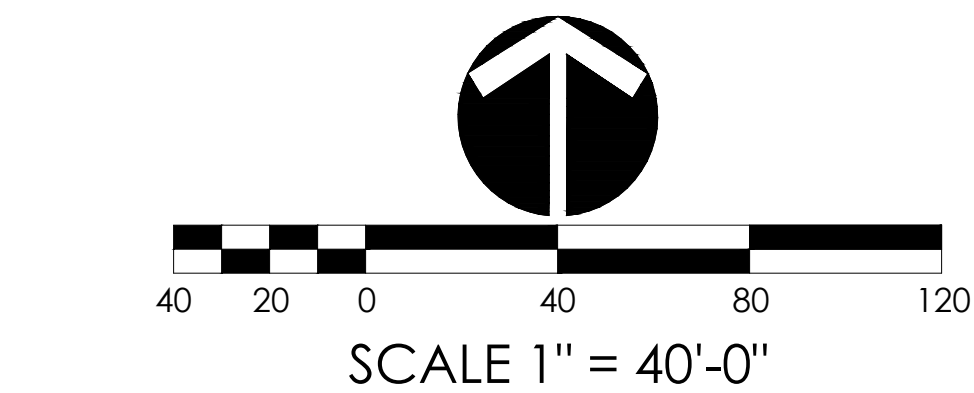




SITE CALCULATIONS - PARCEL B				
PROPOSED ZONING		PERMITTED	PROVIDED	
TOTAL UNITS (+/-)		LC-PAD-CUP		
RESIDENTIAL FLATS		359		353
1 BEDROOM		NA	205	58%
2 BEDROOM		NA	114	32%
3 BEDROOM		NA	22	6%
CARRIAGE UNITS				12
2 BEDROOM		NA	12	3%
AVERAGE UNIT SIZE				950
GROSS ACREAGE				10.27
GROSS DENSITY		35.0 DU/AC		34.4 DU/AC
OPEN SPACE			2.50	24%
COMMON OPEN SPACE		NA	2.00	80%
PRIVATE OPEN SPACE		NA	0.50	20%
LOT COVERAGE			2.75	27%
FLATS HEIGHT (STORIES FEET)		4 60'	4	52'
CARRIAGE HEIGHT (STORIES FEET)		4 60'	2	23'

PARKING CALCULATIONS - PARCEL C				
PARKING REQUIRED				
CATEGORY	UNITS	SPACES	SPACES/UNIT	
1 BEDROOM	205	308	1.50	
2 BEDROOM	114	171	1.50	
3 BEDROOM	22	33	1.50	
2 BEDROOM	12	18	1.50	
TOTAL REQUIRED		530	1.5 SPACES/UNIT	
			1.01 SPACES/BD	
PARKING PROVIDED				
CATEGORY	SPACES		RATIO	
	ACCESSIBLE	STANDARD	TOTALS	
SURFACE	3	125	128	
DETACHED GARAGE	1	47	48	9%
CARPOT	7	298	305	58%
COMPACT	0	40	40	8%
LEASE	1	8	9	
TOTAL PROVIDED	12	518	530	1.5 SPACES/UNIT
				1.01 SPACES/BD

BICYCLE PARKING - PARCEL B		
CATEGORY	REQUIRED	PROVIDED
1 SPACE PER 10 VEHICLE SPACES	53	53

CONSTRUCTION NOTES:

a. "Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 33 - Safeguards During Construction, Mesa Fire Code (MFC) Chapter 33 - Fire Safety During Construction and Demolition, and NFPA 241 for items not specifically addressed by MFC Chapter 33."

"Fire apparatus access roads are essential during construction to allow emergency response to the site for both fire and medical emergencies. Access roads shall be in place prior to the start of vertical construction. It is important to develop access roads at an early stage of construction to allow for fire department access to the site in the case of fire or injury."

b. "Required fire apparatus access road during construction or demolition shall comply with Mesa Fire and Building Department standards per IFD 3310.1. The access road shall be a minimum of 20 feet wide, minimum 12' clear overhead driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (78,000 lbs./ 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet.

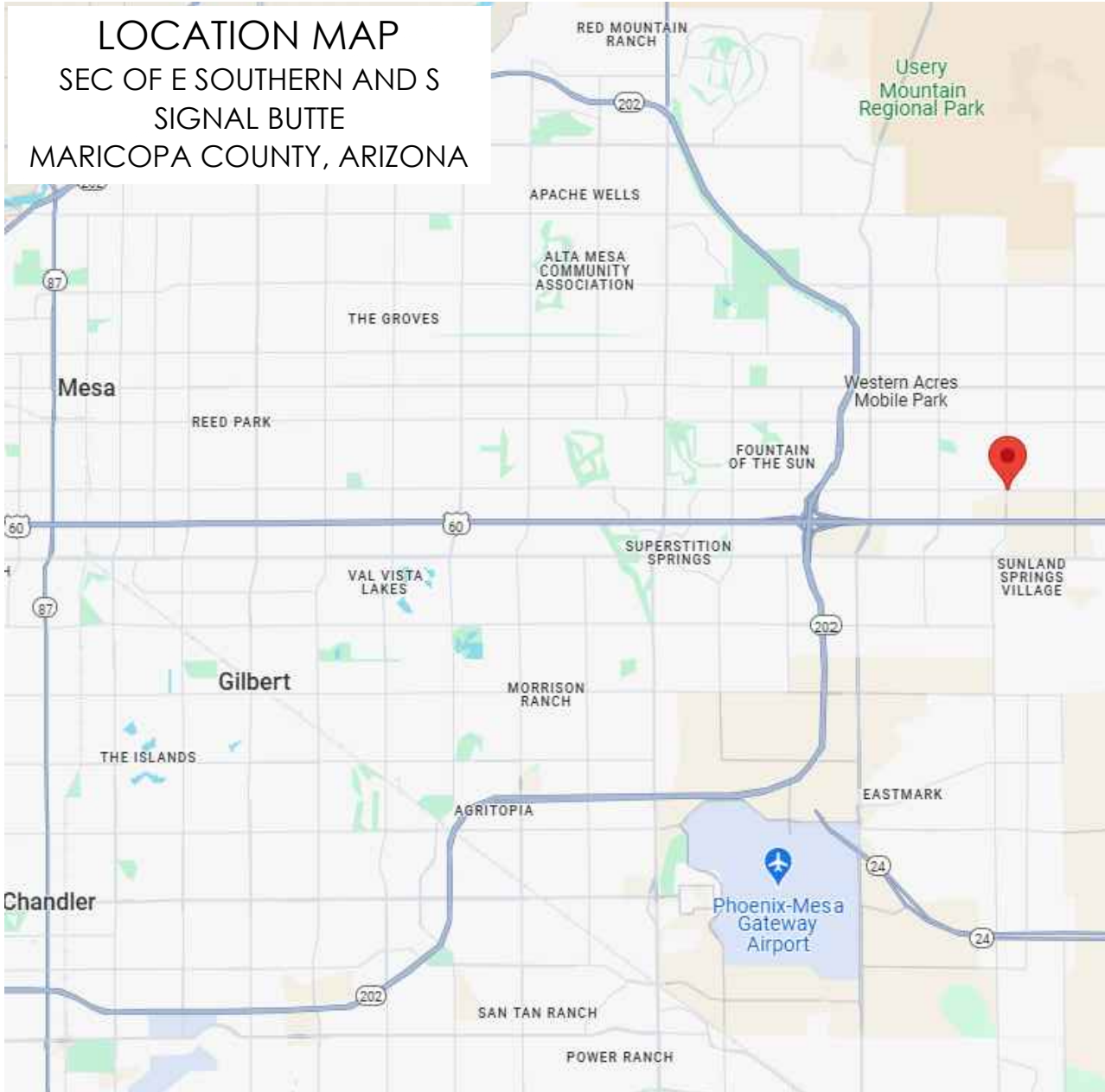
The access road shall extend to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hours in any day. A clearly visible sign marked "Fire Department Access", in red letters, shall be posted at the entrance to the access road.

All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road.

These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the MFC shall be in place prior to any final inspection or certificate of occupancy."

"Water supply for fire protection. An approved water supply for construction site shall meet the requirements of MFC Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 20 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits.

"The contractor shall ensure when fire hydrants and valves are to be closed temporarily for repair work or construction of the water main, the developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, developer/contractor shall make sure that the fire hydrants are active, and the valves are open."



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MEDINA
STATION

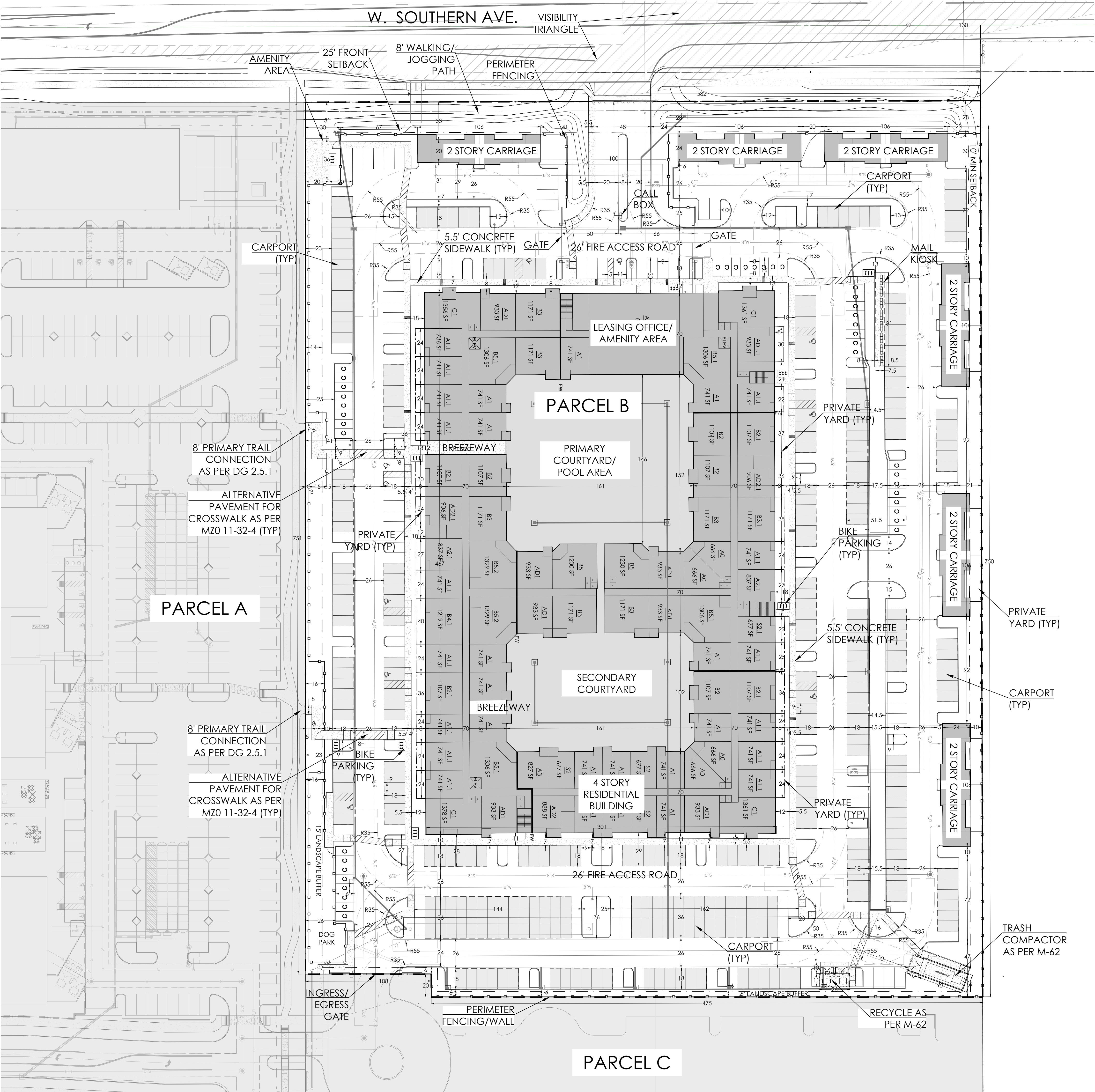
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COUNTY, ARIZONA

