

PROJECT INFORMATION

ADDRESS: ----- 4418 E. UNIVERSITY DRIVE
S.E. CORNER OF UNIVERSITY DR.
& GREENFIELD RD. MESA, ARIZONA

APN: ----- 140-15-282

OWNER: ----- RED POINT DEVELOPMENT, INC.
(520) 408-2300

ARCHITECT: ----- BRIAN T. JOHNS
ASSOCIATED ARCHITECTS, INC.
6 EAST PALO VERDE STREET, STE. 1
GILBERT, ARIZONA 85296
(480) 964-8451

BUILDING CODES: ----- 2008 I.B.C. 2008 I.M.C.
2008 I.R.C. 2005 N.E.C.
2008 I.P.C. 2006 MESA ADMINISTRATIVE
2008 I.F.C. CODE
2008 I.F.G.C. AZ W/ DISABILITIES ACT -
2009 I.E.C.C. FEDERAL ADA (ADAAG)

OCCUPANCY GROUPS: --- B, M

CONSTRUCTION TYPE: --- V-B APES

BUILDING AREA: --- 15,750 SQ. FT.
(ALLOWABLE)

BUILDING AREA: --- BOSA DONUTS: 1,800 SQ. FT.
(ACTUAL) SHELL RETAIL: 1,200 SQ. FT.
TOTAL: 3,000 SQ. FT.

USE: --- RESTAURANT, SHELL RETAIL

EXISTING ZONING: --- LC

GROSS SITE AREA: --- 16,425 SQ. FT. = .38 ACRES

NET SITE AREA: --- 10,395 SQ. FT. = .24 ACRES

SITE COVERAGE: --- 7,499 SQ. FT. = .17 ACRES

LANDSCAPE AREA: --- 2,896 SQ. FT. = .07 ACRES

LANDSCAPE COVERAGE: 27.8%

PARKING CALCULATIONS:

