



OFF THE STREETS PROGRAM

GRAND HOTEL

6733 EAST MAIN STREET

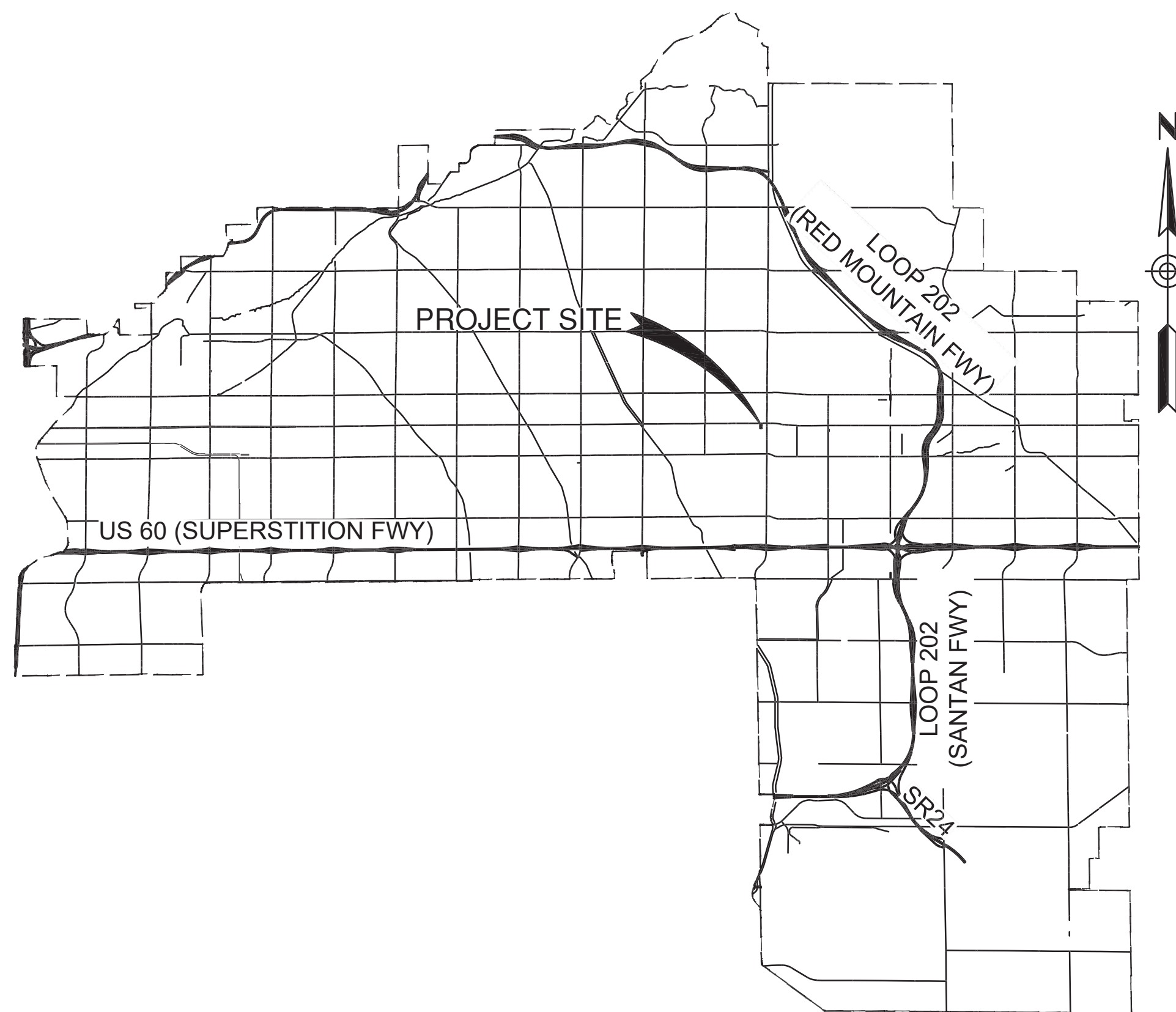
PROJECT NO. CP1130ARPA

SHEET INDEX

SHEET NO.	DESCRIPTION
1	C1 COVER SHEET
2	C2 SITE PLAN
3-6	C3-C6 EXISTING ELEVATIONS
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9	D1 DETAILS

