

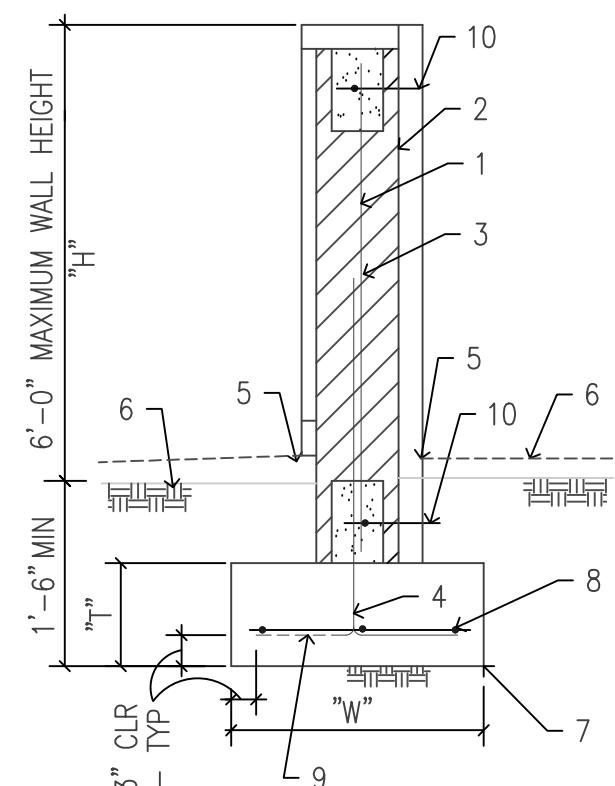


2 OUTDOOR STRENGTH STATION
SCALE: N.T.S.

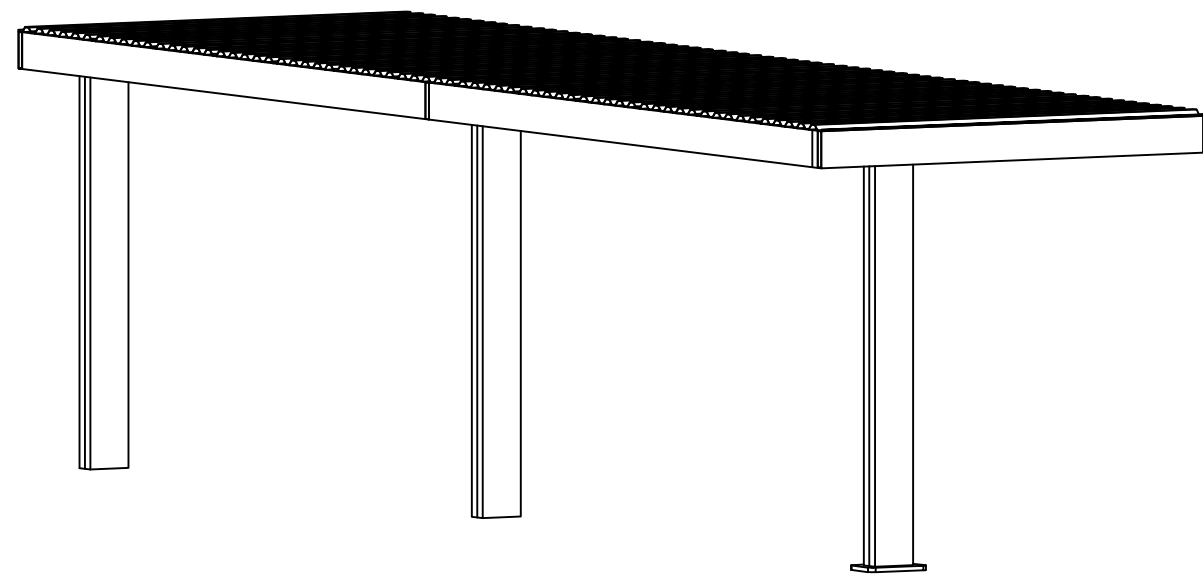
DETAIL NOTES

1. VERTICAL REINFORCING ("V") PER SCHEDULE
2. 8" CMU FENCE WALL - SOLID GROUT, W / STONE VENEER
3. PORTION OF WALL BELOW GRADE
4. #9 GAGE HORIZONTAL LADDER REINFORCING AT 16" O.C. VERTICALLY
5. DOWELS MATCH VERTICAL REINFORCING AND LAP PER THE G.S.N.
6. PAVERS OVER SAND BED
7. FINISHED GRADE
8. CONCRETE FOOTING PER SCHEDULE
9. #4 CONTINUOUS HORZ. AT 12" O.C.
10. ALTERNATE BENDS
11. (1) #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM.

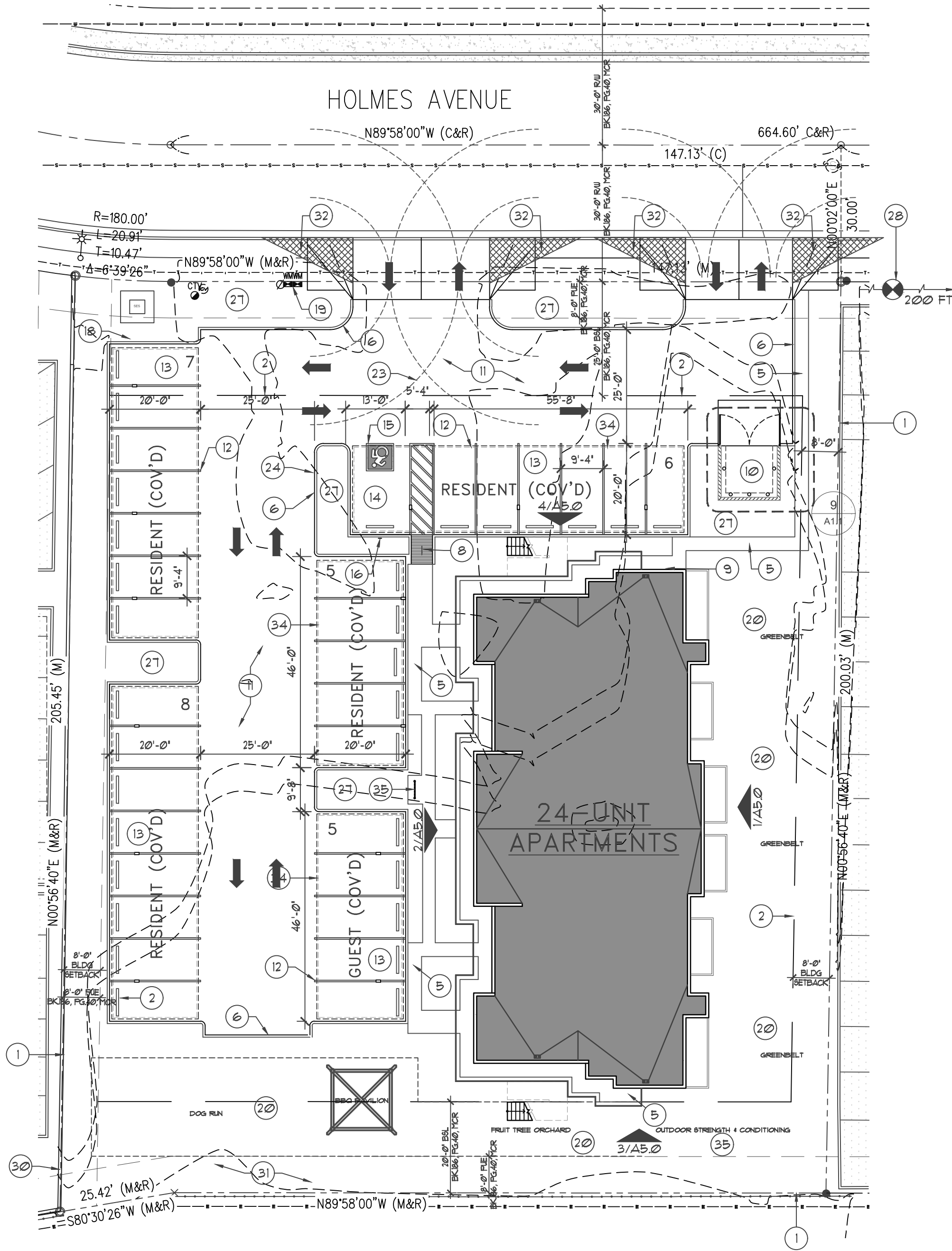
DETAIL SCHEDULE			
MAX. WALL HEIGHT ("H")	VERTICAL REINFORC. ("V")	FOOTING WIDTH ("W")	FOOTING THICKNESS ("T")
4'-0"	#4 AT 48" O.C.	1'-4"	0'-10"
6'-0"	#5 AT 48" O.C.	1'-10"	0'-10"



