

PROJECT INFORMATION

Address 101 N. 56th St.
 Site 46,598 SF (1.07 Acres)
 APN 141-49-009N

Zoning LC
 Rezone RM-4 PAD

Allowed Density RM-4 PAD
 30du/acre
 30*1.07 = 32.1 du

32 units IRC Townhome provisions 13R Fire Supression

3-story, 2 bedroom unit - foot print coverage - 564 SF
 Unit A 16 units * 564 SF = 9,031 SF
 Unit B 16 units * 564 SF = 9,031 SF

Total Building Coverage = 18,062 SF

18,062 SF /46,598 SF = 39% Building Coverage
 28,312 SF /46,598 SF = 61% Lot Coverage

Non paved (pervious) surface - per Grading and Drainage

TOTAL UNIT AREAS

UNIT A = 968 SF
 UNIT B = 1,115 SF
 968*16 = 15,488 SF
 1,115*16 = 17,840 SF

COMBINED UNIT TOTAL = 33,328 SF

PARKING:
 Parking required 32 * 2.1 = **68**
 Parking provided 32 2-car (22L x 20W) garages = 64
 Visitor = 4
Total Parking Provided = 68

BICYCLE PARKING
 Required = 1/10 ps = 7
 Provided = 7

TRASH CALCULATIONS:
 32 units @ .5 cu yd per week = 16 cu yd per week
 2 pick ups per week - 8 cu yds
 (2) 6 yard bin required (2) provided

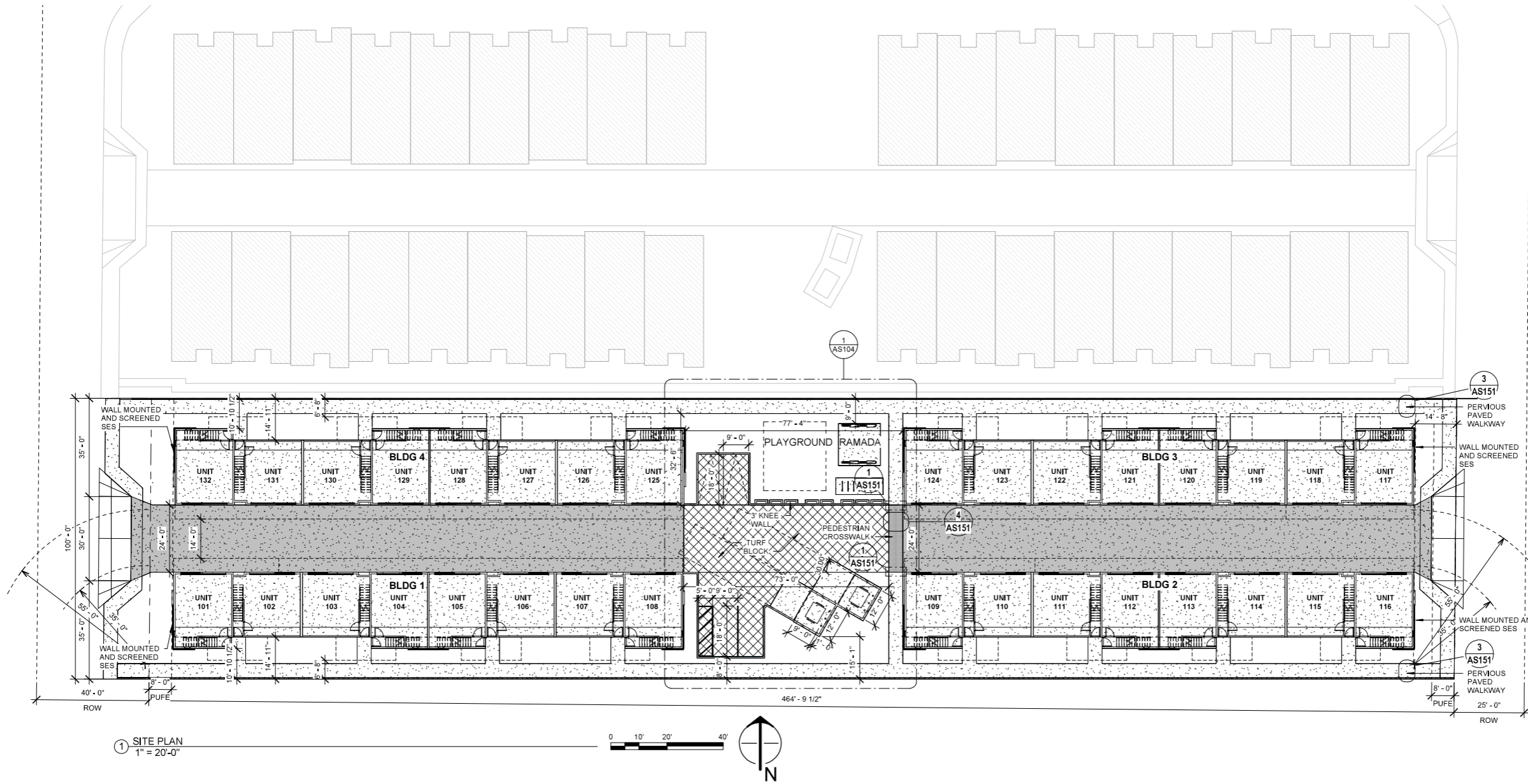
REQUIRED OPEN SPACE:
 PRIVATE 100 SF/2BD 100*32 = 3,200 SF
 TOTAL 150 SF/2DU 150*32 = 4,800 SF

