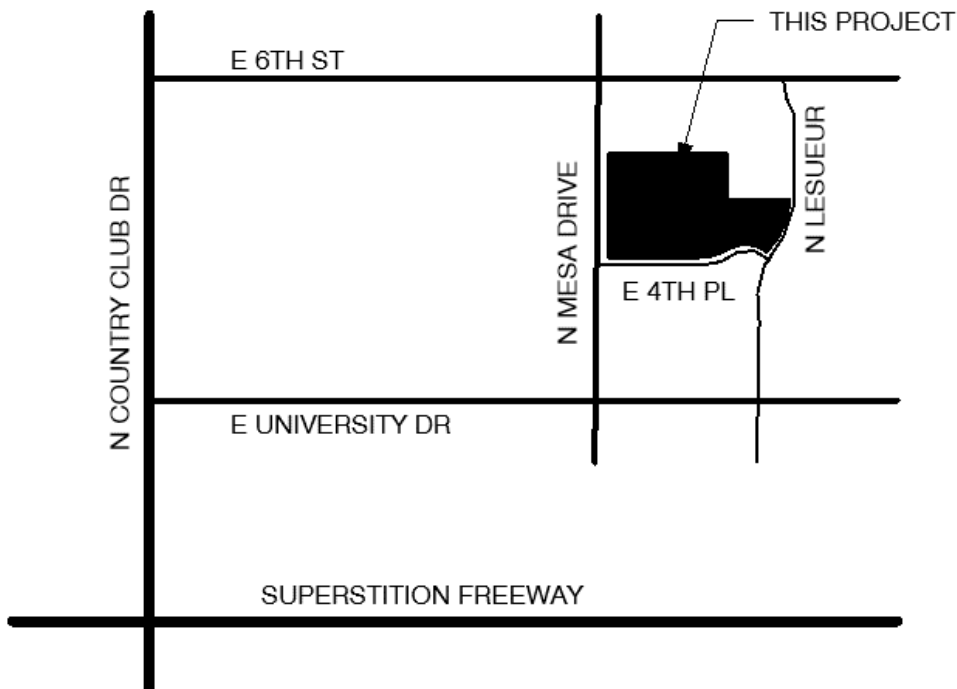


PROJECT NARRATIVE AND PAD VARIANCE REQUEST

This request is for the development of 180 apartment units on 6.08 acres.

Vicinity Map



Application #: ZON22-01110

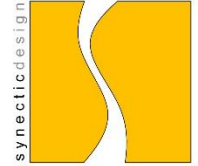
Submittal Date: April 25, 2023

A. Introduction:

Synectic design, on behalf of AZ MED CAP, LLC, is pleased to submit this narrative in support of the formal application being submitted to the City of Mesa for a new multifamily development located at 515 N Mesa Drive (APN: 137-11-109B), as shown in the figure below:



B. Project Overview:



The proposed multifamily development at 515 N Mesa Drive includes four 3-story residential buildings and a 1-story clubhouse/leasing office on 6.08 acres. Each residential building will include a mix of studio, 1-bedroom and 2-bedroom units, each with a personal outdoor space. The planned unit mix is as follows:

PRELIMINARY UNIT MIX SCHEDULE							
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
A	0 BDRM/ 1 BATH	474	60	31,380 SF	28,440 SF	60	33%
0 BDRM/ 1 BATH: 60			60	31,380 SF	28,440 SF	60	33%
A	1 BDRM/ 1 BATH	637	78	53,898 SF	49,686 SF	78	43%
1 BDRM/ 1 BATH: 78			78	53,898 SF	49,686 SF	78	43%
C	2 BDRM/ 1 BATH	853	42	38,682 SF	35,826 SF	42	23%
2 BDRM/ 1 BATH: 42			42	38,682 SF	35,826 SF	42	23%
PROJECT TOTALS: 180			180	123,960 SF	113,952 SF	180	100%

Amenities will include a clubhouse/leasing office with a fitness center and lounge; a pool; a dog park; and generous center greenspace courtyard with lush landscaping, hammocks and picnic tables to encourage community engagement. The development is on the site of the former Mesa General Hospital, which closed in May 2008.

Project Site and Surrounding Conditions

The development is on the site of the former Mesa General Hospital, which closed in May 2008, and surrounded by medical and multifamily housing. Directly north is KPC Promise Hospital of Phoenix, a long-term acute care facility. East is Casa La Mesa Townhomes, South is Streets of Joy Food Distribution Center and a collection of medical offices with a pharmacy. West of the development, across Mesa Drive, is Mesa Senior Meadows and the Madison Apartments.

Access and Parking

Entrance and exiting of the development will occur at the northwest corner of the site, onto North Mesa Drive. Pedestrian connections to adjoining residential and commercial developments, roadways, schools, open space areas and other compatible land use facilities are provided at the main entry, with sidewalks connecting to the adjacent right-of-way. This creates an efficient circulation plan while preserving the privacy of the neighborhood.

The development is planned to accommodate 260 spaces and an additional 37 spaces will be shared with the hospital to the north of the site per the shared parking agreement.

ONSITE PARKING PROVIDED

TYPE OF SPACE	# OF SPACES
ADA Space	7
Covered Spaces	180
Surface Spaces	73
Shared Spaces	37
TOTAL	297

Proposed Architecture



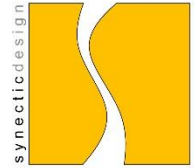
The contemporary design includes a flat roof with varying parapet heights, deep accent overhangs to create shade, and large patios. Layering creates a variation in elevation heights and planes, which provides subtle changes in color and shadow. Muted desert hues are applied to large massing areas, while bright pops of color add to the playful mood of the development. The buildings are oriented around a lush center greenspace with hammocks and picnic tables to encourage a sense of relaxation and community.

Site Information:

APN: 137-11-109B
 Site Size: 6.08 Acres
 Address: 515 N Mesa Drive
 Mesa AZ 85201
 Zoning: RM-4

Applicant	Property Owner	Developer
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Synectic Design, Inc. 1111 W. University Dr, Suite 104 Tempe, AZ 85281 480.948.9766 www.sdi.az.us



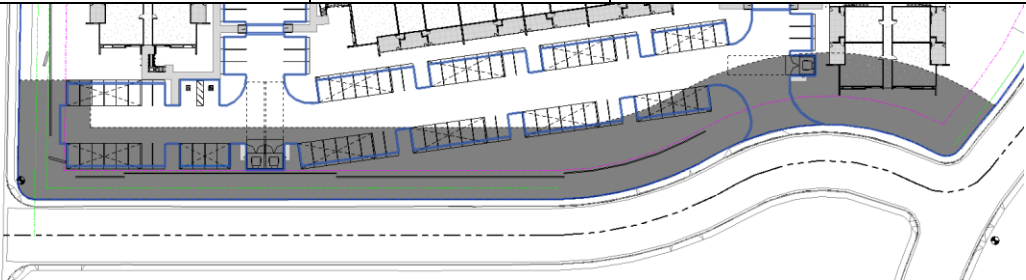
Synectic Design Inc Lance D. Baker, AIA 1111 W. University Dr, Ste 104 Tempe, Arizona 85281 Phone: 480-948-9766 Email: lbaker@sdiac.us	AZ MED CAP, LLC Stuart McPherson stuart@prestigeaz.com	UrbanREaz Paul Alessio urbanreaz@gmail.com
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C. Variance Requests:

Requested Modifications to PAD Development Standards

Code Requirement	Requested Deviation	Justification
<p><u>Site Plan, Comment #1</u> Per Table 11-5-5 of the MZO, the front and street-facing sides of the property require a minimum setback of 20 feet. The submitted site plan does not indicate the setback versus the landscaping setback along the northern property line. Revise the site plan accordingly. From Mesa Zoning Ordinance: <i>Width.</i> Non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard.</p>	<p>We are requesting a slight reduction in the landscape setback to 9 feet along the north property line and a 9' setback along a small section of the northern portion of east property line.</p>	<p>We are providing a 45ft building setback as shown on the site plan. We are also providing a 20ft landscape setback along Mesa drive, a 6ft setback along our north property line and 6ft setback along the property line adjacent to the RM-4 parcel. We feel that the enhanced landscaping that we are providing along with the additional landscape provided by the acute care facility to the north will provide adequate green space and screening along the northern boundary.</p>

<p>Site Plan, Comment #5</p> <p>Per Section 11-5-5.B.3.a of the MZO, exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also permitted; however, access corridors located above the ground floor are discouraged from providing access to more than four (4) units per floor. The submitted site plan indicates Building Type 1 has 20 units sharing the same access per floor and Building Type 2 has 12 units sharing the same access per floor. Please revise accordingly.</p>	<p>There are a total of 10 units being served by each stairway on the second and third floors. A tenant would pass by a maximum of 4 doors on each side of the corridor to reach their unit if they were in the middle of the building</p>	<p>We understand that this is discouraged, however we feel that the design of the building and site work well with the upper-level corridor as designed. We have purposely articulated the facades of the building to break up the long elevations by using recesses to create deep shadows, varying roof overhangs and vertical planes to interrupt the length of the façade. We have also incorporated a third exterior material to further breakup the elevations. Additionally, the steel stairways that are located on the ends of the building serve as an architectural feature.</p>
<p>Site Plan, Comment #6</p> <p>Per Table 11-5-5 of the MZO, the minimum separation between buildings and detached covered parking canopies is 20'. Please indicate such dimensions on the site plan</p>	<p>We are requesting to reduce the distance required between the building and the carports to a minimum of 10' at the worst case.</p>	<p>Due to the fire access requirement that our buildings be 30ft or less from the drive aisle, we are not able to comply with the 20ft minimum separation between the carports and the buildings.</p>

<p>Transportation, Comment #4 Parking stalls and drive aisles are to be set back 50' from property line per City Code 11-32-4.</p>	<p>We are requesting that we are able to encroach on the 50ft setback on the south property line.</p>	<p>83% of our parking spaces comply with this request. We are asking for the 50ft setback to be reduced to match the building setback of 20ft along the west and south property lines. This will allow us to maximize the number of parking spaces available and will also aid us in complying with the City of Mesa's request to move the clubhouse and residential building closer to the street along Mesa Drive. We are planning on fully screening the parking area with low walls as well as providing a greatly enhanced landscape treatment to this entire corner.</p>
		
<p>Per Table 11-32-3.A of the MZO, the minimum required parking ratio for multiple residence is 2.1 spaces per unit for a total of 378 spaces. The site does not meet the minimum requirement and staff is not in support of a parking reduction. Revise the site plan accordingly.</p>	<p>We are requesting a reduction in the required parking spaces from 378 to 297.</p>	<p>Parking reduction has been discussed extensively with planning; we have also received approval of a shared parking agreement with the acute care facility which shares our north property line. A parking study has also been prepared and accepted that justifies the decrease in the number of required parking spaces for this site based upon the unit mix. Most of our units are studio and 1-bedroom units, which will typically be rented by single people that will not utilize 2 parking spaces on a regular basis. We have provided adequate parking onsite and when combined with the shared parking spaces we will provide 1 parking space per studio and 1 bedroom as well as 2.9 spaces per 2-bedroom unit. This provides each 2-bedroom unit with 2 spaces and additional spaces for visitor parking.</p>

<p><u>Site Plan, Comment #3</u></p> <p>Per Section 11-5-5.B.5.b of the MZO, buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building:</p> <p>The submitted elevations include stucco, cement, tile, and metal, of which only stucco exceeds the required 25%. However, the addition of metal, a fourth material, may accommodate a request for alternative compliance. Alternative compliance may be granted with a written request provided in conjunction with this project describing how the proposed alternative meets the criteria below:</p> <p>a. Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from alternative compliance.</p> <p>b. Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for bypassed parcels and for improvements and redevelopment in older neighborhoods.</p> <p>c. Safety considerations make alternative compliance necessary.</p> <p>d. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p>	<p>We requesting to comply with option "D" of the proposed alternatives: The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.</p>	<p>We believe that the current elevations are aesthetically pleasing and compliment our site, the surrounding area and the forms of the architecture. We also exceed the 25% requirement of our primary material, while also including 2 more additional accent materials to allow for more variation.</p>
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D. Conclusion

Synectic Design and AZ MED CAP, LLC are excited to develop this parcel, which has sat empty for far too long. There is a demand in the area for new housing in Mesa and our goal is to provide a high-quality housing option. The centralized community space, thoughtfully designed floorplans and pedestrian connectivity to community amenities and beyond will make this a fantastic addition to the area.

Client:

Client Name

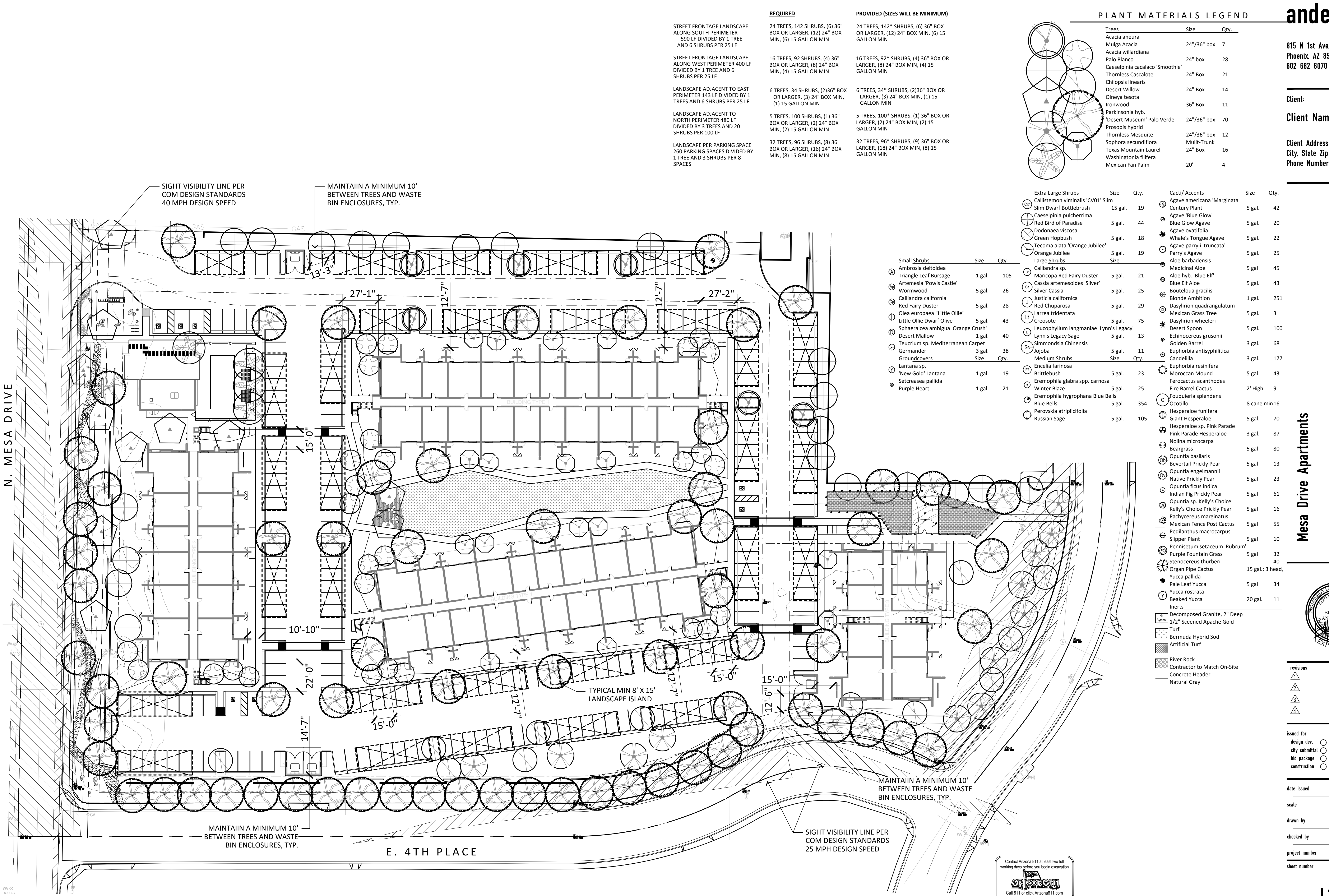
Client Address
City, State Zip
Phone Number

PLANT MATERIALS LEGEND

Trees	Size	Qty.
Acacia aneura		
Mulga Acacia	24"/36" box	7
Acacia willardiana		
Palo Blanco	24" box	28
Caesalpinia cacalaco 'Smoothie'		
Thornless Cascalote	24" Box	21
Chilopsis linearis		
Desert Willow	24" Box	14
Oleaya tesota		
Ironwood	36" Box	11
Parkinsonia hyb.		
'Desert Museum' Palo Verde	24"/36" box	70
Prosopis hybrid		
Thornless Mesquite	24"/36" box	12
Sophora secundiflora	Mult-Trunk	16
Texas Mountain Laurel	24" Box	16
Washingtonia filifera		
Mexican Fan Palm	20'	4

Extra Large Shrubs	Size	Qty.	Cacti/ Accents	Size	Qty.
Callistemon viminalis 'CV01' Slim			Agave americana 'Marginata'	5 gal.	42
Slim Dwarf Bottlebrush	15 gal.	19	Century Plant	5 gal.	20
Caesalpinia pulcherrima	5 gal.	44	Blue Glow Agave	5 gal.	22
Red Bird of Paradise	5 gal.	18	Agave ovatifolia	5 gal.	25
Dodonaea viscosa	5 gal.	19	Whale's Tongue Agave	5 gal.	45
Green Hopbush	5 gal.	19	Agave parryii 'truncata'	5 gal.	43
Tecoma alata 'Orange Jubilee'	5 gal.	19	Parry's Agave	5 gal.	251
Orange Jubilee	5 gal.	19	Aloe barbadensis	5 gal.	3
Large Shrubs	Size	Qty.	Medicinal Aloe	5 gal.	100
Calliandra sp.			Aloe hyb. 'Blue Elf'	5 gal.	68
Mariocopa Red Fairy Duster	5 gal.	21	Aloe hyb. 'Blue Elf'	5 gal.	177
Cassia artemesoides 'Silver'	5 gal.	25	Euphorbia resinifera	5 gal.	43
Silver Cassia	5 gal.	25	Moroccan Mound	5 gal.	9
Justicia californica	5 gal.	29	Ferocactus acanthodes	2' High	9
Red Chuparosa	5 gal.	29	Fire Barrel Cactus	8 cane min	16
Larrea tridentata	5 gal.	75	Fouquieria splendens	5 gal.	70
Cresote	5 gal.	75	Ocotillo	5 gal.	70
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	13	Hesperaloe funifera	5 gal.	70
Lynn's Legacy Sage	5 gal.	13	Giant Hesperaloe	5 gal.	70
Simmondsia Chinensis	5 gal.	11	Hesperaloe sp. Pink Parade	3 gal.	87
Jojoba	5 gal.	11	Pink Parade Hesperaloe	5 gal.	80
Medium Shrubs	Size	Qty.	Nolina microcarpa	5 gal.	80
Encelia farinosa			Beargrass	5 gal.	13
Brittlebush	5 gal.	23	Opuntia basilaris	5 gal.	13
Eremophila glabra spp. carnosia	5 gal.	25	Bevertail Prickly Pear	5 gal.	23
Winter Blaze	5 gal.	25	Opuntia engelmannii	5 gal.	23
Eremophila hygrophana Blue Bells	5 gal.	354	Native Prickly Pear	5 gal.	61
Blue Bells	5 gal.	354	Opuntia ficus indica	5 gal.	16
Perovskia atriplicifolia	5 gal.	105	Indian Fig Prickly Pear	5 gal.	16
Russian Sage	5 gal.	105	Opuntia sp. Kelly's Choice	5 gal.	55
			Kelly's Choice Prickly Pear	5 gal.	55
			Pachycereus marginatus	5 gal.	10
			Mexican Fence Post Cactus	5 gal.	32
			Pedilanthus macrocarpus	5 gal.	40
			Slipper Plant	5 gal.	40
			Pennisetum setaceum 'Rubrum'	5 gal.	32
			Purple Fountain Grass	5 gal.	32
			Stenocereus thurberi	15 gal.; 3 head,	40
			Organ Pipe Cactus	5 gal.	34
			Yucca pallida	5 gal.	34
			Pale Leaf Yucca	5 gal.	34
			Yucca rostrata	20 gal.	11
			Beaked Yucca		

Small Shrubs	Size	Qty.
Ambrosia deltoidea	1 gal.	105
Triangle Leaf Bursage	5 gal.	26
Artemisia 'Powis Castle'	5 gal.	26
Wormwood	5 gal.	28
Calliandra californica	5 gal.	28
Red Fairy Duster	5 gal.	43
Olea europaea 'Little Ollie'	5 gal.	43
Sphaeralcea ambigua 'Orange Crush'	1 gal.	40
Desert Mallow	3 gal.	38
Teucrium sp. Mediterranean Carpet	3 gal.	38
Groundcovers	Size	Qty.
Lantana sp.		
'New Gold' Lantana	1 gal.	19
Setcreasea pallida	1 gal.	21
Purple Heart	1 gal.	21



Mesa Drive Apartments

515 N. Mesa Drive
Mesa, Arizona 85201
Landscape Plan



revisions

1	
2	
3	

issued for
design dev.
city submittal
bid package
construction

date issued 05.11.2023

scale 1:40

drawn by tb

checked by ba

project number 257-010-23

sheet number



Client:

Client Name

Client Address
City, State Zip
Phone Number

PLANT MATERIALS LEGEND

Trees	Size	Qty.		Size	Qty.
Acacia aneura					
Mulga Acacia	24"/36" box	7			
Acacia willardiana					
Palo Blanco	24" box	28			
Caesalpinia cacalaco 'Smoothie'	24" Box	21			
Thornless Cascalote					
Chilopsis linearis	24" Box	14			
Desert Willow					
Oleaya tesota	36" Box	11			
Ironwood					
Parkinsonia hyb.					
Desert Museum' Palo Verde	24"/36" box	70			
Prosopis hybrid					
Thornless Mesquite	24"/36" box	12			
Sophora secundiflora	Multi-Trunk				
Texas Mountain Laurel	24" Box	16			
Washingtonia filifera					
Mexican Fan Palm	20'	4			

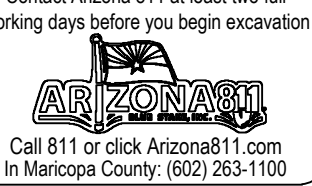
Extra Large Shrubs	Size	Qty.	Cacti/ Accents	Size	Qty.
Callistemon viminalis 'CV01' Slim	15 gal.	19	Agave americana 'Marginata'	5 gal.	42
Slim Dwarf Bottlebrush			Century Plant		
Caesalpinia pulcherrima	5 gal.	44	Agave 'Blue Glow'	5 gal.	20
Red Bird of Paradise			Blue Glow Agave		
Dodonaea viscosa	5 gal.	18	Agave ovatifolia	5 gal.	22
Green Hopbush			Whale's Tongue Agave	5 gal.	25
Tecoma alata 'Orange Jubilee'	5 gal.	19	Parry's Agave	5 gal.	25
Orange Jubilee			Aloe barbadensis	5 gal.	45
Large Shrubs			Medicinal Aloe		
Calliandra sp.	5 gal.	21	Aloe hyb. 'Blue Elf'	5 gal.	43
Maricopa Red Fairy Duster			Blue Elf Aloe		
Cassia artemesoides 'Silver'	5 gal.	25	Bouteloua gracilis	1 gal.	251
Silver Cassia			Blonde Ambition		
Justicia californica	5 gal.	29	Dasylium quadrangulum	5 gal.	3
Red Chuparosa			Mexican Grass Tree		
Larrea tridentata	5 gal.	75	Dasylium wheeleri	5 gal.	100
Cresote			Desert Spoon		
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	13	Echinocereus grusonii	3 gal.	68
Lynn's Legacy Sage			Golden Barrel		
Simmondsia Chinensis	5 gal.	11	Euphorbia antisyphilitica	3 gal.	177
Jojoba			Candelilla		
Medium Shrubs			Euphorbia resinifera	5 gal.	43
Encelia farinosa	5 gal.	23	Moroccan Mound		
Brittlebush			Ferocactus acanthodes	2' High	9
Eremophila glabra spp. carnosus	5 gal.	25	Fire Barrel Cactus		
Winter Blaze			Fouquieria splendens	8 cane min	16
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Perovskia atriplicifolia	5 gal.	105	Giant Hesperaloe		
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Wormwood			Bevertail Prickly Pear		
Calliandra californica	5 gal.	28	Opuntia engelmannii	5 gal.	23
Red Fairy Duster			Native Prickly Pear		
Olea europaea 'Little Ollie'	5 gal.	43	Opuntia ficus indica	5 gal.	61
Little Ollie Dwarf Olive			Indian Fig Prickly Pear		
Sphaeralcea ambigua 'Orange Crush'	1 gal.	40	Opuntia sp. Kelly's Choice	5 gal.	16
Desert Mallow			Kelly's Choice Prickly Pear		
Teurcium sp. Mediterranean Carpet	3 gal.	38	Pachycereus marginatus	5 gal.	55
Germander			Mexican Fence Post Cactus		
Groundcovers			Pedilanthus macrocarpus	15 gal., 3 head, 4'	
Lantana sp.			Slipper Plant	5 gal.	10
'New Gold' Lantana	1 gal.	19	Pennisetum setaceum 'Rubrum'	5 gal.	32
Setcreasea pallida	1 gal.	21	Purple Fountain Grass		
Purple Heart			Stenocereus thurberi	40	
			Organ Pipe Cactus		
			Yucca pallida	5 gal.	34
			Pale Leaf Yucca		
			Yucca rostrata	20 gal.	11
			Beaked Yucca		
			Inerts		
			Decomposed Granite, 2" Deep		
			1/2" Screened Apache Gold		
			Turf		
			Bermuda Hybrid Sod		
			Artificial Turf		
			River Rock		
			Contractor to Match On-Site		
			Concrete Header		
			Natural Gray		

Symbol	Description
(Symbol)	Decomposed Granite, 2" Deep
(Symbol)	1/2" Screened Apache Gold
(Symbol)	Turf
(Symbol)	Bermuda Hybrid Sod
(Symbol)	Artificial Turf
(Symbol)	River Rock
(Symbol)	Contractor to Match On-Site
(Symbol)	Concrete Header
(Symbol)	Natural Gray

LANDSCAPE NOTES:

- ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
- ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(6)(A), ZONING CODE.
- TREES WITH CANOPY OVER PAVEMENT SHALL BE PRUNED TO 14'-0" AS MEASURED FROM THE HIGHEST POINT OF ADJACENT PAVEMENT.
- ALL SHRUBS LOCATED IN THE LINE-OF-SIGHT/SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' AND 7'.
- ALL BACKFLOW PREVENTERS LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE MATERIALS LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS EQUAL TO OR LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN (CITY OF MESA REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE OWNER.
- NO TREES ARE TO BE PLANTED WITHIN 6'-0" OF ANY WATER METER BOX PER CITY OF MESA DETAILS M-49.01, M-103.2, AND M-103.3.
- ALL TREES PLANTED WITHIN 10'-0" OF ANY BUILDING MUST UTILIZE ROOT BARRIER. NO TREES ARE TO BE PLANTED WITHIN 7'-0" OF ANY BUILDING.

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com in Maricopa County (602) 253-1100

revisions	issued for	date issued
△	design dev.	05.11.2023
△	city submittal	
△	bid package	
△	construction	
	scale	1:20
	drawn by	tb
	checked by	ba
	project number	257-010-23
	sheet number	

Mesa Drive Apartments

515 N. Mesa Drive
Mesa, Arizona 85201

Landscape Plan



revisions

issued for

date issued 05.11.2023

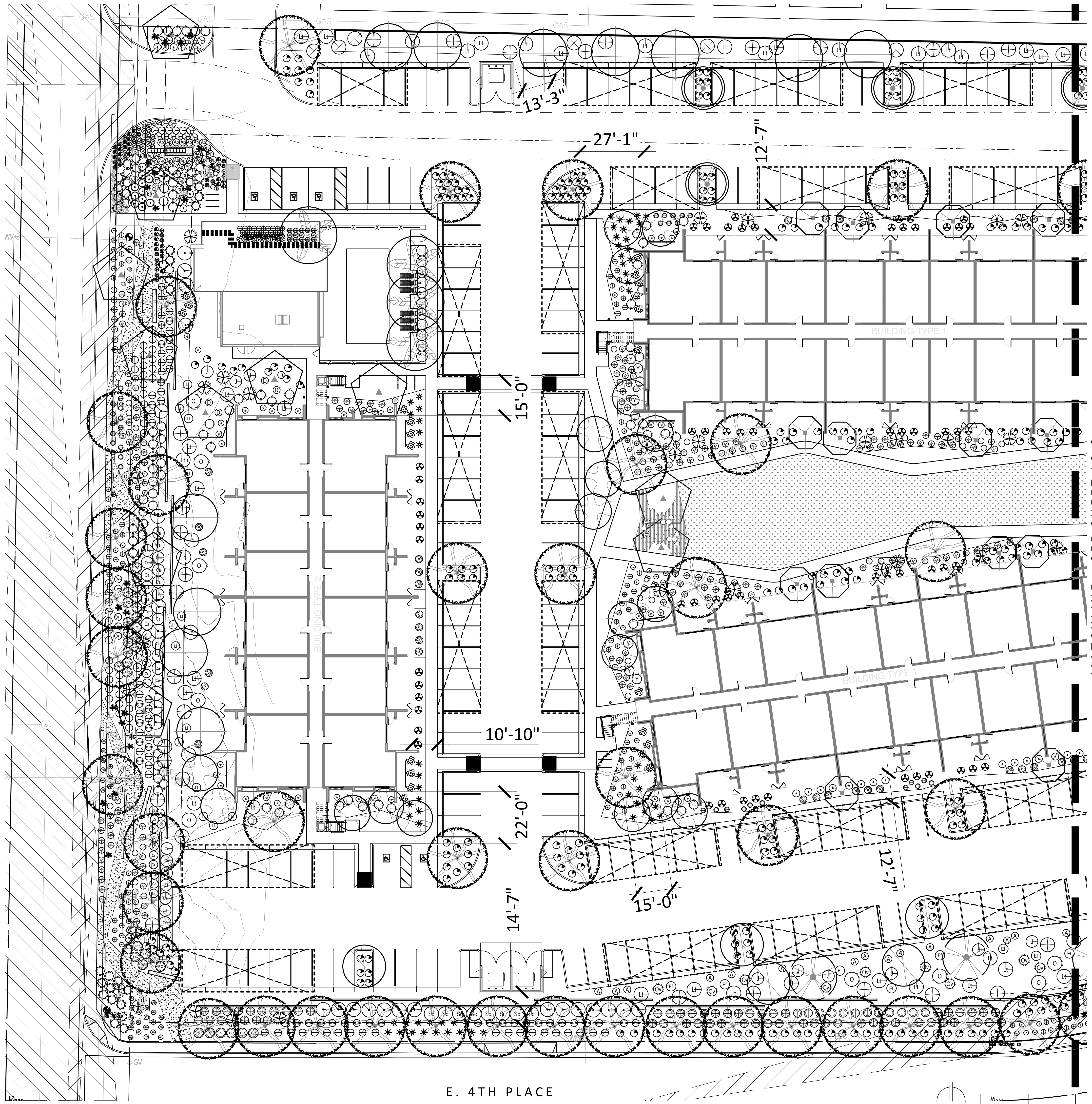
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drawn by tb

checked by ba

project number 257-010-23

sheet number



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Client:

Client Name

Client Address
City, State Zip
Phone Number

PLANT MATERIALS LEGEND

Trees	Size	Qty.	Trees	Size	Qty.
Acacia aneura			Agave americana 'Marginata'		
Mulga Acacia	24"/36" box	7	Century Plant	5 gal.	42
Acacia willardiana			Agave 'Blue Glow'		
Palo Blanco	24" box	28	Blue Glow Agave	5 gal.	20
Caesalpinia cacalaco 'Smoothie'	24" Box	21	Agave ovatifolia		
Thornless Cascalote			Whale's Tongue Agave	5 gal.	22
Chilopsis linearis	24" Box	14	Agave parryii 'truncata'		
Desert Willow			Parry's Agave	5 gal.	25
Olinya tesota	36" Box	11	Aloe barbadensis		
Ironwood			Medicinal Aloe	5 gal.	45
Parkinsonia hyb.			Aloe hyb. 'Blue Elf'		
Desert Museum' Palo Verde	24"/36" box	70	Blue Elf Aloe	5 gal.	43
Prosopis hybrid			Bouteloua gracilis		
Thornless Mesquite	24"/36" box	12	Blonde Ambition	1 gal.	251
Sophora secundiflora	Multi-Trunk		Dasyliroton quadrangulatum		
Texas Mountain Laurel	24" Box	16	Mexican Grass Tree	5 gal.	3
Washingtonia filifera			Dasyliroton wheeleri		
Mexican Fan Palm	20'	4	Desert Spoon	5 gal.	100

Extra Large Shrubs	Size	Qty.	Cacti/ Accents	Size	Qty.
Callistemon viminalis 'CV01' Slim	15 gal.	19	Agave americana 'Marginata'	5 gal.	42
Slim Dwarf Bottlebrush			Century Plant		
Caesalpinia pulcherrima	5 gal.	44	Agave 'Blue Glow'		
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Dodonaea viscosa	5 gal.	18	Agave ovatifolia		
Green Hopbush			Whale's Tongue Agave	5 gal.	22
Tecoma alata 'Orange Jubilee'	5 gal.	19	Agave parryii 'truncata'		
Orange Jubilee			Parry's Agave	5 gal.	25
Large Shrubs			Aloe barbadensis		
Calliandra sp.			Medicinal Aloe	5 gal.	45
Maricopa Red Fairy Duster	5 gal.	21	Aloe hyb. 'Blue Elf'		
Cassia artemesoides 'Silver'	5 gal.	25	Blue Elf Aloe	5 gal.	43
Silver Cassia			Bouteloua gracilis		
Justicia californica	5 gal.	29	Blonde Ambition	1 gal.	251
Red Chuparosa			Dasyliroton quadrangulatum		
Larrea tridentata	5 gal.	75	Mexican Grass Tree	5 gal.	3
Creosote			Dasyliroton wheeleri		
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	13	Desert Spoon	5 gal.	100
Lynn's Legacy Sage			Echinocereus grusonii		
Simmondsia Chinensis	5 gal.	11	Golden Barrel	3 gal.	68
Jojoba			Euphorbia antisiphilitica		
Medium Shrubs			Candelilla	3 gal.	177
Encelia farinosa	5 gal.	23	Euphorbia resinifera		
Brittlebush			Moroccan Mound	5 gal.	43
Eremophila glabra spp. carnosa	5 gal.	25	Ferocactus acanthodes		
Winter Blaze			Fire Barrel Cactus	2' High	9
Eremophila hygrophana Blue Bells	5 gal.	354	Fouquieria splendens		
Blue Bells			Ocotillo	8 cane min	16
Perovskia atriplicifolia	5 gal.	105	Hesperaloe funifera		
Russian Sage			Giant Hesperaloe	5 gal.	70
Small Shrubs			Hesperaloe sp. Pink Parade		
Ambrosia deltoidea	1 gal.	105	Pink Parade Hesperaloe	3 gal.	87
Triangle Leaf Bursage			Nolina microcarpa		
Artemisia 'Powis Castle'	5 gal.	26	Beargrass	5 gal.	80
Wormwood			Opuntia basilaris		
Calliandra californica	5 gal.	28	Beverly Prickly Pear	5 gal.	13
Red Fairy Duster			Opuntia engelmannii		
Olea europaea 'Little Ollie'	5 gal.	43	Native Prickly Pear	5 gal.	23
Little Ollie Dwarf Olive			Opuntia ficus indica		
Sphaeralcea ambigua 'Orange Crush'	1 gal.	40	Indian Fig Prickly Pear	5 gal.	61
Desert Mallow			Opuntia sp. Kelly's Choice		
Teucrium sp. Mediterranean Carpet	3 gal.	38	Kelly's Choice Prickly Pear	5 gal.	16
Germander			Pachycereus marginatus		
Groundcovers			Mexican Fence Post Cactus	5 gal.	55
Lantana sp.			Pedilanthus macrocarpus		
'New Gold' Lantana	1 gal.	19	Slipper Plant	5 gal.	10
Setcreasea pallida	1 gal.	21	Pennisetum setaceum 'Rubrum'		
Purple Heart			Purple Fountain Grass	5 gal.	32
			Stenocereus thurberi	15 gal., 3 head, 4'	40
			Yucca pallida		
			Pale Leaf Yucca	5 gal.	34
			Yucca rostrata		
			Beaked Yucca	20 gal.	11

- Decomposed Granite, 2" Deep
- 1/2" Screened Apache Gold
- Turf
- Bermuda Hybrid Sod
- Artificial Turf
- River Rock
- Contractor to Match On-Site Concrete Header
- Natural Gray

LANDSCAPE NOTES:

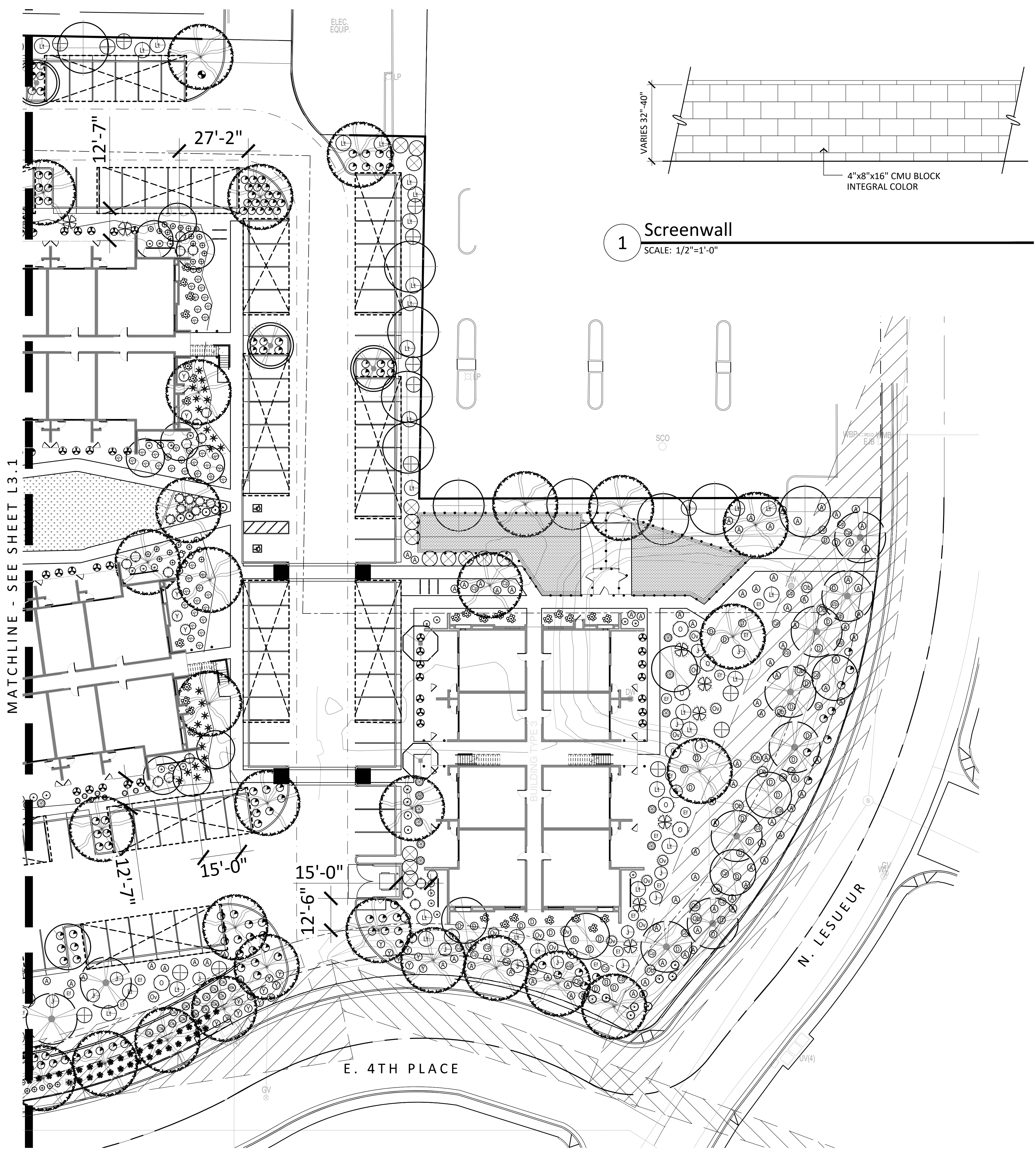
- ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
- ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(6)(A), ZONING CODE.
- TREES WITH CANOPY OVER PAVEMENT SHALL BE PRUNED TO 14'-0" AS MEASURED FROM THE HIGHEST POINT OF ADJACENT PAVEMENT.
- ALL SHRUBS LOCATED IN THE LINE-OF-SIGHT/SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' AND 7'.
- ALL BACKFLOW PREVENTERS LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE MATERIALS LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS EQUAL TO OR LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN (CITY OF MESA HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE OWNER.
- NO TREES ARE TO BE PLANTED WITHIN 6'-0" OF ANY WATER METER BOX PER CITY OF MESA DETAILS M-49.01, M-103.2, AND M-103.3.
- ALL TREES PLANTED WITHIN 10'-0" OF ANY BUILDING MUST UTILIZE ROOT BARRIER. NO TREES ARE TO BE PLANTED WITHIN 7'-0" OF ANY BUILDING.