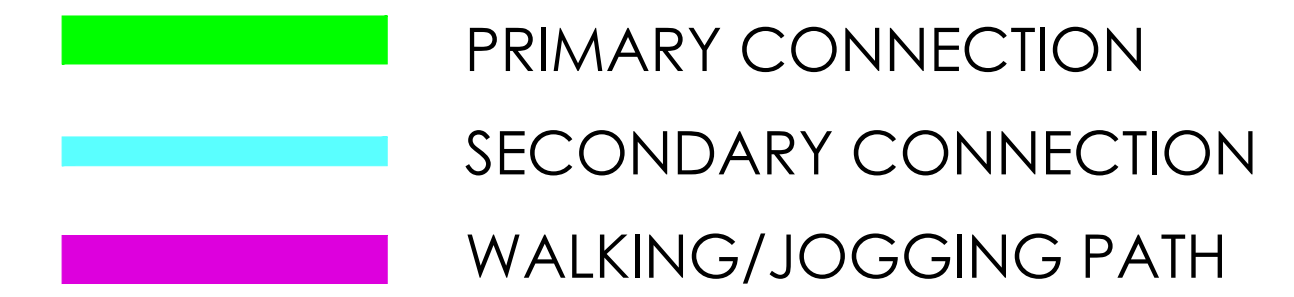
DATE
2/6/2025

FILE NAME: 3596 BASE 5
SUBMITTAL
PROJ. 3596

SITE PLAN

CSP-1





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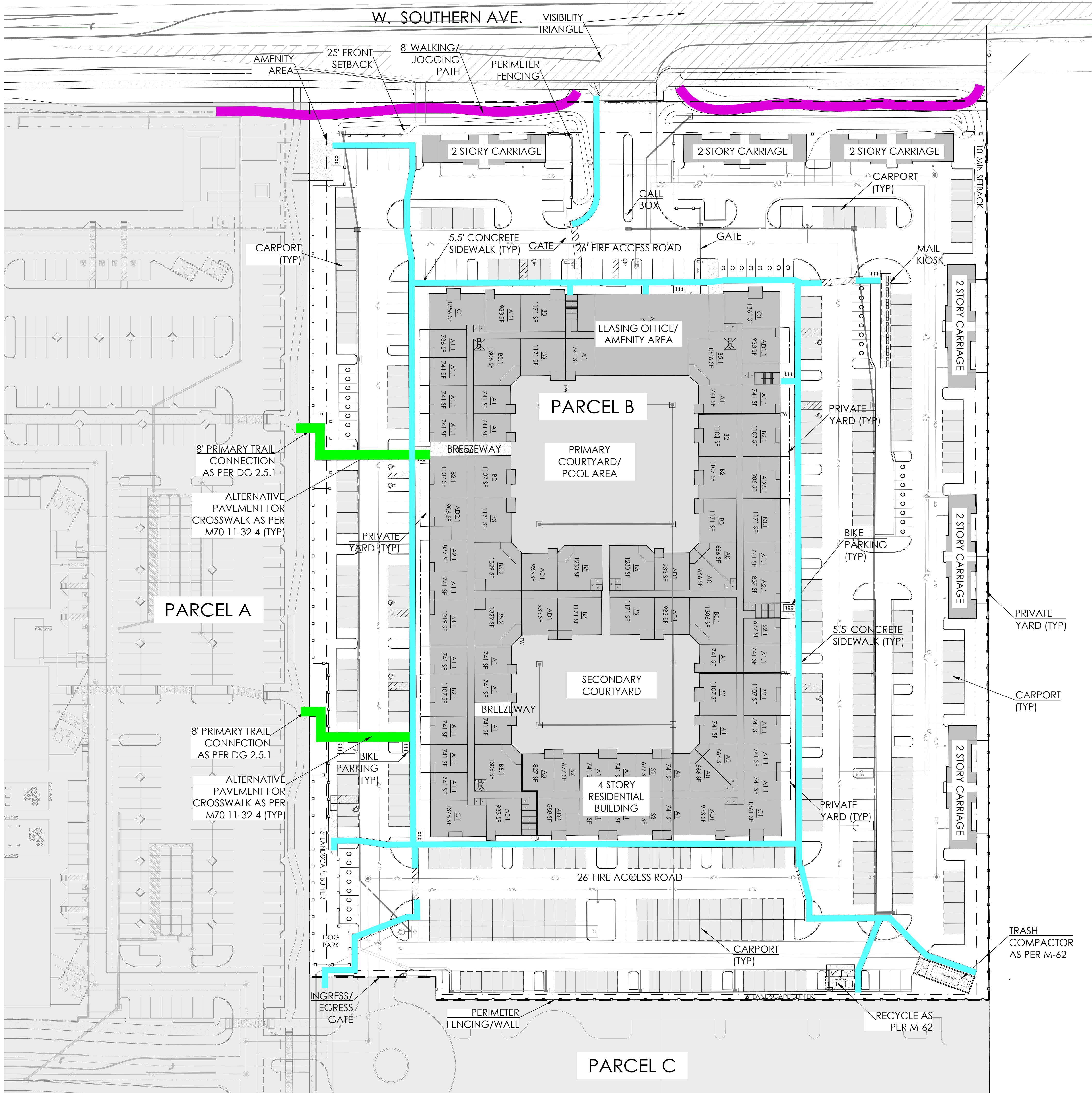
MEDINA
STATION

MARICOPA
COUNTY, ARIZONA

DATE
2/6/2025

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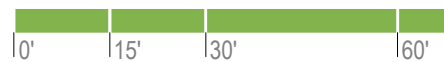
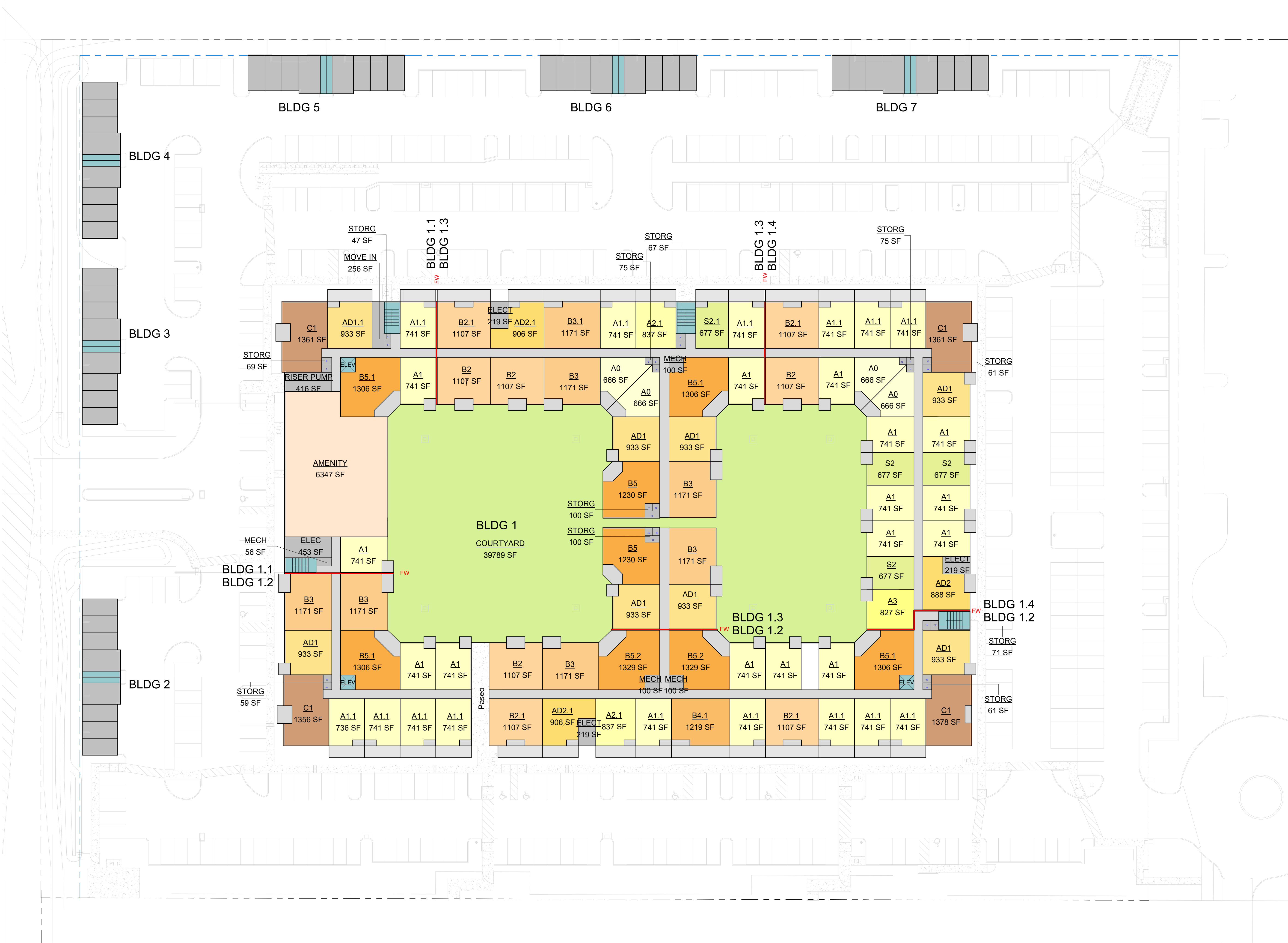
PEDESTRIAN CIRCULATION PLAN



SITE LEGEND

PROPERTY LINE

SETBACK



LEVEL 1

03/10/2025

Medina Station Multi-Family

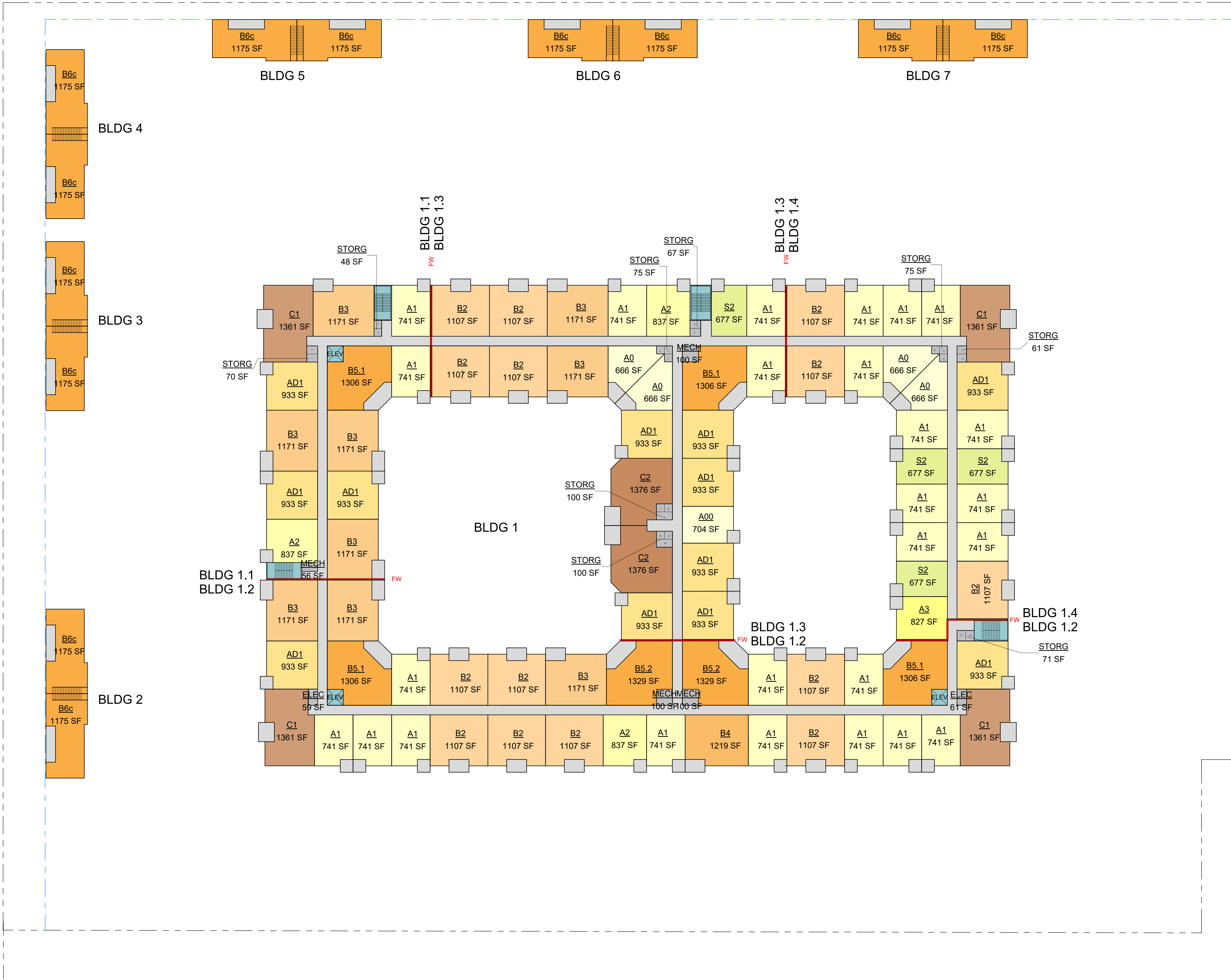
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ

