

Site- 43,106 SF (.99 Acres)  
 Rezone to NC - PAD  
 10 units IRC Townhome provisions, 13R Fire Suppression  
 5 Units R-2 IBC NFPA 13  
 4 - 3-story, 2- bedroom, shared entrance unit - foot print coverage- 526 SF  
 4 units \* 526 SF = 2,104 SF Building Coverage  
 6 - 2-Story, 2 bedroom unit- foot print coverage- 877 SF  
 6 units \* 877 SF = 5,262 SF  
 New Commercial Space - 1-story, 2,401 SF  
 Existing Commercial Building- 2,769 SF  
 Total Building coverage = 12,536 SF  
 12,536 SF/43,106 SF = 29 %- Building Lot Coverage

Private space area:  
 Total Private open space **required** = 15 \* 100 SF = **1,500 SF**

Provided-  
 BLDG 1  
 5 UNITS .75 SF \*2  
 = 150 SF/DU  
 = 750 TOTAL

BLDG 2  
 2 UNITS  
 UNIT 107 = 4\*18 = 72 SF \*2  
 = 146 SF  
 UNIT 106 = 4\*15 = 60 SF \*2  
 = 120 SF  
 = 266 SF TOTAL

BLDG 3  
 6 UNITS  
 BALCONY = 40 SF  
 PRIVATE YARD = 154 SF  
 =194 SF/DU  
 =1,164 TOTAL

BLDG 4  
 UNIT 114  
 BALCONY = 4\*15' = 60 SF \*2 = 120 SF  
 PRIVATE YARD = 9.75\*21' = 205 SF  
 = 325 SF  
 UNIT 115 = 4\*18 = 72 SF \*2 = 146 SF  
 PRIVATE YARD = 9.75\*21' = 205 SF  
 = 351 SF

TOTAL PRIVATE SPACE PROVIDED = 2,106 SF

Common Open/Amenity space= Required 0 SF  
**Provided 2,655 SF**

Total Open Space = 2,106 SF + 2,655 SF = **4,761 SF**

**Total open space provided per unit 436 SF**

**PARKING**

Parking required  
 Residential 15 \* 2.1 = 31.5  
 Commercial 5,170 SF/ 375 = 13.8  
 TOTAL required = 45.3

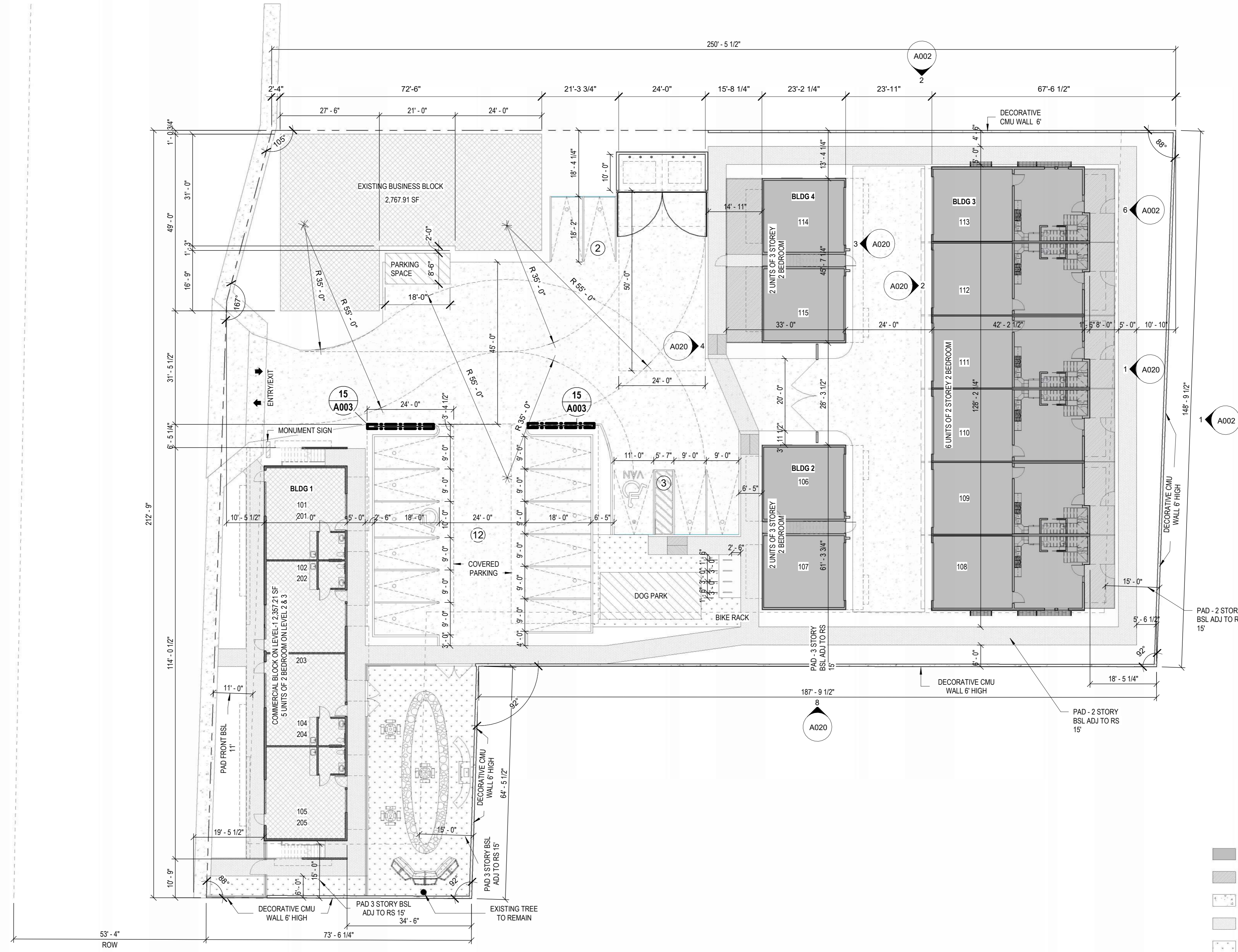
Parking Provided- 10 2-car (22L x 20W) garages= 20  
 Visitor= 18

Total Parking Provided- 38

**BICYCLE PARKING**

Required: 1/10  
 Provided: 4/38

TRASH CALCULATIONS-  
 15 units @ .5 cu.yd. week= 7.5 cu yd per week  
 (1) 8-yard bin required residential (1) Provided  
 (1) 6-yard bin provided for commercial