Mesa Drive Apartments
515 N. Mesa Drive
Mesa, Arizona 85201
Landscape Plan

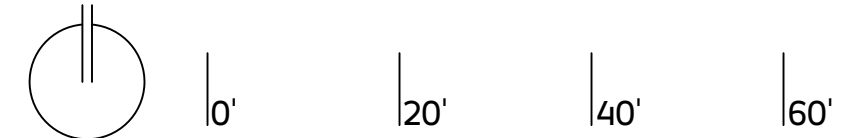


revisions	issued for	date issued	scale	drawn by	checked by	project number	sheet number
△	design dev.	05.11.2023	1:20	tb	ba	257-010-23	
△	city submittal						
△	bid package						
△	construction						



MATCHLINE - SEE SHEET L3.1

1 Screenwall
SCALE: 1/2"=1'-0"



I:\server\Projects\1\Synectic Design Incorporated\Mesa Drive Multifamily\Drawings\Preliminary Landscape Plan\03-Planting-Mesa Drive.dwg

CONCEPTUAL GRADING/DRAINAGE & UTILITY PLAN

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

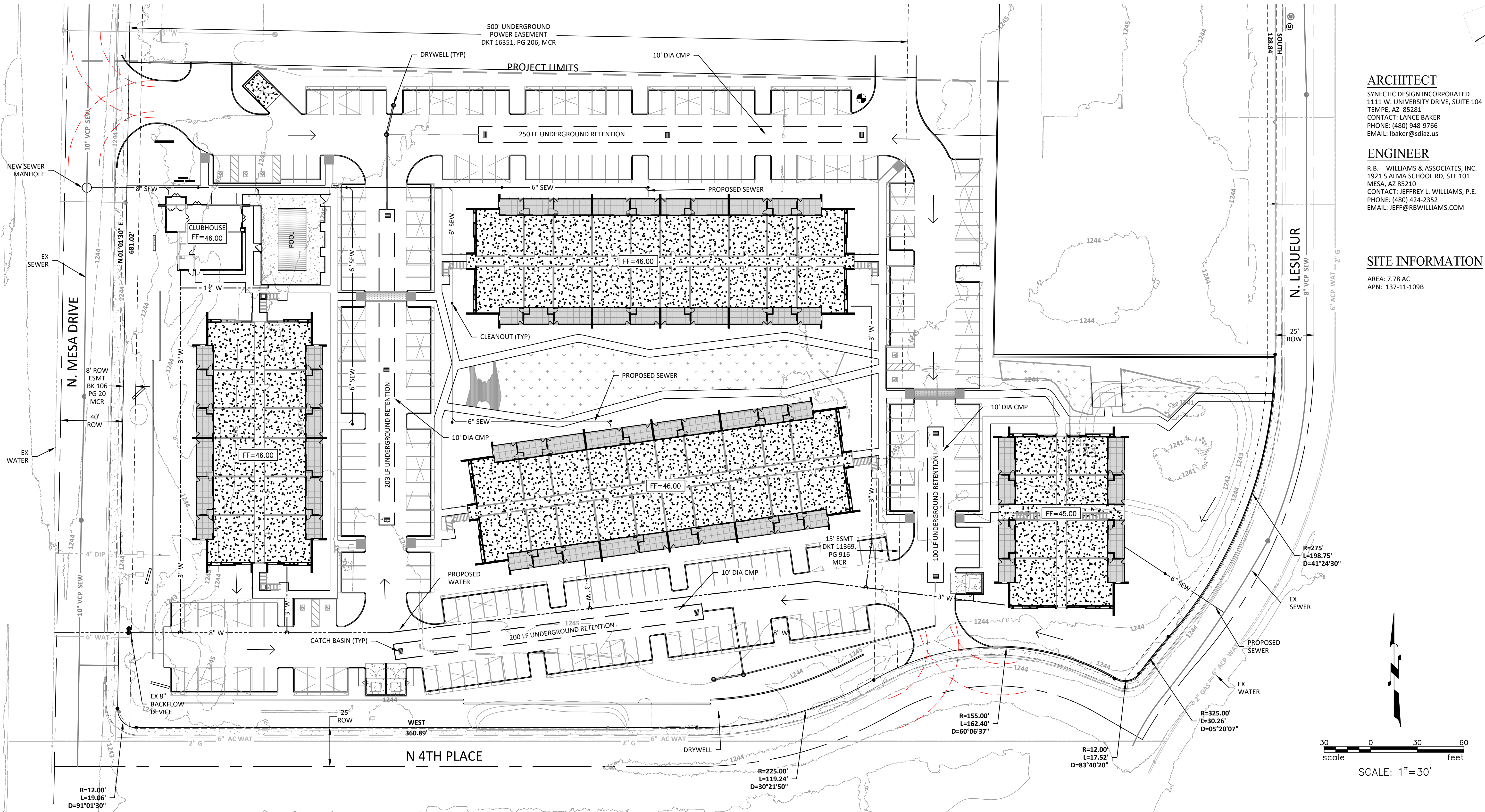
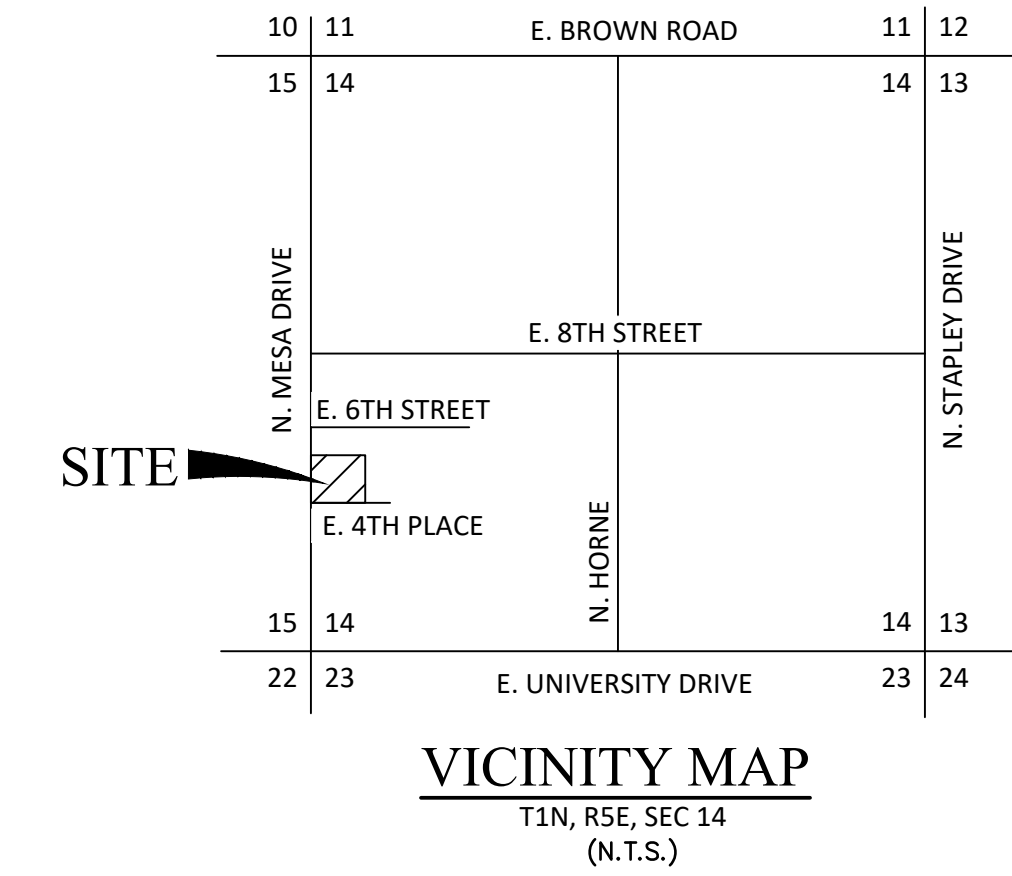
DRAINAGE CALCULATIONS

CITY OF MESA CRITERIA
 DESIGN STORM: 100-YEAR, 2-HR STORM
 CONTRIBUTING AREA: 339,037 SF (7.78 AC) - ONSITE AREA
 RAINFALL DEPTH (P): 2.2 INCHES (0.1833 FEET)
 RUNOFF COEFFICIENT (C) = 0.95 (ROOF, CONCRETE, PARKING LOT)
 VOLUME = A*P*C
 THERE IS EXISTING STORM DRAIN IN E. MESA DRIVE THEREFORE, ONLY ONSITE RUNOFF WILL BE RETAINED

VOLUME REQUIRED = 59,038 CF

ONSITE RETENTION WILL BE PROVIDED VIA UNDERGROUND RETENTION IN 10' DIA CMP. 10' DIA CMP PROVIDES 78.5 CF OF STORAGE PER LINEAL FOOT OF PIPE.

VOLUME PROVIDED = 59,038 CF/78.5 CF PER LF = 753 LF OF 10' DIA CMP

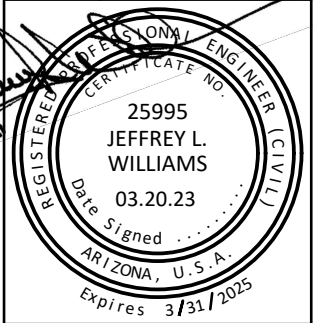


ARCHITECT
 SYNCTIC DESIGN INCORPORATED
 1111 W. UNIVERSITY DRIVE, SUITE 104
 TEMPE, AZ 85281
 CONTACT: LANCE BAKER
 PHONE: (480) 948-9766
 EMAIL: lbaker@sdiaz.us

ENGINEER
 R.B. WILLIAMS & ASSOCIATES, INC.
 1921 S. ALMA SCHOOL RD, STE 101
 MESA, AZ 85210
 CONTACT: JEFFREY L. WILLIAMS, P.E.
 PHONE: (480) 424-2352
 EMAIL: JEFF@RBWILLIAMS.COM

SITE INFORMATION
 AREA: 7.78 AC
 APN: 137-11-1098

R.B. WILLIAMS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1921 S. ALMA SCHOOL RD, STE 101
 MESA, ARIZONA 85210
 JEFFREY L. WILLIAMS, P.E.
 PHILLIP C. WILLIAMS, P.E., R.L.S.
 PHONE: (480) 424-2352



MESA HOSPITAL SITE
 CONCEPTUAL GRADING/DRAINAGE
 AND UTILITY PLAN

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 03.20.23
 DESIGN: JLW
 DRAWN: JLW
 CHK'D: PCW
 SUB:
 22047CG01.DWG
CG01
 SHEET NO.
1/1





























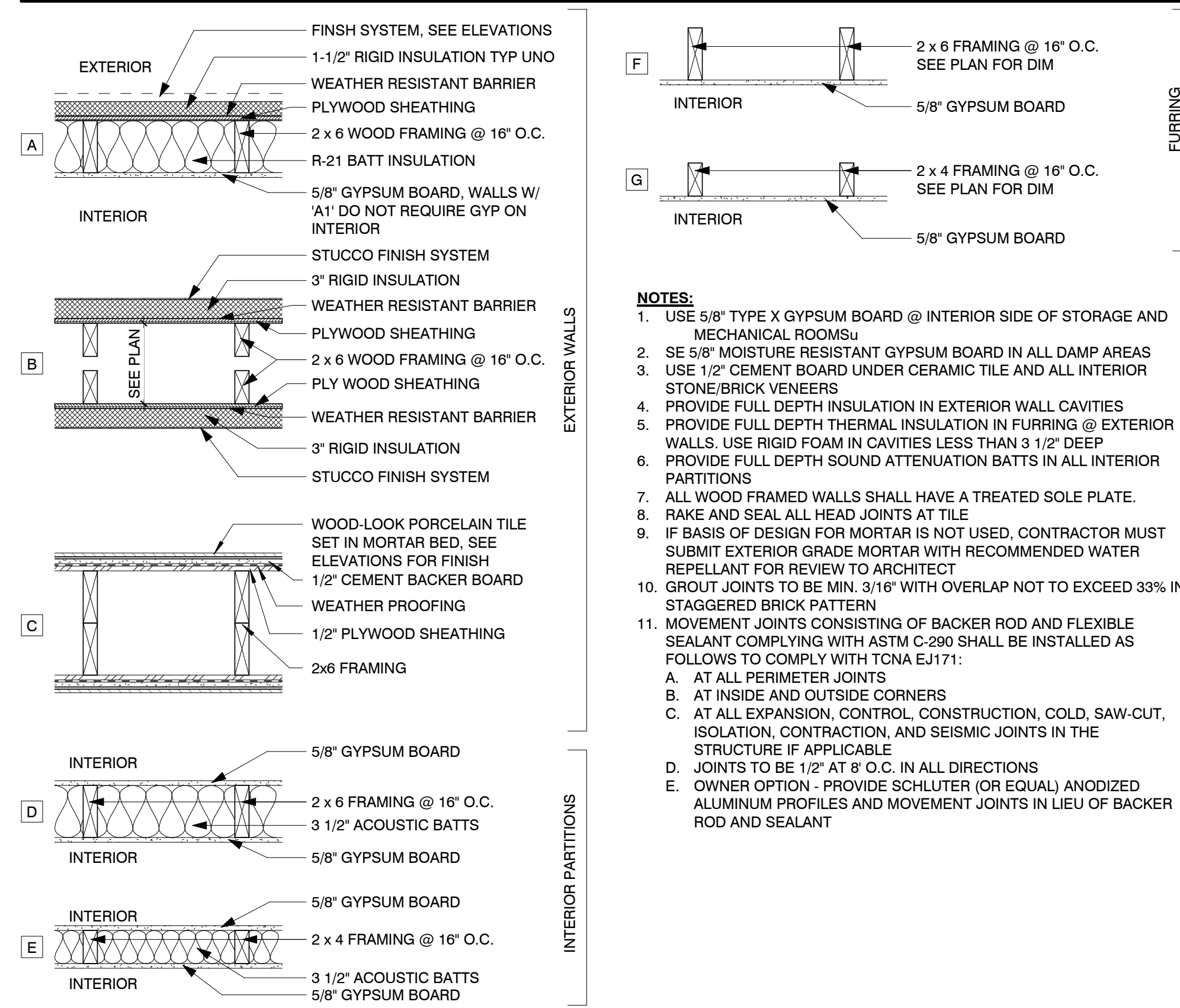








WALL TYPE LEGEND



FLOOR PLAN GENERAL NOTES

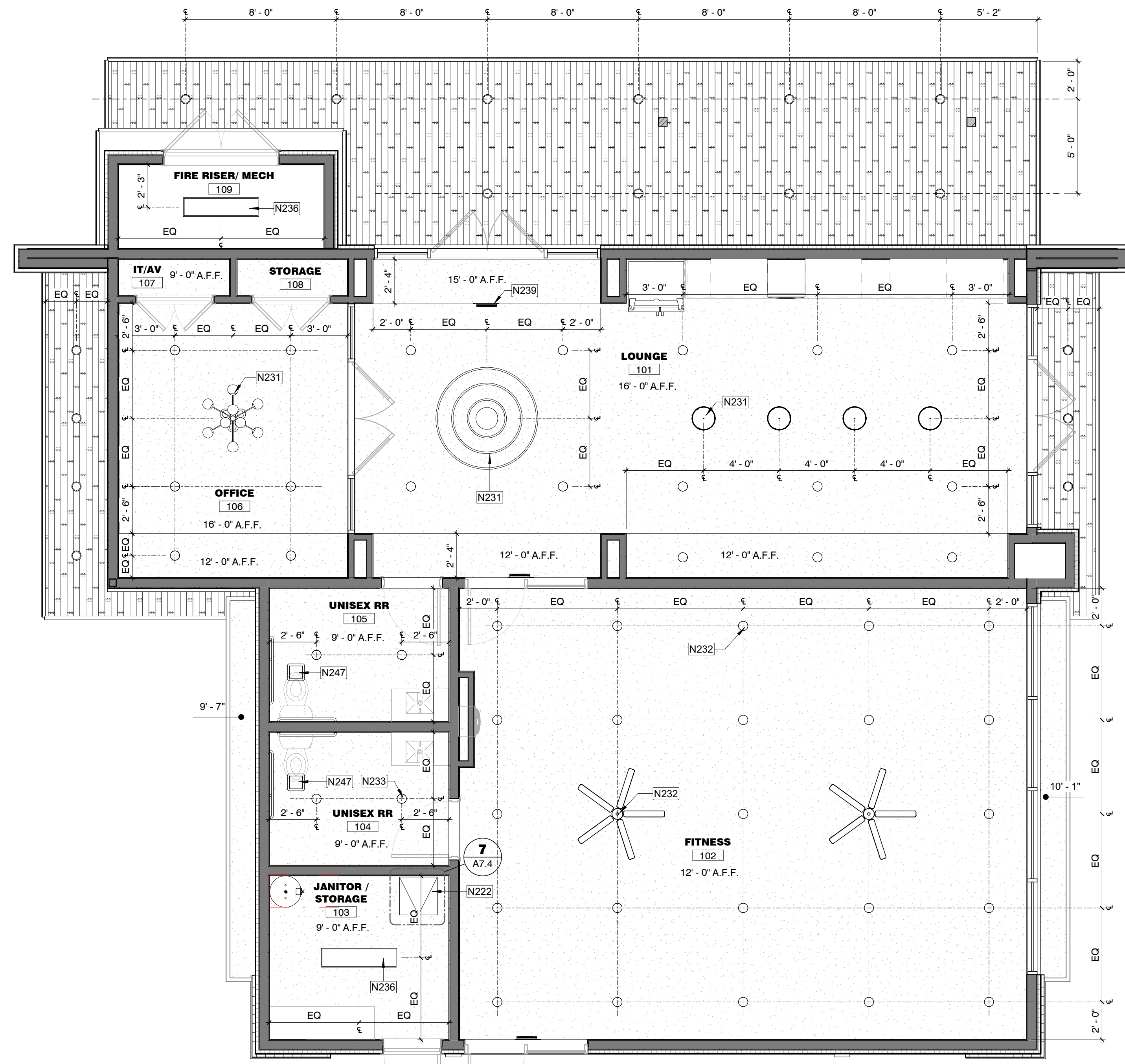
1. TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
2. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
3. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION.
4. FFE - FIRST FLOOR 0'
5. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
6. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
7. WHERE 'ID' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
8. IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND EQUIPMENT.
9. ADDITIONAL PLAN DESIGNATIONS:
A. "METER" - ELECTRICAL METER GENERIC LOCATION
B. "PANEL" - ELECTRICAL DISTRIBUTION PANEL
C. "HP" - PAD MOUNTED HEAT PUMP
D. "WH" - ELECTRIC WATER HEATER
E. "REF" - REFRIGERATOR
F. "RTP" - RANGE TOP/OVEN
G. "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
H. "DW" - DISHWASHER
I. "UG REF" - REFRIGERATOR UNDERCOUNTER
J. "WD" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
K. "W" - WASHER
L. "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
10. SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
11. REFER TO ELEVATIONS FOR EXTERIOR FINISHES
12. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

REFLECTED CEILING PLAN GENERAL NOTES

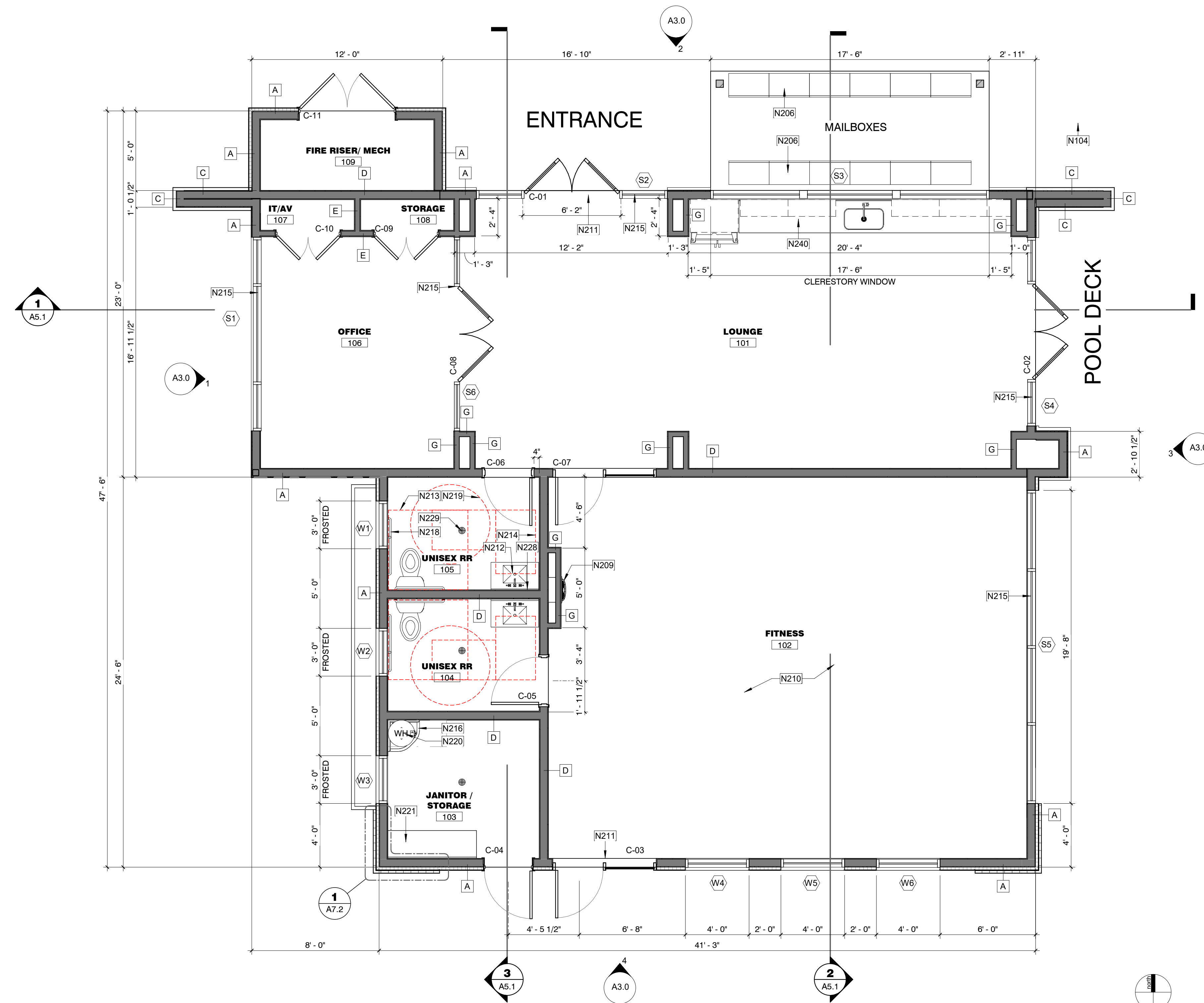
- A. GYP BD CEILING THROUGHOUT, U.N.O.
- B. SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- C. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- D. WHERE 'ID' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
- E. IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND EQUIPMENT.
- F. CEILING SHALL COMPLY WITH IBC 2018 CHAPTER 705.11, EXCEPTION 4: ONE-HOUR FIRE-RESISTANCE RATED EXTERIOR WALLS THAT TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED THAT:
 - WHERE THE ROOF/CEILING FRAMING ELEMENTS ARE PARALLEL TO THE WALLS, SUCH FRAMING AND ELEMENT SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A WIDTH OF 4 FEET FOR GROUPS R AND U AND 10 FEET FOR THE OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL.
 - WHERE ROOF/CEILING FRAMING ELEMENTS ARE NOT PARALLEL TO THE WALL, THE ENTIRE SPAN OF SUCH FRAMING AND ELEMENTS SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION.
 - OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET OF THE 1-HOUR FIRE-RESISTANCE RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET FOR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL.
 - THE ENTIRE BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING

SHEET KEYED NOTES

- N104 POOL EQUIPMENT
- N206 MAILBOX CLUSTERS
- N209 HI-LOW WATER FOUNTAIN WITH BOTTLE FILLER, BOD: ELKAY E2H20 BOTTLE FILLING STATION, LW5-EDFPBM117K
- N210 FINAL FITNESS EQUIPMENT TO BE VERIFIED PRIOR TO ROUGH-IN. VERIFY WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- N211 PANIC HARDWARE ON THIS DOOR
- N212 WALL MOUNTED SINK WITH FAUCET, ADA (TYP)
- N213 DASHED LINE INDICATES 60X90 FLOOR CLEARANCE
- N214 DASHED LINE INDICATES 30X48 FLOOR CLEARANCE
- N215 STOREFRONT, CENTER IN SPACE (TYP)
- N216 MOP SINK
- N218 GRAB BARS
- N219 5FT DIA TURNING CIRCLE
- N220 HOT WATER HEATER
- N221 BUILT IN DESK / COUNTER
- N222 ROOF ACCESS HATCH
- N228 WALL MOUNT MIRROR, REFLECTIVE SURFACE MAX 40" A.F.F. AT BOTTOM
- N229 FLOOR DRAIN (TYP)
- N231 DECORATIVE CHANDELIER/ PENDANT, CONFIRM LIGHT FIXTURE WITH CLIENT
- N232 CEILING FAN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- N233 CAN LIGHT, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- N236 SURFACE MOUNT UTILITY LIGHT FIXTURE, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- N239 EMERGENCY EXIT SIGN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- N240 KITCHEN LAYOUT, FINISH AND SIZES FOR REFERENCE ONLY, CONFIRM WITH OWNER (TYP)
- N247 EXHAUST FAN (TYP)

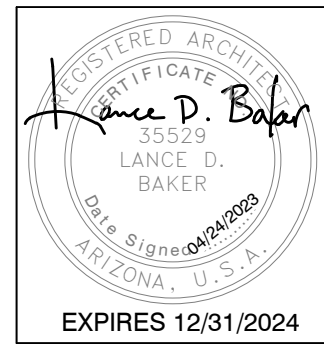


2 Reflected Ceiling Plan
1/4" = 1'-0"



1 Clubhouse Floor Plan
1/4" = 1'-0"

MESA DRIVE APARTMENTS CLUBHOUSE
515 N MESA DRIVE
MESA, AZ 85201



REVISIONS	

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

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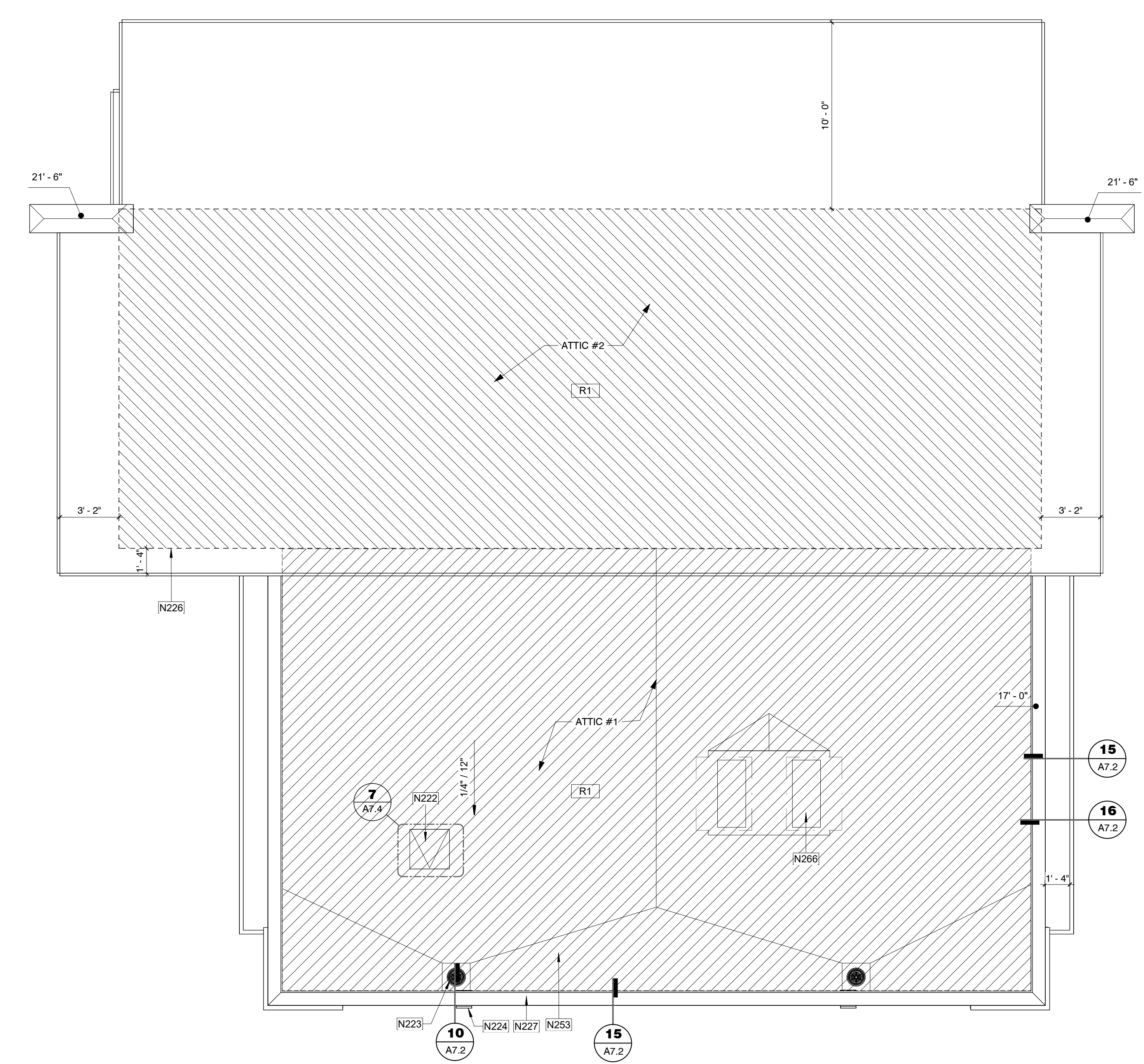
ROOF/ ATTIC VENTILATION TYPES			
TYPE	VENTILATION PER UNIT	LOCATION	BASIS OF DESIGN
1 INTAKE VENT	133 SQ. IN. EACH	-	POP VENT. ROOF LOUVER AIR INTAKE, MODEL: PV-12-C6, 12" DIA. 6" T COLLAR
2 EXHAUST VENT	133 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-12-C6, 12" DIA. 6" T COLLAR
3 EXHAUST VENT	28 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-6-C6, 6" DIA. 6" T COLLAR
4 CONT. EAVE VENT	9 SQ. IN./ LINEAR FT	LOWER	AIR VENT. INC. LOUVERED ALUM. DOUBLE LEG, WHITE, MODEL: SV201WH

ROOF VENTILATION REQUIRED - CLUBHOUSE				
	ATTIC AREA	TOTAL REQ. (S.I.)	50% UPPER VENT. (S.I.)	50% LOWER VENT. (S.I.)
ATTIC #1	900 SF	452	216	216
ATTIC #2	951 SF	456	228	228

VENTILATION PROVIDED - TYPE 1			VENTILATION PROVIDED - TYPE 2		
	INTAKE	EXHAUST		INTAKE	EXHAUST
	SQ. IN.	# OF VENTS		SQ. IN.	# OF VENTS
ATTIC #1	216	2	ATTIC #1	216	2
ATTIC #2	228	2	ATTIC #2	228	2

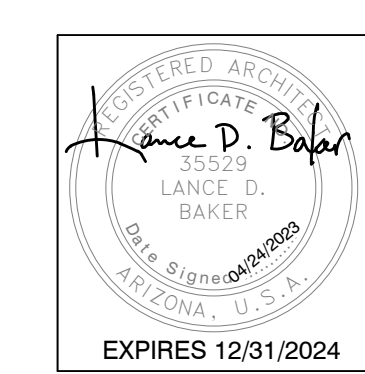
- SHEET KEYED NOTES**
- N222 ROOF ACCESS HATCH
 - N223 ROOF DRAIN
 - N224 DRAINAGE SCUPPER, MATCH FINISH TO METAL PARAPET CAP
 - N226 LINE OF BUILDING BELOW
 - N227 PREFINISHED PARAPET CAP
 - N253 SPRAY FOAM ROOFING SYSTEM
 - N266 ROOFTOP HVAC UNITS ON EQUIPMENT CURBS, SEE MECHANICAL FOR ADDITIONAL INFORMATION. UNITS TO BE INSTALLED BELOW TOP OF PARAPET, VERIFY IN FIELD

- ROOF PLAN GENERAL NOTES**
1. TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
 2. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
 3. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE - FIRST FLOOR 0'
 4. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS. EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 5. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 6. WHERE '10" IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
 7. IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND EQUIPMENT.
 8. SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
 9. REFER TO ELEVATIONS FOR EXTERIOR FINISHES
 10. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
 11. CEILING SHALL COMPLY WITH IBC 2018 CHAPTER 705.11, EXCEPTION 4: ONE-HOUR FIRE-RESISTANCE RATED EXTERIOR WALLS THAT TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED THAT:
 - WHERE THE ROOF/CEILING FRAMING ELEMENTS ARE PARALLEL TO THE WALLS, SUCH FRAMING AND ELEMENT SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A WIDTH OF 4 FEET FOR GROUPS R AND U AND 10 FEET FOR THE OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL.
 - WHERE ROOF/CEILING FRAMING ELEMENTS ARE NOT PARALLEL TO THE WALL, THE ENTIRE SPAN OF SUCH FRAMING AND ELEMENTS SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION
 - OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5 FEET OF THE 1-HOUR FIRE-RESISTANCE RATED EXTERIOR WALL FOR GROUPS R AND U AND 10 FEET FOR OTHER OCCUPANCIES, MEASURED FROM THE INTERIOR SIDE OF THE WALL.
 - THE ENTIRE BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING



1 Roof Plan
1/4" = 1'-0"

**MESA DRIVE APARTMENTS
CLUBHOUSE**
515 N MESA DRIVE
MESA, AZ 85201



NO.	REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

Sheet:
A2.3
ROOF PLAN - CLUBHOUSE

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EXTERIOR FINISH LEGEND

DESCRIPTION	PAINT	
(A) MFR COLOR	SHERWIN WILLIAMS IRON ORE, SW 7069	
(B) MFR COLOR	SHERWIN WILLIAMS GREEN EARTH, SW 7748	
(C) MFR COLOR	SHERWIN WILLIAMS SNOWFALL, SW 6000	
(D) MFR COLOR	SHERWIN WILLIAMS PROPER GRAY, SW 6003	
(E) MFR COLOR	FIBER CEMENT SIDING SHERWIN WILLIAMS DYERS WOOD, SW 9071 OR SIMILAR HARDIE ARTISAN V GROOVE SIDING	
(F) MFR COLOR	TILE TBD WOODGRAIN	
(G) MFR COLOR	WOOD VINYL TBD	
(H) MFR COLOR	GLAZING TBD	

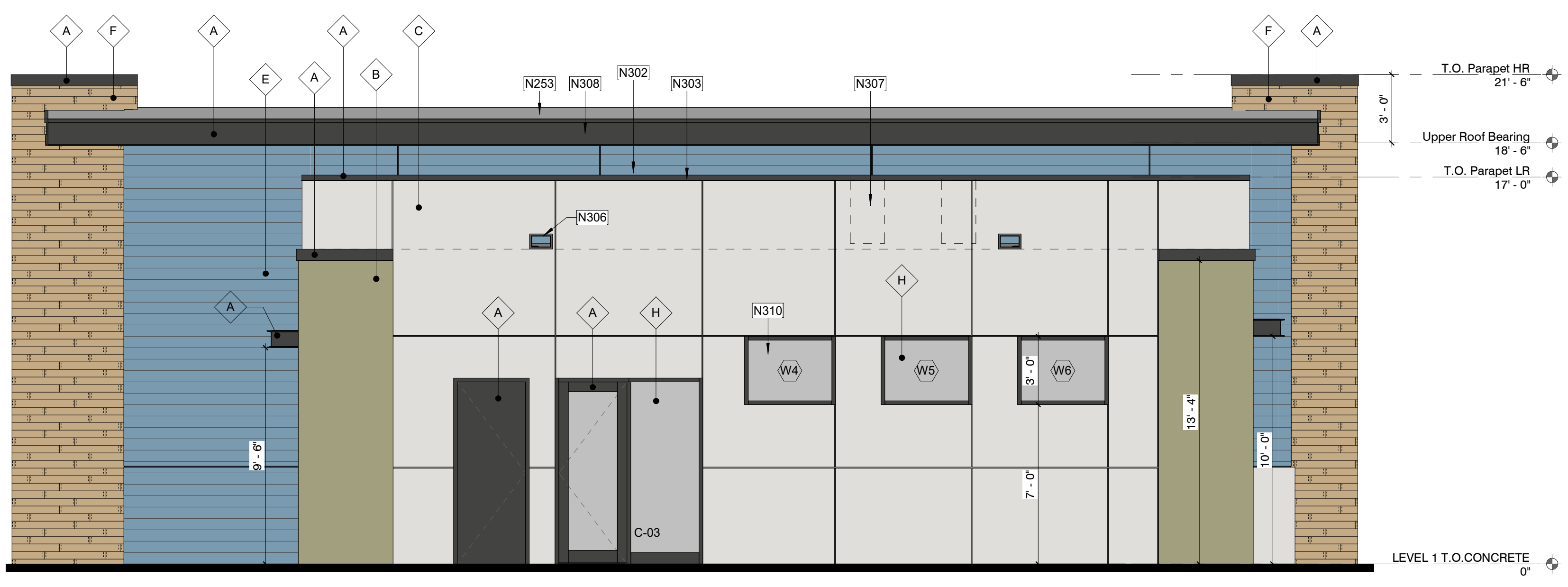
SHEET KEYED NOTES

- N206 MAILBOX CLUSTERS
- N253 SPRAY FOAM ROOFING SYSTEM
- N302 STUCCO FINISH SYSTEM (TYP), BOD, WESTERN I-KOTE STUCCO SYSTEM, ICC ESR-1607
- N303 PRE-FINISHED METAL PARAPET CAP, PAINT
- N304 STUCCO CONTROL JOINT, SEE TYPICAL DETAILS
- N306 DRAINAGE SCUPPER, MATCH METAL PARAPET
- N307 ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH. PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N308 FASCIA, PAINT TO MATCH PARAPET CAP
- N309 STOREFRONT, SEE SCHEDULE
- N310 WINDOW, SEE SCHEDULE
- N311 LINE OF ROOF BEYOND
- N337 WOOD-LOOK TILE

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SITE PLAN FOR ADDITIONAL INFORMATION AND ORIENTATION.
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE - FIRST FLOOR 0'
3. SEE SHEET A7.4 FOR TYPICAL STOREFRONT DETAILS
4. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH "T"
5. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
6. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

WALL AREA	= 1036.49 SF
PRIMARY MATERIAL 1	= 691.59 SF - 67.1%
STUCCO	
LIGHT GRAY	- 480.48
OLIVE	- 111.11
PRIMARY MATERIAL 2	= 219.69 SF - 21.2%
FIBER CEMENT (BLUE)	- 219.69
ADD. ACCENT MATERIAL	= 225.21 - 21.7%
WOOD-LOOK TILE	- 159.55
METAL FASCIA	- 65.66



4 South Elevation
1/4" = 1'-0"

WALL AREA	= 470.73 SF
PRIMARY MATERIAL 1	= 269.16 SF - 57.2%
STUCCO	
LIGHT GRAY	- 210.97
OLIVE	- 58.19
PRIMARY MATERIAL 2	= 112.99 SF - 24.0%
FIBER CEMENT (BLUE)	- 112.99
ADD. ACCENT MATERIAL	= 88.58 - 18.8%
WOOD-LOOK TILE	- 30.19
METAL FASCIA	- 58.39



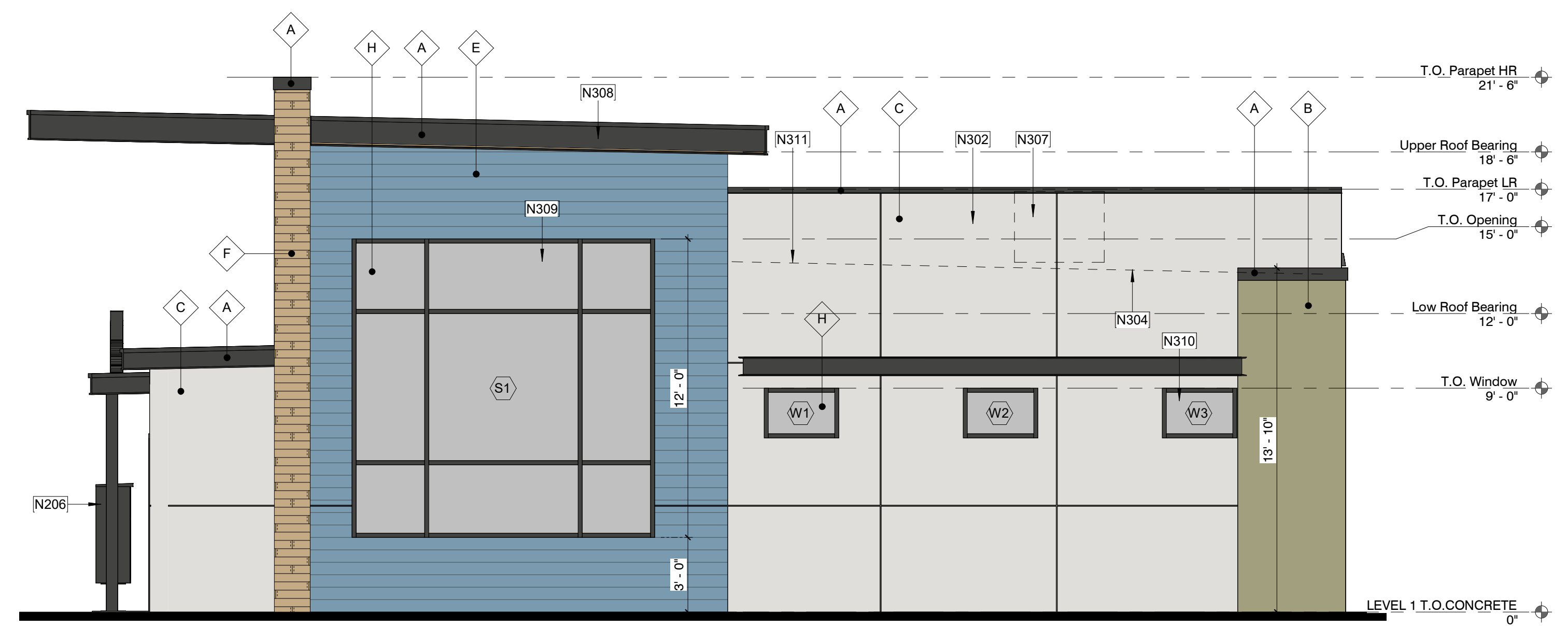
3 East Elevation (Pool Side)
1/4" = 1'-0"

WALL AREA	= 1004.19 SF
PRIMARY MATERIAL 1	= 232.8 SF - 23.2%
STUCCO	
LIGHT GRAY	- 225.77
OLIVE	- 0
PRIMARY MATERIAL 2	= 467.88 SF - 46.6%
FIBER CEMENT (BLUE)	- 447.35
ADD. ACCENT MATERIAL	= 304.47 - 30.2%
WOOD-LOOK TILE	- 219.96
METAL FASCIA	- 84.51

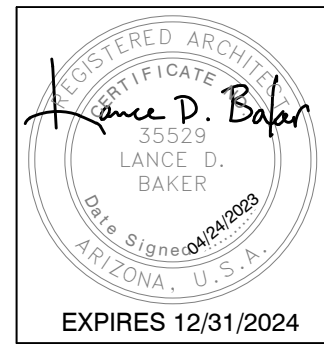


2 North Elevation
1/4" = 1'-0"

WALL AREA	= 683.11 SF
PRIMARY MATERIAL 1	= 431.77 SF - 63.2%
STUCCO	
LIGHT GRAY	- 373.85
OLIVE	- 57.92
PRIMARY MATERIAL 2	= 165.43 SF - 24.2%
FIBER CEMENT (BLUE)	- 165.43
ADD. ACCENT MATERIAL	= 85.91 SF - 12.6%
WOOD-LOOK TILE	- 30.19
METAL FASCIA	- 55.72



