

Site - 63,019 SF/1.45 acres

30 units IRC Townhome provisions 13R Fire Supression

30 units * 550 SF = 16,500 SF

Total Building Coverage = 16,500 SF
Total Impervious Surface = 42,660 SF

16,500 SF/63,019 SF = 27% Building Coverage

42,660/63,019 SF = 68% Total Lot Coverage

Non paved (pervious) surface - per Grading and Drainage

OPEN SPACE REQUIRED
PRIVATE: 100 SF / 2BD
TOTAL: 150SF / DU

OPEN SPACE PROVIDED
PRIVATE: 30 DU * 120SF = 3,600 SF
COMMON: 3,549
TOTAL: 7,149 SF
7,149/30 = 238 / DU

Parking required 30 * 2.1 = **63**
Parking provided 30 2-car (22L x 20W) garages = 60
Visitor = 14
Total Parking Provided = 74

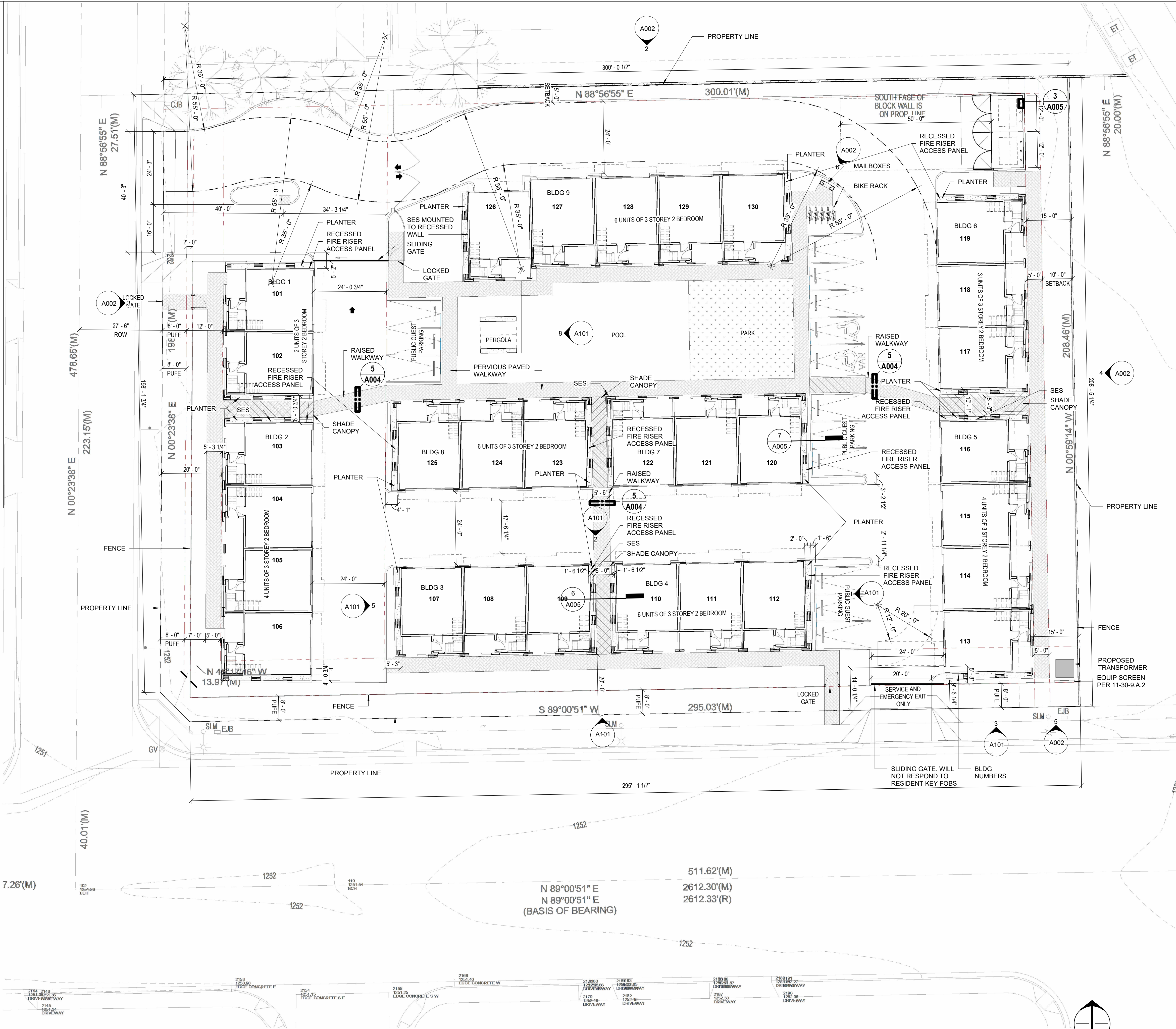
Bicycle Parking
Required 74/10 = 7.4
Provided 5

TRASH CALCULATIONS:
30 units @ .5 cu yd per week = 15 cu yd per week
1 pick ups per week - 16 cu yds

FRONT YARD
PAVED: 730 SF
TOTAL: 4,003 SF
PAVED PERCENTAGE = 19%

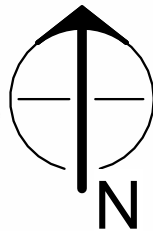
DEFERRED SUBMITTALS
Fire Sprinklers

NOTE
REAL TIME CAMERAS TO BE INSTALLED AT ENTRY GATES



1 SITE PLAN
1/16" = 1'-0"

0 10' 20' 40'



- RESIDENCE
- PRIVATE YARD
- DRIVE AILE
- WALK WAY
- PARK
- GATED ACCESS

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TANGERINE

421 N HALL
MESA, AZ 85208

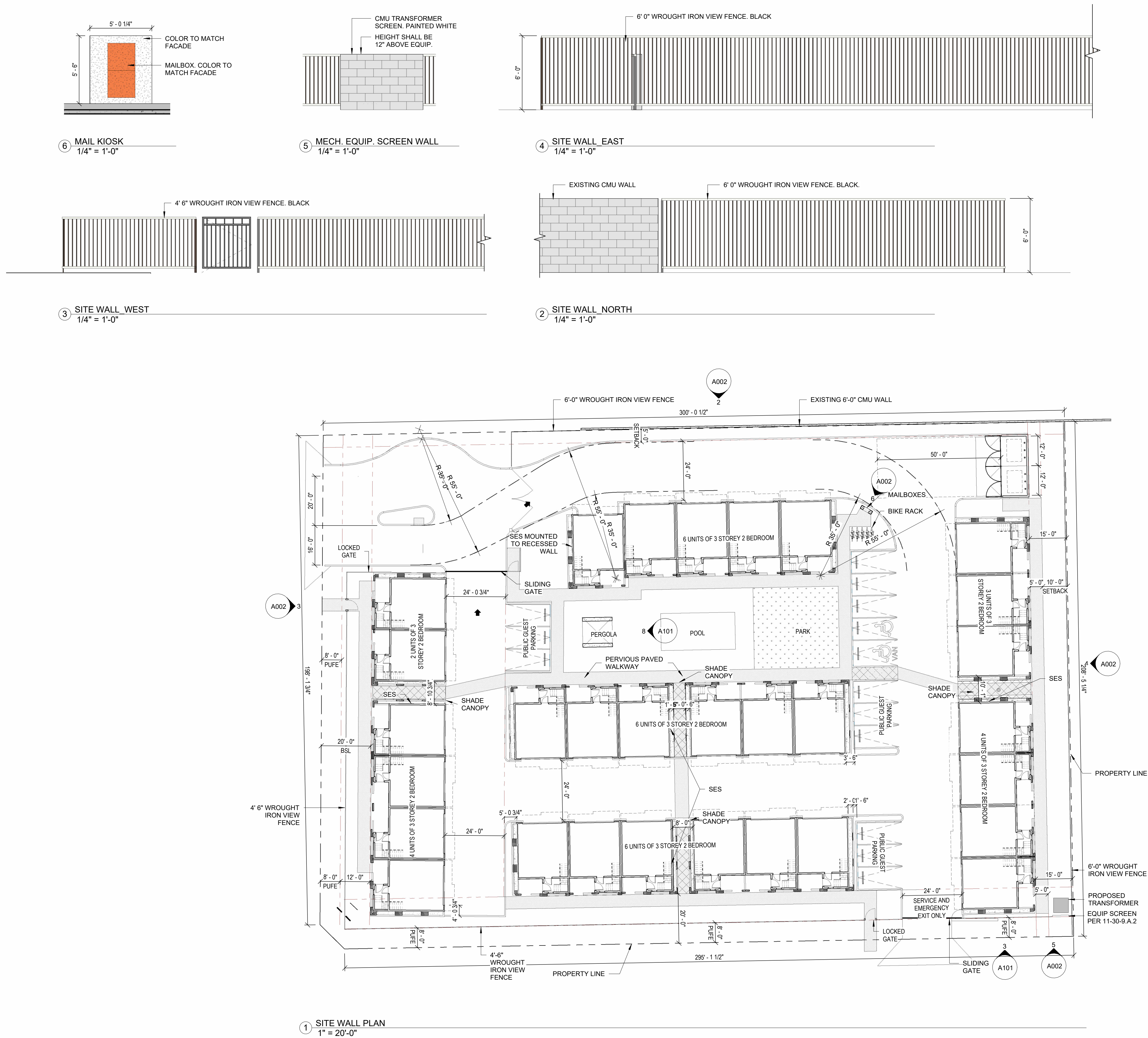
PROJECT NO: 22039
DATE: 04/15/2024



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SITE PLAN
A001



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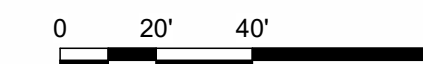
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SITE WALL PLAN
A002



① **TRANSPORTATION PLAN**
1" = 40'-0"



