

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**

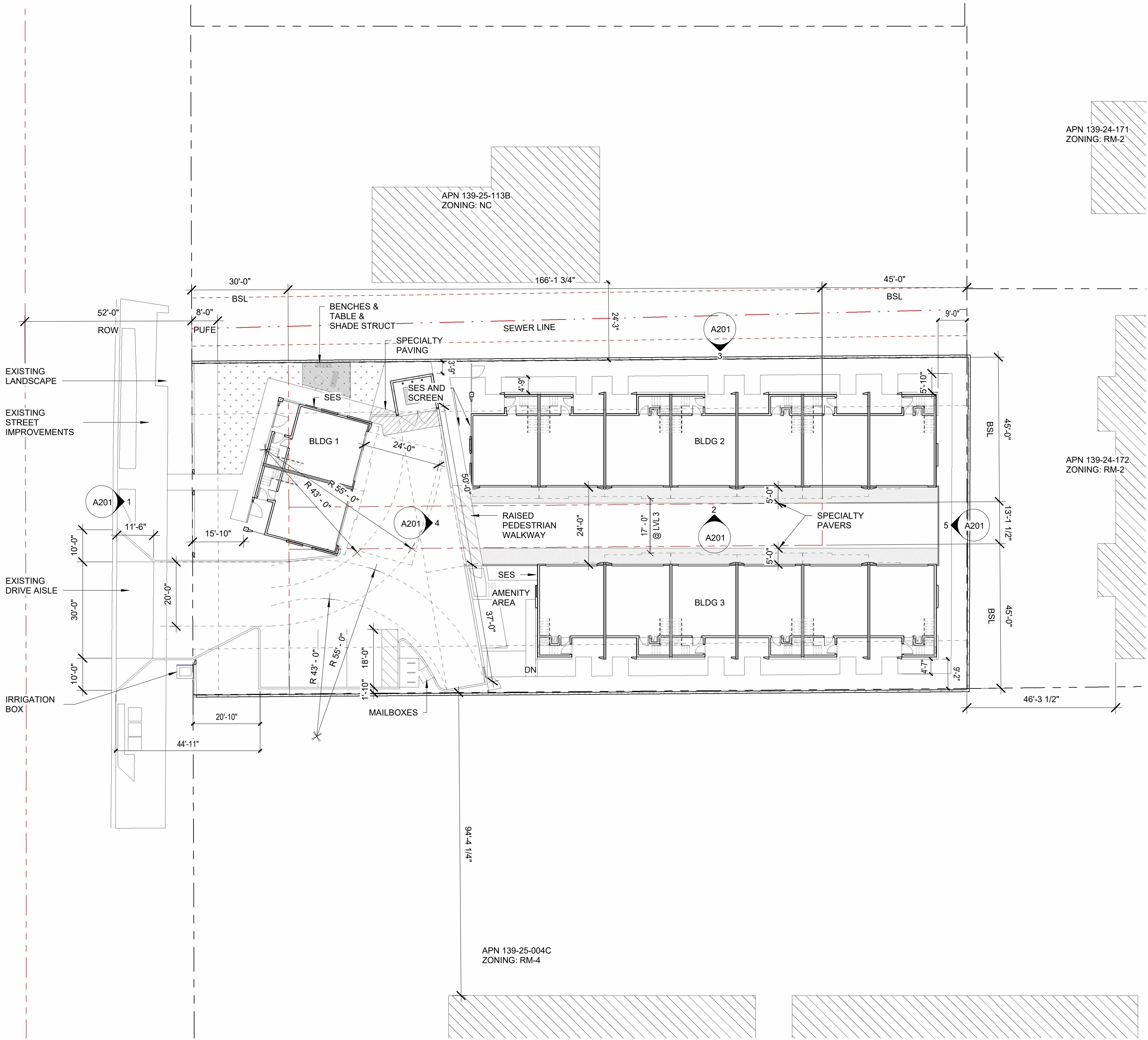
**Bicycle Parking**  
Required            1/10  
Provided            6

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.

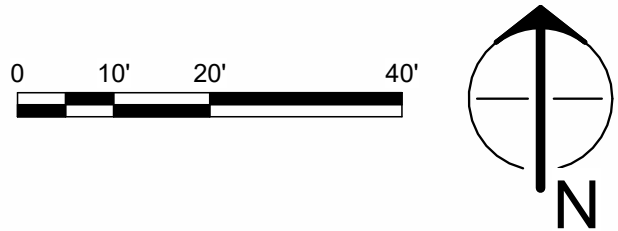
NOTE: THE SITE WILL NOT PROVIDE A RECYCLING ENCLOSURE. THIS HAS BEEN APPROVED BY COM SOLID WASTE.

