

PROJECT DESCRIPTION

ADAPTIVE RE-USE/REMODEL OF OFFICE BUILDING INTO APARTMENTS. EXISTING BUILDING SHELL AND PARKING AREA TO REMAIN

PARCEL INFO

PARCEL: 138-23-044K & 138-23-044N OWNER: NELRIC LLC. ADDRESS: 733 E. UNIVERSITY DR, MESA, AZ 85203 LOT AREA: 37,243 SF / .854 ACRES

CURRENT ZONING DATA ZONING DISTRICT CURRENT = RM-4

FRONT SETBACK = 25'REAR SETBACK = 20' OR 15' PER STORY SIDE SETBACK = 20' OR 15' PER STORY MAX BLDG HEIGHT = 40'MAX DENSITY = 30 UNITS/ACRE MAX D.U. = 25.62 UNITS

= 150 SF PER D.U. MIN. OPEN SPACE MIN REQ'D 150 X 15 = 2,250 SFOPEN SPACE PROVIDED = 3,233 SF

= 70%

UNIT COUNT & AREAS

APARTMENT UNITS STUDIOS TOTAL = 12

= 2,201 SF BLDG 2 = 4,169 SFTOTAL = 6,370 SF

PARKING

12 x 2.1 = 25.2TOTAL REQ'D = 26

TOTAL PROVIDED = 27 (1 ADA)

| Apartments, multiple residence condominiums, and mixed- use residential, townhomes, patio homes and similar | 9 or fewer total units | 1.4 spaces per dwelling unit |
|---|------------------------------|------------------------------|
| multiple residence buildings: development site located | 10-25 total units | 1.3 spaces per dwelling unit |
| within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count | 26 or more total units | 1.2 spaces per dwelling unit |
| Apartments, multiple residence condominiums, mixed-use residential, townhomes, patio homes, and similar multiple residence buildings: development site not located within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count | 2.1 spaces per dwelling unit | |

OPEN SPACE

COMMON AREA OPEN SPACE AREA REQ'D = 1,800 SFAREA PROVIDED = 3,943 SF

UNIT 12 = 172 SF

PRIVATE AREA OPEN SPACE AREA REQ'D = 150 SF TOTAL (UP TO 50 SF AS PUBLIC)AREA PROVIDED

UNIT 1-4 = 458 SFUNIT 5 = 432 SFUNIT 6 = 100 SF PRIVATE + 50 SF PUBLIC UNIT 7 = 100 SF PRIVATE + 50 SF PUBLIC UNIT 8 = 688 SFUNIT 9 = 172 SFUNIT 10 = 282 SFUNIT 11 = 282 SF

PRIVATE OPEN SPACE COVER MUST PROVIDE 50% COVERAGE OF 100 SF MINIMUM AREA (50 SF OF COVERAGE)

PRIVATE OPEN SPACE EXTERIOR SIDE OPEN IN LIEU OF ONE SIDE OPEN BETWEEN 3 AND 8' PROVIDE VIEW



VICINITY MAP

EXISTING LEGAL NON-CONFORMING CONDITIONS / SCIP INFO

LOT COVERAGE: The maximum lot coverage in the RM-4 zoning district is 70%. Existing lot coverage is over 90%. The new proposed plan reduces lot coverage to 75%, a substantial improvement.

LANDSCAPE ISLANDS: Code requires parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces. The existing parking lot has no landscape islands. The new proposed plan complies with this requirement.

PERIMETER LANDSCAPING: Along arterial streets, provide one tree and six shrubs per 25 linear feet of street frontage. Provide a minimum of ten trees and 55 shrubs in the front landscape area along University Drive. Three of the trees are required to be 36-inch box size or larger, and five trees are required to be 24-inch-box size. This landscaping does not currently exist.

PERIMETER LANDSCAPING: non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard. This landscape yard does not currently exist. We are providing a 15' landscape area on side yard and a 5' landscape area along more than 50% of the rear yard which is an improvement. It does not create a new non-conforming condition as the condition was already non-conforming.

BUILDING SETBACK: Building setback along south property line should be 20'. Existing condition is 16' which will remain. It does not create a new non-conforming condition as the condition was

already non-conforming. PARKING SETBACK: Existing parking is not setback from the street 50'. Current site conditions have parking roughly 25' from the street. The new development shall maintain the existing condition and

ROW: Existing 36' ROW to remain. A new 8' PUE will be dedicated. On the north property line. The existing 5' wide sidewalk will be allowed to remain. Width will be increased to 6' where it crossed behind the existing power pole.

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CONTACTS:

THE INCORRECT USE OF SCALE.

ARCHITECT ERWIN ARCHITECTURE & DEVELOPMENT, LLC. WILLIAM ERWIN, AIA, LEED AP BD+C WILL@ERWINARCHITECTURE.COM

LANDSCAPE ARCHITECT TONNESEN INC.

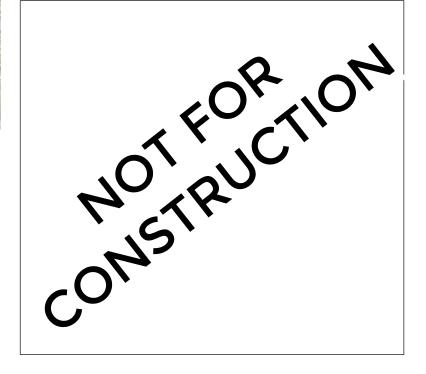
(P) 602.677.8372

BILL TONNESEN RLA BILL@BILLTONNESEN.COM (P) 480.968.7895

CIVIL ENGINEER PREFLING ENGINEERING MIKE PREFLING MIKE@PREFLINGENG.COM (P) 480.625.9795

SHEET ISSUE/REV:

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CADILLAC APARTMENTS

PRELIMINARY SITE PLAN

CLUFF/ERWIN

Project Number 4/11/22

A100

1" = 10'-0"



| SITE PLAN - EXISTING | 1" = 20'-0"

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ARCHITECT
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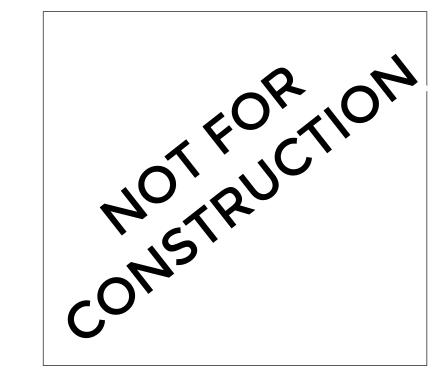
LANDSCAPE ARCHITECT TONNESEN INC.

TONNESEN INC. BILL TONNESEN RLA BILL@BILLTONNESEN.COM (P) 480.968.7895

CIVIL ENGINEER
PREFLING ENGINEERING
MIKE PREFLING
MIKE@PREFLINGENG.COM
(P) 480.625.9795

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Owner CLUFF/ERWIN
Proj. Name CADILLAC APARTMENTS

EXISTING CONDITIONS

Project Number
Date 1/27/22

A100e

Scale 1'' = 20'-0''