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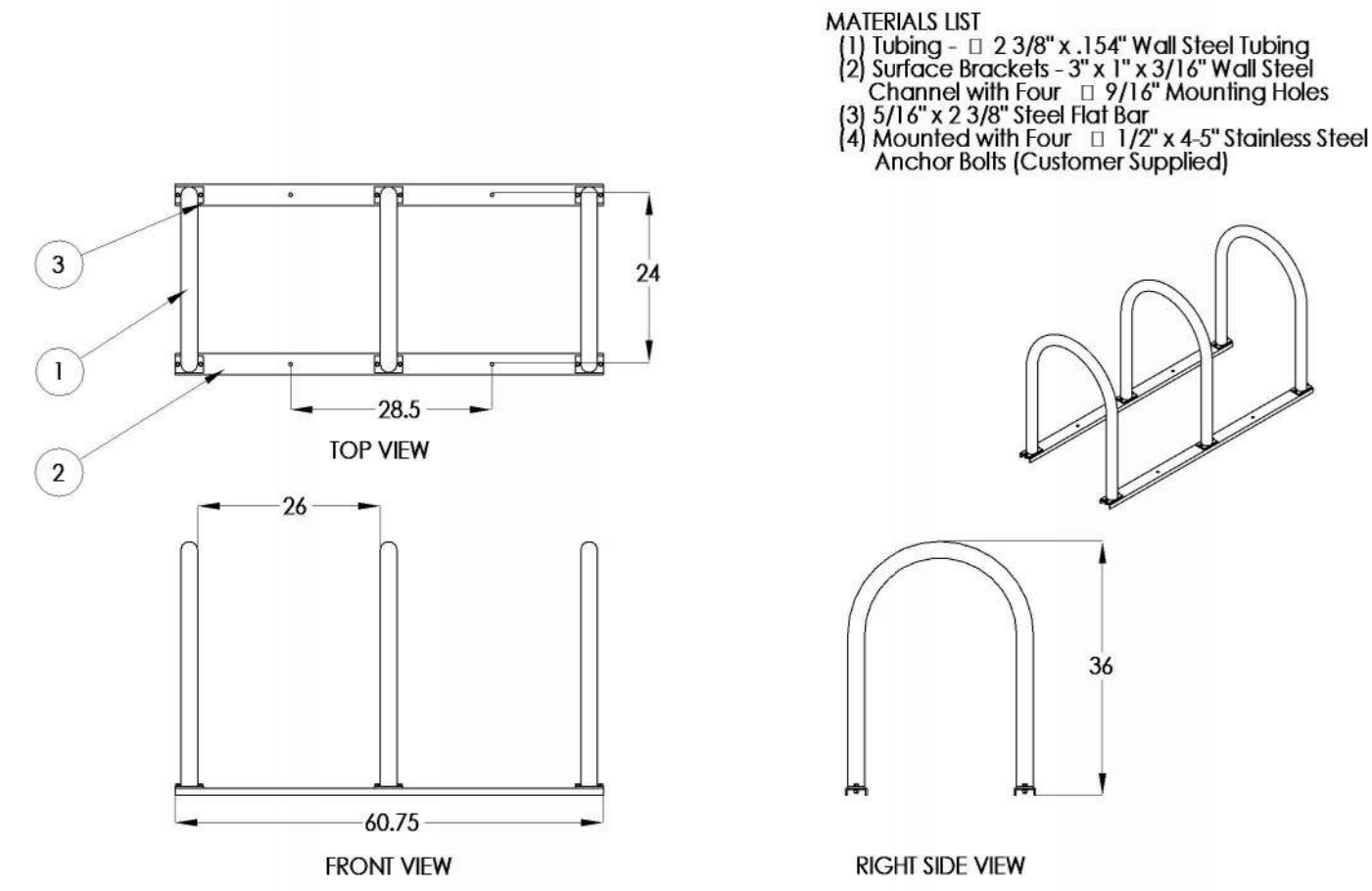
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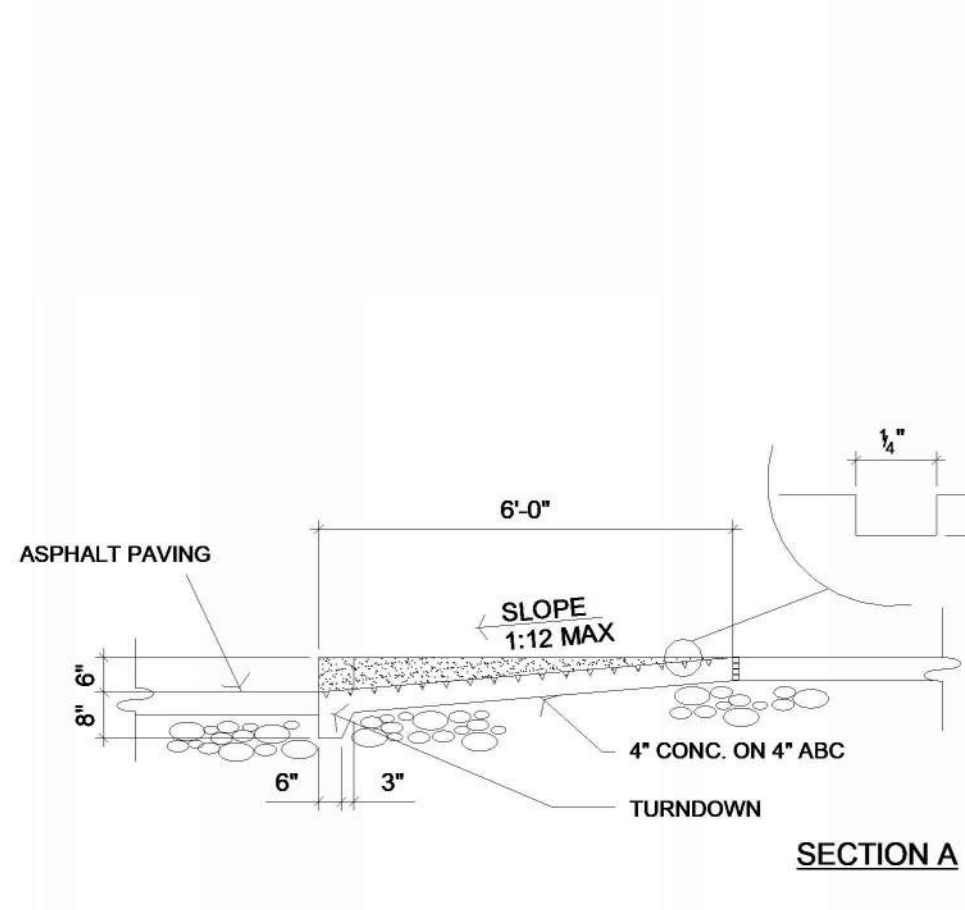
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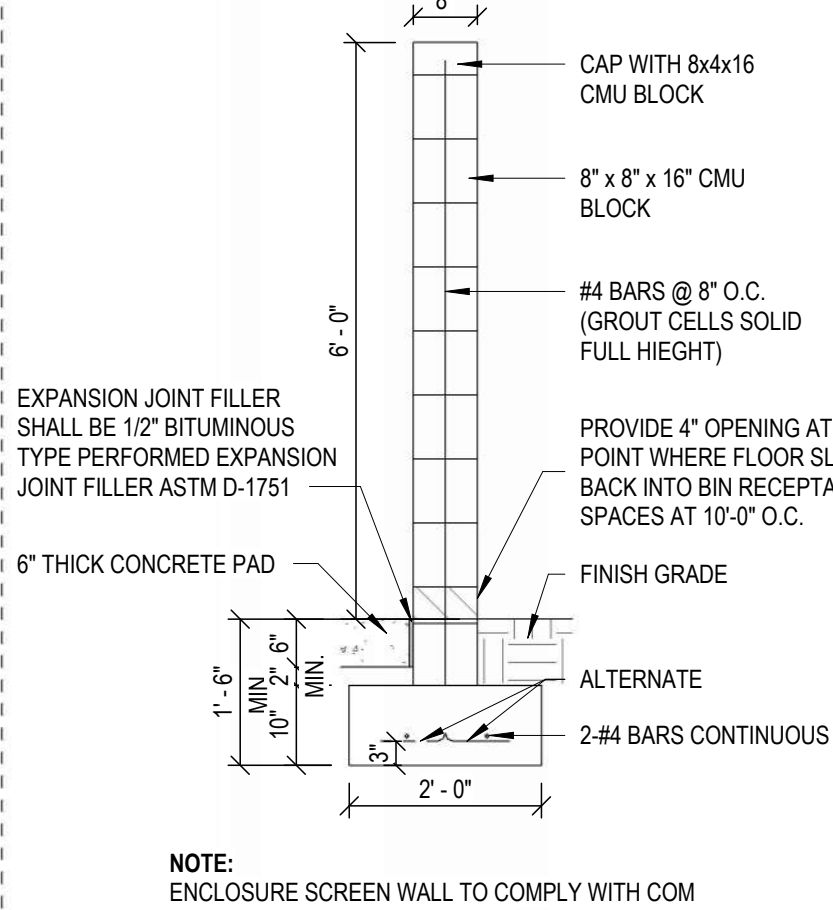
TRANSPORTATION PLAN A003