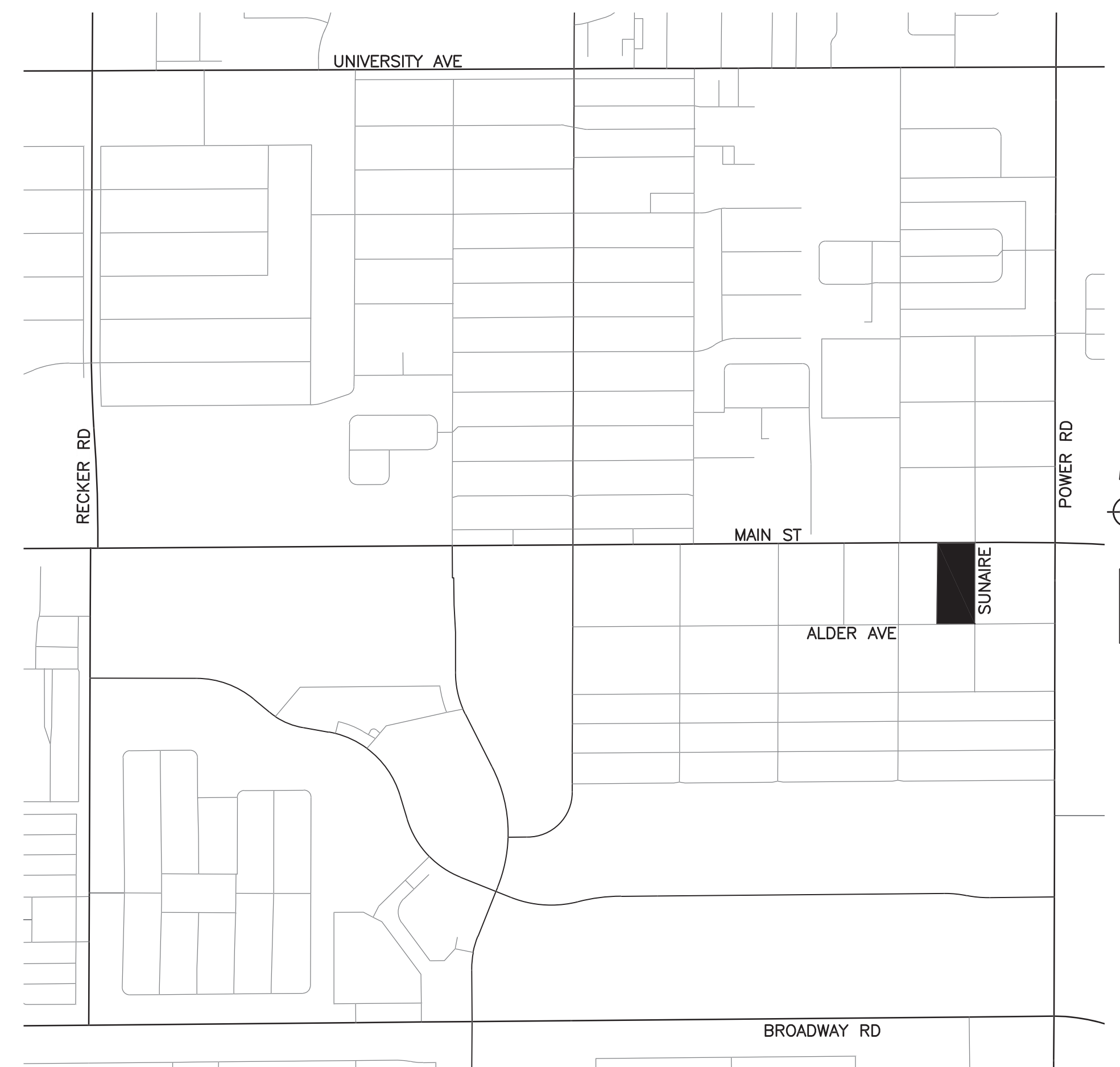
CITY OF MESA VICINITY MAP

SCALE NTS



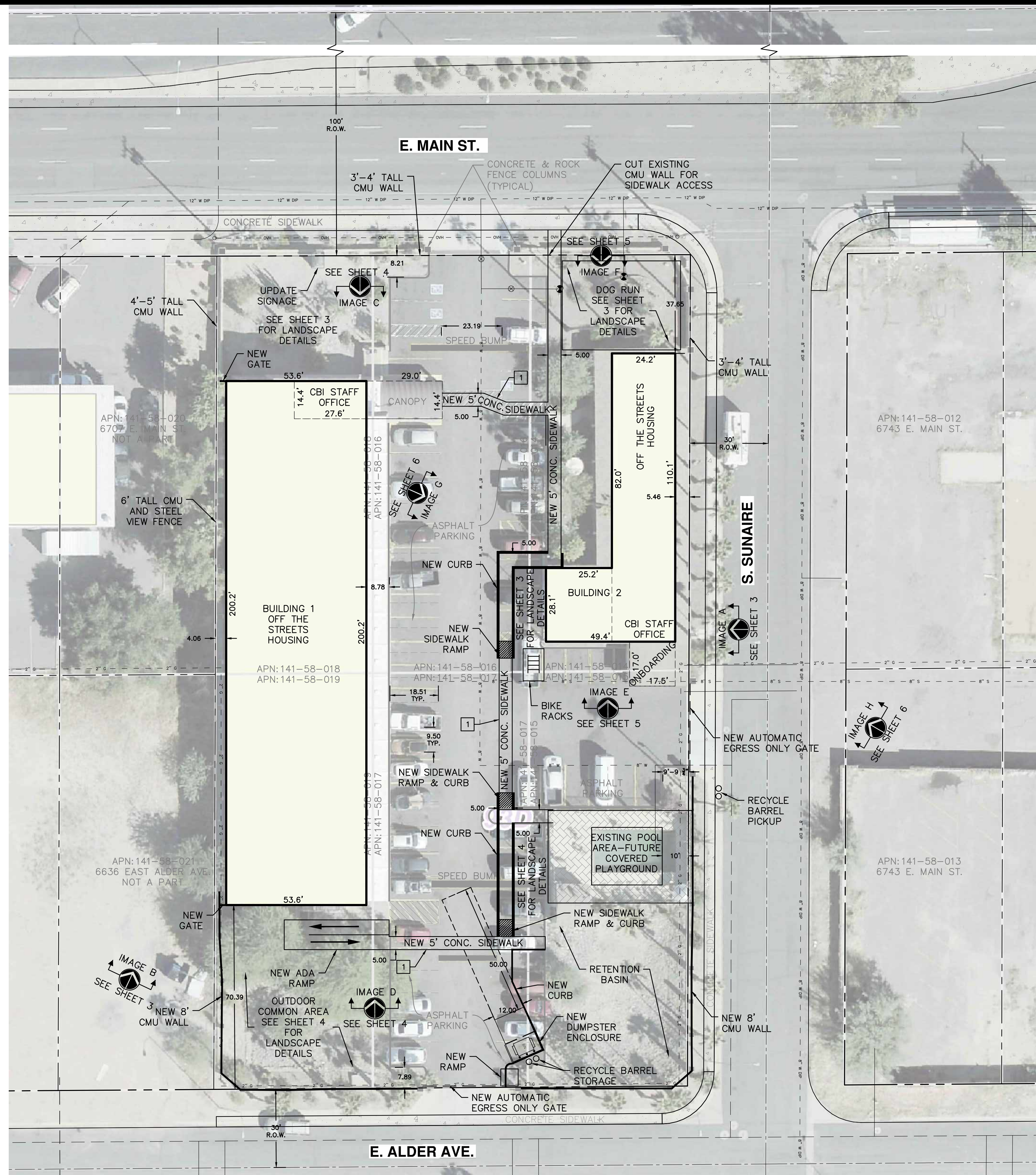
PROJECT LOCATION MAP

SCALE 1" = 600'



