

560 West Brown

Mesa, Arizona

project #

21005

scale

1" = 30'-0"

date

11.03.21

title

Site Plan

sheet no.

SA1.1

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MoD a+p

Site Data

Address: 560 W Brown Road
Mesa, AZ 85021

APN: 135-15-006U
Existing Zoning: RM-4

Net Site Area: 223,888 SF (5.14 acres)
Gross Site Area: 236,672 SF (5.43 acres)

Max Building Height (Per MZO): 40'
Existing Building Height: 4 stories, ± 53'-4"
New Building Height: 3 stories ± 38'-0" to Roof.
± 41'-6" to Mechanical Screen

Building Area:

	Building 1 (Existing)	Building 2 (New)
1st Floor:	±19,006 SF	20,520 SF
2nd Floor:	±18,356 SF	18,716 SF
3rd Floor:	±18,356 SF	18,716 SF
4th Floor:	±18,356 SF	
Total:	±74,074 SF	±79,952 SF

Covered Building Area:
Total: 39,526 SF

Covered Carport Area:
Total: 20,406 SF

Lot Coverage:

Allowed Lot Coverage: 70%
Allowed Building Coverage: 55%

Proposed Lot Coverage: -
Proposed Building Coverage: 59,932 / 223,888 = 26.8%

Min Lot Area Per Unit: 1,452 SF x 103 Units = 148,775 SF Req

Density:

Allowed: 30 Units Per Gross Acre x 5.14 Acres = 154 Units
Proposed: 20 Units Per Gross Acre = 103 Units

Dwelling Unit Mix:

	Studio	1 Bedroom	2 Bedroom	Total
Building 1	1	40	23	64
Building 2	0	1	38	39
	1	41	61	103

Parking: (unreserved)

Typical new space dimension 9'-0" x 18'-0"

Existing as noted and to remain

Required (per MZO): 2.1/DU = 217
Required (per parking study): 140

Accessible Parking Required: 5

Parking Provided: 159
Accessible Parking Provided: 5

Covered Parking Required: 103
Covered Parking Provided: 118

Bicycle Parking Required: 22
Bicycle Parking Provided: 40

Total Parking Area Frontage Allowed - 30%
Total Parking Area Frontage Provided - 208'-0" Parking / 399'-5" Frontage = 52%

Open Space:

Required: 150 SF/Unit = 15,450 SF
Provided: 13,824 SF @ Central Amenity Area
Provided: 25,535 SF @ South + West Bike Path
Provided: 6,395 SF @ North Along Canal

Private Open Space:

Building 1

Unit(s)	Type	Required	Provided	Quantity
Ground Floor:				
Minimum Patio depth dimension provided: 10' required 10'				
2BR End	2BR	100 SF	204 SF	5
1BR Middle	1BR	60 SF	231 SF	8
Studio	Studio	60 SF	207 SF	1
1BR End	1BR	60 SF	204 SF	2
Total		1160 SF	3483 SF	16

2nd floors:				
Minimum Balcony dimension depth provided: 6'-0" required 6'-0"				
2BR End	2BR	100 SF	118 SF	6
1BR End	1BR	60 SF	118 SF	2
1BR Middle	1BR	60 SF	142 SF	8
Total		1200 SF	2080 SF	16

3rd-4th floors:				
Minimum Balcony dimension depth provided: 4'-6" required 6'-0"				
2BR End	2BR	100 SF	72 SF	12
1BR End	1BR	60 SF	72 SF	4
1BR Middle	1BR	60 SF	96 SF	16
Total		2400 SF	2688 SF	32

Unit(s)	Type	Required	Provided	Quantity
Building 2				
Ground Floor:				
Minimum Patio dimension depth provided: 10' required 10'				
2BR End	2BR	100 SF	229 SF	4
1BR Middle	1BR	60 SF	237 SF	1
2BR Middle	2BR	100 SF	242 SF	8
Total		1260 SF	3088 SF	13

2nd-3rd Floors:				
Minimum Balcony dimension depth provided: 6'-0" required 6'-0"				
2BR End	2BR	100 SF	142 SF	8
2BR Middle	2BR	100 SF	242 SF	18
Total		2000 SF	3462 SF	2