1 West Elevation (Entrance)
1/4" = 1'-0"

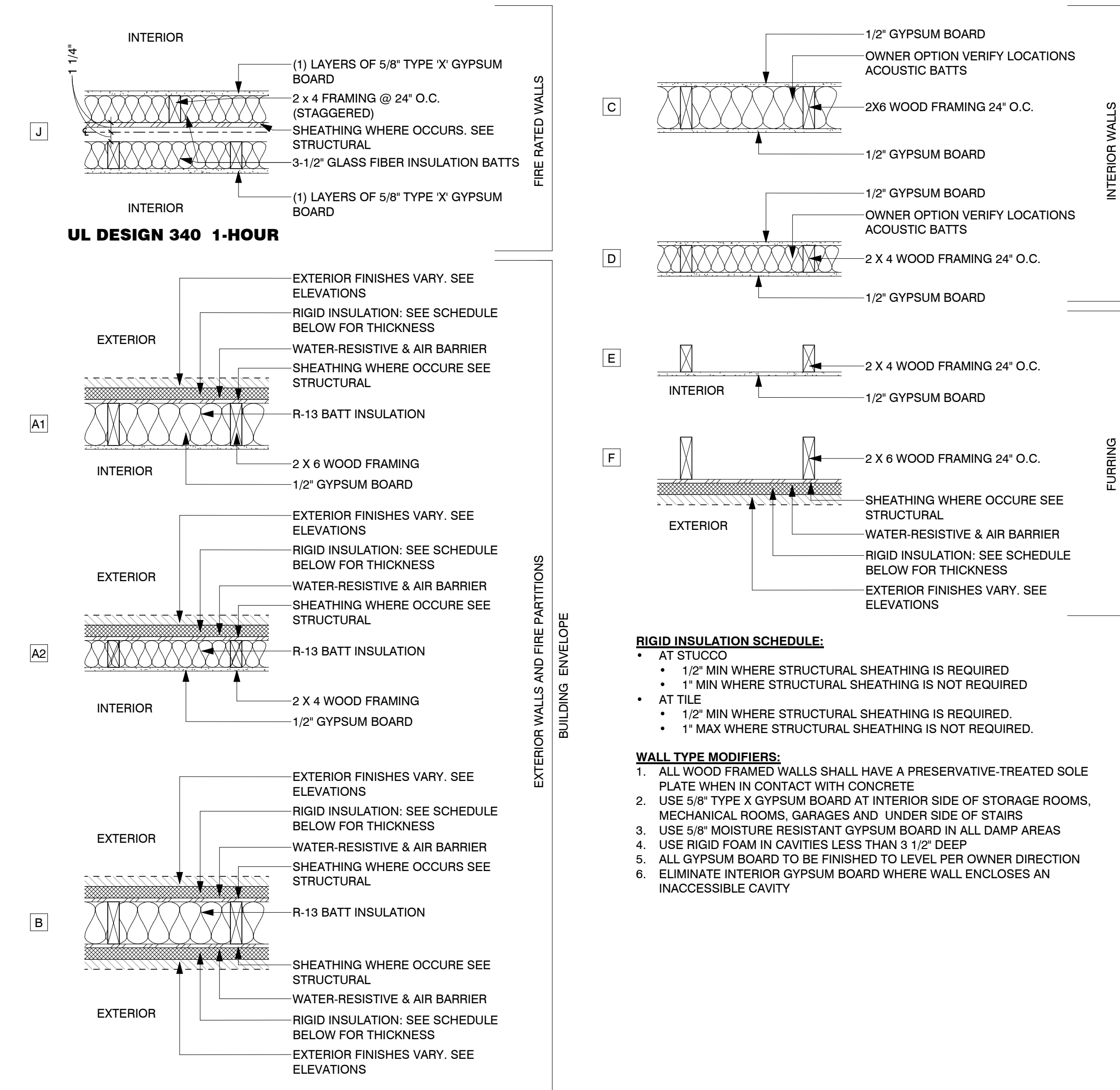


NO.	REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

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WALL TYPE LEGEND

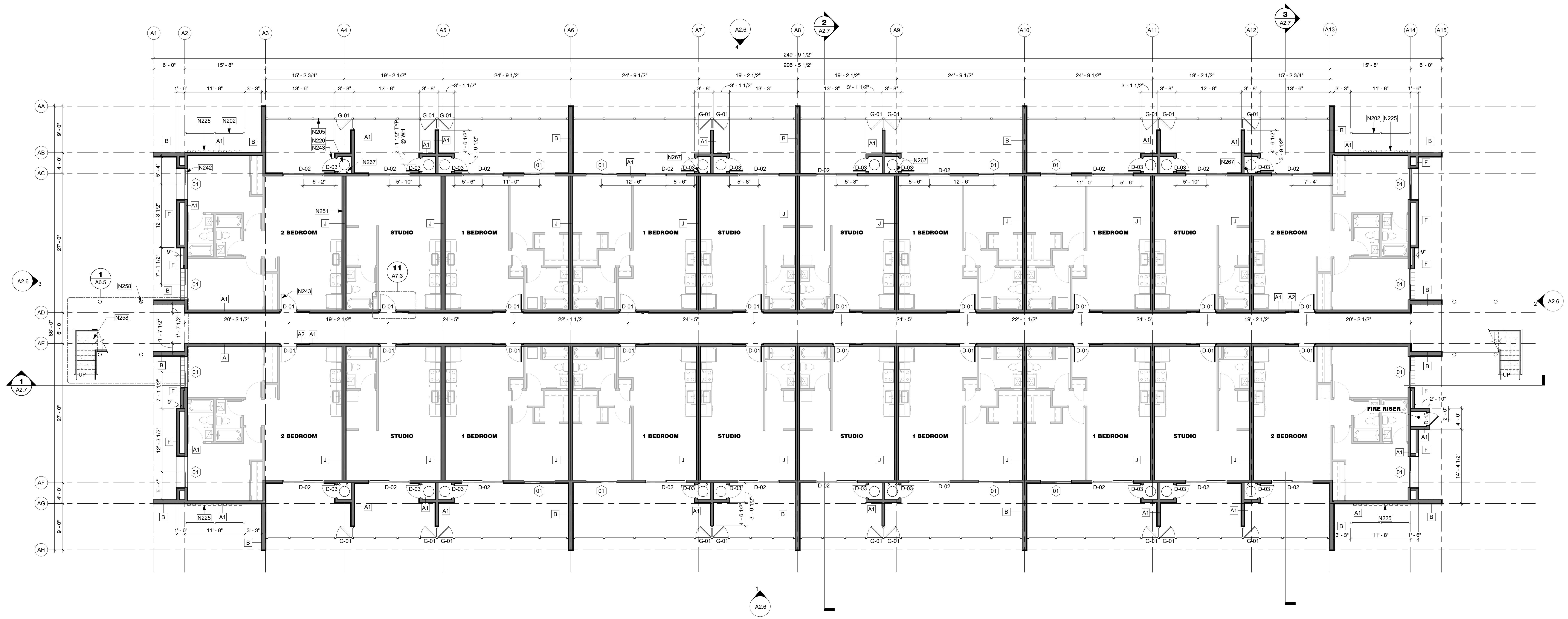


FLOOR PLAN GENERAL NOTES

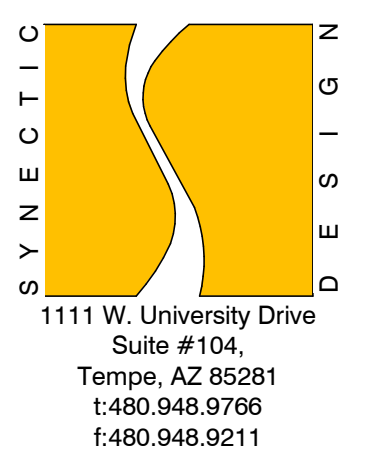
- TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE-FIRST FLOOR IF
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ADDITIONAL PLAN DESIGNATIONS:
 - A "METER" - ELECTRICAL METER GENERIC LOCATION
 - B "PANEL" - ELECTRICAL DISTRIBUTION PANEL
 - C "HP" - PAD MOUNTED HEAT PUMP
 - D "WH" - ELECTRIC WATER HEATER
 - E "REF" - REFRIGERATOR
 - F "RO" - RANGE TOP/OVEN
 - G "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
 - H "DW" - DISHWASHER
 - I "UC REF" - REFRIGERATOR UNDERCOUNTER
 - J "W/D" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
 - K "W" - WASHER
 - L "D" - DRYER ELECTRIC VENT DIRECTLY TO EXTERIOR
- SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- REFER TO ELEVATIONS FOR EXTERIOR FINISHES
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
- REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
- ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

SHEET KEYED NOTES

- N202 6FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.
- N205 3FT TALL WOOD-LOOK VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
- N220 HOT WATER HEATER
- N225 ELECTRIC METERS. METERS TO BE SCREENED WITH 6FT TALL WOOD-LOOK VINYL FENCE
- N242 NEW WINDOW (TYP)
- N243 NEW DOOR (TYP)
- N251 DEMISING WALL. TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS. FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR
- N267 4" DIA VERTICAL LEADER FOR ROOF DRAIN (TYP). SIZE PER 2018 IPC T1106.3 AND T1106.2



1 Building Type 1 - Level 1
 1/8" = 1'-0"



1111 W. University Drive
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 Tempe, AZ 85281
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 1-480-948-9211

MESA DRIVE APARTMENTS

515 N MESA DRIVE
 MESA, AZ 85201

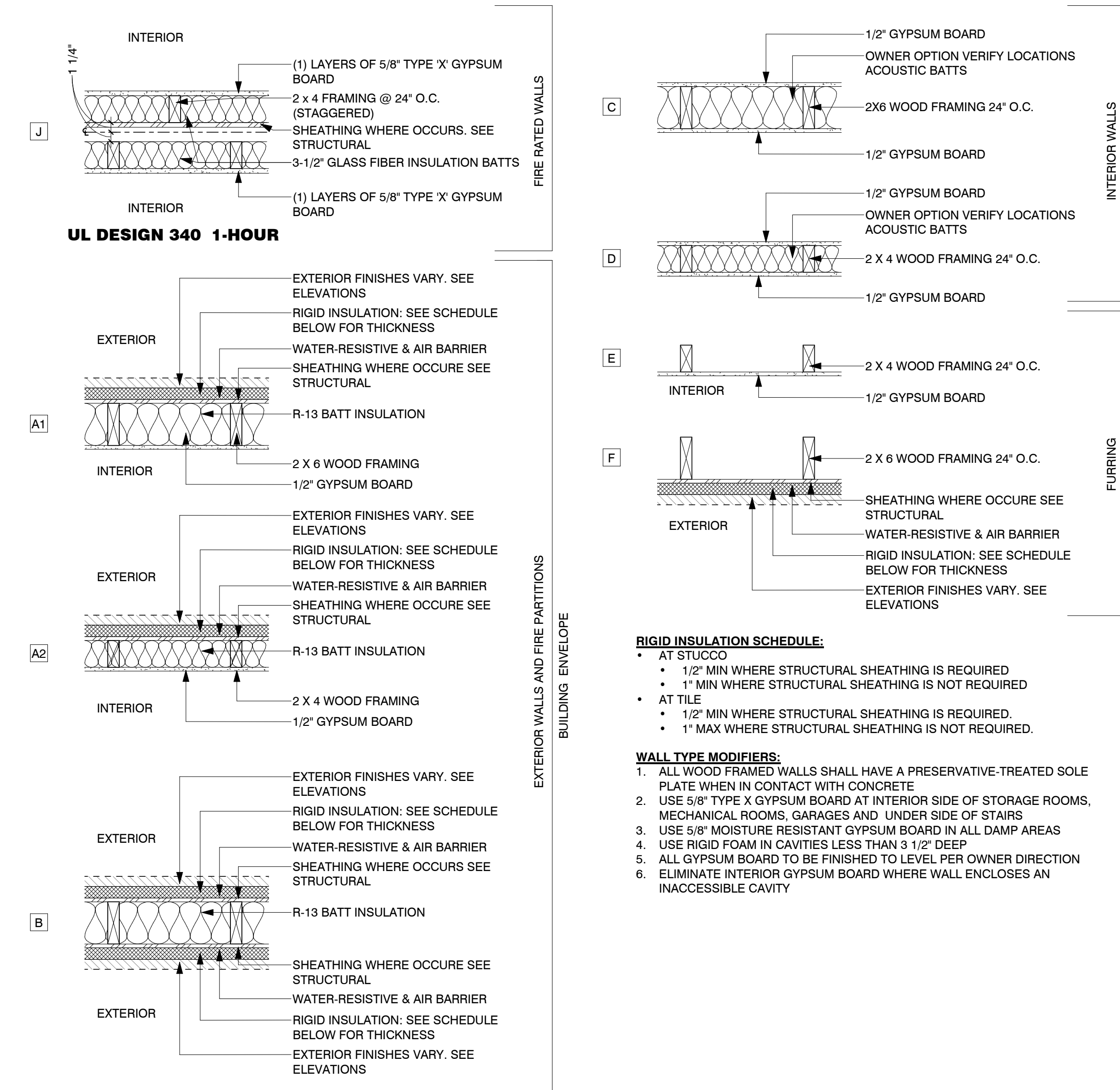


REVISIONS	

Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SDI Project No: 4242
 Date: 04/24/2023

Sheet:
A2.1
 BUILDING TYPE 1 - 1ST FLOOR PLAN

WALL TYPE LEGEND

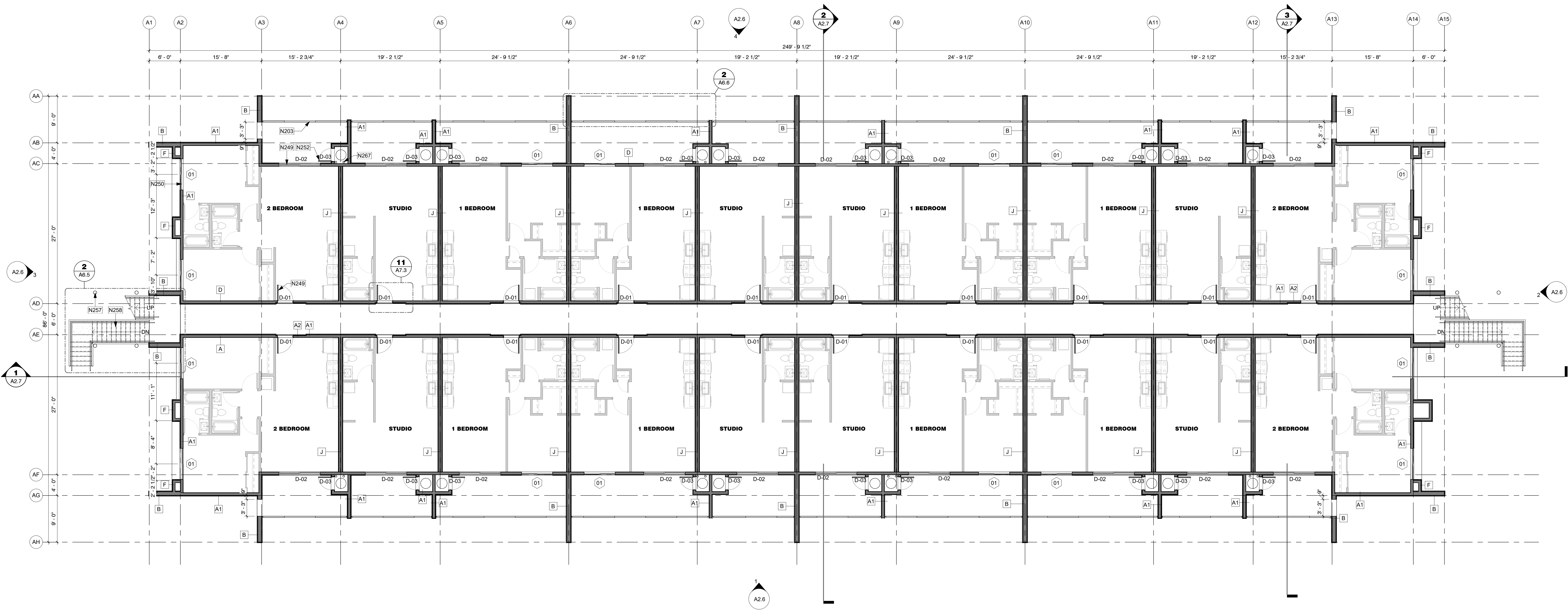


FLOOR PLAN GENERAL NOTES

- TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ADDITIONAL PLAN DESIGNATIONS:
 - A - "METER" - ELECTRICAL METER GENERIC LOCATION
 - B - "PANEL" - ELECTRICAL DISTRIBUTION PANEL
 - C - "HP" - PAD MOUNTED HEAT PUMP
 - D - "WH" - ELECTRIC WATER HEATER
 - E - "REF" - REFRIGERATOR
 - F - "RO" - RANGE TOP/OVEN
 - G - "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
 - H - "DW" - DISHWASHER
 - I - "UC REF" - REFRIGERATOR UNDERCOUNTER
 - J - "WD" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
 - K - "W" - WASHER
 - L - "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
- SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- REFER TO ELEVATIONS FOR EXTERIOR FINISHES
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
- REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
- ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

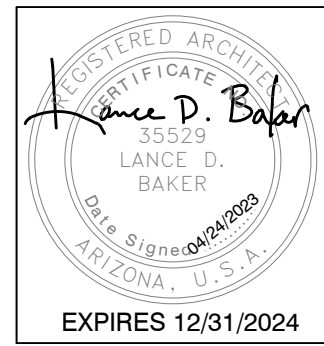
SHEET KEYED NOTES

- N203 42" TALL PRE-FABRICATED GUARDRAIL, PAINTED. SEE ELEVATIONS FOR FINISH
- N249 UNIT DOOR, TO ALIGN WITH DOOR BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N250 UNIT WINDOW, TO ALIGN WITH WINDOW BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N252 HOT WATER HEATER CLOSET DOOR, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N257 STEEL STRUCTURE. SEE ELEVATIONS FOR FINISH/ COLOR, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
- N267 4" DIA. VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



MESA DRIVE APARTMENTS

515 N MESA DRIVE
 MESA, AZ 85201



NO.	REVISIONS

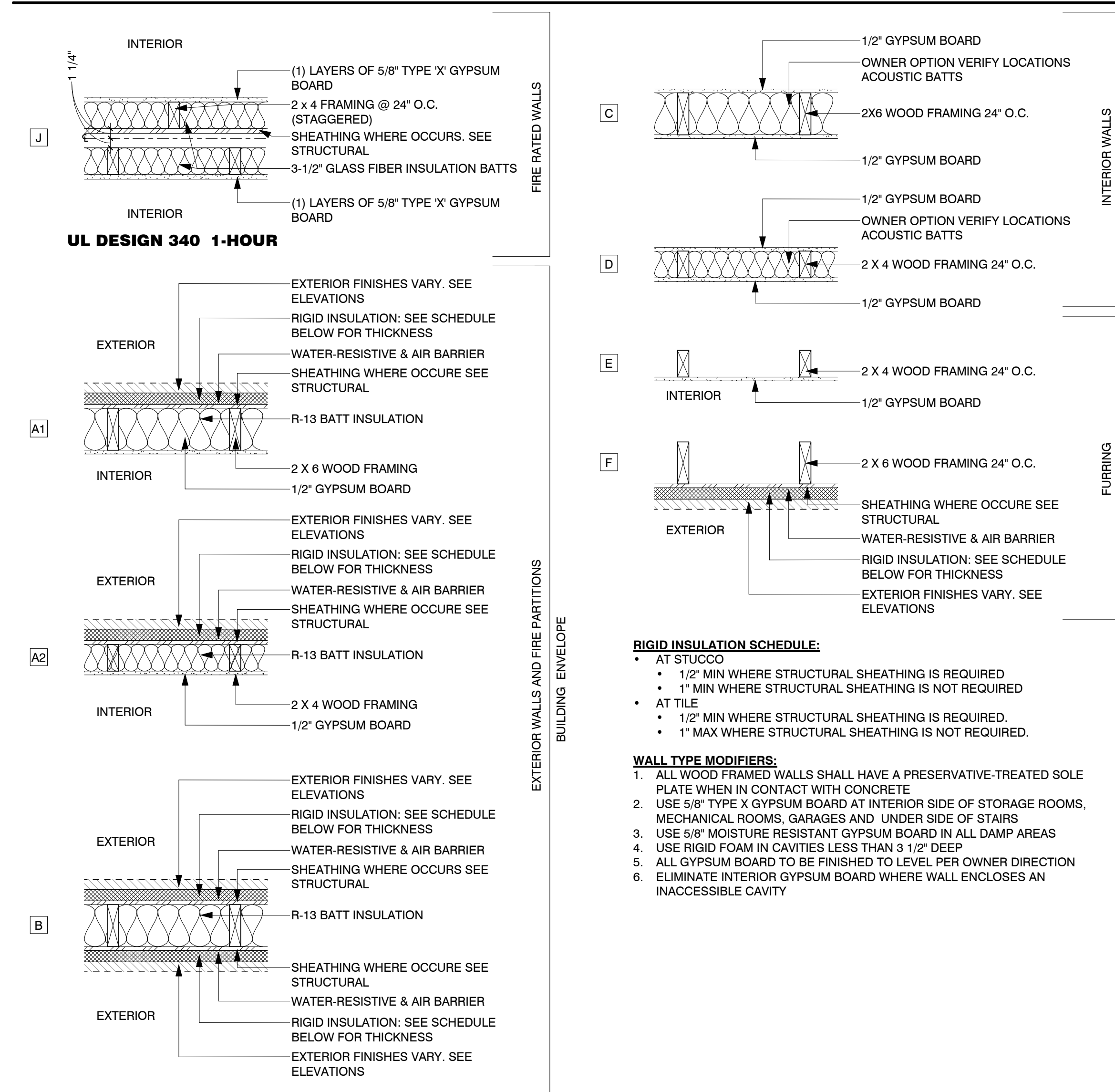
Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SDI Project No: 4242
 Date: 04/24/2023

A2.2
 BUILDING TYPE 1 - 2ND FLOOR PLAN

1 Building Type 1 - Level 2
 1/8" = 1'-0"

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WALL TYPE LEGEND

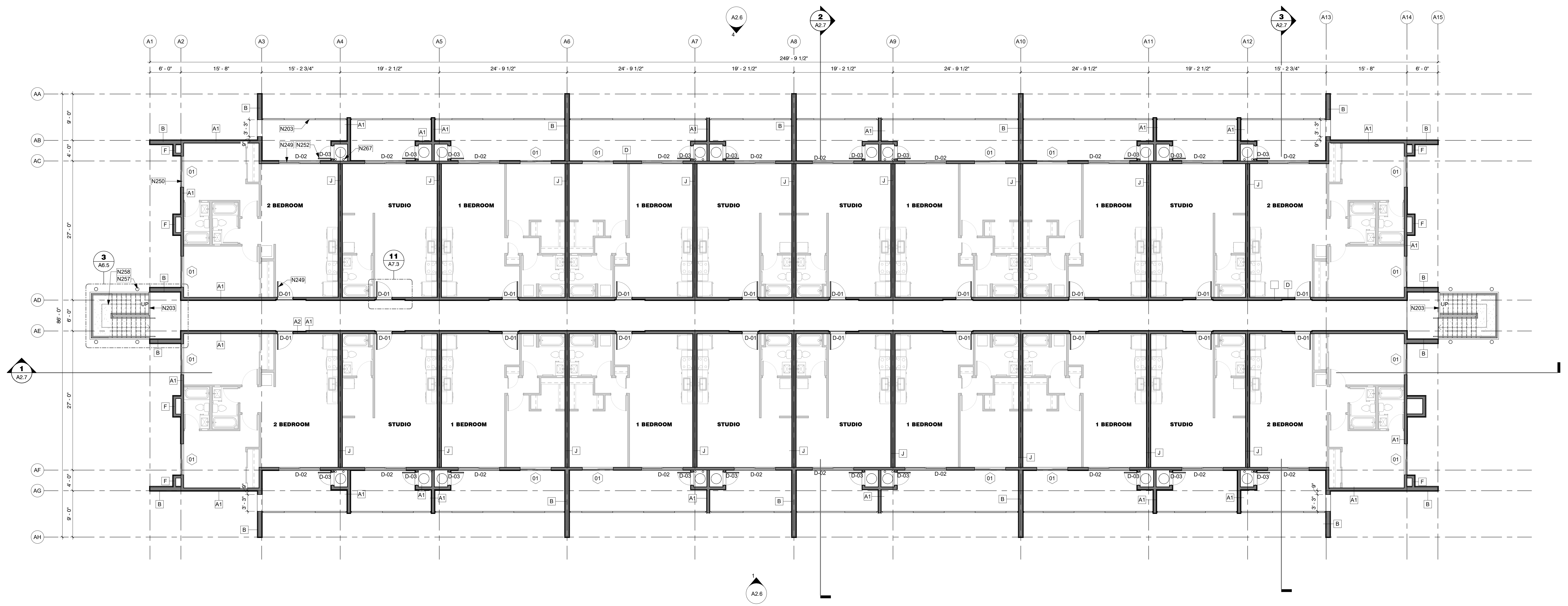


FLOOR PLAN GENERAL NOTES

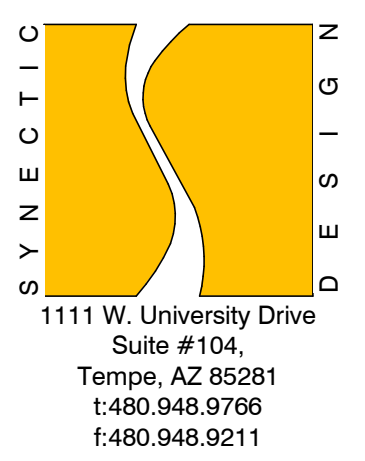
- TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ADDITIONAL PLAN DESIGNATIONS:
A - "METER" - ELECTRICAL METER GENERIC LOCATION
B - "PANEL" - ELECTRICAL DISTRIBUTION PANEL
C - "HP" - PAD MOUNTED HEAT PUMP
D - "WH" - ELECTRIC WATER HEATER
E - "REF" - REFRIGERATOR
F - "RO" - RANGE TOP/OVEN
G - "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
H - "DW" - DISHWASHER
I - "UC REF" - REFRIGERATOR UNDERCOUNTER
J - "WD" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
K - "W" - WASHER
L - "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
- SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- REFER TO ELEVATIONS FOR EXTERIOR FINISHES
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
- REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
- ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

SHEET KEYED NOTES

- N203 42" TALL PRE-FABRICATED GUARDRAIL, PAINTED, SEE ELEVATIONS FOR FINISH
N249 UNIT DOOR, TO ALIGN WITH DOOR BELOW, SEE LEVEL 1 FOR DIMS (TYP)
N250 UNIT WINDOW, TO ALIGN WITH WINDOW BELOW, SEE LEVEL 1 FOR DIMS (TYP)
N252 HOT WATER HEATER CLOSET DOOR, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
N257 STEEL STRUCTURE, SEE ELEVATIONS FOR FINISH/ COLOR, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
N267 4" DIA. VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



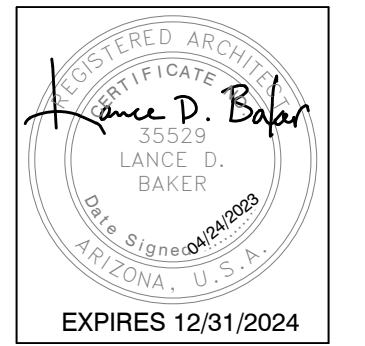
1 Building Type 1 - Level 3
1/8" = 1'-0"



1111 W. University Drive
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Tempe, AZ 85281
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1-480-948-9211

MESA DRIVE APARTMENTS

515 N MESA DRIVE
MESA, AZ 85201



NO.	REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

A2.3
BUILDING TYPE 1 - 3RD FLOOR PLAN

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ROOF/ ATTIC VENTILATION TYPES			
TYPE	VENTILATION PER UNIT	LOCATION	BASIS OF DESIGN
1 INTAKE VENT	133 SQ. IN. EACH	-	POP VENT - ROOF LOUVER AIR INTAKE, MODEL: PV-12-C6, 12" DIA, 6" T COLLAR
2 EXHAUST VENT	133 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-12-C6, 12" DIA, 6" T COLLAR
3 EXHAUST VENT	28 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-6-C6, 6" DIA, 6" T COLLAR
4 CONT. EAVE VENT	9 SQ. IN./ LINEAR FT	LOWER	AIR VENT, INC, LOUVERED ALUM. DOUBLE LEG, WHITE, MODEL: SV201WH

ROOF VENTILATION REQUIRED - BLDG TYPE 1			
ATTIC AREA	TOTAL REQ. (S.I.)	50% UPPER VENT. (S.I.)	50% LOWER VENT. (S.I.)
ATTIC #1	17,139 SF	8527	4113
ATTIC #2	268 SF	129	64
ATTIC #3	268 SF	129	64

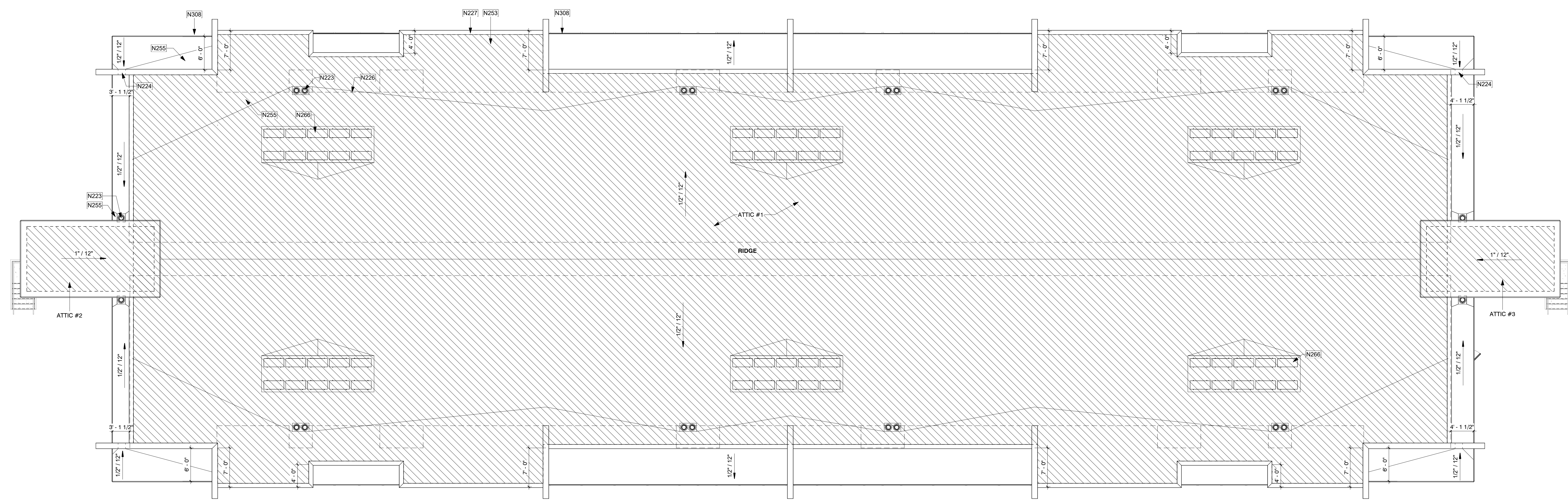
VENTILATION PROVIDED - TYPE 1 (BLDG TYPE 1)			VENTILATION PROVIDED - TYPE 2 (BLDG TYPE 1)		
INTAKE			EXHAUST		
ATTIC #	SQ. IN.	# OF VENTS	ATTIC #	SQ. IN.	# OF VENTS
ATTIC #1	4,113	30.92	ATTIC #1	4,113	31
ATTIC #2	64	0.48	ATTIC #2	64	0
ATTIC #3	64	0.48	ATTIC #3	64	0

ROOF PLAN GENERAL NOTES

- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION, COLOR SCHEME AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
- SEE DETAIL SHEETS FOR TYPICAL ROOF DETAILS.
- PAINT ALL ROOF VENTS AND EQUIPMENT TO MATCH ADJACENT ROOF COLOR.
- PAINT ALL UTILITARIAN METAL TO MATCH ADJACENT WALLS. EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS. EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

SHEET KEYED NOTES

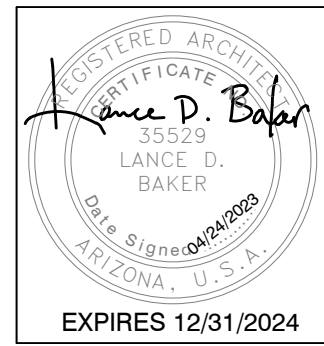
- N223 ROOF DRAIN
- N224 DRAINAGE SCUPPER, MATCH FINISH TO METAL PARAPET CAP
- N226 LINE OF BUILDING BELOW
- N227 PREFINISHED PARAPET CAP
- N253 SPRAY FOAM ROOFING SYSTEM
- N255 CRICKET BUILT ON TOP OF ROOF STRUCTURE, SLOPE AT MIN. 1/2" / 12" (TYP)
- N266 ROOFTOP HVAC UNITS ON EQUIPMENT CURBS, SEE MECHANICAL FOR ADDITIONAL INFORMATION. UNITS TO BE INSTALLED BELOW TOP OF PARAPET, VERIFY IN FIELD
- N308 FASCIA, PAINT TO MATCH PARAPET CAP



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MESA DRIVE APARTMENTS

515 N MESA DRIVE
MESA, AZ 85201



REVISIONS	

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

Sheet:
A2.5
BUILDING TYPE 1 - ROOF PLAN

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WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	- 1371.01
LIGHT GRAY	- 360.21
DARK GRAY	- 360.21
PRIMARY MATERIAL 2	= 443.45 SF - 17.0%
FIBER CEMENT (BLUE)	- 443.45
ADD. ACCENT MATERIAL	= 429.46 - 16.5%
WOOD-LOOK TILE	- 329.46
METAL FASCIA	- 100.00

WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	- 1371.01
LIGHT GRAY	- 360.21
DARK GRAY	- 360.21
PRIMARY MATERIAL 2	= 443.45 SF - 17.0%
FIBER CEMENT (BLUE)	- 443.45
ADD. ACCENT MATERIAL	= 429.46 - 16.5%
WOOD-LOOK TILE	- 329.46
METAL FASCIA	- 100.00

- EXTERIOR ELEVATION GENERAL NOTES**
- SEE SITE PLANS FOR ADDITIONAL INFORMATION BUILDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
 - SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FFE = FIRST FLOOR 0'
 - SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 - REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - WHERE 'D' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
 - IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
 - REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

- SHEET KEYED NOTES**
- N303 PRE-FINISHED METAL PARAPET CAP, PAINT
 - N307 ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH, PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
 - N308 FASCIA, PAINT TO MATCH PARAPET CAP
 - N310 WINDOW, SEE SCHEDULE
 - N311 LINE OF ROOF BEYOND
 - N312 3FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
 - N336 RAILING (TYP)
 - N337 WOOD-LOOK TILE
 - N338 ALUMINUM, GLASS, SLIDING DOOR (TYP). SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 - N339 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
 - N340 6FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.
 - N341 ELECTRIC METERS, SEE ELECTRICAL FOR ADDITIONAL INFORMATION

EXTERIOR FINISH LEGEND

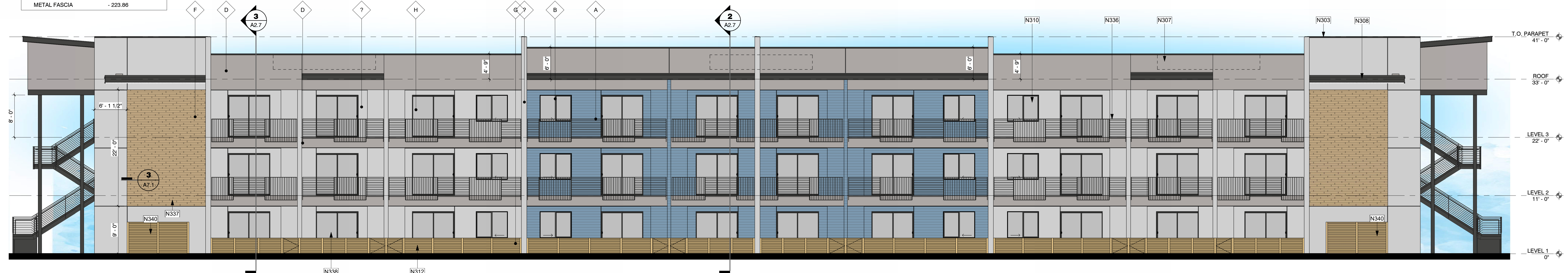
DESCRIPTION	PAINT	
MFR	SHERWIN WILLIAMS	
COLOR	IRON ORE, SW 7069	
DESCRIPTION	PAINT	
MFR	SHERWIN WILLIAMS	
COLOR	GREEN EARTH, SW 7748	
DESCRIPTION	PAINT	
MFR	SHERWIN WILLIAMS	
COLOR	SNOWFALL, SW 6000	
DESCRIPTION	PAINT	
MFR	SHERWIN WILLIAMS	
COLOR	PROPER GRAY, SW 6003	
DESCRIPTION	FIBER CEMENT	
PAINT/ COLOR	SHERWIN WILLIAMS	
	DYER'S WOAD, SW 9071 OR SIMILAR	
DESCRIPTION	TILE	
MFR	TBD	
COLOR	WOODGRAIN	
DESCRIPTION	WOOD VINYL	
MFR	TBD	
COLOR	TBD	
DESCRIPTION	GLAZING	
MFR	TBD	
COLOR	TBD	



2 Building Type 1 - Elevation 2
1/8" = 1'-0"

3 Building Type 1 - Elevation 4
1/8" = 1'-0"

WALL AREA	= 6853.65 SF
PRIMARY MATERIAL 1	= 4556.61 SF - 66.3%
STUCCO	- 2887.09
LIGHT GRAY	- 1659.52
DARK GRAY	- 1659.52
PRIMARY MATERIAL 2	= 1432.35 SF - 20.9%
FIBER CEMENT (BLUE)	- 1432.35
ADD. ACCENT MATERIALS	= 874.69 - 12.8%
WOOD-LOOK TILE	- 650.83
METAL FASCIA	- 223.86



4 Building Type 1 - Elevation 3
1/8" = 1'-0"

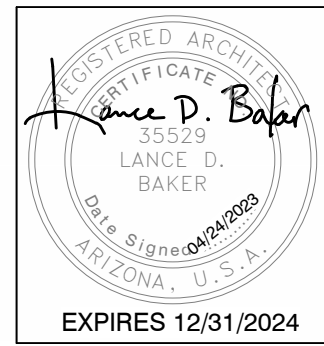
WALL AREA	= 6853.65 SF
PRIMARY MATERIAL 1	= 4556.61 SF - 66.3%
STUCCO	- 2887.09
LIGHT GRAY	- 1659.52
DARK GRAY	- 1659.52
PRIMARY MATERIAL 2	= 1432.35 SF - 20.9%
FIBER CEMENT (BLUE)	- 1432.35
ADD. ACCENT MATERIALS	= 874.69 - 12.8%
WOOD-LOOK TILE	- 650.83
METAL FASCIA	- 223.86



1 Building Type 1 - Elevation 1
1/8" = 1'-0"

MESA DRIVE APARTMENTS

515 N MESA DRIVE
MESA, AZ 85201



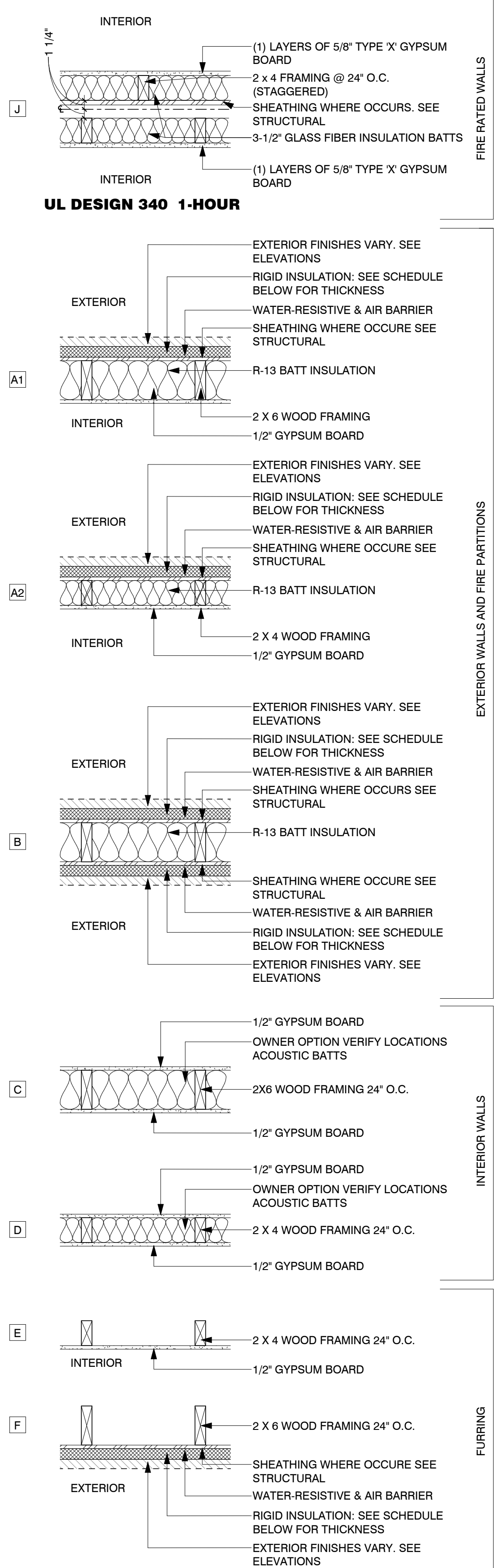
REVISIONS

NO.	DESCRIPTION

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No.: 4242
Date: 04/24/2023
Sheet:

A2.6
BUILDING TYPE 1 -
EXTERIOR ELEVATIONS

WALL TYPE LEGEND



- RIGID INSULATION SCHEDULE:**
- AT STUCCO
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED
 - 1" MIN WHERE STRUCTURAL SHEATHING IS NOT REQUIRED
 - AT TILE
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED.
 - 1" MAX WHERE STRUCTURAL SHEATHING IS NOT REQUIRED.

