



# Board of Adjustment

## *Staff Report*

**CASE NUMBER:** BA14-045 (PLN2014-00346)  
**Staff Planner:** Kaelee Wilson  
**LOCATION/ADDRESS:** 805-815 E. Main Street  
**OWNER:** The Orchards at Tucson LLC  
**APPLICANT:** Venezia Reception Hall- Claudia Morgado

**REQUEST:** *Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of an existing group commercial development in the LC zoning district.*

### SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the redevelopment of a commercial shopping center. The applicant is proposing to open a reception center which intensifies the use of the property. The intensification requires that the site comply with current code requirements. Considering the site was constructed back in 1965, it would be extremely difficult if not impossible for the site to comply with current requirements without major alterations to the building and site.

### STAFF RECOMMENDATION

Staff recommends approval of case BA14-045, *conditioned upon the following:*

- 1. Compliance with the site plan, landscape plan, and building elevations submitted, except as modified by the conditions listed below.*
- 2. Compliance with Administrative Design Review Approval letter dated May 22<sup>nd</sup>, 2014.*
- 3. Landscaping shall be planted in the four landscape medians along Main Street. Landscape quantities shall be in compliance with 11-33-4.*
- 4. The applicant shall not provide parking in drive-aisles or loading dock.*
- 5. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

### SITE CONTEXT

**CASE SITE:** Existing commercial center – zoned LC  
**NORTH:** (across Main Street) vacant bowling alley – zoned LC  
**EAST:** Existing retail shops and multi-residences – zoned LC and RM-4  
**SOUTH:** (across Mahoney Avenue) Existing retail shops and multi-residences – zoned LC and RM-4  
**WEST:** (across Horne) Existing Walgreens Pharmacy – zoned LC

**STAFF SUMMARY AND ANALYSIS:**

The site is just over 4 acres with the subject suite being 17,500 square feet. The site has a grocery store connected to the subject suite and a freestanding Liberty Tax building. Since the site was constructed back in 1965, there are noticeable nonconformities on the property. The applicant has requested the SCIP in order to obtain approval of modifications to perimeter building and landscape setbacks, required foundation base width around the buildings, parking reduction and a reduction to screening requirements. A summary of Code requirements, the applicant's proposal, and the staff recommendations are shown in the Table, below.

	Code Requirement	Applicant Proposed	Complies?	Staff Recommended
<b>Setback (parking and/or building)</b>				
Main Street (to the north)	15 feet from Right of Way	0	No	As proposed
East Property Line	0 feet adjacent to LC zone (Group COI)/ 20 feet to RM	0	No	As proposed
South property line	20 feet from Right of Way	0	No	As proposed
Horne (to the west)	15 feet from Right of Way	0	No	As proposed
<b>Foundation Base</b>				
West elevation	5' minimum	5'		
South elevation	5' minimum	0	No	As proposed
East Elevation	5' minimum	0		
<b>Foundation Base with Entry (north elevation)</b>	15' with a 20' deep plaza that is a minimum of 900 sqft.	≈ 10'	No	As proposed
<b>Landscape Islands in the parking field</b>	Max. 8 spaces between islands	In medians in front of occupancy	No	As proposed in addition to the four medians adjacent to Main Street
<b>Landscape island width</b>	Minimum 8' wide	Varies, but less than 8'	No	As proposed
<b>Screening wall in front of parking areas</b>	Required along street frontages	None	No	As proposed
<b>Parking</b>	199 spaces on site	192 onsite, 24 offsite	Yes	As proposed
<b>Roof Mounted Equipment</b>	Shall be screened on all four sides	None	No	As proposed

In addition to what is shown on the site plan, staff recommends landscaping be added to the four landscape medians adjacent to Main Street. Adding landscaping in the landscape medians will have the most visual impact that is in proportion to the request. Since the site is located along the future Gilbert Road Light Rail extension the additional landscaping along Main will facilitate a more pedestrian friendly environment.

The applicant is requesting to have offsite parking spaces counted towards the needed number of onsite parking spaces provided. There are currently 192 parking spaces on site and based on the required parking ratio, the site would need to have 199 parking spaces. The other uses on the site have alternate peak hours of

operation that would not negatively impact the parking needed for the assembly use of a reception hall.

Since the applicant is not proposing an expansion of the building and is just changing the occupancy, the improvements need to be proportional to the request. Staff believes the addition of landscaping in the medians as shown on the site plan in addition to landscaping in the medians along Main Street as recommended by staff is adequate considering the degree of change.

**FINDINGS:**

- 1.1 The request will allow a 17,500 square foot reception hall to locate in a tenant space in an existing retail shopping center.
- 1.2 The current land use conforms to the permitted uses for the Limited Commercial district as well as the General Plan designation of Community Commercial.
- 1.3 The proposed upgrades will bring the site into further conformance with the current ordinance requirements. Strict compliance of ordinance requirements would require demolition or reconstruction of the site.
- 1.4 The applicant has noted the following as justification for the granting of the SCIP: 1) the grocery store occupying the east half of the building never has more than 10-15 cars since many of their patrons walk or ride their bike; 2) the uses will have different hours; 3) the property owner is also improving the site through façade improvements.
- 1.5 The proposed site and landscape plans, including staff recommended conditions for approval, substantially conform to the intent of the Code and provide a development that is consistent with and not detrimental to adjacent properties.

**ORDINANCE REQUIREMENTS:**

**Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – Required Findings:**

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.



**Substantiation, and/or supplementation to accommodate the parking deficit, and granting a Waiver or a Special Use Permit.**

**The Tenant shall engage a valet, or parking director person(s), to park any excess vehicles to the North East Quadrant of the site, which has 36 vacant spaces, as well as a cross hatch area, which can accommodate an additional 30 valet or directed spaces used for Grocery delivery trucks between 6 A.M. to 4 P.M., week days, and up to 12 Noon on Saturdays, which on any given day is not occupied by vehicles. Therefore, valet parking can utilize the drive-thru or thoroughfare lanes for stacking additional cars between the existing parking spaces.**

**Also, the Grocery operation never has more than ten (10) to fifteen (15) cars within the parking lot due to many patrons that walk or ride their bikes.**

**Furthermore, it's important to consider the applicant has been in operations with its existing facility at 243 S. Mesa Drive, Mesa, AZ, without having any incidents reported by the police, or health department and, therefore, remains in good standing.**

**Previously, the new owner of the Property; namely, The Orchards at Tucson, LLC, has initially presented architectural plans to renovate the existing facade, which subsequently was told that the planning department must review and approve along with the building department.**

