

PROJECT INFORMATION

OWNER: MR. DAVID JOHNSON
MESA, ARIZONA

PROJECT LOCATION:
406 N. VAL VISTA DRIVE
NWC UNIVERSITY DRIVE AND VAL VISTA DRIVE
MESA, ARIZONA

PROJECT DISCRPTION:
DEVELOPMENT PLAN FOR A 2.24 ACRE PARCEL WHICH INCLUDES AN
EXISTING 1322 SF. HOUSE TO BE RENOVATED AND CONVERTED TO
A BREAD STORE.

THE PROPERTY WILL BE DEVELOPED IN THREE PHASES

PHASE I

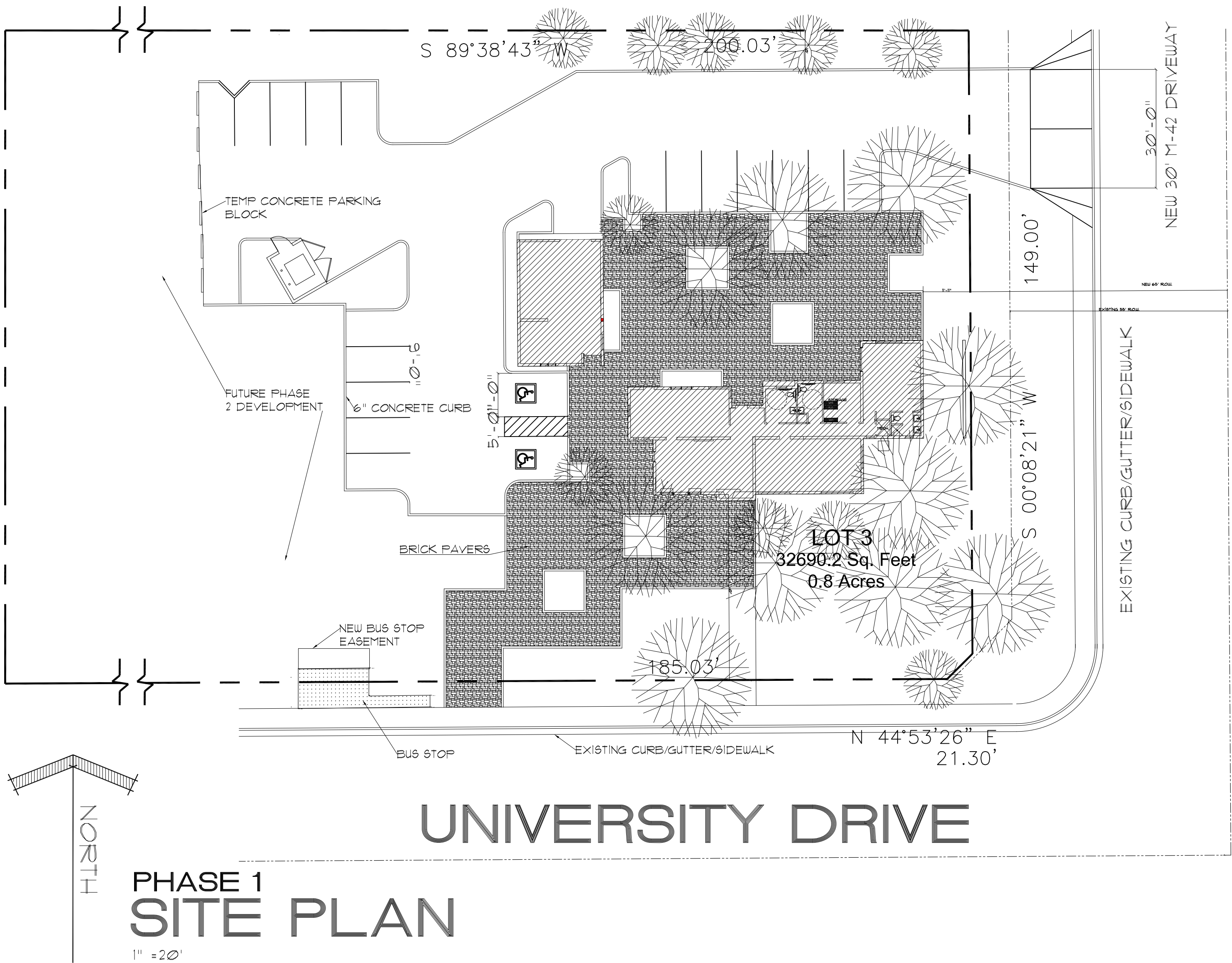
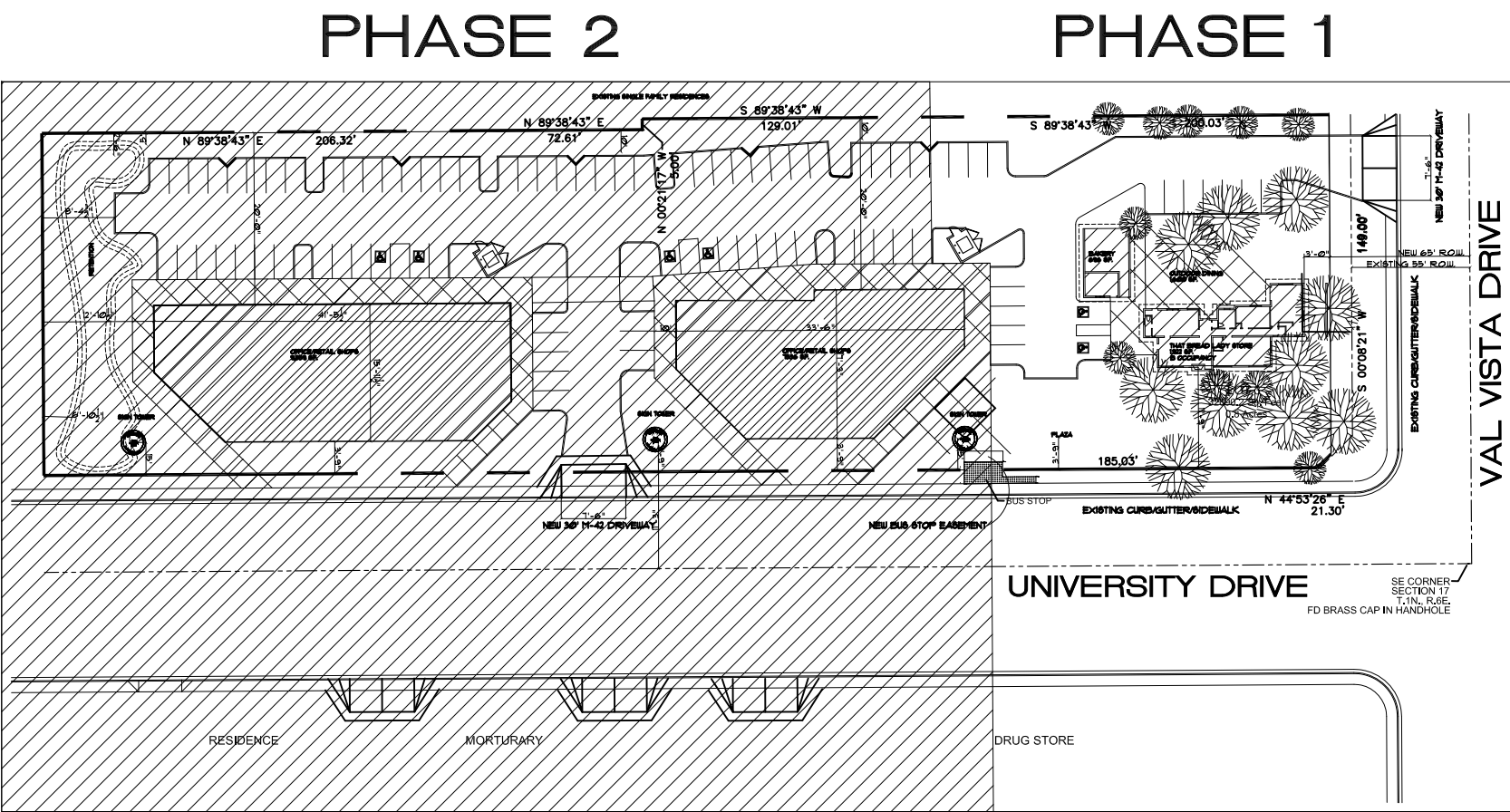
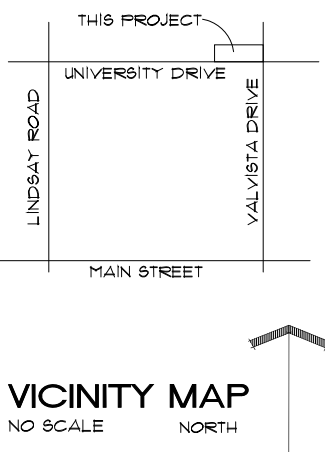
EXISTING 1322 SF. HOUSE CONVERTED TO BREAD STORE, AND OFFICES.
EXISTING 696 SF. HOUSE CARPORT CONVERTED TO BREAD BAKERY.
PARKING REQUIRED:
BREAD STORE - 1000 SF. @ 1/100 = 10 SPACES.
BREAD STORE OFFICES - 322 SF. @ 1/375 SF. = 245 SPACES.
BREAD BAKERY - 696 SF. @ 1/600 SF. = 1 SPACES.
PARKING REQUIRED @ 1/200 (1600 SF. OUTDOOR SPACE) = 8 SPACES
TOTAL REQUIRED: 22 SPACES
PARKING PROVIDED: 23 SPACES INCLUDING 2 ACCESSIBLE SPACES

