

**PROJECT INFORMATION**

Address 121 N Beverly  
Mesa, AZ 8501

APN 135-53-014  
135-53-024A

Site 136,685 SF  
(3.15 acres)

Zoning RS-6  
Rezone RM-4 PAD

Allowed Density (RM-4)  
30 \* 3.15 = 94.5 du

68 units IRC Townhome provisions  
13R Fire Suppression

**COVERAGE**  
Building (max 55%)  
28 units \* 615 SF = 17,220 SF  
40 units \* 980 SF = 39,200 SF  
TOTAL 56,420 SF = 42%

Lot (max 70%)  
BLDG 56,420 SF  
DRIVE 33,252 SF  
WALKWAY 11,416 SF  
TOTAL 101,088 SF = 74%

**OPEN SPACE:**  
REQUIRED:  
120 SF/3BD 68\*120 = 8,160  
150 SF/ DU 68\*150 = 10,200

OPEN SPACE PROVIDED  
PRIVATE: 13,480 SF  
COMMON: 5,655 SF  
TOTAL: 19,135 SF

ADJACENT PARK 124,443 SF

**PARKING**  
REQUIRED  
68 \* 2.1 = 143  
PROVIDED  
GARAGE 68 \* 2 136  
VISITOR 19  
TOTAL 155

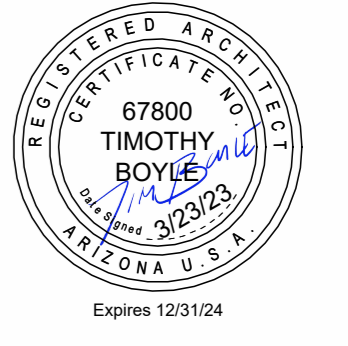
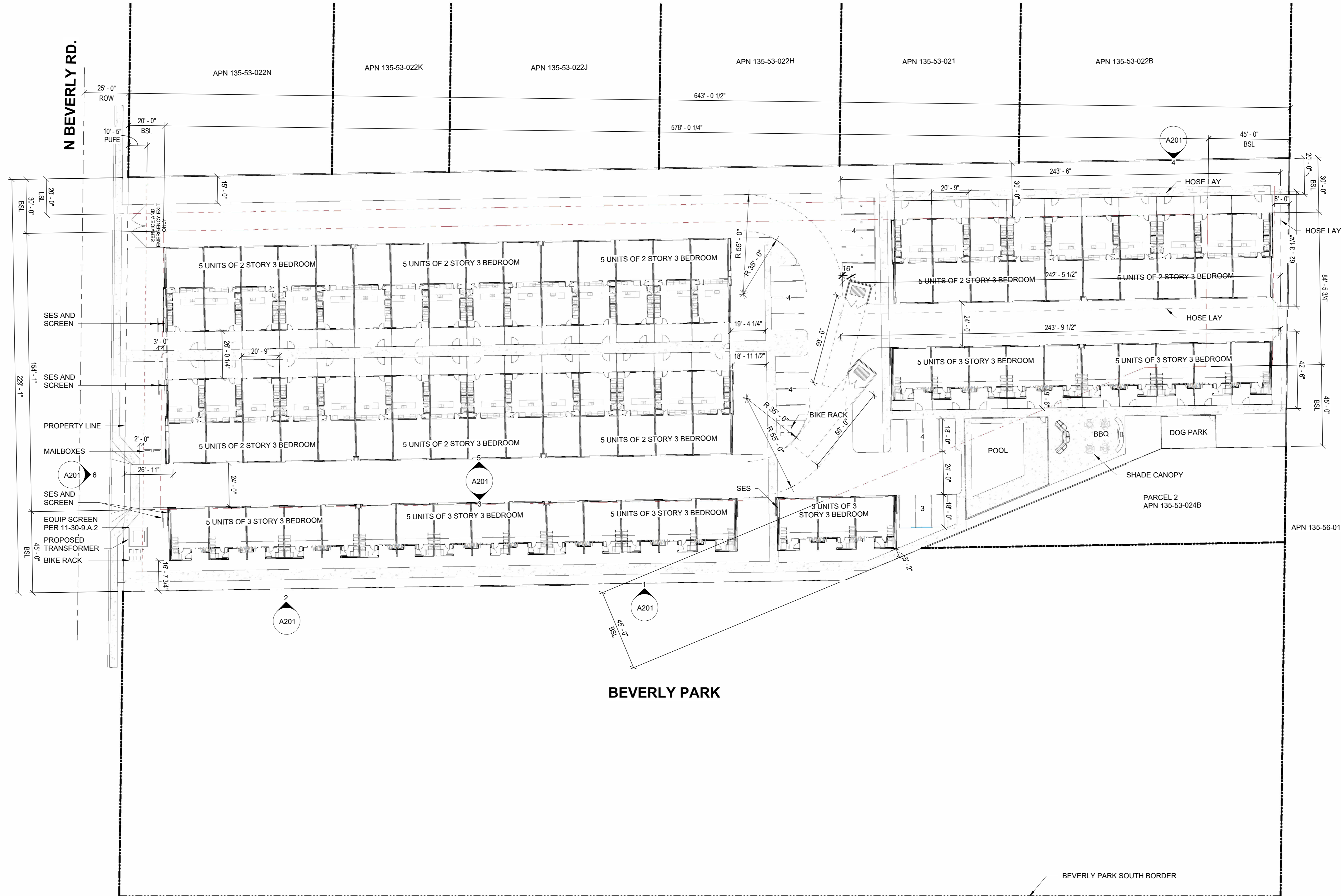
**BICYCLE PARKING**  
Required 155/10  
Provided 18

**TRASH CALCULATIONS**  
68 units @ .5 cu yd per week 34  
3 pick ups per week 12  
2 x 8yd bin provided 16

**DEFERRED SUBMITTALS**  
Fire Sprinklers

NOTE:  
REAL TIME CAMERAS TO BE INSTALLED AT ENTRY GATES

- RESIDENCE
- PRIVATE YARD
- DRIVE AILE
- WALK WAY
- PARK
- GATED ACCESS



no.	date	description

**121 N BEVERLY LOFTS**

121 N BEVERLY  
MESA, AZ 85201

PROJECT NO: 24029  
DATE: 10/07/24

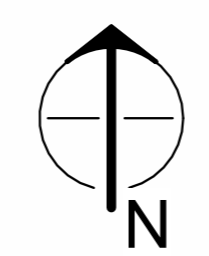
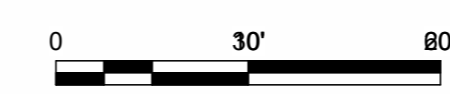


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**SITE PLAN**  
**AS101**

1 SITE PLAN  
1" = 30'-0"



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