**The Owner did meet with Kaelee Wilson, of the Planning Department, who visited the site, and requested modifications to the previous submitted plans, which were agreed to by the owner, which included a new landscape island with planting, irrigation and three twenty (20') foot California Palm Trees. (See plan review memo, and approval letter, enclosed as agreed to by Owner).**

**Also enclosed is the revised site plan incorporating further requests by the planning department at our review meeting on June 24, 2014, incorporating additional landscape islands on the ends of the existing parking quadrants directly in front of the Applicant's Lease space as well as the revised parking calculations that exist on and off site to facilitate the necessary parking requirements.**

**Lastly, the existing Pylon sign exceeds the current zoning code; however, it should be considered to remain as it meets the fifty (50) year old building exception, based on the sign regulation Section 11-41-S, this acts as a contributing property to the Historic District, which in this case would apply as the building is 50 years and older. The signage, we believe, provides and creates a sense of time and place, which also enhances the historic character of the site, and keeping into the mid-century modern architecture (See planner memorandum dated April 30, 2014 by the planning division), and although the Applicant shall be occupying the vacant space, the existing Tenant, Rancho Grande Grocery, has been utilizing its sign for the past ten (10) years, and relies on its height and size in supporting its business.**

**The owner has agreed to repaint the structure to match the Dove Gray color to be used on the building, which was approved by the planning board in its May 22, 2014, approved letter (see enclosed).**

**The applicant's new individual sign construction shall be reviewed, and approved by the proper municipal department upon receipt of its application.**

**Thank you for your review of the above and hopeful consideration for approval of this Application.**



**PROJECT TEAM**

**OWNER**  
 THE ORCHARDS AT TUCSON LLC  
 VENECIA II - RECEPTION HALL  
 c/o JAMES YACENDA  
 1075 RT 34 SUITE G  
 40 JAMES YACENDA  
 ABERDEEN, NJ 07717

**ARCHITECT**  
 PATHANGAY ARCHITECTS  
 4545 NORTH 38TH STREET, SUITE 202  
 PHOENIX, AZ 85018  
 TEL: (602) 368-9315  
 FAX: (602) 368-9360  
 CONTACT: NAVIN PATHANGAY

**SITE DATA**

**ADDRESS**  
 815 E. MAIN STREET  
 MESA, ARIZONA 85204

**PARCEL**  
 138-18-037A

**LEGAL**  
 MOORE ACRES, LOT 3

**ZONING**  
 LC

**LOT SIZE**  
 NET = 144,859 S.F. / GROSS = 100,041 S.F.

**legal description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
 LOTS 3-17 INCLUSIVE, MOORE ACRES, ACCORDING TO BOOK 28 OF MAPS, PAGE 13, RECORD 8 OF MARICOPA COUNTY, ARIZONA;  
 EXCEPTING THEREFROM THE SOUTH FIVE FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 15, 16 AND 17, MOORE ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 13, AS CONVEYED TO THE CITY OF MESA, IN DOCUMENT NO. 98-0284706.

**SITE PLAN**

**general notes**

- IF THERE ARE ANY DISCREPANCIES FOUND ON PLANS, PLEASE VERIFY WITH GENERAL CONTRACTOR
- VERIFY ALL DIMENSIONS, COORDINATING ELEVATIONS ACCORDINGLY
- DO NOT SCALE DRAWINGS
- PROVIDE PVC BLEEVES FOR LOW VOLTAGE LANDSCAPE LIGHTING AND IRRIGATION. VERIFY WITH GENERAL CONTRACTOR
- INSTALL 2" DIA PVC BLEEVES UNDER WALLS, DRIVEWAYS, ETC. TO INTERCONNECT LANDSCAPE AREAS FOR FUTURE ELEC. AND/OR IRRIGATION. NOTE LOCATION AND DEPTH ON "AS BUILT DRAWINGS". VERIFY WITH GENERAL CONTRACTOR
- REFER TO CIVIL PLAN FOR ANY ADDITIONAL INFORMATION PERTINENT TO THE SITE IF APPLICABLE
- FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION
- ALL NEW UTILITIES TO BE PLACED UNDERGROUND

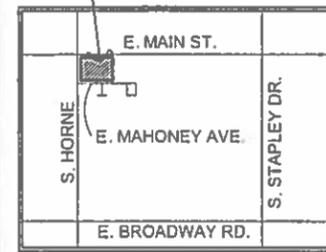
**calculations**

PARKING CALCULATIONS			
DESCRIPTION	S.F.	MIN. REQ.	MINIMUM REQ. TOTALS
PROPOSED ASSEMBLY SPACE (NET)	9,445	1/75	126 SPACES
BLDG AREA (GROSS)	17,500		
EXISTING RETAIL, GROCERY STORE (BLDG AREA UNCHANGED)	26,625	1/375	71 SPACES
EXISTING OFFICE, LIBERTY TAX (BLDG AREA UNCHANGED)	700	1/375	2 SPACES
<b>TOTAL BLDG S.F.</b>	<b>44,825</b>		
<b>TOTAL PARKING REQUIRED</b>			<b>199 SPACES</b>
ONSITE PARKING PROVIDED			182 SPACES
OFF-SITE PARKING PROVIDED			24 SPACES
<b>TOTAL PARKING PROVIDED</b>			<b>216 SPACES</b>
OF TOTAL (3) ADA PARKING PROVIDED			216 SPACES