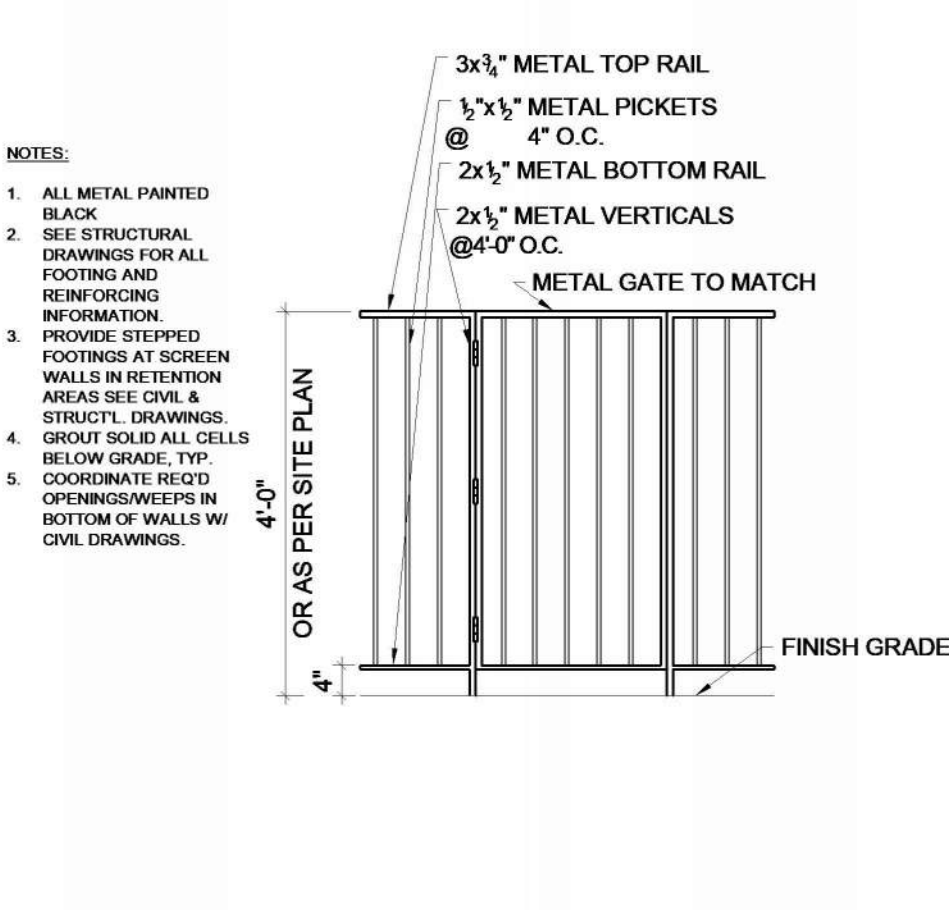
21 BIKE RACK DETAIL
3/8" = 1'-0"



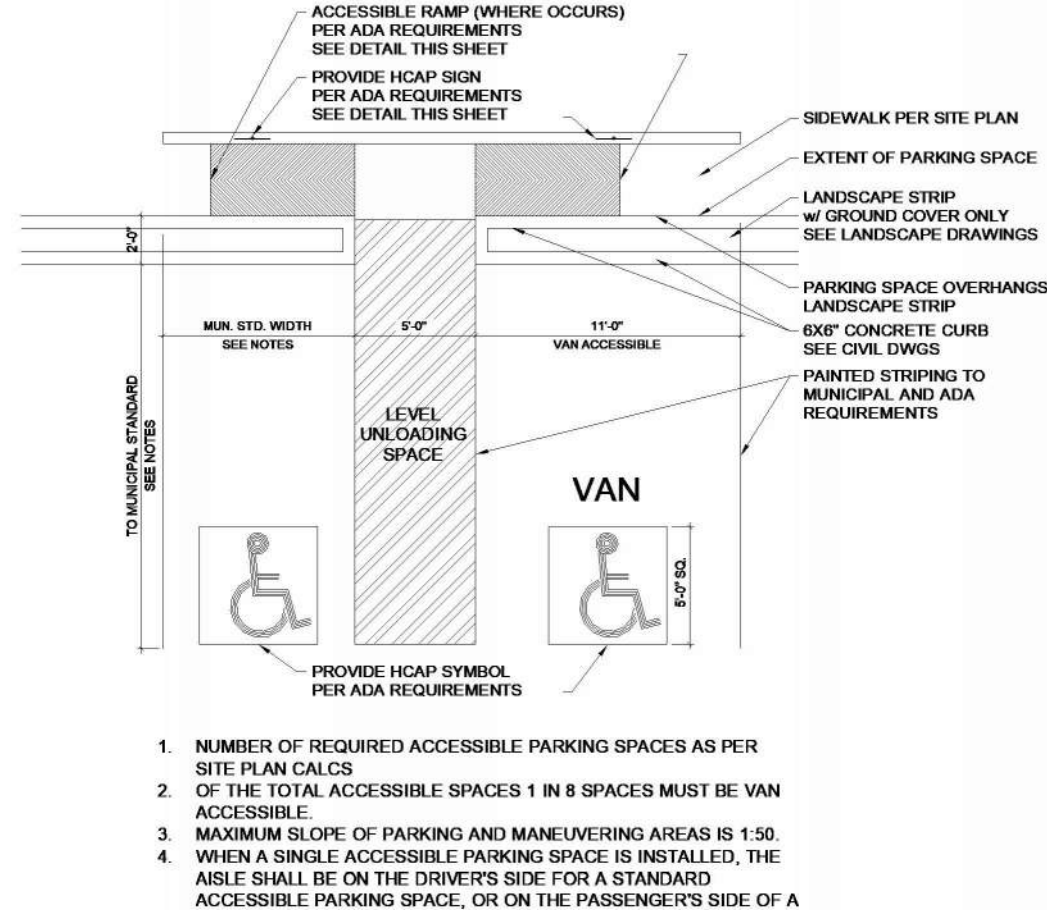
20 ADA RAMP SECTION1
1/4" = 1'-0"



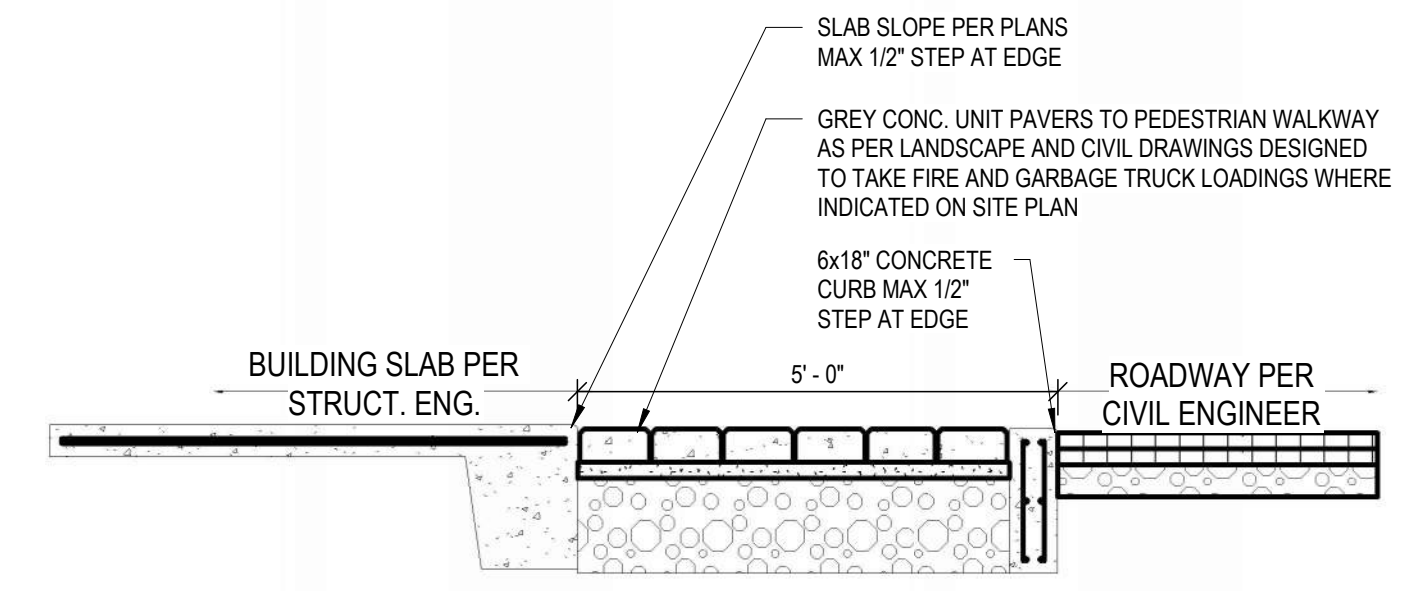
23 ENCLOSURE_SCREEN WALL_COM
1/2" = 1'-0"



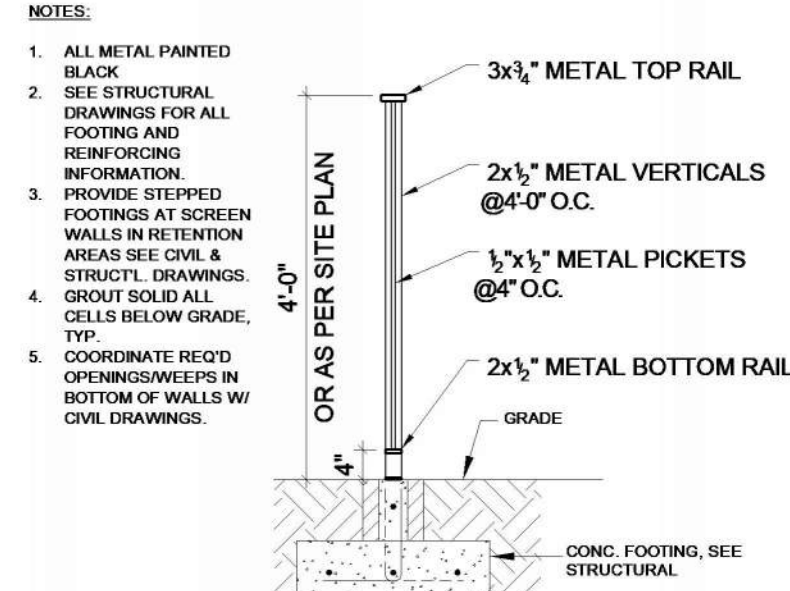
18 TYPICAL METAL FENCE ELEVATION1
1/2" = 1'-0"



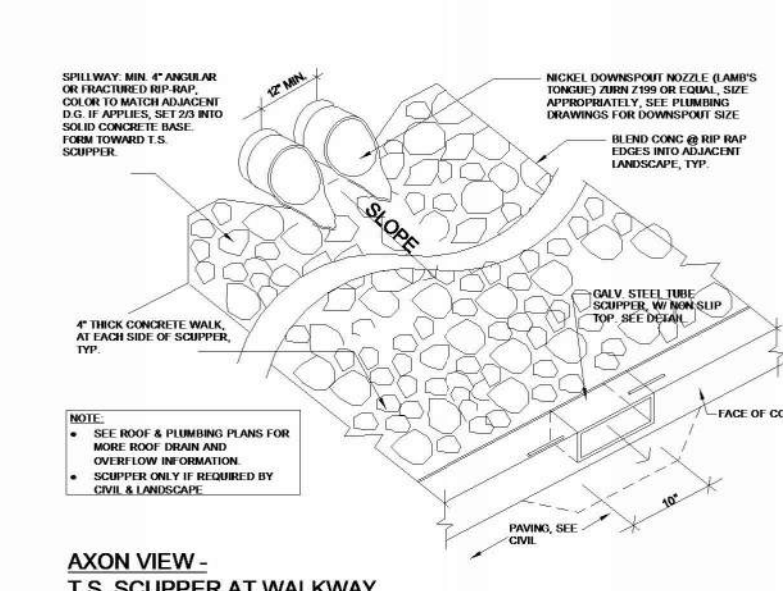
17 ADA PARKING STRIPING1
1/8" = 1'-0"



