

PROJECT INFORMATION

Owner Nathan Crowell
 (480) 232-2527

Address 623 S MESA DR
APN 139-25-007F

Site - 24,854 SF
 .57 Acres

Zoning RM-2
Rezone RM-4 PAD

Density (RM-4) 30*.57 = 17.1 du

15 units IRC Townhome provisions 13R Fire Supression

Building Coverage (55% Max)
BLDG 1 1,091
BLDG 2 3,821
BLDG 3 3,283
TOTAL 8,195 SF = 33%

Total Lot Coverage (70% Max)
BLDG 8,195
DRIVE 8,393
WALKWAY 2,999
TOTAL 19,587 = 79%

Non paved (pervious) surface - per Grading and Drainage

OPEN SPACE REQUIRED
PRIVATE: 100 SF / 2BD 15*100 = 1,500 SF
TOTAL: 150SF / DU 15*150 = 2,250 SF

OPEN SPACE PROVIDED
PRIVATE: 120 SF/DU 1,800 SF
COMMON: 618 SF 618 SF
TOTAL: 2,418 SF

Parking required 15 * 2.1 = **31.5**
Parking provided 15 2-car (22L x 20W) garages = 30
 Visitor = 4
 = **34**

Total Parking Provided

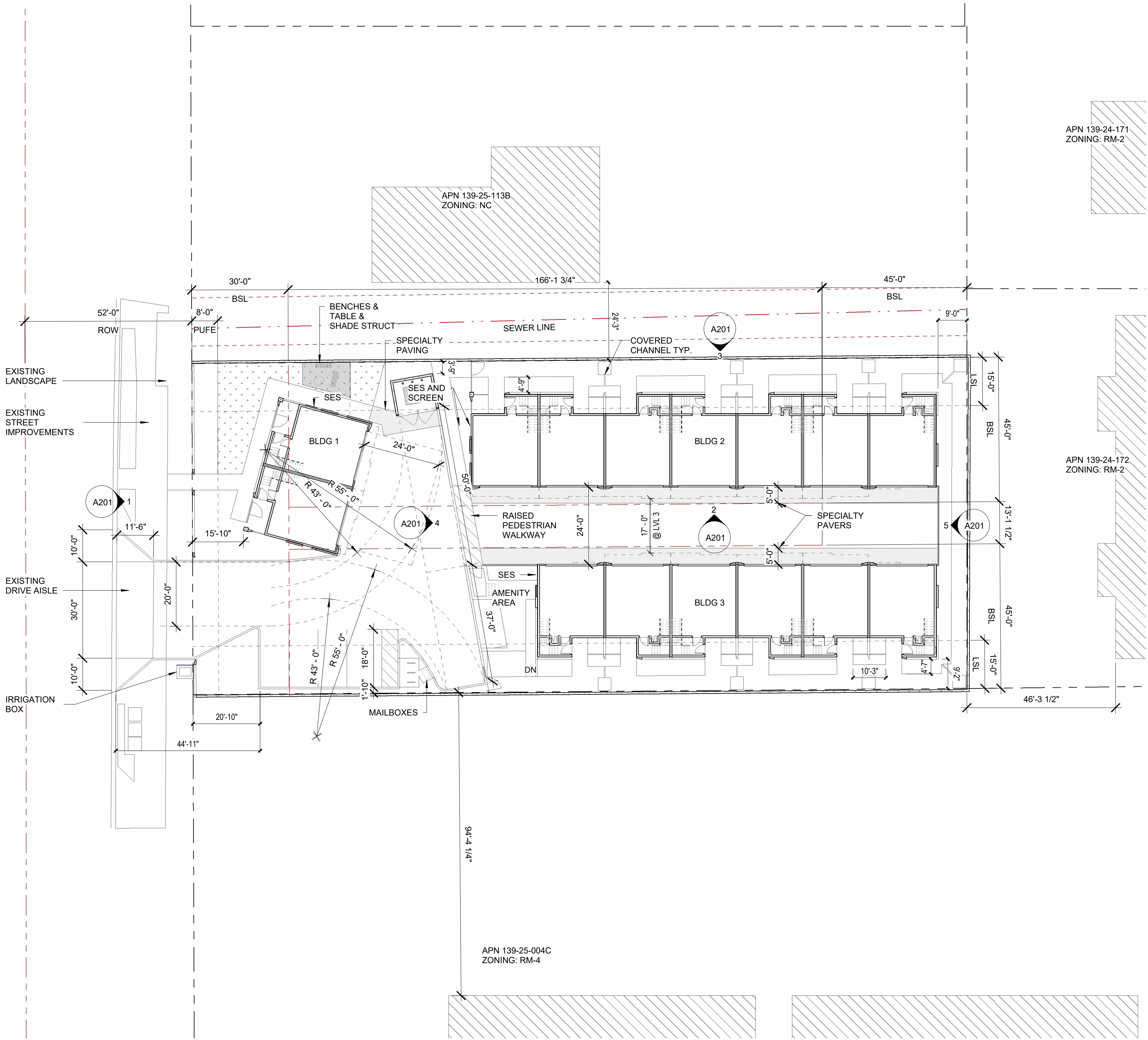
Bicycle Parking
Required 1/10
Provided 6

