

**PARKING**  
West Building:  
Level 1: 41 Parking Stalls  
  
East Building:  
Level 1: 67 Parking Stalls  
Level 2: 71 Parking Stalls  
Level 3: 73 Parking Stalls  
East Building Total: 211 Stalls  
  
Retail Surface: 10 Parking Stalls  
  
**TOTAL 262 PARKING STALLS**

**GROUND FLOOR RETAIL**  
West Building: 4,614 SF  
East Building: 2,870 SF  
**TOTAL: 7,484 SF**

**APARTMENTS**  
West Building:  
STUDIO (292 SF)  
ONE BED (400 SF+)  
TWO BED (695 SF)

LEVEL 2: 29 (8 STUDIO, 19 ONE BED, 2 TWO BED)  
LEVEL 3: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)  
LEVEL 4: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)  
LEVEL 5: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)  
LEVEL 6: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)  
**TOTAL: 157 UNITS (4 Type A units required)**

East Building  
STUDIO (292 SF)  
IN-LINE STUDIO (510 SF)  
ONE BED (400 SF+)  
TWO BED (695 SF+)  
THREE BED (893 SF)

LEVEL 2: 3 (1 ONE BED, 2 TWO BED)  
LEVEL 3: 3 (1 ONE BED, 2 TWO BED)  
LEVEL 4: 48 (7 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)  
LEVEL 5: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)  
LEVEL 6: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)  
LEVEL 7: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)  
LEVEL 8: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)  
**TOTAL: 266 UNITS (6 Type A units required)**

**BOTH BUILDINGS TOTAL UNITS = 423 UNITS (9 Type A units required)**  
(212 UNITS WITH BALCONIES REQUIRED)  
CURRENT DESIGN SHOWS 203 BALCONIES  
PARKING RATIO: 262 / 423 = 0.62

103 STUDIO (24.3%)  
110 IN-LINE (26.0%)  
176 ONE BED (41.8%)  
29 TWO BED (6.8%)  
5 THREE BED (1.2%)

## GROSS BUILDING AREA

BUILDING 1	BUILDING 2
LEVEL 1: 23,685 SF	LEVEL 1: 34,215 SF
LEVEL 2: 16,668 SF	LEVEL 2: 35,532 SF
LEVEL 3: 16,668 SF	LEVEL 3: 35,532 SF
LEVEL 4: 16,668 SF	LEVEL 4: 30,963 SF
LEVEL 5: 16,668 SF	LEVEL 5: 30,963 SF
LEVEL 6: 16,668 SF	LEVEL 6: 30,963 SF
LEVEL 7: 107,025 SF	LEVEL 7: 30,963 SF
TOTAL: 107,025 SF	TOTAL: 260,094 SF

