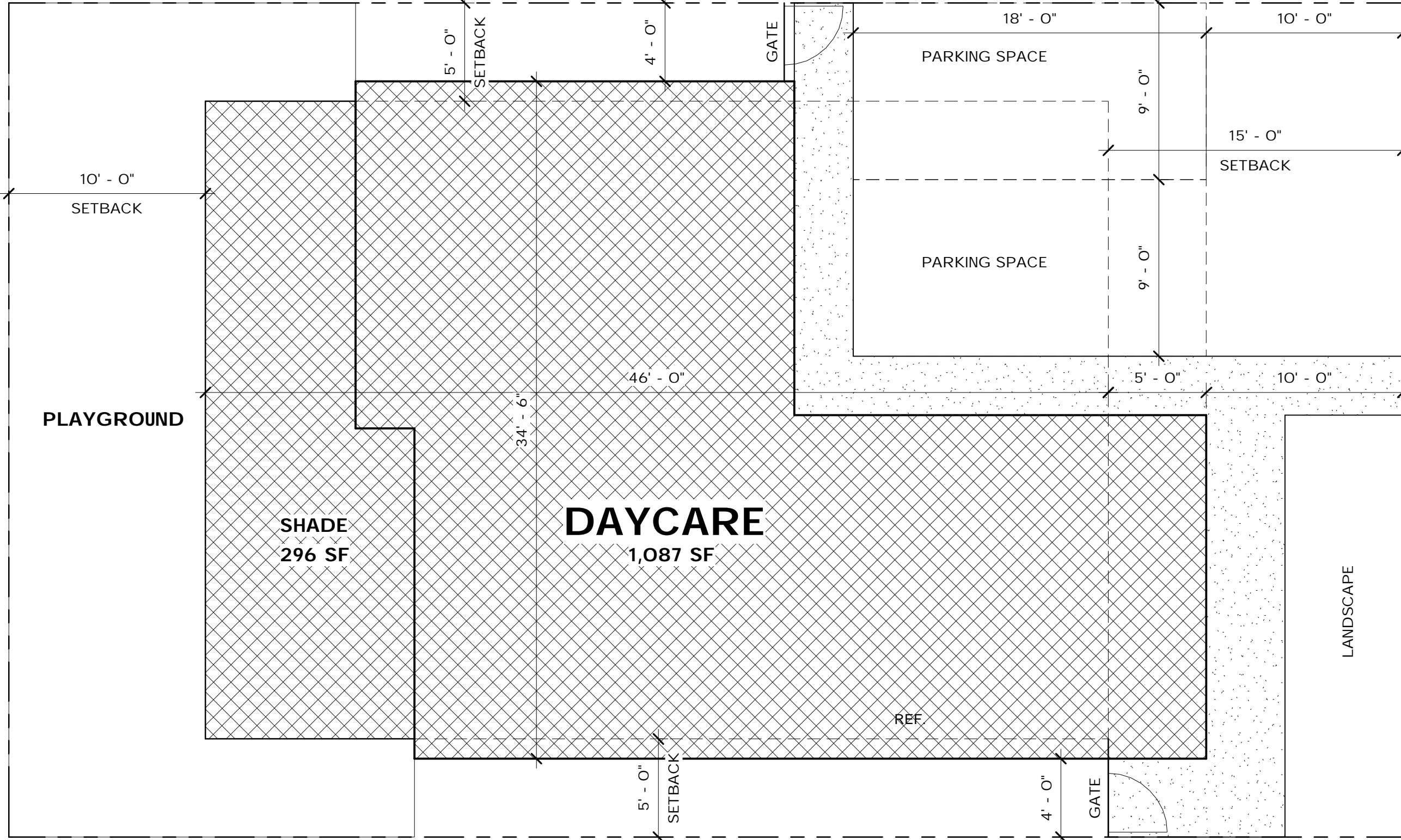


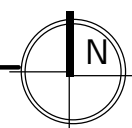
PROPERTY LINE: 42.50'

PROPERTY LINE: 71.00'



4TH AVENUE

1 Site Plan
 3/16" = 1'-0"

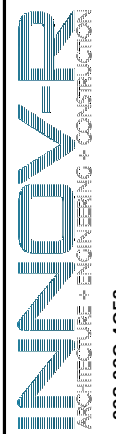


A0

First Steps Daycare

648 N 4th Ave
 San Luis, AZ 85349
 APN: 775-46-225

JOB NO: 023-0041
 ISSUE DATE: 01/22/24
 Site Plan



928.920.4053
 victor@innov-r-ilc.com
 670 E. 32nd St. Suite #11
 Yuma, AZ 85365

PROJECT INFORMATION

JURISDICTION: SAN LUIS ARIZONA

ZONING: C-1

MAX. LOT COVERAGE: 50%

MAX BUILDING HEIGHT: 35'

SETBACKS FRONT= 15'
SIDES= 5'
REAR= 10'
STREET= 10'

LOT AREA: 3,017.05 SF

NOTE: ZERO SETBACK LINES MAY BE APPLIED IF THE FIREWALL REGULATIONS OF THE BUILDING CODE ARE MET.

