

**August 19, 2014**  
**SITE PLAN / ZONING REVIEW**  
**APN: 138-37-003A**  
**NOT FOR CONSTRUCTION**

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**W**

**5404 E. Southern Avenue  
Mesa, Arizona 85206  
Randy Spencer, D.V.M.**

**Handy Spencer, D.V.M.**

[illegible][illegible]

1

1315

	DETAIL CUT SYMBOL
	SECTION CUT SYMBOL
	ELEVATION SYMBOL
	KEYED NOTE SYMBOL
	DOOR NUMBER SYMBOL
	WINDOW NUMBER SYMBOL
	STANDARD DIMENSION
	CLEAR DIMENSION

ADJ	ADJUSTABLE	GSF	GROSS SQUARE FOOT
AF	ABOVE FINISH FLOOR	GYP BD	GYP BOARD
ALT	ALTERNATE	HC	HOLLOW CORE or HANDICAPPED
CAB	ACoustical CEILING TILE	HM	HOLLOW METAL
CFM	CUBIC FOOT PER MINUTE	HT	HEIGHT
CJ	CONTROL JOINT	HVAC	HEATING VENTILATING AIR CONDITIONING
CL	CENTERLINE	HW	HOT WATER
CLG	CEILING	INT	INTERIOR
CLR	CLEAR	JAN	JANITOR
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM
CONT	CONTINUOUS	MECH	MECHANICAL
CW	COLD WATER	MFG	MANUFACTURER
DC	DROP CORD OUTLET	MNH	MANHOLE
DF	DRINKING FOUNTAIN	MIN	MINIMUM
DIA	DIAMETER	MO	MASONRY OPENING
DTL	DETAIL	MT	METAL THRESHOLD
DWV	DRAIN WASTE VENT	NIC	NOT IN CONTRACT
EA WAY	EACH WAY	NTS	NOT TO SCALE
EWC	ELECTRIC WATER COOLER	O2	OXYGEN
EJ	EXPANSION JOINT	OC	ON CENTER
EW	EYE WASH	OCP	OCCUPANTS
EXT	EXTERIOR	OCI	OUTSIDE DIAMETER
FD	FLOOR DRAIN	OF	OWNER FURNISHED/CONTRACTOR INSTALLED
FF	FINISH FLOOR	OFDI	OWNER FURNISHED/DOWNER INSTALLED
FIN FLR	FINISH FLOOR	OH	OVER HEAD or OVERHANG
G	GAGE	OR	OPERATING ROOM
GB	GYP BOARD	P LAM	PLASTIC LAMINATE
		PCF	PER CUBIC FOOT
		PCP	PAINTED GYP BOARD

CIVIL	STANDAGE & ASSOCIATES 408 S. EL DORADO MESA, AZ 85202 PHONE 480-292-8090 E-MAIL BRIAN@STANDAGEENG.COM
LANDSCAPE	EVERETT LANDSCAPE ARCHITECTURE  PHONE 480-296-6798 E-MAIL THOMASEVERETT78@GMAIL.COM
STRUCTURAL	NAME ADDRESS ADDRESS PHONE XXX FAX XXX E-MAIL XXX
MECHANICAL ELECTRICAL PLUMBING	NAME ADDRESS ADDRESS PHONE XXX FAX XXX E-MAIL XXX

# Owner

MR. RANDY SPENCER, D.V.M.  
1233 W. WARNER ROAD  
CHANDLER, AZ 85224  
PHONE: (480) 732-0018

# Architect

BDA ARCHITECTURE  
901 LAMBERTON PL. NE  
ALBUQUERQUE, NM 87107  
PHONE: (505) 858-0180  
FAX: (505) 858-0111  
E-MAIL: info@bda.net

