



Board of Adjustment

Staff Report

CASE NUMBER: BA14-040 PLN2014-00246
STAFF PLANNER: Wahid Aiam, AICP
LOCATION/ADDRESS: 1224 North Gilbert Road
COUNCIL DISTRICT: Council District 1
OWNER: Village Market Mesa, LLC
APPLICANT: Aaron Klausman, Camelback Partners

REQUEST: *Requesting: 1) a Special Use Permit to allow the reduction of required parking spaces; and 2) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial site, all in the LC zoning district.*

SUMMARY OF APPLICANT’S REQUEST

This request involves a proposal to remodel an existing convenience store for Pet Club at the northwest corner of Gilbert and Brown Roads. The applicant is requesting a Special Use Permit (SUP) to allow reduced parking spaces and SCIP to allow reduced setbacks around the perimeter of the site for redeveloping a commercial site. The request would allow the redevelopment of the site without requiring the demolition of existing improvements in order to bring the entire site into conformance with current development standards.

The site plan indicates proposed Pet Club will require additional floor area for a total of 4,939 square feet. The existing building is 2,781 square feet. Parking required for proposed retail (4939/375) is 14 spaces and 8 spaces provided.

STAFF RECOMMENDATION

Staff recommends approval of case BA14-040 with conditions. The following conditions of approval are recommended:

1. *Compliance with the site plan and elevations submitted, except as modified by the conditions listed below.*
2. *Revise the proposed site plan to coordinate with the entire shopping center approved site plan, landscape plan and exterior design per approved BA13-025.*
3. *Work with staff to design the proposed Pet Club building by incorporating existing architectural elements, material, color and texture from existing building to the south (Dunkin Donuts, Zoyo and proposed Modern Grove).*
4. *Provide at least 73 parking spaces for the entire shopping center (8 space in front of Pet Club and 65 spaces distributed with in the rest of the center per BA13-025).*
5. *Compliance with Design Review approval for the proposed redevelopment.*
6. *Proposed signs (attached and detached monument signs) will need separate Sign permit. Placement of the monument sign within the future right of way line on Gilbert Roads is subject to a sign agreement.*
7. *Compliance with all requirements of the Development Services Office with the issuance of building permits.*

SITE CONTEXT

CASE SITE: Existing retail/building – zoned LC
NORTH: Existing residential development – zoned RS-9
EAST: (Across Gilbert Rd.) Existing Gas Station – zoned LC
SOUTH: (Across Brown Rd.) Existing group commercial development – zoned LC
WEST: Existing office building- zoned OC

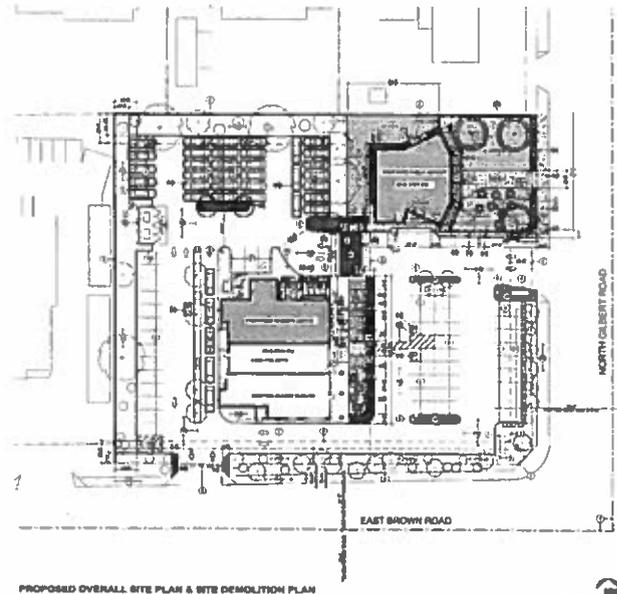
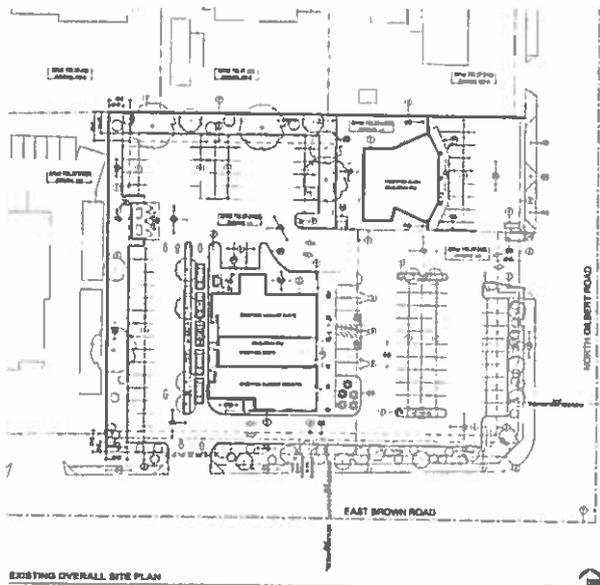
STAFF ANALYSIS AND FINDINGS:

The applicant is requesting a Special Use Permit to allow the reduction of required parking spaces; a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial site as part of a group commercial development without having to provide full improvements to comply with current code requirements. The applicant previously redeveloped (approved BA13-025) the lot with Dunkin Donut and Zoyo building and is interested to develop the adjacent lot at 1224 North Gilbert with convenience store on it. The applicant wants to improve the building by widening front foundation base and providing perimeter landscape yard along Gilbert Road. The curb appeal will further improve with proposed front elevation designed to be compatible in material, color, and texture with the existing building to the south and proposed site plan per BA13-025. The proposed redevelopment will expand the existing building from 2,781 square feet to 4,939 square feet and improve the front yard from entirely asphalt parking lot to include foundation base and perimeter landscaping along Gilbert Road. The additional foot print proposal will both physically and visually tie the proposed Pet Club in the current convenience store building at 1224 North Gilbert Road and existing building at 1958 East Brown Road with landscaping in the front and pedestrian connection and architectural elements.

The proposed site plan eliminates one existing driveway, provides 18 feet wide landscape yard along Gilbert Road, and 15 feet wide foundation base along the front of the building still maintaining 8 parking spaces in the front. It is quite a substantial improvement from existing asphalt covered front yard to perimeter landscaping, reduced driveways from two to one and maintaining the cross access with the rest of the shopping center.

The applicant is requesting the following:

1. To allow the building addition to the existing convenience store with reduced setbacks than required by current code.
2. Reduced parking spaces than the current code requires.

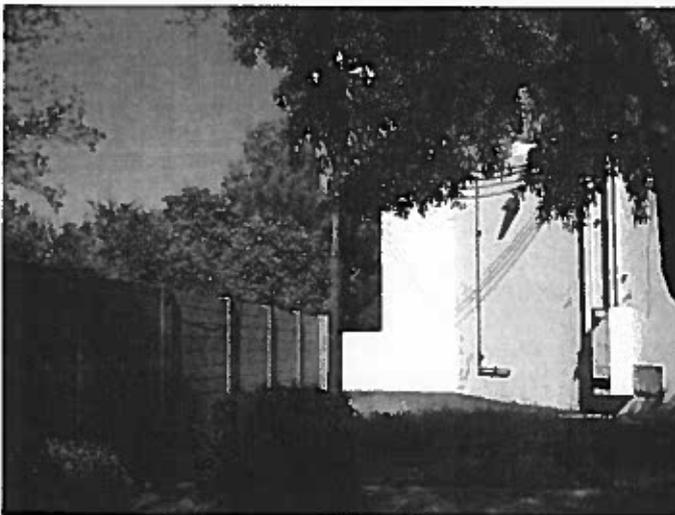




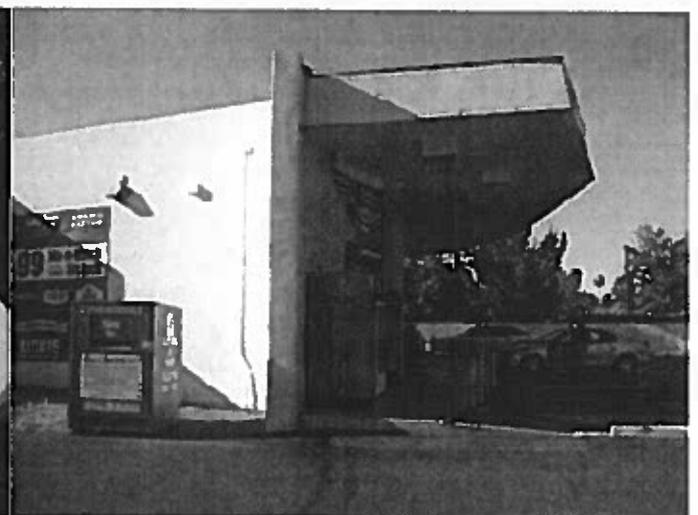
Front along Gilbert Road



Rear



Side yard along north property line



Southside along driveway access off of Gilbert Road

PARKING

The entire shopping center was approved for minimum of 67 parking spaces (BA13-025) excluding on-site valet parking services offered to customers. The previous approval used the current convenience store foot print for 2,781 square feet. This case includes a larger foot print for 4,939 square feet at 1224 North Gilbert Road has only 8 head on parking spaces. The proposed additional retail space of 2,158 square feet ($4,939 - 2,781 = 2,158$) will require additional 6 parking spaces ($2158/375 = 6$) per current code. Therefore the parking required for the entire shopping center is 73 spaces and the applicant is providing 75 spaces (8 in front of the proposed Pet Club and 67 spaces within the rest of the center). Both properties combined currently have 82 onsite parking spaces. The proposed and existing uses combined require 88 parking spaces per current city code. The applicant is requesting 75 spaces, a reduction of 13 spaces (15% reduction) for the following reason:

1. Reduced parking demand for Dunkin Donuts, since the peak business, 75% of sales are before 11:00 am and 40% done at drive-thru.

2. Zoyo Yogurt peak business is before and after dinner and 80% of sale is "to go", so it should be considered as retail not restaurant.
3. Modern Grove will experience peak business during dinner hours.
4. The Brown and Gilbert intersection has 3 bus stops.
5. For additional parking demand applicant is willing to offer on-site Valet Parking services.

After reviewing applicant's alternative parking compliance, and assuming Pet Club operates as a retail activity, staff agrees with applicant for a reduction of 13 spaces within the entire shopping center, however maintain current 8 parking spaces in the front. Parking will be addressed adequately with on-site valet parking services along with 3 bus stops nearby and 6 bicycle stalls and differing peak demand periods for the businesses existing and proposed in the entire shopping center.

SETBACKS

As for the setbacks, the existing development has a landscape buffer of 15 feet already established along the north property line, which runs coterminous with residential development. Also, a 15 feet landscape setback exists along west property line, which is shared with an office building. As currently designed, the proposed Pet Club provides 5-foot setback along north and south property line, and 18 feet along Gilbert Road where 15 feet is required. Since the proposed Pet Club is part of a group commercial there are no required setbacks along south and west property line. The setback reduction is only along north property line from 15 feet to 5 feet. However, this lack of compliance is offset by: 1) the elimination of one driveway along Gilbert Road; 2) 18 feet wide perimeter landscape along Gilbert Road; 3) 15 feet wide foundation base along front of the building facing Gilbert Road; 4) the high quality of improvements proposed for the old convenience store building by combining the two properties into one functional center.

SUMMARY

The NWC Brown and Gilbert Road have recently been redeveloped for a drive-thru Dunkin Donuts and Zoyo as new tenants and the balance of the building is vacant (approved for Modern Grove restaurant BA13-025). The adjacent property with C-store at 1224 North Gilbert Road is not kept in the best shape. The proposal is to create a Pet Club store for the neighborhood by combining the two properties in substantial conformance, with code requirements.

Part of the reason for the SCIP program is to recognize the degree of change proposed by an applicant, and recommend commensurate upgrades to the site to bring the project into compliance with current ordinance requirements in a manner that is proportionate to the proposal without causing wholesale demolition to take place. At this time, the proposal provides a good balance between the proposed improvements and the requested deviations.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Chapter 73 – Substantial Conformance Improvement Permits (SCIP):

11-73-1: Purpose and Applicability

The purpose of this chapter is to establish a review process by which improvement standards required by this Ordinance can be incrementally installed on non-conforming sites when such sites are enlarged; buildings are replaced, extended or have additions constructed; or other site modification developed. The intent is to recognize existing site constraints, and work proportionately with the degree of improvement being sought by the applicant to also improve the property based upon the development standards adopted by the Ordinance,

and therefore bring non-conforming developments into substantial compliance with this Ordinance through approval of a Substantial Conformance Improvement Permit (SCIP).

11-73-2: Allowed Modifications

The only development requirements that may be modified in a SCIP are building setbacks, landscaping design, on-site parking, building height, right of way dedication, and other site development provisions, contained in this Ordinance.

11-73-3: Required Findings

A SCIP shall not be granted unless the Board of Adjustment finds 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.