PRELIMINARY 60% Review NOT FOR CONSTRUCTION OR RECORDING	CITY OF MESA ENGINEERING DEPARTMENT	
	OFF THE STREETS PROGRAM	
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER	COVER	DRAWING C1
	SHEET 1 OF 9	CATALOG NUMBER: A-

F165 AC
PROJ. NO. CP1130ARPA



SCALE: 1" = 20'
 0 10 20 30 40
 NORTH
 BENCHMARK: ELEVATION= (C.O.M. DATUM)

SITE IMPROVEMENT NOTES

1. LIGHTING UPGRADES THROUGHOUT SITE
2. REMOVE/REPLACE PALM TREES WITH DENSER, NATIVE TREES
3. ADA IMPROVEMENTS AT DRIVEWAYS AND SIDEWALK RAMPS

CONSTRUCTION NOTES

1. CONCRETE CROSSWALK SHALL BE RAISED A MINIMUM OF 3-INCHES ABOVE THE VEHICLE LANE. CONCRETE SHALL HAVE EXPOSED AGGREGATE OR STAMPED FINISH AND SHALL CONTRAST IN COLOR TO THE ADJACENT DRIVE AISLE.

SOLID WASTE NOTES

1. NEW SINGLE-WIDE SOLID WASTE BIN ENCLOSURE PER MESA STANDARD DETAILS M-62.01 THRU M-62.04.2.
2. NET WIDTH ENCLOSURE OPENING DIMENSIONS PER MESA STANDARD DETAILS M-62.02.1 AND M-62.02.2, NOTE #5.
3. EACH BIN ENCLOSURE SHALL HAVE (3) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF EACH ENCLOSURE BIN. ALL SAFETY POSTS MUST BE A MINIMUM GROUND HEIGHT OF 6'. REFERENCE MESA STANDARD DETAILS M-62.02.1, M-62.04.1, AND M-62.04.2.
4. REQUIRED 50' CLEARANCE RECTANGLE DIMENSION IN FRONT OF EACH ENCLOSURE IS SHOWN ON THE SITE PLAN.
5. PLEASE REVIEW AND COMPLY WITH THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.09*. THE CITY OF MESA DETAILS CAN BE FOUND AT THE FOLLOWING WEB PAGE: [HTTPS://WWW.MESAAZ.GOV/BUSINESS/ENGINEERING/MESA-STANDARD-DETAILS-SPECIFICATIONS.](https://www.mesaz.gov/business/engineering/mesa-standard-details-specifications)

PROJECT DATA

LOT AREA:
 57,600 SF = 1.32 ACRES

SETBACKS:
 FRONT (MAIN STREET) - 15'
 STREET (SUNAIRE) - 20'
 INTERIOR SIDE (WEST PROPERTY LINE) - 30'
 REAR (SOUTH PROPERTY LINE) - 20'

BUILDING AREAS:
 BUILDING 1 - 20,890 SF
 BUILDING 2 - 4,967 SF

BUILDING HEIGHTS:
 BUILDING 1 - 23'-0" - 2 STORIES
 BUILDING 2 - 12'-9" - 1 STORY

BUILDING COVERAGE:
 ALLOWED - % OF LOT AREA
 ACTUAL = EXISTING BUILDING/LOT AREA
 (10,445 + 4,967)/57,600 = 26.7%

PARKING:
 EXISTING PARKING - 60 + 3 ADA = 63
 PROPOSED PARKING - 44 + 3 ADA = 47
 PROPOSED BICYCLE PARKING - 8

LOT COVERAGE:
 ALLOWED - 80% OF LOT AREA
 ACTUAL = EXISTING BUILDING + IMPERVIOUS AREAS/LOT AREA
 (10,445 + 4,967 + 20,704)/57,600 = 62.7%

NEW LANDSCAPE AREA:
 SOUTHWEST CORNER BUILDING 2 - 401 SF
 WEST OF PLAYGROUND AREA - 585 SF

OPEN SPACE AREA TOTAL - 16,643 SF
 LIVE PLANT MATERIAL - 5,065 SF
 5,065 SF LIVE MATERIAL/16,643 SF OPEN SPACE = 30.4%

CITY OF MESA ENGINEERING DEPARTMENT		DRAWING C2
SITE PLAN		
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER	SHEET 2 OF 9	CATALOG NUMBER: A-



IMAGE A: PROPOSED OFF THE STREETS HOUSING
(WEST BUILDING – EAST ELEVATION)



IMAGE B: PROPOSED OFF THE STREETS HOUSING
(WEST BUILDING – WEST ELEVATION)

	CITY OF MESA ENGINEERING DEPARTMENT	
	OFF THE STREETS PROGRAM	
	EXISTING ELEVATIONS	DRAWING C3
<small>DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER</small>	SHEET 3 OF 9	CATALOG NUMBER: A-
<small>F165 AC PROJ. NO. CP1130ARPA</small>		



IMAGE C: PROPOSED OFF THE STREETS HOUSING
(WEST BUILDING – NORTH ELEVATION)



IMAGE D: PROPOSED OFF THE STREETS HOUSING
(WEST BUILDING – SOUTH ELEVATION)

		CITY OF MESA ENGINEERING DEPARTMENT	
		OFF THE STREETS PROGRAM	
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER		EXISTING ELEVATIONS	DRAWING C4
		F165 AC PROJ. NO. CP1130ARPA	SHEET 4 OF 9



