



EXPIRES: 12-31-2024

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Rev.	Date	By	Description

MESA ROYALE PHASE 4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
SITE 115 Phoenix, AZ 85034

Project	Owner
Drawn/Checked	TK / NM
Date	09/24/24
Project Number	321028
Sheet Number	FINAL SITE PLAN
A01.1	

DWELLING UNIT MIX

FIRST FLOOR:	
ONE BEDROOM UNITS:	8
TWO BEDROOM UNITS:	12
THREE BEDROOM UNITS:	5
SECOND FLOOR:	
ONE BEDROOM UNITS:	10
TWO BEDROOM UNITS:	16
THREE BEDROOM UNITS:	6
THIRD FLOOR:	
ONE BEDROOM UNITS:	10
TWO BEDROOM UNITS:	16
THREE BEDROOM UNITS:	6
SUBTOTAL:	
ONE BEDROOM UNITS:	28 (32%)
TWO BEDROOM UNITS:	44 (49%)
THREE BEDROOM UNITS:	17 (19%)
TOTAL UNITS	89

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:	
2.1 SPACES PER UNIT	187 SPACES
1 BIKE SPACE PER 10 CAR SPACES = 11 REQUIRED.	
1 SPACE / 375 S.F. FOR GENERAL OFFICE / RETAIL	
PROVIDED VEHICULAR PARKING:	
STANDARD PARKING SPACES	98
ACCESSIBLE PARKING SPACES	6
TOTAL:	104
(0 COVERED PARKING SPACES PROVIDED)	

BUILDING AREA

BUILDING 1:	
1ST FLOOR GROSS:	20,753 S.F.
2ND FLOOR GROSS:	20,377 S.F.
3RD FLOOR GROSS:	20,038 S.F.
SUBTOTAL:	61,168 S.F.
BUILDING 2:	
1ST FLOOR GROSS:	20,492 S.F.
2ND FLOOR GROSS:	20,036 S.F.
3RD FLOOR GROSS:	20,038 S.F.
SUBTOTAL:	60,564 S.F.
TOTAL BUILDING AREA:	
1ST FLOOR GROSS:	41,245 S.F.
2ND FLOOR GROSS:	40,413 S.F.
3RD FLOOR GROSS:	40,413 S.F.
GRAND TOTAL:	122,071 S.F.
GROUND FLOOR AREAS:	
BUILDING 1:	
GROSS:	20,753 S.F.
COMM. / LEASING:	7,736 S.F.
RATIO:	37% COMMERCIAL
BUILDING 2:	
GROSS:	20,492 S.F.
COMM. / LEASING:	0 S.F.
RATIO:	0% COMMERCIAL
TOTAL GROUND FLOOR:	
GROSS:	41,245 S.F.
TOTAL COMMERCIAL:	4,542 S.F.
TOTAL RATIO:	11.0% COMMERCIAL
SQUARE FOOTAGE BREAKDOWN:	
UNITS:	85,995 S.F.
PATIOS:	8,000 S.F.
EXTERIOR CIRCULATION:	20,340 S.F.
COMM. / LEASING:	7,736 S.F.
TOTAL S.F.:	122,071 S.F.

KEYNOTES

- 02 09 EXISTING UTILITY POLE TO REMAIN.
- 02 23 EXISTING CMU TO REMAIN. PATCH & REPAIR AS NECESSARY. PREP FOR PAINTING.
- 03 16 NEW CONCRETE SIDEWALK.
- 05 61 6'-0" HIGH STEEL SITE FENCE AND GATES. FENCE TO BE PERFORATED METAL WITH 2" SQUARE STEEL FRAME AND 4" SQUARE STEEL POSTS. SEE ELEVATIONS A09.2.3 AND A09.2.1.
- 32 03 4" PAINT STRIPE - TYPICAL AT ALL PARKING STALLS.
- 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 23 TYPICAL 5'-0" WIDE CONCRETE SIDEWALK; 6'-6" WIDE AT HEAD-IN PARKING.
- 32 28 TRASH ENCLOSURE PER MESA M-62 STANDARDS. SIZED FOR (2) 8CY BINS.
- 32 33 3'-4" HIGH INTEGRAL COLORED 8"x4"x16" CMU SCREEN WALL WITH 2" CAP BLOCK AND PAINTED STEEL SWINGING GATES WITH LATCH. METAL GATE TO BE PERFORATED STEEL WITH 2" SQUARE STEEL FRAME. PAINTED DUNN EDWARDS 'CAVERNOUS' DE6364. SEE EXTERIOR ELEVATIONS FOR BUILDING 1 SOUTH.
- 32 34 6'-0" HIGH PAINTED 8"x8"x16" CMU SCREEN WALL. COLOR TO BE DUNN EDWARDS 'CRYSTAL HAZE' DE6219.
- 32 35 3'-4" HIGH INTEGRAL COLORED 8"x4"x16" CMU SCREEN WALL. STACKED BOND WITH 2" CAP BLOCK.
- 32 36 BUS BOARDING AREA AND SHELTER PER CITY OF MESA M-45 DETAILS.
- 32 37 BUS STOP SIGN TO BE RELOCATED TO NEW BUS PAD.
- 32 38 NEW CMU WALL WITH STUCCO FINISH TO MATCH EXISTING ADJACENT WALL. PAINT DUNN EDWARDS 'CRYSTAL HAZE'.
- 32 41 3'-4" HIGH CMU WALL, PAINTED, WITH METAL FENCE ABOVE TO 6'-0" ABOVE GRADE.
- 32 67 6" CONCRETE CURB.
- 32 68 ASPHALT PAVING.

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, GRADDED 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."

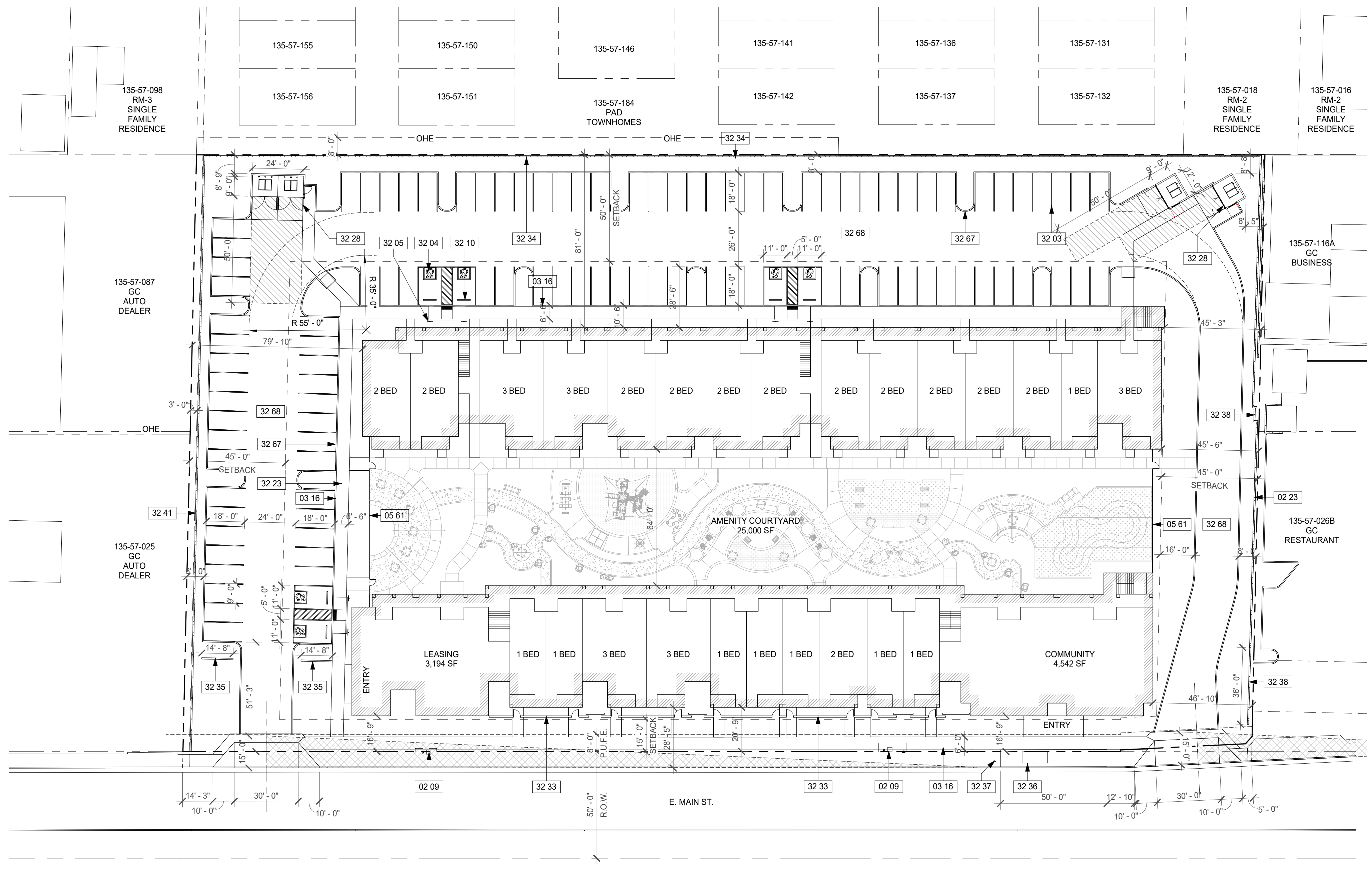
C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL 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."

