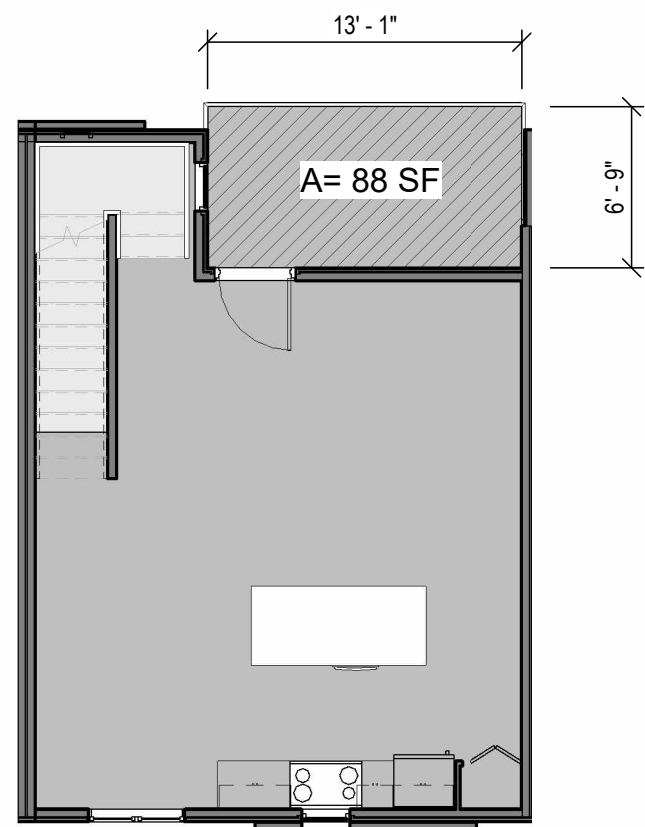


atmosphere architects
p.o. box 5267
mesa, az 85211

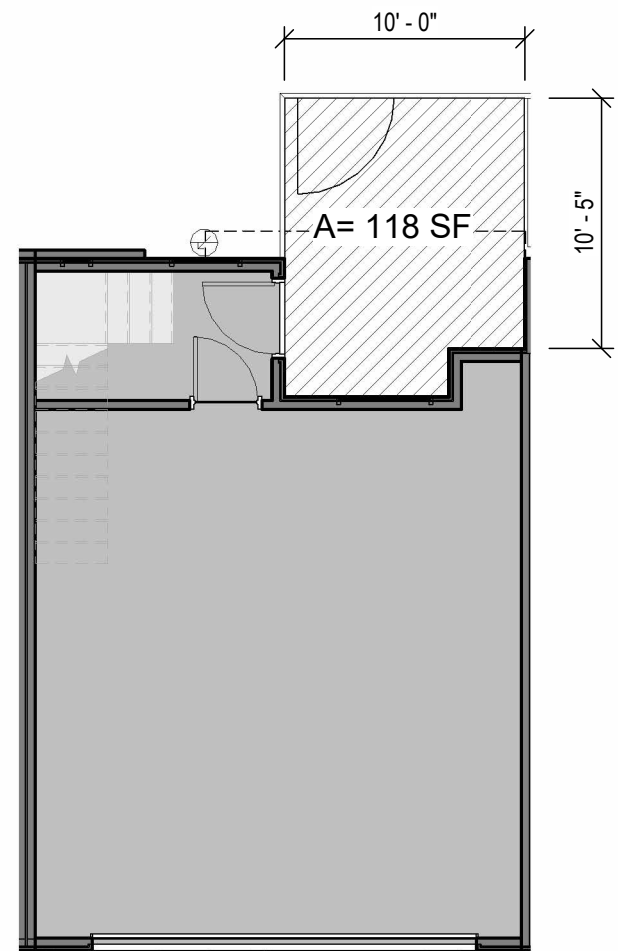
contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

