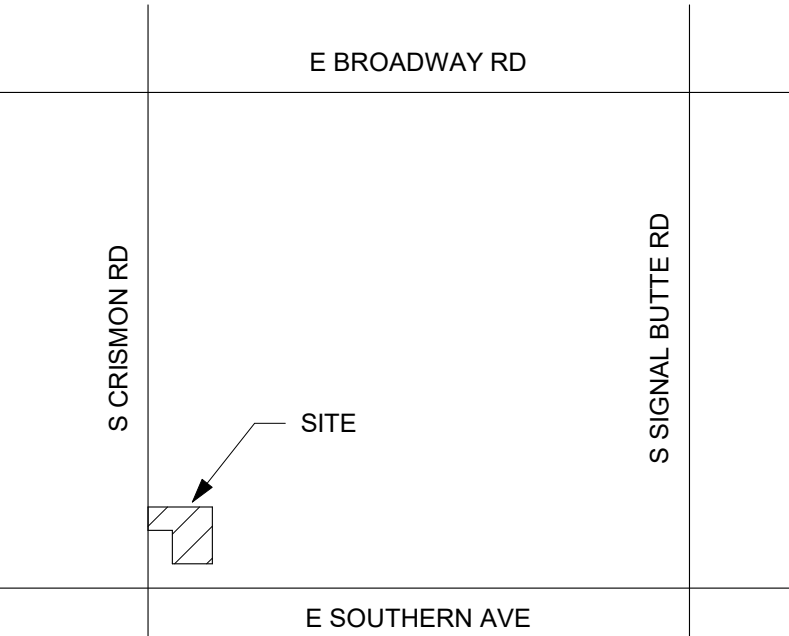
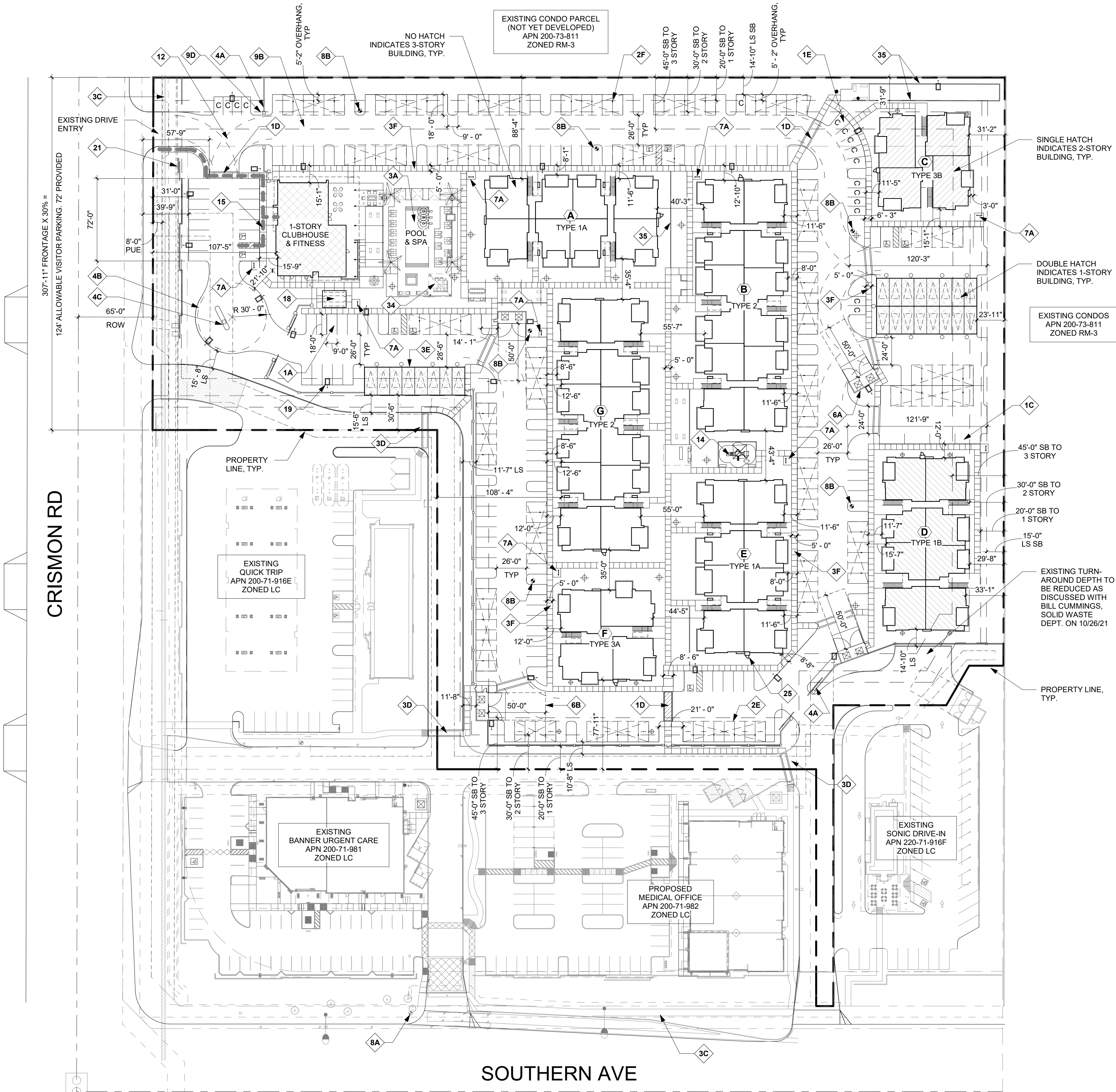