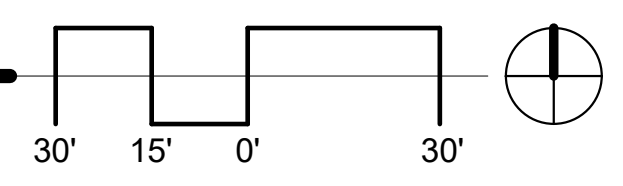
SITE INFORMATION

A.P.N.:	135-57-027, 135-57-029A, 135-57-032, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, 135-57-125
ZONING:	PAD (WITH GC (C-3) AS BASIS OF DESIGN)
LOT AREA:	MINIMUM: 5,000 S.F. PROVIDED: 140,116 S.F. (3.21 AC.)
LOT WIDTH:	MINIMUM: 50' PROVIDED: 501'
LOT DEPTH:	MINIMUM: 100' PROVIDED: 280'
UNIT DENSITY:	MINIMUM: 0 DU/AC MAXIMUM: 25 DU/AC (893.21) - 28 DU/AC
BUILDING HEIGHT:	MINIMUM: 30'-0" PROVIDED: 34'-0"
LOT COVERAGE:	MAXIMUM: 80% PROVIDED: (94,084/140,116) = 67%

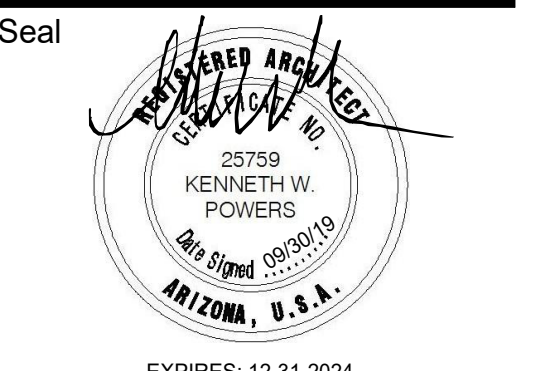
BUILDING 1:	20,753 S.F.
BUILDING 2:	20,492 S.F.
PARKING LOT:	38,814 S.F.
SIDEWALKS / TRASH:	5,935 S.F.
COURTYARD IMPERVIOUS:	8,263 S.F.
TOTAL:	94,084 S.F.
MIN. YARD:	FRONT: 15' INTERIOR SIDE: 45' REAR: 20', 35', 50', 65' (STEPPING)
BUILDING SEPARATION:	HEIGHT 20'-30': 30'
SHARED OPEN SPACE / UNIT:	MINIMUM: 150 S.F./UNIT PROVIDED: 344 S.F./UNIT
PRIVATE OPEN SPACE PROVIDED:	ONE BEDROOM - UNIT A: 64 S.F. TWO BEDROOM - UNIT B: 67 S.F. THREE BEDROOM - UNIT C: 70 S.F.
GROUND FLOOR TRANSPARENCY:	YES
MAIN BUILDING ENTRANCE ORIENTATION:	YES