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

0 8' 16' 32'  
 SCALE IN FEET



- GUEST AREA
- PRIVATE YARD
- DRIVE AILE
- WALK WAY
- PARK

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

no.	date	description

**317 N Alma School**

317 N ALMA SCHOOL  
 MESA, AZ

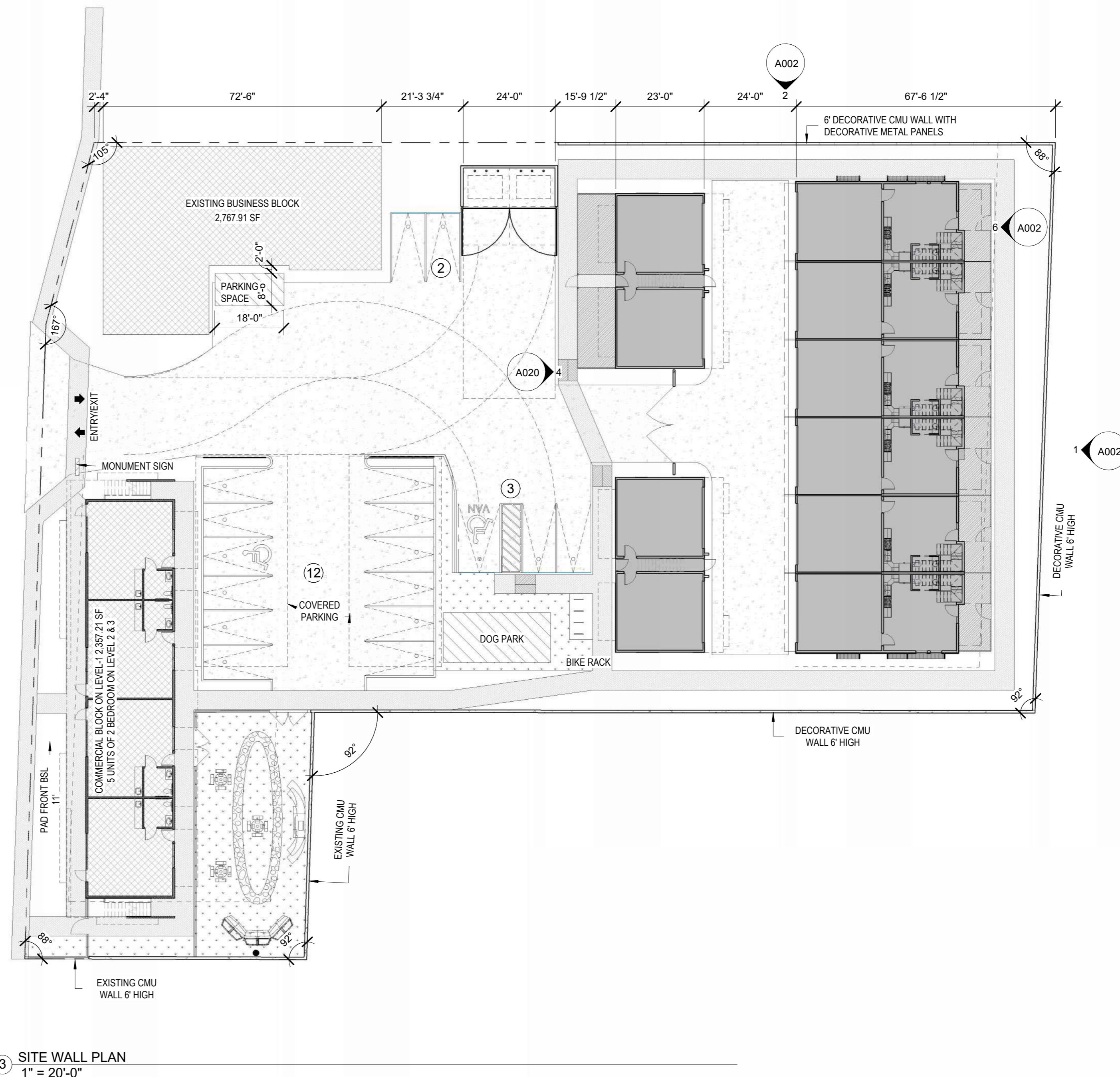
PROJECT NO: 22032  
 DATE: 09/29/22



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SITE PLAN  
 A001



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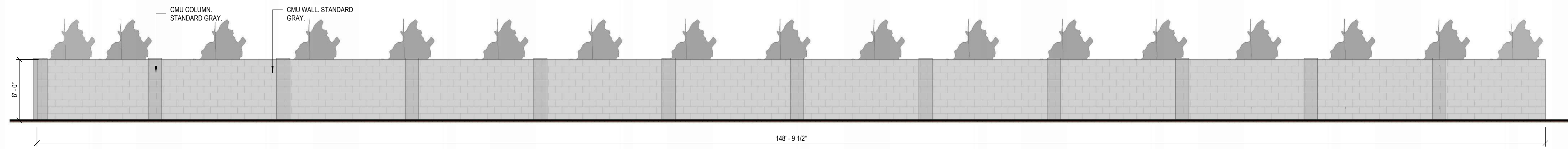