TYPICAL SITE
DETAILS

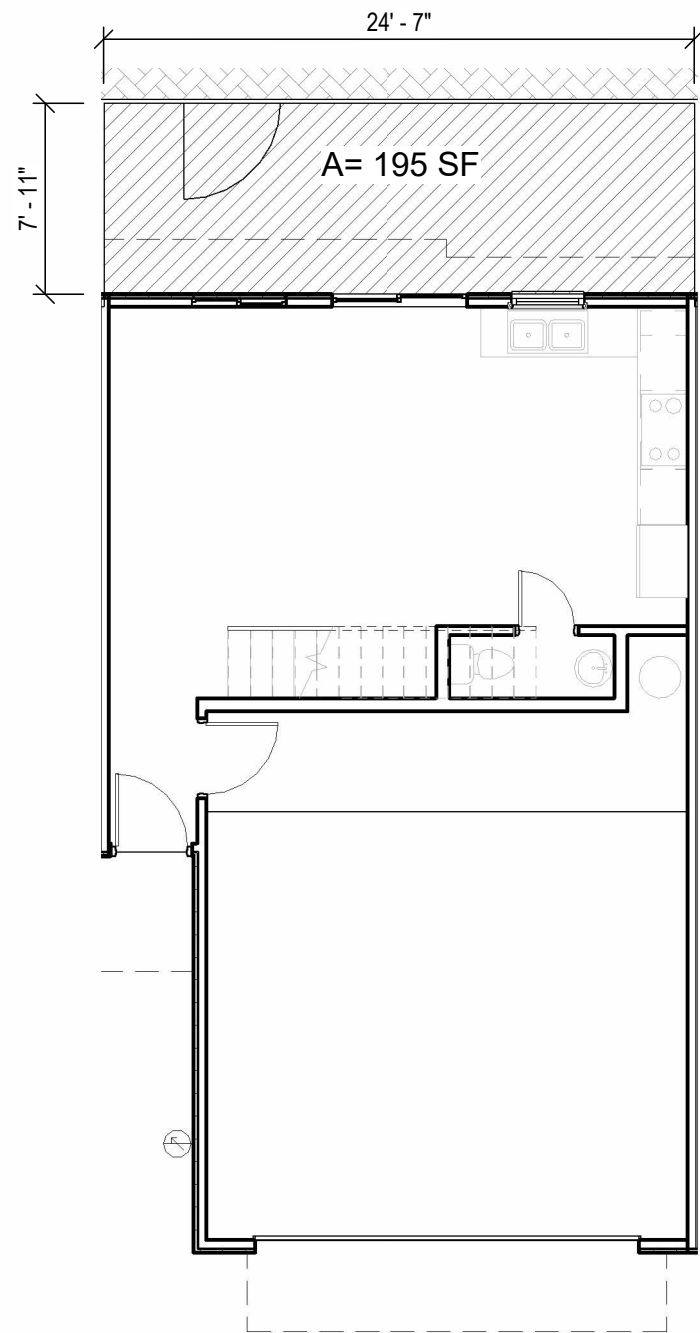
AS103



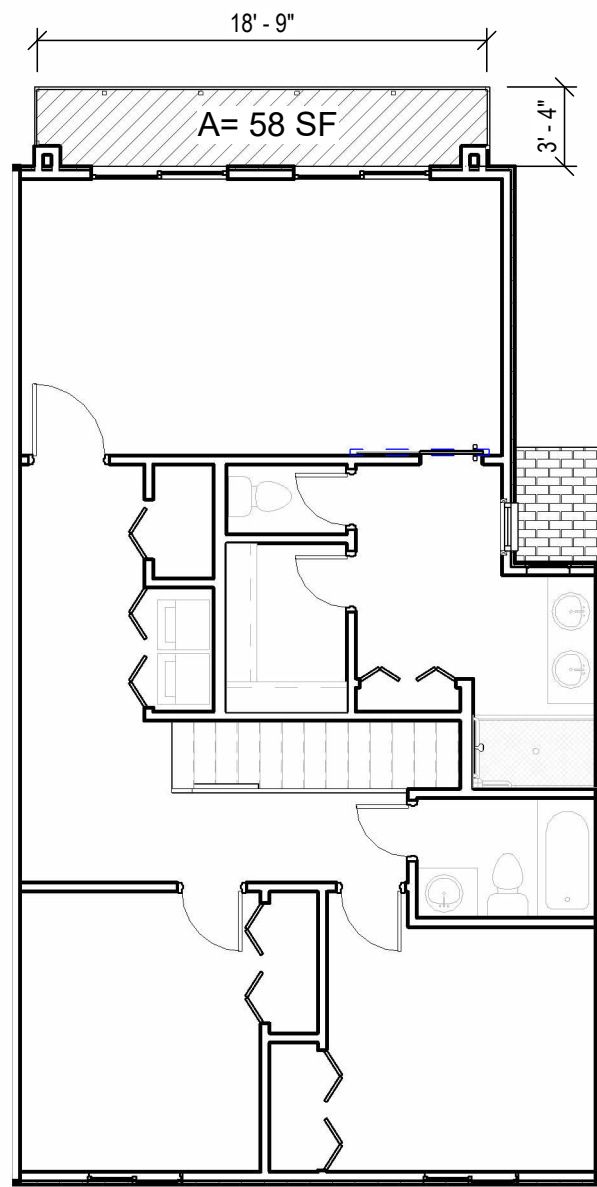
