

PROJECT INFORMATION

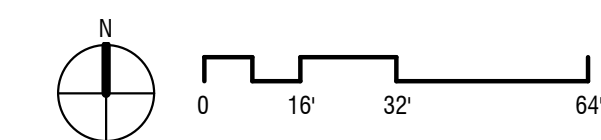
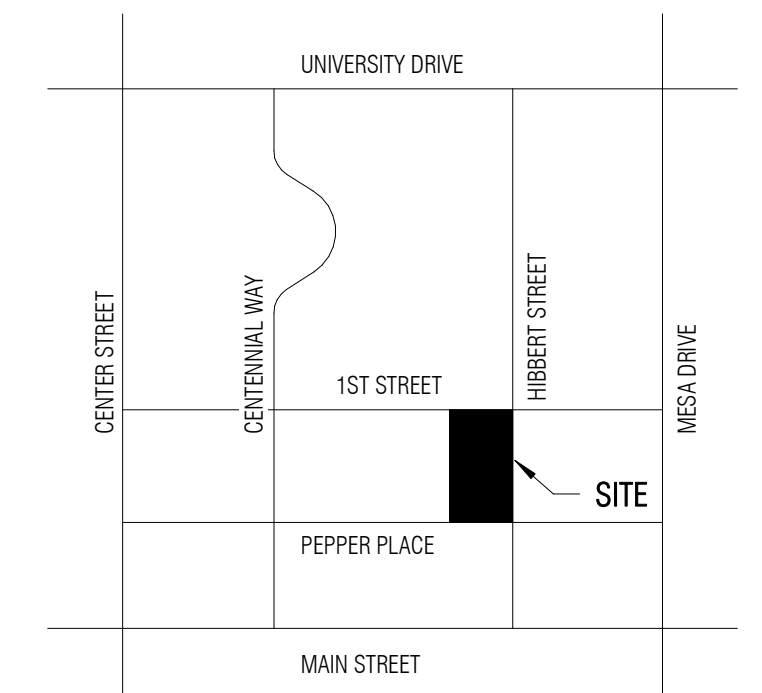
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EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

VICINITY MAP
N.T.S.

PROJECT DESCRIPTION
 THE CIMARRON APARTMENTS EXPANSION PROJECT CONSISTS OF A NEW FIVE STORY APARTMENT BUILDING WITH 55 TO 62 UNITS. EACH UNIT INCLUDES 1 BEDROOM / 1 BATH, AND IS APPROXIMATELY 685 SQUARE FEET IN SIZE. THE PROPOSED PROJECT WILL SHARE AMENITIES AND PARKING WITH THE EXISTING CIMARRON APARTMENTS.

NEW APARTMENT EXPANSION
 PARCEL: 138-38-015A
 AREA OF IMPROVEMENT: 1.33 ACRES (58,000 SQ. FT.)
 EXISTING ZONING: DOWNTOWN CORE (DC)
 PROPOSED ZONING: T5MSF (OPT-IN)
 DWELLING UNITS: 55-62 (PROPOSED)

FORM BASED ZONING STANDARDS

TRANSECT: T5 MAIN STREET FLEX (T5MSF)
 LAND USE: MULTI-UNIT RESIDENCE
 ADJACENT PROPERTY: T5 MAIN STREET FLEX (T5MSF)
 BUILDING TYPE: MID-RISE

BUILDING PLACEMENT
 FRONT IS ASSUMED ON 1ST STREET
 SIDE STREET IS ASSUMED TO BE HIBBERT STREET

BUILD-TO-LINES (BTL)
 FRONT ALLOWED: 0' MIN; 10' MAX
 FRONT PROPOSED: 4'-0"
 SIDE ALLOWED: 0' MIN; 10' MAX
 SIDE PROPOSED: 0'-0"

BTL DEFINED BY BUILDING
 FRONT STREET PROPERTY LINE: 125'-0" (LOT WIDTH > 50)
 BUILDING FRONT: 125'-0" = 100% (75% MIN.)
 SIDE STREET PROPERTY LINE: 330'-3"
 BUILDING SIDE: 316'-0" = 96% (60% MIN.)

SETBACKS
 SIDE SETBACK: 0' MIN.
 REAR ALLOWED (ADJACENT TO T5MSF): 0' MIN.
 REAR PROPOSED: 10'-0"

LOT SIZE (MIDRISE)
 ALLOWED WIDTH: 100' MIN - 200' MAX
 ALLOWED DEPTH: 100' MIN - 150' MAX
 PROPOSED WIDTH: 125'-0"
 PROPOSED DEPTH: 330'-0"
 ALLOWED BUILDING HEIGHT: 4 STORIES MIN, 8 STORIES MAX.
 PROPOSED BUILDING HEIGHT: 5 STORIES

BUILDING FORM
 BUILDING HEIGHT
 ALLOWABLE: 55'-0" (2 STORIES MIN.)
 PROPOSED: 54'-6" (5 STORIES)

GROUND FLOOR FINISH LEVEL
 ALLOWABLE: 24" MIN. (BTL < 8)
 PROPOSED: 24"

