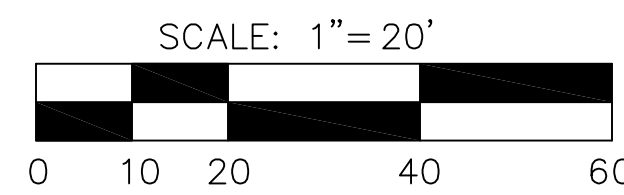
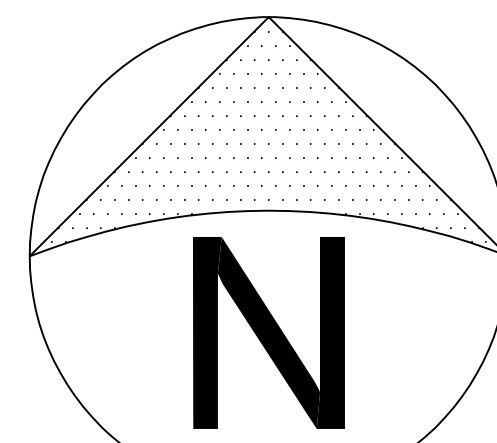


ADU WEST ELEVATION

SCALE 1/4" = 1'-0"



LANDWEHR GARAGE CONVERSION
 3950 E. MCLELLAN ROAD UNIT 11
 MESA, AZ 85206
 APN 141-30-091
 ZONING RS-35 PAD
 LOT AREA 58,127 S.F.
 FOOTPRINT 7,478 S.F.
 LOT COVERAGE 12.9%

NOTE:
 PER PLANNING, THE STRUCTURE IS LEGAL NON-CONFORMING AS
 IT HAS BEEN ON THE PROPERTY SINCE BEFORE THE PROPERTY
 WAS SPLIT INTO SMALLER LOTS.

TOTAL UNDER ROOF

EXISTING LIVABLE AREA	2860 SQ. FT.
FUTURE BATHROOM (AT MAIN RESIDENCE)	161 SQ. FT.
GARAGE TO LIVABLE AREA (EXISTING TO ADU)	847 SQ. FT.
TOTAL LIVABLE AREA	3868 SQ. FT.
EXISTING PLAYHOUSE	130 SQ. FT.
EXISTING ATTACHED GARAGE	520 SQ. FT.
EXISTING DETACHED GARAGE	348 SQ. FT.
NEW DETACHED GARAGE	752 SQ. FT.
TOTAL ENCLOSED AREA	1750 SQ. FT.
FUTURE SHADE STRUCTURE	720 SQ. FT.
EXISTING CHICKEN COOP	442 SQ. FT.
EXISTING HORSE SHADE	128 SQ. FT.
EXISTING COV. PATIO	360 SQ. FT.
EXISTING COV. PORCH	220 SQ. FT.
TOTAL UNENCLOSED AREA	1870 SQ. FT.
TOTAL UNDER ROOF	7478 SQ. FT.

EDITION OF CODES

2018 IBC
 2018 IRC
 2018 IEBC
 2018 IECC
 2018 IMC
 2018 IFGC
 2018 IFC
 2018 IPC
 2018 UFGC
 2017 NEC

NOTE:
 CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS, EXISTING
 CONDITIONS, AND CONSTRUCTION DOCUMENTS FOR
 DISCREPANCIES PRIOR TO START OF WORK. ANY DISCREPANCIES
 SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR
 TO THE START OF WORK.

NOTE:
 BUILDING COVERAGE:
 TOTAL FOOTPRINT = 7,478 S.F., NET LOT AREA = 58,127 S.F.
 $7478/58127 = 12.9\%$

NOTE:
 ADU COMPARED TO MAIN RESIDENCE COVERAGE:
 ADU = 847 S.F., NET LOT AREA = 2,860 S.F.
 $874/2860 = 29.6\%$

NOTE:
 DETACHED STRUCTURES COMPARED TO MAIN RESIDENCE COVERAGE:
 MAIN RESIDENCE FOOTPRINT = 2860 + 161 S.F. + 3,021 LIVABLE.
 DETACHED STRUCTURES FOOTPRINT = 3,367 S.F.
 $3367/3021 = 111\%$

NOTE:
 ALL NEW ELECTRIC AND/OR COMMUNICATION SERVICES,
 MODIFICATIONS OR UPGRADES ARE TO BE PLACED UNDERGROUND.

CORNERSTONE

DESIGN

MESA, ARIZONA

PHONE: (602) 695-5324

EMAIL: RTG52@MSN.COM

LANDWEHR STORAGE CONVERSION
 3950 E MCLELLAN ROAD UNIT 11
 MESA, ARIZONA 85205

SITE PLAN

DATE

REVISIONS

△

DATE 06/30/24

DRWN BY

CHKD BY

JOB #

STR PLAN

DRAWING NO.

SITE

SHT. 1 OF 1