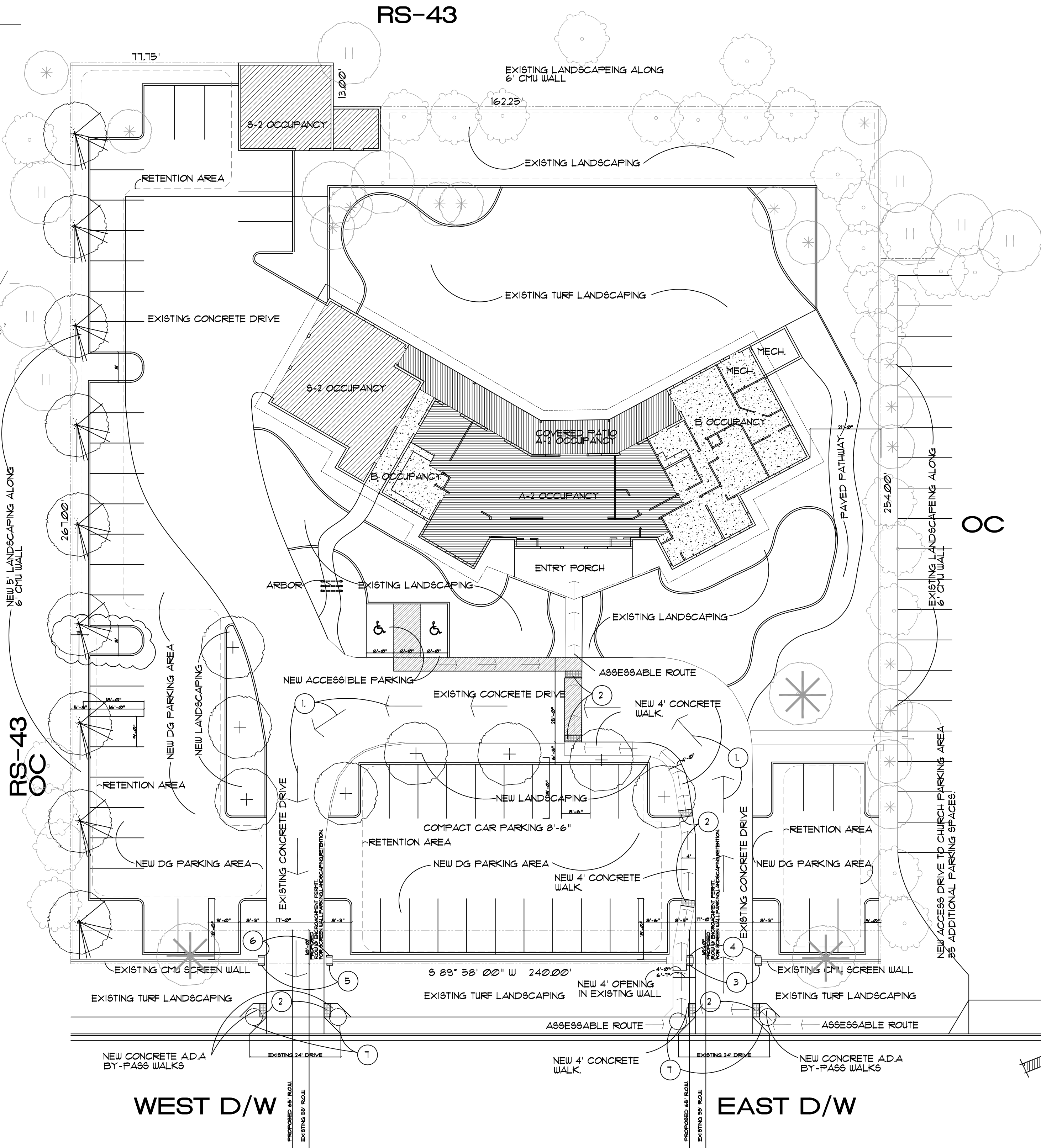


LANDSCAPE LEGEND

EXISTING SYMBOL	NEW SYMBOL	BOTANICAL/COMMON NAME	SIZE
		Dalbergia Sissoo	24 " box
		Indian Rosewood—Sissoo	(Unless noted)
		Cercidium floridum	15 Gallon
		Blue Palo Verde	(Unless noted)
		Ulmus parvifolia 'True Green'	24" box
		Evergreen Elm	(Unless noted)
		Pinus Elderica	mature
		Afgan Pine	
		DATE PALM	mature—25' +/-
		verify	
		mexican Fan Palm	mature—50—75'
		verify	
		Cercidium floridum	mature
		Blue Palo Verde	verify
		Existing Tree	mature
		verify species	

KEYED NOTES:

1. PROVIDE ONE-WAY DIRECTIONAL ARROWS PAINTED ON DRIVEWAY AS SHOWN.
2. PROVIDE 2'X4' TRUNCATED DOME MAT AT ACCESSIBLE ROUTE TRAFFIC CROSSINGS AS SHOWN.
3. PROVIDE SIGNAGE MOUNTED ON EXISTING CMU SCREEN WALL BOTH SIDES OF DRIVEWAY STREET SIDE WITH 4" LETTERS - "ENTRY ONLY"
4. PROVIDE SIGNAGE MOUNTED ON EXISTING CMU SCREEN WALL BOTH SIDES OF DRIVEWAY EXIT SIDE WITH 4" LETTERS - "WRONG WAY"
5. PROVIDE SIGNAGE MOUNTED ON EXISTING CMU SCREEN WALL BOTH SIDES OF DRIVEWAY STREET SIDE WITH 4" LETTERS - "EXIT ONLY"
6. PROVIDE SIGNAGE MOUNTED ON EXISTING CMU SCREEN WALL BOTH SIDES OF DRIVEWAY EXIT SIDE WITH 4" LETTERS - "NO LEFT TURN"
7. PROVIDE 5' MINIMUM TURNING RADIUS SPACE AT DRIVEWAY WINGS AND NEW BY-PASS WALK.