## Retention Calculations

### Required Retention Basin 'A'

#### On-site Weighted Run-off Coefficient

Surface	C	Area (A)	C*Area (A)
Roof	0.85	8,885	8,422
Asphalt Pavement	0.85	8,885	8,422
Concrete/Gravel	0.85	8,885	8,422
Desert L.S. (2"-3" Thin, 3/4" Gravel 40% voids)	0.70	14,078	10,205
Landscaped Turf Areas	0.15	0	0
<b>Totals</b>		<b>30,018</b>	<b>28,000</b>

$$C_w = \frac{\sum C \cdot A}{A_t} = 0.83$$

#### Off-site Weighted Run-off Coefficient for 8th Street

Surface	C	Area (A)	C*Area (A)
Asphalt Pavement	0.85	7,350	6,002
Concrete/Gravel	0.85	2,087	2,005
Desert L.S. (no underlay)	0.70	0	0
<b>Totals</b>		<b>10,048</b>	<b>8,545</b>

$$C_w = \frac{\sum C \cdot A}{A_t} = 0.85$$

### Required Retention Volume

Design Storm: 100-yr, 3-hr, 2.2712" (per FEMA Atlas 14 Hour Probable Maximum Frequency Estimate)

On-site Area:  $V_{on-site} = 100 \text{ yr, 3 hr } C_w \times d \times A = 0.83 \times 0.183 \times 30,018 = 4,518 \text{ ft}^3$

Off-site Area:  $V_{off-site} = 100 \text{ yr, 3 hr } C_w \times d \times A = 0.85 \times 0.183 \times 10,048 = 1,548 \text{ ft}^3$

**Total Volume Required: 6,066 ft<sup>3</sup>**

### Required Retention Basin 'B'

#### On-site Weighted Run-off Coefficient

Surface	C	Area (A)	C*Area (A)
Roof	0.85	0	0
Asphalt Pavement	0.85	10,401	8,841
Concrete/Gravel	0.85	1,629	1,384
Desert L.S. (2"-3" Thin, 3/4" Gravel 40% voids)	0.70	6,971	4,880
Landscaped Turf Areas	0.15	0	0
<b>Totals</b>		<b>21,001</b>	<b>15,105</b>

$$C_w = \frac{\sum C \cdot A}{A_t} = 0.79$$

### Required Retention Volume

Design Storm: 100-yr, 3-hr, 2.2712" (per FEMA Atlas 14 Hour Probable Maximum Frequency Estimate)

On-site Area:  $V_{on-site} = 100 \text{ yr, 3 hr } C_w \times d \times A = 0.81 \times 0.183 \times 21,001 = 3,190 \text{ ft}^3$

**Total Volume Required: 3,190 ft<sup>3</sup>**

## 1ST PET VETERINARY CENTER

### Designated Retention Basin A

#### Surface Retention

Contour Elevation	Area	Volume	Basin Volume
1324.5	4.48	3.057	
1323.8	1.558		
<b>Total Retention Volume</b>			<b>3,057</b>

**Total Surface Retention Volume: 3,057 ft<sup>3</sup>**

### Designated Retention Basin B

#### Surface Retention

Contour Elevation	Area	Volume	Basin Volume
1326.25	4.27	9.42	
1326	3.321		
1325	650	1,986	
<b>Total Retention Volume</b>			<b>2,998</b>

**Total Surface Retention Volume: 2,998 ft<sup>3</sup>**

## Vicinity Map

## Legend

- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- Exist AC Pavement
- Exist Concrete
- W Water Line
- SS Sanitary Sewer Line
- E Electric Line
- OHE Overhead Electric Line
- Power Pole
- Street Light
- Traffic Signal Pole
- Traffic Sign
- Electrical Transformer
- Cable Box
- Telephone Riser
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Water Valve
- Fire Hydrant
- Water Meter
- Backflow Prevention Device
- Irrigation Control Valve Box
- Fd. Found
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- R. Range
- Sec. Section
- Cor. Corner
 Dkt. Docket | Doc. Document | Pg. Page | R/W Right-of-Way | I.D. Identification | C.D.M. City of Mesa | P.U.F.E. Public Utility & Facilities Easement | L.S. Land Surveyor | M.C.R. Maricopa County Recorder | Easement | C.V.A.E. Controlled Vehicular Access Easement |

## Benchmark

CITY OF MESA BRASS TAG LOCATED ON THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF HIGLEY ROAD & SOUTHERN AVENUE (ELEVATION = 1319.58 (NAD 88 DATUM))