⑦ UNIT C - LVL 2
1/8" = 1'-0"



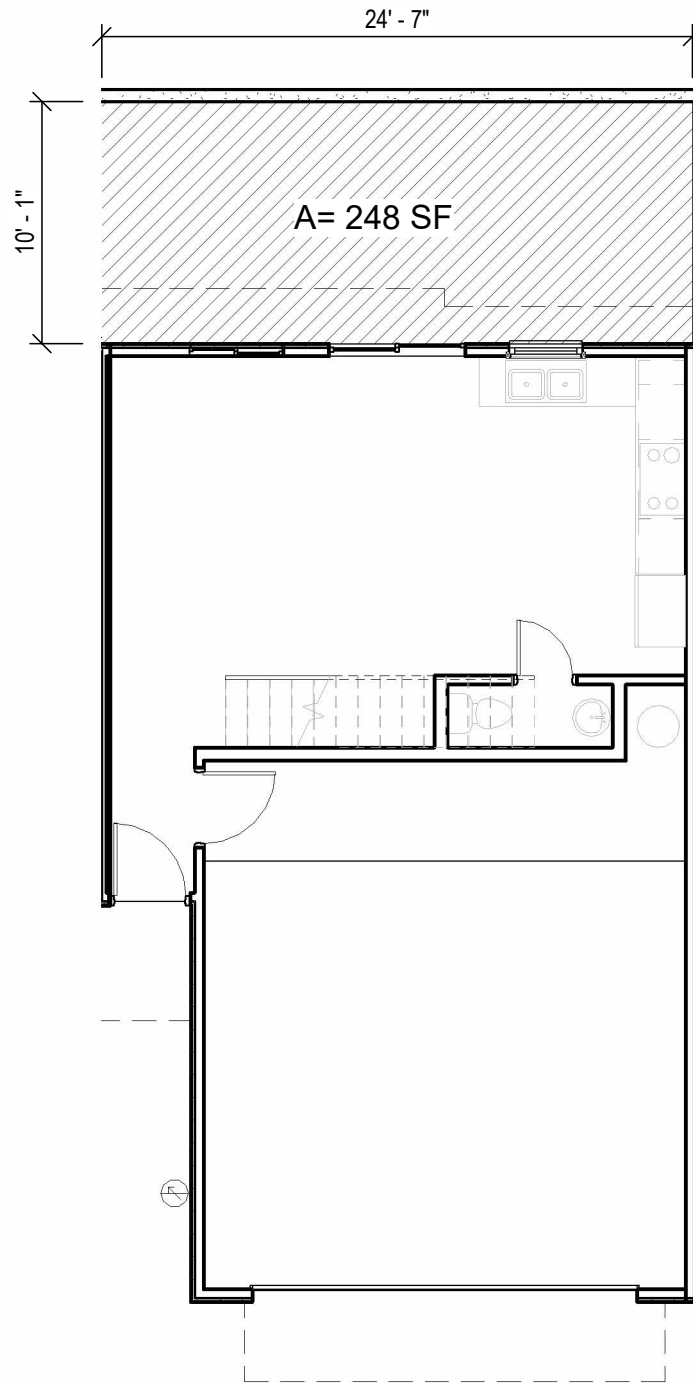
⑤ UNIT C
1/8" = 1'-0"



