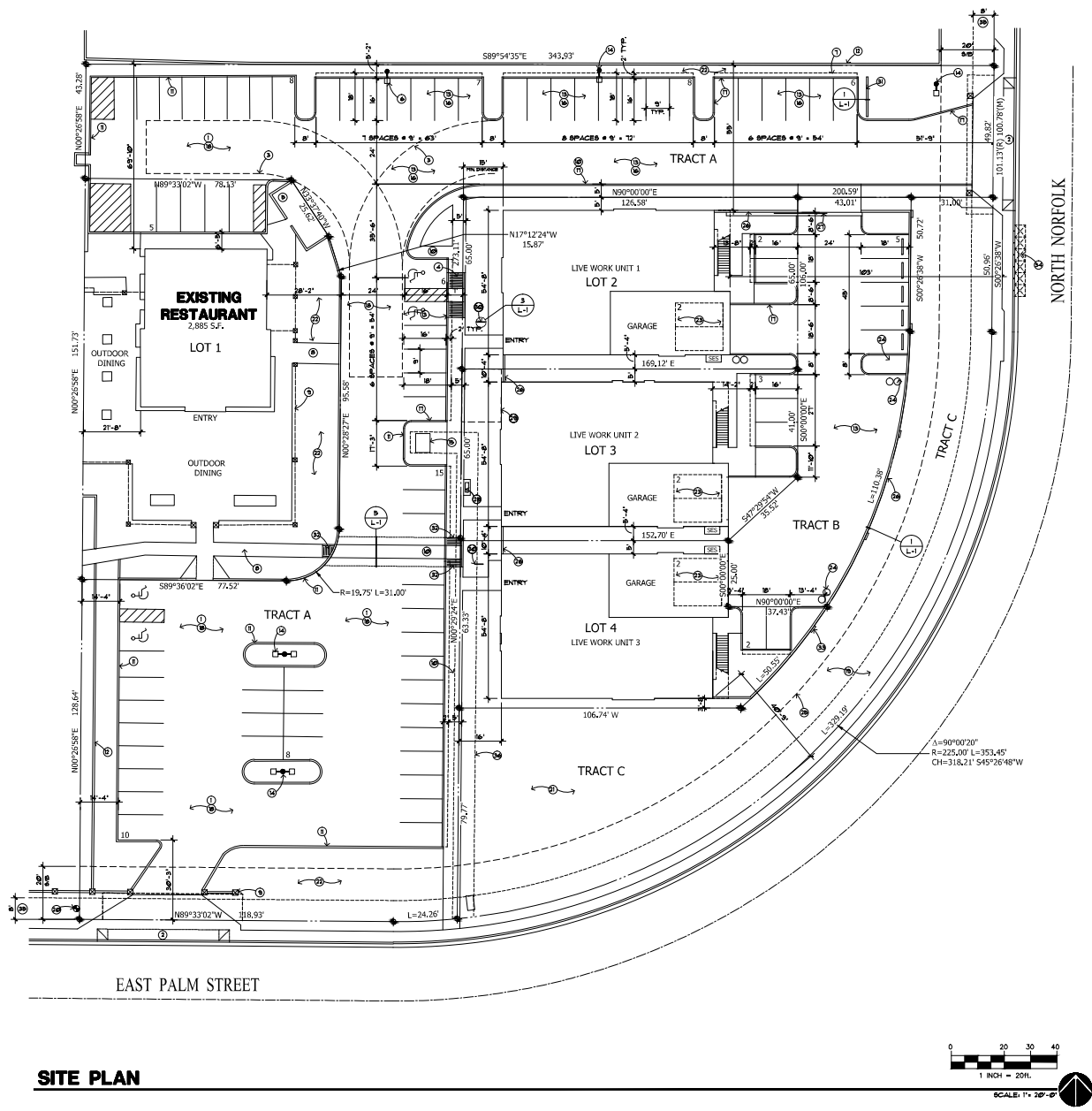


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SITE PLAN

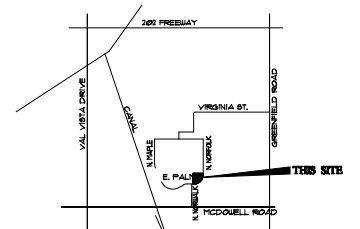
PROJECT DATA

PROJECT ADDRESS:	4634 E. PALM STREET MESA, ARIZONA 85215	
OWNER:	4634 PALM STREET LLC 4600 E. PALM STREET MESA, ARIZONA 85215 (602) 618-0224	ORC LLC 281 N. NORWALK SUITE 105 MESA, ARIZONA 85215
DESIGN PROFESSIONAL:	GREG HITCHENS HITCHENS ASSOCIATES ARCHITECTS 316 N. LOS ALAMOS MESA, ARIZONA 85215 (602) 618-0224	
LEGAL DESCRIPTION:	LOT 13, OF THE COMMON INDUSTRIAL PARK AIR FALCON VEH UNIT 3, ACCORDING TO THE PLAT OF RECORD IN BOOK 405 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.	
PARCEL NO:	14-75-092 + 14-75-092A	
SITE AREA:	100,860 SQ. FT. 2.35 ACRES	
EXISTING ZONING:	LI-P4D	
BUILDING AREA:	RESTAURANT	2,885 SQ. FT.
	FIRST FLOOR (OFFICE/STORAGE)	4,954 SQ. FT.
	SECOND FLOOR (RESIDENCE)	3,922 SQ. FT.
	TOTAL	11,761 SQ. FT.
BUILDING HEIGHT:	23'	
BUILDING RETRACK:	REQUIRED	PROVIDED
	FRONT	105'
	STREET SIDE	40'-9"
	REAR	9'
	INTERIOR SIDE	95'
REQUIRED PARKING:	RESTAURANT	2,885 / 75 = 38 SPACES
	OUTDOOR DINING	2,300 / 600 = 4 SPACES
	TOTAL	42 SPACES
	LIVE WORK	21 x 3 = 7 SPACES
	RESIDENTIAL UNITS	(3854/370)x3 = 75 SPACES
	OFFICE AREA	(4954/600)x3 = 14 SPACES
	STORAGE AREA	TOTAL 40 SPACES
	PROJECT TOTAL	91 SPACES
	BICYCLES	91/10 = 9 SPACES
PROVIDED PARKING:	BT REGULAR + 4 ACCESSIBLE	91 SPACES
	BICYCLES	10 SPACES
OPEN SPACE:	REQUIRED:	100,860 x 0.1 = 10,086 SF.
	PROVIDED:	40,000 SF.
LOT COVERAGE:	LOT 1	10,871 / 14,381 = 74%
	LOT 2	8,528 / 10,546 = 80%
	LOT 3	5,546 / 7,066 = 78%