PHASE II

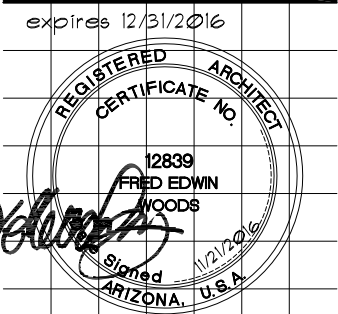
SPECULATIVE RETAIL/OFFICE SPACE - 1536 SF. BUILDING.
PARKING REQUIRED @ 1/375 = 20 SPACES
PARKING PROVIDED: 31 SPACES INCLUDING 2 ACCESSIBLE SPACES

PHASE III

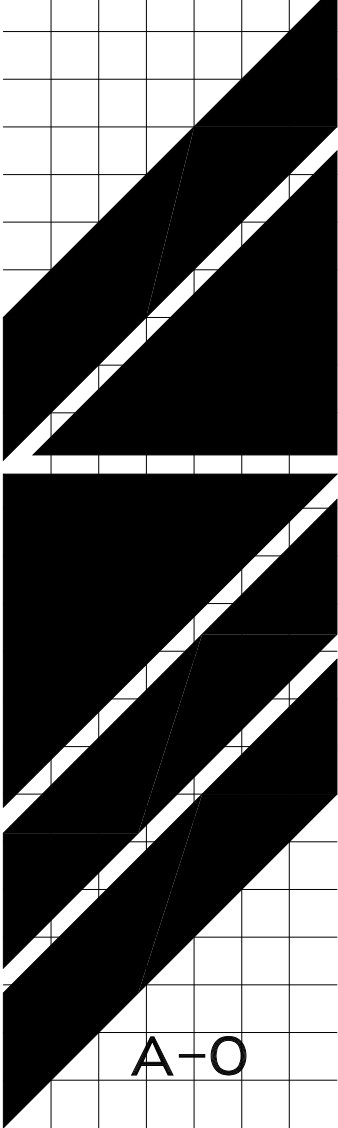
SPECULATIVE RETAIL/OFFICE SPACE - 9859 SF. BUILDING.
PARKING REQUIRED @ 1/375 = 27 SPACES
PARKING PROVIDED: 33 SPACES INCLUDING 2 ACCESSIBLE SPACES