1 SITE FENCE WALL DETAIL
SCALE: 3/4"=1'-0"



3 TYPICAL COVERED PARKING
SCALE: N.T.S.



SITE PLAN

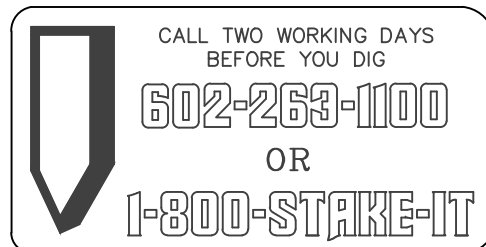
SCALE: 1"=20'



PROJECT DATA

OWNER:	RWI PROPERTIES, INC.	REQUIRED LANDSCAPE SETBACKS:	
PROJECT ADDRESS:	455 W. HOLMES AVE	FRONT:	10'-0"
PARCEL NUMBER:	134-22-211A	SIDES:	4'-0"
		REAR:	20'-0"
LOT #:	3	OCCUPANCY CONTENT:	R-4 (RESIDENTIAL)
ZONING:	LC (RE-ZONE TO RM-4 PAD)		
GROSS SITE AREA:	.713 ACRES (33,665 SF.)		
CONSTRUCTION TYPE:	TYPE V-B		
BUILDING SF AREA:	10,048 SF		
BUILDING FOOTPRINT AREA:	5,024 SF		
BUILDING LOT COVERAGE:	14.92% (55% ALLOWED)		
REQUIRED BUILDING SETBACKS:			
FRONT:	25'-0"		
SIDES:	28'-0"		
REAR:	23'-0"		
BUILDING HEIGHT REQUIREMENTS:			
ALLOWABLE:	30'-0"		
PROVIDED:	31'-3"		

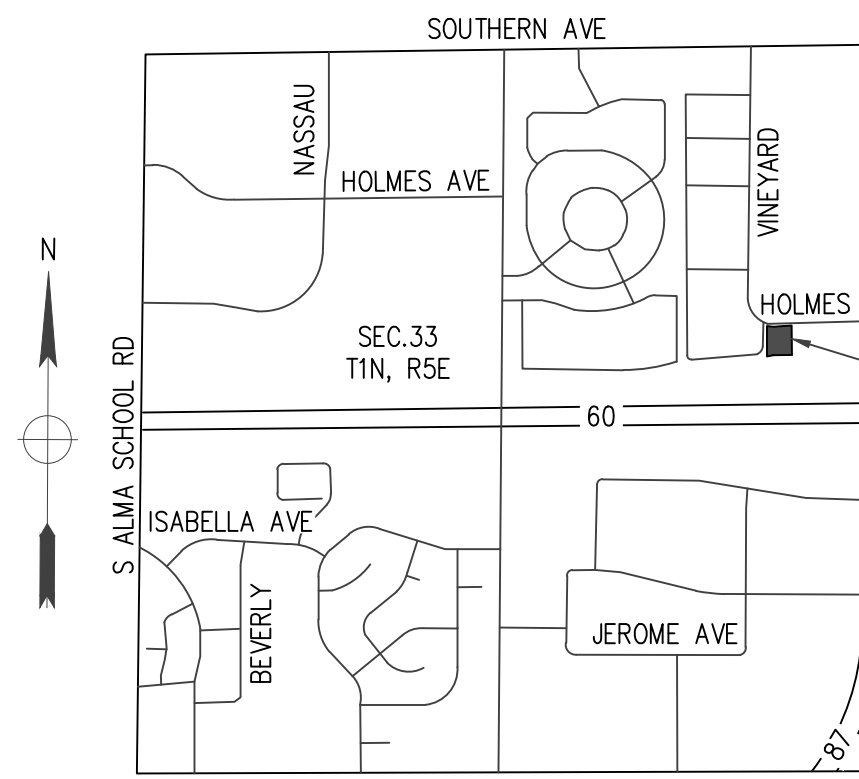
PARKING DATA:	
PARKING REQUIRED:	
MULTI-FAMILY:	
RESIDENTIAL - 24 UNITS @ 1 SPACE/UNIT:	= 24 SPACES
ACCESSIBLE SPACE:	1 SPACE
PARKING PROVIDED:	
REGULAR RESIDENT SPACES (COVERED):	= 25 SPACES
GUEST SPACES (COVERED):	= 5 SPACES
ACCESSIBLE SPACE (COVERED):	1 SPACE
PARKING PER SECTION II-5-5 OF MZO:	56%
(FRONTAGE CALCULATION)	34'-0" W. PROVID
BICYCLE PARKING:	= 3 SPACES
OPEN SPACE REQUIRED:	
RESIDENTIAL - 24 UNITS @ 200 SF/UNIT:	= 4,800 SF
OPEN SPACE PROVIDED:	
RESIDENTIAL - 24 UNITS @ 200 SF/UNIT:	= 5,000 SF



SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
4. "ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS."
5. "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE."
6. "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS."
7. RETENTION IS REQUIRED, 50% DRAIN TO STREET.

