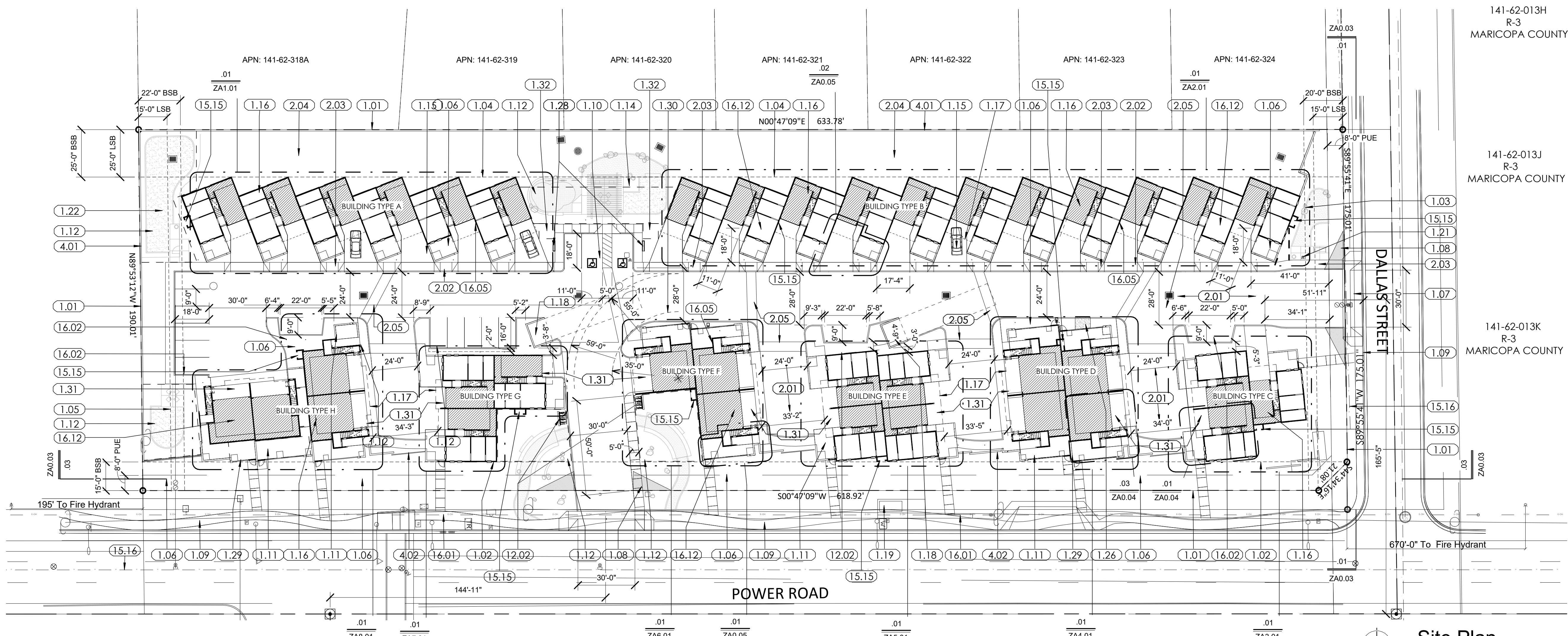


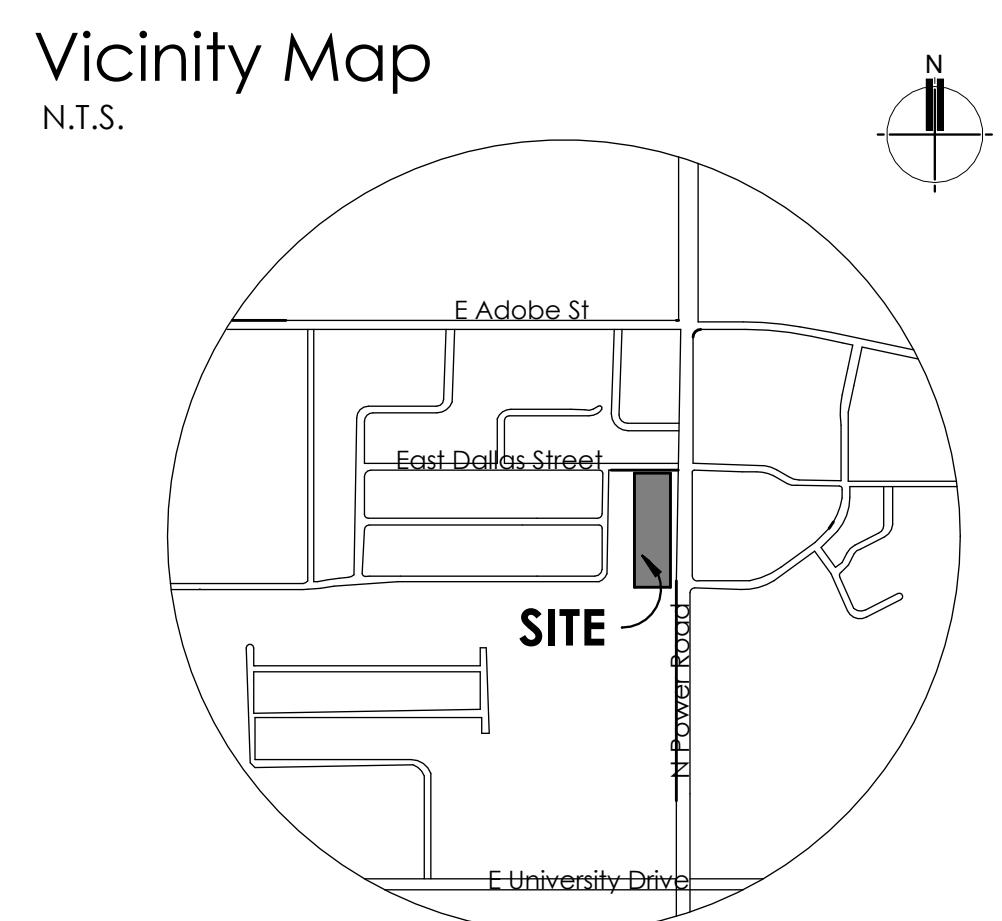
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141-62-013H
R-3
MARICOPA COUNTY

141-62-013J
R-3
MARICOPA COUNTY

141-62-013K
R-3
MARICOPA COUNTY



Project Description

38 new townhome rental structures consisting of 3B2B and 4B3B units with required sitework and parking.

Special Notes

1. No ground mounted mechanical.
2. Any future ground mounted equipment to be screened to meet MZO requirements. No ground mounted equipment anticipated.
3. All units are individually metered.
4. All building mounted electrical panel boxes to be flush mounted.

