



36 UNIT RESIDENTIAL DEVELOPMENT
5461 EAST ALBANY ST
MESA AZ 85205

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REVISIONS/20 - CLIENT REVISIONS
B - 7/16/20 - MBR BASINS
C - 7/29/20 - MBR OPTIONS
D - 8/7/20 - CLIENT REVISIONS
E - 2/23/21 - CLIENT REVISIONS
F - 7/6/21 - CLIENT REVISIONS
G - 8/12/21 - CITY COMMENTS
H - 10/13/21 - CITY COMMENTS
J - 11/19/21 - UNIT SIZE REDUCED

ISSUE RECORD
1 - 7/7/21 - ISSUED FOR
PRELIMINARY APPROVAL
CONSULTANT

PROJECT NO.	2019
PROJECT	36 UNIT RESIDENTIAL DEVELOPMENT
ADDRESS	5461 EAST ALBANY ST MESA AZ 85205
CLIENT	FARNSWORTH RESIDENTIAL

DRAWING TITLE

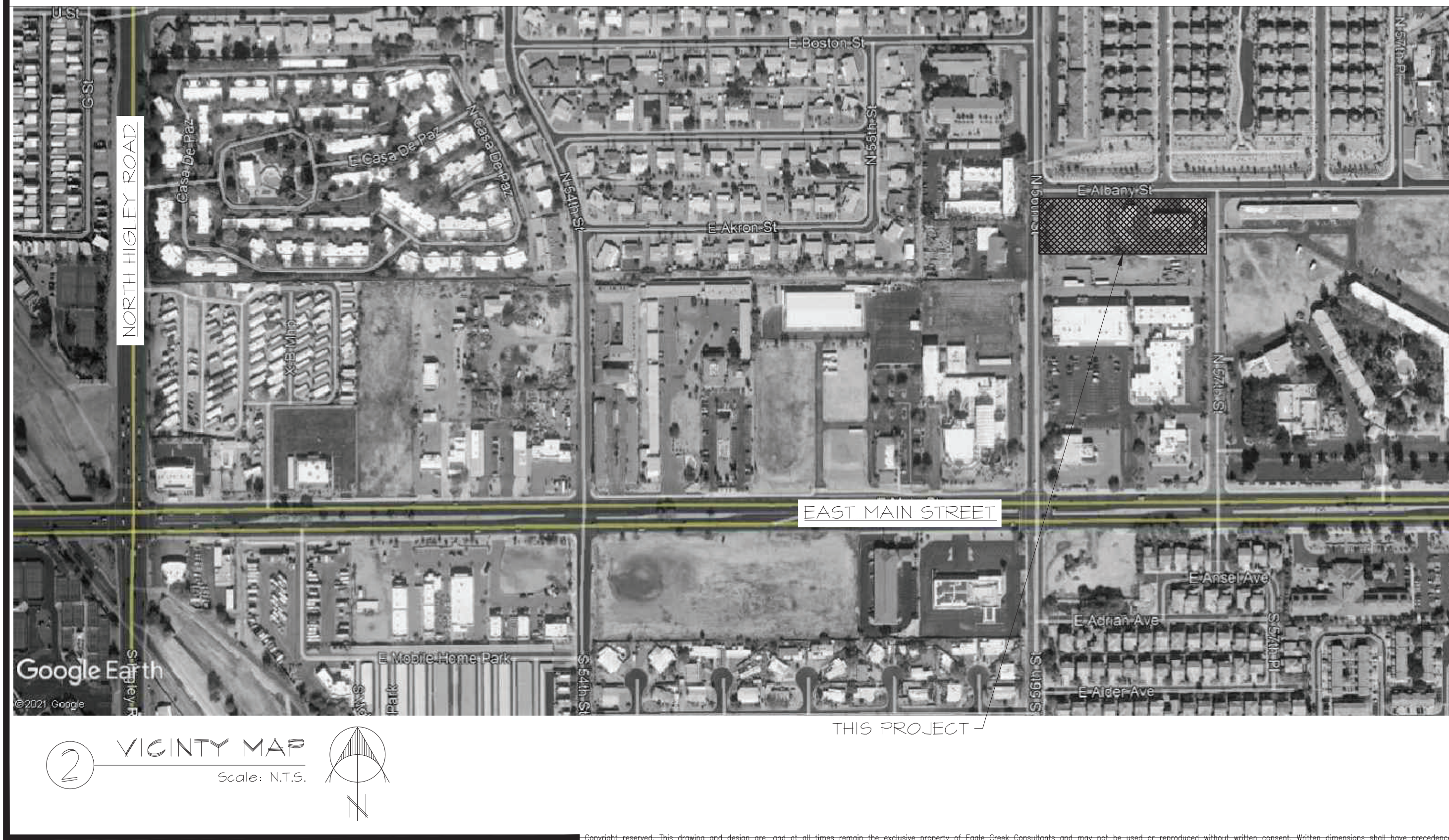
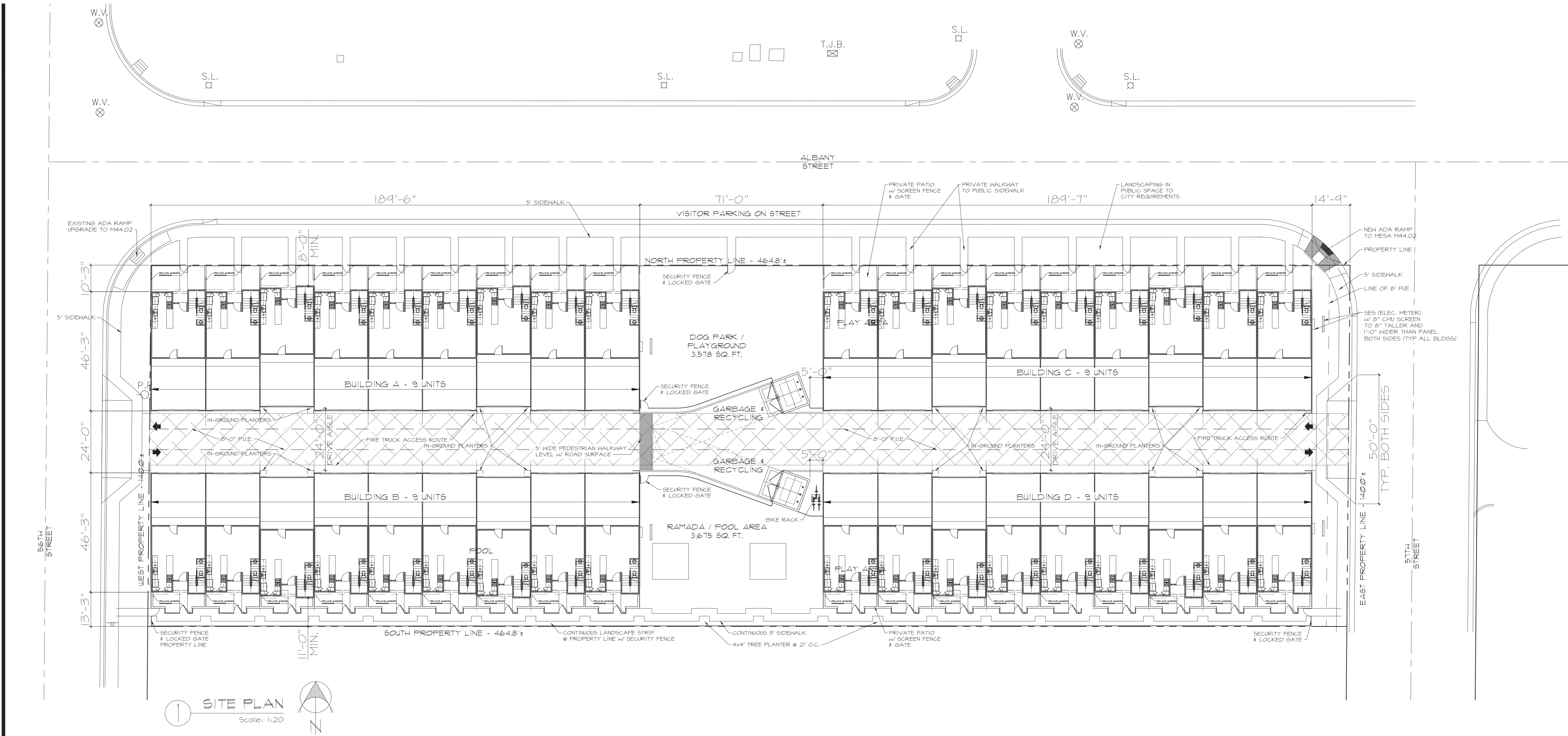
COVER
SHEET

SCALE	N.T.S.
DRAWN	DBH
DATE	JULY 2020
PLOTTED	11/19/21

DRAWING NO.	
ISSUE	REV

DRAWING LIST

A000	COVER SHEET
A001	SITE PLAN
A101	TYPICAL UNIT PLAN
A201	SECTIONS
A301	ELEVATIONS



SITE COVERAGE	
AREA OF ROADWAY	- 10,900 SQ. FT.
AREA OF BUILDINGS	
A	- 8,595 SQ. FT.
B	- 8,596 SQ. FT.
C	- 8,603 SQ. FT.
D	- 8,604 SQ. FT.
TOTAL BUILT AREA	- 34,398 SQ. FT.
GROSS SITE AREA	- 65,069 SQ. FT.
LANDSCAPED AREA	- 65,069 - 10,900 - 34,398 = 19,771 SQ. FT.
APN:	- 141-44-0096
BUILDING COVERAGE	- 34,398 x 100 / 65,069 = 52.86%
LOT COVERAGE	- 34,398 + 10,900 x 100 / 65,069 = 69.62%
OCCUPANCY	- R2
CONSTRUCTION TYPE	- V-A
PROJECT DENSITY	- 65,069 SQ. FT. = 1.49 ACRES
	- 36 UNITS / 1.49 ACRES = 24.16 DU/ACRE
PARKING REQUIRED:	
36 UNITS @ 21 SPACES PER UNIT	- 756 SPACES
PARKING PROVIDED:	
2 SPACES PER UNIT ENCLOSED	- 72 SPACES
VISITOR SPACES PROVIDED AS STREET PARKING PER CITY AGREEMENT	
OPEN SPACE CALCULATIONS	
PRIVATE GARDENS	- 6,880 SQ. FT.
DOG PARK/PLAYGROUND	- 3,615 SQ. FT.
RAMADA/POOL AREA	- 3,811 SQ. FT.
TOTAL	- 14,306 SQ. FT.
@ 36 UNITS	- 397.39 SQ. FT./UNIT
TRASH CALCULATIONS	
0.5 CU YD PER UNIT PER WEEK	
36 UNITS	
18 YARDS PER WEEK	
2 X PER WEEK	
4 CU YARDS	
6 CU YARDS PER BIN	
1.5 BINS REQUIRED	
2 BINS SUPPLIED	