VICINITY MAP

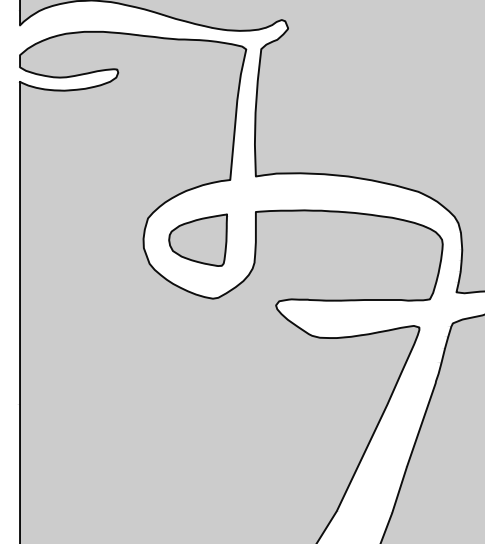


VICINITY MAP
NTS

KEY NOTES

1. PROPERTY LINE.
2. LINE OF BUILDING SETBACK.
3. ACCESSIBLE EXIT TO HAVE 1/2" MINIMUM THRESHOLDS AT DOOR AND LANDING PAD TO ASPHALT PAVING.
4. IRRIGATION CONTROL, REFER TO LANDSCAPE, PROVIDE DRIP LINES AS REQUIRED TO PLANTINGS AT ENTRY AND LANDSCAPE ISLANDS, PROVIDE WALL MOUNTED TIMER AT INTERIOR.
5. 4" T. CONCRETE SIDEWALK OR EQUIPMENT PAD OVER 4" COMPACTED A.B.C., NATURAL GRAY, WIDTH AS SHOWN. (CONTROL JOINTS @ 5'-0" O.C. EXPANSION JOINTS @ 20'-0" O.C.) (PER ICC A111, SECTION 403.3, AT SIDEWALKS, ACCESSIBLE ROUTE SLOPE COMPLIANCE OF 5% MAXIMUM RUNNING SLOPES AND A MAXIMUM OF 2% FOR CROSS SLOPES).
6. CONCRETE CURBING, REFER TO CIVIL DRAWINGS FOR MORE INFO.
7. 5" T. CONCRETE APRON OVER 4" COMPACTED A.B.C., NATURAL GRAY.
8. ACCESSIBILITY RAMP PER DETAIL 3/C02 (PER ICC A111), SECTION 405 FOR AT SIDEWALK RAMP 4 SECTION 406 FOR AT CURB RAMP).
9. PROVIDE HORN/STROBE DEVICE, MOUNTED AT THE EXTERIOR OF THE BUILDING SO EASILY RECOGNIZABLE FROM THE STREET FRONTAGE (INCLUDE AS PART OF FIRE ALARM) AND SPRINKLER DEFERRED SUBMITTAL PACKAGE.
10. TRASH ENCLOSURE WITH GATES AND CONCRETE SLAB, REFER TO ENLARGED DETAILS, TO COMPLY WITH COM SOLID WASTE DETAIL M-62.01 THRU M-62.04.2. ENCLOSURE TO BE COMPATIBLE WITH COLORS AND MATERIALS WITH NEW BUILDING BEING CONSTRUCTED.
11. 3" AC OVER 5" ABC, REFER TO CIVIL DRAWINGS FOR MORE INFO.
12. 4" WIDE WHITE PAVEMENT MARKINGS, TYP.
13. REGULAR PARKING STALL, 9'-0" W. X 20'-0" L., TYP.
14. ACCESSIBLE PARKING STALL, 11'-0" W. X 20'-0" L. WITH 5'-0" W. X 20'-0" L. ACCESS LOADING ZONE.
15. INTERNATIONAL ACCESSIBILITY SYMBOL PAVEMENT MARKING, REFER TO DETAIL 9/A03.
16. ACCESSIBLE PARKING SIGN, PER GOVERNING AGENCY REQUIREMENTS. REFER TO DETAIL 9/A02.
17. HOSE B/B, REFER TO PLUMBING ENGINEERING DRAWINGS FOR MORE INFO.
18. ELECTRICAL S8S/SWITCH GEAR AND TRANSFORMER LOCATION ON CONCRETE SLAB, REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR MORE INFO.
19. WATER METER W/ TAP FROM METER TO MAIN, REFER TO PLUMBING AND CIVIL DRAWINGS FOR MORE INFO.
20. OPEN SPACE REQUIREMENTS (BBQ/GAZEBO/ORCHID).
21. FIRE DEPARTMENT SIAMSE CONNECTION AND BUILDING MOUNTED DC SIGMA. THE ROUTE FROM THE HYDRANT TO THE DC IS MEASURED AS THE SUPPLY HOSE WOULD BE LAID OUT BY A FIRE APPARATUS ON APPROVED ACCESS DRIVES, (PER IC 912).
22. FIRE DEPARTMENT KNOX BOX LOCATION (RECESSED WALL MNTD-TYP OF 2), PROVID 3FT X 3FT ACCESS/WORK CLEAR SPACE.
23. FIRE TRUCK APPARATUS TURNING RADIUS (35 FT INSIDE/55 FT OUTSIDE).
24. FIRE LANE MARKED BY CURB PAINTED RED AND LABELED "FIRE LANE NO PARKING" PER REGULATION FIRE LANES.
25. FIRE LANE "NO PARKING" SIGN, WALL MOUNT WHEN APPLICABLE.
26. STARTING POINT FOR NEW BUILDING LAYOUT, (SEE FLOOR PLAN, SHEET A2.0 FOR BUILDING AS PER CITY OF APACHE JUNCTION DEVELOPMENT STANDARDS, REFER TO LANDSCAPE DESIGN FOR MORE INFO DIMENSIONS).
27. NATIVE LANDSCAPING.
28. EXISTING A/JUD FIRE HYDRANT - DISTANCE 200 FT.
29. PARKING LOT LIGHT POLES W/ CONCRETE BASE, PER DETAIL 4/A02, REFER TO ELECTRICAL ENGINEERING FOR MORE INFO.
30. 6'-0" HIGH-MASONRY SITE FENCE WALL.
31. RETENTION LOCATION, REFER TO CIVIL DRAWINGS FOR MORE INFO.
32. 10'-0" X 20'-0" SITE VIABILITY TRIANGLES.
33. EXIST'G SITE SCREEN WALL TO REMAIN, PROVID' NEW PAINT.
34. SEMI-CANTILEVER COVERED PARKING STRUCTURE W/ LIGHTS AT UNDERSIDE.
35. BICYCLE PARKING, 3 SPACES PROVIDED.
36. OUTDOOR STRENGTH AND CONDITIONING EQUIPMENT, 4 STATIONS, BY FITCORE OF EQUAL.

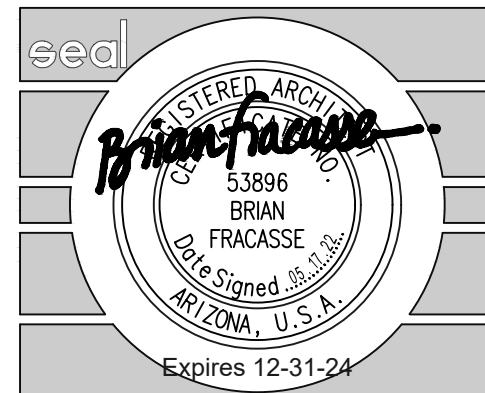
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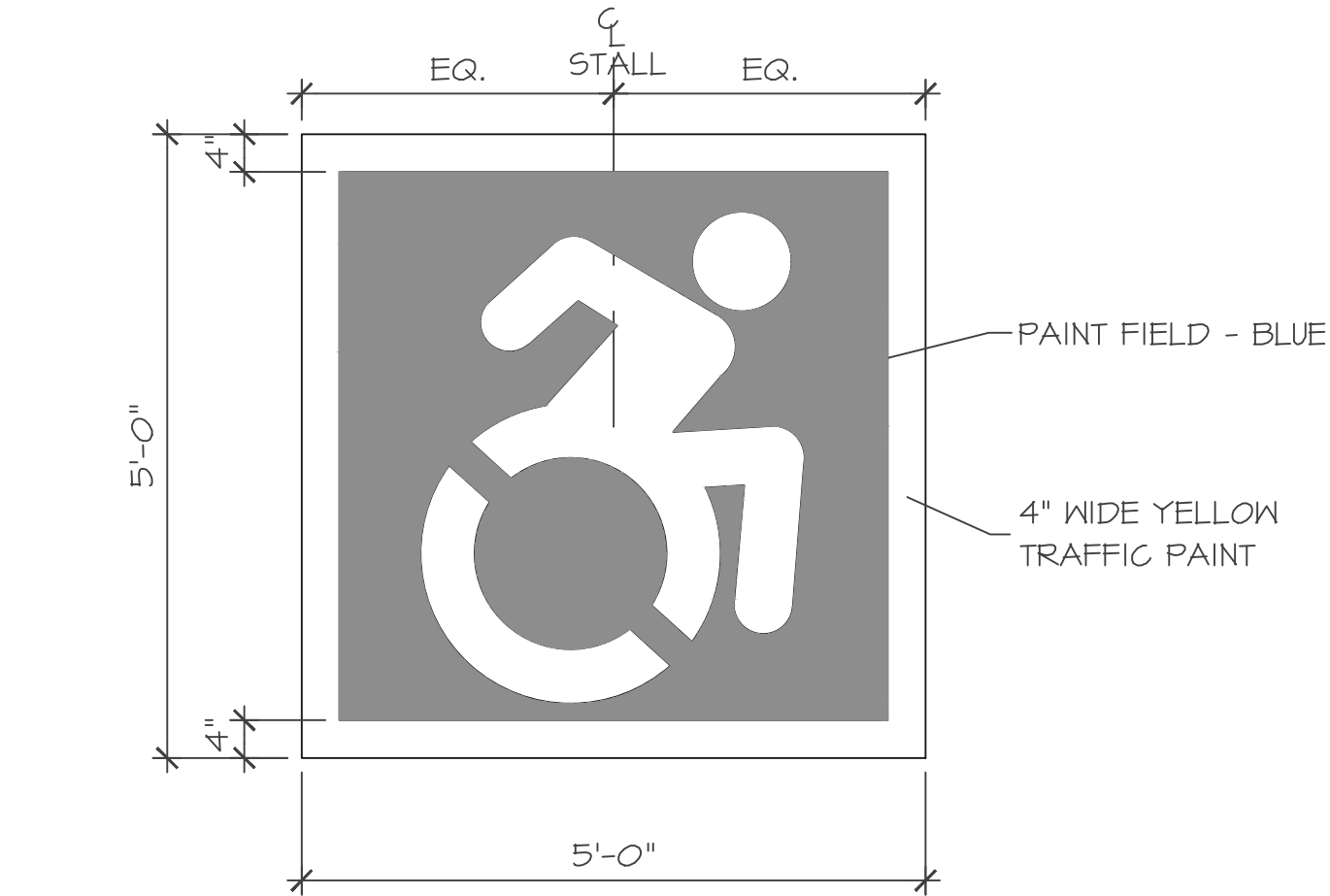
RWI PROPERTIES, LLC
24 UNIT - APARTMENT HOMES
455 W. HOLMES AVENUE
MESA, AZ 85210

revisions:

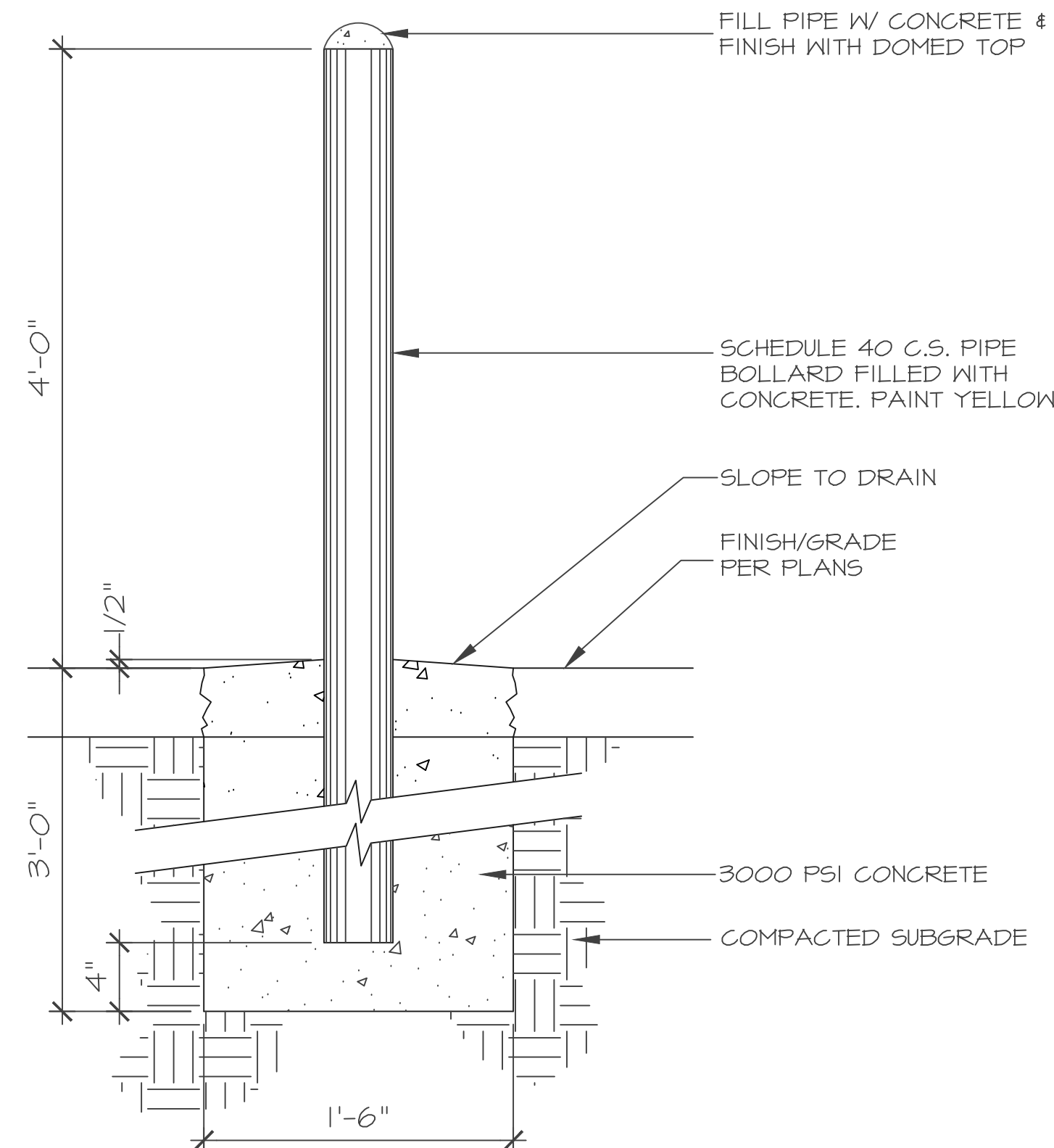
ISSUE DATE: 05.17.22
JOB NUMBER: 21-025
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DRAWN: BF
CHECKED: BF
TITLE: SITE PLAN

SP - 1

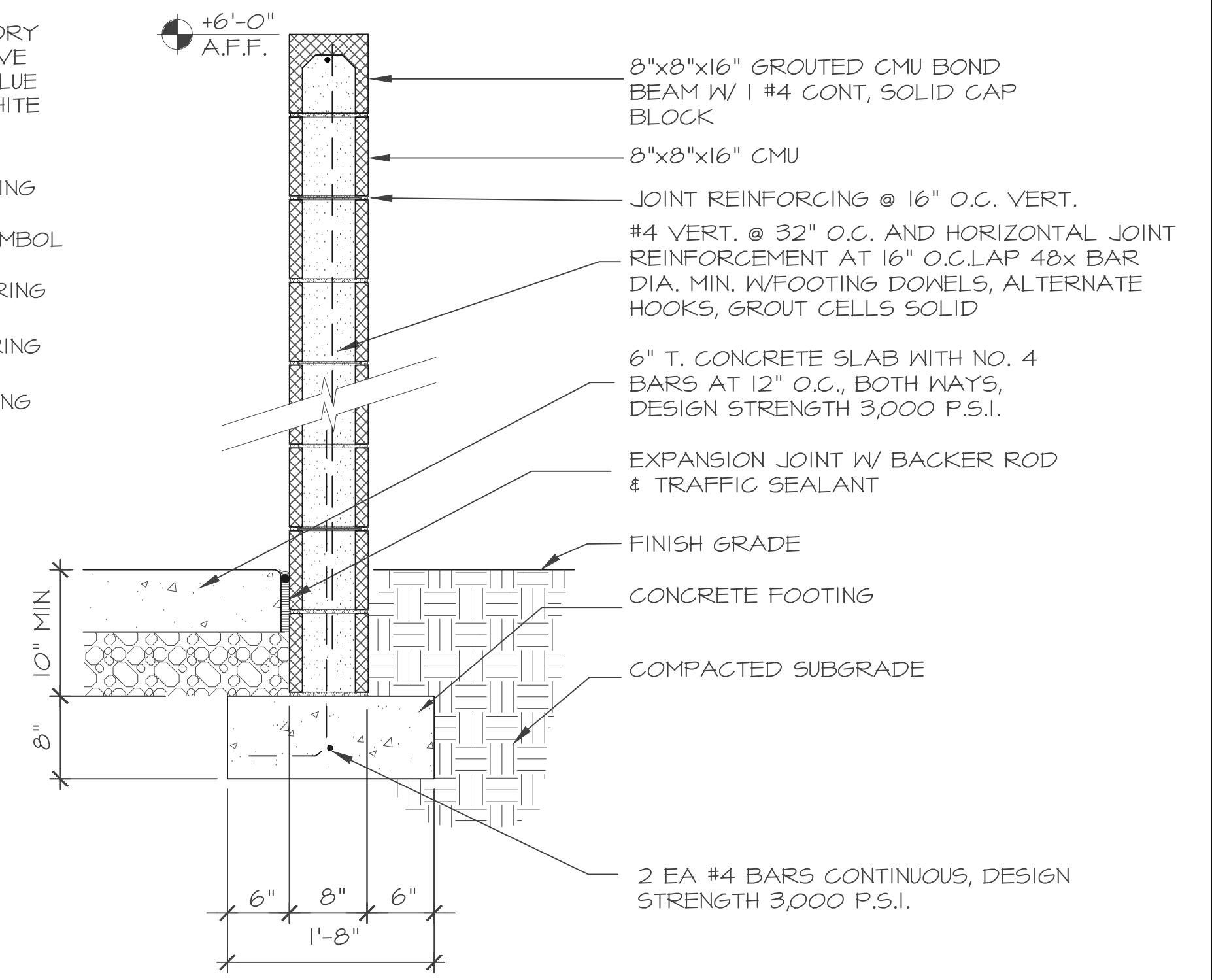
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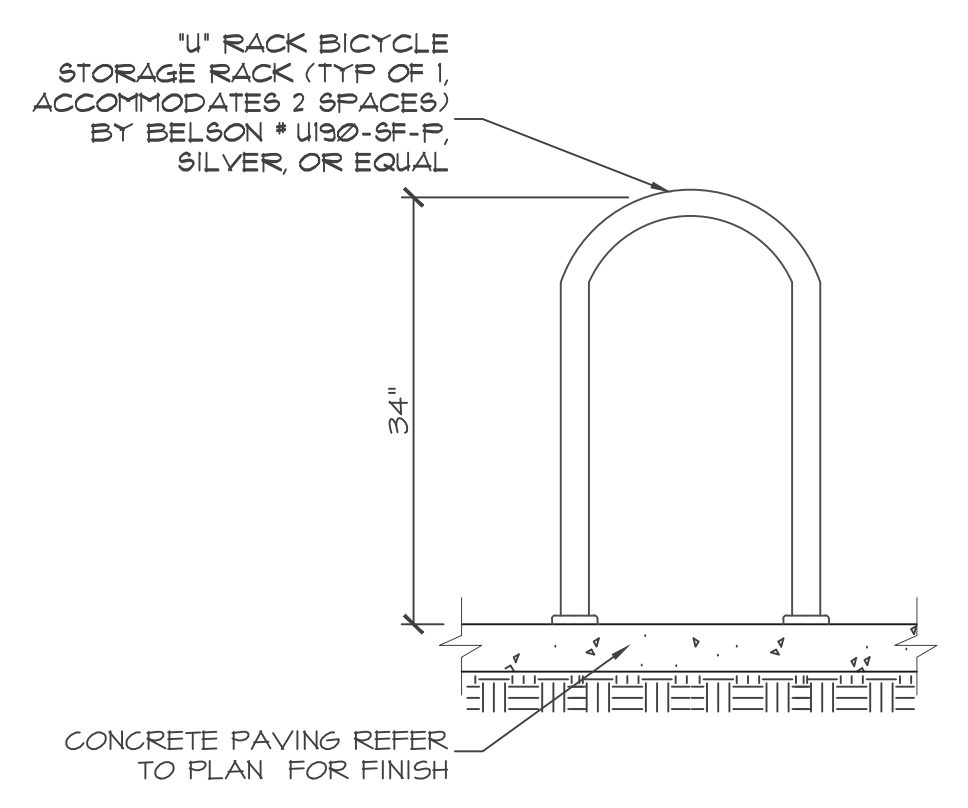
3 ACCESSIBLE SYMBOL DETAIL
SCALE: 1/2" = 1'-0"