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CIRCULATION & OPENSACE		ZA0.06
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ELEVATIONS	Building Type 'A'	ZA1.02
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ELEVATIONS	Building Type 'B'	ZA2.02
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PRELIMINARY LANDSCAPE PLAN		LS1.01
PRELIMINARY AMENITY ENLARGEMENTS		LS1.02

Project Directory

OWNER
Elliot Barkan Development LLC Contact: Elliot Barkan
7505 E 6th Ave #100, Scottsdale, AZ 85251
Tel: 480-273-7138 Email: eliotbarkan@gmail.com

ARCHITECT
Presence Design PLLC Contact: Colin Kenyon
115 E. Campo Desierto Road, Tempe, Arizona 85281
Tel: 480-695-0877 Email: presencedesign.cdk@outlook.com

CIVIL & SURVEYOR
Babbitt Smith Engineering Contact: Darren E. Smith, P.E.
1140 E Greenway St. Suite 2, Mesa, AZ 85203
Tel: 480-610-1341 Email: darren@babbittsmith.com

LANDSCAPE ARCHITECT
McGough Adamson Contact: Nick Adamson
535 E McKellips Rd Suite 131 Mesa, Arizona 85203
Tel: 602-997-9093 Email: nicka@mg-az.com

Governing Building Codes

All construction shall comply with the following building codes and current City of Mesa development amendments:

- 2018 International Building Code (IBC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Fire Code (IFC)
- 2018 International Energy Conservation Code (IECC)
- 2017 National Electrical Code (NEC)
- 2018 International Fire Code (IFC)

ADA Codes & Requirements

This project will comply with all ADA requirements. All accessible routes areas noted shall comply with ADAAG Standards 402 Accessible Routes, 401.1 for Slopes, 403.3 1:20 running slopes and 1:48 cross slopes. Accessible parking spaces shall be striped on all sides, unless bordered by curb. All ramps must meet ADA Accessibility Guidelines (ADAAG Standards: 2% max cross slopes and 12:1 max longitudinal slopes.

1. Exiting accessible spaces shall be painted to meet City of Mesa code requirements.
2. Accessible spaces shall be striped on all sides, unless bordered by curb.
3. All ramps must meet ADA Accessibility Guidelines (ADAAG Standards: 2% max cross slopes and 12:1 max longitudinal slope.)

Project Data

PARKING CALCULATIONS:
Required: 83 Spaces * 2.1 per = 80 space
Provided: 83 Spaces

BICYCLE PARKING:
83 Spaces /10 = 9 Required: 9
Provided: 9

BUILDING SETBACKS:
Front Yard (Power Rd) : 30'-0"
Requesting : 15'-0"
Side Yard (Dallas St) : 20'-0" Local
Side Yard : 15'-0" Per story = 30'-0" / 22'-0" Requested
Back Yard : 15'-0" Per story = 25'-0" Requested

OPEN SPACE:
Total Required: 200 SF per Unit
Total Provided: 421 SF per Unit
Total Public O.S. = 9,591 SF
Total Private O.S. per Unit Required: 120 SF
Minimum Private O.S. Provided: 130 SF
Average Private O.S. per 4B4B Unit Provided: 249 SF
Average Private O.S. per 3B2B Unit Provided: 136 SF
(See ZA0.06 for total Schedule)
Total Open Space Provided = 16,023 SF (13.3% of net site area)

LOT COVERAGE :
Allowed 70%=120,319*7 = 84,223 SF
Provided: 78,943 SF = 65%

BUILDING COVERAGE:
Provided: 31,070 SF = 26%

CONSTRUCTION TYPE:
V-B
Fully Sprinklered NFPA-13

STREET TYPE :
Local Street (Dallas)
Artial (Power)

AIRPORT:
N/A

FLOOD ZONE :
Located flood Zone X

Project Data

ADDRESS:
630 North Power Rd Mesa, Arizona, 85208

ACCESSOR PARCEL NUMBER :
APN: 141-62-002H

LEGAL DESCRIPTION :
The south half of the northeast quarter of the Southeast quarter of section 13, township 1 North, range 6 east of the Gila and salt river base And meridian, Maricopa County, Arizona; Except any portion thereof lying within Dreamland villa seventeen, according to book 159 of maps, page 29, records of Maricopa County, Arizona, and; Except any portion lying within the following: Commencing at the east quarter corner of said Section 13;
Thence south 00 degrees 47 minutes 09 seconds West, along the east line of said section 13, a Distance 1317.12 feet;
Thence north 89 degrees 56 minutes 04 seconds West 55.00 feet to the point of beginning;
Thence north 89 degrees 56 minutes 04 seconds West 10.00 feet
Thence north 00 degrees 47 minutes 09 seconds East, 618.57 feet;
Thence north 44 degrees 34 minutes 09 seconds West, 21.08 feet;
Thence south 89 degrees 55 minutes 27 seconds east, 25.00 feet;
Thence south 00 degrees 47 minutes 09 seconds West, 633.57 feet the point of beginning; and except the north 25.00 feet thereof.

LOT SIZE :
190'-0" x 625'-0"
Net Site Area: 120,319 sqft 2.762 ac
Gross Site Area: 162,774 or 3.736ac

ZONING:
Existing: RS-6
Requesting: RM-2-PAD

DWELLING DENSITY:
15 net/ac = 2.736ac*15 = 41.04 Allowed
Requesting: 38 Units

GENERAL PLAN:
Neighborhood

MAXIMUM HEIGHT:
30'-0" max

Keynotes

- 1.01 Property line.
- 1.02 Building Street Setback 15'-0" Request.
- 1.03 Building Local Street Setback 20'-0".
- 1.04 25'-0" Two Story Landscape Setback Residential Side.
- 1.05 15'-0" Landscape Setback.
- 1.06 Landscape area Typical.
- 1.07 30'-0" New driveway. (Per City Mesa COM Stnd Dtl M-42-30').
- 1.08 10'-0" x 20'-0" visibility triangle Typical.
- 1.09 Existing Public Curb, Gutter and Side Walk. Replace if broken or out of grade. Upgrade if not to ADA standards. (see ADA note #3)
- 1.10 ADA Parking per City and state ADA State standards.
- 1.11 Unit Patio Open Space with 50% tree coverage Typical.
- 1.12 Open Space.
- 1.14 Covered Patio/ Games; Amenity Space
- 1.15 Unit Parking (Typical).
- 1.16 Unit Interior (see sheet SP1.02 for dimensioned of open space and Garage)
- 1.17 2nd Floor Above Typical.
- 1.18 Trash Bin Per Mesa Standard Detail M62.01.
- 1.19 New Public Bus Stop. Construct new pad, Turn-out, shelter Per City of Mesa standards M45.01 notes 5&9 And Shelter M.45.02.2.
- 1.21 New Fire Hydrant.
- 1.22 Gated dog run.
- 1.26 Rideshare Waiting Area with Seating.
- 1.28 Mail Box (See detail .07/SP1.03)
- 1.29 New Patio Gates Typ. (See Detail .05/SP1.03)
- 1.30 Trash and Fire Truck Turning Radius
- 1.31 No parking under overhangs on all eastern units per property management documents Typical.
- 1.32 8'-0" x 8'-0" designated landscape planing area.
- 2.01 Asphalt Surface Driveway and Parking.
- 2.02 4" Concrete Curbing and driveway Unit Cuts. (per detail .04 / SP1.02)
- 2.03 5'-0" Concrete Sidewalk Accessible Travel Path to Public Way.
- 2.04 Site Retention Per Mesa Requirement Section 11-33-6 of M.20
- 2.05 Raised Concrete Crosswalk To be stamped Concrete or Pavers Typical.(See landscape drawings)
- 4.01 Existing 6'-0" high CMU Property Line Wall. New 8'-0" wall provided with coordination of individual adjacent property owners. (see detail .02/SP1.02)
- 4.02 Parking lot 3'-0" screen wall. (see detail .03/SP1.02)
- 12.02 Bicycle Racks (see detail .06/SP1.02)
- 15.15 Fire riser room per NFPA 13.
- 15.16 Existing water line.
- 16.01 Overhead Power Lines Per COM EDSM Sec. 705.6
- 16.02 Parking and walk Lighting Typical (see detail .01/SP1.02)
- 16.05 Flush mounted electrical panel box.
- 16.12 All mechanical equipment to be roof mounted and fully shielded with parapets on all 4 sides.

