

**ZONING / BUILDING CODE SUMMARY**

**APPLICABLE CODES:**  
 2018 IBC, 2018 IECC, 2018 IMC, 2018 IPC, 2017 NEC, 2018 IFC, 2010 ADA STANDARDS / FHA ACCESSIBILITY / 2009 ANSI, 2023-2024 ARIZONA HOUSING AUTHORITY QAP, ALL ARIZONA STATE AND CITY OF MESA LOCAL AMENDMENTS TO THE CODES, ALL CITY OF MESA ZONING CODES.

**AUTHORITY HAVING JURISDICTION:**  
 CITY OF MESA  
 PLANNING DIVISION  
 55 N CENTER ST  
 MESA, AZ 85201  
 480-644-2385

**ASSESSOR'S PARCEL NUMBER:**  
 141-57-081B

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PORTION OF LOT 2, BROADVIEW CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 272 OF MAPS, PAGE 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;  
 THENCE NORTH 89°11'16" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 598.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;  
 THENCE SOUTH 00°17'02" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 333.85 FEET;  
 THENCE DEPARTING SAID EAST LINE, SOUTH 89°11'16" WEST, A DISTANCE OF 598.80 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;  
 THENCE NORTH 00°13'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 133.86 FEET;  
 THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°13'23" WEST, A DISTANCE OF 199.99 FEET TO THE POINT OF BEGINNING.

**LOT SIZE:**  
 GROSS AREA: 4.96 AC (259,809 SF)  
 NET AREA: 4.59 AC (199,954 SF)

**ZONING DESIGNATION AND USE:**  
 EXISTING: RM-3-U (PAD OVERLAY)  
 PROPOSED: RM-4 (PAD OVERLAY)

**PROJECT DESCRIPTION:**  
 PROJECT PROPOSES TO BUILD 132 AFFORDABLE HOUSING UNITS ACROSS FIVE 3-STORY BUILDINGS. UNITS WILL BE A MIX OF 1, 2, 3 AND 4-BEDROOMS. PROJECT INCLUDES A CLUBHOUSE WITH ON-SITE LEASING AND MAINTENANCE OFFICES. EXTERIOR AMENITIES INCLUDE TWO PLAYGROUNDS, OUTDOOR GAME AREA, BBQS AND TABLES, SHADE STRUCTURES, AND COMMUNITY DOG PARK.

**HEIGHT:**  
 RM-4:  
 ALLOWED: 40'-0" MAXIMUM  
 PROPOSED: 36'-0"

**YARD SETBACKS:**  
 REQUIRED:  
 FRONT: 30'-0"  
 SIDES: 15'-0" PER STORY  
 REAR: 15'-0" PER STORY  
 PROPOSED (PROSE TO USE RM-4-U SETBACKS):  
 FRONT: 10'-0"  
 SIDES: 15'-0"  
 REAR: 15'-0"

**LOT COVERAGE:**  
 ALLOWED: 70% (139,970 SF)  
 PROPOSED: 74% (148,242 SF)

**BUILDING COVERAGE:**  
 ALLOWED: 55% (109,974 SF)  
 PROPOSED: 40% (80,451 SF)

**DENSITY:**  
 ALLOWED: 30 DU/AC MAX  
 PROPOSED: 28.76 DU/AC

**OPEN SPACE:**  
 REQUIRED: 150 SF/DU (19,800 SF)  
 PROPOSED: 424 SF/DU (56,000 SF)

**REFUSE / RECYCLE:**  
 REQUIRED: 125 CY  
 25 X 12' = 33 CY  
 PROPOSED: 4 X 8 CY REFUSE + 1 X 6' CY RECYCLE = 38 CY MIN.

**PARKING:**  
 REQUIRED: 277 STALLS (250 x 2.1), 1 PER UNIT COVERED (132)  
 PROVIDED: 216 VEHICLES (1.53 PER DU)  
 SURFACE: 83 VEHICLES (40 COMPACT + 20% ALLOWED)  
 COVERED: 132 VEHICLES  
 ACCESSIBLE PARKING REQUIRED: 2% PARKING = 4 STALLS MIN., 6 PROVIDED (4 COVERED STANDARDS, 2 SURFACE VANS)  
 BIKES: MIN 14 REQUIRED, 16 PROVIDED

**UNIT MIX:**  
 PROJECT TOTAL:  
 132 UNITS  
 1-BEDROOM: 9 UNITS  
 2-BEDROOM: 57 UNITS  
 3-BEDROOM: 57 UNITS  
 4-BEDROOM: 9 UNITS

**PROJECT TEAM**

**SITE ADDRESS:**  
 6147 E Main St  
 Mesa, AZ 85205

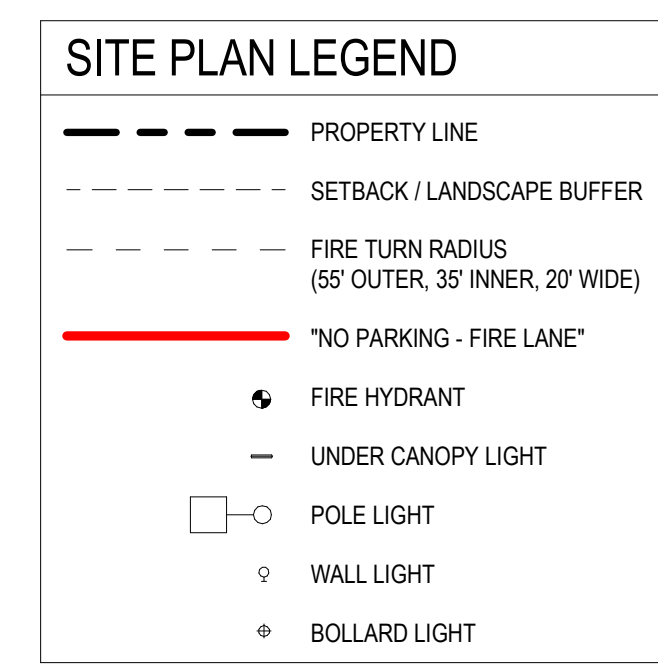
**DEVELOPER:**  
 DevCo Development  
 1090 NE 87th St, Suite 1200  
 Bellevue, WA 98004  
 T: 206.473.7361  
 CONTACT: Andrew Hunt  
 andrew.hunt@devco.us