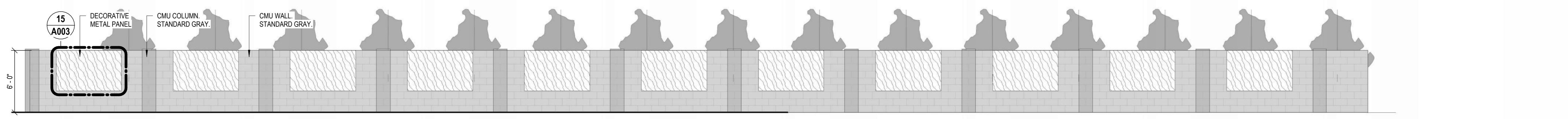
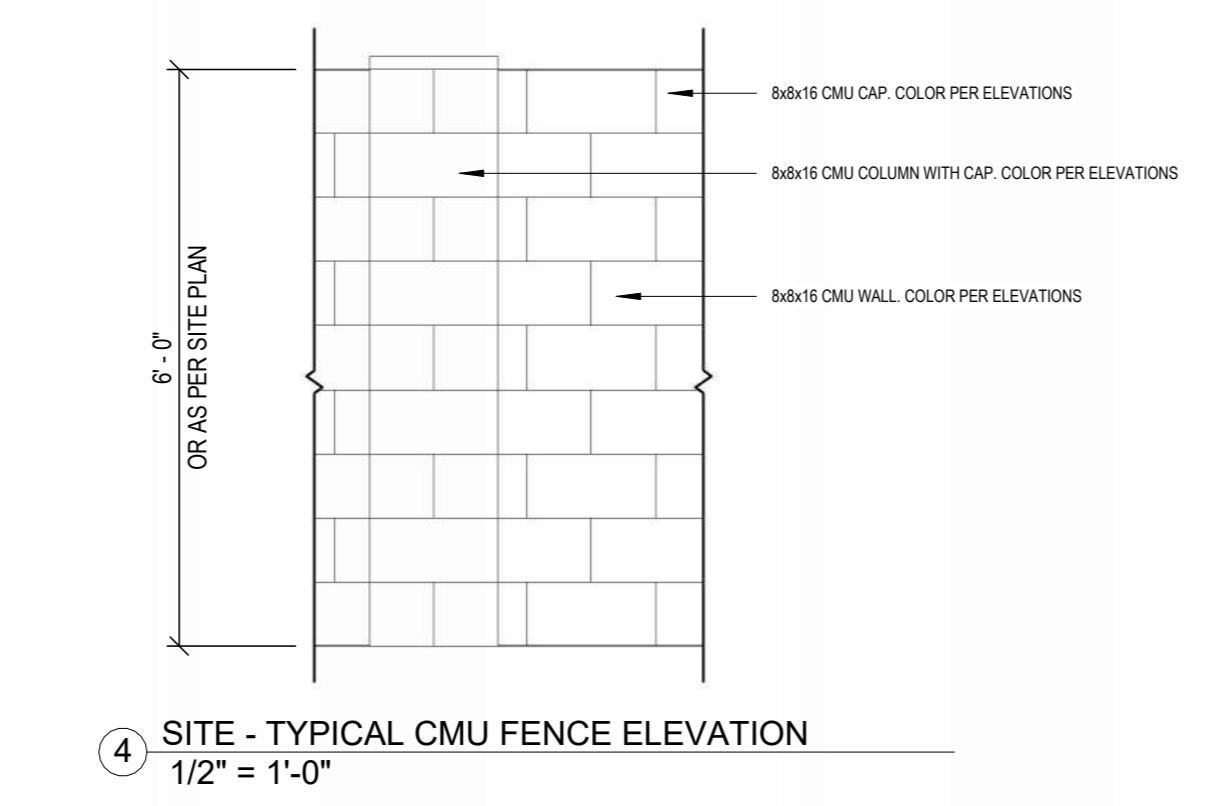
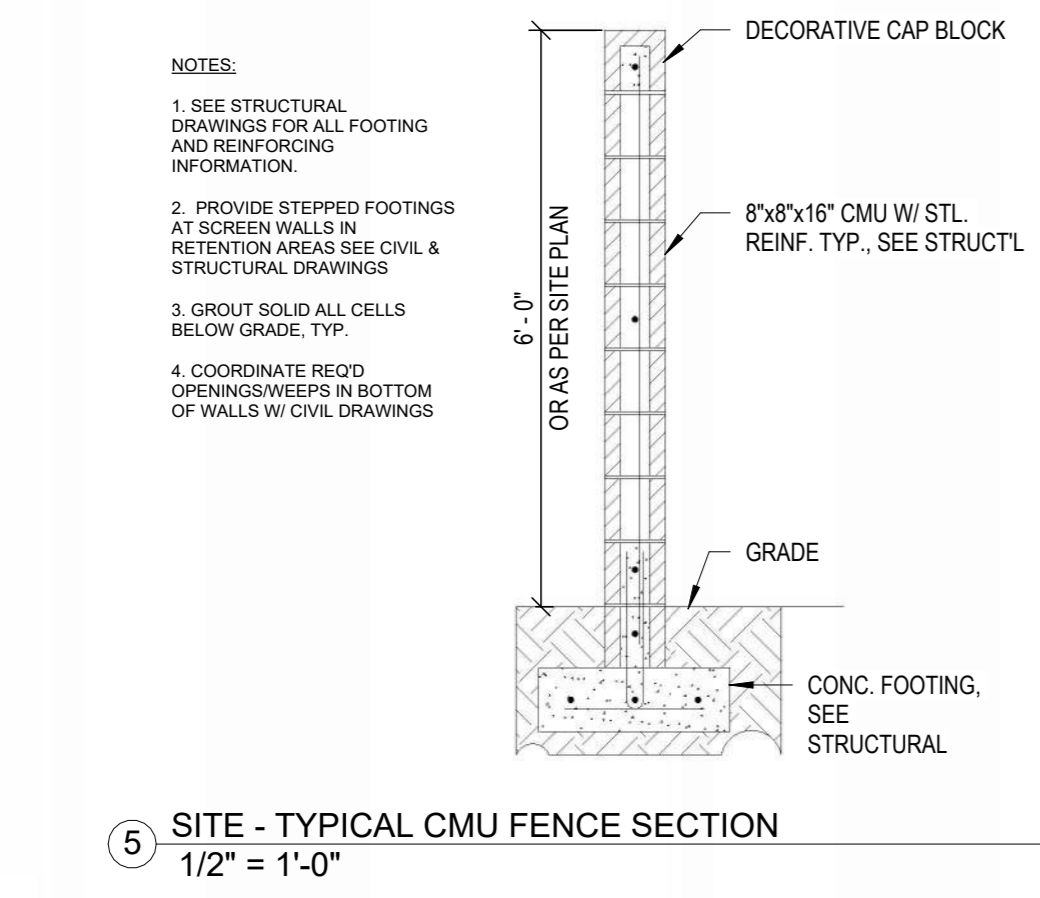
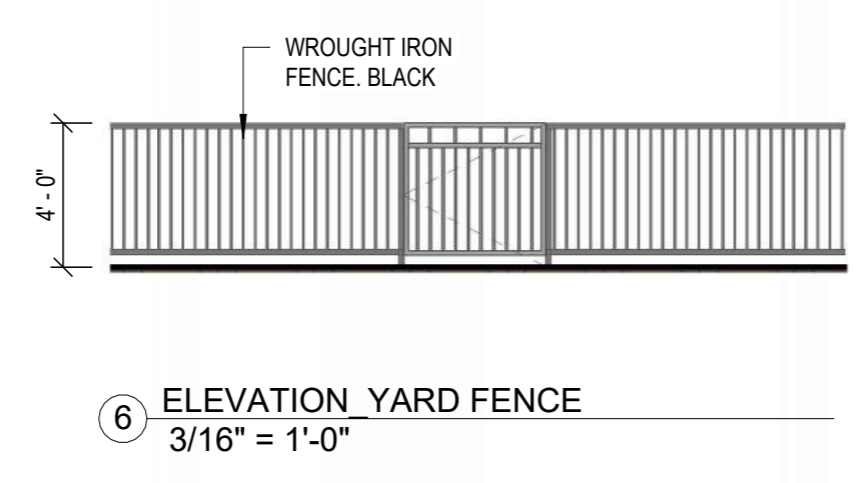
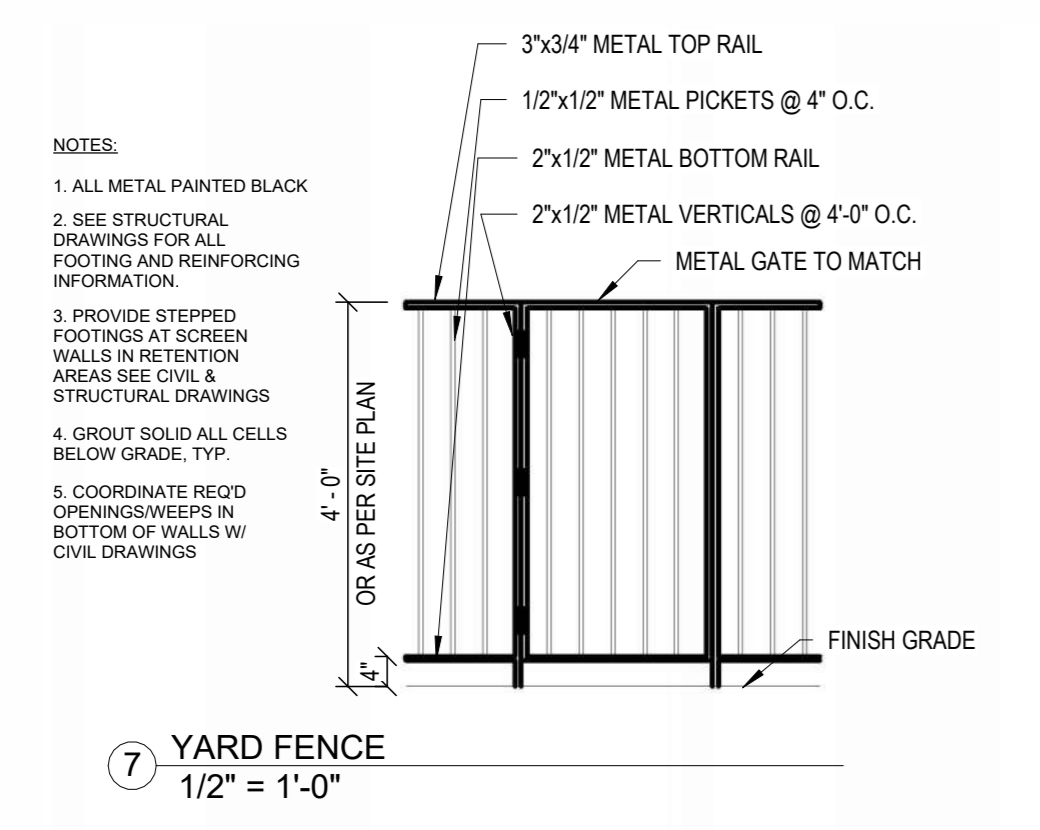
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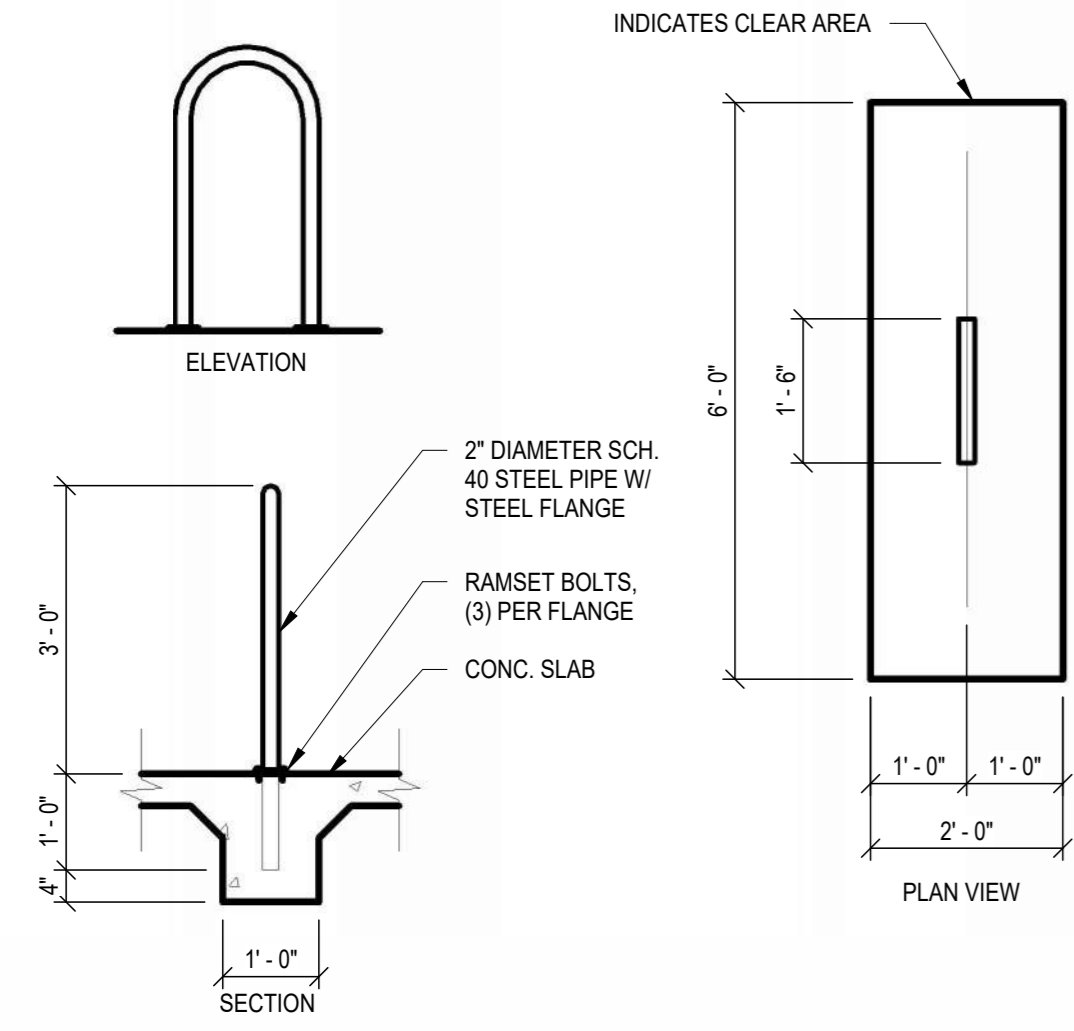
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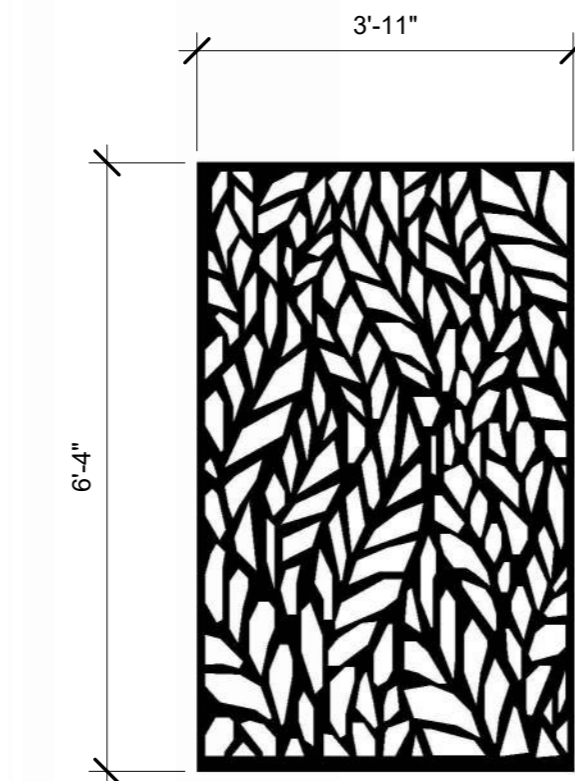
contact: Tim Boyle  
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**SITE WALL PLAN  
A002**

