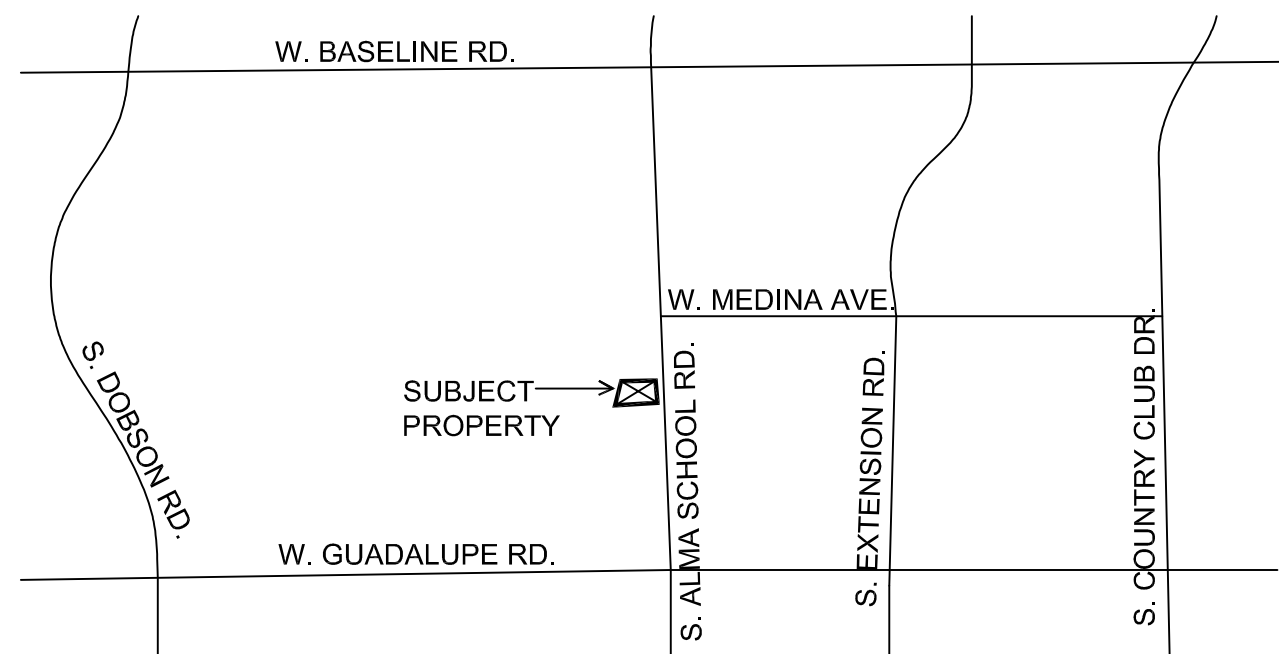
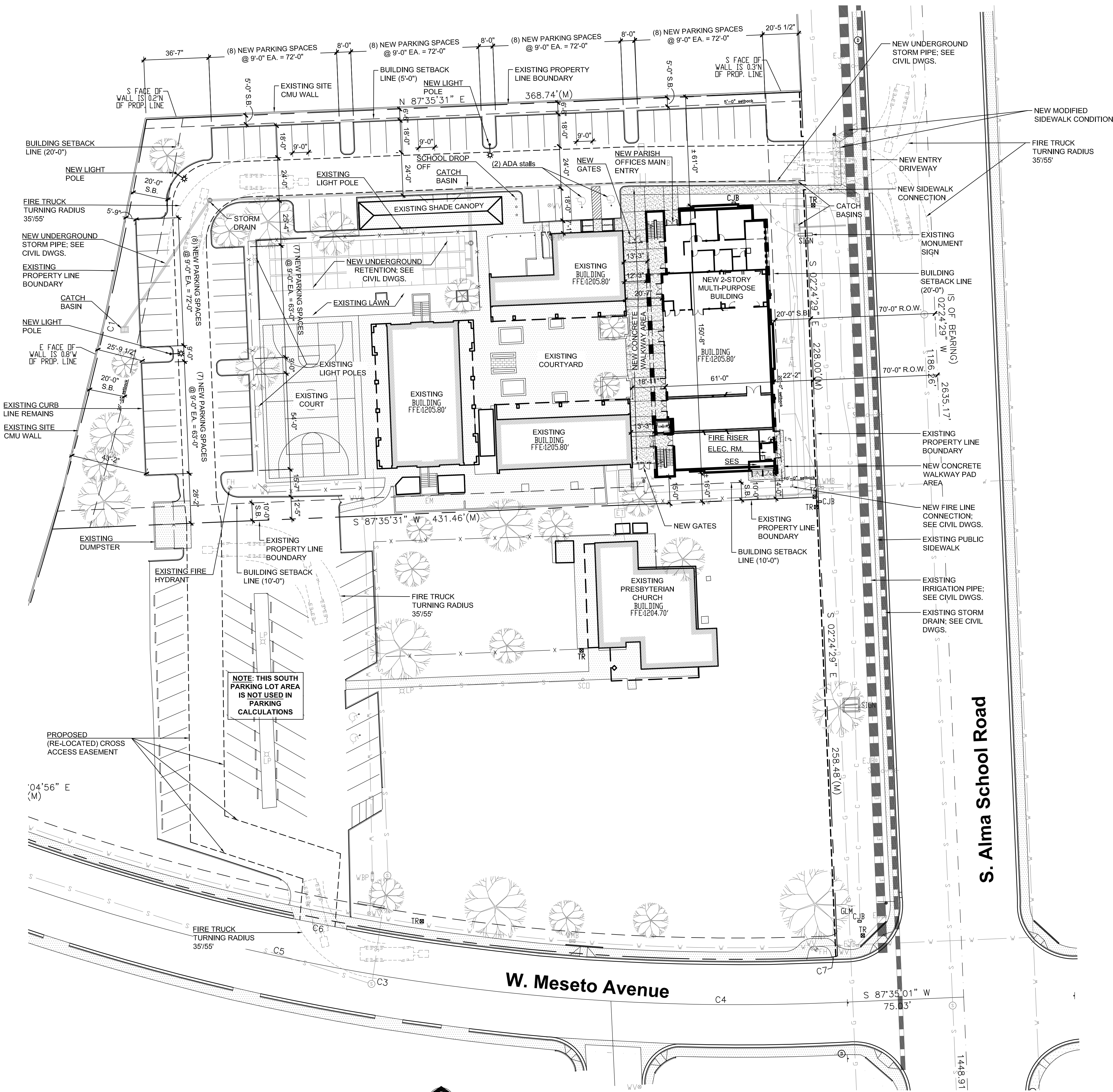


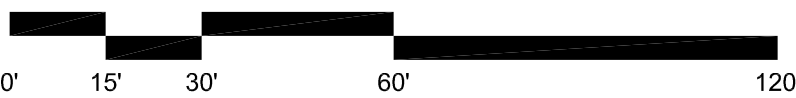


VICINITY MAP
SCALE: NTS



NEW SITE PLAN

SCALE: 1" = 30'-0"



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"

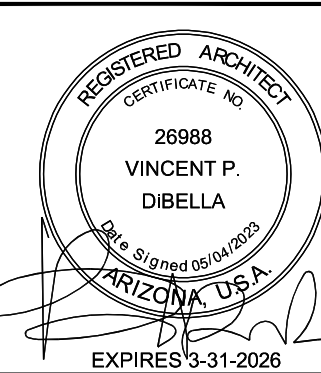
Parking Calculations:

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



Phase
SCHEMATIC DESIGN

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

NEW SITE PLAN

Project Number: 2223	Revision Date:	Sheet Number: SP
Date: 5/04/2023		