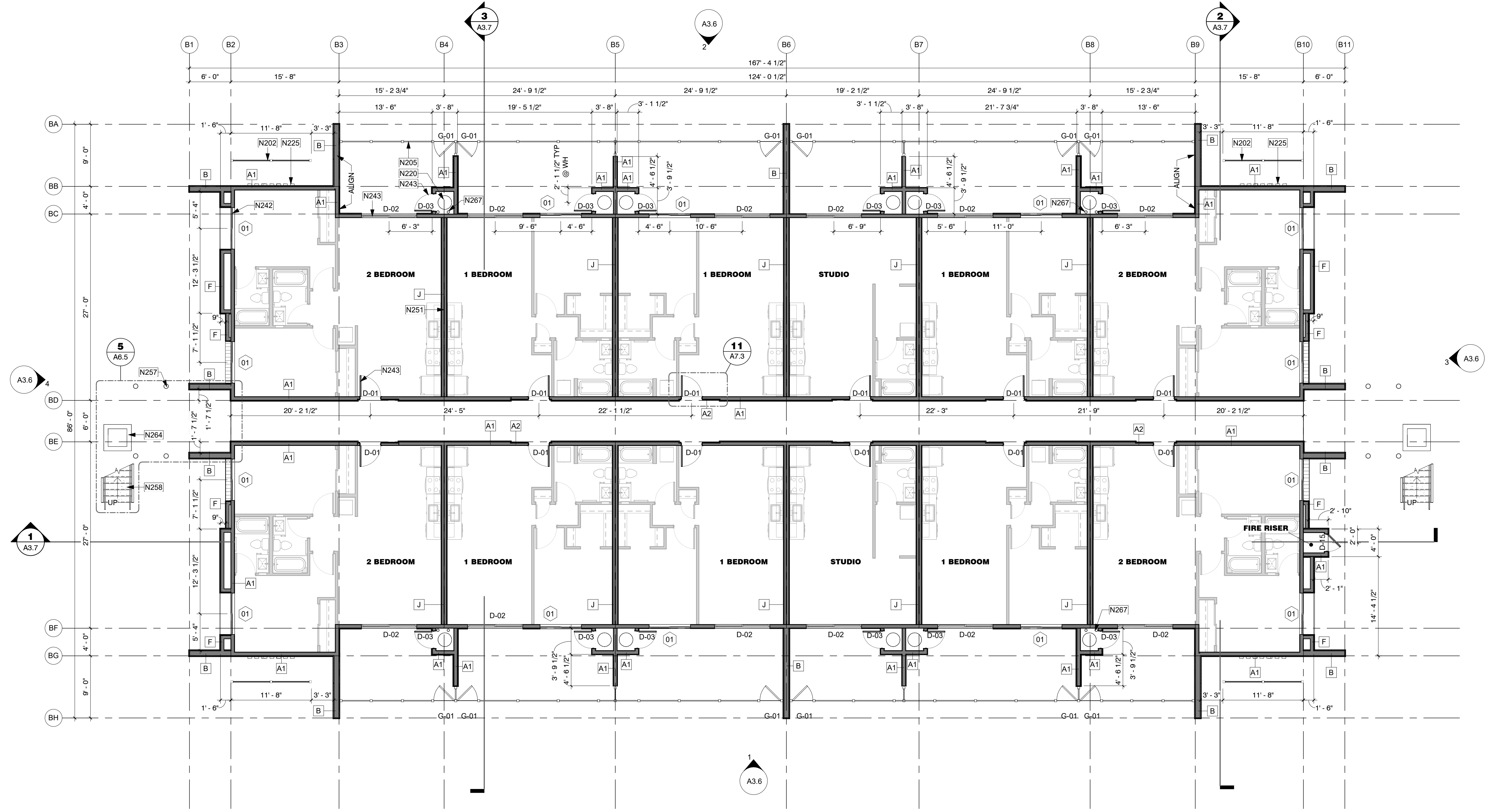
- WALL TYPE MODIFIERS:**
- ALL WOOD FRAMED WALLS SHALL HAVE A PRESERVATIVE-TREATED SOLE PLATE WHEN IN CONTACT WITH CONCRETE
 - USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE ROOMS, MECHANICAL ROOMS, GARAGES AND UNDER SIDE OF STAIRS
 - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
 - USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
 - ALL GYPSUM BOARD TO BE FINISHED TO LEVEL PER OWNER DIRECTION
 - ELIMINATE INTERIOR GYPSUM BOARD WHERE WALL ENCLOSES AN INACCESSIBLE CAVITY

FLOOR PLAN GENERAL NOTES

- TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ADDITIONAL PLAN DESIGNATIONS:
A - "METER" - ELECTRICAL METER GENERIC LOCATION
B - "PANEL" - ELECTRICAL DISTRIBUTION PANEL
C - "HP" - PAD MOUNTED HEAT PUMP
D - "WH" - ELECTRIC WATER HEATER
E - "REF" - REFRIGERATOR
F - "RO" - RANGE TOP/OVEN
G - "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
H - "DW" - DISHWASHER
I - "UC REF" - REFRIGERATOR UNDERCOUNTER
J - "W/D" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
K - "W" - WASHER
L - "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
- SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- REFER TO ELEVATIONS FOR EXTERIOR FINISHES
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
- REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
- ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

SHEET KEYED NOTES

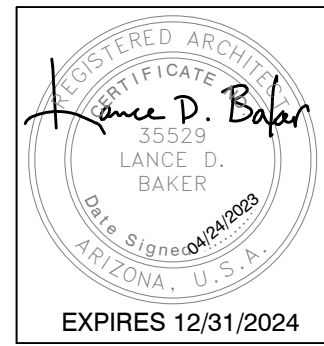
- N202 6FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.
- N205 3FT TALL WOOD-LOOK VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
- N220 HOT WATER HEATER
- N225 ELECTRIC METERS, METERS TO BE SCREENED WITH 6FT TALL WOOD-LOOK, VINYL FENCE
- N242 NEW WINDOW (TYP)
- N243 NEW DOOR (TYP)
- N251 DEMISING WALL, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N257 STEEL STRUCTURE. SEE ELEVATIONS FOR FINISH/ COLOR, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE FANS. FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
- N264 CMU WALL BELOW, EXTEND TO UNDERSIDE OF STAIRS
- N267 4" DIA. VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



1 Building Type 2 - Level 1
1/8" = 1'-0"

MESA DRIVE APARTMENTS

515 N MESA DRIVE
MESA, AZ 85201



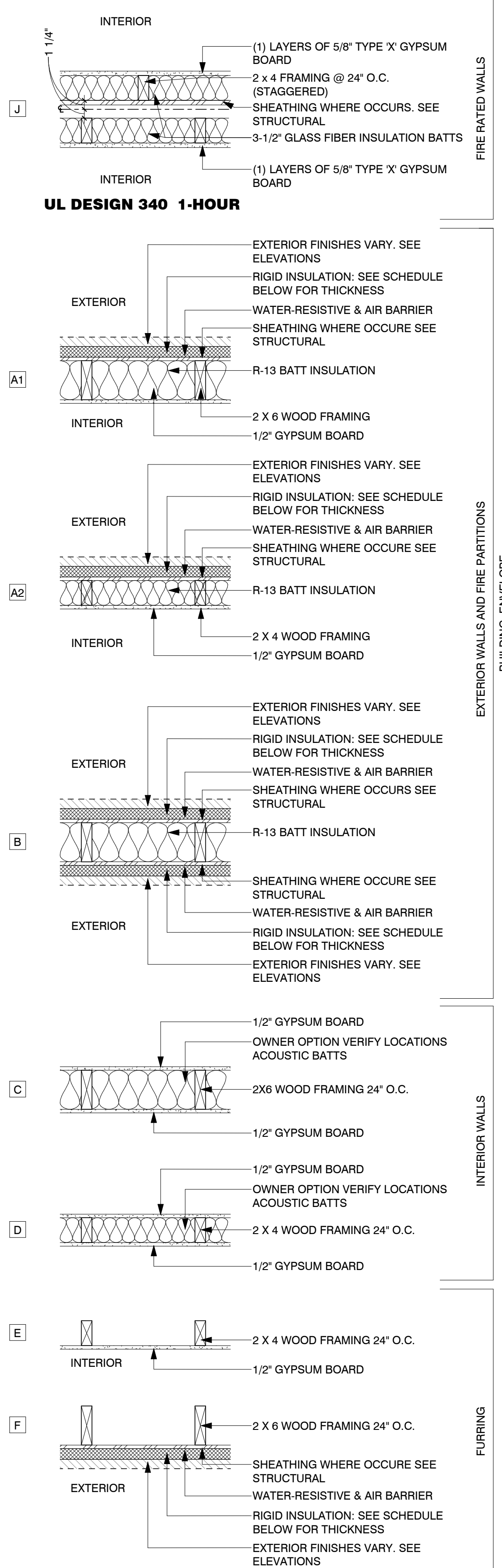
NO.	REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

Sheet:
A3.1
BUILDING TYPE 2 - 1ST FLOOR PLAN

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WALL TYPE LEGEND



- RIGID INSULATION SCHEDULE:**
- AT STUCCO
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED
 - 1" MIN WHERE STRUCTURAL SHEATHING IS NOT REQUIRED
 - AT TILE
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED
 - 1" MAX WHERE STRUCTURAL SHEATHING IS NOT REQUIRED.

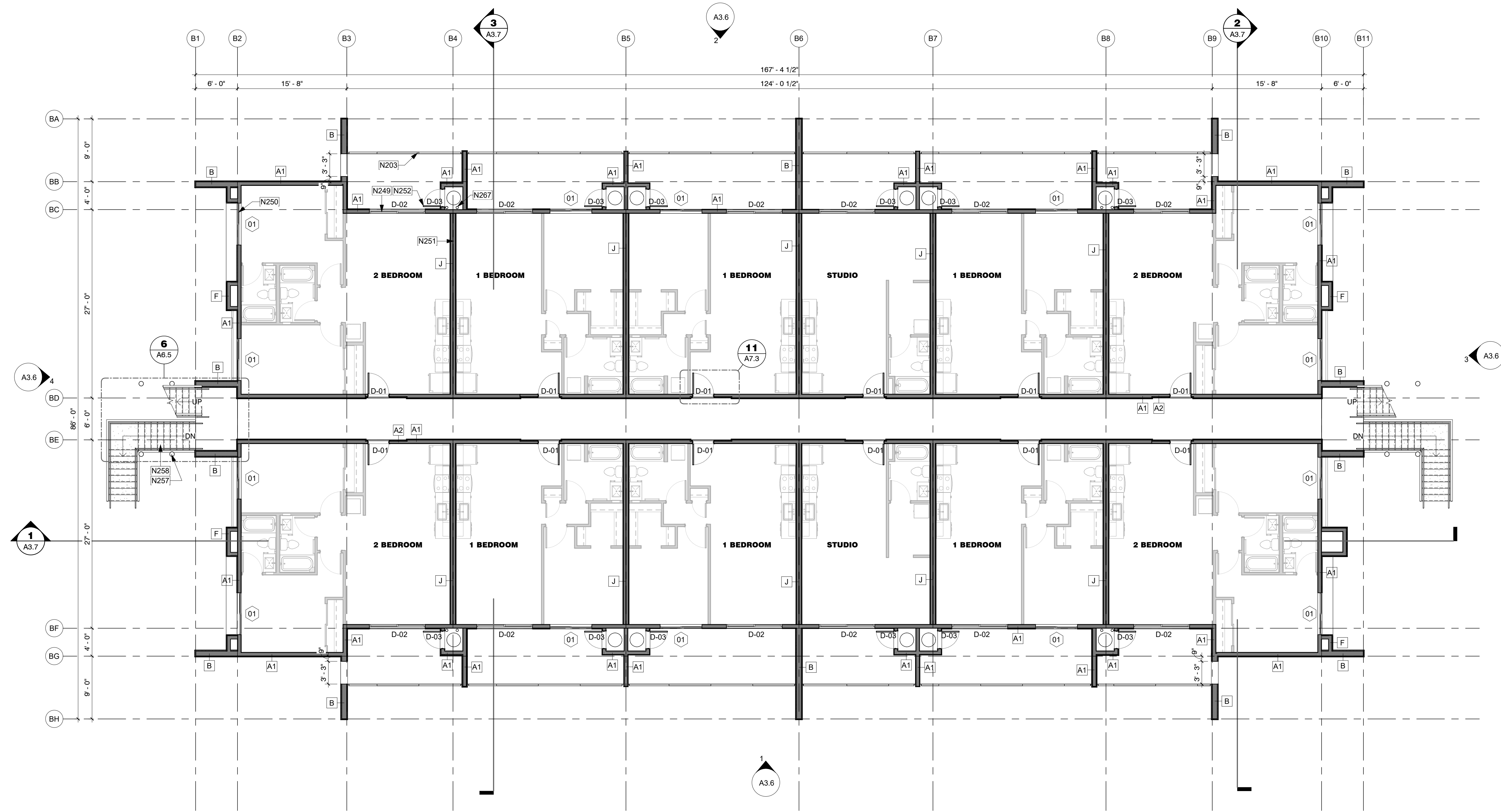
- WALL TYPE MODIFIERS:**
- ALL WOOD FRAMED WALLS SHALL HAVE A PRESERVATIVE-TREATED SOLE PLATE WHEN IN CONTACT WITH CONCRETE
 - USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE ROOMS, MECHANICAL ROOMS, GARAGES AND UNDER SIDE OF STAIRS
 - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
 - USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
 - ALL GYPSUM BOARD TO BE FINISHED TO LEVEL PER OWNER DIRECTION
 - ELIMINATE INTERIOR GYPSUM BOARD WHERE WALL ENCLOSES AN INACCESSIBLE CAVITY

FLOOR PLAN GENERAL NOTES

- TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ADDITIONAL PLAN DESIGNATIONS:
 - A - "METER" - ELECTRICAL METER GENERIC LOCATION
 - B - "PANEL" - ELECTRICAL DISTRIBUTION PANEL
 - C - "HP" - PAD MOUNTED HEAT PUMP
 - D - "WH" - ELECTRIC WATER HEATER
 - E - "REF" - REFRIGERATOR
 - F - "RO" - RANGE/OVEN
 - G - "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
 - H - "DW" - DISHWASHER
 - I - "UC REF" - REFRIGERATOR UNDERCOUNTER
 - J - "WD" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
 - K - "W" - WASHER
 - L - "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
- SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- REFER TO ELEVATIONS FOR EXTERIOR FINISHES
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
- REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
- ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

SHEET KEYED NOTES

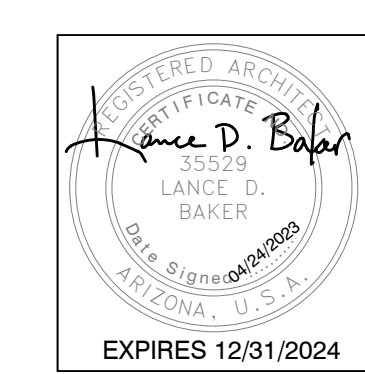
- N203 42" TALL PRE-FABRICATED GUARDRAIL, PAINTED. SEE ELEVATIONS FOR FINISH
- N249 UNIT DOOR, TO ALIGN WITH DOOR BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N250 UNIT WINDOW, TO ALIGN WITH WINDOW BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N251 DEMISING WALL, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N252 HOT WATER HEATER CLOSET DOOR, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N257 STEEL STRUCTURE. SEE ELEVATIONS FOR FINISH/ COLOR. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS. FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
- N267 4" DIA VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



1 Building Type 2 - Level 2
 1/8" = 1'-0"

MESA DRIVE APARTMENTS

515 N MESA DRIVE
 MESA, AZ 85201

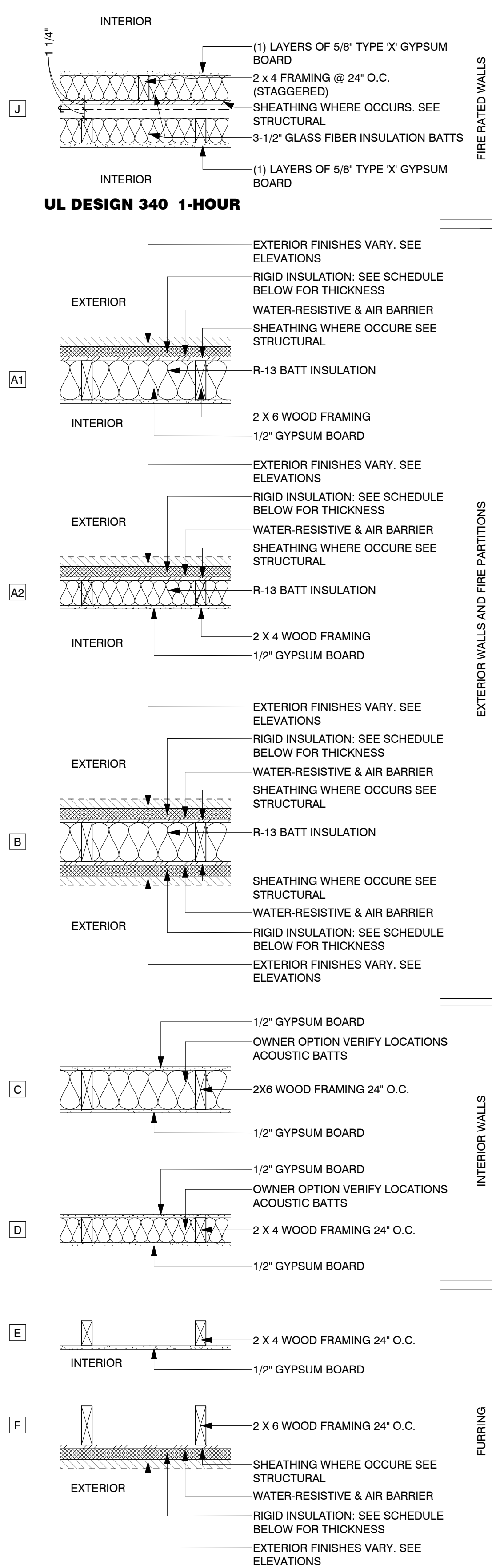


NO.	REVISIONS

Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SDI Project No: 4242
 Date: 04/24/2023

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WALL TYPE LEGEND



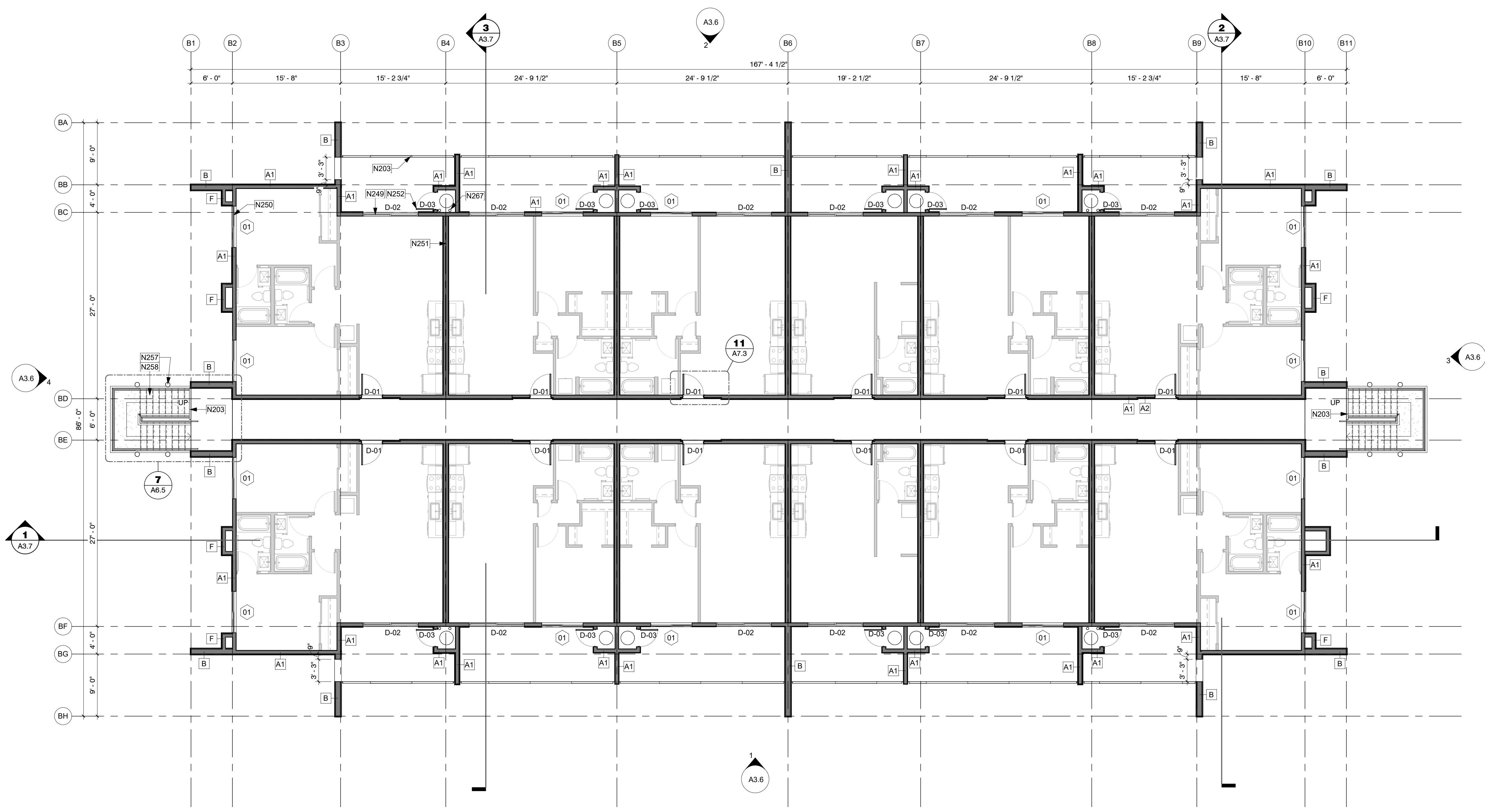
- RIGID INSULATION SCHEDULE:**
- AT STUCCO
 - 1 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED
 - 1" MIN WHERE STRUCTURAL SHEATHING IS NOT REQUIRED
 - AT TILE
 - 1 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED.
 - 1" MAX WHERE STRUCTURAL SHEATHING IS NOT REQUIRED.
- WALL TYPE MODIFIERS:**
1. ALL WOOD FRAMED WALLS SHALL HAVE A PRESERVATIVE-TREATED SOLE PLATE WHEN IN CONTACT WITH CONCRETE
 2. USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE ROOMS, MECHANICAL ROOMS, GARAGES AND UNDER SIDE OF STAIRS
 3. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
 4. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
 5. ALL GYPSUM BOARD TO BE FINISHED TO LEVEL PER OWNER DIRECTION
 6. ELIMINATE INTERIOR GYPSUM BOARD WHERE WALL ENCLOSES AN INACCESSIBLE CAVITY

FLOOR PLAN GENERAL NOTES

1. TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
2. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
3. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
4. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
5. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6. ADDITIONAL PLAN DESIGNATIONS:
A. "METER" - ELECTRICAL METER GENERIC LOCATION
B. "PANEL" - ELECTRICAL DISTRIBUTION PANEL
C. "HP" - PAD MOUNTED HEAT PUMP
D. "WH" - ELECTRIC WATER HEATER
E. "REF" - REFRIGERATOR
F. "RO" - RANGE TOP/OVEN
G. "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
H. "DW" - DISHWASHER
I. "UC REF" - REFRIGERATOR UNDERCOUNTER
J. "WD" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
K. "W" - WASHER
L. "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
7. SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
8. REFER TO ELEVATIONS FOR EXTERIOR FINISHES
9. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
10. REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
11. ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

SHEET KEYED NOTES

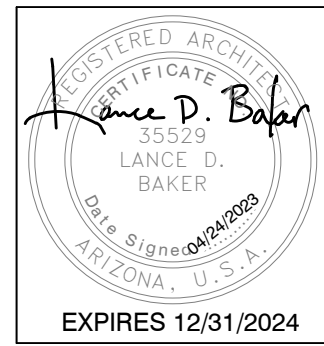
- N203 42" TALL PRE-FABRICATED GUARDRAIL, PAINTED. SEE ELEVATIONS FOR FINISH
- N249 UNIT DOOR, TO ALIGN WITH DOOR BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N250 UNIT WINDOW, TO ALIGN WITH WINDOW BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N251 DEMISING WALL, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N252 HOT WATER HEATER CLOSET DOOR, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N257 STEEL STRUCTURE, SEE ELEVATIONS FOR FINISH/ COLOR. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
- N267 4" DIA. VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



1 Building Type 2 - Level 3
1/8" = 1'-0"

MESA DRIVE APARTMENTS

515 N MESA DRIVE
MESA, AZ 85201



NO.	REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

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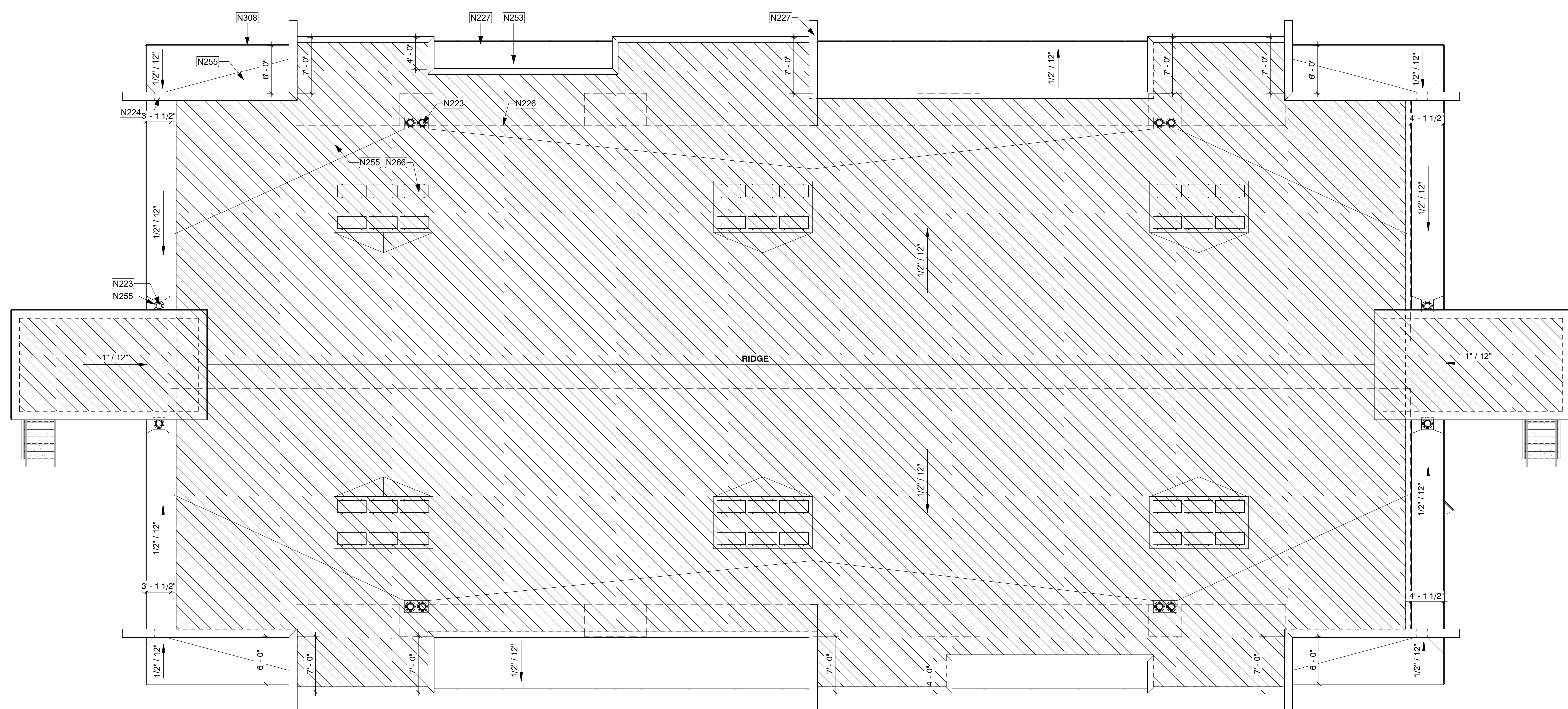
ROOF/ ATTIC VENTILATION TYPES			
TYPE	VENTILATION PER UNIT	LOCATION	BASIS OF DESIGN
1 INTAKE VENT	133 SQ. IN. EACH	-	POP VENT - ROOF LOUVER AIR INTAKE, MODEL: PV-12-C6, 12" DIA. 6" T COLLAR
2 EXHAUST VENT	133 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-12-C6, 12" DIA. 6" T COLLAR
3 EXHAUST VENT	28 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-6-C6, 6" DIA. 6" T COLLAR
4 CONT. EAVE VENT	9 SQ. IN./ LINEAR FT	LOWER	AIR VENT, INC, LOUVERED ALUM. DOUBLE LEG, WHITE, MODEL: SV201WH

ROOF VENTILATION REQUIRED - BLDG TYPE 2				
	ATTIC AREA	TOTAL REQ. (S.I.)	50% UPPER VENT. (S.I.)	50% LOWER VENT. (S.I.)
ATTIC #1	11,159 SF	5356	2678	2678
ATTIC #2	263 SF	126	63	63
ATTIC #3	263 SF	126	63	63

VENTILATION PROVIDED - TYPE 1 (BLDG TYPE 2)				VENTILATION PROVIDED - TYPE 2 (BLDG TYPE 2)			
INTAKE		EXHAUST		INTAKE		EXHAUST	
SQ. IN.	# OF VENTS	SQ. IN.	# OF VENTS	SQ. IN.	# OF VENTS	SQ. IN.	# OF VENTS
2,678	20.14	2,678	20.14	2,678	20.14	2,678	20.14
63	0.47	63	0.47	63	0.47	63	0.47
63	0.47	63	0.47	63	0.47	63	0.47

- ROOF PLAN GENERAL NOTES**
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION, COLOR SCHEME AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
 - SEE DETAIL SHEETS FOR TYPICAL ROOF DETAILS.
 - PAIN ALL ROOF VENTS AND EQUIPMENT TO MATCH ADJACENT ROOF COLOR.
 - PAIN ALL UTILITARIAN METAL TO MATCH ADJACENT WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 - SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 - REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

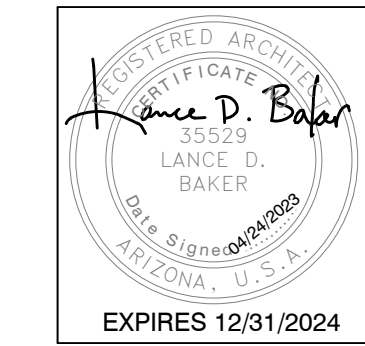
- SHEET KEYED NOTES**
- N223 ROOF DRAIN
 - N224 DRAINAGE SCUPPER, MATCH FINISH TO METAL PARAPET CAP
 - N226 LINE OF BUILDING BELOW
 - N227 PREFINISHED PARAPET CAP
 - N253 SPRAY FOAM ROOFING SYSTEM
 - N255 CRICKET BUILT ON TOP OF ROOF STRUCTURE, SLOPE AT MIN. 1/2" / 12" (TYP)
 - N266 ROOFTOP HVAC UNITS ON EQUIPMENT CURBS, SEE MECHANICAL FOR ADDITIONAL INFORMATION. UNITS TO BE INSTALLED BELOW TOP OF PARAPET, VERIFY IN FIELD
 - N308 FASCIA, PAINT TO MATCH PARAPET CAP



① Building Type 2 - Roof
 1/8" = 1'-0"

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MESA DRIVE APARTMENTS
 515 N MESA DRIVE
 MESA, AZ 85201

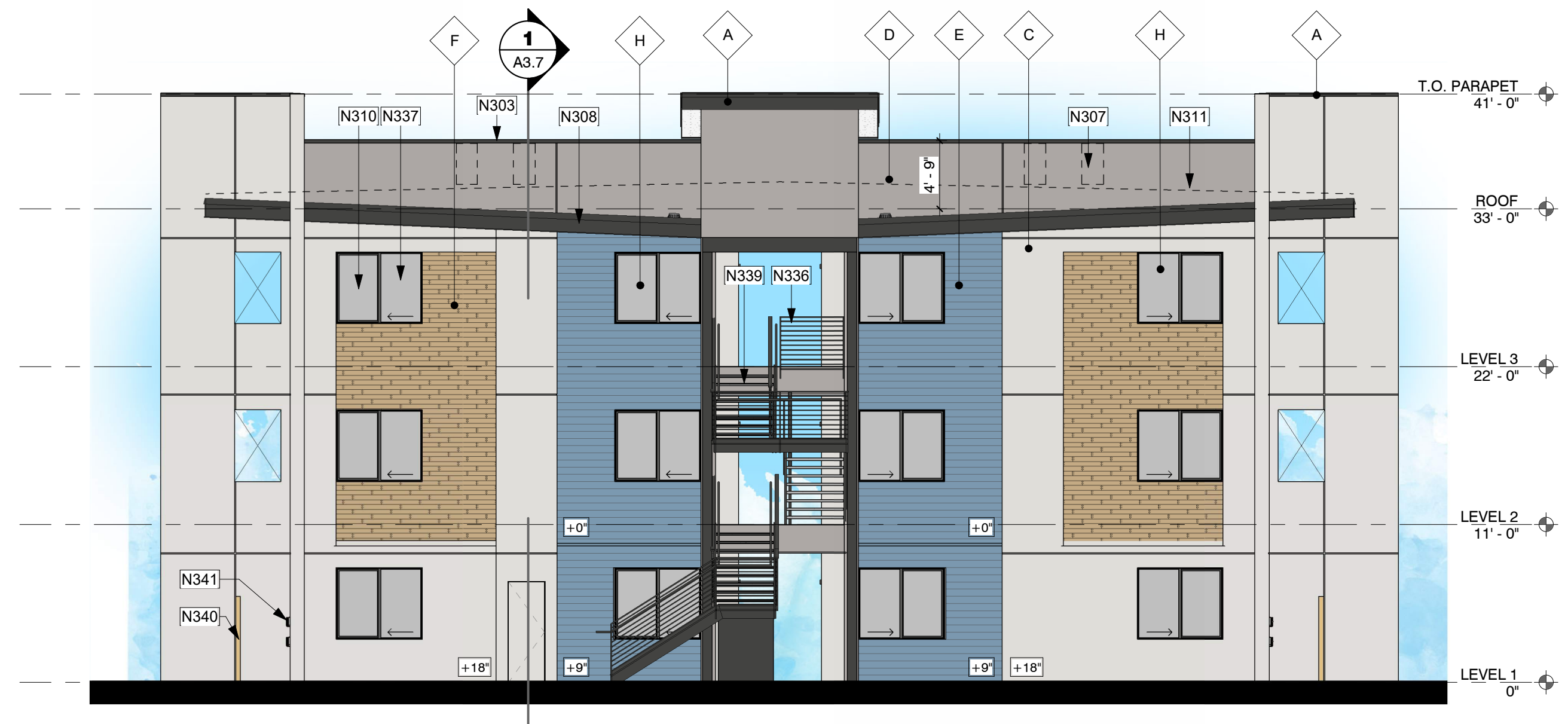


REVISIONS	

Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SDI Project No: 4242
 Date: 04/24/2023

Sheet:
A3.5
 BUILDING TYPE 2 - ROOF PLAN

WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	-
LIGHT GRAY	-1371.01
DARK GRAY	-360.21
PRIMARY MATERIAL 2	= 443.45 SF - 17.0%
FIBER CEMENT (BLUE)	-443.45
ADD. ACCENT MATERIAL	= 429.46 - 16.5%
WOOD-LOOK TILE	-329.46
METAL FASCIA	-100.00



③ Building Type 2 -Elevation 3
1/8" = 1'-0"

WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	-
LIGHT GRAY	-1371.01
DARK GRAY	-360.21
PRIMARY MATERIAL 2	= 443.45 SF - 17.0%
FIBER CEMENT (BLUE)	-443.45
ADD. ACCENT MATERIAL	= 429.46 - 16.5%
WOOD-LOOK TILE	-329.46
METAL FASCIA	-100.00



④ Building Type 2 -Elevation 4
1/8" = 1'-0"

WALL AREA	= 4890.01 SF
PRIMARY MATERIAL 1	= 3365.19 SF - 68.8%
STUCCO	-
LIGHT GRAY	-2264.84
DARK GRAY	-1100.35
PRIMARY MATERIAL 2	= 1420.95 SF - 14.4%
FIBER CEMENT (BLUE)	-704.58
ADD. ACCENT MATERIAL	= 819.24 - 16.8%
WOOD-LOOK TILE	-649.60
METAL FASCIA	-169.64



② Building Type 2 -Elevation 2
1/8" = 1'-0"

WALL AREA	= 4890.01 SF
PRIMARY MATERIAL 1	= 3365.19 SF - 68.8%
STUCCO	-
LIGHT GRAY	-2264.84
DARK GRAY	-1100.35
PRIMARY MATERIAL 2	= 1420.95 SF - 14.4%
FIBER CEMENT (BLUE)	-704.58
ADD. ACCENT MATERIAL	= 819.24 - 16.8%
WOOD-LOOK TILE	-649.60
METAL FASCIA	-169.64



① Building Type 2 -Elevation 1
1/8" = 1'-0"

- SHEET KEYED NOTES**
- N303 PRE-FINISHED METAL PARAPET CAP. PAINT
 - N307 ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH, PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
 - N308 FASCIA, PAINT TO MATCH PARAPET CAP
 - N310 WINDOW, SEE SCHEDULE
 - N311 LINE OF ROOF, BEYOND
 - N312 3FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
 - N336 RAILING (TYP)
 - N337 WOOD-LOOK TILE
 - N338 ALUMINUM, GLASS, SLIDING DOOR (TYP), SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
 - N339 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR
 - N340 6FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.
 - N341 ELECTRIC METERS, SEE ELECTRICAL FOR ADDITIONAL INFORMATION

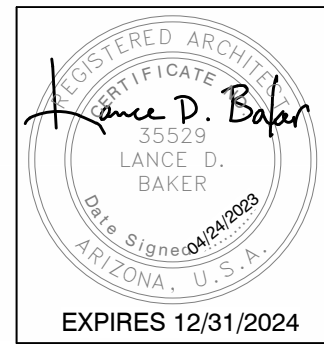
- EXTERIOR ELEVATION GENERAL NOTES**
1. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
 2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FFF=FIRST FLOOR 0'
 3. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 4. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 5. WHERE '10' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
 6. IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
 7. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

EXTERIOR FINISH LEGEND

DESCRIPTION	PAINT	MFR	COLOR
A	SHERWIN WILLIAMS	IRON ORE, SW 7069	
B	SHERWIN WILLIAMS	GREEN EARTH, SW 7748	
C	SHERWIN WILLIAMS	SNOWFALL, SW 8000	
D	SHERWIN WILLIAMS	PROPER GRAY, SW 8003	
E	FIBER CEMENT	SHERWIN WILLIAMS	DYERS WOOD, SW 9071 OR SIMILAR
F	TILE	TBD	WOODGRAIN
G	WOOD VINYL	TBD	
H	GLAZING	TBD	

MESA DRIVE APARTMENTS

515 N MESA DRIVE
MESA, AZ 85201



REVISIONS

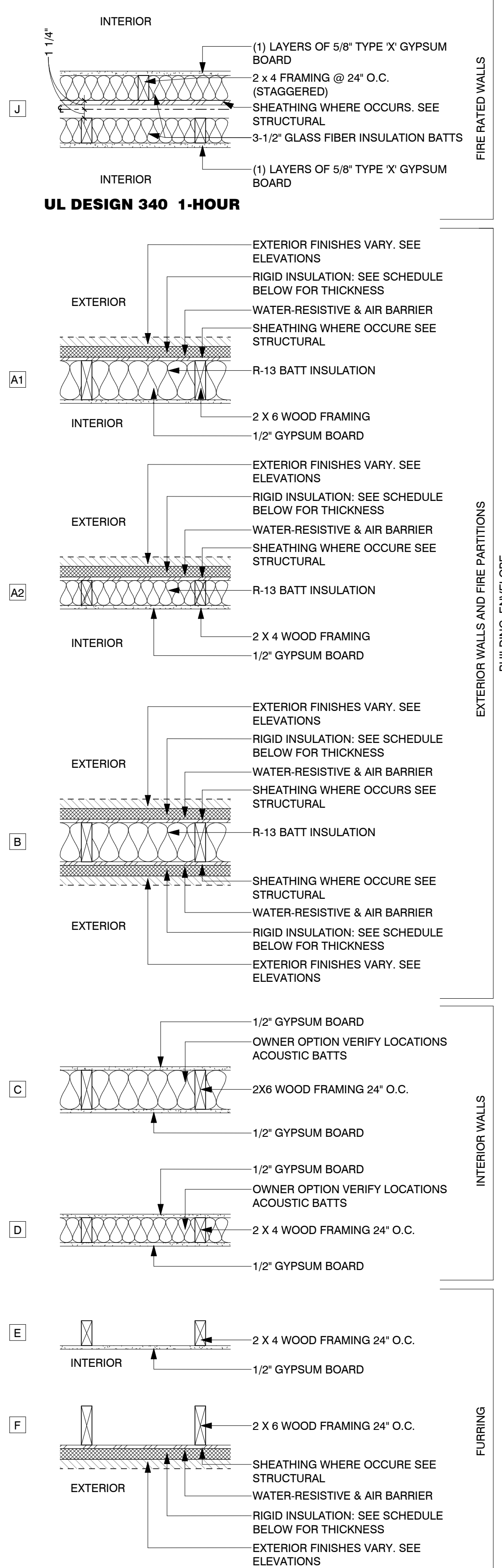
NO.	DESCRIPTION

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

Sheet:
A3.6
BUILDING TYPE 2 -
EXTERIOR ELEVATIONS

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WALL TYPE LEGEND



- RIGID INSULATION SCHEDULE:**
- AT STUCCO
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED
 - 1" MIN WHERE STRUCTURAL SHEATHING IS NOT REQUIRED
 - AT TILE
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED.
 - 1" MAX WHERE STRUCTURAL SHEATHING IS NOT REQUIRED.