Site Plan .01
1" = 30'-0"

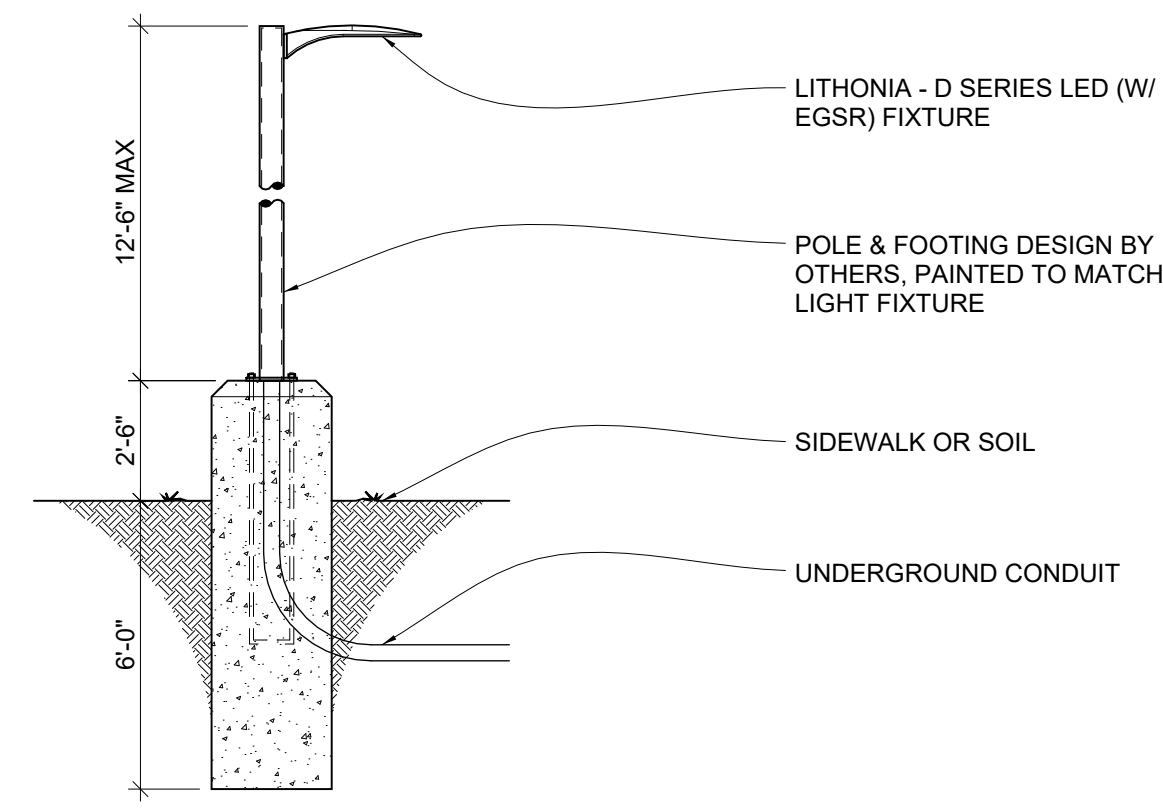
FINAL SITE PLAN

POWER TOWNHOMES
630 North Power Rd. Mesa, AZ 85205

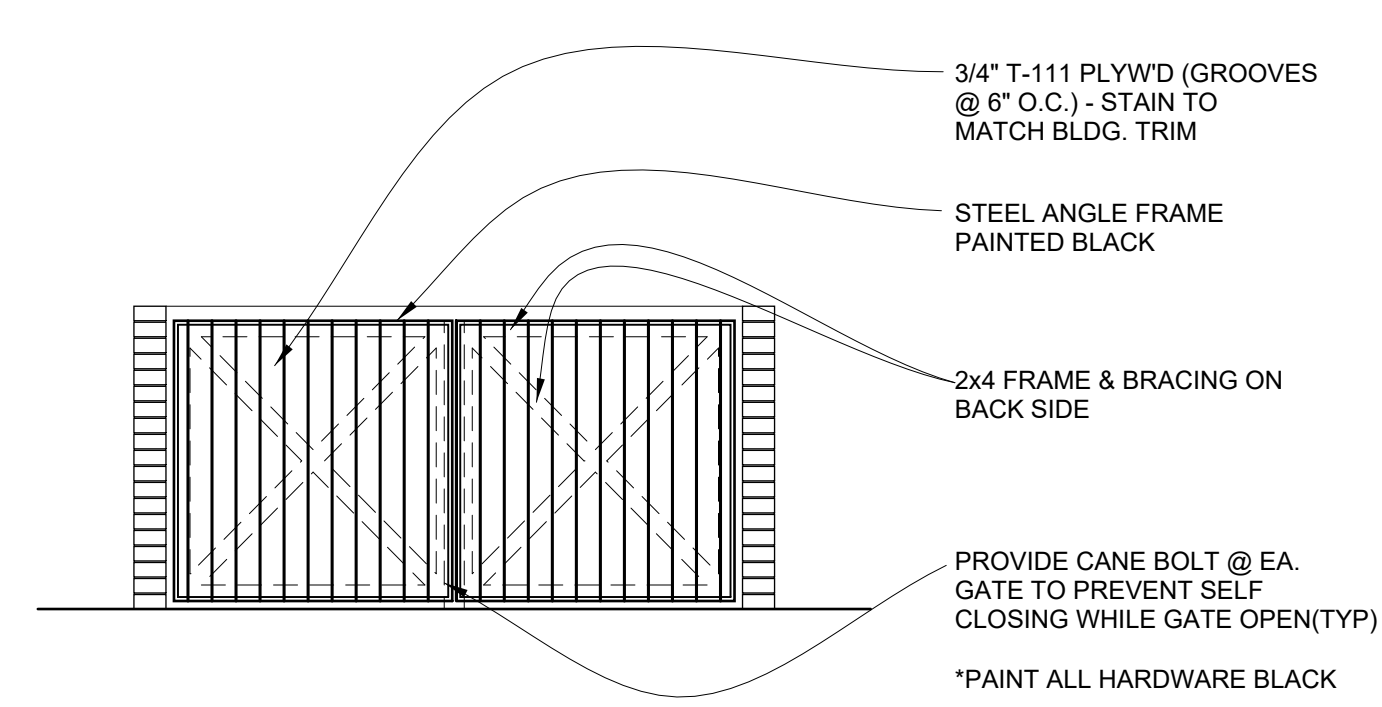


PRESENCE DESIGN
PHOENIX, AZ