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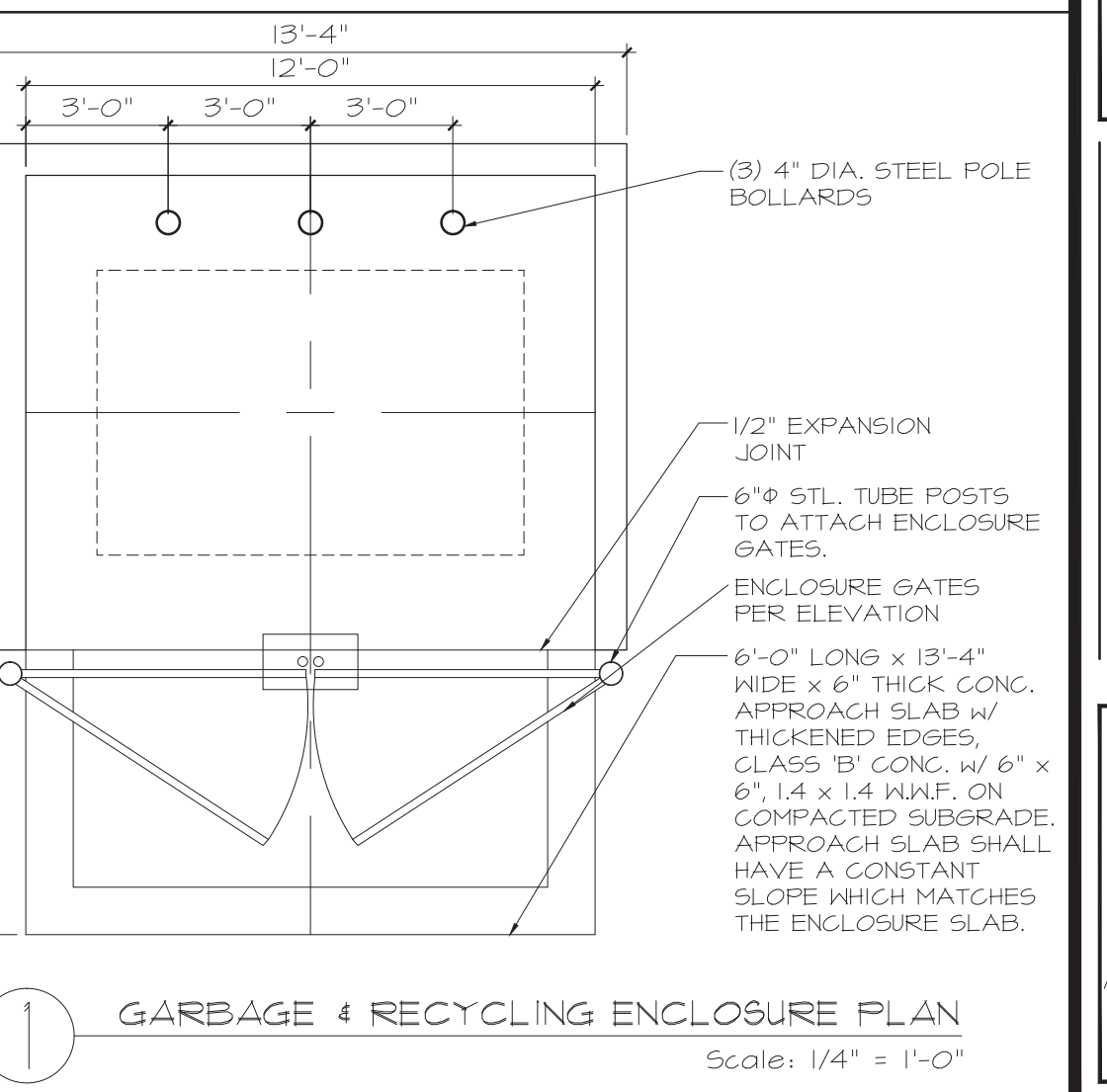
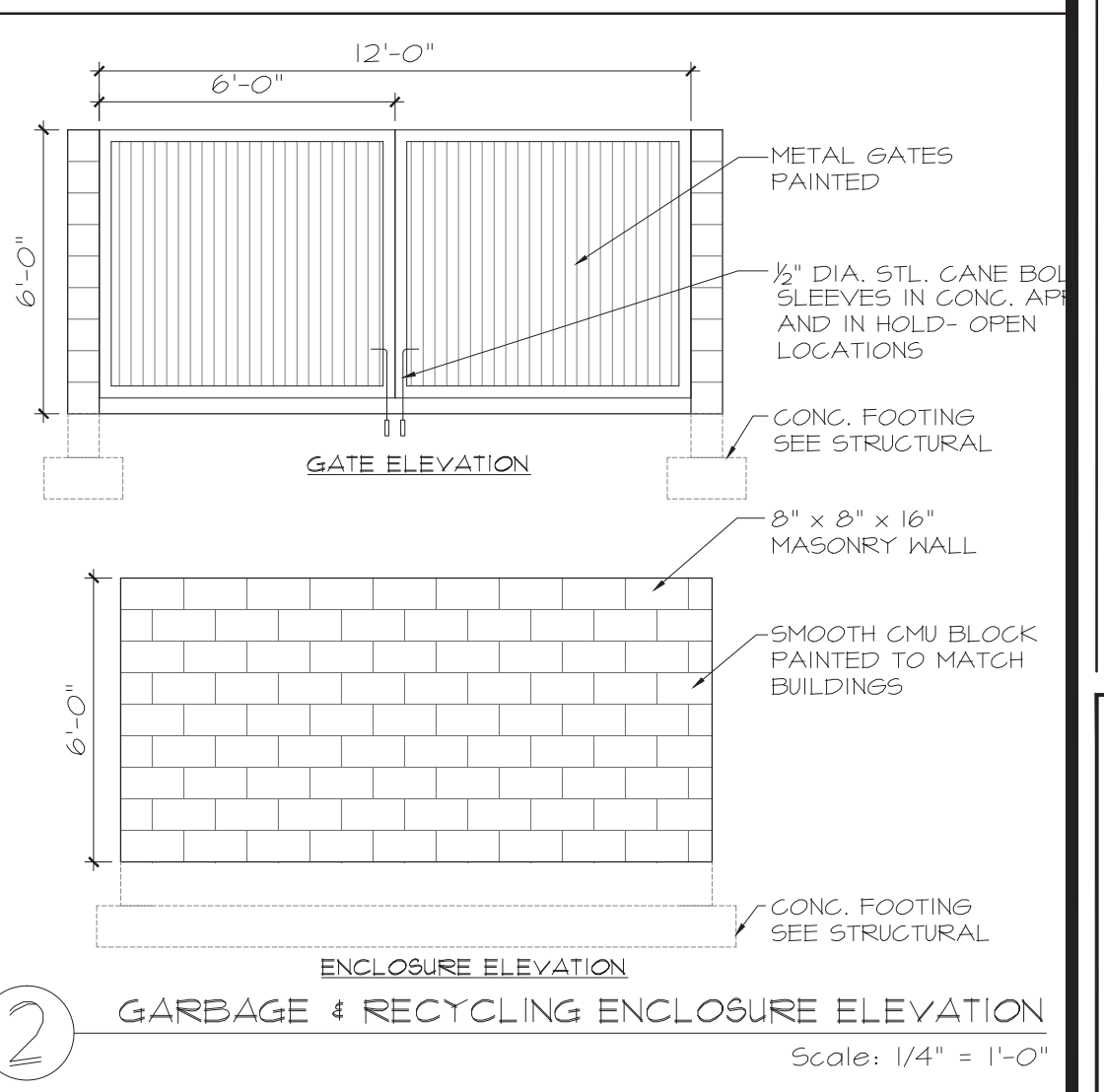
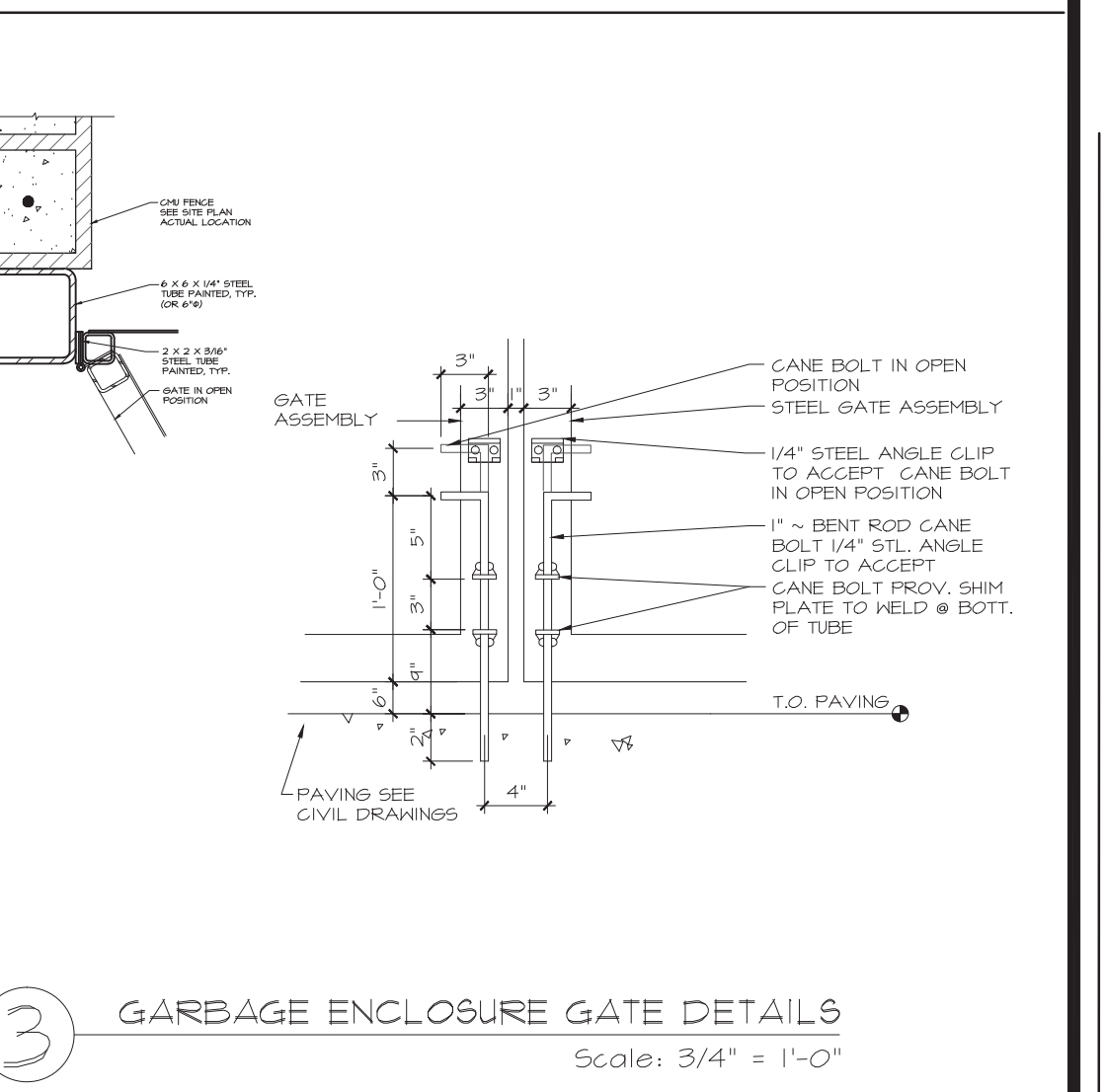
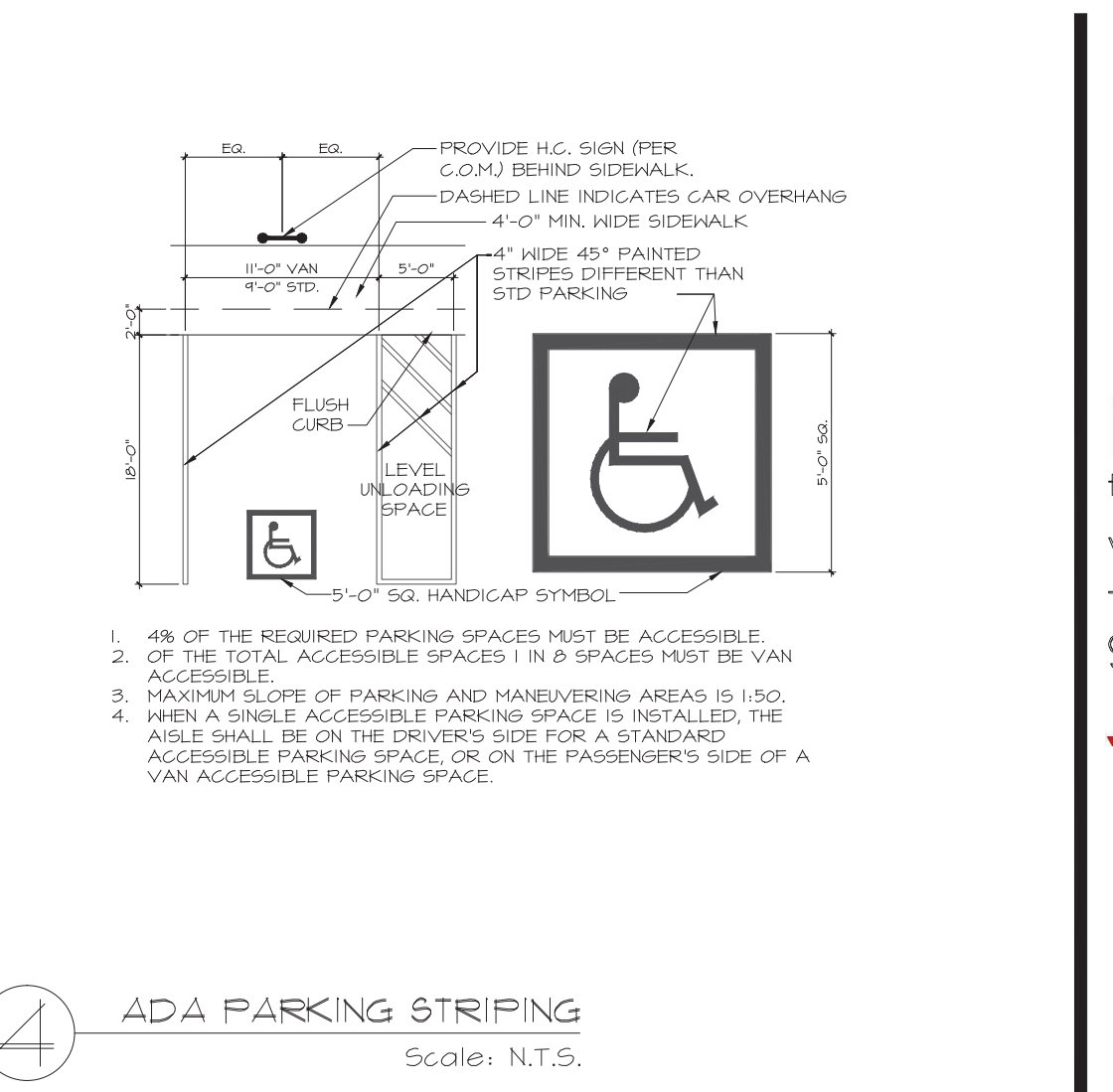
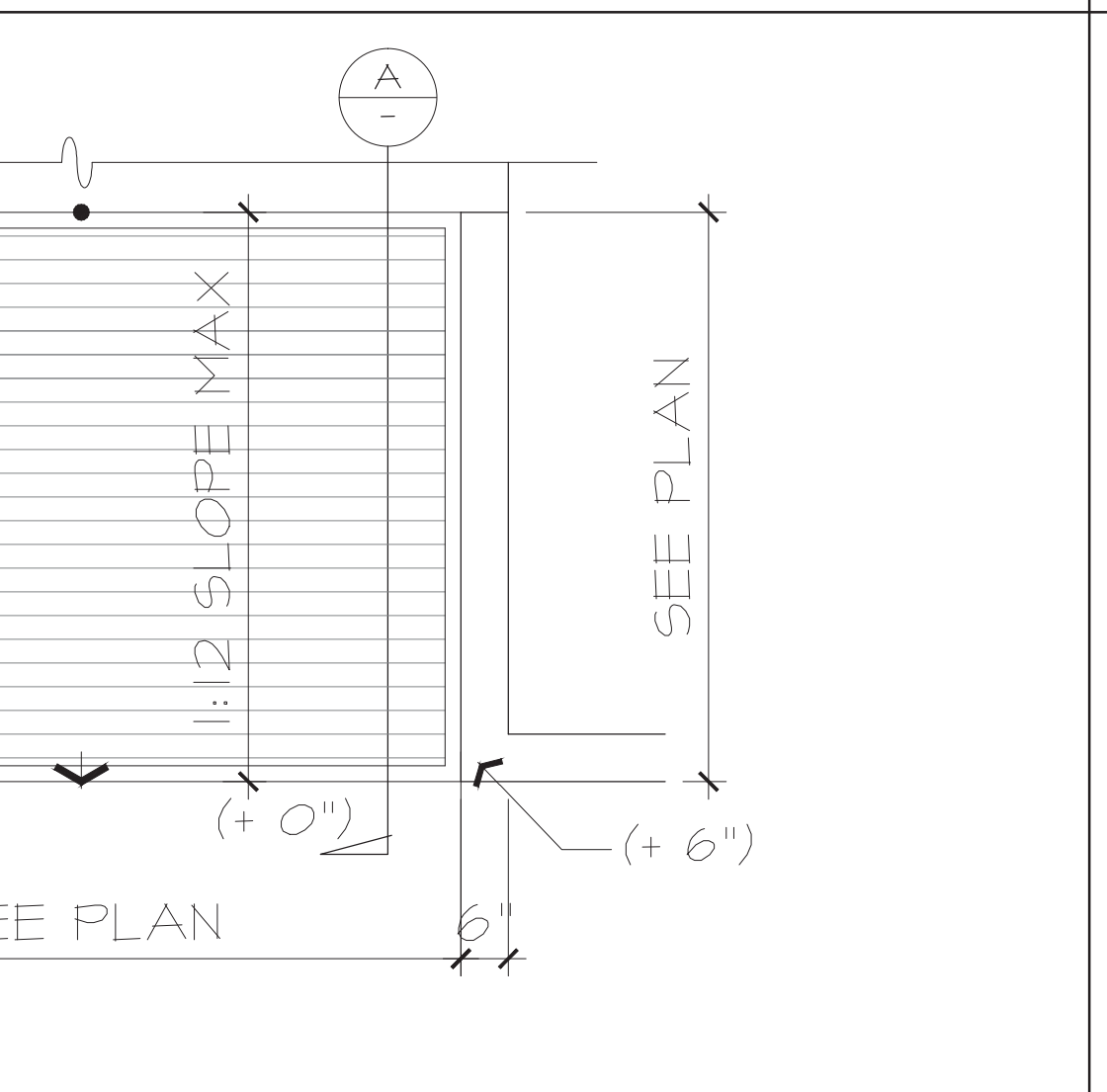
