ATRIUM LOFTS P.R.D.

3644 E McDowell Rd Phoenix, AZ 85018

EXISTING 22 UNIT APARTMENT BUILDING

PROPOSED 2 UNIT ADDITION (2)

ATRIUM LOFTS P.R.D.

OWNER:
Russell Black
(480) 220-5131

BUILDER:
T.B.D.

APPLICANT:

ARCHITECT:
Gerald Palmer, Palmer Architects Ltd.
4222 E. Camelback Rd. # H210, Phx 85018
jerry@palmerarchitects.com
PH: (480) 917-7717

LANDSCAPE:
MTH Design Group 2601 N.
Foote Dr. Phx 85008
859-948-5411 attn:
matt@mthdesigngroup.com

SURVEYOR:
ARIZONA SURVEYING AND
MAPPING
2411 WEST NORTHERN
AVENUE, SUITE 110
PHOENIX, ARIZONA 85021
TEL (602) 246-9919 FAX (602)
246-9944 info@asam1.com

SITE DATA

EXISTING ZONING: C-1 USE R-3 P.R.D.
PROPOSED ZONING: C-1 USE R-3 W/ DENSITY WAIVER (2)

OPEN SPACE	REQUIRED
5% REQUIRED x 61,725 GROSS LOT	= 3,086 S.F.
4% BONUS x 61,725	= 2,469 S.F.
9% OPEN SPACE FOR .25 BONUS	= 5,555 S.F.
OPEN SPACE PROVIDED	= 5,707 S.F.

EXISTING DENSITY: 5,707 S.F.

R-3 = 15.23 + 25 BONUS DENSITY WAIVER 24 UNITS (2) = 15.48 x 1.417 ac = 21.93 USE 22 UNITS

PROPOSED DENSITY: 24 UNITS/ 1.417 ac = 16.9 units / ac (2)

BUILDING SETBACKS R-3:

	REQUIRED	EXISTING
FRONT:	20'	21'-3"
N.SIDE:	15'	21'-0" / 82'-0"
S.SIDE:	20'	14' *VARIANCE APPROVED
REAR:	15'	55'-6"

PARCEL NUMBER: APN 120-12-013
OCCUPANCY: APARTMENTS

NET LOT AREA: 43,860 S.F. = 1 Acre
GROSS LOT AREA: 61,725 S.F. = 1.417 Acre
LOT COVERAGE: 15,332 S.F. BUILDING
OTHER (SEE SHEET 5) 3,494 S.F.
TOTAL= 18,826 S.F. = 30.5% LOT COVERAGE
MAX. ALLOWED: 45% = 27,360 S.F.
BUILDING AREA LIVABLE: 9,704 S.F. 1ST FLOOR 9,796 S.F. 2ND FLOOR
BUILDING HEIGHT: PROVIDED: 30'-0" ALLOWED: 30-0"