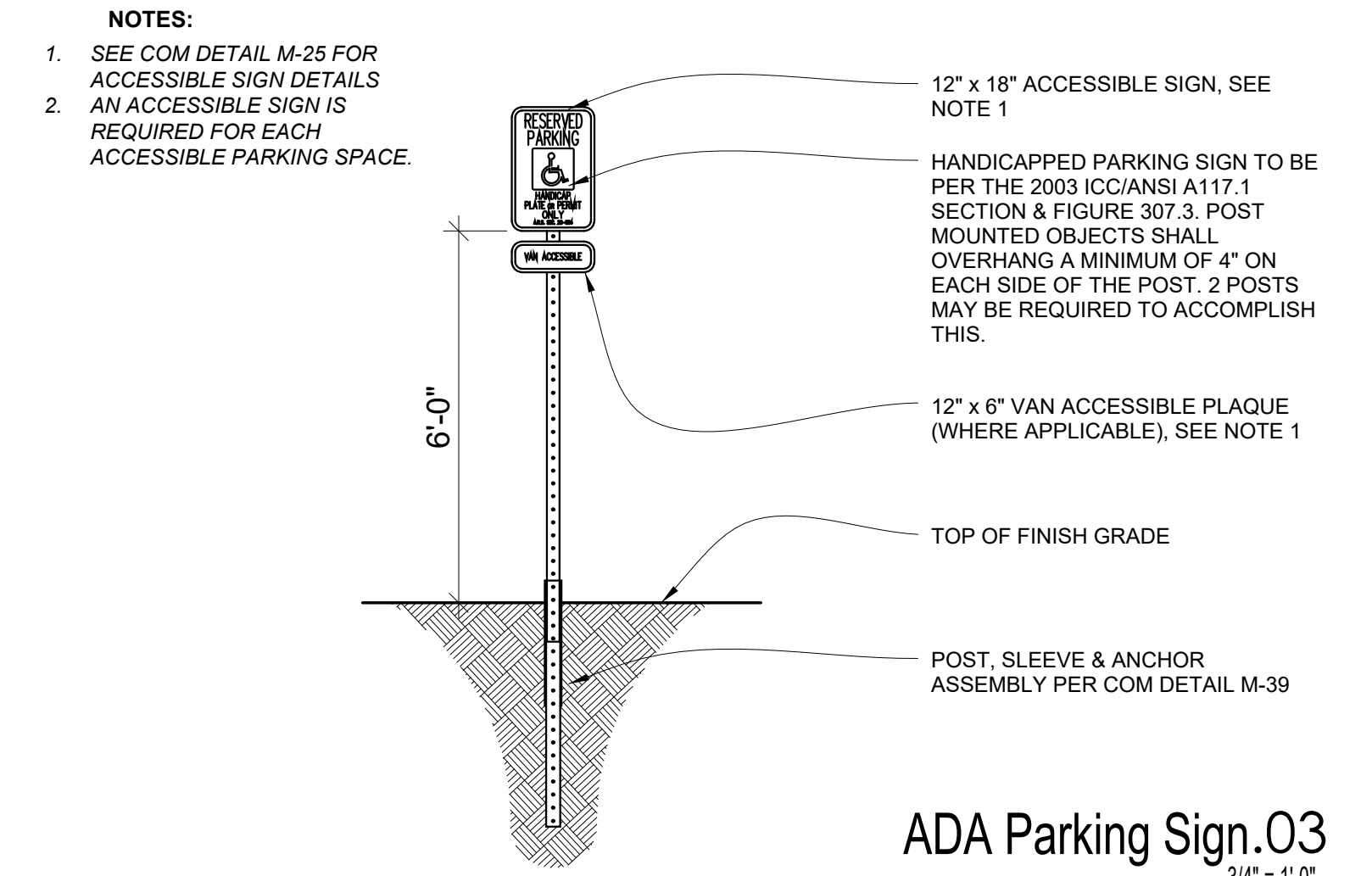
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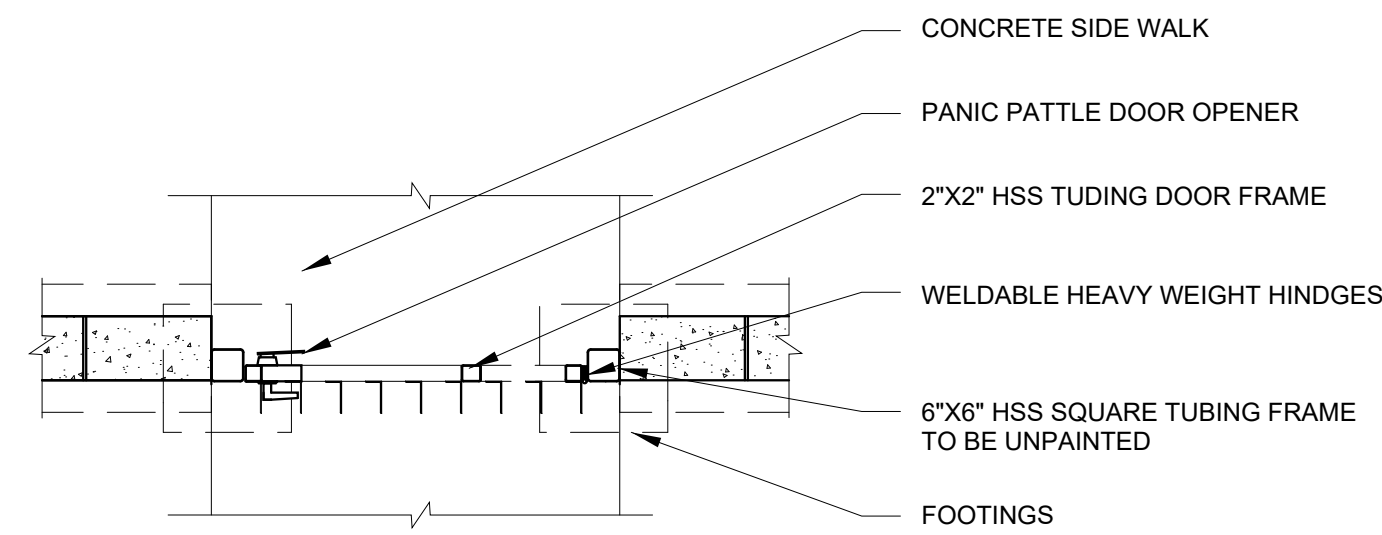
Typical Light Post.11
N.T.S.



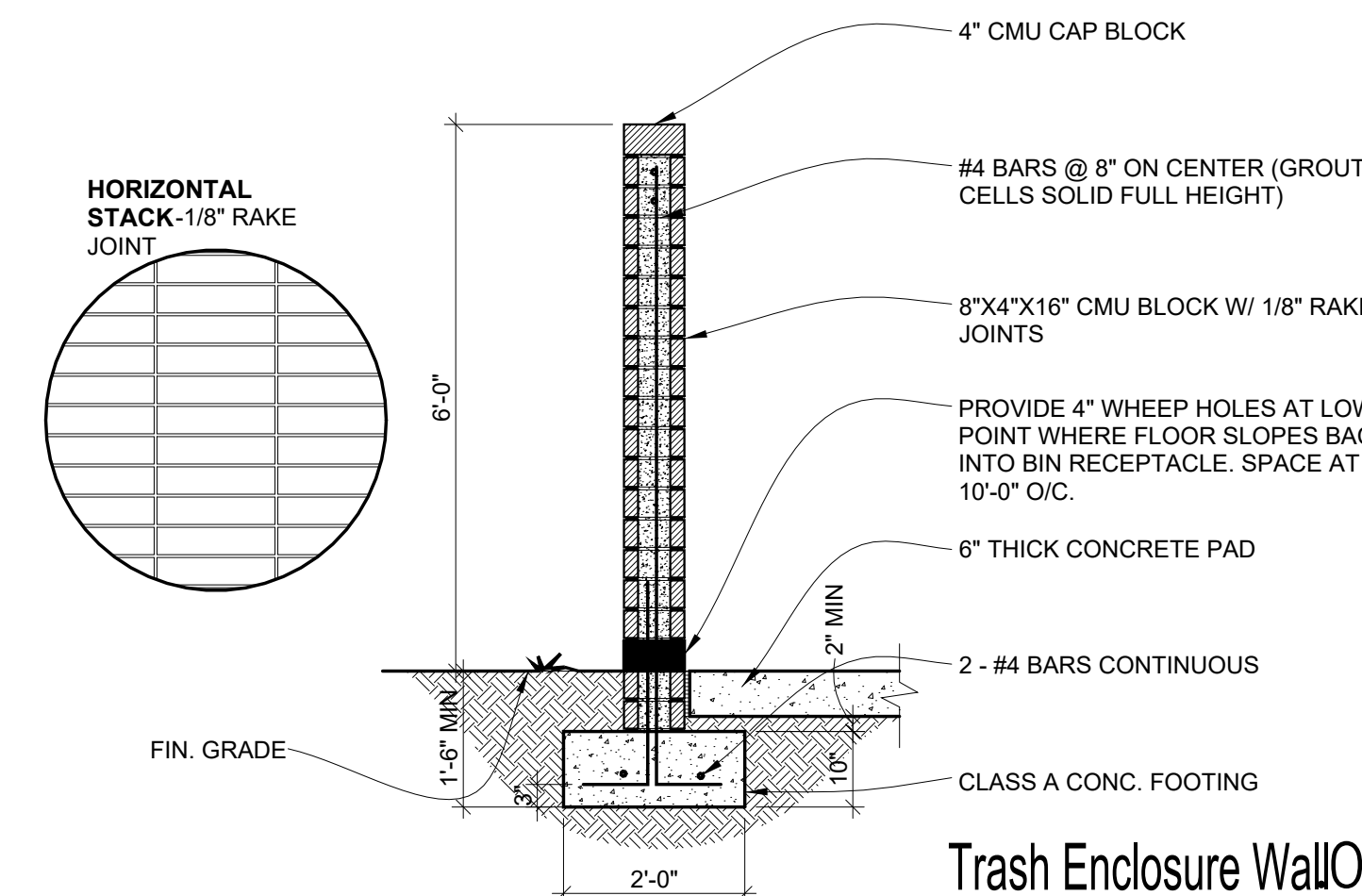
Gate Elevation.07
1/4" = 1'-0"