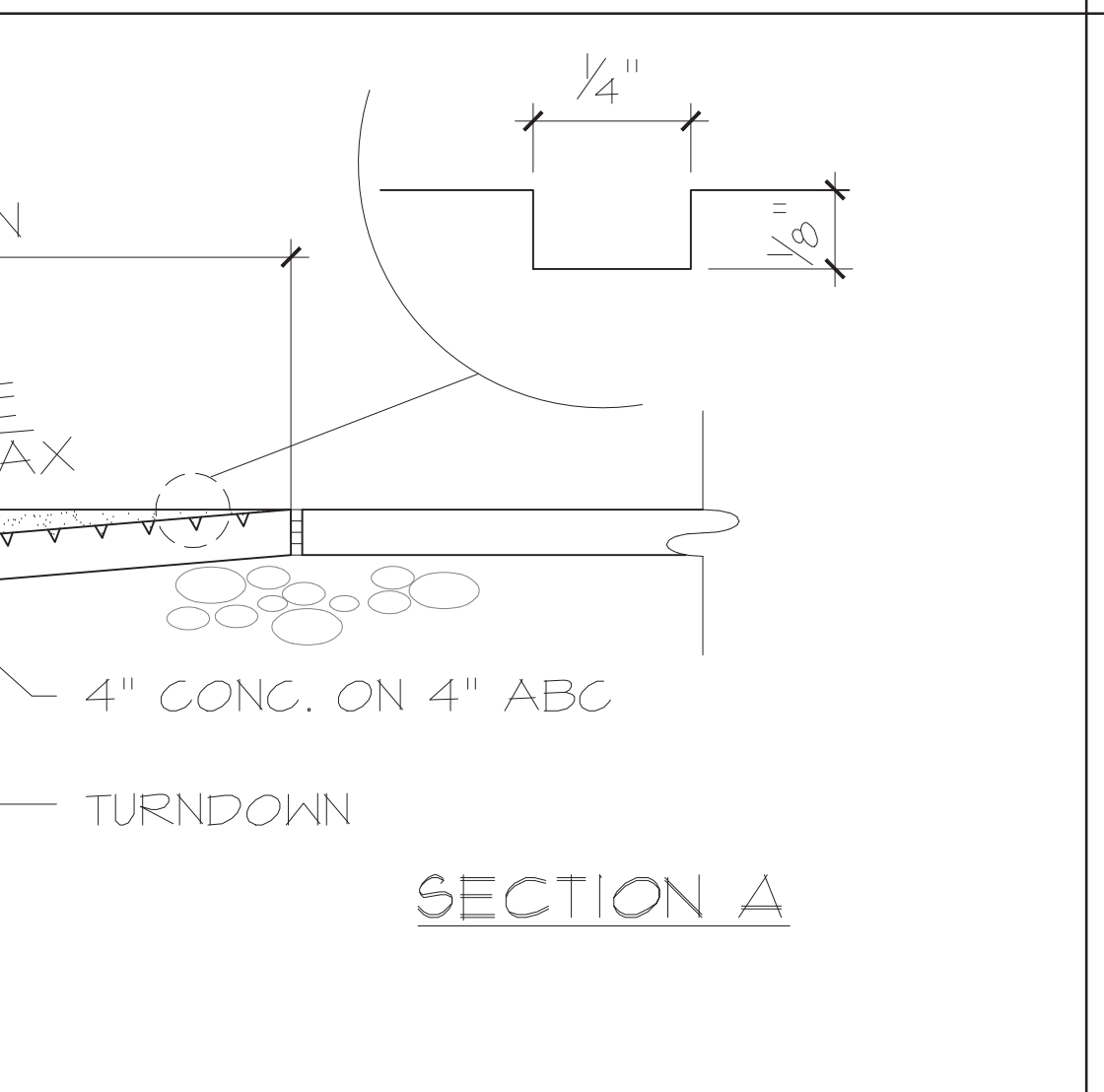
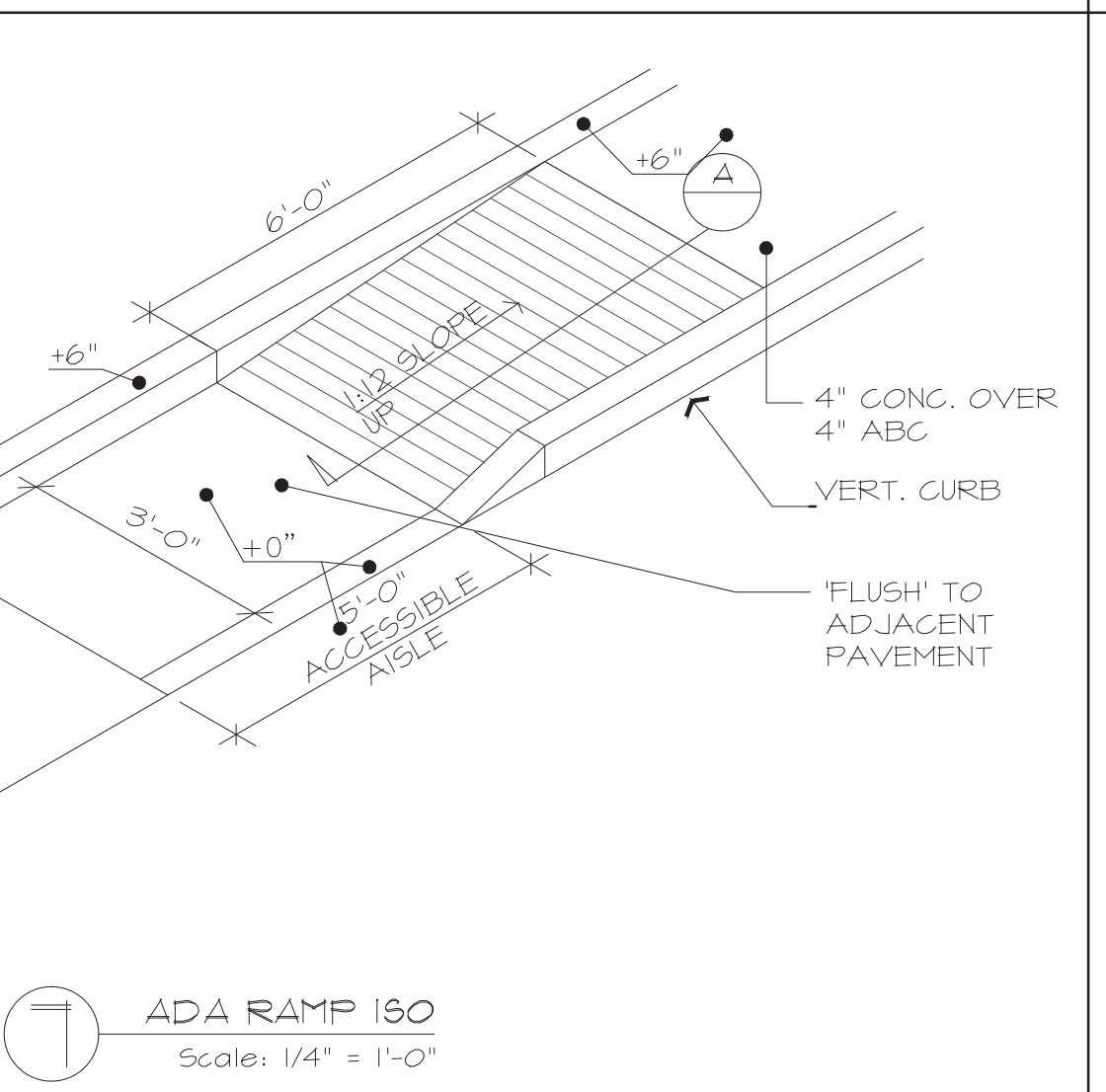
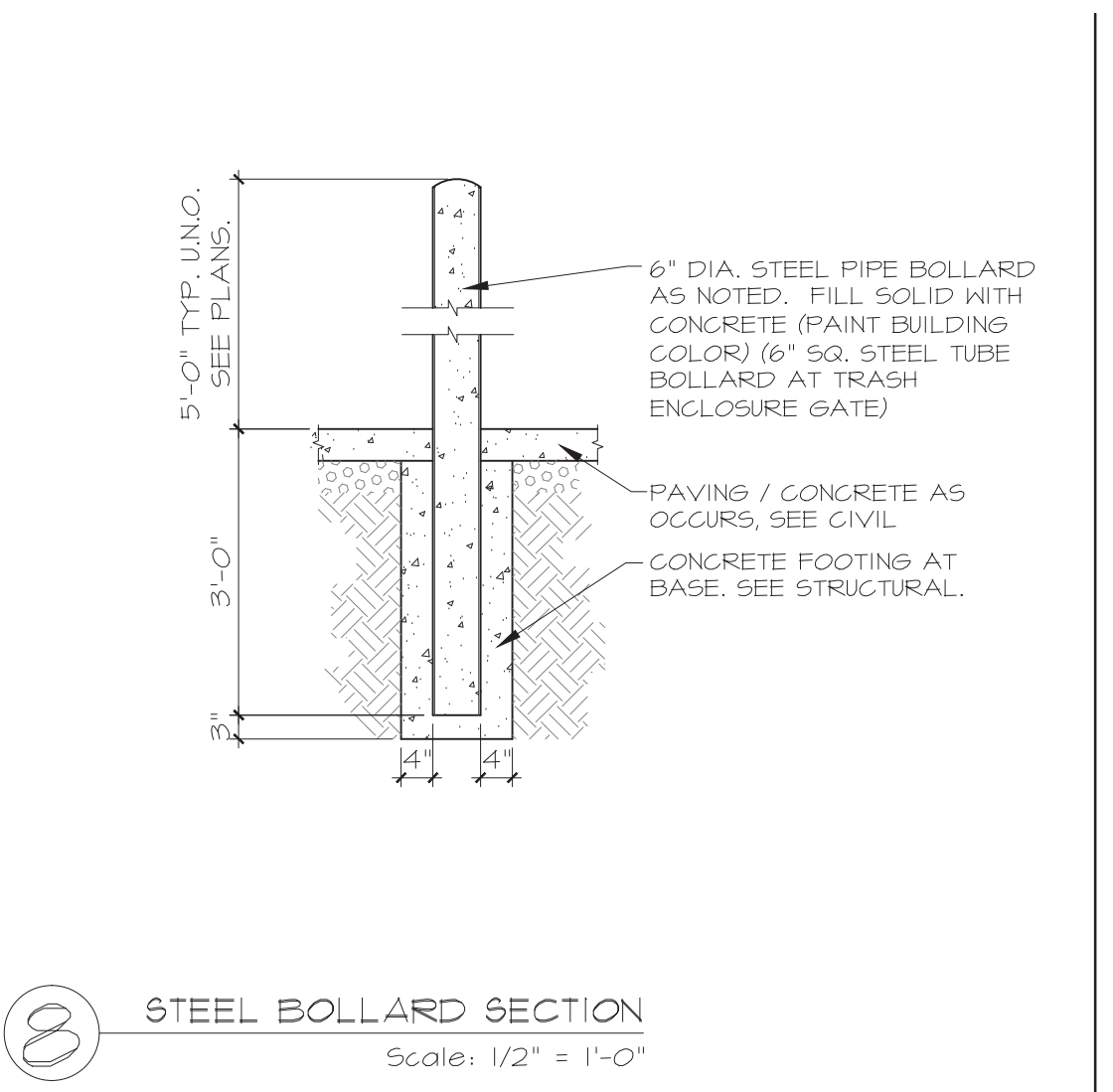
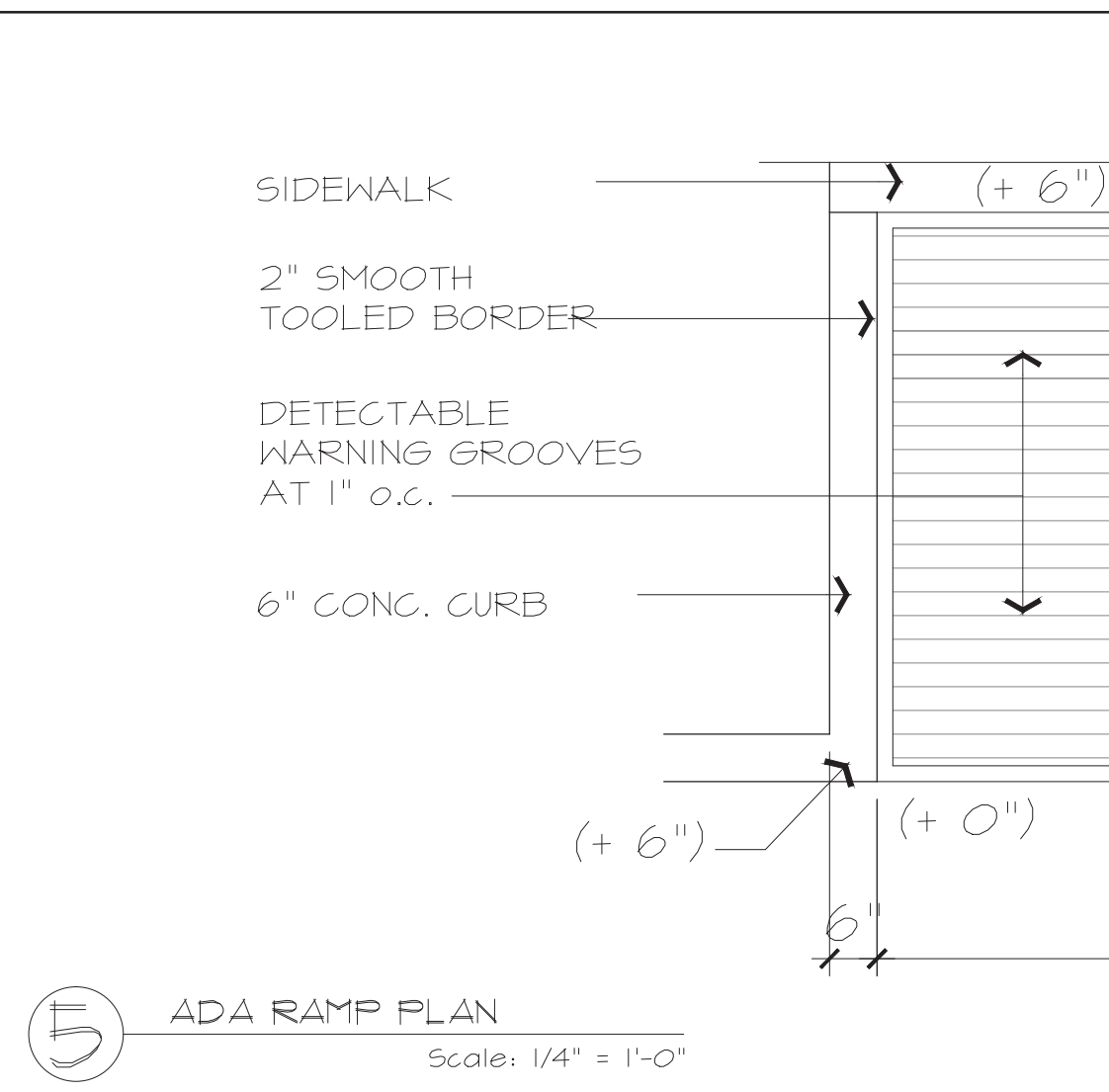
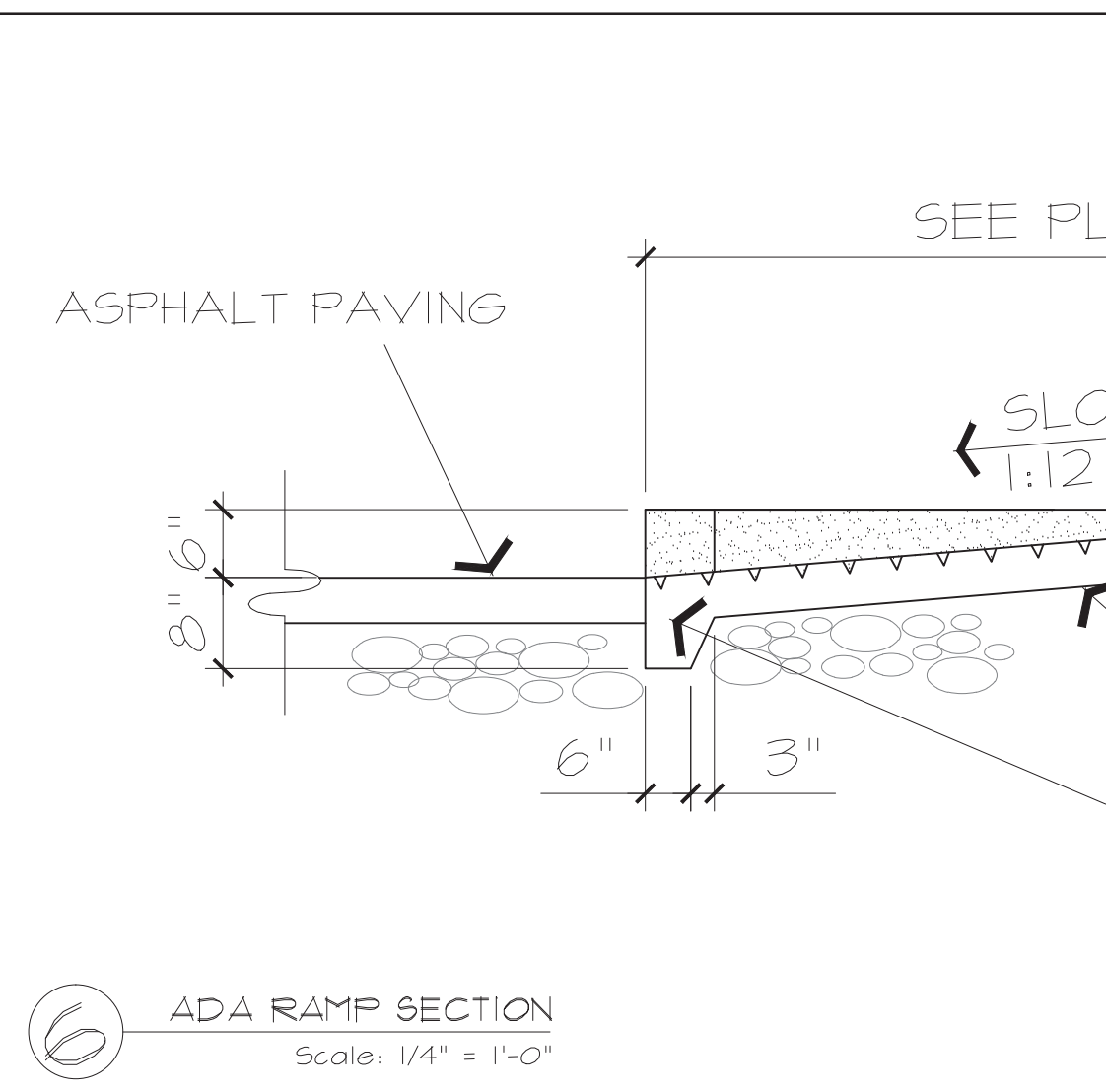
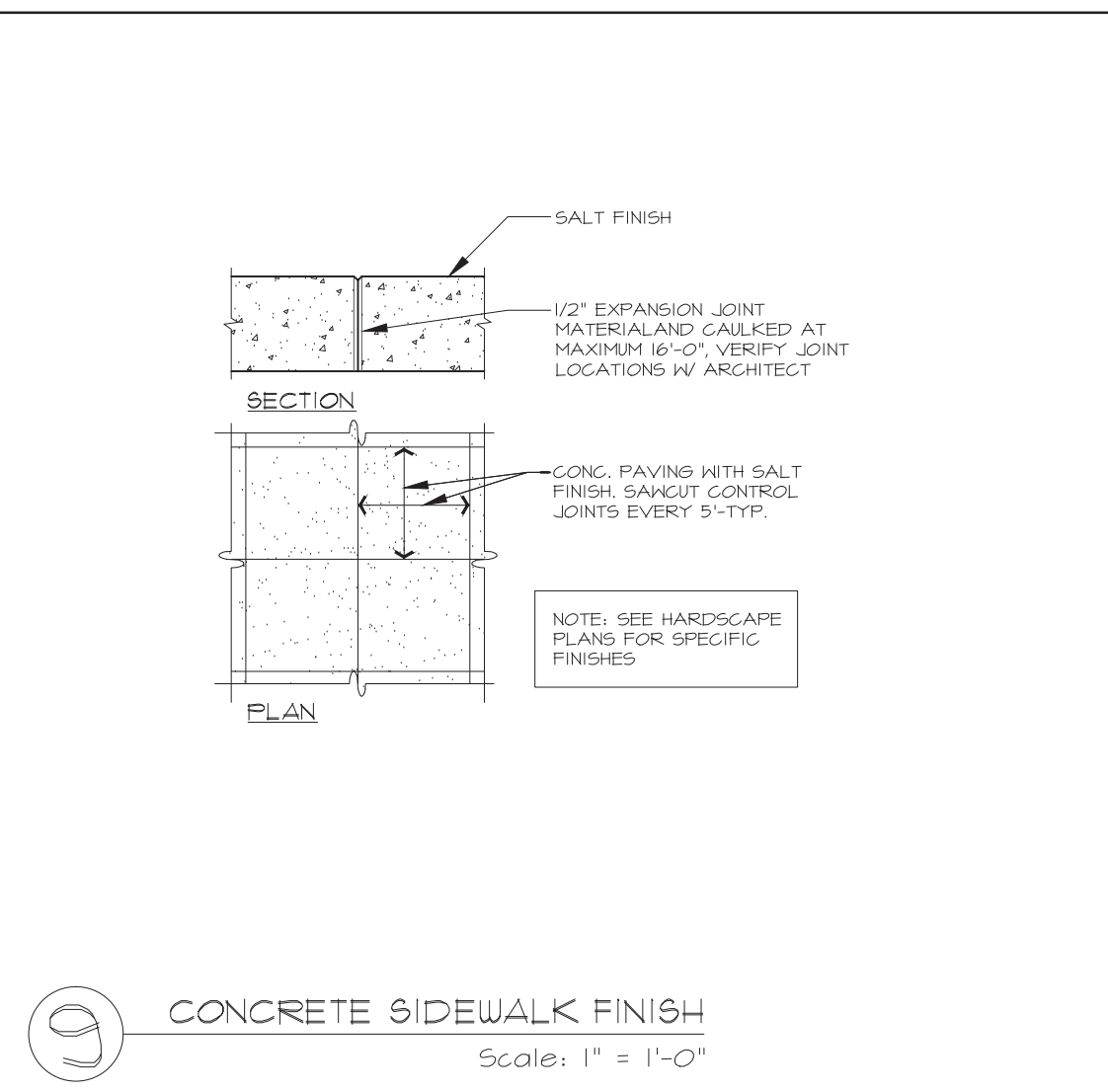