TRASH CALCULATIONS:
15 units @ .5 cu yd per week = 7.5 cu yd per week
2 pick ups per week = 15 cu yd
1x 6yd bin provided.

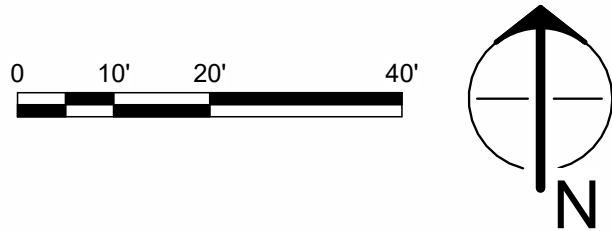
NOTE: THE SITE WILL NOT PROVIDE A RECYCLING ENCLOSURE. THIS HAS BEEN APPROVED BY COM SOLID WASTE.

DEFERRED SUBMITTALS
Fire Sprinklers

NOTE:
NO DEMOLITION OR CONSTRUCTION WORK ON MESA DR SHALL TAKE PLACE BEFORE HAVING A MEETING WITH THE TRANSPORTATION LANDSCAPE DEPARTMENT.



1 SITE PLAN
1" = 20'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

HIGHLIGHTS

623 S MESA DR
MESA, AZ 85210

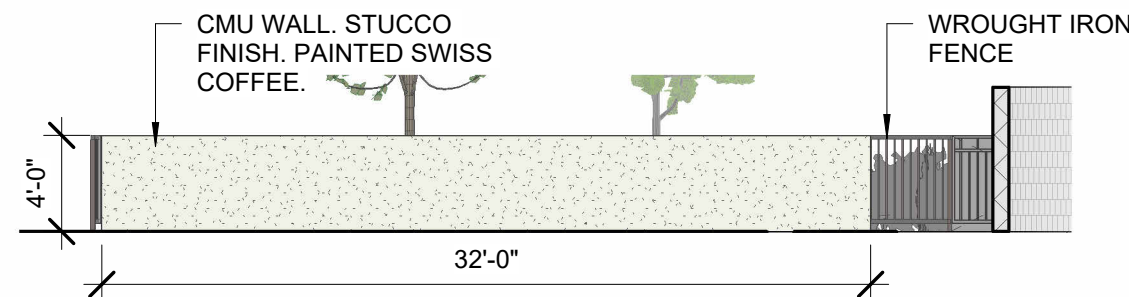
PROJECT NO: 23065
DATE: 10/10/2024



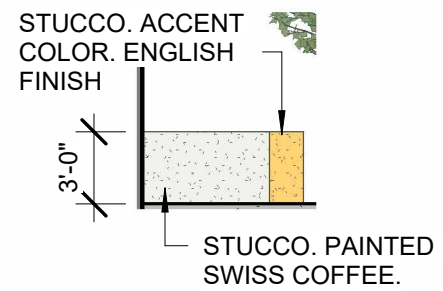
atmosphere architects
p.o. box 5267
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contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