PARKING SUMMARY

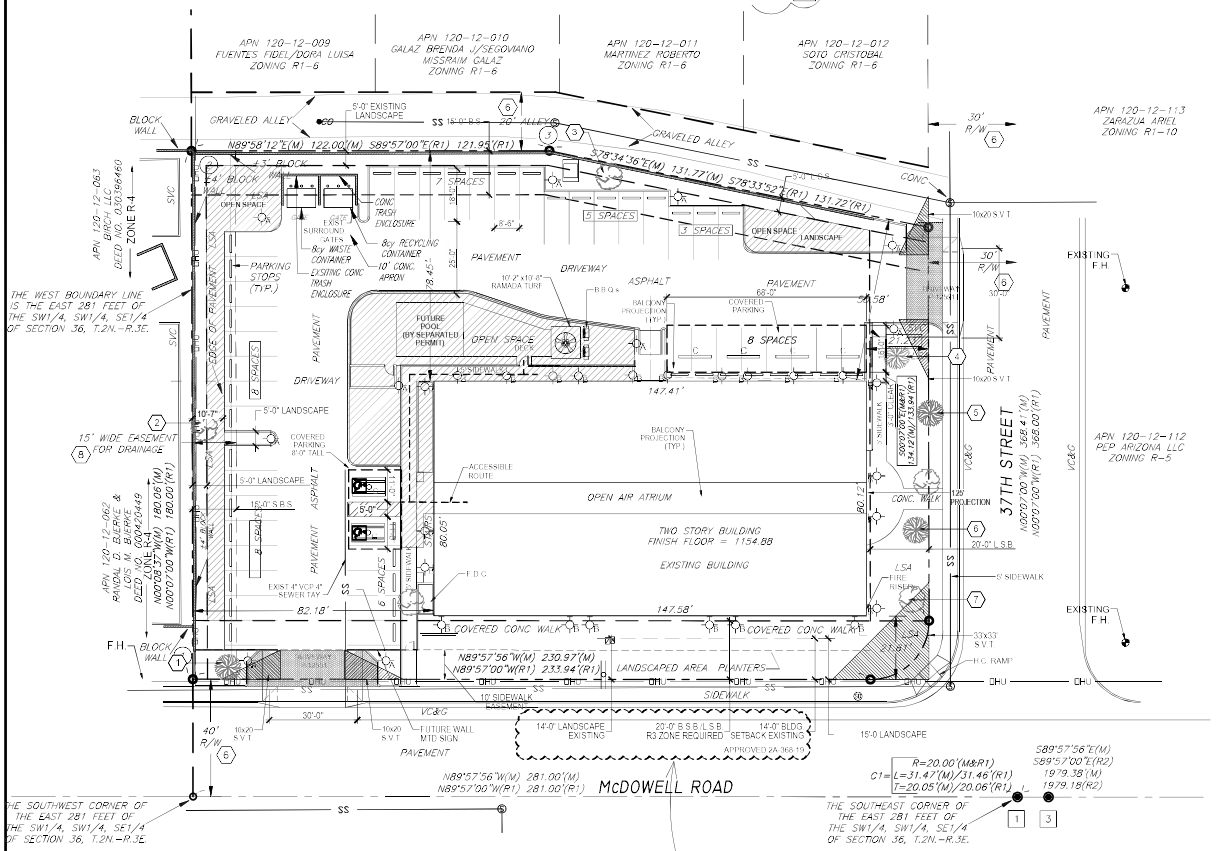
RESIDENT PARKING	UNIT SIZES	REQ'D	TOTAL
20 2 BEDROOM UNITS	(808 S.F.)	20 x 1.5	30.0
3 1 BEDROOM UNITS	(599 S.F.)	3 X 1.5	4.5
1 1 BEDROOM UNITS	(621 S.F.)	1 X 1	1.0
PARKING REQUIRED			36.0 SPACES
PARKING PROVIDED			(2) 45.0 SPACES

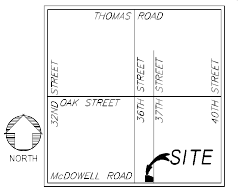
SPRINKLERS NFPA 13

CONSTRUCTION TYPE VB I.B.C. 2018

LIGHTING LEYEND.

- (A) BOLLARD LIGHTING (SEE DETAIL A/S1.1).
- (B) PORCH/ WALL LIGHTING P.ORW. (SEE DETAIL B/AS1.1).
- (C) UNDER CARPORT CANOPY. NOTE: MAX. MTD. HT. +15'-0".
- FAN WITH LIGHT @ RAMADA





VICINITY MAP

NOT TO SCALE

ATRIUM LOFTS (2)

THE 22 UNIT ATRIUM APARTMENT COMPLEX IS ZONED C-1.THE EXISTING SITE PLAN AND BUILDING FOOTPRINT WILL REMAIN AS IS, WITH THE FOLLOWING MODIFICATIONS: ADDED 2 MORE UNITS AS LIVABLE SPACES. THERE IS AN EXISTING RAMADA AND B.B.Q. AREA WITH ADDED LANDSCAPE. EXISTING NEW BALCONY AREAS ON NORTH SIDE OF THE BUILDING 2ND FLOOR WILL REMAIN FOR TENANTS PRIVATE DECKS OFF 2 BEDROOM UNITS.

