

PROJECT INFORMATION

OWNER: MR. DAVID JOHNSON
MESA, ARIZONA

PROJECT LOCATION:
406 N. VAL VISTA DRIVE
NUC UNIVERSITY DRIVE AND VAL VISTA DRIVE
MESA, ARIZONA

PROJECT DISCRPTION:
DEVELOPMENT PLAN FOR A 2.24 ACRE PARCEL WHICH INCLUDES AN
EXISTING 1922 SF. HOUSE TO BE RENOVATED AND CONVERTED TO
A BREAD STORE.

THE PROPERTY WILL BE DEVELOPED IN THREE PHASES

PHASE I

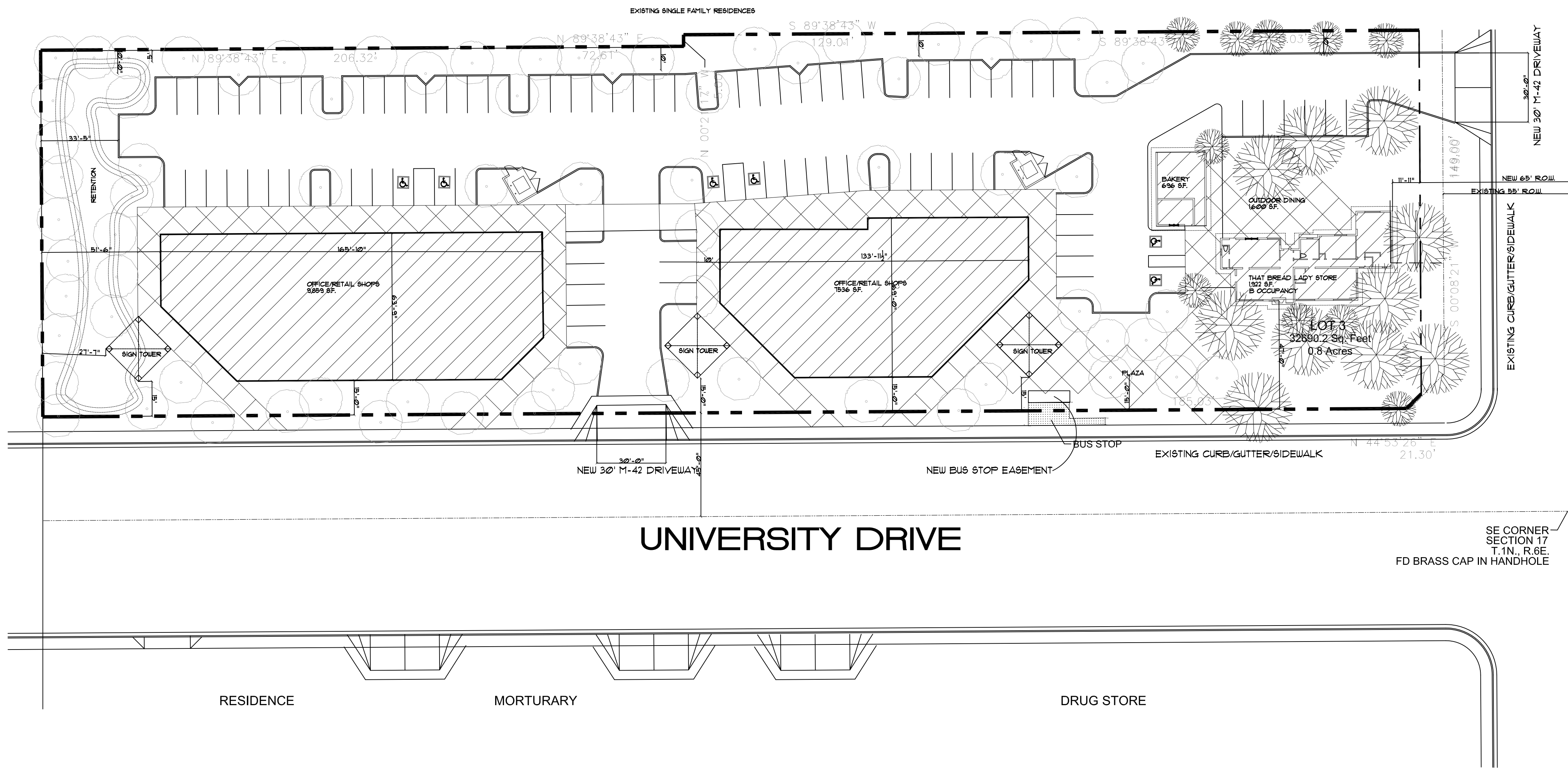
EXISTING 1922 SF. HOUSE CONVERTED TO BREAD STORE, AND OFFICES.
EXISTING 636 SF. HOUSE CARPORT CONVERTED TO BREAD BAKERY.
PARKING REQUIRED:
BREAD STORE - 1000 SF. @ 1/100 = 10 SPACES.
BREAD STORE OFFICES - 922 SF. @ 1/315 SF. = 2.95 SPACES.
BREAD BAKERY - 636 SF. @ 1/600 SF. = 1 SFACES.
PARKING REQUIRED @ 1/200 (1600 SF. OUTDOOR SPACE) = 8 SPACES
TOTAL REQUIRED: 22 SPACES
PARKING PROVIDED: 23 SPACES INCLUDING 2 ACCESSIBLE SPACES

PHASE II

SPECULATIVE RETAIL/OFFICE SPACE - 1,536 SF. BUILDING.
PARKING REQUIRED @ 1/315 = 20 SPACES
PARKING PROVIDED: 31 SPACES INCLUDING 2 ACCESSIBLE SPACES

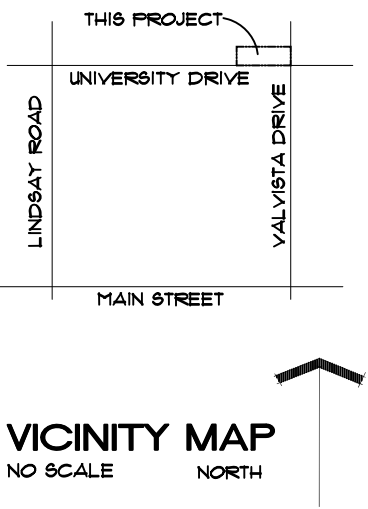
PHASE III

SPECULATIVE RETAIL/OFFICE SPACE - 9,859 SF. BUILDING.
PARKING REQUIRED @ 1/315 = 21 SPACES
PARKING PROVIDED: 33 SPACES INCLUDING 2 ACCESSIBLE SPACES



VAL VISTA DRIVE

SITE PLAN
SCALE 1" = 20'-0"



JOHNSON PROPERTY
NORTHWEST CORNER E. UNIVERSITY & N VAL VISTA
MESA ARIZONA

PRON. 825-1514
DATE: 9/11/15
DRAWN BY: FEW
REVISIONS:
11/10/15 5/12/16
12/7/15 8/04/16
12/8/15 8/23/16
12/28/15

THAT BREAD LADY
UNIVERSITY AND VAL VISTA REZONE
406 NORTH VAL VISTA DRIVE MESA, ARIZONA

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

exp. 12/31/2016
SEAL
12539
RED BROWN
WOODS
STATE OF ARIZONA, U.S.A.

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