

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 ZONING = 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
MAX LOT COVERAGE = 70%

MIN. OPEN SPACE = 150 SF PER D.U.
MIN. RECD. 150 X 15
OPEN SPACE PROVIDED = 3,233 SF

UNIT COUNT & AREAS

APARTMENT UNITS = 12
STUDIOS = 12
TOTAL = 12

GROSS SF
BLDG 1 = 2,201 SF
BLDG 2 = 4,168 SF
TOTAL = 6,370 SF

PARKING

12 x 2.1 = 25.2

TOTAL REQ'D = 26
TOTAL PROVIDED = 27 (1 ADA)

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.

PROVIDED LANDSCAPE

LANDSCAPE ISLANDS

REQUIRED:
2 ISLANDS: 2 TREES (2 @ 24" BOX) / 6 SHRUBS
5 END ROW LOCATIONS: 5 TREES (1 @ 36" BOX; 4 @ 24" BOX) / 15 SHRUBS

PROVIDED: 7 TREES (2 @ 36"; 5 @ 24") / 21 SHRUBS

PERIMETER LANDSCAPING / ARTERIAL STREET:

REQUIRED PER STIPULATIONS:
3-36" BOX TREES / 5-24" BOX TREES / 2- 15 GAL TREES / 55 SHRUBS

PROVIDED:
3-36" BOX TREES / 5-24" BOX TREES / 2-15 GAL TREES / 55 SHRUBS

PERIMETER LANDSCAPING:

REQUIRED:
EAST P.L.: 172'/100' = 1.7 x 3 = 6 TREES (3 @ 24" BOX)
1.7x20 = 34 SHRUBS
SOUTH P.L.: 289'/100' = 2.89 x 3 = 9 TREES (6 @ 24" BOX)
2.89x20 = 58 SHRUBS
WEST P.L.: 170'/100' = 1.7 x 3 = 6 TREES (3 @ 24" BOX)
1.7 x 20 = 34 SHRUBS

PROVIDED:
EAST P.L.: 9 TREES (3 @ 24" BOX)
34 SHRUBS
SOUTH P.L.: 9 TREES (6 @ 24" BOX)
58 SHRUBS
WEST P.L.: 10 TREES (3 @ 24" BOX)
34 SHRUBS

IRRIGATION

EXISTING FLOOD IRRIGATION TO BE UTILIZED TO IRRIGATION
ALL ONSITE LANDSCAPE

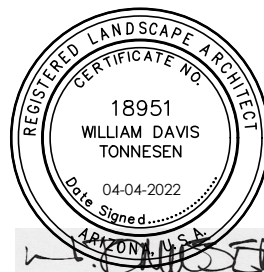
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SHEET
ISSUE/REV: SCIP SUBMITTAL
PROJECT ID:
BOA21-01099

