

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



7642 WEST MAULANE, PEORIA, AZ, 85381
www.ecreedesign.com
bruce@ecreedesign.com
TEL: 623-330-5638

REVISIONS
A - 1/19/22 - 3 STOREY UNITS
REDUCED LANDSCAPE ADDED
SOUTH SIDE, STREET ENTRIES
B - 2/23/22 - ADA PARKING,
AREA CALCULATIONS REVISED
C - 3/15/22 - CITY COMMENTS
D - 3/16/22 - UNITS REMOVED,
PARKING ADDED
E - 4/11/22 - GARBAGE &
RECYCLING REVISED

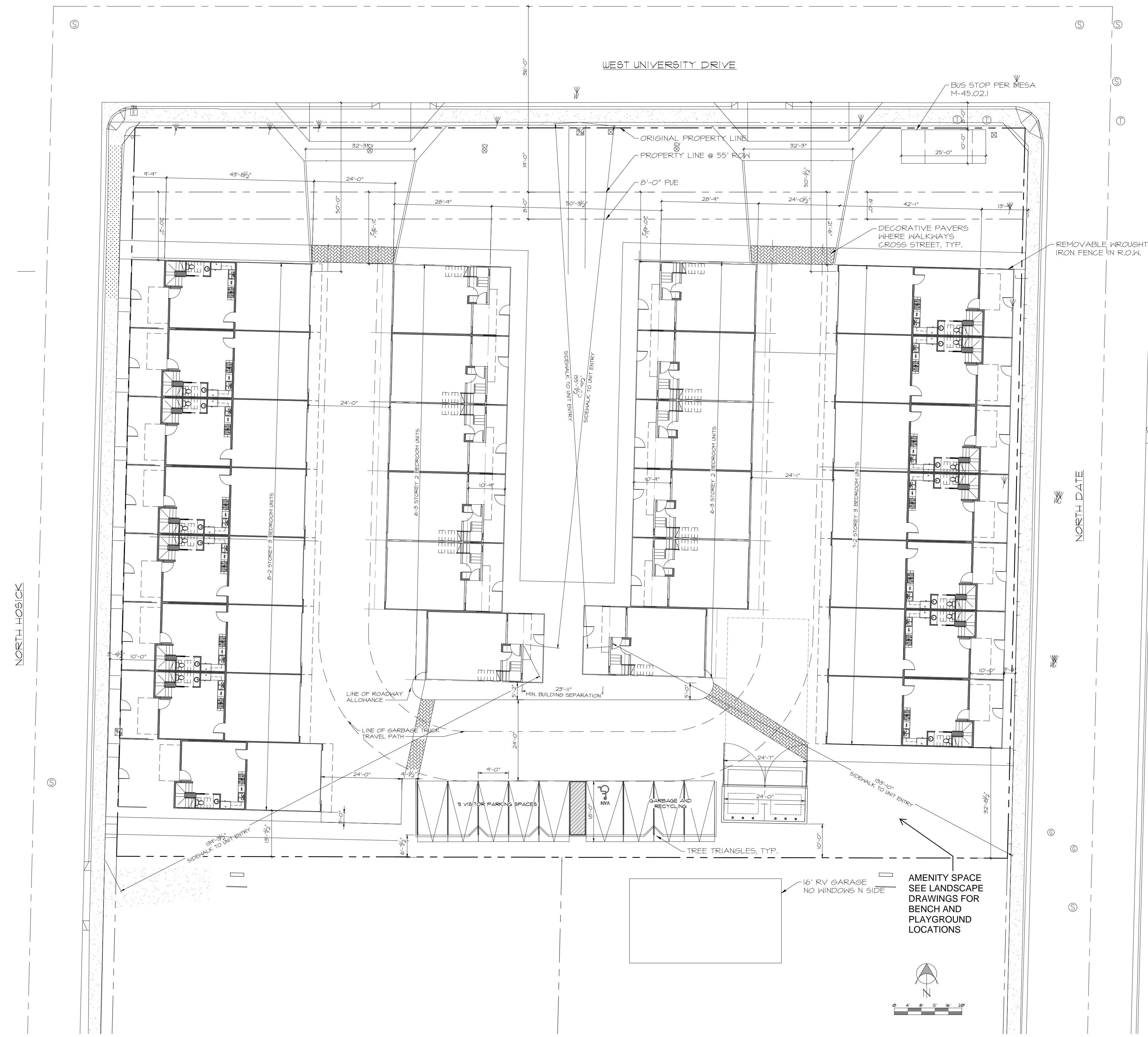
ISSUE/RECORD
1 - 10/21/21 - ISSUED
FOR FIRST REVIEW
CONSULTANT

PROJECT NO. 2021
PROJECT
28 UNIT RESIDENTIAL DEVELOPMENT
ADDRESS
615 WEST UNIVERSITY DRIVE
MESA AZ 85248
CLIENT
QCC MARKETING & PROMOTION LLC

DRAWING TITLE

SITE PLAN
SCALE 1/16" = 1'-0"
DRAWN DBH
DATE MARCH 2021
PLOTTED 4/12/22

DRAWING NO.
ISSUE 1 **REV**



SITE CALCULATIONS
SITE COVERAGE:
AREA OF ROADWAY - 13,046 SQ. FT.
FOOTPRINT OF BUILDINGS
A - 7,366 SQ. FT.
B - 3,611 SQ. FT.
C - 3,611 SQ. FT.
D - 1,366 SQ. FT.
TOTAL BUILT AREA - 21,954 SQ. FT.
GROSS SITE AREA - 56,992 SQ. FT. (3.19 ACRES)
LANDSCAPED AREA - 56,992 SQ. FT. - 13,046 SQ. FT. = 21,945 SQ. FT.
APN: - 135-58-140
BUILDING COVERAGE - $21,954 \times 100 / 56,992 = 38.52\%$
LOT COVERAGE - $21,954 + 13,273 \times 100 / 56,992 = 61.21\%$
OCCUPANCY - R2
CONSTRUCTION TYPE - V-A
PROJECT DENSITY - 56,992 SQ. FT. = 1.31 ACRES
- 30 UNITS / 1.31 ACRES = 22.90 DU/ACRE
PARKING REQUIRED:
27 UNITS @ 21 SPACES PER UNIT = 567 SPACES (57)
PARKING PROVIDED:
2 SPACES PER UNIT ENCLOSED - 54 SPACES
9 VISITOR SPACES (INC 1 ADA COMPLIANT SPACE)
TOTAL PROVIDED - 63 SPACES
PARKING SPACES - REGULAR - 9'-0"x18'-0"
- ADA - 11'-0"x18'-0" VAN SPACE
W/60" ACCESS ONE SIDE (1 PROVIDED)
TRASH CALCULATIONS
0.5 CU YD PER UNIT PER WEEK
27 UNITS
13.5 YARDS PER WEEK
2 X PER WEEK
6.75 CU YARDS
6 - CU YARDS PER BIN
1,125 BINS
2 - BINS SUPPLIED