IMAGE E: PROPOSED CBI STAFF OFFICE AND ONBOARDING AREA
(EAST BUILDING – SOUTH ELEVATION)



IMAGE G: PROPOSED CBI STAFF OFFICE AND ONBOARDING AREA
(EAST BUILDING – NORTH ELEVATION)

		CITY OF MESA ENGINEERING DEPARTMENT	
		OFF THE STREETS PROGRAM	
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER		EXISTING ELEVATIONS	DRAWING C5
		SHEET 5 OF 9	CATALOG NUMBER: A-

F165 AC
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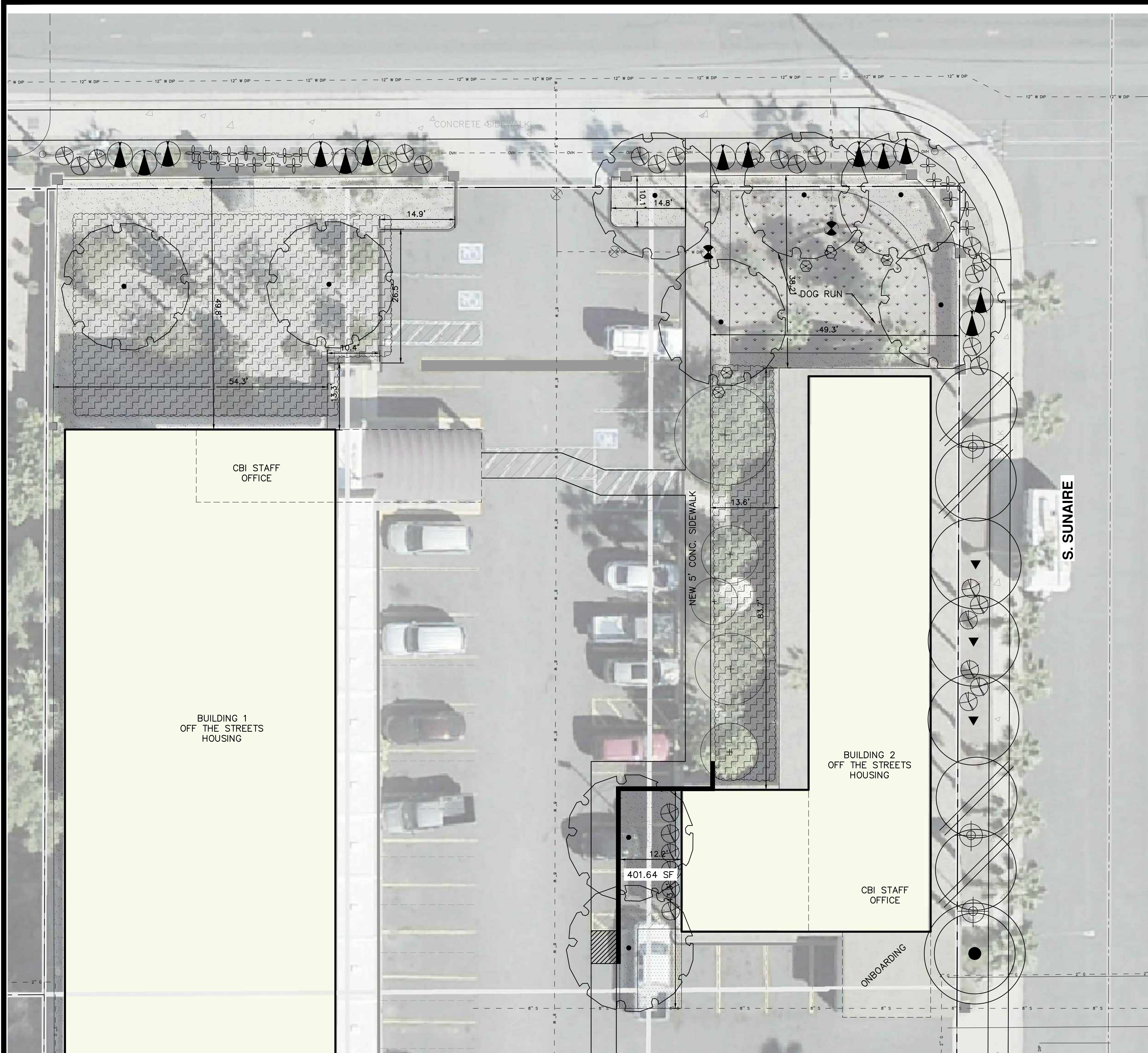


IMAGE F: PROPOSED CBI STAFF OFFICE AND ONBOARDING AREA
(EAST BUILDING - WEST ELEVATION)



IMAGE H: PROPOSED CBI STAFF OFFICE AND ONBOARDING AREA
(EAST BUILDING - EAST ELEVATION)

	CITY OF MESA ENGINEERING DEPARTMENT	
	OFF THE STREETS PROGRAM	
	EXISTING ELEVATIONS	DRAWING C6
<small>DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER</small>	SHEET 6 OF 9	CATALOG NUMBER: A-
<small>F165 AC PROJ. NO. CP1130ARPA</small>		



MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 8

PROJECT DATA

PERIMETER YARD CALCULATIONS
 MAIN ST PERIMETER LENGTH = 180 FT
 TREE REQUIREMENT (1 TREE/ 25 L.F.) - 8 REQ.
 SHRUB REQUIREMENT (6 SHRUB/ 25 L.F.) - 43 REQ.
 NEW TREES PROVIDED - 3 PROVIDED
 NEW SHRUBS PROVIDED - 37 PROVIDED
 TREE SIZES REQUIRED (25% 36" BOX, 50% 24" BOX)
 0.25 X 8 = 2-36" BOX REQUIRED - 3-36" BOX PROVIDED
 0.50 X 8 = 4-24" BOX REQUIRED - 0-24" BOX PROVIDED