SHELL: GENERAL OFFICE/RETAIL/SERVICE:
1 STALL PER 275 S.F.
1,200 SQ. FT. / 275 = 4 STALLS

DRIVE-THRU RESTAURANT:
1 STALL PER 100 S.F.
1,800 SQ. FT. / 100 = 18 STALLS

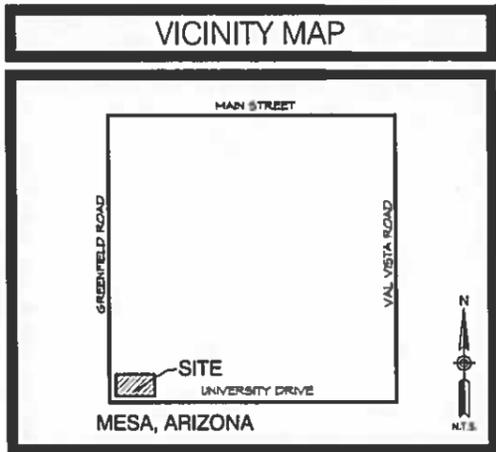
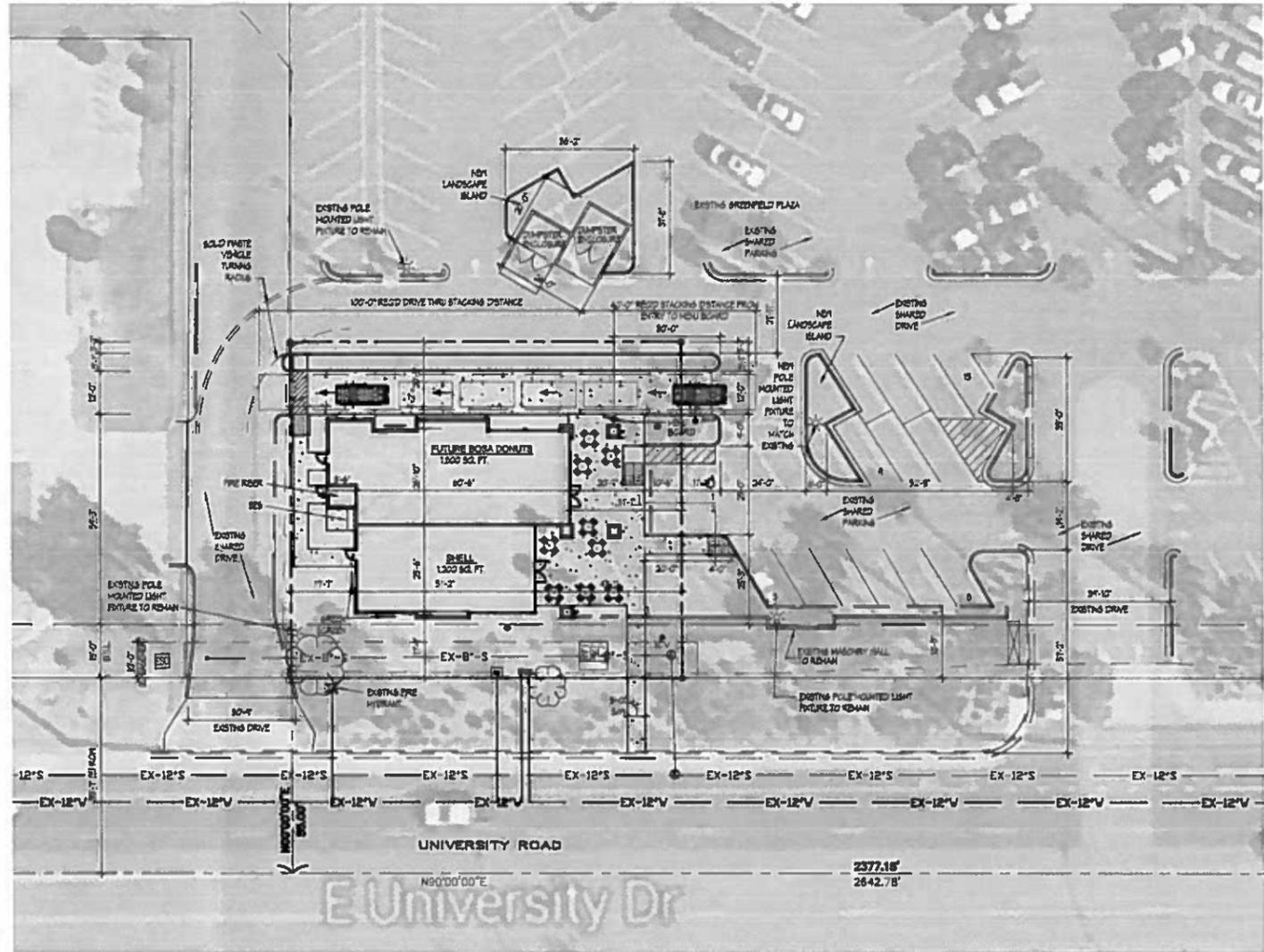
1 STALL PER 200 S.F. (OUTDOOR SEATING)
650 SQ. FT. / 200 = 4 STALLS

ORIGINAL ZONING CASE SHARED PARKING
INFORMATION: (FOR GREENFIELD PLAZA)
Z84-165 & SPR 84-20

PARKING REQD:
(117,473 SQ. FT. (RETAIL) * .75) / 300 = 293
(9,000 SQ. FT. (RESTAURANT) * .50) / 50 = 90

TOTAL REQD: 383 PARKING STALLS
TOTAL PROVIDED: 455 PARKING STALLS

22 STALLS - REQUIRED
15 STALLS - PROVIDED
1 H/C STALL - PROVIDED



PROJECT NARRATIVE

THIS PROJECT IS LOCATED AT 4418 E. UNIVERSITY DRIVE IN MESA AT NORTH-EAST CORNER OF GREENFIELD ROAD AND UNIVERSITY DRIVE IN THE EXISTING GREENFIELD PLAZA. THIS PROJECT IS LOCATED IN LOT 4 AND IS CURRENTLY VACANT. ALL PARKING IS SHARED PER THE GREENFIELD PLAZA COR.

