



KEYNOTES:

1. SEE 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
5. CROSSING TO MEET CITY OF MESA 2019 STANDARD DETAIL M-42
6. PRIVATE YARD 10'-0"x12'-0" W/ 4'-0" 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 CONCRETE W/ SMOOTH EDGE
11. CONTINUOUS WALKWAY, SEE LANDSCAPE DRAWINGS
12. DELETED
13. EXISTING 4'-0" CMU FENCE ON SOUTH PROPERTY 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



PROJECT DATA

SITE COVERAGE:

AREA OF ROADWAY	- 23,337 SQ. FT.
AREA OF BUILDINGS	
A	- 11,854 SQ. FT.
B	- 5,445 SQ. FT.
C	- 5,440 SQ. FT.
D	- 5,440 SQ. FT.
E	- 12,846 SQ. FT.
	- 42,530 SQ. FT.

TOTAL LOT COVERAGE

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'-1"

APN: - 140-58-001Q

BUILDING COVERAGE - 42,530x100 / 104,614 = 40.65%

LOT COVERAGE - 42,530 + 23,337 x 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  
PARKING PROVIDED:  
2 SPACES PER UNIT ENCLOSED - 80 SPACES  
10 VISITOR SPACES (INC 4 ADA COMPLIANT SPACES)  
TOTAL PROVIDED - 90 SPACES  
PARKING SPACES - REGULAR - 9'-0"x18'-0"  
ADA - 9'-0"x11'-0"x18'-0"  
W/60" ACCESS ONE SIDE (4 PROVIDED)  
SEE DETAILS 445/A002

TRASH CALCULATIONS

0.5 CU YR PER UNIT PER WEEK  
40 UNITS  
20 YARDS PER WEEK  
2 x PER WEEK  
10 CU YARDS  
6 CU YARDS PER BIN  
1.66 BINS  
2 BINS SUPPLIED

TIMBOYLEDESIGN

tim boyle design llc architecture

www.timboyle.com

tim@timboyle.com

917.526.0323

EAGLE CREEK



7642 WEST MAUI LANE, DEORIA, AZ, 85381

www.ecdesign.com  
bruce@ecdesign.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 - 9/21/21 - CITY COMMENTS
- G - 11/17/21 - CITY COMMENTS

ISSUE RECORD

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

CONSULTANT

PROJECT NO. 2112

PROJECT

40 UNIT RENTAL PROJECT

ADDRESS

32nd ST & EAST SOUTHERN AVE.  
MESA AZ 85204

CLIENT

AM PROP. & INVEST.

DRAWING TITLE

SITE PLAN  
40 UNITS

SCALE 1:200

DRAWN DBH

DATE APRIL 2021

PLOTTED 11/19/21

DRAWING NO.

A000  
ISSUE 1 REV G