1 FINAL SITE PLAN
1" = 30'-0"

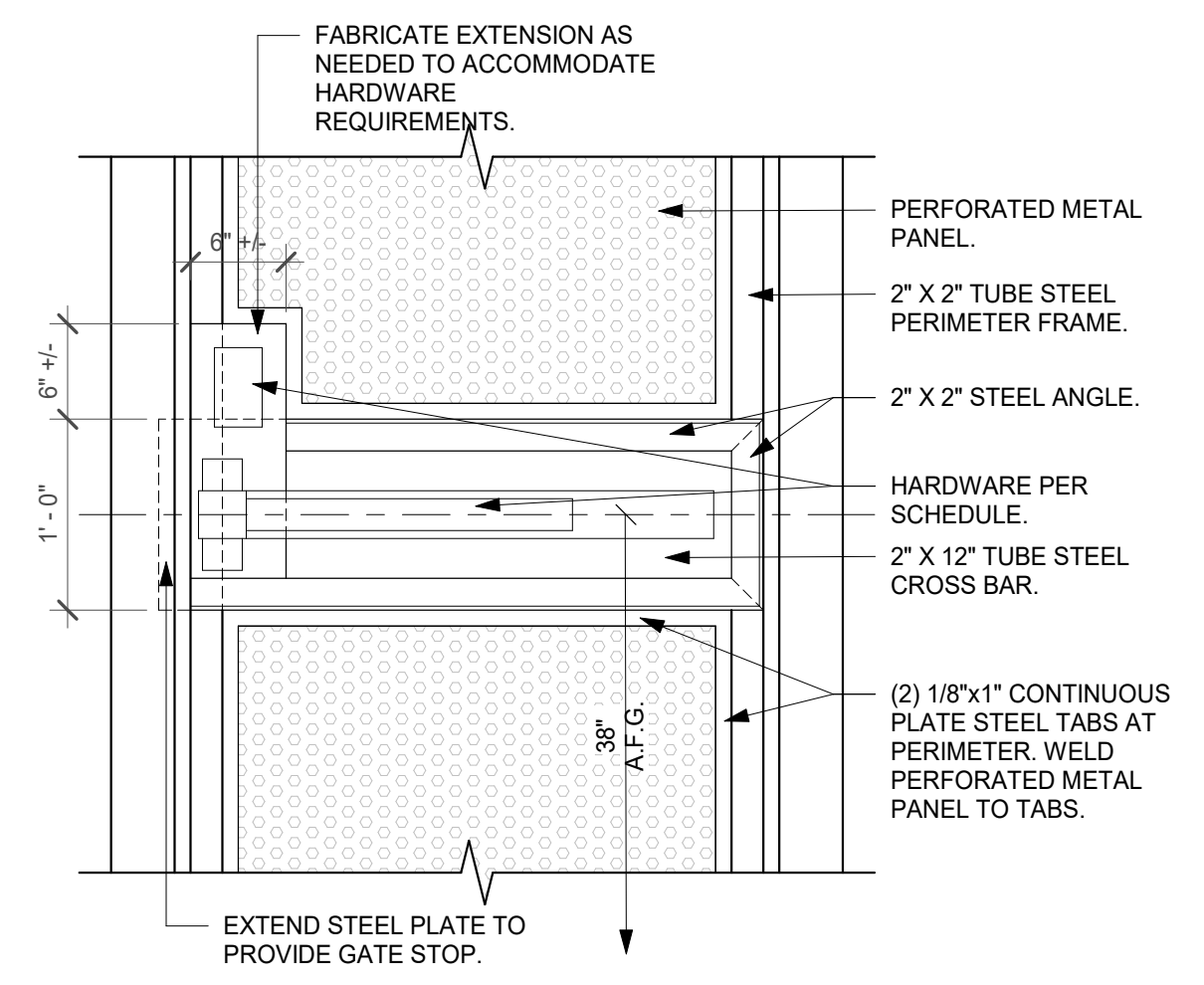


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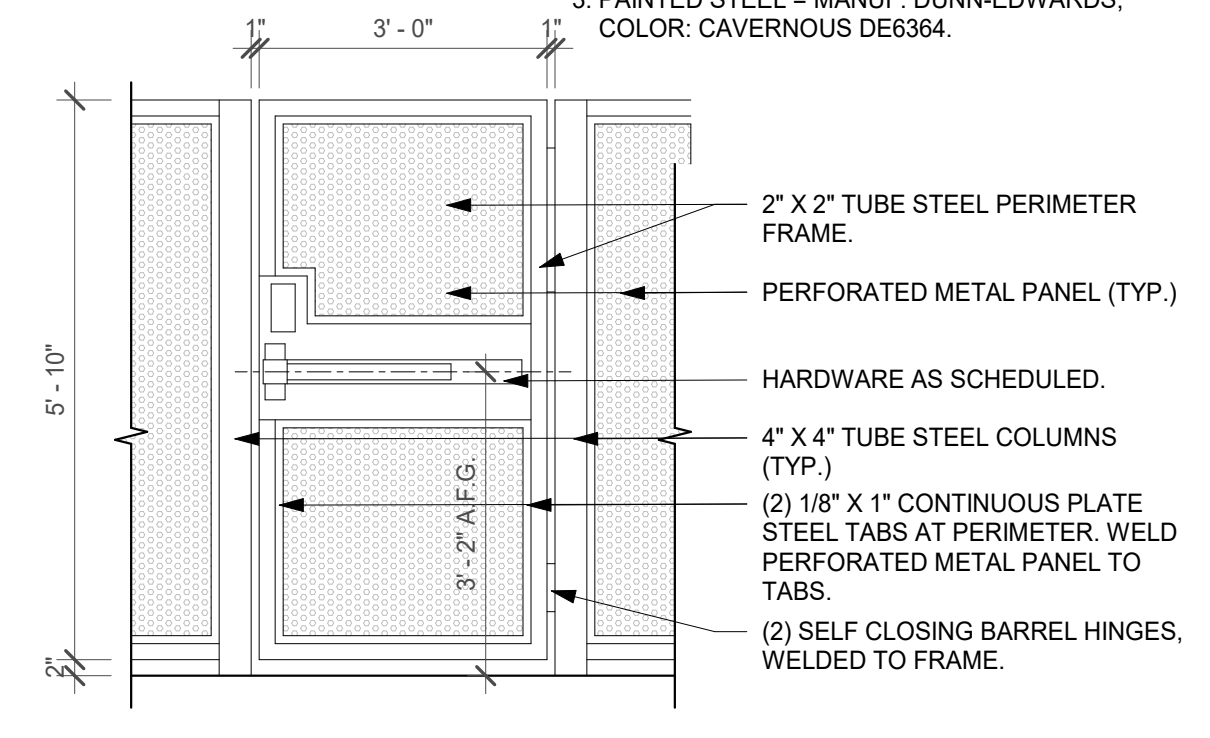
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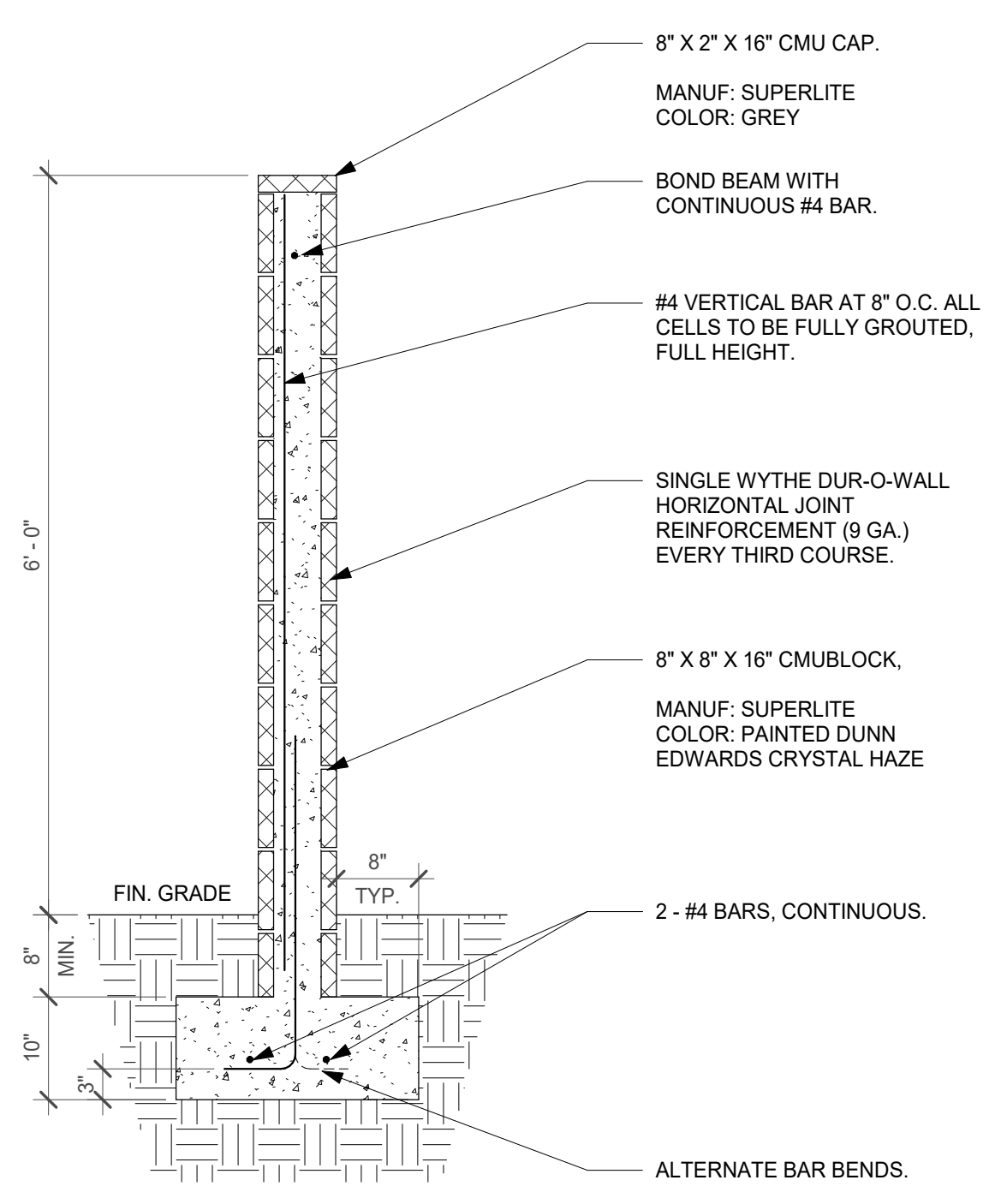
9 GATE HARDWARE
1" = 1'-0"

GENERAL NOTE:
1. ALL EXPOSED METAL TO BE PRIMED AND PAINTED.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
3. PAINTED STEEL = MANUF. DUNN-EDWARDS, COLOR: CAVERNOUS DE6364.



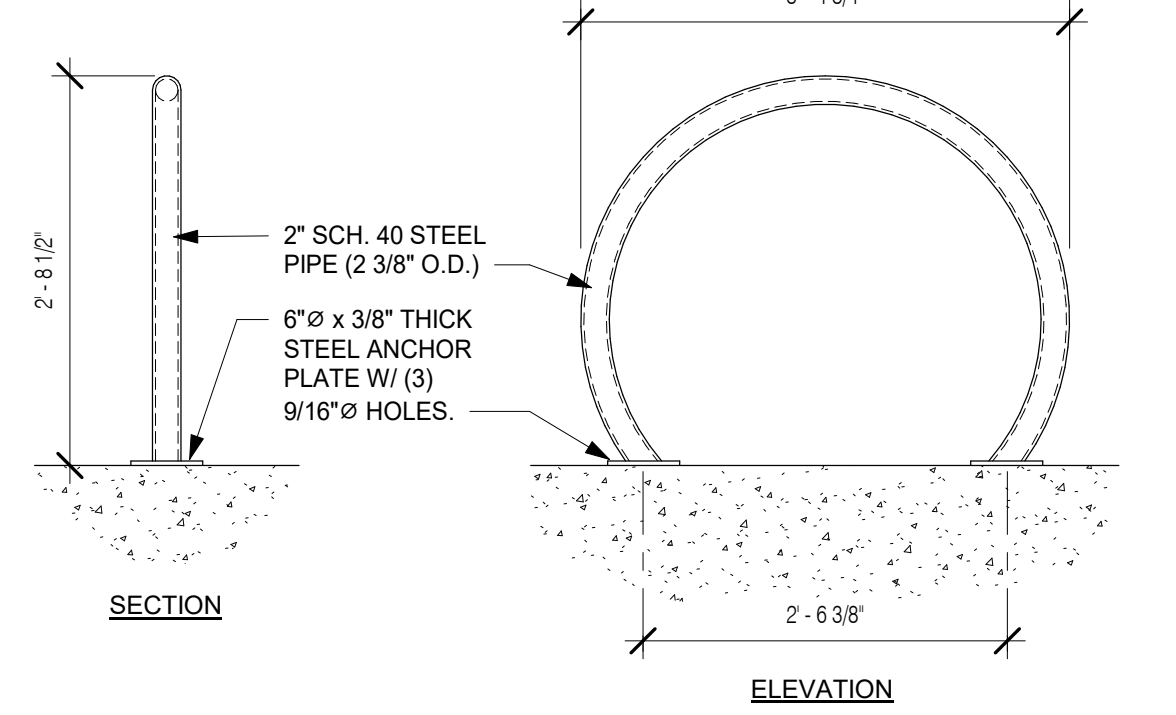
8 COURTYARD GATE
1/2" = 1'-0"

GENERAL NOTE:
1. ALL EXPOSED METAL TO BE PRIMED AND PAINTED.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
3. PAINTED STEEL = MANUF. DUNN-EDWARDS, COLOR: CAVERNOUS DE6364.

