

**PROJECT DATA**

**BUILDING AND SITE BASICS:**

PROJECT ADDRESS: 515 N MESA DRIVE  
MESA, ARIZONA

ASSESSORS PARCEL #: 137-11-109B

LOT AREA: 264,990 S.F., 6.08 ACRES

LOT COVERAGE: 55.7%  
(SEE AREA PLAN SHEET A1.2)

COMMON OPEN SPACE PROVIDED: 64,000 SF  
(SEE AREA PLAN SHEET A1.2)

PRIVATE COMMON SPACE PROVIDED: SEE AREA PLANS SHEET A1.2 FOR TYPICAL SQ. FT. & DIMS FOR PRIVATE OPEN SPACE

PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT

EXISTING ZONING: RM-4

LOT SALES: NO, FOR RENT ONLY

BUILDING SETBACKS "S.B.": 20'-0" EXTERIOR  
45'-0" INTERIOR

# OF UNITS: SEE SCHEDULE

PARKING REQUIRED:  
2.1 SPACES PER UNIT  
**TOTAL PARKING REQUIRED = (180 x 2.1) 378 SPACES**  
(SEE PARKING ANALYSIS FOR PROPOSAL TO REDUCE THE NUMBER OF REQUIRED SPACES)

PARKING PROVIDED: SEE SCHEDULE

PROPOSED BUILDING HEIGHT: 40' MAX HEIGHT, 3 STORIES

BUILDING OCCUPANCY(S): R-2 MULTIFAMILY  
A-3 CLUBHOUSE BUILDING  
U-1 CARPORTS

CONSTRUCTION TYPE: V-B

STORIES: 1 AND 3

FIRE SPRINKLERS REQUIRED: PER UNIT BASIS

FIRE SPRINKLERS PROVIDED: YES @ UNITS REQUIRED

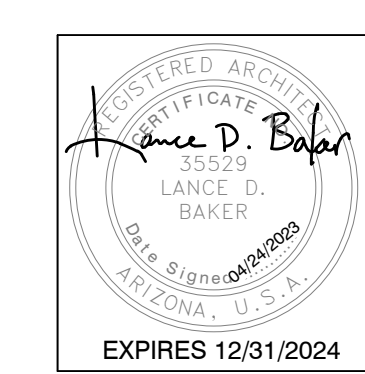
NOTE: NO EXISTING FIRE HYDRANTS ON SITE

**CITY OF MESA GENERAL NOTES**

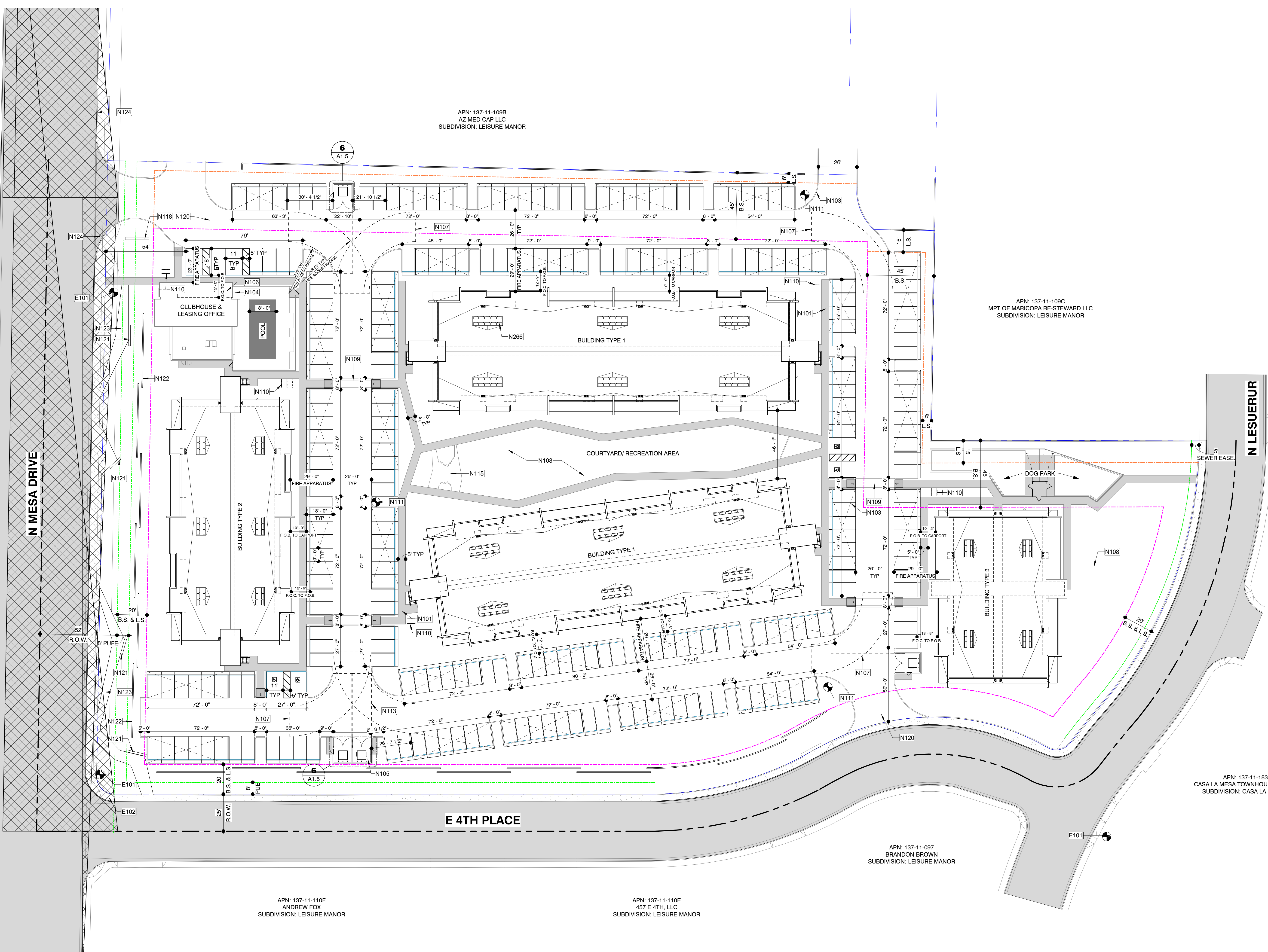
- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE INFORMATION SHOWN ON DRAWINGS CONCERNING THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR THE ENGINEER'S AGENT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- CALL 800-263-1100 OR 811 FOR BLUE STAKE SERVICES.
- CALL SALT RIVER POWER FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT 602-236-8988.
- CALL CITY OF MESA ELECTRICAL FOR POLE BRACING, ELECTRICAL SERVICE OR CONSTRUCTION SCHEDULING AT 480-644-2251 WITHIN CITY OF MESA ELECTRICAL SERVICE TERRITORY (DOWNTOWN MESA).
- WHEN EXCAVATING IN OR ADJACENT TO A CITY PARK OR AQUATIC FACILITY THE CONTRACTOR SHALL CONTACT AQUATICS AND PARKS MAINTENANCE AT 480-644-3097 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND UTILITY FACILITIES.
- WHEN EXCAVATING IN OR ADJACENT TO LANDSCAPING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT TRANSPORTATION FIELD OPERATIONS AT 480-644-3380 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND IRRIGATION FACILITIES.
- TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF MESA TRAFFIC CONTROL MANUAL. ELECTRONIC COPIES ARE AVAILABLE AT <http://www.mesaz.gov/transportation/traffic-control-permits>. HARD COPIES CAN BE MADE AVAILABLE AT DEVELOPMENT SERVICES, 55 N. CENTER ST., MESA, ARIZONA.