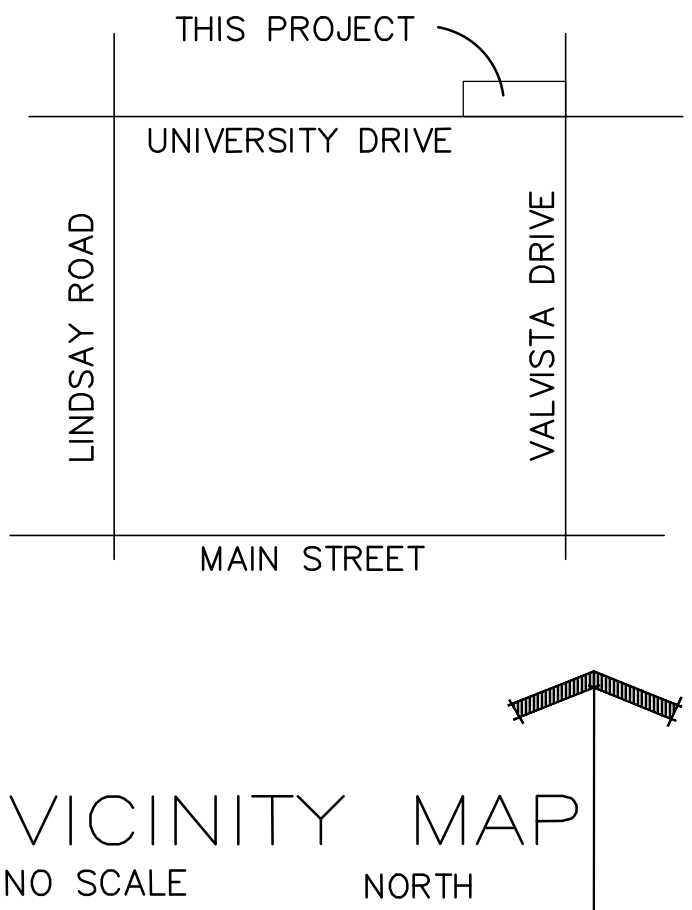
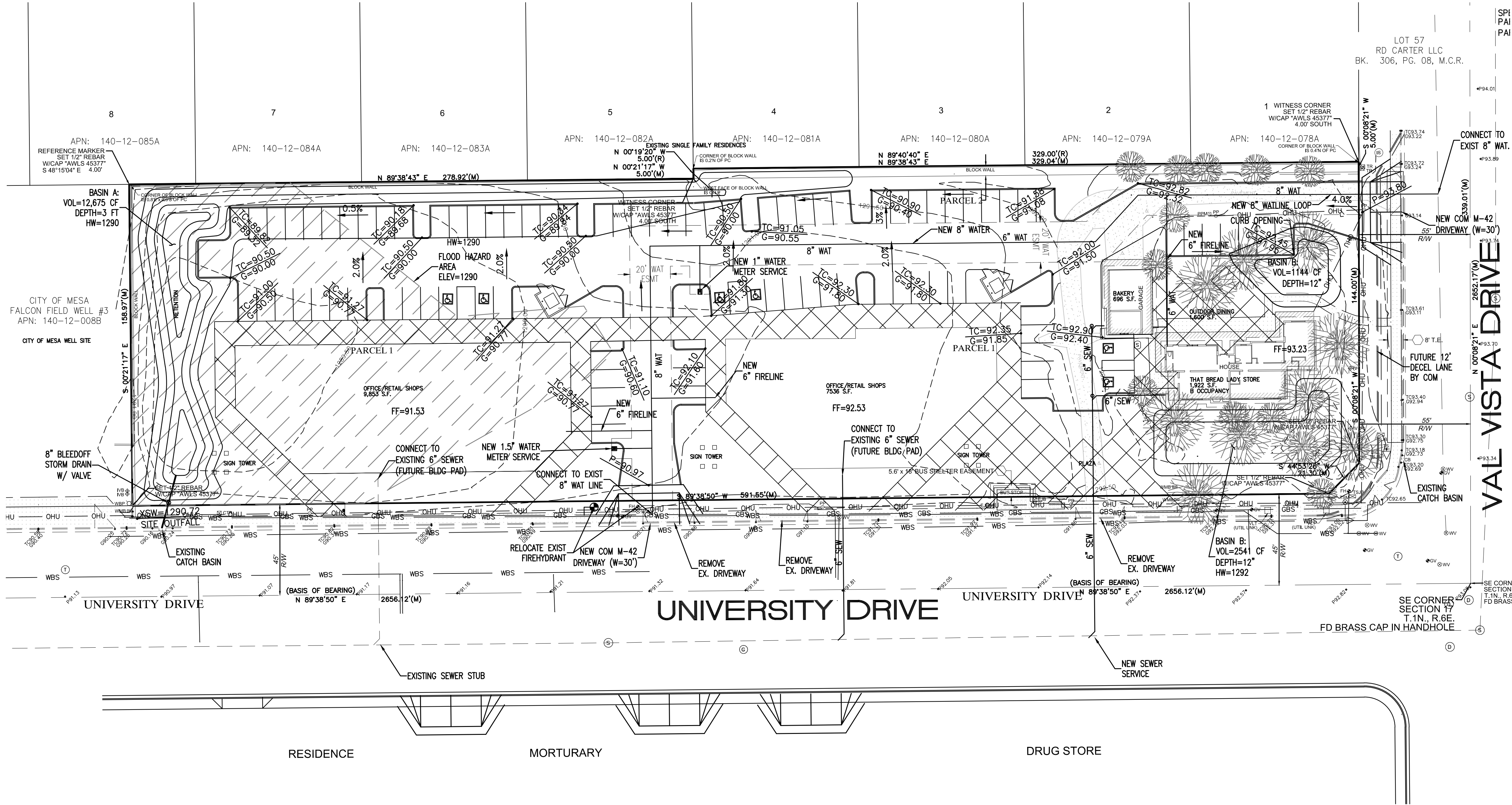
THE BREAD LADY
406 N VAL VISTA
MESA, ARIZONA