**VENECIA II - RECEPTION HALL**

815 E. Main St.  
 Mesa, Arizona 85204

**PROJECT**  
 815 E. MAIN ST.  
 MESA, ARIZONA 85204

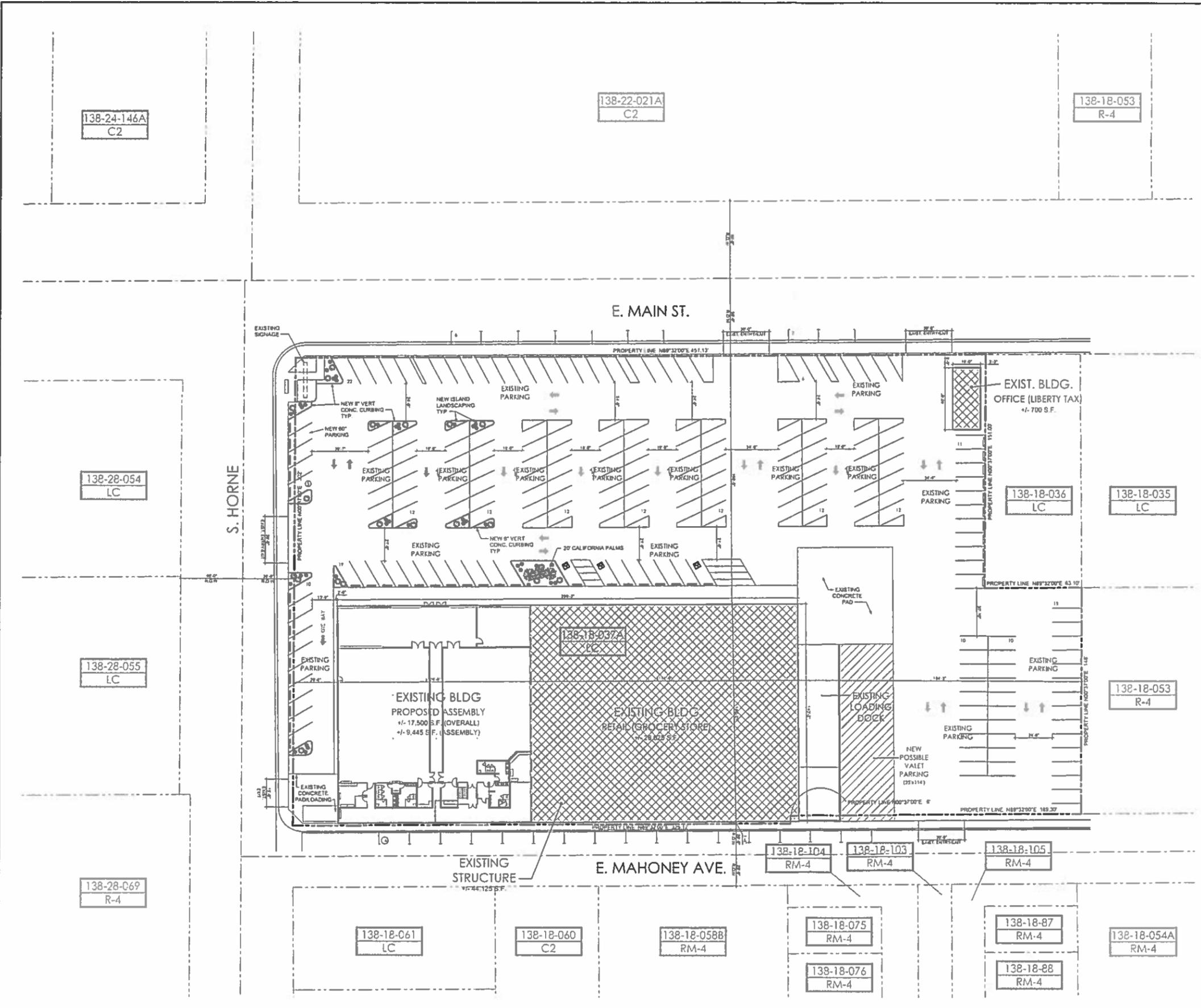


**VICINITY MAP**

NOT TO SCALE

**PROPOSED ARCHITECTURAL SITE PLAN**

1" = 30'-0"

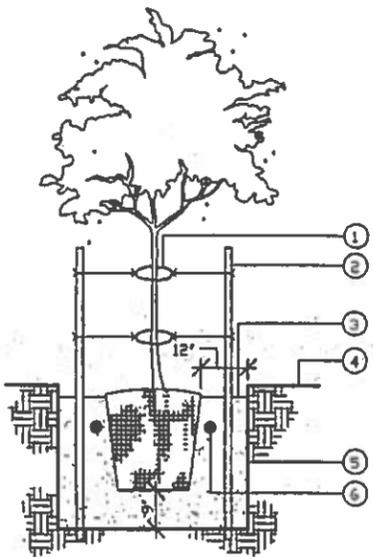


KEY:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-2**

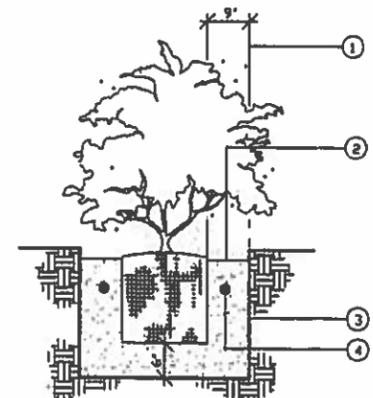
DRAWN BY: RDC  
 REVIEWED BY: NP  
 DATE: 6/25/2014  
 PROJECT NUMBER: 14-019



- 1/2" RUBBER HOSE W/ #10 WIRE
- TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
- 4" BASHI
- AGRFORM TABLETS
- ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
- AGRFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

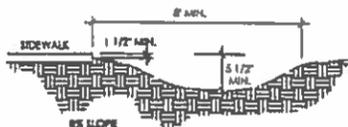
TREE DETAIL N.T.S.



- MINIMUM DIMENSION FOR 5 GAL. PLANTS
- 1" BASHI
- ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
- AGRFORM TABLETS - REFER TO SPECS. FOR RATIO

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

SHRUB PLANTING DETAIL N.T.S.