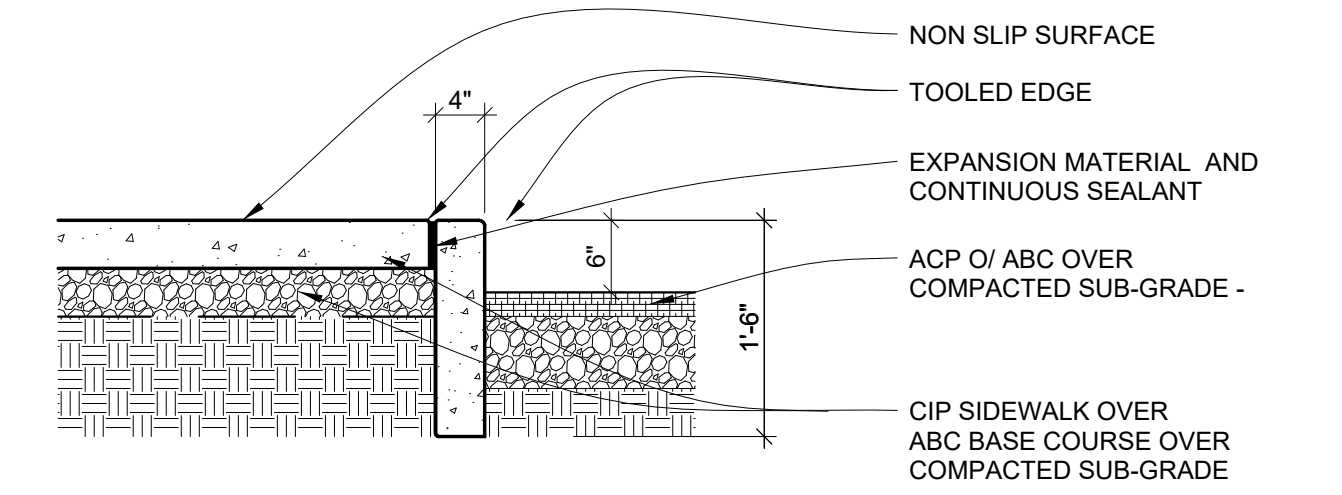
ADA Parking Sign.03
3/4" = 1'-0"



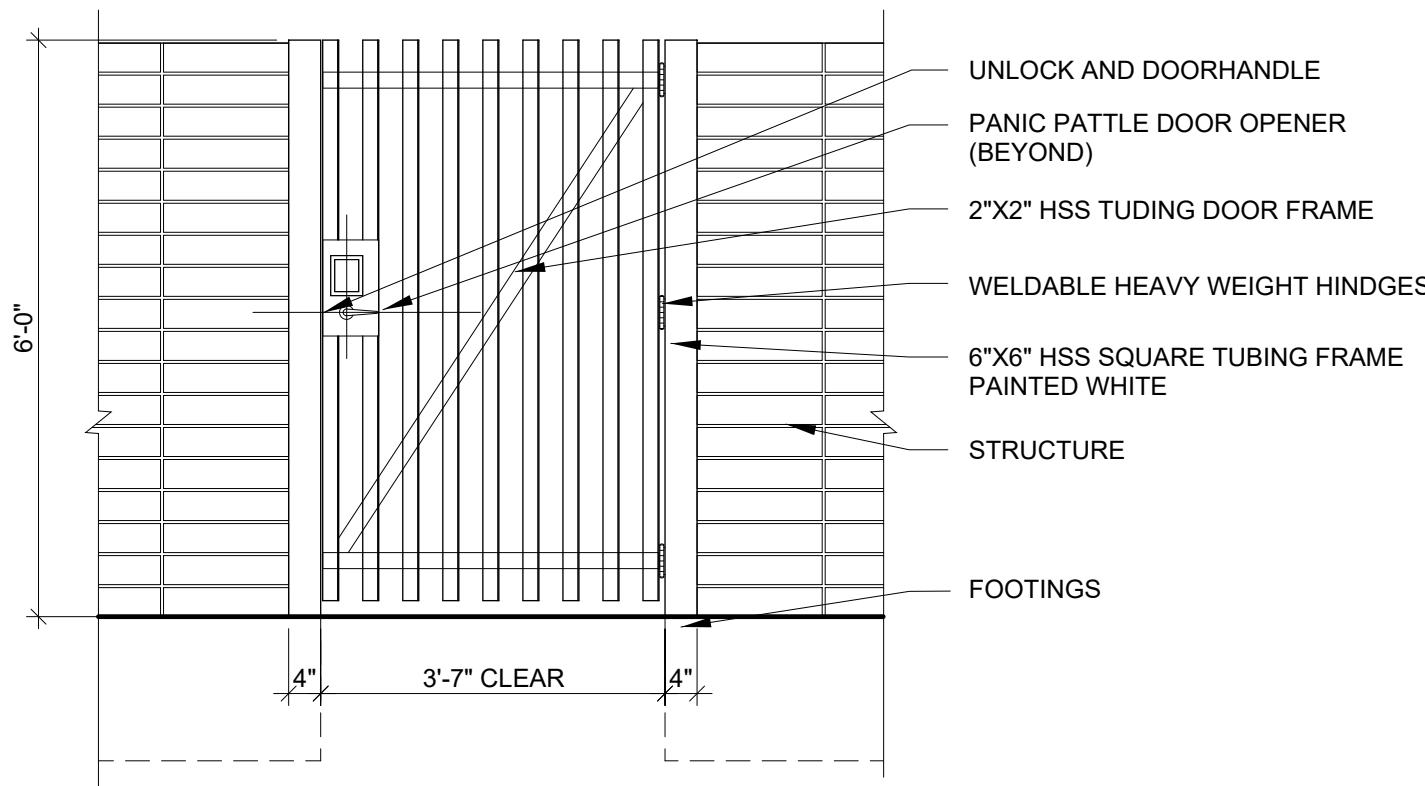
Mail Box Elevation.10
1/2" = 1'-0"