CEILING HEIGHT
 ALLOWABLE: 10'-0" GROUND FLOOR MIN., 9'-0" UPPER LEVELS MIN.
 PROPOSED: 10'-0" GROUND FLOOR, 9'-0" UPPER LEVELS

FOOTPRINT
 FOOTPRINT (FLOORS 1-2):
 ALLOWED WIDTH: 200' MAX
 ALLOWED DEPTH: 150' MAX
 PROPOSED WIDTH: 125'-0"
 PROPOSED DEPTH: 316'-0"

FOOTPRINT (FLOORS 3-4):
 ALLOWED WIDTH: 150' MAX
 ALLOWED DEPTH: 65' MAX
 PROPOSED WIDTH: 125'-0"
 PROPOSED DEPTH: 316'-0"

BUILDING WILL BE DESIGNED TO APPEAR AS A SERIES OF FACADES NO WIDER THAN 75'

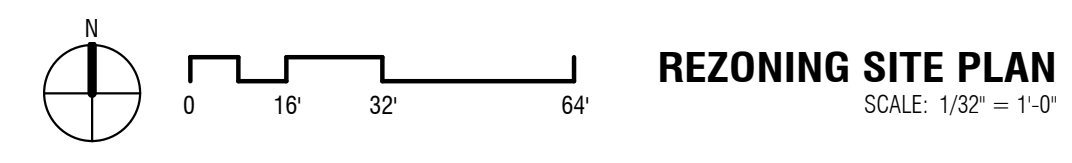
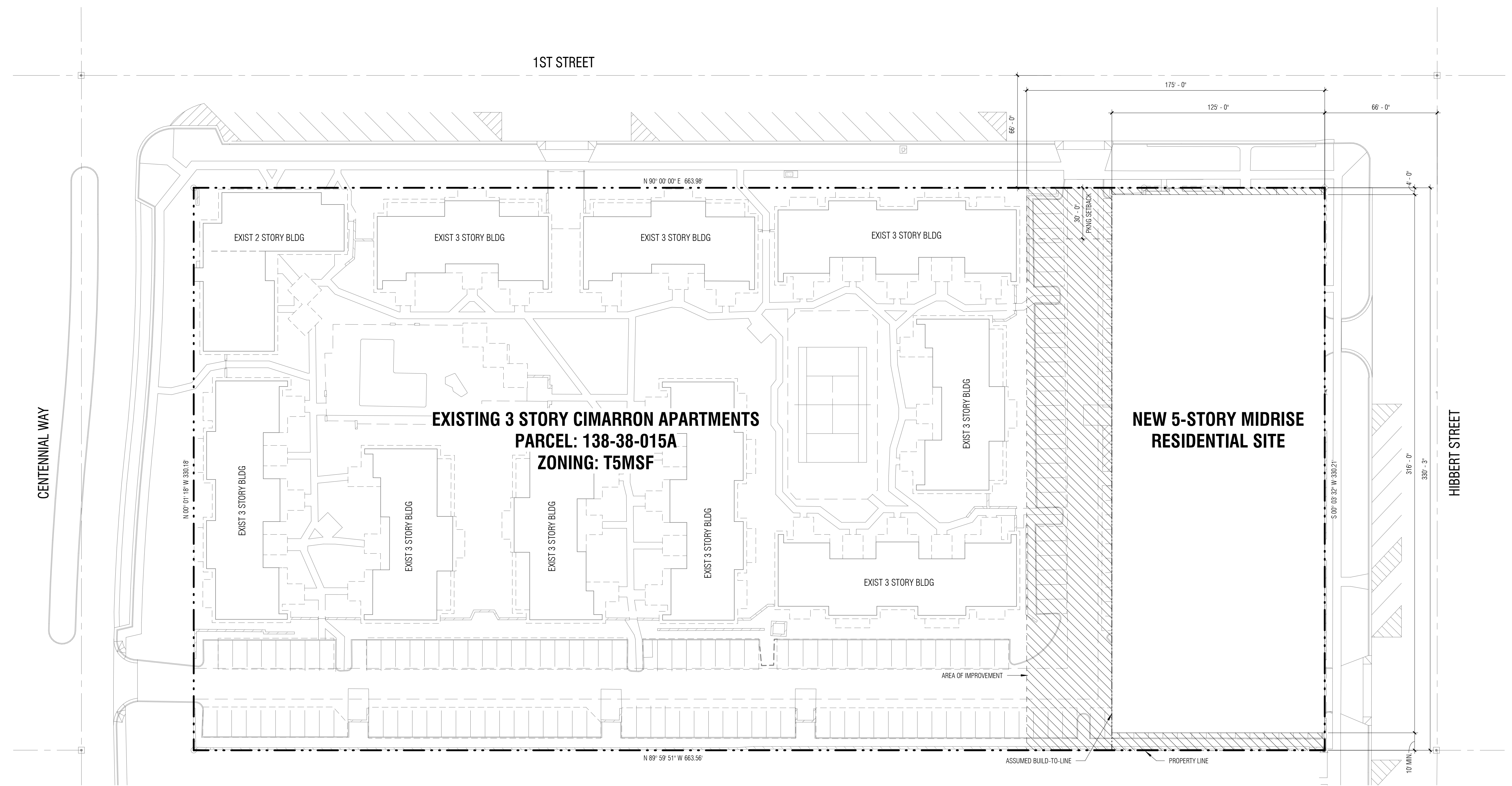
ENCROACHMENTS & FRONTAGE TYPES
 PROPOSED FRONTAGE: DOORYARD
 NO ENCROACHMENTS ARE PROPOSED