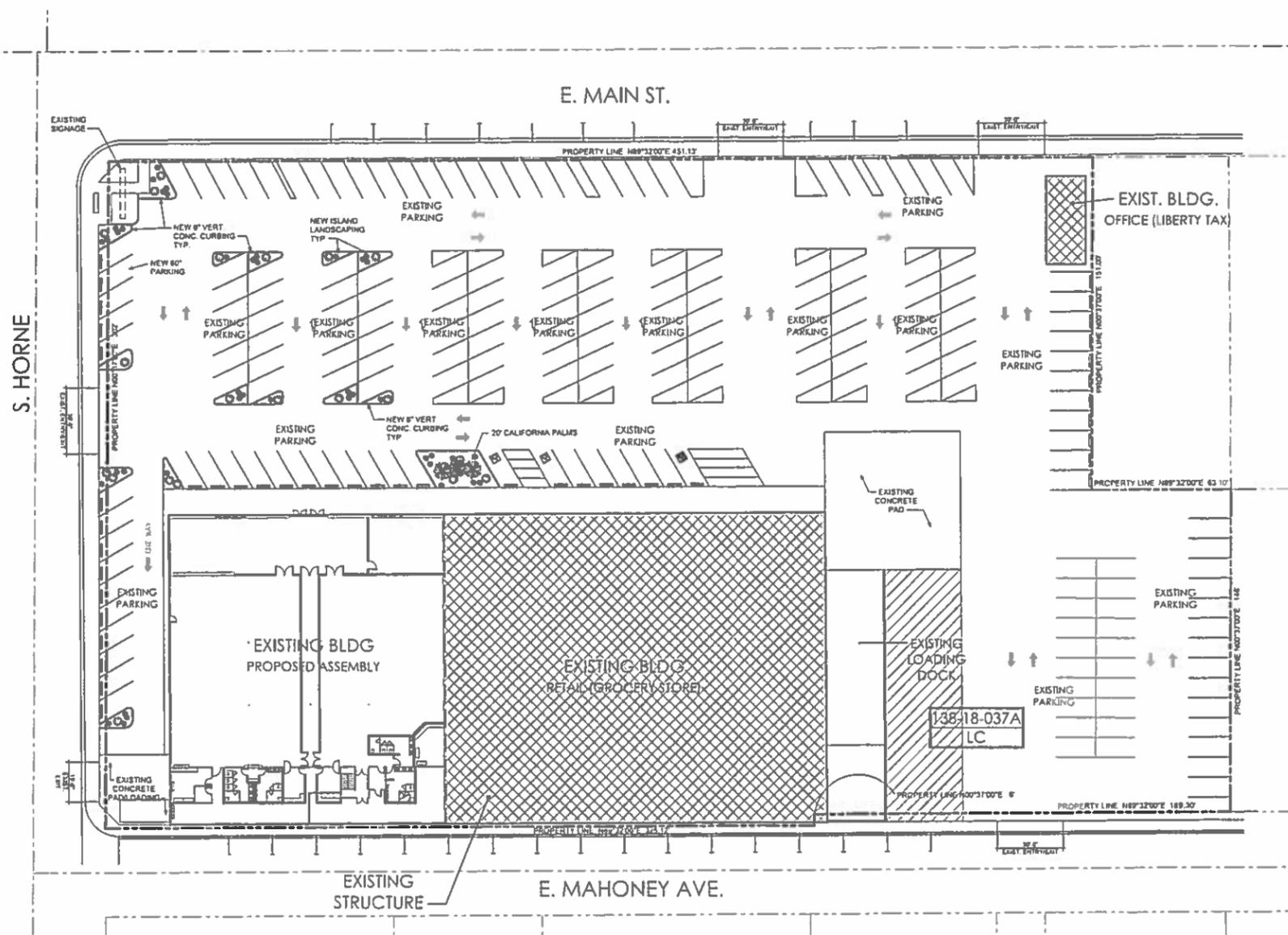
NOTE:  
ALL EARTHWORK TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL SIDEWALKS AND STRUCTURES

SWALE DETAIL N.T.S.

- PLANT LEGEND:
- PALM TREE (AS NOTATED)
  - TREE (TO BE DETERMINED)
  - SHRUB (TO BE DETERMINED)
  - SHRUB (TO BE DETERMINED)

# PRELIMINARY LANDSCAPE PLAN

1" = 30'-0"



PROJECT TEAM	
OWNER THE ORCHARDS AT TUCSON LLC VENECIA II - RECEPTION HALL 4545 NORTH 38TH STREET, SUITE 202 PHOENIX, ARIZONA 85018 TEL: (602) 368-8375 FAX: (602) 368-8380 CONTACT: NAVIN PATHANWAI	ARCHITECT PATHANGAY ARCHITECTS 4545 NORTH 38TH STREET, SUITE 202 PHOENIX, AZ 85018 TEL: (602) 368-8375 FAX: (602) 368-8380 CONTACT: NAVIN PATHANWAI
SITE DATA	
ADDRESS 815 E. MAIN STREET MESA, ARIZONA 85204	PARCEL 138-18-037A
LEGAL MOORE ACRES, LOT 3	ZONING LC
LOT SIZE NET = 144,850 S.F. / GROSS = 190,941 S.F.	
LANDSCAPE PLAN	
landscape notes	

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPT. OF WATER RESOURCES LOW WATER USE PLANT LIST.

VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC-RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS RECREATION AND LIBRARY (PRLD), IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT CONTACT (602) 262-6862.

ALL EXISTING TREES AND SHRUBS IN R.O.W. AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS RECREATION AND LIBRARY DEPARTMENT PRIOR TO ANY R.O.W. PLANT RELOCATIONS AT (602) 498-6844.

EXISTING CITY OF PHOENIX IRRIGATION TO BE MOVED, IN R.O.W. AND CONNECTED TO THE NEW SYSTEM. MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING R.O.W. LANDSCAPING.

ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS URMANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

MSC. LANDSCAPE NOTES:  
THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.

ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 211 TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS) PLANT MATERIAL WITHIN THE CITY OF PHOENIX 80FT DISTANCE TRASHES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 1" MINIMUM CLEAR CANOPY.