**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

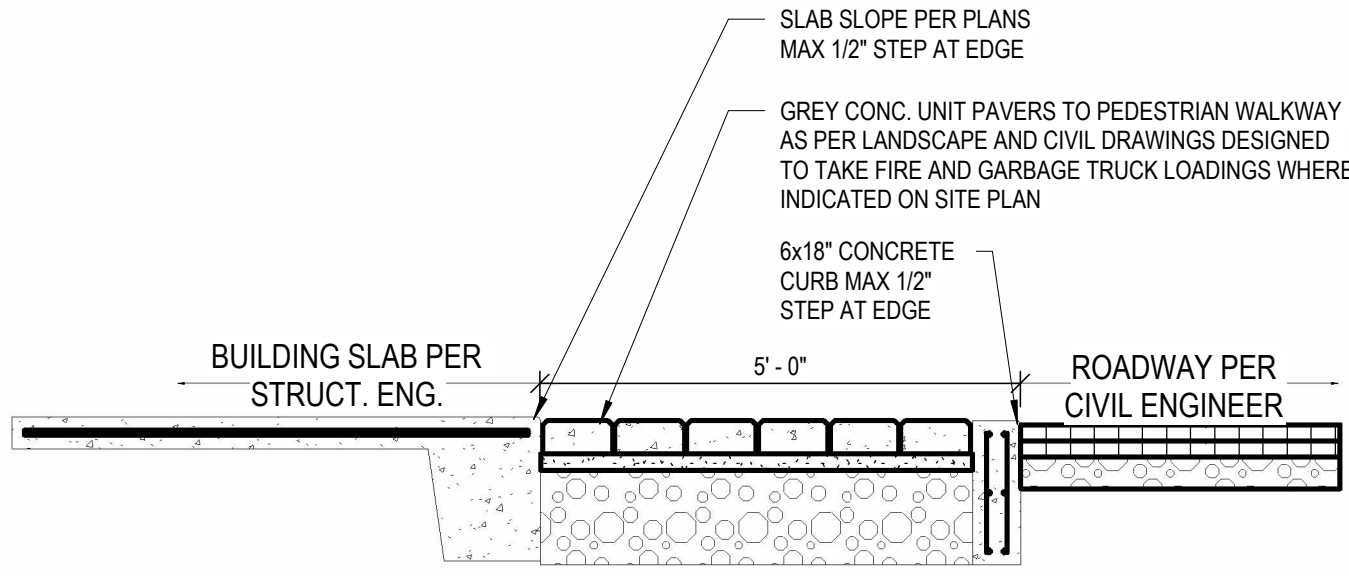


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contact: Tim Boyle  
email: tim@atmosarch.com  
tel: 917-526-0323

