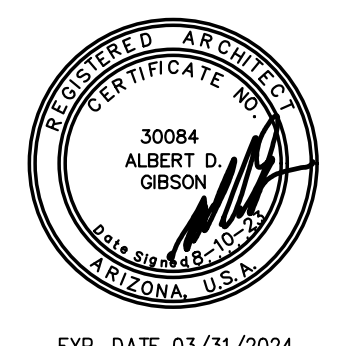


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SIENNA RIDGE



EXP. DATE 03/31/2024

PROJECT
29 SINGLE FAMILY DETACHED & ATTACHED LUXURY HOMES

OWNER
SILVERADO DEVELOPMENT INC.

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DG

ISSUE
4/21/23

RE-ISSUE
08/10/23

DESCRIPTION
SITE PLAN

SITE DATA

PROJECT:
29 SINGLE FAMILY DETACHED & ATTACHED LUXURY HOMES
OWNER: SILVERADO DEVELOPMENT INC.

SETBACKS:
FRONT (90TH PLACE - EAST SIDE)
30'-0" SETBACK FROM PROPERTY LINE
REAR (INTERIOR - WEST SIDE)
30'-0" SETBACK FROM PROPERTY LINE
SIDE (INTERIOR - SOUTH SIDE)
35'-0" SETBACK FROM PROPERTY LINE

PRIVATE AREA OPEN SPACE:
3-BEDROOM UNIT REQUIRED: 120 SF
PROVIDED: 740 SF (SF-D), 233 SF (SF-A)