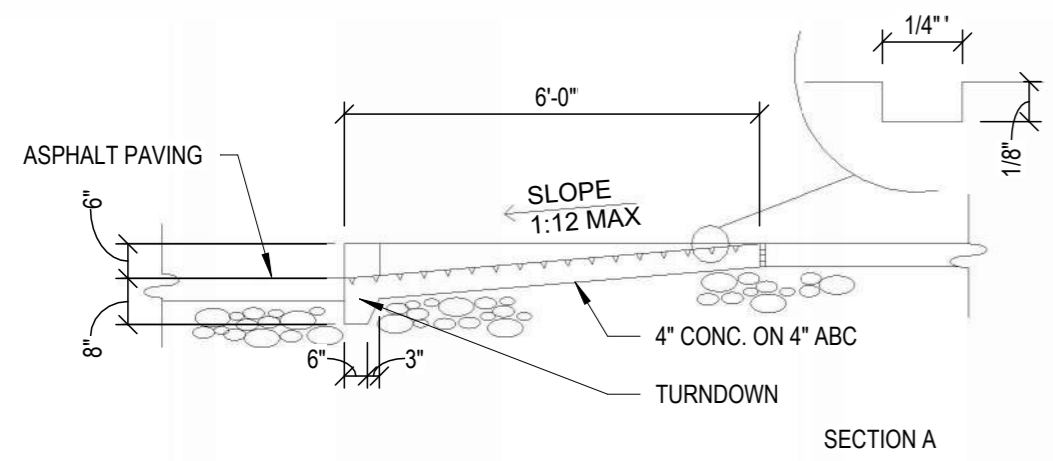




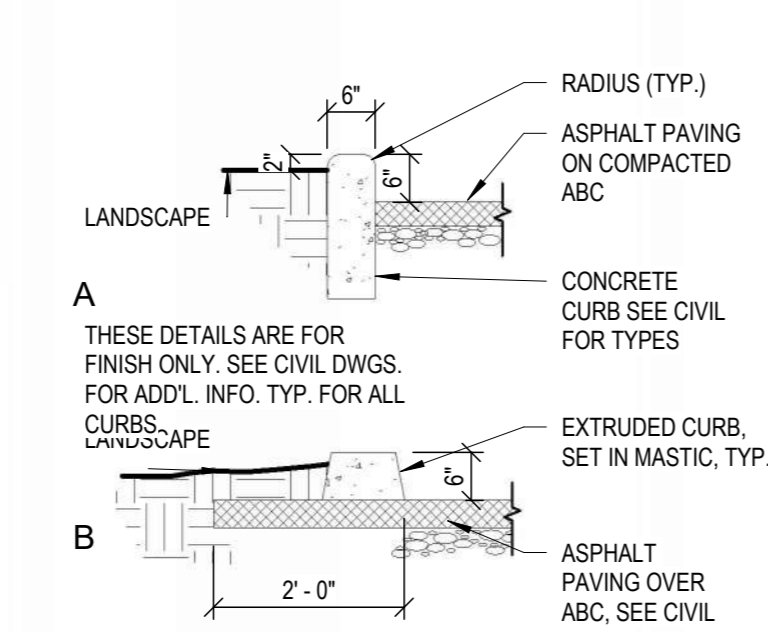
16 SITE - BIKE RACK DETAIL  
1/2" = 1'-0"



