

SITE INFORMATION

P.N.:	135-53-017, 135-53-015B, 135-53-015C	
ZONING:	EXISTING: PROVIDED:	RM-2, RM-3 PAD (WITH RM-4 AS BASIS OF DESIGN)
LOT AREA:	MINIMUM: PROVIDED:	6,000 S.F. 54,450 S.F. (1.25 AC.)
LOT WIDTH:	MINIMUM: PROVIDED:	60' 210'-9"
LOT DEPTH:	MINIMUM: PROVIDED:	94' 206'-6"
UNIT DENSITY:	MAXIMUM: PROVIDED:	30 DU/AC (36/1.25) = 28.8 DU/AC
LOT AREA / UNIT:	MINIMUM: PROVIDED:	1,452 S.F. / UNIT (54,450/36) = 1,512 S.F.
BUILDING HEIGHT:	MAXIMUM: PROVIDED:	40'-0" 37'-9"
LOT COVERAGE:	MAXIMUM: PROVIDED:	70% (38,056/54,450) = 69.9%
BUILDING: 14,825 S.F. PARKING LOT: 21,038 S.F. SIDEWALKS: 2,093 S.F. <u>DOG PARK PATIO: 100 S.F.</u> TOTAL: 38,056 S.F.		
MIN. YARD:	FRONT: PROVIDED:	20' (LOCAL STREET) 20+
	INT. @ 3+ UNITS: PROVIDED:	45' (15' PER STORY) 31' @ SOUTH 80'-6" @ NORTH 66'-2" @ WEST
BUILDING COVERAGE:	MAXIMUM: PROVIDED:	55% (14,825/54,450) = 27.2%
TOTAL OPEN SPACE / UNIT:	MINIMUM: PROVIDED:	150 S.F./UNIT 150, 176, 198 S.F. / UNIT
COMMON OPEN SPACE / UNIT:	PROVIDED:	(3,186/36) = 88 S.F./UNIT
PRIVATE OPEN SPACE PROVIDED:		
ONE BEDROOM - UNIT A:	62 S.F.	(60 S.F. MIN.)
TWO BEDROOM - UNIT B:	88 S.F.	(100 S.F. MIN.)
THREE BEDROOM - UNIT C:	110 S.F.	(120 S.F. MIN.)
PARKING SETBACK:	REQUIRED: 50'-0" MIN. PROVIDED: 50'-0"	
LANDSCAPE YARDS:		
ADJACENT TO SINGLE RESIDENCE USES:	20'-0"	
ADJACENT TO NON-SINGLE RESIDENCE USES:	15'-0"	
REQUIRED:	NORTH: 20'-0" WEST: 20'-0" / 15'-0" SOUTH: 15'-0"	
PROVIDED:	NORTH: 8'-0" WEST: 8'-0" SOUTH: 5'-0"	
FOUNDATION BASE:		
REQUIRED:	15'-0" AT ENTRANCE 10'-0" AT PARKING 5'-0" AT DRIVE AISLES	
PROVIDED:	22'-0" AT ENTRANCE 10'-0" AT PARKING 5'-0" AT DRIVE AISLES	
MILLION TREES INITIATIVE:		
	REQUIRED: 15% TREE CANOPY PROVIDED: 53 TREES, 11,917 S.F. OF CANOPY 11,917 / 54,450 = 21.9%	

BUILDING AREA

BUILDING 1:	
1ST FLOOR GROSS:	14,825 S.F.
2ND FLOOR GROSS:	14,111 S.F.
3RD FLOOR GROSS:	12,265 S.F.
<u>SUBTOTAL:</u>	<u>41,201 S.F.</u>
TOTAL BUILDING AREA:	41,201 S.F.
SQUARE FOOTAGE BREAKDOWN:	
UNITS:	27,058 S.F.
PATIOS:	3,080 S.F.
EXTERIOR CIRCULATION:	6,557 S.F.
COMM. / LEASING:	4,506 S.F.
<u>TOTAL S.F.:</u>	<u>41,201 S.F.</u>

1-BED UNIT: 584 S.F. LIVABLE, 62 S.F. PATIO
2-BED UNIT: 812 S.F. LIVABLE, 88 S.F. PATIO
3-BED UNIT: 1,078 S.F. LIVABLE, 110 S.F. PATIO

KEYNOTES

02.02	TIE INTO EXISTING SIDEWALK. SAWCUT & PATCH AND REPAIR EXISTING SIDEWALK.
02.04	EXISTING STREET LIGHT TO REMAIN.
02.07	EXISTING FIRE HYDRANT TO REMAIN.
02.09	EXISTING UTILITY POLE TO REMAIN.
02.30	EXISTING SITE WALL TO REMAIN.
03.01	NEW CONCRETE SIDEWALK.
32.06	GRASSCRETE CONCRETE DRIVEWAY FOR MESA 1 FDP 503.2.3, OPTION 2. RETAINER CURBS. FILL WITH 1/4" MIDS DECOMPOSED GRANITE TO MATCH LANDSCAPE ROCK.
32.04	PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
32.05	ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.
32.10	PRE-FABRICATED CONCRETE WHEEL STOP.
32.16	PROPOSED LOCATION OF NEW FIRE HYDRANT.
32.18	ACCESSIBLE CURB RAMP, 1:20 MAXIMUM SLOPE.
32.19	CONCRETE PAVING PER MESA STANDARD DETAIL.
32.24	MOUNTABLE CURB PER MAG STANDARD DETAIL AT WIDTH OF FIRE ACCESS LANE.
32.28	TRASH PICKUP AREA. PROVIDE 6" THICK CONCRETE PAD AND BOLLARDS PER MESA M62.02.1. TRASH BINS TO BE MAXIMUM 4 YD BINS. STAGING OF BINS FOR PICKUP ONLY ALLOWED ON DAYS OF PICKUP. BINS MUST BE STORED IN TRASH ROOM AT ALL TIMES OUTSIDE OF PICKUP.
32.33	NEW SITE WALL TO MATCH EXISTING ADJACENT WALL AT NORTH PROPERTY LINE. SEE DETAIL 05/A01.2.
32.35	3-4" HIGH INTEGRAL COLORED 8" CMU SCREEN WALL.
32.36	EXISTING CONCRETE IRRIGATION CHANNEL.
32.37	FIRE LANE ACCESS BOLLARD AND CABLE WITH 1/2" POLY CARBON FIBER MESA FDP 508.1.1.
32.38	METAL FENCE WITH VESTIBULE GATES FOR DOG PARK ENCLOSURE. SEE 14/A01.2.