16 PEDESTRIAN WALKWAY AT BUILDING1
1/2" = 1'-0"



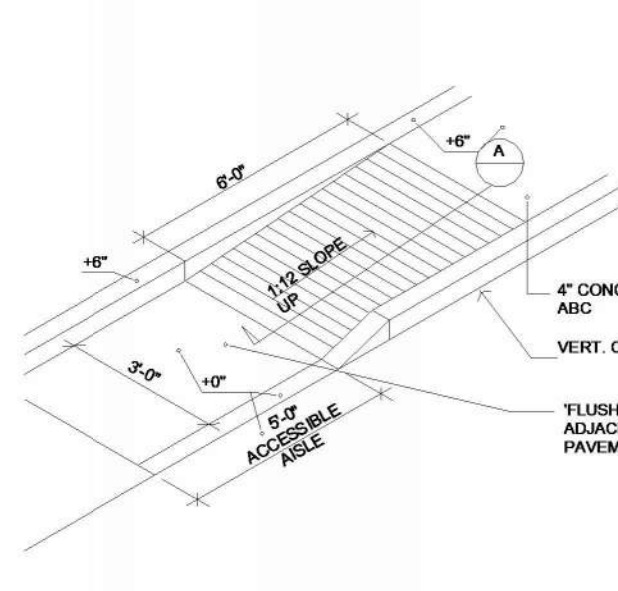
15 TYPICAL METAL FENCE SECTION1
1/2" = 1'-0"



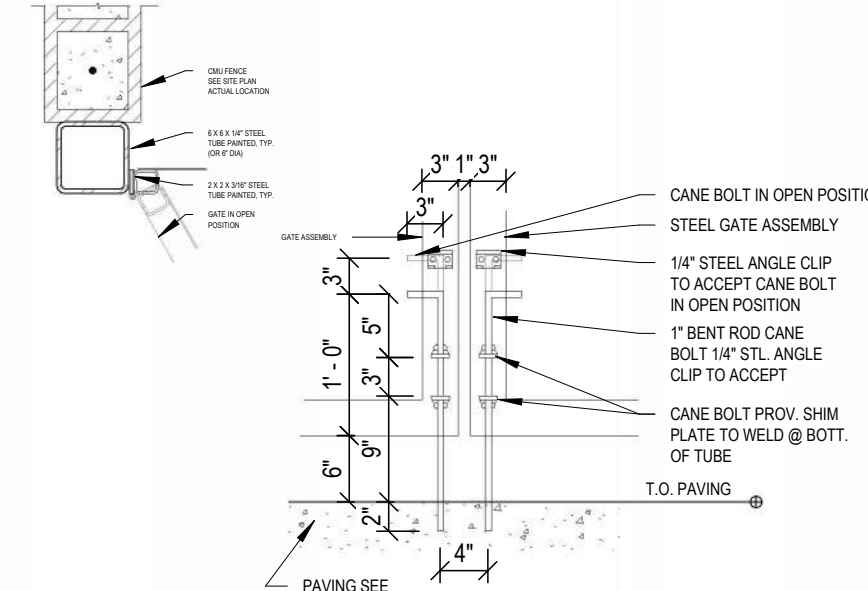
14 LAMB'S TONGUE AT GRADE1
1/2" = 1'-0"



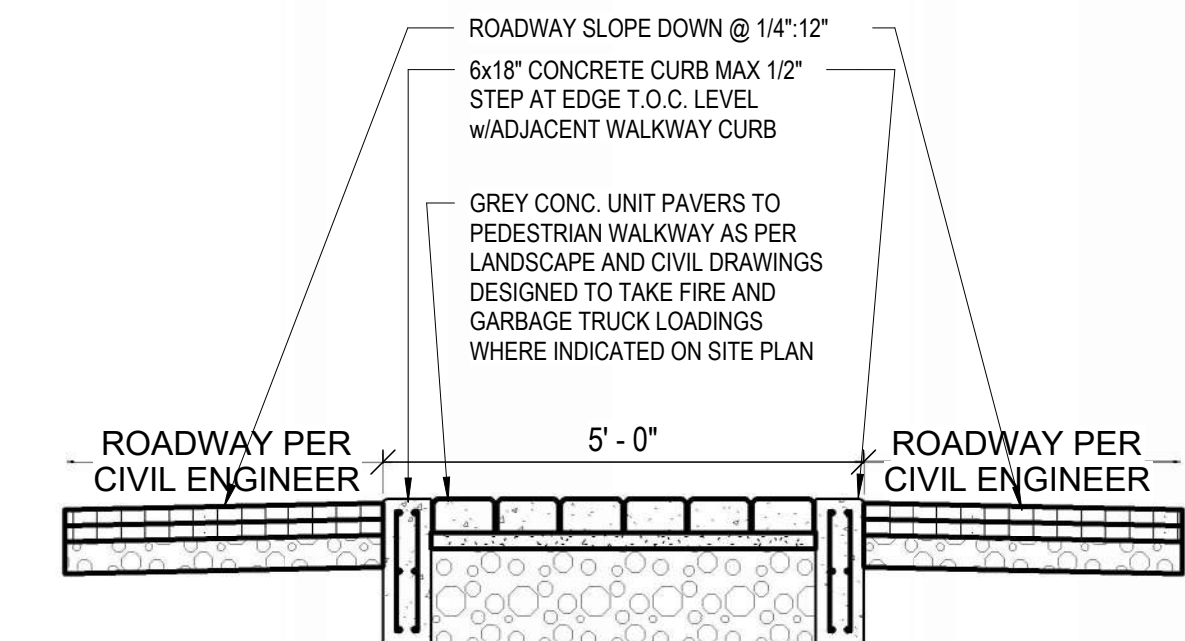
13 ADA PARKING SIGN1
1/2" = 1'-0"



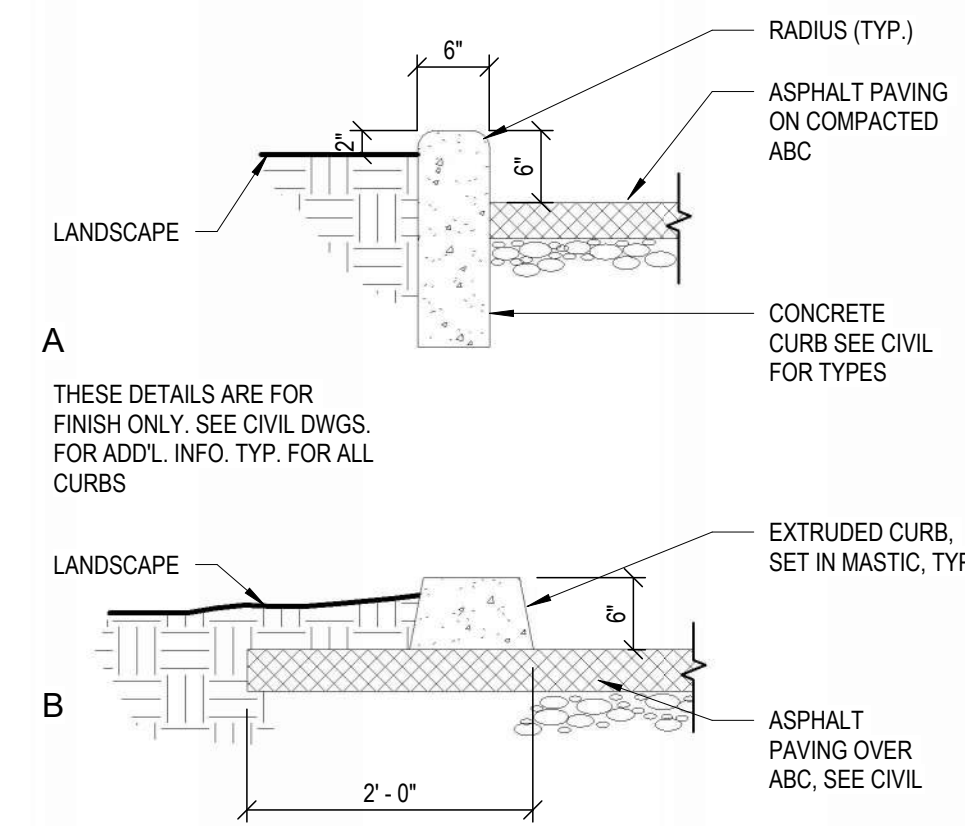
12 ADA RAMP ISO1
1/2" = 1'-0"



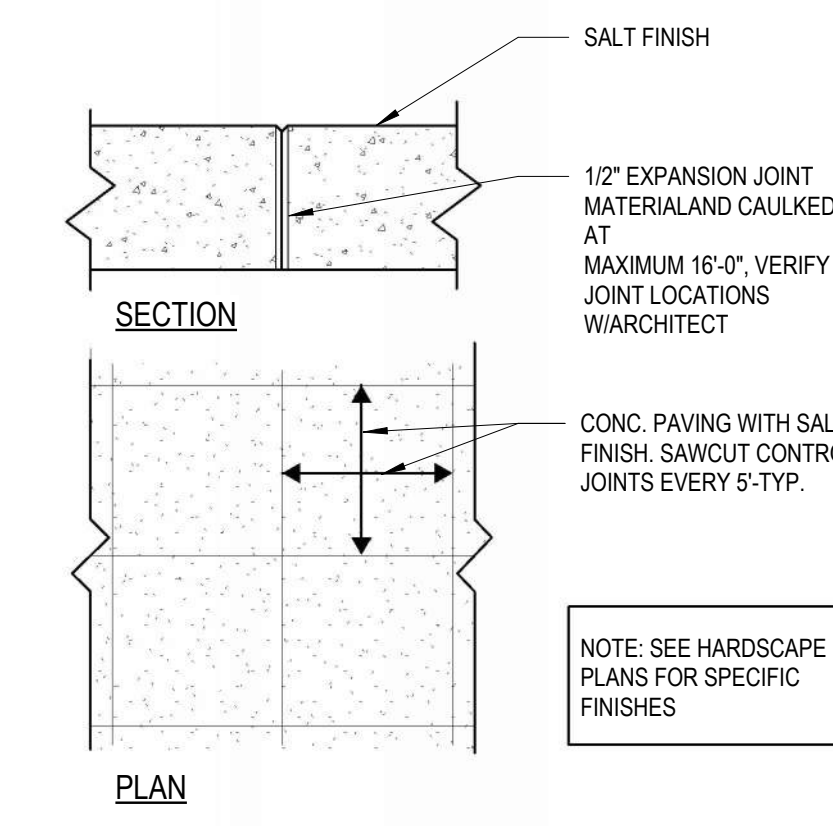
11 TRASH ENCLOSURE GATE DETAILS1
3/4" = 1'-0"