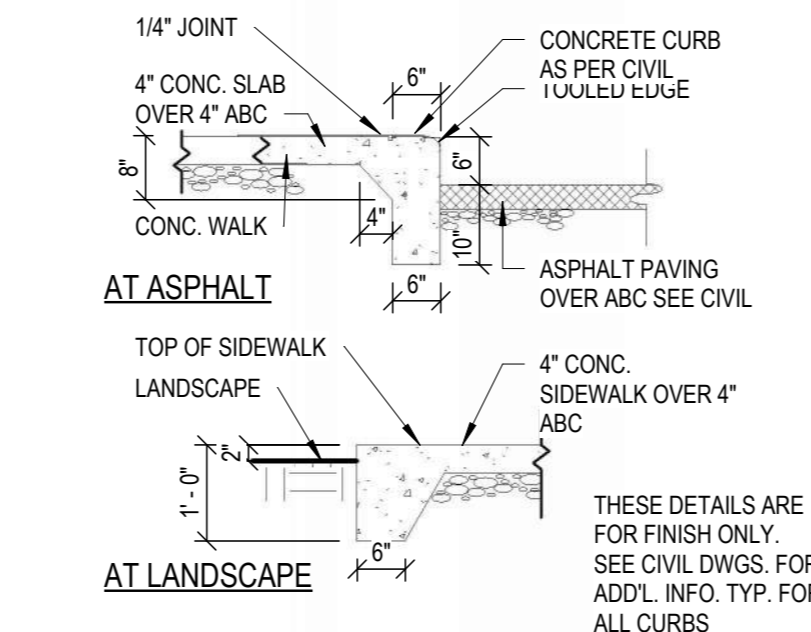
15 DECORATIVE MTL PNL  
1/2" = 1'-0"



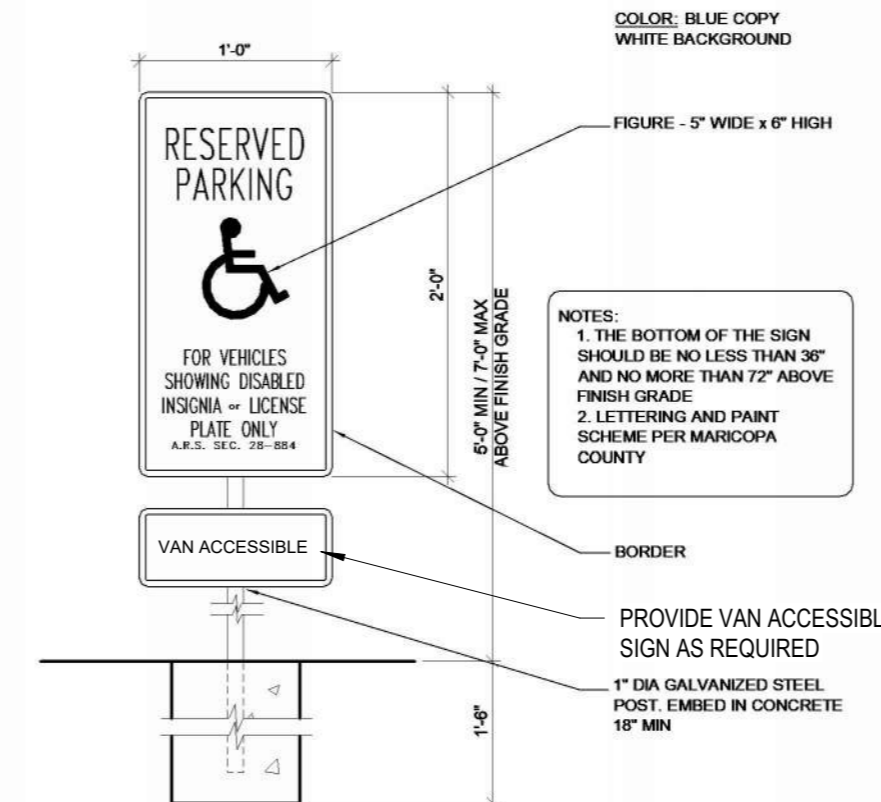
14 SITE - ADA RAMP SECTION  
1/4" = 1'-0"



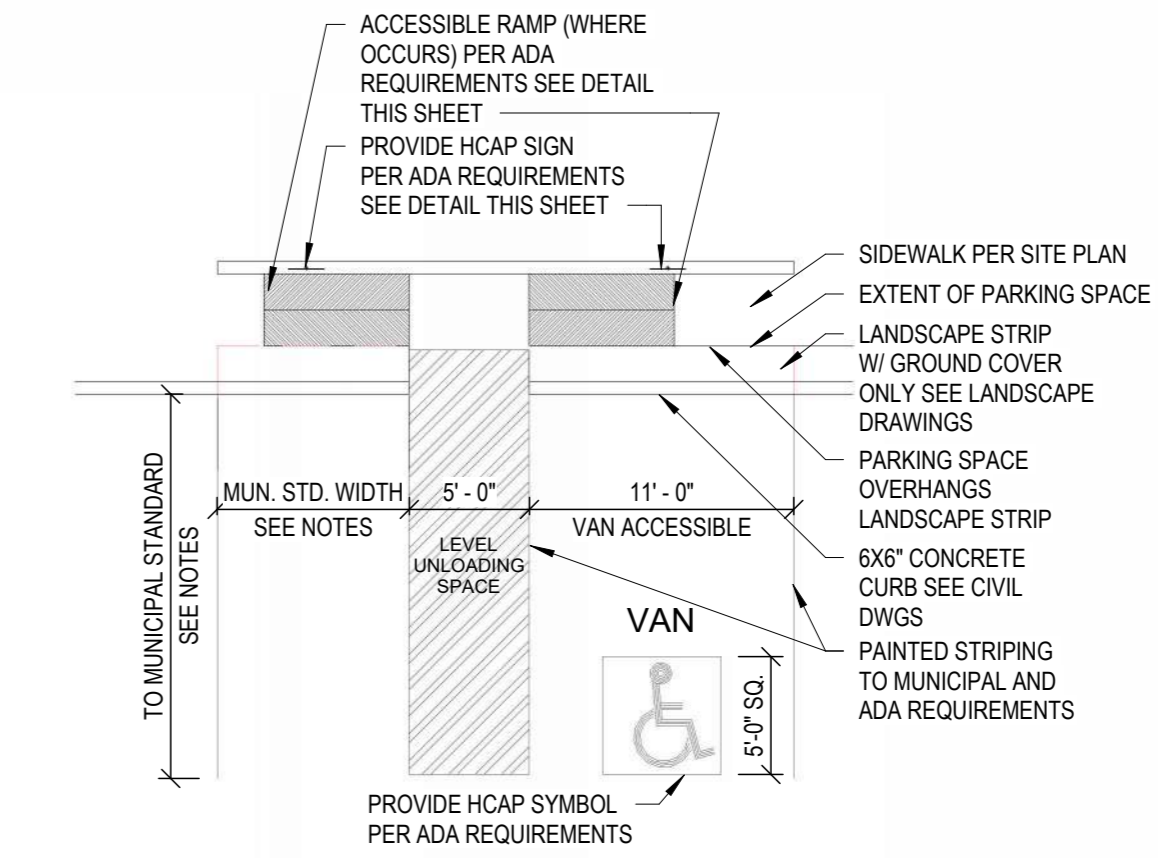
13 SITE - TYPICAL EXTRUDED PARKING CURB  
1/2" = 1'-0"