SUNAIRE PERIMETER LENGTH = 320 FT
 TREE REQUIREMENT (1 TREE/ 25 L.F.) - 13 REQ.
 SHRUB REQUIREMENT (4 SHRUB/ 25 L.F.) - 51 REQ.
 NEW TREES PROVIDED - 14 PROVIDED
 NEW SHRUBS PROVIDED - 30 PROVIDED
 EXST SHRUBS TO REMAIN - 2 TO REMAIN
 TREE SIZES REQUIRED (25% 36" BOX, 50% 24" BOX)
 0.25 X 13 = 4-36" BOX REQUIRED - 1-36" BOX PROVIDED
 0.50 X 13 = 7-24" BOX REQUIRED - 13-24" BOX PROVIDED
 3 EXISTING PINEAPPLE PALMS TO REMAIN

ALDER PERIMETER LENGTH = 180 FT
 TREE REQUIREMENT (1 TREE/ 25 L.F.) - 7 REQ.
 SHRUB REQUIREMENT (4 SHRUB/ 25 L.F.) - 29 REQ.
 NEW TREES PROVIDED - 7 PROVIDED
 NEW SHRUBS PROVIDED - 24 PROVIDED
 TREE SIZES REQUIRED (25% 36" BOX, 50% 24" BOX)
 0.25 X 7 = 2-36" BOX REQUIRED - 0-36" BOX PROVIDED
 0.50 X 7 = 4-24" BOX REQUIRED - 7-24" BOX PROVIDED

WEST PERIMETER
 TREE REQUIREMENT (3 TREES/ 100 L.F.) - 10 REQ.
 SHRUB REQUIREMENT (20 SHRUBS/ 100 L.F.) - 64 REQ.
 TREES PROVIDED - 0 PROVIDED - SETBACK ONLY 4 FT
 SHRUBS PROVIDED - 0 PROVIDED - SETBACK ONLY 4 FT
 SEE PROJECT NARRATIVE FOR BIZ OVERLAY REQUEST

INTERIOR PARKING LOT CALCULATIONS
 NUMBER OF PARKING STALLS: 46 PROVIDED
 TREE REQUIREMENT (1 TREE/ 8 STALLS) - 6 REQ.
 SHRUB REQUIREMENT (3 SHRUB/ 8 STALLS) - 16 REQ.
 TREES PROVIDED - 0 PROVIDED - NO PARKING ISLANDS
 SHRUBS PROVIDED - 0 PROVIDED - NO PARKING ISLANDS
 SEE PROJECT NARRATIVE FOR BIZ OVERLAY REQUEST

FOUNDATION AREA CALCULATIONS
 BUILDING 1 LENGTH: 508 L.F.
 TREE REQUIREMENT (1 TREE/ 50 L.F.) - 11 REQ.
 SHRUB REQUIREMENT (6 SHRUB/ 50 L.F.) - 61 REQ.
 TREE PROVIDED - 4 PROVIDED
 SHRUB PROVIDED - 15 PROVIDED
 TREE SIZES REQUIRED (10% 36" BOX, 90% 24" BOX)
 0.1 X 11 = 2-36" BOX REQUIRED - 2-36" BOX PROVIDED
 0.9 X 11 = 9-24" BOX REQUIRED - 0-24" BOX PROVIDED
 EXISTING, MATURE MESQUITES TO REMAIN (SOUTH SIDE)

BUILDING 2 LENGTH: 353 L.F.
 TREE REQUIREMENT (1 TREE/ 50 L.F.) - 8 REQ.
 SHRUB REQUIREMENT (6 SHRUB/ 50 L.F.) - 43 REQ.
 TREE PROVIDED - 17 PROVIDED
 SHRUB PROVIDED - 16 PROVIDED
 0.1 X 8 = 1-36" BOX REQUIRED - 4-36" BOX PROVIDED
 0.9 X 8 = 7-24" BOX REQUIRED - 13-24" BOX PROVIDED
 EXISTING TREES TO REMAIN (WEST SIDE)
 SEE PROJECT NARRATIVE FOR BIZ OVERLAY REQUEST

SITE IMPROVEMENT NOTES

LANDSCAPE PLANT LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	PROSOPIS VELUTINA VELVET MESQUITE	36" BOX	2
	PISTACIA 'RED PUSH' RED PUSH PISTACHE	36" BOX	12
	QUERCUS FUSIFORMIS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK	24" BOX	8
	CASEALPINIA CACALACO CASCALOTE	24" BOX	10
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	24" BOX	11

ACCENTS/SHRUBS/GROUNDCOVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL	13
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	20
	PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL	19
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	32

ACCENTS/SHRUBS/GROUNDCOVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	EXISTING PALM PROTECT IN PLACE	VARIABLES
	EXISTING TREE PROTECT IN PLACE	VARIABLES
	EXISTING LANDSCAPE PROTECT IN PLACE	VARIABLES
	EXISTING CACTUS SALVAGE	VARIABLES

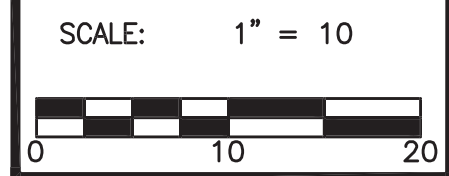
HARDSCAPE

	1/2" MINU DECOMPOSED GRANITE, MADISON GOLD, 3" DEEP
	3/8" SCREENED DECOMPOSED GRANITE, APACHE BROWN, 3" DEEP
	4-8" RIP RAP, TABLE MESA BROWN
	ARTIFICIAL TURF