## Area:

NET AREA: 1.154 Ac. (50,261 S.F.±)  
Net Area Excludes R/W

CURVE TABLE		
NUMBER	RADIUS	DELTA
C1	25.00'	41°03'02"
C2	25.00'	33°07'48"

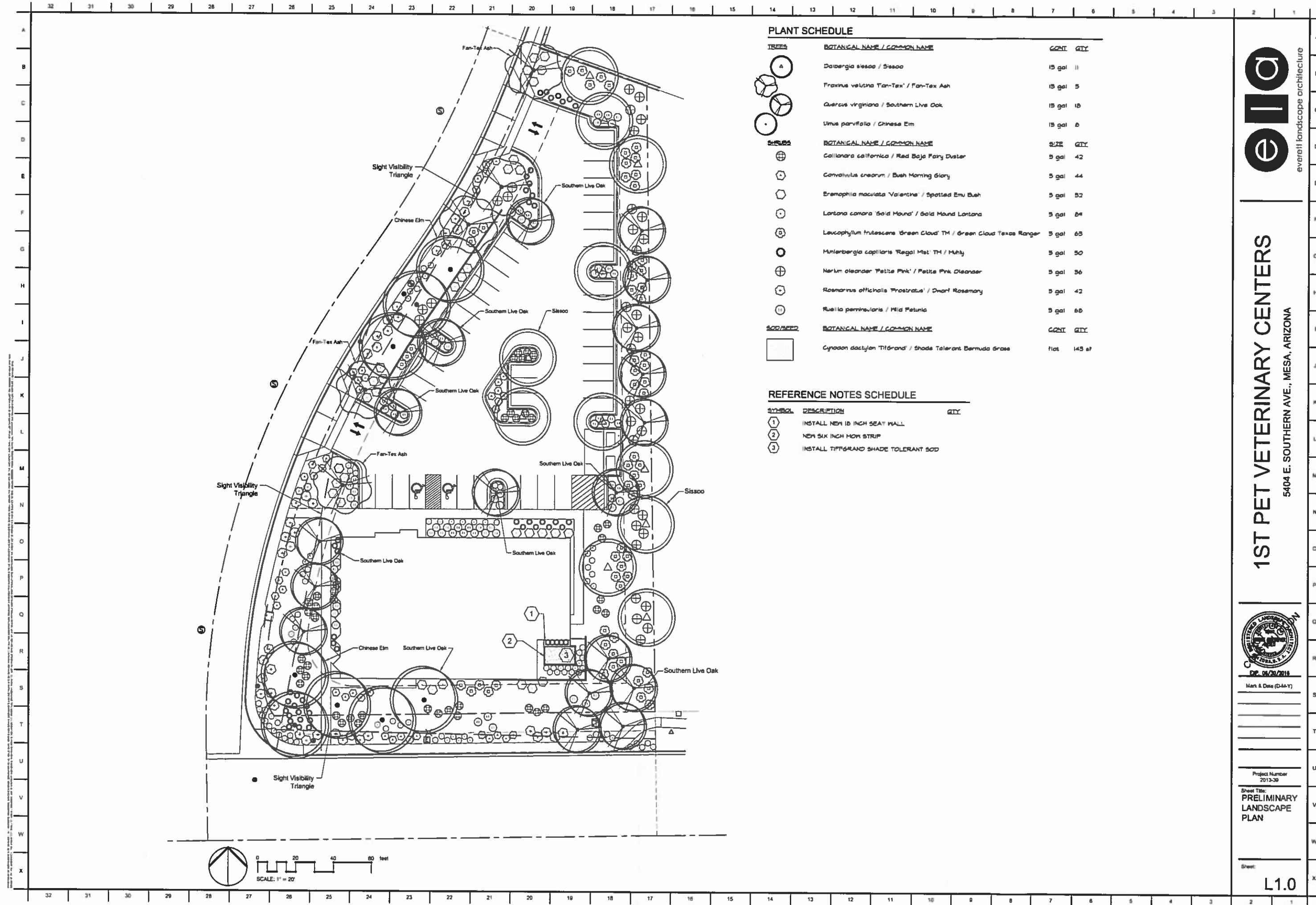
REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