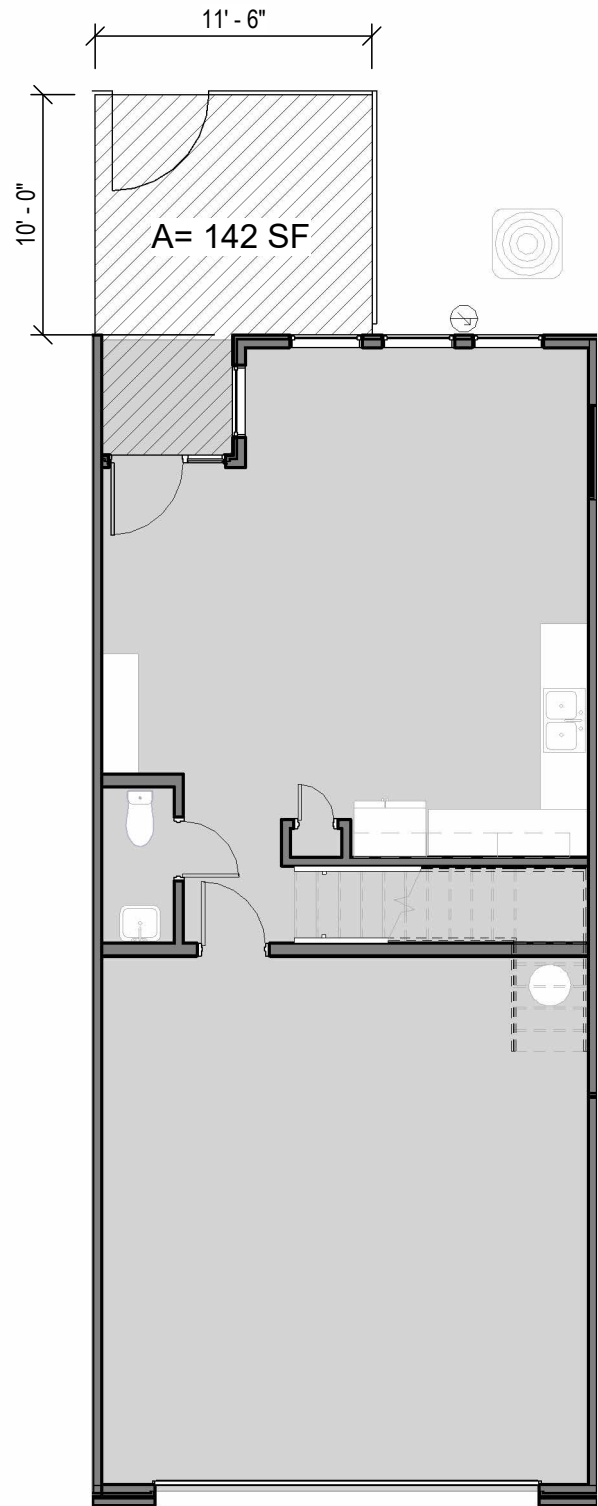
④ UNIT B2 - WEST
1/8" = 1'-0"