11-73-4: Conditions of Approval

After the conclusion of the hearing, the Board of Adjustment or Zoning Administrator Hearing Officer may approve, modify, approve with conditions or disapprove the proposed Substantial Conformance Improvement Permit. The Board or Hearing Officer may condition any approval, and such conditions may include, but are not limited to: review by the Design Review Board; conditions to assure implementation of the submitted plan in accordance with the Mesa General Plan, and other applicable policies and plans adopted by the City; conditions to achieve the purpose and intent of the requested zoning district; and conditions to achieve reasonable compatibility with the proposed use and adjacent land uses.

11-70-5: Special Use Permit

A. **Special Use Permit (SUP).** A SUP is a discretionary permit issued by the Zoning Administrator or Board of Adjustment.

B. **Uses Subject to Special Use Permits.** Uses requiring a SUP are established in the use tables in Chapters 4 through 11.

C. **Permit Requirements.** Permit requirements for some uses requiring a SUP are provided in Chapter 31, Standards for Specific Uses and Activities.

D. **Permit Application and Procedures.** The procedures for review and consideration of a SUP are as provided in the Chapter 67, Common Procedures, except a citizen participation plan and report is not required.

E. **Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

F. Revocation of Special Use Permits. A Special Use Permit granted pursuant to this Chapter may be suspended, revoked, or modified by the Zoning Administrator, after holding a public hearing to determine whether any condition, stipulation, or term of the approval of the Use Permit has been violated. At least 30 days notice shall be public hearing, and all of the noticing and hearing requirements of Chapter 67 shall apply.

June 13, 2014

City of Mesa
Board of Adjustment
55 N Center Rd
Mesa, AZ 85211-1466

CASE NO: BA14-040
Proposed Building Remodel – 1224 N Gilbert Rd., Mesa AZ 85203

City of Mesa Board of Adjustment,

We are hereby submitting this project for your consideration. This request is an addition to Case No. BA13-025.

Our request is as follows:

1. To allow a building addition be added to the existing previous convenience market building, within the current side and rear building setbacks.
2. For a reduction in the number of required parking spaces on lot

JUSTIFICATION FOR OUR REQUEST (s)

Request for a building addition within the North and South Side Yard Setbacks and the West Rear Setback

The current trapezoidal convenience store building built back in the seventies falls within the current side yard building setback of 25 feet. The main body of the building is set back 15 feet from the current RS-9 residential zone to the North with wing wall appendages extending within 5 feet of the property line. The same condition exists to the south side setback which is only required to be 15 feet, however the current building falls within 5 feet of the property line with the wing appendage built at the property line.

it is obvious that the zoning code setback requirements have changed over the years with the current required setbacks creating a hardship for our client as the building as it exists today is non-compliant with current zoning codes.

This request is to square off the building by building onto to the existing building from the:

- 15 foot point on the North side which will require a 10 foot variance built back towards the west to the rear property line.
- At which point it will be built with a zero rear setback - a 15 foot variance is requested. It abuts LC Zone with a landscape barrier and parking lot as approved in Case No BA13-025.
- The building will also be squared off on the South side to build within the current setback with a 10 foot variance requested. This setback line also abuts an LC zone.

It should be noted that the building addition proposed will bring the current structure's design to meet the design vocabulary of the adjacent center. The design was previously approved by the City of Mesa DRB in 2013. The re-design of this building will assist in removing an urban blight on this property and will create more neighborhood compatible retail use.

Reduction in the number of required parking spaces

In previous Case BA13-025 a reduction in parking was granted based on the attached Alternate Parking Compliance calculation.

Since that variance was granted a change tenant has occurred and the building addition is now required.

The same agreement as stated in BA13-025 is in place; Should the need arise for additional parking than that proposed, Mesa Retail Investments, LLC. will offer Valet Parking as an authorized parking alternative per section 11-32-7-C & D, by preparing a suitable on-site plan for parking on-site by the valet.

Facts and justification relating to the requested parking reduction

1. In previous case BA13-025 the use for this proposed structure was to be that of a "public market" with retail and patio dining which would have required a total of 17 parking spaces.
2. The new retail only use only requires a total of 14 parking spaces per code.
3. With the change in use the required parking by is reduced by 3 spaces.

END OF REQUEST

Sincerely,



Carl F Schaffer, AIA
Principal
602-792-1781 x 305



ARCHITECTURE | INTERIOR DESIGN | FOODSERVICE DESIGN

April 30, 2013

City of Mesa
Board of Adjustment
55 N Center Rd
Mesa, AZ 85211-1466

CASE NO: BA13-025

Modern Grove Restaurant, 1958 E Brown Rd, and Public Market, 1224 N Gilbert Rd, Mesa, AZ 85203

ALTERNATE PARKING COMPLIANCE FROM MINIMUM REQUIREMENTS

In compliance with the request in Mesa Zoning Ordinance 11-32-6 regarding the need for a Parking Demand Study we offer the following:

1. Total Square footage of the project is 8,799 Square feet and lease spaces break down as follows:
Per Table 11-32-3A the required parking is:

• Existing Dunkin Donuts w/ Drive thru	2,086 sf / 100 = 21 Spaces
• Existing Zoyo Frozen Yogurt Shop	1,454 sf / 375 = 4 Spaces
• Proposed Modern Grove	2,478 sf / 75 = 34 Spaces
• Proposed Public Market	2,781 sf / 375 = 8 Spaces
• Outdoor Dining	2,756 sf / 200 = 14 Spaces

Total Parking Required	81 Spaces
Total Spaces Existing	81 Spaces
Total Spaces Proposed	59 Spaces
Variance Requested	22 Spaces

2. Refer to attached 300 foot radius map of existing on and off-street parking areas.
3. Site / Use Characteristics unique to this site that will result in a reduced parking demand;
 - Dunkin' Donuts does its peak business in the morning. Approximately 75% of all sales are before 11:00am. 40% of all sales are done through the drive-thru window.
 - Zoyo Yogurt does its peak business before and after the dinner hour. No kitchen is provided and 80% of all business is "To Go" transactions thereby classifying it as a "retail use" not a restaurant and dining establishment.

WWW.IDEATIONDG.COM

602.792.1781 | FAX 602.792.1846 | 5013 E WASHINGTON ST. SUITE 270, PHOENIX, AZ 85034

- Modern Grove will experience its peak business during the dinner hours and in the evening.
- Public Market primary use will be as a neighborhood market (not a C / Circle K store) with seating designed more for convenience than dining.
- This project is being designed as a "village green" neighborhood center, we will install 3 bicycle racks, each of which is capable of parking 2 bicycles each. Other cities are offering a parking reduction for providing these spaces.
- We will install 3 bicycle racks, each of which is capable of parking 2 bicycles. Other cities are offering a parking reduction for providing these spaces.
- The corner of Gilbert and Brown exists (3) bus stops, for a 10% reduction in parking. However, apparently, the buses that utilize these (3) bus stops are do not fall under the definition of a "rapid transit". We would still like you to take this into consideration when reviewing our calculations.

Finally, should the need arise for additional parking than that proposed, Mesa Retail Investments, LLC. will offer Valet Parking as an authorized parking alternative per section 11-32-7-C & D, by preparing a suitable on-site plan for parking on-site by the valet.

END OF REQUEST

Sincerely,

Jodi Bonham
Studio Director
602-792-1781 x 312

Wahid Alam

From: Keith Laidlaw <keithlaidlaw75@hotmail.com>
Sent: Monday, June 23, 2014 12:54 PM
To: Wahid Alam
Subject: Case BA14-040 - 1224 N Gilbert Road

Dear Wahid,

We have just received details of the revised plans for the building at this location, and understand that there is a proposed hearing on July 8th. Assuming that you are still involved with this development, I have the following comments and questions:

1. The new plans do not mention co-ordinating the frontage of the proposed Pet Club with that of the existing Dunkin Donuts building. The coherence of the two buildings was a major selling point of the original plan! Is this something that should be enforced?
2. The proposed expansion of the Pet Club appears to significantly reduce the existing easement to the north. Does this reduced easement meet the existing codes?
3. Assuming that the HVAC units for the Pet Club will be placed on the roof of the building, can you ensure that appropriate barriers are installed to ensure that the noise from these units does not affect the neighboring residences?

Finally, we believe that this change would be a much more appropriate use of these premises, and this should nullify the concerns we had regarding the parking arrangements with the original plan.

If you are no longer involved with this development, would you pass this email to the appropriate person.

Thanks,

Keith & Susan Laidlaw

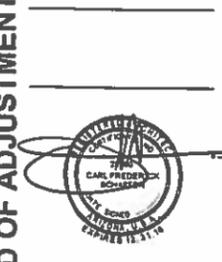
Drawing name: 14-114-0-0101.dwg | Project: 14-114-0-0101 | Date: 06/16/2014 | Author: JAB

SCALE: 1" = 10'-0"
 DRAWN BY: JAB
 DATE: 06.16.14
 BASE FILE: 14-114_0-0101
 PROJECT NUMBER: 14-202



PROJECT: **PET CLUB**
 1224 North Gilbert Road
 Mesa, Arizona 85203
 SHEET TITLE: **OVERALL LANDSCAPING PLAN**

ideation
 DESIGN GROUP
 6413 EAST WASHINGTON ST., SUITE 278 PHOENIX, ARIZONA 85044
 602.954.1111
 IDEATION/DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



SHEET NO: **SP1.2**

KEYED NOTES
 (APPLY TO THIS SHEET ONLY)

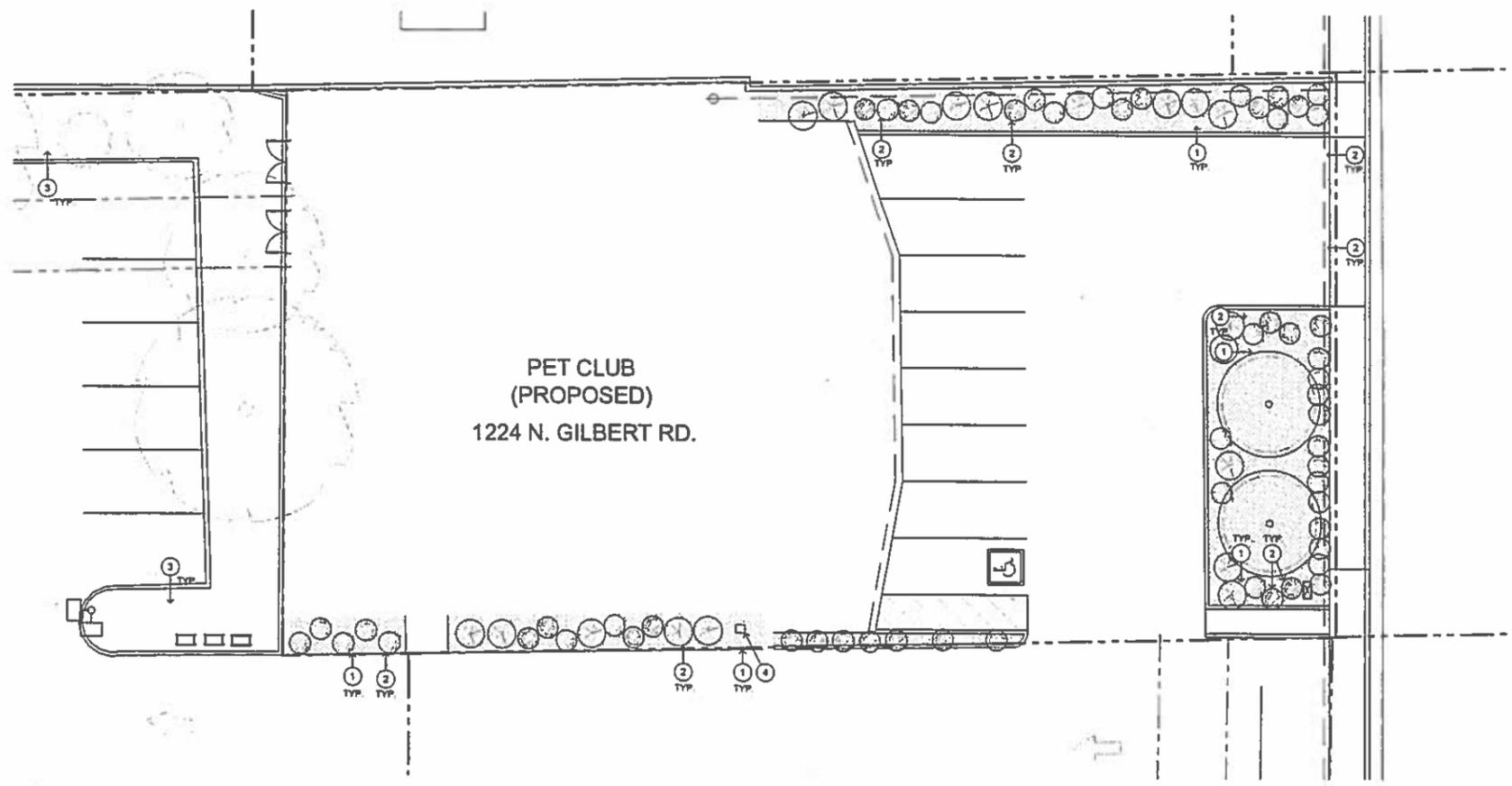
- 1 NEW DECOMPOSED GRANITE TO MATCH EXISTING LANDSCAPE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS
- 2 NEW PLANTING, REFER TO LANDSCAPE LEGEND FOR ADDITIONAL INFORMATION
- 3 EXISTING GROUND COVER TO REMAIN
- 4 EXISTING GAS METER TO REMAIN

