Premier Music Studio

VICINITY MAP

THIS PROJECT —



SITE PLAN





MARICOPA COUNTY SEPTIC PERMIT NO OW-504-15-180

PROJECT INFORMATION

OWNER:

ARCHITECT:

PROJECT ADDRESS: 1142 W INDIAN SCHOOL RD PHOENIX, AZ 85013

PROJECT DESCRIPTION: REZONE EXISTING MUSIC STUDIO BUILDING FROM R-5 TO C-2.

PROJECT DIRECTORY Date Submittal 10-27-2020 Design Development SMITH RANDY L/LAURA L 13330 W RANCHO DR LITCHFIELD PARK, AZ 85340 610 E BELL RD #2-607 PHOENIX, AZ 85022 PHONE. 602-910-7728 FAX. 480-359-4407

LEGAL DESCRIPTION

E-PROJECT, LLC

DEL MONTE NORTH 2 MCR 78-2 LOT 13 EX N 124F AS MEAS ALG E LN SD LOT & EX S 10F TH/OF

E-MAIL: edmir@e-projectinternational.com

CONTACT: EDMIR DZUDZA, AIA

SITE INFORMATION

PARCEL# 155-40-129E **EXISTING ZONING:** PROPOSED ZONING: SECTION TOWNSHIP RANGE: 19 2N 3E DEL MONTE NORTH 2 SUBDIVISION: 20,037 SF LOT AREA:

EXISTING AREAS:
EXISTING GROSS BUILDING AREA: 6,390 SF

FLOOR AREA RATIO: EXISTING FLOOR AREA RATIO: 6,390 / 20,037 = 31.89%

DEVELOPMENT STANDARDS TABLE		
SETBACK LINE	ACTUAL (FEET)	
FRONT	25	
SIDE	0	
REAR	10	
LOT COVERAGE	31.89%	

KEYNOTES

- PROPERTY LINE.
 SETBACK LINE.
 EXISTING BUILDING.
- EXISTING BOILDING.

 EXISTING ASPHALT .

 NEW MIN. 5 FEET WIDE WALKWAY.

 9'-0" X 18'-0" PARKING SPACE.

 NEW LANDSCAPE TO MEET ZONING ORDINANCE STANDARDS.
- TRASH ENCLOSURE, EXISTING TO REMAIN.
 REMOVE EXISTING PAVING FOR NEW LANDSCAPE
- 10. 3 FEET HIGH SCREEN WALL.11. 20' X 10' VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN VISIBILITY TRIANGLE IS 24"

PARKING REQUIREMENTS

	Required	Total Required	Total Provide
6,390 S.F. of Music Recording Studio	1 Space / 500SF	13	16

GENERAL NOTES

- A. ALL EXISTING ROAD, CURBS AND SIDEWALKS ARE EXISTING TO REMAIN B. ALL EXISTING MECHANICAL EQUIPMENT LOCATION IS
- EXISTING TO REMAIN

LEGEND

EXISTING BUILDING

Project No. Drawn By: Checked By:

1"=20'-0"

Approved By:

project 610 E. Bell Rd. #2-607 Phoenix AZ 85022

> **EDMIR** DZUDZA ,

EXPIRATION DATE: 09/30/2023

SIGNED AND SEALED ELECTRONICALLY 10-27-2020

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