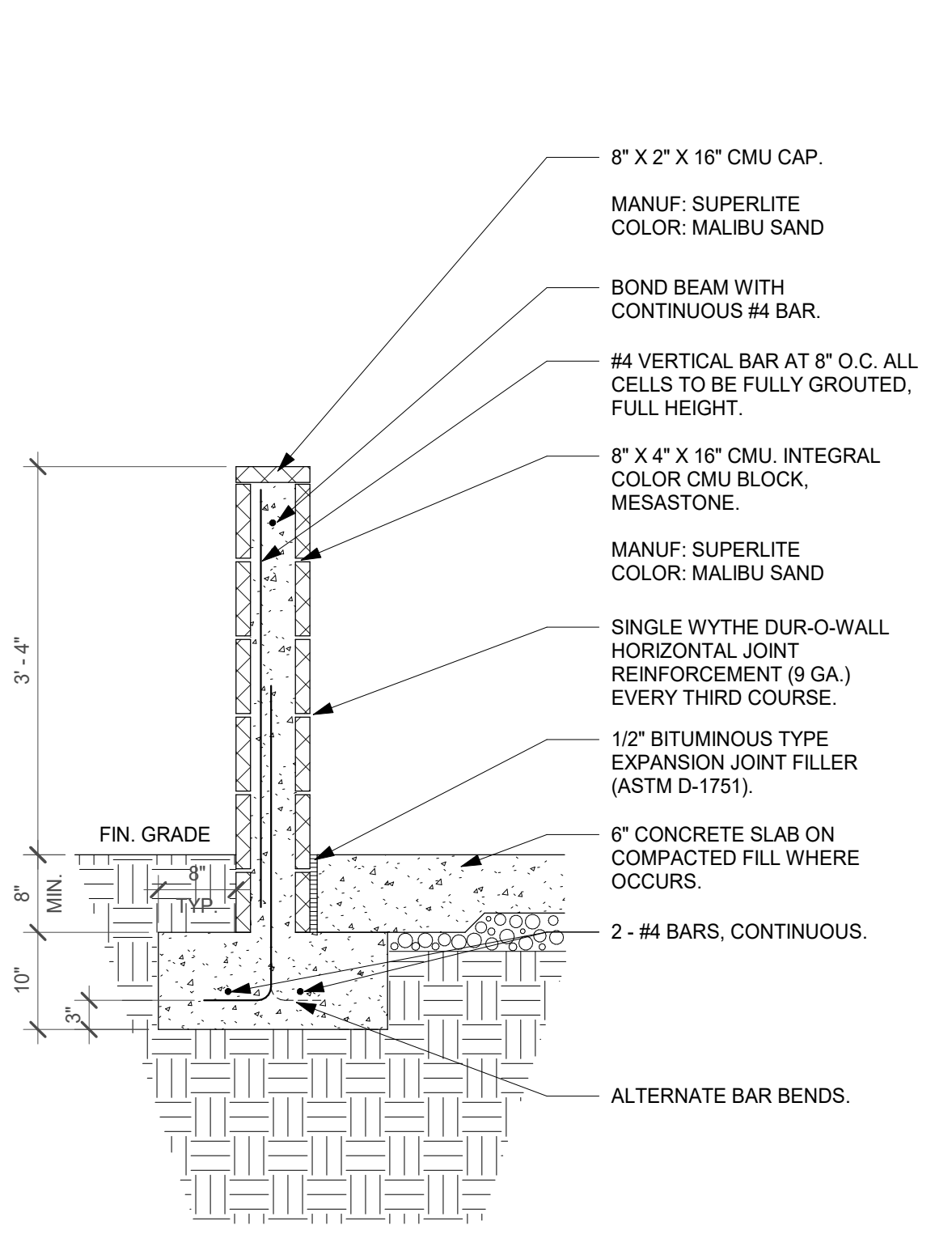


5 SITE SCREEN WALL
3/4" = 1'-0"

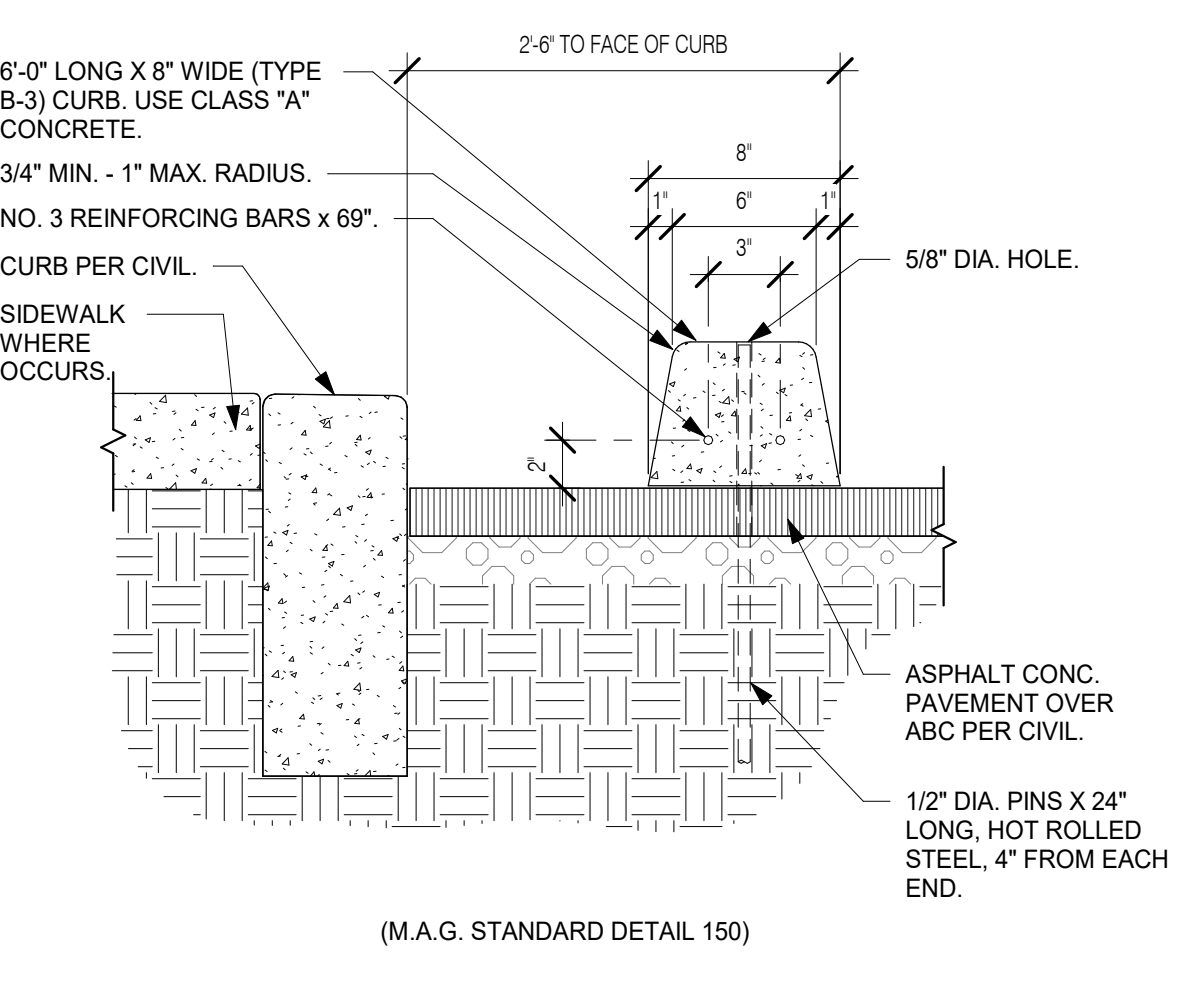
NOTE:
DUMOR 292 SERIES BIKE RACK.
CAPACITY: 2 BIKES PER RING.
SEE SITE PLAN FOR LOCATIONS.
5% OF BIKE STORAGE SHALL HAVE 30 BY 48 INCH CLEAR FLOOR SPACE ADJACENT AND 2% MAXIMUM SLOPE AND CROSS SLOPE.



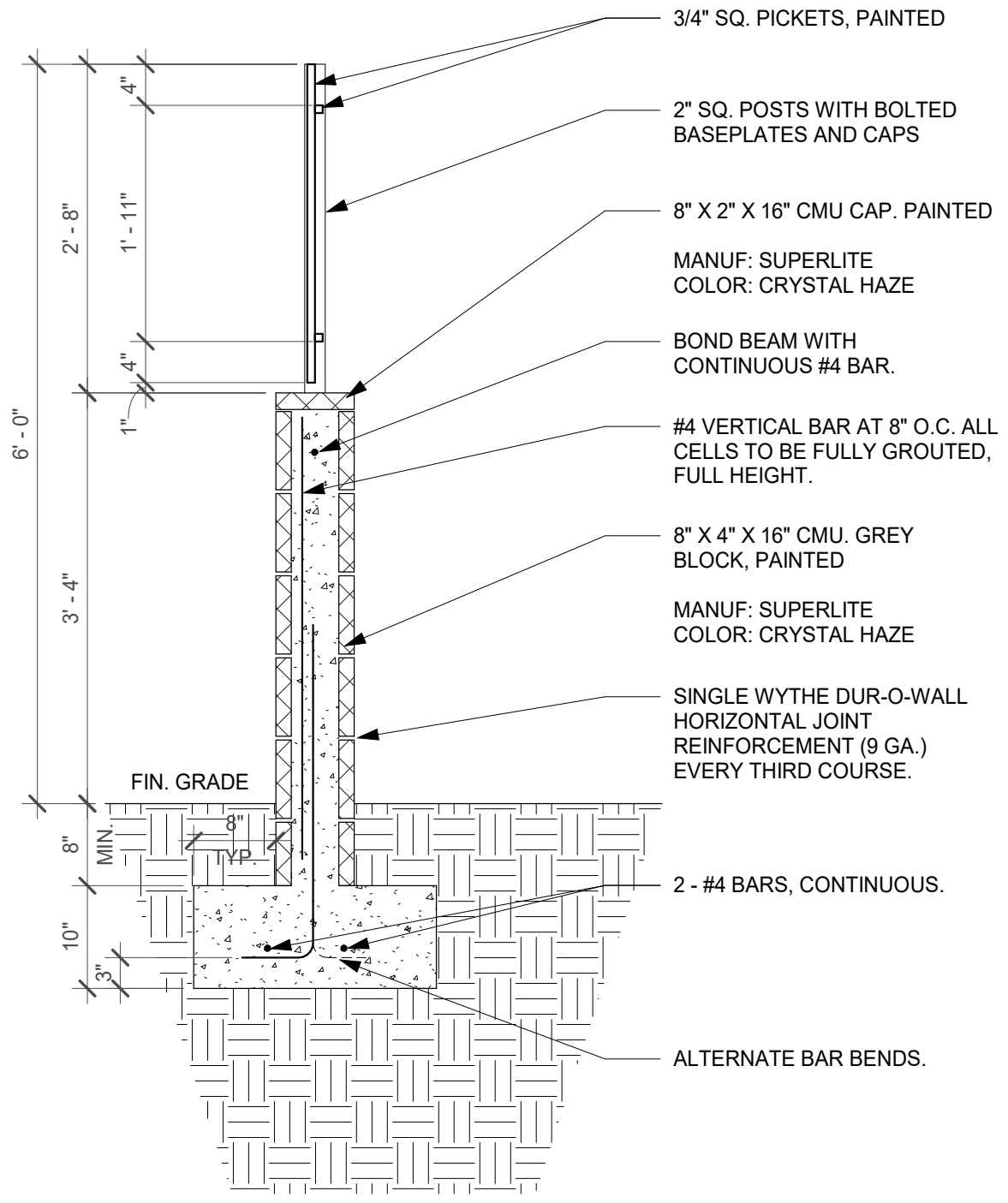
3 BIKE RACK
3/4" = 1'-0"