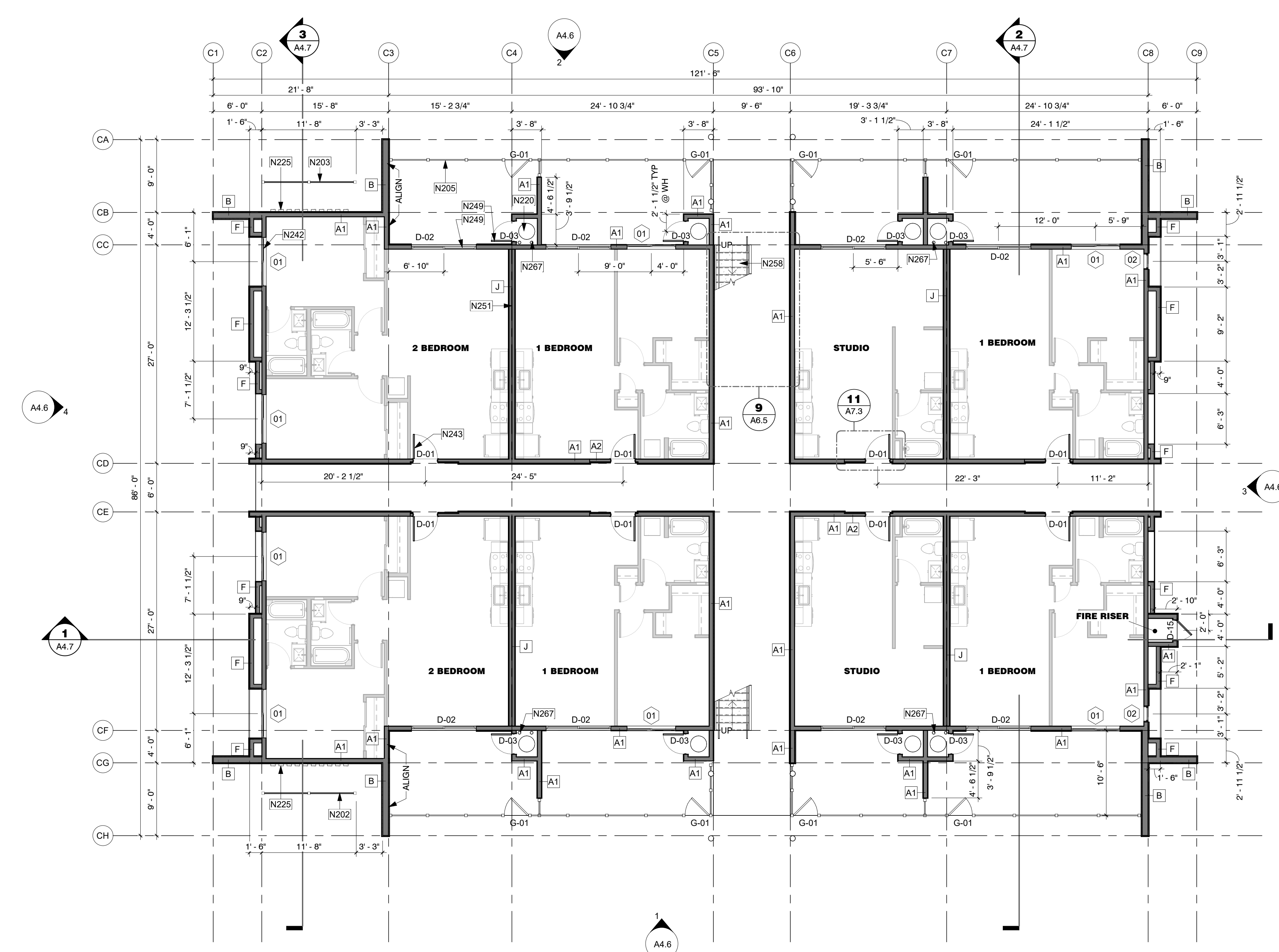
- WALL TYPE MODIFIERS:**
1. ALL WOOD FRAMED WALLS SHALL HAVE A PRESERVATIVE-TREATED SOLE PLATE WHEN IN CONTACT WITH CONCRETE
 2. USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE ROOMS, MECHANICAL ROOMS, GARAGES AND UNDER SIDE OF STAIRS
 3. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
 4. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
 5. ALL GYPSUM BOARD TO BE FINISHED TO LEVEL PER OWNER DIRECTION
 6. ELIMINATE INTERIOR GYPSUM BOARD WHERE WALL ENCLOSES AN INACCESSIBLE CAVITY

FLOOR PLAN GENERAL NOTES

1. TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
2. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
3. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
4. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
5. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6. ADDITIONAL PLAN DESIGNATIONS:
A. "METER" - ELECTRICAL METER GENERIC LOCATION
B. "PANEL" - ELECTRICAL DISTRIBUTION PANEL
C. "HP" - PAD MOUNTED HEAT PUMP
D. "WH" - ELECTRIC WATER HEATER
E. "REF" - REFRIGERATOR
F. "RO" - RANGE TOP/OVEN
G. "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
H. "DW" - DISHWASHER
I. "UC REF" - REFRIGERATOR UNDERCOUNTER
J. "W/D" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
K. "W" - WASHER
L. "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
7. SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
8. REFER TO ELEVATIONS FOR EXTERIOR FINISHES
9. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
10. REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
11. ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

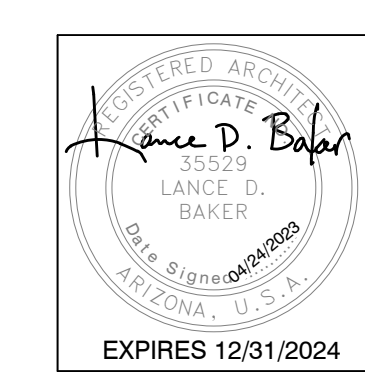
SHEET KEYED NOTES

- N202 6FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.
- N203 42" TALL, PRE-FABRICATED GUARDRAIL, PAINTED. SEE ELEVATIONS FOR FINISH
- N205 3FT TALL WOOD-LOOK VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
- N220 HOT WATER HEATER
- N225 ELECTRIC METERS. METERS TO BE SCREENED WITH 6FT TALL WOOD-LOOK VINYL FENCE
- N242 NEW WINDOW (TYP)
- N243 NEW DOOR (TYP)
- N249 UNIT DOOR, TO ALIGN WITH DOOR BELOW. SEE LEVEL 1 FOR DIMS (TYP)
- N251 DEMISING WALL, TO ALIGN WITH BELOW. SEE LEVEL 1 FOR DIMS (TYP)
- N258 STEEL, PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH/ COLOR
- N267 4" DIA. VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



1 Building Type 3 - Level 1
1/8" = 1'-0"

MESA DRIVE APARTMENTS



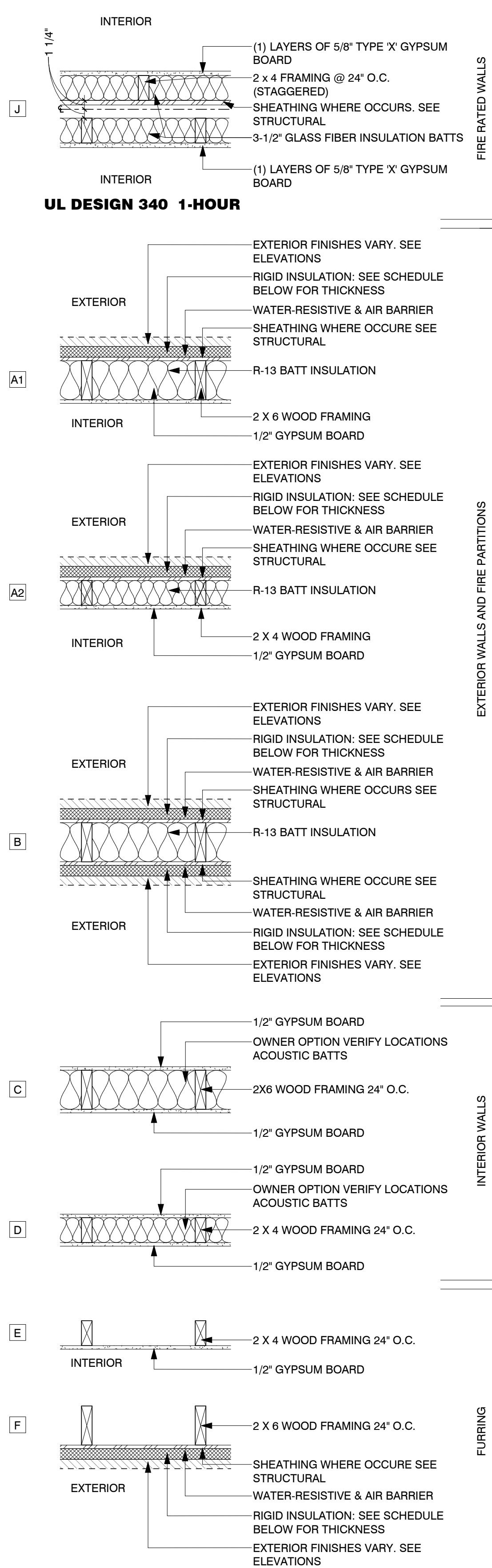
REVISIONS

NO.	DESCRIPTION

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

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WALL TYPE LEGEND



RIGID INSULATION SCHEDULE:

- AT STUCCO
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED
 - 1" MIN WHERE STRUCTURAL SHEATHING IS NOT REQUIRED
- AT TILE
 - 1/2" MIN WHERE STRUCTURAL SHEATHING IS REQUIRED.
 - 1" MAX WHERE STRUCTURAL SHEATHING IS NOT REQUIRED.

WALL TYPE MODIFIERS:

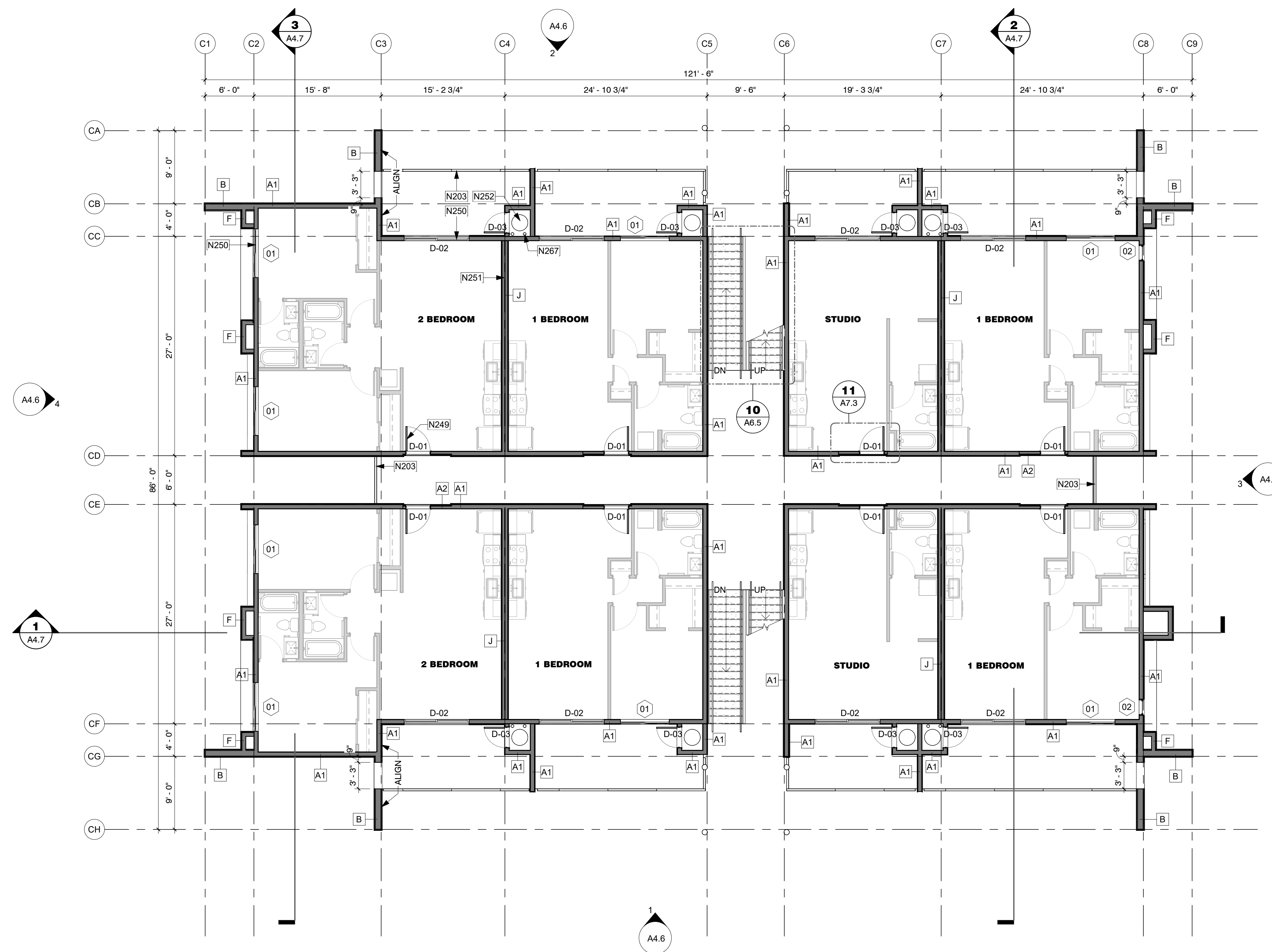
- ALL WOOD FRAMED WALLS SHALL HAVE A PRESERVATIVE-TREATED SOLE PLATE WHEN IN CONTACT WITH CONCRETE
- USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE ROOMS, MECHANICAL ROOMS, GARAGES AND UNDER SIDE OF STAIRS
- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
- USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP
- ALL GYPSUM BOARD TO BE FINISHED TO LEVEL PER OWNER DIRECTION
- ELIMINATE INTERIOR GYPSUM BOARD WHERE WALL ENCLOSES AN INACCESSIBLE CAVITY

FLOOR PLAN GENERAL NOTES

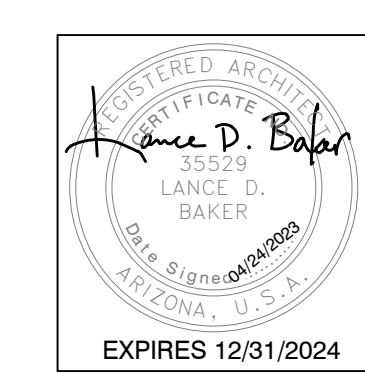
- TYPICAL DETAILS APPLY REGARDLESS IF SPECIFICALLY REFERENCED.
- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ADDITIONAL PLAN DESIGNATIONS:
 - A - "METER" - ELECTRICAL METER GENERIC LOCATION
 - B - "PANEL" - ELECTRICAL DISTRIBUTION PANEL
 - C - "HP" - PAD MOUNTED HEAT PUMP
 - D - "WH" - ELECTRIC WATER HEATER
 - E - "REF" - REFRIGERATOR
 - F - "RO" - RANGE TOP/OVEN
 - G - "MICRO" - MICROWAVE WITH EXHAUST KIT VENT DIRECTLY TO EXTERIOR
 - H - "DW" - DISHWASHER
 - I - "UC REF" - REFRIGERATOR UNDERCOUNTER
 - J - "WD" - STACK WASHER / DRYER VENT DRYER DIRECTLY TO EXTERIOR
 - K - "W" - WASHER
 - L - "D" - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR
- SEE ELECTRICAL LIGHTING PLAN FOR SMOKE DETECTORS, LIGHTING, CEILING FANS AND SWITCHING.
- REFER TO ELEVATIONS FOR EXTERIOR FINISHES
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.
- REFER TO OVERALL PLANS FOR EXTERIOR WALL, DEMISING WALL, ENTRY DOOR AND WINDOW DIMENSIONS
- ALL UNIT INFORMATION INCLUDING DIMENSIONS, DOOR AND WINDOW NUMBERS, WALL TYPES, LIGHT FIXTURES AND KEYNOTES CAN BE FOUND ON THE ENLARGED UNIT PLAN SHEETS.

SHEET KEYED NOTES

- N203 42" TALL PRE-FABRICATED GUARDRAIL, PAINTED. SEE ELEVATIONS FOR FINISH
- N249 UNIT DOOR, TO ALIGN WITH DOOR BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N250 UNIT WINDOW, TO ALIGN WITH WINDOW BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N251 DEMISING WALL, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N252 HOT WATER HEATER CLOSET DOOR, TO ALIGN WITH BELOW, SEE LEVEL 1 FOR DIMS (TYP)
- N267 4" DIA. VERTICAL LEADER FOR ROOF DRAIN (TYP), SIZE PER 2018 IPC T1106.3 AND T1106.2



MESA DRIVE APARTMENTS
515 N MESA DRIVE
MESA, AZ 85201



NO.	REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

Sheet:
A4.2
BUILDING TYPE 3 - 2ND FLOOR PLAN

1 Building Type 3 - Level 2
1/8" = 1'-0"

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ROOF/ ATTIC VENTILATION TYPES			
TYPE	VENTILATION PER UNIT	LOCATION	BASIS OF DESIGN
1 INTAKE VENT	133 SQ. IN. EACH	-	POP VENT - ROOF LOUVER AIR INTAKE, MODEL: PV-12-C6, 12" DIA, 6" T COLLAR
2 EXHAUST VENT	133 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-12-C6, 12" DIA, 6" T COLLAR
3 EXHAUST VENT	28 SQ. IN. EACH	-	AURA GRAVITY ROOF VENTILATOR, MODEL: AV-6-C6, 6" DIA, 6" T COLLAR
4 CONT. EAVER VENT	9 SQ. IN./ LINEAR FT	LOWER	AIR VENT, INC, LOUVERED ALUM. DOUBLE LEG, WHITE, MODEL: SV201WH

ROOF VENTILATION REQUIRED - BLDG TYPE 3				
	ATTIC AREA	TOTAL REQ. (S.I.)	50% UPPER VENT. (S.I.)	50% LOWER VENT. (S.I.)
ATTIC #1	8,428 SF	4045	2023	2023
ATTIC #2	119 SF	57	29	29
ATTIC #3	119 SF	57	29	29

VENTILATION PROVIDED - TYPE 1 (BLDG TYPE 3)			VENTILATION PROVIDED - TYPE 2 (BLDG TYPE 3)		
	INTAKE			EXHAUST	
	SQ. IN.	# OF VENTS		SQ. IN.	# OF VENTS
ATTIC #1	2,023	15.21	ATTIC #1	2,023	15.21
ATTIC #2	29	0.22	ATTIC #2	29	0.22
ATTIC #3	29	0.22	ATTIC #3	29	0.22

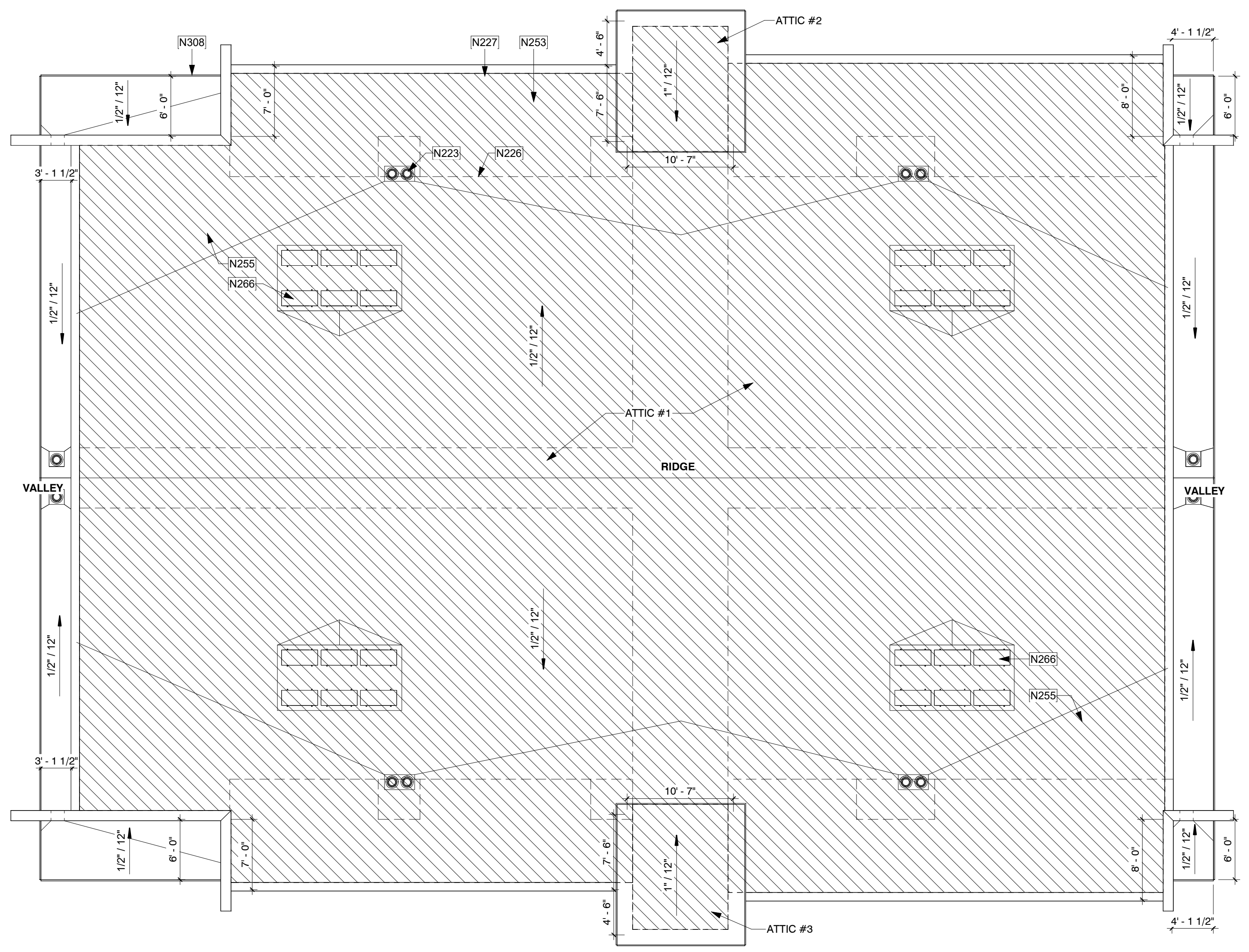
ROOF PLAN GENERAL NOTES

- SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION, COLOR SCHEME AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
- SEE DETAIL SHEETS FOR TYPICAL ROOF DETAILS.
- PAINT ALL ROOF VENTS AND EQUIPMENT TO MATCH ADJACENT ROOF COLOR.
- PAINT ALL UTILITARIAN METAL TO MATCH ADJACENT WALLS. EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS. EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

SHEET KEYED NOTES

- N223 ROOF DRAIN
- N226 LINE OF BUILDING BELOW
- N227 PREFINISHED PARAPET CAP
- N253 SPRAY FOAM ROOFING SYSTEM
- N255 CRICKET BUILT ON TOP OF ROOF STRUCTURE. SLOPE AT MIN. 1/2" / 12" (TYP)
- N266 ROOFTOP HVAC UNITS ON EQUIPMENT CURBS. SEE MECHANICAL FOR ADDITIONAL INFORMATION. UNITS TO BE INSTALLED BELOW TOP OF PARAPET. VERIFY IN FIELD
- N308 FASCIA. PAINT TO MATCH PARAPET CAP

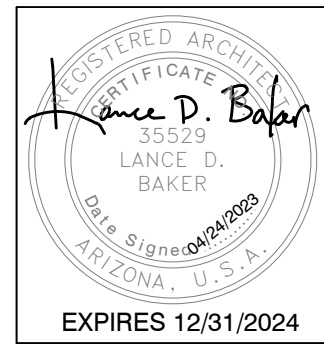
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1 Building Type 3 - Roof
 1/8" = 1'-0"

MESA DRIVE APARTMENTS

515 N MESA DRIVE
 MESA, AZ 85201



REVISIONS	

Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SDI Project No: 4242
 Date: 04/24/2023

EXTERIOR FINISH LEGEND

A	DESCRIPTION MFR COLOR	PAIN SHERWIN WILLIAMS IRON ORE, SW 7069	
B	DESCRIPTION MFR COLOR	PAIN SHERWIN WILLIAMS GREEN EARTH, SW 7748	
C	DESCRIPTION MFR COLOR	PAIN SHERWIN WILLIAMS SNOWFALL, SW 6000	
D	DESCRIPTION MFR COLOR	PAIN SHERWIN WILLIAMS PROPER GRAY, SW 6003	
E	DESCRIPTION MFR COLOR	FIBER CEMENT SHERWIN WILLIAMS DYER'S WOAD, SW 9071 OR SIMILAR HARDIE ARTISAN V GROOVE SIDING	
F	DESCRIPTION MFR COLOR	TILE TBD TBD - WOODGRAIN	
G	DESCRIPTION MFR COLOR	WOOD VINYL TBD	
H	DESCRIPTION MFR COLOR	GLAZING TBD	

SHEET KEYED NOTES

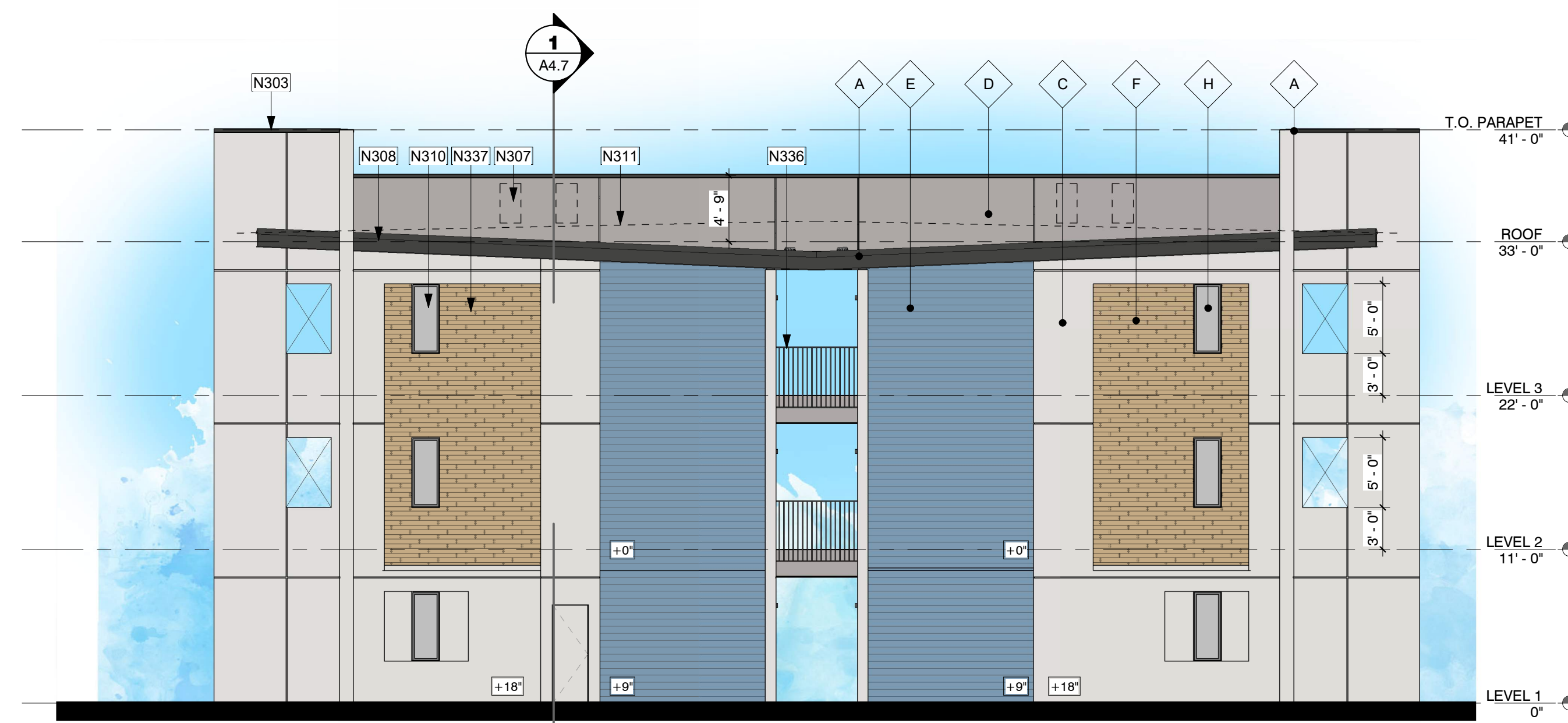
- N225 ELECTRIC METERS, METERS TO BE SCREENED WITH 6FT TALL WOOD-LOOK VINYL FENCE
- N303 PRE-FINISHED METAL PARAPET CAP, PAINT
- N307 ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH. PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N308 FASCIA, PAINT TO MATCH PARAPET CAP
- N310 WINDOW, SEE SCHEDULE
- N311 LINE OF ROOF BEYOND
- N312 8FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
- N336 RAILING (TYP)
- N337 WOOD-LOOK TILE
- N338 ALUMINUM GLASS SLIDING DOOR (TYP). SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- N339 STEEL PREFABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR
- N340 6FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FFE = FIRST FLOOR 0'
3. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
4. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
5. WHERE 10' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
6. IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
7. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

WALL AREA	= 3020.83 SF
PRIMARY MATERIAL 1	= 1765.01 SF - 58.4%
STUCCO	- 1460.92
LIGHT GRAY	- 304.09
DARK GRAY	- 304.09
PRIMARY MATERIAL 2	= 408.62 SF - 13.5%
WOOD-LOOK TILE	- 408.62
ADD. ACCENT MATERIAL	= 849.20 - 28.1%
FIBER CEMENT (BLUE)	- 742.13
METAL FASCIA	- 105.07

WALL AREA	= 2750.83 SF
PRIMARY MATERIAL 1	= 1754.17 SF - 63.8%
STUCCO	- 1450.08
LIGHT GRAY	- 304.09
DARK GRAY	- 304.09
PRIMARY MATERIAL 2	= 329.46 SF - 12.0%
WOOD-LOOK TILE	- 329.46
ADD. ACCENT MATERIALS	= 667.20 SF - 38.0%
FIBER CEMENT (BLUE)	- 562.13
METAL FASCIA	- 105.07



3 Building Type 3 - Elevation 3
1/8" = 1'-0"



4 Building Type 3 - Elevation 4
1/8" = 1'-0"

WALL AREA	= 3152.39 SF
PRIMARY MATERIAL 1	= 2039.07 SF - 64.7%
STUCCO	- 1370.97
LIGHT GRAY	- 668.10
DARK GRAY	- 668.10
PRIMARY MATERIAL 2	= 743.44 SF - 23.6%
FIBER CEMENT (BLUE)	- 743.44
ADD. ACCENT MATERIAL	= 369.88 SF - 11.7%
WOOD-LOOK TILE	- 325.42
METAL FASCIA	- 44.46

WALL AREA	= 3152.39 SF
PRIMARY MATERIAL 1	= 2039.07 SF - 64.7%
STUCCO	- 1370.97
LIGHT GRAY	- 668.10
DARK GRAY	- 668.10
PRIMARY MATERIAL 2	= 743.44 SF - 23.6%
FIBER CEMENT (BLUE)	- 743.44
ADD. ACCENT MATERIAL	= 369.88 SF - 11.7%
WOOD-LOOK TILE	- 325.42
METAL FASCIA	- 44.46



1 Building Type 3 - Elevation 1
1/8" = 1'-0"



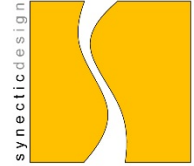
2 Building Type 3 - Elevation 2
1/8" = 1'-0"



REVISIONS	

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

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Citizen Participation Plan

Mesa Drive Apartments
515 N Mesa Drive, Mesa Arizona
Case #: ZON22-01110 & DRB23-00249

Purpose: The Mesa Drive Apartments Participation Plan is designed to ensure that citizens in the vicinity of the proposed Mesa Drive Apartments, which is located generally at the Southeast Corner of N Mesa Drive and E 6th Street, are informed of the development proposal. The request is for the development of 180 apartment units on 6.08 acres.

Contact: Lance D. Baker, AIA
President
Synectic Design, Inc.
1111 W University Drive, Suite 104
Tempe, AZ 85281
Phone: 480-948-9766
Email: LBaker@sdi.az.us

Action Plan: Members of the community affected by or interested in this application will be informed of the details of the request through an informational meeting plus informational mailings that will be sent out prior to the DRB and P&Z meetings.

1. A contact list of property owners received from Samantha Brannagan, Planner II, City of Mesa will be utilized for each mailing:
 - a. Homeowners within 500 feet of the property for the DRB Meeting
 - b. Homeowners within 1000 feet of the property for the P&Z Meeting
2. The informational mailing distributed to all property owners on each contact list will include a letter describing the project, project schedule, site plan, elevations and rendering for review. Neighbors that receive the mailing are encouraged to contact Lance Baker at Synectic Design or Samantha Brannagan at City of Mesa with any questions or concerns.
 - a. If there is major neighborhood concern and/or opposition to this project, the City of Mesa's Planning Department could then require a neighborhood meeting to take place.
3. The 4' x 4' notification sign will be installed on site by June 13, 2023 with the Affidavit of Posting delivered to City of Mesa the same day.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

- Pre-Application Meeting: July 27, 2022
- Informational Meeting: September 22, 2022
- Design Review Board Meeting: June 13, 2023 at 4:30 pm
- P&Z Board Meeting: June 28, 2023 at 4:00 pm



Citizen Participation Report

Mesa Drive Apartments
515 N Mesa Drive, Mesa Arizona
Case #: ZON22-01110 & DRB23-00249

Purpose: The Mesa Drive Apartments Participation Report is designed to ensure that citizens in the vicinity of the proposed Mesa Drive Apartments, which is located generally at the Southeast Corner of N Mesa Drive and E 6th Street, have been properly informed of the development proposal. The request is for the development of 180 apartment units on 6.08 acres.

Contacts:

Applicant	Property Owner	Developer
Synectic Design Inc Lance D. Baker, AIA 1111 W. University Dr, Ste 104 Tempe, Arizona 85281 Phone: 480-948-9766 Email: lbaker@sdi.az.us	AZ MED CAP, LLC Stuart McPherson stuart@prestigeaz.com	UrbanREaz Paul Alessio urbanreaz@gmail.com

Action Plan: Members of the community affected by or interested in this application have been informed of the details of the request through an informational meeting plus informational mailings/sign posting that have been sent out prior to the DRB and P&Z meetings.

- 1. Informational Meeting:** An Informational Meeting was held September 22, 2022. The sign-in sheet of attendees is attached as **Exhibit A**. The meeting included an introduction to the project and an opportunity for attendees to ask questions/address concerns. It was attended by a total of 10 people including the Developer, the Architect and Councilman Mark Freeman. Here is a summary of the thoughts/feedback from attendees:
 - Remove to public art murals as they didn't really think that concept fit the neighborhood.
 - Consider reducing number of studios for 1 bedrooms.
 - Encourage people not to park on E 4th Place.
 - Neighbors prefer to have the buildings set back from the street to at least the same general setback as KPC hospital and the Madison Apartments across the street. Our site plan is consistent with this preference.
 - The neighbors embraced the "Front Porch Living" interactive lifestyle the site plan depicted. In fact they would like more interactivity with the neighborhood behind the site as well.



- f. Councilman Freeman mentioned again we may be exploring “some” solar parking canopies. Developer is exploring this as a possible option.
 - g. Developer mentioned this project is considered a build and hold “Legacy” project that Ownership sees as a long term family asset hold, instead of a quick build and flip. This was also well received by attendees.
2. **Design Review Board Meeting:** The Design Review Board Meeting was June 13, 2023 at 4:30 pm. An informational Mailing to all homeowners within 500 feet of the property was delivered to City of Mesa on May 23rd. Mailing Labels attached as **Exhibit B**, Letter with attachments attached as **Exhibit C**.
 - a. **Results:** No community members spoke for or against the project at the Design Review Board Meeting. We received one email in support of the project, attached as **Exhibit D**.
3. **Planning & Zoning Board Meeting:** The Planning & Zoning Board Meeting is June 28, 2023 at 4:30 pm. An informational Mailing to all homeowners within 1000 feet of the property was delivered to City of Mesa on June 13th. Mailing Labels attached as **Exhibit E**, Letter with attachments attached as **Exhibit F**. A sign notifying the community of the request was posted the same day. The Affidavit of Public Posting is attached as **Exhibit G**.
4. Additional presentations can be made to groups of citizens or neighborhood associations upon request.

Schedule:

- Pre-Application Meeting: July 27, 2022
- Informational Meeting: September 22, 2022
- Design Review Board Meeting: June 13, 2023 at 4:30 pm
- P&Z Board Meeting: June 28, 2023 at 4:00 pm

Exhibit A - Sign-In Sheet for Informational Meeting

Name	Address	Phone	Email Address
Rod & Stephanie Ross	665 E. Draper St Mesa 85203 Hosick Cir	(480) 980-5563	rodandsteph@gmail.com
JARED N. HUSH	632 N. Hosick MESA, AZ. 85201	602-578-0549	jared@hush.net
BEN LAYTON	730 E 6TH PL 85203	480-262-9802	m.b.layton@gmail.com
TODD CARLING	712 E DRAPER ST MESA 85203	480-225-5775	TODDCARLING@GMAIL.COM
Dave Montague	716 E 6TH PL	602-708-2793	montague.family@gmail.com

Exhibit B - Mailing Labels for DRB Meeting

MAGNUM PROPERTY LLC
1 WORLD TRADE CTR SUITE 8500
NEW YORK CITY, NY 10007

LESUEUR PROPERTY LLC
10435 W OAKMONT DR
SUN CITY, AZ 85351

EAST COAST FINANCIAL LLC
10632 N SCOTTSDALE RD SUITE B466
SCOTTSDALE, AZ 85254

CHAMBERS BERNICE I
108 N LESUEUR
MESA, AZ 85203

ROOKER OBIE/ESTELLAMARIE
11107 COUNTY ROAD 2454
TERRELL, TX 75160

NORTH HOBSON LLC
11137 E REGINALD AVE
MESA, AZ 85212

SABIN ROGER A & JULIE D
1122 E JENSEN ST
MESA, AZ 852032606

RODGERS ANDREW/REEVES NATASHA
1151 E DEL RIO ST
CHANDLER, AZ 85225

PRETTYMAN ASHLEY R/DIANA MONICA
1233 N MESA DR APT 2133
MESA, AZ 85201

KAWA ROBERT J/DIANE S TR
1326 E CALLE DE ARCOS
TEMPE, AZ 85284

DKD INC
1342 BURTON
BURLEY, ID 83318

FIELDS HARRY
1367 S COUNTRY CLUB DR UNIT 1319
MESA, AZ 85210

308 UNIVERSITY LLC
1450 E INDIAN SCHOOL RD SUITE 104
PHOENIX, AZ 85014

JOHN HERRERA INVESTMENTS LLC
1513 W THOMAS RD
PHOENIX, AZ 85015

CASA LA MESA TOWNHOUSES CORP
1514 W TODD DR STE 103
TEMPE, AZ 852834845

ETERNAL ENTERTAINMENT LLC
15225 E VERBENA DR
FOUNTAIN HILLS, AZ 85268

R E AND M INVESTMENTS LLC
15231 S 31ST ST
PHOENIX, AZ 85048

GUEVARA JOANNE MARY/MA JESUS
1533 E CHAPARRAL PL
CASA GRANDE, AZ 85222

ARIZONA PLATINUM PROPERTIES LLC
1551 E UNIVERSITY DR
MESA, AZ 85203

AZ MED CAP LLC
1553 W TODD DR NO 109
TEMPE, AZ 85283

HOBBY532 LLC
1628 E SOUTHERN AVE
SUITE 9 PMB 322
TEMPE, AZ 85282

SMITH LUCINDA L
1729 W MILAGRO
MESA, AZ 85202

TAN HONG L
18449 LA GUARDIA ST
ROWLAND HEIGHTS, CA 91748

POYORENA ERIC/ANGELA
19228 4TH DR SE
BOTHELL, WA 98012

XAYAVONG ABBIE
1925 LARIAT ST
SANTA ROSA, CA 95403

MYD MESA ROYAL PALMS LLC
1938 E WATSON DR
TEMPE, AZ 85283

DAVID ROBIN L
19836 E STACY RD
QUEEN CREEK, AZ 85142

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

SCOTT MICHAEL
2019 S HENKEL CIR
MESA, AZ 85202

LIFEWELL
202 E EARLL DR SUITE 200
PHOENIX, AZ 85012

UMUNNA IFEANYI J
2186 E SHERRI DR
GILBERT, AZ 85296

WFH RENTALS LLC
2225 W PECOS RD STE 6
CHANDLER, AZ 85224

CLOUSE RUSSELL LEROY/SHELLE RAE
2437 E FLORIAN AVE
MESA, AZ 85204

VALENZUELA MANUEL F/LETHA ANN TR
2628 E HORSESHOE PL
CHANDLER, AZ 85249

BASS INVESTMENTS LLC
2673 EAST ZION WAY
CHANDLER, AZ 85249

SALVATION ARMY THE
2707 E VAN BUREN ST OFC
PHOENIX, AZ 85008

ISLANDS LLC
2753 E BROADWAY RD
SUITE 101 PMB 421
MESA, AZ 852041573

MATHEWS ROSALBA J
282 E CANARY CT
QUEEN CREEK, AZ 85143

GILBERTSON SONIA
29 LINDENWOOD DR
LITTLETON, CO 80120

SKURA MICHAEL
2925 E RIGGS RD SUITE 8-150
CHANDLER, AZ 85249

SMITH KEVIN/KATHERINE
300 N GILA SPRINGS BLVD STE 131
CHANDLER, AZ 85226

WYLOGE RENTALS LLC
3195 E MEAD DR
CHANDLER, AZ 85249

KINNARD DANNY D & EVADEL N TR
3314 E DRAPER CIR
MESA, AZ 852137055

VBC FAMILY TRUST
3327 E YALE ST
PHOENIX, AZ 85008

KOPLITZ MICHAEL KAY/ERIN L
3424 238TH ST SW
BRIER, WA 98036

UNDERWOOD BLAIR/CHRISTINE
345 N PIONEER ST
MESA, AZ 85203

629 N MESA DR 39 LLC
3513 E ENCANTO ST
MESA, AZ 85213

ROWLEY TYLER
3660 E POMEGRANATE ST
MESA, AZ 85215

HOFFMAN JULIE D ETAL
3673 ASPEN VILLAGE WAY APT A
SANTA ANA, CA 92704

QUINONES HERMAN/BRENDA A
4034 E GOLDFINCH GATE LN
PHOENIX, AZ 85044

ROSEVIEW APARTMENTS LLC
4040 E MCLELLAN 4
MESA, AZ 85205

FAFA LLC
4128 N DIAMOND POINT
MESA, AZ 85207

FLORES MANUEL J
413 E 3RD PL
MESA, AZ 85203

LOPEZ VERONICA S
413 E ROYAL PALMS DR
MESA, AZ 85203

MEREZ JOSE MANUEL/
JIMENEZ CRESCENCIO GARCIA
414 E 3RD ST
MESA, AZ 85203

RANDA SUE CORCORAN TRUST
417 E ROYAL PALM DR
MESA, AZ 85203

OHLMS JESSE
419 E 3RD PL
MESA, AZ 85203

BURTON BRUCE
419 N LESUEUR
MESA, AZ 85203

SOLOMON BRUCE E
421 E 7TH PL
MESA, AZ 85203

DICKINSON AMBER M
421 E ROYAL PALMS DR
MESA, AZ 85203

CHRIS SQUARED LLC
421 E UNIVERSITY DR
MESA, AZ 85203

HARNEY FAMILY TRUST
4242 SAN PEDRO CIR
YORBA LINDA, CA 92686

WEEKS FAMILY TRUST
425 N OLIVE
MESA, AZ 85203

LOPEZ JUAN RUVALCABA/RUVALCABA
JUANA MARIA T
426 E 3RD ST
MESA, AZ 85203

FORMANACK RICHARD JR
426 N BRIMHALL
MESA, AZ 85203

JOHANNSEN KELLEY S/
EBERLY LORIE ANN
428 E THUNDERBIRD RD #739
PHOENIX, AZ 85022

SOS KOLOB LLC
42863 N 98TH PL
SCOTTSDALE, AZ 85262

GOMEZ JOEL VALENZUELA
429 E ROYAL PALM DR
MESA, AZ 85203

MEJIA AGUSTIN ESPINOSA
431 E 3RD PL
MESA, AZ 85203

GOODMAN RALPH
434 E ROYAL PALMS DR
MESA, AZ 85203

RODRIGUEZ JOSE ALFREDO MORALES
438 E ROYAL PALMS DR
MESA, AZ 85203

PLOUGHE NICHOLE ELIZABETH/
HATCH GARRETT
438 N BRIMHALL
MESA, AZ 85203

KAZARIAN MARY Y
442 E ROYAL PALM DR
MESA, AZ 85203

ALTMAN LEE K SR
442 N OLIVE
MESA, AZ 85203

PALAFIX CYNTHIA JAZMIN MEZA
443 N HOBSON PLZ
MESA, AZ 85203

LEON SALVADOR G/SUSAN A/
SANDRA A/SABRINA A
444 E 3RD ST
MESA, AZ 85203

PRENTISS RUSSELL C/PEARE TRISTA
449 N LESUEUR
MESA, AZ 85203

REYES MIGUEL E NORIEGA
449 N OLIVE DR
MESA, AZ 85203

RAMIREZ TEODOCIO
450 E ROYAL PALMS DR
MESA, AZ 85203

MEADE MATTHEW/JAN
450 N BRIMHALL ST
MESA, AZ 85203

WIN MYAT H
451 E ROYAL PALMS DR
MESA, AZ 85203

RUSH HAYDEN MATTHEW/ISABEL
453 E ROYAL PALMS DR
MESA, AZ 85203

HERNANDEZ LINDA E MONTES
455 E ROYAL PALMS DR
MESA, AZ 85203

GREATHOUSE BRANDON S
456 N BRIMHALL
MESA, AZ 85203

PALM COURT INVESTMENTS L L C
456 W MAIN ST STE Q
MESA, AZ 85201

LARSON WENDY
458 E ROYAL PALMS DR
MESA, AZ 852036348

GALINDO ARMANDO JR
458 N OLIVE ST
MESA, AZ 85203

KUO ESTER
458 W MONTEREY AVE
MESA, AZ 85210

HEINTZELMAN GOMEZ KRISTA
L/GOMEZ NESTOR H
459 N LESUEUR
MESA, AZ 85203

BRETZ HELEN E
461 N OLIVE
MESA, AZ 85203

VOELTZ JEFFREY W
463 N LESUEUR ST
SCOTTSDALE, AZ 85257

EDWARD JOHN BOWDEN IV TRUST
466 E ROYAL PALM DR
MESA, AZ 85203

PRINCETON PROPERTIES LLC
479 JEFFERSON RD
PRINCETON, NJ 8540

SALEM JEAN
4960 E JUANA CT
CAVE CREEK, AZ 85331

CHURCH OF JESUS CHRIST LDS CORP
PRES BIS
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

