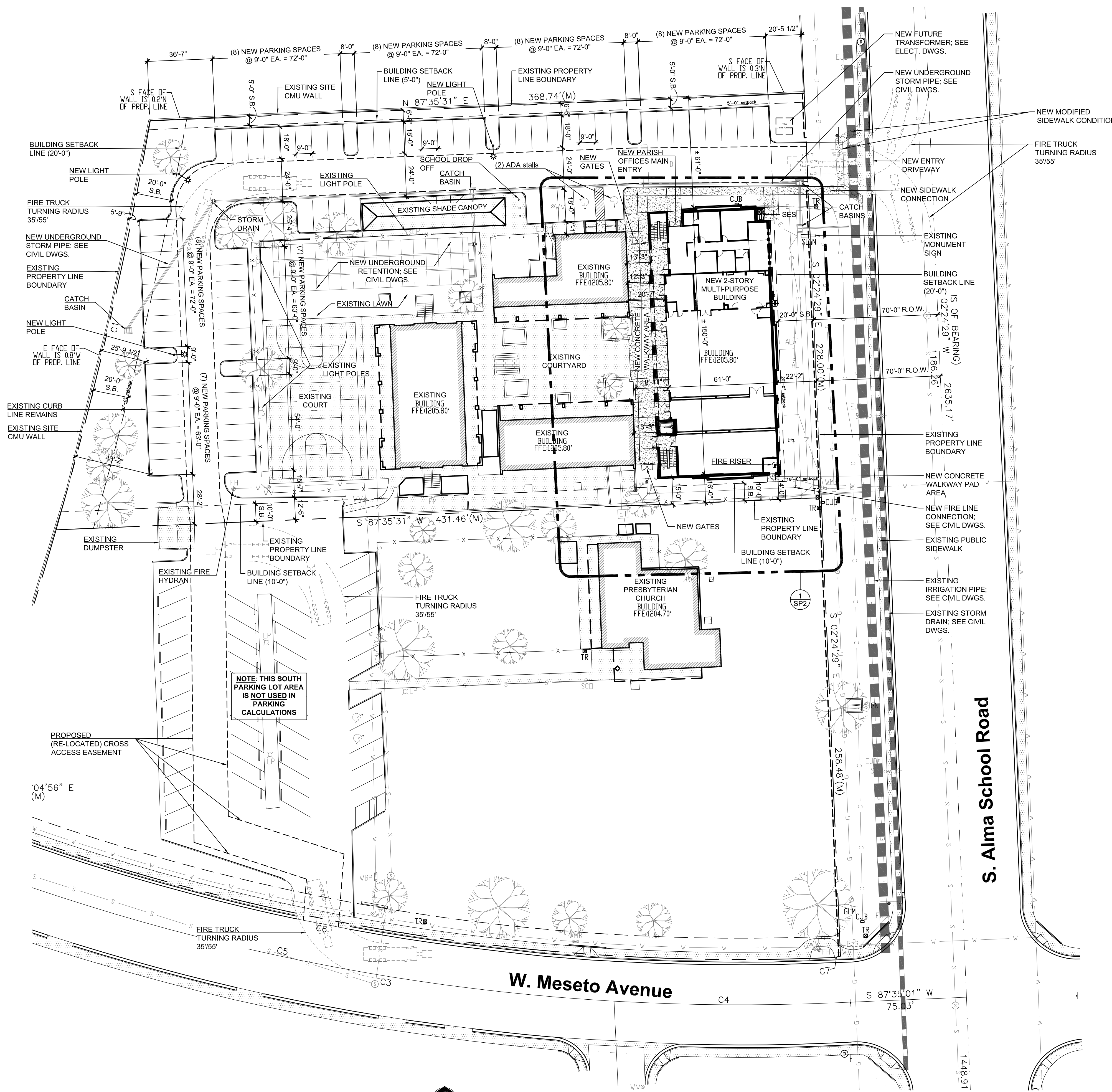


MZO STANDARDS:	SCIP STANDARDS:
MINIMUM YARD SETBACKS PER R1-6 (TABLE 11-5-3.A.1)	
FRONT/STREET = 10'-0" REQ'D	20'-0" PROVIDED
REAR = 20'-0" REQUIRED	20'-0" PROVIDED
INTERIOR SIDE (MIN. EITHER SIDE) = 5'-0" REQUIRED	5'-0" PROVIDED AT NORTH SIDE
INTERIOR SIDE (AGGREGATE OF 2 SIDES) = 15'-0" TOTAL	15'-0" PROVIDED TOTAL SIDES (5'-0" NORTH + 10'-0" SOUTH)
ON-SITE PARKING; CHAPTER 32	
TABLE 11-32-2-H-1 STALL WIDTHS: 9'-0" X 18'-0" W / 24'-0" AISLES	STALL WIDTHS: 9'-0" X 18'-0" W / 24'-0" AISLES ARE PROVIDED
LANDSCAPING; CHAPTER 33	
INTERIOR PARKING LOT LANDSCAPING; SECTION 11-33-4: LANDSCAPE ISLAND @ EVERY 8 SPACES	WE HAVE PROVIDED A LANDSCAPE ISLAND @ EVERY 8 SPACES PER SECTION 11-33-4
PERIMETER LANDSCAPING; CHAPTER 33	
LANDSCAPE YARD PER TABLE 11-5-3 & SECTION 11-33-3	SCIP PROPOSAL
FRONT: 15'-0" REQUIRED (ALMA SCHOOL RD)	FRONT: 15'-0" PROVIDED (ALMA SCHOOL RD)
SIDE: 20'-0" REQUIRED (NORTH)	SIDE: 5'-0" PROVIDED (NORTH)
SIDE: 15'-0" REQUIRED (SOUTH)	SIDE: 10'-0" PROVIDED (SOUTH)
REAR: 20'-0" REQUIRED (WEST)	REAR: (RANGES) (5'-9" TO THE NARROWEST PORTION)
	EVEN THOUGH WE ARE NOT MEETING SOME OF THE LANDSCAPE YARD SETBACKS PER THE M.Z.O. CRITERIA, WE ARE RE-LANDSCAPING ALL EXISTING PERIMETER AREAS (SEE LANDSCAPE PLANS FOR MORE DETAILED PLANTING AND CALCULATION INFORMATION).
FOUNDATION BASE; SECTION 11-33-5	
15'-0" WIDE AT PUBLIC ENTRANCES REQUIRED.	20'-0" WIDE AT PUBLIC ENTRY PROVIDED.
10'-0" WIDE AT EXTERIOR WALLS ADJACENT TO PARKING REQUIRED.	12'-0" WIDE AT EXTERIOR WALLS ADJACENT TO PARKING PROVIDED.
5'-0" WIDE AT WALLS ADJACENT TO DRIVE AISLES REQUIRED	15'-0" WIDE AT WALLS ADJACENT TO DRIVE AISLES PROVIDED.



NEW SITE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60' 120'

PROJECT DATA:

Project Address:
St. Timothy Roman Catholic Parish
2520 S. Alma School Road, Mesa AZ 85210