LEGEND

..... INDICATES ACCESSIBLE ROUTE. MAX SLOPE
TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%

 INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING, & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS 8 AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

DWELLING UNIT MIX

FIRST FLOOR:
ONE BEDROOM UNITS: 6
TWO BEDROOM UNITS: 4
THREE BEDROOM UNITS: 2

SECOND FLOOR:
ONE BEDROOM UNITS: 6
TWO BEDROOM UNITS: 3
THREE BEDROOM UNITS: 3

THIRD FLOOR:
ONE BEDROOM UNITS: 6
TWO BEDROOM UNITS: 3
THREE BEDROOM UNITS: 3

SUBTOTAL:
ONE BEDROOM UNITS: 18 (50%)
TWO BEDROOM UNITS: 10 (28%)
THREE BEDROOM UNITS: 8 (22%)

TOTAL UNITS	36
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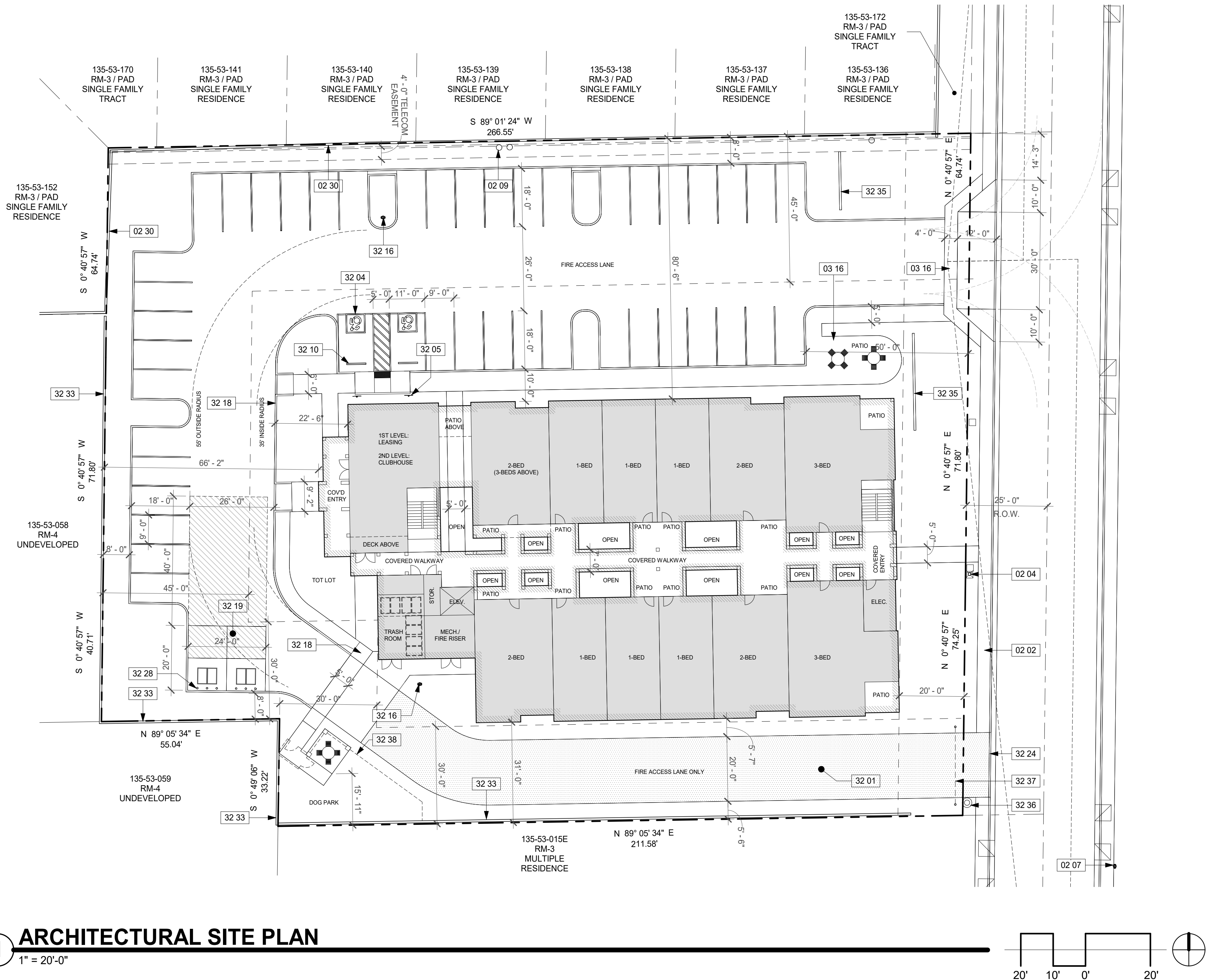
PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:
1.2 SPACES PER UNIT (WITHIN 1,320' OF LIGHT RAIL)
1.2 X 36 = 43.2 SPACES

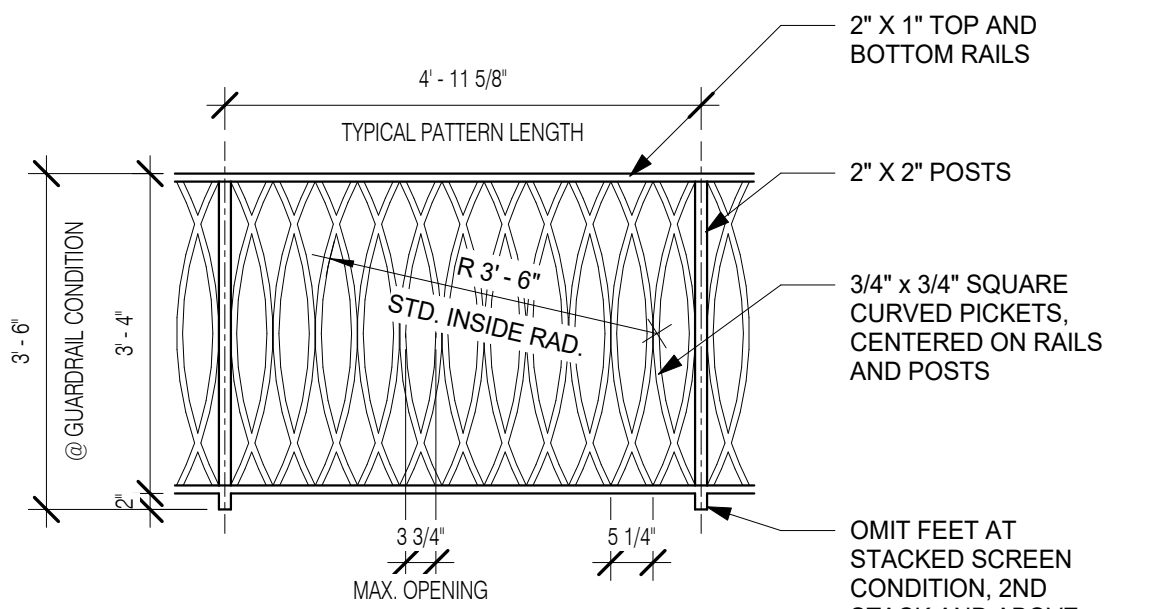
1 SPACE PER UNIT COVERED = 36 COVERED SPACES
1 BIKE SPACE PER 10 CAR SPACES = 5 REQUIRED.

PROVIDED VEHICULAR PARKING:	
STANDARD PARKING SPACES	42
ACCESSIBLE PARKING SPACES	2
TOTAL:	44
(0 COVERED PARKING SPACES PROVIDED)	