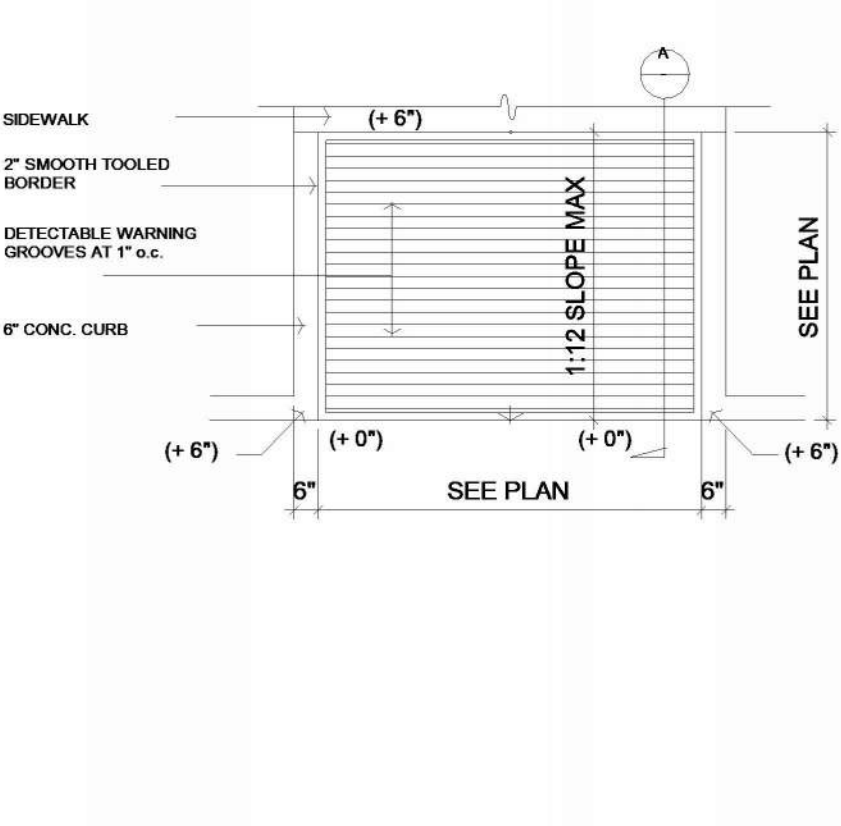
10 PEDESTRIAN WALKWAY IN ROADWAY1
1/2" = 1'-0"



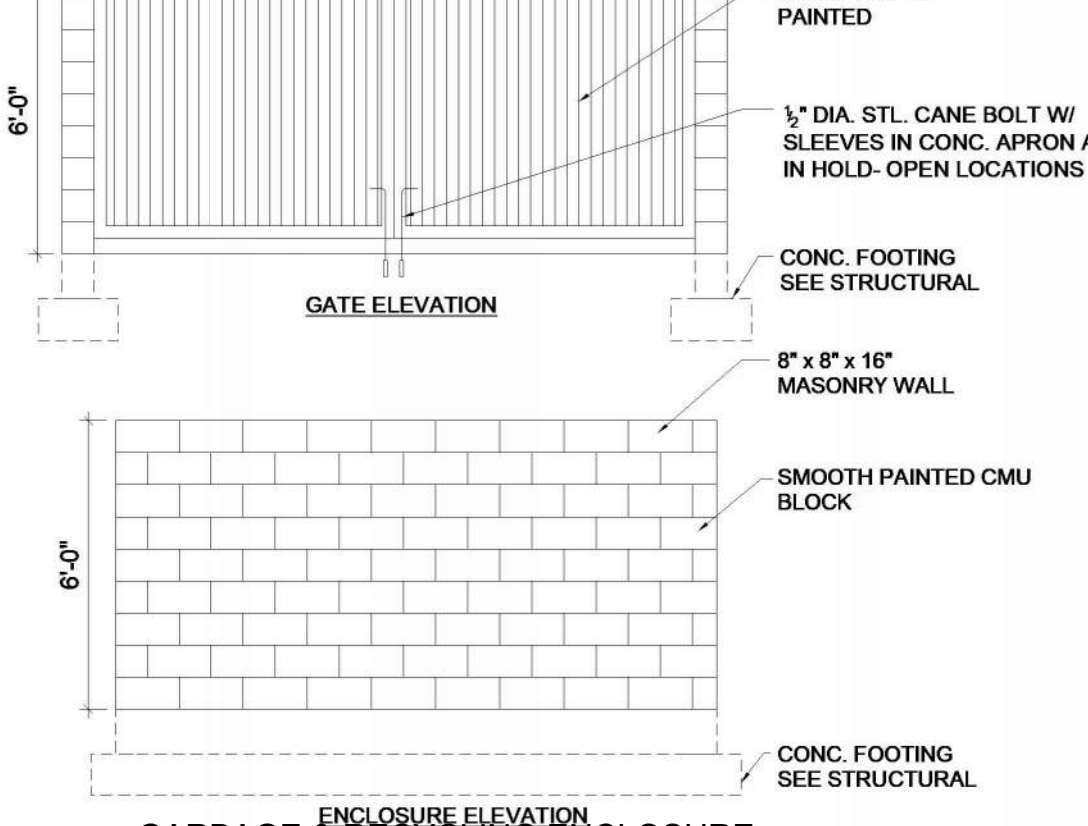
9 TYPICAL PARKING CURB DETAILS1
3/4" = 1'-0"



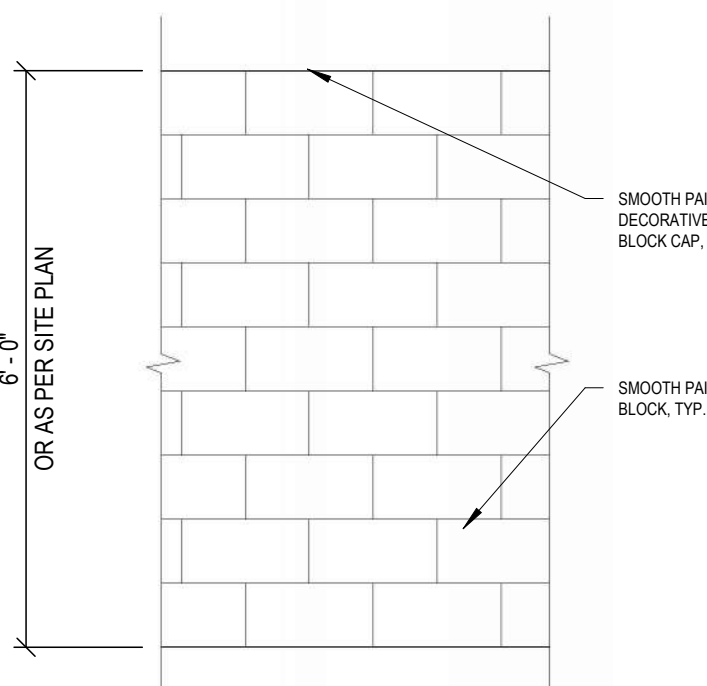
8 CONCRETE SIDEWALK FINISH1
1 1/2" = 1'-0"



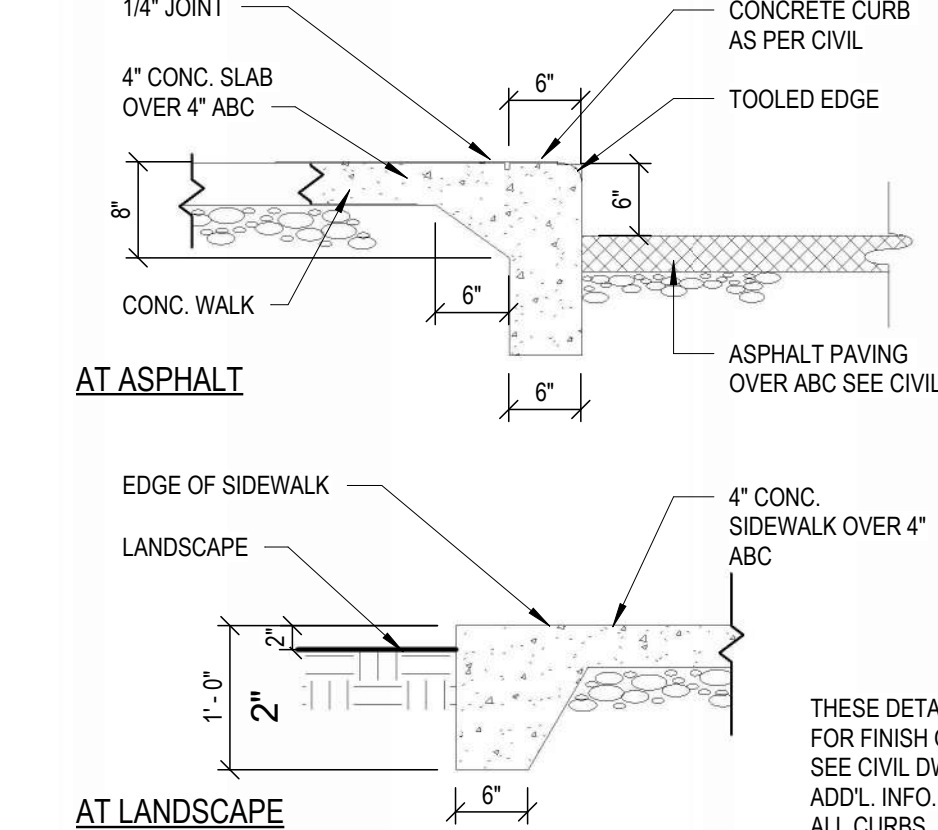
7 ADA RAMP PLAN1
1/4" = 1'-0"



