

FINAL SITE PLAN 1/8" = 1 FT

Lot Coverage	
Total Lot SF:	18,120
Maximum Lot Coverage(10%)	1,812
Maximum Building Coverage(45%)	8,154
Existing Structure Coverage	2,307
Structure Addition Coverage	2,006
Total Building Coverage	4,313
Total Building Coverage (%)	23.8%
New Paving SF	5,836
New Walkway SF	606
Total Hardscape Coverage	6,441
Total Covered SF	10,766
Total Covered SF (%)	59.42%

SITE LEGEND

- NEW LANDSCAPE AREA
- FENCED PRIVATE AREA
- NEW CONCRETE SIDEWALK
- NEW ASPHALT DRIVE
- NEW BUILDING PAD
- EXISTING SIDEWALK
- COVERED PARKING
- SINGLE UNIT BARREL STORAGE

PROJECT TEAM

OWNER: DAMON OWENS
 462 S. HOBSON
 MESA, AZ 85204
 P: (808)282-6394
 E: yolbolsun@outlook.com
 CONTACT: DAMON OWENS

DESIGNER: CBC DESIGN
 AND BUILDING SERVICE, LLC
 1627 E. INDIGO ST.
 MESA, AZ 85203
 P: (480)226-2065
 E: cbcdrafting@gmail.com
 CONTACT: CALEB CLARKSON

PROJECT DATA

PROJECT NAME: HOBSON 6-PLEX
PROJECT ADDRESS: 462 S. HOBSON RD. MESA, AZ 85204

PROJECT SCOPE: 4 UNITS ADDED TO 2 EXISTING

PARCEL NUMBER: 139-24-056A

PARCEL ZONING: RM-2

BUILDING SF: 4754 SQ.FT.

STORIES: 2

OPEN SPACE REQUIRED: 200 SF/UNIT (INCL.PRIVATE OPEN SPACE)=1200 SF

OPEN SPACE PROVIDED: 2066 SF (344 SF/UNIT)

COMMON OPEN SPACE PROVIDED: 450 SF

PRIVATE OPEN SPACE REQUIRED: MIN.100 SF/UNIT

PRIVATE OPEN SPACE PROVIDED: 2400 SF (400 SF/UNIT)

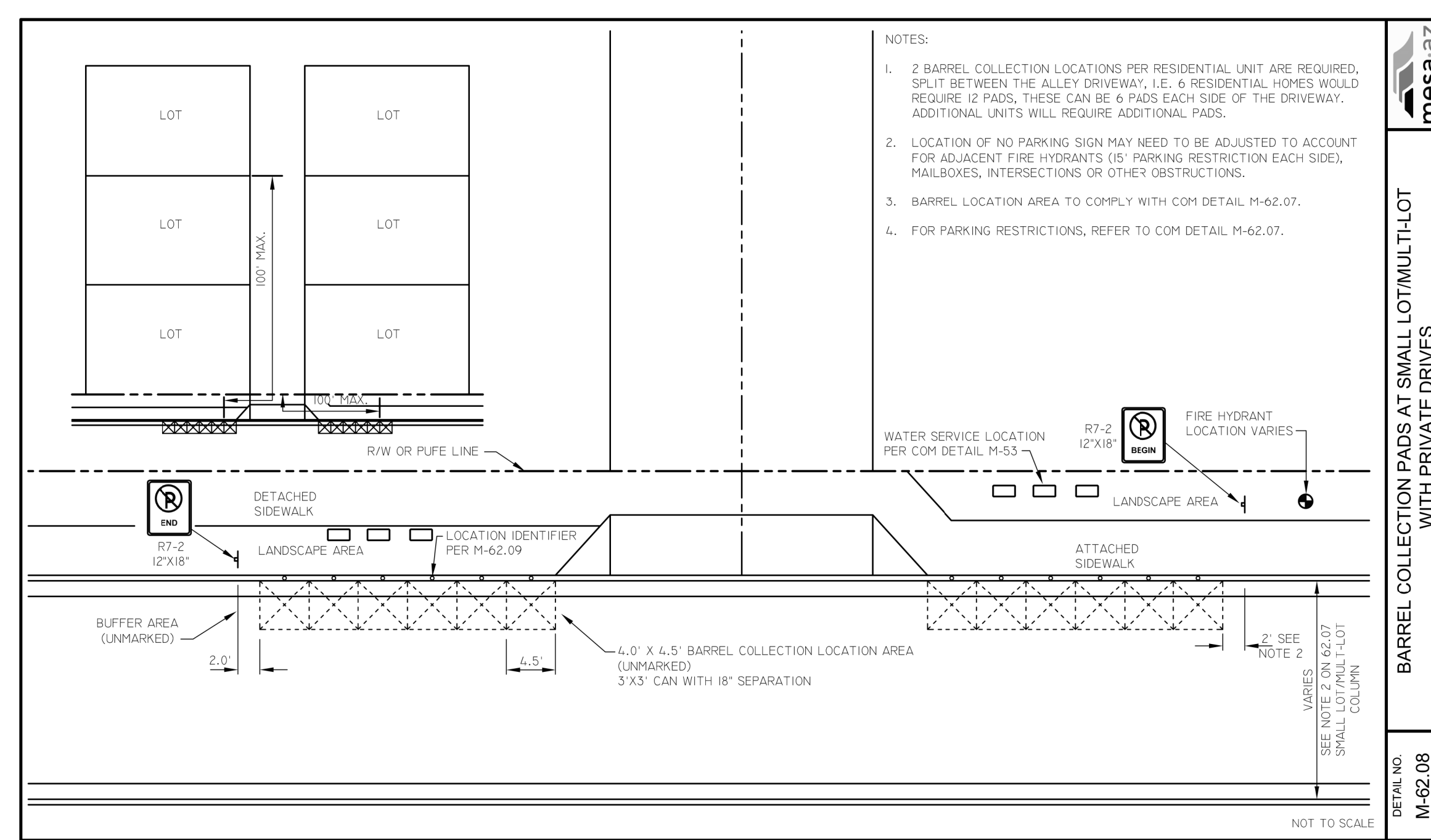
PARKING REQUIRED: 6 UNITS*2=12.6

PARKING PROVIDED: 13 SPACES (6 COVERED)

BICYCLE SPACES REQUIRED: 3

BICYCLE SPACES PROVIDED: 3

Waste Collection Area Detail



Bicycle Rack Detail



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

462 S. HOBSON RD.
 MESA, AZ 85204

**HOBSON
 6-PLEX**

DRAWINGS PROVIDED BY:
CBC
 design and
 building service llc

1627 E. Indigo St.
 Mesa, AZ 85203
 480.226.2065
 cbcdrafting@gmail.com

DATE:
 5/3/2024

SCALE:

SHEET:

A-3

VICINITY MAP