**PROPERTY OWNER:**  
 BFH Holdings, LLC  
 222 N Stapley Drive  
 Mesa, AZ 85203  
 T: 480.734.1446  
 CONTACT: David Bohn  
 davidb@bfhgroup.com

**ARCHITECT:**  
 Strouse Davis Architecture, P.S.  
 3201 1st Ave S, Suite 206  
 Seattle, WA 98134  
 T: 206.624.5454  
 PRINCIPAL ARCHITECT: Kyle Davis  
 kdavis@strousedavisarch.com  
 CONTACT: Sara Davis  
 sdavis@strousedavisarch.com

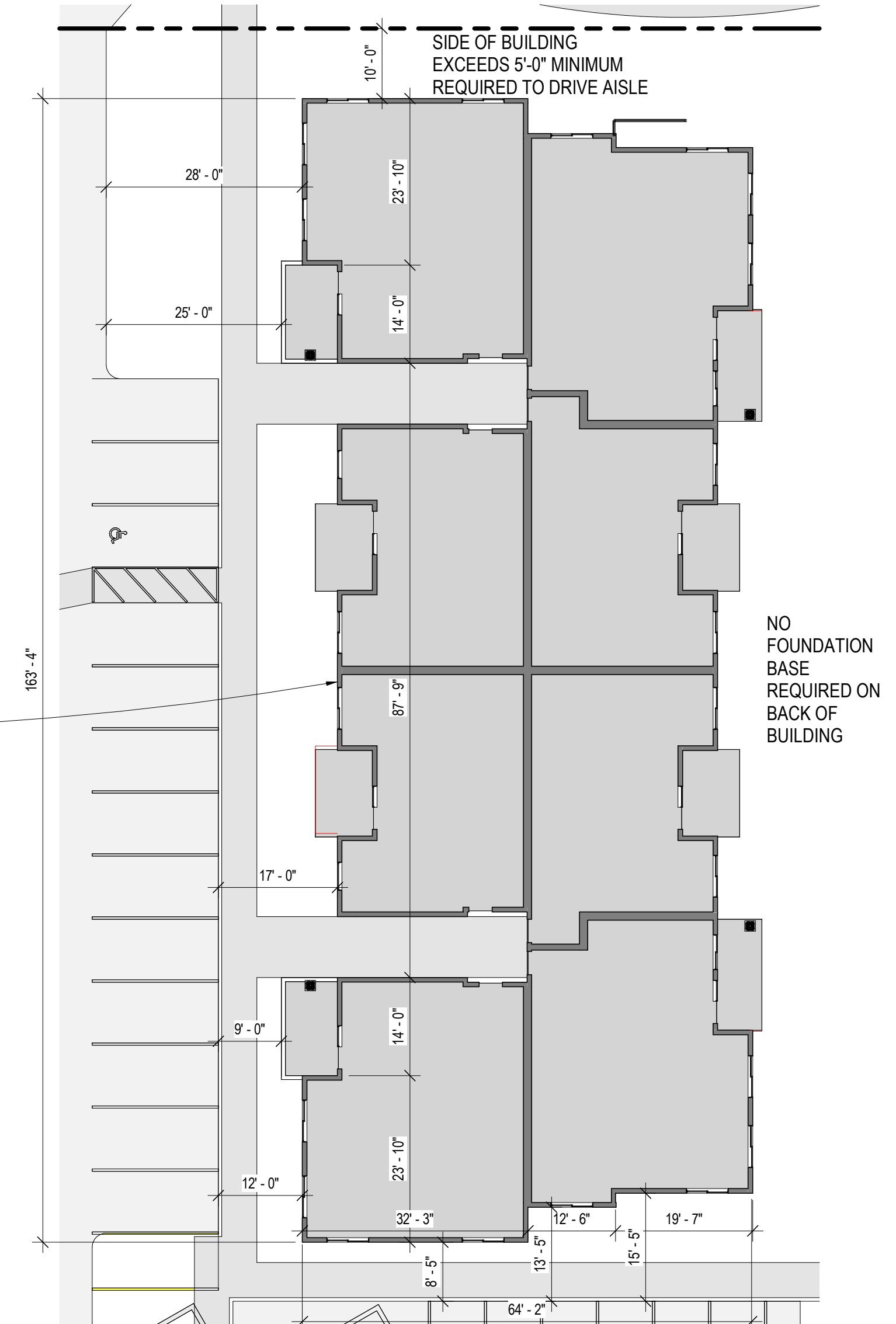
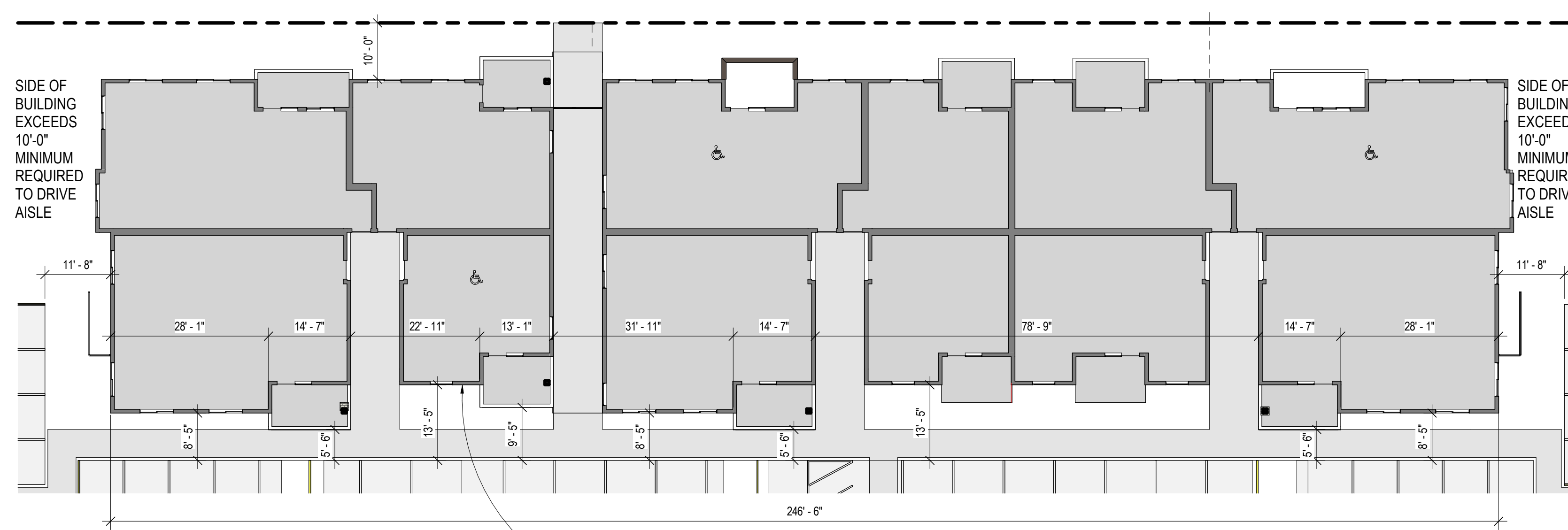
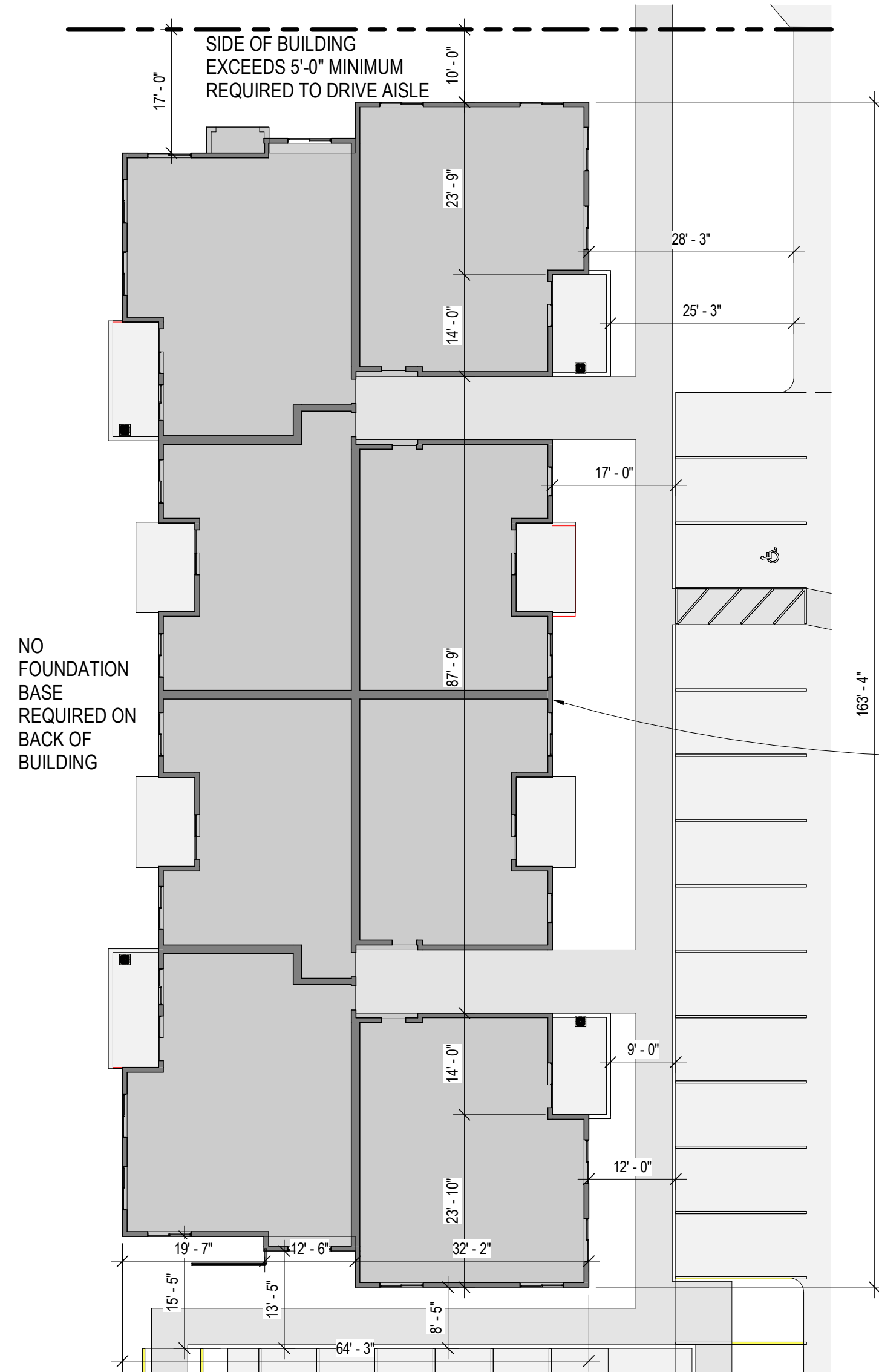
**LANDSCAPE ARCHITECT:**  
 Matrix Design Group  
 2435 Research Parkway, Ste 300  
 Colorado Springs, CO 80920  
 T: 719.575.0100  
 CONTACT: Andrea Papierski  
 andrea.papierski@matrixdesigngroup.com