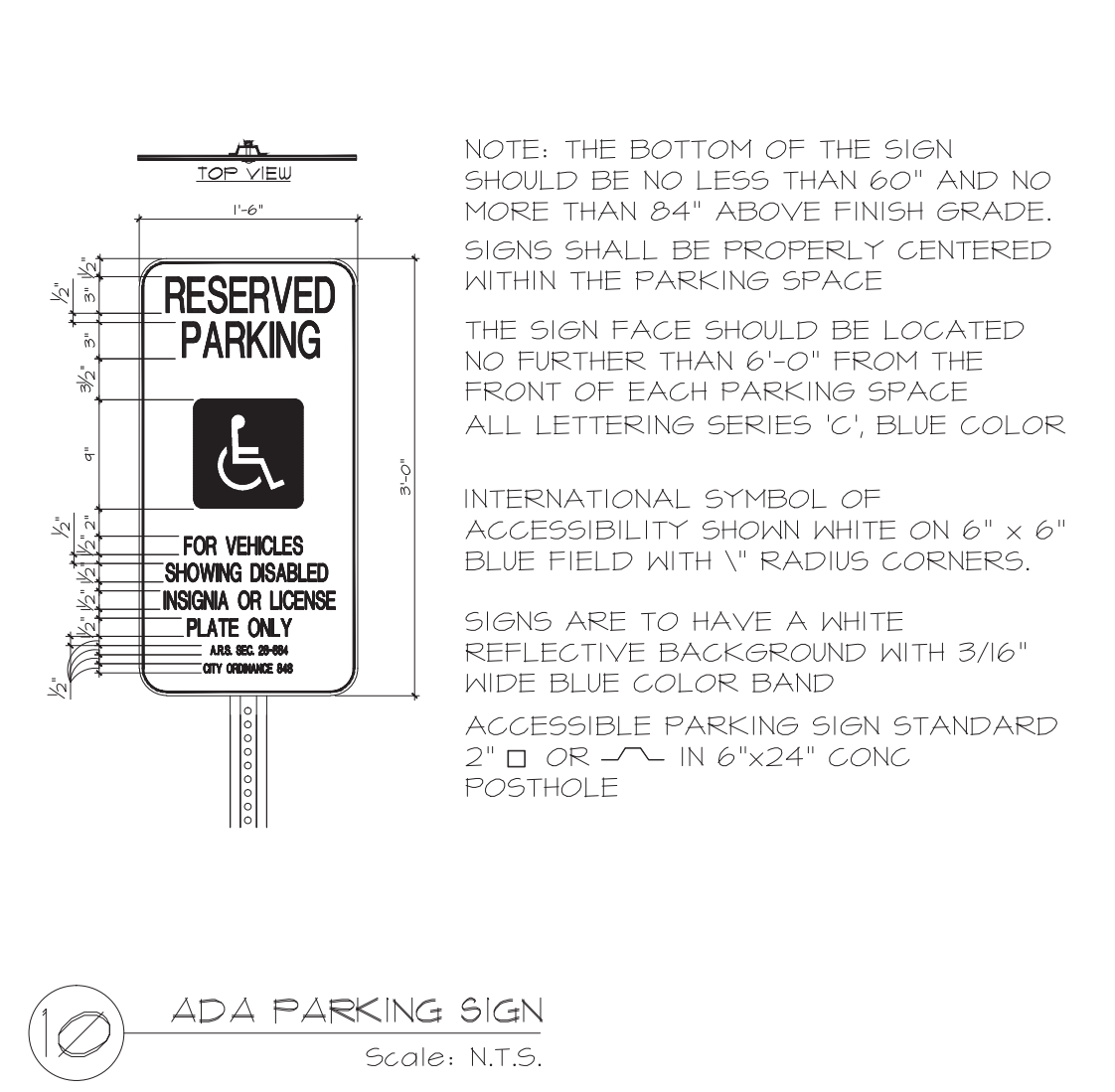
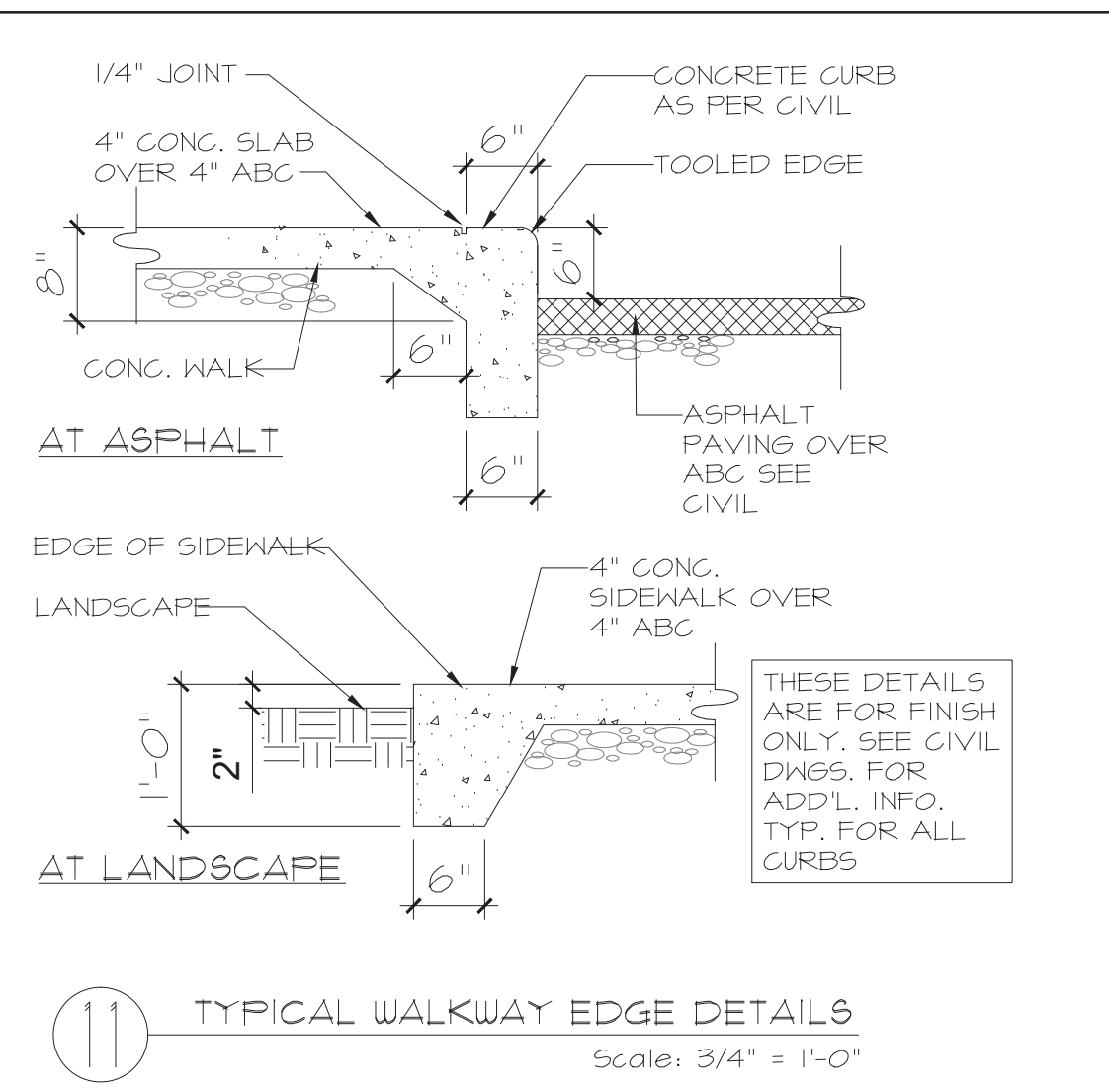
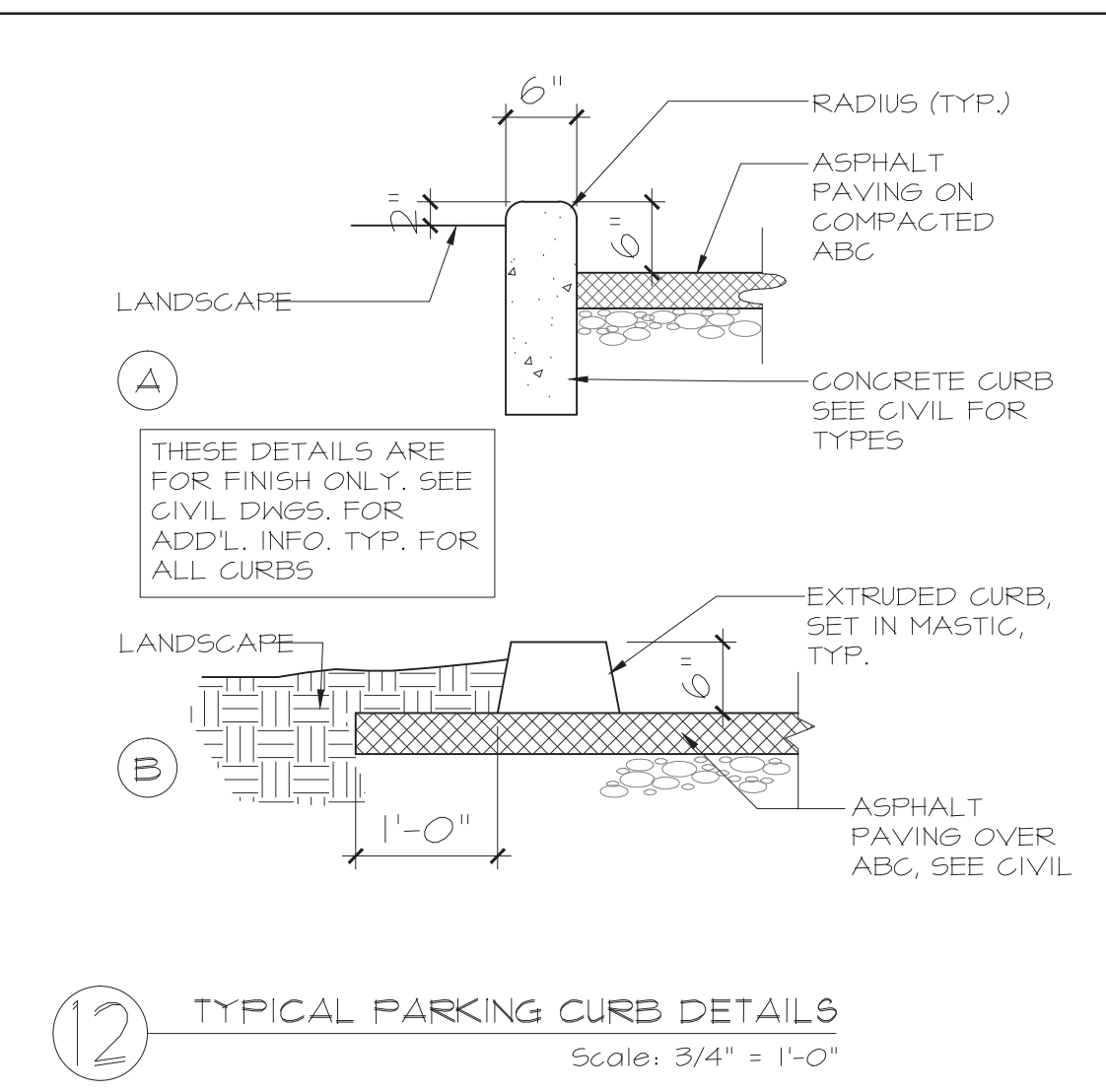
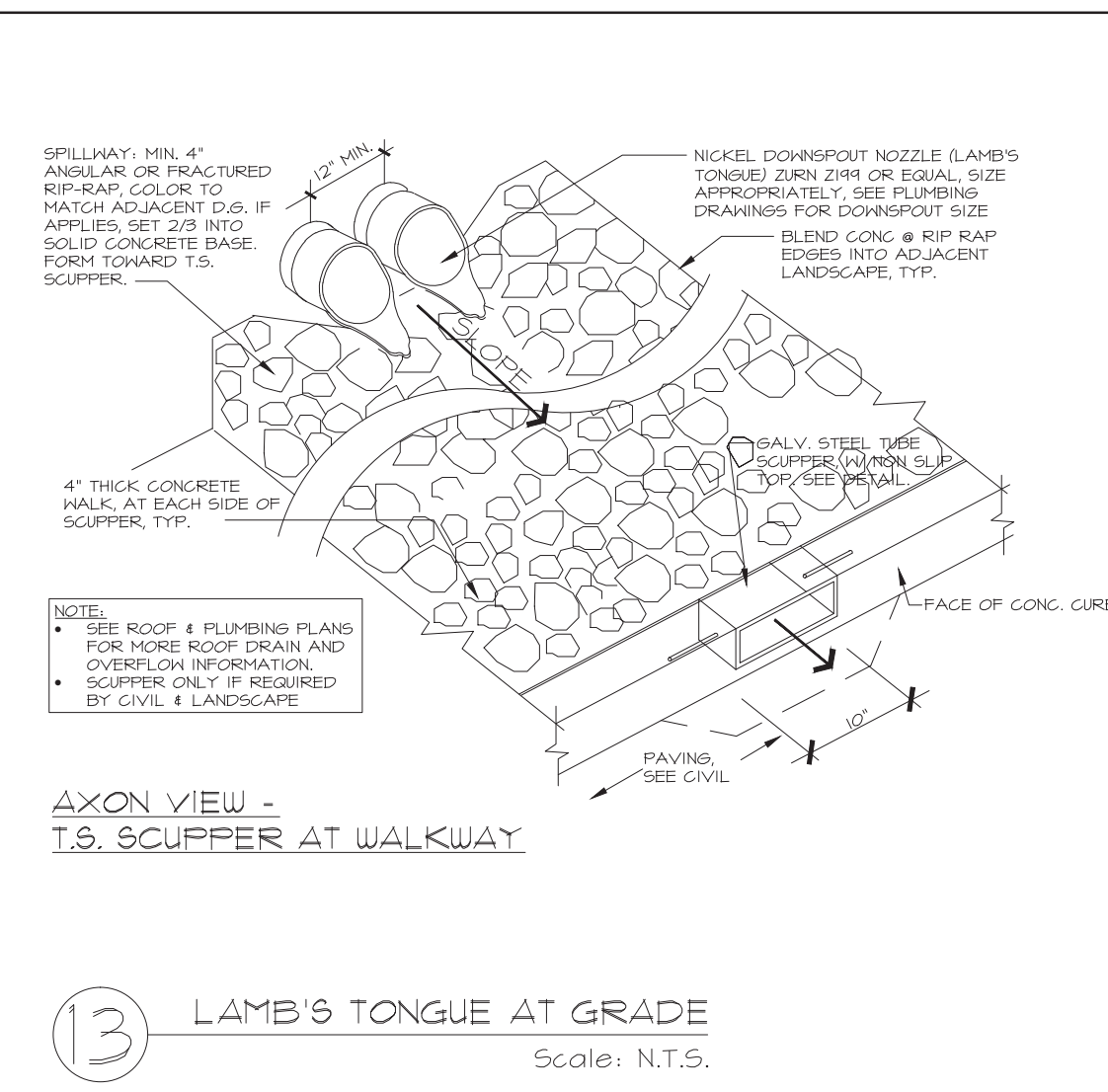
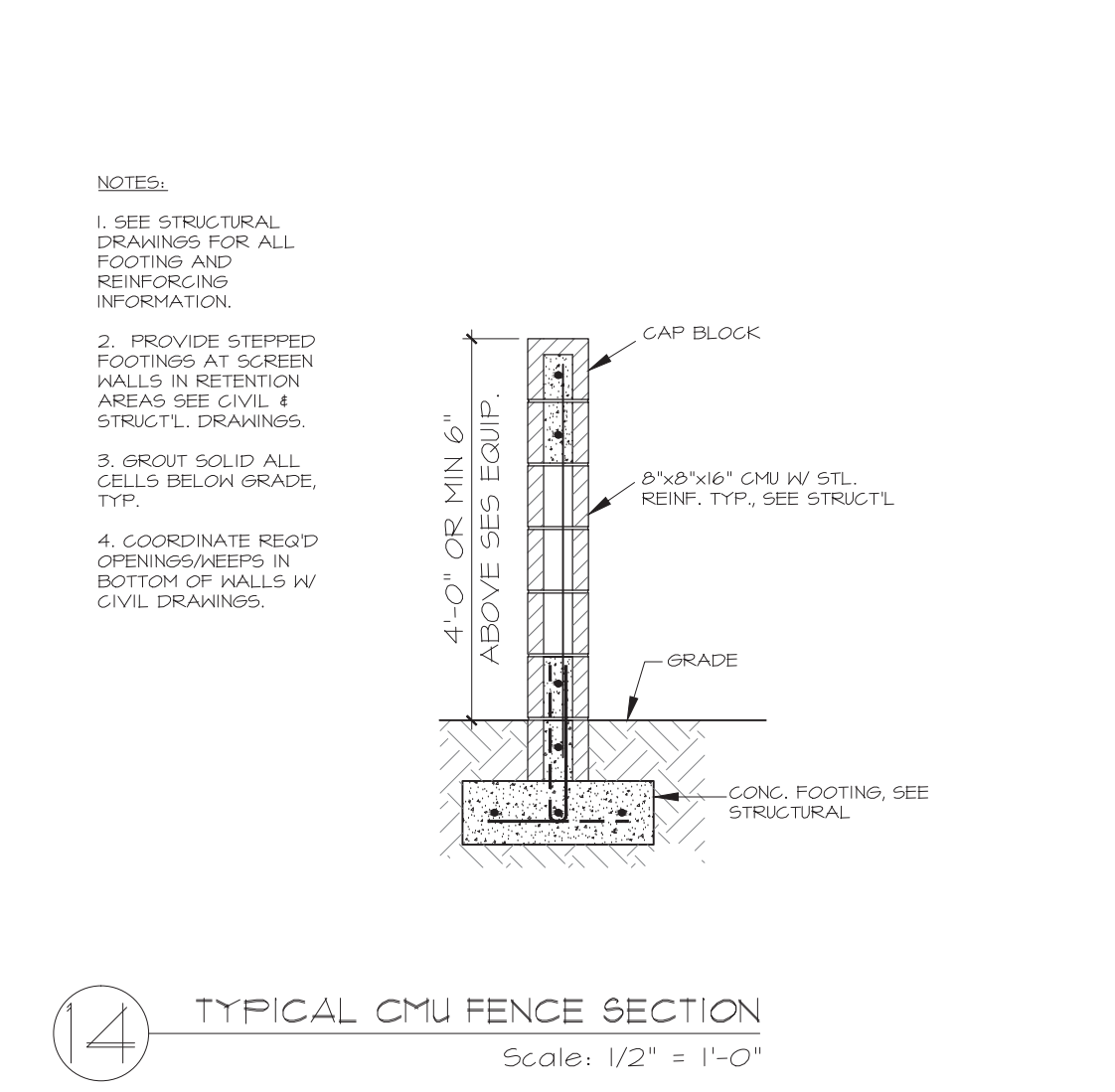
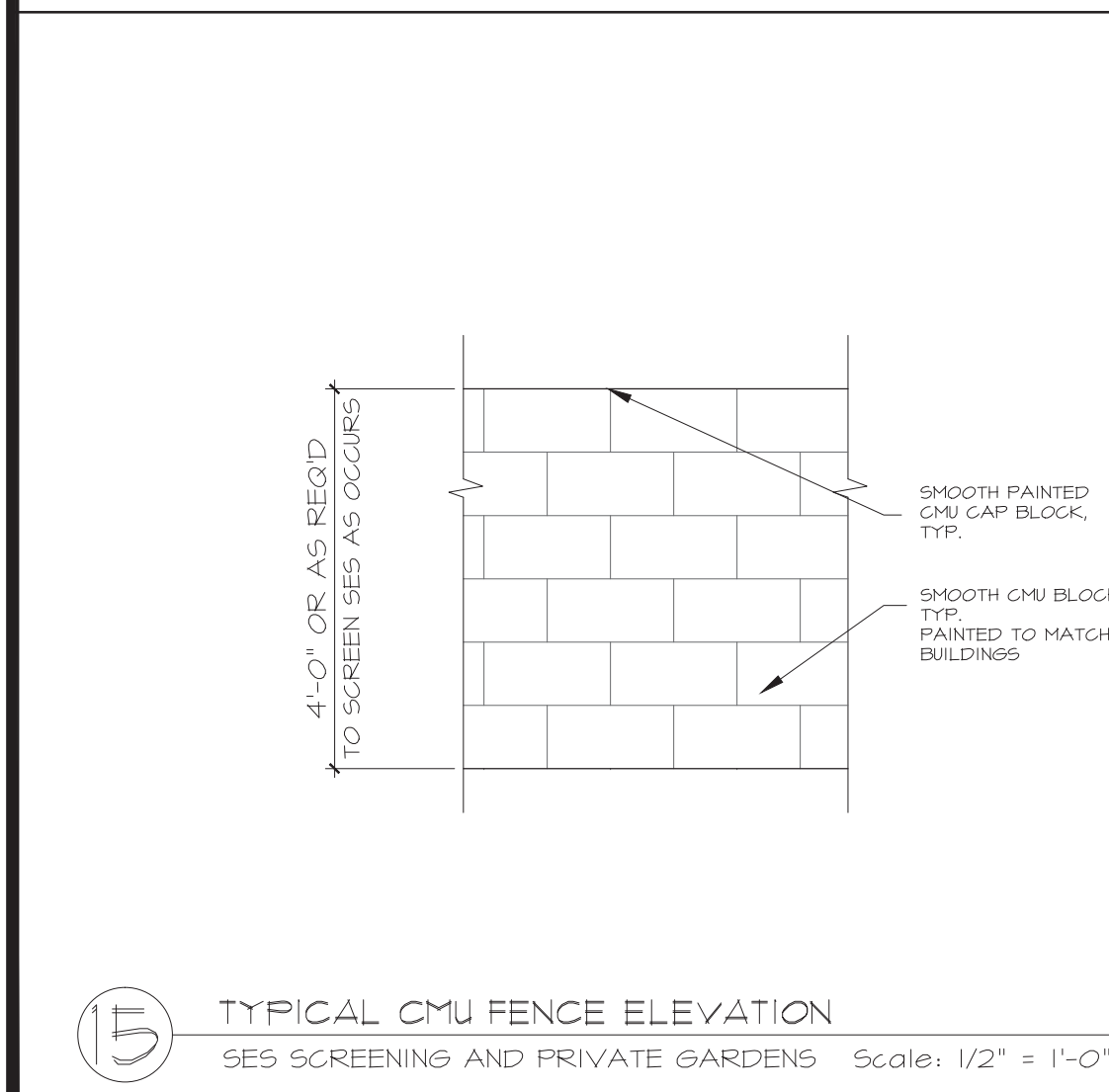