ARCHITECTURAL SITE PLAN

$$1'' = 20'-0''$$


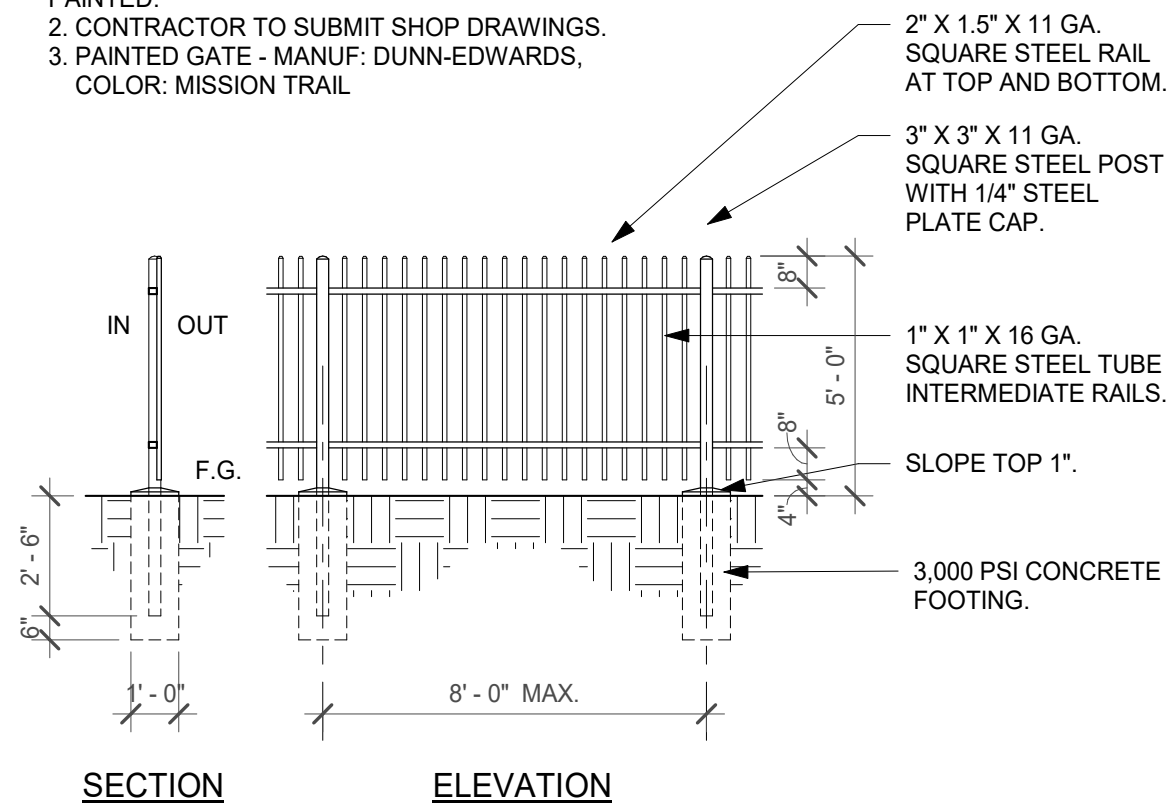
GENERAL NOTE:
1. ALL EXPOSED METAL TO BE PRIMED AND PAINTED.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
3. PAINTED GATE - MANUF: DUNN-EDWARDS, COLOR: MISSION TRAIL.



15 DECORATIVE METAL PATTERN

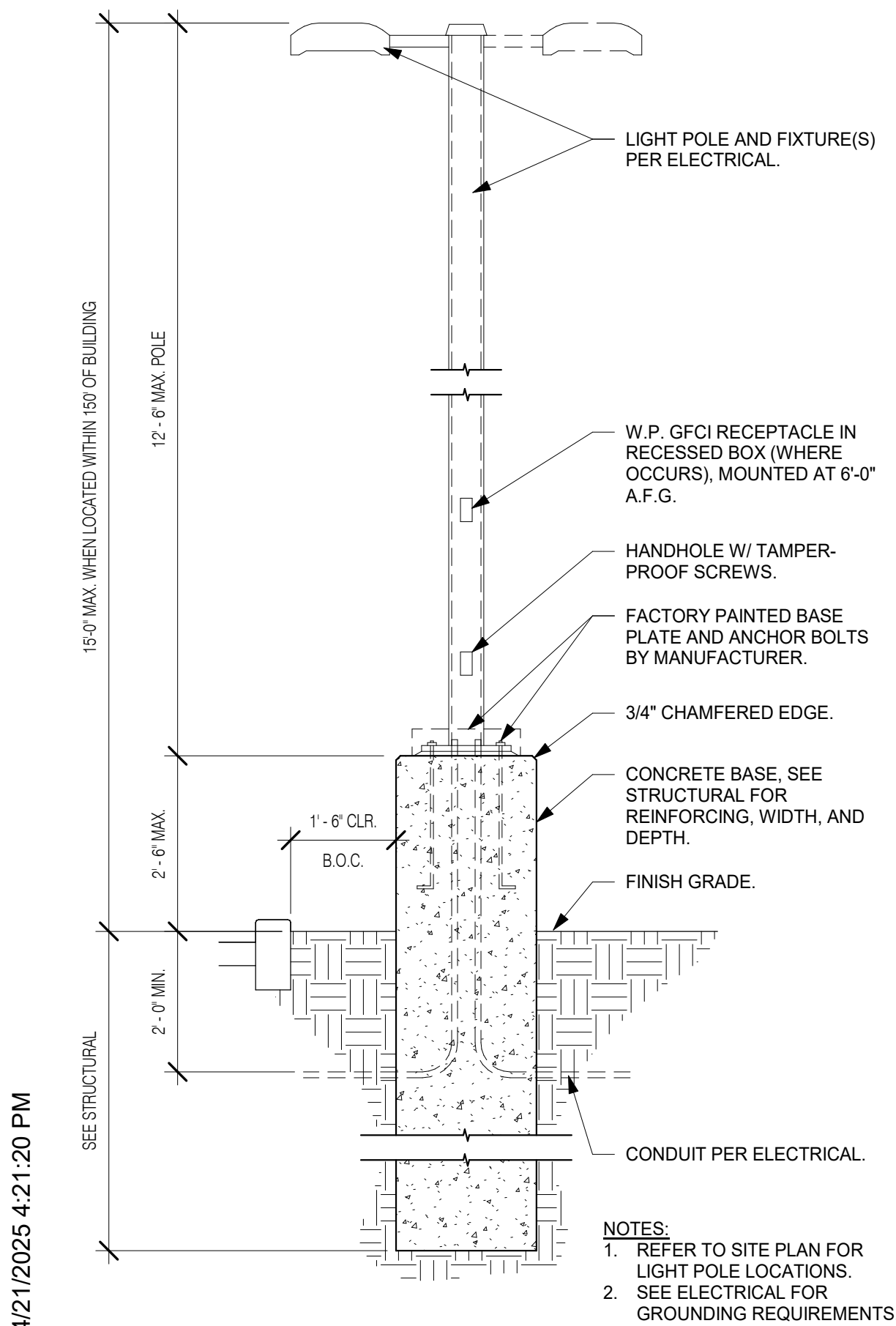
1/2" = 1'-0"

GENERAL NOTE:
1. ALL EXPOSED METAL TO BE PRIMED AND PAINTED.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
3. PAINTED GATE - MANUF: DUNN-EDWARDS, COLOR: MISSION TRAIL.



