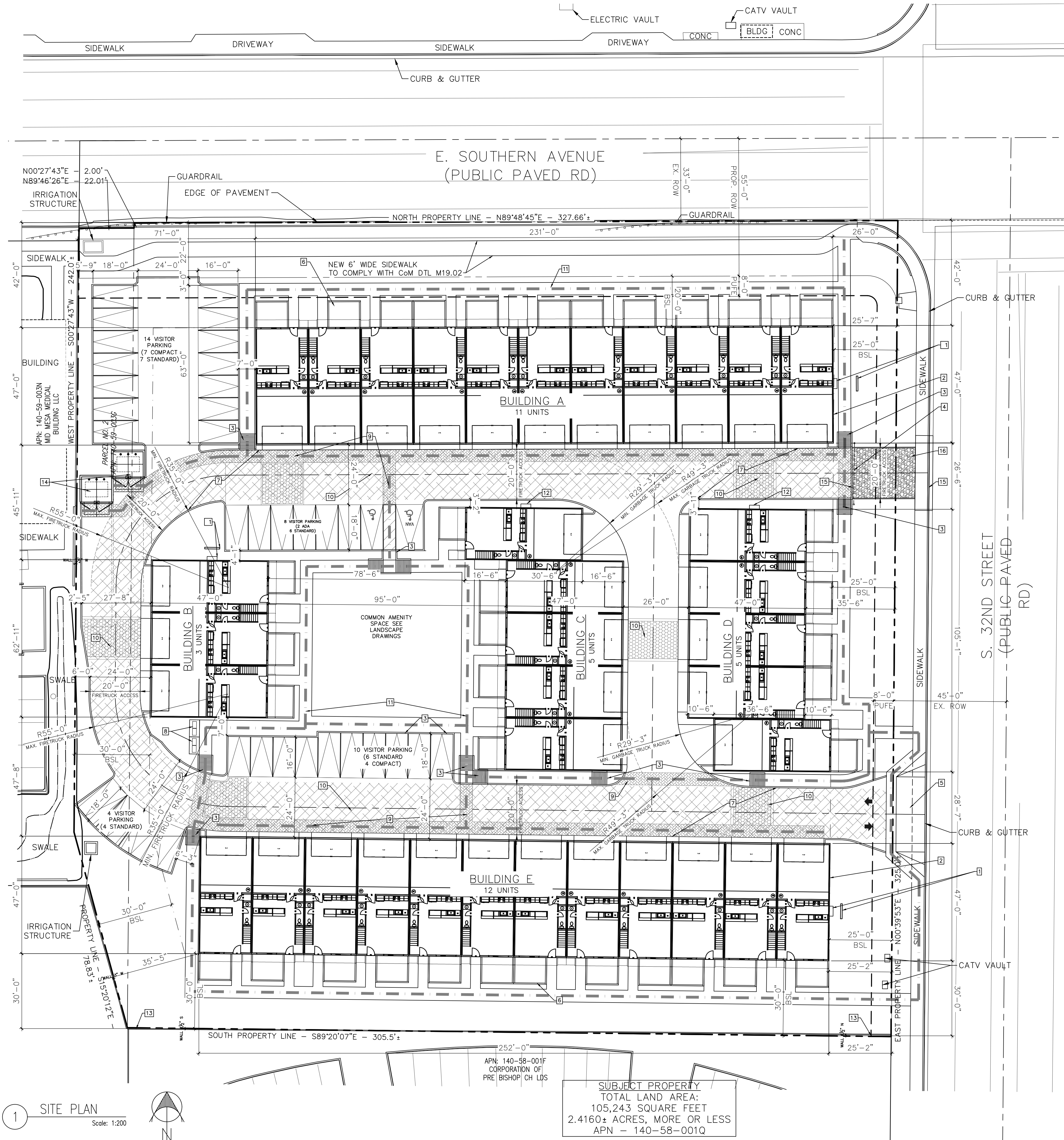




KEYNOTES:

1. SES w/ 8" CMU SCREEN TO 8" TALLER AND 1'-0" WIDER THAN PANEL BOTH SIDES
2. BUILDING SIGNAGE AT HIGH LEVEL, SEE ELEVATIONS
3. ADA RAMP
4. FIRE EGRESS ONLY w/ CHAIN LOCKS AND SIGNAGE TO CITY OF MESA FIRE CODE FPD506.1.1 OR APPROVED EQUAL
5. CROSSING TO MEET CITY OF MESA 2019 STANDARD DETAIL M-42
6. PRIVATE YARD 10'-0"x12'-0" w/ 42" HIGH MAX VIEW FENCE, 120 SQ. FT. TYPICAL TO ALL UNITS
7. CONTINUOUS FIRETRUCK ACCESS ROUTE
8. MAILBOXES TO USPS STANDARDS
9. CONTINUOUS 5'-0" WIDE WALKWAY LEVEL w/ ROAD SURFACE
10. STAMPED PAVEMENT w/ SMOOTH EDGE
11. CONTINUOUS WALKWAY, SEE LANDSCAPE DRAWINGS
12. SES PANEL w/ CABINET WITH SWINGING COVER PAINTED TO MATCH BUILDING EXTERIOR OR APPROVED EQUAL
13. EXISTING 4'-0" CMU FENCE ON SOUTH PROPERTY LINE TO BE DEMOLISHED AND REPLACED w/ NEW 6'-0" CMU FENCE CENTERED ON PROPERTY LINE. MUST BE COORDINATED WITH AND APPROVED BY ADJACENT PROPERTY OWNER AS EXISTING WALL CROSSES PROPERTY LINE
14. GARBAGE & RECYCLING SEE DETAILS A002
15. MOUNTABLE CURB FOR FIRE ACCESS MAG 220 TYPE E
16. 20' FIRE LANE PER CITY OF MESA FIRE AND MEDICAL DEPARTMENT DETAIL FPD 503.2.3 OR APPROVED EQUAL