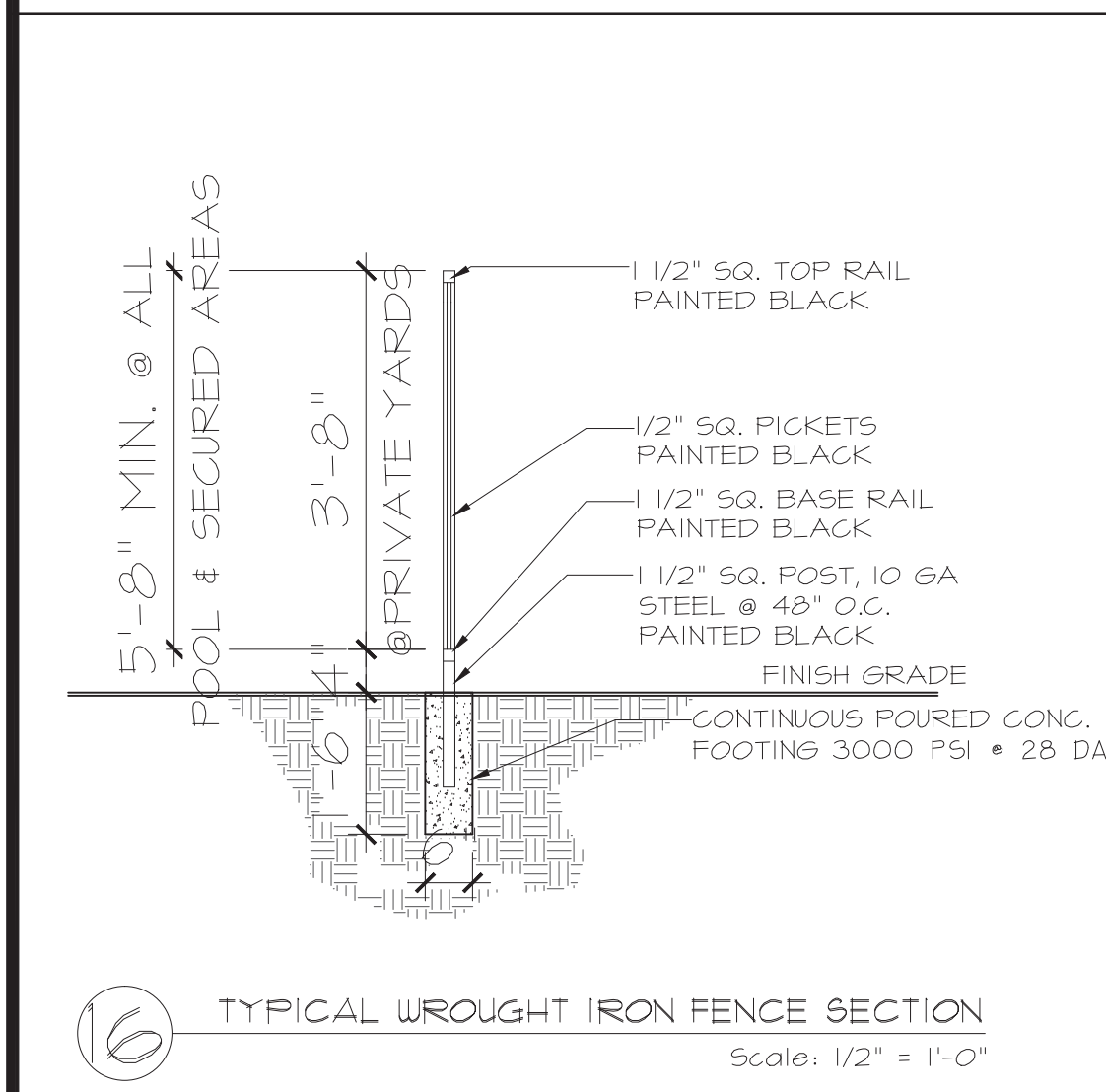
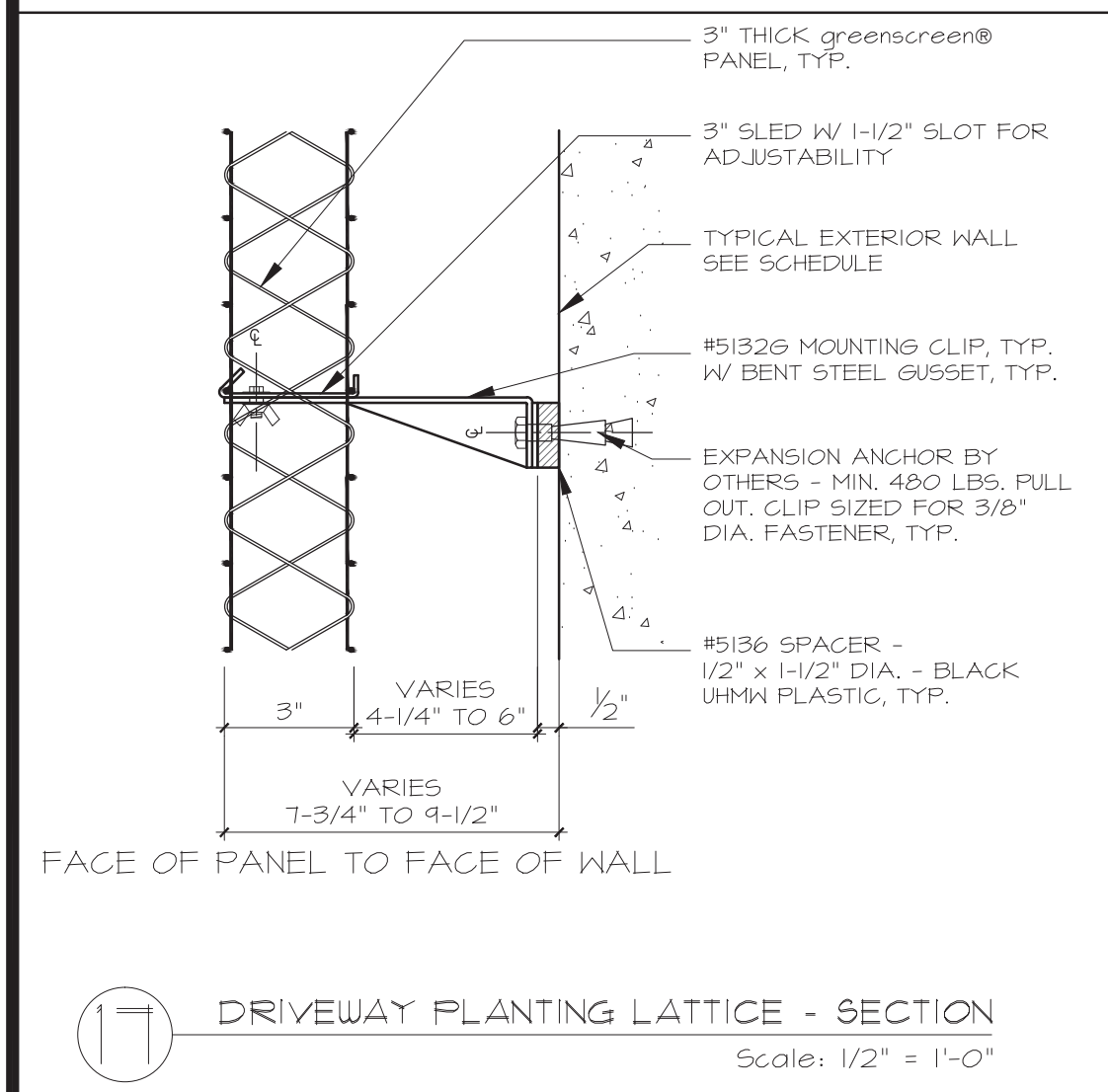
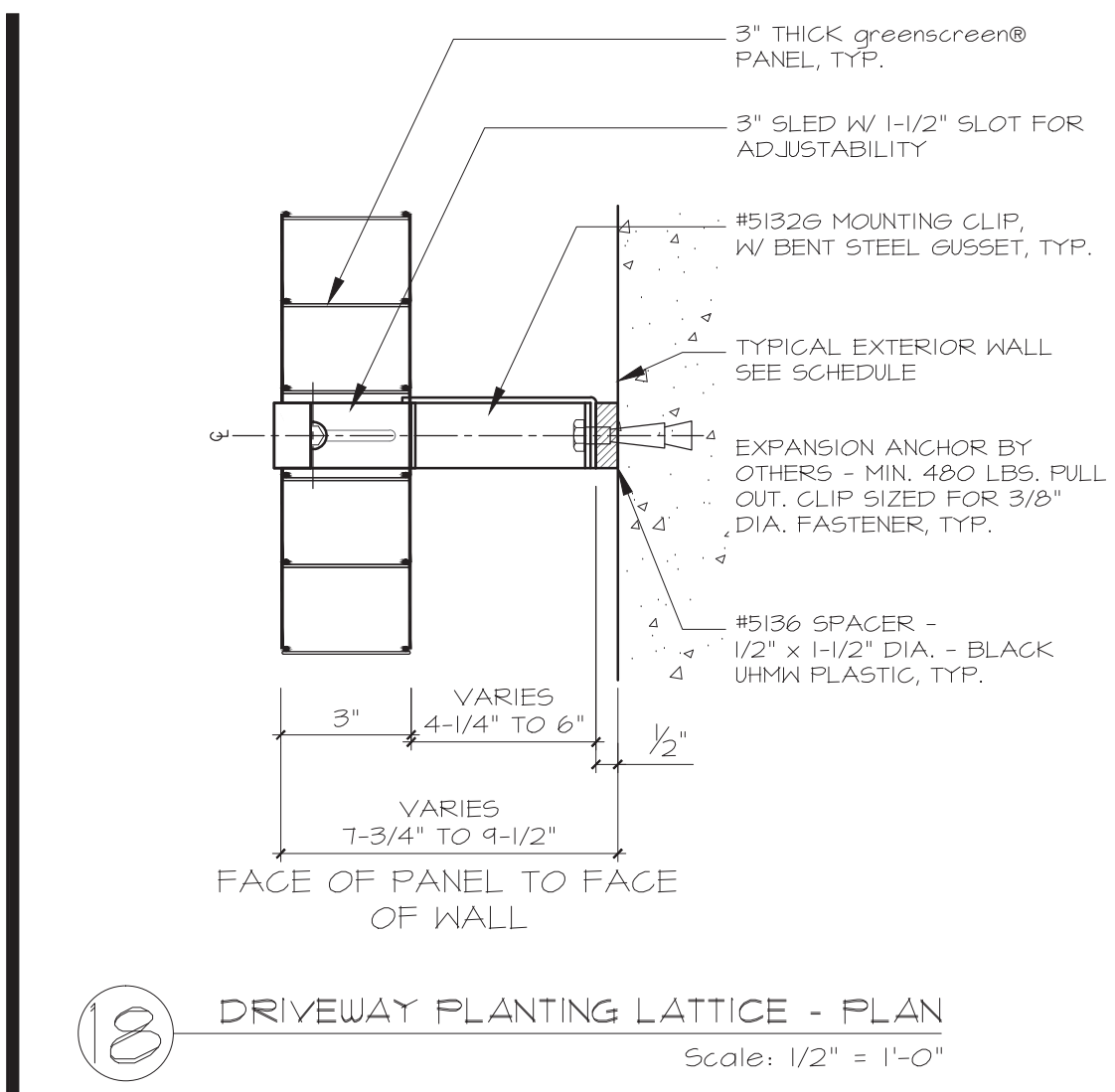
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DRAWING TITLE
SITE PLAN
VICINITY MAP
PROJECT DATA