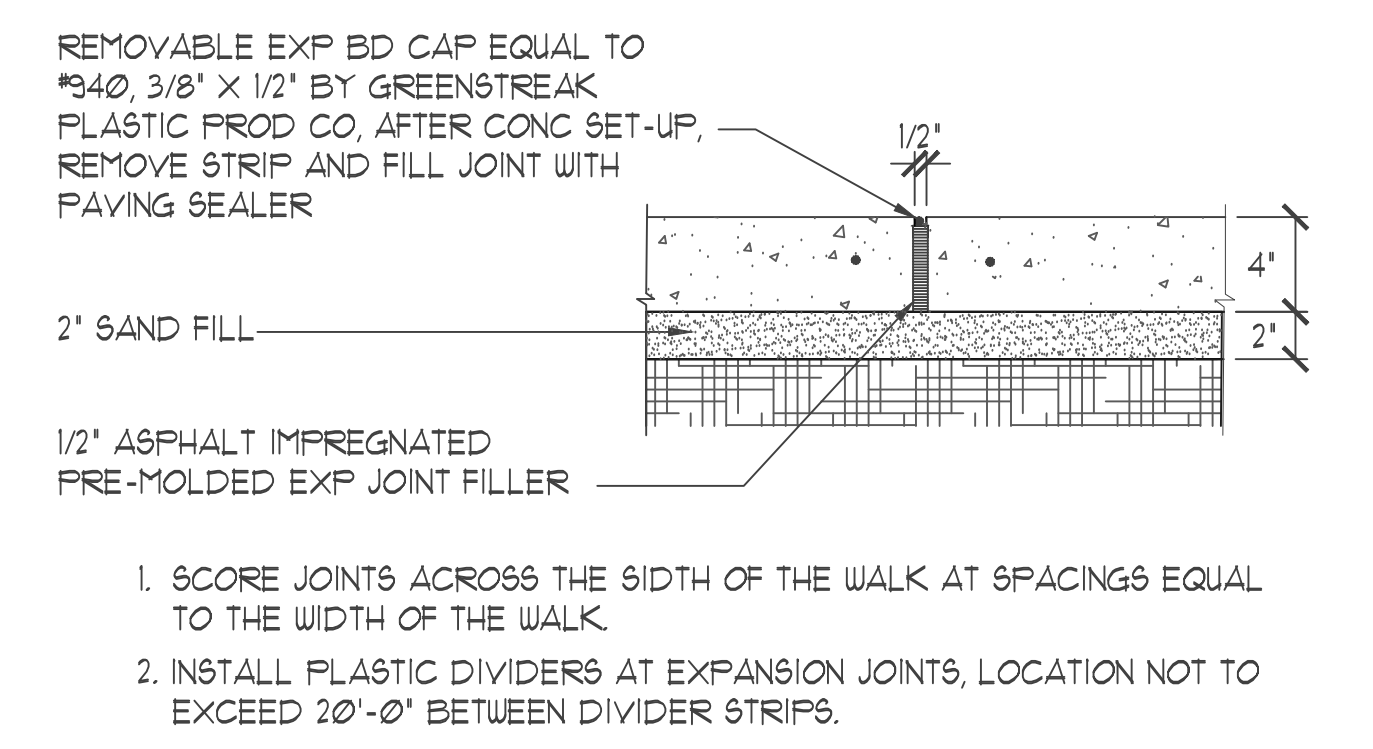
2 DETAIL AT PIPE BOLLARD
SCALE: 1 1/2" = 1'-0"



