

SITE INFORMATION

8137 E BROWN RD, MESA, AZ 85207

APN:
218-08-854A

LOT SIZE:
3.59 ACRES

EXISTING ZONING:
PROPOSED ZONING:

MAXIMUM DENSITY (DWELING UNITS/NET ACRE):

DENSITY:

TOTAL UNITS PROVIDED :

TYPE OF CONSTRUCTION:

PARKING:

PARKING REQUIRED (2.1 PER UNIT):

GARAGE PROVIDED:

PARKING STALLS PROVIDED:

TOTAL PARKING STALLS PROVIDED (2.25 PER UNIT):

ACCESSIBLE PARKING:
REQUIRED PER ADA:
PROVIDED:

VAN ACCESSIBLE:
REQUIRED PER ADA: (1 PER EVERY 6 ADA
SPACES)
VAN ACCESSIBLE PROVIDED:

RS-9
RM-2 PAD

15

11.13 DU/AC

36

V-B

76

72

9

81

2
2

1
1

SITE INFORMATION

GROSS AREA: 156,193 SF (3.59 ACRES)

NET AREA: 140,698 SF (3.23 ACRES)

MIN. LOT AREA PER DWELING REQ.: 2,904 SF

LOT AREA PER DWELING UNIT PROPOSED: 1,366.50 SF

OPEN PRIVATE AREA:

REQUIRED PER UNIT: MINIMUM OF 120 SF (3 BEDS)

PROVIDED PER UNIT: 206 SF OR 268 SF

TOTAL PRIVATE AREA: 8,532 SF (5.46%)

COMMON OPEN SPACE:

REQUIRED: 200 SF PER UNIT

PROVIDED: 1,527 SF PER UNIT

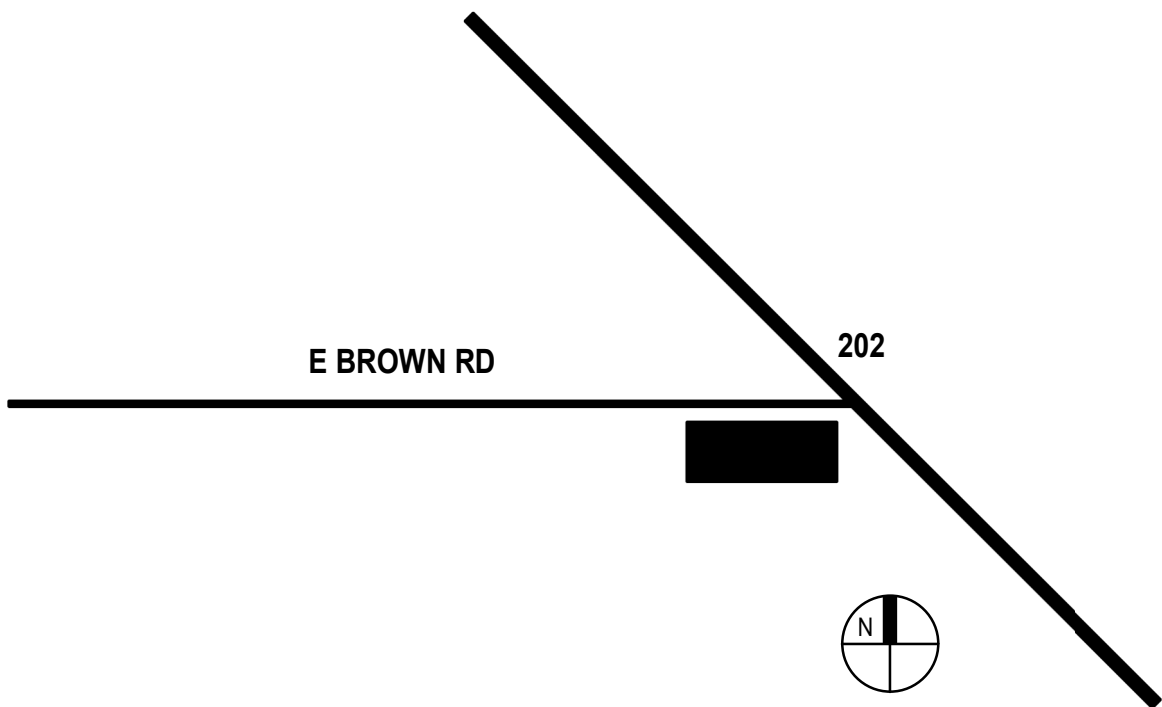
54,972 SF

BUILDING COVERAGE: 38,952 SF (0.89 ACRES) 25%

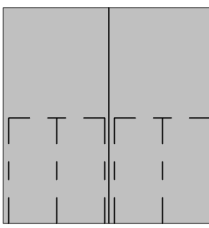
OPEN SPACE: 50,048 SF (32%)