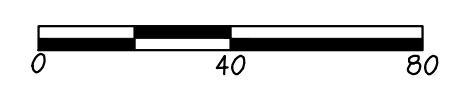
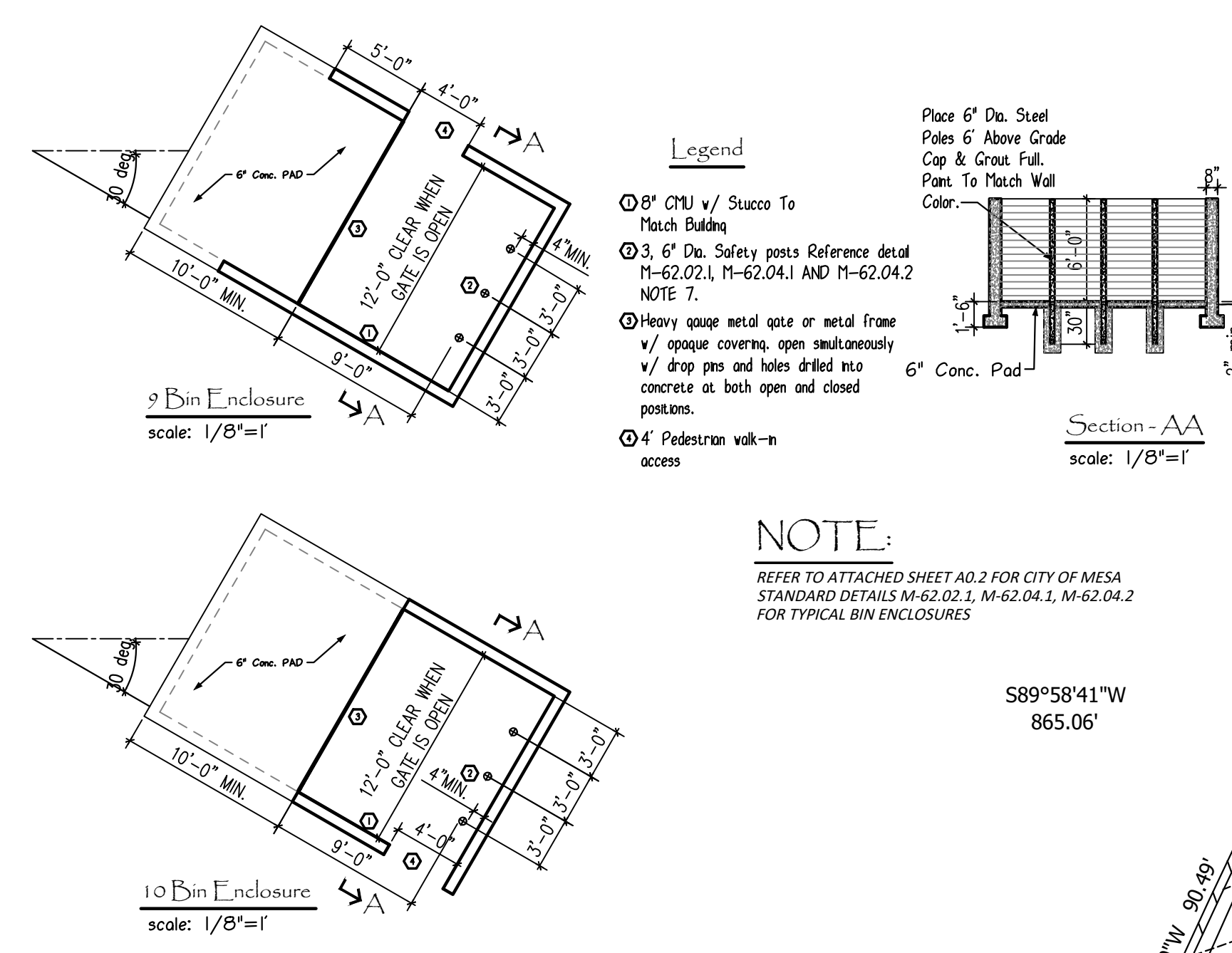
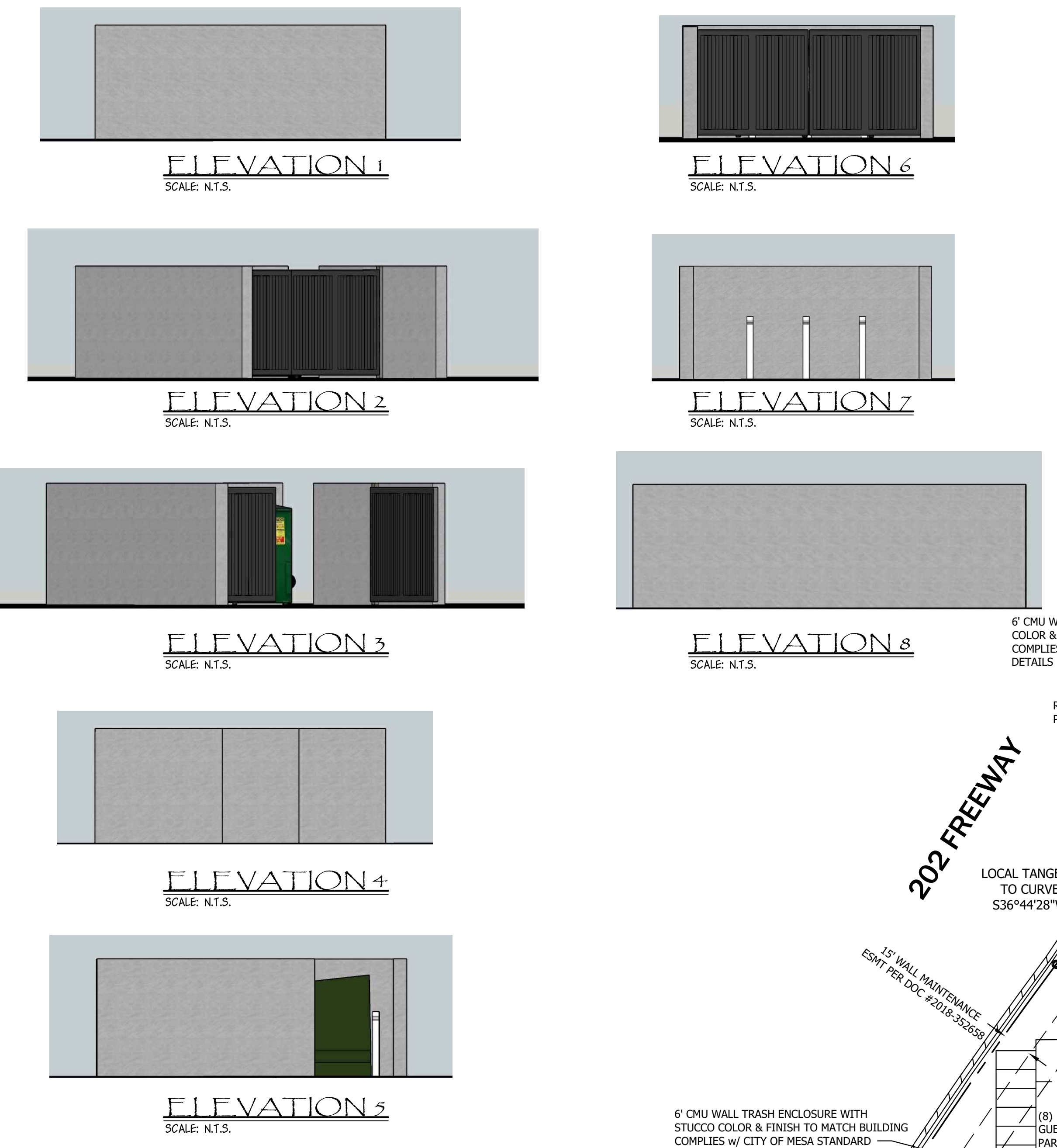