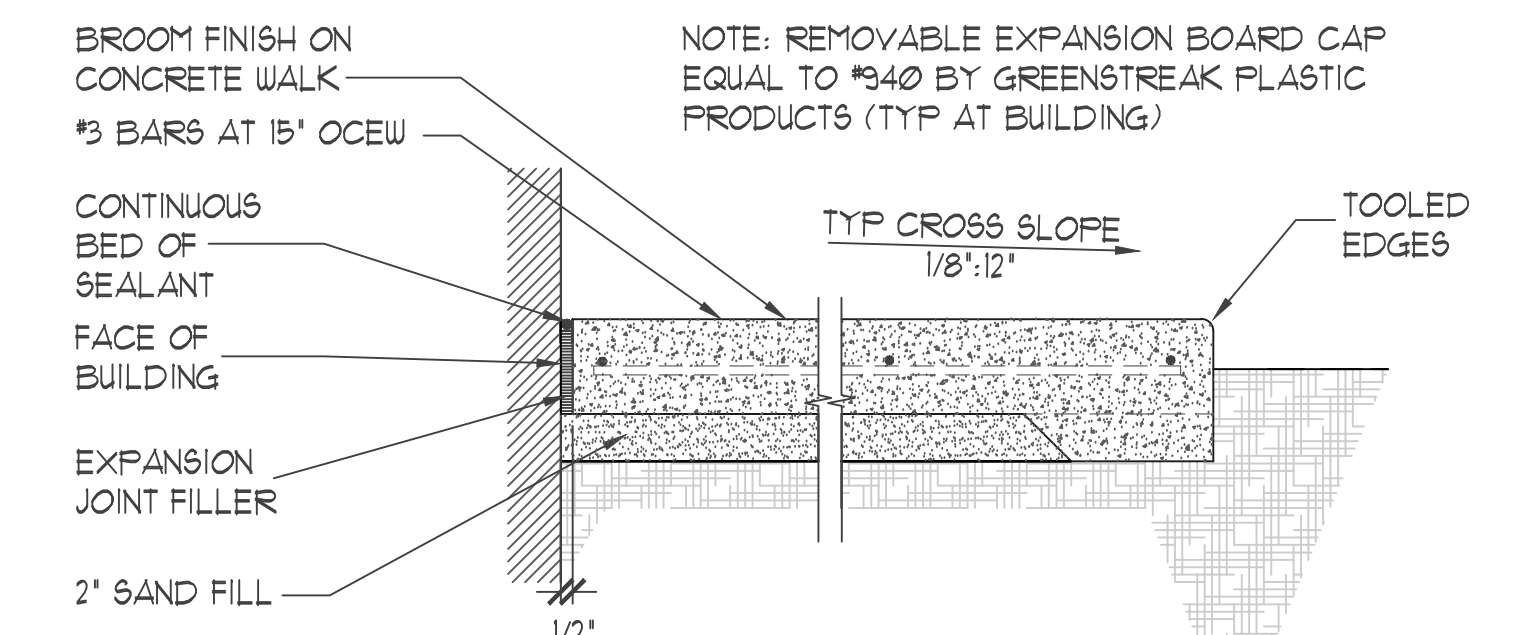
1 SECTION AT TRASH ENCLOSURE
SCALE: 1" = 1'-0"



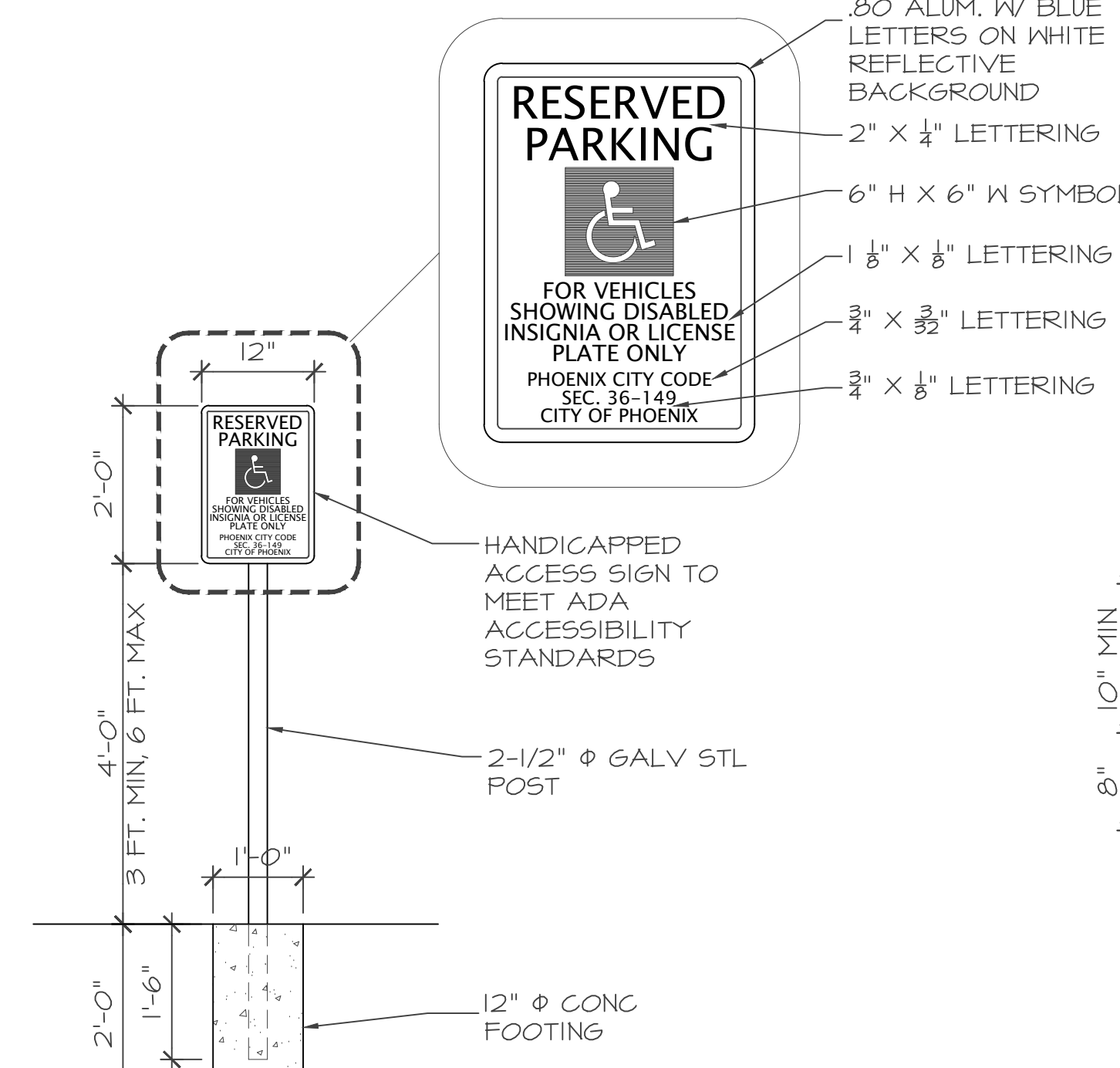
7 DETAIL AT BIKE RACK
SCALE: 3/4" = 1'-0"



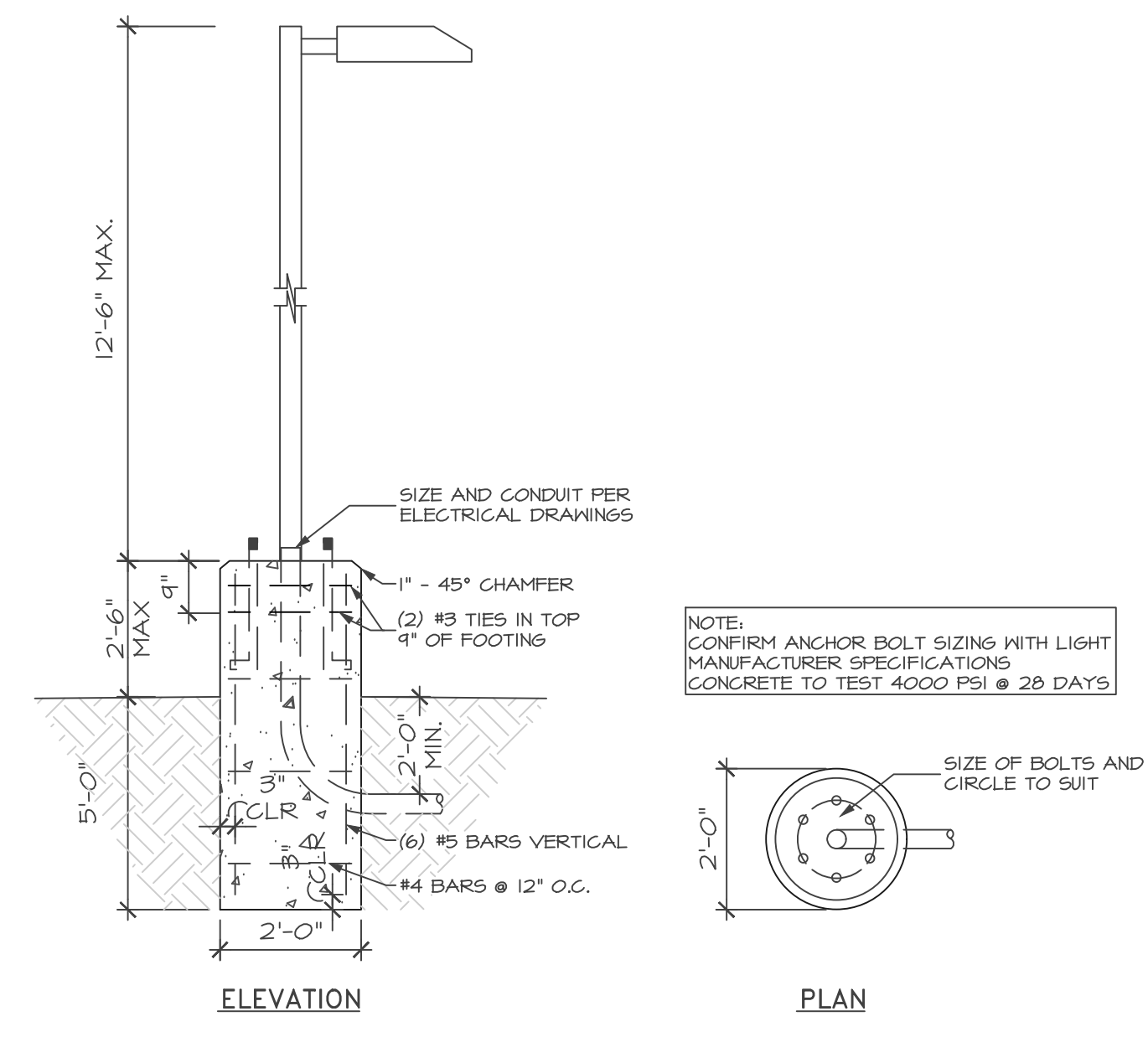
6 SIDEWALK DETAIL
SCALE: 1 1/2" = 1'-0"