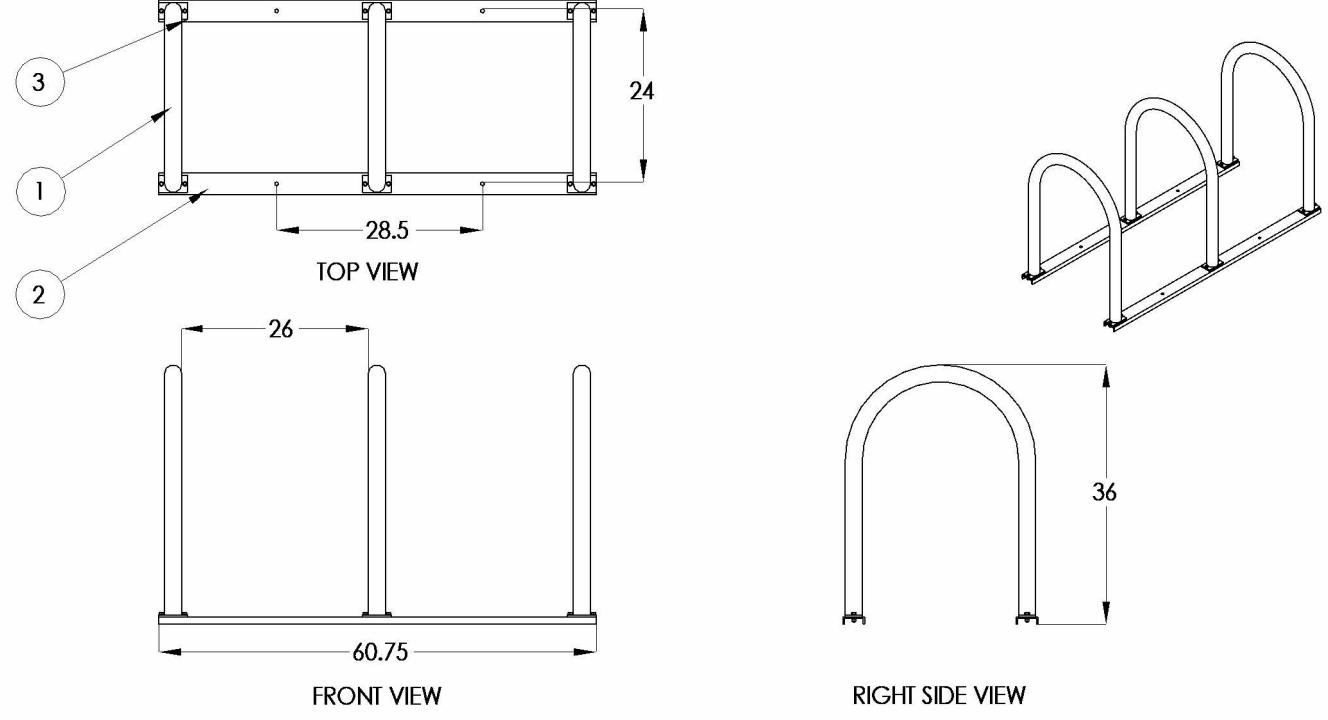
SITE PLAN  
**AS101**



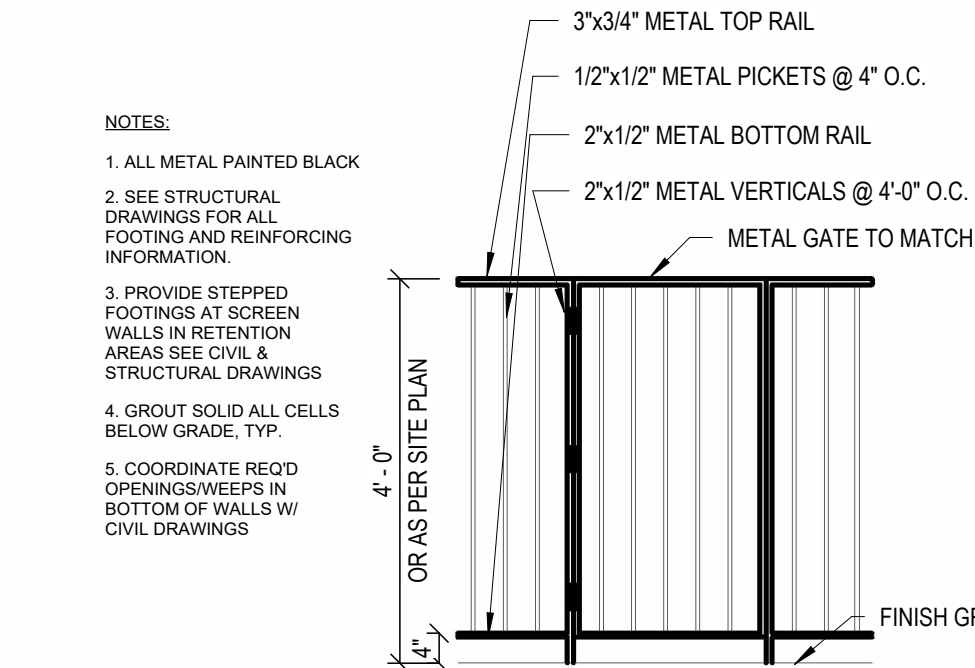


18 PEDESTRIAN WALKWAY AT BUILDING  
1/2" = 1'-0"

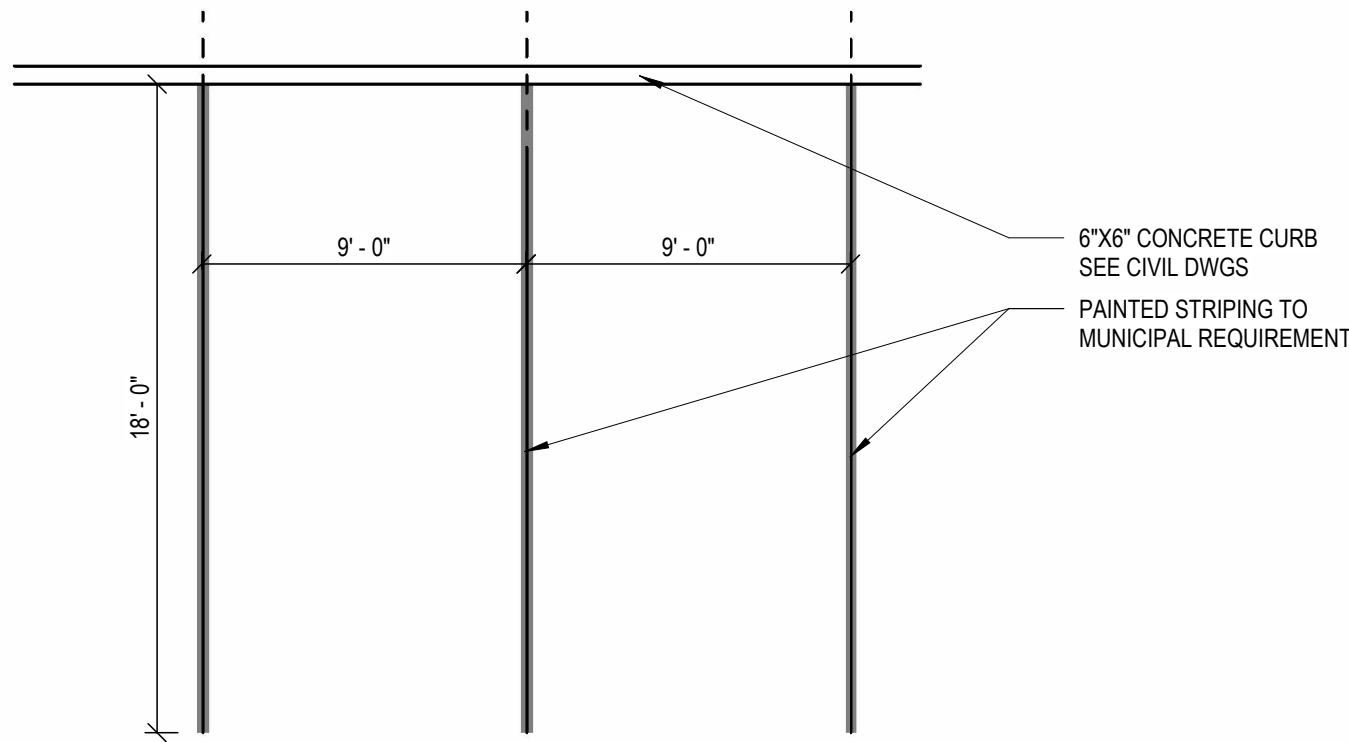
- MATERIALS LIST
- (1) TUBING - 2 3/8" x 1.54" Wall Steel Tubing
  - (2) Surface Brackets - 3" x 1" x 3/16" Wall Steel Channel with Four 9/16" Mounting Holes
  - (3) 5/16" x 2 3/8" Steel Rod Bar
  - (4) Mounted with Four 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