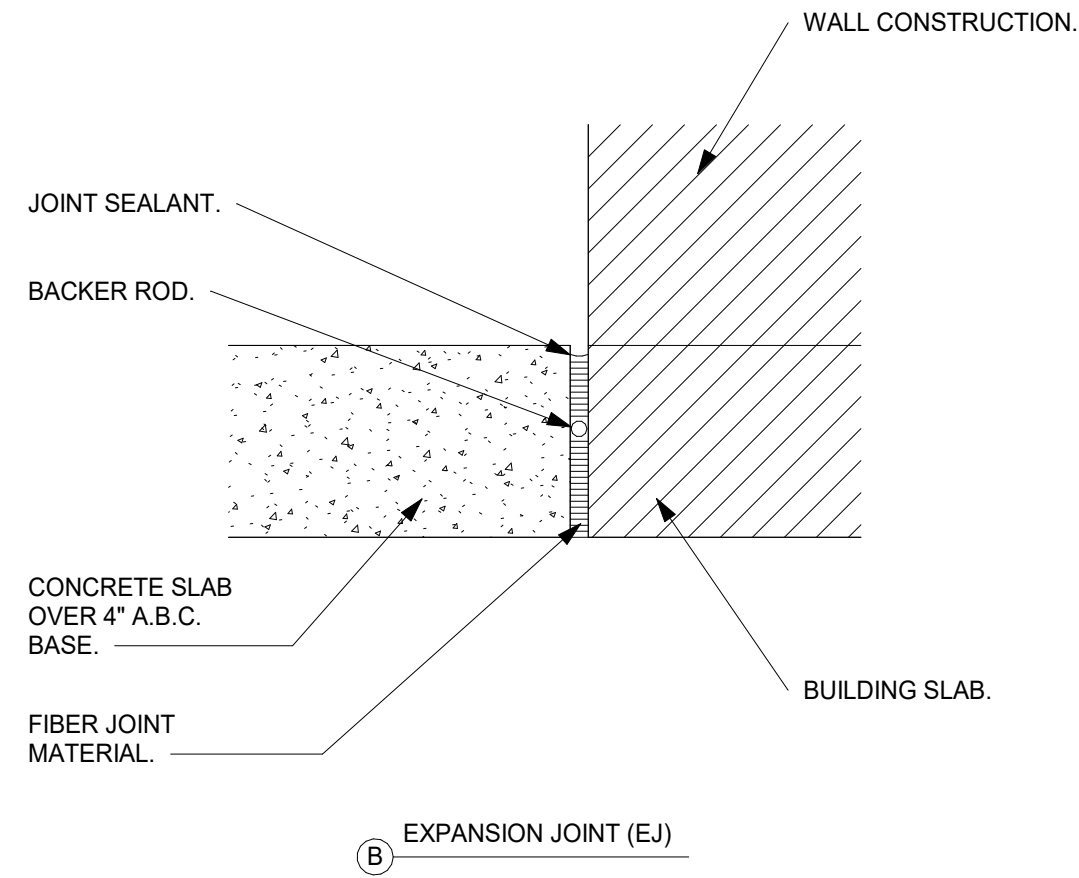
14 VIEW FENCE

1/4" = 1'-0"



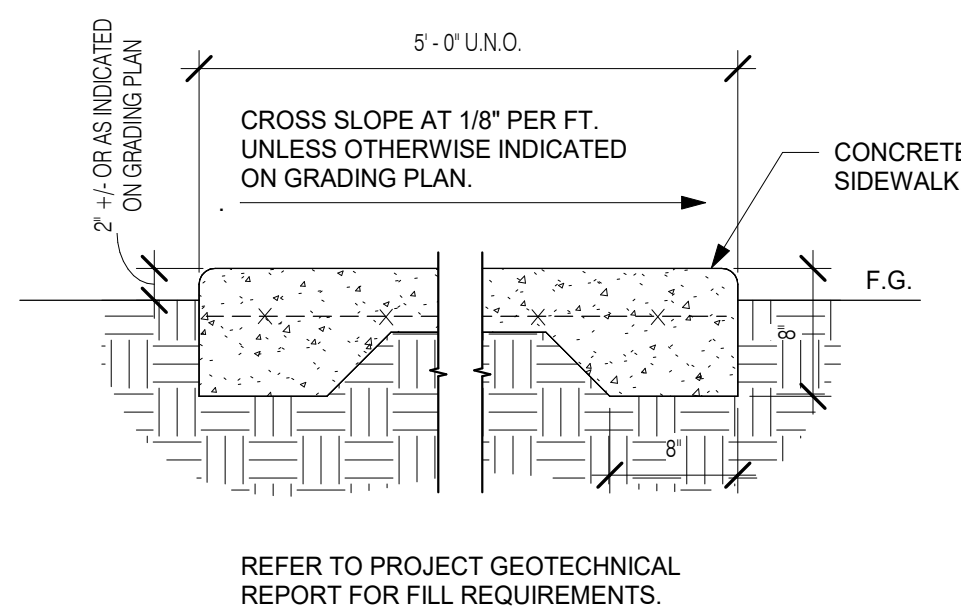
13 LIGHT POLE

1/2" = 1'-0"



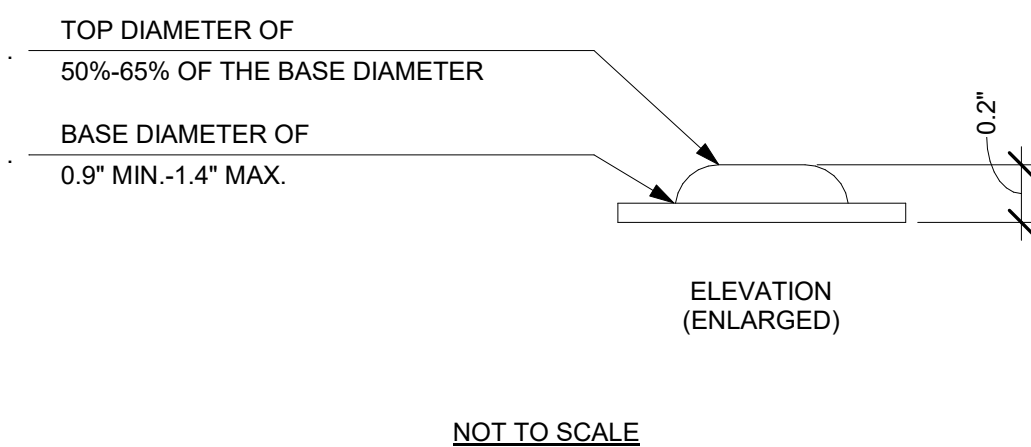
12 CONCRETE JOINTS

3" = 1'-0"



