

PROJECT INFORMATION

DESCRIPTION:
TO CONSTRUCT/BUILD NEW MULTIPLE FAMILY RESIDENCE.
TO CONSTRUCT A TWO (2) BEDROOM, TWO (2) BATHROOM STRUCTURE, WITH
9'-0" CEILINGS WITH KITCHEN. BUILDING IS TWO (2) STORY.
THERE WILL BE FOUR (4) DWELLING STRUCTURES, IDENTICAL, BUT REVERSED
SERVED BY A COMMON "OPEN PARKING".

ADDRESS: 554 RIO SALADO PARKWAY MESA
APN: 135-16-041
OWNER: JOSE CARREON
JURISDICTION: MESA
ZONING: RM-2
LOT AREA: 19,922 SQ.FT.

MAXIMUM HEIGHT (FT.) 30 FT.
PROPOSED HEIGHT 25 FT. 6 INCHES

MAXIMUM BUILDING COVERAGE (% OF LOT) 45 % ; PROVIDED 20 %

COMPUTATION: EACH UNIT IS 884 SQ.FT x 4 UNITS = 3,536 SQ.FT.
4,000 SQ.FT. / 19,922 SQ.FT. (LOT AREA) = 20 %

MINIMUM OPEN SPACE (SQ. FT./UNIT) 200 SQ.FT. per UNIT

PARKING PROVIDED: NINE (9) PARKING SLOTS
INCLUDING TWO (2) ADA VAN ACCESSIBLE STALLS

COMPUTATION: TWO (2) BEDROOMS PER UNIT
= 2.1 PARKING SPACES
4 DWELLING UNITS x 2.1 SPACE PER UNIT
= EIGHT (8.4) REQUIRED ; 9 PROVIDED

SETBACKS: FRONT 20' REQUIRED ; 33'-11" PROVIDED
REAR 20' REQUIRED ; 171'-6" PROVIDED
SIDES 20'/20' REQUIRED ; 30'/10' PROVIDED (DIP)

LOT COVERAGE (NEW CONSTRUCTION)
MAIN FLOOR 3,536 SQ. FT. (884 SQ.FT. x 4 UNITS)
COVERED PATIO/BALCONY 1,024 SQ. FT. (256 SQ.FT. x 4 UNITS)
COMMON CIRCULATION SPACE 720 SQ. FT. (360 SQ.FT. x 2 FLRS)
TOTAL NEW AREA 5,280 SQ. FT.

OPEN SPACE REQUIREMENT FOR 2 BEDROOM MINIMUM 100 SQ.FT
COMMON OPEN SPACE = 1,387 SQ.FT.
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TOTAL OPEN SPACE PER UNIT = 347 SQ.FT. PROVIDED

MAXIMUM LOT COVERAGE (% OF LOT) 70 %

TOTAL XERISCAPE/LANDSCAPE PROVIDED = 4,000 FT. (15%)
TOTAL PERVIOUS STORM RETENTION AREA = 4,100 FT. (20%)

TOTAL PERVIOUS AREA PROVIDED = 8,100 FT. (40%)
TOTAL PERVIOUS AREA REQUIRED = (30%)

NOTE:

ALL EXTERIOR ILLUMINATING DEVICES SHALL BE FULLY OR
PARTIALLY SHIELDED AS REQUIRED IN ARTICLE 1112.4.2. (MCZO
1112.4.1, 1501.3.3) ON A REVISED PLAN, PLEASE INCLUDE A
NOTE THAT LIGHTING WILL CONFORM TO THIS REGULATION.

ALL EXISTING OVERHEAD UTILITIES, TWELVE KILOVOLT (12KV) OR
LESS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO DEVELOPING
PROPERTIES, SHALL BE RELOCATED UNDERGROUND. THIS
REQUIREMENT SHALL APPLY TO ALL UTILITIES INCLUDING
ELECTRIC DISTRIBUTION LINES, ELECTRIC SERVICE LINES,
TELEPHONE CABLES AND LINES, AND LINES USED FOR OTHER
COMMUNICATION SYSTEMS SUCH AS CABLE-TRANSMITTED
TELEVISION. THE UNDERGROUND INSTALLATION SHALL COMPLY
WITH ALL UTILITY COMPANY'S REQUIREMENTS.