RM-2 PAD

2600 EAST SOUTHERN AVENUE
MCKOWN HOUSE BANQUET AND CONFERENCE CENTER
MESA ARIZONA

2600 EAST SOUTHERN AVENUE MESA, ARIZONA
MCKOWN HOUSE

PROJECT INFORMATION

OWNER: MICHAEL AND SHELLY MCKOWN
2600 E. SOUTHERN AVENUE
MESA, ARIZONA

PROJECT LOCATION:
2600 E. SOUTHERN AVENUE
MESA, ARIZONA

PROJECT DISCUSSION:
REZONING FROM R-43 SINGLE FAMILY RESIDENCE TO
OC OFFICE COMMERCIAL TO ALLOW A BANQUET AND CONFERENCE
CENTER.

SPECIAL USE PERMIT (SUP)
FOR OUTDOOR ENTERTAINMENT OR OUTDOOR ACTIVITY.

SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP)
TO ALLOW USE OF EXISTING BUILDINGS AND LANDSCAPING.

BUILDING PERMIT AS REQUIRED FOR A CHANGE OF USE TO BRING
EXISTING BUILDINGS INTO FULL CONFORMANCE WITH CURRENT
BUILDING CODES INCLUDING:
AN AUTOMATIC BUILDING SPRINKLER SYSTEM
BUILDING ACCESSIBILITY
ON SITE PARKING AS APPROVED BY THE SUP AND SCIP.
ON SITE LANDSCAPING AS APPROVED BY THE SUP AND SCIP.
ACCESSIBLE RESTROOMS
MINIMUM PLUMBING FIXTURES PER CURRENT CODE.
ACCESSIBLE ROUTE THROUGH-OUT SITE.

SITE AREA: 62222 SF. 1.4 ACRES
APN: 140-44-096A
BUILDING AREA:
HOUSE: 5671 SF. WHICH INCLUDES A 3 CAR GARAGE.
ACCESSORY STORAGE BUILDING: 912 SF.

BUILDING OCCUPANCY:
MIXED USE- A-2/ASSEMBLY BANQUET HALL, B (BUSINESS OFFICE, BRIDE AND GROOM ROOMS,
S-2 (STORAGE/GARAGE), A-2/B/S-2 NON-SEPERATED USES PER IBC 508.3.2

ALLOWABLE BUILDING AREA:
MIXED USE- A-2/B/S-2 PER TABLE 503: TYPE V-B CONST. 6,000 SF.
INCREASE FOR APES + 15,000 SF. + 6,000 + 24,000 SF. ALLOWED.

OCCUPANT LOAD:
A-2 ASSEMBLY: 2,064 SF. @ 15 SF/UNCONCENTRATED TABLES/CHAIRS = 137
A-2 ASSEMBLY-PATIO: 810 SF. @ 15 SF/UNCONCENTRATED TABLES/CHAIRS = 54
B BUSINESS: 2,133 SF. @ 1/100 SF. = 2133
S-2 STORAGE/GARAGE: 1,480 SF. @ 1/200 SF./COMMERCIAL KITCHEN = 74
S-2 ACCESSORY STORAGE BLDG: 912 SF. @ 1/500 SF. = 18
TOTAL OCCUPANT LOAD: 226

PARKING:

REQUIRED:
A-2 ASSEMBLY AREA (INDOOR) @ 1/75 SF. = 2,064/75 = 27.52
OUTDOOR EVENT AREA AND PATIO @ 1/500 SF. = 7500/500 = 15
B BUSINESS AREA @ 1/375 SF. = 2133/375 = 5.69
S-2 STORAGE AREA @ 1/300 SF. = 1480/300 = 4.93
TOTAL REQUIRED: 51 SPACES

PROVIDED:
GARAGE/CATERER SPACES: 3
GENERAL GUEST SPACES: 59
ACCESSIBLE / VAN SPACES: 2
TOTAL PROVIDED: 64 SPACES

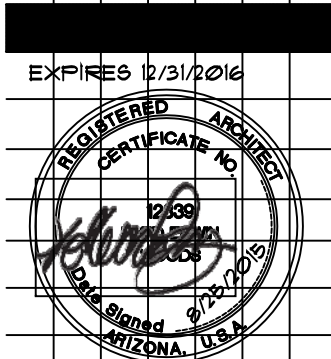
SHARED PARKING:
IN ADDITION TO ONSITE PARKING, AN ADDITIONAL 55 SPACES ARE AVAILABLE
FOR USE ON THE EAST CHURCH PROPERTY BY PRIVATE AGREEMENT.

STORM WATER RETENTION:
THIS LOT IS AN HISTORICALLY FLOOD IRRIGATED SITE AND IS ASSUMED
TO HOLD THE REGULAR RAINFALL. THE REQUIRED RETENTION AREAS ARE INDICATED BY A DASHED LINE.

SITE PLAN
SCALE 1" = 20'-0"

PROJ. NO. MCKOWN
DATE: 8/25/15
DRAWN BY FEW
REVISIONS:
8/28/15
10/8/15 CITY FIRST REVIEW
10/29/15 CITY #2 REVIEW

CHANGE OF OCCUPANCY
MCKOWN BANQUET AND CONFERENCE CENTER
2600 EAST SOUTHERN AVENUE



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