THERE IS EXISTING OPENINGS UP WALL WITH EXISTING WINDOWS AND SLIDING DOORS ON BOTH: NORTH AND SOUTH SIDES OF THE BUILDING.

THE CURRENT ELEVATION IS A CONTEMPORARY MID CENTURY DESIGN WITH AN OPEN AIR ATRIUM.

CITY OF PHOENIX NOTES:

1. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
2. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
3. "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE."
4. "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
5. "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
6. "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."
7. "BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS."
8. "ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN."
9. "GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 7 AM AND 10 PM."
10. AIRPORT NOTIFICATIONS REQUIRED.
11. COMPLEX 4" FIRE FLOW TEST REQUIRED SECTION 507 I.F.C.

KIVA: 06-1030
SDEV: 06 0036
Q.S.: 13-36

LEGAL

TRACT A, BONNIE JEAN PLACE, ACCORDING TO BOOK 64 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

FINAL SITE PLAN

SCALE 1" = 20'-0"

NORTH

NOTE:

LANDSCAPE INVENTORY

(#) TREE (7) EXISTING TREES TO REMAIN (NO EXISTING TREES TO BE REMOVED)

VARIANCE REQUESTS - ZA-368-19 APPROVED 08/29/2019

1. (615.B.TABLE B.(c): VARIANCE TO REDUCE THE SOUTH STREET SIDE PERIMETER BUILDING SETBACK TO 14 FEET. MINIMUM 20 FEET REQUIRED.
2. (703.B.3.a.: VARIANCE TO REDUCE THE SOUTH STREET SIDE PERIMETER LANDSCAPE SETBACK TO 14 FEET. MINIMUM 20 FEET REQUIRED.

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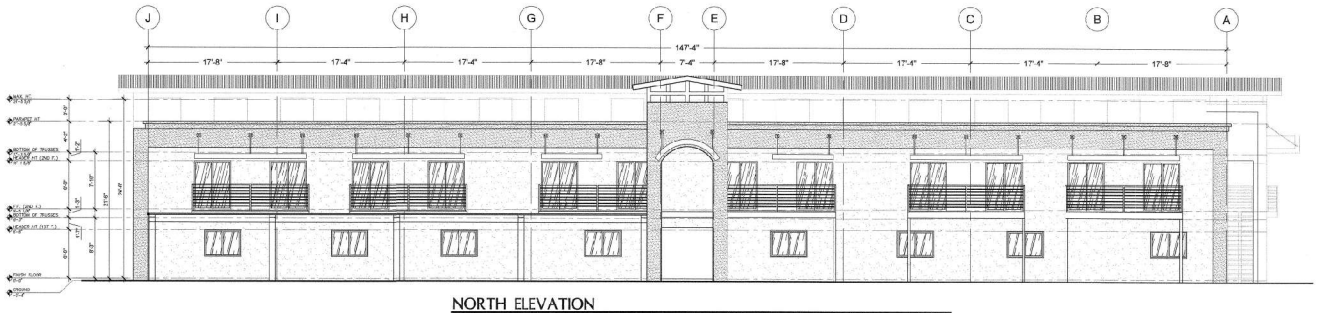
Gerald D. Palmer, Architect, Palmer, 22-0-2019, EXPIRES: 12/31/2019

APARTMENT BUILDING
ATRIUM LOFTS (24 APARTMENTS)
3644 E McDowell Rd
Phoenix, AZ 85018

FINAL SITE PLAN

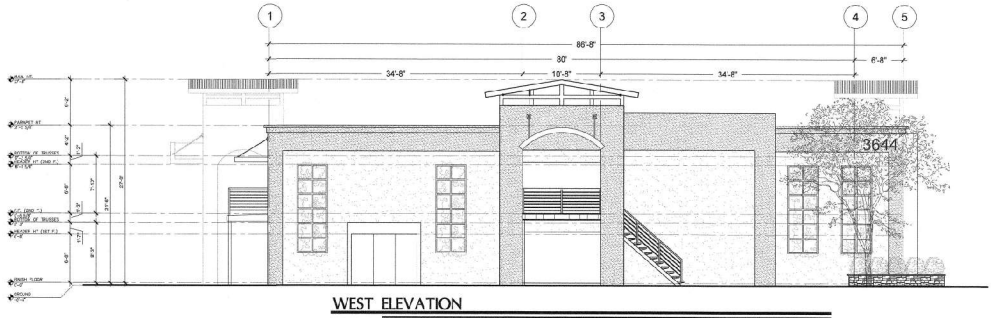
REVISIONS	BY
1 - 01-28-2020 IBC	EL
2 - 08-11-2022	JP