- CONTRACTOR TO NOTIFY TRAFFIC OPERATIONS AT 480-644-3128 PRIOR TO SIGN REMOVAL AND WHEN READY TO PERMANENTLY RELOCATE SIGN.
- CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED UNLESS OTHERWISE INDICATED, AND COORDINATE ALL IRRIGATION DRY-UPS, RELOCATIONS, AND REMOVALS BY OTHERS.
- CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AHEAD OF CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS IN GRADE LINE AND TO VERIFY PIPE MATERIALS FOR ORDERING THE APPROPRIATE TRANSITION AND TIE-IN FITTINGS THAT MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERE WITH PROPOSED IMPROVEMENTS. THE CITY OF MESA UTILITIES DEPARTMENT LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER, AND WASTEWATER ONLY) IS ABANDONED BY CALLING 480-644-4500.
- PRIOR TO START OF CONSTRUCTION ON PRIVATE PROPERTY (EASEMENTS), THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT TIME (MINIMUM 48 HOURS) TO REMOVE ANY ITEMS IN CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE TO REMOVE AND REPLACE ALL OTHER CONFLICTS AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES TO PREVENT ANY CONFLICTING WORK CONDITIONS WITH THE CITY OF MESA UTILITY AND TRANSPORTATION CREWS.
- THE CONTRACTOR IS ADVISED THAT A DUST CONTROL PERMIT AND A DUST CONTROL PLAN MAY BE REQUIRED BY THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT, IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE DUST CONTROL PERMIT AND DUST CONTROL PLAN TO THE CITY FOR REVIEW.
- INSPECTIONS SHALL BE PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS OR SPECIFICATIONS, BUT REQUIRED TO COMPLETE THIS PROJECT, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK (NO ADDITIONAL COST TO THE CITY).
- WHEREVER PAVEMENT REPLACEMENT PER MESA STD DETAIL M-19.04.1 OR MAG STD DETAIL 200 IS REFERRED TO WITHIN THESE PLANS, BACKFILLING SHALL BE PER THE CITY OF MESA STREET TRENCH BACKFILLING AND PAVEMENT REPLACEMENT POLICY STATEMENT, REVISED SEPTEMBER 29, 1989.
- FOR PURPOSES OF PAVEMENT PER MAG STD DETAIL 200 OR MESA STD DETAIL M-19.04.1, INTERSECTIONS ARE DEFINED BY THE CURB RETURNS IN ALL DIRECTIONS.
- ANY SURVEY MARKERS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY A REGISTERED LAND SURVEYOR AT NO ADDITIONAL COST TO THE CITY.
- ALL EXISTING PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT THAT ARE NOT PART OF THIS PROJECT BUT NEED TO BE REMOVED, REPLACED, RELOCATED, OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR, DEPENDING ON DAMAGES. ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES OR SYSTEMS AS A RESULT OF CONTRACTOR'S NEGLIGENCE SHALL BE BORNE BY THE CONTRACTOR.