MILANO JEFFREY SCOTT
501 N LESUEUR
MESA, AZ 85203

GAUGLER LESLIE A
502 N BRIMHALL
MESA, AZ 85203

VALENCIA EUTIMIO/RAFAELA
502 N OLIVE DR
MESA, AZ 85203

URIBE RAMIRO
508 E ROYAL PALMS DR
MESA, AZ 85203

HUBBARD GARY L & SARA LYNNE
508 N BRIMHALL ST
MESA, AZ 85203

MERINO RAMON/MARIA ELENA
509 E 4TH PLACE
MESA, AZ 85203

STEWART BRIAN D/SERENA
510 E UNIVERSITY DR
MESA, AZ 85203

BEST RICHARD K/GOSWICK MELODY L
511 E 7TH PL
MESA, AZ 85203

DEWAIN N CONNOLLY FAMILY TRUST
513 N HOBSON PLZ
MESA, AZ 85203

CARPIO ARTEMIO R/ROBERTO S/
CACHITO J
5135 E EVERGREEN ST
MESA, AZ 85205

USSINO LLC
515 E CAREFREE HWY 816
PHOENIX, AZ 85085

SERRE ELIZABETH K
515 E CAREFREE HWY UNIT 816
PHOENIX, AZ 85085

EGAN JOSEPH JOHN
516 E ROYAL PALM
MESA, AZ 85203

HANNA REBECCA
520 E 4TH PL
MESA, AZ 85203

BUHMAN CHASE
520 E ROYAL PALMS DR
MESA, AZ 85203

SLISKOVICH ROBERT
520 N BRIMHALL
MESA, AZ 852037117

VAN KEUREN MONTEE
521 N HOBSON PLAZA
MESA, AZ 85203

GENDRON ANDREW C
523 E ROYAL PALMS DR
MESA, AZ 85203

KATE LAUREN HOLDING COMPANY LLC
524 VISTA GRANDE
NEWPORT BEACH, CA 92660

MAYBERRY ANDREW V/ANDREW V JR
525 E 6TH ST APT 5
NEW YORK, NY 10009

EASTBURN BETHANY/
LACOMB MARSHALL
526 E 4TH PL
MESA, AZ 85203

RAY JACOB/SHERIDAN HANNAH
526 N HOBSON PLZ
MESA, AZ 85203

DONOVAN TIMOTHY ALOYSIUS
528 E 4TH PL
MESA, AZ 85203

MARQUEZ LUCIO/ MARGARITA
528 N OLIVE ST
MESA, AZ 85203

ROVERE DANIELLE D
529 N LESUEUR
MESA, AZ 85203

BARRIE RICHARD/JENNIFER
530 N HOBSON PLZ
MESA, AZ 85203

IP&RM INVESTMENTS LLC
531 E UNIVERSITY
MESA, AZ 85203

DAVEY LINDA R
531 N HOBSON PLZ
MESA, AZ 85203

ARIAS MARIA ELENA
532 E ROYAL PALMS DR
MESA, AZ 85203

RICKS ALEXANDRO
532 N BRIMHALL
MESA, AZ 85203

TIEMAN CHANTZ A/MELINDA R
533 E 4TH PL
MESA, AZ 85203

ANDREWSON DANIEL J/KYLEENA
533 N OLIVE
MESA, AZ 85203

MARQUEZ JACOB/TONI
533 N OLIVE
MESA, AZ 85203

OOTEN ROXANA
535 E ROYAL PALMS
MESA, AZ 85203

HERNANDEZ EILEEN
538 E 4TH PL
MESA, AZ 85203

MAROQUIN MARINA
538 N BRIMHALL
MESA, AZ 85203

TURNER JIMMI
539 E ROYAL PALMS DR
MESA, AZ 85203

RIVA-TELLES BEATRIS DE LA
539 N LESUEUR
MESA, AZ 85203

DESJARDIN ROBERT E
540 E ROYAL PALMS DR
MESA, AZ 85203

TROUT LEWIS DUANE
544 N BRIMHALL
MESA, AZ 85203

SMITH DANIEL T
547 N HOBSON PLZ
MESA, AZ 852037146

KJAR ENTERPRISES LLC
553 E UNIVERSITY DR
MESA, AZ 85203

MONTAGUE PAUL W/VERLA R TR
554 N OLIVE DR
MESA, AZ 85203

GEORGE V PULFORD/DONNA DEE TR
555 E ROYAL PALMS DR
MESA, AZ 85203

SATTLER TRACEY JO
556 N HOBSON PLZ
MESA, AZ 852037145

CURRIER DEBORAH L
564 E ROYAL PALMS DR
MESA, AZ 85203

BAUTISTA BIENVENIDO
605 N LESUEUR CIR
MESA, AZ 85203

REYES SERGIO C
608 N OLIVE
MESA, AZ 852036340

BERRY CHERYL
609 N HOBSON
MESA, AZ 85203

ROCHA BELINDA
609 N PIONEER CIR
MESA, AZ 85203

BARRACK MATTHEW T/
VANG KIM-LAN T
610 N PIONEER CIR
MESA, AZ 85203

CORRALES MARIA JESUS
611 N HOBSON PL
MESA, AZ 85203

SEZATE SCOTT A
613 N LESUEUR CIR
MESA, AZ 85203

PRUITT JOHN
613 N PIONEER CIR NO 64
MESA, AZ 85203

DOWNS NELLIE
COMAS/RICHARD/MICHELE D
614 N PIONEER CIR
MESA, AZ 852036341

FLORES ANITA/ABEL
615 N HOBSON
MESA, AZ 85203

STEVENS BRIAN
615 N LESUEUR CIR
MESA, AZ 85203

STRONG TIMOTHY KAHN
616 N PIONEER CIR
MESA, AZ 85203

VEGA FERNANDO J
617 W LESUEUR CIR
MESA, AZ 85203

KILLMAN GREGG/ROBIN
618 N OLIVE
MESA, AZ 85203

DAVIS BRIANNA
619 N LESUEUR CIR
MESA, AZ 85203

MORRIS MARTIN C
620 N HOBSON ST
MESA, AZ 85203

DALBEY RANDALL
622 N LESUEUR CIR
MESA, AZ 85203

JACKSTON DARRYL S
623 N HOBSON ST
MESA, AZ 85203

CARRASCO CECILIA/TERRAZAS BACILIO
624 E 6TH ST
MESA, AZ 85203

RAMIREZ JANET
624 N HOBSON
MESA, AZ 85203

FARR AUSTIN
624 N PIONEER CIR
MESA, AZ 85203

RIVERA MICHAEL/ABELL SAVANNAH
627 N LESUEUR CIR
MESA, AZ 85203

BEGAY SHAYNA
NIZHONI/REBECCA/WALLACE JR
628 N LESUEUR CIR
MESA, AZ 85203

BAKER FAMILY REVOCABLE TRUST
628 N OLIVE
MESA, AZ 85203

BAKER RUSSELL G/KENNA RAE
628 N OLIVE
MESA, AZ 85203

GONZALEZ ALEX I
629 N MESA DR UNIT 42
MESA, AZ 85201

KAZDA KIPP/DEBBIE
629 N MESA DR
MESA, AZ 85201

WISDA LINDA L
629 N MESA DR
MESA, AZ 85201

FELIX TRUJILLO MARIA MAGDALENA
629 N MESA DR UNIT 32
MESA, AZ 85201

CHRISTENSEN ANDREW
629 N MESA DR APT 17
MESA, AZ 85201

UKEAGU EZENWA
629 N MESA DR APT 2
MESA, AZ 852015112

ORTEGA JACOB/SANTOS ARIENNE
629 N MESA DR APT 22
MESA, AZ 852015116

GALL KRISTEN/BRETT
629 N MESA DR APT 27
MESA, AZ 85201

BARNEY DIANE/DARGIE JOSHUA
629 N MESA DR APT 28
MESA, AZ 85201

WAINSCOTT DEBORAH
629 N MESA DR APT 46
MESA, AZ 85201

SAWYER NAOMI L/PACHECO JOHN M
629 N MESA DR NO 12
MESA, AZ 852015114

LESTER BETTY B TR
629 N MESA DR NO 9
MESA, AZ 85201

CROSS JANELLE
629 N MESA DR UNIT 10
MESA, AZ 85201

NELLIS CAROLYN ANNE
629 N MESA DR UNIT 20
MESA, AZ 85201

KILLMANN 401K PERSONAL
SAVINGS PLAN
629 N MESA DR UNIT 206
MESA, AZ 85201

ARMISTEAD DAVID A
629 N MESA DR UNIT 33
MESA, AZ 85201

EASTIN JARED/STEINS CRYSTAL
629 N MESA DR UNIT 38
MESA, AZ 85201

MUSGROVE DEAN T
629 N MESA DR UNIT 40
MESA, AZ 85201

FRANCISCO JOANNA ANDREA
629 N MESA DR UNIT 43
MESA, AZ 852015120

OLVERA YESSICA ZARRAGA
629 N MESA DR UNIT 44
MESA, AZ 85201

VERSTEEG RANDOLPH EDWARD
629 N MESA DR UNIT 6
MESA, AZ 85201

LONG ROBIN D
630 N HOBSON
MESA, AZ 85203

BARTHOLOMEW CHRISTOPHER J/
KATHERINE L
630 N LESUEUR CIR
MESA, AZ 85203

LONGORIA DAVID FLORES/
MASCORRO LEONOR
634 N LESUEUR CIR
MESA, AZ 85203

ACKER GENEVIEVE M/LARRY A
636 N HOBSON
MESA, AZ 85203

ROLAND PETER L
637 N LESUEUR CIR
MESA, AZ 85203

ROCHA JOSE L
641 N HOBSON ST
MESA, AZ 85203

FINITZER INVESTMENTS LLC
657 S 73RD ST
MESA, AZ 85208

EAST ROYAL PALM PROPERTY LLC
6614 E GOLD DUST AVE
SCOTTSDALE, AZ 85253

NORTH HOBSON PROPERTY LLC
6614 E GOLD DUST AVE
SCOTTSDALE, AZ 85253

A TO Z TRUST
6913 E PORTLAND ST
SCOTTSDALE, AZ 85257

457 E 4TH LLC
733 E UNIVERSITY DR NO 2
MESA, AZ 85203

SPILLERS CLYDE/SUSAN
750 W SAN PEDRO ST
GILBERT, AZ 85233

DP DMHI LLC
7662 E CACTUS WREN RD
SCOTTSDALE, AZ 852504651

GRAHAM ENTERPRISES LLC
7753 E BISBEE RD
SCOTTSDALE, AZ 85258

ETERNAL ENTERTAINMENT L L C
7904 E CHAPARRAL RD SUITE A110-229
SCOTTSDALE, AZ 852507297

TOONE MIKE
817 N YORK CIR
MESA, AZ 85213

PORTILLO JOSE DAVID/LUZ ELENA
818 N FOREST ST
MESA, AZ 85203

WAIT CHARLES MICHAEL
8214 E ROVEY AVE
SCOTTSDALE, AZ 85250

ASEM608
831 W 36TH PL
YUMA, AZ 85365

TAYLOR DALE
851 W 11TH ST
MESA, AZ 852013109

LIN QIAOLU
8868 AMBERJACK WY
SACRAMENTO, CA 95828

DIANNE K DILLY LIVING TRUST
918 CALLE NUEVO
SAN CLEMENTE, CA 92673

NINAMAX LLC
920 E NORWOOD ST
MESA, AZ 85203

MCKAY GUNN/JANA
929 W 10TH PL
MESA, AZ 85201

JIFFY PROPERTIES XXVIII LLC
9319 N 93RD WAY STE 300
SCOTTSDALE, AZ 85258

GARDNER RICK C/SUZANNE M
934 E 9TH ST
MESA, AZ 85203

GC MADISON LLC
9595 WHISHIRE BLVD STE 214
BEVERLY HILLS, CA 90212

PHX PROPERTY HOLDINGS LLC
9610 N CACTUS RD
SCOTTSDALE, AZ 85260

THORNTONS KIDS PLAY L L C
9621 E LOMPOC AVE
MESA, AZ 85212

AMANN RANDY S/LINDA
P O BOX 281
PLEASANT GROVE, UT 84062

MCDONALDS CORPORATION 002-0162
PO BOX 51657
PHOENIX, AZ 85076

RIGGS EARL
PO BOX 1224
TUBA CITY, AZ 860451224

DRAPER LIVING TRUST
PO BOX 41
PIMA, AZ 85543

LUNG FAMILY TRUST
PO BOX 4692
VALLEY VILLAGE, CA 91617

HOLMAN MICHELLE R
PO BOX 525
PINE, AZ 85544

DERYLO MICHAEL E III
PO BOX 869
CAREFREE, AZ 85377

Exhibit C - Informational Mailing for DRB Meeting



May 22, 2023

Dear Neighbor,

We have applied for Design Review Board Approval for the property located at 515 N Mesa Drive, Mesa Arizona. This request is for the development of Mesa Drive Apartments. The case number assigned to this project is DRB23-00249.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-948-9766 or e-mail me at lbaker@sdiac.us.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting on June 13, 2023 in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to toll-free by calling **888-788-0099** or **877-853-5247** using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Samantha Brannagan of their Planning Division staff. She can be reached at 480-644-4798 or Samantha.Brannagan@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink that reads "Lance D. Baker".

Lance D. Baker, AIA
President
Synectic Design, Inc.

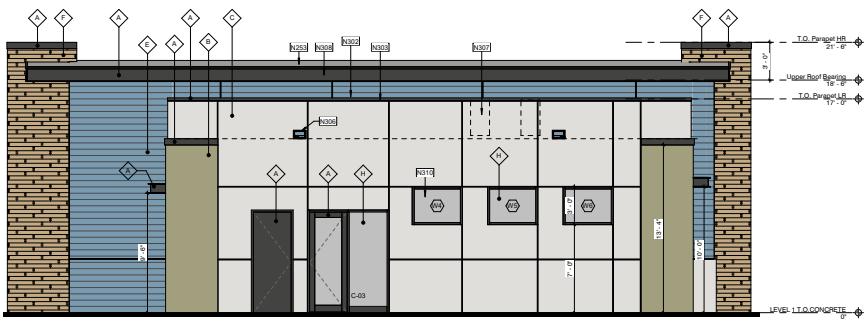


EXTERIOR FINISH LEGEND	
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	IRON ORE, SW 7069
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	GREEN EARTH, SW 7748
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	SNOWFALL, SW 6000
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	PROPER GRAY, SW 6003
DESCRIPTION	FIBER CEMENT SIDING
PANT COLOR	SHERWIN WILLIAMS
	DYER'S WOOD, SW 9071 OR SIMILAR
	BOO MAKE ARTISAN V GROOVE SIDING
DESCRIPTION	TILE
MFR	TBO
COLOR	TBO - WOODGRAIN
DESCRIPTION	WOOD VINYL
MFR	TBO
COLOR	TBO
DESCRIPTION	GLAZING
MFR	TBO
COLOR	TBO

- SHEET KEYED NOTES**
- N08 - MALIBU CLUSTERS
 - N09 - SPRAY FOAM ROOFING SYSTEM
 - N10 - STUCCO FINISH SYSTEM P119, BOO, WESTERN 1, NOTE STUCCO SYSTEM, CC ESR-1167
 - N11 - PRE-FINISHED METAL PARAPET CAP, PAINT
 - N14 - STUCCO CONTROL JOINT, SEE TYPICAL DETAILS
 - N16 - DRAINAGE SCUPPER, MATCH METAL PARAPET
 - N17 - ROOF TOP UNIT RTU1 BEYOND, CURB MOUNTED. SEE MECH, PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
 - N18 - FASCIA, PAINT TO MATCH PARAPET CAP
 - N19 - STOREFRONT, SEE SCHEDULE
 - N10 - WINDOW, SEE SCHEDULE
 - N11 - LINE OF ROOF BEYOND
 - N12 - WOOD-LOOK TILE

- EXTERIOR ELEVATION GENERAL NOTES**
- SEE SITE PLAN FOR ADDITIONAL INFORMATION AND ORIENTATION.
 - SEE DRAINING AND DRAINAGE PLAN FOR DRAINAGE ELEVATION.
 - FFI - FIRST FLOOR FF
 - SEE SHEET #14 FOR TYPICAL STOREFRONT DETAILS
 - TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T1.
 - SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 - REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

WALL AREA	= 1036.49 SF
PRIMARY MATERIAL 1	= 591.59 SF - 57.1%
STUCCO	-480.48
LIGHT GRAY	-111.11
OLIVE	-
PRIMARY MATERIAL 2	= 219.69 SF - 21.2%
FIBER CEMENT (BLUE)	-219.69
ADD. ACCENT MATERIAL	= 225.21 - 21.7%
WOOD-LOOK TILE	-159.95
METAL FASCIA	-65.66



South Elevation
1/4" = 1'-0"

WALL AREA	= 470.73 SF
PRIMARY MATERIAL 1	= 289.16 SF - 61.2%
STUCCO	-210.97
LIGHT GRAY	-68.19
OLIVE	-
PRIMARY MATERIAL 2	= 112.99 SF - 24.0%
FIBER CEMENT (BLUE)	-112.99
ADD. ACCENT MATERIAL	= 68.58 - 18.8%
WOOD-LOOK TILE	-30.19
METAL FASCIA	-58.39



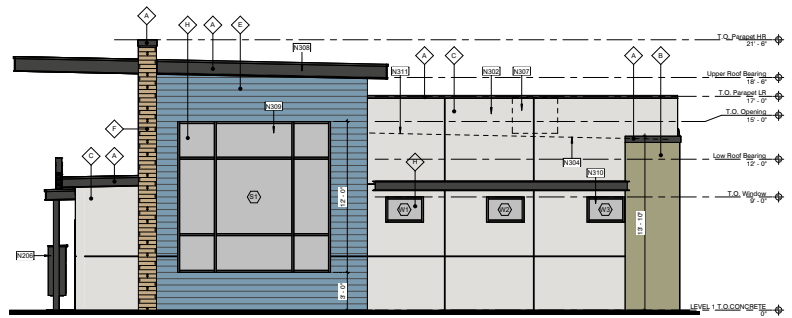
East Elevation (Pool Side)
1/4" = 1'-0"

WALL AREA	= 1004.19 SF
PRIMARY MATERIAL 1	= 232.8 SF - 23.2%
STUCCO	-225.77
LIGHT GRAY	-6
OLIVE	-
PRIMARY MATERIAL 2	= 487.88 SF - 48.6%
FIBER CEMENT (BLUE)	-447.35
ADD. ACCENT MATERIAL	= 304.47 - 30.2%
WOOD-LOOK TILE	-219.96
METAL FASCIA	-84.51



North Elevation
1/4" = 1'-0"

WALL AREA	= 683.11 SF
PRIMARY MATERIAL 1	= 431.77 SF - 63.2%
STUCCO	-373.86
LIGHT GRAY	-57.92
OLIVE	-
PRIMARY MATERIAL 2	= 165.43 SF - 24.2%
FIBER CEMENT (BLUE)	-165.43
ADD. ACCENT MATERIAL	= 85.91 SF - 12.6%
WOOD-LOOK TILE	-30.19
METAL FASCIA	-55.72



West Elevation (Entrance)
1/4" = 1'-0"



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 Accession: 10452 Mesa Drive (Mesa Drive) Family 438A_Combination Document
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WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	- 1371.01
LIGHT GRAY	- 360.21
DARK GRAY	- 360.21
PRIMARY MATERIAL 2	= 443.48 SF - 17.0%
FIBER CEMENT (BLUE)	- 443.48
ADD. ACCENT MATERIALS	= 429.48 - 16.5%
WOOD-LOOK TILE	- 300.46
METAL FASCIA	- 100.00

WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	- 1371.01
LIGHT GRAY	- 360.21
DARK GRAY	- 360.21
PRIMARY MATERIAL 2	= 443.48 SF - 17.0%
FIBER CEMENT (BLUE)	- 443.48
ADD. ACCENT MATERIALS	= 429.48 - 16.5%
WOOD-LOOK TILE	- 300.46
METAL FASCIA	- 100.00

EXTERIOR ELEVATION GENERAL NOTES

- SEE SITE PLANS FOR ADDITIONAL INFORMATION REGARDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FF=FIRST FLOOR FF.
- SEE FIRE RATINGS PLAN FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS. LIVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- WHERE 'O' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- IN GENERAL, SEE 'D' DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

SHEET KEYED NOTES

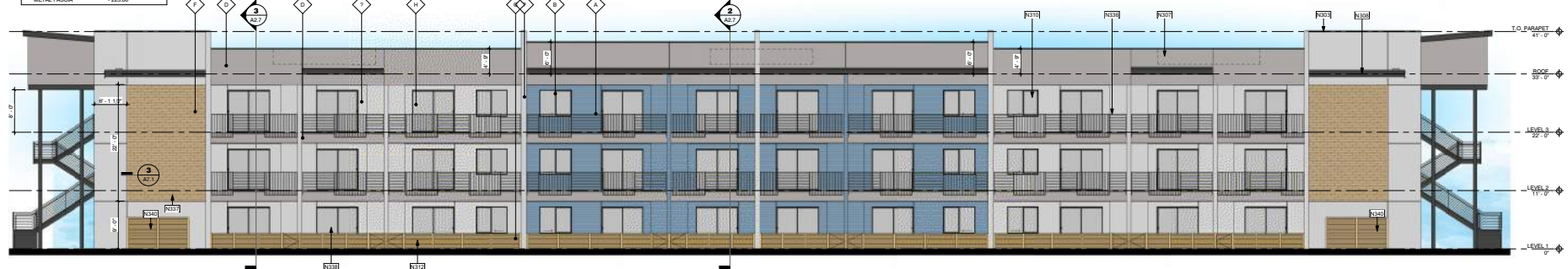
- N303 PREFINISHED METAL PARAPET CAP, PAINT
- N307 ROOF TOP UNIT (RTU) BROWNS, CURB MOUNTED. SEE MECH PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N308 FABRICA PAINT TO MATCH PARAPET CAP
- N310 WINDOW. SEE SCHEDULE
- N311 LINE OF ROOF BEYOND
- N312 8FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
- N336 ALUMINUM GLASS SLIDING DOOR (TYP). SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- N337 WOOD-LOOK TILE
- N339 STEEL PREFABRICATED STAIRS WITH CONCRETE FANS. FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR.
- N340 8FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOES.
- N341 ELECTRIC METERS. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.



Building Type 1 - Elevation 2
1/8" = 1'-0"

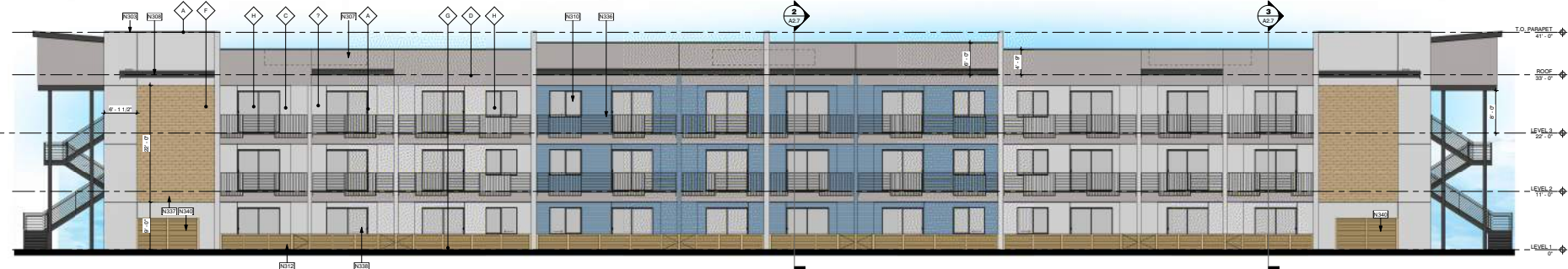
Building Type 1 - Elevation 4
1/8" = 1'-0"

WALL AREA	= 8853.65 SF
PRIMARY MATERIAL 1	= 4856.61 SF - 54.9%
STUCCO	- 2887.09
LIGHT GRAY	- 1869.52
DARK GRAY	- 1869.52
PRIMARY MATERIAL 2	= 1432.35 SF - 20.9%
FIBER CEMENT (BLUE)	- 1432.35
ADD. ACCENT MATERIALS	= 874.69 - 12.8%
WOOD-LOOK TILE	- 650.88
METAL FASCIA	- 223.86



Building Type 1 - Elevation 3
1/8" = 1'-0"

WALL AREA	= 8853.65 SF
PRIMARY MATERIAL 1	= 4856.61 SF - 54.9%
STUCCO	- 2887.09
LIGHT GRAY	- 1869.52
DARK GRAY	- 1869.52
PRIMARY MATERIAL 2	= 1432.35 SF - 20.9%
FIBER CEMENT (BLUE)	- 1432.35
ADD. ACCENT MATERIALS	= 874.69 - 12.8%
WOOD-LOOK TILE	- 650.88
METAL FASCIA	- 223.86



Building Type 1 - Elevation 1
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

DESCRIPTION	PAINT	COLOR
N307	SHERWIN WILLIAMS	IRON ORE, SW 7500
N308	SHERWIN WILLIAMS	GREEN BATH, SW 7748
N309	SHERWIN WILLIAMS	SNOWFALL, SW 6000
N310	SHERWIN WILLIAMS	PROPER GRAY, SW 6003
N336	FIBER CEMENT	SHERWIN WILLIAMS
N337	PAINT COLOR	DYERS WOOD, SW 9071 OR SIMILAR
N339	TILE	MFR TBD
N340	TILE	TBD - WOODGRAIN
N341	WOOD VINYL	MFR TBD
N342	GLAZING	MFR TBD



MESA DRIVE APARTMENTS
 455 N MESA DRIVE
 MESA, AZ 85201



REVISIONS	
Phase:	CD
Drawn By:	SDI
Reviewed By:	LDB
SDI Project No.:	4242
Date:	04/24/2023



1111 W. University Drive
Suite #104
Tempe, AZ 85281
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480.948.9011

SHEET KEYED NOTES

- N303 PREFINISHED METAL PARAPET CAP PAINT
- N307 ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH. PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N308 FASCIA. PART TO MATCH PARAPET CAP
- N310 WINDOW. SEE SCHEDULE
- N311 LINE OF ROOF BEYOND
- N312 5FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH
- N316 RAILING (TYP)
- N317 WOOD-LOOK TILE
- N318 ALUMINUM GLASS SLIDING DOOR (TYP). SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- N319 STEEL PREFABRICATED STAIRS WITH CONCRETE PANS. FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR
- N340 8FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR PATIOS
- N341 ELECTRIC METERS. SEE ELECTRICAL FOR ADDITIONAL INFORMATION

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SITE PLAN FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR MIRRORED. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION, FEE-FIRST FLOOR 0'
3. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNITS CONSTRUCTION AS REQUIRED.
4. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
5. WHERE "O" IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
6. IN GENERAL, SEE O DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
7. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

EXTERIOR FINISH LEGEND

◇	DESCRIPTION	PANTRY	MFR	SHERWIN WILLIAMS	COLOR	IRON ORE, SW 7369
◇	DESCRIPTION	PANTRY	MFR	SHERWIN WILLIAMS	COLOR	GREEN EARTH, SW 7748
◇	DESCRIPTION	PANTRY	MFR	SHERWIN WILLIAMS	COLOR	SNOWFALL, SW 6000
◇	DESCRIPTION	PANTRY	MFR	SHERWIN WILLIAMS	COLOR	PROPER GRAY, SW 6003
◇	DESCRIPTION	FIBER CEMENT	PANTRY	SHERWIN WILLIAMS	OWENS WOOD, SW 6071 OR SIMILAR	WOOD
◇	DESCRIPTION	TILE	MFR	TBD	COLOR	HARDC ARTISAN V GROOVE SDING
◇	DESCRIPTION	TILE	MFR	TBD	COLOR	WOODGRAN
◇	DESCRIPTION	WOOD VINYL	MFR	TBD	COLOR	TBD
◇	DESCRIPTION	GLAZING	MFR	TBD	COLOR	TBD

WALL AREA	= 3804.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	
LIGHT GRAY	-1371.01
DARK GRAY	-360.21
PRIMARY MATERIAL 2	= 443.45 SF - 17.0%
FIBER CEMENT (BLUE)	-443.45
ADD. ACCENT MATERIAL	= 629.46 - 16.5%
WOOD-LOOK TILE	-329.48
METAL FASCIA	-100.00

WALL AREA	= 2804.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	
LIGHT GRAY	-1371.01
DARK GRAY	-360.21
PRIMARY MATERIAL 2	= 443.45 SF - 17.0%
FIBER CEMENT (BLUE)	-443.45
ADD. ACCENT MATERIAL	= 629.46 - 16.5%
WOOD-LOOK TILE	-329.48
METAL FASCIA	-100.00



3 Building Type 2 - Elevation 3
1/8" = 1'-0"



4 Building Type 2 - Elevation 4
1/8" = 1'-0"

WALL AREA	= 4889.01 SF
PRIMARY MATERIAL 1	= 3366.19 SF - 68.8%
STUCCO	
LIGHT GRAY	-2264.64
DARK GRAY	-1100.55
PRIMARY MATERIAL 2	= 1420.95 SF - 14.4%
FIBER CEMENT (BLUE)	-704.58
ADD. ACCENT MATERIAL	= 819.24 - 16.8%
WOOD-LOOK TILE	-649.62
METAL FASCIA	-169.64



2 Building Type 2 - Elevation 2
1/8" = 1'-0"

WALL AREA	= 4889.01 SF
PRIMARY MATERIAL 1	= 3366.19 SF - 68.8%
STUCCO	
LIGHT GRAY	-2264.64
DARK GRAY	-1100.55
PRIMARY MATERIAL 2	= 1420.95 SF - 14.4%
FIBER CEMENT (BLUE)	-704.58
ADD. ACCENT MATERIAL	= 819.24 - 16.8%
WOOD-LOOK TILE	-649.62
METAL FASCIA	-169.64



1 Building Type 2 - Elevation 1
1/8" = 1'-0"

MESA DRIVE APARTMENTS
445 N MESA DRIVE
MESA, AZ 85201



EXPIRES 12/31/2024

REVISIONS

Phase: CD
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4242
Date: 04/24/2023

Sheet
A3.6
BUILDING TYPE 2 - EXTERIOR ELEVATIONS

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 Access Code: 14242 Mesa Drive (MDF) Family (24)_Construction (2) sheet

EXTERIOR FINISH LEGEND

DESCRIPTION	PAINT	MPR SHERWIN WILLIAMS COLOR: IRON ORE, SW 7090
DESCRIPTION	PAINT	MPR SHERWIN WILLIAMS COLOR: GREEN EARTH, SW 7748
DESCRIPTION	PAINT	MPR SHERWIN WILLIAMS COLOR: SNOWFALL, SW 6000
DESCRIPTION	FIBER CEMENT	SHERWIN WILLIAMS DIVERS WOOD, SW 6071 OR SIMILAR HARDIE ARTISAN V GROOVE SIDING
DESCRIPTION	TILE	MPR TRIO COLOR: WOODGRAIN
DESCRIPTION	TILE	MPR TRIO COLOR: TRIO
DESCRIPTION	GLAZING	MPR TRIO

SHEET KEYED NOTES

- N205: ELECTRIC METERS, METERS TO BE SCREENED WITH 8FT TALL WOOD-LOCK VINYL FENCE
- N206: PRE-FINISHED METAL PARAPET CAP, PAINT
- N207: ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH. PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N208: FASCIA, PAINT TO MATCH PARAPET CAP
- N209: WINDOW, SEE SCHEDULE
- N210: LINE OF ROOF BEYOND
- N211: 3FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH
- N212: RAILING (TYP)
- N213: WOOD-LOCK TILE
- N214: ALUMINUM GLASS SLIDING DOOR (TYP), SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- N215: STEEL, PRE-FABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR
- N216: 8FT TALL GREEN WALL AT ELECTRIC METERS. WOOD-LOCK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.

EXTERIOR ELEVATION GENERAL NOTES

- SEE SITE PLAN FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR IMPROVING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION, FFE - FIRST FLOOR 0'
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRES.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- WHERE 'S' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
- IN GENERAL, SEE CD DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

WALL AREA	- 3000.83 SF
PRIMARY MATERIAL 1	- 1786.01 SF - 59.4%
STUCCO	- 1490.92
LIGHT GRAY	- 304.09
DARK GRAY	- 304.09
PRIMARY MATERIAL 2	- 408.82 SF - 13.9%
WOOD-LOOK TILE	- 408.82
ADD. ACCENT MATERIAL	- 849.20 - 28.1%
FIBER CEMENT (BLUE)	- 742.13
METAL FASCIA	- 105.07



③ Building Type 3 - Elevation 3
1/8" = 1'-0"

WALL AREA	- 2750.83 SF
PRIMARY MATERIAL 1	- 1784.17 SF - 63.4%
STUCCO	- 1490.08
LIGHT GRAY	- 304.09
DARK GRAY	- 304.09
PRIMARY MATERIAL 2	- 329.48 SF - 12.0%
WOOD-LOOK TILE	- 329.48
ADD. ACCENT MATERIALS	- 647.20 SF - 38.0%
FIBER CEMENT (BLUE)	- 562.13
METAL FASCIA	- 105.07



④ Building Type 3 - Elevation 4
1/8" = 1'-0"

WALL AREA	- 3152.39 SF
PRIMARY MATERIAL 1	- 2039.07 SF - 64.7%
STUCCO	- 1370.97
LIGHT GRAY	- 696.10
DARK GRAY	- 696.10
PRIMARY MATERIAL 2	- 743.44 SF - 23.6%
FIBER CEMENT (BLUE)	- 743.44
ADD. ACCENT MATERIAL	- 369.88 SF - 11.7%
WOOD-LOOK TILE	- 355.42
METAL FASCIA	- 44.46



① Building Type 3 - Elevation 1
1/8" = 1'-0"

WALL AREA	- 3152.39 SF
PRIMARY MATERIAL 1	- 2039.07 SF - 64.7%
STUCCO	- 1370.97
LIGHT GRAY	- 696.10
DARK GRAY	- 696.10
PRIMARY MATERIAL 2	- 743.44 SF - 23.6%
FIBER CEMENT (BLUE)	- 743.44
ADD. ACCENT MATERIAL	- 369.88 SF - 11.7%
WOOD-LOOK TILE	- 355.42
METAL FASCIA	- 44.46



② Building Type 3 - Elevation 2
1/8" = 1'-0"

MESA DRIVE APARTMENTS

445 N MESA DRIVE
MESA, AZ 85201



REVISIONS

Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SCD Project No: 4242
 Date: 04/24/2023

A4.6
 BUILDING TYPE 3 -
 EXTERIOR ELEVATIONS

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Client:

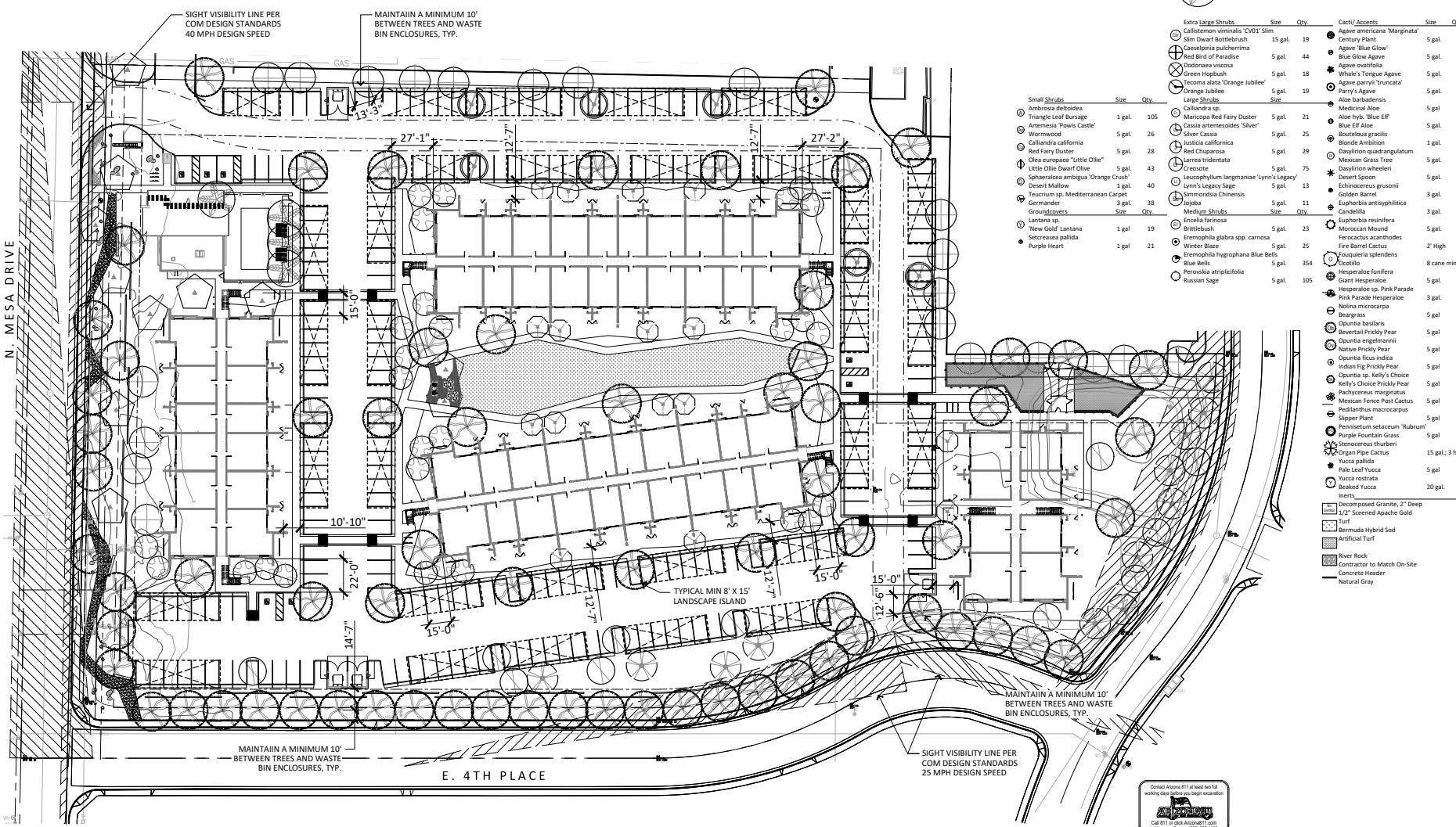
Client Name

Client Address
City, State Zip
Phone Number

PLANT MATERIALS LEGEND

Trees	Size	Qty.
Acacia aneura	24"/36" box	7
Mulga Acacia	24"/36" box	7
Acacia willardiana	24" box	28
Palo Blanco	24" box	21
Casodipina cacalaco 'Smoothie'	24" box	14
Thornless Cascalote	24" box	14
Chilopsis linearis	36" box	11
Desert Willow	24"/36" box	70
Olneya tesota	24"/36" box	12
Prosopis juliflora	24" box	16
Prosopis hybrid	24" box	16
Thurberia mesquite	24" box	16
Sophora secundiflora	24" box	16
Texas Mountain Laurel	24" box	16
Washingtonia filifera	20'	4