01

SITE LEGEND

PROPERTY LINE

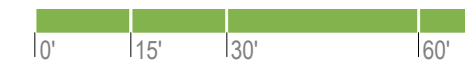
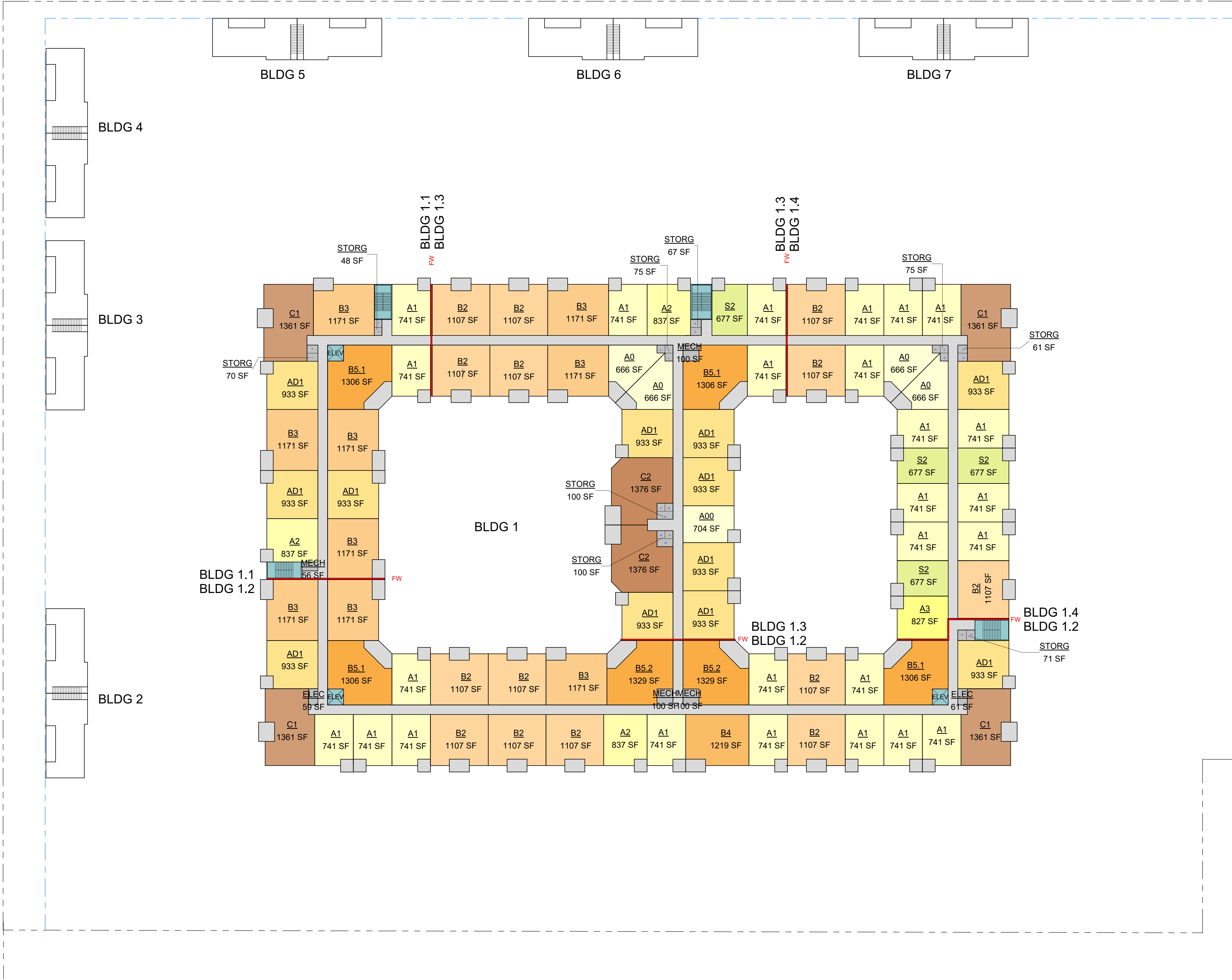
SETBACK



SITE LEGEND

PROPERTY LINE

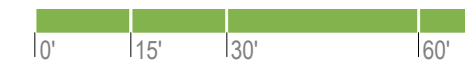
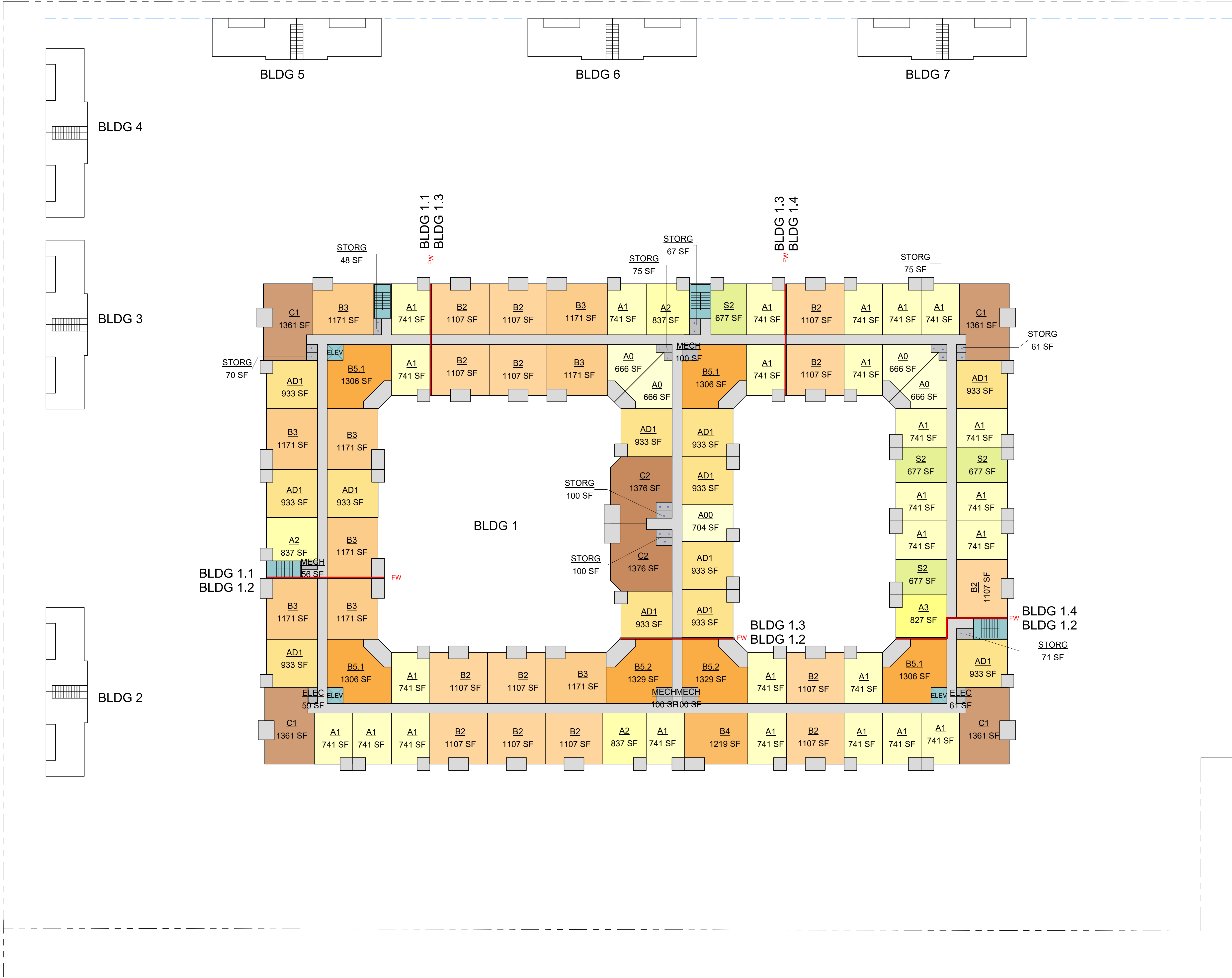
SETBACK



SITE LEGEND

PROPERTY LINE

SETBACK



LEVEL 4

03/10/2025

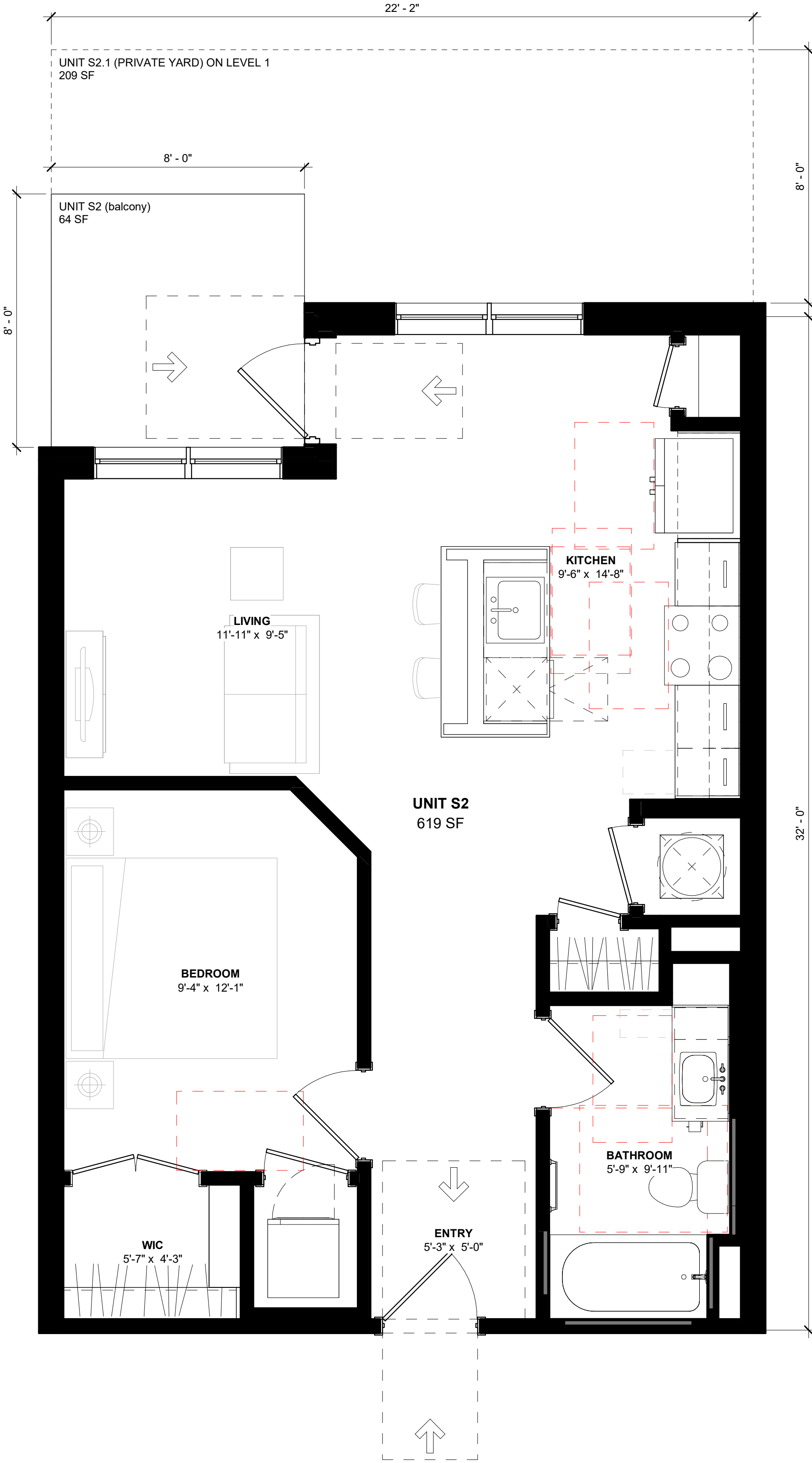
Medina Station Multi-Family

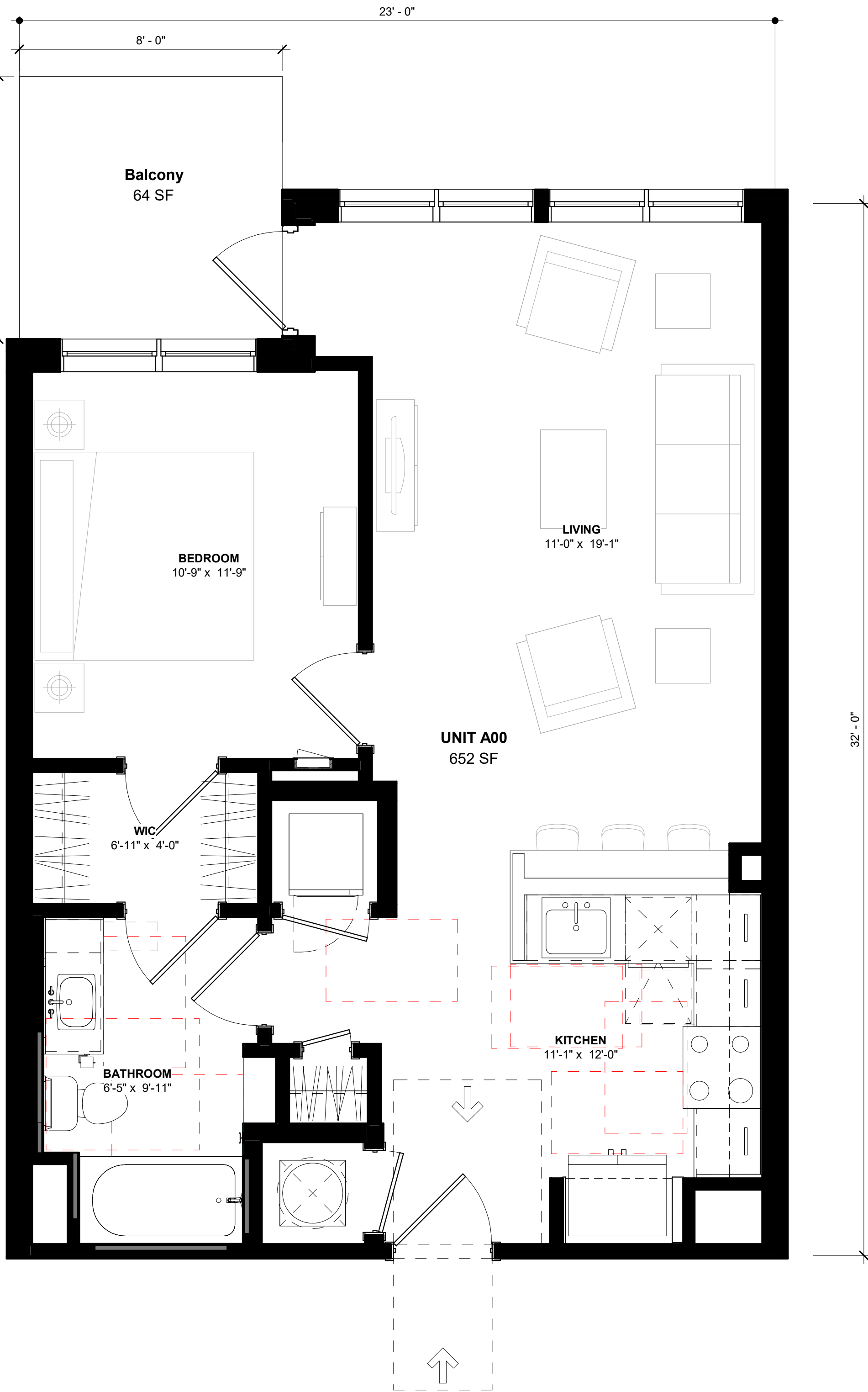
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ