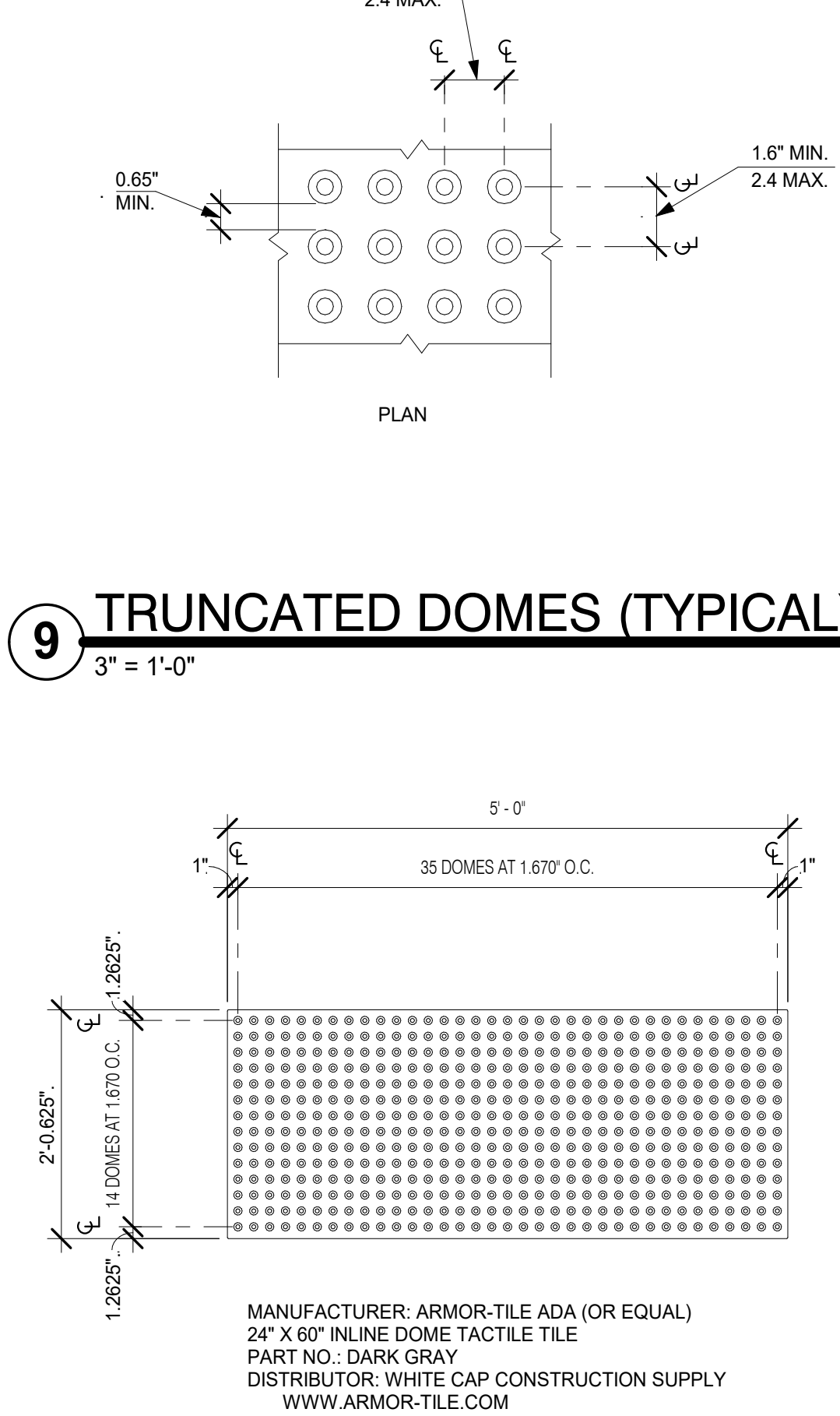
11 SIDEWALK SECTION

1" = 1'-0"



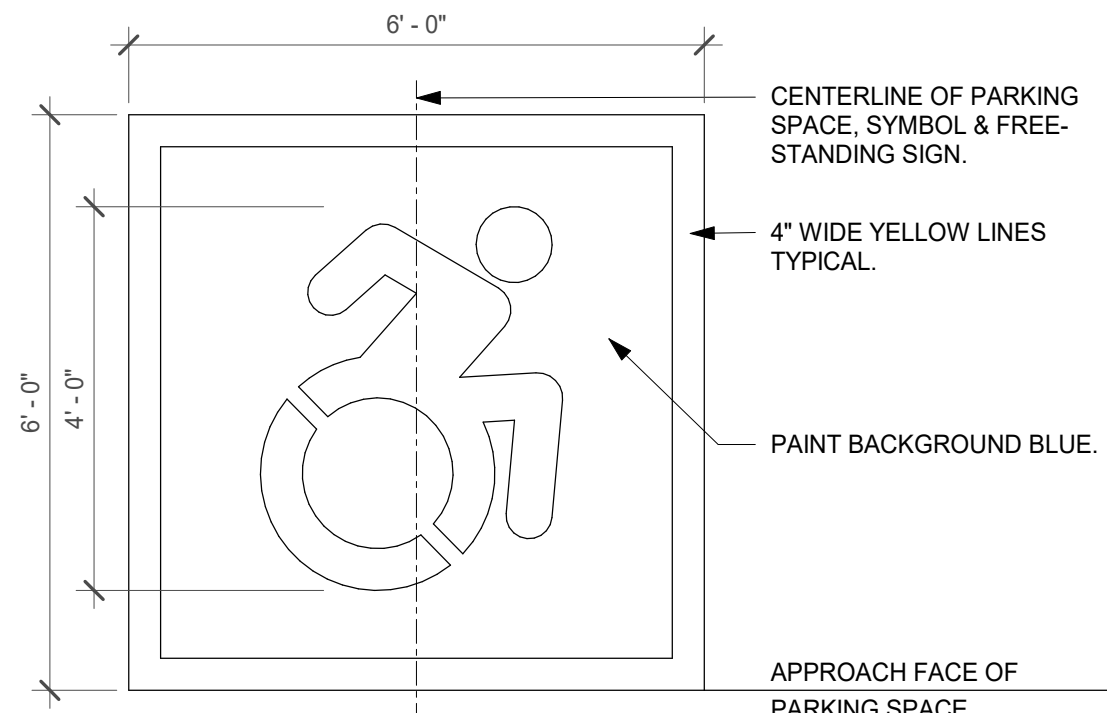
10 DETECTABLE / TACTILE

12" = 1'-0"



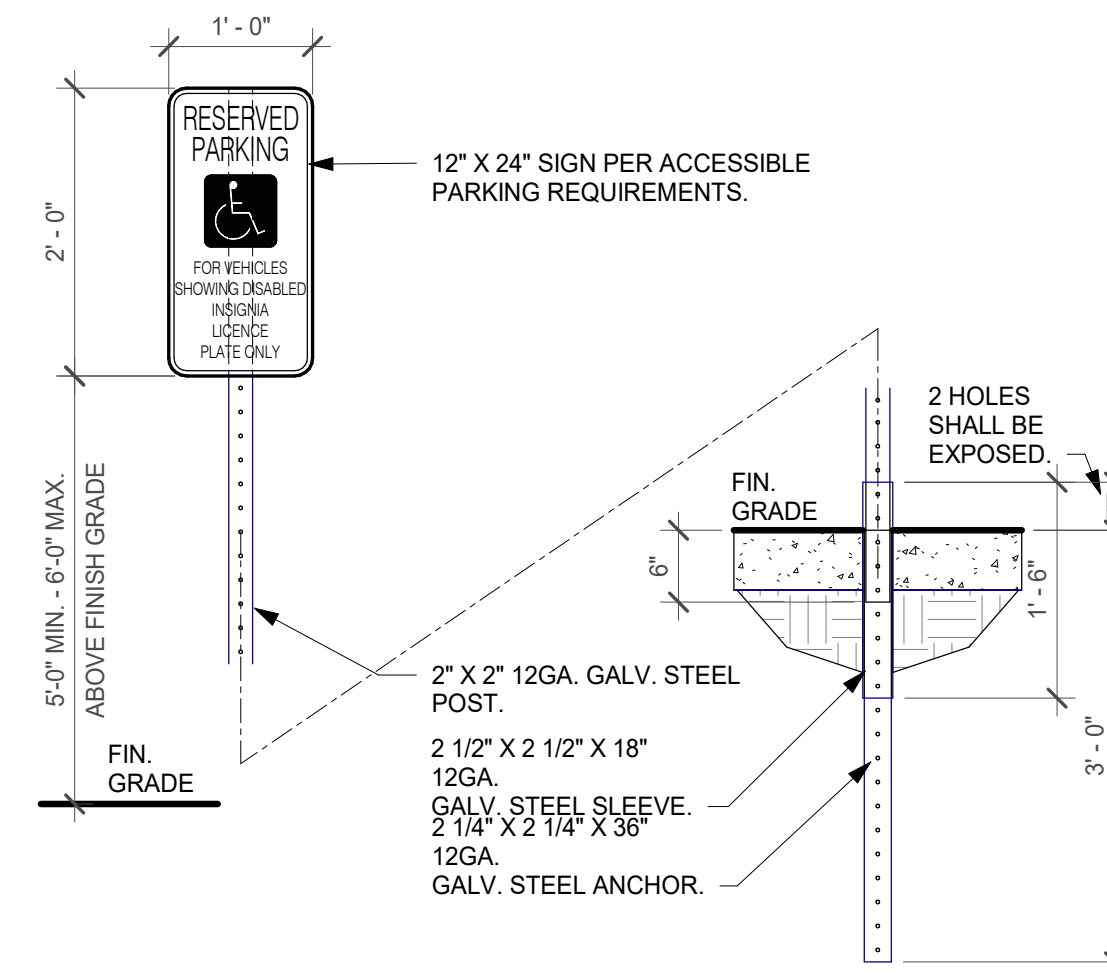
8 DETECTABLE / TACTILE

3/4" = 1'-0"