LANDSCAPE NOTES
 (APPLY TO THIS SHEET ONLY)

1. ALL WORK INCLUDING PLANT MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF MESA LANDSCAPE AND IRRIGATION STANDARDS, ARIZONA NURSERY ASSOCIATION'S STANDARDS AND IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. ALL MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS
2. DECOMPOSED GRANITE OR GRASS IS TO BE FURNISHED AND INSTALLED BY CONTRACTOR AT INDICATED LANDSCAPE PLANTING AREAS. LANDSCAPE CONTRACTOR TO TOP DRESS ALL INDICATED AREAS ON SITE WITH A DECOMPOSED GRANITE APPLICATION OF 2" UNIFORM THICKNESS. PROVIDE PRE-EMERGENCE WEED CONTROL APPLICATION AND DO NOT UNDERLAY DECOMPOSED GRANITE APPLICATION WITH PLASTIC. INSTALL SO TOP OF DECOMPOSED GRANITE IS 1" BELOW TOP OF CURB. DECOMPOSED GRANITE COLOR AND SIZE SHALL MATCH EXISTING ON SITE.
3. PRIOR TO DIGGING, ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND PROTECTED - CALL BLUE SAKE
4. WHERE EXISTING LANDSCAPING IS TO REMAIN - CONTRACTOR TO PRUNE AND MAINTAIN EXISTING PLANTINGS. ALL PLANTING MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW PLANTING MATERIAL.
5. SURFACE ROCKS LARGER THAN 1" IN DIAMETER ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE AT DEPTHS INDICATED (ENOUGH FOR COMPLETE COVERAGE WITH NO SUBGRADE VISIBLE), REMOVE ALL EXISTING CALICHE OR ROCKS THAT SHOW THROUGH
6. ACCURATE LAYOUT OF TREES IS ESSENTIAL. PAINT LOCATION OF TREES IN LANDSCAPE AREA AND HAVE APPROVED BY OWNER'S REPRESENTATIVE BEFORE DIGGING HOLES. PLANT TREE TRUNKS 10" MINIMUM FROM STREET LIGHTS AND FIRE HYDRANTS
7. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN GOOD CONDITION BY OWNER
8. ALL NEW LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC DRIP IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF MESA LANDSCAPE AND IRRIGATION STANDARDS - EXTEND AND MODIFY FROM EXISTING IRRIGATION SYSTEM ON SITE. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION AND DEAD PLANT MATERIAL. EXTEND NEW IRRIGATION TO NEW PLANT MATERIAL. ADD NEW IRRIGATION VALVES AS NEEDED. DRIP EMITTERS TO BE 80SMKTH MULTIPORT OR EQUAL PRESSURE COMPENSATING - PROVIDE DRIP EMITTER PER THE FOLLOWING SCHEDULE: 24" BOX TREE - THREE 20PH, 1 AND 3 GAL. - ONE OPH
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT IMPAIRING EXISTING DRAINAGE FLOWS BY ANY GRADING, PLANTING OR OTHER OBSTRUCTION.

LANDSCAPE LEGEND
 (APPLY TO THIS SHEET ONLY)

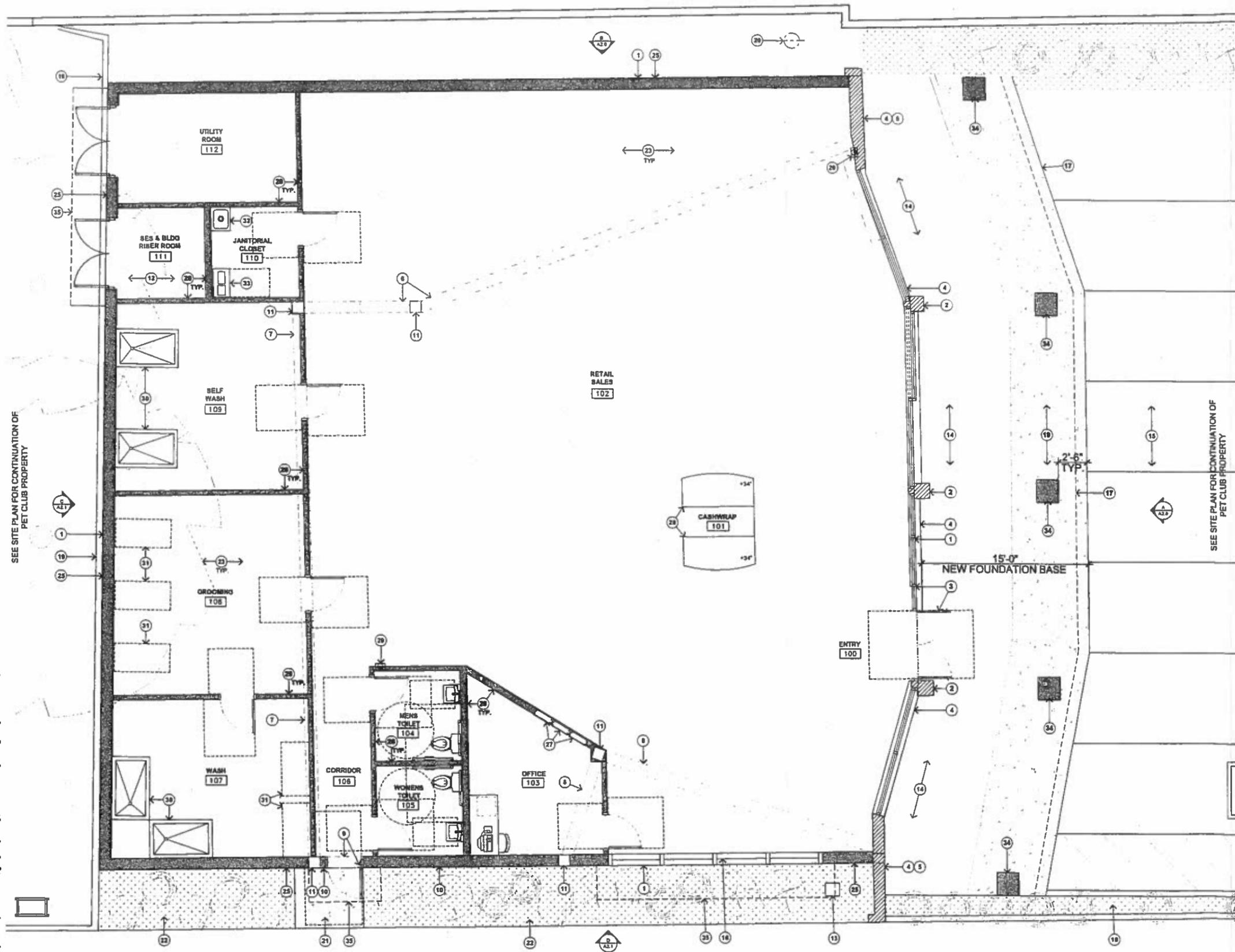
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE/QTY.
	EXISTING PLANT TO REMAIN	EXISTING PLANT TO REMAIN	EXISTING PLANT TO REMAIN
	TREE	TREE	
	<i>Ceridum</i> "Desert Museum"	DESERT MUSEUM PALM VERDE	24" BOX - (2)
	TREE	TREE	
	<i>Rosmarinus officinalis</i>	ROSEMARY	3 GAL - (22)
	<i>Leucophyllum longisepale</i> Lynn's Legacy	LANGMAN'S SAGE	3 GAL - (18)
	<i>Hesperaloe parviflora</i>	RED YUCCA	3 GAL - (17)
	<i>Carissa grandiflora</i> "Boxwood Beauty"	BOXWOOD BEAUTY NATAL FLUM	3 GAL - (13)



OVERALL LANDSCAPING PLAN

SCALE: 1" = 10'-0"





FLOOR PLAN

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

KEY NOTES
(APPLY TO THIS SHEET ONLY)

- 1 LEASE LINE
- 2 (E) EXTERIOR FURRED BUILDING COLUMN TO REMAIN. TYP. TENANT G.C. TO CLEAN & PREP SURFACE AS NECESSARY FOR INSTALLATION OF NEW BRICK VENEER FINISH, TO MATCH (E) BRICK FINISH OF ADJACENT BUILDING
- 3 (E) ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 36" DOUBLE GLASS STOREFRONT DOORS TO REMAIN
- 4 (E) EASTERN STOREFRONT WALLS TO REMAIN. TYP. TENANT G.C. TO CLEAN & PREP SURFACES AS NECESSARY FOR INSTALLATION OF NEW FINISHES
- 5 (E) ENDS OF STOREFRONT WALLS TO RECEIVE NEW BRICK VENEER FINISH, TO MATCH (E) BRICK FINISH OF ADJACENT BUILDING
- 6 TENANT G.C. TO REMOVE (E) NORTHERN EXTERIOR WALLS IN THEIR ENTIRETY (SHOWN DASHED). ALL STRUCTURAL BUILDING COLUMNS ARE TO REMAIN. TYP.
- 7 TENANT G.C. TO REMOVE (E) WESTERN EXTERIOR WALL IN ITS ENTIRETY (SHOWN DASHED). ALL STRUCTURAL BUILDING COLUMNS ARE TO REMAIN. TYP.
- 8 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALLS IN THEIR ENTIRETY (SHOWN DASHED). ALL BUILDING COLUMNS ARE TO REMAIN. TYP.
- 9 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALL & PREPARE OPENING AS REQD. FOR INSTALLATION OF NEW 36" H M. DOOR & FRAME.
- 10 PORTION OF (E) SOUTHERN EXTERIOR WALL TO REMAIN
- 11 STRUCTURAL BUILDING COLUMN TO REMAIN
- 12 (E) ELECTRICAL SERVICE ENTRANCE TO BE RELOCATED INTO NEW BUILDING RISER ROOM
- 13 (E) GAS METER TO REMAIN
- 14 (E) CONCRETE SIDEWALK TO REMAIN
- 15 PARKING STALLS TO BE RE-STRIPED.
- 16 NEW STOREFRONT GLAZING
- 17 LINE OF (E) BUILDING SOFFIT ABOVE, TO REMAIN
- 18 NEW LANDSCAPING ISLAND
- 19 NEW CONCRETE SIDEWALK
- 20 (E) UTILITY POLE TO REMAIN
- 21 TENANT G.C. TO REMOVE PORTION OF (E) LANDSCAPING AS REQD. FOR INSTALLATION OF NEW 5'-0" x 5'-3 1/2" CONCRETE LANDING. REFER TO PROPOSED LANDSCAPING PLAN.
- 22 TENANT G.C. TO REMOVE PORTION OF (E) LANDSCAPING AS REQUIRED FOR INSTALLATION OF NEW LANDSCAPING REFER TO PROPOSED LANDSCAPING PLAN FOR ADDITIONAL INFORMATION.
- 23 TENANT G.C. TO REMOVE OR TRIM (E) LANDSCAPING AS REQUIRED FOR INSTALLATION OF NEW, EXPANDED BUILDING
- 24 NEW LANDSCAPING. REFER TO PROPOSED LANDSCAPING PLAN FOR MORE INFORMATION.
- 25 NEW EXTERIOR WALL BY TENANT G.C. (SHOWN SHADED)
- 26 NEW INTERIOR WALLS BY TENANT G.C. (SHOWN SHADED)
- 27 NEW ELECTRICAL PANELS BY TENANT G.C. (SHOWN SHADED)
- 28 NEW ADA COMPLIANT SALES COUNTER
- 29 NEW FIRE EXTINGUISHERS. COORDINATE LOCATION W/ FIRE MARSHAL, TYP.
- 30 NEW WASH BASINS, TYP.
- 31 NEW GROOMING TABLES, TYP.
- 32 NEW MOP BSK
- 33 NEW WATER HEATER
- 34 NEW 24" X 24" FALUX COLUMNS
- 35 NEW OVERHEAD CANOPY, REFER TO ELEVATIONS

FIRE EXTINGUISHER NOTES

37 8 LB. 'ABC' FIRE EXTINGUISHERS ARE REQUIRED WITHIN 75' OF TRAVEL FROM ANY POINT IN PUBLIC AREA. THEY MUST BE MOUNTED CONSPICUOUSLY, PREFERABLY ALONG NORMAL TRAVEL PATHS AND EXIT WAYS. REFER TO SYMBOL FOR LOCATION ON PLAN. VERIFY THE EXACT LOCATION IS ACCEPTABLE TO THE FIRE DEPT. PRIOR TO INSTALLATION.