APN (Parcel #): 305-07-563B
Zoning: R1-6 - religious worship with Dobson Ranch PAD Overlay

Site Area: ± 90,733 sf or ± 2.08 acres

MCR: 181-45
S/T/R: 5 1S 5E
Lot Coverage: 50 % max allowed
Lot Coverage: 23.7% provided

Project Description:
Providing a new 2-story multi-purpose building that will serve the K-8 campus community. The new building contains parish offices, school cafeteria, library, music room on the first floor, and classrooms on the second floor.

Building Height Allowed: 30'-0" aff (max.)
Building Height Provided: ± 30'-0" aff (top of parapet) ± 36'-0" aff (top of ridge / 'pediment' architecture features)

Building Areas:

1st Floor:
Gross Floor Area 9,015 sf
Parish Offices 1,840 sf
Cafeteria / Music / Library 5,022 sf

2nd Floor:
Gross Floor Area 9,200 sf
Classrooms 6,017 sf

Total Gross Floor Area All Floors: 18,215 sf
Total Area "under roof": ± 10,340 sf (includes popouts / canopies)

Building Setbacks:
South Alma School Road = 20'-0" (arterial)
Rear Yard = 20'-0"
Side Yards = 5'-0" / 10'-0"

Parking Calculations:
Parish Offices (School, Kindergarten through 9th grade)
1 / 75 sf (assembly) @ 2,700 sf
36 spaces Required

1 / 600sf @ 26,240 sf (all campus buildings)
44 Spaces Required
36 + 44 = 80 Spaces Total Required
69 Space Provided on-site
(2) of which are ADA stalls

Parking Calculations Comparisons:
(Existing parking with current angled spaces) = 66 Spaces on-site

(Revised parking with 90 degree angle parking) = 69 Spaces Provided

REGISTERED ARCHITECT
VINCENT P. DIBELLA
ARIZONA U.S.A.
EXPIRES 3-31-2023

adaptive
ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa AZ 85204
480 655-0633
www.adaptivearchitectsinc.com

Phase: **CONSTRUCTION DOCS**

ST. TIMOTHY CATHOLIC SCHOOL
2520 S. ALMA SCHOOL RD.
MESA, AZ 85210

NEW SITE PLAN

Project Number: 2223	Revision Date:	Sheet Number: SP1
Date: 8/07/2023		