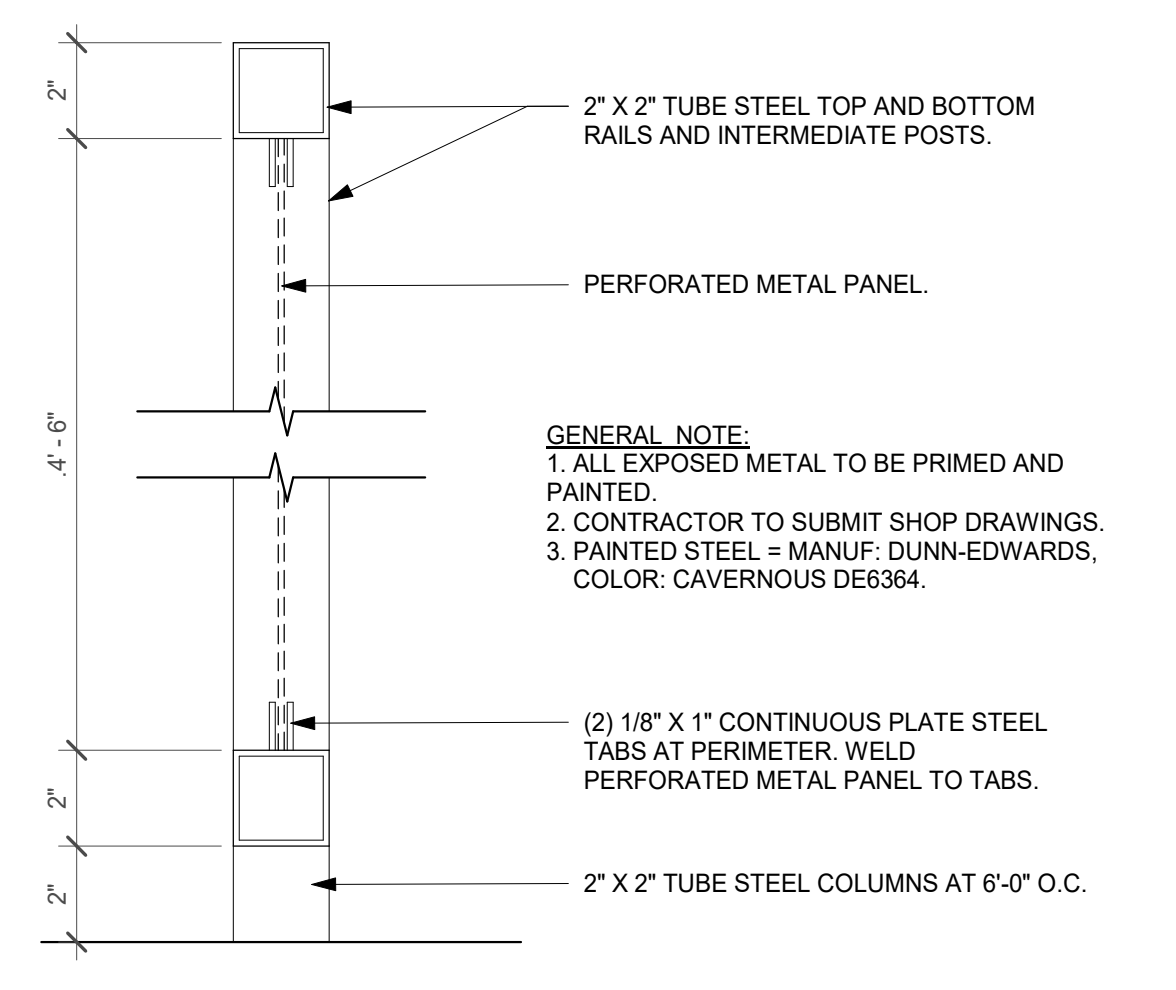
4 SITE SCREEN WALL
3/4" = 1'-0"



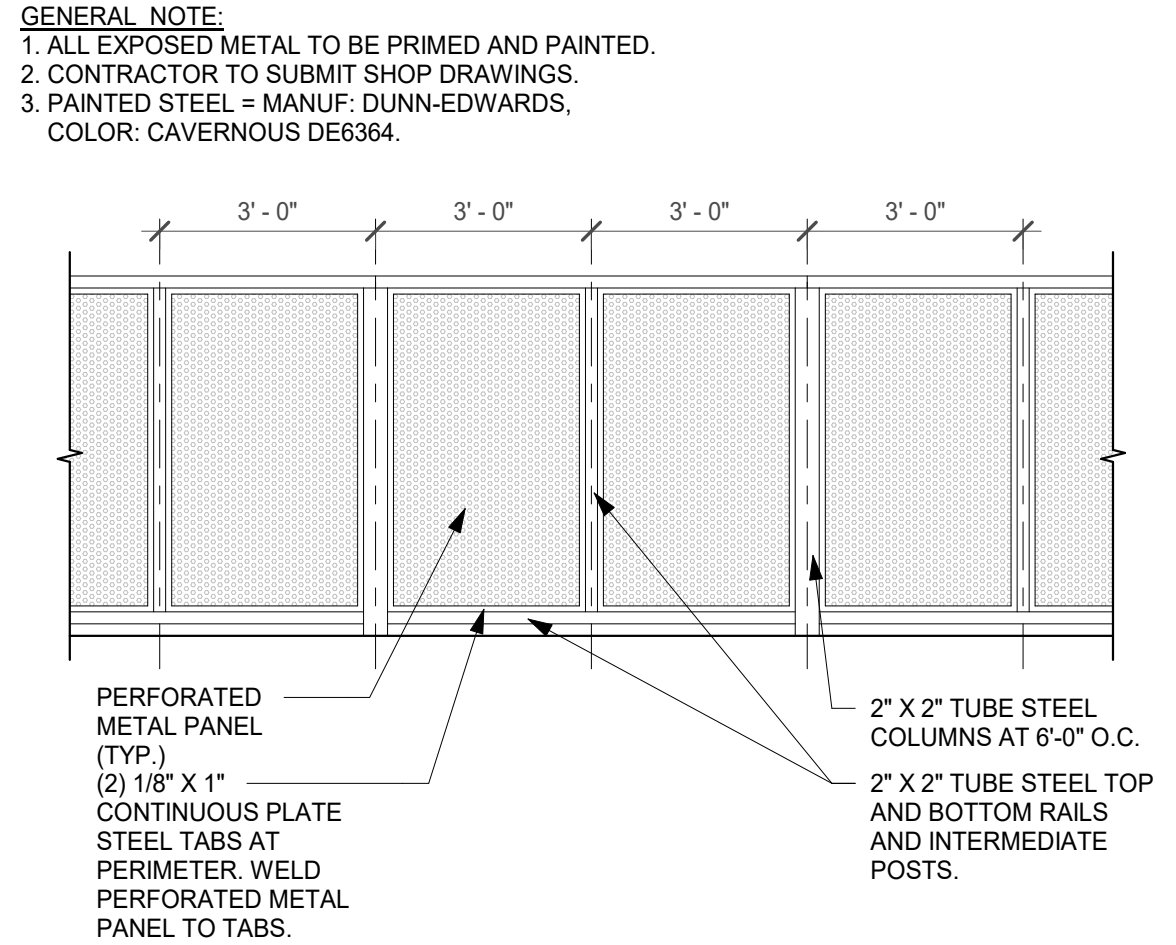
2 WHEELSTOP
1 1/2" = 1'-0"