SCALE: 1/4" = 1'-0"
 DRAWN BY: KJ / JAB / PW
 DATE: 06.16.14
 BASE FILE: 13-144 AZ.dwg

PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PET CLUB
 1224 North Gilbert Road
 Mesa, Arizona 85203

PROJECT: PET CLUB
 SHEET TITLE: FLOOR PLAN

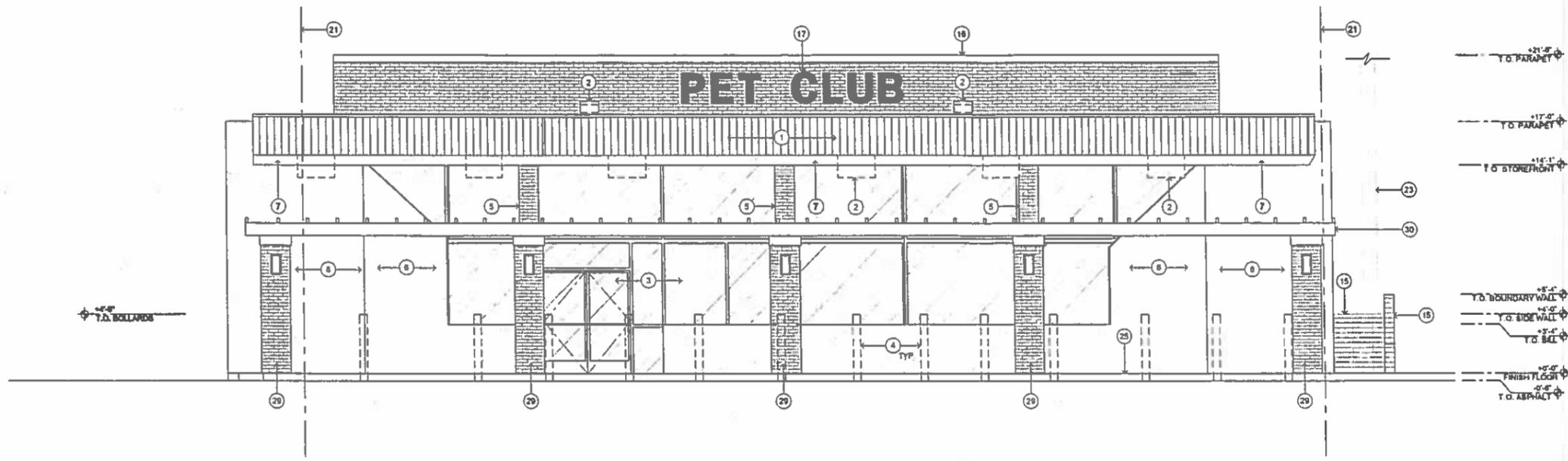
ideation
 DESIGN GROUP

5415 EAST WASHINGTON ST. SUITE 878 PHOENIX, ARIZONA 85044
 602.278.1728
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



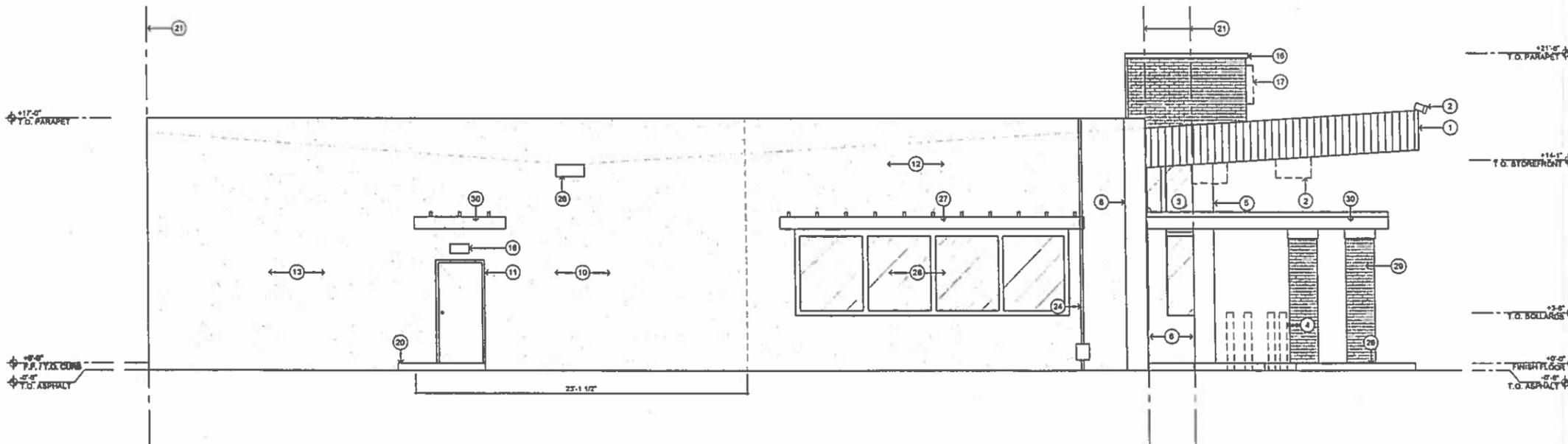
SHEET NO: A1.0

BOARD OF ADJUSTMENT REVIEW - 06.16.2014



A EAST ELEVATION

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



B SOUTH ELEVATION

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

KEY NOTES
(SOME NOTES DO NOT APPLY TO THIS SHEET)

- 1 (E) BUILDING OVERHANG TO REMAIN. NEW CORRUGATED METAL FACIA TO MATCH (E) CORRUGATED METAL FACIA THROUGHOUT CENTER TO BE APPLIED.
- 2 REMOVE EXISTING DOWNLIGHTS
- 3 (E) ANCO ALUMINUM STOREFRONT SYSTEM & 30" DOUBLE STOREFRONT GLASS DOORS TO REMAIN. TYP
- 4 (E) BOLLARDS TO BE REMOVED.
- 5 EXISTING COLUMNS WITH NEW STUCCO FINISH
- 6 (E) STUCCO WALL TO BE PAINTED. TYP
- 7 UNDERSIDE OF (E) BUILDING SOFFIT TO BE PAINTED. TYP
- 8 (E) WING WALLS TO REMAIN. TENANT G.C. TO CLEAN & PREP SURFACE AS NECESSARY FOR INSTALLATION OF NEW STUCCO FINISH
- 9 NEW NORTHERN EXTERIOR WALL PROVIDED & INSTALLED BY TENANT G.C. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 10 PORTION OF (E) SOUTHERN EXTERIOR WALL TO REMAIN. AS SHOWN. TENANT G.C. TO EXTEND WALL UP TO HEIGHT OF PARAPET. AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 11 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALL & PREP OPENING AS REQUIRED FOR INSTALLATION OF NEW 36" H.M. DOOR & FRAME.
- 12 TENANT G.C. TO REMOVE JOGGED PORTION OF (E) SOUTHERN EXTERIOR WALL. TENANT G.C. TO PROVIDE & INSTALL NEW EXTERIOR WALL UP TO HEIGHT OF PARAPET. AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 13 NEW SOUTHERN EXTERIOR WALL TO BE PROVIDED AND INSTALLED BY TENANT G.C. WALL TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 14 NEW WESTERN EXTERIOR WALL TO BE PROVIDED AND INSTALLED BY TENANT G.C. WALL TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 15 (E) CMU WALL TO REMAIN
- 16 NEW FAUX PARAPET WITH BRICK VENEER AND METAL COPING TO MATCH (E) PARAPETS THROUGHOUT CENTER. BACKSIDE TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 17 NEW ILLUMINATED WALL MOUNTED TENANT STOREFRONT SIGNAGE BY TENANT SIGNAGE CONTRACTOR. UNDER SEPARATE PERMIT
- 18 NEW EXTERIOR LIGHTING, CENTERED ABOVE DOOR
- 19 NEW PAIR OF 3'-0" X 7'-0" HOLLOW METAL DOORS AND FRAME
- 20 NEW CONCRETE PAD
- 21 LEASE LINE
- 22 NEW 12" X 24" ROOF SCUPPER
- 23 (E) POWER POLE TO REMAIN
- 24 (E) GAS LINE AND METER TO REMAIN
- 25 (E) CONCRETE SIDEWALK TO REMAIN
- 26 NOT USED
- 27 NEW TRELLIS STRUCTURE OVER STOREFRONT GLAZING
- 28 NEW STOREFRONT GLAZING
- 29 NEW 24" X 24" FAUX COLUMN W/ BRICK VENEER
- 30 NEW TRELLIS STRUCTURE

SCALE: 1/4" = 1'-0"
 DRAWN BY:
 DATE: 06.16.14
 BASE FILE: 13-114 AT3.dwg
 PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PET CLUB
 1224 North Gilbert Road
 Mesa, Arizona 85203

PROJECT:
 SHEET TITLE: EXTERIOR ELEVATIONS

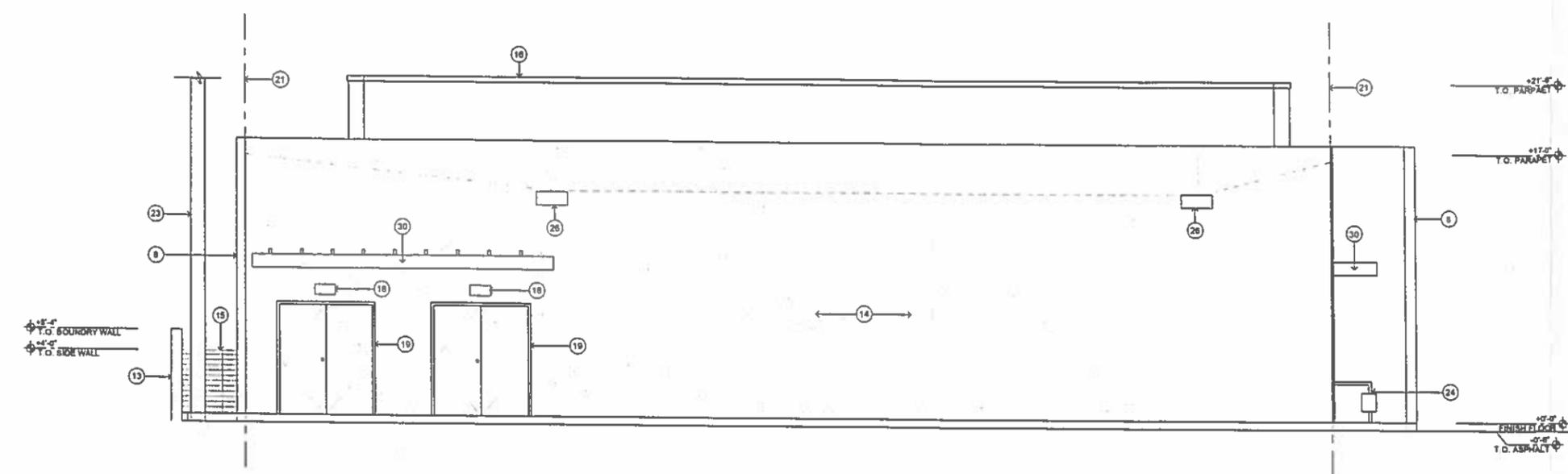
ideation
 DESIGN GROUP

440 EAST WASHINGTON ST., SUITE 270 PHOENIX, ARIZONA 85004
 4800 W. WILSON AVENUE, SUITE 100 MESA, ARIZONA 85203
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

BOARD OF ADJUSTMENT REVIEW - 06.16.2014

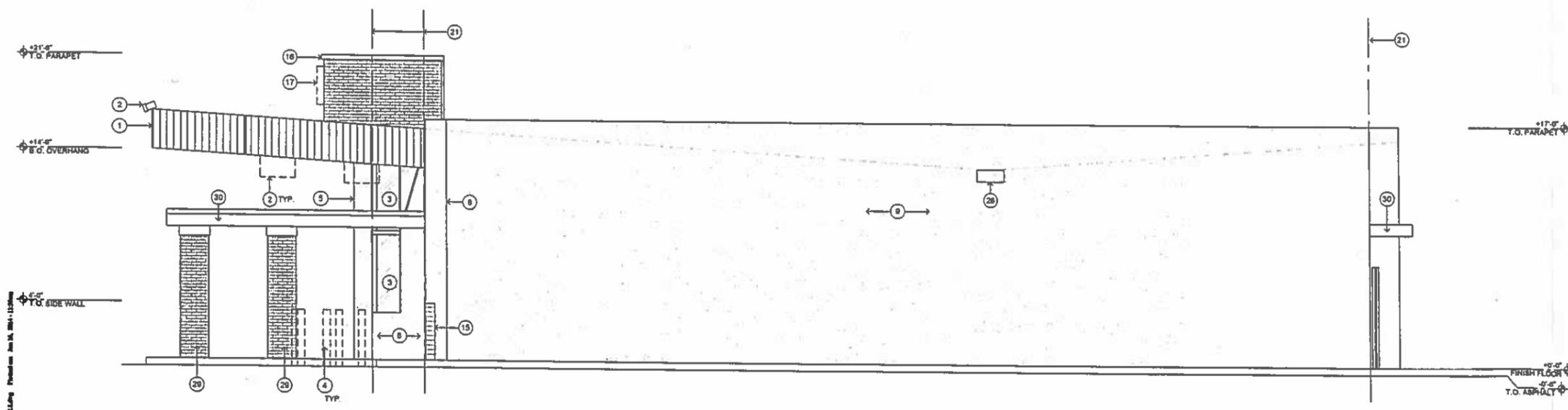


SHEET NO: A2.0



C WEST ELEVATION

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



D NORTH ELEVATION

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

KEY NOTES
(SOME NOTES DO NOT APPLY TO THIS SHEET)