SCALE AS NOTED
DRAWN DBH
DATE JULY 2020
PLOTTED 11/19/21

DRAWING NO.
A000
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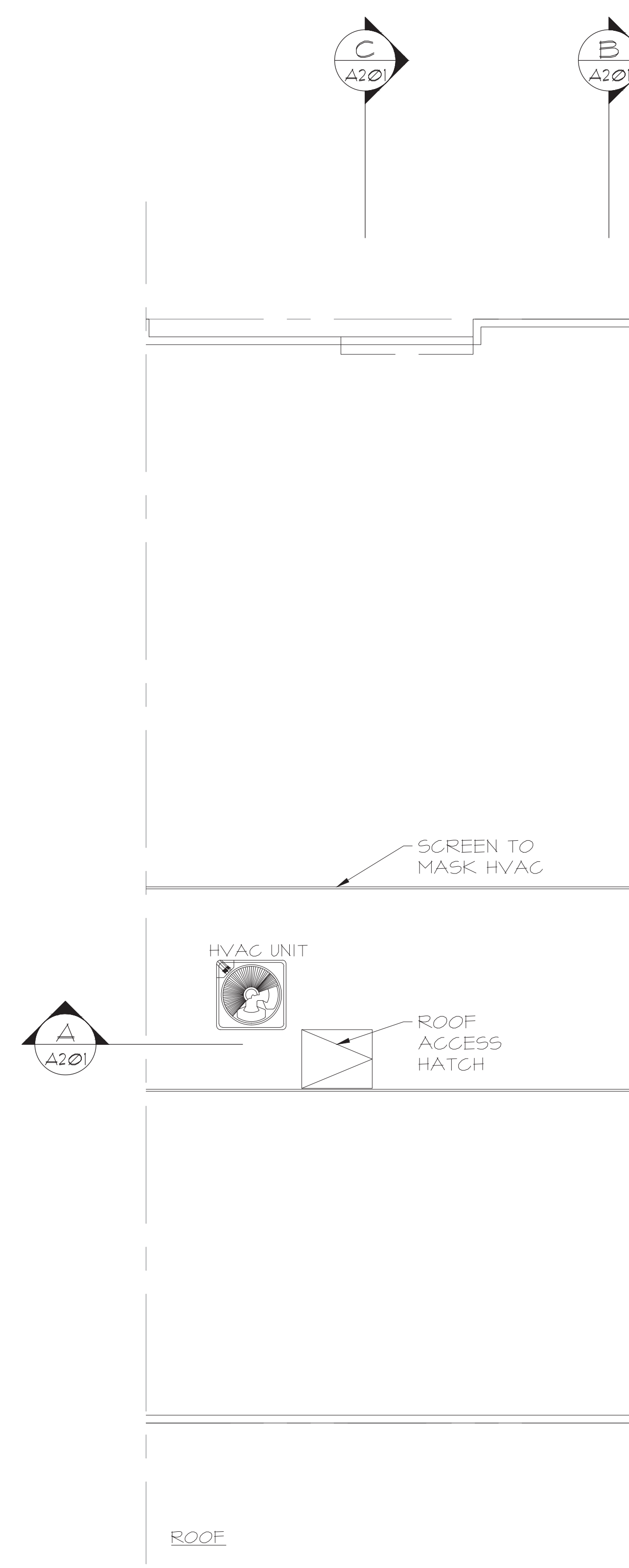
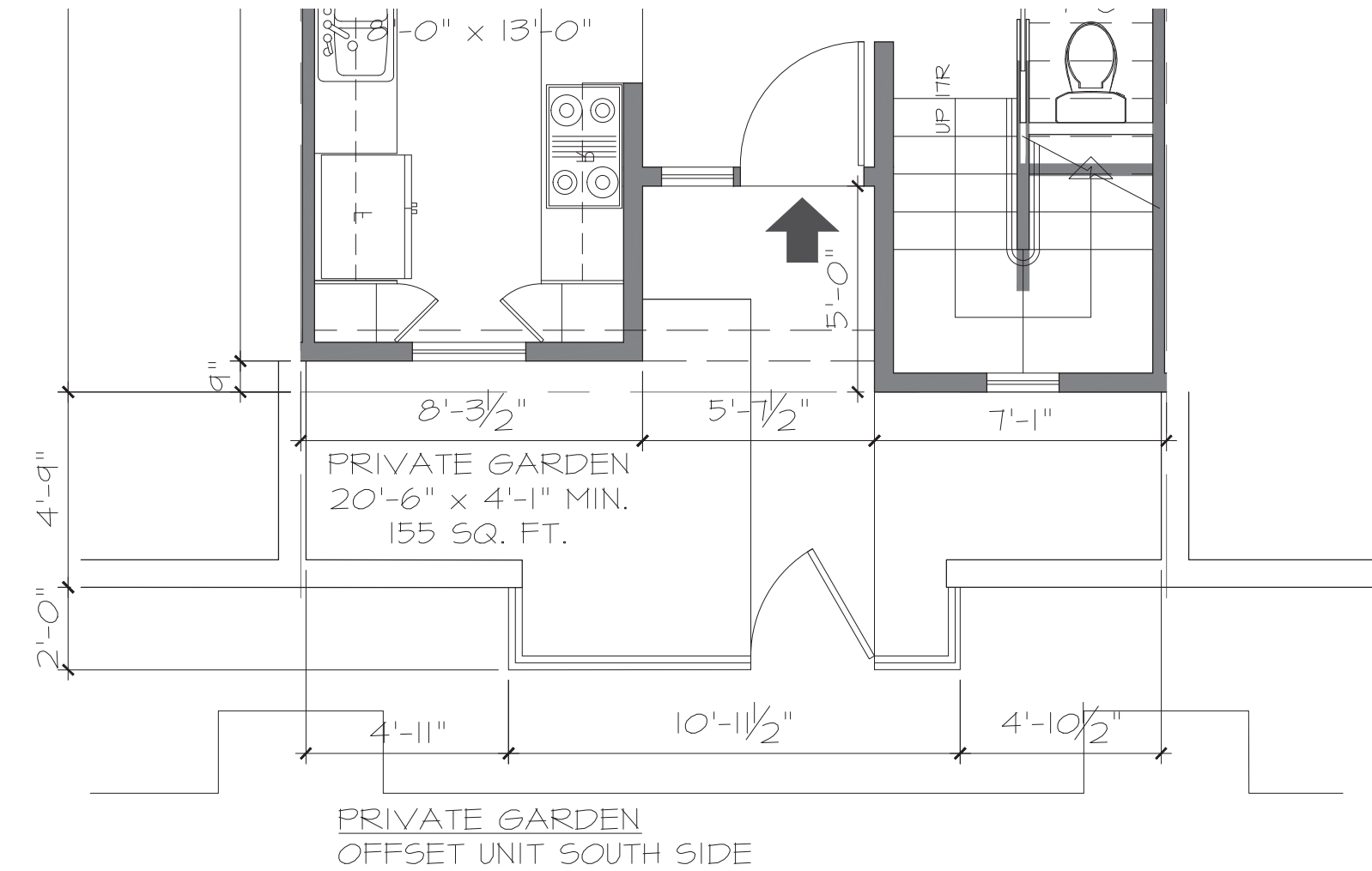
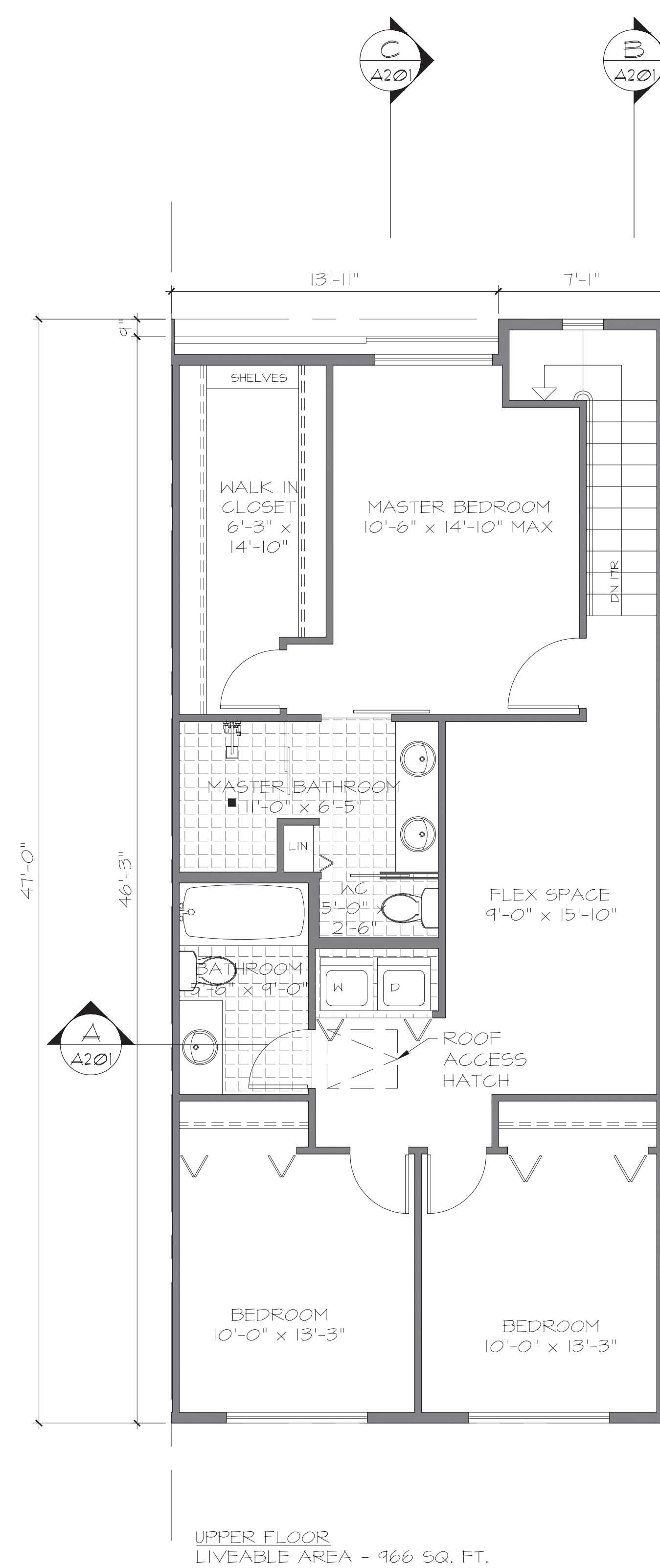
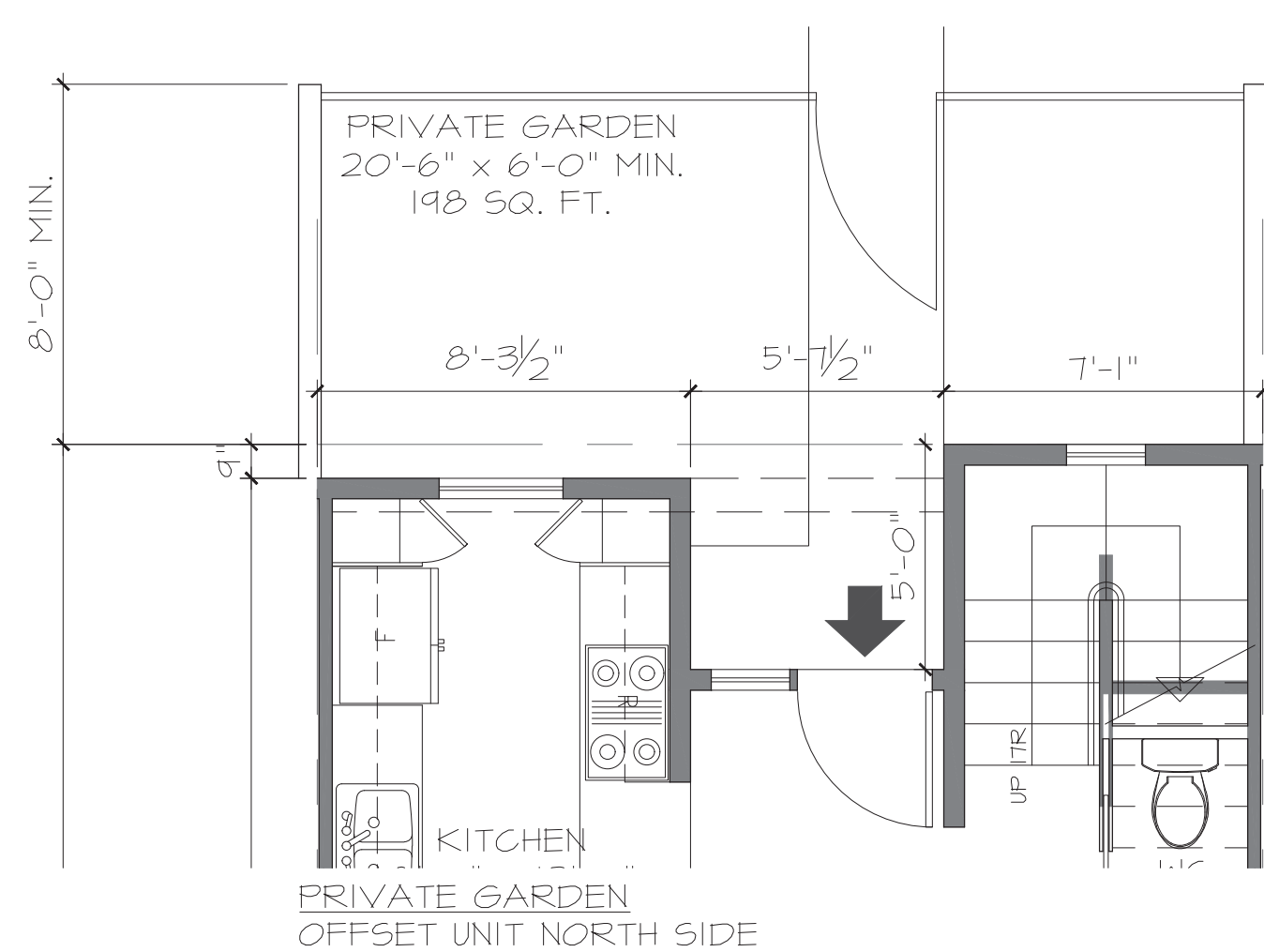
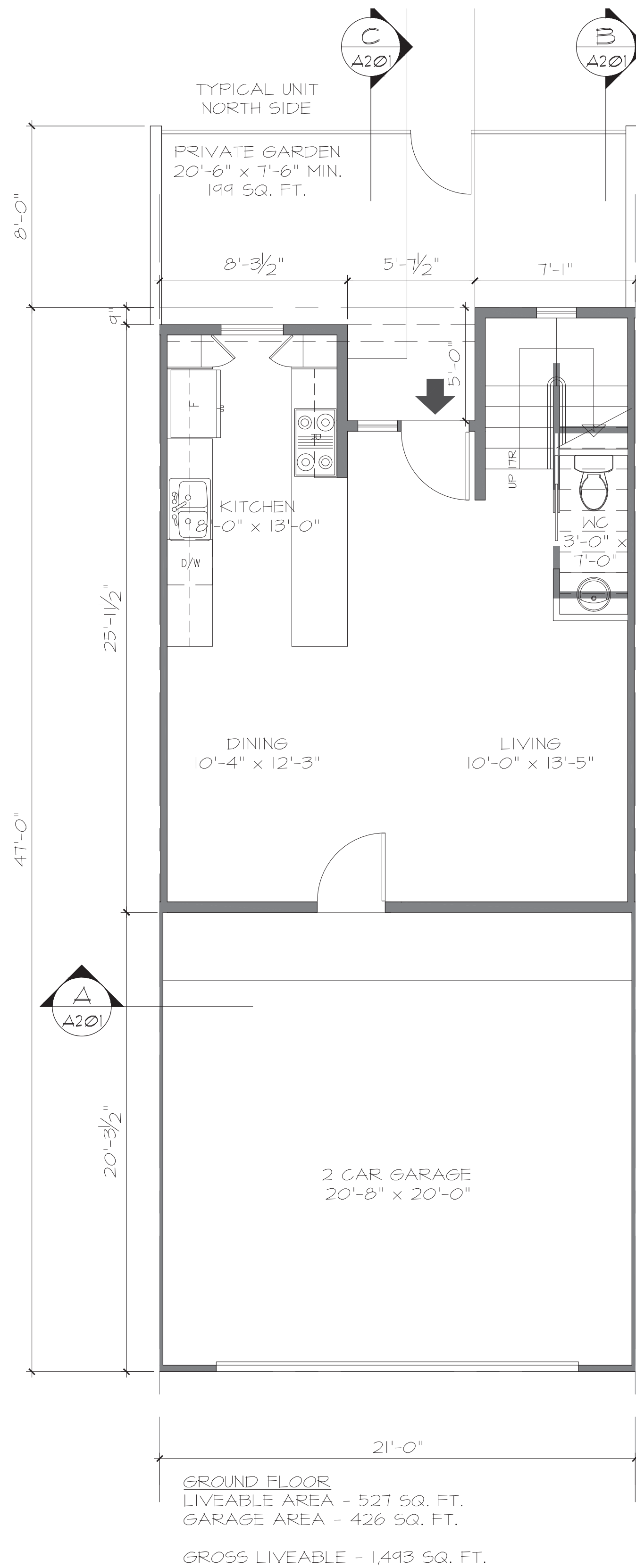
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DRAWING TITLE
TYPICAL SITE DETAILS
SCALE AS NOTED
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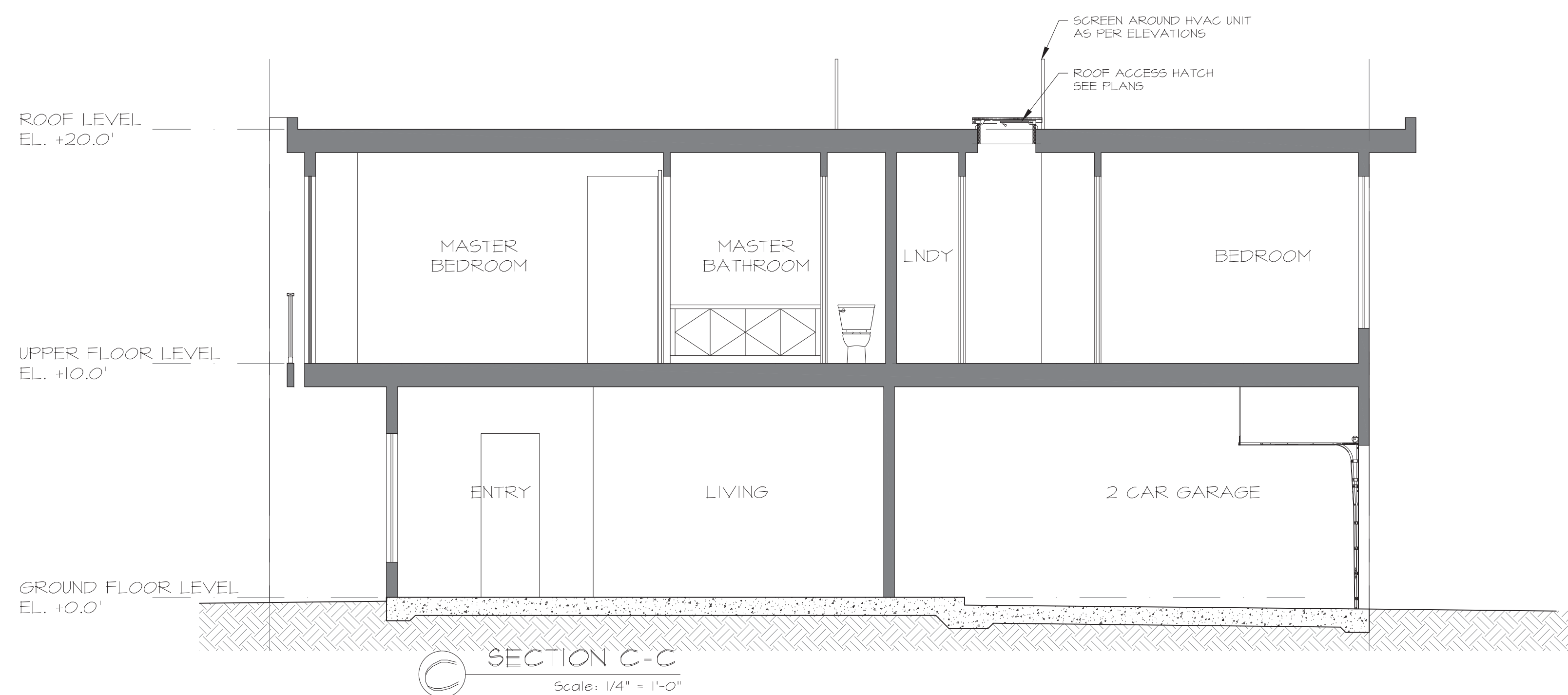
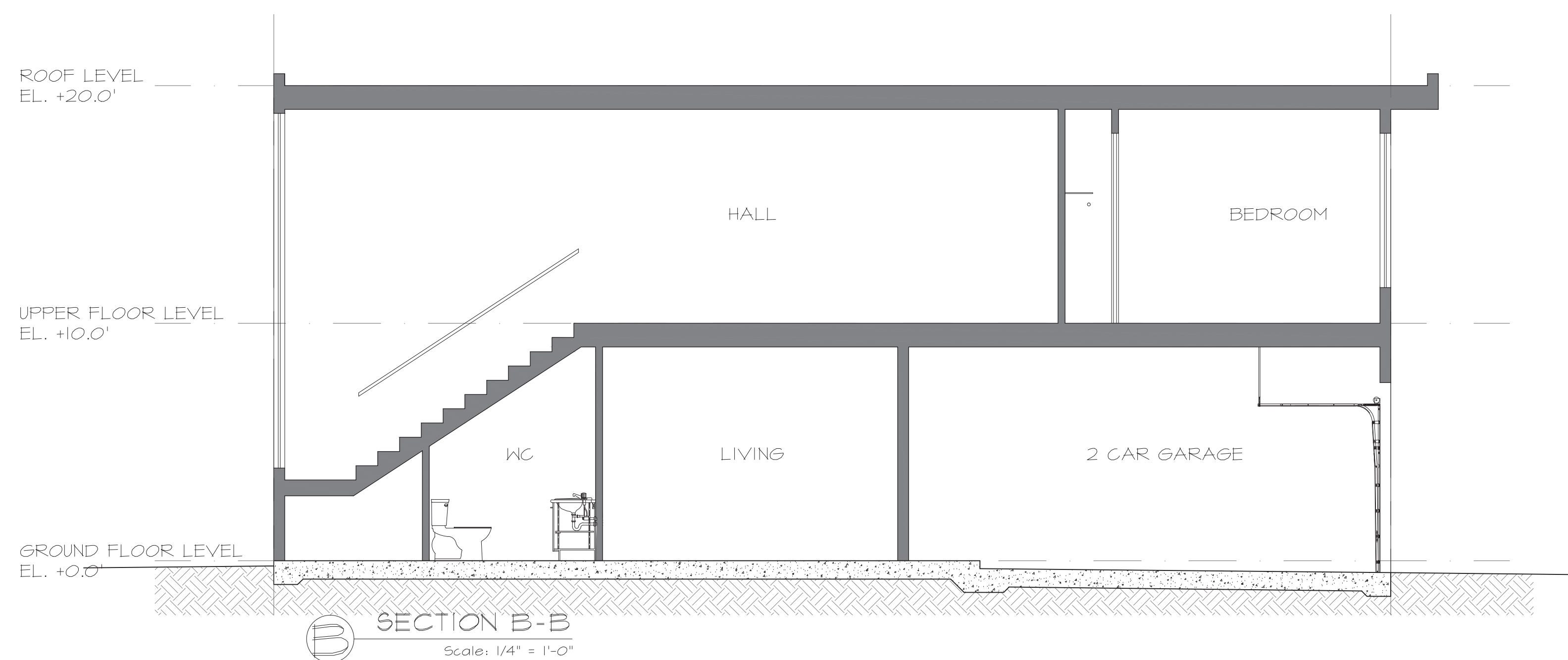
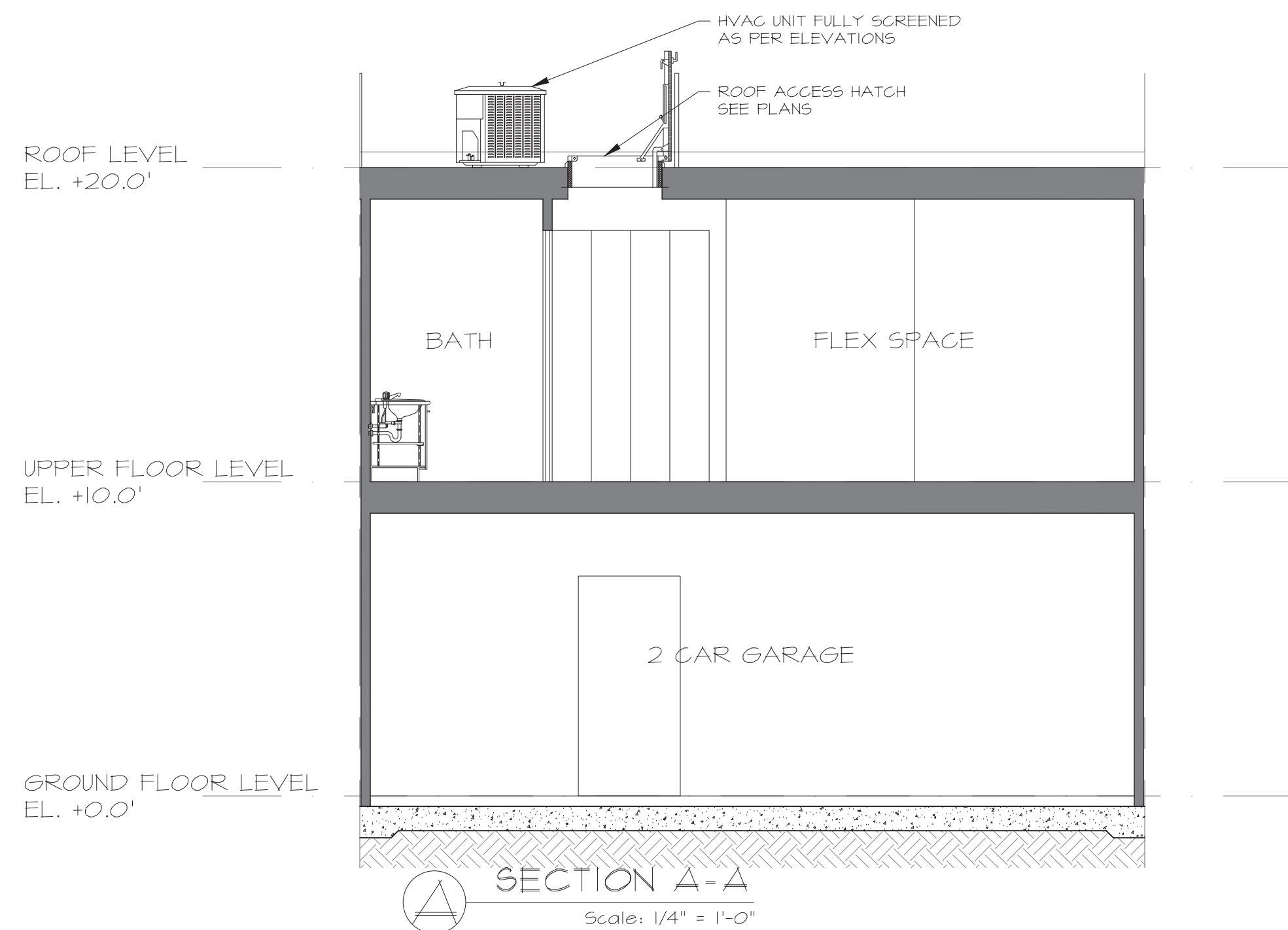
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TYPICAL
UNIT
PLANS
SCALE 1/4" = 1'-0"
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DRAWING NO.
A101
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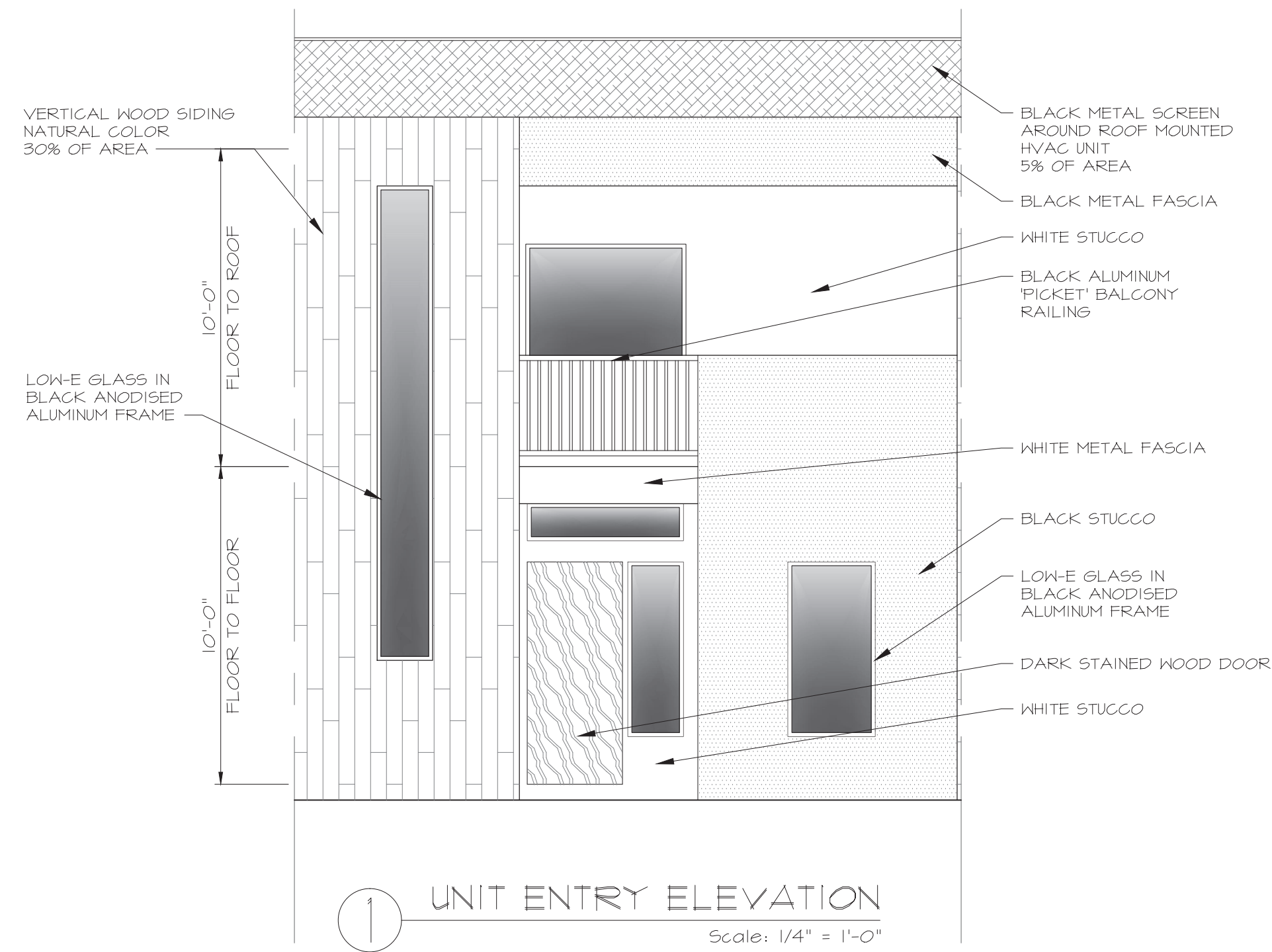
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SECTIONS