UNIT S2 & S2.1

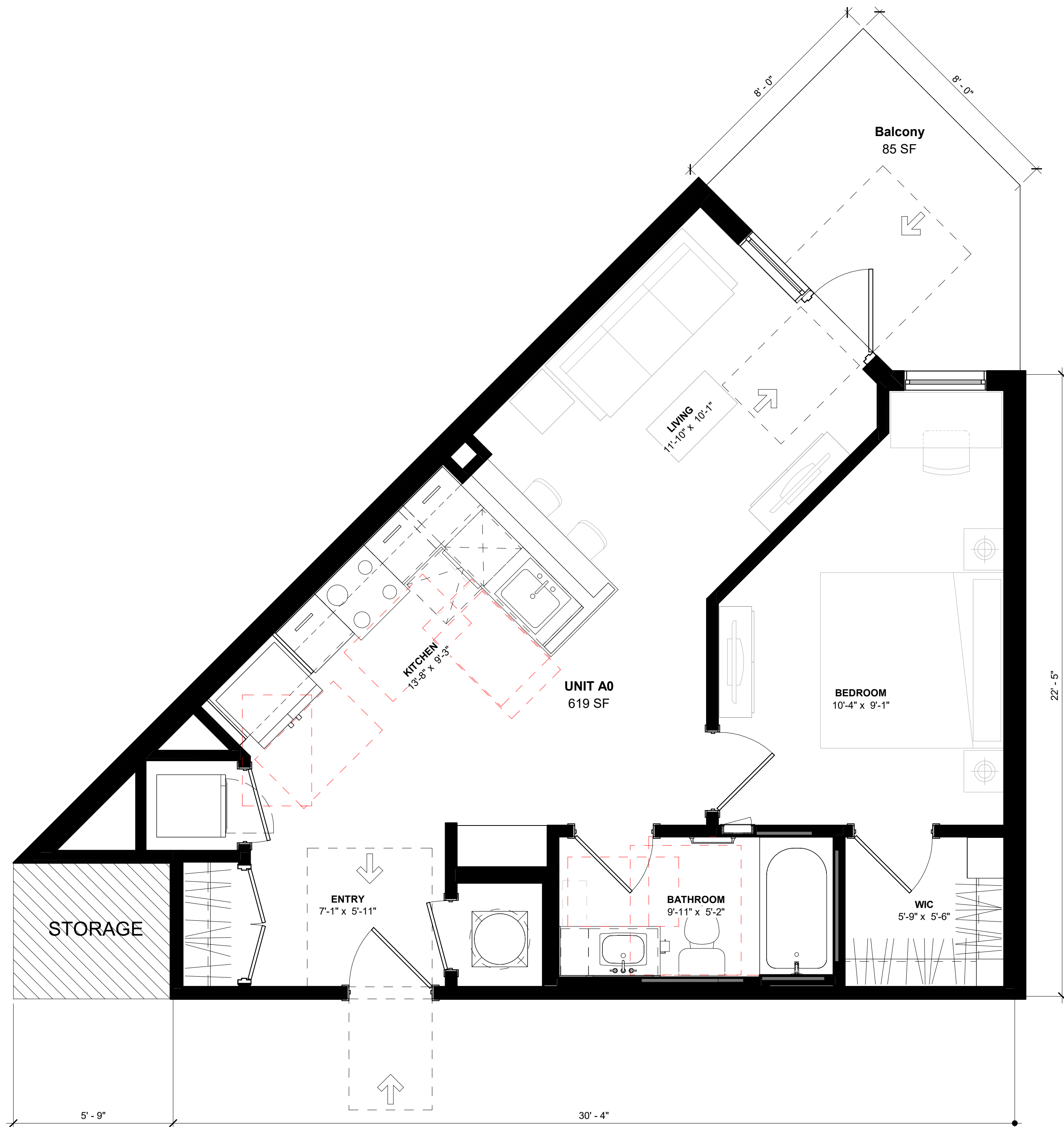
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UNIT A00