THE PROPOSED PROJECT IS A 3,000 SQ. FT. SHELL BUILDING FOR FUTURE TENANTS OF 1,800 SQ. FT. AND 1,200 SQ. FT. THE LARGER TENANT SPACE IS FOR A FUTURE DRIVE-THRU RESTAURANT. THE SMALLER TENANT SPACE IS AN UNKNOWN TENANT AND CURRENTLY PARKED FOR GENERAL OFFICE, RETAIL, & SERVICES. THE SITE WILL INCLUDE OUTDOOR PATIO SEATING AND A DRIVE-THRU LANE FOR THE NORTH TENANT.

THE ARCHITECTURE OF THE BUILDING WILL COMPLEMENT THE EXISTING GREENFIELD PLAZA. ADDITIONAL FOUNDATION LANDSCAPING WILL BE ADDED AROUND THE BASE OF THE NEW BUILDING AND IN THE REVERSED PARKING LOT ISLANDS. THE EXISTING PARKING AREA ADJACENT TO THE NEW BUILDING WILL BE RE-DESIGNED TO INCLUDE NON-H/C PARKING AND A NEW TRASH ENCLOSURE FOR REUSE AND RECYCLE BINS. ALL LANDSCAPING WITHIN THE ROW IS EXISTING, MAINTAINED AND HANDLED. THE DRIVEWAY ACCESS TO THE SITE ARE ALL EXISTING AND WILL REMAIN.

ACCORDING TO THE CURRENT CODES FOR THE GREENFIELD PLAZA, ADOPTED IN 1989, THE ALLOWED GROSS FLOOR AREA FOR LOT 4 IS 4,200 SQ. FT.