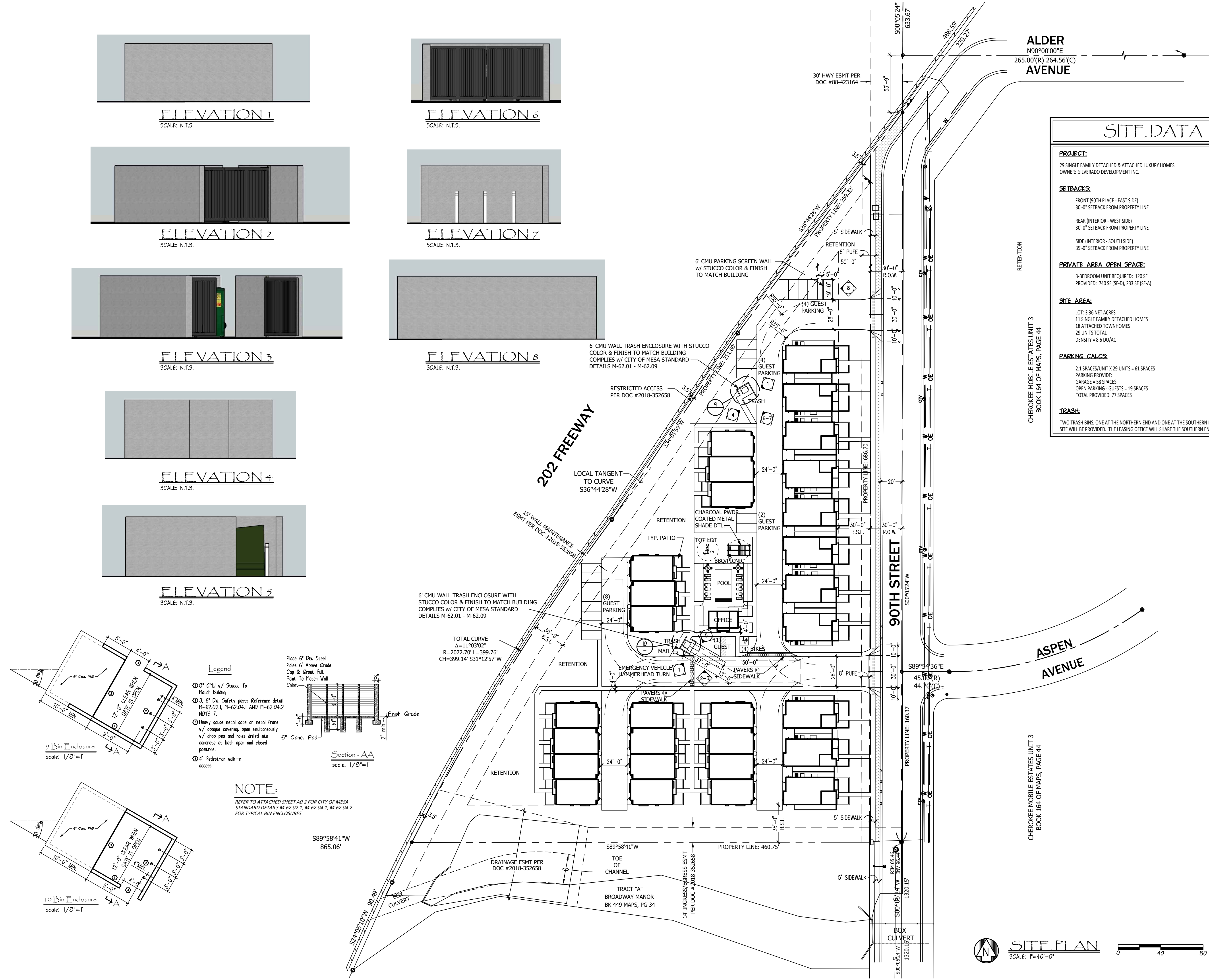
SITE AREA:
LOT: 3.36 NET ACRES
11 SINGLE FAMILY DETACHED HOMES
18 ATTACHED TOWNHOMES
29 UNITS TOTAL
DENSITY = 8.6 DU/AC