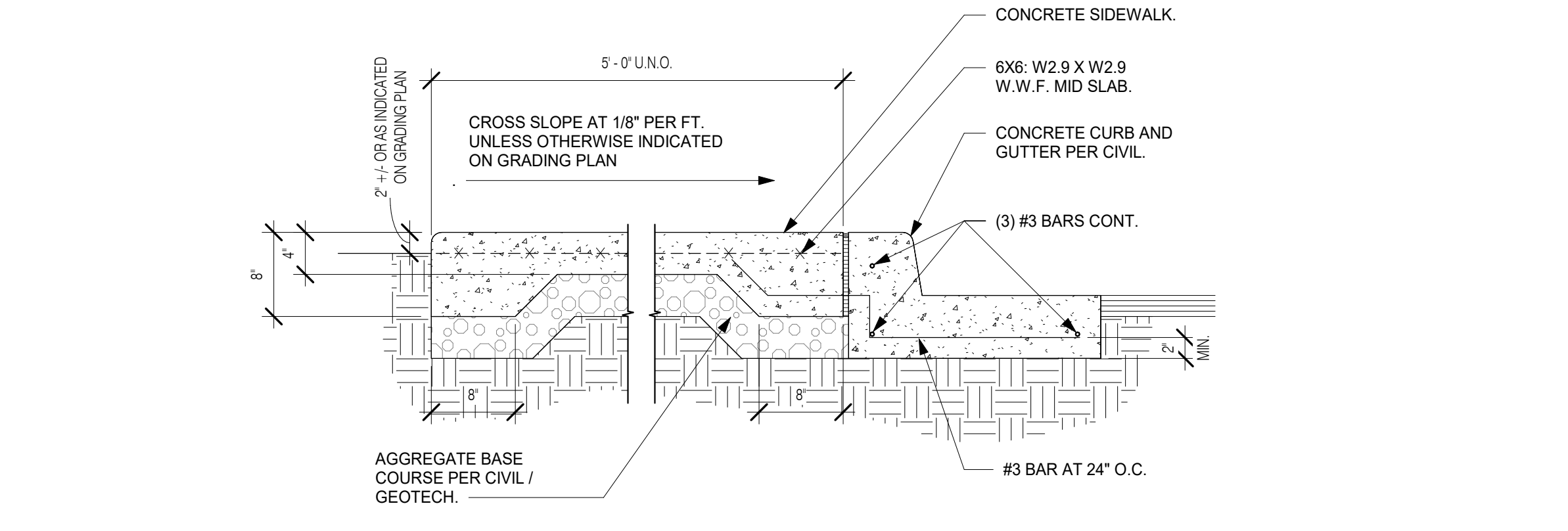
11 SITE SCREEN WALL
3/4" = 1'-0"



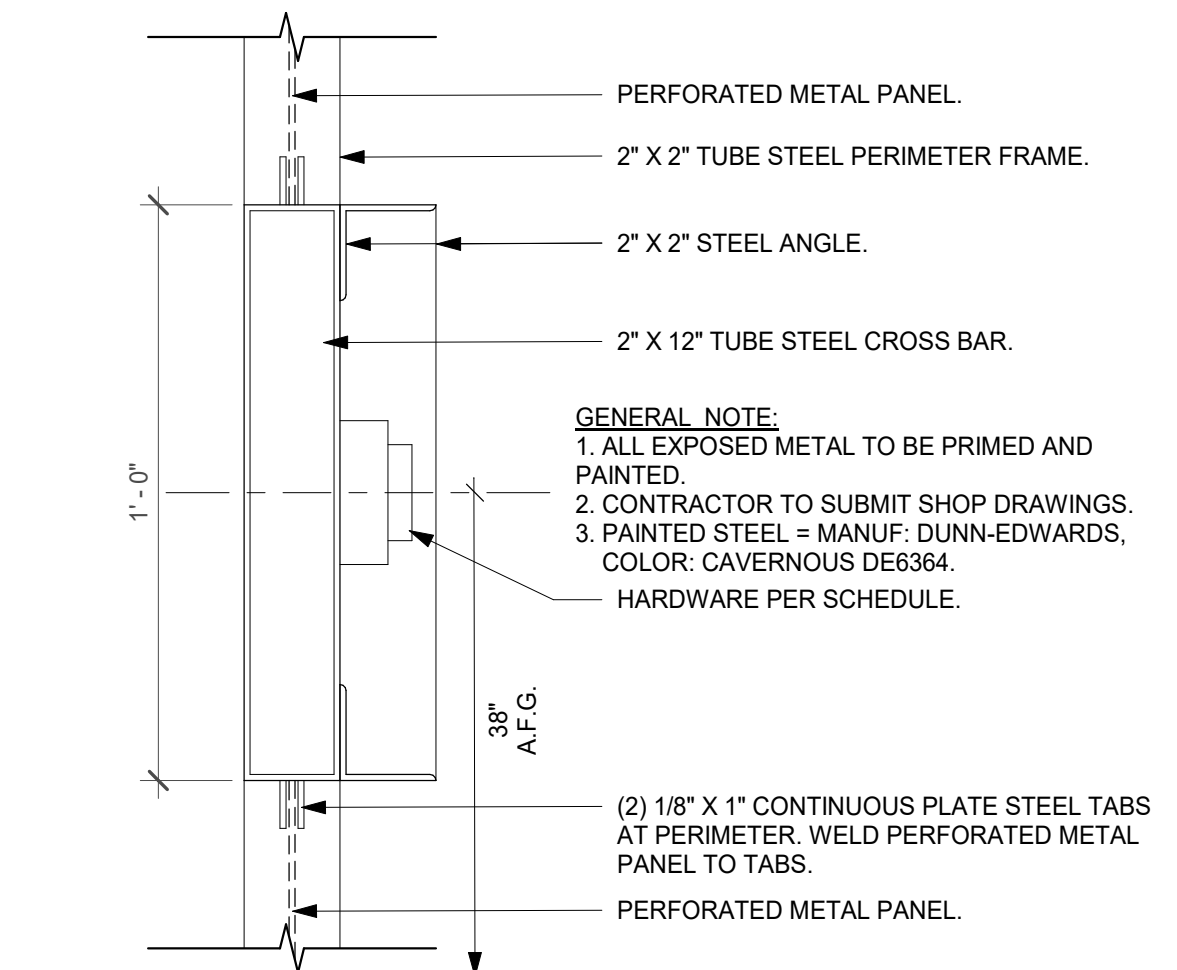
7 COURTYARD FENCE SECTION
3" = 1'-0"