	LOT 4	5,447 / 7,380 = 74%
	OVERALL:	63.78 / 100.815 = 63%
LANDSCAPE AREA:	REQUIRED:	24,900 SF.
	PROVIDED:	28,000 SF.

KEY NOTES

- 1 EXISTING PARKING LOT TO REMAIN
- 2 EXISTING DRIVEWAY
- 3 FIRE TRUCK HATCHHEAD TURNAROUND
- 4 NEW ACCESSIBILITY RAMP
- 5 EXISTING TRASH BIN ENCLOSURE
- 6 RELOCATED EXISTING PARKING LOT LIGHT FIXTURE
- 7 EXISTING CONC. CURB TO BE REMOVED
- 8 EXISTING SIDEWALK TO REMAIN
- 9 EXISTING DECORATIVE FENCE
- 10 NEW 9" WIDE CONC. SIDEWALK
- 11 EXISTING CONC. CURB TYP.
- 12 EXISTING 6'-0" HIGH CPU WALL
- 13 NEW ASPHALT PAVING
- 14 EXISTING PARKING LOT LIGHT TO REMAIN
- 15 EXISTING ELECTRICAL TRANSFORMER
- 16 EXISTING PAVING TO BE REMOVED
- 17 NEW CONCRETE CURB
- 18 EXISTING PAVING TO REMAIN
- 19 EXISTING RETENTION BASIN TO REMAIN
- 20 EXISTING FIRE HYDRANT
- 21 EXPANDED PORTION OF RETENTION BASIN
- 22 EXISTING LANDSCAPING TO REMAIN
- 23 10' x 18' TRASH SPACES IN GARAGE
- 24 ROLL-OFF TRASH BIN AREA
- 25 BUILDING RETRACK LINE
- 26 8'-0" HIGH CPU SCREEN WALL
- 27 24" WIDE ROLLING GATE
- 28 BENCH
- 29 300 SF. OF OPEN SPACE (8'x10')
- 30 5' TALL BICYCLE PARKING RACK
- 31 3'-0" HIGH CPU SCREEN WALL
- 32 NEW RAMP AT SIDEWALK
- 33 BRICK PLASTERS 8' 40" O.C. TYP.
- 34 BARREL COLLECTION AREA
- 35 8'-0" PIPE
- 36 ELECTRICAL BASEMENT

VICINITY MAP



HITCHENS ASSOCIATES ARCHITECTS
 316 N. LOS ALAMOS
 MESA, ARIZONA 85215
 TEL: (602) 618-0224



REVISIONS

5-21-2024	city revisions
7-28-2024	city revisions

PROPOSED LIVE WORK DEVELOPMENT
4024 E. PALM STREET
MESA, ARIZONA

PROJECT NO:	221106
DRAWING NO.:	01M
DATE:	3-29-2024

SITE PLAN A-0

FINAL