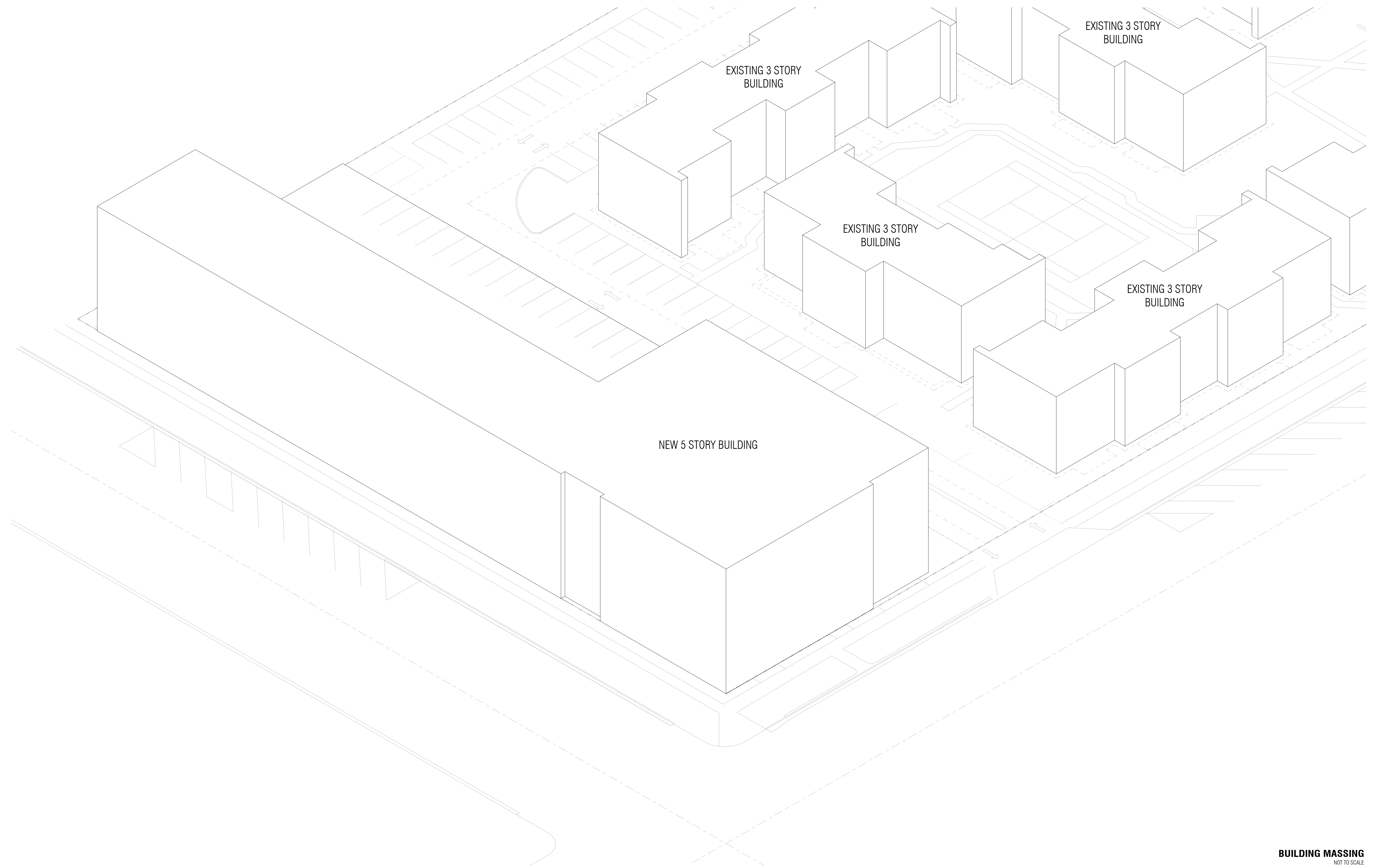
PARKING
 REQUIRED SPACES
 REQUIRED PARKING: NO MIN; 1/UNIT MAX
 PROPOSED PARKING: 253 SPACES FOR 265 UNITS; 0.95 RATIO

LOCATION
 FRONT PARKING SETBACK: 30'
 SIDE AND REAR SETBACK: 0'

MISCELLANEOUS
 PARKING ACCESS DRIVE WIDTH
 FRONT: DRIVEWAY PER CITY OF MESA STANDARD DETAILS M-42 & M-42.01
 SIDE STREET: NONE (20' MAX)

THE GARAGE IS FULLY SCREENED FROM THE STREET AND DESIGNED FOR FUTURE APARTMENT OCCUPANCY





BUILDING MASSING
NOT TO SCALE