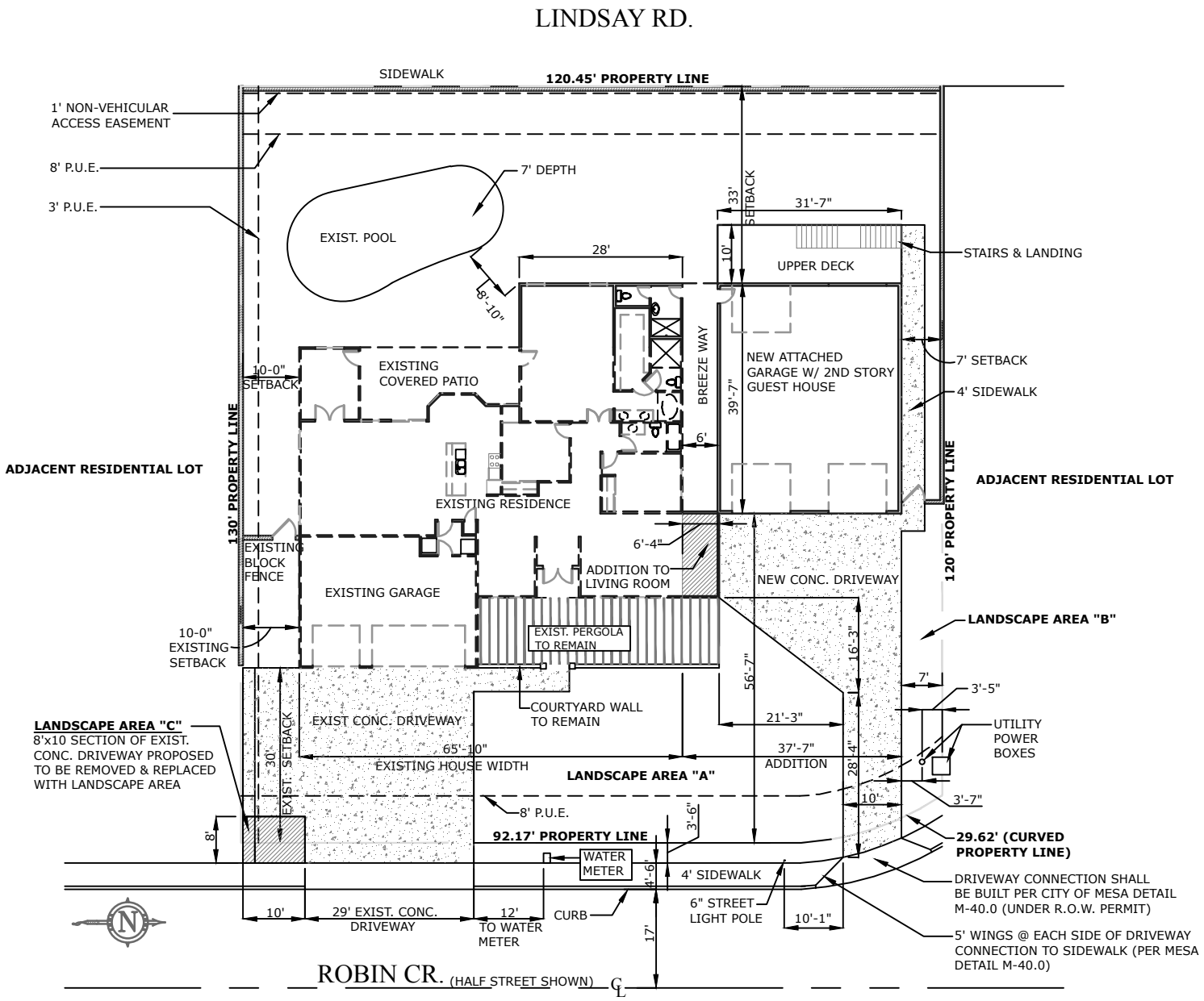

SITE DEVELOPMENT INFORMAITON

PROJECT DESCRIPTION: ADDITION OF ATTACHED GARAGE WITH A GUEST HOUSE ON THE 2ND STORY AND AN ADDITION TO THE MAIN HOUSE FORMAL LIVING ROOM.

PROJECT ADDRESS: 2612 N. ROBIN CR. MESA, AZ 85213

APN #: 141-15-475 LOT SIZE: 15,405 S.F. ZONING: RS-9

SQUARE FOOTAGE CALCULATION:

EXISTING LIVABLE	=	2,539 S.F.
EXISTING GARAGE	=	657 S.F.
EXISTING FRONT PORCH	=	36 S.F.
EXISTING PERGOLA	=	477 S.F.
EXISTING COVERED PATIO	=	284 S.F.
TOTAL	=	**3,993 S.F.**

PROPOSED S.F. ADDITION:

FORMAL LIVING ROOM	=	93 S.F.
NEW GARAGE (1ST FLR.)	=	1,250 S.F.
GUEST HOUSE (2ND FLR.)	=	1,506 S.F.
RAISED DECK FOR 2ND FLR.	=	240 S.F.
ADDITION TOTAL	=	**3,089 S.F.**

TOTAL AREA UNDER ROOF = 5,832 S.F.

PROPOSED LOT COVERAGE: 5,832 S.F. = 39% (45% ALLOWABLE)

DRIVEWAY / FRONT YARD LANDSCAPE AREA CALCULATION:

TOTAL FRONT YARD AREA (MEASURED FROM PROPERTY LINE TO FRONT OF BUILDINGS)	=	4,548 S.F.
EXISTING 3 CAR GARAGE & RV ACCESS DRIVE (CONCRETE)	=	1,141 S.F.
PROPOSED NEW CONCRETE DRIVEWAY	=	1,023 S.F.
TOTAL	=	**2,164 S.F.** (48% OF FRONT YARD)
PROPOSED FRONT YARD LANDSCAPE: AREA "A"	=	1,984 S.F.
AREA "B"	=	360 S.F.
AREA "C"	=	40 S.F.
TOTAL		**2,384 S.F.** (52% OF FRONT YARD)

ACCESSORY DWELLING TO ROOF AREA OF PRIMARY UNIT CALCULATION:

ROOF AREA OF PRIMARY UNIT = 5,832 S.F.
GUEST HOUSE S.F. = 1.506 S.F. (26% OF PRIMARY UNIT ROOF AREA - 30% MAX.)

HiCaliber Design
CUSTOM RESIDENTIAL HOUSE PLANS
3501 E. CLAXTON AVE. GILBERT, AZ 85297 602-525-3237

DATE: 7/16/18