WOOD'S ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672



CONCEPTUAL GRADING & DRAINAGE PLAN
FOR
JOHNSON PROPERTY - NWC OF UNIVERSITY & VAL VISTA



OWNER/DEVELOPER:

DAVID A. JOHNSON
1425 N. ORLANDO
MESA, AZ 85204

APPLICANT:

PEW & LAKE, PLC
1744 S. VAL VISTA
SUITE 217
MESA, AZ 85204
PH: 480-461-4670
ATTN: REESE L. ANDERSON

ARCHITECT:

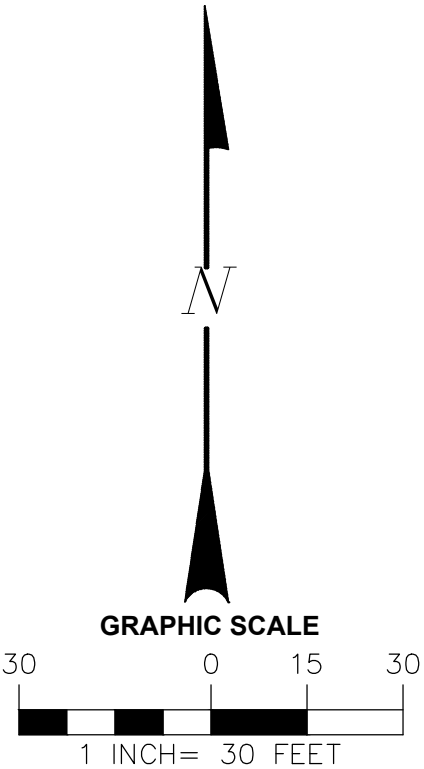
WOODS ASSOCIATES ARCHITECTS, LLC
3319 E. MCDOWELL ROAD
MESA, AZ 85213
PH: 480-962-7672
ATTN: FRED WOODS

CIVIL ENGINEER:

VISTA DESIGN GROUP, LLC
2715 E. HERMOSA VISTA DR.
MESA, AZ 85213
PH: 602-686-7166
ATTN: JARED COX

LEGEND:

B.S.L.	BUILDING SETBACK LINE
---	CENTER LINE
⊙	MAXWELL PLUS DRYWELL
⋈	EX. SPRINKLER HOOKUP (FIRE DEPARTMENT)
△	EX. TELEPHONE RISER
TV	EX. TV J-BOX
E	EX. ELECTRIC BOX
M	EX. MAIL BOX
FF	FINISH FLOOR
FG	FINISH GRADE
→	FLOW ARROWS
G=XX.XX	GUTTER ELEVATION
HWE	HIGH WATER ELEVATION
TC=XX.XX	TOP OF CURB ELEVATION
PUE	PUBLIC UTILITY EASTMAN
U.O.E.	ULTIMATE OUTFALL ELEVATION



PARCEL DESCRIPTION

Parcel 1
The South 204 feet of the Southeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 6 east of the Gila and Salt river Base and Meridian, Maricopa County, Arizona, lying North and East of the East Right-of-way line of the Eastern Canal.
Except the following described property:
Beginning at a point on the South line of the Southeast quarter of said Section 17, a distance of 836.59 feet West of the Southeast corner thereof, said point being the point of intersection of the East Right-of-Way line of the Eastern Canal with the South line of the Southeast quarter of said Section 17;
Thence North 30 degrees 18 minutes 30 seconds West 52.12 feet, along the East Right-of-Way line of the Eastern Canal to the True Point of Beginning;
Thence continuing North 30 degree 18 minutes 30 seconds West 184.17 feet;
Thence East 296.44 feet, parallel to and 204 North of the South line of the Southeast quarter of said Section 17;
Thence South 159 feet;
Thence West 203.50 feet to the True Point of Beginning; and
Except the South 33 feet and the East 33 feet; and
Except those portions conveyed to the City of Mesa by documents recorded in Docket 10981, page 595 and Document No. 1990-19521

Parcel 2
A portion of Lots 1 through 4, THAYER PARK MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 311 of Maps, Page 18, also being in the Southeast quarter of Section 17, Township 1 North, Range 6 East of the Gila and Salt river Base and Meridian, Maricopa County, Arizona, more particularly described as follows:
Beginning at the South corner of Lot 1 of said Thayer Park Manor
Thence South 89 degrees 40 minutes 40 seconds West 329.00 feet, along the South line of said lots 1 through 4, also being common to the North line of the South 204.00 feet of said Southeast quarter of Section 17;
Thence North 00 degree 19 minutes 20 seconds West 5.00 feet, along the West line of said Lot 4
Thence North 89 degrees 40 minutes 40 seconds East, 329.00 feet to a point on the West right-of-way line for Val Vista Drive;
Thence South 00 degrees 10 minutes 18 seconds West along said right-of-way and the East line of said Lot 1 to the Southeast corner of said Lot 1, said point being the point of Beginning