VICINITY MAP



1 SITE PLAN  
1" = 50'-0"



PROJECT DATA

<b>SITE INFORMATION:</b>	
PROJECT:	ASCENT APARTMENTS NEC SOUTHERN AVE & CRIMSON RD MESA, ARIZONA
PROJECT OWNER / DEVELOPER:	ASCENT COMPANIES 2525 E. CAMELBACK RD., SUITE 500 PHOENIX, AZ CONTACT: BRADLY RICHARDSON JR BRICHARDSON@ASCENTCOS.COM 602-725-1531
PROJECT ARCHITECT:	triARC ARCHITECTURE & DESIGN 1934 E. CAMELBACK RD. SUITE 200 PHOENIX, AZ 85016 CONTACT: JON HANNA JON@TRIARCDESIGN.COM 602-229-1100
PROJECT NARRATIVE:	NEW MULTIFAMILY PROJECT, 3 STORY BUILDINGS WITH AMENITIES INCLUDING CLUBHOUSE WITH FITNESS ROOM, POOL, DOG PARK
ZONING:	EXISTING: LC WITH PAD OVERLAY PROPOSED: RM-3
APN:	220-71-978, 220-71-979, 220-71-980
SITE AREA:	NET: 8.47 AC (369,145 SF)
DENSITY:	20 DU/AC MAX ALLOWED 18.4 DU/AC PROPOSED (156 UNITS/8.47 NET AC)
BUILDING COVERAGE:	50% MAX 20% PROPOSED (74,132 SF/369,145 SF)

BUILDING INFORMATION:

BUILDING HEIGHT:	
ALLOWED:	40'-0"
PROVIDED:	40'-0"
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE V-A, WOOD FRAME
FIRE SPRINKLERS:	APARTMENTS: NFPA 13-R CLUBHOUSE: NFPA 13

**BUILDING MIX & FOOTPRINT:**  
(2) BUILDING TYPE 1A x 9,614 SF FOOTPRINT = 19,228 SF  
(1) BUILDING TYPE 1B x 9,614 SF FOOTPRINT = 9,614 SF  
(2) BUILDING TYPE 2 x 13,790 SF FOOTPRINT = 27,580 SF  
(1) BUILDING TYPE 3A x 5,828 SF FOOTPRINT = 5,828 SF  
(1) BUILDING TYPE 3B x 5,828 SF FOOTPRINT = 5,828 SF  
(1) CLUBHOUSE x 6,054 SF FOOTPRINT = 6,054 SF  
TOTAL BUILDING FOOTPRINT = 74,132 SF

DWELLING UNIT MIX:

1 BEDROOM =	80 (51%)
2 BEDROOM =	66 (42%)
3 BEDROOM =	10 (7%)
TOTAL UNITS =	156

PRIVATE OPEN SPACE:

UNIT A1 (1 BED) =	REQUIRED: 60 SF PROVIDED: 161-202 SF @ 1ST FLR & 100 SF @ UPPER FLRS
UNIT A2 (1 BED) =	REQUIRED: 60 SF PROVIDED: 201-303 SF @ 1ST FLR & 125 SF @ UPPER FLRS
UNIT B1 (2 BED) =	REQUIRED: 100 SF PROVIDED: 155-233 SF @ 1ST FLR & 106 SF @ UPPER FLRS
UNIT C1 (3 BED) =	REQUIRED: 120 SF PROVIDED: 143-200 SF @ 1ST FLR & 123 SF @ UPPER FLRS

COMMON OPEN SPACE:

REQUIRED: MIN. 175 SF x 156 UNITS =	27,300 SF TOTAL
PROVIDED: AVG. 289 SF PER UNIT =	45,093 SF TOTAL

VEHICLE PARKING REQUIRED:

156 UNITS x 2.1 =	328 SPACES
ACCESSIBLE: 2% OF TOTAL =	7 (INCLUDED IN TOTAL)

PARKING PROVIDED:

SURFACE OPEN =	162 SPACES (INCLUDES 17 COMPACT, 10%)
SURFACE COVERED =	148 SPACES
GARAGE =	24 SPACES
TOTAL =	334 SPACES (2.13 PS/UNIT)
	(8 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL ABOVE)

BICYCLE PARKING REQUIRED:

REQUIRED: 1 PER 10 VEHICLE PARKING SPACES: 333/10 =	34 REQUIRED
PROVIDED: 36 (9 RACKS SERVING 4 BICYCLES EACH)	

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT 4 LANE ARTERIAL (CRIMSON)	20'-0"	107'-5"
INTERIOR SIDE & REAR - 1 STORY	20'-0"	23'-11"
INTERIOR SIDE & REAR - 2 STORY	30'-0"	31'-2"
INTERIOR SIDE & REAR - 3 STORY	45'-0"	77'-11"

KEYED NOTES

- 1A TYP. PARKING SPACE; 9'-0"x18'-0". SEE DETAIL 5/A-011.
- 1C TYP. PARALLEL PARKING SPACE; 9'-0"x22'-0"
- 1D PAVEMENT CROSSWALK, MIN. 5' WIDE, TYP. SEE LANDSCAPE PLANS.
- 1E COMPACT PARKING SPACE; 8'-0"x18'-0".
- 2E CARPORT LOCATION. SEE DET. 9/A-011.
- 2F SUPPORT COLUMN FOR CARPORT LOCATED OUTSIDE OF 20'-0" 1-STORY BUILDING SETBACK.
- 3A POOL AMENITY. SEE LANDSCAPE PLANS.
- 3C EXISTING PUBLIC SIDEWALK TO REMAIN.
- 3D OFF-SITE PEDESTRIAN CONNECTION. PAVEMENT CROSSWALK, MIN. 5' WIDE. SEE LANDSCAPE PLANS.
- 3E CONCRETE APRON AT GARAGE ENTRIES, TYP.
- 3F NEW 5' WIDE SIDEWALK, TYPICAL U.N.O.
- 4A VEHICULAR GATE. SEE LANDSCAPE DETAILS. PROVIDE KNOX BOX FOR FIRE DEPT. AND SOLID WASTE TRUCK ACCESS.
- 4B TURN AROUND AT VEHICULAR GATE.
- 4C CAMPUS MAP & KEYPAD FOR VEHICULAR GATE ACCESS. SEE DET. 16/A-971.
- 6A MASONRY REFUSE ENCLOSURE PER CITY OF MESA STANDARD DETAIL M-62.02. SEE SHEET A-011
- 6B 50' LONG UNOBSTRUCTED APPROACH TO REFUSE ENCLOSURE.
- 7A BICYCLE PARKING RACK FOR (4) BICYCLES. SEE LANDSCAPE PLANS.
- 8A EXISTING FIRE HYDRANT.
- 8B NEW FIRE HYDRANT. SEE CIVIL PLANS.
- 8C ASPHALT PAVING, TYP. U.N.O.
- 9D KNOX BOX FOR FIRE DEPT ACCESS. PROVIDE AT CLUBHOUSE, POOL GATES, VEHICULAR GATES AND FIRE RISER ROOMS.
- 12 FIRE TRUCK TURNING RADIUS PER CITY OF MESA STANDARDS; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS
- 14 PLAY AREA WITH SHADE RAMADA. SEE LANDSCAPE PLANS.
- 15 DASHED GREY LINE INDICATES ACCESSIBLE ROUTE FROM PUBLIC WAY AND PARKING TO BUILDING ENTRANCES.
- 18 MAILBOX AREA.
- 19 LIGHT FIXTURES. SEE ELECTRICAL PLANS FOR CUT SHEETS.
- 21 ENTRY MONUMENT SIGN. SEE LANDSCAPE PLANS.
- 25 FIRE RISER CLOSET LOCATION WITH FDC AND FIRE DEPT. KNOX BOX.
- 34 SHADE RAMADA AT POOL. SEE LANDSCAPE SHEET L6.6.
- 35 LANDSCAPE HEADER. SEE LANDSCAPE PLANS.



NOT FOR CONSTRUCTION

N.F.C.