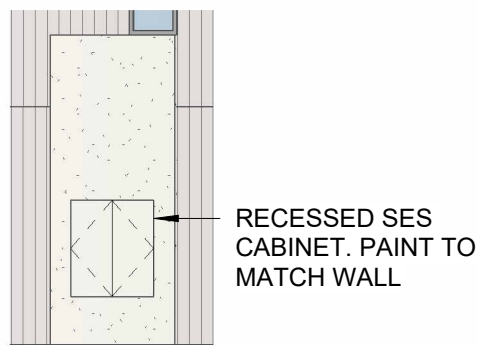
FINAL
SITE PLAN
AS101



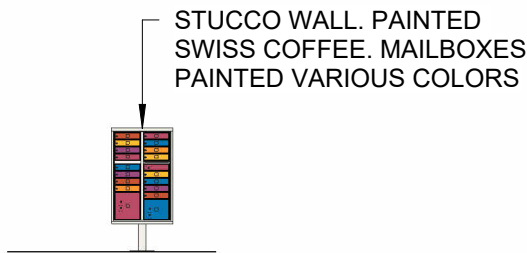
6 AMENITY WALL
1/8" = 1'-0"



5 PATIO KNEE WALL
1/8" = 1'-0"



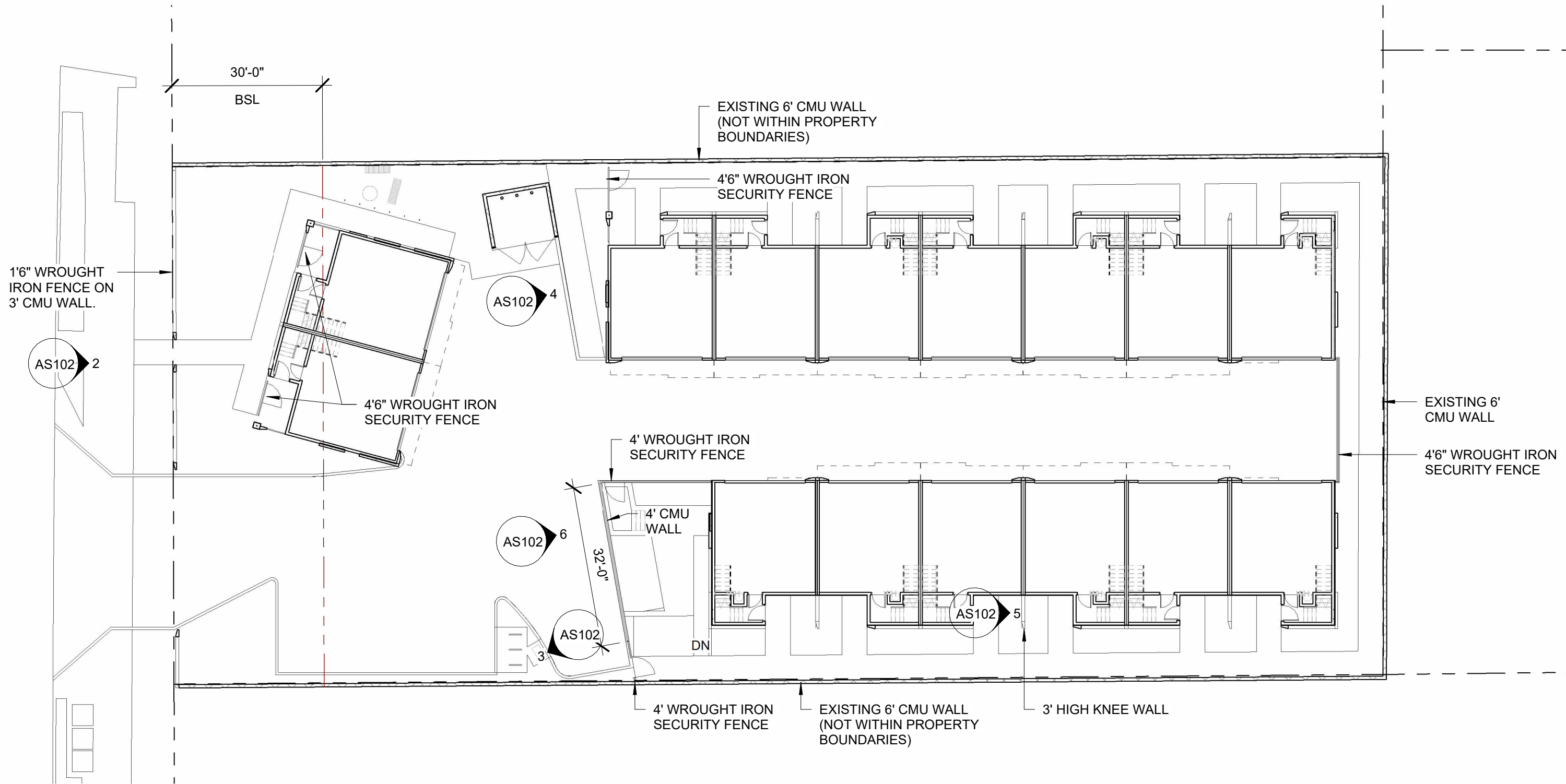
4 SES ELEVATION
1/8" = 1'-0"