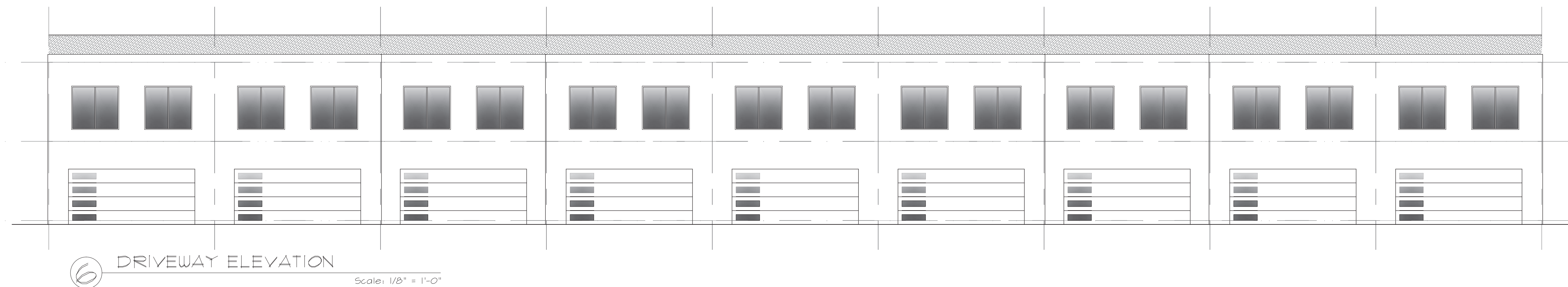
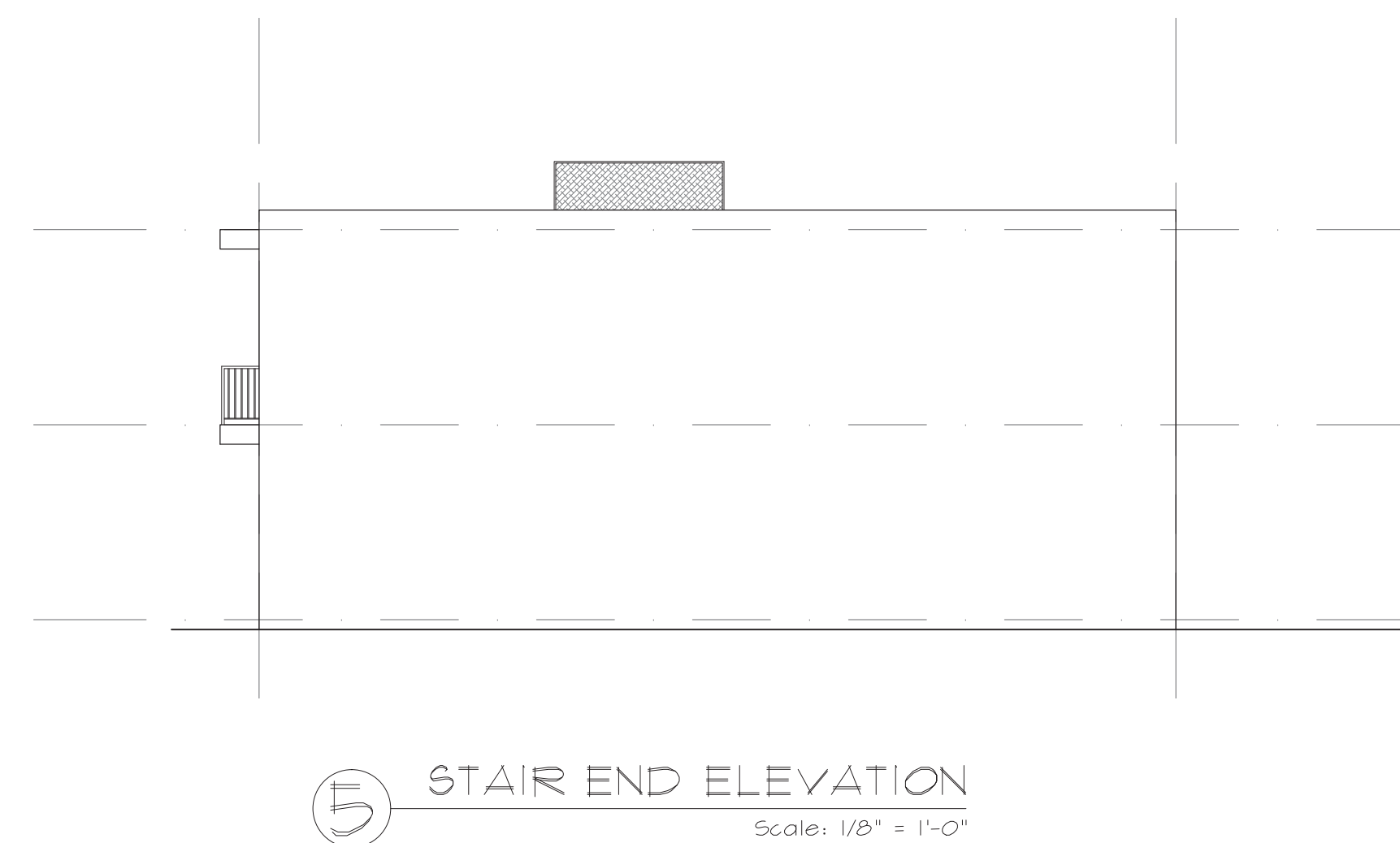
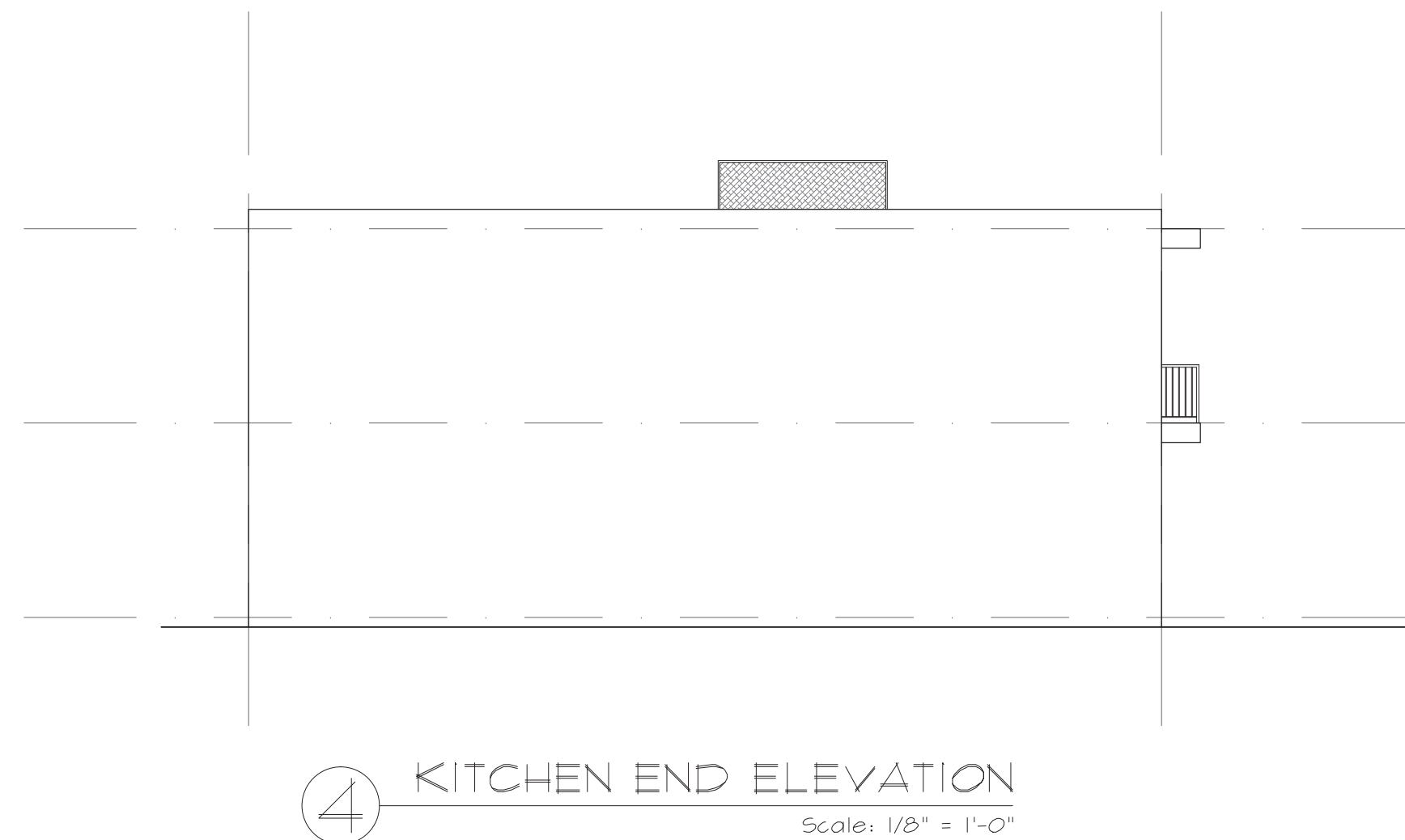
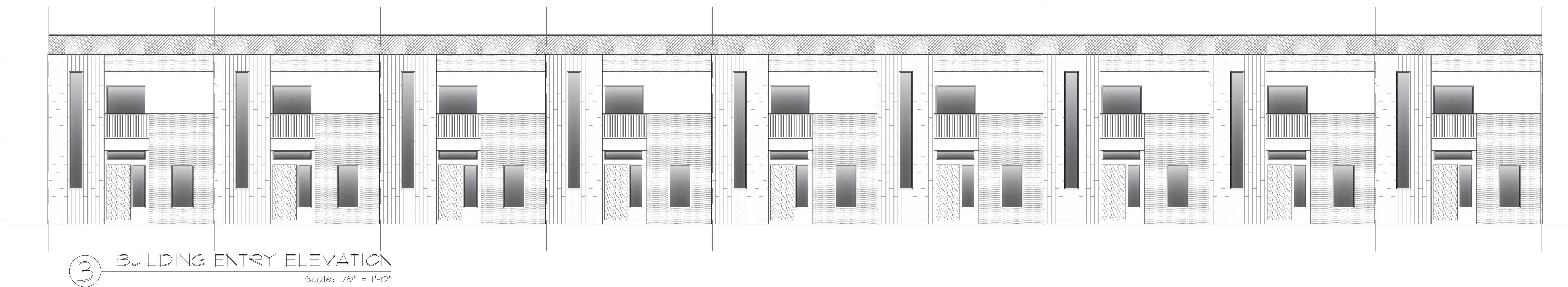
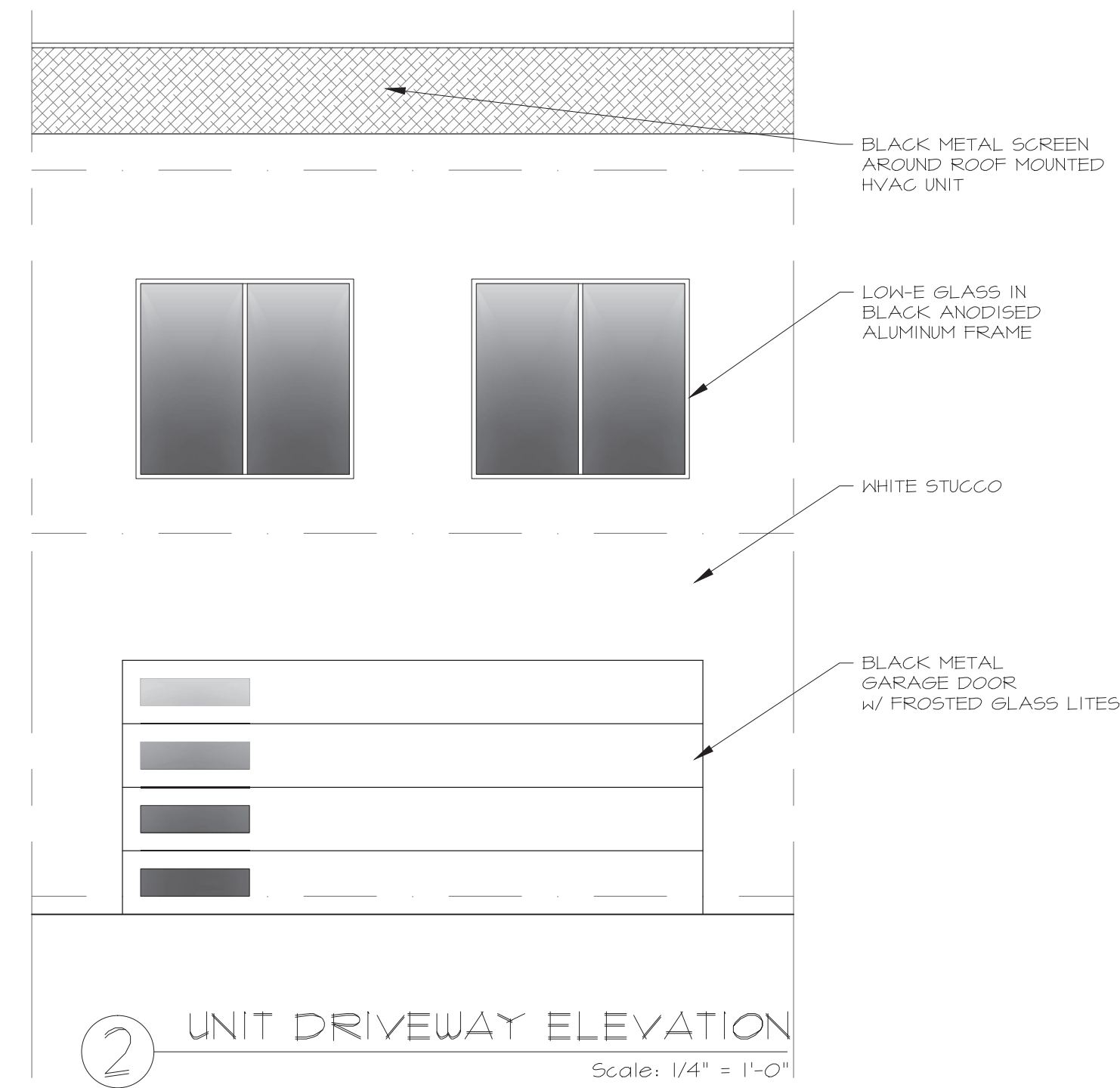
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A201
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FRONTAGE AREA
TOTAL - 504 SQ. FT.
HVAC SCREEN - 53 SQ. FT. = 10.5%
WOOD SIDING - 126 SQ. FT. = 25%
BLACK METAL FASCIA - 30 SQ. FT. = 6%
WHITE METAL FASCIA - 7 SQ. FT. = 1.4%
BLACK STUCCO - 99 SQ. FT. = 19.6%
WHITE STUCCO - 77 SQ. FT. = 15.2%
GLAZING - 92 SQ. FT. = 18.25%
DOOR - 21 SQ. FT. = 4.1%