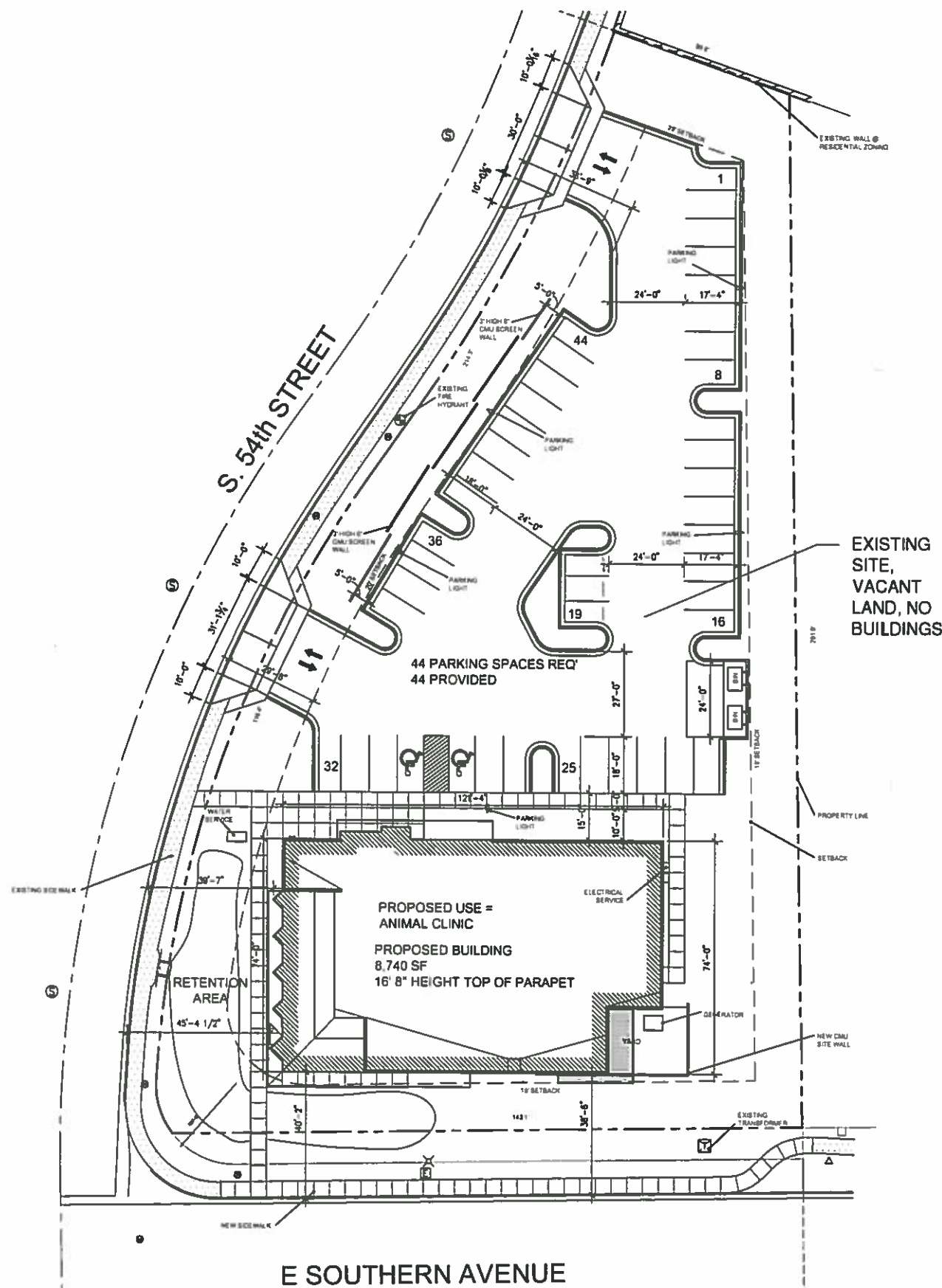


Standage & Associates, Ltd.  
Consulting Engineers  
409 S. El Dorado  
Mesa, Arizona 85202  
(480) 892-8080