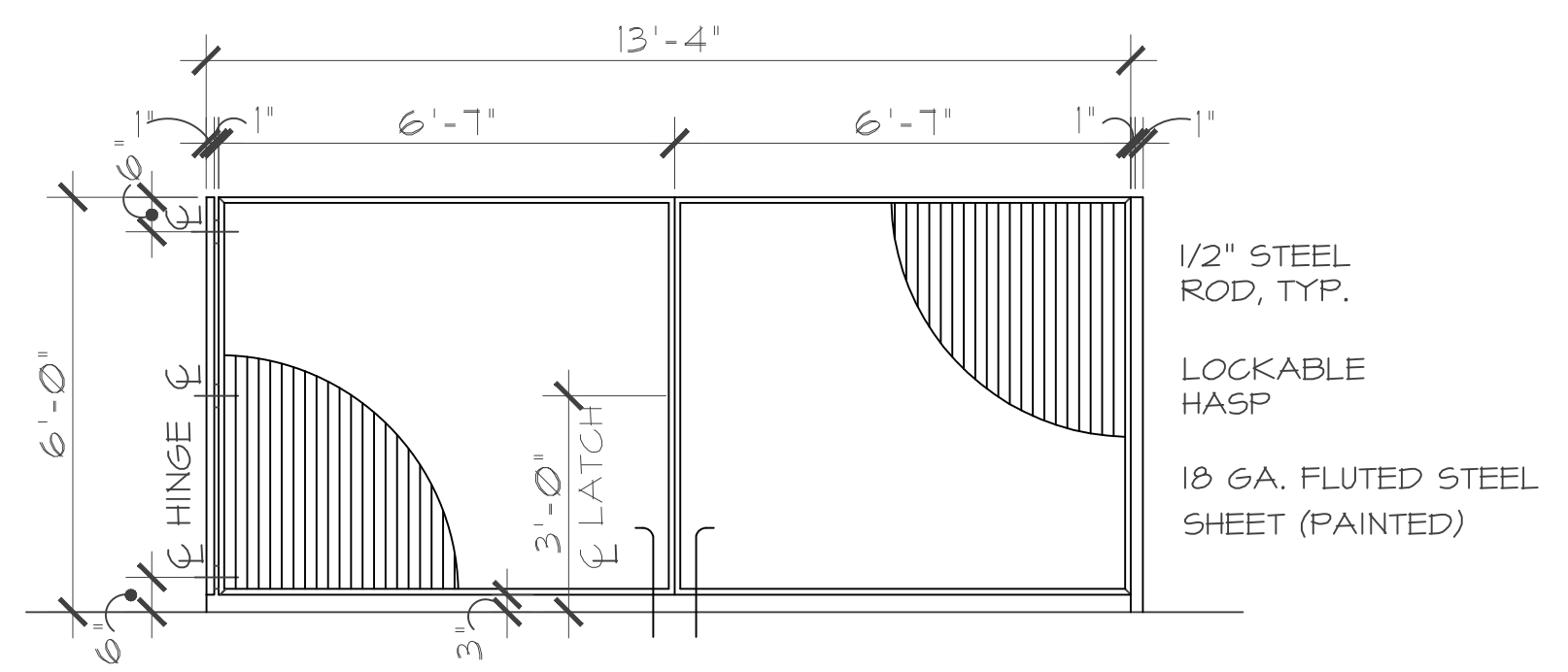
5 SIDEWALK AT BUILDING
SCALE: 1 1/2" = 1'-0"



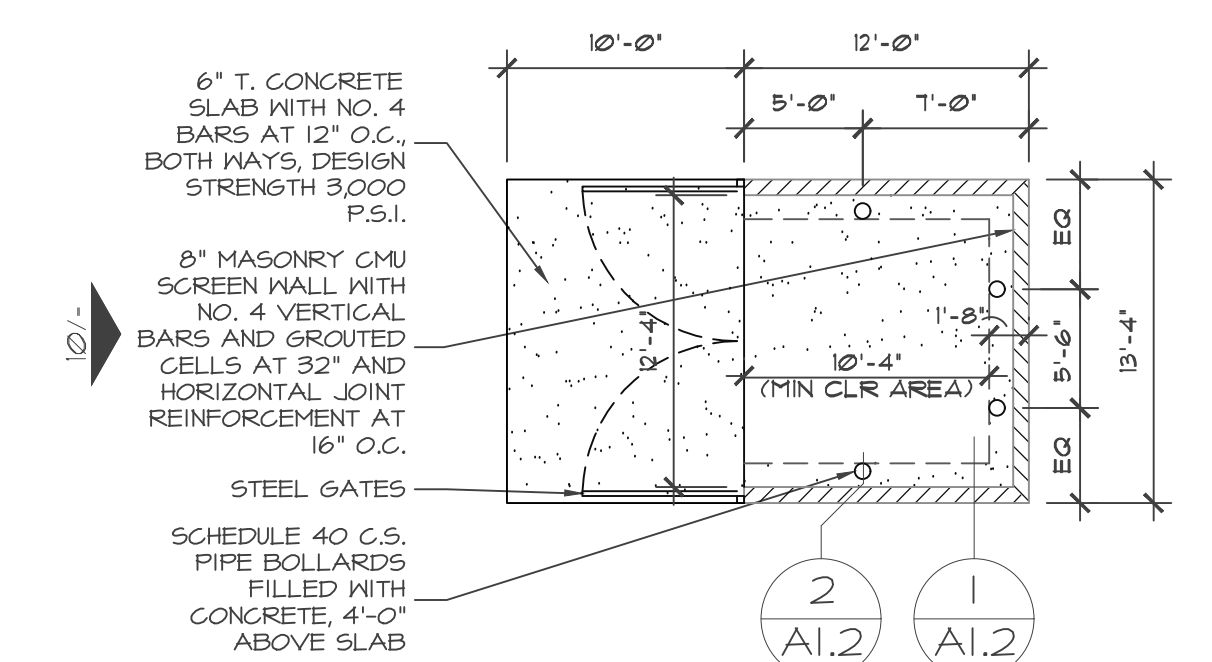
4 ACCESSIBLE PARKING SIGN
SCALE: 1/2" = 1'-0"