03/10/2025



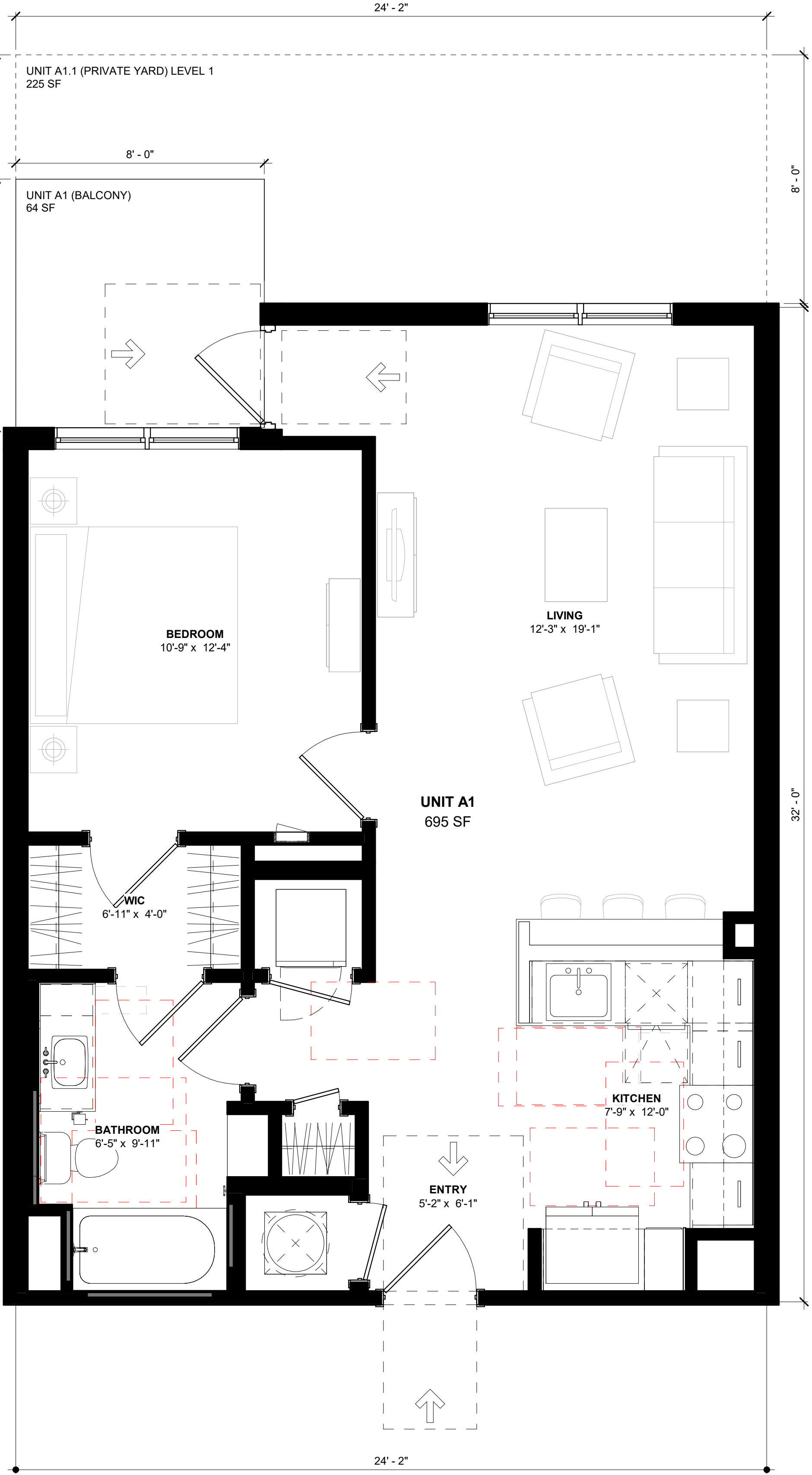
UNIT A0

03/10/2025

Medina Station Multi-Family

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ

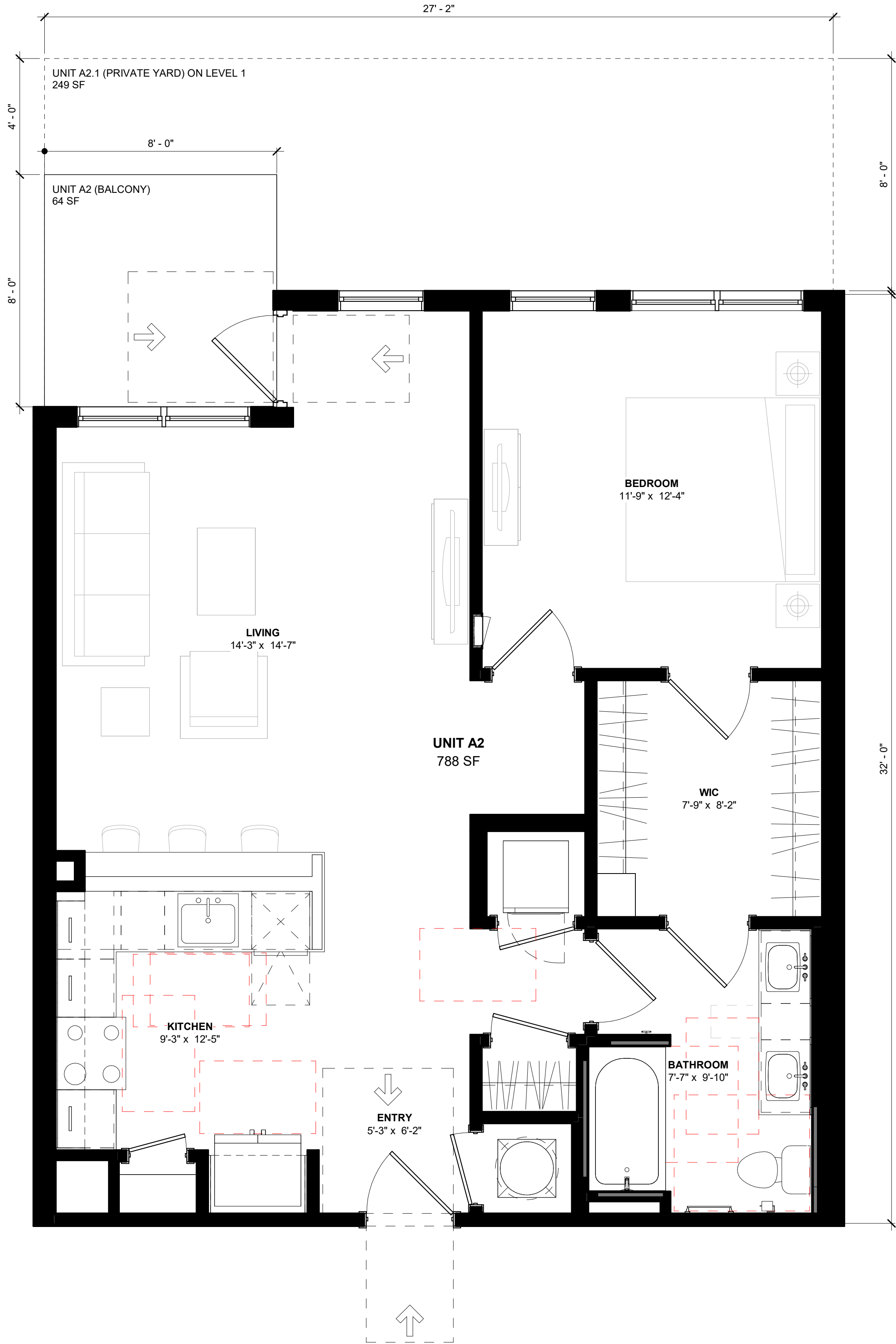
U02

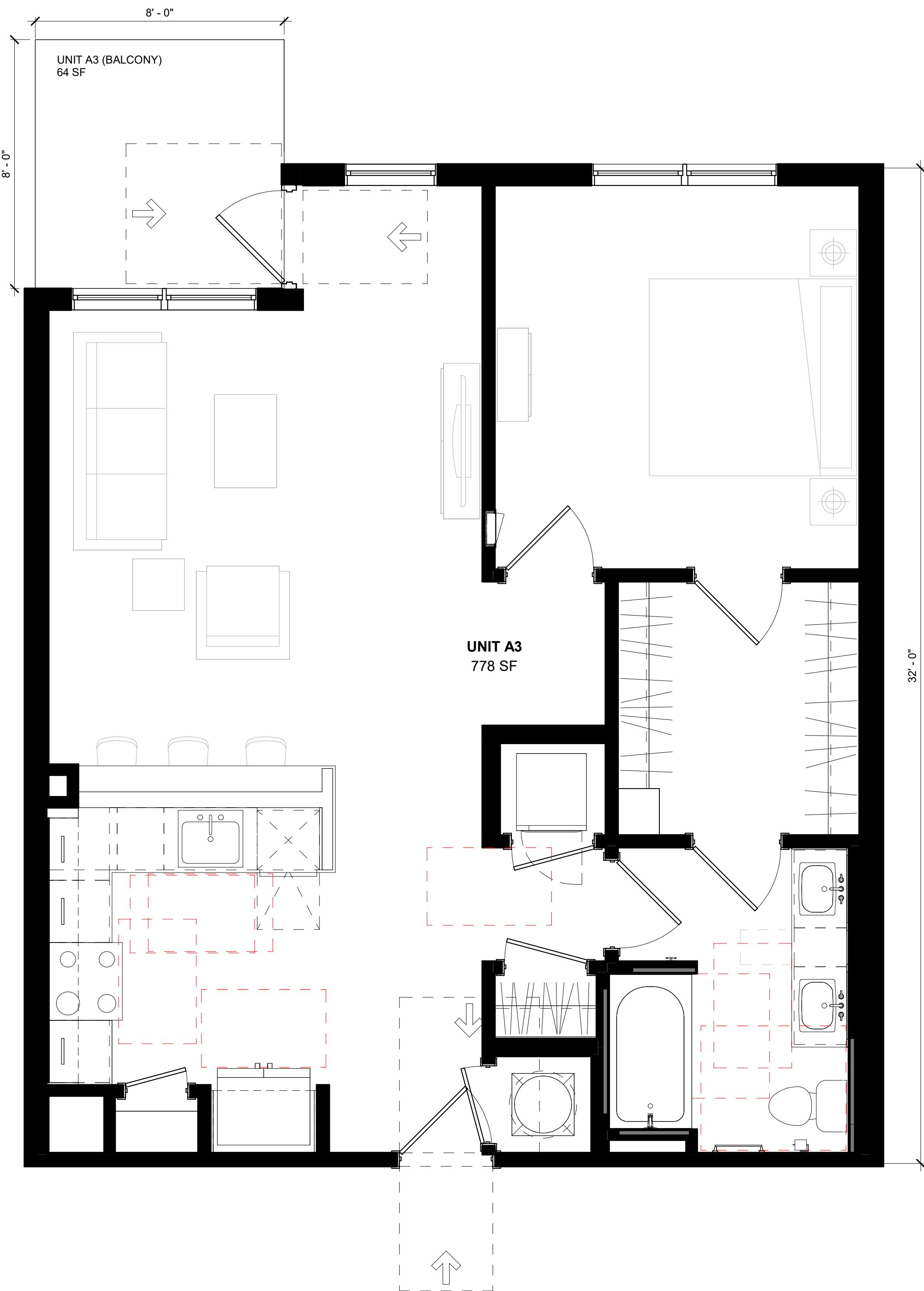


UNIT A1 & A1.1

03/10/2025

Medina Station Multi-Family U03
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ





UNIT A3

03/10/2025

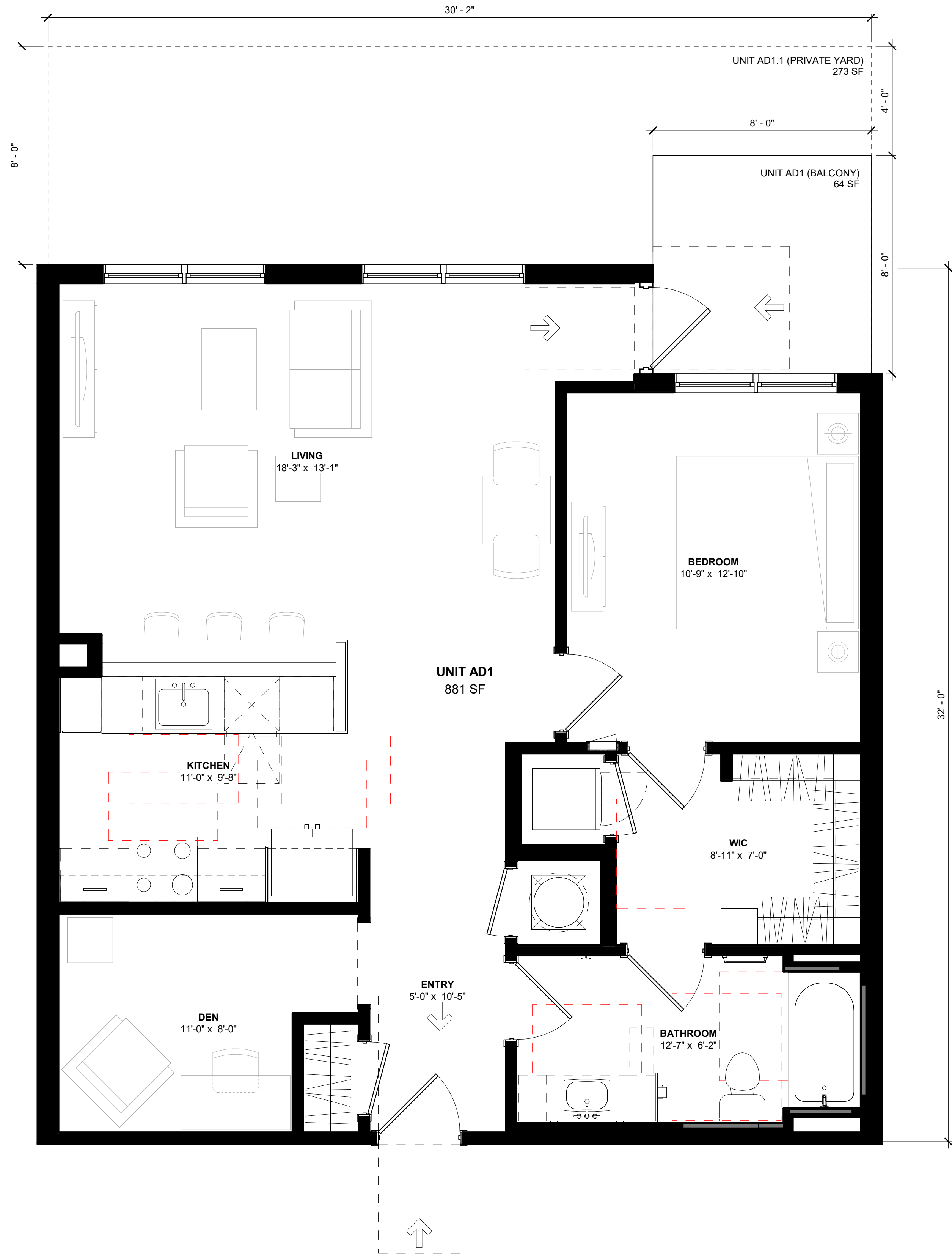
Medina Station Multi-Family U05
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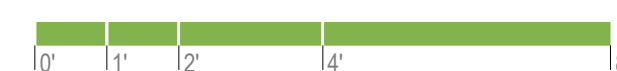
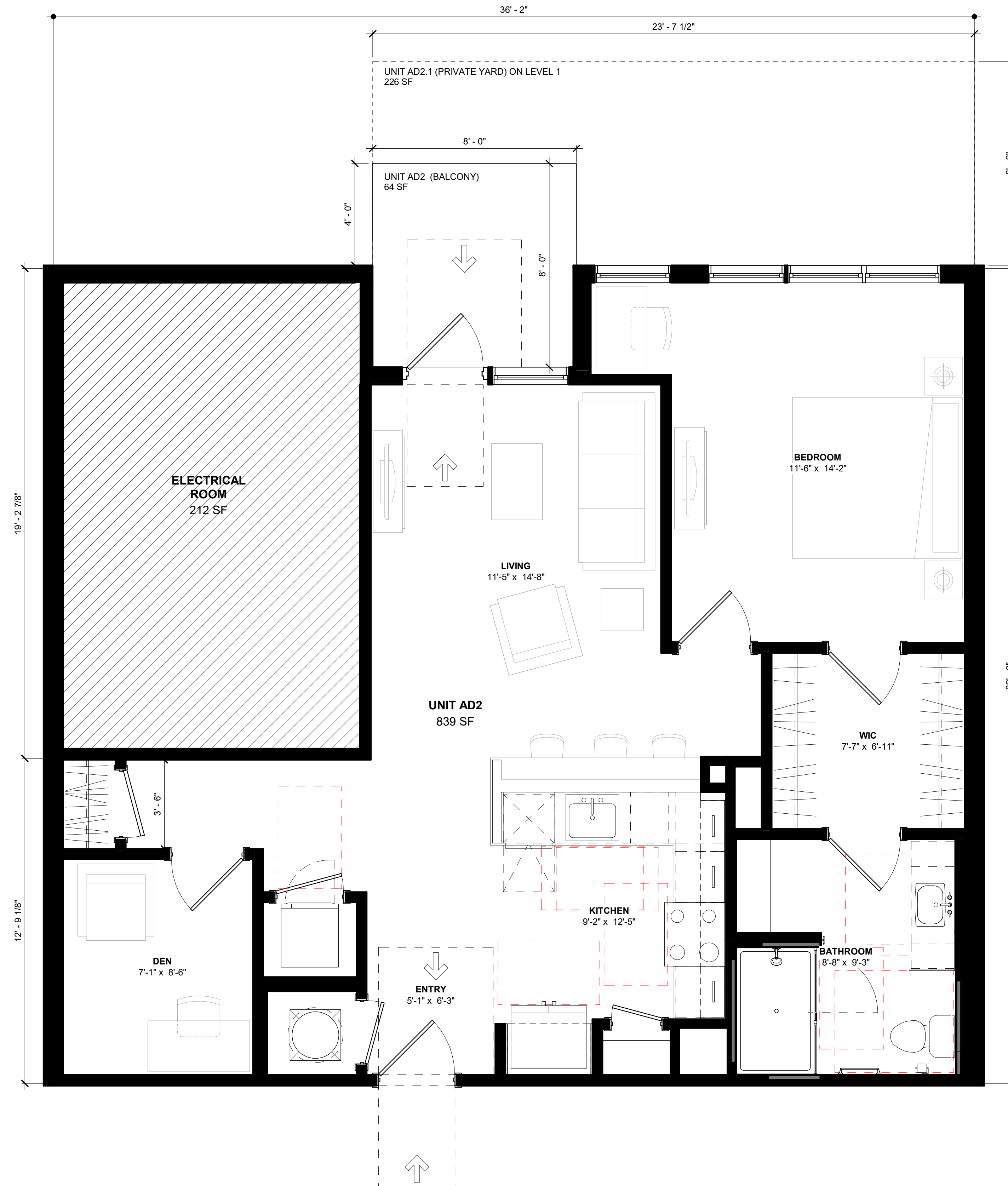


UNIT AD1 & AD1.1

03/10/2025

Medina Station Multi-Family U10
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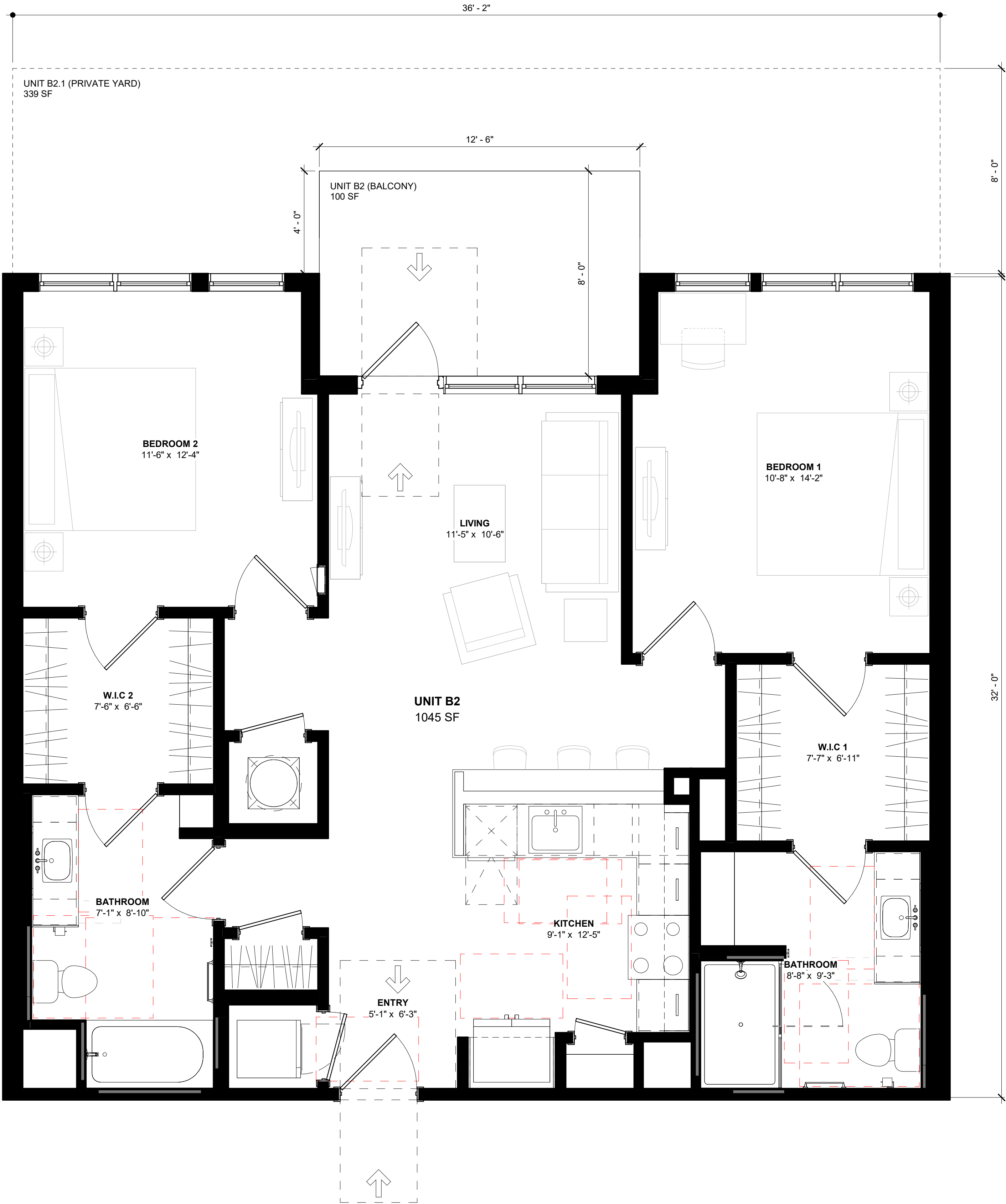