DRAWN SR/DE
CHECKED GP
DATE 22-0-Date/Time: August 19, 2022 - 9:07 AM
SCALE 1" = 20'-0"
JOB NO. PLMR.ARCH 2019_013
SHEET S1.0
1 OF 23 SHEETS



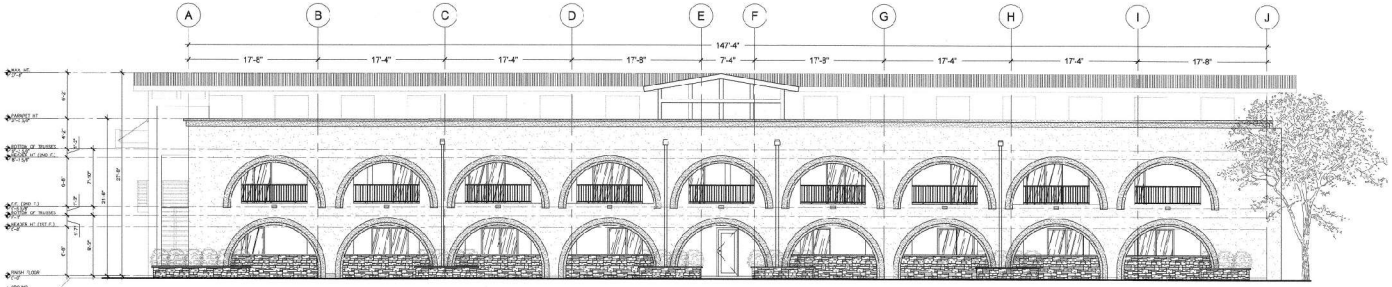
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



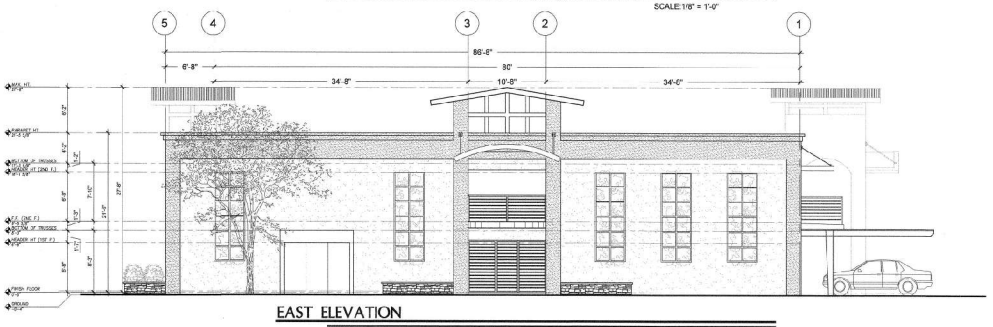
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
Planning and Development Department
By: FOR ELY
REVISIONS
AUG 19 2020
This set of plans has been reviewed for STRUCTURAL and ARCHITECTURAL Requirements prior to issuance of Building Permit and shall be kept at the construction site. Said review shall not be used for the Building Officer from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

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REGISTERED ARCHITECT
14300
GERALD R. PALMER
AUG 30 2020
ARIZONA, U.S.A.
EXPIRES: 12/31/2021

REMODELED 22 UNIT APARTMENT BUILDING
ATRIUM LOFTS P.R.D.
3644 E McDowell Rd.
Phoenix, AZ 85018.

ELEVATIONS

REVISIONS	BY

DRAWN
SR
CHECKED
GP
DATE
Plot Date/Time: August 03, 2020 - 12:31 pm
SCALE
1/8" = 1'-0"
JOB NO.
PLMR 2019-013
SHEET
A-8.0
18 OF 23 SHEETS