STORM DRAIN NARRATIVE

THE SITE HAS BEEN DESIGNED TO CAPTURE AND RETAIN THE ONSITE RUNOFF FROM THE 100-YR, 2 HOUR STORM EVENT.
OFFICE/RETAIL: THE RUNOFF WILL BE DIRECTED TO A RETENTION BASIN ON THE WEST SIDE OF THE SITE WHICH HAS SIDE SLOPES OF 4:1 AND A DEPTH OF 3'. THE BASIN WILL BE DRAINED WITH AN 8" STORM DRAIN CONNECTED TO THE EXISTING CATCH BASIN IN THE SOUTHWEST CORNER OF THE SITE. THE 8" LINE WILL HAVE A VALVE TO CONTROL THE RELEASE OF THE STORM WATER. THE FINISHED FLOORS OF THE BUILDINGS WILL BE SET A MINIMUM OF 12" ABOVE THE KNOW FLOOD ELEVATION OF 1290.
RESTAURANT: THE RUNOFF WILL BE RETAINED ONSITE WITHIN A SHALLOW RETENTION BASIN LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. THE BASIN DEPTH WILL BE LESS THAN 12" AND THEREFORE DOES NOT REQUIRE ANY ADDITIONAL DEWATERING.
OFFSITE: THE OFFSITE STORMWATER WITHIN VAL VISTA FLOWS TO THE SOUTH AND ENTERS AN EXISTING CATCH BASIN LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION. THE STORM WATER ALONG UNIVERSITY FLOWS TO THE WEST AND ENTERS A CATCH BASIN LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE EXISTING CATCH BASINS WILL NOT BE MODIFIED WITH THE PROPOSED DEVELOPMENT IMPROVEMENTS.

FLOOD VOLUME: THE FLOOD WATER VOLUME DISPLACED ON-SITE WILL BE PROVIDED FOR WITHIN THE UNDERGROUND RETENTION TANKS. THE SITE OUTFALL WILL REMAIN THE SAME.

STORM DRAIN CALCULATIONS

RETENTION VOLUME CALCS.				
DEPTH = 2.2 INCHES				
LOT NO.	LOT AREA	Coefficient	REQ. RET. VOL.(CF)	PROVIDED RET.(CF)
1	98,070	0.85	15,283	16,361
Excess Volume=			1,078	7%

FLOODPLAIN

THE SITE IS PARTIALLY LOCATED IN ZONE AH (DOT HATCHED) ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2270M, PANEL 2270M OF 4425, REVISED NOV 04, 2015. ZONE AH (DOT HATCHED) ON THIS MAP DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
ZONE AH: FLOOD DEPTH OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARING

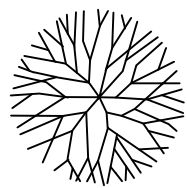
THE MONUMENT LINE OF N. VAL VISTA DRIVE, USING A BEARING OF SOUTH 00 DEGREE 10 MINUTES 18 SECONDS WEST, PER THE PLAT OF THAYER PARK MANOR, RECORDED IN BOOK 311, PAGE 18, M.C.R.

BENCHMARK

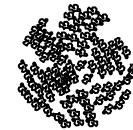
A BRASS CAP IN HAND HOLE AT INTERSECTION OF N. VAL VISTA DR. AND E. UNIVERSITY DR., BEING THE SOUTH EAST CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, LOCATED AT THE INTERSECTION OF MCQUEEN ROAD AND HOUSTON AVENUE.
ELEVATION: 1292.26' NAVD88



LANDSCAPE LEGEND



EXISTING TREES



DALBERGIA 918500 TREE 24" BOX



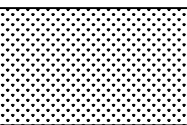
TRAILING LANTANA LANTANA MONTEVIDENSIS
'GOLD' 1 GALLON



'PETITE PINK' OLEANDER 5 GALLON
NERIUM OLEANDER 'PETITE PINK'