PROVIDED OPEN SPACE:
 PRIVATE UNIT A
 149 SF * 16 DU = 2,384 SF
 UNIT B
 129 SF * 16 DU = 2,064 SF
 COMMON 2,800 SF
 TOTAL 7,248 SF/32 = 226 SF/DU

OPEN SPACE COVERAGE
 UNIT A 102/149 SF = 68% COVERED
 UNIT B 112/129 SF = 86% COVERED

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no.	date	description

THE FIVE SIX

101 N. 56TH ST.
 MESA, AZ

PROJECT NO: 23006
 DATE: 03/21/24



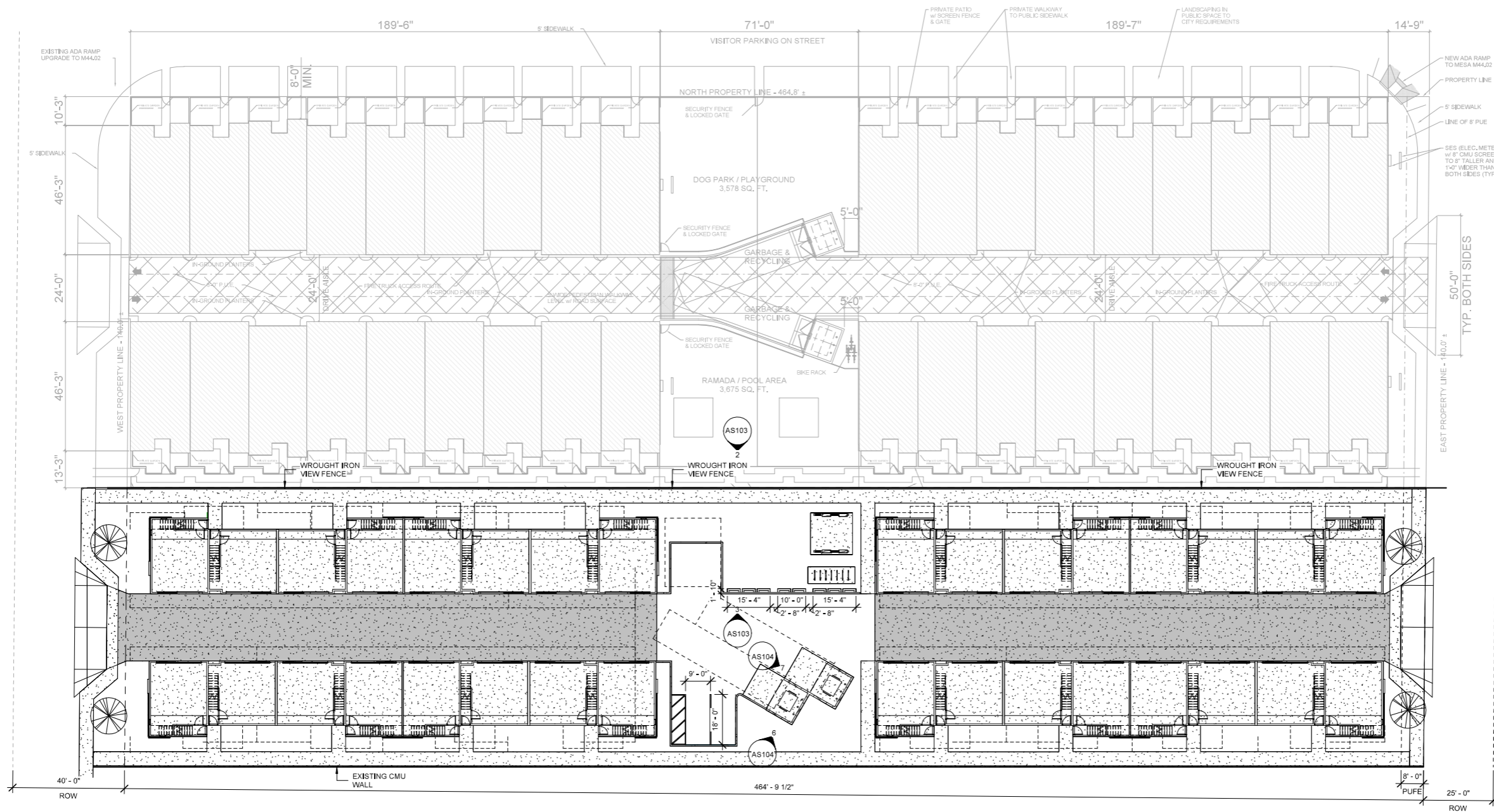
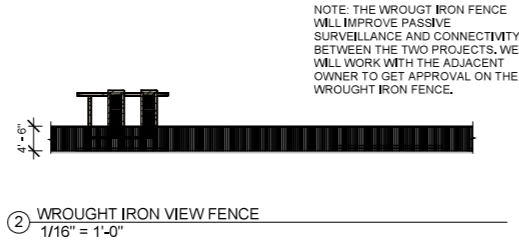
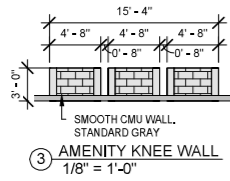
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 Mesa, AZ 85201