UNIT AD2 & AD2.1

03/10/2025

Medina Station Multi-Family U11
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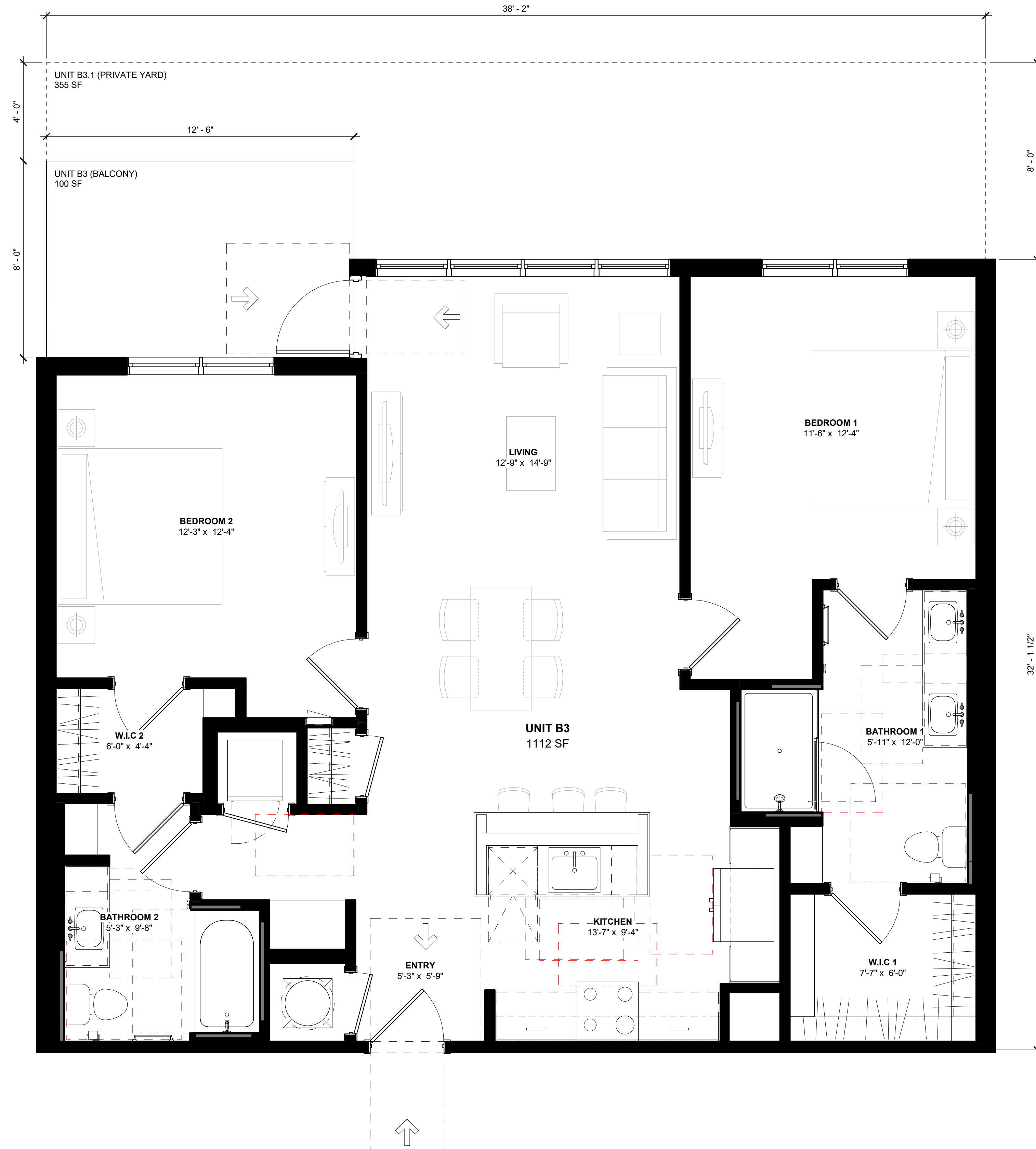


UNIT B2 & B2.1

03/10/2025

Medina Station Multi-Family U20

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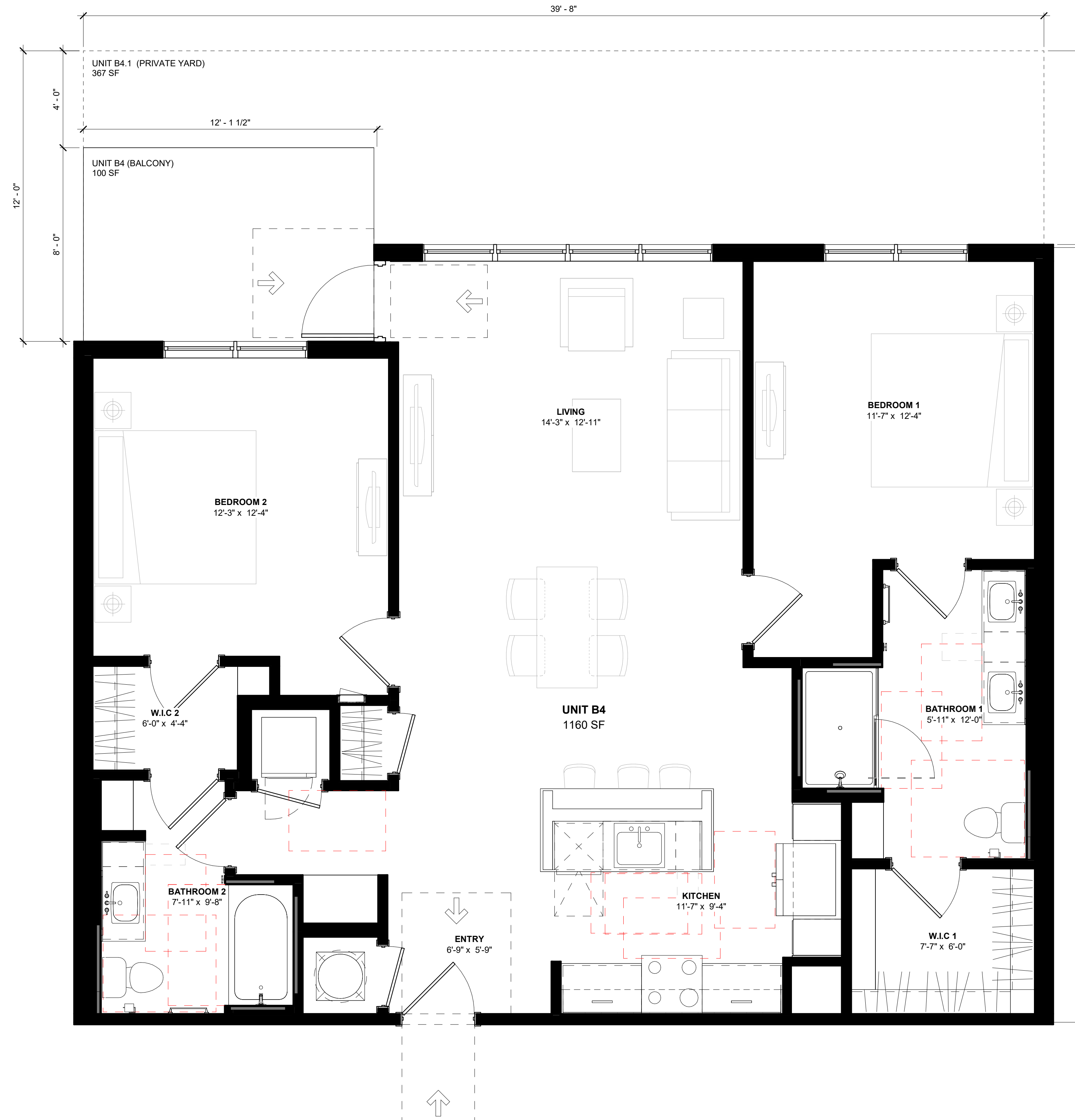


UNIT B3 & B3.1

03/10/2025

Medina Station Multi-Family U21

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ



UNIT B4 & B4.1

03/10/2025

Medina Station Multi-Family U22

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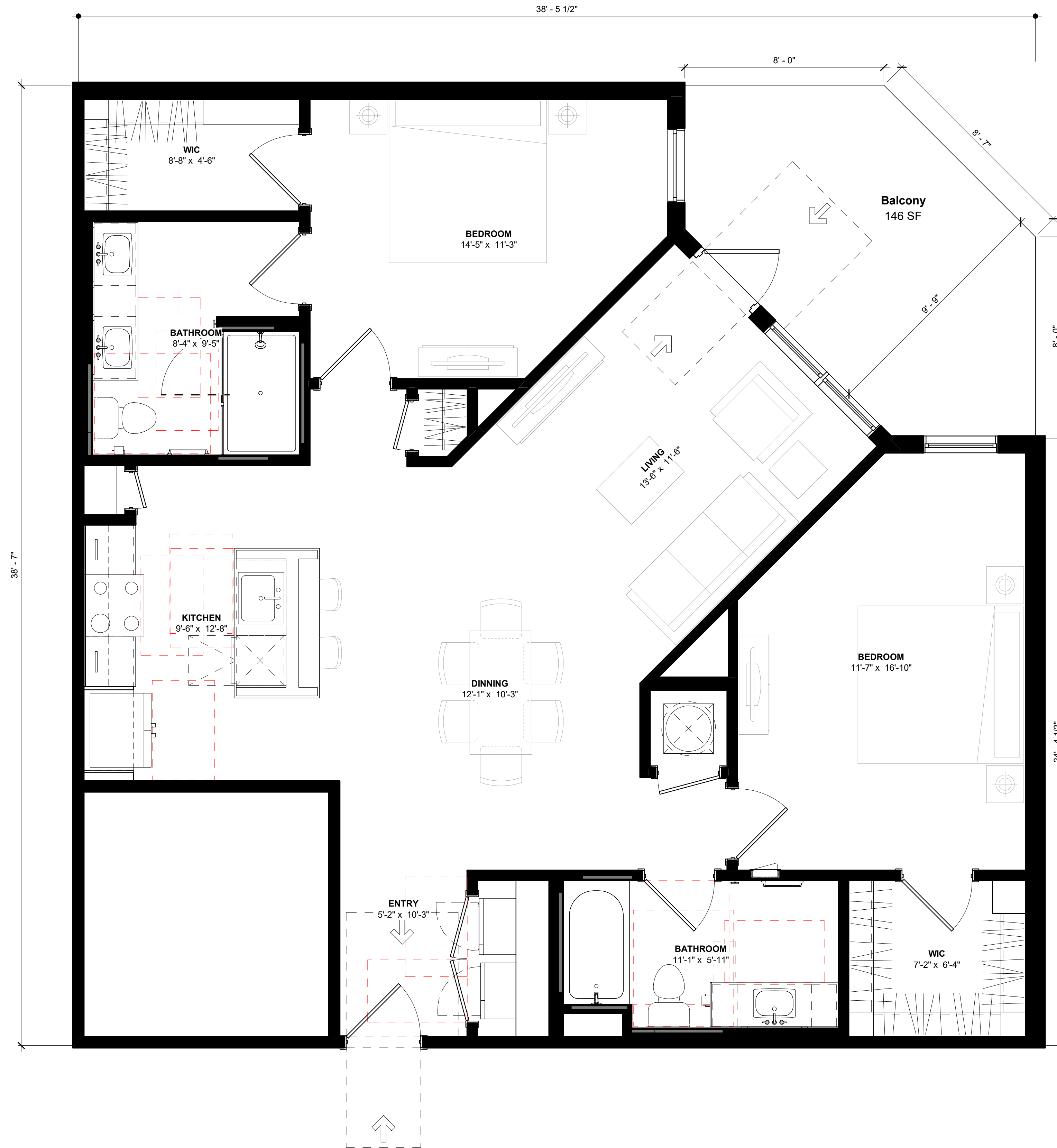