NO SLOPES ARE GREATER THAN 4:1  
NO FRIELINE BACKFLOW  
NO SALVAGED PLANT MATERIAL NO OVERHEAD POWERLINES

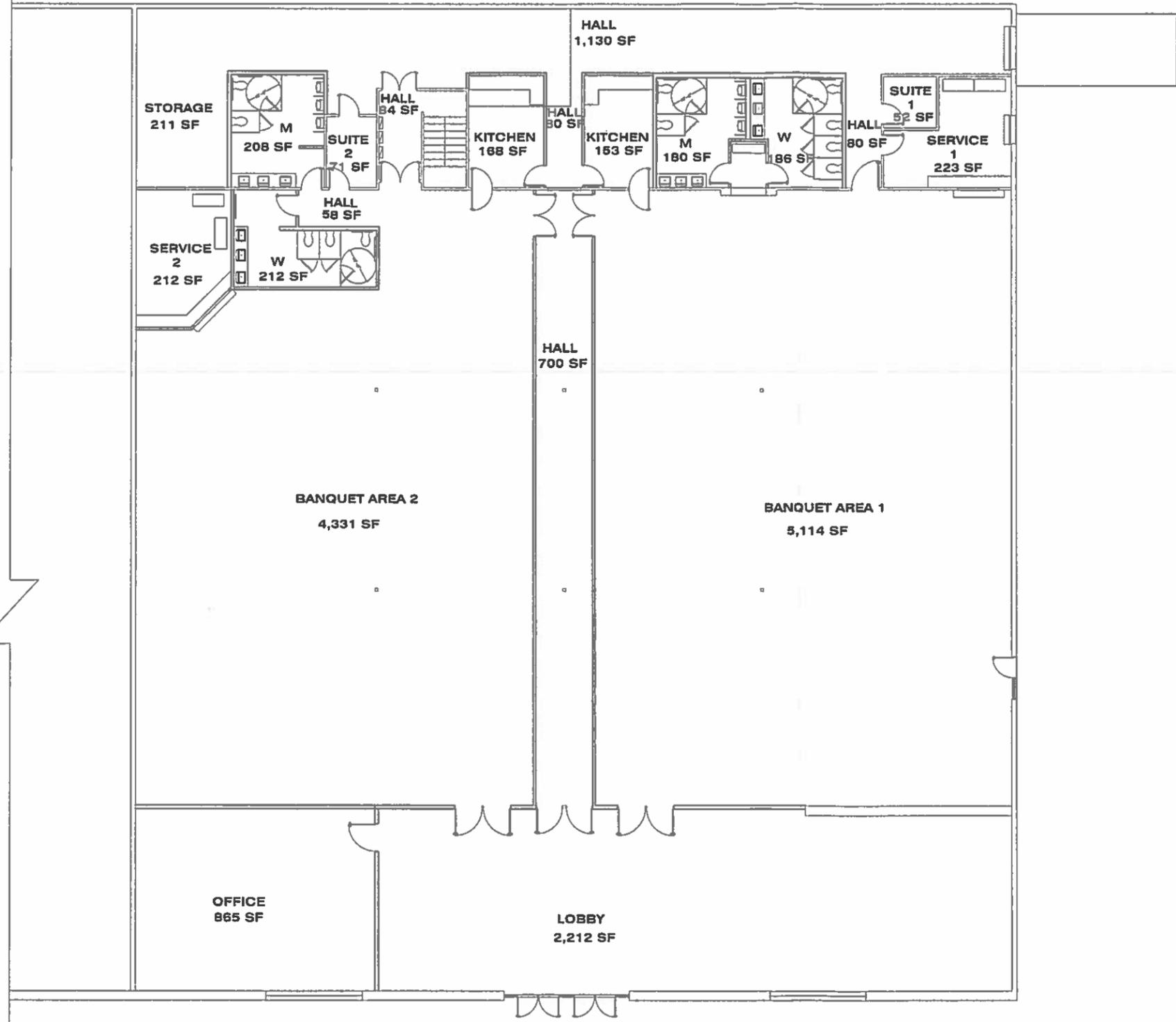


VICINITY MAP  
NOT TO SCALE



**VENECIA II - RECEPTION HALL**  
 815 E. Main St.  
 Mesa, Arizona 85204

SHEET TITLE: <b>PRELIMINARY LANDSCAPE PLAN</b>	
SHEET NUMBER: <b>A-3</b>	
DRAWN BY: RDC	REVIEWED BY: NP
DATE: 6/25/2014	PROJECT NUMBER: 14-019



**PROPOSED FLOOR PLAN**

1/8" = 1'-0"



**PROJECT TEAM**

**OWNER**  
 THE ORCHARDS AT TUCSON LLC/  
 VENECIA II - RECEPTION HALL  
 46 JAMES YACENKA  
 1075 RT 34 SUITE G  
 46 JAMES YACENKA  
 ABERDEEN, NJ 07747

**ARCHITECT**  
 PATHANGAY ARCHITECTS  
 4545 NORTH 36TH STREET, ST 202  
 PHOENIX, AZ 85018  
 TEL: (602) 368-8375  
 FAX: (602) 368-8380  
 CONTACT: HAYVN PATHANGAY



**SITE DATA**

**ADDRESS**  
 815 E. MAIN STREET  
 MESA, ARIZONA 85204

**PARCEL**  
 138-18-037A

**LEGAL**  
 MOORE ACRES, LOT 3

**ZONING**  
 LC

**LOT SIZE**  
 NET = 144 850 S.F. / GROSS = 180,041 S.F.

**legal description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
 LOTS 3-17 INCLUSIVE, MOORE ACRES, ACCORDING TO BOOK 28 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.  
 EXCEPTING THEREFROM THE SOUTH FIVE FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 15, 16 AND 17, MOORE ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 15, AS CONVEYED TO THE CITY OF MESA IN DOCUMENT NO.98-0234798.

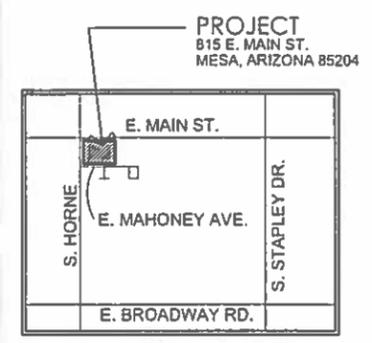
**ARCHITECTURAL FLOOR PLAN**

**general notes**

- A. IF THERE ARE ANY DISCREPANCIES FOUND ON PLANS, PLEASE VERIFY WITH GENERAL CONTRACTOR
- B. DO NOT SCALE DRAWINGS

**VENECIA II - RECEPTION HALL**

815 E. Main St.  
 Mesa, Arizona 85204



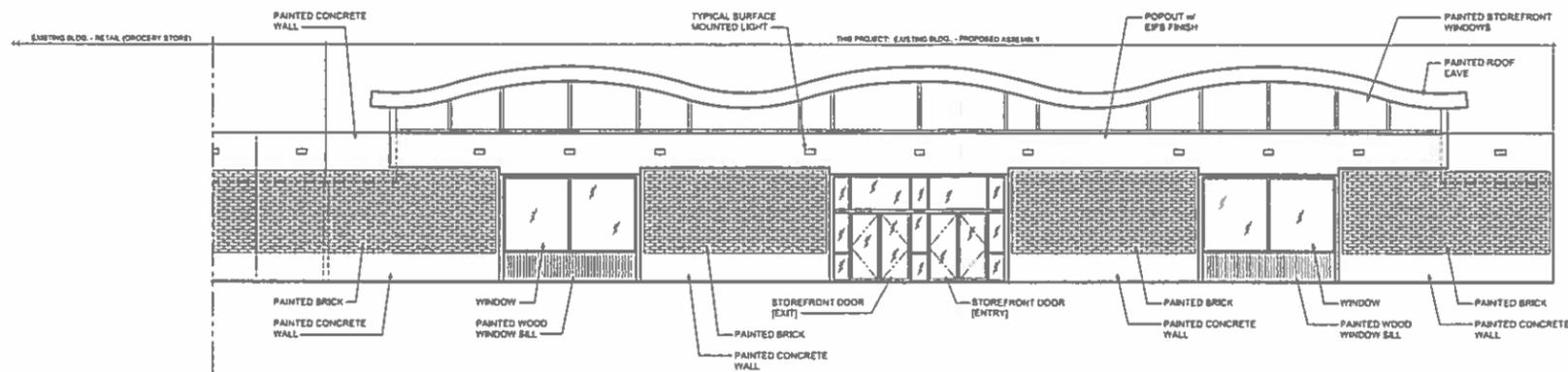
**VICINITY MAP**  
 NOT TO SCALE

KEY:

**SHEET TITLE:**  
 FLOOR PLAN

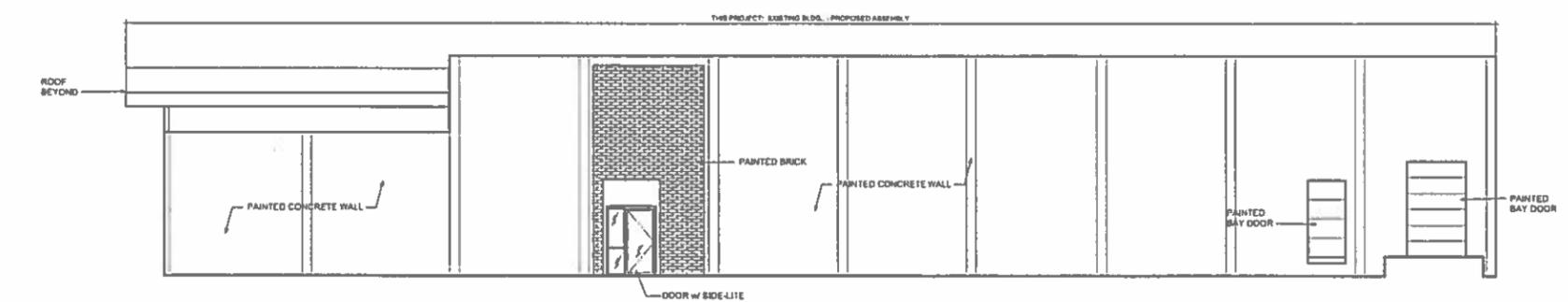
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 A-4

**DRAWN BY:** RDC  
**REVIEWED BY:** NP  
**DATE:** 6/25/2014  
**PROJECT NUMBER:** 14-019



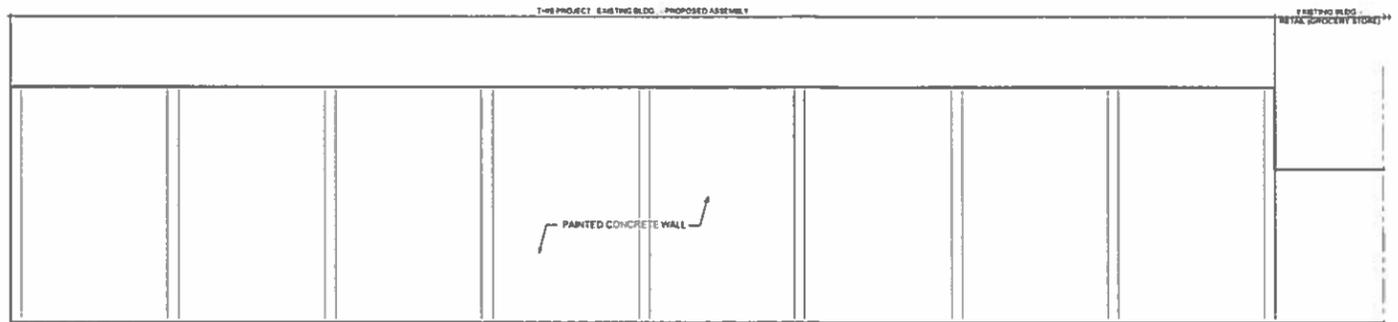
EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



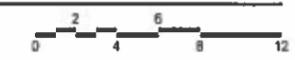
EXTERIOR ELEVATION - WEST

1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"



PROJECT TEAM

OWNER  
THE ORCHARDS AT TUCSON LLC/  
VENECIA II - RECEPTION HALL  
DR. JAMES YACENDA  
1075 RT. 24 SUITE G  
DR. JAMES YACENDA  
ABERDEEN, NJ 07747

ARCHITECT  
PATHANGAY ARCHITECTS  
4545 NORTH 38TH STREET, ST 202  
PHOENIX, AZ 85018  
TEL: (602) 368-8375  
FAX: (602) 368-8380  
CONTACT: NAVIN PATHANGAY



SITE DATA

ADDRESS  
815 E. MAIN STREET  
MESA, ARIZONA 85204

PARCEL  
138-18-037A

LEGAL  
MOORE ACRES, LOT 3

LOT SIZE  
NET = 144,950 S.F., GROSS = 180,041 S.F.

legal description

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LOTS 3-11 INCLUSIVE, MOORE ACRES, ACCORDING TO BOOK 28 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.  
EXCEPTING THEREFROM THE SOUTH FIVE FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 15, 16 AND 17 MOORE ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 13, AS CONVEYED TO THE CITY OF MESA, IN DOCUMENT NO 96-0284798.

EXTERIOR ELEVATION

general notes

- A. IF THERE ARE ANY DISCREPANCIES FOUND ON PLANS, PLEASE VERIFY WITH GENERAL CONTRACTOR.
- B. DO NOT SCALE DRAWINGS.

VENECIA II - RECEPTION HALL

815 E. Main St.  
Mesa, Arizona 85204



VICINITY MAP  
NOT TO SCALE

© COPYRIGHT 2012  
PATHANGAY ARCHITECTS

SHEET TITLE  
EXT. ELEVATIONS

SHEET NUMBER:  
**A-5**

DESIGNED BY: RDC  
DATE: 6/25/2014

REVIEWED BY: NP  
PROJECT NUMBER: 14-019



**PROJECT TEAM**

<b>OWNER</b> THE ORCHARDS AT TUCSON LLC VENECIA II - RECEPTION HALL 40 JAMES YACENDA 1975 RT. 34 SUITE G 40 JAMES YACENDA AMERDEEN, NJ 07747	<b>ARCHITECT</b> PATHANGAY ARCHITECTS 4545 NORTH 36TH STREET, BT 202 PHOENIX, AZ 85018 TEL: (602) 368-8375 FAX: (602) 368-8380 CONTACT: NAYIN PATHANGAY
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**SITE DATA**

<b>ADDRESS</b> 815 E. MAIN STREET MESA, ARIZONA 85204	<b>PARCEL</b> 138-18-037A
<b>LEGAL</b> MOORE ACRES, LOT 3	<b>ZONING</b> LC
<b>LOT SIZE</b> NET = 144,850 S.F. / GROSS = 190,041 S.F.	