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Final

SITE PLAN
AS101

ZON23-00771



1 SITE WALL PLAN
1" = 20'-0"

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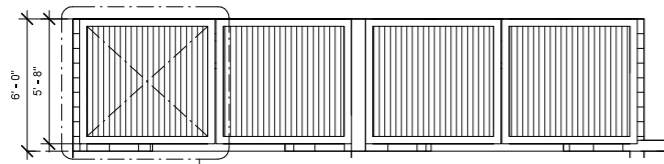
PROJECT NO: 23006
DATE: 11/02/23



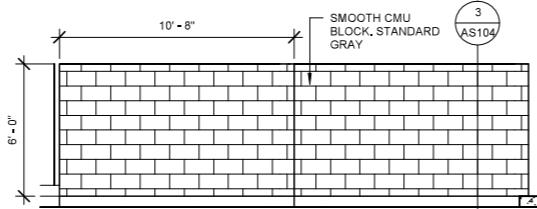
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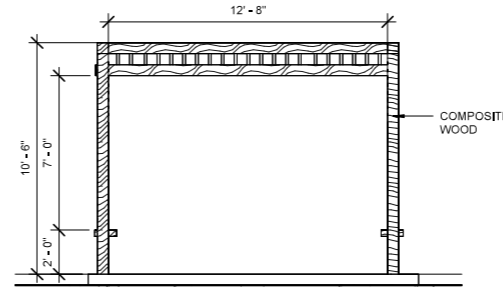
SITE WALL PLAN
AS103



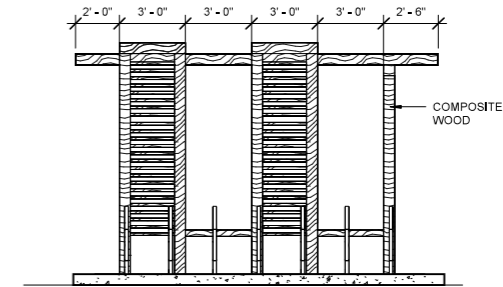
7 ENCLOSURE GATE ELEVATION
1/4" = 1'-0"



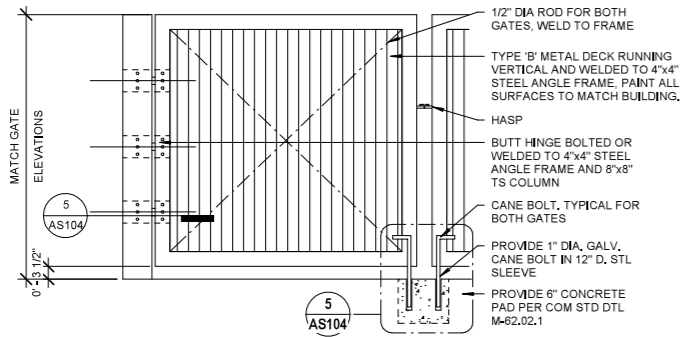
6 TRASH ENCLOSURE WALL
1/4" = 1'-0"