**CIVIL ENGINEER:**  
 Matrix Design Group  
 222 N Stapley Drive  
 Mesa, AZ 85203  
 T: 480.734.1446  
 CONTACT: David Bohn  
 davidb@matrixdesigngroup.com



**SITE PLAN**  
 SCALE: 1" = 30'-0"

BACK OF BUILDING EXCEEDS 10'-0"  
MINIMUM REQUIRED TO DRIVE AISLE



**FRONT FACE OF BUILDING 1:**

15'-0" FOUNDATION BASE AT EXTERIOR WALL WITH PUBLIC ENTRANCE.  
CLOSEST "WALL" UTILIZED (INCLUDING PATIO WALLS AND BALCONIES ABOVE).  
AVERAGE:  
 $(23'-9" \times 28'-3") + (14'-0" \times 25'-3") + (87'-9" \times 17'-0") + (14'-0" \times 9'-0") + (23'-10" \times 12'-0") = 670'-11" + 353'-6" + 1491'-9" + 126'-0" + 286'-0" = 2928' - 2"$   
 $2928' - 2" / 163'-4" = 17' 11"$   
EXCEEDS FOUNDATION BASE REQUIREMENT BY 2'-11"  
10'-0" FOUNDATION BASE AT EXTERIOR WALL ADJACENT TO PARKING AND DRIVE.  
 $(19'-7" \times 15'-5") + (12'-6" \times 13'-5") + (32'-2" \times 8'-5") = 740'-7"$   
 $740'-7" / 64'-3" = 11'-6"$   
EXCEEDS FOUNDATION BASE REQUIREMENT BY 1'-6"

**FRONT FACE OF BUILDING 6:**

15'-0" FOUNDATION BASE AT EXTERIOR WALL WITH PUBLIC ENTRANCE.  
CLOSEST "WALL" UTILIZED (INCLUDING PATIO WALLS AND BALCONIES ABOVE).  
AVERAGE:  
 $(87'-11" \times 8'-5") + (43'-9" \times 5'-6") + (101'-8" \times 13'-5") + (13'-1" \times 9'-5") = 739'-11" + 240'-6" + 1964'-0" + 123'-2" = 3067'-7"$   
 $3067' - 7" / 264'-4" = 11'-7"$   
DOES NOT MEET FOUNDATION BASE REQUIREMENT BY 3'-5".  
DEVIATION REQUEST FOR REDUCTION TO FOUNDATION BASE REQUIREMENT TO AVERAGE OF 11'-7"