AREAS

MAX LOT COVERAGE ALLOWED: 1,508.525 SF

DAYCARE: 1,087 SF

SHADE: 296 SF

TOTAL: 1,383 SF < 1,508.525 OK

PARKING REQUIREMENTS

DAYCARE: 1,087 S.F. / 300 S.F. = 3.62 = 4 SPACES

REQUIRED: 4 PARKING SPACES

PROVIDED: 2 PARKING SPACES

A1

First Steps Daycare

648 N 4th Ave
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APN: 775-46-225

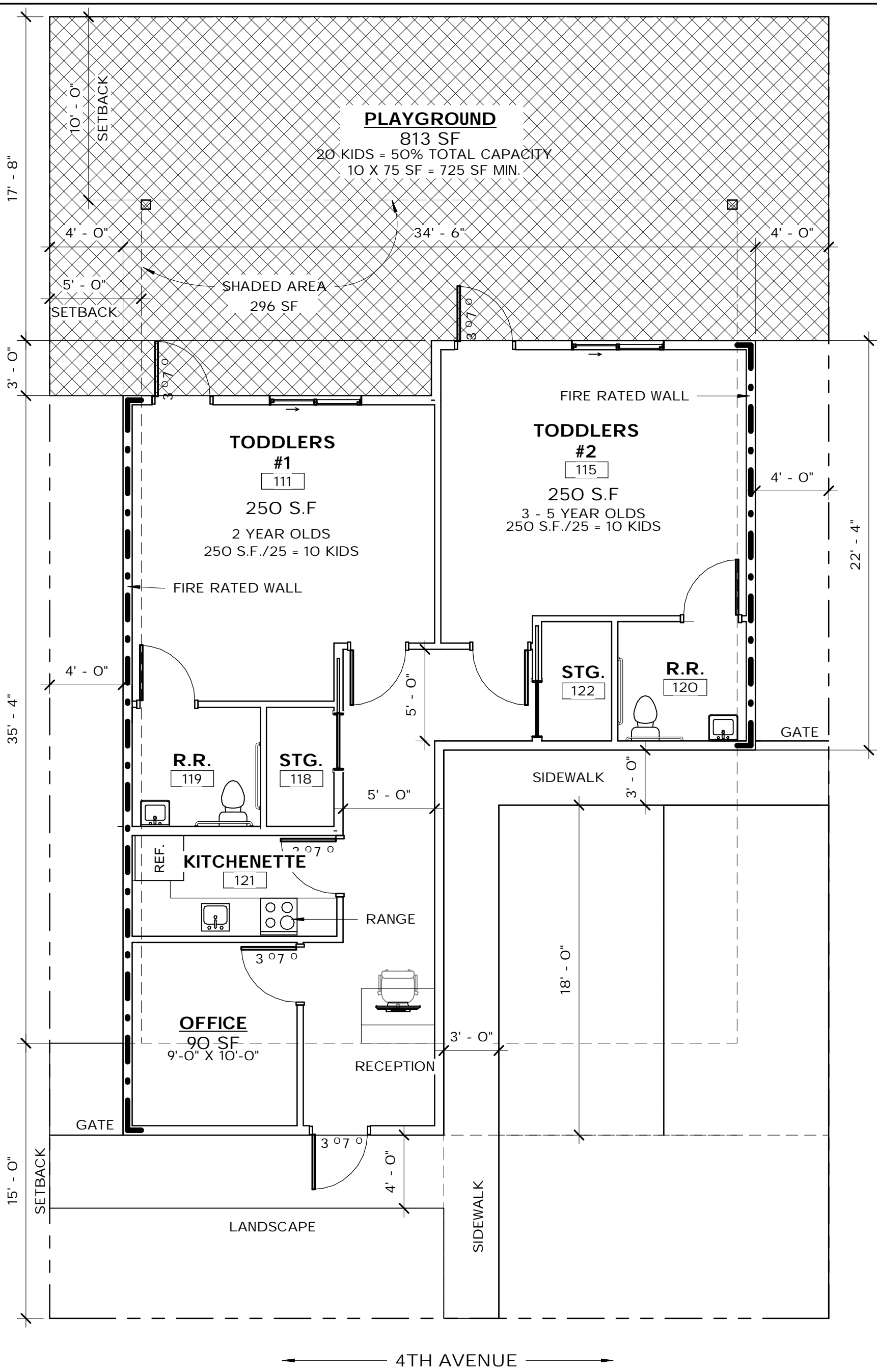
Parking Count

ISSUE DATE: 02/13/24

JOB NO: 023-0041

INNOV-R
ARCHITECTURE + ENGINEERING + CONSTRUCTION

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1 Architectural Floor Plan

3/16" = 1'-0"