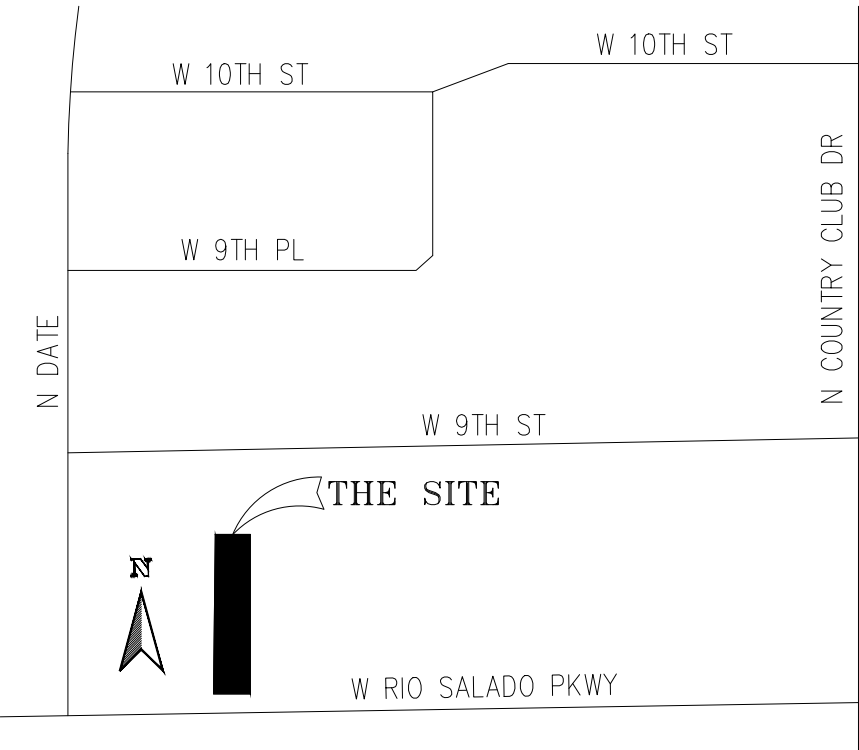
KEYNOTES

- (A) NOTHING SHALL BE CONSTRUCTED OR ALLOWED TO GROW WITHIN SIGHT
TRIANGLES PER AASHTO GREEN BOOK DESIGN GUIDELINES FIGURE 2.3.
- (B) EXISTING RESIDENTIAL BUILDING TO BE REMOVED
- (C) EXISTING 8" CITY SEWER LINE
- (D) EXISTING 6" CITY WATER LINE
- (E) EXISTING 5' WIDE CONCRETE SIDEWALK
- (F) EXISTING 6" VERTICAL CURB
- (G) 4" DOMESTIC SEWER DRAIN LINE (SEE SHEET C.01) —s—s—s—
- (H) 1-1/2" DOMESTIC WATER LINE (SEE SHEET C.01) —w—w—w—w—
- (J1) 1" WATER MAIN METER (SEE SHEET C.01)
- (J2) 3/4" WATER SUBMETERS (4 PLACES)
- (K) EACH E. METER @ 200A ELECTRICAL PANEL INSTALLED UNDER STAIRS
- (L) ADA PATH OF TRAVEL
- (M) NEW PAVED DRIVEWAY, 2.5" ASPHALTIC CONCRETE OVER 6" AGGREGATE
BASE COURSE OR 5" PORTLAND CEMENT CONCRETE PAVEMENT OVER
NATIVE MATERIAL PER MARICOPA COUNTY REQUIREMENTS. SECURE MCDOT
PERMIT FOR ALTERATION OR CONSTRUCTION WITHIN THE EXISTING CURB
OR PAVEMENT.
- (N) 5" PORTLAND CEMENT CONCRETE PAVEMENT OVER NATIVE MATERIAL PER
MARICOPA COUNTY REQUIREMENTS
- (O) XERISCAPE AREA (SEE LANDSCAPE PLANS)
- (P) 4.5'X4.0' BARREL COLLECTION LOCATION AREA PER CITY OF MESA
DETAIL M-62.08 PROVIDE A LOCATION IDENTIFIER PER CITY OF
MESA DETAIL M-62.09
- (Q) NEW MASONRY FENCE PER DETAIL SHEET C.02 (TOTAL 651 LINEAR FT.)
- (R) BICYCLE RACK 2'X6' (10 UNITS)
- (S) PEDESTRIAN WALKWAY
- (T) PROPOSED MONUMENT SIGN LOCATION AND APPROXIMATE APPEARANCE AT
DETAIL 3/A10 PROVIDED FOR REFERENCE ONLY. PRECISE DETAILS SHALL
BE SUBMITTED FOR APPROVAL UNDER SEPARATE SIGN PERMIT.
- (U) CONSTRUCT PARKING LITES (SEE PHOTOMETRIC PLAN)
- (V) DEDICATED STORM RETENTION AREA