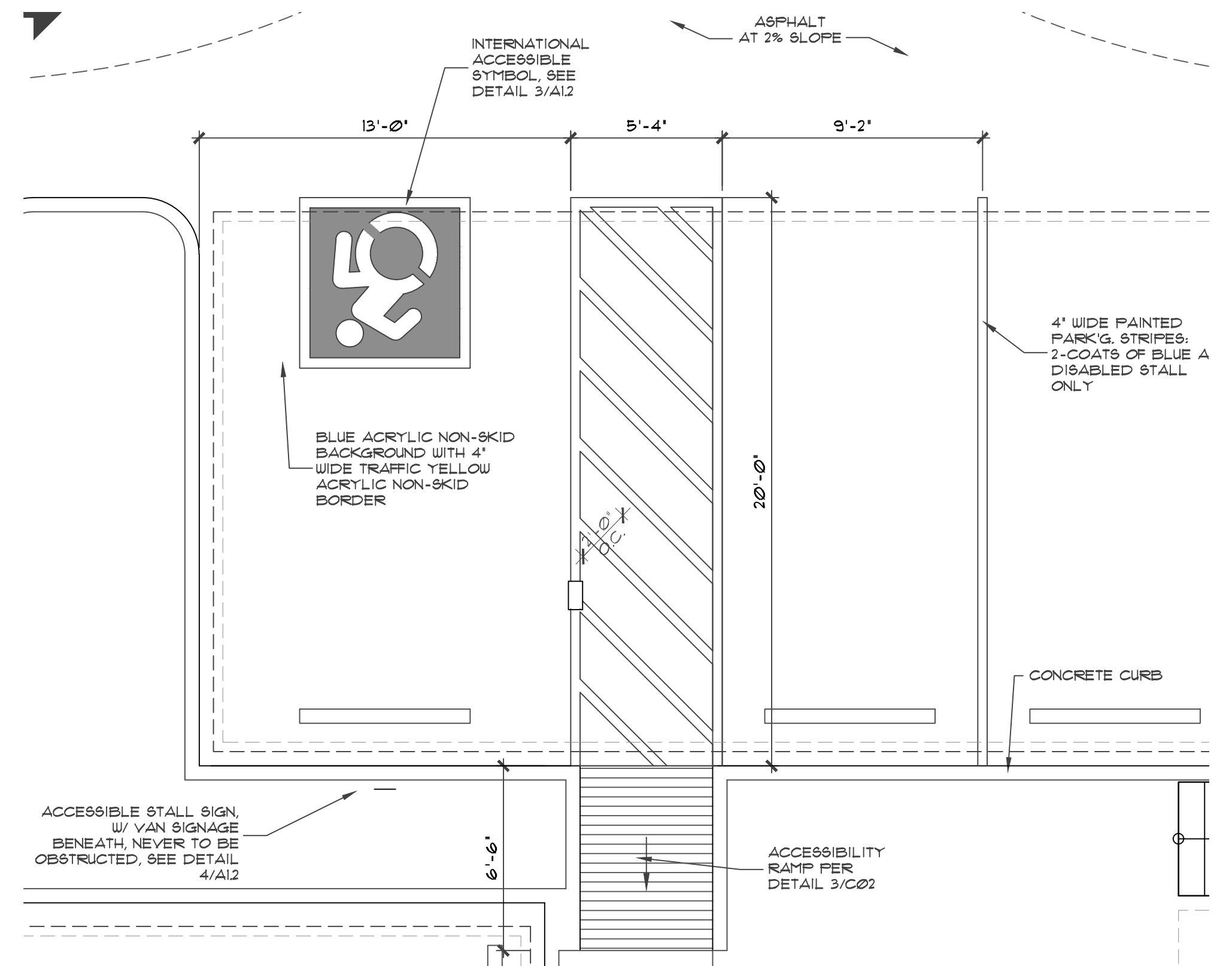
11 LIGHT POLE BASE DETAIL
SCALE: N.T.S.



10 ELEVATION AT TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

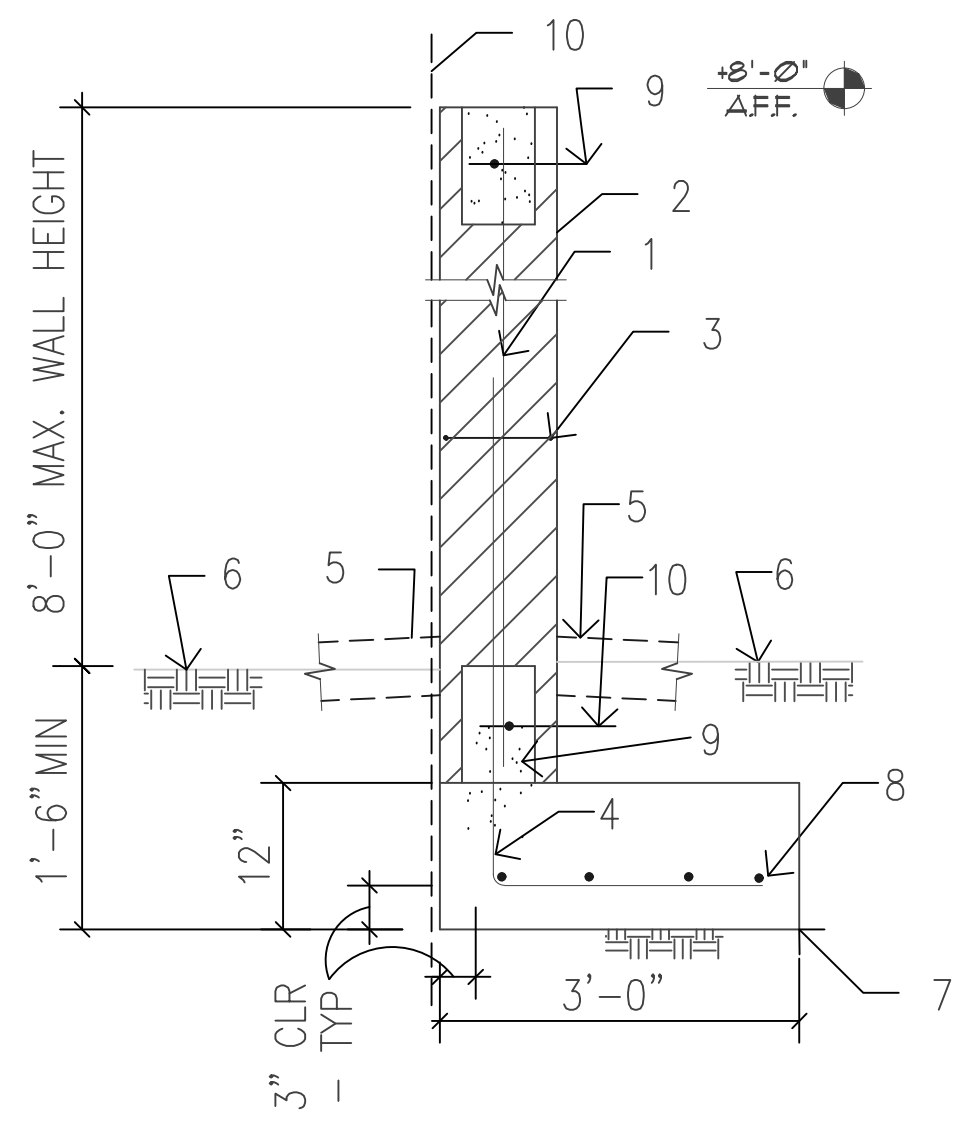


9 TRASH CONTAINER ENCLOSURE
SCALE: 1/8" = 1'-0"



8 ACCESSIBLE PARKING SPACES
SCALE: 1/4" = 1'-0"

- #5 VERTICAL REINFORCING AT 32" O.C.
- 6" CMU FENCE WALL - SOLID GROUT PORTION OF WALL BELOW GRADE AND GROUT AT REINFORCEMENT
- #9 GAGE HORIZONTAL LADDER REINFORCING AT 16" O.C. VERTICALLY - TYP
- DOWELS MATCH VERTICALS REINFORCING AND LAP PER LATEST CODE
- CONCRETE SLAB WHERE SHOWN ON PLANS
- FINISHED GRADE
- CONCRETE FOOTING, TO BEAR ON UNDISTURBED SOIL
- 4 #4 CONTINUOUS HORIZ.
- 1 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM
- PROPERTY LINE WHERE OCCURS



12 CMU SITE FENCE WALL
SCALE: 1 1/2" = 1'-0"