**FRONT FACE OF BUILDING 5:**

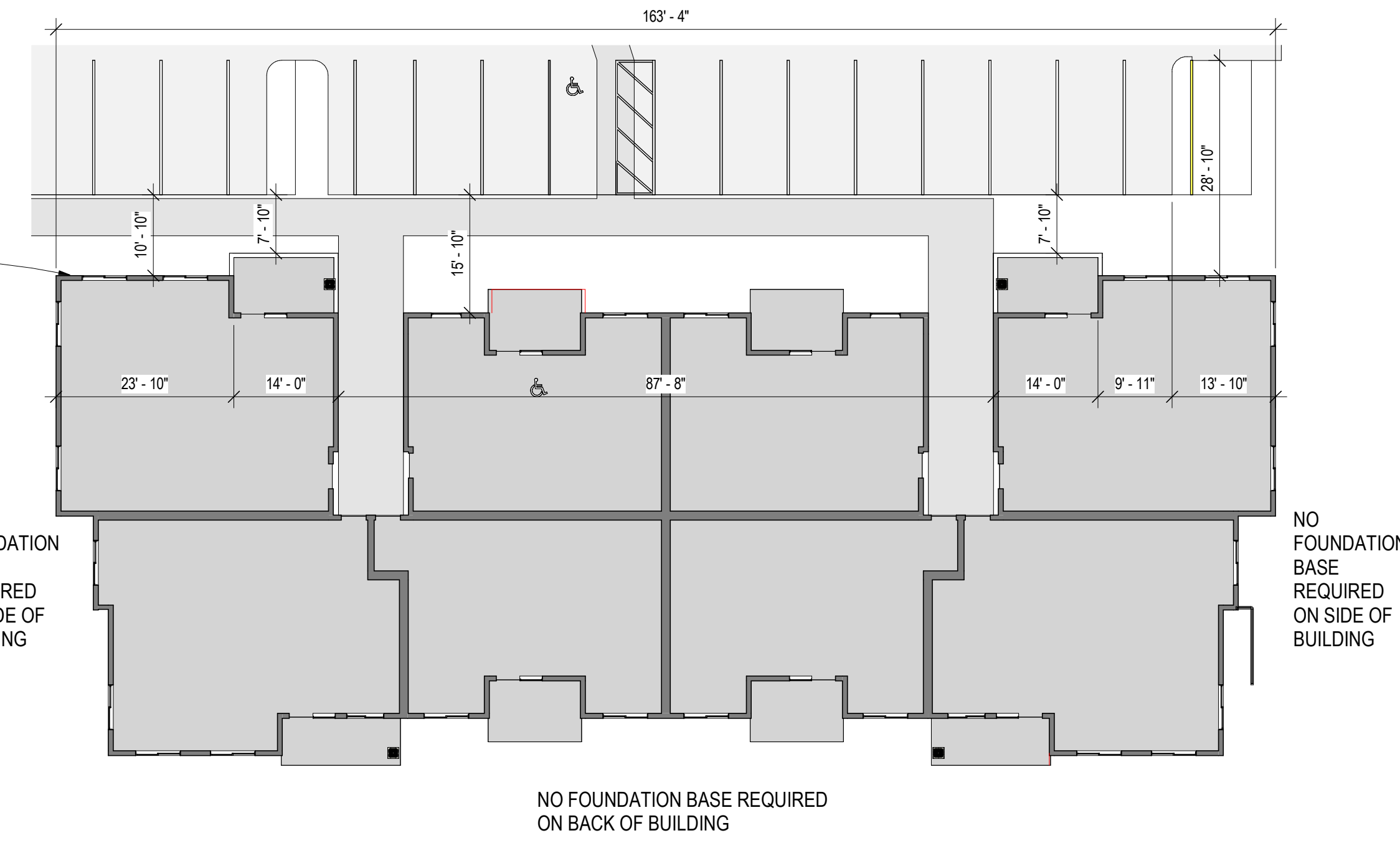
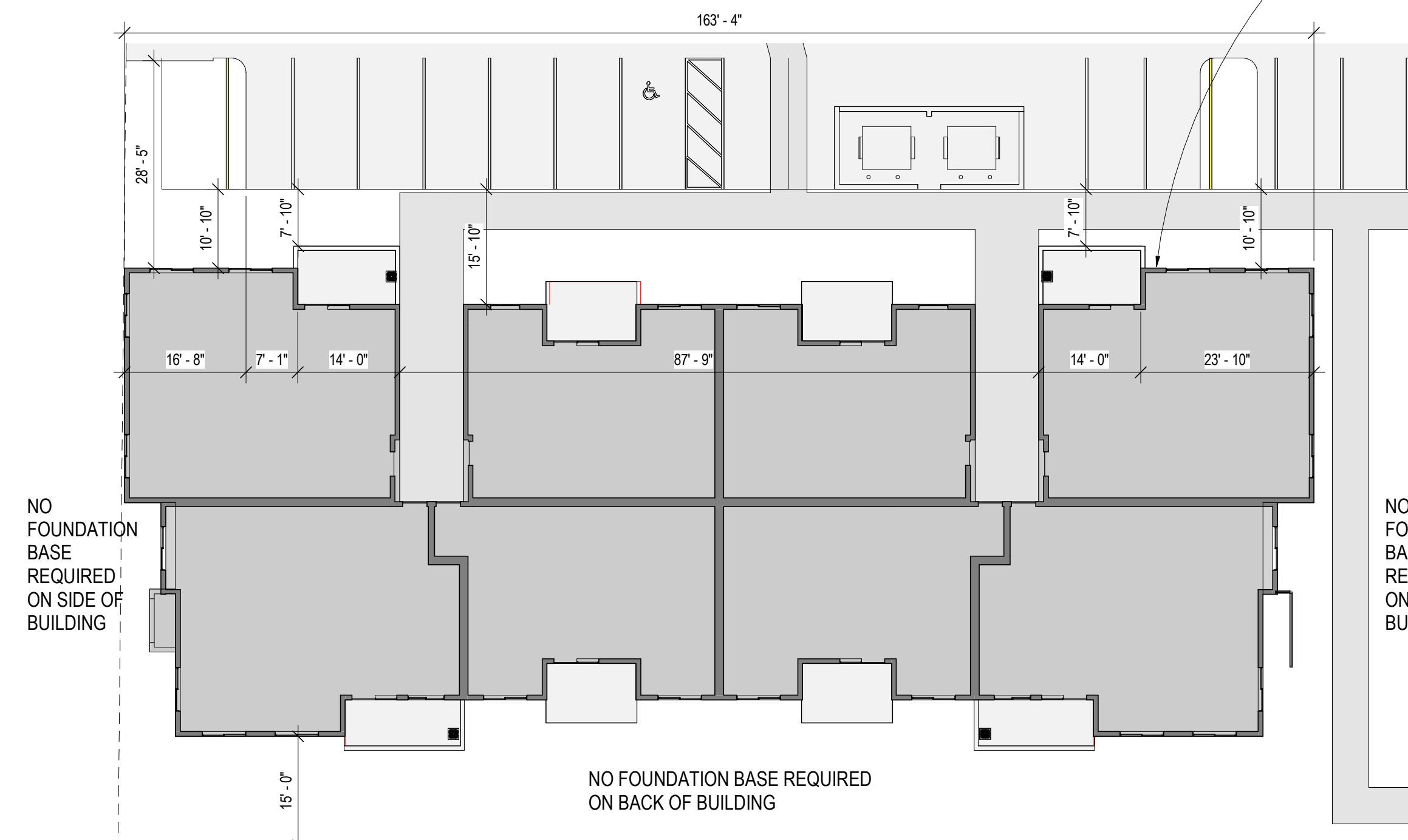
15'-0" FOUNDATION BASE AT EXTERIOR WALL WITH PUBLIC ENTRANCE.  
CLOSEST "WALL" UTILIZED (INCLUDING PATIO WALLS AND BALCONIES ABOVE).  
AVERAGE:  
 $(23'-9" \times 28'-0") + (14'-0" \times 25'-0") + (87'-9" \times 17'-0") + (14'-0" \times 9'-0") + (23'-10" \times 12'-0") = 665'-0" + 350'-0" + 1491'-9" + 126'-0" + 286'-0" = 2918'-9"$   
 $2918'-9" / 163'-4" = 17' 10"$   
10'-0" FOUNDATION BASE AT EXTERIOR WALL ADJACENT TO PARKING AND DRIVE.  
 $(19'-7" \times 15'-5") + (12'-6" \times 13'-5") + (32'-3" \times 8'-5") = 741'-11"$   
 $741'-11" / 64'-2" = 11'-7"$   
EXCEEDS FOUNDATION BASE REQUIREMENT BY 1'-7"