13 BIKE RACK DETAIL  
3/8" = 1'-0"

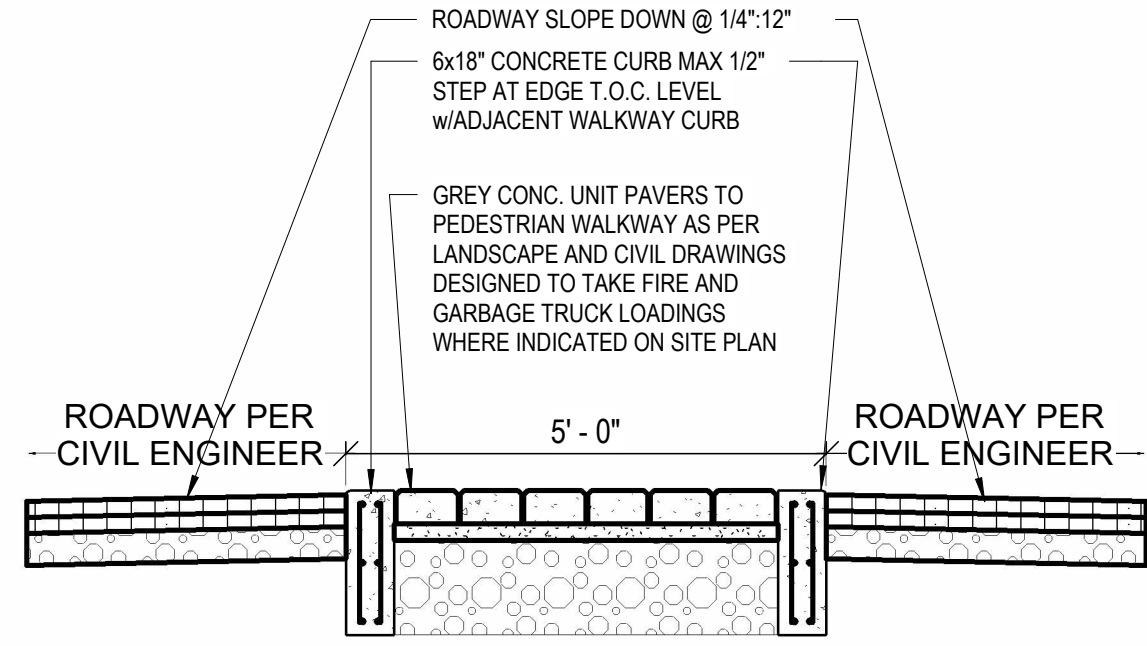


8 TYPICAL METAL FENCE ELEVATION  
1/2" = 1'-0"

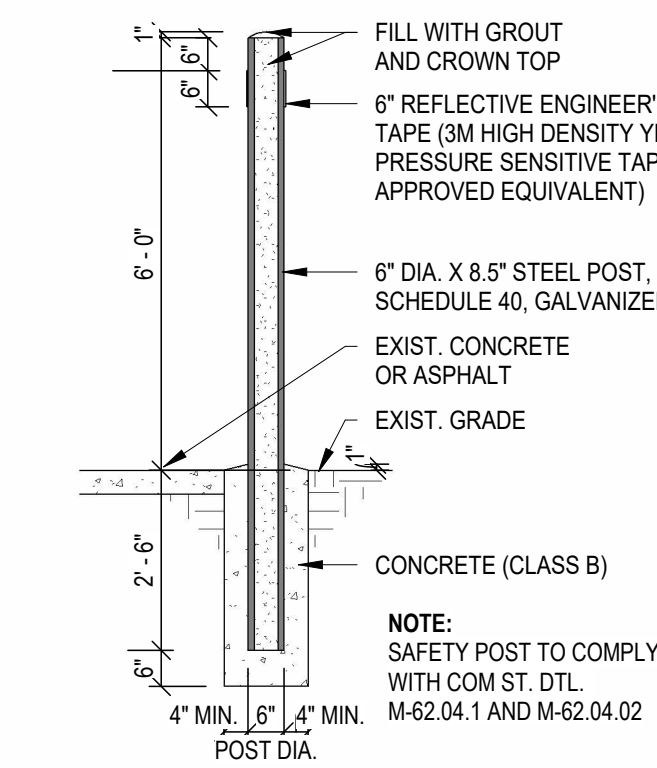


5 STANDARD PARKING STRIPING  
3/16" = 1'-0"

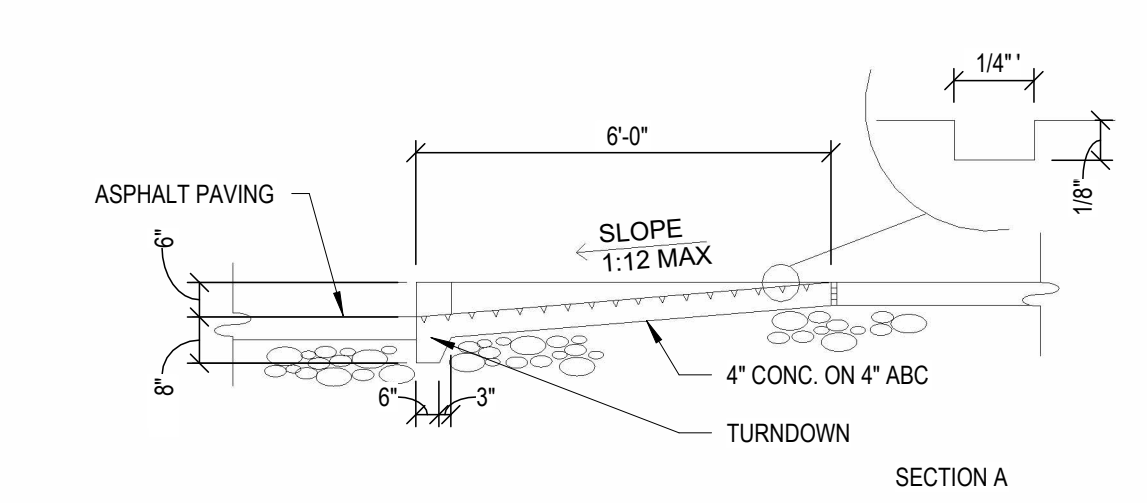
1. NUMBER OF REQUIRED PARKING SPACES AS PER SITE PLAN CALCULATIONS  
2. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50



