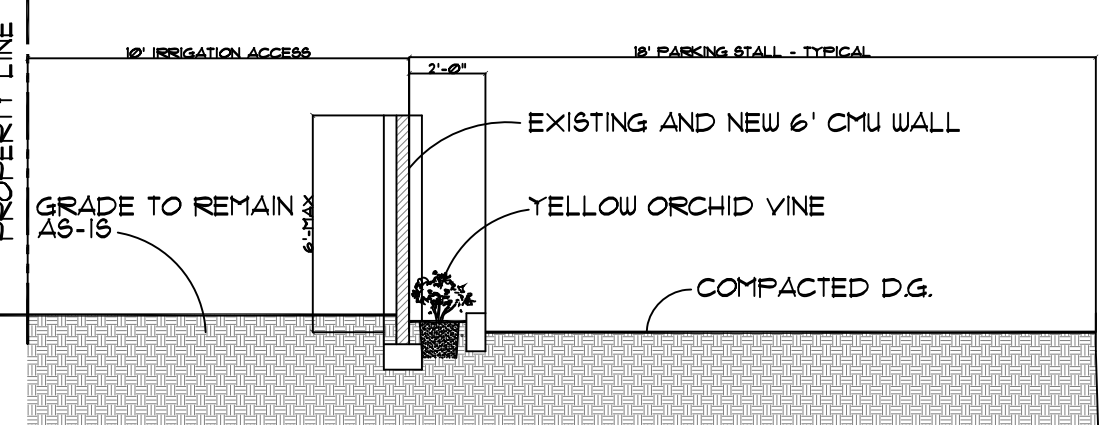


LANDSCAPE LEGEND

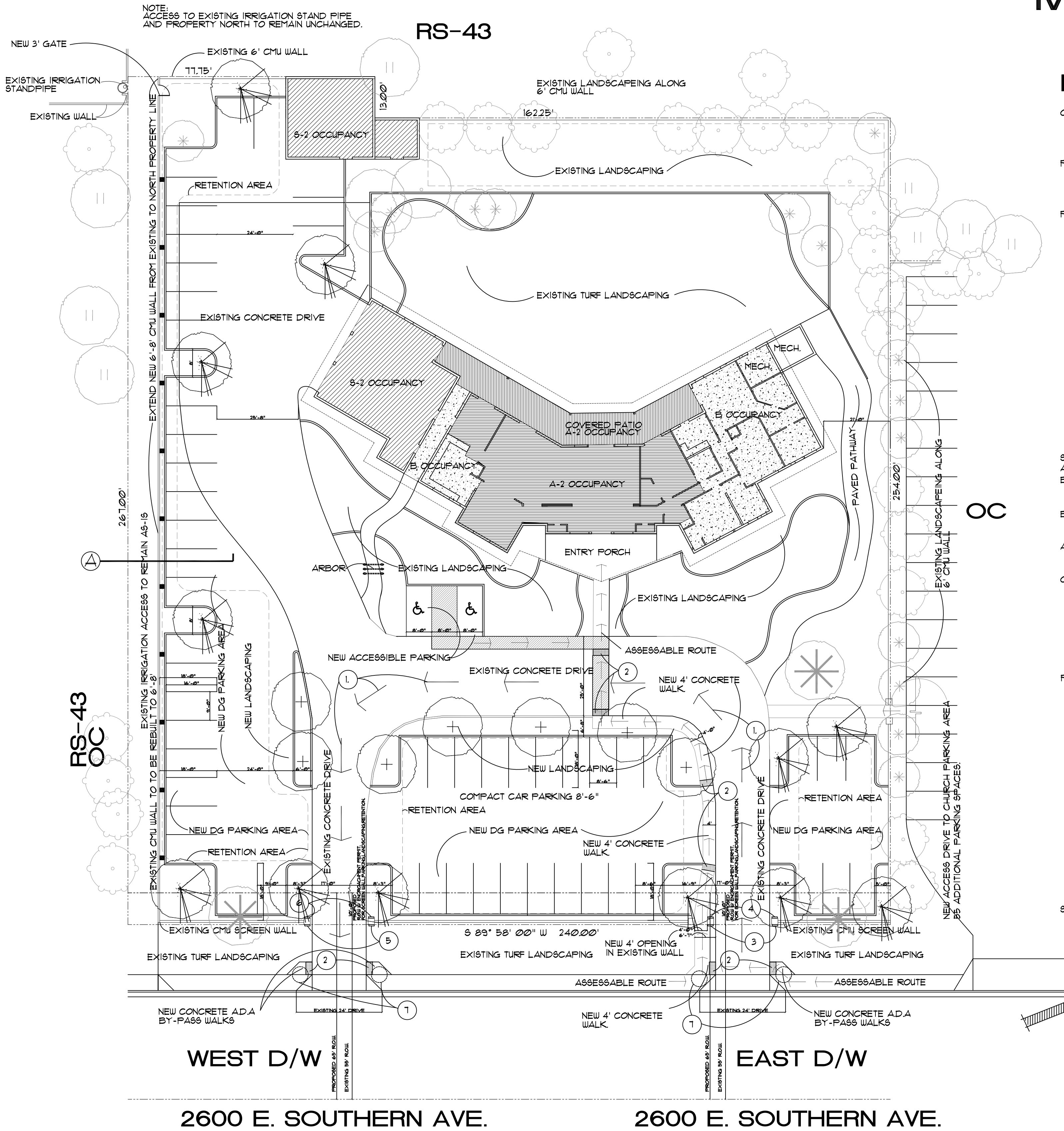
EXISTING SYMBOL	NEW SYMBOL	BOTANICAL/COMMON NAME	SIZE
		Dalbergia Sissoo Indian Rosewood--Sissoo	24 " box (Unless noted)
		Cercidium floridum Blue Palo Verde	15 Gallon (Unless noted)
		Ulmus parvifolia 'True Green' Evergreen Elm	24" box (Unless noted)
		Pinus Ederica Afgan Pine	mature
		. DATE PALM verify	mature--25' +/-
		mexican Fan Palm verify	mature--50--75'
		Cercidium floridum Blue Palo Verde	mature verify
		Existing Tree verify species	mature verify
		Mascagnia macropiera Yellow Orchid Vine	1 Gallon