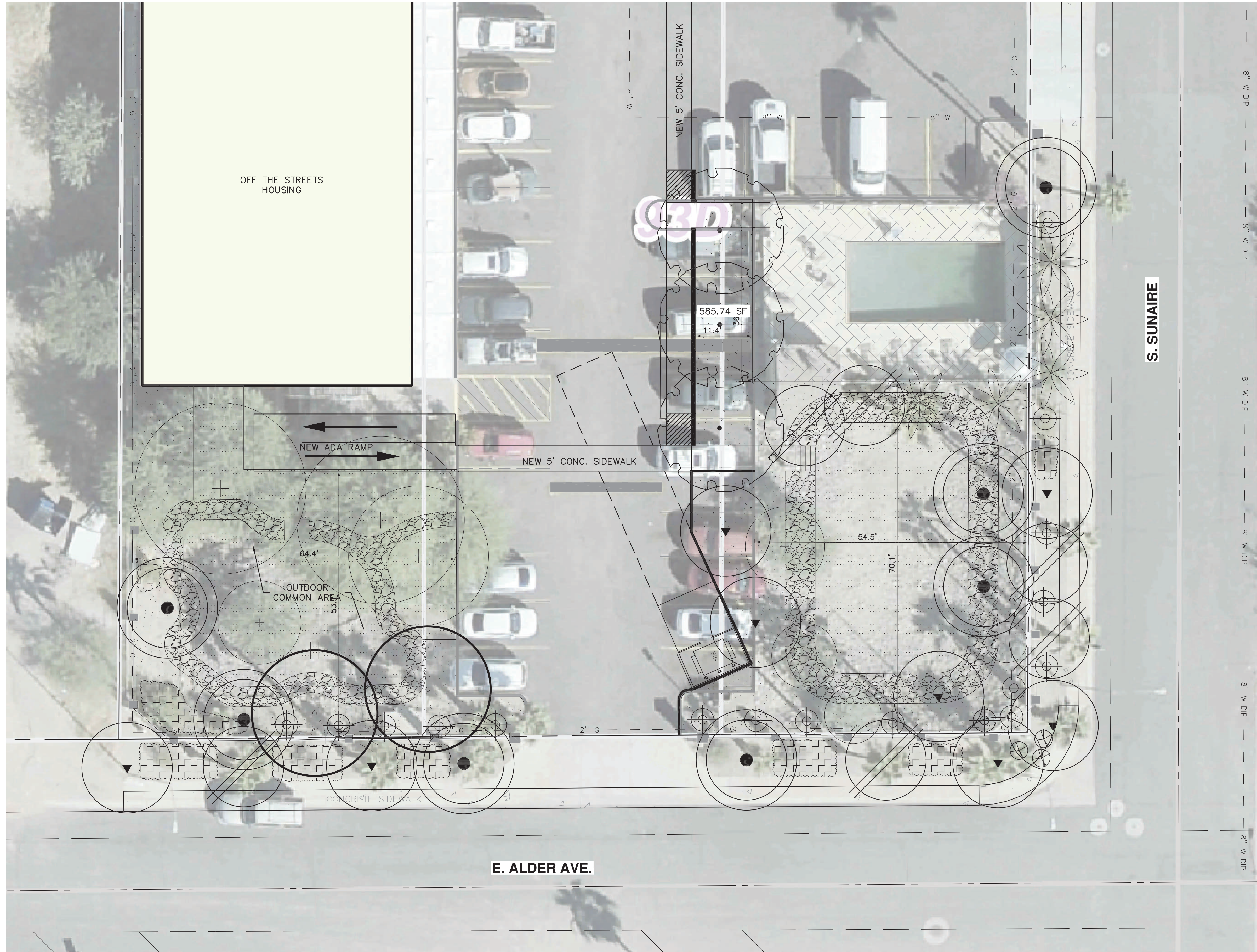
CITY OF MESA ENGINEERING DEPARTMENT	
OFF THE STREETS PROGRAM	
LANDSCAPE PLAN	DRAWING L1
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER	SHEET 7 OF 9
F165 AC PROJ. NO. CP1130ARPA	CATALOG NUMBER: A-

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 7



BENCHMARK:
ELEVATION= (C.O.M. DATUM)



SITE IMPROVEMENT NOTES

LANDSCAPE PLANT LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	PROSOPIS VELUTINA VELVET MESQUITE	36" BOX	2
	PISTACIA 'RED PUSH' RED PUSH PISTACHE	36" BOX	12
	QUERCUS FUSIFORMIS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK	24" BOX	8
	CAESALPINIA CACALACO CASCALOTE	24" BOX	10
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	24" BOX	11

ACCENTS/SHRUBS/GROUNDCOVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL	13
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	20
	PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL	19
	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL	32