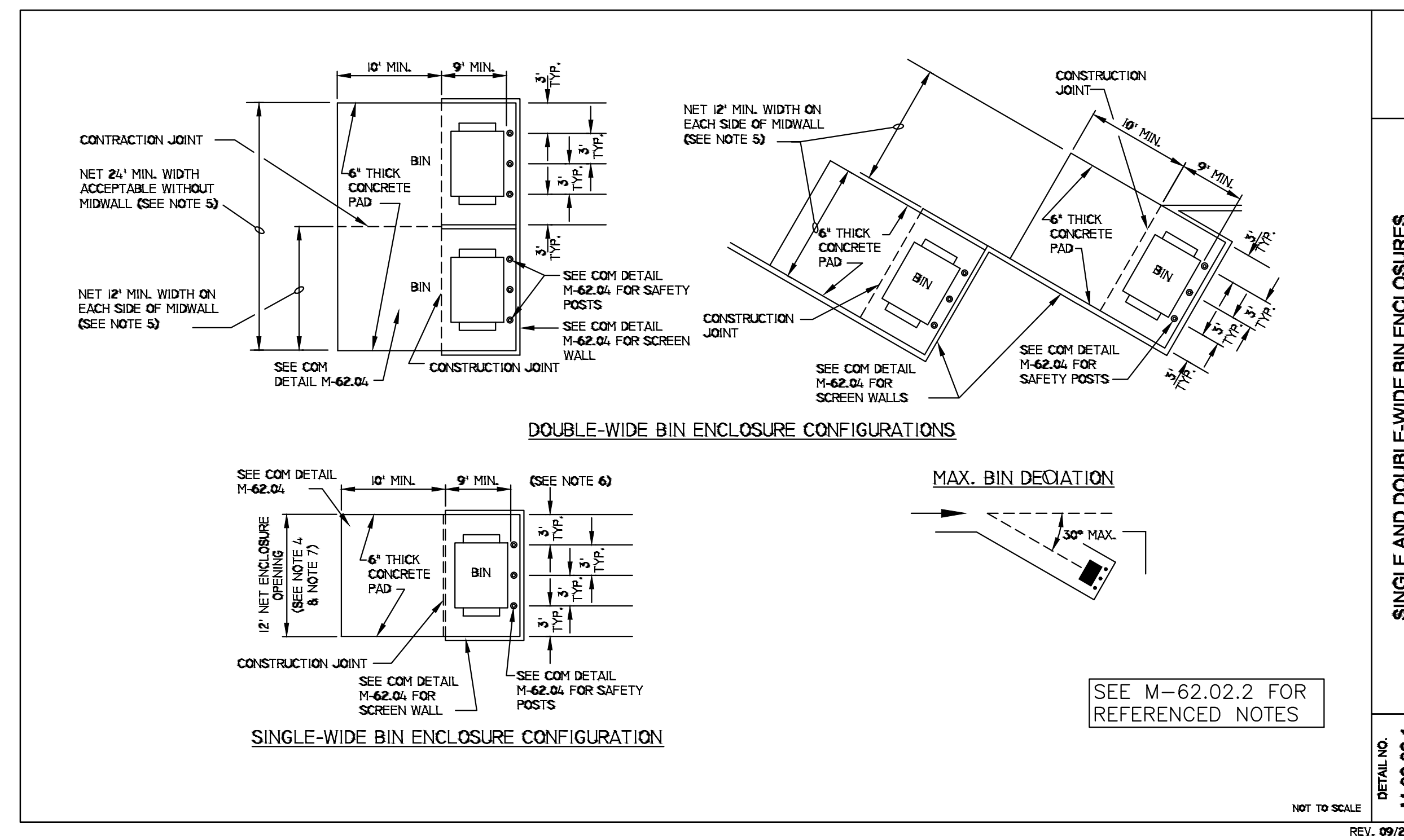
PARKING CALCS:
2.1 SPACES/UNIT X 29 UNITS = 61 SPACES
PARKING PROVIDED:
GARAGE = 58 SPACES
OPEN PARKING - GUESTS = 19 SPACES
TOTAL PROVIDED: 77 SPACES