12 SITE - TYPICAL WALKWAY EDGE DETAILS  
1/2" = 1'-0"



11 ACCESSIBLE PARKING SIGN 1  
1" = 1'-0"

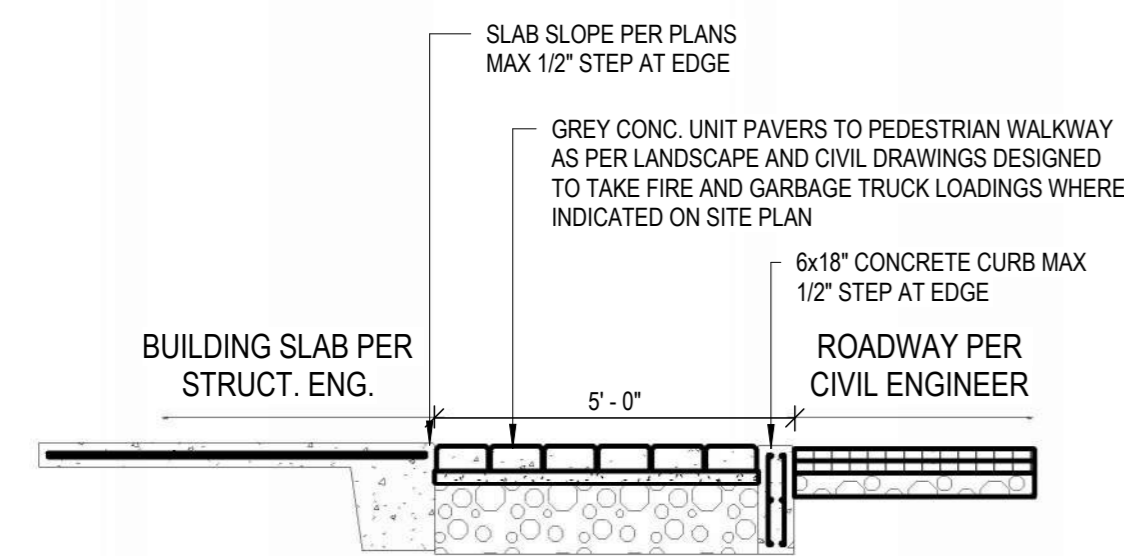


10 SITE - ADA PARKING STRIPING  
1/8" = 1'-0"

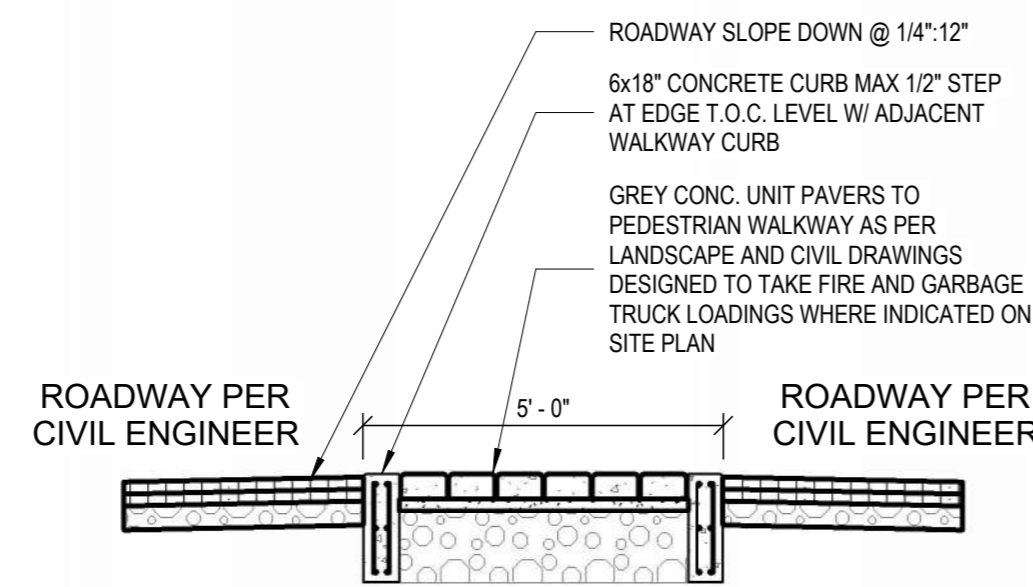
1. NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES AS PER SITE PLAN CALCS
2. OF THE TOTAL ACCESSIBLE SPACES 1 IN 8 SPACES MUST BE VAN ACCESSIBLE
3. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50.
4. WHEN A SINGLE ACCESSIBLE PARKING SPACE IS INSTALLED, THE AISLE SHALL BE ON THE DRIVER'S SIDE FOR A STANDARD ACCESSIBLE PARKING SPACE, OR ON THE PASSENGER'S SIDE OF A VAN ACCESSIBLE PARKING SPACE

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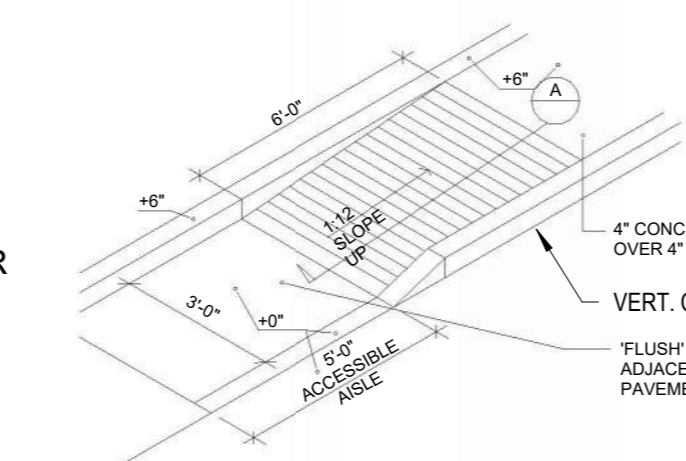
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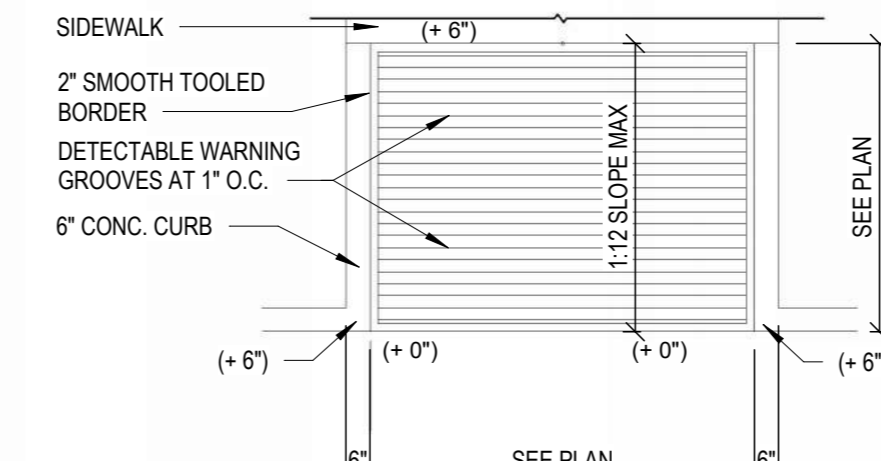
9 SITE - PEDESTRIAN WALKWAY AT BUILDING  
3/8" = 1'-0"