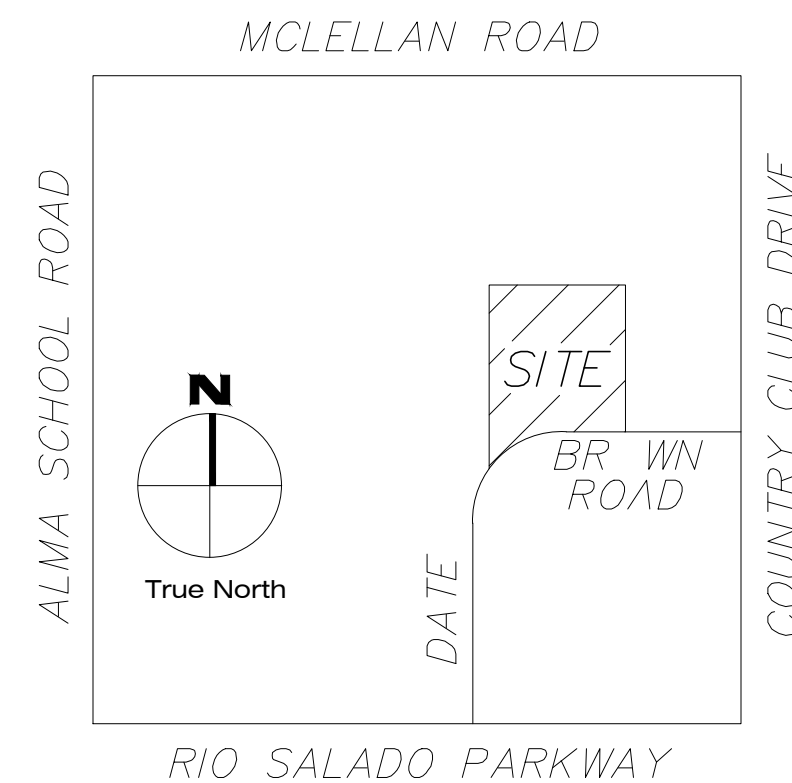
Building Information

Building Information:

Construction Type:
Building 1 (existing): IIA
Building 2 (new): VB

Occupancy Classification:
Building 1 (existing): R-2
Building 2 (new): R-2

Vicinity Map (N.T.S.)



Legal Description

Per ALTA Survey

PARCEL NO. 1:

That port of the Northeast quarter of the Northeast quarter of Section 16, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
Beginning at the Northeast corner of said Section 16; Thence South 88 degree+ 44 minutes 15 seconds West along the North line of said Northeast quarter of Section 16, 853.55 feet to a point on the East line of Lot 5, MESA COUNTRY CLUB PLAZA, a subdivision recorded in Book 106 of Maps, page 11, records of Maricopa County, Arizona;

Thence South 00 degree+ 06 minutes 36 seconds East along said East line, 64.28 feet to a point on the South right-of-way line of the Eureka Crosscut Canal, said point being the Point of Beginning;
Thence South 00 degrees 06 minutes 36 seconds East, continuing along said East line, 5,37.11 feet to a point on the North line of the existing 30.00 foot wide North right-of-way of Brown Road, as recorded in Docket 9044, pages 917-919, Records of Maricopa County Thence South 88 degrees 42 minutes 02 seconds West along said North right-of-way line, 54.22 feet to a point on a spiral curve; Thence Southwesterly along a spiral curve concave to the South and continuing along said North right-of-way of Brown Road, 104.76 feet to a point on Curvature, from which a radial line of said curve bears South 09 degrees 5.3 minutes 44 seconds East; Thence Southwesterly along a curve concave to the Southeast and continuing along said North right-of-way of Brown Road, 196.90 feet to a point of non-tangency, said curve having a radius of 470.74 feet and a central angle of 23 degrees 57 minutes 55 seconds;

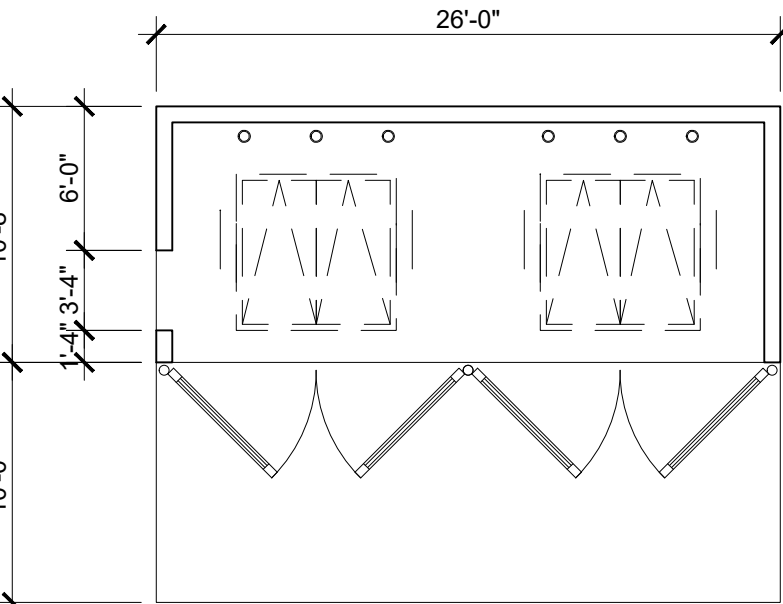
Thence North 00 degrees 06 minutes 36 seconds West along the East line of the existing 30.00 foot wide East right-of-way of North Date Street, 614.03 feet to a point on the south right-of-way line of Eureka Crosscut Canal; Thence North 88 degrees 55 minutes 13 seconds East along said South right-of-way line, 370.06 feet to the Point of Beginning.