TRASH:
TWO TRASH BINS, ONE AT THE NORTHERN END AND ONE AT THE SOUTHERN END OF THE SITE WILL BE PROVIDED. THE LEASING OFFICE WILL SHARE THE SOUTHERN END TRASH BIN.

CHEROKEE MOBILE ESTATES UNIT 3
BOOK 164 OF MAPS, PAGE 44

CHEROKEE MOBILE ESTATES UNIT 3
BOOK 164 OF MAPS, PAGE 44

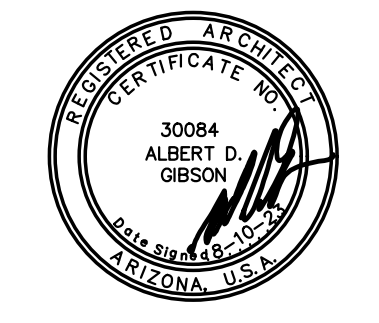




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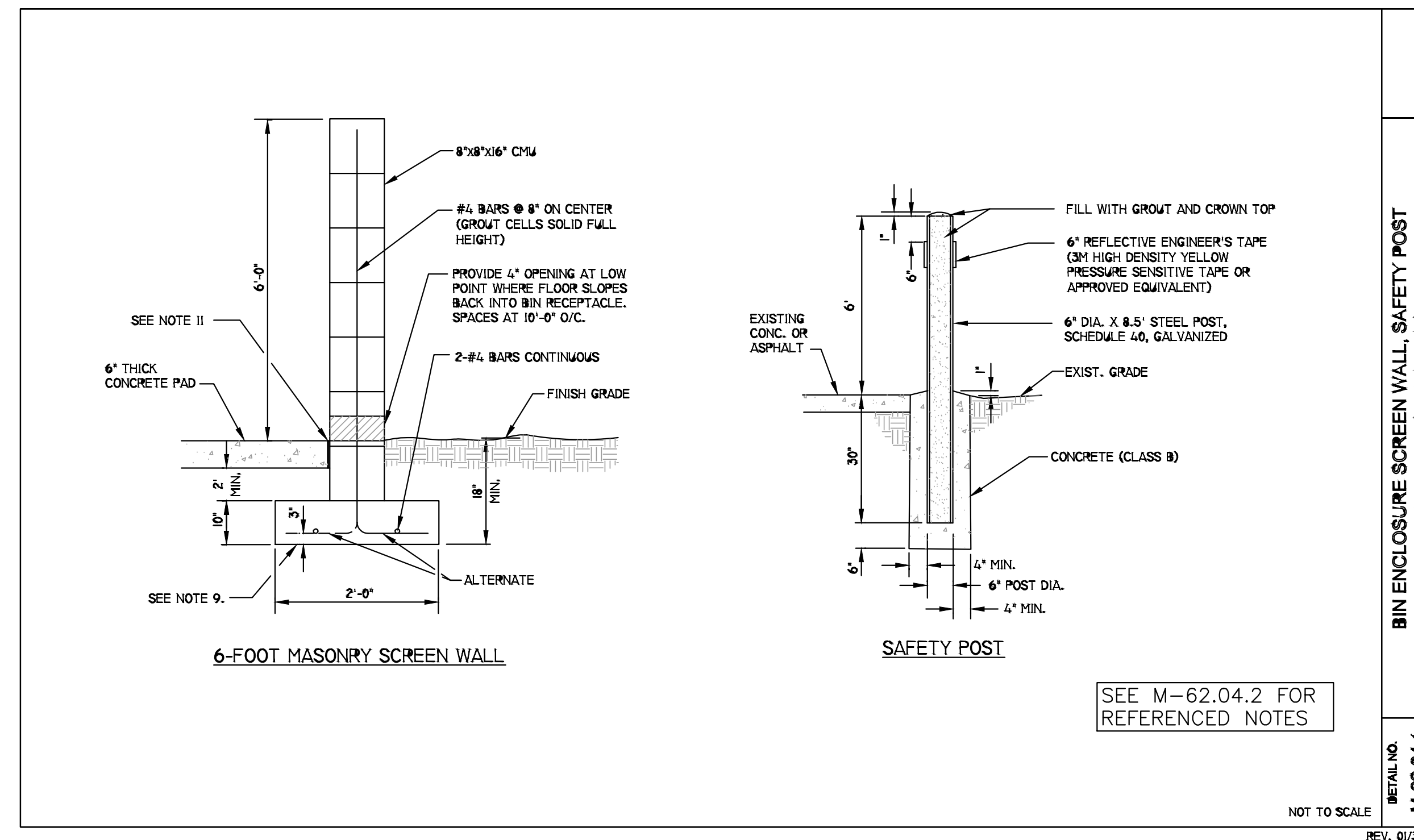
SIENNA RIDGE