3 MAILBOXES
1/8" = 1'-0"



2 STREET FRONTAGE WALL
1/8" = 1'-0"



1 SITE WALL PLAN
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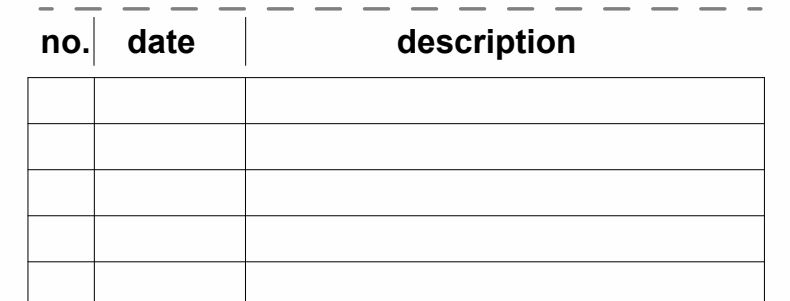
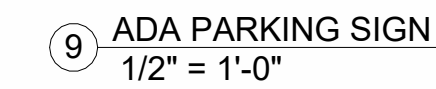
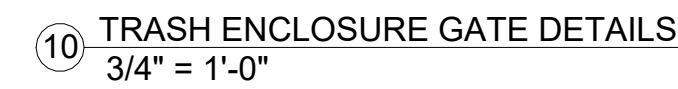
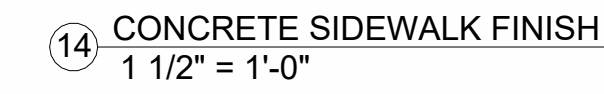
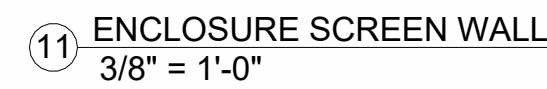
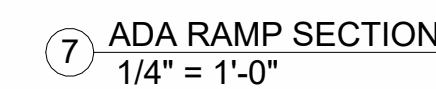
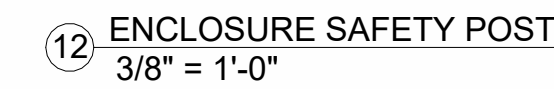
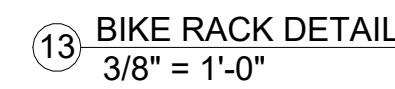
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SITE WALL PLAN
AS102