**MESA DRIVE APARTMENTS  
SITE**

515 N MESA DRIVE  
MESA, AZ 85201



Phase: CD  
Drawn By: SDI  
Reviewed By: LDB  
SDI Project No.: 422  
Date: 04/24/2023  
Sheet:



1 Development Site Plan  
1" = 30'-0"

PRELIMINARY UNIT MIX SCHEDULE							
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
S	0 BDRM/ 1 BATH	474	60	31,380 SF	28,440 SF	60	33%
1B	1 BDRM/ 1 BATH	637	78	53,898 SF	49,686 SF	78	43%
2B	2 BDRM/ 2 BATH	853	42	38,682 SF	35,826 SF	42	23%
PROJECT TOTALS: 180				180	123,960 SF	113,952 SF	100%

ONSITE PARKING PROVIDED	
TYPE OF SPACE	# OF SPACES
ADA Space	7
Covered Spaces	180
Surface Spaces	70
TOTAL	257

\*NOTE: THERE WILL BE AN ADDITIONAL 37 SHARED SPACES, WITH THE SITE TO THE NORTH, FOR A TOTAL PROVIDED PARKING OF 294 SPACES

**BICYCLE PARKING**

REQUIRED:  
PER SECTION 11-32-8 OF THE MZO, BICYCLE PARKING IS REQUIRED FOR MULTI-UNIT RESIDENTIAL BUILDINGS, WITH A MINIMUM OF ONE (1) BICYCLE SPACE PER TEN (10) ON-SITE VEHICLE PARKING SPACES. AFTER THE FIRST 50 BICYCLE PARKING SPACES ARE PROVIDED, THE REQUIRED NUMBER IS ONE (1) SPACE PER TWENTY (20) VEHICLE PARKING SPACES.

257 PARKING SPACES/10 = 26 BICYCLE SPACES REQUIRED

PROVIDED:  
13 BIKE RACKS (2 BICYCLE SPACES PER RACK) FOR A TOTAL OF 26 BICYCLE SPACES.