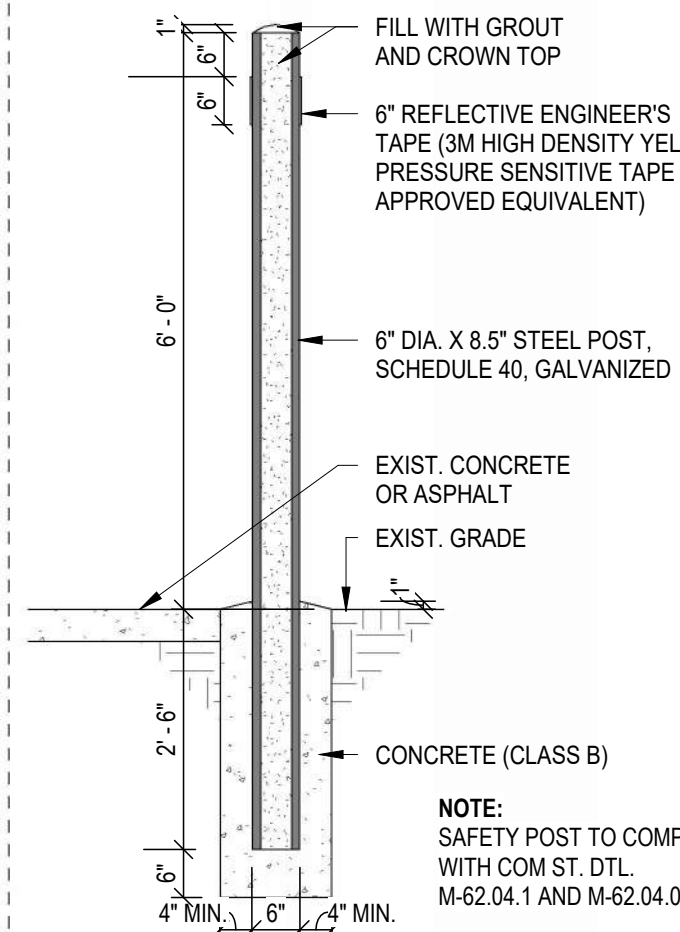
6 GARBAGE & RECYCLING ENCLOSURE
ELEVATION1
1/4" = 1'-0"



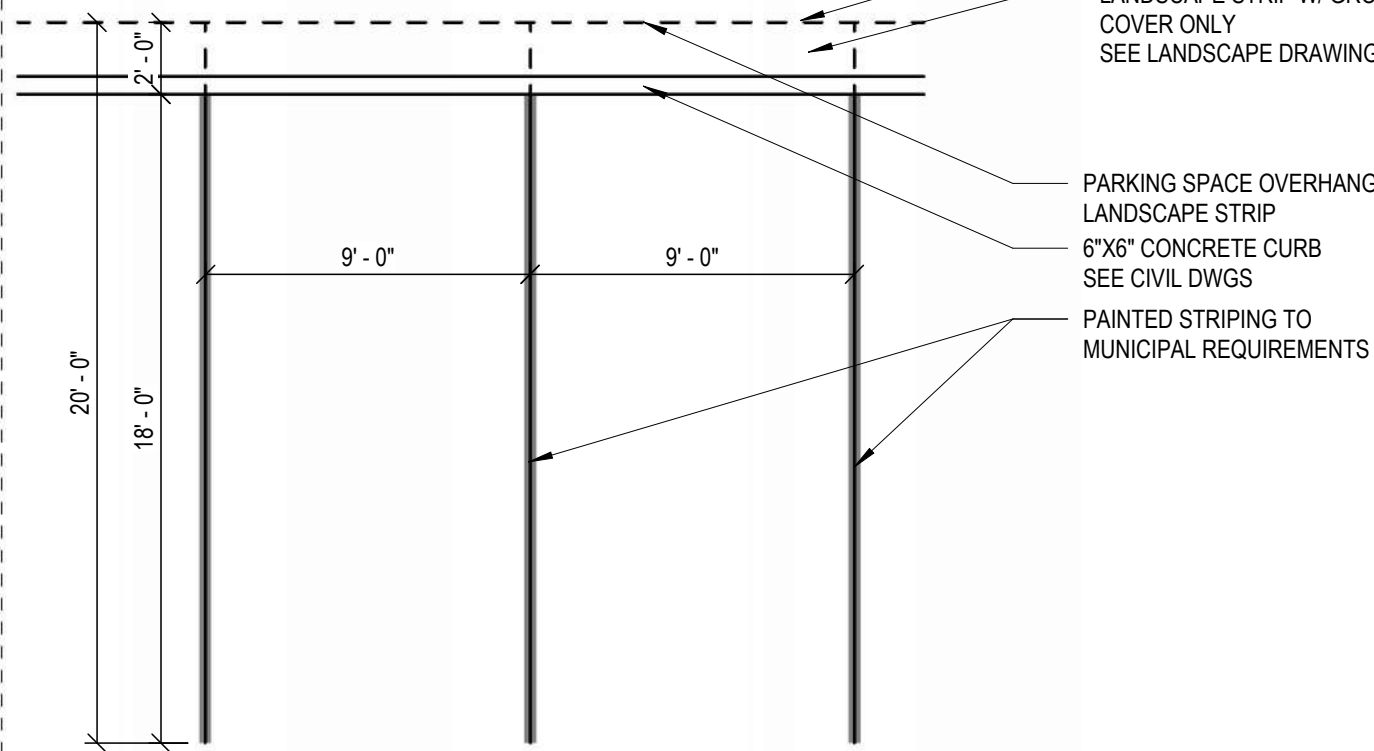
5 TYPICAL CMU FENCE ELEVATION1
1/2" = 1'-0"



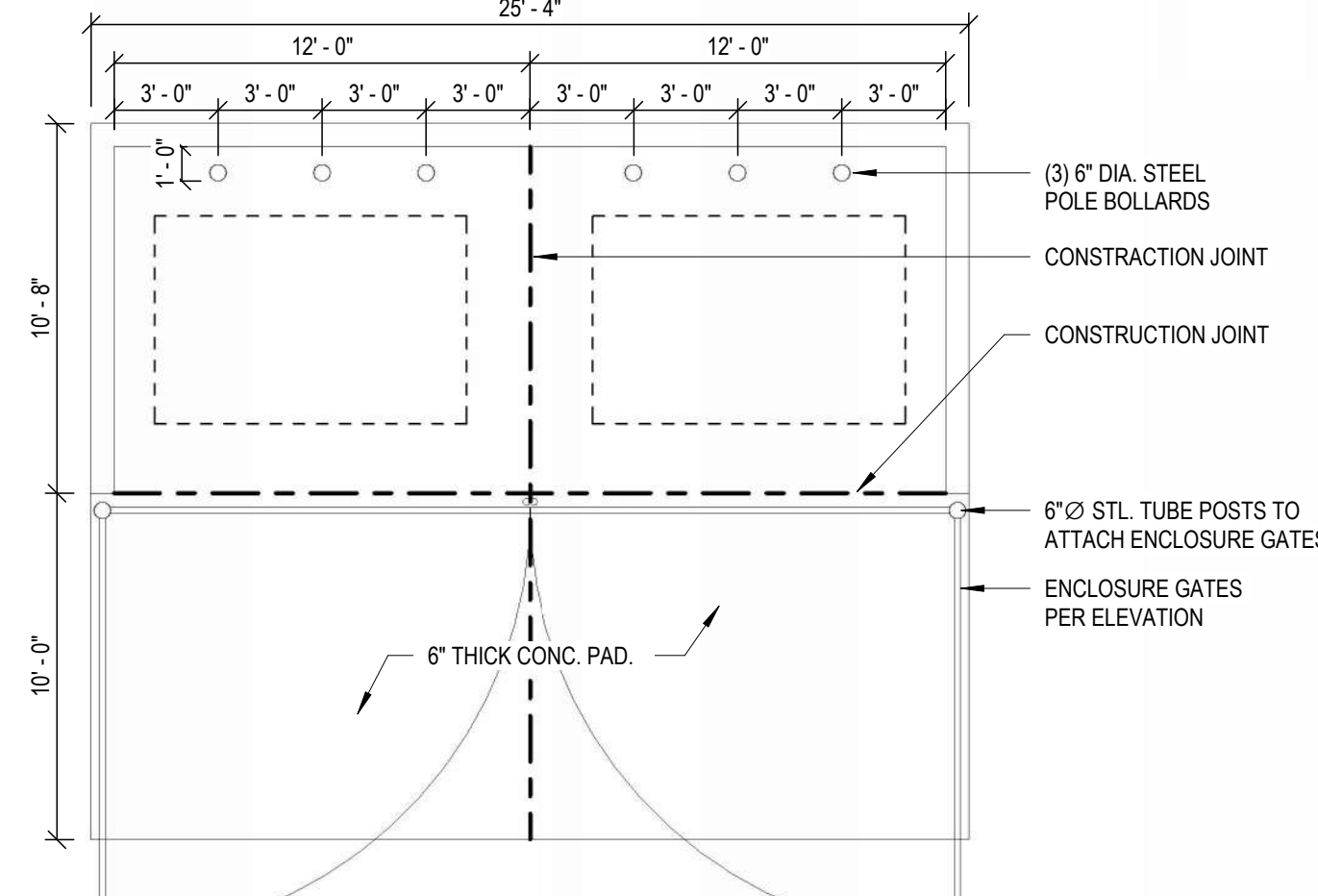
4 TYPICAL WALKWAY EDGE DETAILS1
3/4" = 1'-0"