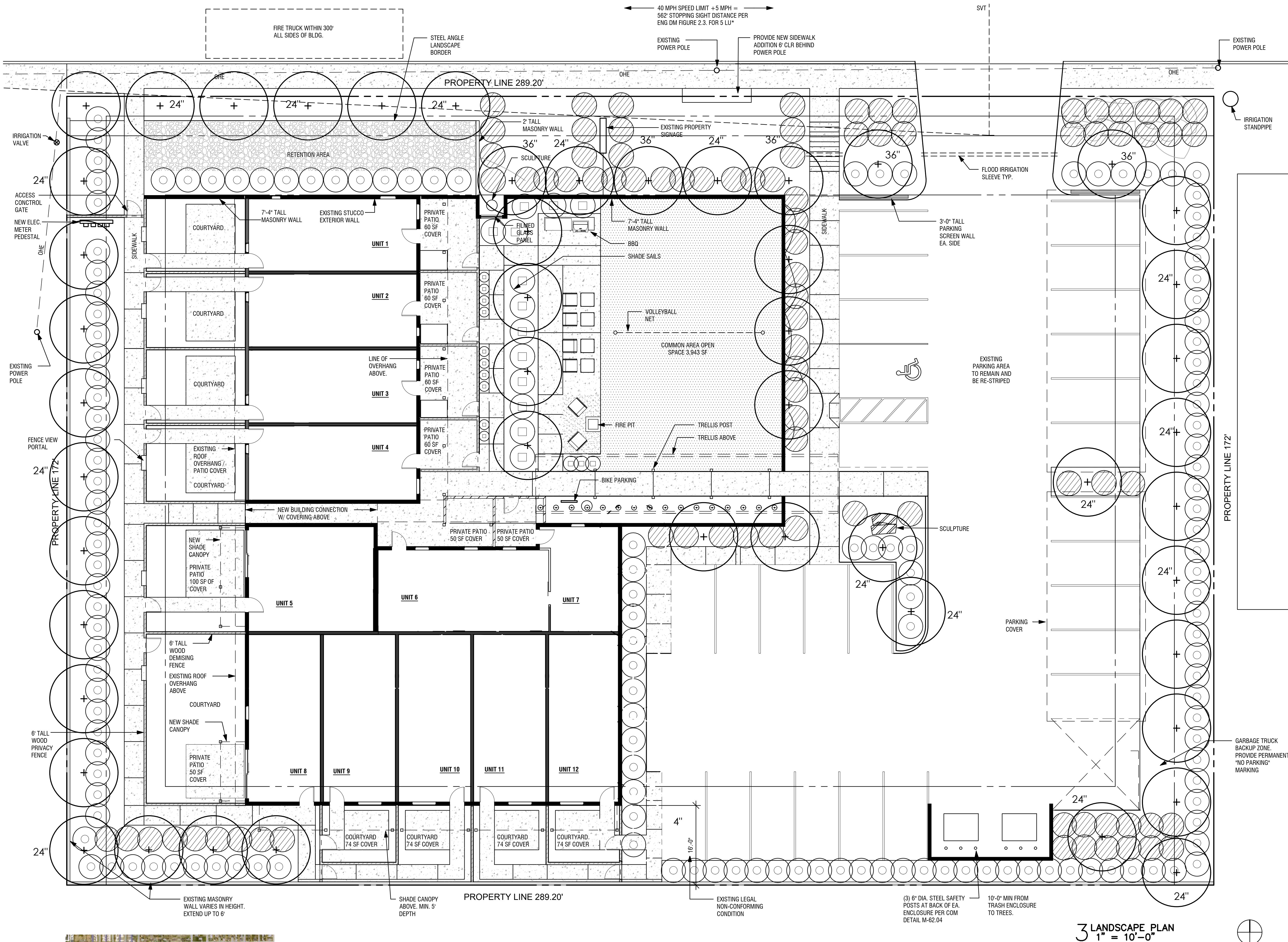


Owner ERWIN / CLUFF
Proj. Name CADILLAC APARTMENTS

Project Number
Date 04/04/22

L100

Scale 1"= 10'



VICINITY MAP

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	HT/WD/ CAL	NOTES
TREES						
	FRAXINUS 'BONITA'	'BONITA' HYBRID ASH	36" BOX 24" BOX 15 GAL.	5 17 32	10' / 8' / 2.25"	SIZED ON PLAN SIZED ON PLAN
SHRUBS						
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA		88	5 GAL.	
	SPHAGNETICOLA TRILBATA	YELLOW DOT		28	5 GAL.	
	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD		142	5 GAL.	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	HT/WD/ CAL	NOTES
VINES						
	PARTHENOCISSUS SP. HACIENDA CREEPER	HACIENDA CREEPER		16	5 GAL.	
GROUNDPLANE						
	3"-6" RIVER ROCK					670 SF
	CYNODON DACTYLON 'MIDIRON'	'MIDIRON' HYBRID BERMUDA			SOD	2,034 SF
	1"-3" DECOMPOSED GRANITE RIP RAP, PAINTED DESERT FROM ROCK PRO USA					