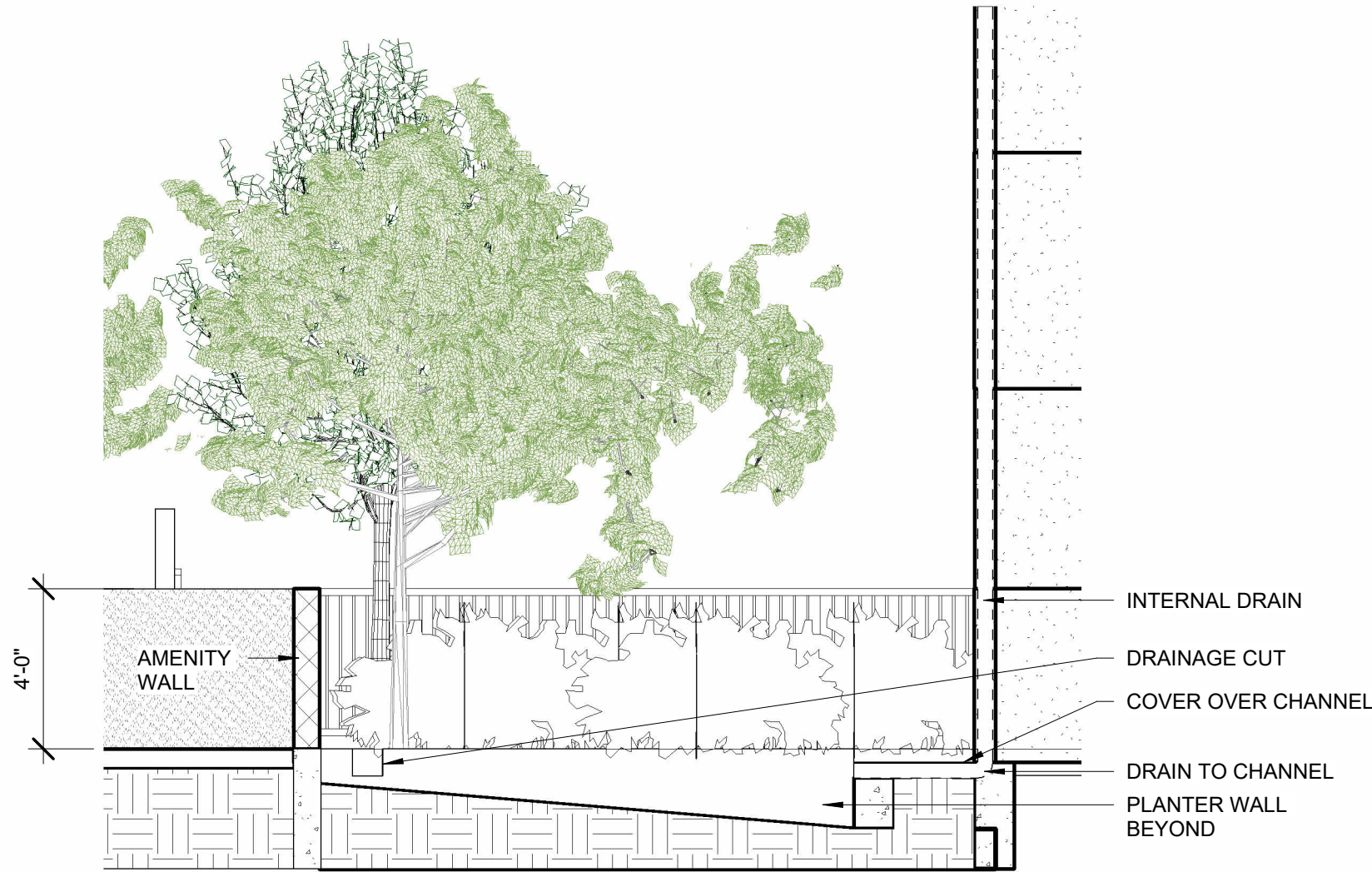
AS103



③ AMENITY AXON SECTION



② AMENITY AXON



④ AMENITY SECTION
1/4" = 1'-0"

AMENITY AREA DESIGN:

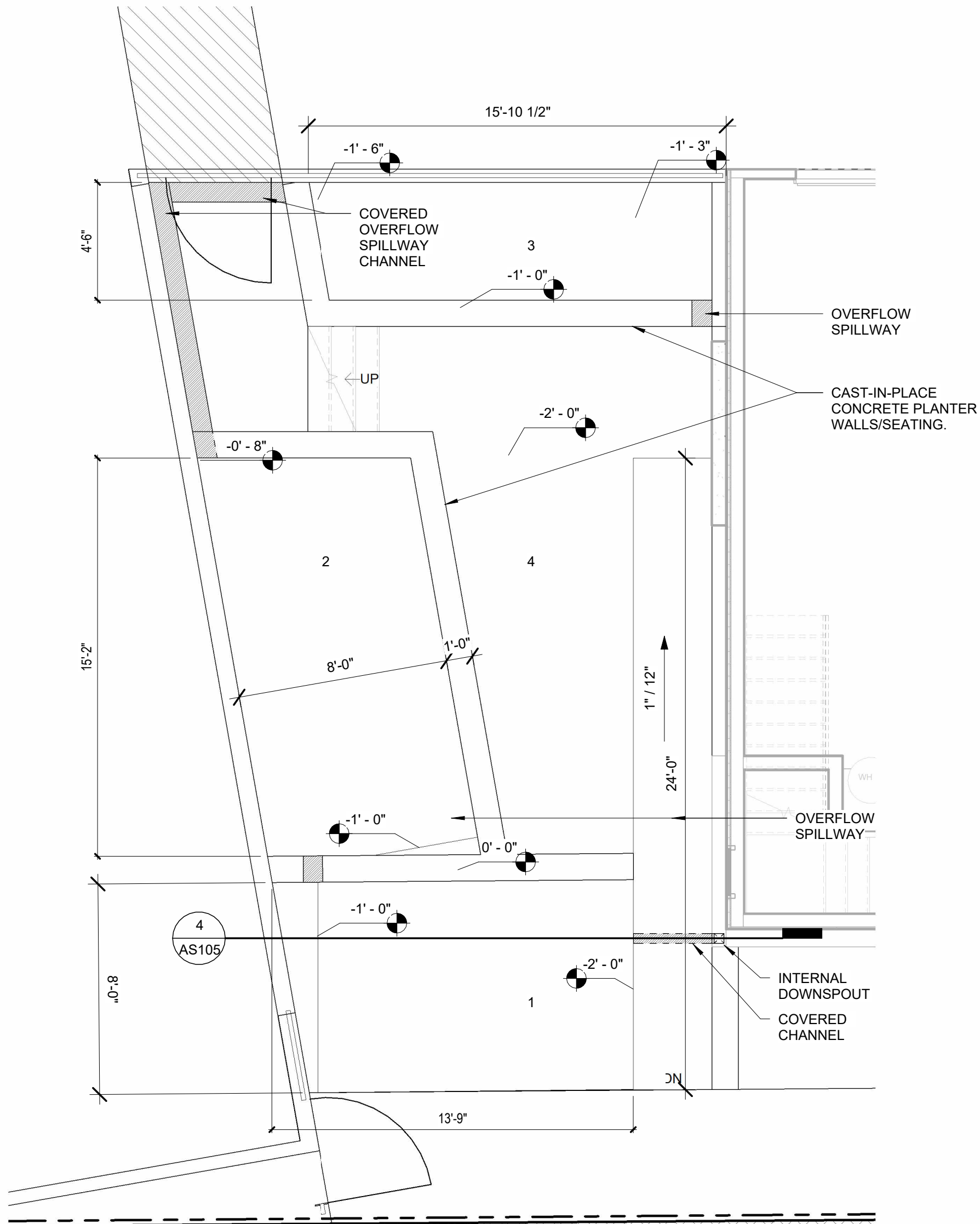
EACH BUILDING BLOCK WILL ROUTE ROOFTOP HVAC CONDENSATE AND RAINWATER TO A NEARBY LANDSCAPING/RECESSED RETENTION AREA WITH A NUMBER OF DISTINCT PLANTER THAT WILL BE FILLED SEQUENTIALLY. WATER RUNOFF FROM THE DRIVE AISLE WILL ALSO BE ROUTED TO THESE PLANTERS.

IN THE PLAN, EACH OF THE PLANTERS IS NUMBERED, IDENTIFYING THE PLANTERS AND THEIR FILL ORDER.

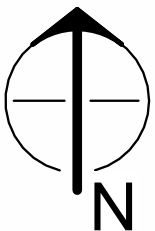
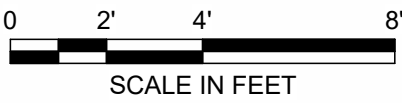
AREA 1 WILL RECEIVE THE MOST WATER OVER THE YEAR. WHEN IT REACHES CAPACITY, THE WATER WILL BEGIN TO FILL THE NEXT AREA IN THE SEQUENCE AND THEN THE NEXT. AREA 4 IS THE AREA THAT WILL CONTAIN SEATING AND/OR AMENITIES AND WILL ONLY BEGIN TO FILL DURING DURING LARGE RAIN EVENTS.

NOTE:

PLANT MATERIALS AND PERCENTAGES TO BE PROVIDED BY LANDSCAPE ARCHITECT.



① AMENITY PLAN
1/4" = 1'-0"



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**AMENITY PLAN
AS105**