6 COURTYARD FENCE
3/8" = 1'-0"



1 SIDEWALK SECTION
1" = 1'-0"



10 GATE HARDWARE SECTION
3" = 1'-0"

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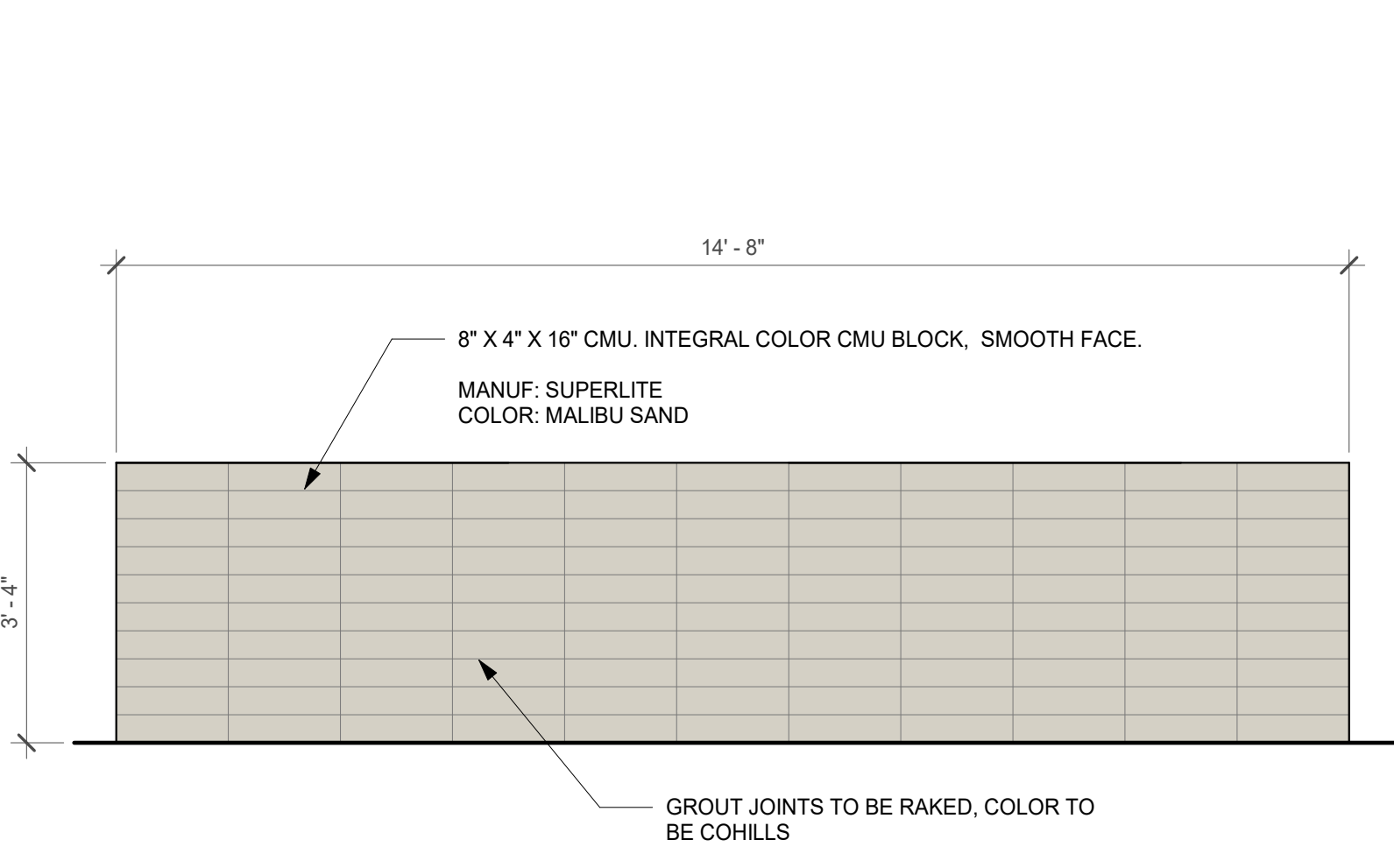
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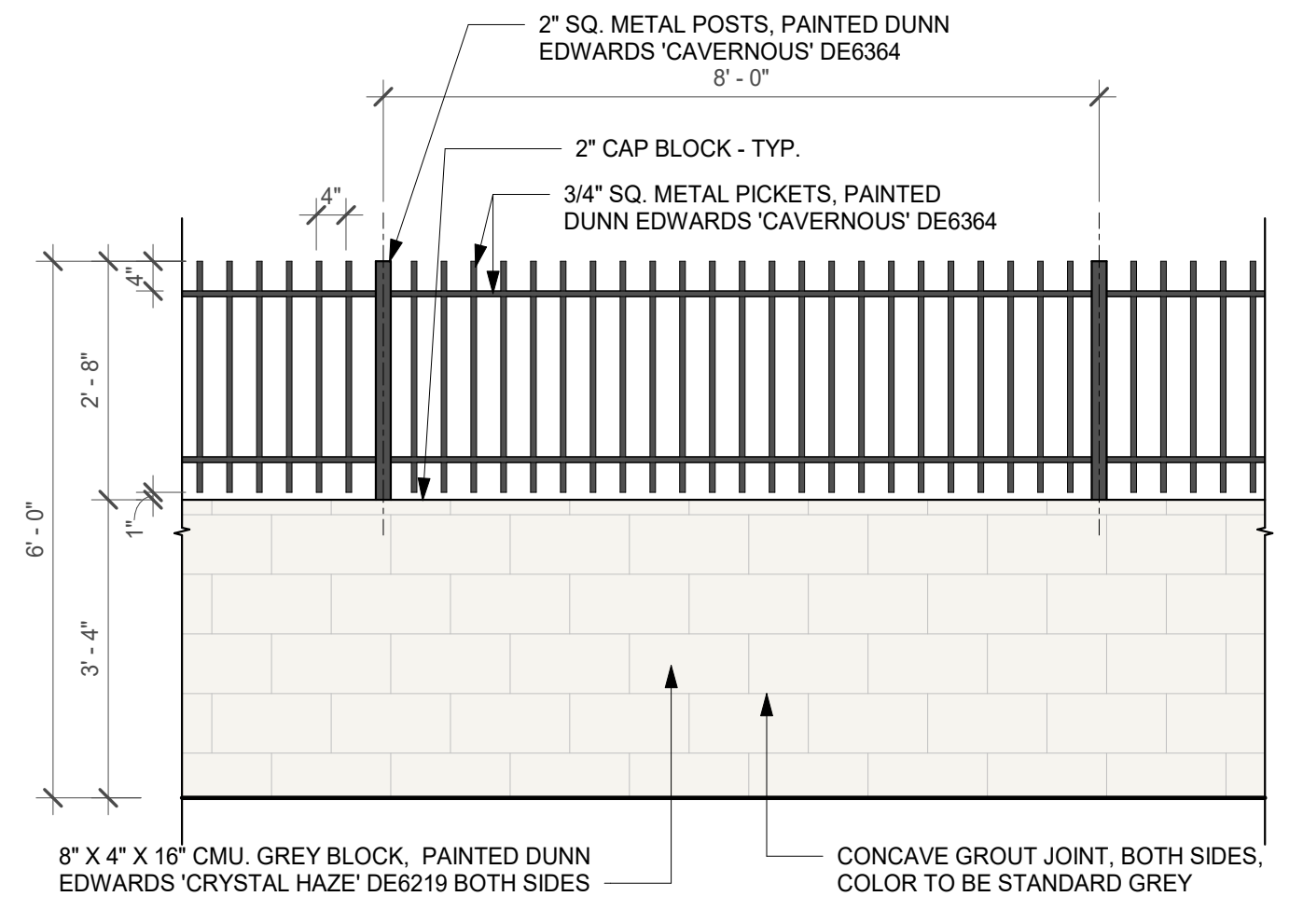