**FRONT FACE OF BUILDING 2:**

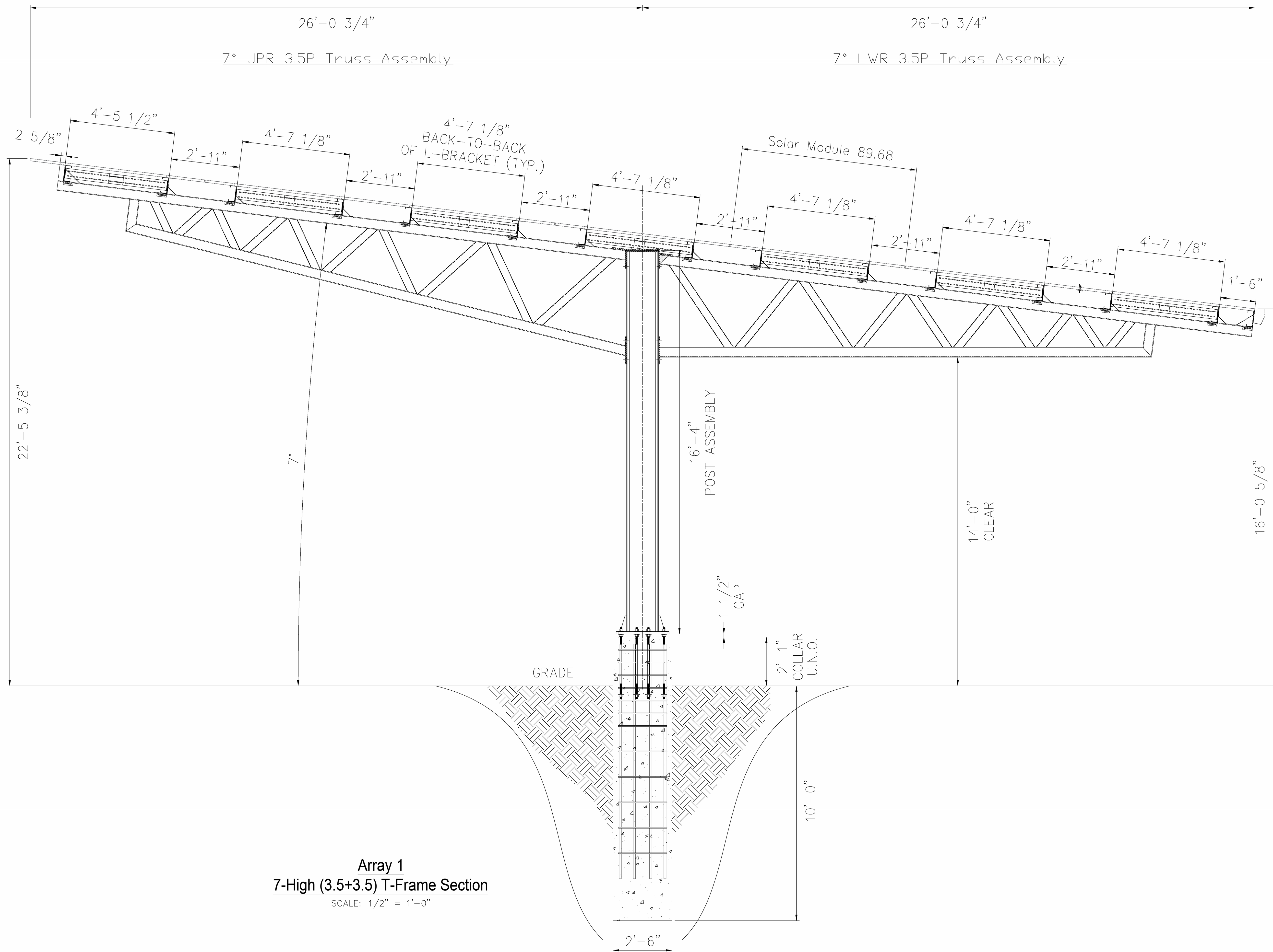
15'-0" FOUNDATION BASE AT EXTERIOR WALL WITH PUBLIC ENTRANCE.  
CLOSEST "WALL" UTILIZED (INCLUDING PATIO WALLS AND BALCONIES ABOVE).  
AVERAGE:  
 $(16'-8" \times 28'-5") + (31'-8" \times 10'-10") + (28'-0" \times 7'-10") + (87'-9" \times 15'-10") = 473'-7" + 343'-0" + 219'-4" + 1389'-4" = 2994' - 3"$   
 $2409' - 3" / 163'-4" = 14'-9"$   
DOES NOT MEET FOUNDATION BASE REQUIREMENT BY 0'-3".  
DEVIATION REQUEST FOR REDUCTION TO FOUNDATION BASE REQUIREMENT TO AVERAGE OF 14'-9"