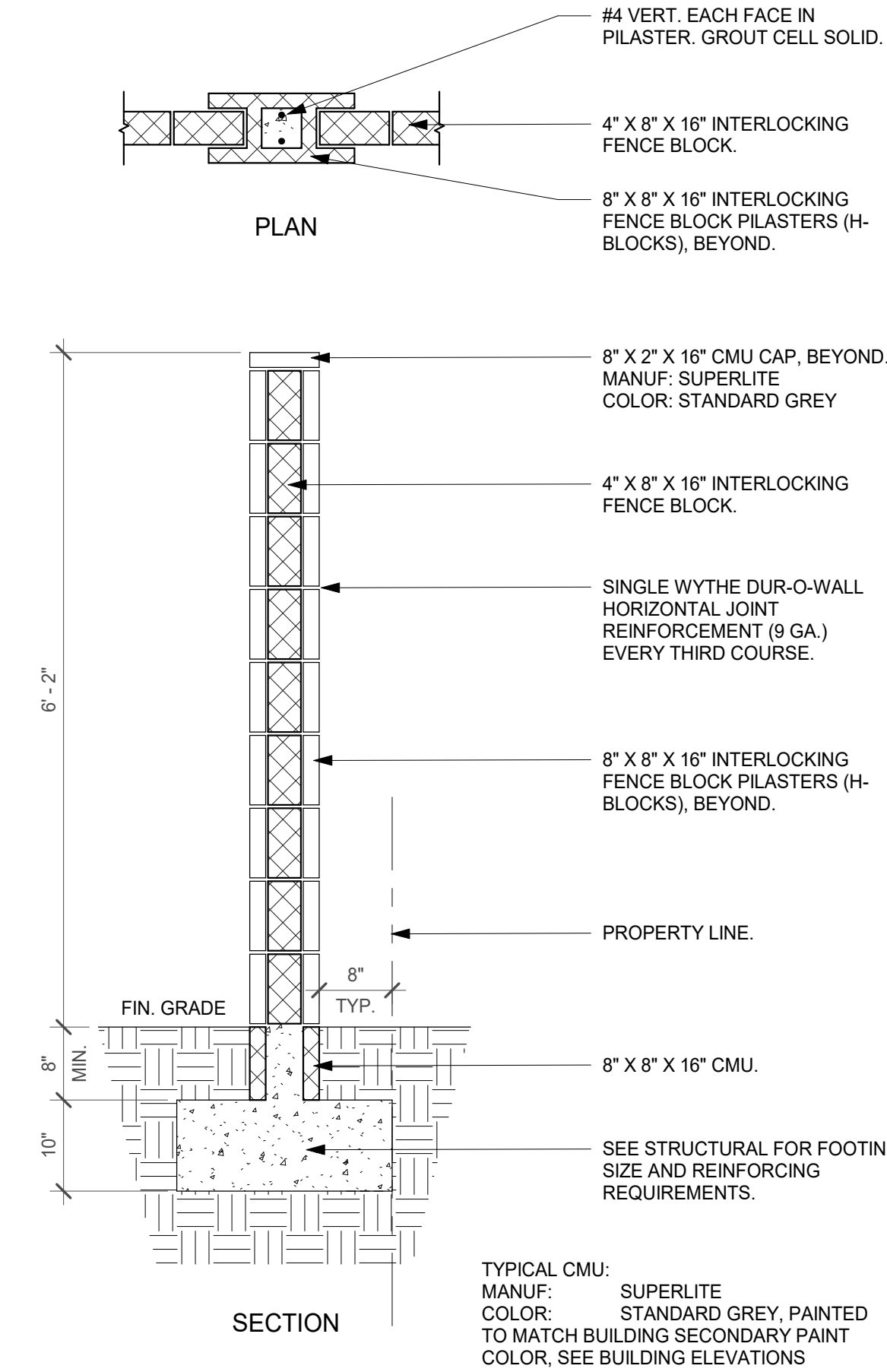
7 PAINTED ACCESSIBLE SIGN

1/2" = 1'-0"



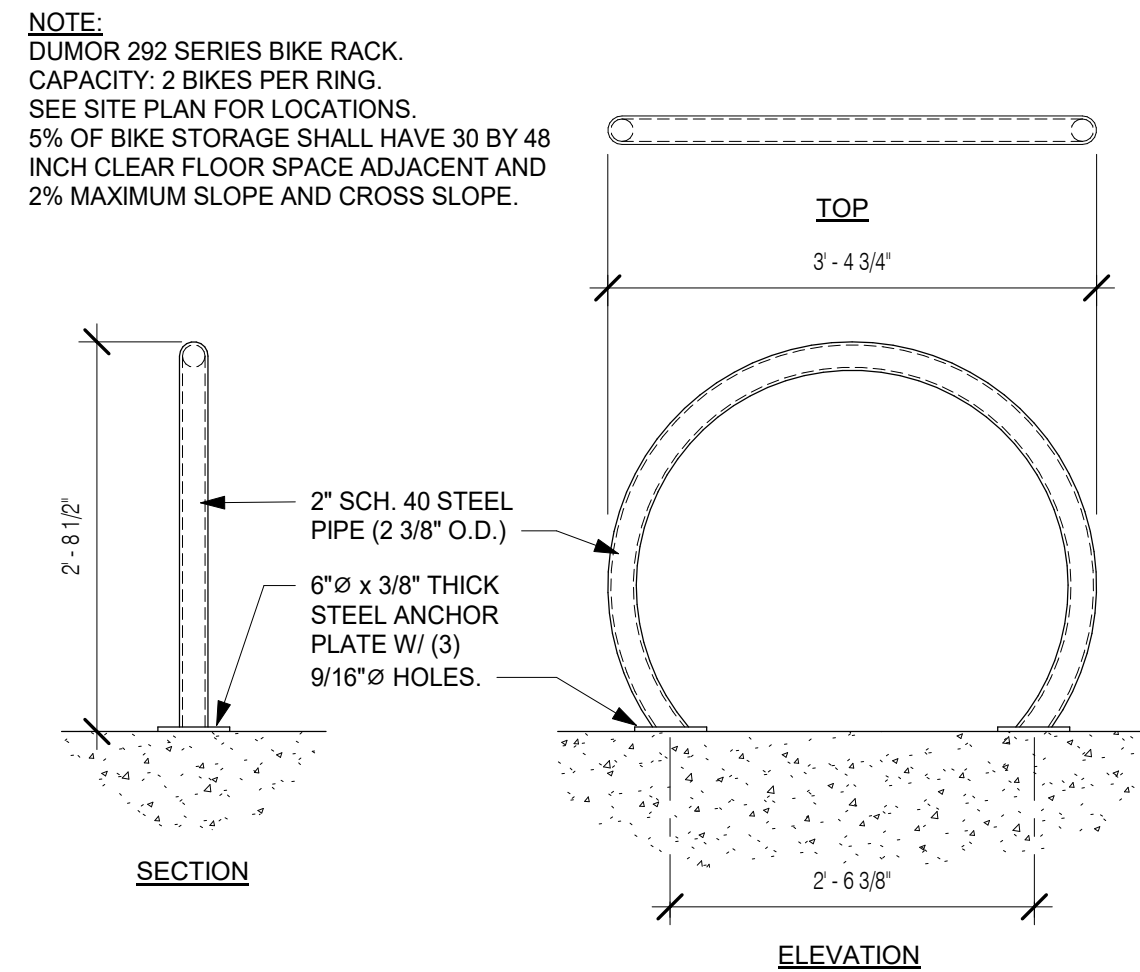
6 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