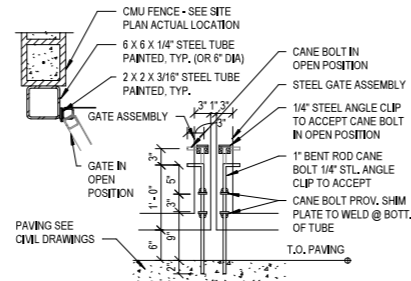
8 RAMADA SIDE
1/4" = 1'-0"



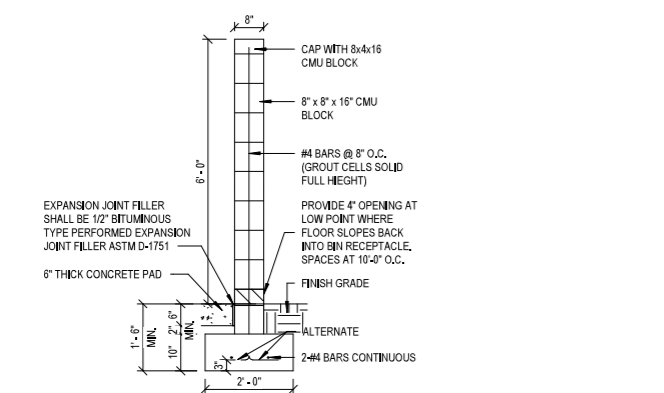
9 RAMADA FRONT
1/4" = 1'-0"



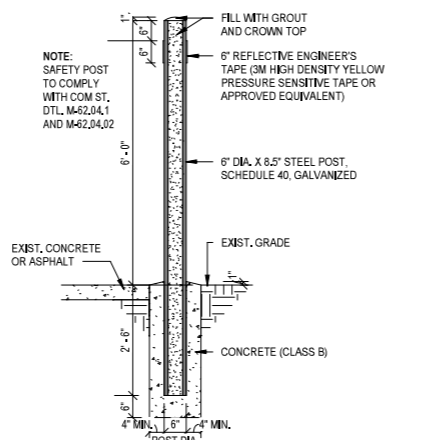
4 ENLARGED ENCLOSURE GATE
1/2" = 1'-0"



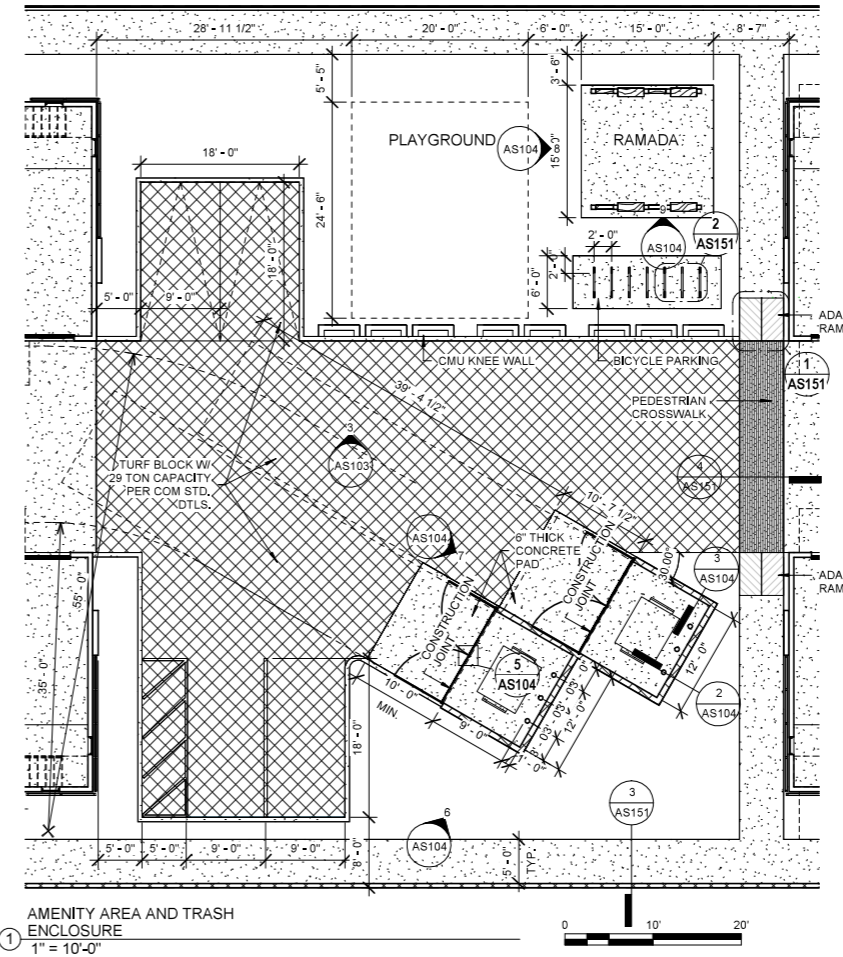
5 TRASH ENCLOSURE GATE DETAIL
3/4" = 1'-0"