Ⓐ SITE SECTION AT WEST PROPERTY

○ 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.



SITE PLAN

SCALE 1" = 20'-0"

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 DISCRPTION:
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 SFRINKLER 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: 62,222 SF. 14 ACRES
APN: 140-44-096A

BUILDING AREA:
HOUSE: 5,611 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 = 18,000 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 = 58
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) @ 1/15 SF. - 2064/15 = 2152
OUTDOOR EVENT AREA AND PATIO @ 1/500 SF. - 1500/500 = 15
B BUSINESS AREA @ 1/315 SF. - 2133/315 = 568
S-2 STORAGE AREA @ 1/1500 SF. - 912/1480/1500 = 265
TOTAL REQUIRED: 51 SPACES

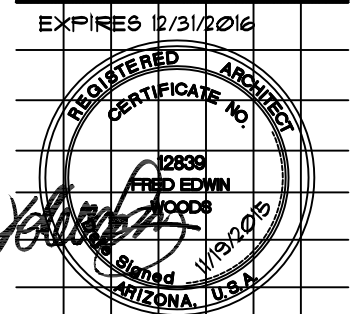
PROVIDED:
GARAGE/CATERER SPACES: 3
GENERAL GUEST SPACES: 56
ACCESSIBLE / VAN SPACES: 2
TOTAL PROVIDED: 61 SPACES

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

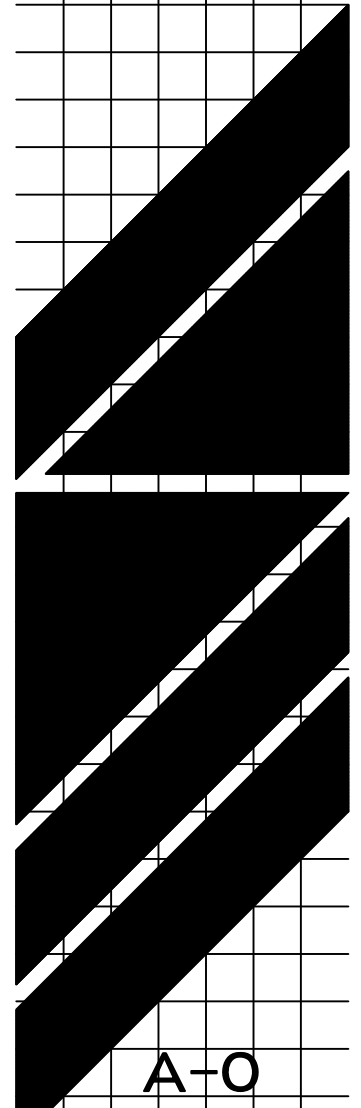
STORM WATER RETENTION:
THIS LOT IS AN HISTORICALLY FLOOD IRRIGATED SITE AND IS ASSUMED
TO HOLD THE REQUIRED STORM WATER VOLUMES.
ANTICIPATED RETENTION AREAS ARE INDICATED BY A DASHED LINE.

PRONO. MCKOWN
DATE: 8/25/15
DRAWN BY: FEW
REVISIONS:
8/28/15
10/8/15 CITY FIRST REVIEW
10/23/15 CITY PZ 2nd REVIEW
11/23/15 WEST ACCESS
12/1/15 city comments

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



WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. MCDOWELL ROAD,
MESA, ARIZONA 85213
(480) 962-7672



2 6 0 0 E A S T S O U T H E R N A V E.
M c K O W N H O U S E B A N Q U E T A N D C O N F E R E N C E C E N T E R M E S A A R I Z O N A