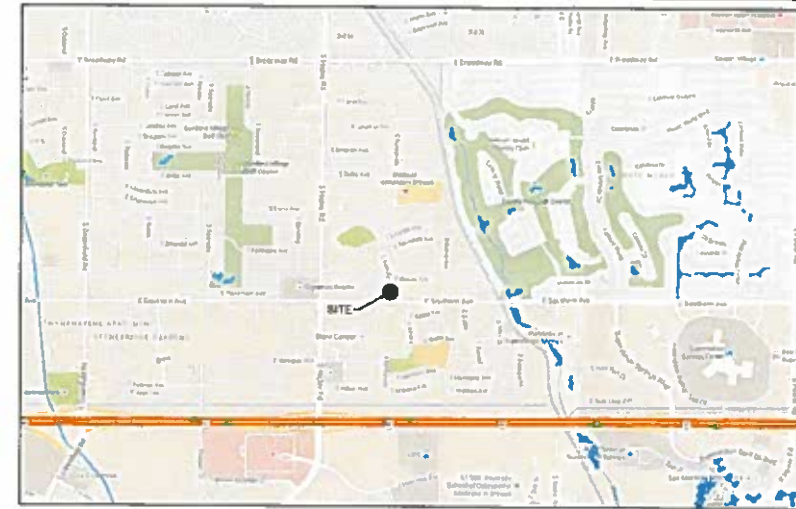
SHEET: 1 OF: 1  
PROJECT NO.: 140420  
SCALE: 1" = 20'  
DATE: 1/20/14  
DESIGNED: WHS/BWB



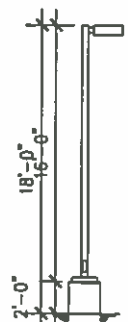
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 Plot Date: August 18, 2014, 4:51 PM  
 Drawing Name: C:\Users\CDM\Documents\1st Pet Veterinary Centers\AS101 Architectural Site Plan.dwg



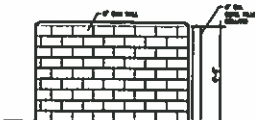
2 ARCHITECTURAL SITE PLAN  
 1" = 20'-0"



1 VICINITY MAP



3 PARKING LIGHT  
 3/16" = 1'-0"



3 TRASH ENCLOSURE  
 3/16" = 1'-0"

## PROJECT DATA

### ZONING

EXISTING ZONING = OC-BIZ  
 PROPOSED ZONING = OC

### ADJACENT PROPERTY ZONING

NORTH = R-7  
 WEST = R-6  
 SOUTH = R-9  
 EAST = OC

### AREAS

SITE GROSS AREA = 50,258 SF  
 PROPOSED BUILDING AREA = 8,740 SF  
 SITE NET AREA = 41,608 SF  
 SITE AREA = 1.154 ACRES

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## ARCHITECTURAL SITE PLAN

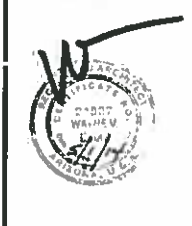
INITIALS	REVIEWS
	CDM MLE
	DATE
	DATE
	DATE
	DATE

SPENCER  
 PROJECT NO. 1315  
 DRAWN: -  
 DATE: 06/19/14  
**AS101**  
 OF

## 1ST PET VETERINARY CENTERS

5404 E. Southern Avenue  
 Mesa, Arizona 85206  
 Randy Spencer, D.V.M.  
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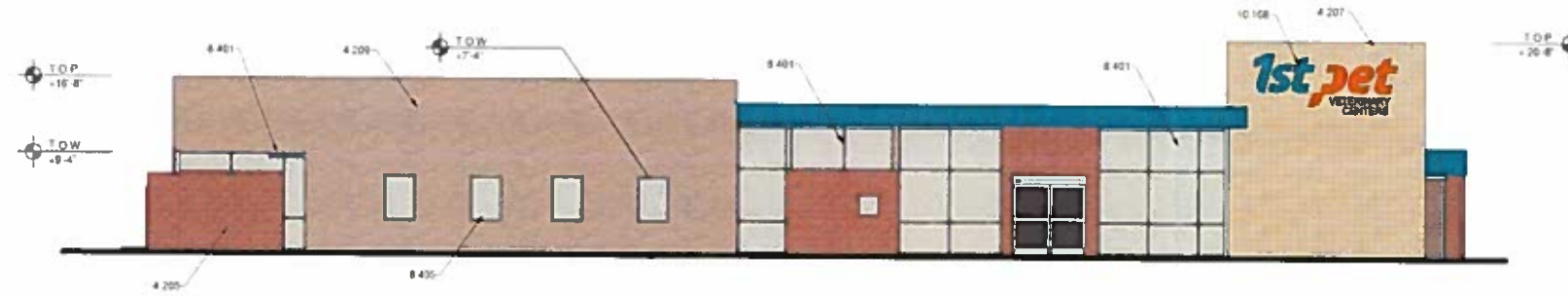
BDA