**legal description**

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**SIGNAGE**

**general notes**

- A. IF THERE ARE ANY DISCREPANCIES FOUND ON PLANS, PLEASE VERIFY WITH GENERAL CONTRACTOR
- B. DO NOT SCALE DRAWINGS

**VENECIA II - RECEPTION HALL**

815 E. Main St.  
Mesa, Arizona 85204



**VICINITY MAP**  
NOT TO SCALE

**PROPOSED SIGNAGE**

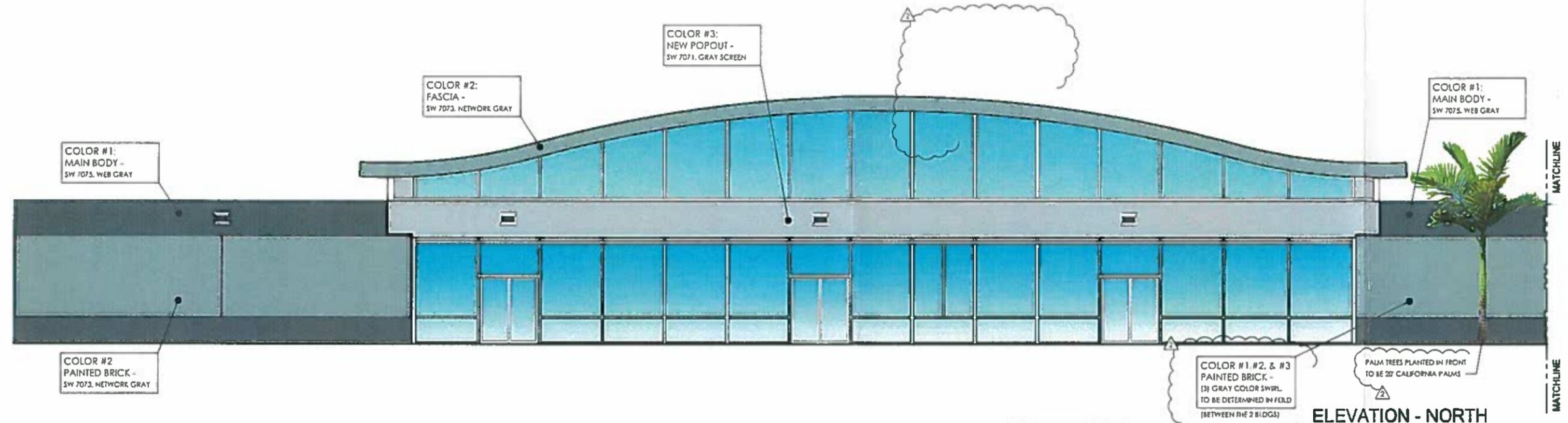
N.T.S.

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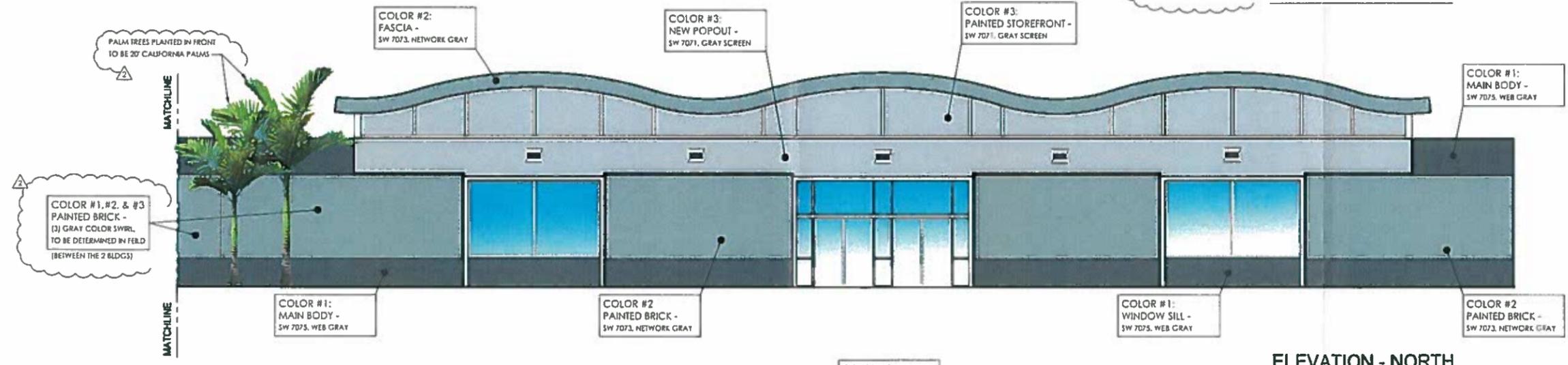
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SHEET NUMBER:  
**A-6**

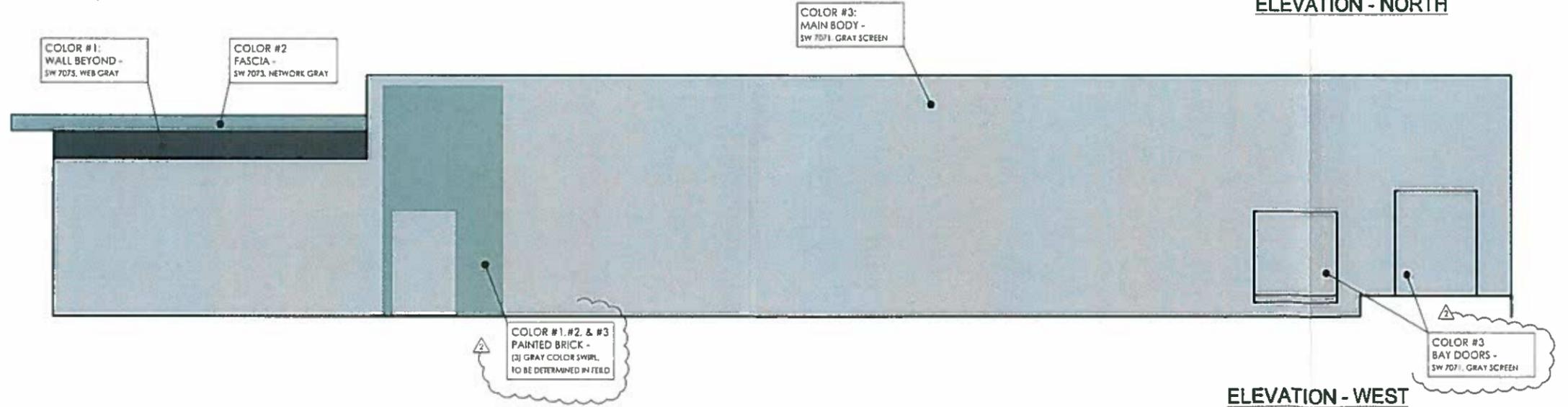
DRAWN BY: RDC	REVIEWED BY: NP
DATE: 6/25/2014	PROJECT NUMBER: 14-019