- 1 (E) BUILDING OVERHANG TO REMAIN, NEW CORRUGATED METAL FACIA TO MATCH (E) CORRUGATED METAL FACIA THROUGHOUT CENTER TO BE APPLIED.
- 2 REMOVE EXISTING DOWNLIGHTS
- 3 (E) ANOD. ALUMINUM STOREFRONT SYSTEM & 30" DOUBLE STOREFRONT GLASS DOORS TO REMAIN, TYP
- 4 (E) SOLLARDS TO BE REMOVED.
- 5 EXISTING COLUMNS WITH NEW STUCCO FINISH
- 6 (E) STUCCO WALL TO BE PAINTED, TYP
- 7 UNDERSIDE OF (E) BUILDING SOFFIT TO BE PAINTED, TYP
- 8 (E) WING WALLS TO REMAIN. TENANT G.C. TO CLEAN & PREP SURFACE AS NECESSARY FOR INSTALLATION OF NEW STUCCO FINISH
- 9 NEW NORTHERN EXTERIOR WALL PROVIDED & INSTALLED BY TENANT G.C. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 10 PORTION OF (E) SOUTHERN EXTERIOR WALL TO REMAIN, AS SHOWN. TENANT G.C. TO EXTEND WALL UP TO HEIGHT OF PARAPET, AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 11 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALL & PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW 30" H.H. DOOR & FRAME.
- 12 TENANT G.C. TO REMOVE JOGGED PORTION OF (E) SOUTHERN EXTERIOR WALL. TENANT G.C. TO PROVIDE & INSTALL NEW EXTERIOR WALL UP TO HEIGHT OF PARAPET, AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 13 NEW SOUTHERN EXTERIOR WALL TO BE PROVIDED AND INSTALLED BY TENANT G.C. WALL TO BE PAINTED AND FINISHED TO MATCH STOREFRONT.
- 14 NEW WESTERN EXTERIOR WALL TO BE PROVIDED AND INSTALLED BY TENANT G.C. WALL TO BE PAINTED AND FINISHED TO MATCH STOREFRONT.
- 15 (E) CMU WALL TO REMAIN
- 16 NEW FAUX PARAPET WITH BRICK VENEER AND METAL COPING TO MATCH (E) PARAPETS THROUGHOUT CENTER, SIDESIDE TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 17 NEW ILLUMINATED WALL MOUNTED TENANT STOREFRONT SIGNAGE BY TENANT SIGNAGE CONTRACTOR, UNDER SEPARATE PERMIT
- 18 NEW EXTERIOR LIGHTING, CENTERED ABOVE DOOR
- 19 NEW PAIR OF 3'-0" X 7'-0" HOLLOW METAL DOORS AND FRAME
- 20 NEW CONCRETE PAD
- 21 LEASE LINE
- 22 NEW 12" X 24" ROOF SCUPPER
- 23 (E) POWER POLE TO REMAIN
- 24 (E) GAS LINE AND METER TO REMAIN
- 25 (E) CONCRETE SIDEWALK TO REMAIN
- 26 NOT USED
- 27 NEW TRELLIS STRUCTURE OVER STOREFRONT GLAZING
- 28 NEW STOREFRONT GLAZING
- 29 NEW 24" X 24" FAUX COLUMN W/ BRICK VENEER
- 30 NEW TRELLIS STRUCTURE

SCALE: 1/4" = 1'-0"
 DRAWN BY:
 DATE: 06.16.14
 BASE FILE: 13-11647.dwg
 PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PROJECT: **PET CLUB**
 1224 North Gilbert Road
 Mesa, Arizona 85203

SHEET TITLE: EXTERIOR ELEVATIONS

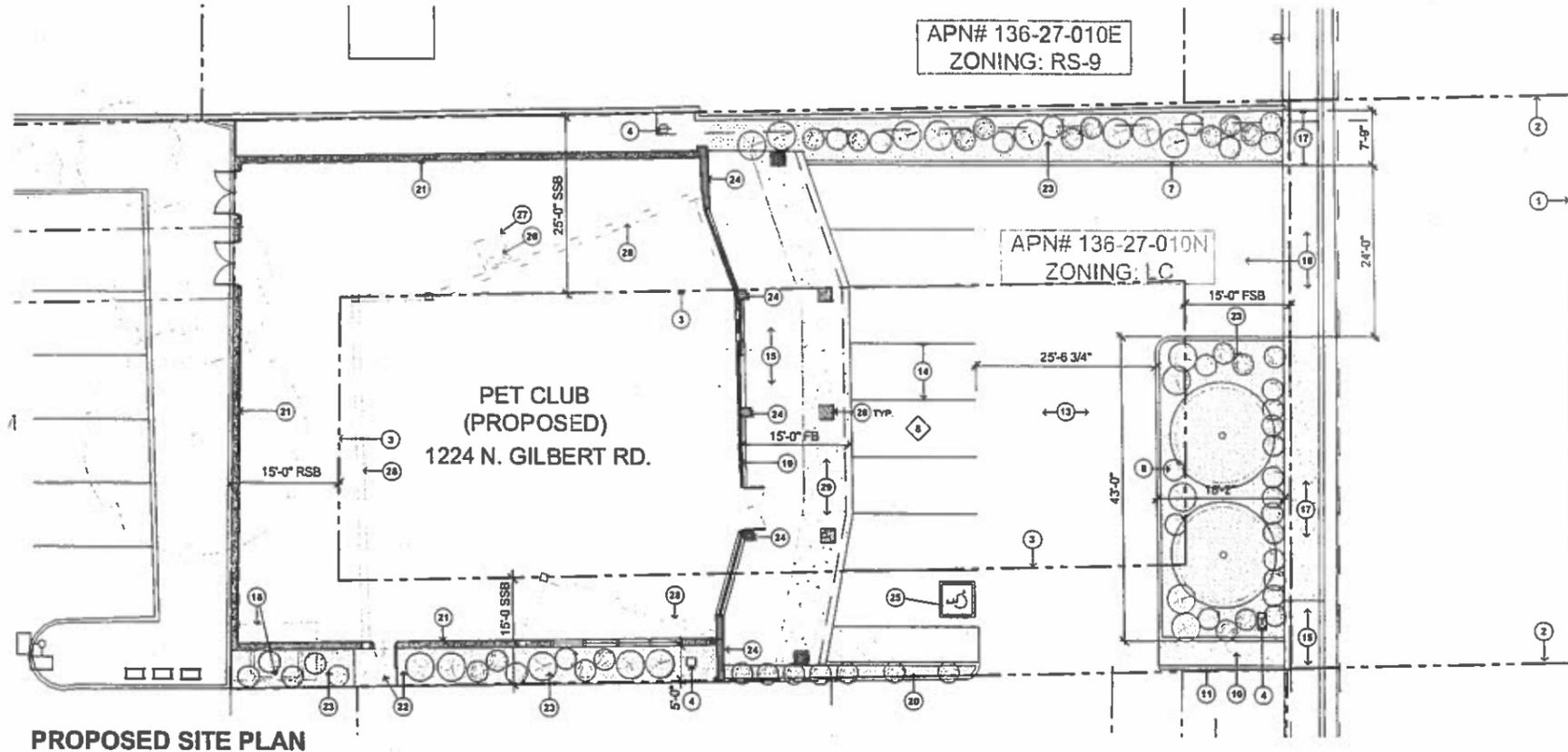
BOARD OF ADJUSTMENT REVIEW - 06.16.2014

ideation
 DESIGN GROUP

8813 EAST WASHINGTON ST. SUITE 270 PHOENIX, ARIZONA 85048
 TEL: 602.998.1191 FAX: 602.998.1192
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

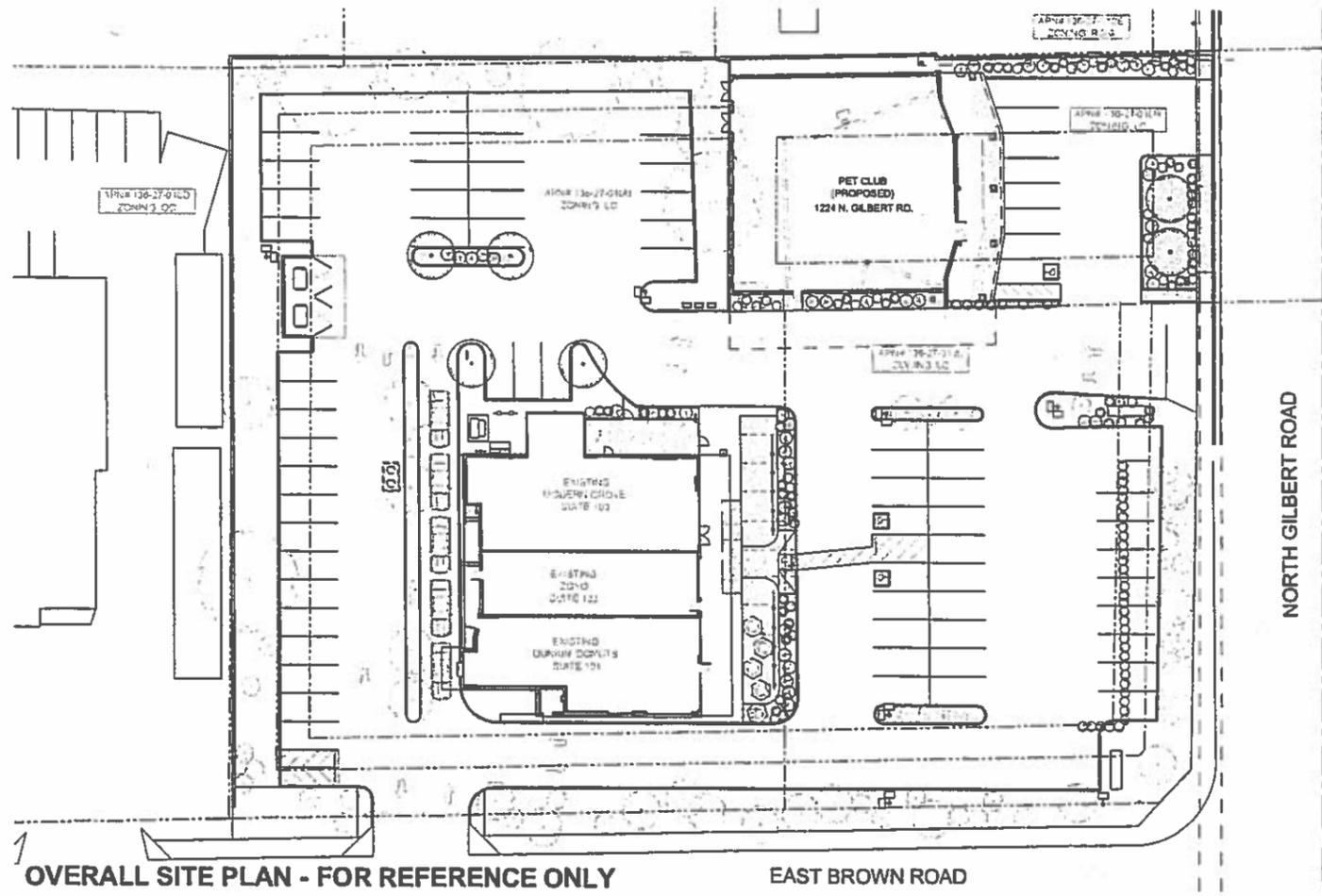


SHEET NO: **A2.1**



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



OVERALL SITE PLAN - FOR REFERENCE ONLY

EAST BROWN ROAD

SCALE: N.T.S.