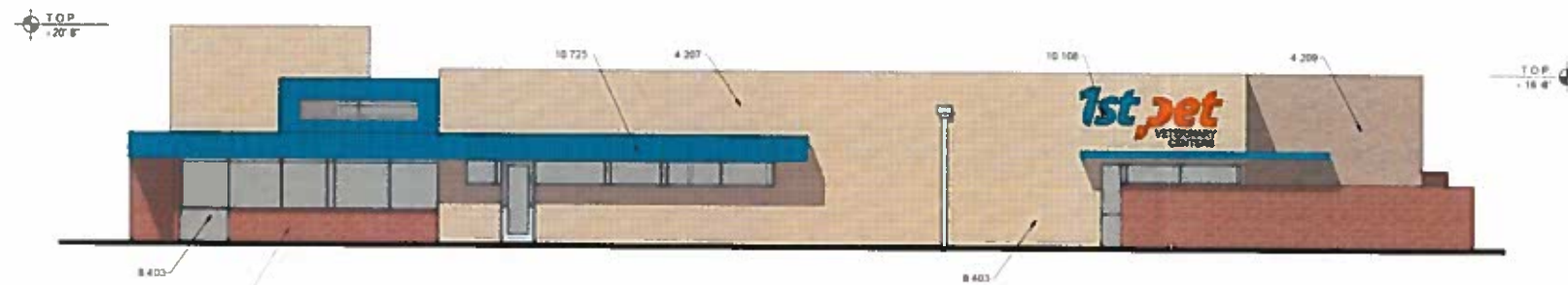
BDA Architecture PC, Inc.  
 1001 E. McDowell Rd., Suite 100  
 Mesa, Arizona 85206  
 Phone: (480) 944-4111  
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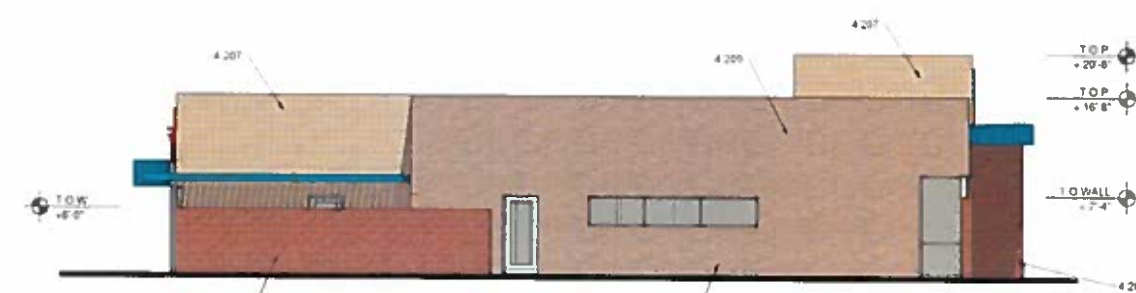
Rev'd Date  
Drawing Name  
Mar 2, 2014 11:10 AM - Jansen  
1315 Veterinary Center/Shared 1315 A201 Exterior Elevations.dwg