PARCEL NO. 2:

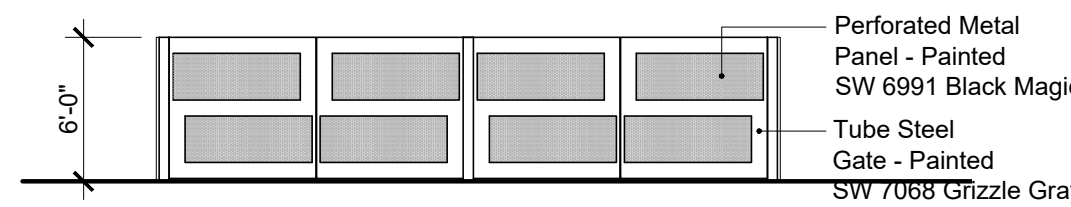
That portion of the West 30 feet of the Northeast quarter of the Northeast quarter of Section 16, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the North right-of-way line of West Brown Road as Vacated by the City of Mesa, Resolution No. 5660 recorded December 19, 1995 in Recording No. 85-601514.

Legend

- Concrete Sidewalk - Existing and New
- Stabilized Decomposed Granite - Shared Use + Running Path
- Belgard - Holland Stone Pavers - RIO - Crosswalks and Amenity Areas



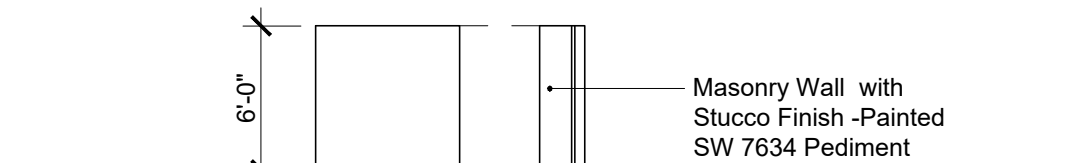
PLAN



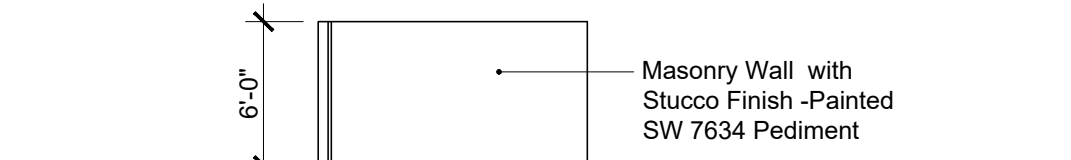
FRONT



BACK



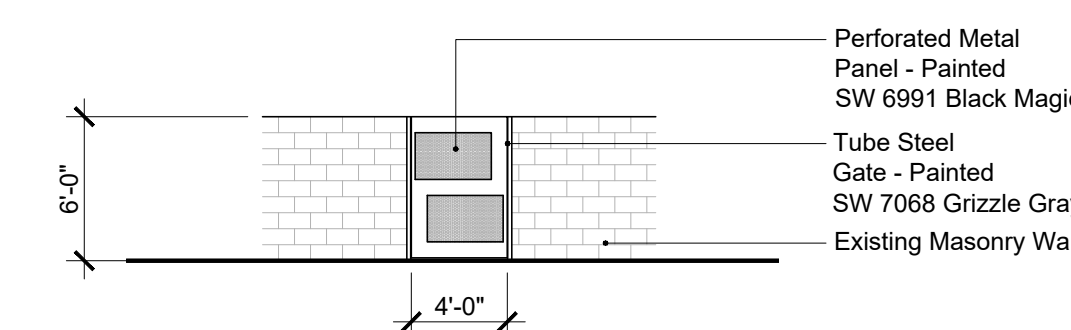
SIDE



SIDE

2 Trash Enclosure Plan & Elevations

Scale: 1/8" = 1'-0"



3 Gate Elevation

Scale: 1/8" = 1'-0"