APN# 136-27-010E
ZONING: RS-9

APN# 136-27-010N
ZONING: LC

KEY NOTES
(APPLY TO THIS SHEET ONLY)

- 1 MIDDLE OF STREET RIGHT OF WAY
- 2 PROPERTY BOUNDARY LINE
- 3 LINE OF SETBACK
- 4 EXISTING UTILITIES TO REMAIN, TYP
- 5 NOT USED
- 6 NOT USED
- 7 TENANT G.C. SHALL REMOVE (E) ASPHALT ALONG NORTHERN WALL AS SHOWN AND SHALL INFILL AREA WITH NEW 6" CONC. CURB, A DECOMPOSED GRANITE PERIMETER, AND NEW LANDSCAPING, AS SHOWN. REFER TO LANDSCAPING PLAN FOR ADDITIONAL INFORMATION.
- 8 TENANT G.C. TO PROVIDE & INSTALL NEW 18"-2" WIDE x 43'-0" LONG LANDSCAPING ISLAND WITH NEW 6" CONCRETE CURB, DECOMPOSED GRANITE & LANDSCAPING
- 9 NOT USED
- 10 TENANT G.C. TO PROVIDE & INSTALL NEW 3'-0" WIDE CONCRETE WALK
- 11 TENANT G.C. TO PROVIDE & INSTALL NEW 6" CONCRETE CURB
- 12 NOT USED
- 13 EXISTING ASPHALT DRIVE TO REMAIN, TYP, U.N.C.
- 14 TENANT G.C. TO PROVIDE & INSTALL NEW PARKING STRIPING, AS SHOWN
- 15 EXISTING SIDEWALK TO REMAIN, TYP, U.N.C.
- 16 EXISTING DRIVEWAY TO BE RELOCATED.
- 17 TENANT G.C. TO INFILL EXISTING DRIVEWAY WITH NEW CONCRETE SIDEWALK
- 18 TENANT G.C. TO REMOVE EXISTING DUMPSTER PAD & DUMPSTER IN THEIR ENTIRETY (SHOWN DASHED)
- 19 EXISTING STOREFRONT TO REMAIN
- 20 NEW BUILDING FAUX COLUMN (REFER TO ELEVATIONS)
- 21 LINE OF PROPOSED NEW STRUCTURE.
- 22 TENANT G.C. TO REMOVE PORTION OF (E) LANDSCAPING AS REQUIRED FOR INSTALLATION OF NEW LANDSCAPING AND 6'-0" X 5'-3" 1/2" CONCRETE LANDING.
- 23 TENANT G.C. TO PROVIDE & INSTALL NEW HEDGES, REFER TO PROPOSED LANDSCAPING PLAN FOR MORE INFORMATION
- 24 PORTION OF EXISTING BUILDING TO REMAIN
- 25 EXISTING ACCESSIBLE PARKING SIGNAGE TO BE RELOCATED AS SHOWN
- 26 EXISTING ELECTRICAL SERVICE TO BE RELOCATED
- 27 EXISTING CONCRETE PAD TO BE REMOVED IN ITS ENTIRETY
- 28 LINE OF EXISTING EXTERIOR BUILDING WALLS TO BE REMOVED BY TENANT G.C. TO ALLOW FOR BUILDING EXPANSION. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 29 TENANT G.C. TO PROVIDE AND INSTALL NEW CONCRETE SIDEWALK TO CREATE 15'-0" FOUNDATION BASE

SCALE: 1" = 20'-0"
DRAWN BY: JAB
DATE: 06.16.14
BASE FILE: 13-114_4.B1E
PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PET CLUB
1224 North Gilbert Road
Mesa, Arizona 85203

OVERALL SITE PLAN & SITE DEMOLITION PLAN

PROJECT: PET CLUB
SHEET TITLE: OVERALL SITE PLAN & SITE DEMOLITION PLAN

ideation
DESIGN GROUP

4413 EAST WASHINGTON ST., SUITE 278 PHOENIX, ARIZONA 85044
PH: 602.732.1781 FAX: 602.732.1848
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

BOARD OF ADJUSTMENT REVIEW - 06.16.2014

PROJECT DATA

01. PROJECT NAME: "PET CLUB"
02. PROJECT DESCRIPTION: TENANT IMPROVEMENT OF EXISTING SHELL BUILDING
03. ZONING: LC (LIMITED COMMERCIAL)
04. TOTAL BUILDING SQUARE FOOTAGE: 4,000 S.F.
05. TOTAL PARCEL SIZE: APN # 136-27-010N .3491 ACRES
06. PARKING CALCULATIONS: \diamond = PARKING COUNT SYMBOL
TOTAL SPACES REQUIRED: 14
TOTAL SPACES PROVIDED: 8
07. PREVIOUS SUBMITTAL PARKING CALCULATIONS:
EXISTING MARKET: 2,781 S.F. / 375 = 8
DUNKIN DONUTS: 2,080 S.F. / 100 = 21
ZOVIC: 1,454 S.F. / 375 = 4
MODERN GROVE: 2,478 S.F. / 75 = 34
OUTDOOR SEATING: 1,208 S.F. / 200 = 6

- NOTES:
1. PUBLIC MARKET PATIO HAS BEEN REMOVED FROM CALCULATIONS.
2. ALL EXISTING SITE INFORMATION WAS EITHER OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE OR BOWMAN CONSULTING ALTA / ACSM LAND TITLE SURVEY DATED 08.11.13.



SHEET NO: SP1.1

SCALE: 1" = 10'-0"
 DRAWN BY: JAB
 DATE: 06.18.14
 BASE FILE: 13-114_5-017E
 PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PET CLUB
 1224 North Gilbert Road
 Mesa, Arizona 85203

PROJECT

SHEET TITLE

OVERALL LANDSCAPING PLAN

ideation
 DESIGN GROUP



1415 EAST WASHINGTON ST., SUITE 278 PHOENIX, ARIZONA 85016
 TEL: 602.954.1848
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



SHEET NO:
SP1.2

KEYED NOTES
 (APPLY TO THIS SHEET ONLY)

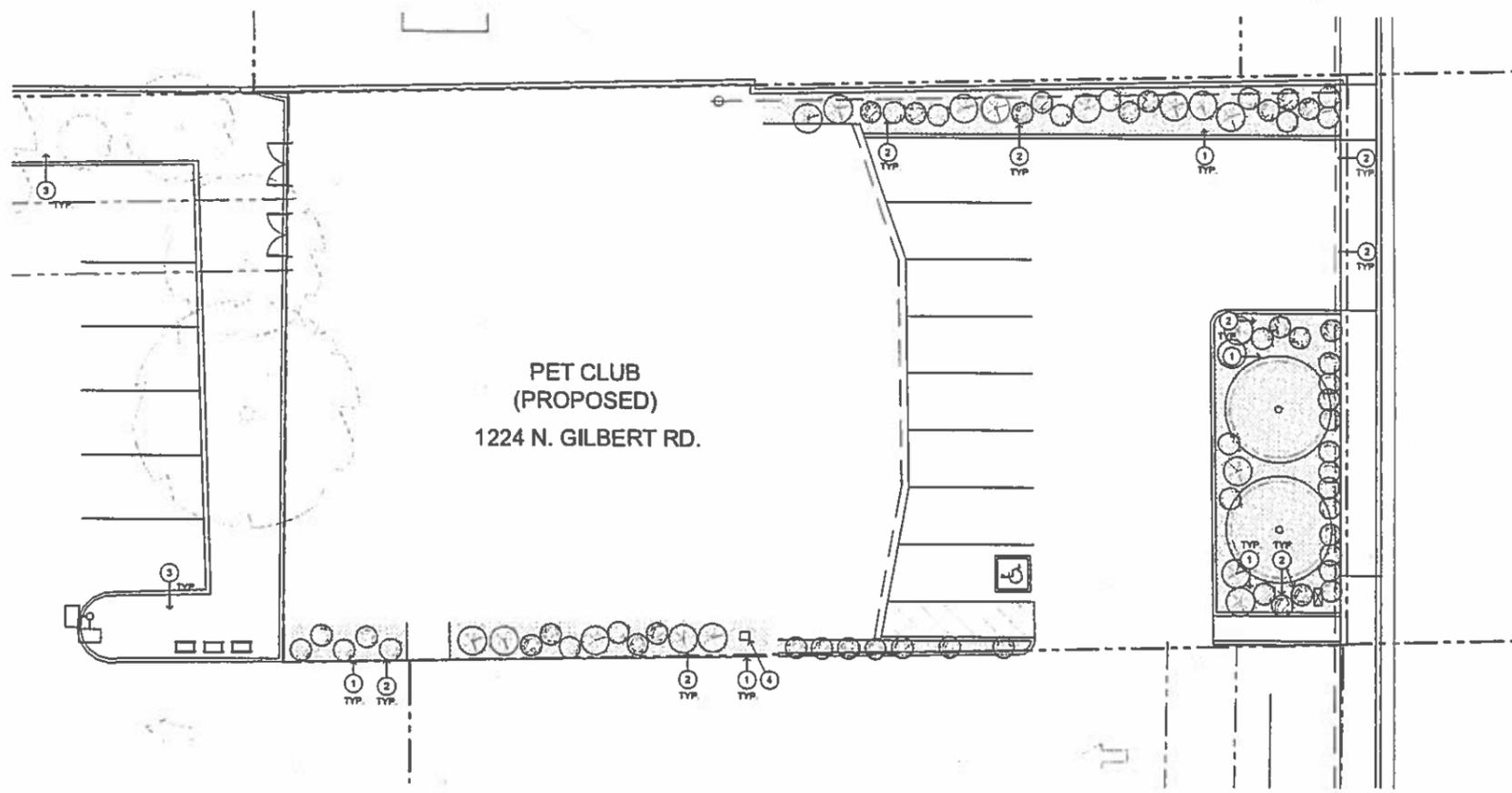
- 1 NEW DECOMPOSED GRANITE TO MATCH EXISTING LANDSCAPE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS
- 2 NEW PLANTING, REFER TO LANDSCAPE LEGEND FOR ADDITIONAL INFORMATION
- 3 EXISTING GROUND COVER TO REMAIN
- 4 EXISTING GAS METER TO REMAIN

LANDSCAPE NOTES
 (APPLY TO THIS SHEET ONLY)

- 1 ALL WORK INCLUDING PLANT MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF MESA LANDSCAPE AND IRRIGATION STANDARDS, ARIZONA NURSERY ASSOCIATION'S STANDARDS AND IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. ALL MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS
- 2 DECOMPOSED GRANITE OR GRASS IS TO BE FURNISHED AND INSTALLED BY CONTRACTOR AT INDICATED LANDSCAPE PLANTING AREAS. LANDSCAPE CONTRACTOR TO TOP DRESS ALL INDICATED AREAS ON SITE WITH A DECOMPOSED GRANITE APPLICATION OF 2" UNIFORM THICKNESS. PROVIDE PRE-EMERGENCE WEED CONTROL. APPLICATION AND DO NOT UNDERLAY DECOMPOSED GRANITE APPLICATION WITH PLASTIC. INSTALL 80 TOP OF DECOMPOSED GRANITE IS 1" BELOW TOP OF CURB. DECOMPOSED GRANITE COLOR AND SIZE SHALL MATCH EXISTING ON SITE.
- 3 PRIOR TO DIGGING, ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND PROTECTED - CALL BLUE BAKE
- 4 WHERE EXISTING LANDSCAPING IS TO REMAIN - CONTRACTOR TO PRUNE AND MAINTAIN EXISTING PLANTINGS. ALL PLANTING MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW PLANTING MATERIAL.
- 5 SURFACE ROCKS LARGER THAN 1" IN DIAMETER ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE AT DEPTHS INDICATED (ENOUGH FOR COMPLETE COVERAGE WITH NO SUBGRADE VISIBLE), REMOVE ALL EXISTING CALICHE OR ROCKS THAT SHOW THROUGH
- 6 ACCURATE LAYOUT OF TREES IS ESSENTIAL. PAINT LOCATION OF TREES IN LANDSCAPE AREA AND HAVE APPROVED BY OWNER'S REPRESENTATIVE BEFORE DIGGING HOLES. PLANT TREE TRUNKS 12" MINIMUM FROM STREET LIGHTS AND FIRE HYDRANTS
- 7 ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN GOOD CONDITION BY OWNER
- 8 ALL NEW LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC DRIP IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF MESA LANDSCAPE AND IRRIGATION STANDARDS - EXTEND AND MODIFY FROM EXISTING IRRIGATION SYSTEM ON SITE. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION AND DEAD PLANT MATERIAL. EXTEND NEW IRRIGATION TO NEW PLANT MATERIAL. ADD NEW IRRIGATION VALVES AS NEEDED. DRIP EMITTERS TO BE BOSMITH MULTIPORT OR EQUAL PRESSURE COMPENSATING - PROVIDE DRIP EMITTER PER THE FOLLOWING SCHEDULE: 24" BOX TREE - THREE 20PH, 1 AND 8 GAL - ONE GPH
- 9 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT IMPAIRING EXISTING DRAINAGE FLOWS BY ANY GRADING, PLANTING OR OTHER OBSTRUCTION.