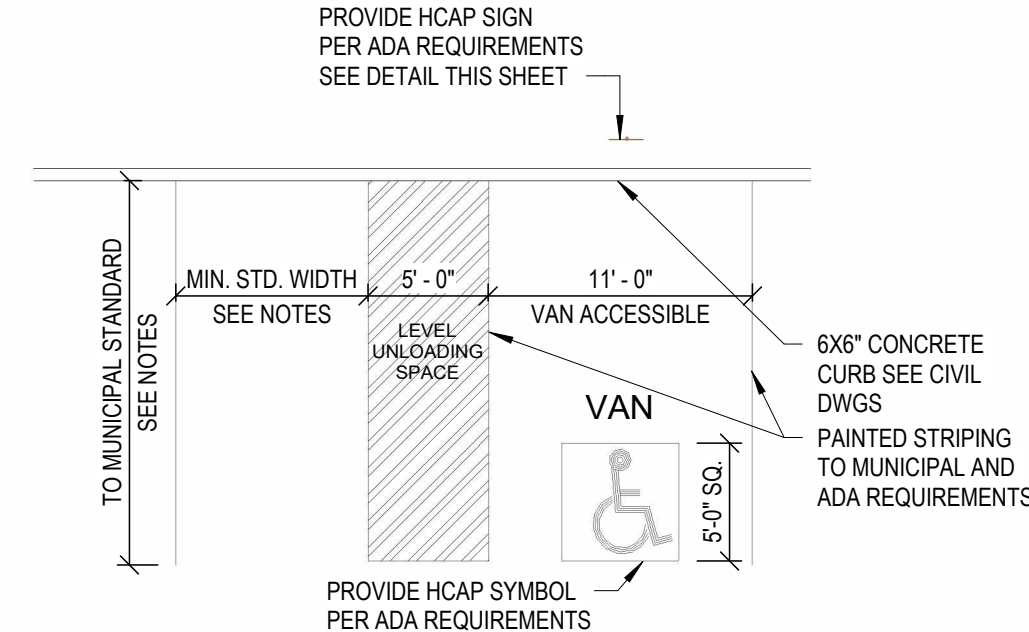
17 PEDESTRIAN WALKWAY IN ROADWAY  
1/2" = 1'-0"