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REVISIONS

- A - 5/7/21 - UNIT SIZE REVISED
B - 6/6/21 - SITE REVISED PER SURVEY
C - 6/28/21 - SITE REVISED FOR FIRE ACCESS
D - 9/10/21 - REVISED FOR HVAC PER CLIENT
E - 9/17/21 - REVISED FOR HVAC PER CLIENT
F - 9/27/21 - CITY COMMENTS
G - 11/17/21 - CITY COMMENTS
H - 2/23/22 - ADA PARKING REVISED
J - 3/2/22 - PARKING ADDED 1 UNIT REMOVED
K - 3/30/22 - PARKING ADDED 3 UNITS REMOVED
L - 4/16/22 - REDUCED 3 UNITS AND ADDED 1 GUEST PARKING PER UNIT
M - 5/26/22 - MODIFIED UNIT ORIENTATION TO MATCH ELEVATION

ISSUE RECORD

- 1 - ISSUED FOR DESIGN REVIEW - 9/7/21

CONSULTANT

PROJECT NO. 2112

PROJECT

MULTI-FAMILY DEVELOPMENT

ADDRESS

32nd ST & EAST SOUTHERN AVE.
MESA AZ 85204

CLIENT

AM PROP. & INVEST.

DRAWING TITLE

SITE
PLAN
36 UNITS

SCALE 1:200

DRAWN DBH

DATE MAY 2021

PLOTTED 5/26/2022

DRAWING NO.

A001
ISSUE 1 REV M

PROJECT DATA

SITE COVERAGE:

AREA OF ROADWAY - 27,237 SQ. FT.
AREA OF BUILDINGS

A	- 10,857 SQ. FT.
B	- 2,959 SQ. FT.
C	- 4,933 SQ. FT.
D	- 4,935 SQ. FT.
E	- 11,844 SQ. FT.
TOTAL LOT COVERAGE	- 35,528 SQ. FT.

GROSS SITE AREA - 105,243 SQ. FT.
LANDSCAPED AREA - 105,243 - 35,528 - 27,237 = 42,478 SQ. FT. (40.36%)

MIN. OPEN SPACE REQ'D - 175 SQ. FT./UNIT = 6,300 SQ. FT.
OPEN SPACE PROVIDED - 42,478 SQ. FT.

PRIVATE OPEN SPACE REQ'D = 120 SQ. FT./3BR UNIT
PRIVATE OPEN SPACE PROVIDED/UNIT = 120 SQ. FT.

MAXIMUM BUILDING HEIGHT - 23'-1"

APN: - 140-58-001Q & 140-59-003G

BUILDING COVERAGE - 35,528 x 100 / 105,243 = 33.76%

LOT COVERAGE - 35,528 + 27,237 x 100 / 105,243 = 59.64%

OCCUPANCY - R2

CONSTRUCTION TYPE - V-A

PROJECT DENSITY - 105,243 SQ. FT. = 2.42 ACRES
- 36 UNITS / 2.42 ACRES = 14.88 DU/ACRE

PARKING REQUIRED:

36 UNITS @ 2.1 SPACES PER UNIT - 81.9 SPACES (82)

PARKING PROVIDED:

2 SPACES PER UNIT ENCLOSED - 72 SPACES

36 VISITOR SPACES (NC 2 ADA COMPLIANT SPACES)

TOTAL PROVIDED - 108 SPACES (3.00/UNIT)

PARKING SPACES - REGULAR - 9'-0"x18'-0"

COMPACT - 9'-0"x16'-0"

ADA - 9'-0"x18'-0"

ADA VAN ACCESSIBLE 11'-0"x18'-0"

ADA w/60" ACCESS ONE SIDE (2 PROVIDED)

SEE DETAILS 4&5/A002

TRASH CALCULATIONS

0.5 CU YR PER UNIT PER WEEK
36 UNITS
18.0 YARDS PER WEEK
2 x PER WEEK
9.00 CU YARDS
6 CU YARDS PER BIN
1.5 BINS
2 BINS SUPPLIED