

PROJECT TEAM

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ALLEN CONSULTING ENGINEERS

ANTHONY ZAUGG 4111 E VALLEY AUTO TRAIL, STE. 103 MESA, ARIZONA 85206

LANDSCAPE

MCGOUGH ADAMSON TIMOTHY J MCGOUGH. LA 535 E MCKELLIPS RD., STE 131 MESA, ARIZONA 85203 p. 602-997-9093

DRAWING INDEX

COVER SHEET, PROJECT DATA, & REMODEL SITE PLAN PRO1 PRELIMINARY GRADING & DRAINAGE PLAN L1 PRELIMINARY PLANTING PLAN

SITE DATA TABLE

EXISTING ZONING	RM-4
PROPOSED Zoning	NC
ZONING CASE #	ZDN19-00834
BOA CASE #	B0A19-00833
TOTAL SITE AREA	0,468 AC
LOT COVERAGE	34%
LOT WIDTH	126 LF
LOT DEPTH	198 LF
BLDG SETBACKS F,S,S,R	15*, 2, 19, 25**
LAND, SETBACKS F,S,S,R	15*, 2, 19, 20**
FLOOD ZONE	ZONE X

* 10' SETBACK NEXT TO EXISTING CANOPY ** 3' SETBACK NEXT TO EXISTING CANOPY

MORTAR CAP-

1-#4 X CONT.

8-8-16 REG CMU, PAINTED TO MATCH .

EXP. JOINT FILLER -

SHALL BE 1/2" BITUMINOUS TYPE

EXPANSION JOIN FILLER ASTM

2- #4 BARS

PREFORMED

D-1751

SCALE: 3/4" = 1' - 0"

EXISTING WALLS

CONC SLAB-

2-#5 CONT.

SEE PLAN -

SLOPE TO DRAIN

#4 VERTS. @

8" GROUT

R 8" GROU

× o _MATCH &

LAP VERT.

BENDS

- CONC. STEM

MASONRY WALL-

SCREENWALL

WALL (OR

- ALTERNATE GROUTED

PROVIDE MAS. CONTROL JOINTS | MASONICE WAS

@ 20'-0" MAX. SPACING

MAS. SCREEN WALLS

MIN. 4' HI MASONRY SCREEN WALL PER CITY OF MESA STD DETAIL M-62.04- SEE DET. 12'-8" | 2/A1 MIN MIN. 3" THK. CONCRETE-LEVEL WITH (E) CONC. SIDEWALK

STORAGE AREA SCREEN WALLS FOR BARREL SERVICE SCALE: 1/4" = 1' - 0"

PROJECT DATA AND STATISTICS

1102 E UNIVERSITY DRIVE SITE ADDRESS: PARCEL NUMBER: 137-05-034C

EXISTING ZONING: RM-4

REQUESTED ZONING: NC (NEIGHBORHOOD COMMERCIAL)

OFFICE / SALON EXISTING USE:

PROPOSED USE: SALON (BUSINESS SERVICES) BUILDING AREA: EXISTING BUILDING: 3,256 SF COVERED COURTYARD: 776 SF EXISTING PARKING CANOPY: 2,866 SF

ADJACENT ZONING DISTRICTS:

NORTH: RS-6 EAST: LC

WEST: RM-4 (ACROSS MATLOCK ST.)

SOUTH: RM-4 (ACROSS UNIVERSITY DR.) LOT SIZE & SITE DIMENSIONS: 20,412 S.F. (0.468 AC) 126' X 162'

PARKING REQUIRED: 1 SPACE PER 375 S.F. SALON: 9 SPACES PARKING PROVIDED: 19 PARKING STALLS PROVIDED (INCLUDES 2 H/C)

BUILDING HEIGHT: 13'-4"

REQ'D SETBACKS: FRONT YARD: 15 FOOT REAR YARD: 25 FOOT

SIDE YARD: 15 FOOT SIDE YARD (MATLOCK ST.): 20 FOOT

REQUESTED SETBACKS: FRONT YARD: 15' (NO CHANGE) REAR YARD: 3'

SIDE YARD: 2 SIDE YARD (MATLOCK ST.): 19'

LOT COVERAGE: 6,898 S.F./ 20,412 S.F.= 34%

BUILDING CODE DATA

EXISTING BUILDING CONSTRUCTION TYPE: TYPE V-B OCCUPANCY TYPE: B ALLOWED AREA: 9,000 S.F. ACTUAL AREA: 3,256 S.F. ✓

EXISTING PARKING CANOPY CONSTRUCTION TYPE: TYPE II-B OCCUPANCY TYPE: S2 ALLOWED AREA: 26,000 S.F. ACTUAL AREA: 2,866 S.F.√

BUILDING CODES:

2018 IBC 2018 IECC 2018 IMC 2018 IPC 2018 IFGC

2018 IEBC 2017 NEC

PROJECT DESCRIPTION

THIS PROJECT INVOLVES AN EXISTING OFFICE BUILDING BUILT ORIGINALLY IN 1972 AT 1102 E UNIVERSITY DRIVE. THE PROPERTY IS SUBDIVIDED INTO 5 SUITES. SUITES 1-2 IS AN EXISTING HAIR SALON, SUITE 3 IS AN EXISTING NAIL SALON, AND UP UNTIL RECENTLY SUITES 4-5 WAS A REALTOR OFFICE. THIS PROJECT INVOLVES THE CONVERSION OF SUITES 4-5 INTO ADDITIONAL HAIR SALONS. THE EXISTING BUILDING IS 3,256 S.F. OF INTERIOR SPACE. THE BUILDING HAS A CENTRAL INTERIOR COURTYARD, WITH ENTRY INTO EACH SUITE FROM THE COURTYARD. ALSO ON SITE IS AN EXISTING 2.866 S.F. COVERED PARKING CANOPY TO REMAIN.

SUITES 4 AND 5 CURRENTLY ACT AS ONE SUITE. IT WILL BE SUBDIVIDED INTO 6 HAIR SALON SUITES THAT SHARE COMMON RESTROOMS, LAUNDRY, BREAK AREA, AND LOBBY.

WITH THE ENTIRE BUILDING PROPOSED TO BE HAIR SALON SERVICES, A REZONE FROM RM-4 TO NC IS NECESSARY. WE ARE REQUESTING THIS REZONING TO ALLOW THE HAIR SALON USE WITHIN THE ENTIRE FACILITY.

WE ARE ALSO REQUESTING A BOARD OF ADJUSTMENT SCIP APPROVAL FOR A NON-CONFORMING SITE. THIS WOULD INCLUDE REDUCTIONS OF REQUIRED SETBACKS ALONG THE NORTHERN EASTERN, AND WESTERN PROPERTY LINES. ALSO TO ALLOW THE NON-CONFORMING PARKING CANOPY TO REMAIN AS-IS.

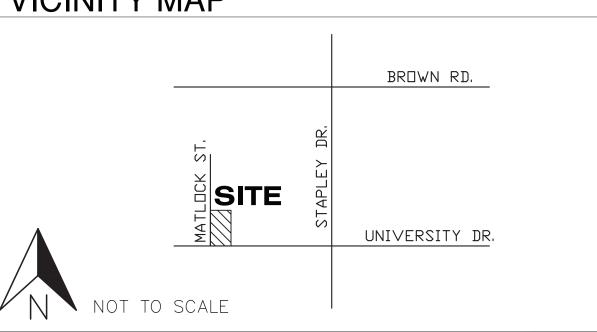
THE SITE UPGRADES INCLUDE ADDITIONAL LANDSCAPE AT THE NORTHERN PROPERTY LINE. RESTRIPING THE H/C SPACES TO COMPLY WITH CURRENT REGULATIONS. EXTENDING THE EXISTING SIDEWALK TO THE PUBLIC PEDESTRIAN WAY ALONG MATLOCK STREET, REMOVAL AND REPLACEMENT OF BOTH DRIVEWAYS TO MEET CURRENT COM DETAILS, REMOVAL AND REPLACEMENT OF THE ADA RAMP AT THE SW CORNER OF THE SITE, ADDITION OF A REQUIRED 6' HI MASONRY SCREEN WALL ALONG THE SHARED NORTHERN PROPERTY LINE, A NEW REFUSE BARREL CORAL, AND ADDITIONAL LANDSCAPING THROUGHOUT THE SITE TO COME BETTER IN COMPLIANCE WITH CURRENT CITY REGULATIONS.

THERE ARE NO EXTERIOR BUILDING MODIFICATIONS AS PART OF THIS PROJECT. THE EXISTING MONUMENT SIGN WILL REMAIN AS-IS.

OWNER

LAND OWNER: 1102 E UNIVERSITY LLC PHYLLIS BENSON 1907 E AZALEA CT. GILBERT, ARIZONA 85298 p. 602-43-9788 phyllisabenson@yahoo.com

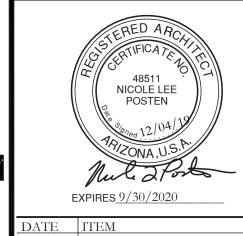
VICINITY MAP



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MESA, ARIZONA



1102 E UNIVERSITY LLC

REZONING

1102 E UNIVERSITY DR MESA, ARIZONA 85203

DWG NAME:

DWG #:

)/15/19 ZONING & SCIP SUBMITTAL 1 /04/19 ZONING & SCIP SUBMITTAL 3 019 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON POINT ARCHITECTURE, LLC, ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE, LLC IS PROHIBITE

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REMODEL SITE PLAN, PROJECT DESCRIPTION, PROJECT INFORMATION

JOB #: 1908

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