12 ENCLOSURE SAFETY POST  
3/8" = 1'-0"

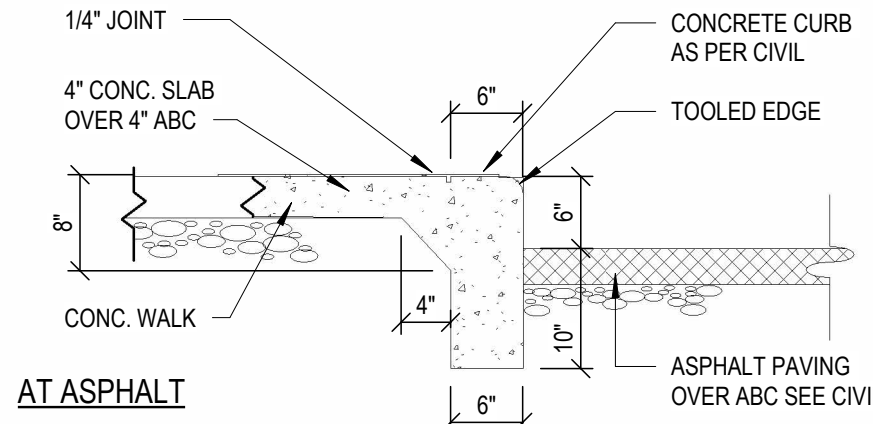


7 ADA RAMP SECTION  
1/4" = 1'-0"

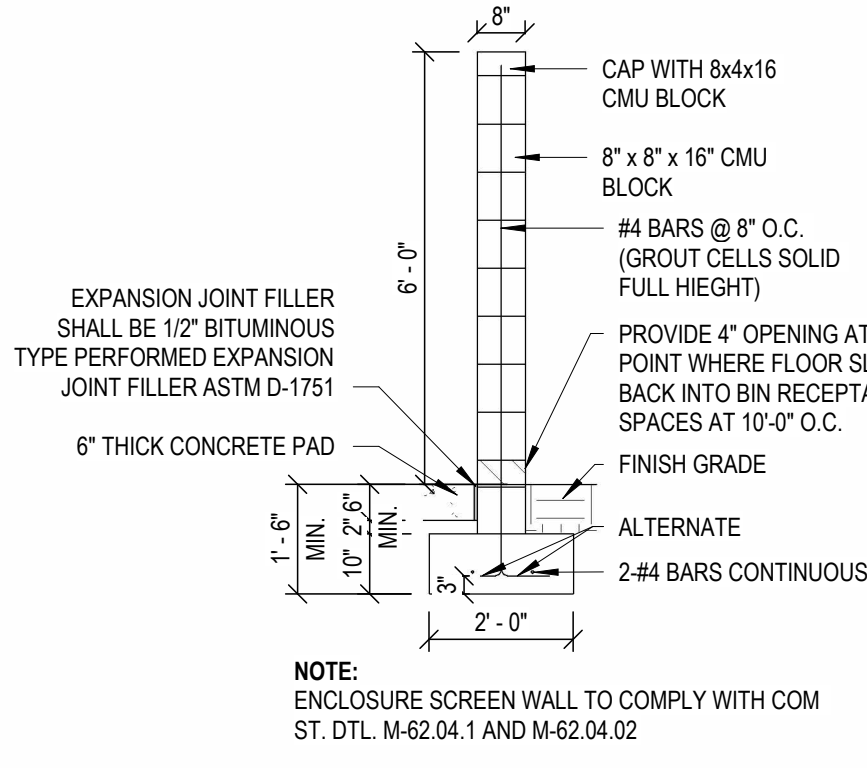


4 ADA PARKING STRIPING  
1/8" = 1'-0"

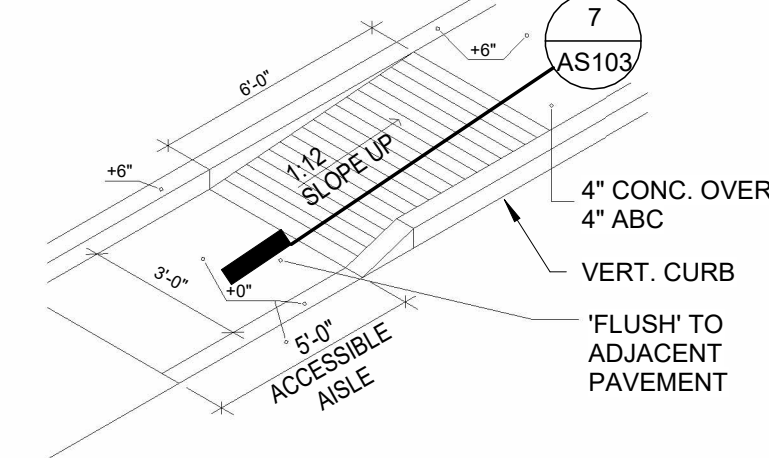
1. NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES AS PER SITE PLAN CALCS  
2. OF THE TOTAL ACCESSIBLE SPACES 1 IN 8 SPACES MUST BE VAN ACCESSIBLE  
3. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50.  
4. WHEN A SINGLE ACCESSIBLE PARKING SPACE IS INSTALLED, THE AISLE SHALL BE ON THE DRIVER'S SIDE FOR A STANDARD ACCESSIBLE PARKING SPACE, OR ON THE PASSENGER'S SIDE OF A VAN ACCESSIBLE PARKING SPACE



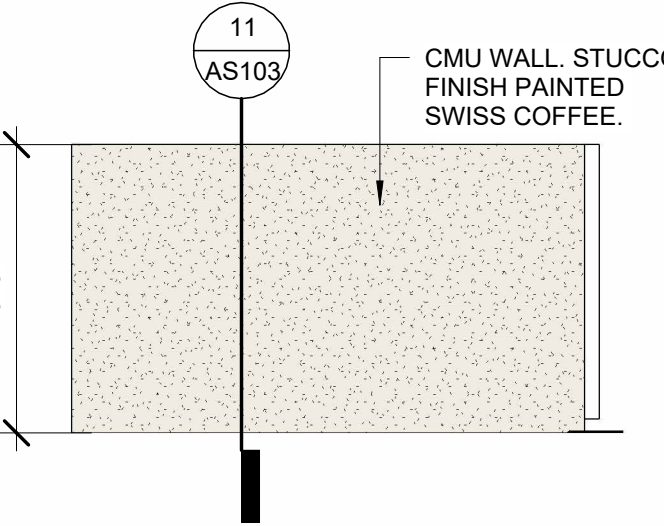
16 TYPICAL WALKWAY EDGE DETAILS  
3/4" = 1'-0"



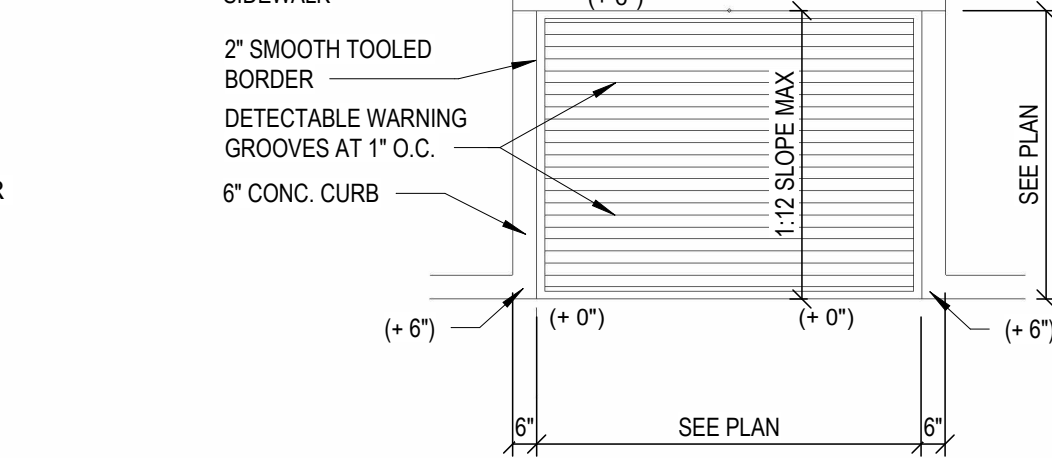
11 ENCLOSURE SCREEN WALL  
3/8" = 1'-0"