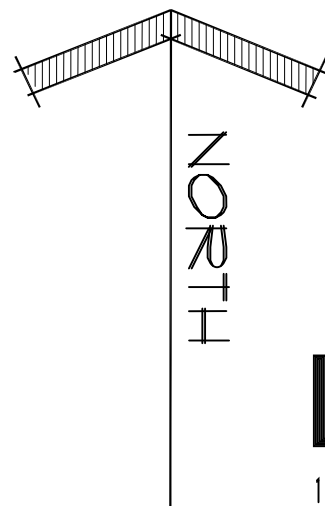
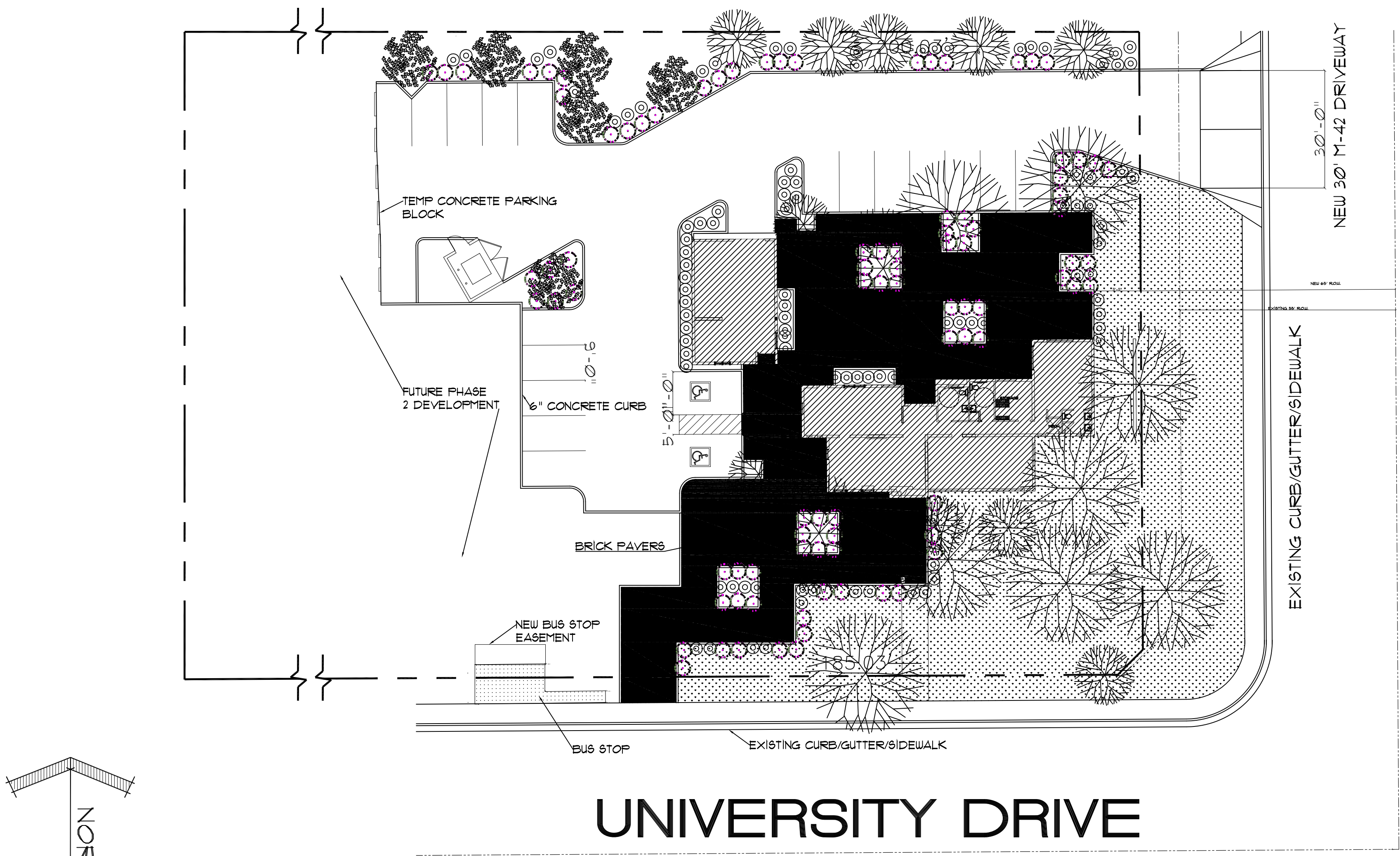


BRICK PAVERS



TURF

LANDSCAPE AREA CALCULATIONS
ON SITE LANDSCAPE AREA 17,130 SF.
OFF SITE LANDSCAPE AREA 2910 SF.
% TOTAL LANDSCAPE COVERAGE