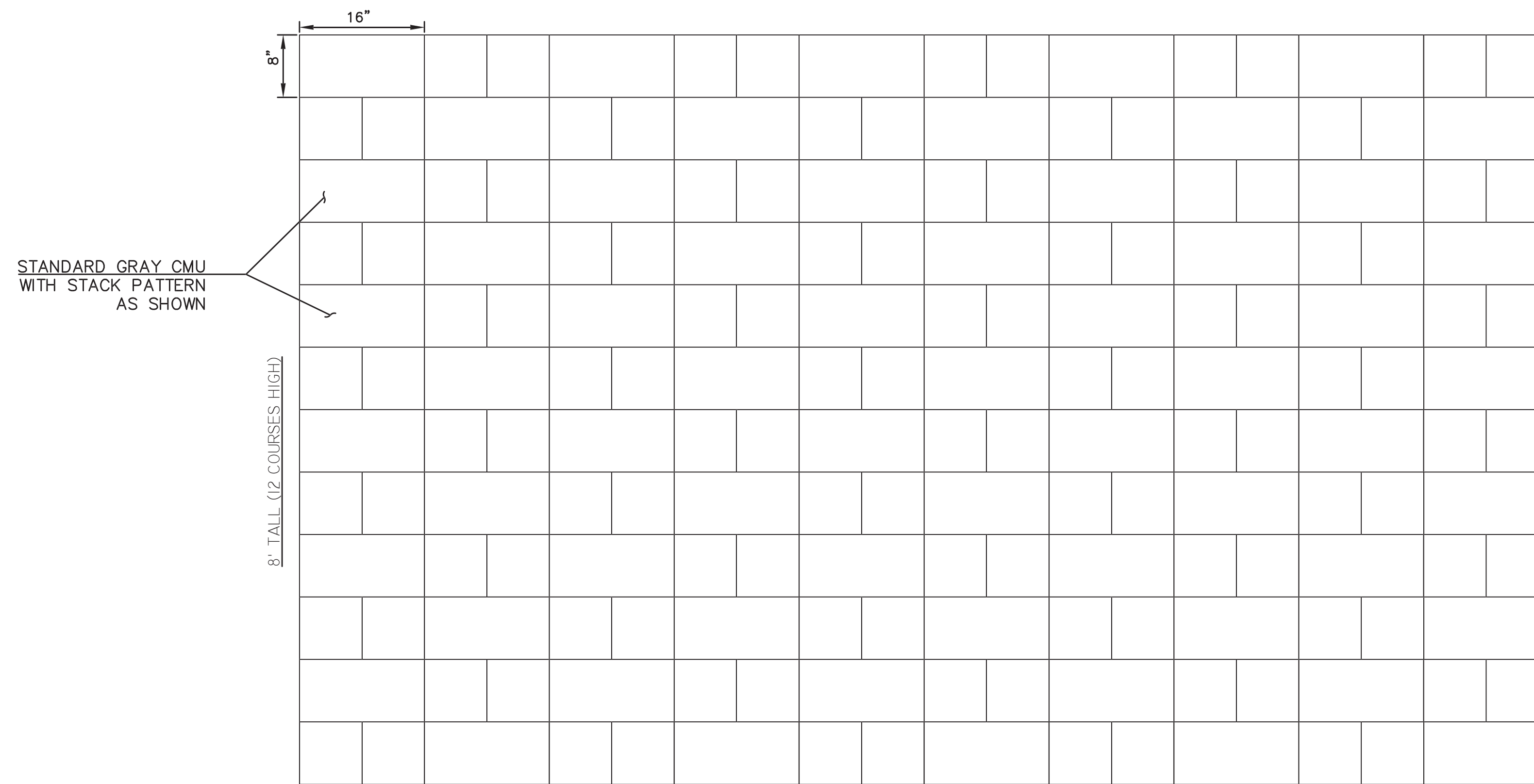
ACCENTS/SHRUBS/GROUNDCOVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	EXISTING PALM PROTECT IN PLACE	VARIES
	EXISTING TREE PROTECT IN PLACE	VARIES
	EXISTING LANDSCAPE PROTECT IN PLACE	VARIES
	EXISTING CACTUS SALVAGE	VARIES

HARDSCAPE

	2" MINU DECOMPOSED GRANITE, MADISON GOLD, 3" DEEP
	3/8" SCREENED DECOMPOSED GRANITE, APACHE BROWN, 3" DEEP
	4-8" RIP RAP, TABLE MESA BROWN
	ARTIFICIAL TURF

CITY OF MESA ENGINEERING DEPARTMENT		DRAWING L2
LANDSCAPE PLAN		
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER	SHEET 8 OF 9	CATALOG NUMBER: A-