## SITE INFORMATION

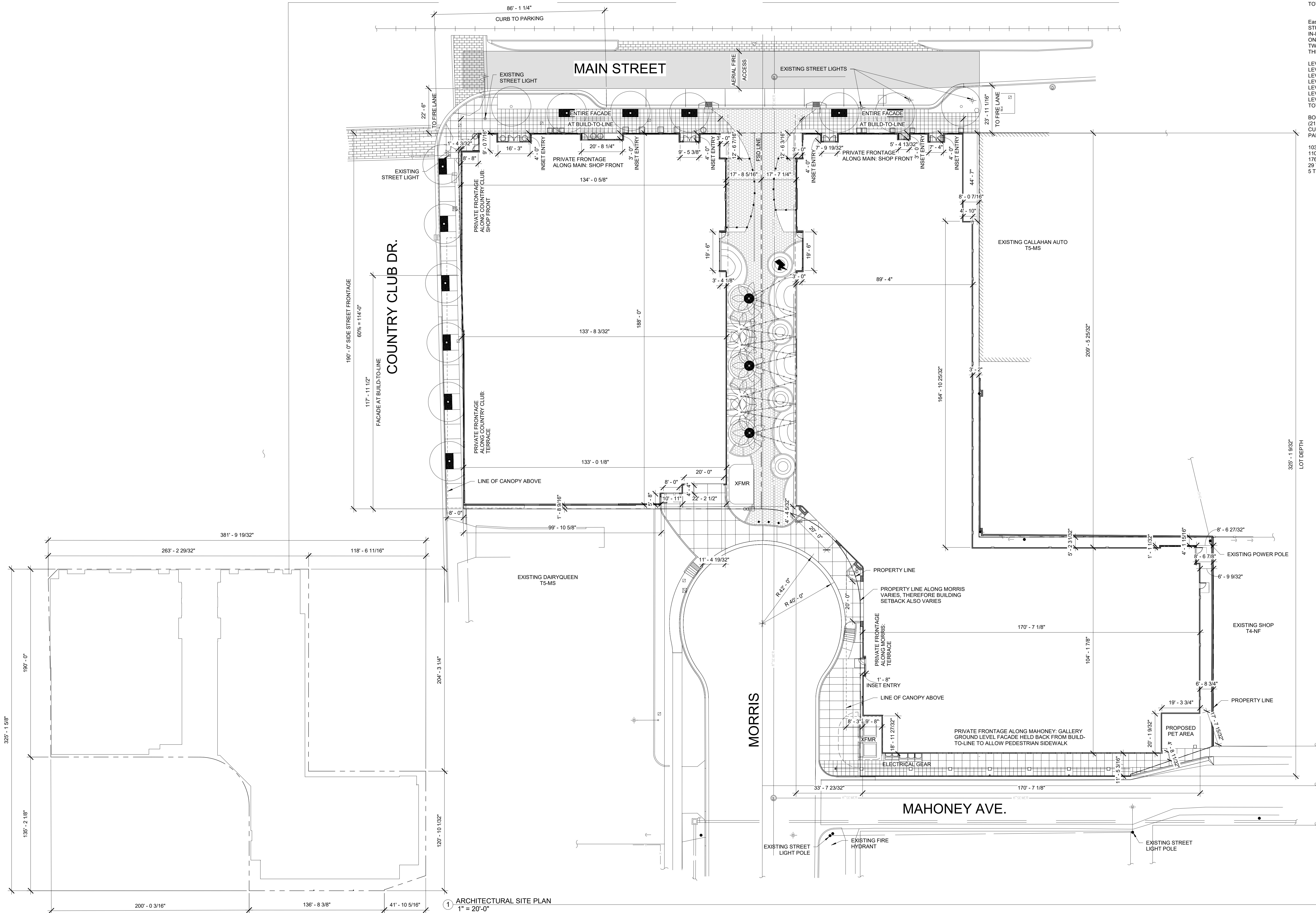
**EXISTING ZONING:**  
DOWNTOWN-URBAN GATEWAY AREA  
CENTRAL MAIN STREET AREA PLAN  
DOWNTOWN CORE - DOWNTOWN EVENT (DC-DE)  
FORM BASED CODE OVERLAY  
T5 MAIN STREET (T5MS) TRANSECT  
(T4NF - REZONE UNDERWAY)

**PROPOSED ZONING:**  
DOWNTOWN-URBAN GATEWAY AREA  
CENTRAL MAIN STREET AREA PLAN  
DOWNTOWN CORE - DOWNTOWN EVENT (DC-DE)  
FORM BASED CODE OVERLAY  
T5 MAIN STREET (T5MS) TRANSECT

**ZONING BUILDING TYPE:** MID-RISE  
**ZONING PRIVATE FRONTAGE TYPE:** SHOPFRONT

**PROPOSED SITE AREA:**  
TOTAL: 72,278.13 SF (1.66 ACRES)

**LOT COVERAGE:**  
BUILDING 1 = 24,085 SF (33.3%)  
BUILDING 2 = 34,983 SF (48.2%)  
TOTAL = 81.5% < 100%



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"

2 PROPERTY BOUNDARY  
1" = 40'-0"

## The Edge on Main Mixed-Use

311 West Main Street  
Mesa, AZ 85210

## OZ Development

1810 West 700 North, Suite 100  
London, UT 84042

## OVERALL SITE PLAN

DATE: 10/24/2023  
PROJECT #: 22-010  
DRAWN BY: Author  
CHECKED BY: Checker

SCHEMATIC  
DESIGN

A100