BUILDING TYPE 1 - NUMBER OF UNITS AND SQ. FT.					
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF
S	0 BDRM/ 1 BATH	474	48	25,104 SF	22,752 SF
1B	1 BDRM/ 1 BATH	637	48	33,168 SF	30,576 SF
2B	2 BDRM/ 2 BATH	853	24	22,104 SF	20,472 SF
PROJECT TOTALS: 120				120	80,376 SF

BUILDING TYPE 2 - NUMBER OF UNITS AND SQ. FT.					
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF
S	0 BDRM/ 1 BATH	474	6	3,138 SF	2,844 SF
1B	1 BDRM/ 1 BATH	637	18	12,438 SF	11,466 SF
2B	2 BDRM/ 2 BATH	853	12	11,052 SF	10,236 SF
PROJECT TOTALS: 36				36	26,628 SF

BUILDING TYPE 3 - NUMBER OF UNITS AND SQ. FT.					
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF
S	0 BDRM/ 1 BATH	474	6	3,138 SF	2,844 SF
1B	1 BDRM/ 1 BATH	637	12	8,292 SF	7,644 SF
2B	2 BDRM/ 2 BATH	853	6	5,526 SF	5,118 SF
PROJECT TOTALS: 24				24	18,956 SF

- SHEET KEYED NOTES**
- E101 EXISTING FIRE HYDRANT
  - E102 EXISTING PAVING
  - N101 CONCRETE WALKWAY/SIDEWALK, 5FT WIDE (TYP)
  - N103 6" VERTICAL CONCRETE CURBING TYPICAL AT PAVED SURFACE BORDER AND DELINEATED PARKING AREAS, UNLESS INDICATED OTHERWISE
  - N104 POOL EQUIPMENT
  - N105 REFUSE ENCLOSURE, TYP. TO COMPLY WITH CURRENT COM SUID WAS STANDARDS M-62.01 THRU M-62.04.2
  - N106 MAILBOX CLUSTERS
  - N107 INDICATES FIRE TRUCK TURNING RADIUS, 55FT EXTERIOR RADIUS, 35FT INTERIOR RADIUS, 20FT WIDE (TYP)
  - N108 ENHANCED LANDSCAPE AREA, SEE LANDSCAPE PLANS
  - N109 PAVERS AT CROSSINGS, TYP. SEE LANDSCAPE FOR ADDITIONAL INFORMATION
  - N110 BIKE RACKS, 2 BIKES EACH (TYP)
  - N111 NEW HYDRANT LOCATION
  - N113 DUMPSTER CLEARANCE
  - N115 NEW LANDSCAPE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS, COLORS AND MATERIALS
  - N118 NEW ENTRY SIGNAGE
  - N120 VEHICLE ACCESS PAVED SURFACE AND PARKING ARE TO BE ASPHALT, U.N.O., TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (75,000 POUNDS)
  - N121 SEAT WALL, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
  - N122 SCREEN WALL, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
  - N123 SECONDARY GRAVEL PATH ALONG WALKWAY, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
  - N124 SIGHT VISIBILITY TRIANGLE, SEE LANDSCAPE FOR ADDITIONAL INFORMATION
  - N266 ROOFTOP HVAC UNITS ON EQUIPMENT CURBS, SEE MECHANICAL FOR ADDITIONAL INFORMATION. UNITS TO BE INSTALLED BELOW TOP OF PARAPET, VERIFY IN FIELD

- SITE PLAN GENERAL NOTES**
- THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR OBTAINED THROUGH READILY AVAILABLE PUBLIC DOCUMENTS. THE EXISTING SITE INFORMATION PORTRAYED HERE SHALL BE CONSIDERED CONCEPTUAL. CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
  - CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
  - FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.
  - FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA, U.O.N.
  - F.O.C. = FACE OF CURB, F.O.B. = FACE OF BUILDING

**PROJECT NARRATIVE**

THIS PROJECT CONSISTS OF 4 RESIDENTIAL BUILDINGS, THREE STORIES EACH. EACH BUILDING WILL CONTAIN STUDIO, 1 BEDROOM AND 2 BEDROOM UNITS.