TYPICAL CMU WALL DETAIL
NOT TO SCALE



TYPICAL BIKE RACKS

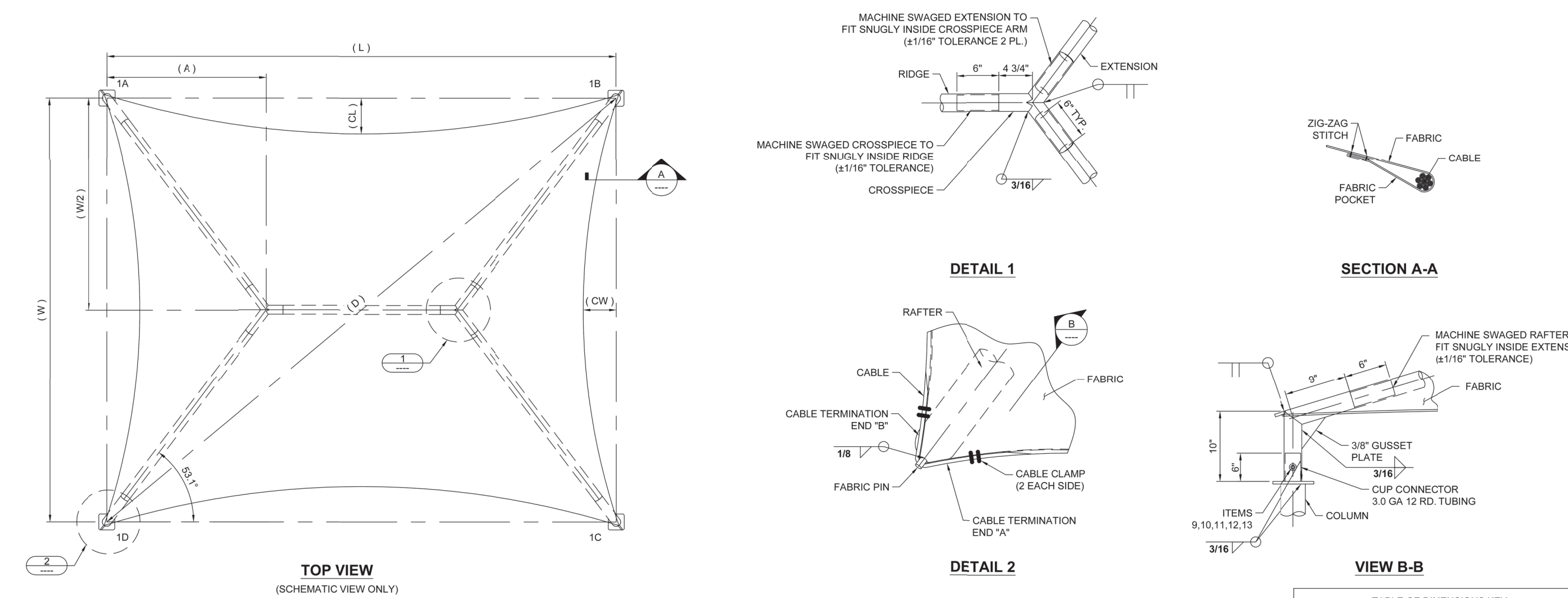
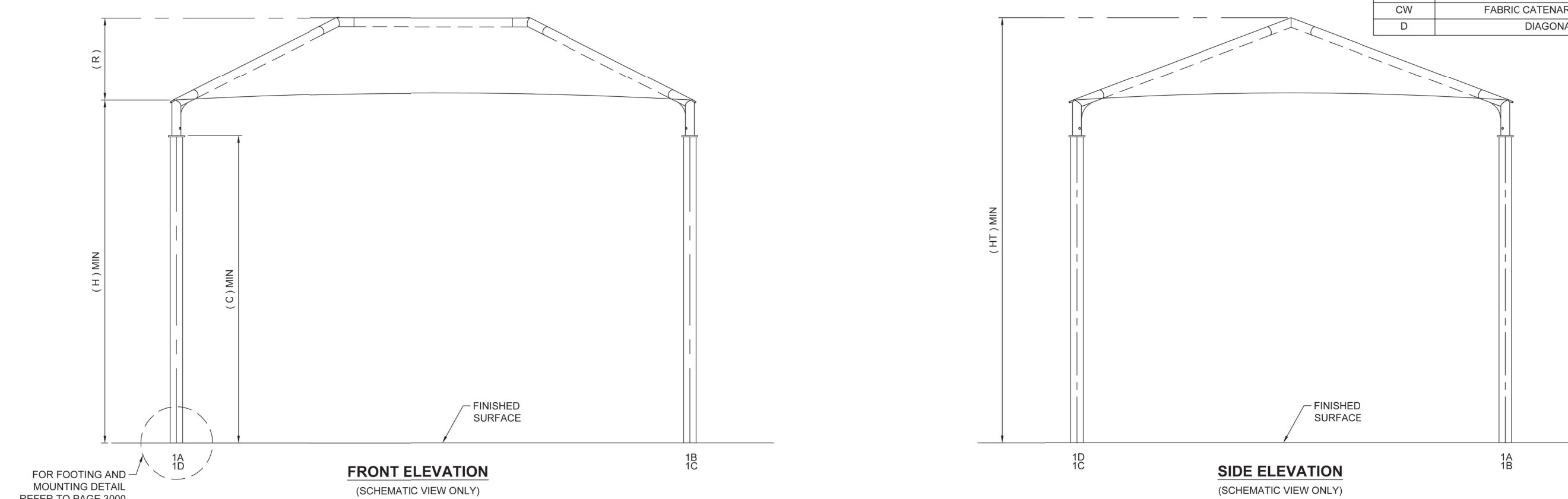


TABLE OF DIMENSIONS							
(L)	(W)	(A)	(H) MIN	(C) MIN	(R)	(HT) MIN	(CW)
27'-0"	22'-0"	8'-3"	14'-0"	13'-2"	4'-2"	18'-2"	0'-9"

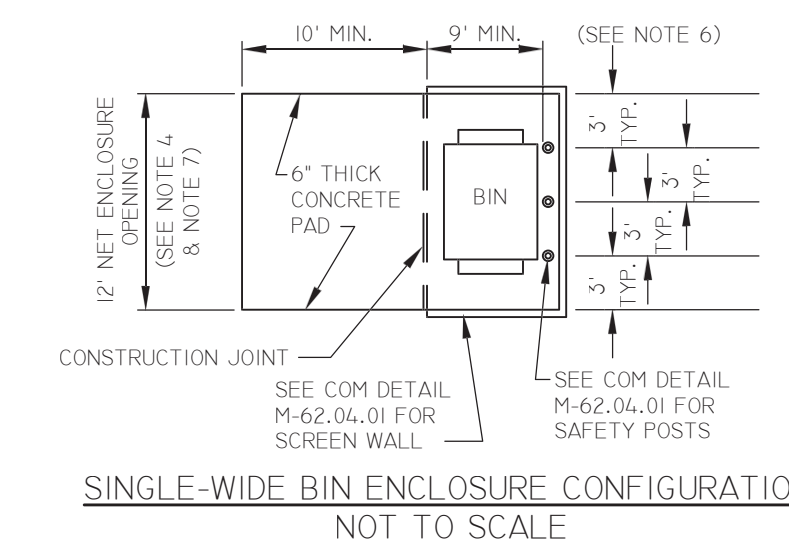
TABLE OF DIMENSIONS KEY	
L	LENGTH
W	WIDTH
A	DISTANCE FROM COLUMN TO CROSSPIECE
H	DISTANCE FROM FINISHED SURFACE TO PIN
C	DISTANCE FROM FINISHED SURFACE TO CUP
R	RAISE FROM RAFTER TO CROSSPIECE
HT	TOTAL HEIGHT
CL	FABRIC CATENARY - LENGTH
CW	FABRIC CATENARY - WIDTH
D	DIAGONAL



PLAYGROUND SHADE CANOPY DETAILS
NOT TO SCALE



TYPICAL AUTOMATIC EGRESS ONLY GATE



CITY OF MESA ENGINEERING DEPARTMENT		DRAWING D1
DETAILS		
DRAWN BY: J. GLON ENGINEER: B. BORDER APPROVED BY: B. BORDER		
F165 AC PROJ. NO. CP1130ARPA	SHEET 9 OF 9	CATALOG NUMBER: A-