

## GENERAL SITE PLAN NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES  
B. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.  
C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.  
D. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASUREDBACK 10'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".  
E. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".  
F. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT A LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.  
G. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.  
H. CURB AND DUSTPROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.  
I. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.  
J. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.  
K. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIM.) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.  
L. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.  
M. OMIT  
N. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCS AND TRANSFORMER, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.  
O. SMOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS

P. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 & 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.  
Q. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1 dn) WHEN MEASURED ON AN "A" WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.  
R. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY THE MESA FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE, AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.  
S. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBINGCODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (A.A.C. R-18-9-E301) WHICHEVER IS APPLICABLE.  
T. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THE PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.  
U. ALL ON-SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE.  
V. UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.  
W. REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT OF GRADE CURB, GUTTER AND SIDEWALKS ON ALL STREETS.

**I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.**

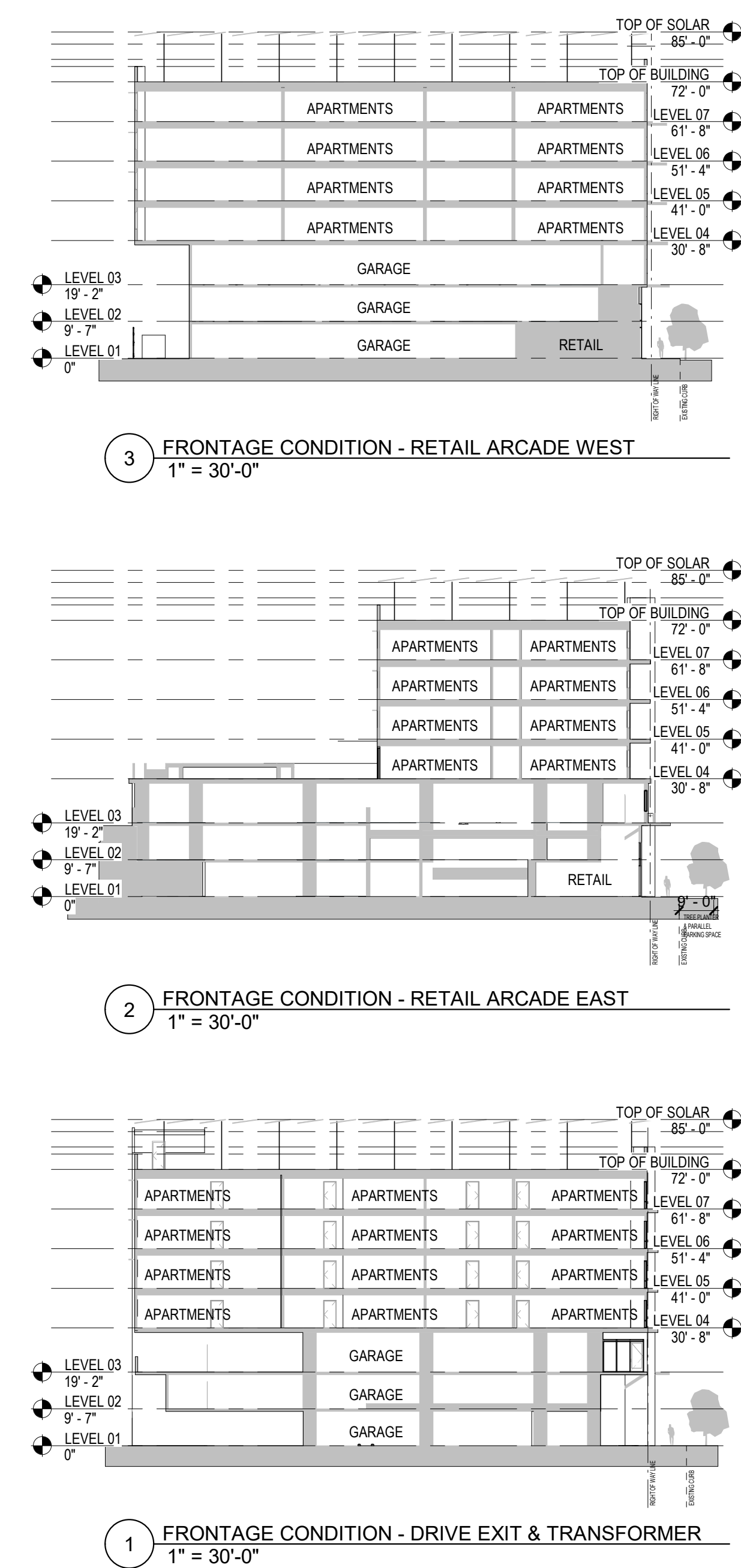
## PROJECT DATA

EXIST. ZONING: C-DT  
PROPOSED ZONING: T5MSF/MID-RISE/ARCADE  
PARKING REQ'D 1 PER DWELLING UNIT  
102 UNITS = 102 RES. PARKING  
EXIST PUBLIC PKG: 76 SPACES  
(INCLU. 3 EV, 4 ADA)  
PROPOSED PARKING 1 PER DWELLING UNIT MIN.  
127 RESIDENT PARKING SPACES  
(INCLU. 3 EV, 5 ADA)  
NEW PUBLIC PKG: 76 SPACES  
(INCLU. 3 EV, 6 ADA)  
GROSS ACREAGE: 50,815 S.F. = 1.17 ACRES  
NET ACREAGE: 38,994 SF = .895 ACRES  
DENSITY (DU/ACRE) 87.2 DU/ACRE AS ILLUSTRATED  
PROPOSED SETBACKS FYSB = 0'  
SYSB = 0'  
SYSB FRONTAGE = 0'  
RYSB = 0'  
FACADE ADDRESS BTL 85% SHOPFRONTAGE MIN.  
11.9% GIVEN TO PUE  
FRONTAGE TYPE SHOPFRONT  
VEHICULAR ENTRANCE  
GROSS BUILDING AREA 216,129 S.F.  
PROPOSED LOT COVG. 92%  
PROJECT: MIXED USE RESIDENTIAL/RETAIL  
AND PUBLIC PARKING  
PROPOSED USES MERCANTILE  
RESTAURANT  
MULTI-FAMILY RENTAL (102)  
BUSINESS OFFICE  
PROPOSED CONST: TYPE I RETAIL/GARAGE  
TYPE V RESIDENTIAL  
ALLOWED HEIGHT: 85' MAX W/LEED EQUIVALENCE  
PROPOSED HEIGHT: 85' TO TOP OF SOLAR PANELS  
72' 0" TO ROOF  
7 STORIES PLUS SOLAR PANELS  
PROPOSED FIRE PROT. FULLY SPRINKLERED

## REFUSE CALCULATION

**RESIDENTIAL CALCULATION**  
112 UNITS x 5 CY/UNIT = 56 CY RESIDENT TRASH  
56 CY TRASH COMPACTED x .33 VOLUME = 18.48 CY  
18.48 CY P.U. 1X PER WEEK. IN 3 CY CONTAINERS = 7 CONTAINERS  
18.48 CY P.U. 2X PER WEEK. IN 3 CY CONTAINERS = 4 CONTAINERS  
112 UNITS x 2 CY/UNIT (38.4 GALLON) = 22.4 CY RESIDENT RECYCLE  
22.4 CY P.U. 1X PER WEEK. IN 3 CY CONTAINERS = 8 CONTAINERS  
22.4 CY P.U. 2X PER WEEK. IN 3 CY CONTAINERS = 4 CONTAINERS  
**SOLUTION: PICKUP 2X PER WEEK**

## PROJECT SECTIONS



## ONSITE TRANSFORMER ACCOMODATION

- 29'-6" CLEARANCE TO OBSTRUCTION
- 3 HR COLUMNS, WALLS, AND LID
- OPEN SIDE AT ALLEY MANUEVERING AREA
- NEW PRIMARY FEED ROUTING AT ALLEY TO TRANSFORMERS
- EXISTING SWITCH CABINET, PRIMARY AND SECONDARIES TO MOVE PER MESA ELECTRIC
- EXISTING TRANSFORMER POSITION @ SE AND SW CORNER TO REMAIN