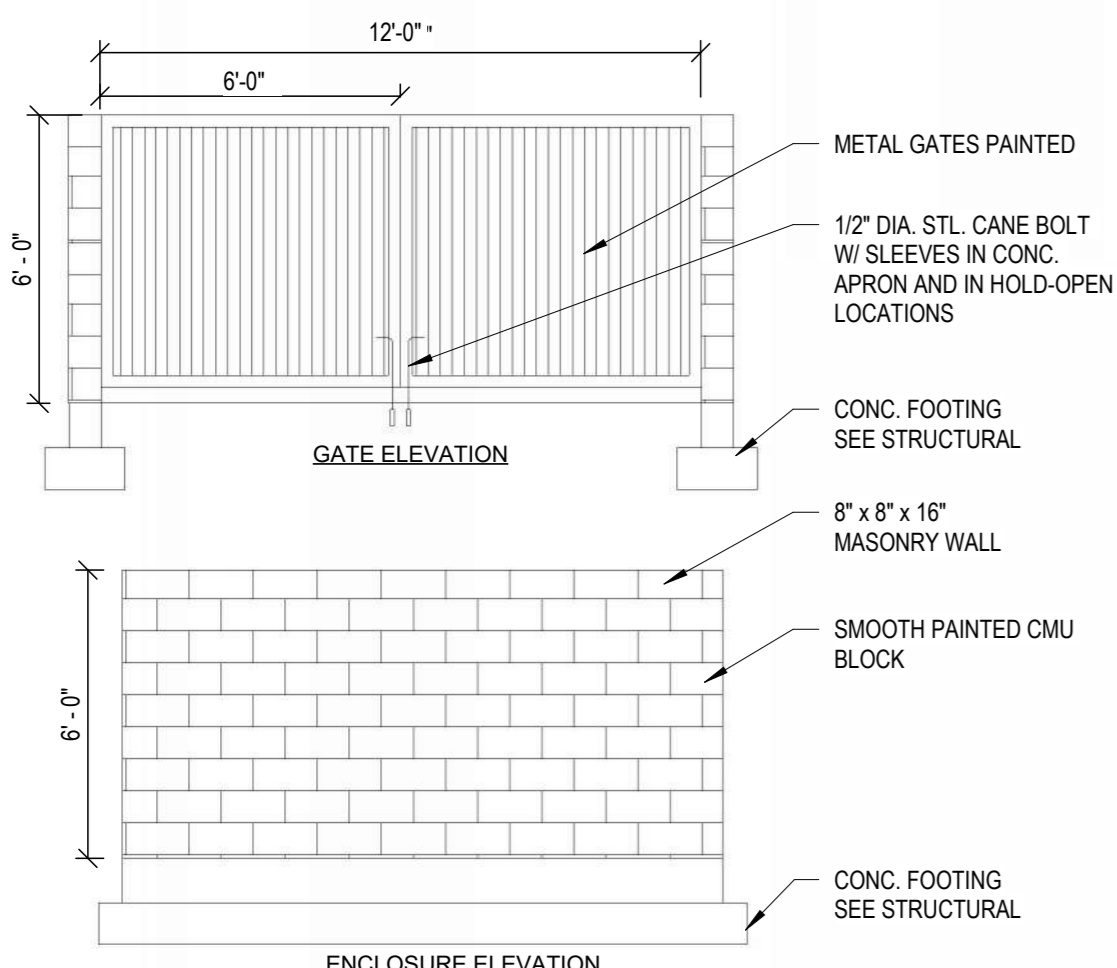
8 SITE - PEDESTRIAN WALKWAY IN ROADWAY  
3/8" = 1'-0"



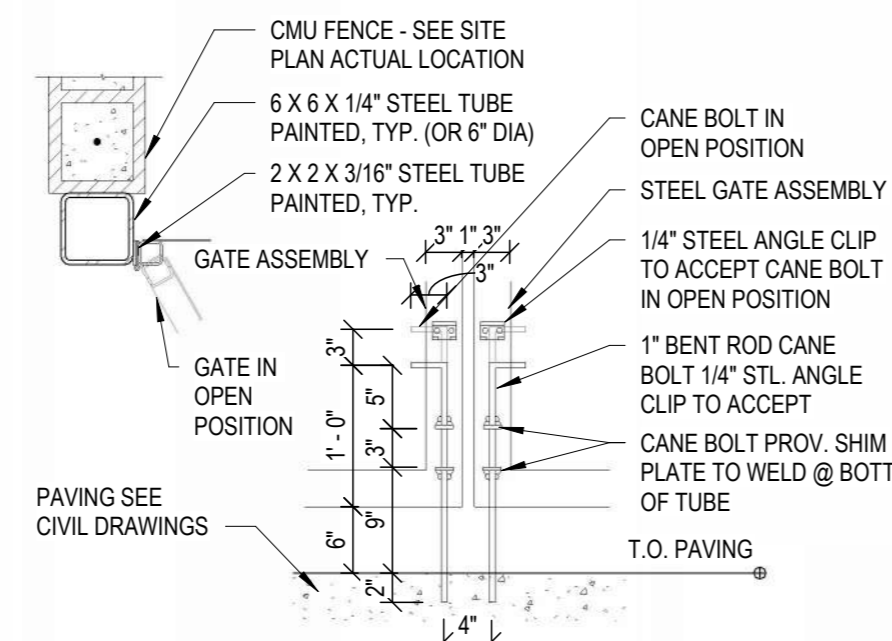
7 SITE - ADA RAMP ISO  
1/2" = 1'-0"