3 ENCLOSURE SCREEN WALL
1/2" = 1'-0"



2 ENCLOSURE SAFETY POST
1/2" = 1'-0"



1 AMENITY AREA AND TRASH ENCLOSURE
1" = 10'-0"

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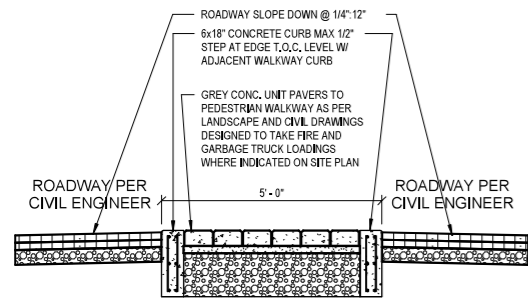
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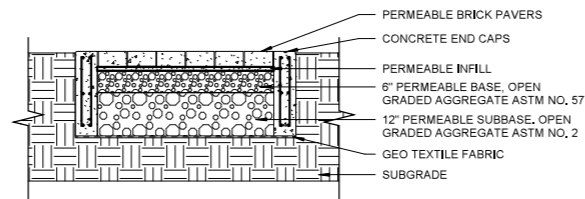
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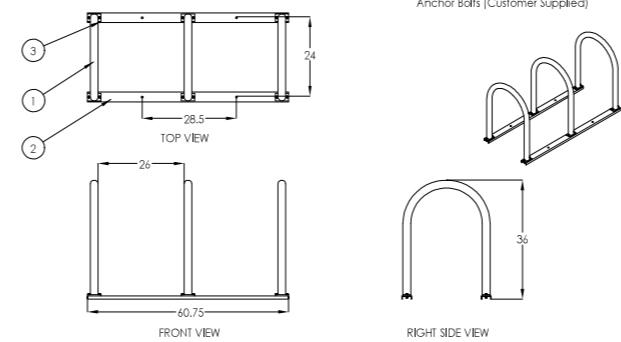
AMENITY PLAN AND TRASH ENCLOSURE
AS104



④ PEDESTRIAN WALKWAY AT DRIVE AISLE
1/2" = 1'-0"

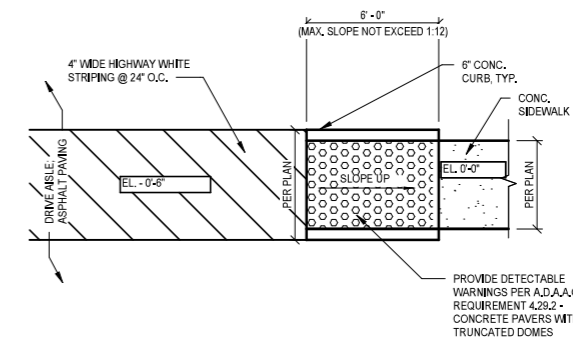


③ PERMEABLE WALKWAY
1/2" = 1'-0"



- MATERIALS LIST
 (1) Tubing - \varnothing 2 3/8" x .154" Wall Steel Tubing
 (2) Surface Brackets - 3" x 1" x 3/16" Wall Steel Channel with Four \varnothing 9/16" Mounting Holes
 (3) 3/16" x 2 3/8" Steel Flat Bar
 (4) Mounted with four \varnothing 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

② BIKE RACK DETAIL
3/8" = 1'-0"



① SITE - ACCESSIBLE SIDEWALK SINGLE RAMP
1/4" = 1'-0"

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SITE DETAILS
AS151