Extra Large Shrubs	Size	Qty.	Cacti/Accents	Size	Qty.
Callitriche viminalis 'C/O1' Slim	15 gal.	19	Agave americana 'Marginalis'	5 gal.	42
Slim Dwarf Bottlebrush	15 gal.	19	Century Plant	5 gal.	42
Casaeipinia pulcherrima	5 gal.	44	Agave 'Blue Glow'	5 gal.	20
Red Bird of Paradise	5 gal.	44	Blue Glow Agave	5 gal.	20
Dodeanea viscosa	5 gal.	18	Agave ovatifolia	5 gal.	22
Green Hopbush	5 gal.	18	Whale's Tongue Agave	5 gal.	22
Neocoma alata 'Orange Jubilee'	5 gal.	19	Agave parryi 'truncata'	5 gal.	25
Orange Jubilee	5 gal.	19	Parry's Agave	5 gal.	25
Large Shrubs	Size	Qty.	Aloe barbadensis	5 gal.	45
Calliandra sp.	5 gal.	21	Medicinal Aloe	5 gal.	45
Mariacopa Red Fairy Duster	5 gal.	21	Aloe hybrid 'Blue Elf'	5 gal.	43
Cassia artemesioides 'Silver'	5 gal.	25	Blue Elf Aloe	5 gal.	43
Silver Cassia	5 gal.	25	Bouteloua gracilis	1 gal.	251
Calliandra californica	5 gal.	29	Daylily from quadrangulum	5 gal.	3
Red Fairy Duster	5 gal.	29	Mexican Grass Tree	5 gal.	100
Arrea tridentata	5 gal.	75	Daylily from whedleri	5 gal.	100
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	13	Desert Spoon	5 gal.	100
Lynn's Legacy Sage	5 gal.	13	Echinocereus grisonii	3 gal.	68
Lymnium sp. Mediterranean Carpet	3 gal.	38	Golden Barrel	3 gal.	177
Germanium	3 gal.	38	Euphorbia antisyphilitica	3 gal.	177
Groundcovers	Size	Qty.	Candellila	5 gal.	43
Lantana sp.	1 gal.	19	Euphorbia resinifera	5 gal.	43
New Gold Lantana	1 gal.	19	Moroccan Mound	5 gal.	43
Setcreasea pallida	1 gal.	21	Ferocactus acanthodes	2" High	9
Purple Heart	1 gal.	21	Fire Barrel Cactus	2" High	9
Small Shrubs	Size	Qty.	Freziera splendens	8 cane min. 36"	
Ambrosia deltoidea	1 gal.	105	Ocotillo	8 cane min. 36"	
Triangle Leaf Borage	1 gal.	105	Hesperaloe parviflora	5 gal.	70
Artemisia 'Potts Castle'	1 gal.	105	Giant Hesperaloe	5 gal.	70
Wormwood	1 gal.	105	Pink Parade Hesperaloe	5 gal.	87
Calliandra californica	5 gal.	26	Hesperaloe sp. Pink Parade	5 gal.	87
Red Fairy Duster	5 gal.	28	Nolina microcarpa	5 gal.	80
Olea europaea 'Little Olive'	5 gal.	43	Beargrass	5 gal.	80
Little Olive Dwarf Olive	5 gal.	43	Opuntia basilaris	5 gal.	13
Sphaeralcea ambigua 'Orange Crush'	1 gal.	40	Beavertail Prickly Pear	5 gal.	23
Desert Mallow	1 gal.	40	Opuntia engelmannii	5 gal.	23
Fezicium sp. Mediterranean Carpet	3 gal.	38	Native Prickly Pear	5 gal.	61
Germanium	3 gal.	38	Opuntia ficus indica	5 gal.	61
Groundcovers	Size	Qty.	Indian Fig Prickly Pear	5 gal.	16
Lantana sp.	1 gal.	19	Opuntia sp. Kelly's Choice	5 gal.	55
New Gold Lantana	1 gal.	19	Kelly's Choice Prickly Pear	5 gal.	55
Setcreasea pallida	1 gal.	21	Pachyrhizus marginatus	5 gal.	10
Purple Heart	1 gal.	21	Mexican Fence Post Cactus	5 gal.	10
Small Shrubs	Size	Qty.	Pedilanthus macrocarpus	5 gal.	10
Ambrosia deltoidea	1 gal.	105	Silver Plant	5 gal.	10
Triangle Leaf Borage	1 gal.	105	Pennisetum setaceum 'Rubrum'	5 gal.	32
Artemisia 'Potts Castle'	1 gal.	105	Purple Fountain Grass	5 gal.	40
Wormwood	1 gal.	105	Stemococcus Thurberii	15 gal.; 3 head.	
Calliandra californica	5 gal.	26	Organ Pipe Cactus	15 gal.; 3 head.	
Red Fairy Duster	5 gal.	28	Vucca pallida	5 gal.	34
Olea europaea 'Little Olive'	5 gal.	43	Pale Leaf Yucca	5 gal.	34
Little Olive Dwarf Olive	5 gal.	43	Yucca rostrata	20 gal.	11
Sphaeralcea ambigua 'Orange Crush'	1 gal.	40	Beaked Yucca	20 gal.	11
Desert Mallow	1 gal.	40			
Fezicium sp. Mediterranean Carpet	3 gal.	38			
Germanium	3 gal.	38			
Groundcovers	Size	Qty.			
Lantana sp.	1 gal.	19			
New Gold Lantana	1 gal.	19			
Setcreasea pallida	1 gal.	21			
Purple Heart	1 gal.	21			



REQUIRED

24 TREES, 142 SHRUBS, (6) 36" BOX OR LARGER, (12) 24" BOX MIN, (6) 15 GALLON MIN

STREET FRONTAGE LANDSCAPE ALONG SOUTH PERIMETER 500 LF DIVIDED BY 1 TREE AND 6 SHRUBS PER 25 LF

STREET FRONTAGE LANDSCAPE ALONG WEST PERIMETER 400 LF DIVIDED BY 1 TREE AND 6 SHRUBS PER 25 LF

LANDSCAPE ADJACENT TO EAST PERIMETER 143 LF DIVIDED BY 3 TREES AND 6 SHRUBS PER 25 LF

LANDSCAPE ADJACENT TO NORTH PERIMETER 480 LF DIVIDED BY 3 TREES AND 20 SHRUBS PER 100 LF

LANDSCAPE PER PARKING SPACE 260 PARKING SPACES DIVIDED BY 1 TREE AND 3 SHRUBS PER 8 SPACES

PROVIDED (SIZES WILL BE MINIMUM)

24 TREES, 142* SHRUBS, (6) 36" BOX OR LARGER, (12) 24" BOX MIN, (6) 15 GALLON MIN

16 TREES, 92* SHRUBS, (4) 36" BOX OR LARGER, (8) 24" BOX MIN, (4) 15 GALLON MIN

6 TREES, 24 SHRUBS, (2) 36" BOX OR LARGER, (3) 24" BOX MIN, (1) 15 GALLON MIN

5 TREES, 100* SHRUBS, (1) 36" BOX OR LARGER, (2) 24" BOX MIN, (2) 15 GALLON MIN

32 TREES, 96* SHRUBS, (8) 36" BOX OR LARGER, (16) 24" BOX MIN, (8) 15 GALLON MIN

16 TREES, 24* SHRUBS, (3) 36" BOX OR LARGER, (3) 24" BOX MIN, (1) 15 GALLON MIN

5 TREES, 100* SHRUBS, (1) 36" BOX OR LARGER, (2) 24" BOX MIN, (2) 15 GALLON MIN

32 TREES, 96* SHRUBS, (8) 36" BOX OR LARGER, (16) 24" BOX MIN, (8) 15 GALLON MIN

Mesa Drive Apartments

515 N. Mesa Drive
Mesa, Arizona 85201

Landscape Plan



- revision
- 1
- 2
- 3
- 4

- issued for
- design dev.
- city submittal
- bid package
- construction

date issued 05.11.2023
scale 1/40
drawn by ts
checked by ts
project number 257-019-23
sheet number





Exhibit D - Email of Support from Community Member

Valorie Jakubowski

From: Lance Baker
Sent: Saturday, June 3, 2023 3:54 PM
To: Valorie Jakubowski
Subject: Fwd: 515 No. Mesa Drive

Lance D. Baker, AIA
Synectic Design Inc.
(480) 244-9204

Begin forwarded message:

From: j.gilliam@roadrunner.com
Date: June 3, 2023 at 11:04:40 AM MST
To: Lance Baker <lbaker@sdi.az.us>
Subject: 515 No. Mesa Drive

Dear Mr. Baker,

I am the property owner of 441 No. Lesueur, La Cascada Apartments. I have owned the property since 2004 and have invested substantial capital into property improvements in order to advance quality housing within the city of Mesa but also bring fresh appeal to Mesa. Over the years, I have witnessed the former Mesa General Hospital lot deteriorate and become a negative influence within the community. When I discovered the lot was purchased, I cannot express to you my hope for additional revitalization within the community.

For too long the area has been neglected. Crazy notions like relocating Mesa's City Center, leaving lots vacant for decades, underperforming shopping centers, and even low-income housing projects have served to keep Mesa's city core underperforming. Mesa's city core is well positioned to Tempe, Scottsdale, and east Mesa and should be a lot more vibrant than it is. Recent market rate apartments are a welcome improvement that will drive commercial activity.

The design and amenities of your installation will further enhance and expand Mesa's downtown market. Your design is fresh, in line with market expectations, and will advance quality housing within Mesa. I wholeheartedly support this development. If there is anything I can do to help please feel free to call me at (949) 244-8813.

Sincerely,

John Gilliam

Exhibit E - Mailing Labels for P&Z Board Meeting

308 UNIVERSITY LLC
1450 E INDIAN SCHOOL RD SUITE 104
PHOENIX, AZ 85014

457 E 4TH LLC
733 E UNIVERSITY DR NO 2
MESA, AZ 85203

629 MESA LLC
40 E RIO SALADO PARKWAY STE 425
TEMPE, AZ 85281

629 N MESA DR 39 LLC
3513 E ENCANTO ST
MESA, AZ 85213

A TO Z TRUST
6913 E PORTLAND ST
SCOTTSDALE, AZ 85257

ACKER GENEVIEVE M/LARRY A
636 N HOBSON
MESA, AZ 85203

ACOSTA RAFAEL M
441 N OLIVE DR
MESA, AZ 85203

ACP 1 LLC
1112 PRICE AVE
COLUMBIA, SC 29201

AKER ROBERT R JR/LARAINÉ
543 N HOBSON PLZ
MESA, AZ 85203

ALLEN DACE
623 N PIONEER CIR
MESA, AZ 85203

ALTMAN LEE K SR
442 N OLIVE
MESA, AZ 85203

ALVA LILIANA
503 N LESEUER ST
MESA, AZ 85203

AMANN RANDY S/LINDA
P O BOX 281
PLEASANT GROVE, UT 84062

ANDERSON KACEY/DUMONT PAUL D
553 N HOBSON PLZ
MESA, AZ 85203

ANDERSON ROBIN E
508 N HOBSON PLAZA
MESA, AZ 85203

ANDREWSON DANIEL J/KYLEENA
533 N OLIVE
MESA, AZ 85203

ARIAS MARIA ELENA
532 E ROYAL PALMS DR
MESA, AZ 85203

ARIZONA PLATINUM PROPERTIES LLC
1551 E UNIVERSITY DR
MESA, AZ 85203

ARMISTEAD DAVID A
629 N MESA DR UNIT 33
MESA, AZ 85201

ARMSTRONG DON W/VIRGINIA
641 N LESUEUR CIR
MESA, AZ 85203

ASEM608
831 W 36TH PL
YUMA, AZ 85365

ATAYDE FIDEL JR/MARTHA T
CASTANEDA DE
432 N BRIMHALL
MESA, AZ 85203

AUSTIN KAUSEEN J
524 E 4TH PL
MESA, AZ 85203

AYON EFREN MERCADO
346 N PIONEER
MESA, AZ 85203

AZ MED CAP LLC
1553 W TODD DR NO 109
TEMPE, AZ 85283

BACON AUSTIN KYLER/MONTINI LAURA
MARIE
629 N MESA DR APT 37
MESA, AZ 85201

BAILLY RON
715 N GILBERT RD NO 2
MESA, AZ 85203

BAKER FAMILY REVOCABLE TRUST
628 N OLIVE
MESA, AZ 85203

BAKER RUSSELL G/KENNA RAE
628 N OLIVE
MESA, AZ 85203

BARNETT NATASHA J
517 N LESUEUR ST
MESA, AZ 85203

BARNEY DIANE/DARGIE JOSHUA
629 N MESA DR APT 28
MESA, AZ 85201

BARRACK MATTHEW /VANG KIM-LAN
610 N PIONEER CIR
MESA, AZ 85203

BARRIE RICHARD/JENNIFER
530 N HOBSON PLZ
MESA, AZ 85203

BARTHOLOMEW CHRISTOPHER
J/KATHERINE L
630 N LESUEUR CIR
MESA, AZ 85203

BASS INVESTMENTS LLC
2673 EAST ZION WAY
CHANDLER, AZ 85249

BAUTISTA BIENVENIDO
605 N LESUEUR CIR
MESA, AZ 85203

BEGAY SHAYNA
NIZHONI/REBECCA/WALLACE JR
628 N LESUEUR CIR
MESA, AZ 85203

BELTRAN-ALCANTAR
RAYMOND/TORRES JUADUALUPE
444 E 3RD PL
MESA, AZ 85201

BENDIXEN CORY
2454 E WASHINGTON AVE
GILBERT, AZ 85234

BERRY CHERYL
609 N HOBSON
MESA, AZ 85203

BEST RICHARD K/GOSWICK MELODY L
511 E 7TH PL
MESA, AZ 85203

BJR RICHTER FAMILY TRUST
477 E ROYAL PALM DR
MESA, AZ 85203

BLEDSON ROXANNE J
512 N HOBSON PLZ
MESA, AZ 85203

BOLDER MANAGEMENT LLC
909 KRUMKILL RD
SLINGERLANDS, NY 12159

BOSEN JULIE A/MICHAEL T TR
PO BOX 1087
EAGER, AZ 85925

BRETZ HELEN E
461 N OLIVE
MESA, AZ 85203

BRG TRUST
29 LINDENWOOD DR
LITTLETON, CO 80120

BROWN BRANDON
317 17TH ST
HUNTINGTON BEACH, CA 92648

BSSC ENTERPRISES LIMITED
PARTNERSHIP #1
627 E LEHI
MESA, AZ 85203

BUHMAN CHASE
520 E ROYAL PALMS DR
MESA, AZ 85203

BURTON BRUCE
419 N LESUEUR
MESA, AZ 85203

BUSBY BARBARA J
26767 W MARCO POLO RD
BUCKEYE, AZ 85396

C & S HOMES 323 LLC
1503 E BROWN RD
MESA, AZ 85203

CACCHIONE ANDREW JAKE/
SCHLUETER HANNAH MARIE
451 N LESUEUR
MESA, AZ 85203

CARPIO ARTEMIO R/ROBERTO
S/CACHITO J
5135 E EVERGREEN ST #1213
MESA, AZ 85205

CARRASCO ALFREDO JR
465 N LESUEUR
MESA, AZ 85203

CARRASCO CECILIA/TERRAZAS BACILIO
624 E 6TH ST
MESA, AZ 85203

CARRILLO LORENA JIMENEZ
521 N LESUER
MESA, AZ 85203

CASA LA MESA TOWNHOUSES CORP
1514 W TODD DR STE 103
TEMPE, AZ 852834845

CHACON JUDY A
409 E 3RD PL
MESA, AZ 85203

CHAMBERS BERNICE I
108 N LESUEUR
MESA, AZ 85203

CHEUNG SUN SING TR
2141 E CONCORDA DR
TEMPE, AZ 85282

CHIU SHANG SYUN/HUI MIN CHEN
2461 E WISTERIA DR
CHANDLER, AZ 85286

CHRIS SQUARED LLC
421 E UNIVERSITY DR
MESA, AZ 85203

CHRIS2 LLC
421 E UNIVERSITY DR
MESA, AZ 85203

CHRISTENSEN ANDREW
629 N MESA DR APT 17
MESA, AZ 85201

CHURCH OF JESUS CHRIST LDS CORP
PRES BIS
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

CIRCLE K PROPERTIES INC
PO BOX 52085 DC-17
PHOENIX, AZ 85072

CLOUSE RUSSELL LEROY/SHELLE RAE
2437 E FLORIAN AVE
MESA, AZ 85204

CLUFF MICHAEL/ELISE
631 N LESUEUR CIR
MESA, AZ 85203

COHILL KIM A
455 N LESUEUR
MESA, AZ 85203

COLEMAN MICHAEL PAUL
629 N MESA DR NO 30
MESA, AZ 85201

CORAN BILLY R/DEGNA E
414 E ROYAL PALMS DR
MESA, AZ 852036348

CORRAL ROXANNA V/WRIGHT WILLIAM
418 N OLIVE
MESA, AZ 85203

CORRALES MARIA JESUS
611 N HOBSON PL
MESA, AZ 85203

COUCH AMY D
645 N HOBSON
MESA, AZ 85203

CRISWELL DUANNE/BARBARA
509 N HOBSON PLAZA
MESA, AZ 85203

CROSS JANELLE
629 N MESA DR UNIT 10
MESA, AZ 85201

CULL EMERSON DANIEL
616 N LESUEUR CIR
MESA, AZ 85203

CURRIER DEBORAH L
564 E ROYAL PALMS DR
MESA, AZ 85203

DALBEY RANDALL
622 N LESUEUR CIR
MESA, AZ 85203

DAVEY LINDA R
531 N HOBSON PLZ
MESA, AZ 85203

DAVID ROBIN L
19836 E STACY RD
QUEEN CREEK, AZ 85142

DAVIS BRIANNA
619 N LESUEUR CIR
MESA, AZ 85203

DAVIS SHARI/ERIK
526 N BRIMHALL
MESA, AZ 852037117

DEAN & FRANKIE LLC
14833 COLE DR
SAN JOSE, CA 95124

DEL PRETE FLORENCE B
454 N HOBSON
MESA, AZ 85203

DELGADO MELISSA
531 E ROYAL PALMS
MESA, AZ 85203

DEMARS ELAINE B/SCOTT L
517 N HOBSON PLAZA
MESA, AZ 85203

DERYLO MICHAEL E III
PO BOX 869
CAREFREE, AZ 85377

DESJARDIN ROBERT E
540 E ROYAL PALMS DR
MESA, AZ 85203

DEWAIN N CONNOLLY FAMILY TRUST
513 N HOBSON PLZ
MESA, AZ 85203

DIANNE K DILLY LIVING TRUST
918 CALLE NUEVO
SAN CLEMENTE, CA 92673

DICKINSON AMBER M
421 E ROYAL PALMS DR
MESA, AZ 85203

DKD INC
1342 BURTON
BURLEY, ID 83318

DODSON SHELLEY J
535 N LESUEUR ST
MESA, AZ 85203

DONOVAN TIMOTHY ALOYSIUS
528 E 4TH PL
MESA, AZ 85203

DOUGAN STEPHEN J/JODI L
929 W SUNSET BLVD STE 21-311
ST GEORGE, UT 84770

DOWNS NELLIE
COMAS/RICHARD/MICHELE D
614 N PIONEER CIR
MESA, AZ 852036341

DP DMHI LLC
7662 E CACTUS WREN RD
SCOTTSDALE, AZ 852504651

DRAPER LIVING TRUST
PO BOX 41
PIMA, AZ 85543

DREAM WEST LLC
8501 E CULVER ST
MESA, AZ 85207

EAST COAST FINANCIAL LLC
10632 N SCOTTSDALE RD SUITE B466
SCOTTSDALE, AZ 85254

EAST ROYAL PALM PROPERTY LLC
6614 E GOLD DUST AVE
SCOTTSDALE, AZ 85253

EASTBURN BETHANY/LACOMB
MARSHALL
526 E 4TH PL
MESA, AZ 85203

EASTIN JARED/STEINS CRYSTAL
629 N MESA DR UNIT 38
MESA, AZ 85201

EATON NIAMAN
425 E ROYAL PALMS DR
MESA, AZ 85203

EDWARD JOHN BOWDEN IV TRUST
466 E ROYAL PALM DR
MESA, AZ 85203

EDWARDS JESSICA
629 N MESA DR UNIT 15
MESA, AZ 85201

EGAN JOSEPH JOHN
516 E ROYAL PALM
MESA, AZ 85203

ELLIOTT KIM A
527 N LESUEUR CIR
MESA, AZ 85203

ELLISON DARRIN RAY/SAWKA HAYLI
610 N LESUEUR CIR
MESA, AZ 85203

ERMAN NANCY J TR
5632 GLENHAVEN AVE
RIVERSIDE, CA 92506

ETERNAL ENTERTAINMENT L L C
7904 E CHAPARRAL RD SUITE A110-229
SCOTTSDALE, AZ 852507297

ETERNAL ENTERTAINMENT LLC
15225 E VERBENA DR
FOUNTAIN HILLS, AZ 85268

EXPRESS COMPANIES XII LLC
3100 S RURAL RD 1
TEMPE, AZ 85282

Fafa LLC
4128 N DIAMOND POINT
MESA, AZ 85207

FALLS TAYLOR LIN
618 N PIONEER CIR
MESA, AZ 85203

FANTECHI SARA ANN
520 N HOBSON PLAZA
MESA, AZ 85203

FARR AUSTIN
624 N PIONEER CIR
MESA, AZ 85203

FELIX TRUJILLO MARIA MAGDALENA
629 N MESA DR UNIT 32
MESA, AZ 85201

FIELDS HARRY
1367 S COUNTRY CLUB DR UNIT 1319
MESA, AZ 85210

FINITZER INVESTMENTS LLC
657 S 73RD ST
MESA, AZ 85208

FLORES ANITA/ABEL
615 N HOBSON
MESA, AZ 85203

FLORES MANUEL J
413 E 3RD PL
MESA, AZ 85203

FOLKNER JARRAH ANTHONY/JESSICA K
567 E ROYAL PALMS DR
MESA, AZ 85203

FONTES MARY C
1325 S HAUPT AVE APT 115W
YUMA, AZ 85364

FORMANACK RICHARD JR
426 N BRIMHALL
MESA, AZ 85203

FOX ANDREW
17110 MCCORMCK ST
ENCINO, CA 91316

FRANCISCO JOANNA ANDREA
629 N MESA DR UNIT 43
MESA, AZ 852015120

FRANCO CONNIE
332 N PIONEER ST
MESA, AZ 85201

FROM LISA
461 N HOBSON PLAZA
MESA, AZ 85203

FULTZ DAVID
507 N LESUEUR ST
MESA, AZ 85203

G S TRADING LLC
PO BOX 23670
TUCSON, AZ 857343670

GALINDO ARMANDO JR
458 N OLIVE ST
MESA, AZ 85203

GALL KRISTEN/BRETT
629 N MESA DR APT 27
MESA, AZ 85201

GALLEGOS ANTONIO S JR
355 MAIN ST
PHOENIX, AZ 13135

GAMEZ ANNA MARIA CONTRERAS
437 E 3RD PL
MESA, AZ 85203

GARCIA PETER DANIEL/JOHNSON LINDA
JOAN
534 E 4TH PL
MESA, AZ 85203

GARDNER RICK C/SUZANNE M
934 E 9TH ST
MESA, AZ 85203

GAUGLER LESLIE A
502 N BRIMHALL
MESA, AZ 85203

GC MADISON LLC
9595 WHISHIRE BLVD STE 214
BEVERLY HILLS, CA 90212

GENDRON ANDREW C
523 E ROYAL PALMS DR
MESA, AZ 85203

GEORGE V PULFORD/DONNA DEE TR
555 E ROYAL PALMS DR
MESA, AZ 85203

GILBERTSON BETSY
29 LINDENWOOD DR
LITTLETON, CO 80120

GILBERTSON SONIA
29 LINDENWOOD DR
LITTLETON, CO 80120

GLORIA G POPE REVOCABLE LIVING
TRUST
504 N OLIVE
MESA, AZ 852037133

GODOY LUIS HUMBERTO
504 E ROYAL PALMS DR
MESA, AZ 85203

GOMEZ JOEL VALENZUELA
429 E ROYAL PALM DR
MESA, AZ 85203

GONZALEZ ALEX I
629 N MESA DR UNIT 42
MESA, AZ 85201

GOODMAN RALPH
434 E ROYAL PALMS DR
MESA, AZ 85203

GRAHAM ENTERPRISES LLC
7753 E BISBEE RD
SCOTTSDALE, AZ 85258

GREATHOUSE BRANDON S
456 N BRIMHALL
MESA, AZ 85203

GREEN ACRES CAPITAL LLC
29 E BROADWAY RD
MESA, AZ 85210

GREEN CHARLES ALFRED III
528 E ROYAL PALMS DR
MESA, AZ 85201

GRIGSBY FAMILY REVOCABLE TRUST
536 E 4TH PL
MESA, AZ 85203

GUEVARA JOANNE MARY/MA JESUS
1533 E CHAPARRAL PL
CASA GRANDE, AZ 85222

HANNA REBECCA
520 E 4TH PL
MESA, AZ 85203

HARNEY FAMILY TRUST
4242 SAN PEDRO CIR
YORBA LINDA, CA 92686

HARPER DANIEL J
612 N LESUEUR CIR
MESA, AZ 85203

HARRIET A HAMILTON TRUST
629 N MESA DR UNIT 35
MESA, AZ 85201

HAWKINS MEGAN
537 N HOBSON PLAZA
MESA, AZ 85203

HAWTHORNE REVOCABLE LIVING
TRUST
510 N OLIVE ST
MESA, AZ 85203

HEARD ONEISHIA CHANTE
426 E ROYAL PALMS DR
MESA, AZ 85203

HEAVY T PROPERTIES LLC
3998 COMMERCE CIR
IDAHO FALLS, ID 83401

HEINTZELMAN GOMEZ KRISTA
L/GOMEZ NESTOR H
459 N LESUEUR
MESA, AZ 85203

HEREDIA FRANCISCO Y JR/CHRISTINA M
486 E ROYAL PALMS DR
MESA, AZ 85203

HERNANDEZ EILEEN
538 E 4TH PL
MESA, AZ 85203

HERNANDEZ LINDA E MONTES
455 E ROYAL PALMS DR
MESA, AZ 85203

HERNANDEZ-MARTINEZ
MARGARITO/MAGALLANES M C B
2220 W DEL ORO CIR
MESA, AZ 85202

HIGHT HUNTER JAMES/RAEHEL
618 N HOBSON
MESA, AZ 85203

HILL NANCILYN
522 E 4TH PL
MESA, AZ 85203

HOB 45 LLC
1628 E SOUTHERN AVE STE 9 PMB 322
TEMPE, AZ 852825781

HOBBY440 LLC
1628 E SOUTHERN AVE SUITE 9
PMB 322
TEMPE, AZ 85282

XAYAVONG ABBIE
1925 LARIAT ST
SANTA ROSA, CA 95403

YOSHIDA MIEKO/YOICHI
629 N MESA DR APT 34
MESA, AZ 85201

HOFFMAN JULIE D ETAL
3673 ASPEN VILLAGE WAY APT A
SANTA ANA, CA 92704

HOLMAN MICHELLE R
PO BOX 525
PINE, AZ 85544

HOVERSON TOM O
3210 N COMANCHE DR
CHANDLER, AZ 85224

HUBBARD GARY L & SARA LYNNE
508 N BRIMHALL ST
MESA, AZ 85203

HYDE RUTH E
15 W HUNTER CIR
MESA, AZ 85201

IP&RM INVESTMENTS LLC
531 E UNIVERSITY
MESA, AZ 85203

ISLANDS LLC
2753 E BROADWAY RD SUITE 101
PMB 421
MESA, AZ 852041573

JACKSTON DARRYL S
623 N HOBSON ST
MESA, AZ 85203

JANICE HANER TRUST
612 N HOBSON
MESA, AZ 85203

JANICE HANER TRUST/SALLY J ELSBERRY
REV TRUST
1427 E 3RD PL
MESA, AZ 85203

JARA JOSE GUADALUPE/ESTHER A
559 E ROYAL PALM
MESA, AZ 85203

JIFFY PROPERTIES XXVIII LLC
9319 N 93RD WAY STE 300
SCOTTSDALE, AZ 85258

JIMENEZ STEPHANIE/VICENTE
433 E 7TH PL
MESA, AZ 85203

JOHANNSEN KELLEY S/EBERLY LORIE
ANN
428 E THUNDERBIRD RD #739
PHOENIX, AZ 85022

JOHN AND CONNIE HUBER FAMILY
REVOCABLE TRUST
634 E 6TH ST
MESA, AZ 85203

JOHN HERRERA INVESTMENTS LLC
1513 W THOMAS RD
PHOENIX, AZ 85015

JOHNSON DONALD B
605 N HOBSON
MESA, AZ 85203

JONES ANITA
621 N LESUEUR CIR
MESA, AZ 85203

JONES SAMANTHA
629 N MESA DR UNIT 19
MESA, AZ 85201

KATE LAUREN HOLDING COMPANY LLC
524 VISTA GRANDE
NEWPORT BEACH, CA 92660

KAWA ROBERT J/DIANE S TR
1326 E CALLE DE ARCOS
TEMPE, AZ 85284

KAZARIAN MARY Y
442 E ROYAL PALM DR
MESA, AZ 85203

KAZDA KIPP/DEBBIE
629 N MESA DR
MESA, AZ 85201

KETCHUM KARLIE
531 N LESUEUR
MESA, AZ 85203

KHANI HOSSEIN GHASEM/
ZARKOOBMANESH MOHAMMADREZA
1055 S FARGO ST
CHANDLER, AZ 85286

KILLMAN GREGG/ROBIN
618 N OLIVE
MESA, AZ 85203

KILLMANN 401K PERSONAL SAVINGS
PLAN
629 N MESA DR UNIT 206
MESA, AZ 85201

KING DELIA CATHERINE
544 E ROYAL PALM
MESA, AZ 85203

KINNARD DANNY D & EVADEL N TR
3314 E DRAPER CIR
MESA, AZ 852137055

KIRK LAURA E
446 N HOBSON PLZ
MESA, AZ 85203

KJAR ENTERPRISES LLC
553 E UNIVERSITY DR
MESA, AZ 85203

KJAR TIFFANY R/ROBERT B
536 N HOBSON PLAZA
MESA, AZ 85203

KOHL ROSE E TR
667 E 8TH ST
MESA, AZ 85203

KOPLITZ MICHAEL KAY/ERIN L
3424 238TH ST SW
BRIER, WA 98036

KUO ESTER
458 W MONTEREY AVE
MESA, AZ 85210

LAMB JOHN L/CHARLA L
514 N BRIMHALL
MESA, AZ 85203

LARSON WENDY
458 E ROYAL PALMS DR
MESA, AZ 852036348

LAU MICHAEL GRANT
629 N MESA DR UNIT 23
MESA, AZ 85201

LAW TAYLOR
525 N LESUEUR
MESA, AZ 85203

LAZCANO HECTOR MANUEL LECHUGA
437 E ROYAL PALMS DR
MESA, AZ 85203

LEFFUE JOHN WILLIAM/MEDINA
RICARDO JOSE JR
629 N MESA DR UNIT 45
MESA, AZ 85201

LEON SALVADOR G/SUSAN A/SANDRA
A/SABRINA A
444 E 3RD ST
MESA, AZ 85203

LES50 LLC
1628 E SOUTHERN AVE SUITE 9
PMB 322
TEMPE, AZ 85282

LESTER BETTY B TR
629 N MESA DR NO 9
MESA, AZ 85201

LESUEUR INVESTMENTS LLC
389 W MERRILL AVE
GILBERT, AZ 85233

LESUEUR PROPERTY LLC
10435 W OAKMONT DR
SUN CITY, AZ 85351

LIFEWELL
202 E EARLL DR SUITE 200
PHOENIX, AZ 85012

LIN QIAOLU
8868 AMBERJACK WY
SACRAMENTO, CA 95828

LISTER LYNN K
609 N LESUEUR CT
MESA, AZ 85203

LOGFGREEN TORRY D JR/STEPHANIE M
2035 E VAUGHN AVE
GILBERT, AZ 85234

LONG ROBIN D
630 N HOBSON
MESA, AZ 85203

LONGORIA DAVID FLORES/MASCORRO
LEONOR
634 N LESUEUR CIR
MESA, AZ 85203

LOPEZ JOSEPH J
947 N ELLSWORTH RD
MESA, AZ 85207

LOPEZ JOSEPH JESSE
947 N ELLSWORTH RD
MESA, AZ 85207

LOPEZ JUAN RUVALCABA/RUVALCABA
JUANA MARIA T
426 E 3RD ST
MESA, AZ 85203

LOPEZ VERONICA S
413 E ROYAL PALMS DR
MESA, AZ 85203

LOVIN DARREN/NICOLE
4030 E DELTA CIR
MESA, AZ 85206

LUCAS CAROL ANN TR
614 N HOBSON
MESA, AZ 85203

LUNG FAMILY TRUST
PO BOX 4692
VALLEY VILLAGE, CA 91617

LYNN AARON
635 N HOBSON
MESA, AZ 85203

M & M MECHANICAL CONTRACTORS
120 S POMEROY
MESA, AZ 85210

M AND M CONTRACTORS LLC
542 E UNIVERSITY DR
MESA, AZ 85203

MACDONALD ALEXIS
629 N MESA DR APT 7
MESA, AZ 852015113

MAGNUM PROPERTY LLC
1 WORKD TRADE CTR SUITE 8500
NEW YORK CITY, NY 10007

MARIA R CRUZ LIVING TRUST
420 E 3RD ST
MESA, AZ 85203

MAROQUIN MARINA
538 N BRIMHALL
MESA, AZ 85203

MARQUEZ JACOB/TONI
533 N OLIVE
MESA, AZ 85203

MARQUEZ LUCIO/ MARGARITA
528 N OLIVE ST
MESA, AZ 85203

MARTINEZ CAMPOS ARMANDO/LUZ M
19451 E RYAN RD
QUEEN CREEK, AZ 85142

MATHEWS ROSALBA J
282 E CANARY CT
QUEEN CREEK, AZ 85143

MAXIMO PALOMINO LIVING TRUST
411 E 7TH PL
MESA, AZ 85203

MAXWELL BRIAN W
7440 E THOMAS RD APT 224
SCOTTSDALE, AZ 85251

MAYBERRY ANDREW V/ANDREW V JR
525 E 6TH ST APT 5
NEW YORK, NY 10009

MCDONALDS CORPORATION 002-0162
PO BOX 51657
PHOENIX, AZ 85076

MCFADDEN MARK
455 N HOBSON PLZ
MESA, AZ 852037144

MCGARY DALLAS/ALYSSA M
557 N HOBSON PLAZA
MESA, AZ 85203

MCKAY CALEB/EVANS SHAROL
426 N OLIVE
MESA, AZ 85203

MCKAY GUNN/JANA
929 W 10TH PL
MESA, AZ 85201

MEADE MATTHEW/JAN
450 N BRIMHALL ST
MESA, AZ 85203

MEADE PAUL JOSEPH/STARR KATHLEEN
629 N HOBSON
MESA, AZ 85203

MEDINA FRANK R/BERNADINE H
2448 N HORNE
MESA, AZ 85203

MEJIA AGUSTIN ESPINOSA
431 E 3RD PL
MESA, AZ 85203

MELGAR SAUL
636 N LESUEUR CIR
MESA, AZ 85203

MEREZ JOSE MANUEL/JIMENEZ
CRESCENCIO GARCIA
414 E 3RD ST
MESA, AZ 85203

MERINO RAMON/MARIA ELENA
509 E 4TH PLACE
MESA, AZ 85203

MESA 6TH CORP OF CHURCH OF JESUS
CHRIST
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

MESA DR INVESTORS LLC
946 E KNIGHT LN
TEMPE, AZ 85284

MESA SENIOR MEADOWS
1999 BROADWAY NO 1000
DENVER, CO 80202

MILANO FRANK A
501 N LESUEUR
MESA, AZ 85203

MILANO JEFFREY SCOTT
501 N LESUEUR
MESA, AZ 85203

MILES JOHN
461 N LESUEUR
MESA, AZ 85203

MILLS CONSTANCE SUE
547 E 4TH PL A
MESA, AZ 85203

MIRANDA SERGIO A
331 N LESUEUR
MESA, AZ 85203

MONTAGUE PAUL W/VERLA R TR
554 N OLIVE DR
MESA, AZ 85203

MORACA BENJAMIN/LYDIA
327 N PIONEER ST
MESA, AZ 85203

MORALES ANA LEA/RICHARD
450 N OLIVE
MESA, AZ 85203

MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

MORRIS MARTIN C
620 N HOBSON ST
MESA, AZ 85203

MPT OF MARICOPA RE-STEWARD LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