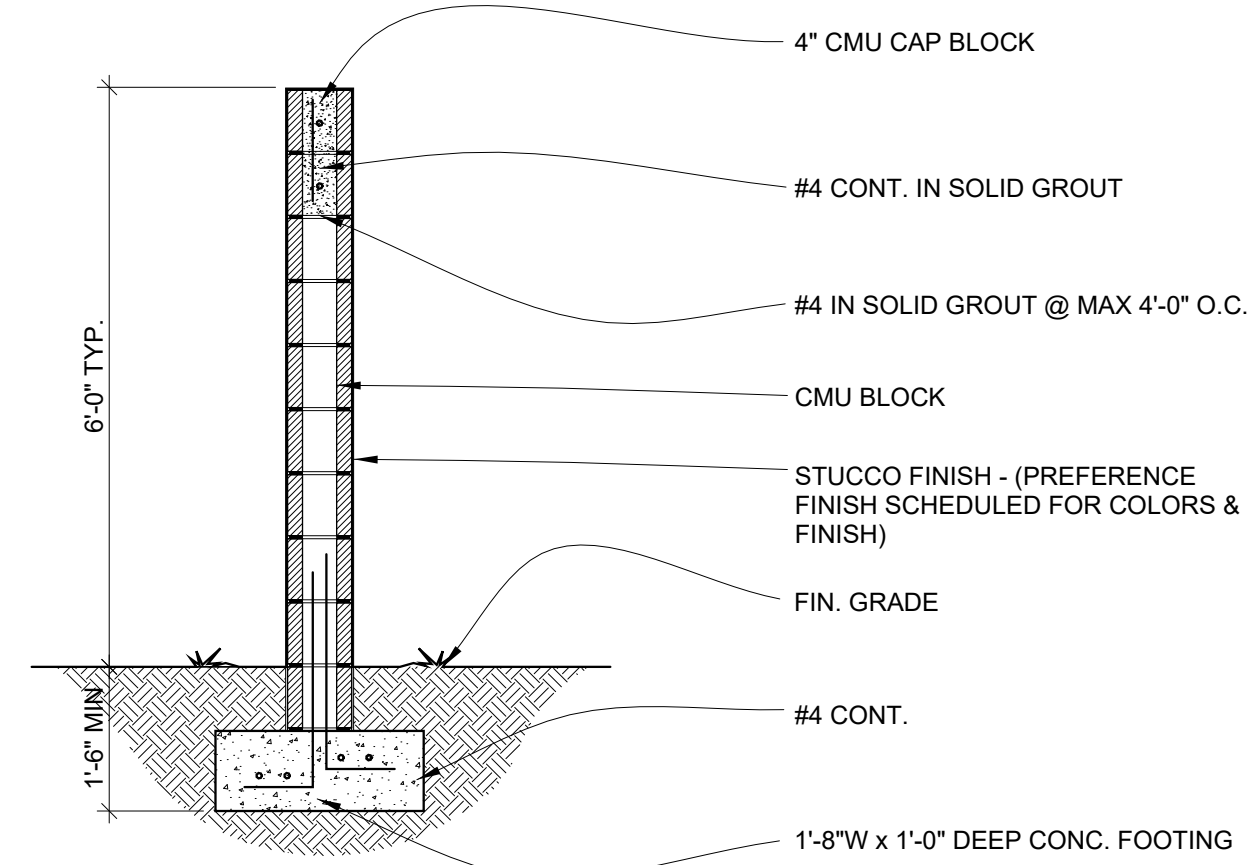
Trash Enclosure Wall.06
1/2" = 1'-0"



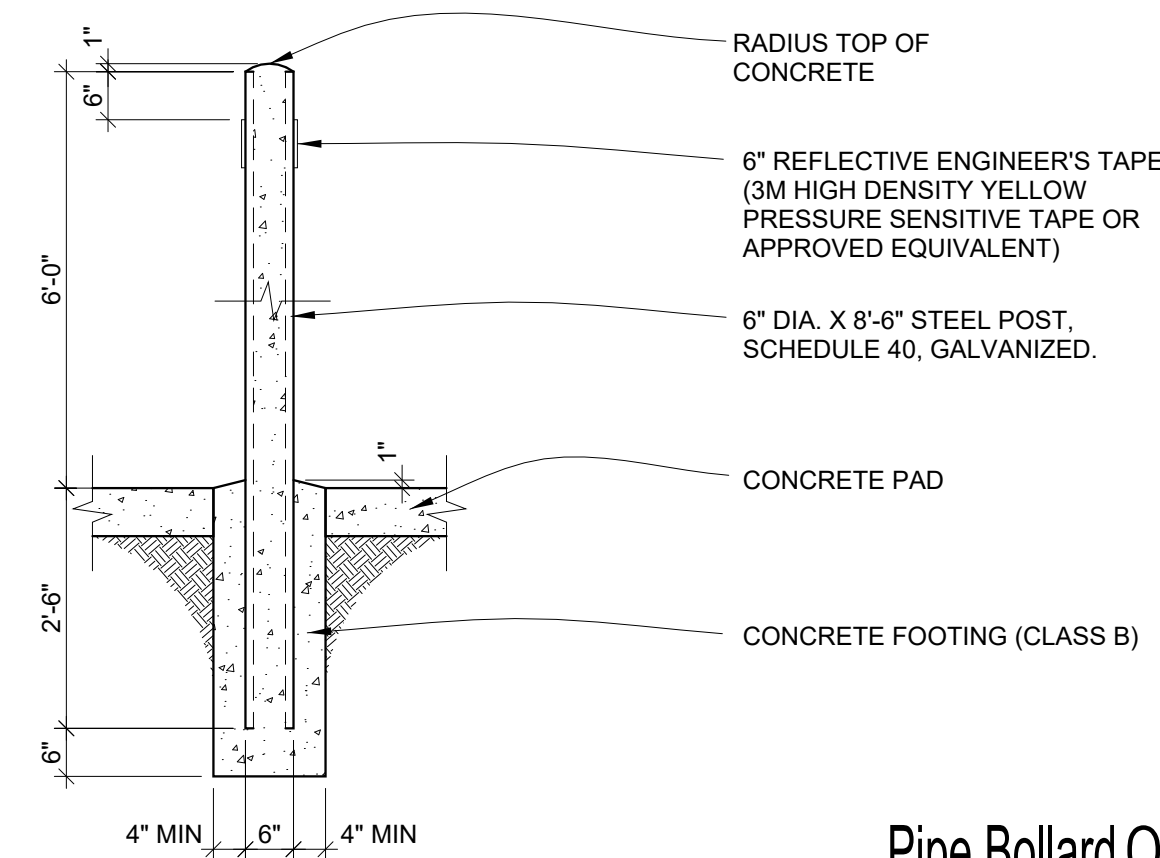
C.I.P. Concrete Curb at Pavement.02
3/4" = 1'-0"