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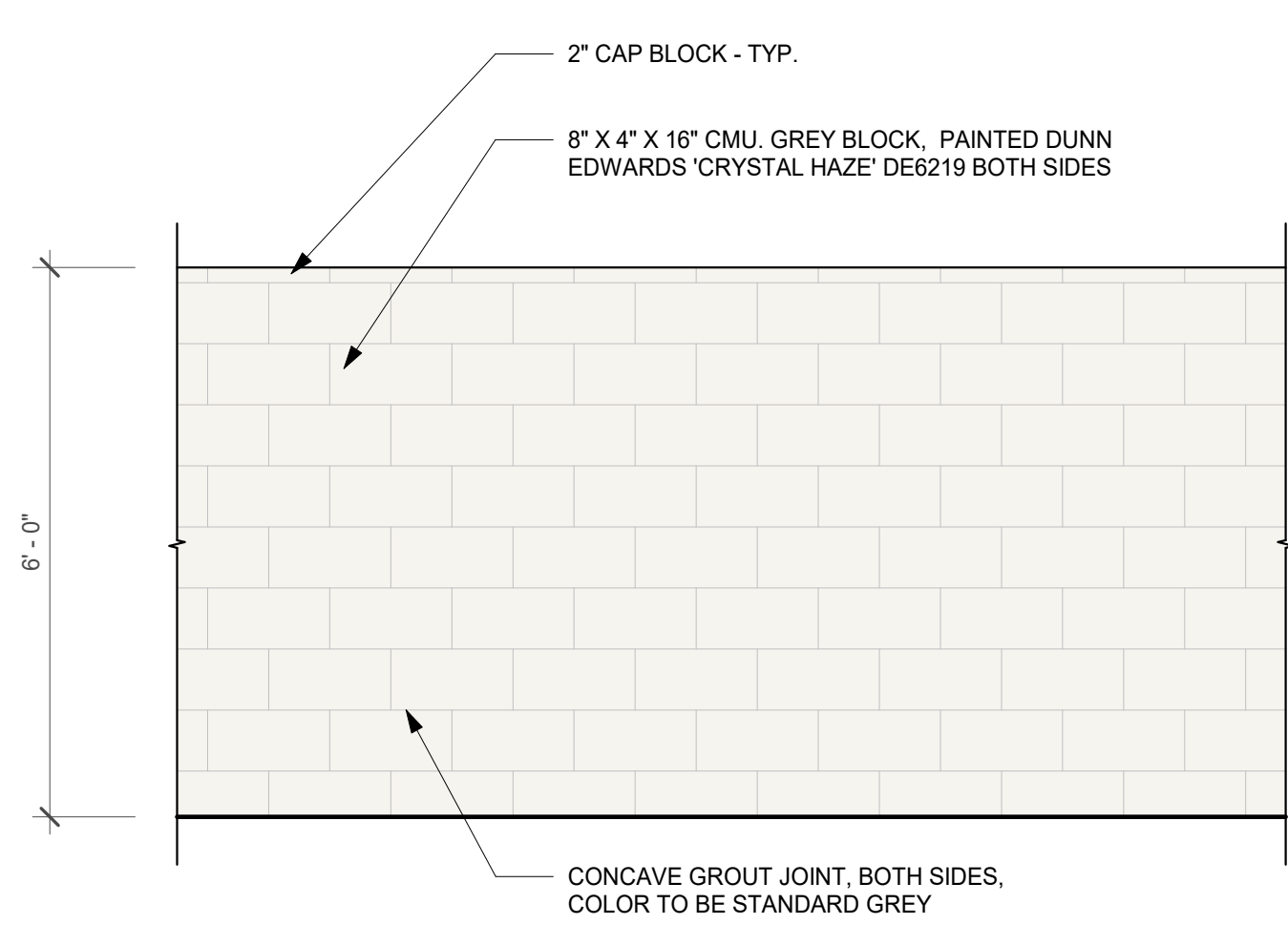
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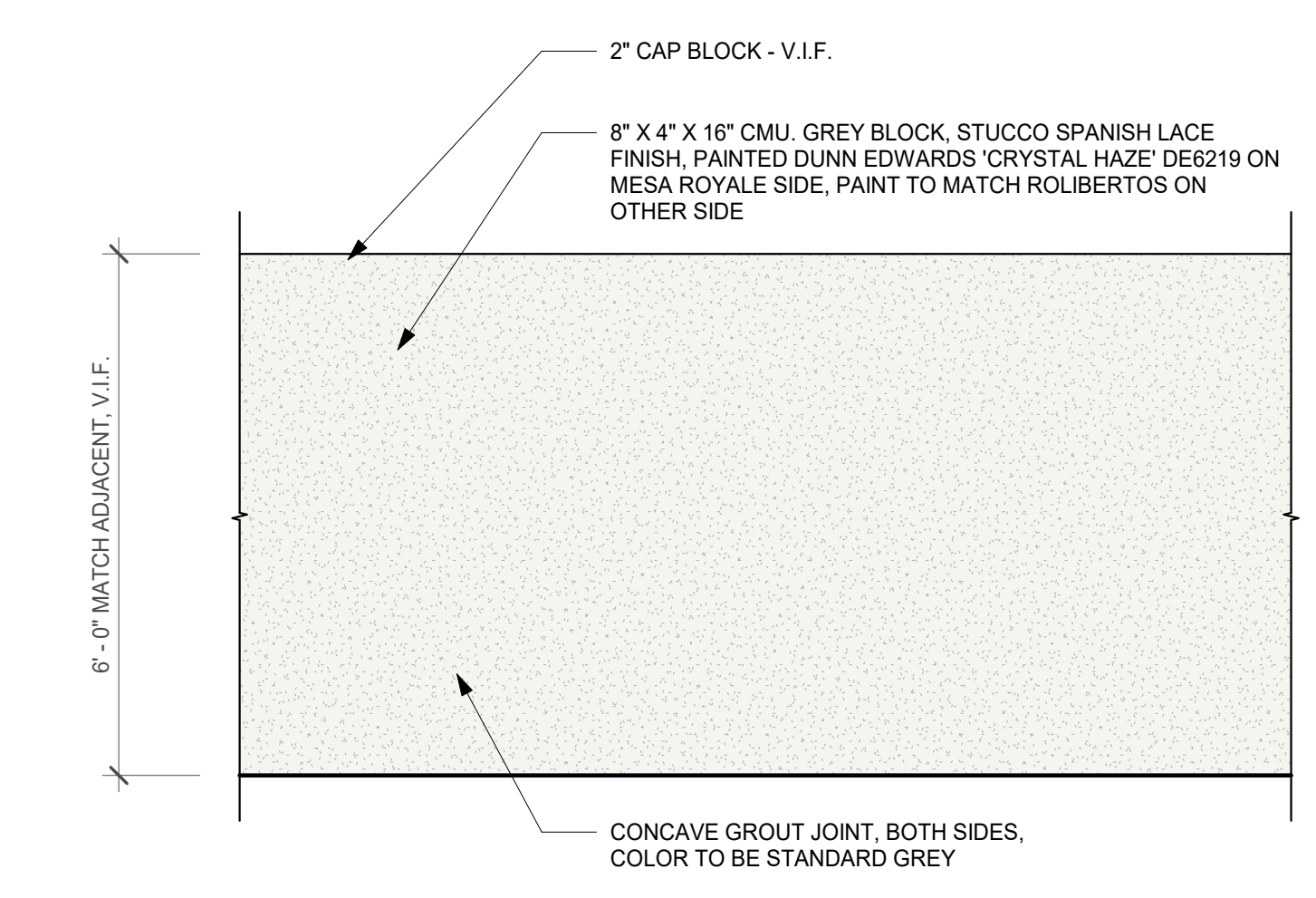
5 PARKING SCREEN WALL ELEVATION
1/2" = 1'-0"



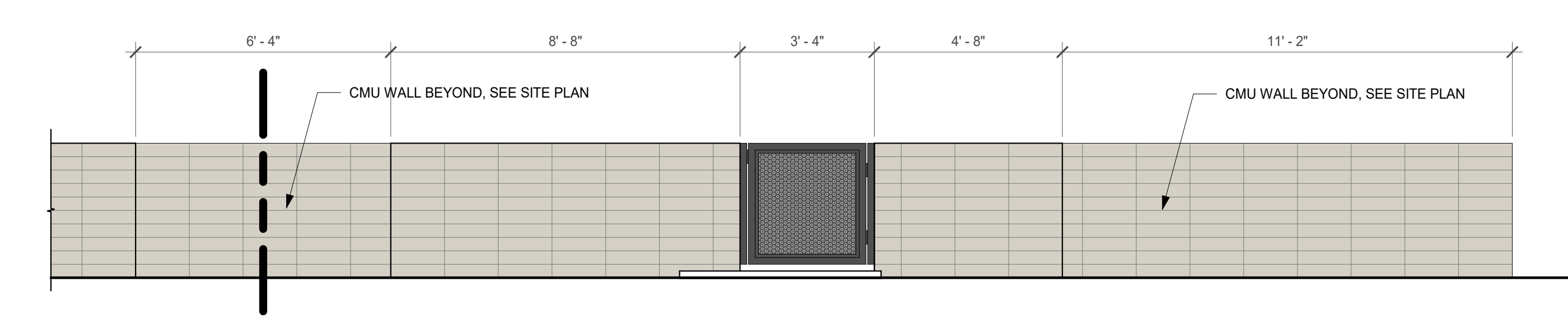
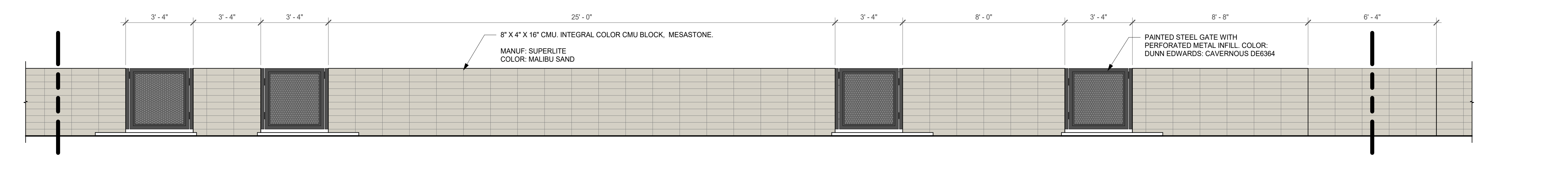
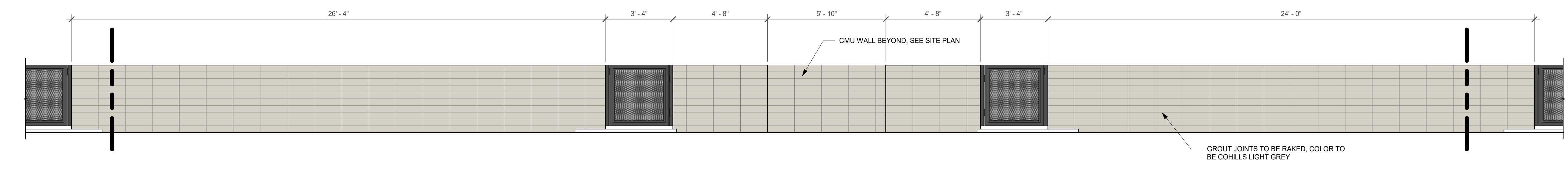
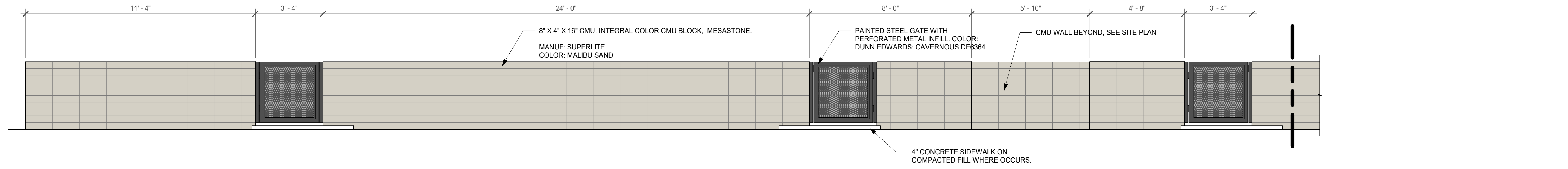
4 VIEW WALL ELEVATION
1/2" = 1'-0"



3 SITE WALL ELEVATION
1/2" = 1'-0"



2 SITE WALL ELEVATION - MATCH EXISTING
1/2" = 1'-0"



1 PATIO WALL ELEVATION
3/8" = 1'-0"

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