

PARKING CALCULATION:

REQUIRED PARKING (PER CITY OF MESA CODE OF ORDINANCES TABLE 11-32-3.A REQUIRED PARKING SPACES BY USE)

INDEPENDANT COMMERCIAL BUILDINGS AND USES, GENERAL OFFICES, RETAIL, AND SERVICES:	1 SPACE PER 375 SF
BUILDING AREA:	33,282 SF
33,282/375 =	89 SPACES

SPACES PROVIDED:

EMPLOYEE SPACES (ONSITE):	18 SPACES
EMPLOYEE VAN ACCESSIBLE SPACES (ON-SITE):	1 SPACE
PUBLIC SPACES (OFF-SITE):	17 SPACES
EMPLOYEE SPACES (ADJACENT GARAGE):	53 SPACES
TOTAL SPACES PROVIDED:	89 SPACES

BIKE PARKING CALC:

1 BIKE PER 10 ONSITE PARKING SPACES =	1.8
MINIMUM BIKE PARKING REQUIRED =	3
PROVIDED BIKE PARKING =	4

THE EXISTING PARKING LOT CONTAINS 49 PARKING SPACES. THE NEW LOT PROVIDES 19 ON-SITE PARKING SPACES. THE 30 DISPLACED PARKING SPACES ARE TO BE ALLOCATED TO THE ADJACENT PARKING STRUCTURE ON SITE.

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING FOOTPRINT LINE
- PA PLANT AREA
- UTILITY - SEWER
- UTILITY - WATER
- UTILITY - WATER - FIRE
- UTILITY - GAS
- UTILITY - POWER - OVERHEAD

LEGAL DESCRIPTION:

A PORTION OF BLOCK 26, CITY OF MESA, SECTION 22, T01N, R05E OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA.

ZONING NOTES:

ZONING: DB-1 (DOWNTOWN BUSINESS DISTRICT 1)
 SITE AREA (GROSS): 10 ACRES (437,099 SF)
 SITE AREA (NET): 10 ACRES (437,099 SF)

NO EXISTING BUILDING IS WITHIN THE MAXIMUM SEPERATION REQUIRED FOR FIRE SEPERATION BETWEEN BUILDINGS

GENERAL NOTES (SITE):

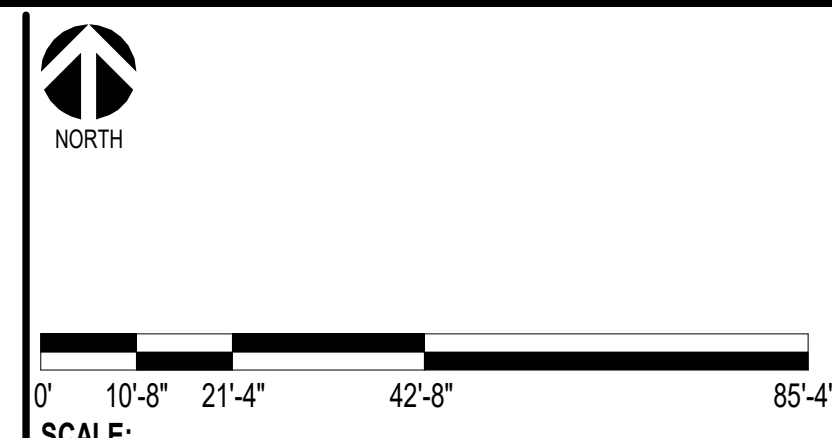
- THERE WILL BE NO MODIFICATIONS TO EXISTING OR NEW RIGHT OF WAY DEDICATIONS
- FIRE ACCESS PROVIDED ON ALL 4 SIDES OF THE BUILDING. MAX DISTANCE FROM BUILDING IS APPROX. 96'
- THERE WILL BE NO GROUND MOUNTED MECHANICAL UNITS
- THERE WILL BE NO PHASED CONSTRUCTION
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS
- NO NEW FIRE HYDRANTS PROPOSED

SIDEWALK SHADING CALCULATION:

PEDESTRIAN SIDEWALK AREA: 1568 SF
 SHADED PEDESTRIAN SIDEWALK AREA: 105 SF
 PERCENTAGE OF SIDEWALK SHADED: 6%

ACTUAL BUILDING AREA
(PER 506.1 & CHAPTER 2)

	AREA
1ST FLOOR:	19,024 SF
2ND FLOOR:	13,880 SF
TOTAL:	32,904 SF



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PROJECT NO.: 2021.022
 DATE: 04-22-2022
 DESIGNED BY:
 DRAWN BY:
 APPROVED BY:
 OWNER: CITY OF MESA

**MESA EVIDENCE BUILDING
 ARCHITECTURAL
 OVERALL SITE PLAN**

SHEET NUMBER: **FIG 1.2**
 DESIGN REVIEW

DRA
 Site acreage (gross and net) (d...
 Legal description (separate att...
 Number of parking spaces requ...
 Title Block - Architect develop...
 Graphic Scale and North Arrow...
 Existing and proposed structure...
 Roadways/Driveways
 Existing roadway improvements...
 Existing driveways and streets...
 Existing and proposed driveway...
 Required 1/2 street improvement...
 Existing and new right of way de...
 Traffic visibility triangles
 Location of light standard, includ...
 Solid waste container location(s)...
 Existing and proposed zoning or...
 Parcel lot dimensions and bear...
 Existing and proposed structure...
 Phased developments- Phase I...
 On-site private streets, driveway...
 All existing and proposed easem...
 Setback dimensions along prop...
 Dimension between separate bu...
 Location of service areas with di...
 Location of ground-mounted me...
 Location of light standard, includ...
 Dimensioned locations of existi...
 Dimensioned designated vehic...
 buildings, 150 feet for nor...
 Existing utility lines shown
 Utility connections for new cons...
 Necessary utility line extension...
 ADA accessible route of travel...
 Total parking spaces provided...
 All property lines and descriptio...
 Location and fire separation dis...
 Fire separation distance from b...

PZ:
 Uses of adjacent property...
 Zoning: Existing and proposed...
 Existing and proposed building...
 Setbacks
 Location of parking, number o...
 Dimensions, gross site acreag...
 Existing driveways and/or stre...
 Existing and proposed drive...
 Location of retention basins a...
 underground
 Solid waste container locatio...
 Site Plan: with dimensions show...

PARKING DA
 PARKING STALL SIZE
 STANDARD:
 ACCESSIBLE:
 VAN ACCESSIBLE:

PARKING SPACE R
 UTILITY:

OFFICE:
 ASSEMBLY:
 ACCESSIBLE:

VAN ACCESSIBLE:

PARKING SPAC
 PARKING FACILITY
 STANDARD
 ACCESSIBLE
 VAN ACCESSIBLE
 BICYCLE
 TOTAL(S):

PARKING FACILITY
 STANDARD
 ACCESSIBLE
 VAN ACCESSIBLE
 BICYCLE
 TOTAL(S):

PARKING FACILITY
 STANDARD
 ACCESSIBLE
 VAN ACCESSIBLE
 BICYCLE
 TOTAL(S):

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