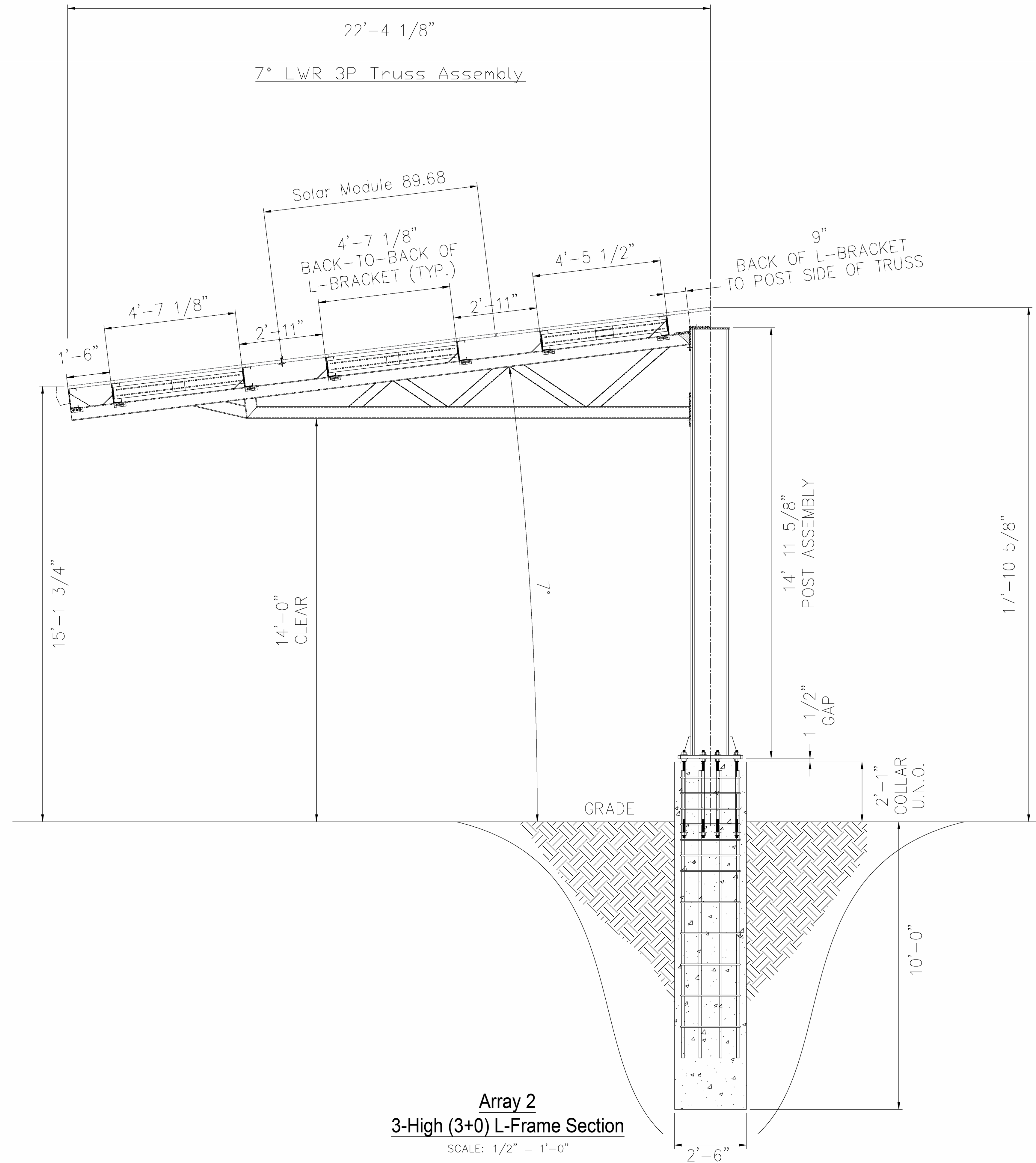
**FRONT FACE OF SOUTHEAST BUILDING 4:**

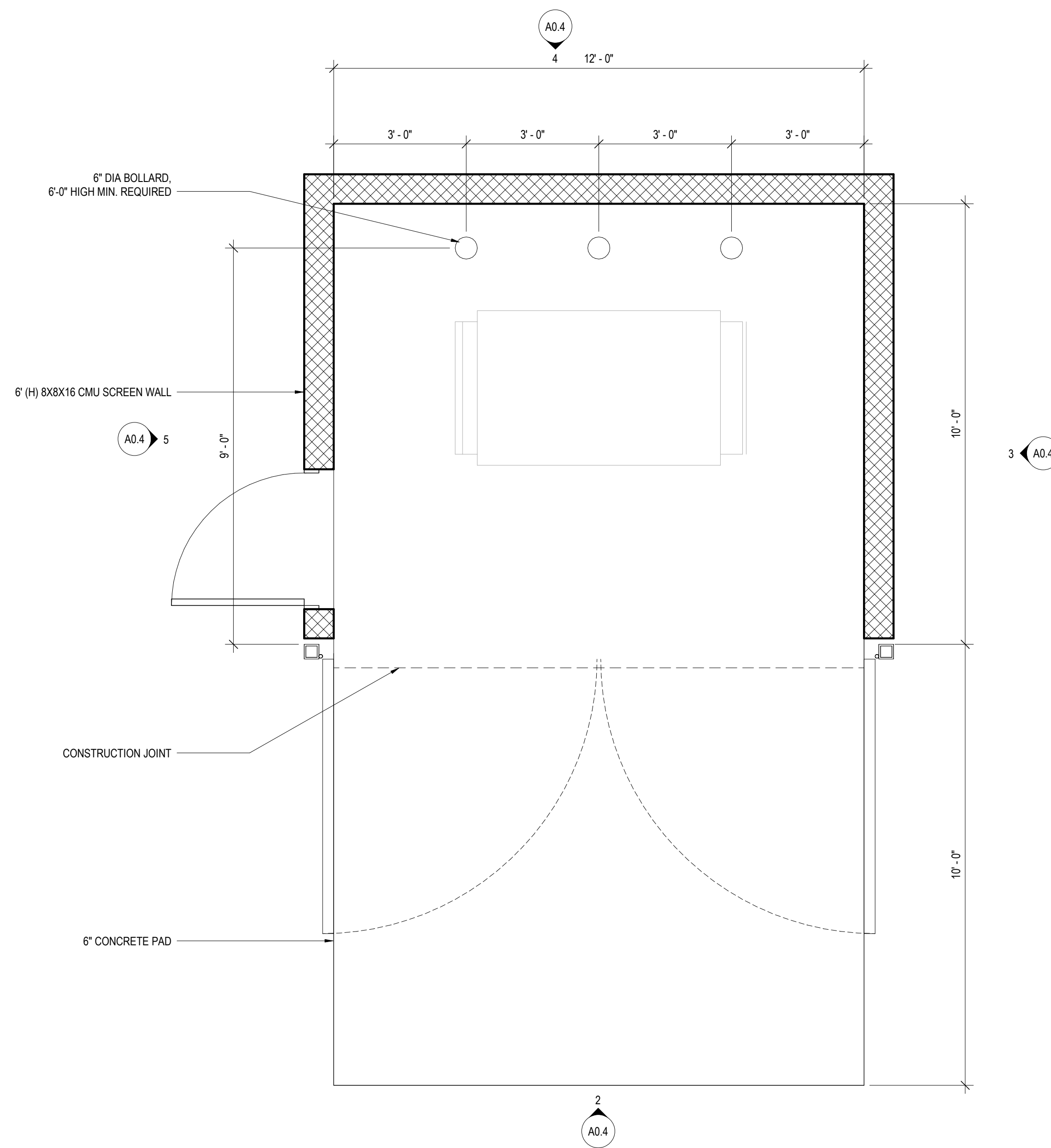
15'-0" FOUNDATION BASE AT EXTERIOR WALL WITH PUBLIC ENTRANCE.  
CLOSEST "WALL" UTILIZED (INCLUDING PATIO WALLS AND BALCONIES ABOVE).  
AVERAGE:  
 $(13'-10" \times 28'-10") + (37'-2" \times 10'-10") + (28'-0" \times 7'-10") + (87'-9" \times 15'-10") = 398'-9" + 402'-7" + 219'-4" + 1389'-4" = 2410' - 0"$   
 $2410' - 0" / 163'-4" = 14'-8"$   
DOES NOT MEET FOUNDATION BASE REQUIREMENT BY 0'-4".  
DEVIATION REQUEST FOR REDUCTION TO FOUNDATION BASE REQUIREMENT TO AVERAGE OF 14'-8"



