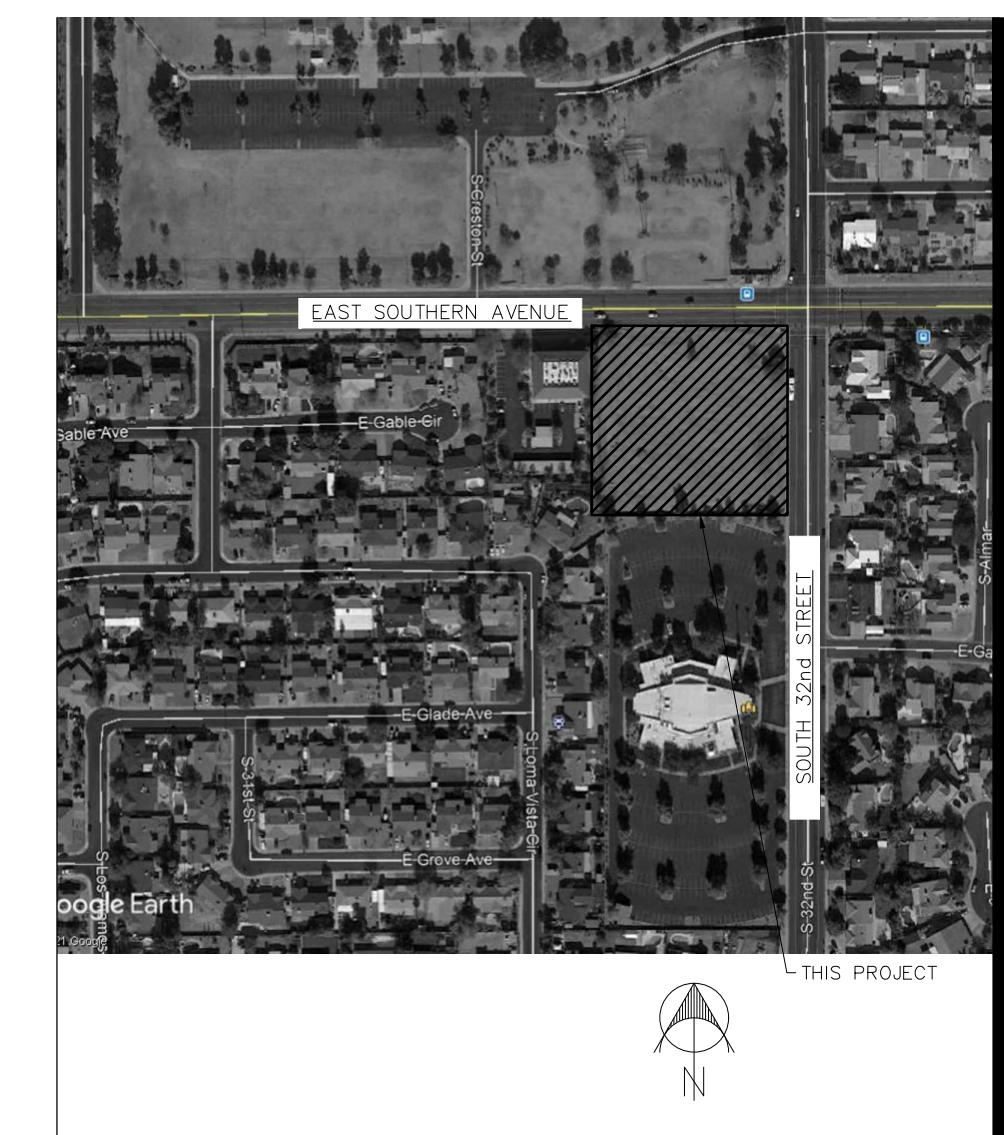


- KEYNOTES:
- SES w/ 8" CMU SCREEN TO 8" TALLER AND 1'-0" WIDER THAN PANEL BOTH SIDES
 - BUILDING SIGNAGE AT HIGH LEVEL, SEE ELEVATIONS
 - ADA RAMP
 - FIRE EGRESS ONLY w/ CHAIN LOOKS AND SIGNAGE TO CITY OF MESA FIRE CODE FPD506.1.1 OR APPROVED EQUAL
 - CROSSING TO MEET CITY OF MESA 2019 STANDARD DETAIL M-42
 - PRIVATE YARD 10'-0"x12'-0" w/ 42" HIGH MAX VIEW FENCE, 120 SQ. FT. TYPICAL TO ALL UNITS
 - CONTINUOUS FIRETRUCK ACCESS ROUTE
 - MAILBOXES TO USPS STANDARDS
 - CONTINUOUS 5'-0" WIDE WALKWAY LEVEL w/ ROAD SURFACE
 - STAMPED PAVEMENT w/ SMOOTH EDGE
 - CONTINUOUS WALKWAY, SEE LANDSCAPE DRAWINGS
 - SES PANEL w/ CABINET WITH SWINGING COVER PAINTED TO MATCH BUILDING EXTERIOR OR APPROVED EQUAL
 - 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
 - GARBAGE & RECYCLING SEE DETAILS A002
 - MOUNTABLE CURB FOR FIRE ACCESS MAG 220 TYPE E
 - 20' FIRE LANE PER CITY OF MESA FIRE AND MEDICAL DEPARTMENT DETAIL FPD 503.2.3 OR APPROVED EQUAL



TIMBOYLEDESIGN
tim boyle design llc architecture
www.timboyle.com
tim@timboyle.com
917.526.0323

- 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

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 APRIL 2021

PLOTTED 4/16/2022

DRAWING NO.

A001

ISSUE 1 REV

PROJECT DATA

SITE COVERAGE:

AREA OF ROADWAY - 27,249 SQ. FT.
AREA OF BUILDINGS

A	- 10,801 SQ. FT.
B	- 2,959 SQ. FT.
C	- 4,877 SQ. FT.
D	- 4,879 SQ. FT.
E	- 11,760 SQ. FT.
TOTAL LOT COVERAGE	- 35,276 SQ. FT.

GROSS SITE AREA - 105,243 SQ. FT.
LANDSCAPED AREA - 105,243 - 35,276 - 29,249 = 40,718 SQ. FT. (40.59%)

MIN. OPEN SPACE REQ'D - 175 SQ. FT./UNIT = 6,300 SQ. FT.
OPEN SPACE PROVIDED - 40,717 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 - 35,276 x 100 / 105,243 = 33.52%

LOT COVERAGE - 35,276 + 29,249 x 100 / 105,243 = 61.31%

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 (INC 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