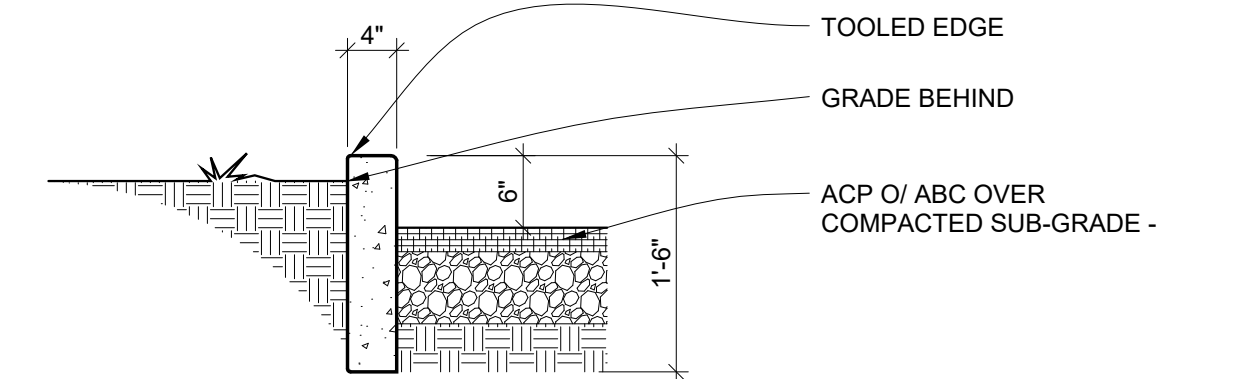
Street Pedestrian Gate.13
1/2" = 1'-0"



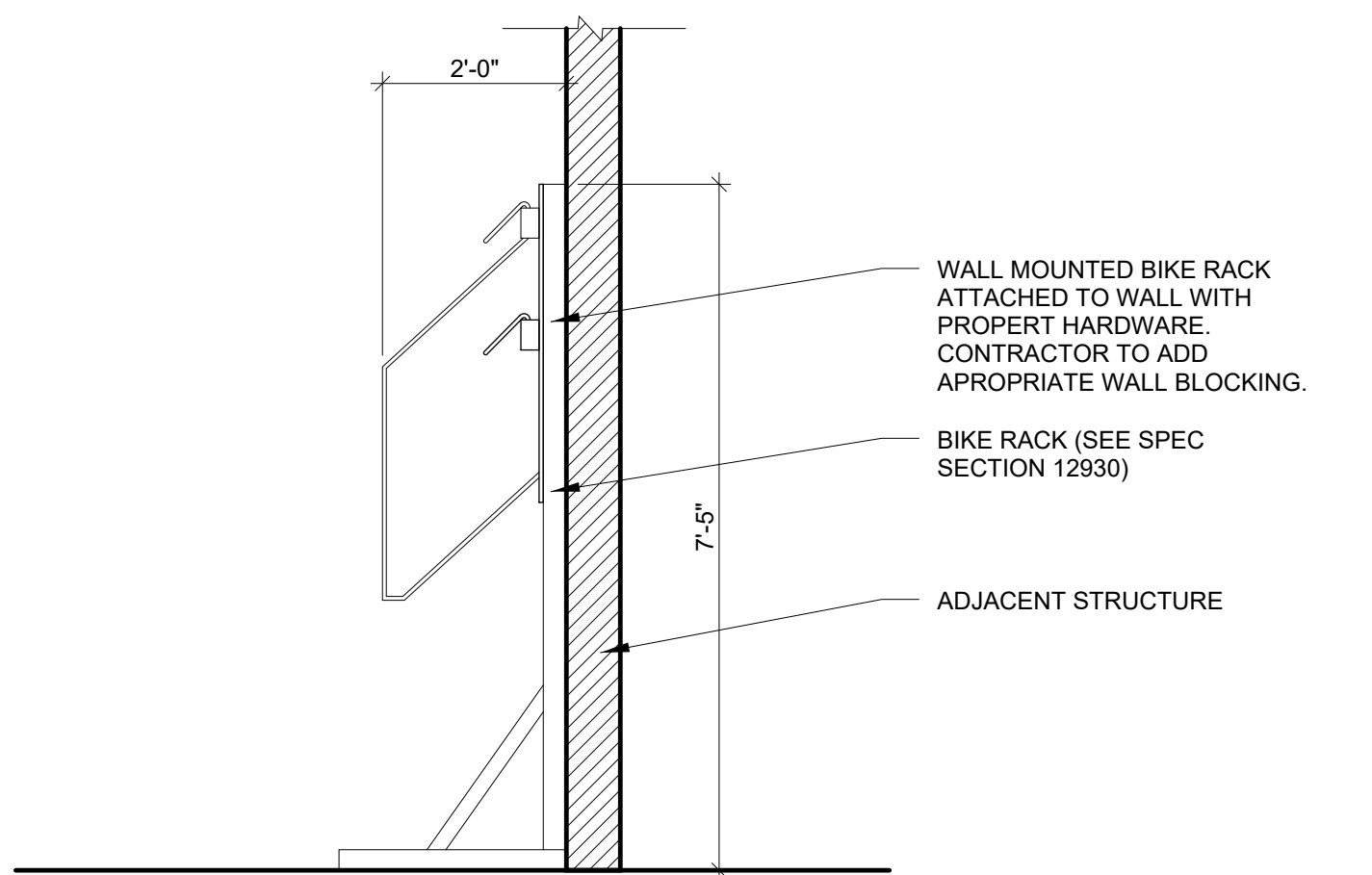
Masonry Wall - Stucco.09
1/2" = 1'-0"



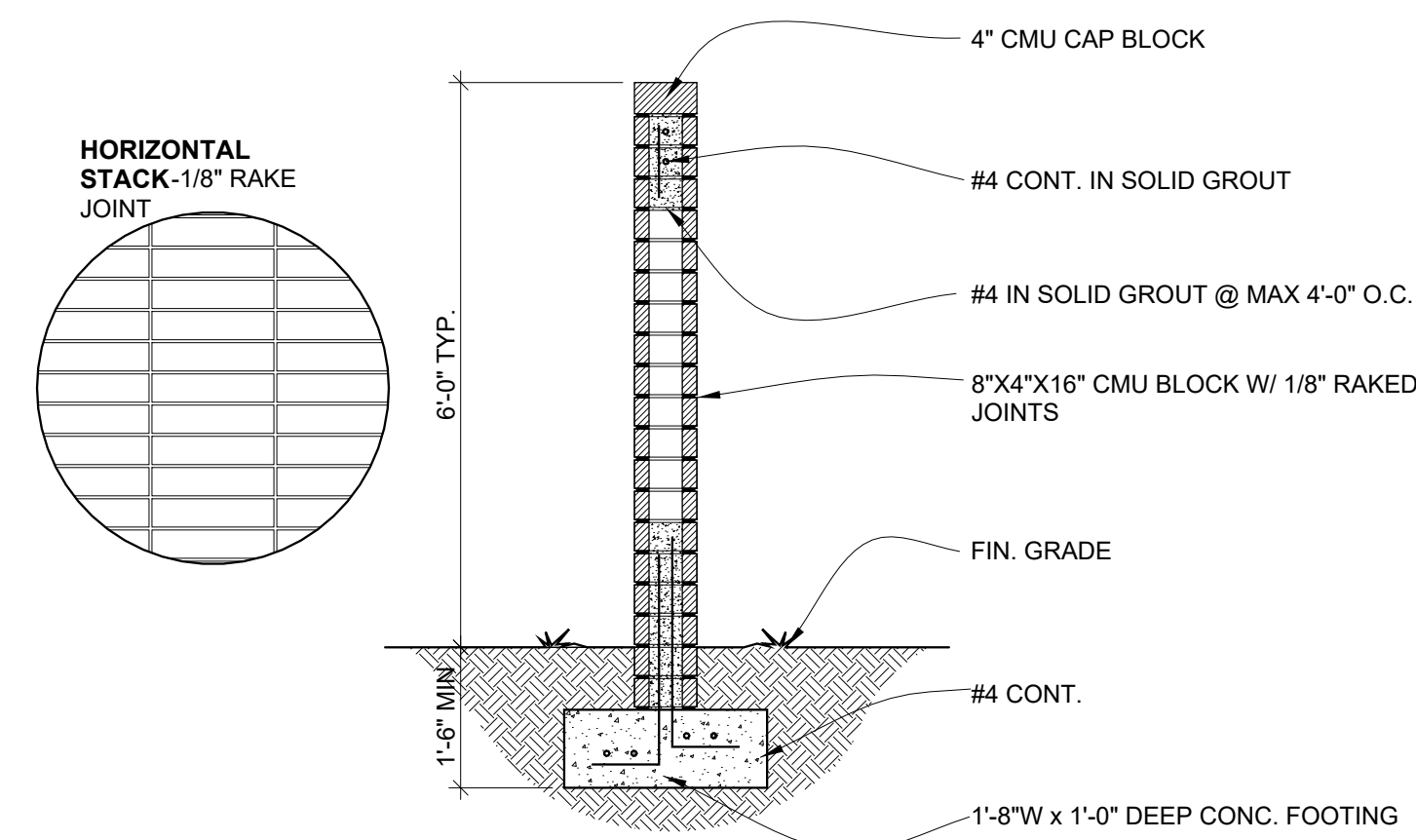
Pipe Bollard.05
1/2" = 1'-0"