LOT COVERAGE: 96,751 SF (2.22 ACRES) 62%

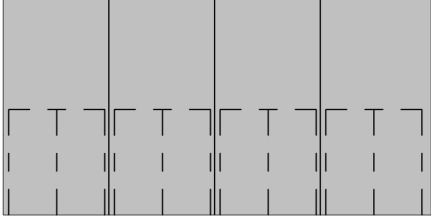
VICINITY MAP



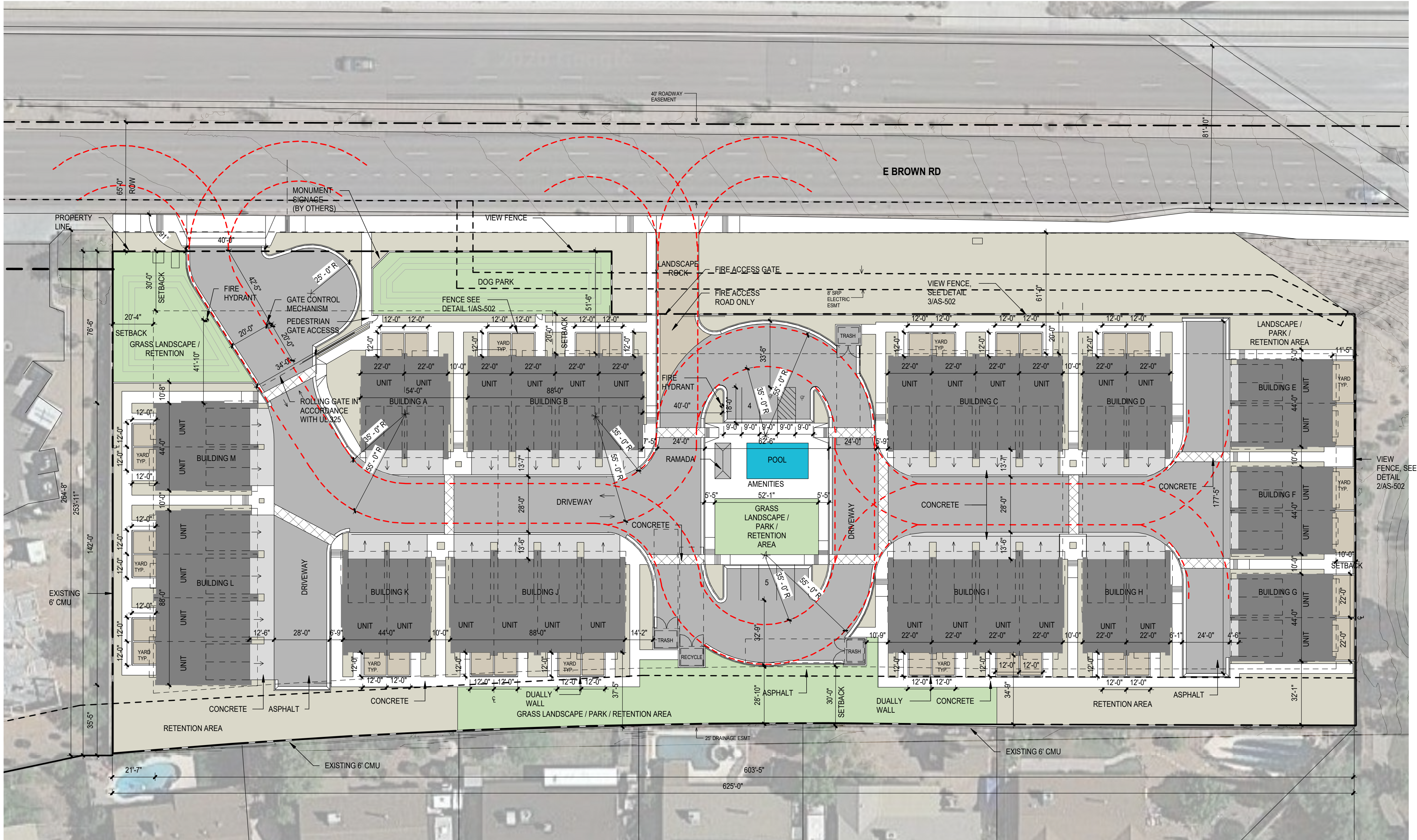
TOWNHOMES LEGEND



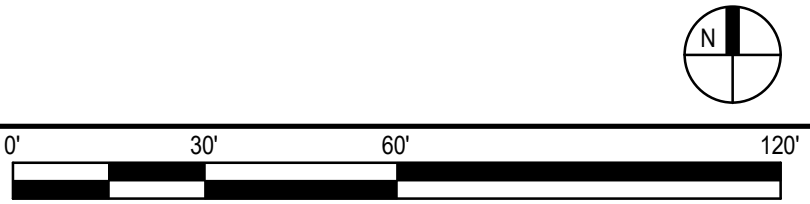
2 TOWNHOME UNITS, 2 STORIES,
2 PARKING STALLS (1 GARAGE) EACH



4 TOWNHOME UNITS, 2 STORIES,
2 PARKING STALLS (1 GARAGE) EACH



1 SITE PLAN
1" = 30'-0"



1630 W. Guadalupe Rd.
GILBERT, AZ 85233
T. 480.580.1116

6/24/2021 12:11:49 PM - PLOT DATE

BROWN & 202 MULTIFAMILY

PROJECT TEAM

EDIFICE
Architect
1630 W Guadalupe Rd.
Gilbert, AZ 85233
T. 480.580.1116
Contact: Dane Astle

DESCRIPTION DATE

FORMAL SUBMITTAL
06/23/21

ARCHITECTURAL
SITE PLAN

AS-101