LANDSCAPE LEGEND
 (APPLY TO THIS SHEET ONLY)

SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE/QTY.
	EXISTING PLANT TO REMAIN	EXISTING PLANT TO REMAIN	EXISTING PLANT TO REMAIN
	TREE	TREE	TREE
	<i>Coridum x 'Desert Museum'</i>	'DESERT MUSEUM' PALM VERDE	24" BOX - (2)
	TREE	TREE	TREE
	<i>Rosemaria officinalis</i>	ROSEMARY	5 GAL - (22)
	SHRUB	SHRUB	SHRUB
	<i>Leucophyllum langmanii</i> Lynn's Legacy	LANGMAN'S SAGE	5 GAL - (18)
	SHRUB	SHRUB	SHRUB
	<i>Hemerocallis pavilars</i>	RED YUCCA	5 GAL - (17)
	SHRUB	SHRUB	SHRUB
	<i>Carissa grandiflora x 'Boxwood Beauty'</i>	BOXWOOD BEAUTY NATAL PLUM	5 GAL - (12)
	SHRUB	SHRUB	SHRUB



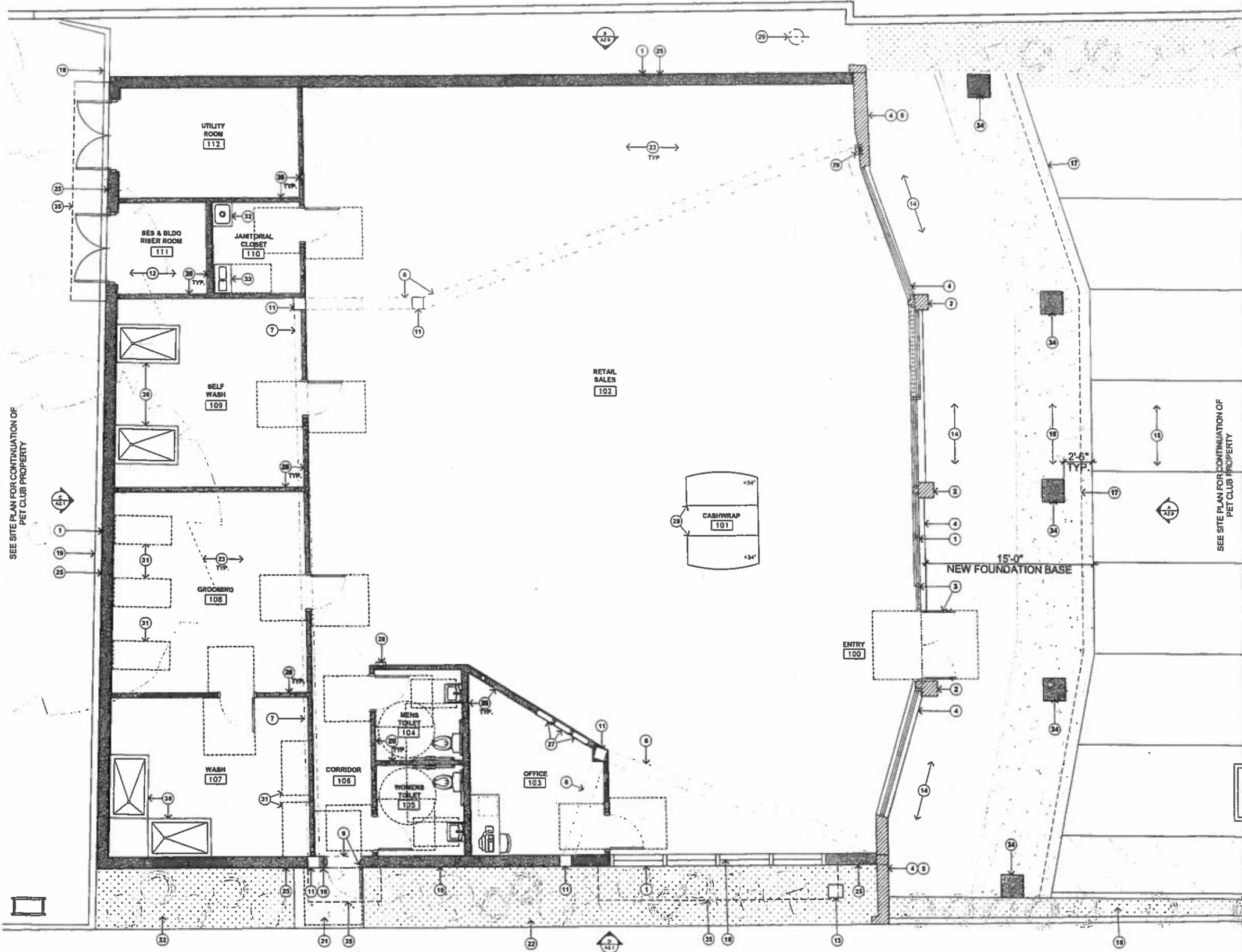
OVERALL LANDSCAPING PLAN

SCALE: 1" = 10'-0"



Drawing issued with approval of the City of Mesa Planning Department. Drawing No. 14-202-SP1.2. Date: 06.18.14

BOARD OF ADJUSTMENT REVIEW - 06.16.2014



FLOOR PLAN

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

KEY NOTES
(APPLY TO THIS SHEET ONLY)

- 1 LEASE LINE
- 2 (E) EXTERIOR FURRED BUILDING COLUMN TO REMAIN. TYP. TENANT G.C. TO CLEAN & PREP SURFACE AS NECESSARY FOR INSTALLATION OF NEW BRICK VENEER FINISH. TO MATCH (E) BRICK FINISH OF ADJACENT BUILDING
- 3 (E) ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 36" DOUBLE GLASS STOREFRONT DOORS TO REMAIN
- 4 (E) EASTERN STOREFRONT WALLS TO REMAIN. TYP. TENANT G.C. TO CLEAN & PREP SURFACES AS NECESSARY FOR INSTALLATION OF NEW FINISHES
- 5 (E) ENDS OF STOREFRONT WALLS TO RECEIVE NEW BRICK VENEER FINISH. TO MATCH (E) BRICK FINISH OF ADJACENT BUILDING
- 6 TENANT G.C. TO REMOVE (E) NORTHERN EXTERIOR WALLS IN THEIR ENTIRETY (SHOWN DASHED). ALL STRUCTURAL BUILDING COLUMNS ARE TO REMAIN. TYP.
- 7 TENANT G.C. TO REMOVE (E) WESTERN EXTERIOR WALL IN ITS ENTIRETY (SHOWN DASHED). ALL STRUCTURAL BUILDING COLUMNS ARE TO REMAIN. TYP.
- 8 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALLS IN THEIR ENTIRETY (SHOWN DASHED). ALL BUILDING COLUMNS ARE TO REMAIN. TYP.
- 9 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALL & PREP ARE OPENING AS REQ'D. FOR INSTALLATION OF NEW 36" H M. DOOR & FRAME.
- 10 PORTION OF (E) SOUTHERN EXTERIOR CMU WALL TO REMAIN
- 11 (E) STRUCTURAL BUILDING COLUMN TO REMAIN
- 12 (E) ELECTRICAL SERVICE ENTRANCE TO BE RELOCATED INTO NEW BUILDING RISER ROOM
- 13 (E) GAS METER TO REMAIN
- 14 (E) CONCRETE SIDEWALK TO REMAIN
- 15 PARKING STALLS TO BE RE-STRIPPED
- 16 NEW STOREFRONT GLAZING
- 17 LINE OF (E) BUILDING SOFFIT ABOVE, TO REMAIN
- 18 NEW LANDSCAPING ISLAND
- 19 NEW CONCRETE SIDEWALK
- 20 (E) UTILITY POLE TO REMAIN
- 21 TENANT G.C. TO REMOVE PORTION OF (E) LANDSCAPING AS REQ'D. FOR INSTALLATION OF NEW 8'-0" x 8'-3 1/2" CONCRETE LANDING. REFER TO PROPOSED LANDSCAPING PLAN.
- 22 TENANT G.C. TO REMOVE PORTION OF (E) LANDSCAPING AS REQUIRED FOR INSTALLATION OF NEW LANDSCAPING. REFER TO PROPOSED LANDSCAPING PLAN FOR ADDITIONAL INFORMATION.
- 23 TENANT G.C. TO REMOVE OR TRIM (E) LANDSCAPING AS REQUIRED FOR INSTALLATION OF NEW, EXPANDED BUILDING
- 24 NEW LANDSCAPING. REFER TO PROPOSED LANDSCAPING PLAN FOR MORE INFORMATION.
- 25 NEW EXTERIOR WALL BY TENANT G.C. (SHOWN SHADED)
- 26 NEW INTERIOR WALLS BY TENANT G.C. (SHOWN SHADED)
- 27 NEW ELECTRICAL PANELS BY TENANT G.C. (SHOWN SHADED)
- 28 NEW ADA COMPLIANT SALES COUNTER
- 29 NEW FIRE EXTINGUISHERS. COORDINATE LOCATION W/ FIRE MARSHAL. TYP.
- 30 NEW WASH BASINS, TYP.
- 31 NEW GROOMING TABLES, TYP.
- 32 NEW MOP SINK
- 33 NEW WATER HEATER
- 34 NEW 24" x 24" FAUX COLUMNS
- 35 NEW OVERHEAD CANOPY, REFER TO ELEVATIONS

FIRE EXTINGUISHER NOTES

- 36 5 LB. "ABC" FIRE EXTINGUISHERS ARE REQUIRED WITHIN 75' OF TRAVEL FROM ANY POINT IN PUBLIC AREA. THEY MUST BE MOUNTED CONSPICUOUSLY, PREFERABLY ALONG NORMAL TRAVEL PATHS AND EXIT WAYS. REFER TO SYMBOL FOR LOCATION ON PLAN. VERIFY THE EXACT LOCATION IS ACCEPTABLE TO THE FIRE DEPT. PRIOR TO INSTALLATION.

SCALE: 1/4" = 1'-0"
 DRAWN BY: KC / JMB / PW
 DATE: 08.16.14
 BASE FILE: 15-114-A2.dwg

PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PET CLUB
 1224 North Gilbert Road
 Mesa, Arizona 85203

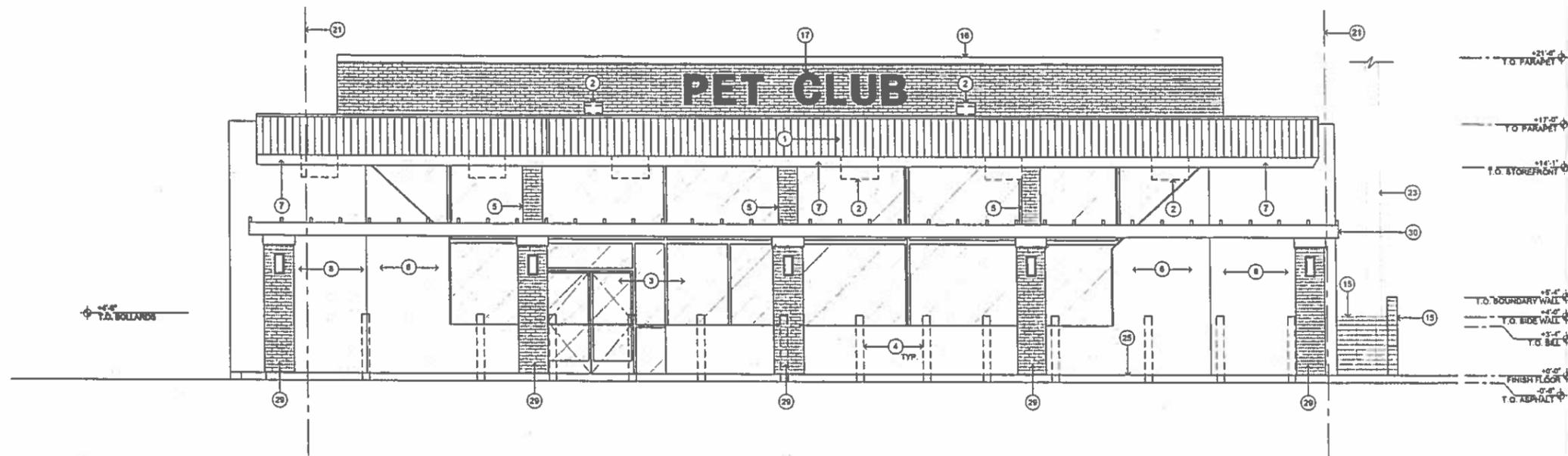
ideation
 DESIGN GROUP

3455 EAST WASHINGTON ST., SUITE 270 PHOENIX, ARIZONA 85044
 PH: 602.954.1781 FAX: 602.954.1848
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