3 ENCLOSURE_SAFETY POST_COM
1/2" = 1'-0"



2 STANDARD PARKING STRIPING1
3/16" = 1'-0"



1 GARBAGE & RECYCLING ENCLOSURE
PLAN1
3/16" = 1'-0"

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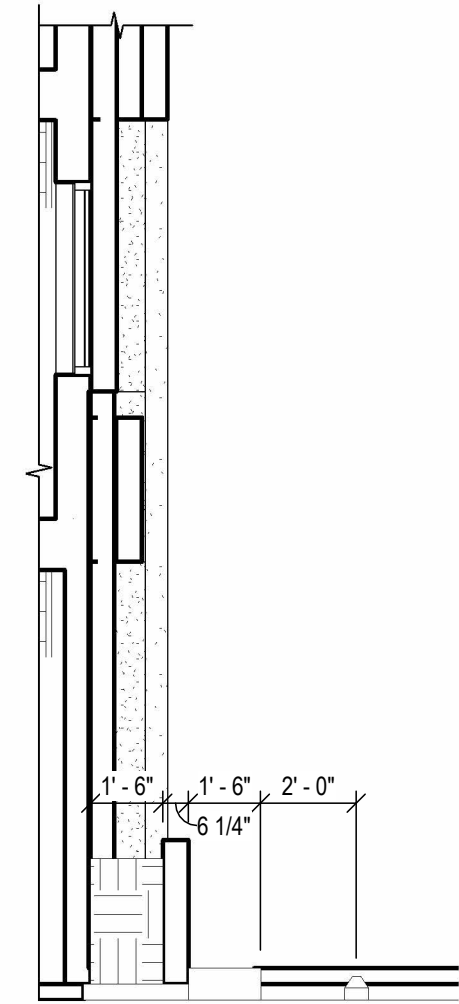
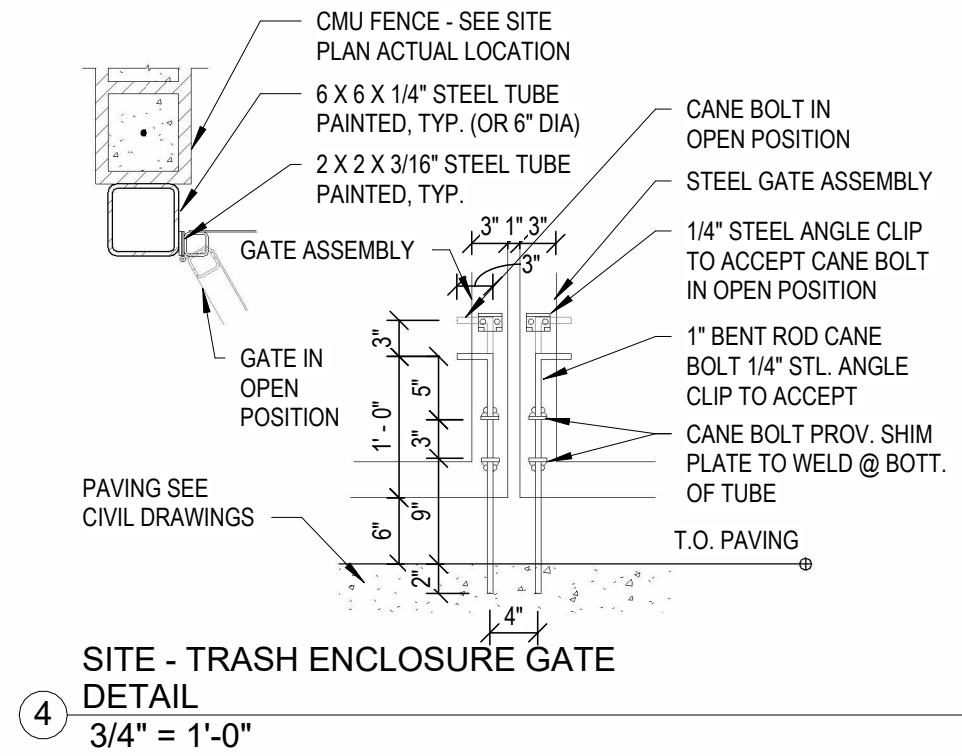


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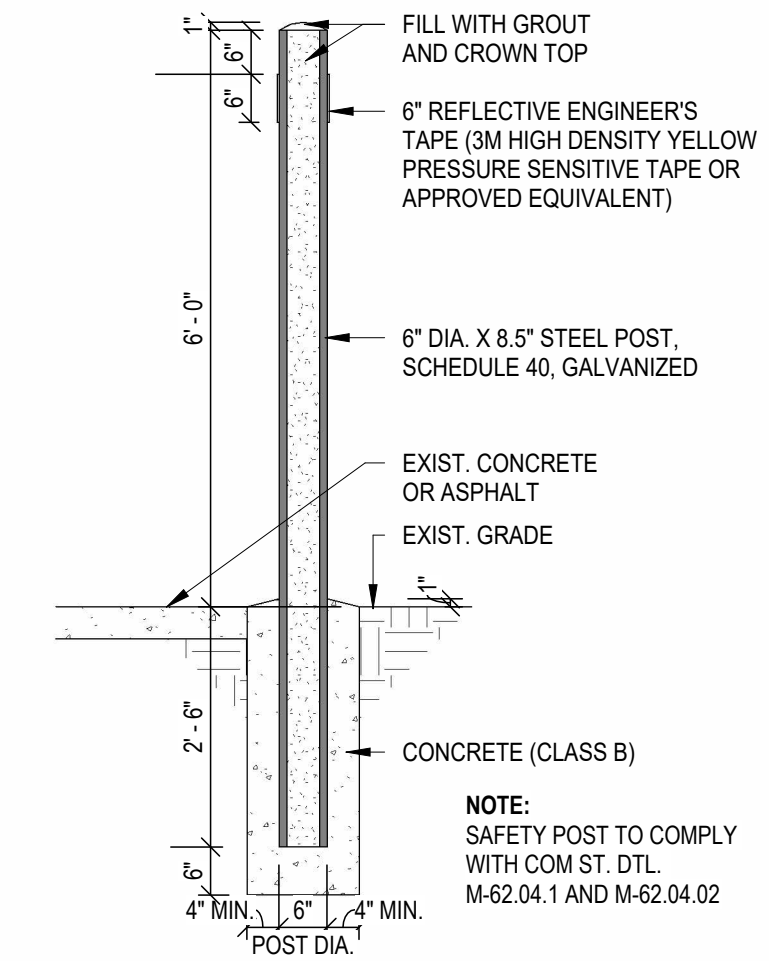
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TYPICAL SITE
DETAILS