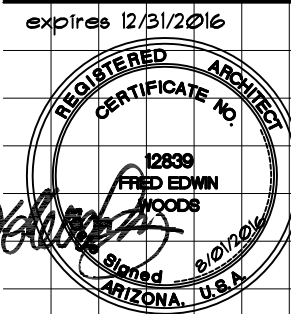


LANDSCAPE PLAN

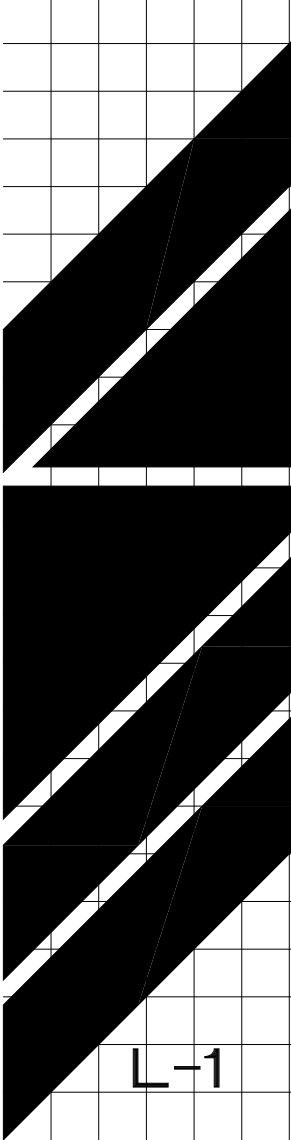
VAL VISTA DRIVE

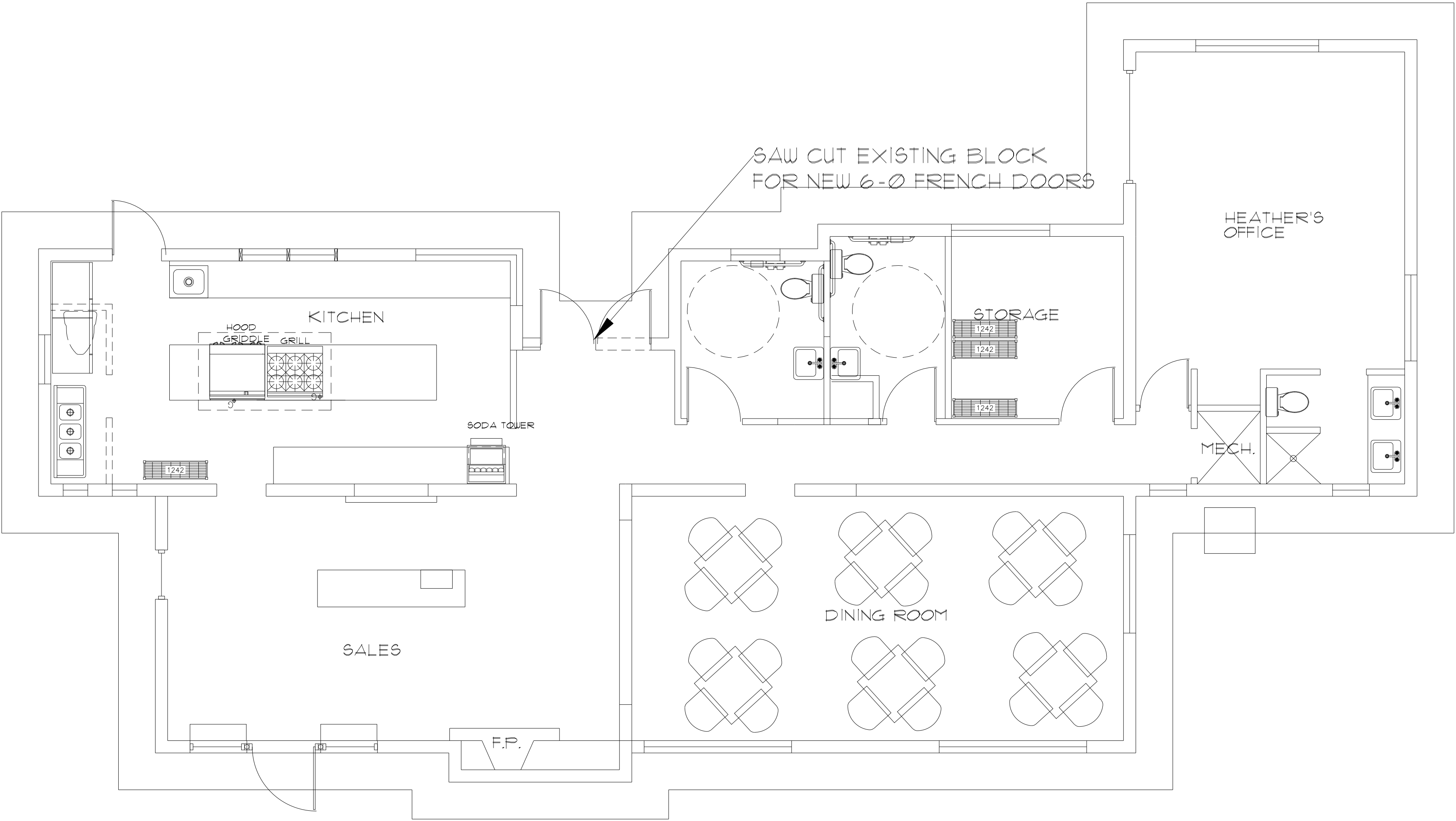
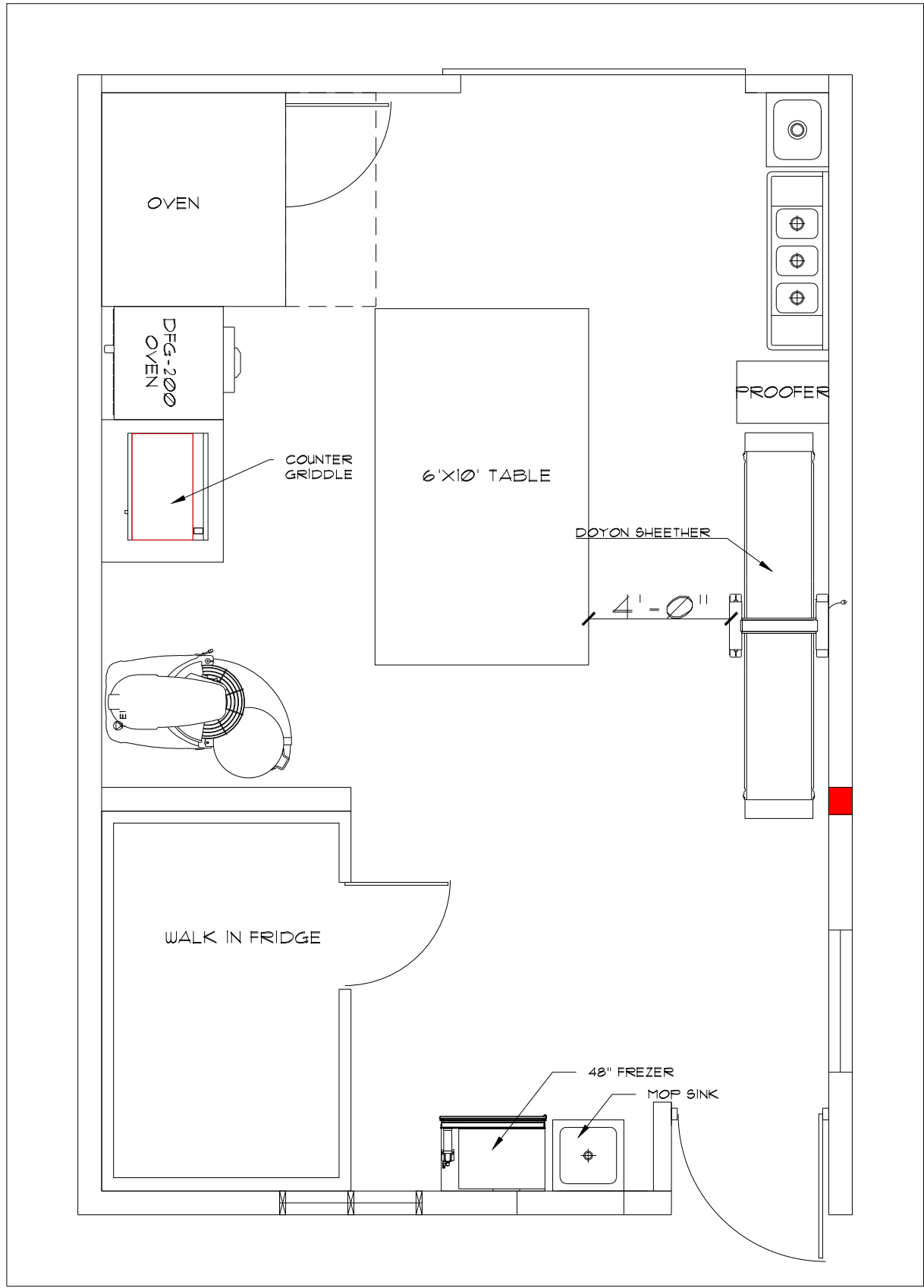
UNIVERSITY DRIVE