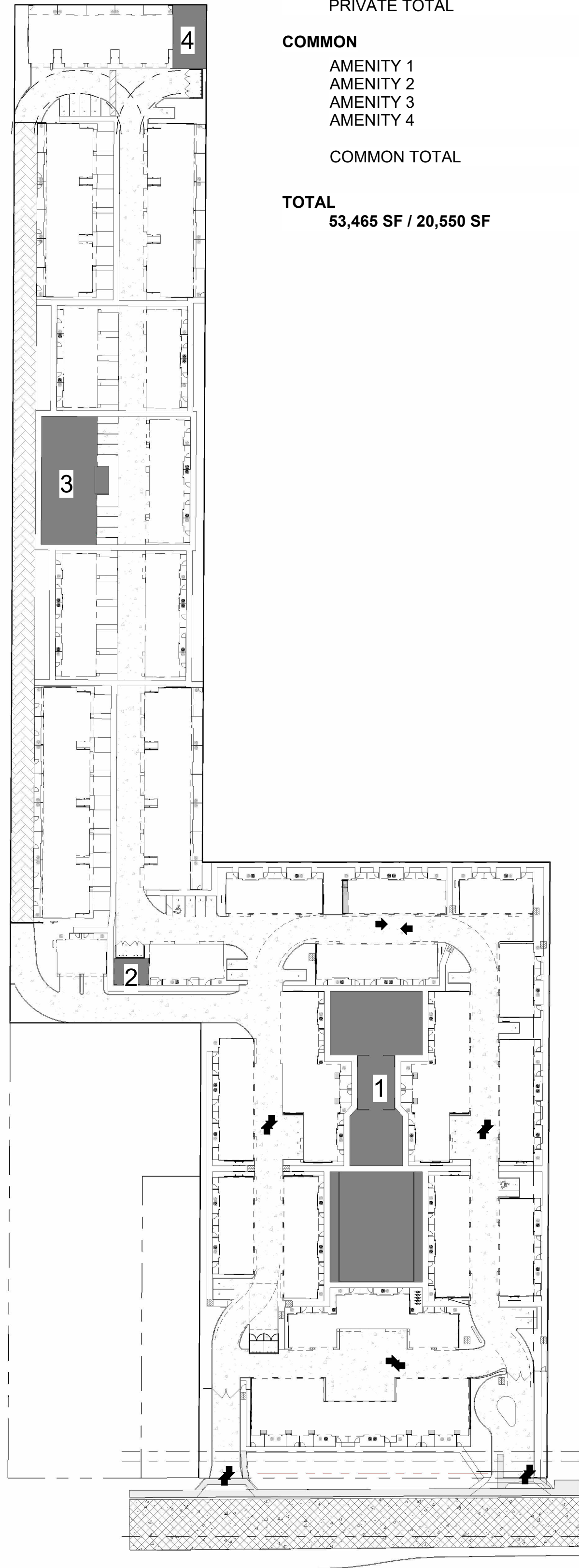
⑥ UNIT B - LVL 2
1/8" = 1'-0"



③ UNIT B1 - NORTH, EAST
1/8" = 1'-0"



② UNIT A
1/8" = 1'-0"



① OPEN SPACE PLAN
1" = 80'-0"

OPEN SPACE LEGEND

REQUIRED

150/DU * 137 = 20,550 SF

PROVIDED

PRIVATE

UNIT A	142 SF * 10	1,420 SF
UNIT B1	306 SF * 18	5,508 SF
UNIT B2	253 SF * 14	3,542 SF
UNIT C	206 SF * 95	19,570 SF

PRIVATE TOTAL 30,040 SF

COMMON

AMENITY 1		15,638 SF
AMENITY 2		690 SF
AMENITY 3		5,530 SF
AMENITY 4		1,565 SF

COMMON TOTAL 23,425 SF

TOTAL 53,465 SF / 20,550 SF 260%

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

PROJECT NO: 24040
DATE: 02/17/25



atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

OPEN SPACE PLAN

AS104