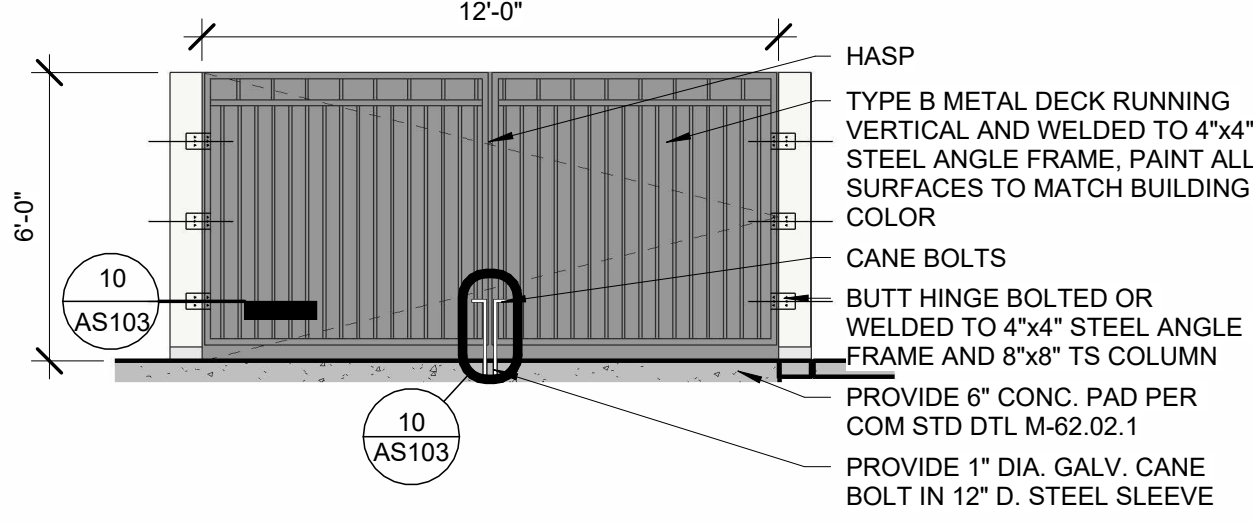
6 ADA RAMP PLAN AND ISO  
1/4" = 1'-0"



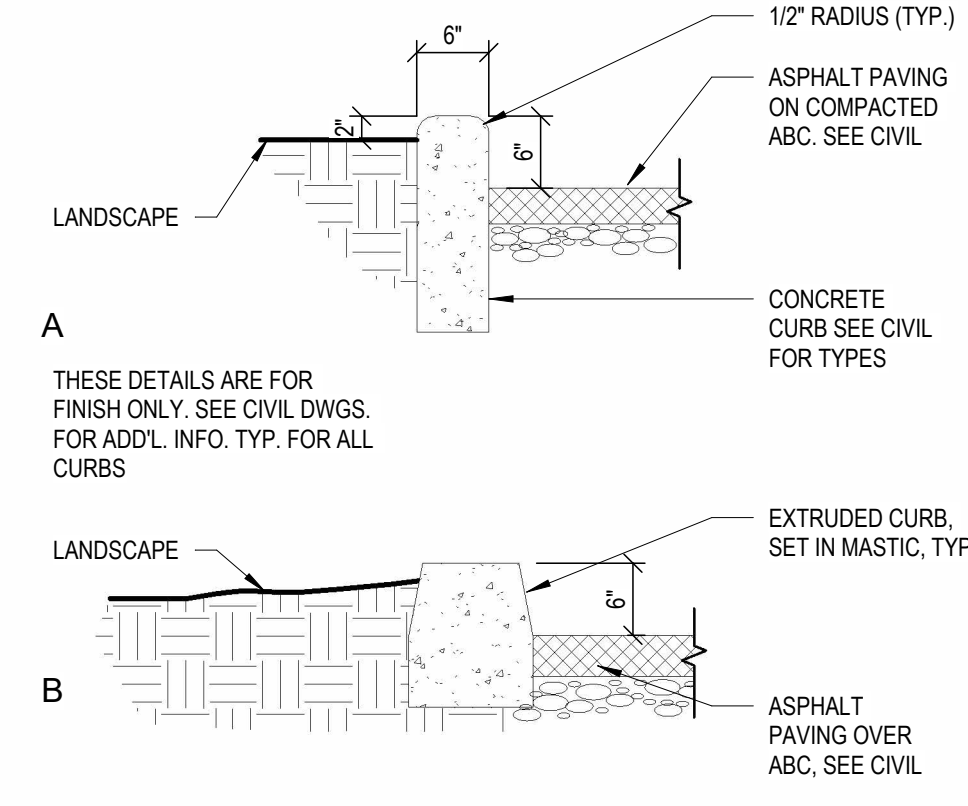
3 ENCLOSURE WALL ELEVATION  
1/4" = 1'-0"