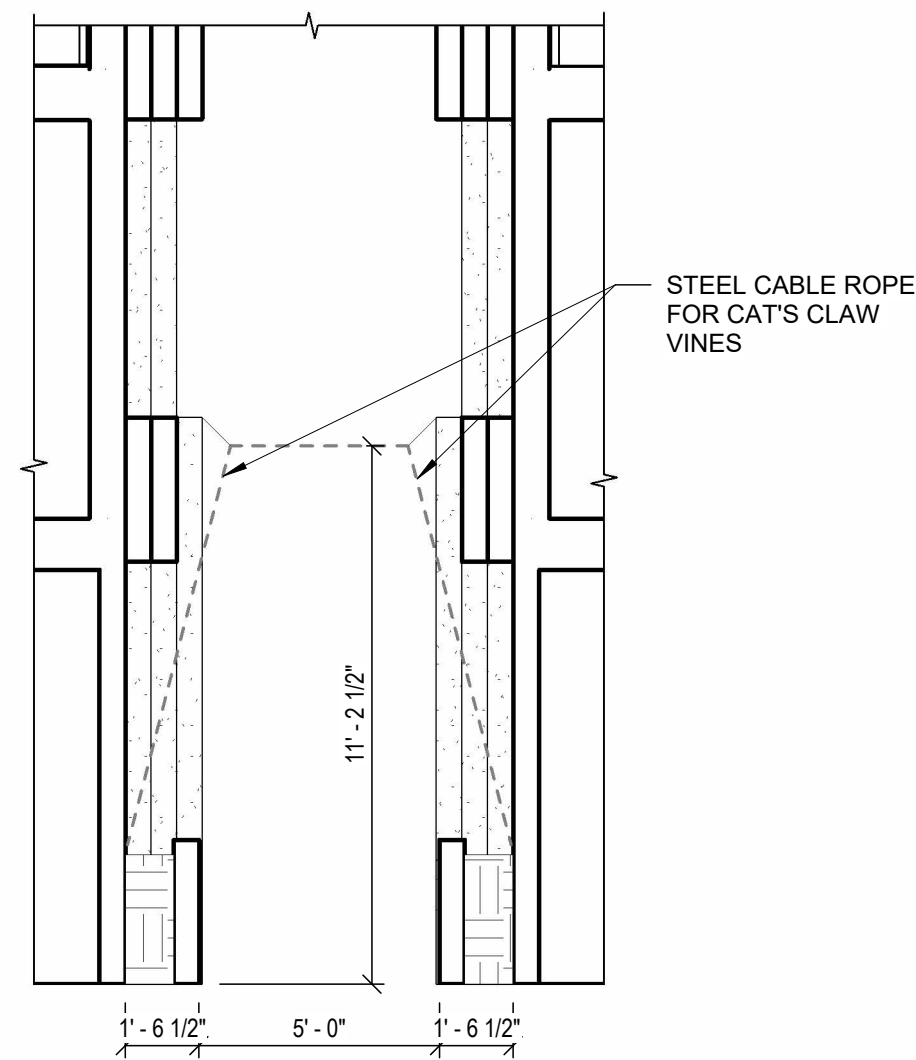
A004



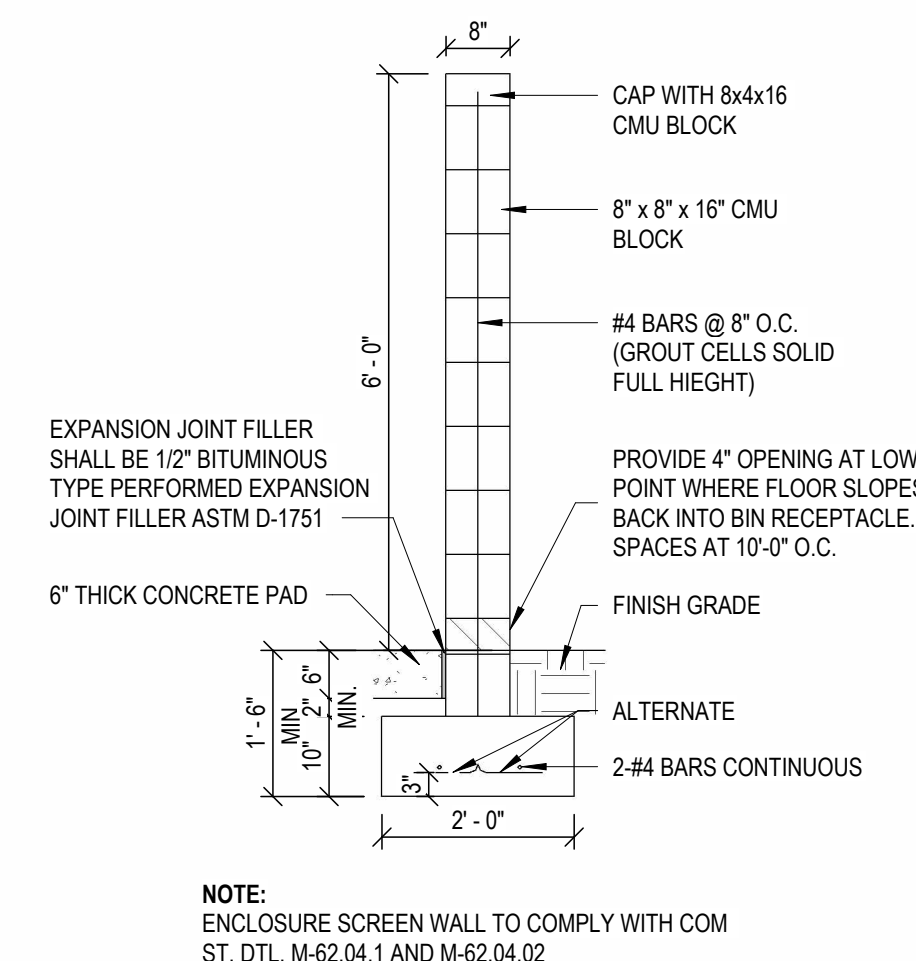
7 PLANTER FOUNDATION
1/4\" = 1'-0\"



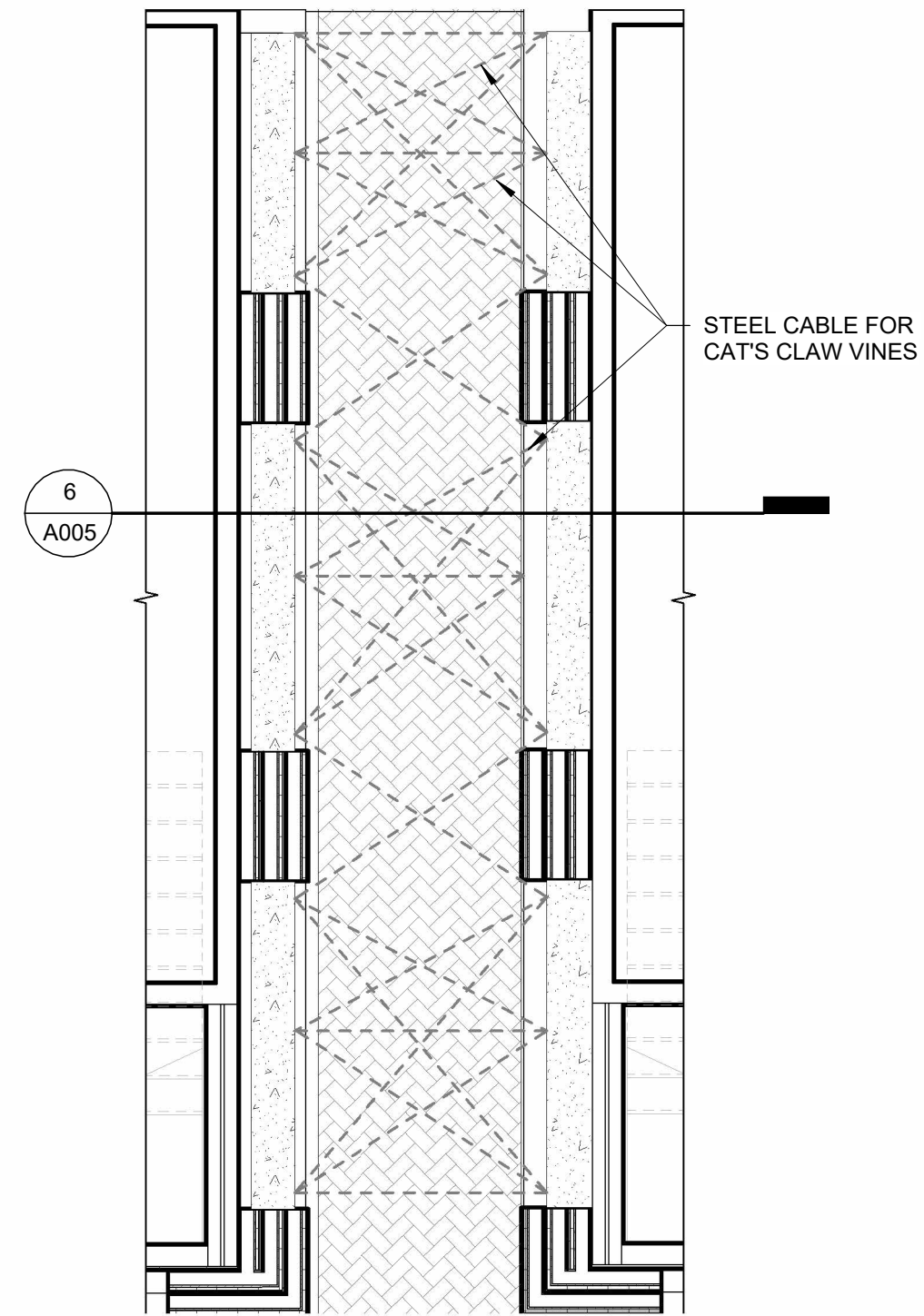
ENCLOSURE_SAFETY POST_COM
1/2\" = 1'-0\"



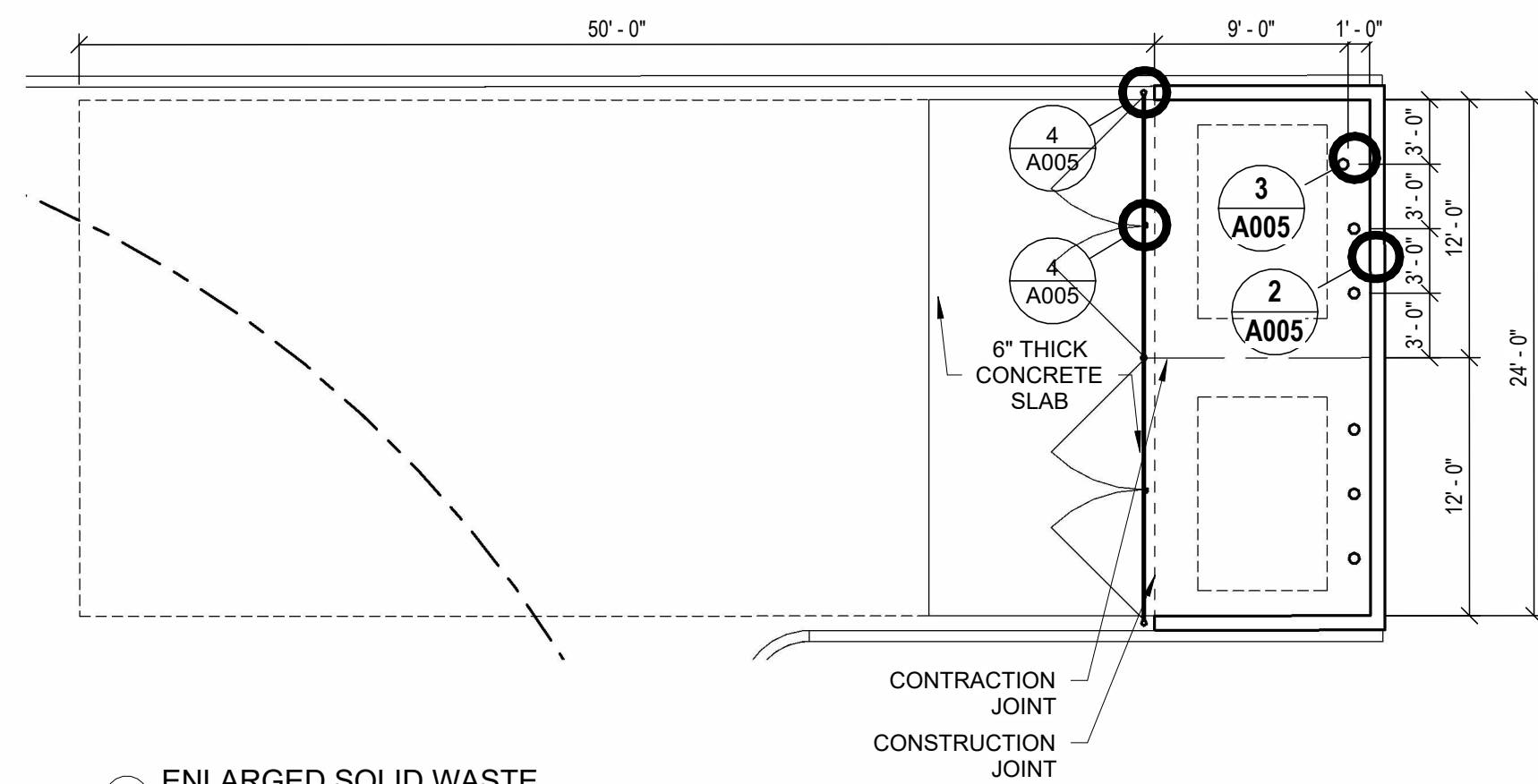
6 SECTION - WALKWAY SHADE
1/4\" = 1'-0\"



ENCLOSURE_SCREEN WALL_COM
1/2\" = 1'-0\"



5 PLAN - WALKWAY SHADE
1/4\" = 1'-0\"



1 ENLARGED SOLID WASTE
1/8\" = 1'-0\"

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TYPICAL SITE
DETAILS

A005