UNIT B5

03/10/2025

Medina Station Multi-Family U23

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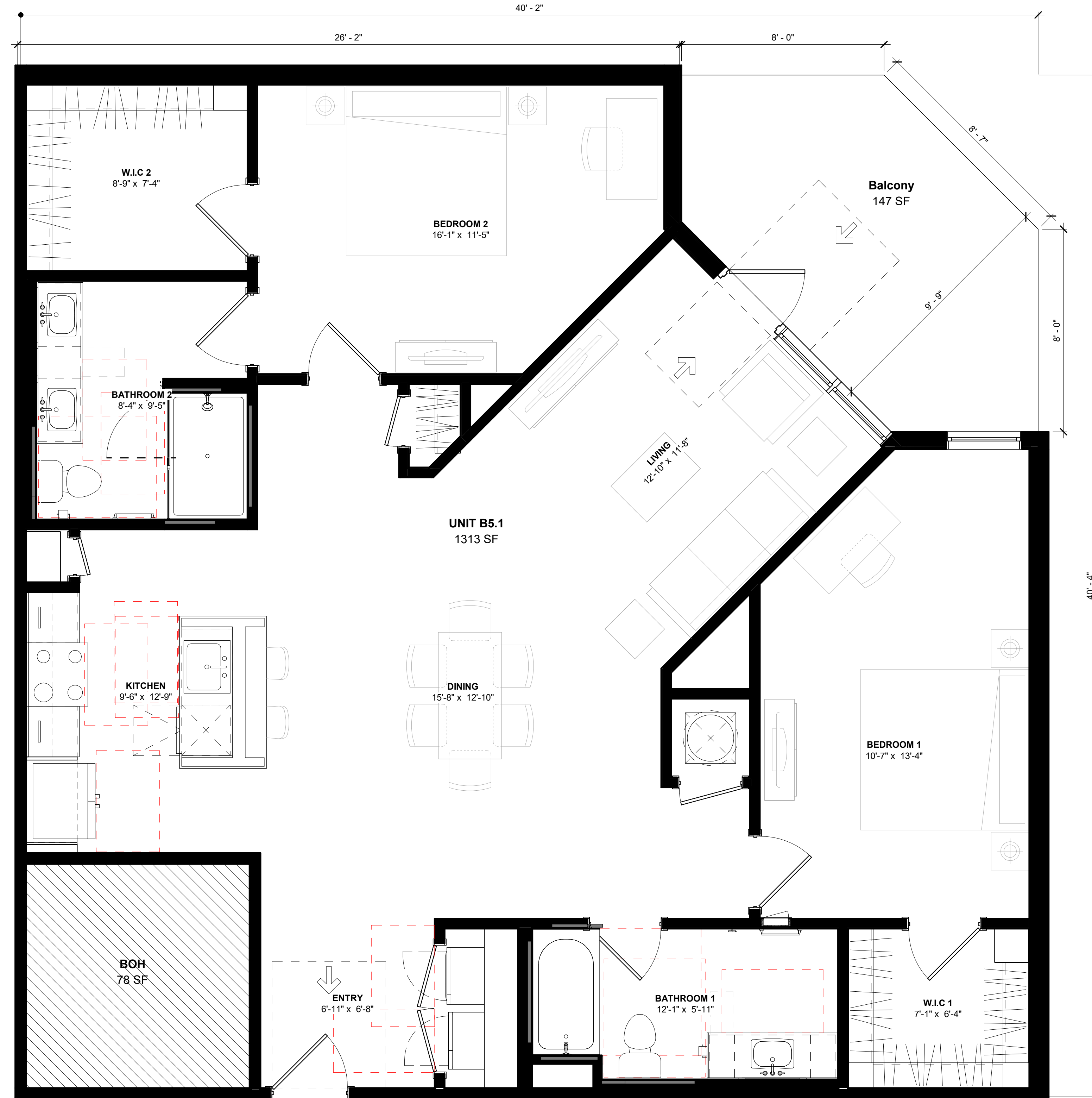