EXP. DATE 03/31/2024

PROJECT
29 SINGLE FAMILY DETACHED
& ATTACHED LUXURY HOMES

OWNER
SILVERADO DEVELOPMENT INC.



- NOTES**
- TRASH AND RECYCLING BIN AREA SHALL BE SCREENED WITH A SIX FOOT (6') MASONRY WALL PER COM DETAIL M-62.04.1.
 - BIN ENCLOSURE TO BE A MINIMUM OF 3 FEET FROM ANY NON-COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT, AND 5 FEET FROM ANY COMBUSTIBLE PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT (PER UNIFORM FIRE CODE 103.2.2).
 - BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
 - GATES SHALL BE INSTALLED SO THERE IS A NET BIN ENCLOSURE OPENING OF 12 FEET PER BIN. GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
 - GATES, HINGES, SAFETY POSTS, AND MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MINIMUM 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
 - EACH ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT BOTH THE OPEN AND CLOSED POSITIONS TO PREVENT GATES FROM CLOSING INTO THE COLLECTION VEHICLE.
 - BIN ENCLOSURES SHALL HAVE (3) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE ONLY PER COM DETAIL M-62.04.1.
 - SAFETY POSTS SHALL HAVE A HEIGHT OF 6 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF THE ENCLOSURE. SAFETY POSTS SHALL BE PLACED A MINIMUM OF 4' FROM THE WALL.
 - USE CLASS "A" CONCRETE AS PER SECTION 725 EXCEPT AS NOTED IN SAFETY POST DETAIL ON COM DETAIL M-62.04.1.
 - STEEL REINFORCEMENT SHALL BE GRADE 40.
 - EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-1751.
 - EXTERIOR FINISH OF 6 FOOT MASONRY SCREEN WALLS SHALL BE COORDINATED ARCHITECTURALLY WITH PRIMARY BUILDING FINISHES.
 - SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR ROCK CORRECTION.
 - STANDARDS FOR SOLID WASTE VEHICLE ACCESS ARE ADDRESSED IN COM DETAIL M-62.01.
 - STANDARDS FOR SINGLE, DOUBLE, AND TRIPLE-WIDE BIN ENCLOSURES ARE ADDRESSED IN COM DETAILS M-62.02 AND M-62.03.
- SEE M-62.04.1 FOR REFERENCED NOTES
- DETAIL NO. M-62.04.2
REV. 01/31/14

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4/21/23

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08/10/23

DESCRIPTION
PRELIMINARY
SITE PLAN

A0.2