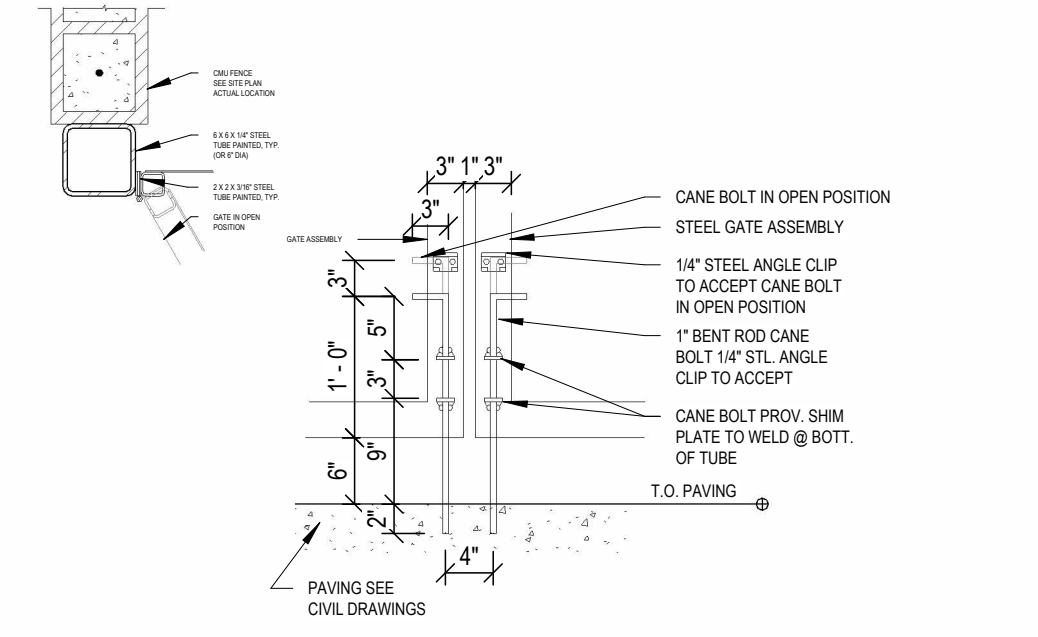
2 ENCLOSURE GATE ELEVATION  
1/4" = 1'-0"



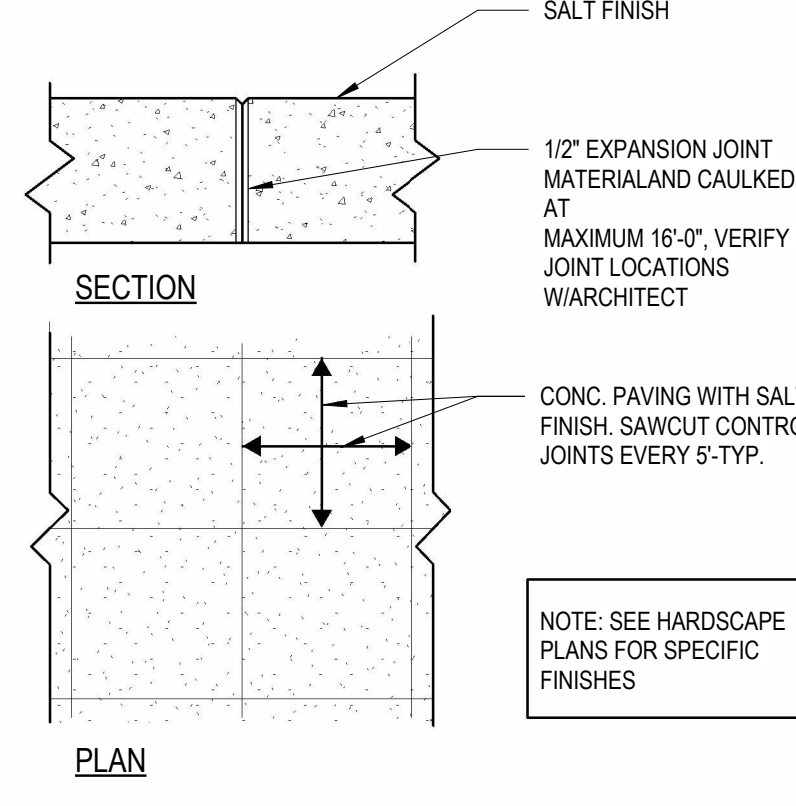
10 ENCLOSURE GATE ELEVATION  
1/4" = 1'-0"



15 TYPICAL PARKING CURB DETAILS  
3/4" = 1'-0"



10 TRASH ENCLOSURE GATE DETAILS  
3/4" = 1'-0"



14 CONCRETE SIDEWALK FINISH  
1 1/2" = 1'-0"



9 ADA PARKING SIGN  
1/2" = 1'-0"

no.	date	description

## HIGHLIGHTS

623 S MESA DR  
MESA, AZ 85210

PROJECT NO: 23065  
DATE: 07/20/23

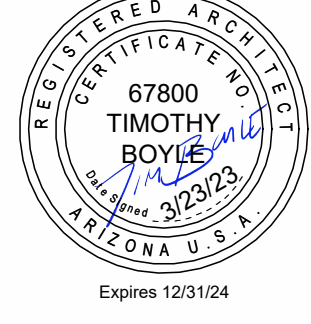


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## TYPICAL SITE DETAILS

# AS103





[illegible]

A graphic scale bar is shown with markings at 0, 2', 4', and 8'. Below the bar is the text "SCALE IN FEET". To the right of the scale bar is a north arrow pointing upwards, with the letter "N" below it.

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.

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# AMENITY PLAN

# AS105