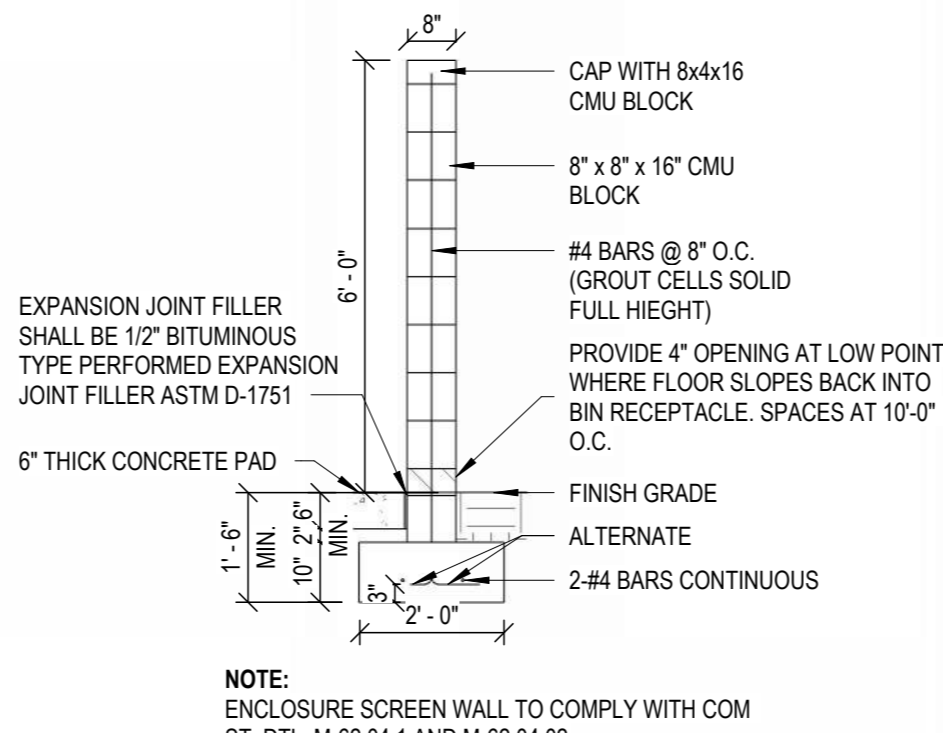
6 SITE - ADA RAMP PLAN  
1/4" = 1'-0"



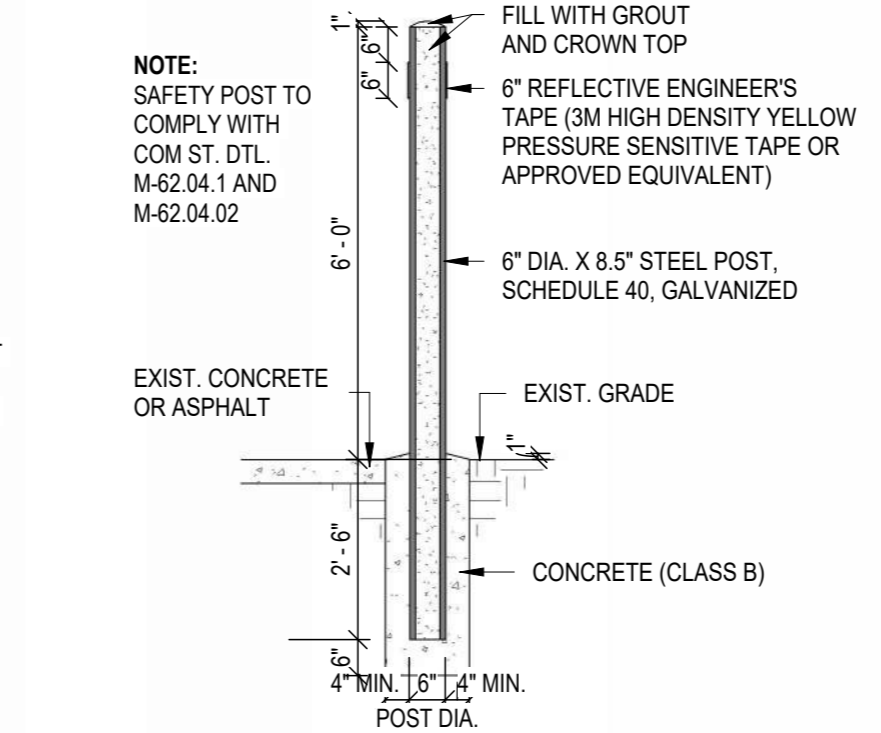
5 SITE - GARBAGE & RECYCLING ENCLOSURE ELEVATION  
1/4" = 1'-0"



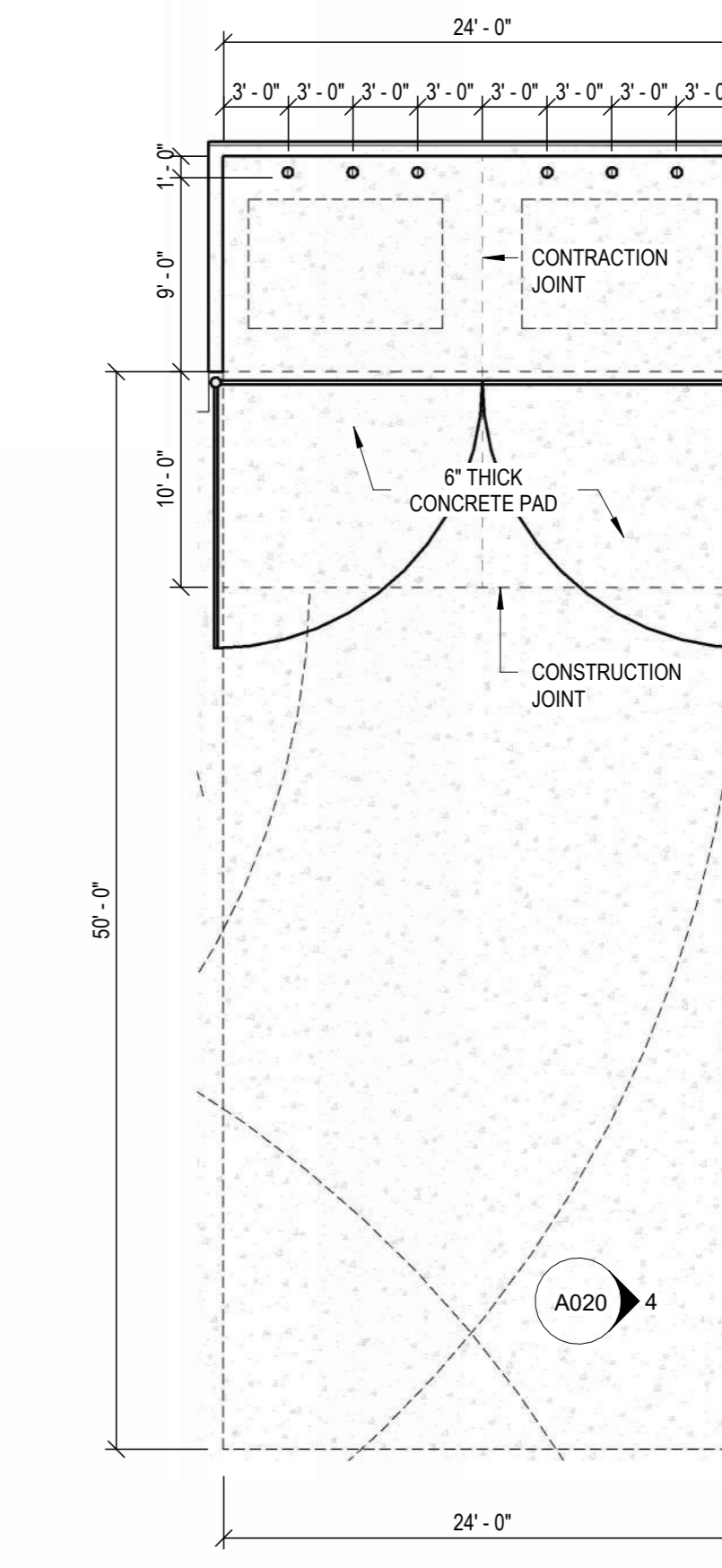
4 SITE - TRASH ENCLOSURE GATE DETAIL  
3/4" = 1'-0"



3 ENCLOSURE\_SCREEN WALL\_COM  
3/8" = 1'-0"



2 ENCLOSURE\_SAFETY POST\_COM  
3/8" = 1'-0"



1 TRASH ENCLOSURE  
1/8" = 1'-0"

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**TYPICAL SITE  
DETAILS  
A003**