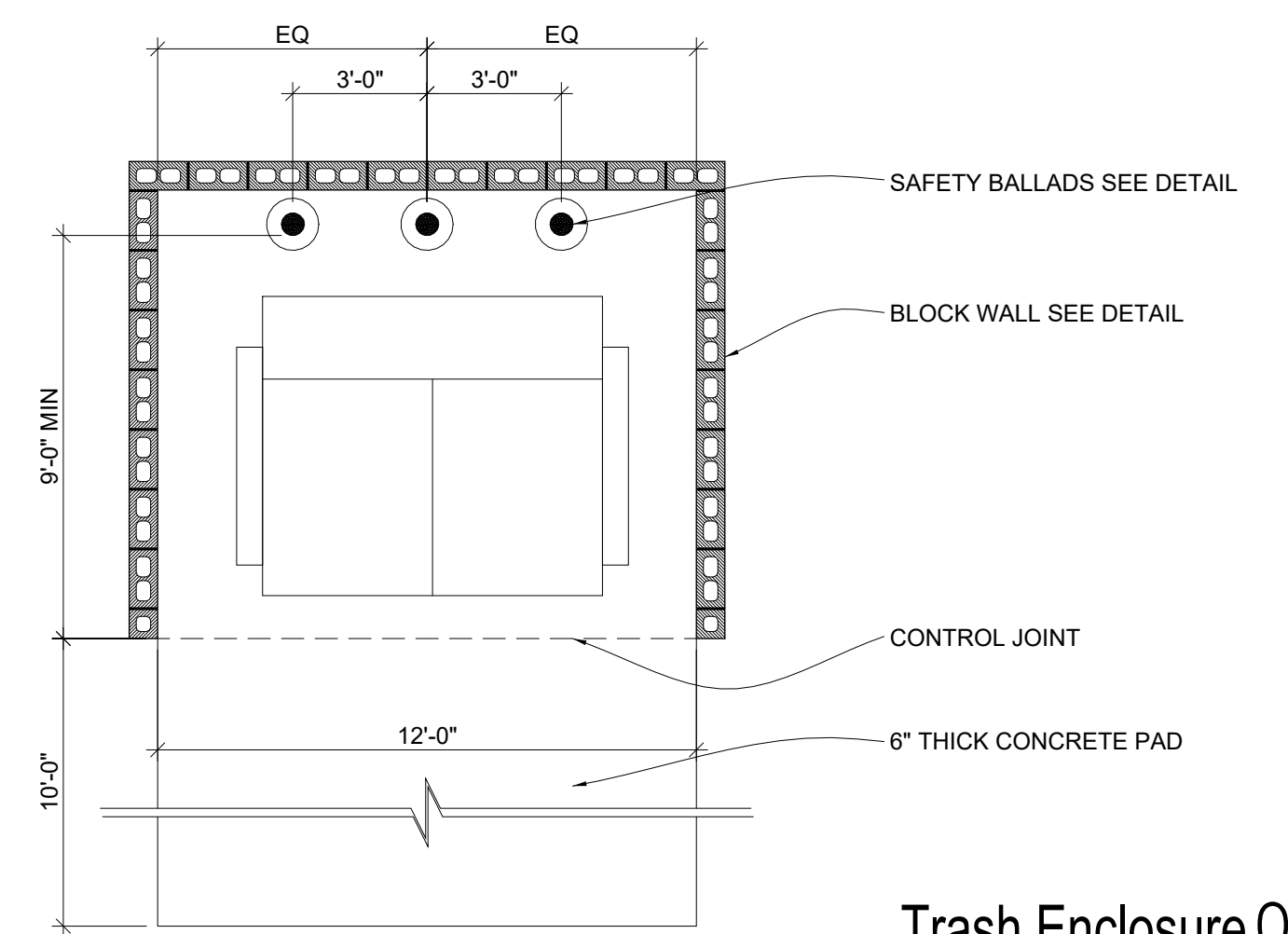
C.I.P. Concrete Curb at Pavement.01
3/4" = 1'-0"



Wall Mounted Bike Rack.12
1/2" = 1'-0"



Masonry Wall.08
1/2" = 1'-0"



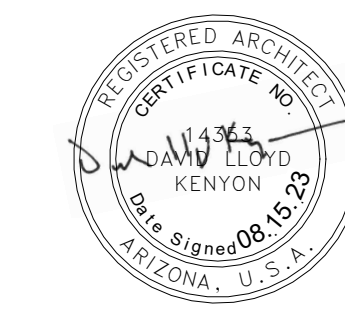
Trash Enclosure.04
1/4" = 1'-0"

NOTES:
1. SEE COM DETAIL M-25 FOR ACCESSIBLE SIGN DETAILS
2. AN ACCESSIBLE SIGN IS REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.

12" x 18" ACCESSIBLE SIGN, SEE NOTE 1
HANDICAPPED PARKING SIGN TO BE PER THE 2003 ICC/ANSI A117.1 SECTION & FIGURE 307.3. POST MOUNTED OBJECTS SHALL OVERHANG A MINIMUM OF 4" ON EACH SIDE OF THE POST. 2 POSTS MAY BE REQUIRED TO ACCOMPLISH THIS.
12" x 6" VAN ACCESSIBLE PLAQUE (WHERE APPLICABLE), SEE NOTE 1
TOP OF FINISH GRADE
POST, SLEEVE & ANCHOR ASSEMBLY PER COM DETAIL M-39

NON SLIP SURFACE
TOOLED EDGE
EXPANSION MATERIAL AND CONTINUOUS SEALANT
ACP O/ ABC OVER COMPACTED SUB-GRADE
CIP SIDEWALK OVER ABC BASE COURSE OVER COMPACTED SUB-GRADE

TOOLED EDGE
GRADE BEHIND
ACP O/ ABC OVER COMPACTED SUB-GRADE



SITE DETAILS
POWER TOWNHOMES
630 North Power Rd. Mesa, AZ 85205
PRESENCE DESIGN
Phoenix, AZ

CDK DLLK ZONING | FINAL SITE PLAN PD 2303.04
15 August 2023 **ZA0.02**