MUSGROVE DEAN T
629 N MESA DR UNIT 40
MESA, AZ 85201

MYD MESA ROYAL PALMS LLC
1938 E WATSON DR
TEMPE, AZ 85283

NELLIS CAROLYN ANNE
629 N MESA DR UNIT 20
MESA, AZ 85201

NINAMAX LLC
920 E NORWOOD ST
MESA, AZ 85203

NORTH HOBSON LLC
11137 E REGINALD AVE
MESA, AZ 85212

NORTH HOBSON PROPERTY LLC
6614 E GOLD DUST AVE
SCOTTSDALE, AZ 85253

OHLMS JESSE
419 E 3RD PL
MESA, AZ 85203

OLD WEST MANOR HOMEOWNERS
ASSOC INC
P O BOX 8801
MESA, AZ 85214

OLIVAS ANTHONY C/ADRIANA E
630 N PIONEER CIR
MESA, AZ 85203

OLVERA YESSICA ZARRAGA
629 N MESA DR UNIT 44
MESA, AZ 85201

OOTEN ROXANA
535 E ROYAL PALMS
MESA, AZ 85203

ORTEGA JACOB/SANTOS ARIENNE
629 N MESA DR APT 22
MESA, AZ 852015116

ORTH GEORGE H SR/AMANDA J
617 N HOBSON
MESA, AZ 85203

PALAFOX CYNTHIA JAZMIN MEZA
443 N HOBSON PLZ
MESA, AZ 85203

PALM COURT INVESTMENTS L L C
456 W MAIN ST STE Q
MESA, AZ 85201

PARKER MARY J
469 E ROYAL PALM DR
MESA, AZ 85203

PATTERSON LAWRENCE
481 E ROYAL PALMS DR
MESA, AZ 85203

PEGGY S GRAFF TRUST
515 N LESUEUR ST
MESA, AZ 85203

PENDER OTIS
643 E 6TH ST
MESA, AZ 85203

PENG BO/ZHANG XIAORONG
502 EAGLE CT
WEXGORD, PA 15090

PFLIGLER SETH
629 N MESA DR APT 8
MESA, AZ 85201

PHX PROPERTY HOLDINGS LLC
9610 N CACTUS RD
SCOTTSDALE, AZ 85260

PICKERING ANNA
543 E ROYAL PALMS DR
MESA, AZ 85203

PIERRE-JEROME CLAUDETTE/STARKS
HARRY J/MARITZA E
2033 N ASHBROOK
MESA, AZ 85213

PIORRO ISABEL DASILVA
418 TAPPEN ST
AVENEL, NJ 7001

PIPER FAMILY TRUST/PIPER CRAIG
ALLEN
1116 E 8TH PL
MESA, AZ 85203

PITMAN JAMES ARTHUR TR
629 N MESA DR 41
MESA, AZ 852015120

PLOUGHE NICHOLE ELIZABETH/HATCH
GARRETT
438 N BRIMHALL
MESA, AZ 85203

PORTILLO JOSE DAVID/LUZ ELENA
818 N FOREST ST
MESA, AZ 85203

POULSON BRIAN B
433 N OLIVE
MESA, AZ 85203

POYORENA ERIC/ANGELA
19228 4TH DR SE
BOTHHELL, WA 98012

PRENTISS RUSSELL C/PEARE TRISTA
449 N LESUEUR
MESA, AZ 85203

PRETTYMAN ASHLEY R/DIANA MONICA
1233 N MESA DR APT 2133
MESA, AZ 85201

PRICE DOUG S/SUSAN
340 N PIONEER ST
MESA, AZ 85203

PRILL NATALIE
552 N HOBSON PLZ
MESA, AZ 852037145

PRINCETON PROPERTIES LLC
479 JEFFERSON RD
PRINCETON, NJ 8540

PRUITT JOHN
613 N PIONEER CIR NO 64
MESA, AZ 85203

QUINONES HERMAN/BRENDA A
4034 E GOLDFINCH GATE LN
PHOENIX, AZ 85044

R E AND M INVESTMENTS LLC
15231 S 31ST ST
PHOENIX, AZ 85048

RAMIREZ JANET
624 N HOBSON
MESA, AZ 85203

RAMIREZ JORGE
525 N OLIVE ST
MESA, AZ 85203

RAMIREZ TEODOCIO
450 E ROYAL PALMS DR
MESA, AZ 85203

RANDA SUE CORCORAN TRUST
417 E ROYAL PALM DR
MESA, AZ 85203

RAWLINGS CASEY
603 N PIONEER CIR
MESA, AZ 85203

RAY JACOB/SHERIDAN HANNAH
526 N HOBSON PLZ
MESA, AZ 85203

REYES GUILLERMINA
556 E ROYAL PALMS DR
MESA, AZ 85203

REYES MIGUEL E NORIEGA
449 N OLIVE DR
MESA, AZ 85203

REYES SERGIO C
608 N OLIVE
MESA, AZ 852036340

RICKS ALEXANDRO
532 N BRIMHALL
MESA, AZ 85203

RIGGS EARL
PO BOX 1224
TUBA CITY, AZ 860451224

RIVA-TELLES BEATRIS DE LA
539 N LESUEUR
MESA, AZ 85203

RIVERA MICHAEL/ABELL SAVANNAH
627 N LESUEUR CIR
MESA, AZ 85203

ROBINSON GAY C
434 N OLIVE
MESA, AZ 85203

ROBLES MAURO GAMEZ/VEGA
HORTENCIA H
432 E 3RD PL
MESA, AZ 85203

ROCHA BELINDA
609 N PIONEER CIR
MESA, AZ 85203

ROCHA JOSE L
641 N HOBSON ST
MESA, AZ 85203

RODGERS ANDREW/REEVES NATASHA
1151 E DEL RIO ST
CHANDLER, AZ 85225

RODRIGUEZ JOSE ALFREDO MORALES
438 E ROYAL PALMS DR
MESA, AZ 85203

RODRIGUEZ JUAN/ESTEFANA
620 N PIONEER CIR
MESA, AZ 85203

ROJAS MARCELA
450 E 3RD ST
MESA, AZ 85203

ROLAND PETER L
637 N LESUEUR CIR
MESA, AZ 85203

ROMERO DANY JACOBO
855 E MARILYN AVE
MESA, AZ 85204

ROOKER OBIE/ESTELLAMARIE
11107 COUNTY ROAD 2454
TERRELL, TX 75160

ROSALES LORENZO/CELINA
443 E 3RD PLACE
MESA, AZ 85203

ROSEVIEW APARTMENTS LLC
4040 E MCLELLAN 4
MESA, AZ 85205

ROVERE DANIELLE D
529 N LESUEUR
MESA, AZ 85203

ROWLEY TYLER
3660 E POMEGRANATE ST
MESA, AZ 85215

RS XII PHOENIX OWNER 1 LP
717 N HARWOOD ST STE 2800
DALLAS, TX 75201

RUIZ RICARDO A MILANES
550 N HOBSON PLZ
MESA, AZ 852037145

RUSH HAYDEN MATTHEW/ISABEL
453 E ROYAL PALMS DR
MESA, AZ 85203

SABIN ROGER A & JULIE D
1122 E JENSEN ST
MESA, AZ 852032606

SALEM JEAN
4960 E JUANA CT
CAVE CREEK, AZ 85331

SALINAS ALBERTO
449 E 3RD PL
MESA, AZ 85203

SALVATION ARMY MESA RESIDENCES
30840 HAWTHORNE BLVD
RANCHO PALOS VERDES, CA 90275

SALVATION ARMY THE
2707 E VAN BUREN ST OFC
PHOENIX, AZ 85008

SATTLER TRACEY JO
556 N HOBSON PLZ
MESA, AZ 852037145

SAUER DANIEL F/MARION L
PO BOX 7121
TEMPE, AZ 85281

SAWYER NAOMI L/PACHECO JOHN M
629 N MESA DR NO 12
MESA, AZ 852015114

SCEHNET CHERYL SUE
465 E 7TH PL
MESA, AZ 85203

SCOTT MICHAEL
2019 S HENKEL CIR
MESA, AZ 85202

SEAMAN AARON P
813 S WINTHROP CIR
MESA, AZ 85204

SERRE ELIZABETH K
515 E CAREFREE HWY UNIT 816
PHOENIX, AZ 85085

SEVILLA RICARDO ROJAS
473 E ROYAL PALMS DR
MESA, AZ 85203

SEZATE SCOTT A
613 N LESUEUR CIR
MESA, AZ 85203

SHARLENE MANN 2007 REVOCABLE
TRUST
516 E 4TH PL
MESA, AZ 85203

SHEPHERD JOHN M/GENEVIEVE M
624 E PEPPER
MESA, AZ 85203

SIERRA JORGE SOSA
1028 S LEBANON LN
TEMPE, AZ 85281

SIMPSON JERYL A
608 N LESUEUR CIR
MESA, AZ 85203

SKURA MICHAEL
2925 E RIGGS RD SUITE 8-150
CHANDLER, AZ 85249

SLISKOVICH ROBERT
520 N BRIMHALL
MESA, AZ 852037117

SMITH CINDY S/MIDDLETON
KIMBERLEE A
345 N PIONEER ST
MESA, AZ 85203

SMITH DANIEL T
547 N HOBSON PLZ
MESA, AZ 852037146

SMITH KEVIN/KATHERINE
300 N GILA SPRINGS BLVD STE 131
CHANDLER, AZ 85226

SMITH LUCINDA L
1729 W MILAGRO
MESA, AZ 85202

SMITH RACHELE ALETA/BENTLEY CLARA
521 N OGDEN CIR
MESA, AZ 85205

SMITH RUSTIN N
438 E 3RD ST
MESA, AZ 85203

SOLOMON BRUCE E
421 E 7TH PL
MESA, AZ 85203

SOS KOLOB LLC
42863 N 98TH PL
SCOTTSDALE, AZ 85262

SPILLERS CLYDE/SUSAN
750 W SAN PEDRO ST
GILBERT, AZ 85233

STAEBELL MARILYN J
623 E 6TH PL
MESA, AZ 85203

STAPLEY ANN
636 N OLIVE
MESA, AZ 85203

STEVENS BRIAN
615 N LESUEUR CIR
MESA, AZ 85203

STEVENS GEORGE MICHAEL/LYLE G
910 S DESERT VIEW DR
APACHE JUNCTION, AZ 85220

STEWART BRIAN D/SERENA
510 E UNIVERSITY DR
MESA, AZ 85203

STOCK JAMES/BAMBI
552 E ROYAL PALMS DR
MESA, AZ 85203

STRONG TIMOTHY KAHN
616 N PIONEER CIR
MESA, AZ 85203

TACKETT CODY/HARTMAN MICHELLE
LYNNE
518 E 4TH PL
MESA, AZ 85203-7103

TAMAS KATELYN MARIE
337 N PIONEER
MESA, AZ 852037911

TAN HONG L
18449 LA GUARDIA ST
ROWLAND HEIGHTS, CA 91748

TAN MELISSA CHRISTINA
71 CORNELL DR
LIVINGSTON, NJ 7039

TATE CLARA J ETAL
22524 E DUNCAN ST
QUEEN CREEK, AZ 85142

TAYLOR DALE
851 W 11TH ST
MESA, AZ 852013109

TELLEZ SERGIO A
425 E 3RD PL
MESA, AZ 85203

THORNTONS KIDS PLAY L L C
9621 E LOMPOC AVE
MESA, AZ 85212

TIEMAN CHANTZ A/MELINDA R
533 E 4TH PL
MESA, AZ 85203

TOONE MIKE
817 N YORK CIR
MESA, AZ 85213

TROUT LEWIS DUANE
544 N BRIMHALL
MESA, AZ 85203

TURNER JIMMI
539 E ROYAL PALMS DR
MESA, AZ 85203

UKEAGU EZENWA
629 N MESA DR APT 2
MESA, AZ 852015112

UMUNNA IFEANYI J
2186 E SHERRI DR
GILBERT, AZ 85296

UNDERWOOD BLAIR/CHRISTINE
345 N PIONEER ST
MESA, AZ 85203

URIBE RAMIRO
508 E ROYAL PALMS DR
MESA, AZ 85203

USSINO LLC
515 E CAREFREE HWY 816
PHOENIX, AZ 85085

VALADEZ MOISES GUEVARA/DUKE
LINDSEY IRENE
450 E 3RD PL
MESA, AZ 85203

VALENCIA EUTIMIO/RAFAELA
502 N OLIVE DR
MESA, AZ 85203

VALENZUELA MANUEL F/LETHA ANN TR
2628 E HORSESHOE PL
CHANDLER, AZ 85249

VALENZUELA MARTHA ISELA
451 N HOBSON PLAZA
MESA, AZ 85203

VAN KEUREN MONTEE
521 N HOBSON PLAZA
MESA, AZ 85203

VBC FAMILY TRUST
3327 E YALE ST
PHOENIX, AZ 85008

VEGA FERNANDO J
617 W LESUEUR CIR
MESA, AZ 85203

VEGA HEATHER CHRISTINA
629 N MESA DR APT 31
MESA, AZ 85201

VERSTEEG RANDOLPH EDWARD
629 N MESA DR UNIT 6
MESA, AZ 85201

VIGIL MATTHEW M
523 N LESUEUR ST
MESA, AZ 85203

VIGIL VALERIE
6623 E FOUNTAIN ST
MESA, AZ 85205

VOELTZ JEFFREY W
463 N LESUEUR ST
SCOTTSDALE, AZ 85257

WAINSCOTT DEBORAH
629 N MESA DR APT 46
MESA, AZ 85201

WAIT CHARLES MICHAEL
8214 E ROVEY AVE
SCOTTSDALE, AZ 85250

WALETZKO LINDA M
608 N PIONEER CIRCLE
MESA, AZ 85203

WEEKS FAMILY TRUST
425 N OLIVE
MESA, AZ 85203

WFH RENTALS LLC
2225 W PECOS RD STE 6
CHANDLER, AZ 85224

WILLIAM J WHITMORE FAMILY LIVING
TRUST
629 N MESA DR UNIT 5
MESA, AZ 85201

WILLIAMS E N/MICHELLE
527 E ROYAL PALMS DR
MESA, AZ 85203

WILSON MATTHEW SCOTT/BURKE
KATHLEEN M
541 N LESUEUR
MESA, AZ 85203

WIN MYAT H
451 E ROYAL PALMS DR
MESA, AZ 85203

WISDA LINDA L
629 N MESA DR #48
MESA, AZ 85201

WOO VICTOR/BROWN SHARON M
640 N HOBSON
MESA, AZ 85203

WOOD CHARLENE A
454 E ROYAL PALMS DR
MESA, AZ 85203

WYLOGE RENTALS LLC
3195 E MEAD DR
CHANDLER, AZ 85249

Exhibit F - Informational Mailing for P&Z Board Meeting



Dear Neighbor,

We have applied for rezoning and Site Plan Review for the property located within the 400 to 600 blocks of North Mesa Drive (east side), the 500 block of North Lesueur (west side), and within the 400 block of East 4th Place (north side). This request is for the development of a multiple residence development. The case number assigned to this project is ZON22-01110.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-948-9766 or e-mail me at lbaker@sdiuz.us.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting on June 28, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Samantha Brannagan of their Planning Division staff. She can be reached at 480-644-4798 or Samantha.Brannagan@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink that reads "Lance D. Baker".



Lance D. Baker, AIA
President
Synectic Design, Inc.

PROJECT DATA

BUILDING AND SITE BASICS

PROJECT ADDRESS: 515 N MESA DRIVE
MESA, ARIZONA

ASSESSORS PARCEL #: 137-11-100B

LOT AREA: 294,900 S.F., 6.08 ACRES

LOT COVERAGE: 65.7%
(SEE AREA PLAN SHEET A1-2)

COMMON OPEN SPACE PROVIDED: 64,000 SF
(SEE AREA PLAN SHEET A1-2)

PRIVATE COMMON SPACE PROVIDED: SEE AREA PLANS SHEET A1-2 FOR TYPICAL 30' FT. x 60' FT. FOR PRIVATE OPEN SPACE

PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT

EXISTING ZONING: RM-4

LOT SALES: NO. FOR RENT ONLY

BUILDING SETBACKS 'S.B.': 20' OF EXTERIOR
40' OF INTERIOR

OF UNITS: SEE SCHEDULE

PARKING REQUIRED:
61 SPACES PER UNIT
TOTAL PARKING REQUIRED = (180 x 2.1) 378 SPACES
(SEE PARKING ANALYSIS FOR PROPOSAL TO DETERMINE THE NUMBER OF REQUIRED SPACES)

PARKING PROVIDED: SEE SCHEDULE

PROPOSED BUILDING HEIGHT: 40' MAX HEIGHT, 3 STORIES

BUILDING OCCUPANCY(S): R-2 MULTIFAMILY
R-3 GUESTHOUSE BUILDING
U-1 CARPORTS

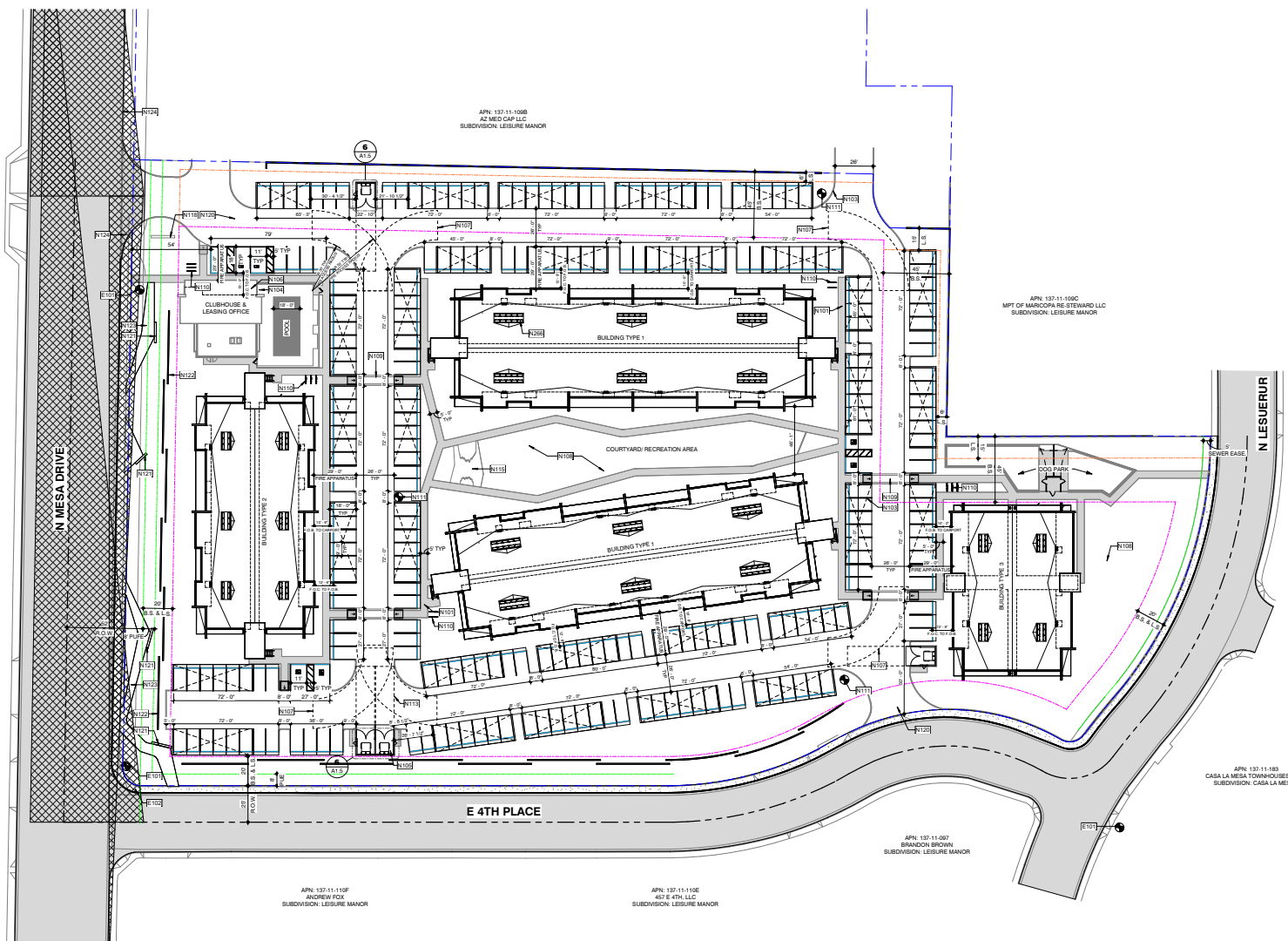
CONSTRUCTION TYPE: I-VB

STORIES: 1 AND 3

FIRE SPRINKLERS REQUIRED: PER UNIT BASIS
FIRE SPRINKLERS PROVIDED: YES (3) UNITS REQUIRED

NOTE: NO EXISTING FIRE HYDRANTS ON SITE

- CITY OF MESA GENERAL NOTES**
- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT IBC/MSR STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE SPECIFICATIONS AND AMENDMENTS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 - THE INFORMATION SHOWN ON DRAWINGS CONCERNING THE LOCATION AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND HAS NOT BEEN INVESTIGATED. VERIFIED BY THE ENGINEER OR THE ENGINEER'S AGENT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - CALL 480-288-1108 OR 811 FOR BLUE STAKE SERVICES.
 - CALL SALT RIVER POWER FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT 480-288-8888.
 - CALL CITY OF MESA ELECTRICAL FOR POLE BRACING, ELECTRICAL SERVICE OR CONSTRUCTION SCHEDULING AT 480-844-2291 WITHIN CITY OF MESA ELECTRICAL SERVICE TERRITORY WITHIN CITY OF MESA ELECTRICAL SERVICE TERRITORY.
 - WHEN EXCAVATING IN OR ADJACENT TO A CITY PARK OR AQUATIC FACILITY THE CONTRACTOR SHALL CONTACT THE CITY OF MESA AT 480-844-3997 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND UTILITY FACILITIES.
 - WHEN EXCAVATING IN OR ADJACENT TO LANDSCAPING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT THE CITY OF MESA AT 480-844-3380 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND IRRIGATION FACILITIES.
 - TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF MESA TEMPORARY TRAFFIC CONTROL MANUAL. ELECTRONIC COPIES ARE AVAILABLE AT <http://www.mesaaz.gov/business/burceading/temporary-traffic-control-permits>. HARD COPIES CAN BE MADE AVAILABLE AT ADDITIONAL SERVICE. 55N CENTER ST., MESA, ARIZONA.
 - CONTRACTOR TO NOTIFY TRAFFIC OPERATIONS AT 480-844-5268 PRIOR TO SIGN REMOVAL AND WHEN READY TO PERMANENTLY RELOCATE SIGN.
 - CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED UNDER LOCAL ORDINANCES, INDICATED AND COORDINATE ALL IRRIGATION DRY-UPS, RELOCATIONS, AND REMOVALS BY OTHERS.
 - CONTRACTOR SHALL POT-HOLE EXISTING UTILITIES AHEAD OF CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS IN GRADE LINE AND TO VERIFY PIPE MATERIALS FOR ORDERING THE APPROPRIATE TRANSITION AND TIE-IN FITTINGS THAT MAY BE REQUIRED.
 - THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERE WITH PROPOSED IMPROVEMENTS. THE CITY OF MESA UTILITIES DEPARTMENT LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED. IN DETERMINING THE UTILITY (GAS, WATER, AND WASTEWATER ONLY) IS ABANDONED BY CALLING 480-844-4900.
 - PRIOR TO START OF CONSTRUCTION ON PRIVATE PROPERTY EASEMENTS, THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT TIME (MINIMUM 48 HOURS) TO REMOVE ANY ITEMS IN CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE TO REMOVE AND REPLACE ALL OTHER CONFLICTS AS REQUIRED.
 - THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES TO PREVENT ANY CONFLICTING WORK CONDITIONS WITH THE CITY OF MESA UTILITY AND TRANSPORTATION CREWS.
 - THE CONTRACTOR IS ADVISED THAT A DUST CONTROL PERMIT AND A DUST CONTROL PLAN MAY BE REQUIRED BY THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT. IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE DUST CONTROL PERMIT AND DUST CONTROL PLAN TO THE CITY FOR REVIEW.
 - INSPECTIONS SHALL BE PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
 - THE JOB SITE SHALL BE CLEANED OF ANY DEBRIS OR SPILL RESULTING FROM THIS PROJECT AT THE COMPLETION OF CONSTRUCTION.
 - ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS OR SPECIFICATIONS BUT REQUIRED TO COMPLETE THIS PROJECT SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK (NO ADDITIONAL COST TO THE CITY).
 - WHENEVER DETAIL REPLACEMENT PER MESA STD DETAIL M-10.0-01 OR M-10.0-02 SHALL BE REQUIRED TO CONFORM WITH THESE PLANS, SUCH DETAIL SHALL BE PER THE CITY OF MESA SHEET TRENCH BACKFILLING AND REPAIR.
 - FOR ALL DETAIL 300 OR REPAIRS TO BE MADE WITHIN THESE PLANS, SUCH DETAIL SHALL BE PER THE CITY OF MESA SHEET TRENCH BACKFILLING AND REPAIR.
 - FOR PURPOSES OF PAVEMENT PER MESA STD DETAIL 200 OR MESA STD DETAIL M-10.0-1, INTERSECTIONS ARE DEFINED BY THE CURB RETURN IN BOTH DIRECTIONS.
 - ALL SURVEY MARKERS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY A REGISTERED LAND SURVEYOR AT NO ADDITIONAL COST TO THE CITY.
 - ALL EXISTING PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT THAT ARE NOT PART OF THIS PROJECT BUT NEED TO BE REMOVED, REPLACED, RELOCATED, OR REPAIRED BECAUSE OF CONTRACTORS WORK WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PUBLIC SERVICES OR UTILITIES AS A RESULT OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. DEPENDING ON DAMAGES, ALL REPAIRS SHALL BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES OR UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE BORNE BY THE CONTRACTOR.



APN: 137-11-003M
GC MARCON, LLC

APN: 137-11-100C
MPT OF MARICOPA RE STEWARD LLC
SUBDIVISION: LESURE MAJOR

APN: 137-11-100F
BRANDON BROWN
SUBDIVISION: LESURE MAJOR

APN: 137-11-110E
407 E 4TH, LLC
SUBDIVISION: LESURE MAJOR

APN: 137-11-001J
BASIC ENTERPRISES
UNITED PARTNERSHIP#1

APN: 137-11-110F
ANDREW FOX
SUBDIVISION: LESURE MAJOR

APN: 137-11-183
CASA LA MESA TOWNHOUSES CORP
SUBDIVISION: CASA LA MESA 1

Development Site Plan
1" = 30'-0"

PRELIMINARY UNIT MIX SCHEDULE

UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
S	0 BDRM/ 1 BATH	474	60	31,380 SF	28,440 SF	60	33%
1B	1 BDRM/ 1 BATH	637	78	53,898 SF	49,866 SF	78	43%
2B	2 BDRM/ 2 BATH	853	42	36,622 SF	39,826 SF	42	23%
PROJECT TOTALS:				180	123,960 SF	180	100%

ONSITE PARKING PROVIDED

TYPE OF SPACE	# OF SPACES
ADA Space	10
Covered Spaces	150
Surface Spaces	252
TOTAL	262

BI-CYCLE PARKING

REQUIRED: PER SECTION 11-32-0 OF THE MZO, BI-CYCLE PARKING IS REQUIRED FOR MULTIFAMILY RESIDENTIAL BUILDINGS WITH A MINIMUM OF ONE (1) BI-CYCLE SPACE PER TEN (10) ON-SITE VEHICLE PARKING SPACES. BI-CYCLE PARKING SPACES ARE PROVIDED, THE REQUIRED NUMBER IS ONE (1) SPACE PER TEN (10) VEHICLE PARKING SPACES.

257 PARKING SPACES=10 + 247 BI-CYCLE SPACES REQUIRED

PROVIDED:
18 BI-CYCLE (2 BI-CYCLE SPACES PER PARK) FOR A TOTAL OF 36 BI-CYCLE SPACES.

BUILDING TYPE 1 - NUMBER OF UNITS AND SQ. FT.

UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF
S	0 BDRM/ 1 BATH	474	48	25,104 SF	22,752 SF
1B	1 BDRM/ 1 BATH	637	48	33,186 SF	30,576 SF
2B	2 BDRM/ 2 BATH	853	24	22,104 SF	20,472 SF
PROJECT TOTALS:				120	80,376 SF

BUILDING TYPE 2 - NUMBER OF UNITS AND SQ. FT.

UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF
S	0 BDRM/ 1 BATH	474	6	3,138 SF	2,844 SF
1B	1 BDRM/ 1 BATH	637	18	12,438 SF	11,466 SF
2B	2 BDRM/ 2 BATH	853	12	11,022 SF	10,236 SF
PROJECT TOTALS:				36	26,526 SF

BUILDING TYPE 3 - NUMBER OF UNITS AND SQ. FT.

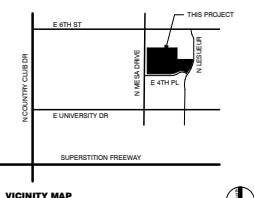
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF
S	0 BDRM/ 1 BATH	474	6	3,138 SF	2,844 SF
1B	1 BDRM/ 1 BATH	637	12	8,292 SF	7,644 SF
2B	2 BDRM/ 2 BATH	853	6	5,226 SF	5,118 SF
PROJECT TOTALS:				24	15,606 SF

- SHEET KEYED NOTES**
- E101 EXISTING FIRE HYDRANT
 - E102 EXISTING PAVING
 - N101 CONCRETE WALKWAY SIDEWALK (FT WIDE TYP)
 - N103 IF VERTICAL CONCRETE CURBING TYPICAL AT PAVED SURFACE BORDERS AND DELINEATED PARKING AREAS, UNLESS INDICATED OTHERWISE, CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
 - N104 POCK EQUIPMENT
 - N106 REFURISH ENCLOSURE, TYP. TO COMPLY WITH CURRENT CODE/ SUDL WAS STANDARD# 442.0 THRU 442.0-2
 - N108 MAILBOX CLUSTERS
 - N107 INDICATES FIRE TRUCK TURNING RADIUS, 90FT EXTERIOR RADIUS, 90FT INTERIOR RADIUS, 90FT WIDE TYP.
 - N109 ENHANCED LANDSCAPE AREA, SEE LANDSCAPE PLANS
 - N110 PAVEMENT CROSSINGS, TYP. SEE LANDSCAPE FOR ADDITIONAL INFORMATION
 - N115 ONE RACKS x 2 BMS EACH TYP)
 - N111 NEW HYDRANT LOCATION
 - N113 DUMPSTER CLEARANCE
 - N116 NEW LANDSCAPE PLANTS, SEE LANDSCAPE PLANS FOR DETAILS, COLORS AND MATERIALS
 - N118 NEW ENTRY SIGNAGE
 - N120 VEHICLE ACCESS PAVED SURFACE AND PARKING ARE TO BE ASPHALT, 1.5 IN. TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (75,000 POUNDS)
 - N101 SEAT WALL, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
 - N122 SCREEN WALL, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
 - N123 SECONDARY GAVEL, PATH ALONG WALKWAY, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
 - N124 SIGHT VISIBILITY TRIANGLE, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
 - N268 ROOFTOP HVAC UNITS ON EQUIPMENT CURBS, SEE MECHANICAL FOR ADDITIONAL INFORMATION. UNITS TO BE INSTALLED BELOW TOP OF PARAPET, VERIFY IN FIELD

- SITE PLAN GENERAL NOTES**
- THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR OBTAINED THROUGH READILY AVAILABLE PUBLIC DOCUMENTS. THE EXISTING SITE INFORMATION PORTRAYED HERE SHALL BE CONSIDERED CONFIDENTIAL. CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
 - FINISH FLOOR SHALL BE A MINIMUM OF ABOVE ADJACENT GRADE U.G.A.
 - FINISH GRADE SHALL SLOPE 1% FOR A DISTANCE OF 10' TO AN APPROVED DRAINAGE AREA U.G.A.
 - F.O.C. = FACE OF CURB, F.O.B. = FACE OF BUILDING

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF A RESIDENTIAL BUILDING, THREE STORIES EACH. EACH BUILDING WILL CONTAIN STUDIOS, 1 BEDROOM AND 2 BEDROOM UNITS.



MESA DRIVE APARTMENTS
SITE
1111 W. UNIVERSITY DRIVE
MESA, AZ 85201



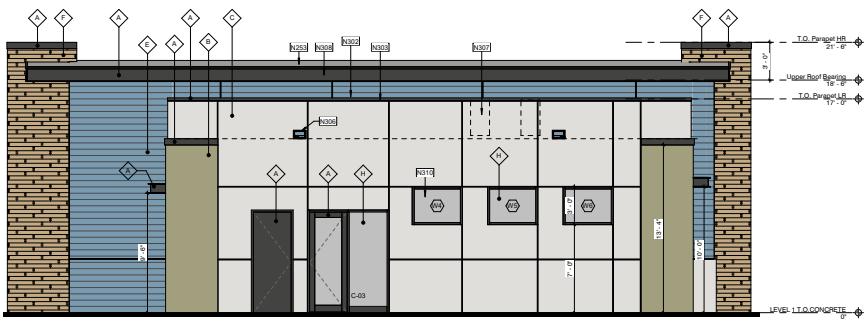
Phase: CD
Drawn By: SD
Reviewed By: LDB
SCL Project No: 4242
Date: 04/24/2023
Sheet

EXTERIOR FINISH LEGEND	
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	IRON ORE, SW 7069
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	GREEN EARTH, SW 7748
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	SNOWFALL, SW 6000
DESCRIPTION	PANT
MFR	SHERWIN WILLIAMS
COLOR	PROPER GRAY, SW 6003
DESCRIPTION	FIBER CEMENT SIDING
PANT COLOR	SHERWIN WILLIAMS
DYER'S WORD	SW 9071 OR SIMILAR
BOB	HASIDE ARTISAN V GROOVE SIDING
DESCRIPTION	TILE
MFR	TBO
COLOR	TBO - WOODGRAIN
DESCRIPTION	WOOD VINYL
MFR	TBO
COLOR	TBO
DESCRIPTION	GLAZING
MFR	TBO
COLOR	TBO

SHEET KEYED NOTES	
N08	MALIBU CLUSTERS
N03	SPRAY FOAM ROOFING SYSTEM
N04	STUCCO FINISH SYSTEM P119, BOSS WESTERN 1 NOTE STUCCO SYSTEM, CC ESR-1407
N05	PRE-FINISHED METAL PARAPET CAP, PAINT
N04	STUCCO CONTROL JOINT, SEE TYPICAL DETAILS
N06	DRAINAGE SCUPPER, MATCH METAL PARAPET
N07	ROOF TOP UNIT RTU1 BEYOND CURB MOUNTED. SEE MECH, PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
N08	FASCIA, PAINT TO MATCH PARAPET CAP
N09	STOREFRONT, SEE SCHEDULE
N10	WINDOW, SEE SCHEDULE
N11	LINE OF ROOF BEYOND
N02	WOOD-LOOK TILE

- EXTERIOR ELEVATION GENERAL NOTES**
1. SEE SITE PLAN FOR ADDITIONAL INFORMATION AND ORIENTATION.
 2. SEE DRAINING AND DRAINAGE PLAN FOR DRAINING ELEVATION.
 3. FF=FIRST FLOOR 0'
 4. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T1.
 5. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
 6. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

WALL AREA	= 1036.49 SF
PRIMARY MATERIAL 1	= 591.59 SF - 57.1%
STUCCO	-480.48
LIGHT GRAY	-111.11
OLIVE	-
PRIMARY MATERIAL 2	= 219.69 SF - 21.2%
FIBER CEMENT (BLUE)	-219.69
ADD. ACCENT MATERIAL	= 225.21 - 21.7%
WOOD-LOOK TILE	-159.95
METAL FASCIA	-65.66



South Elevation
 1/4" = 1'-0"

WALL AREA	= 470.73 SF
PRIMARY MATERIAL 1	= 289.16 SF - 61.2%
STUCCO	-210.97
LIGHT GRAY	-68.19
OLIVE	-
PRIMARY MATERIAL 2	= 112.99 SF - 24.0%
FIBER CEMENT (BLUE)	-112.99
ADD. ACCENT MATERIAL	= 68.58 - 18.8%
WOOD-LOOK TILE	-30.19
METAL FASCIA	-58.39



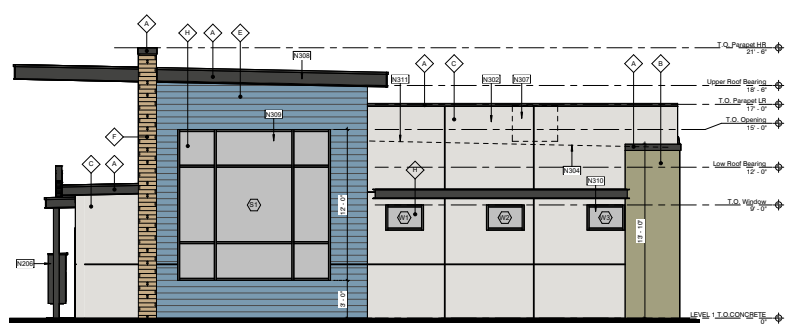
East Elevation (Pool Side)
 1/4" = 1'-0"

WALL AREA	= 1004.19 SF
PRIMARY MATERIAL 1	= 232.8 SF - 23.2%
STUCCO	-225.77
LIGHT GRAY	-6
OLIVE	-
PRIMARY MATERIAL 2	= 487.88 SF - 48.6%
FIBER CEMENT (BLUE)	-447.35
ADD. ACCENT MATERIAL	= 384.47 - 38.2%
WOOD-LOOK TILE	-219.96
METAL FASCIA	-84.51



North Elevation
 1/4" = 1'-0"

WALL AREA	= 683.11 SF
PRIMARY MATERIAL 1	= 431.77 SF - 63.2%
STUCCO	-373.86
LIGHT GRAY	-57.92
OLIVE	-
PRIMARY MATERIAL 2	= 165.43 SF - 24.2%
FIBER CEMENT (BLUE)	-165.43
ADD. ACCENT MATERIAL	= 85.91 SF - 12.6%
WOOD-LOOK TILE	-30.19
METAL FASCIA	-55.72



West Elevation (Entrance)
 1/4" = 1'-0"



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Access: 1004 142E Mesa Drive (Mesa Parkway) Mesa, AZ 85201
 511.302.9331 (9 AM - 5 PM)

WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	- 1371.01
LIGHT GRAY	- 360.21
DARK GRAY	- 360.21
PRIMARY MATERIAL 2	= 443.48 SF - 17.0%
FIBER CEMENT (BLUE)	- 443.48
ADD. ACCENT MATERIALS	= 429.46 - 16.5%
WOOD-LOOK TILE	- 300.46
METAL FASCIA	- 100.00

WALL AREA	= 2604.13 SF
PRIMARY MATERIAL 1	= 1731.22 SF - 66.5%
STUCCO	- 1371.01
LIGHT GRAY	- 360.21
DARK GRAY	- 360.21
PRIMARY MATERIAL 2	= 443.48 SF - 17.0%
FIBER CEMENT (BLUE)	- 443.48
ADD. ACCENT MATERIALS	= 429.46 - 16.5%
WOOD-LOOK TILE	- 300.46
METAL FASCIA	- 100.00



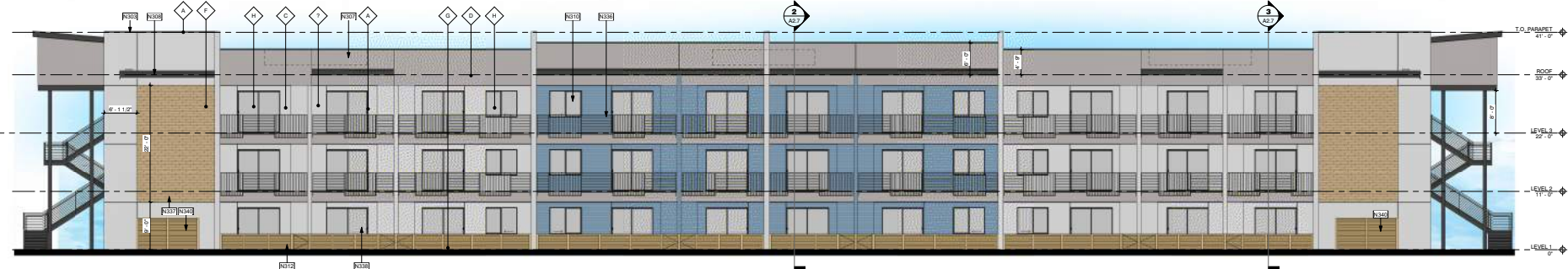
Building Type 1 - Elevation 2
1/8" = 1'-0"

WALL AREA	= 8853.65 SF
PRIMARY MATERIAL 1	= 4856.61 SF - 54.9%
STUCCO	- 2887.09
LIGHT GRAY	- 1869.52
DARK GRAY	- 1869.52
PRIMARY MATERIAL 2	= 1432.35 SF - 20.9%
FIBER CEMENT (BLUE)	- 1432.35
ADD. ACCENT MATERIALS	= 874.69 - 12.8%
WOOD-LOOK TILE	- 650.88
METAL FASCIA	- 223.86



Building Type 1 - Elevation 3
1/8" = 1'-0"

WALL AREA	= 8853.65 SF
PRIMARY MATERIAL 1	= 4856.61 SF - 54.9%
STUCCO	- 2887.09
LIGHT GRAY	- 1869.52
DARK GRAY	- 1869.52
PRIMARY MATERIAL 2	= 1432.35 SF - 20.9%
FIBER CEMENT (BLUE)	- 1432.35
ADD. ACCENT MATERIALS	= 874.69 - 12.8%
WOOD-LOOK TILE	- 650.88
METAL FASCIA	- 223.86



Building Type 1 - Elevation 4
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- SEE SITE PLANS FOR ADDITIONAL INFORMATION REGARDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FFE=FIRST FLOOR F.F.
- SEE FIRE RATINGS PLAN FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS. LIVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- WHERE 'O' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- IN GENERAL, SEE 'D' DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

SHEET KEYED NOTES

- N303 PREFINISHED METAL PARAPET CAP, PAINT
- N307 ROOF TOP UNIT (RTU) BOUND, CURB MOUNTED. SEE MECH PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N308 FABRICA PAINT TO MATCH PARAPET CAP
- N310 WINDOW. SEE SCHEDULE
- N311 LINE OF ROOF BEYOND
- N312 8FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH.
- N336 ALUMINUM GLASS SLIDING DOOR (TYP). SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- N337 WOOD-LOOK TILE
- N338 STEEL, PREFABRICATED STAIRS WITH CONCRETE FANS. FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR.
- N340 8FT TALL SCREEN WALL AT ELECTRIC METERS. WOOD-LOOK VINYL FENCE TO MATCH FIRST FLOOR FASCIA.
- N341 ELECTRIC METERS. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.

EXTERIOR FINISH LEGEND

DESCRIPTION	PAINT	COLOR
N303	SHERWIN WILLIAMS	IRON ORE, SW 7500
N308	SHERWIN WILLIAMS	GREEN BATH, SW 7748
N310	SHERWIN WILLIAMS	SNOWFALL, SW 6000
N311	SHERWIN WILLIAMS	PROPER GRAY, SW 6003
N336	FIBER CEMENT	SHERWIN WILLIAMS
N337	PAINT COLOR	DYERS WOOD, SW 9071 OR SIMILAR
N338	TILE	MFR TBD
N340	TILE	TBD - WOODGRAIN
N341	WOOD VINYL	TBD
N342	GLAZING	MFR TBD



MESA DRIVE APARTMENTS
 1451 N MESA DRIVE
 MESA, AZ 85201



REVISIONS	
Phase:	CD
Drawn By:	SDI
Reviewed By:	LDB
SDI Project No.:	4242
Date:	04/24/2023

A2.6
BUILDING TYPE 1 - EXTERIOR ELEVATIONS

EXTERIOR FINISH LEGEND

DESCRIPTION	PAINT	MPR SHERWIN WILLIAMS COLOR: IRON ORE, SW 7090
DESCRIPTION	PAINT	MPR SHERWIN WILLIAMS COLOR: GREEN EARTH, SW 7748
DESCRIPTION	PAINT	MPR SHERWIN WILLIAMS COLOR: SNOWFALL, SW 6000
DESCRIPTION	FIBER CEMENT	SHERWIN WILLIAMS DIVERS WOOD, SW 6071 OR SIMILAR HARDIE ARTISAN V GROOVE SIDING
DESCRIPTION	TILE	MPR TRIO COLOR: WOODGRAIN
DESCRIPTION	TILE	MPR TRIO COLOR: TRIO
DESCRIPTION	GLAZING	MPR TRIO

SHEET KEYED NOTES

- N205: ELECTRIC METERS, METERS TO BE SCREENED WITH 8FT TALL WOOD-LOCK VINYL FENCE
- N206: PRE-FINISHED METAL PARAPET CAP, PAINT
- N207: ROOF TOP UNIT (RTU) BEYOND CURB MOUNTED. SEE MECH, PLUMB AND ELEC FOR ADDITIONAL INFORMATION. FIELD VERIFY THAT MECHANICAL UNIT IS PLACED ON ROOF TO KEEP BELOW PARAPET
- N208: FASCIA, PAINT TO MATCH PARAPET CAP
- N310: WINDOW. SEE SCHEDULE
- N311: LINE OF ROOF BEYOND
- N312: 3FT TALL WOOD VINYL FENCE WITH FLOOR BOLTS. FIELD VERIFY WIDTH
- N318: RAILING (TYP)
- N319: WOOD-LOCK TILE
- N320: ALUMINUM GLASS SLIDING DOOR (TYP), SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- N321: STEEL, PRE-FABRICATED STAIRS WITH CONCRETE PANS, FIELD VERIFY ALL DIMENSIONS. SEE ELEVATIONS FOR FINISH COLOR
- N324: 8FT TALL GREEN WALL AT ELECTRIC METERS. WOOD-LOCK VINYL FENCE TO MATCH FIRST FLOOR PATIOS.

EXTERIOR ELEVATION GENERAL NOTES

- SEE SITE PLAN FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR IMPROVING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION, FFE - FIRST FLOOR 0'
- SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRES.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- WHERE 'S' IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
- IN GENERAL, SEE CD DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
- REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

WALL AREA	= 3000.83 SF
PRIMARY MATERIAL 1	= 1785.01 SF - 59.4%
STUCCO	1480.92
LIGHT GRAY	-304.09
DARK GRAY	
PRIMARY MATERIAL 2	= 408.82 SF - 13.9%
WOOD-LOOK TILE	408.82
ADD. ACCENT MATERIAL	= 849.20 - 28.1%
FIBER CEMENT (BLUE)	742.13
METAL FASCIA	-105.07



③ Building Type 3 - Elevation 3
1/8" = 1'-0"

WALL AREA	= 2750.83 SF
PRIMARY MATERIAL 1	= 1784.17 SF - 63.4%
STUCCO	1480.08
LIGHT GRAY	-304.09
DARK GRAY	
PRIMARY MATERIAL 2	= 329.48 SF - 12.0%
WOOD-LOOK TILE	329.48
ADD. ACCENT MATERIALS	= 647.20 SF - 23.6%
FIBER CEMENT (BLUE)	562.13
METAL FASCIA	-105.07



④ Building Type 3 - Elevation 4
1/8" = 1'-0"

WALL AREA	= 3152.39 SF
PRIMARY MATERIAL 1	= 2039.07 SF - 64.7%
STUCCO	1370.97
LIGHT GRAY	-688.10
DARK GRAY	
PRIMARY MATERIAL 2	= 743.44 SF - 23.6%
FIBER CEMENT (BLUE)	743.44
ADD. ACCENT MATERIAL	= 369.88 SF - 11.7%
WOOD-LOOK TILE	355.42
METAL FASCIA	-44.46



① Building Type 3 - Elevation 1
1/8" = 1'-0"

WALL AREA	= 3152.39 SF
PRIMARY MATERIAL 1	= 2039.07 SF - 64.7%
STUCCO	1370.97
LIGHT GRAY	-688.10
DARK GRAY	
PRIMARY MATERIAL 2	= 743.44 SF - 23.6%
FIBER CEMENT (BLUE)	743.44
ADD. ACCENT MATERIAL	= 369.88 SF - 11.7%
WOOD-LOOK TILE	355.42
METAL FASCIA	-44.46



② Building Type 3 - Elevation 2
1/8" = 1'-0"

MESA DRIVE APARTMENTS

445 N MESA DRIVE
MESA, AZ 85201



EXPIRES 12/31/2024

REVISIONS

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Phase: CD
 Drawn By: SDI
 Reviewed By: LDB
 SCD Project No: 4242
 Date: 04/24/2023

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Exhibit G - Affidavit Public Posting

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by **June 13, 2023**

Date: June 13, 2023

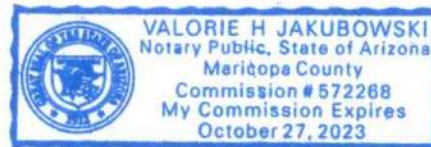
I, Lance D. Baker, AIA, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to **Case #ZON22-01110** on the 13th day of June, 2023. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5”
BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Lance D. Baker

SUBSCRIBED AND SWORN before me this 13th day of June, 2023.

Valorie H. Jakubowski
Notary Public



Case Number: ZON22-01110

Project Name: Mesa Drive Apartments



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 P.M. DATE: JUNE 28, 2023

Case: ZON22-01110

Request: Rezone from Multiple-Residence-4
(RM-4) to Multiple Residence-4 with a Planned Area
Development overlay (RM-4-PAD) and Site Plan Review.

This request will allow for a multiple
residence development.

Applicant: Lance D. Baker, AIA

Synectic Design Incorporated
480-948-9766

Planning Division (480) 644-2385

Posting date: June 13, 2023

Entrance
on 6th Street