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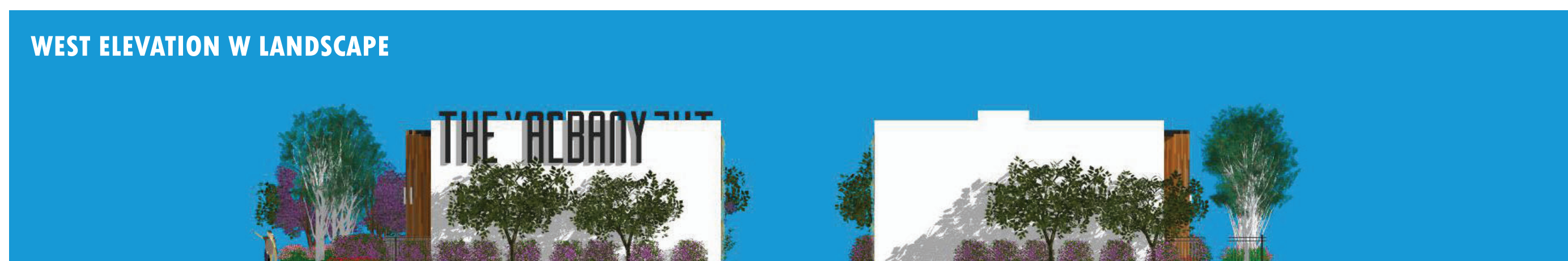
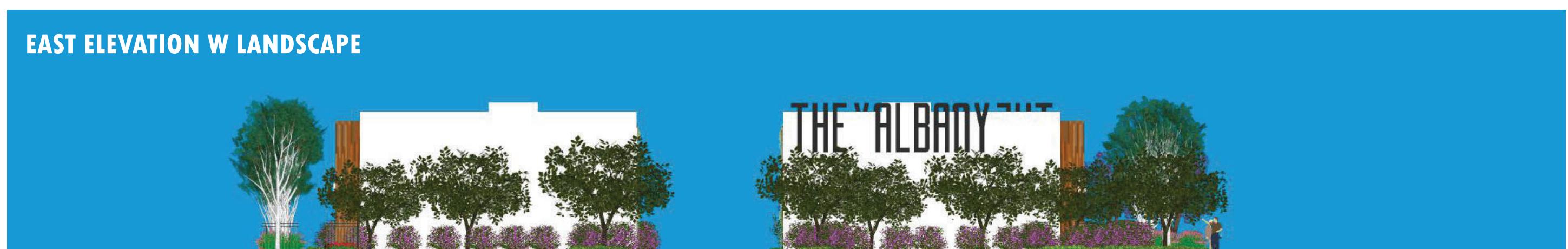
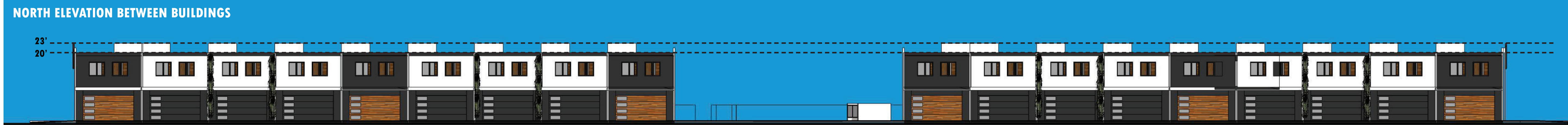
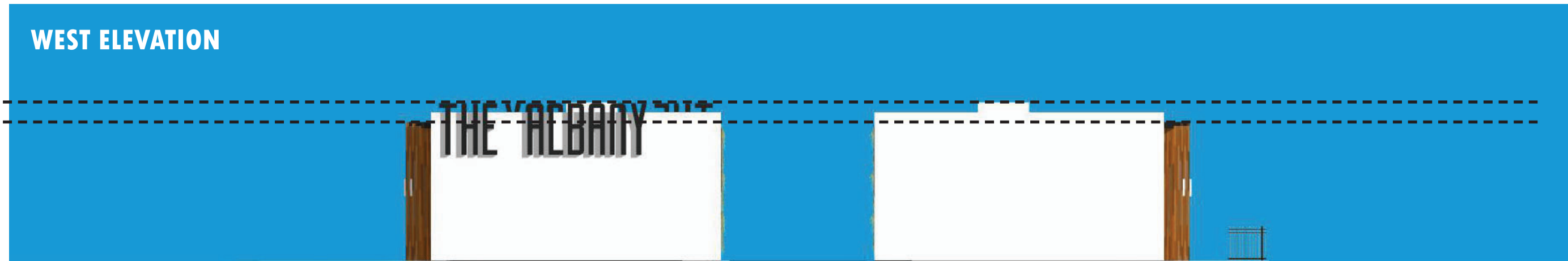
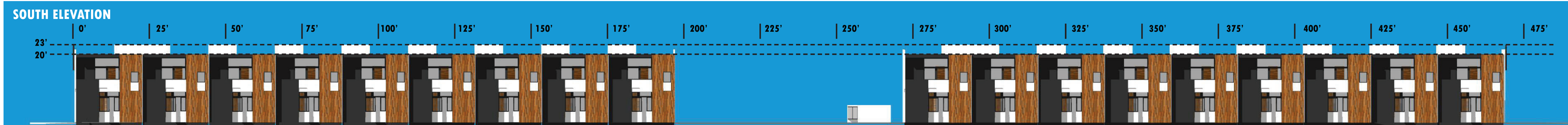
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ELEVATIONS
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SCALE	1"=15'-0"
DRAWN	
DATE	
PLOTTED	
DRAWING NO.	A-202
ISSUE	REV