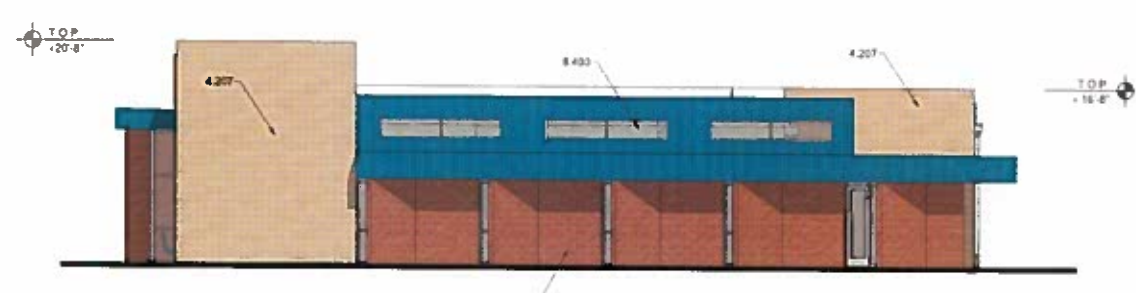
**F3 NORTH ELEVATION**  
1/8" = 1'-0"



**E3 SOUTH ELEVATION**  
1/8" = 1'-0"



**C3 EAST ELEVATION**  
1/8" = 1'-0"



**A3 WEST ELEVATION**  
1/8" = 1'-0"

## REFERENCE KEYNOTES

### DIVISION 04 - MASONRY

- 4.205 UNIT MASONRY
- 4.205 8" CONCRETE MASONRY UNIT ACCENT COLOR COLOR 2
- 4.207 SCORED FACE CONCRETE MASONRY UNIT COLOR 3
- 4.209 SPLIT FACE CONCRETE MASONRY UNIT FIELD COLOR 1

### DIVISION 08 - OPENINGS

- 8.400 STOREFRONTS, CURTAIN WALLS AND ASSEMBLIES
- 8.401 STOREFRONT SYSTEM
- 8.403 STOREFRONT WINDOW SYSTEM
- 8.405 NEW STOREFRONT WINDOW

### DIVISION 10 - SPECIALTIES

- 10.100 DISPLAY AND SIGNAGE
- 10.108 LOGO SIGN - O.F.C.I.
- 10.700 EXTERIOR
- 10.725 CANOPY METAL PANEL

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## EXTERIOR ELEVATIONS

## 1ST PET VETERINARY CENTERS

5404 E. Southern Avenue  
Mesa, Arizona 85206  
Randy Spencer, D.V.M.  
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REV #	DATE	COMMENTS
1		
2		
3		
4		

PROJECT NO. 1315
DRAWN DS
DATE 5/5/2014

**A201**

OF

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August 19, 2014

## **Project Narrative**

### **1<sup>st</sup> Pet Veterinary Centers – Mesa Building Project**

5404 E. Southern Avenue  
Mesa, Arizona 85206

1<sup>st</sup> Pet Veterinary Centers seeks to construct a new veterinary hospital at 5404 E. Southern Ave. Our veterinary hospital is currently located in the Entrada Professional Complex at 1423 S. Higley Road, Suite 102. We are a 24 hour veterinary hospital that provides emergency pet care and general practice care to pets and their owners in Mesa and Gilbert 365 days a year. Our current 2700 square foot facility has become inadequate for our needs and so we seek to move into a larger facility. We have two other 24-hour hospitals – in Chandler and in North Phoenix. Our website is: [www.1stpetvet.com](http://www.1stpetvet.com)

In order to build at this location, we need to eliminate the BIZ designation that is currently an overlay to the OC zoning.

We have a great working relationship with the City of Mesa Police Department and are often utilized by them to drop off stray pets in the middle of the night so they can be disbursed to appropriate facilities during normal working hours.

We have a veterinarian and trained veterinary staff in hospital 24 hours a day to provide the very best in patient care for those who need it. This new facility will increase our capacity to serve the pets and the public. We believe that it will allow us to grow and add 30-50 additional employees over the next 5 years. We will provide the following services:

- 24 Hour Emergency Care
- General Practice Services
  - Sick and injured pet care
  - Vaccinations
  - Preventative care
  - Spay and Neuter
  - Dentistry
- Physical Rehabilitation (Physical Therapy) for pets
- Surgery and Internal Medicine

We will not be providing grooming or boarding services at this location. The only pets we house are those that are sick or are on medical treatments and these are kept in the interior of the building.

We believe it will be a service and facility that will reflect well on the City of Mesa.