**ELEVATION - NORTH**



**ELEVATION - NORTH**



**ELEVATION - WEST**

**MESA FACADE**

815 E. Main St.  
 Mesa, Arizona 85204

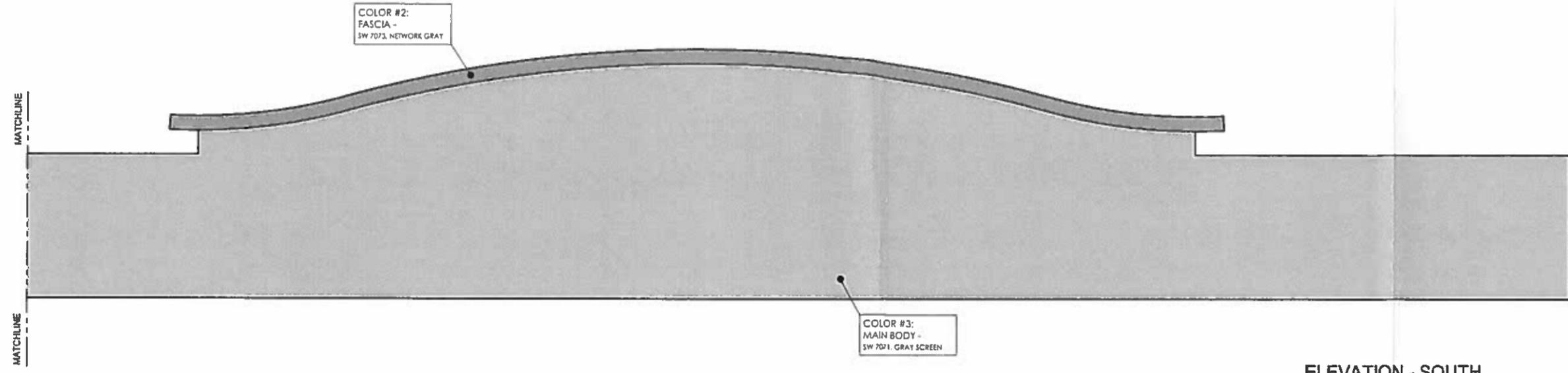
2	REVISION	6/19/2014	2nd CITY COMMENT
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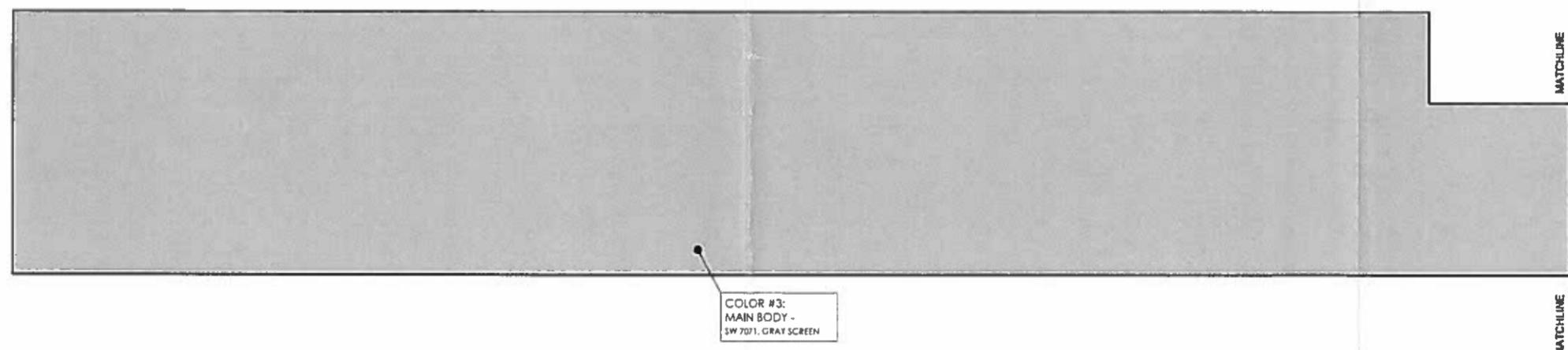
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**EXT. ELEVATIONS**

SHEET NUMBER:  
**CE-1**

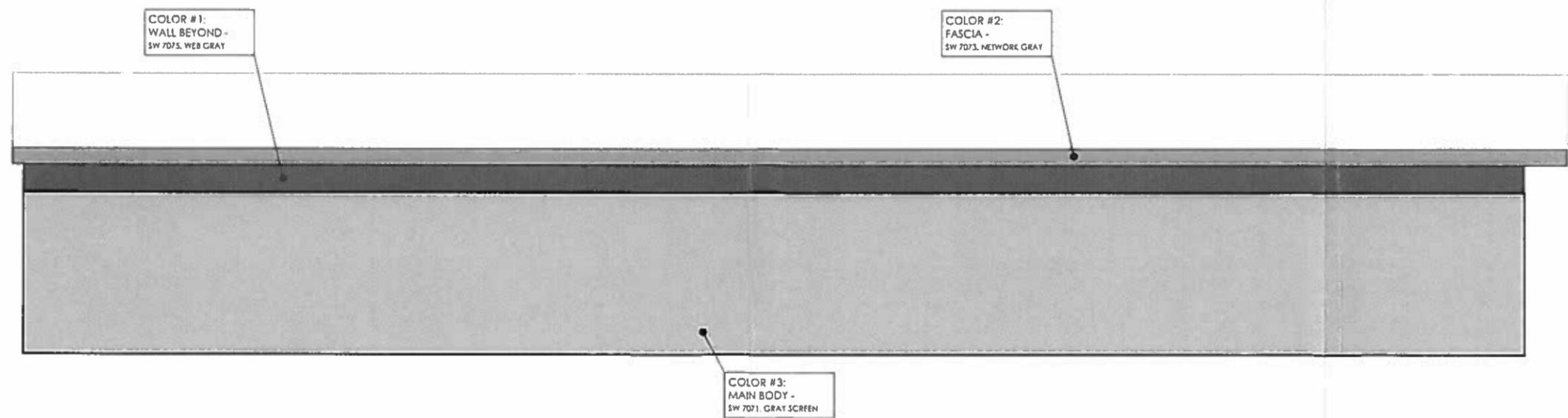
Drawn by <b>RDC</b>	Reviewed by <b>NP</b>
Date <b>4/28/2014</b>	Proj & Client No. <b>13-018</b>



ELEVATION - SOUTH



ELEVATION - SOUTH



ELEVATION - EAST

**MESA FACADE**
  
 815 E. Main St.
   
 Mesa, Arizona 85204

2	REVISION	2nd CITY
	6/19/2014	COMMENT

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KEY:

SHEET TITLE:  
EXT. ELEVATIONS

SHEET NUMBER:  
**CE-2**

DRAWN BY: RDC	REVIEWED BY: NP
DATE: 4/29/2014	PROJECT NUMBER: 13-018