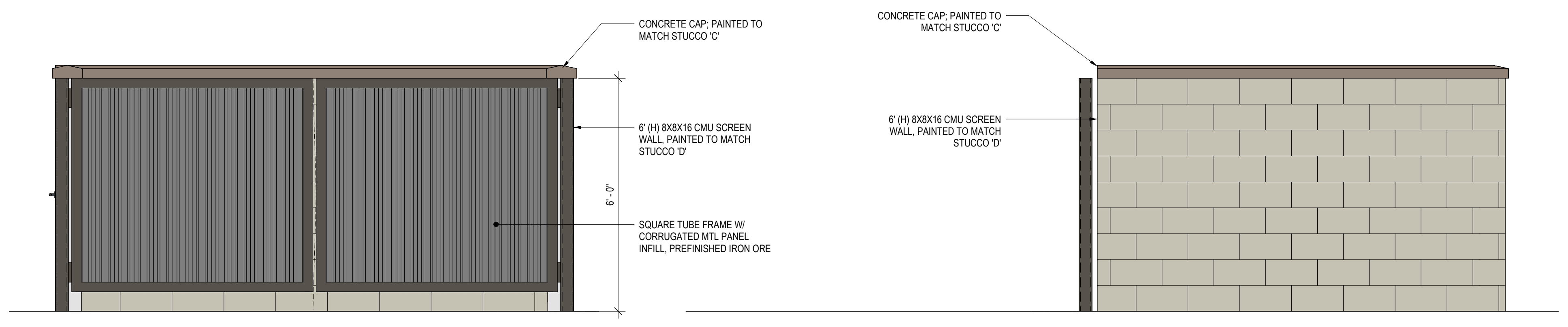






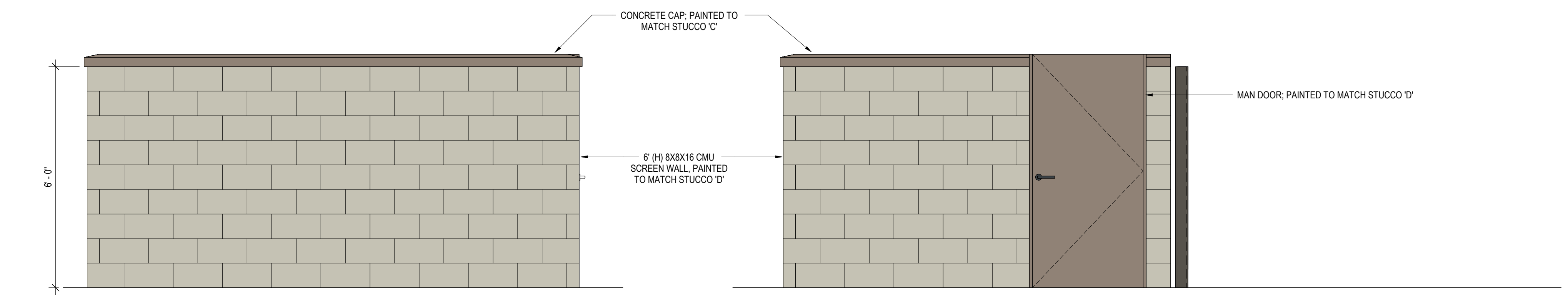


**1 TRASH ENCLOSURE PLAN**  
SCALE: 1/2" = 1'-0"



**2 FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"

**3 RIGHT ELEVATION**  
SCALE: 1/2" = 1'-0"



**4 BACK ELEVATION**  
SCALE: 1/2" = 1'-0"

**5 LEFT ELEVATION**  
SCALE: 1/2" = 1'-0"