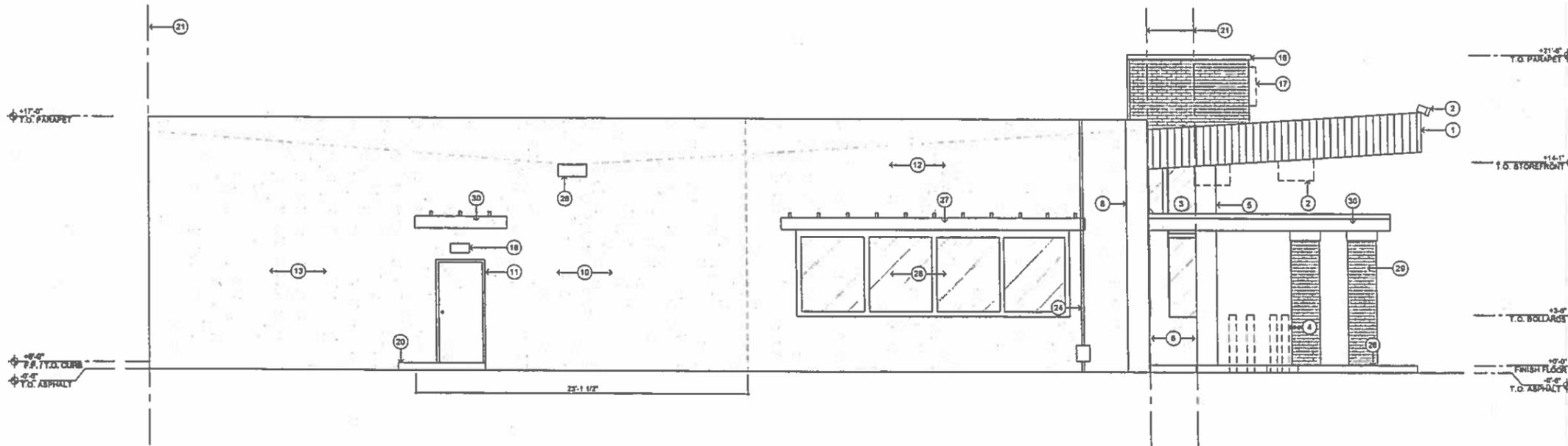
BOARD OF ADJUSTMENT REVIEW - 06.16.2014

SHEET NO: A1.0



A EAST ELEVATION

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



B SOUTH ELEVATION

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

KEY NOTES
(SOME NOTES DO NOT APPLY TO THIS SHEET)

- 1 (E) BUILDING OVERHANG TO REMAIN. NEW CORRUGATED METAL FACIA TO MATCH (E) CORRUGATED METAL FACIA THROUGHOUT CENTER TO BE APPLIED.
- 2 REMOVE EXISTING DOWNLIGHTS
- 3 (E) ANOD ALUMINUM STOREFRONT SYSTEM & 3" DOUBLE STOREFRONT GLASS DOORS TO REMAIN, TYP
- 4 (E) BOLLARDS TO BE REMOVED.
- 5 EXISTING COLUMNS WITH NEW STUCCO FINISH
- 6 (E) STUCCO WALL TO BE PAINTED, TYP
- 7 UNDERSIDE OF (E) BUILDING SOFFIT TO BE PAINTED, TYP
- 8 (E) WING WALLS TO REMAIN. TENANT G.C. TO CLEAN & PREP SURFACE AS NECESSARY FOR INSTALLATION OF NEW STUCCO FINISH
- 9 NEW NORTHERN EXTERIOR WALL PROVIDED & INSTALLED BY TENANT G.C. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT
- 10 PORTION OF (E) SOUTHERN EXTERIOR WALL TO REMAIN, AS SHOWN. TENANT G.C. TO EXTEND WALL UP TO HEIGHT OF PARAPET, AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT
- 11 TENANT G.C. TO REMOVE PORTION OF (E) SOUTHERN EXTERIOR WALL & PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW 36" H.M. DOOR & FRAME.
- 12 TENANT G.C. TO REMOVE JOGGED PORTION OF (E) SOUTHERN EXTERIOR WALL. TENANT G.C. TO PROVIDE & INSTALL NEW EXTERIOR WALL UP TO HEIGHT OF PARAPET, AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT.
- 13 NEW SOUTHERN EXTERIOR WALL TO BE PROVIDED AND INSTALLED BY TENANT G.C. WALL TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 14 NEW WESTERN EXTERIOR WALL TO BE PROVIDED AND INSTALLED BY TENANT G.C. WALL TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 15 (E) CMU WALL TO REMAIN
- 16 NEW FAUX PARAPET WITH BRICK VENEER AND METAL CORING TO MATCH (E) PARAPET THROUGHOUT CENTER. BACKSIDE TO BE PAINTED AND FINISHED TO MATCH STOREFRONT
- 17 NEW ILLUMINATED WALL MOUNTED TENANT STOREFRONT SIGNAGE BY TENANT SIGNAGE CONTRACTOR, UNDER SEPARATE PERMIT
- 18 NEW EXTERIOR LIGHTING, CENTERED ABOVE DOOR
- 19 NEW PAIR OF 3'-0" X 7'-0" HOLLOW METAL DOORS AND FRAME
- 20 NEW CONCRETE PAD
- 21 LEASE LINE
- 22 NEW 12" X 24" ROOF SCUPPER
- 23 (E) POWER POLE TO REMAIN
- 24 (E) GAS LINE AND METER TO REMAIN
- 25 (E) CONCRETE SIDEWALK TO REMAIN
- 26 NOT USED
- 27 NEW TRELLIS STRUCTURE OVER STOREFRONT GLAZING
- 28 NEW STOREFRONT GLAZING
- 29 NEW 24" X 34" FAUX COLUMN W/ BRICK VENEER
- 30 NEW TRELLIS STRUCTURE

SCALE: 1/4" = 1'-0"
 DRAWN BY:
 DATE: 06.16.14
 BASE FILE: 13-114 A13.dwg
 PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PET CLUB
 1224 North Gilbert Road
 Mesa, Arizona 85203

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

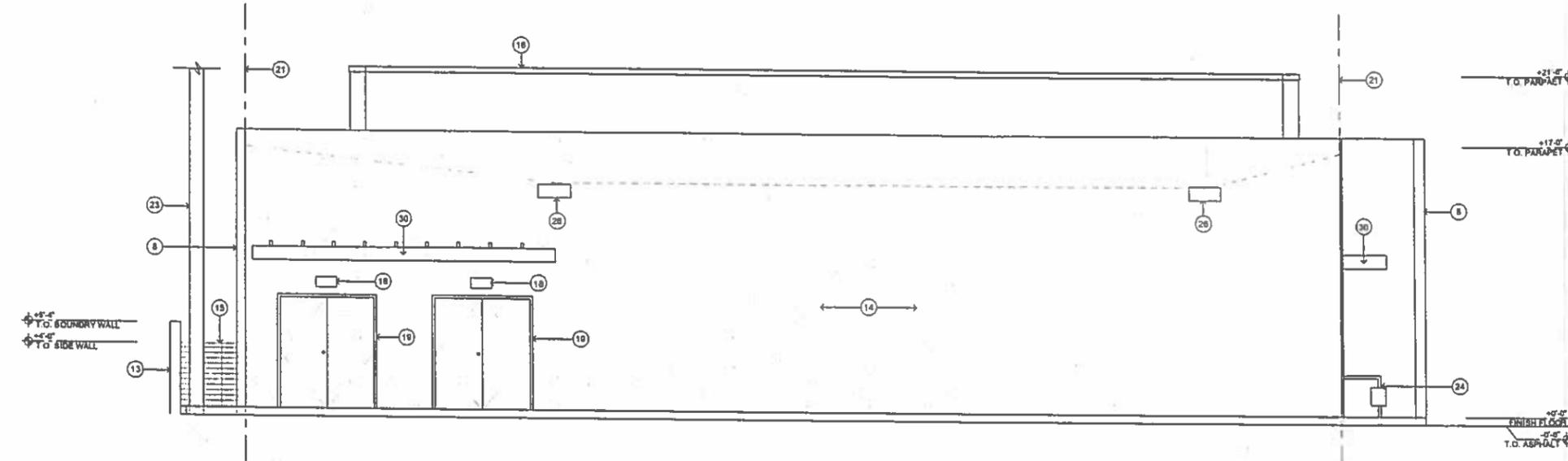
ideation
 DESIGN GROUP

8425 EAST WASHINGTON ST., SUITE 278 PHOENIX, ARIZONA 85048
 M. WENZEL, DVM, M. WENZEL, DVM
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



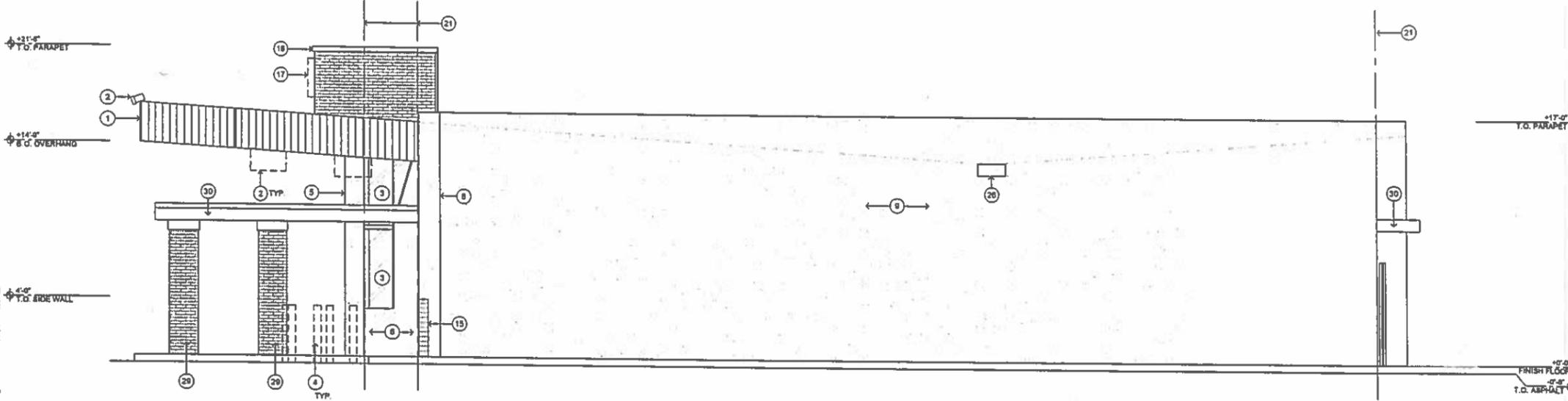
BOARD OF ADJUSTMENT REVIEW - 06.16.2014

SHEET NO: **A2.0**



C WEST ELEVATION

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



D NORTH ELEVATION

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

KEY NOTES
(SOME NOTES DO NOT APPLY TO THIS SHEET)

- 1 (E) BUILDING OVERHANG TO REMAIN NEW CORRUGATED METAL FACIA TO MATCH (E) CORRUGATED METAL FACIA THROUGHOUT CENTER TO BE APPLIED.
- 2 REMOVE EXISTING DOWNLIGHTS
- 3 (E) AND ALUMINUM STOREFRONT SYSTEM & 30" DOUBLE STOREFRONT GLASS DOORS TO REMAIN, TYP
- 4 (E) BOLLARDS TO BE REMOVED.
- 5 EXISTING COLUMNS WITH NEW STUCCO FINISH
- 6 (E) STUCCO WALL TO BE PAINTED, TYP
- 7 UNDERSIDE OF (E) BUILDING SOFFIT TO BE PAINTED, TYP
- 8 (E) W/O WALLS TO REMAIN TENANT O.C. TO CLEAN & PREP SURFACE AS NECESSARY FOR INSTALLATION OF NEW STUCCO FINISH
- 9 NEW NORTHERN EXTERIOR WALL PROVIDED & INSTALLED BY TENANT O.C. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT
- 10 PORTION OF (E) SOUTHERN EXTERIOR WALL TO REMAIN, AS SHOWN. TENANT O.C. TO EXTEND WALL UP TO HEIGHT OF PARAPET, AS SHOWN. WALL TO BE PAINTED & FINISHED TO MATCH STOREFRONT
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SCALE: 1/4"=1'-0"
 DRAWN BY:
 DATE: 06.16.14
 NAME FILE: 13-114-47-600
 PROJECT NUMBER: 14-202

#	DATE	DESCRIPTION



PROJECT: **PET CLUB**
 1224 North Gilbert Road
 Mesa, Arizona 85203

SHEET TITLE: EXTERIOR ELEVATIONS

BOARD OF ADJUSTMENT REVIEW - 06.16.2014

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8413 EAST WASHINGTON ST. SUITE 270 PHOENIX, ARIZONA 85044
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



SHEET NO: **A2.1**

Drawing Issues: 06/16/2014 10:00 AM Project: 14-202 File: 13-114-47-600-01-01.dwg Plot Date: 06/16/2014 10:00 AM Plot Path: C:\Users\jcherry\AppData\Local\Temp\14-202-01-01.dwg



PHOTO A