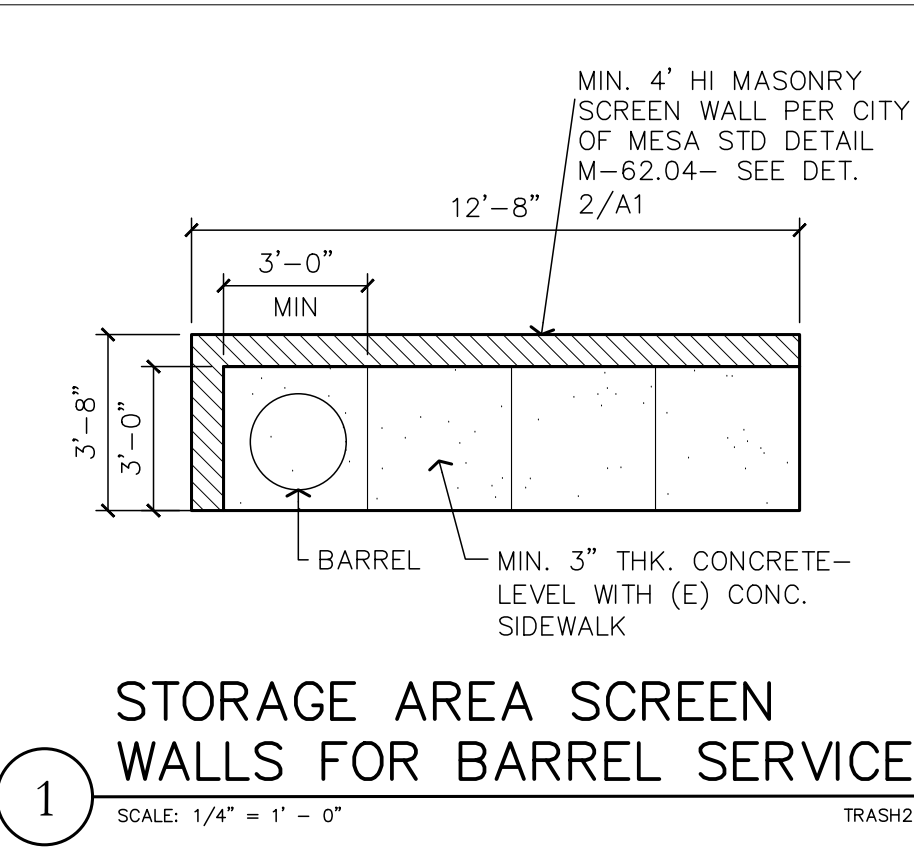
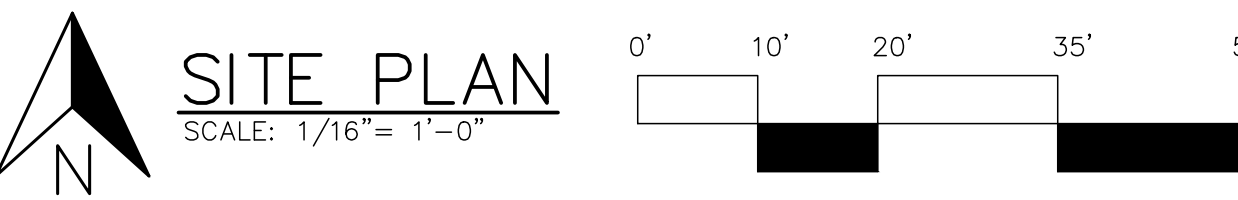




DRAWING INDEX	
A1	COVER SHEET, PROJECT DATA, & REMODEL SITE PLAN
PR01	PRELIMINARY GRADING & DRAINAGE PLAN
L1	PRELIMINARY PLANTING PLAN

SITE DATA TABLE	
ZONING	NC
ZONING CASE #	ZON19-00834
BOA CASE #	BOA19-00833
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

BUILDING CODE DATA		
EXISTING BUILDING	BUILDING CODES:	
CONSTRUCTION TYPE: TYPE V-B	2018 IBC	2018 IECC
OCCUPANCY TYPE: B	2018 IMC	2018 IEBC
ALLOWED AREA: 9,000 S.F.	2018 IPC	2017 NEC
ACTUAL AREA: 3,256 S.F. ✓	2018 IFGC	
EXISTING PARKING CANOPY		
CONSTRUCTION TYPE: TYPE II-B		
OCCUPANCY TYPE: S2		
ALLOWED AREA: 28,000 S.F.		
ACTUAL AREA: 2,866 S.F. ✓		

VICINITY MAP

BROWN RD.

STAPLEY DR.

MATLOCK ST.

SITE

UNIVERSITY DR.

N

NOT TO SCALE

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 WERE GRANTED A REZONING TO NC 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, RESTRIPIING 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	

PRINTED:
2/19/2020

 <i>Nicole Lee Posten</i> EXPIRES 2/30/2020	JOB #: 1908 SITE PLAN APPROVAL for 1102 E UNIVERSITY LLC 1102 E UNIVERSITY DR MESA, ARIZONA 85203												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">DATE:</th> <th style="width: 80%;">ITEM</th> </tr> <tr> <td>4/18/19</td> <td>PRE-SUBMITTAL</td> </tr> <tr> <td>10/15/19</td> <td>ZONING & SCIP SUBMITTAL 1</td> </tr> <tr> <td>11/25/19</td> <td>ZONING & SCIP SUBMITTAL 2</td> </tr> <tr> <td>12/04/19</td> <td>ZONING & SCIP SUBMITTAL 3</td> </tr> </table>	DATE:	ITEM	4/18/19	PRE-SUBMITTAL	10/15/19	ZONING & SCIP SUBMITTAL 1	11/25/19	ZONING & SCIP SUBMITTAL 2	12/04/19	ZONING & SCIP SUBMITTAL 3	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> DWG NAME: REMODEL SITE PLAN, PROJECT DESCRIPTION, PROJECT INFORMATION </td> <td style="width: 50%; vertical-align: top;"> DWG #: A1 </td> </tr> </table>	DWG NAME: REMODEL SITE PLAN, PROJECT DESCRIPTION, PROJECT INFORMATION	DWG #: A1
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