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ASCENT APARTMENTS  
SOUTHERN AVE & CRIMSON RD  
MESA, AZ 85208

REV DATE DESCRIPTION

PROJECT NUMBER

21-024

ISSUE DATE

1/25/2022

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-010

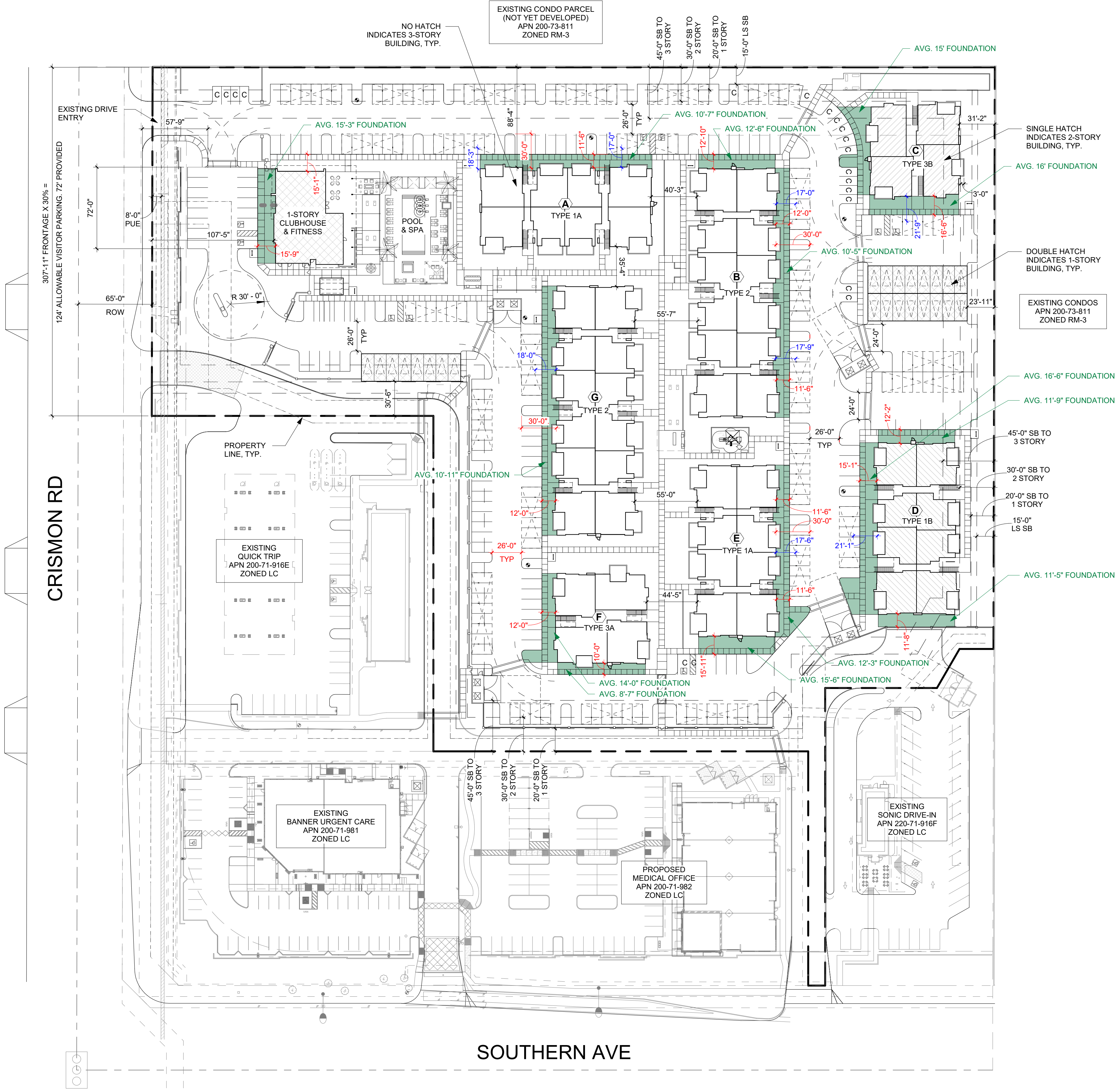


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VICINITY MAP



1 DIMENSIONED SITE PLAN  
1" = 50'-0"



**LEGEND**

GREEN = AVERAGE DEPTH OF LANDSCAPE FOUNDATION

BLUE = DIMENSION FROM BUILDING TO CARPORTS

RED = DIMENSION FROM BUILDING TO CURB OR TO EDGE OF DRIVE (REQUIRED BY FIRE TO BE 30' MAX AT 3-STORY BUILDINGS)



1934 East Camelback Rd  
Suite 200  
Phoenix, AZ 85016  
P 602-229-1100

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