DRAWING INDEX

CS COVER SHEET/SITE PLAN
C.01 GRADING & DRAINAGE
C.02 CIVIL DETAILS
A10 FLOOR PLAN
A20 ROOF PLAN
A30 ELEVATIONS
A31 COLORED ELEVATIONS
A40 SECTIONS
P10 PLUMBING PLANS
E10 ELECTRICAL PLANS
E20 PHOTOMETRIC PLAN
M10 MECHANICAL PLANS
GSN GEN. STRUCTURAL NOTES
S10 FOUNDATION PLAN
S20 SHEAR WALL PLAN
S30 ROOF FRAMING PLAN
SD1 STRUCTURAL DETAILS

VICINITY MAP



CODE SUMMARY

GOVERNING CODES:

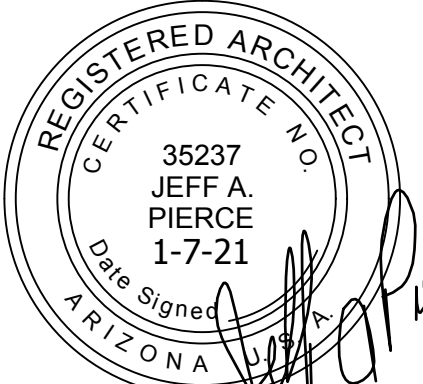
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2017 NATIONAL ELECTRIC CODE (NEC)
CODE OF ORDINANCES CITY OF MESA, ARIZONA



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ALWAYS REMAIN THE
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EXP. 9/30/2022

SELF-CERTIFIED BY: JEFF A. PIERCE

DATE: _____

* PLANS WERE PREPARED BY OR
UNDER THE DIRECT SUPERVISION
OF, OR REVIEWED BY THE
SELF-CERTIFIED PROFESSIONAL.

* PLANS ARE COMPLETE.

* THE PLANS ARE, AS OF THE DATE
OF SUBMISSION, IN COMPLIANCE
WITH CITY OF PHOENIX BUILDING,
CIVIL, SITE AND ZONING CODES,
ORDINANCES, AND ALL OTHER
APPLICABLE LAWS.

PROJECT NAME / LOCATION

APN 135-16-041
TWO STOREY
QUADPLEX

554 W RIO SALADO PKWY,
MESA, ARIZONA 85201-4008

OWNER NAME / ADDRESS

JOSE CARREON /
NATIONAL
CONSULTING GROUP
LLC

636 E 6TH PL MESA, AZ
85203-6302

#	REVISION DESCRIPTION	DATE

SHEET CONTENTS

COVER SHEET
SITE PLAN

DRAWN BY: JGO
CHECKED BY: JGO
DATE: 2.17.2023

SHEET NUMBER

CS

24" X 36" PAPER SIZE