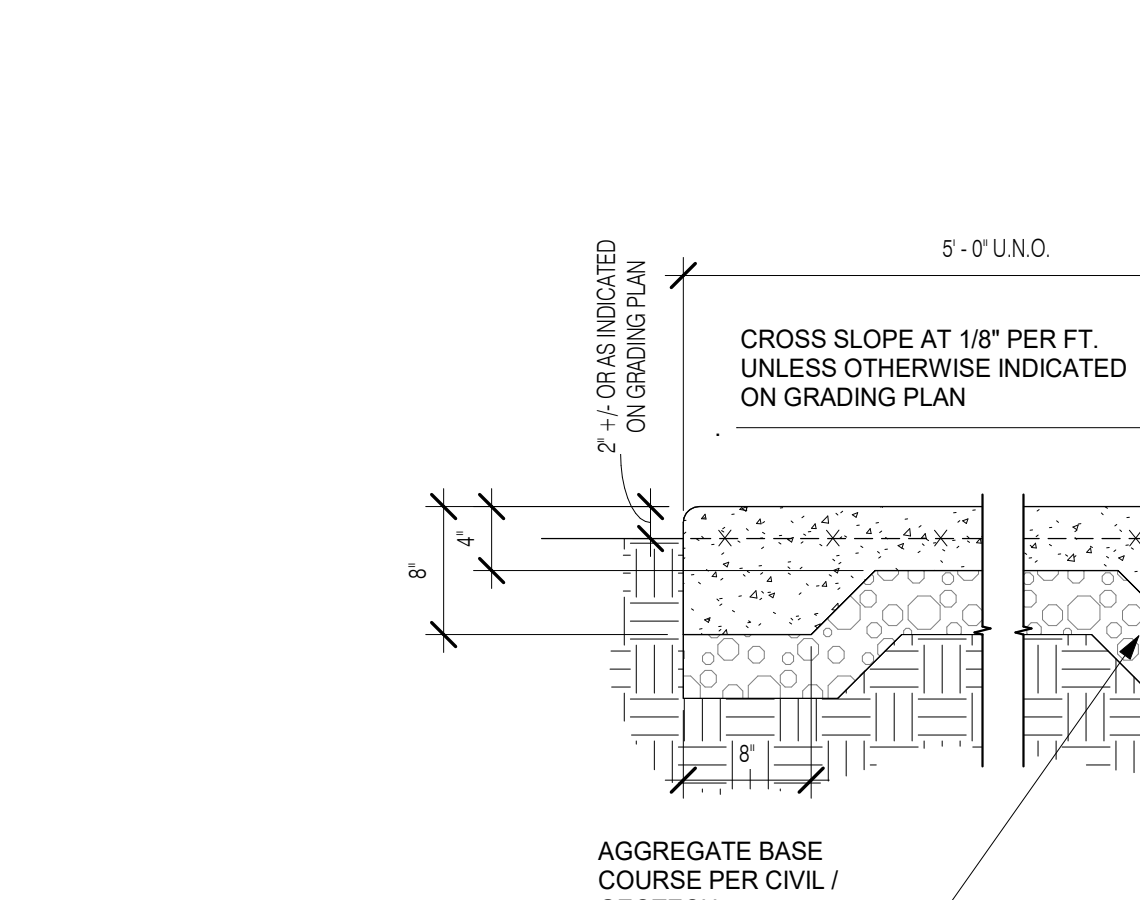
5 TYPICAL PERIMETER WALL

3/4" = 1'-0"



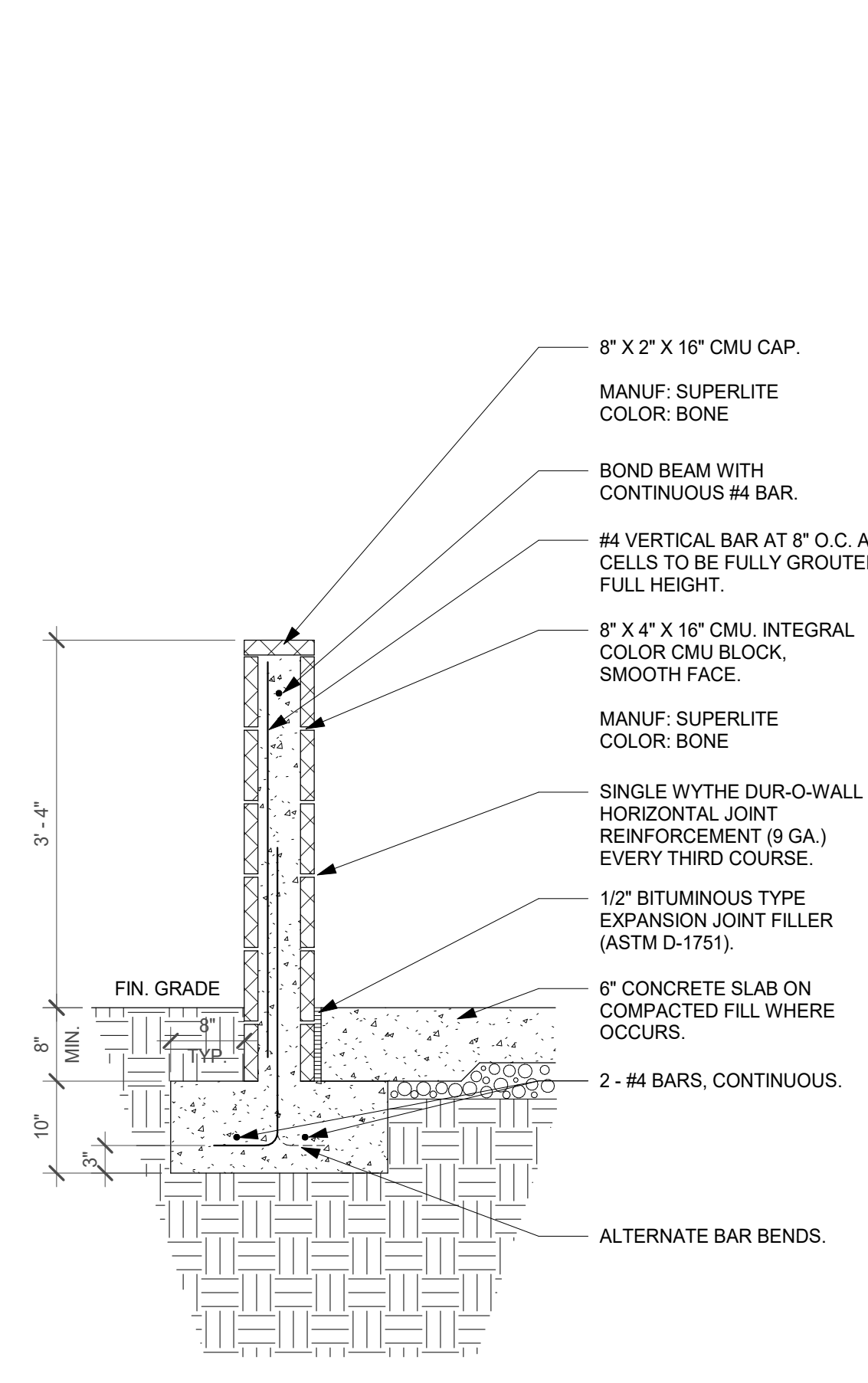
3 BIKE RACK

3/4" = 1'-0"