Respectfully,

Randy Spencer, DVM

## **1<sup>st</sup> Pet Veterinary Centers Citizen Participation Report**

August 19, 2014

The citizens, property owners, neighborhood associations and businesses in the vicinity of the site of an application for 1<sup>st</sup> Pet Veterinary Centers were notified of our project and to contact us by phone or email if they have any questions or concerns. This site is located at 5054 E. Southern Avenue east of Higley and on the north side of Southern.

Thus far, there have been no phone calls and only one email. The substance of that email referenced a misspelling on the site plan and follows in its entirety:

**"Hello Doc spencer. Im a resident behind the 54th street and southern land that your going to build on. I got in the mail a copy of the drawing for your new place. After reading over it I seen a word that was spelled wrong so I didnt know if that would affect your plans to be approved. So I called the people in new mexico that did the drawing for you and explained to them and they said they would fix the issue. The word Im talking about is retention and they have it as retension. Its on the drawing on the sw corner behind the bldg. Im just letting you know in case they have something to say about it. Im just thinking you pay good money for the drawings so at least someone proof read them and make it right. Well good luck.**

**Randall szmanesky"**

My response was as follows:

"Mr. Szmanesky,

Thanks so much for your attention to that detail. I appreciate it and will make sure it is corrected.

Randy Spencer, DVM  
1st Pet Veterinary Centers"

If there are any more comments from those citizens and others notified, we will provide those to the City of Mesa as they come in.

Respectfully,



Randy Spencer, DVM

1<sup>st</sup> Pet Veterinary Centers

1<sup>st</sup> Pet Veterinary Centers  
Citizen Participation Plan  
July 31, 2014

Date: July 31, 2014

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations and businesses in the vicinity of the site of an application for 1<sup>st</sup> Pet Veterinary Centers. This site is located at 5054 E. Southern Avenue east of Higley and on the north side of Southern. This is a site review. This plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Dr. Randy Spencer  
1233 W. Warner Rd.  
Chandler, AZ 85224  
480-732-0018  
email: [drspencer@1stpetvet.com](mailto:drspencer@1stpetvet.com)

**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on April 14, 2014 at 9:00am. Staff reviewed the application and asked us to participate in a Design Review on June 4, 2014 and to notify the surrounding neighborhood of this meeting.

**Design Review Board:** The Design Review Board met on June 4, 2014. Only one neighbor attended this meeting and she was very favorable toward the project.

**Action Plan:**

1. Develop a contact list of the following:
  - a. All interested neighbors within 1,000 feet
  - b. All registered neighborhood associations within one mile.
  - c. Homeowners Associations within one half mile
  - d. Businesses within one half mile
  - e. Interested parties that have been identified by the City of Mesa
2. Send out notification
3. Respond to interested neighbors

**Schedule:**

Notification and request for comments to be sent out August 7, 2014

Email and phone contact will be given for interested neighbors to respond.

Replies from interested neighbors will be given a deadline of August 31, 2014

Replies will be forwarded to the City of Mesa

Submittal of Citizen Participation Report and Notification material – September 4, 2014

Planning and Zoning Board Hearing – September 17, 2014



**Proposed development:** 1<sup>st</sup> Pet Veterinary Centers –Mesa Building Project  
**Address:** 5404 E Southern Ave, Mesa, AZ 85206  
**Parcel Number:** 141-83-712M

Dear Neighbor,

We have applied for City of Mesa approval for development at the above mentioned location.

This letter is being sent to all neighboring property owners within 1000 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within ½ mile of the site as required by the Planning Division.

1<sup>st</sup> Pet Veterinary Centers seeks to construct a new veterinary hospital at 5404 E. Southern Ave. Our veterinary hospital is currently located in the Entrada Professional Complex at 1423 S. Higley Road, Suite 102. We are a 24 hour veterinary hospital that provides emergency pet care and general practice care to pets and their owners in Mesa and Gilbert 365 days a year. Our current 2700 square foot facility has become inadequate for our needs and so we seek to move into a larger facility. We have two other 24-hour hospitals – in Chandler and in North Phoenix. Our website is: [www.1stpetvet.com](http://www.1stpetvet.com)

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