UNIT B5.1

03/10/2025

Medina Station Multi-Family U24

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ



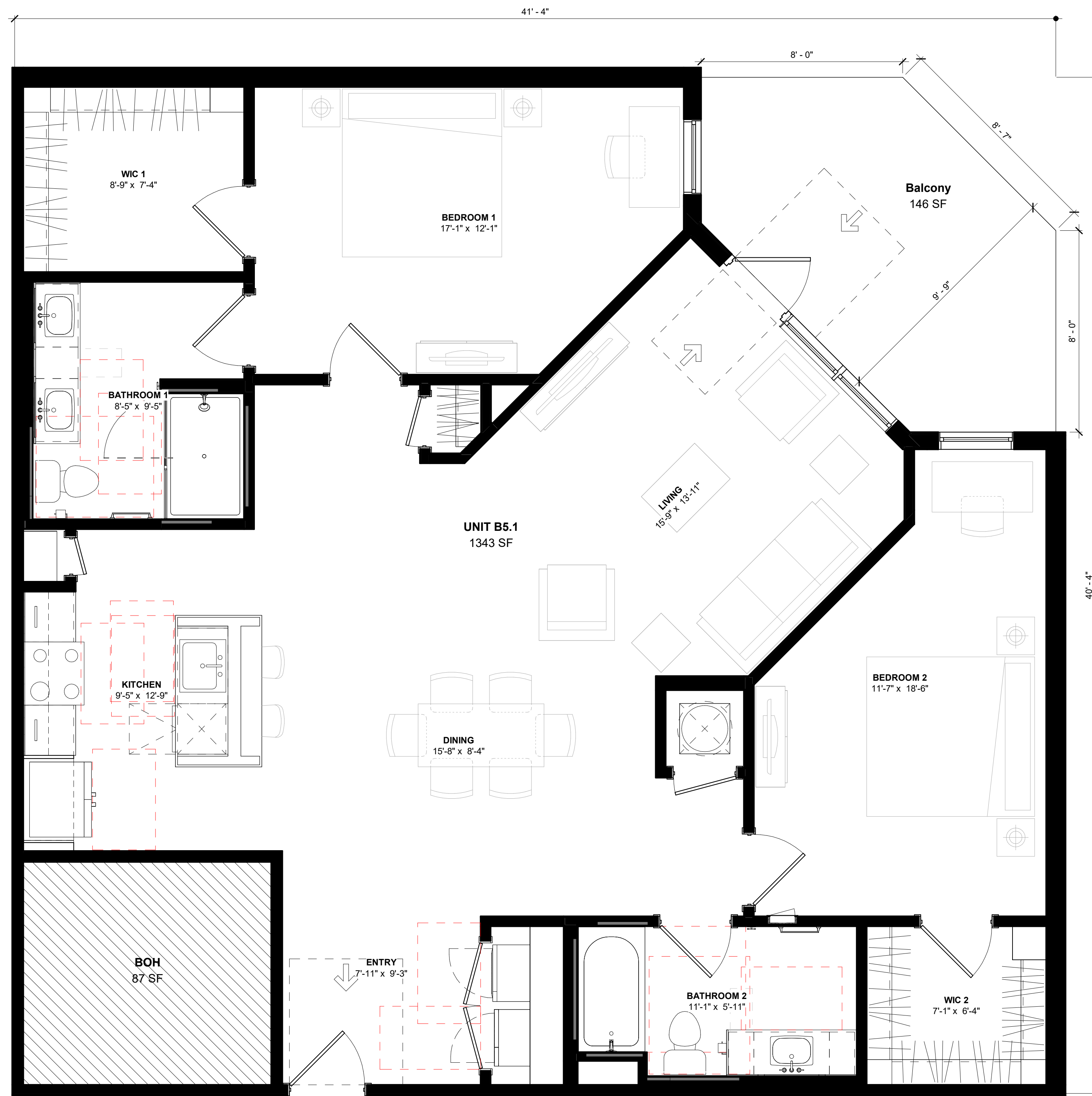


UNIT B5.2

03/10/2025

Medina Station Multi-Family U25

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ



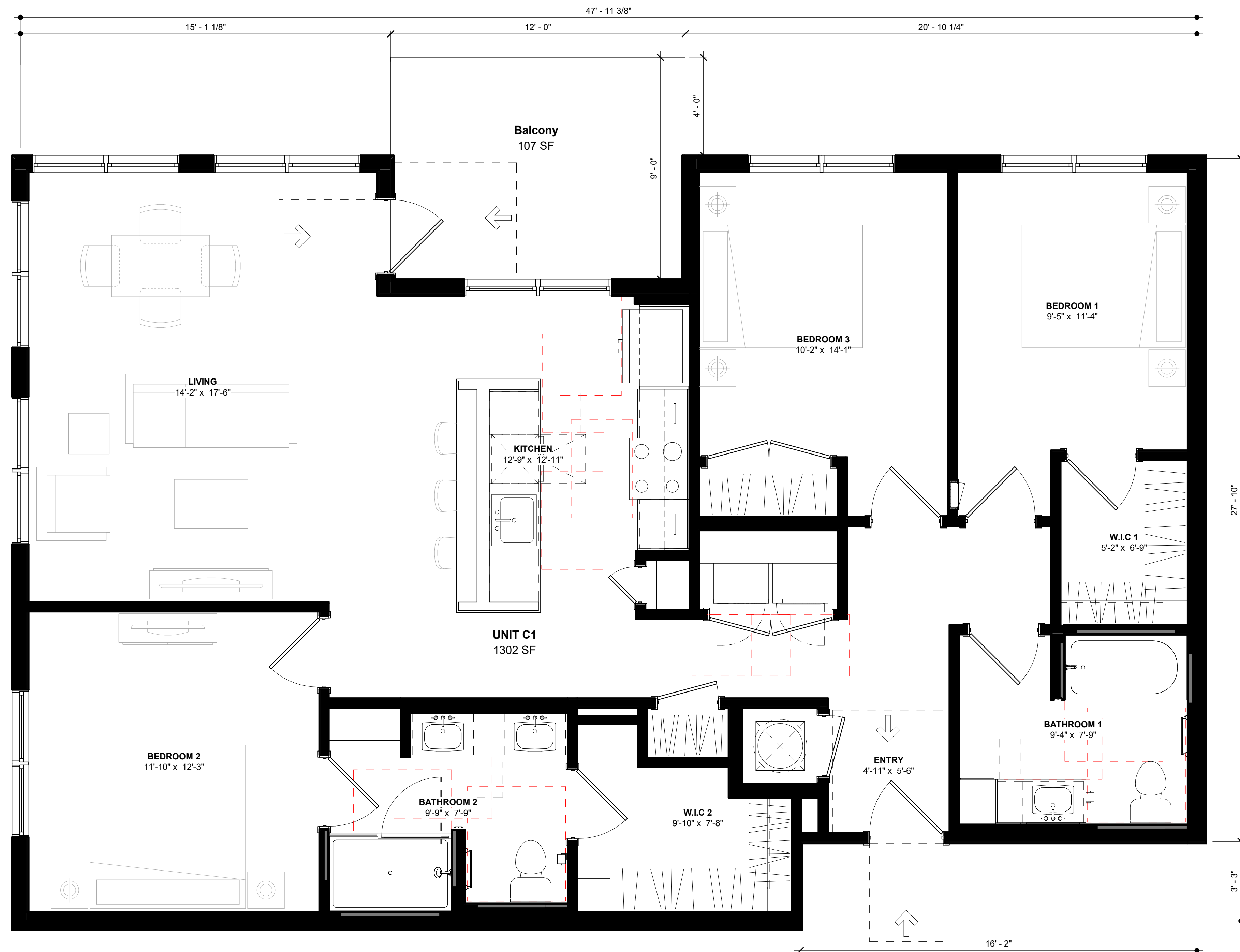


UNIT C1

03/10/2025

Medina Station Multi-Family U30

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ



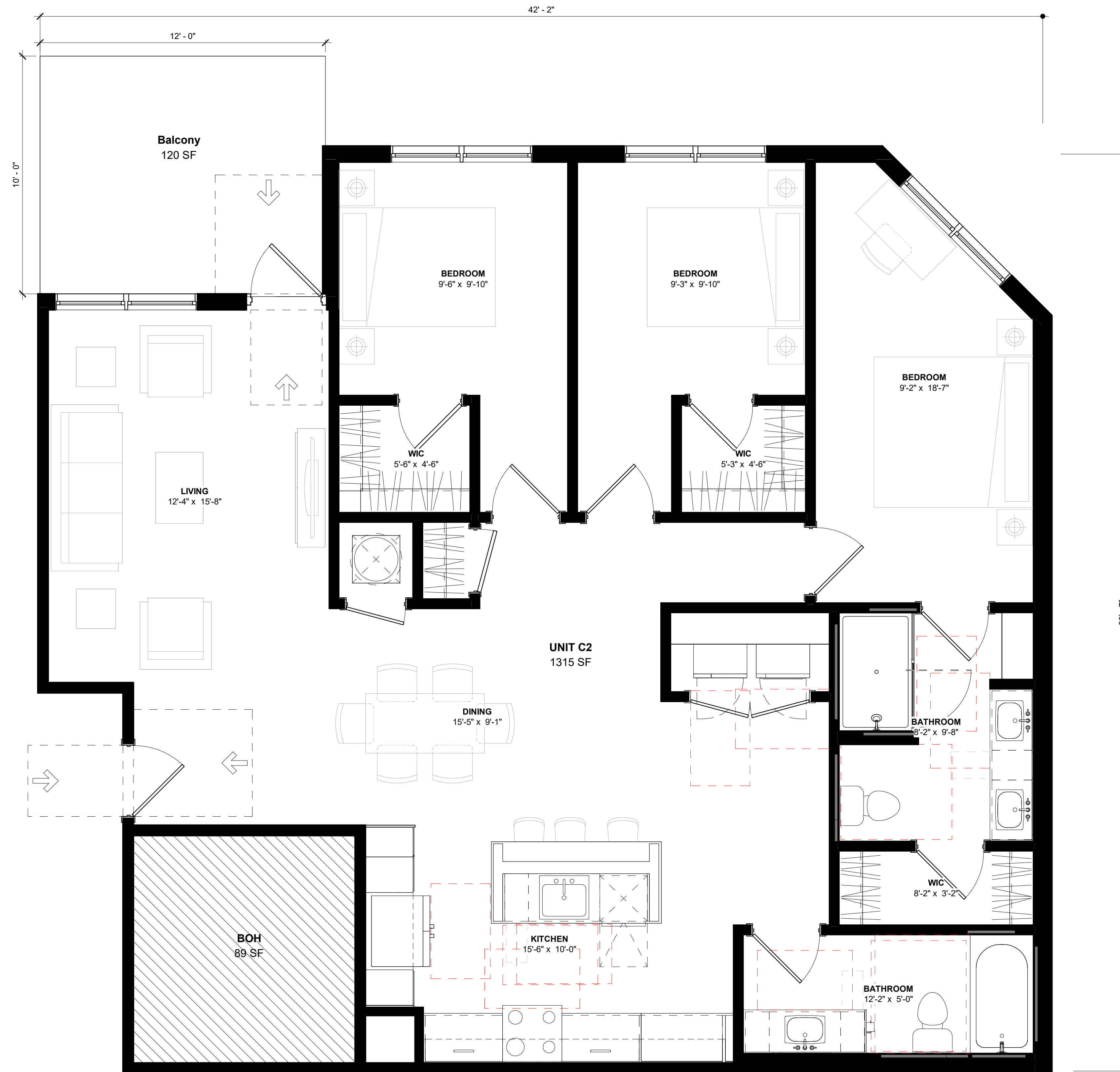


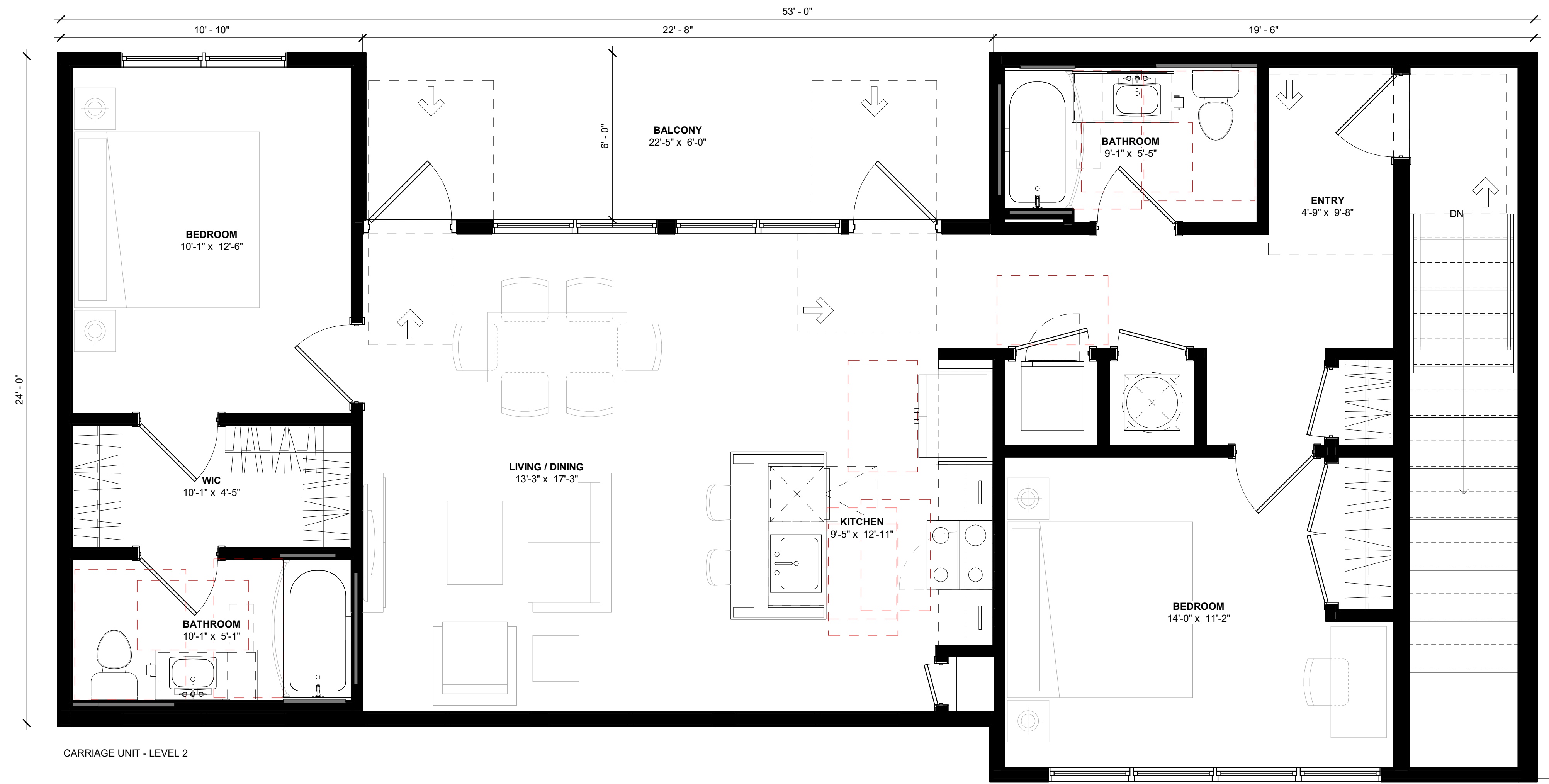
UNIT C2

03/10/2025

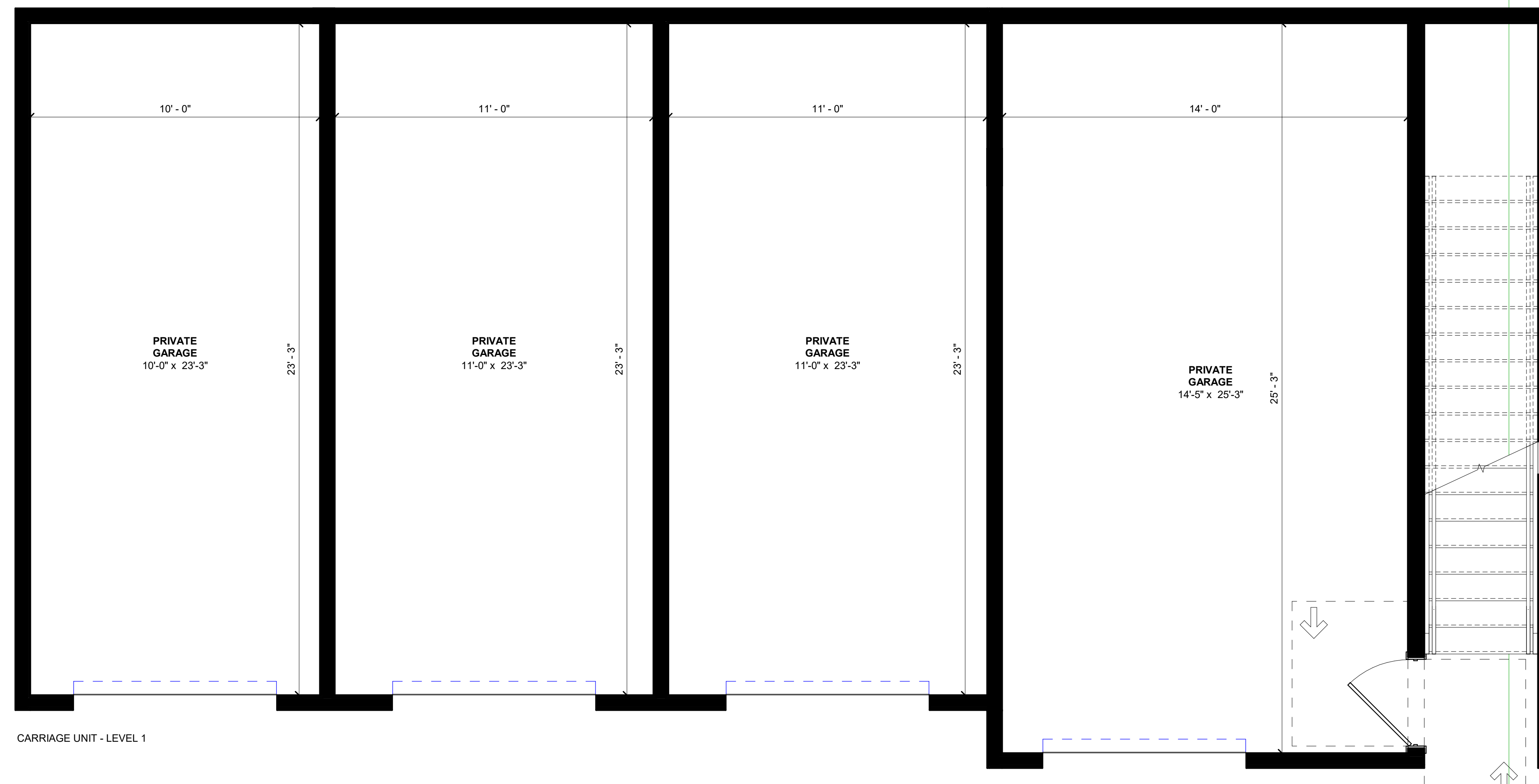
Medina Station Multi-Family U31

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CARRIAGE UNIT - LEVEL 2



CARRIAGE UNIT - LEVEL 1

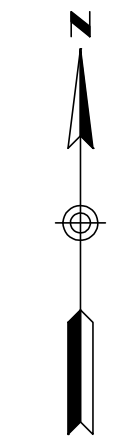
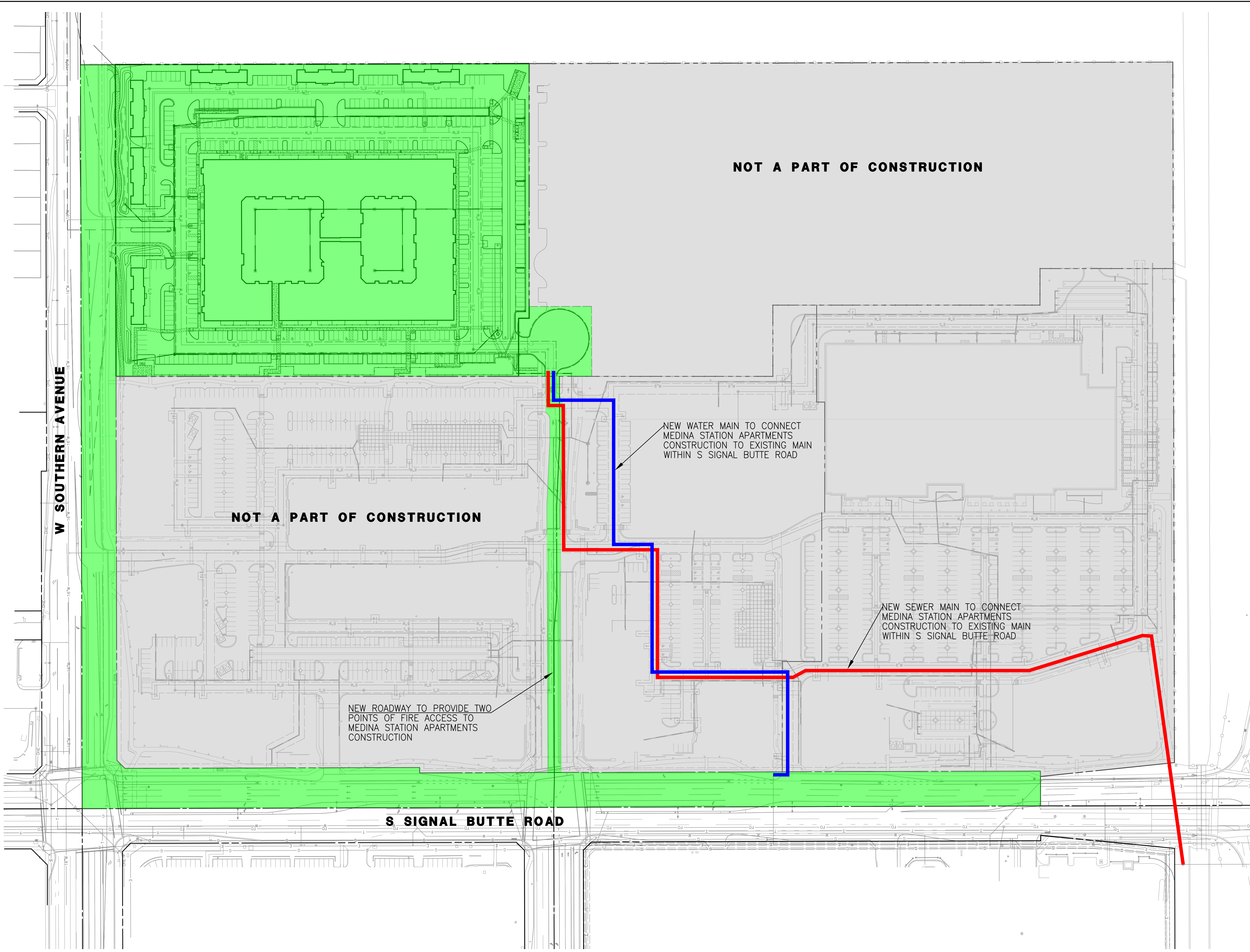


UNIT B6c

03/10/2025

Medina Station Multi-Family U41

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE. MESA, AZ



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MEDINA STATION APARTMENTS

SEC SIGNAL BUTTE ROAD & SOUTHERN AVENUE

ARIZONA 85208

CITY OF MESA

ALTERNATIVE CONSTRUCTION PLAN

Project No: 7259

Drawn/Designed By: JH

Date: 03/06/2025

Checked By:

SEAL:

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

DRAWING NO.

ACP

SHEET NO. 1 OF 1