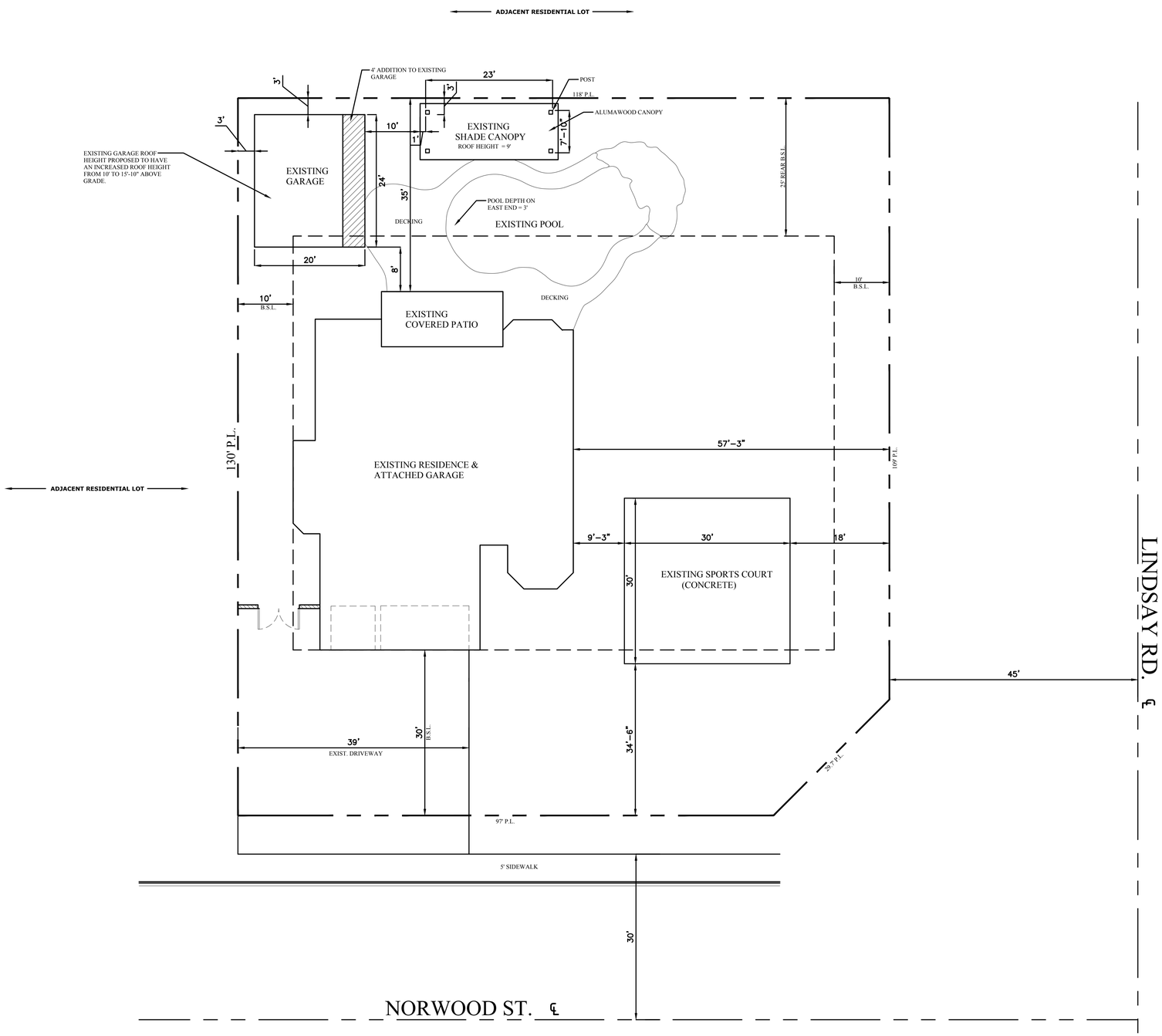
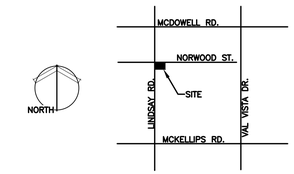


SITE PLAN

SCALE - 1" - 10'

10 5 0 10 20 40
SCALE IN FEET

VICINITY MAP



SITE DEVELOPMENT INFORMAITON

PROJECT DESCRIPTION:	INCREASE THE SIZE OF THE EXISTING DETACHED GARAGE TO ADD 4' TO THE WEST AND RAISE THE CEILING HEIGHT TO ALLOW FOR A CAR LIFT. THE INCREASE IN CEILING HEIGHT FROM 8' TO 13' WITH A 5:12 PITCH ROOF = A MEDIAN ROOF HEIGHT OF 15'-10" ABOVE GRADE. A VARIANCE TO EXCEED A ROOF HEIGHT OF 10' IS BEING REQUESTED.
PROJECT ADDRESS:	2811 E. NORWOOD ST. MESA, AZ 85213
LOT SIZE: 15,187 S.F.	ZONING: RS-9
EXISTING HOUSE LIVABLE / GARAGE ROOF AREA:	2,716 S.F.
EXISTING COVERED PATIO:	220 S.F.
EXISTING SHADE CANOPY:	250 S.F.
EXISTING DETACHED GARAGE (DEMO)	384 S.F.
PROPOSED DETACHED GARAGE:	480 S.F.
ROOF AREA / LOT COVERAGE	3,570 S.F = 23.5% (45% MAX. ALLOWED)
TOTAL ROOF AREA OF DETACHED STRUCTURES PROPOSED	730 S.F. = 27% OF 2,716 (DWELLING ROOF)
TOTAL LOT COVERAGE PROPOSED (IMPERVIOUS SURFACES)	3,676 (HARDSCAPE AREA) + 3,570 (ROOF AREA) = 7,249 S.F. (48% OF LOT) *TOTAL OF 60% MAX ALLOWED*

COUNTY ASSESSORS PARCEL NUMBER

PARCEL # 141-15-642

OWNER CONTACT INFORMATION

CONTACT: EVAN POLASKY
2811 E. NORWOOD ST.
MESA, AZ 85213

HiCaliber Design
CUSTOM RESIDENTIAL HOUSE PLANS
3597 E. LONGHORN DR., GILBERT, AZ 85297
602-525-3237

PROJECT:
DETACHED GARAGE ADDITION
HEIGHT VARIANCE SUBMITTAL
2811 E. NORWOOD ST.
MESA, AZ 85213

SITE PLAN

MARK	DATE	REVISIONS
△		
△		

SHEET
SP-1