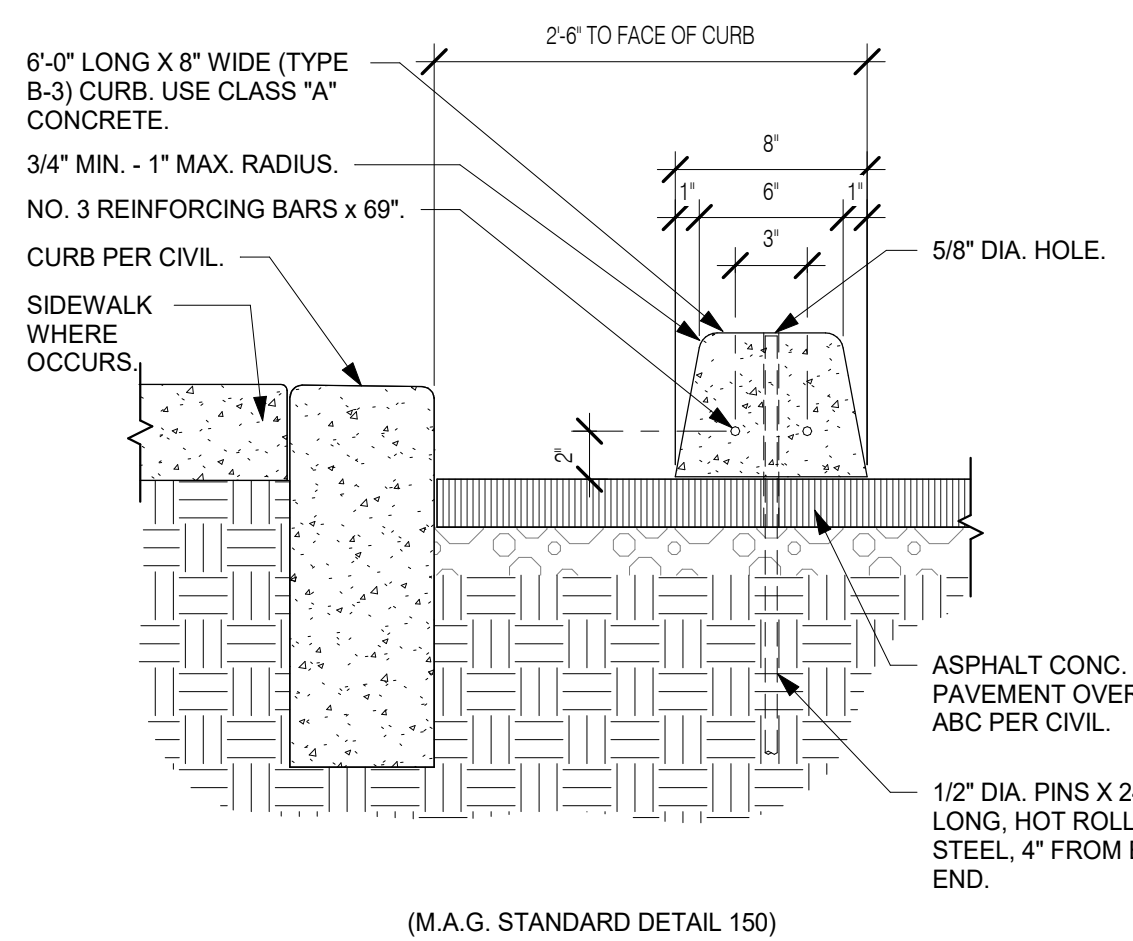
1 SIDEWALK SECTION

1" = 1'-0"



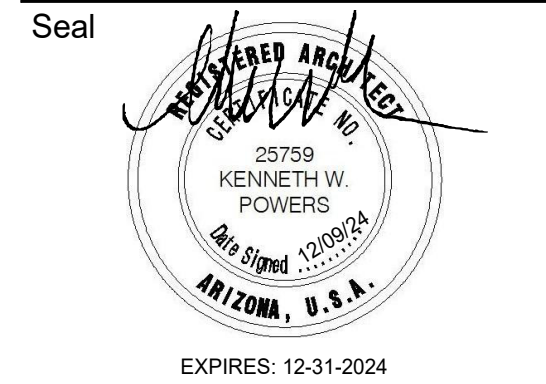
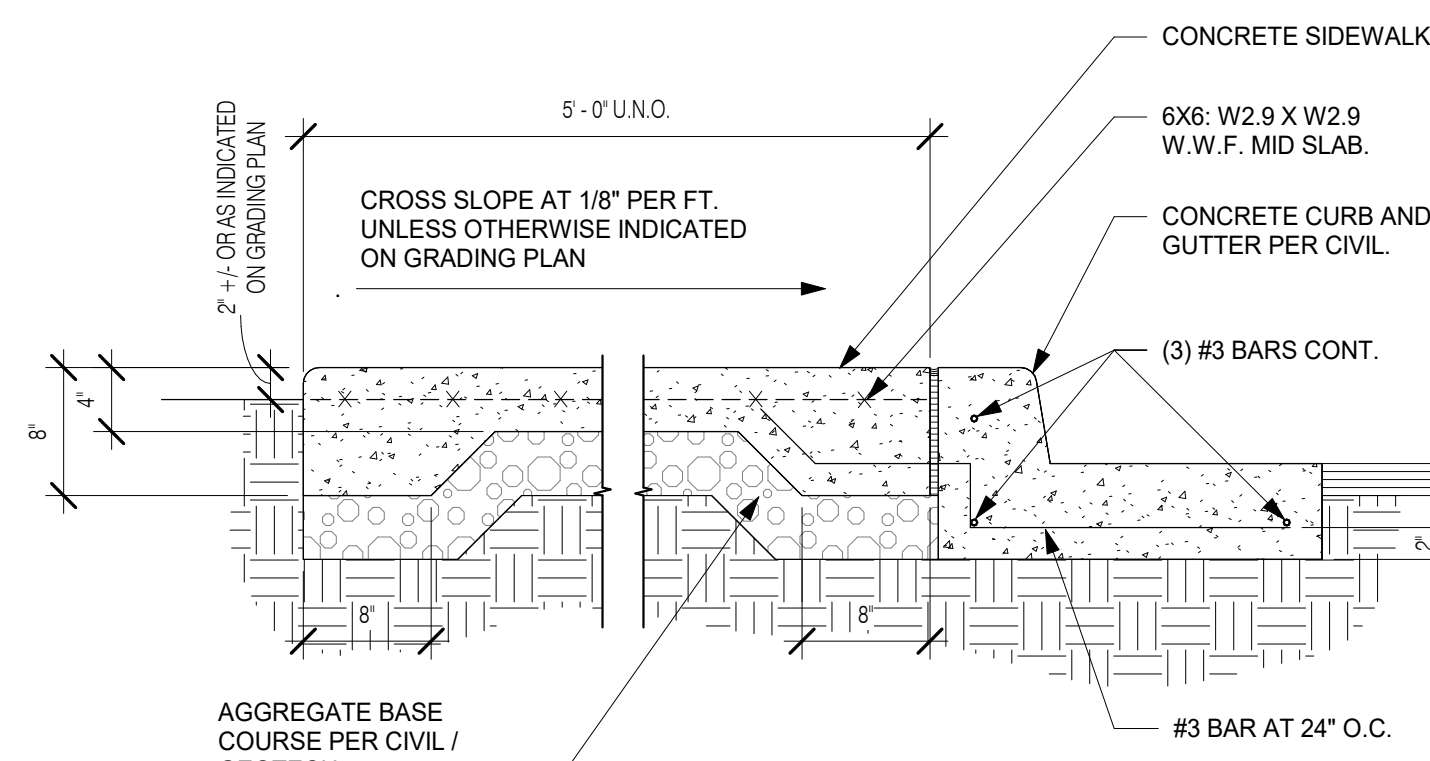
4 SITE SCREEN WALL

3/4" = 1'-0"



2 WHEELSTOP

1 1/2" = 1'-0"



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Rev.	Date	By	Description

BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Project
Owner

Drawn/Checked
TK / NM

Date
04/21/25

Project Number
324028

Sheet Number
SITE DETAILS