## ENCROACHMENT ELEMENTS REQUESTED

- BUILDING SHAPING ABOVE 18'-0" AT PEPPER PLACE FRONTAGE
- 3 SUNSHADES AT SHOPFRONTAGE
- SOLAR PANELS AS ROOFTOP APURTENANCE
- RESIDENTIAL BALCONIES ABOVE 29'-0"

## PROJECT TEAM

OWNER/DEVELOPER HABITAT METRO, LLC  
MR. TIM SPRAGUE  
844 N. 4TH AVENUE  
PHOENIX, AZ 85011  
602-300-4908  
ARCHITECT OF RECORD CCBG ARCHITECTS, INC  
MR. BRIAN CASSIDY  
102 E. BUCHANAN STREET  
PHOENIX, AZ 85004  
602-258-2211  
CIVIL ENGINEER RITOCH POWELL  
MR. STEVE LEWIS  
63 E. MAIN STREET  
SUITE 502  
MESA, AZ 85201  
602-263-1177  
LANDSCAPE ARCHITECT WERK  
JESSE WESTAD  
51 W. 3RD STREET  
SUITE 450  
TEMPE, AZ 85281  
602-429-9922  
SUSTAINABILITY CONSULT OCULUS STUDIO  
JESSE HENSEN  
221 E. INDIANOLA AVE  
PHOENIX, AZ 85012  
602-430-4264

## PROPERTY INFO

ADDRESS: 127 WEST PEPPER PLACE  
MESA, AZ 85201  
EXISTING PARCELS & RECORDING PER CHART BELOW.  
PARCELS WILL BE JOINED INTO ONE NEW PARCEL.  
GROSS ACREAGE: 38,994 SF = .895 ACRES  
ZONING: MESA FORM BASED CODE  
T5MSF  
PROJECT: MIXED USE RESIDENTIAL WITH  
GROUND FLOOR RETAIL AND  
76 PUBLIC PARKING SPACES.

APN	ZONING	S/T/R	MACR	SUBDIVISION	LOT #	AREA
138-35-056	C-DT	22 N SE	29-B	MESA ARIZONA	8	6,750 S.F.
138-35-053	C-DT	22 N SE	29-B	MESA ARIZONA	8	7,150 S.F.
138-35-054	C-DT	22 N SE	29-B	MESA ARIZONA	8	1,350 S.F.
138-35-012	C-DT	22 N SE	29-B	MESA ARIZONA	13	13,095 S.F.
138-35-011	C-DT	22 N SE	29-B	MESA ARIZONA	12	6,460 S.F.
138-35-010A	C-DT	22 N SE	29-B	MESA ARIZONA	11	6,433 S.F.
						38,994 S.F.

## PROJECT DESCRIPTION

ECO MESA is a mixed use infill residential rental community designed with sustainability and walkability in mind. Rooftop solar panels will provide over 50% of the development's energy needs, gray water capture from showers will irrigate the landscaped areas and a car share program will be available for residents. Located just one street north of the light rail in downtown Mesa, the building is located in and designed to the T5MSF transect of the form based code. The building will be constructed in the place of the 76 parking space Purple Lot, and will provide those same 76 covered public parking spaces plus additional covered parking for residents onsite in an open parking garage. The building will yield 102 rental apartment units including studios, 1 bedroom and 2 bedroom units. The structure will feature 3 parking floors of Type I C.I.P. concrete construction below the 3 hr podium slab, and 4 residential floors of Type V wood frame above the podium slab. The top of wood frame structure at roof plane will be 72'-0". A number of rooftop apurtenances in the form of stair and elevator overrun, and a sizeable array of solar panels will be constructed below the maximum allowable height of 85' per form based code. These elements will be of non-combustible construction

## APPROVAL BLOCK

VARIANCE CASE # PRA20-00450

08/13/20	1	ZONING 2ND
07/15/20		ZONING 1ST
DATE	REV	FOR
		ISSUANCE

Drawn
CL
Checked
BC
Job Number
1804
Drawing
SITE PLAN

Sheet

A1.0

