

139-41-020A

EXISTING DRIVEWAY

EXISTING DRIVEWAY

139-41-021A

EXISTING DRIVEWAY

139-41-022A

EXISTING DRIVEWAY

139-41-045

EXISTING 4' HIGH CMU FENCE 26 L.F.

EXISTING 6' HIGH CMU FENCE

5' LANDSCAPE STRIP (DIP) REQUIRED

134.40'

LANDSCAPE AREA

REMOVE EXISTING CURB & SIDEWALK TO REPAIR NEW DRIVEWAY PER PERMITS

8'-0"

5'-0"

134.40'

LANDSCAPE AREA

50.00'

20'-0"

12'-0"

12' CONCRETE DRIVE (DIP) REQUIRED

(DIP) REQUIRED TO DELETE FOUNDATION BASE

LANDSCAPING

CONCRETE PAVED PARKING LOT

NEW 6' HIGH CMU FENCE

4' HIGH CMU SCREEN WALL

5' SIDEWALK

LINE OF PRE MFR PARKING CANOPY ABOVE

50.00'

34 S.F. PORCH AREA

BICYCLE PARKING (MIN. (3) BICYCLES)

2 BD DUPLEX 1380 SQ FT (2 STORY)

(4) 9'X18" PARKING SPACES (DIP) REQUIRED

NEW 6' HIGH CMU FENCE

SOLID WASTE BARREL LOCATION 53"W X 48"D TYPICAL FOR (4) PLACED IN STREET

NEW 8' PUFFE TO BE DEDICATED

4' HIGH CMU SCREEN WALL

A/C CONDENSERS

(4) SPACES @ 9'-0"

NEW 6' HIGH CMU FENCE

8'-0"

5' LANDSCAPE STRIP (DIP) REQUIRED

134.40'

EXISTING 6' HIGH CMU FENCE

EXISTING DRIVEWAY

**SITE PLAN**  
SCALE 1" = 10'-0"

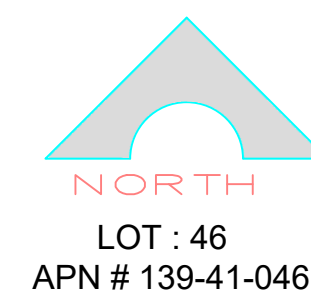
**SITE DATA**  
 APN# 139-41-046  
 745 SOUTH GRAND  
 LEGAL : ANNEX TO STEWART ADD TO MESA  
 AKA PT MCR 023-18, BLK 82

**LOT INFORMATION**  
 LOT SIZE : 6,720 S.F.

**ZONE : RM-2**  
 SETBACKS : FRONT 20', SIDES 20', REAR 15'  
 MAX. LOT COVERAGE : 70%

**SITE INFORMATION**

1ST FLOOR UNIT	1,028 S.F.
2ND FLOOR UNIT	1,053 S.F.
1ST FLOOR PATIO	230 S.F.
2ND FLOOR BALCONY	230 S.F.
STAIRWELL AREA	97 S.F.
PORCH	34 S.F.
TOTAL UNDER ROOF :	1,380 S.F.
TOTAL LOT COVERAGE :	20%



REV.	DATE
△	

DATE:  
7/14/23

SCALE:  
1" = 10'

SHEET #  
**SD.1**