

- I. SES W/8" CMU SCREEN TO 8" TALLER AND I'-0"
- 4. FIRE EGRESS ONLY W/ CHAIN LOCKS AND SIGNAGE TO CITY OF MESA FIRE CODE
- 5. CROSSING TO MEET CITY OF MESA 2019
- 6. PRIVATE YARD 10'-0"x12'-0" W/ 4'-0" VIEW FENCE, 120 SQ. FT. TYPICAL TO ALL UNITS
- . CONTINUOUS FIRETRUCK ACCESS ROUTE 8. MAILBOXES TO USPS STANDARDS 9. CONTINOUS 5'-O" WIDE WALKWAY LEVEL W/
- 10. STAMPED CONCRETE W/ SMOOTH EDGE
- CONTINUOUS WALKWAY, SEE LANDSCAPE
- LINE TO BE DEMOLISHED

 MUST BE COORDINATED WITH AND

 APPROVED BY ADJACENT PROPERTY OWNER
- AS EXISTING WALL CROSSES PROPERTY LINE 14. GARBAGE & RECYCLING SEE DETAILS A002

VICINTY MAP Scale: N.T.S.

PROJECT DATA

SITE COVERAGE:

AREA OF ROADWAY - 23,337 SQ. FT. AREA OF BUILDINGS

- 11,859 SQ. FT. - 5,945 SQ. FT.

- 5,940 SQ. FT. - 5,940 SQ. FT. - 12,846 SQ. FT.

TOTAL LOT COVERAGE - 42,530 SQ.FT.

GROSS SITE AREA - 104,614 SQ. FT. LANDSCAPED AREA - 104,614 - 42,530 - 23,337 = 38,747 SQ.FT. (37.04%)

MIN. OPEN SPACE REQ'D - 175 SQ.FT./UNIT = 7,000 SQ.FT. OPEN SPACE PROVIDED - 38,747 SQ.FT.

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

PRIVATE OPEN SPACE PROVIDED/UNIT = 120 SQ.FT.

MAXIMUM BUILDING HEIGHT - 23'-I"

- 140-58-001Q

BUILDING COVERAGE - 42,530×100 / 104,614 = 40.65%

- 42,530 + 23,337 × 100 / 104,614 = 62.96%

OCCUPANCY - R2

CONSTRUCTION TYPE - V-A

PROJECT DENSITY - 104,614 SQ.FT. = 2.40 ACRES - 40 UNITS / 2.40 ACRES = 16.66 DU/ACRE

PARKING REQUIRED: 40 UNITS @ 2.1 SPACES PER UNIT - 84 SPACES

LOT COVERAGE

PARKING PROVIDED: 2 SPACES PER UNIT ENCLOSED - 80 SPACES IO VISITOR SPACES (INC 4 ADA COMPLIANT SPACES)

TOTAL PROVIDED - 90 SPACES PARKING SPACES - REGULAR - 9'-0"x18'-0" ADA - 9'-0/II'-0"xI8'-0"

w/60" ACCESS ONE SIDE (4 PROVIDED) SEE DETAILS 4\$5/A002

TRASH CALCULATIONS

0.5 CU YR PER UNIT PER WEEK

40 UNITS 20 YARDS PER WEEK

1.66 BINS

2 × PER WEEK IO CU YARDS 6 CU YARDS PER BIN

2 BINS SUPPLIED

tim boyle design llc architecture www.timboyle.com tim@timboyle.com

DESIGN 7642 WEST MAUI LANE, PEORIA, AZ, 85381 www.ecreekdesign.com

bruce@ecreekdesign.com

TEL: 623-330-5638

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

ISSUE RECORD

REVIEW - 9/7/21

CONSULTANT

2112 PROJECT NO. PROJECT

40 UNIT RENTAL PROJECT

32nd ST & EAST SOUTHERN AVE MESA AZ 85204

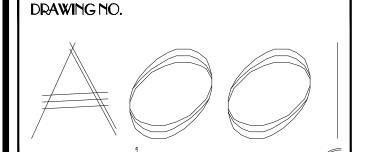
CLIENT

AM PROP. & INVEST.

DRAWING TITLE

ISSUE

SCALE 1:200 DRAWN DBH APRIL 2021 DATE PLOTTED 11/19/21



REV