A NEW BUILDING FOR
RED POINT DEVELOPMENT, INC.
UNIVERSITY DRIVE MESA, ARIZONA

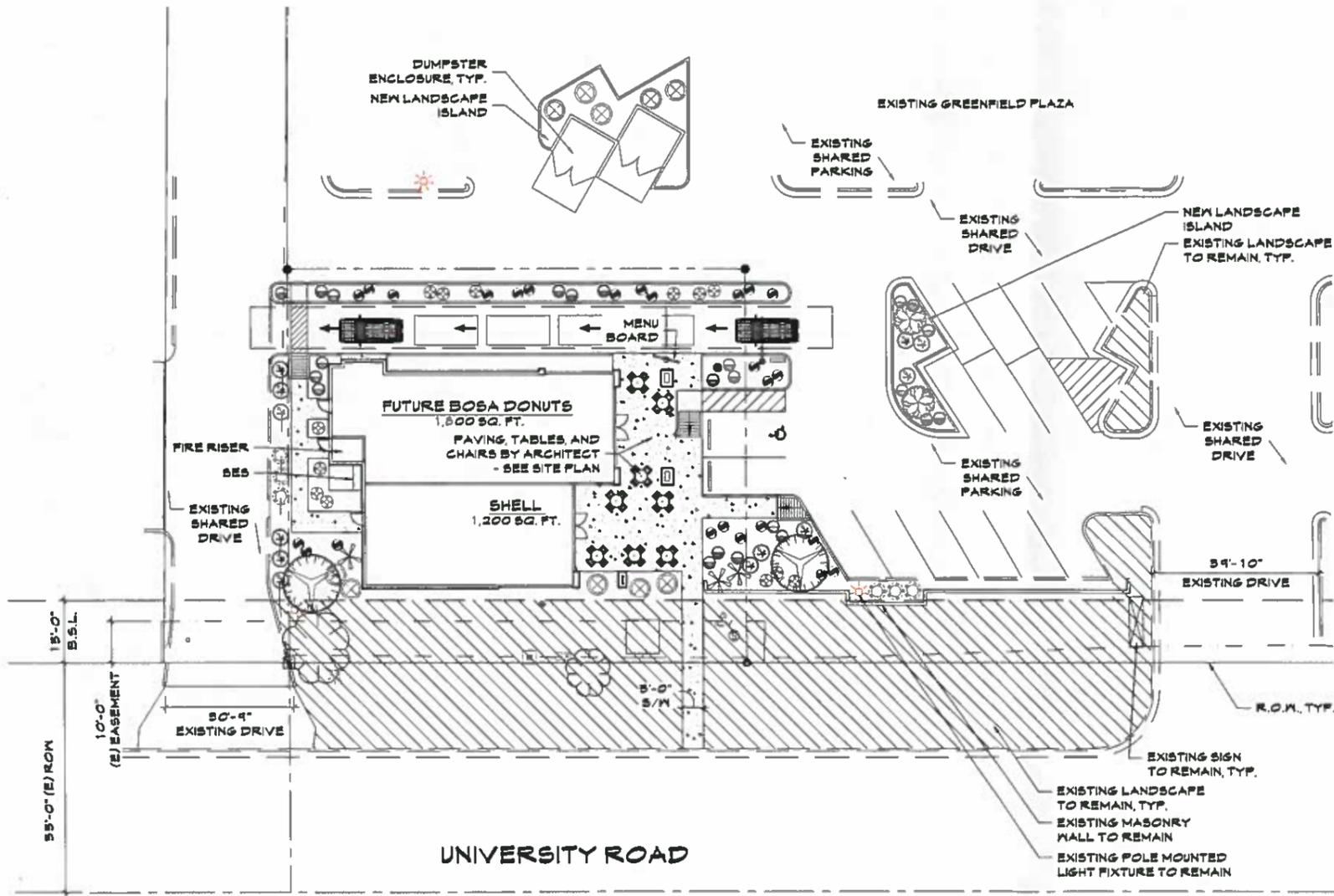
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NO.	DATE	DESCRIPTION
1	02/07/16	ISSUED FOR PERMIT
2	02/07/16	ISSUED FOR PERMIT
3	02/07/16	ISSUED FOR PERMIT
4	02/07/16	ISSUED FOR PERMIT



SHEET 1
A-1
OF



SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	NERIUM OLEANDER / TREE OLEANDER (WHITE)	2	24" BOX	STANDARD
	PROSOPIS HYBRID - 'RIO SALADO'	2	24" BOX	MULTI-TRUNK
SHRUBS				
	BOUGAINVILLEA SP. 'FIRE MOUND' / FIRE MOUND BOUGAINVILLEA	12	5 GAL.	CAN FULL
	CAESALPINIA FULCHERRIMA / RED BIRD OF PARADISE	10	5 GAL.	CAN FULL
	EREMOPHILA GLABRA 'WINTER BLAZE' / WINTER BLAZE EMU	18	5 GAL.	CAN FULL
	EREMOPHILA HYGROPHANA / BLUE BELLS	24	5 GAL.	CAN FULL
	LANTANA CAMARA 'NEW GOLD'	25	5 GAL.	CAN FULL
	LEUCOPHYLLUM CANDIDUM 'HEAVENLY CLOUD' / HEAVENLY CLOUD SAGE	6	5 GAL.	CAN FULL
ACCENTS				
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	5	15 GAL.	-
	5/4" SCREENED DESERT GOLD, NOTE: CONTRACTOR TO VERIFY AND MATCH EXISTING		5,149 SQ FT	



BOSA DONUTS PLANTING PLAN

4418 E UNIVERSITY DR., MESA, AZ 85205
JANUARY 26, 2015

PLS SHEET 1 OF 1