THE BREAD LADY
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MESA, ARIZONA



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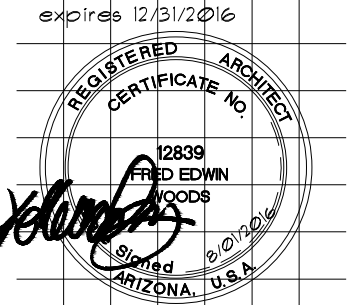


FLOOR PLAN

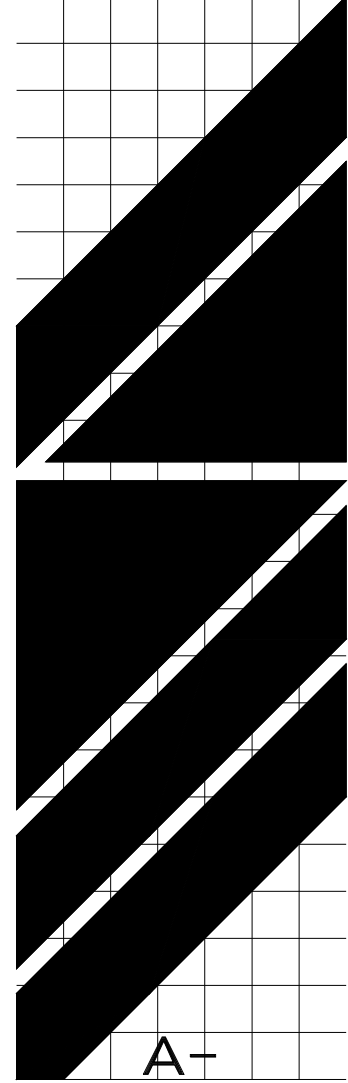
1/4" = 1'-0"

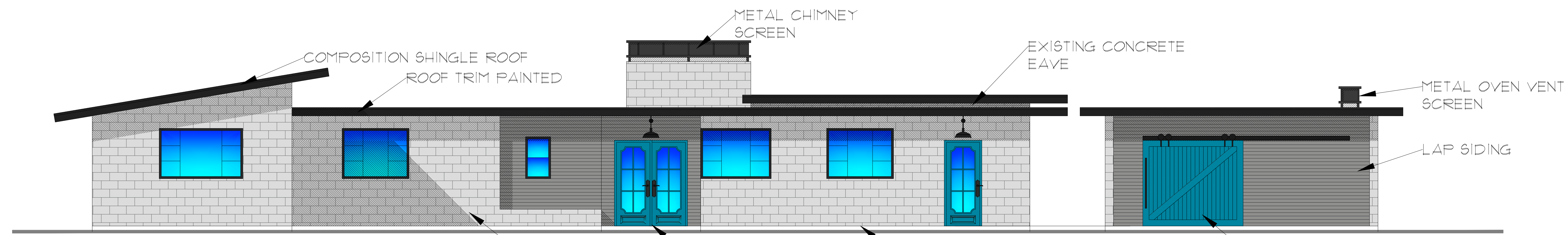
PRONO BREAD
DATE: 10/2/16
DRAWN BY: WW
REVISIONS:

THE BREAD LADY
406 N VAL VISTA
MESA, ARIZONA



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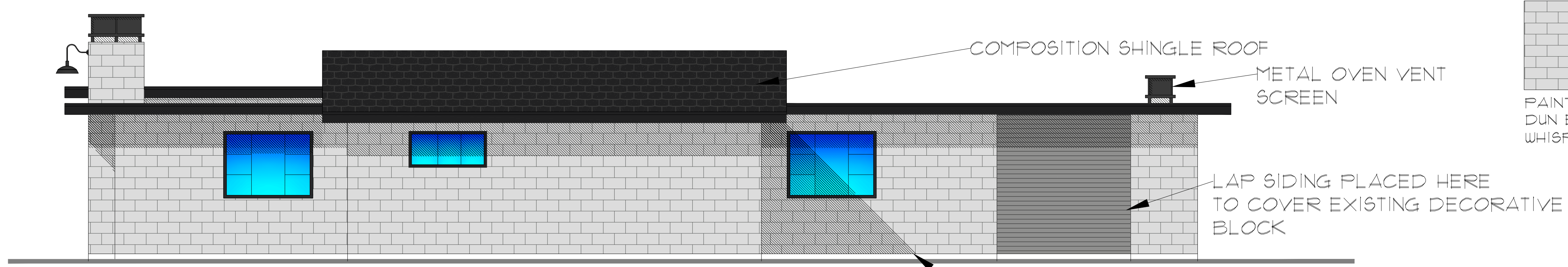
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

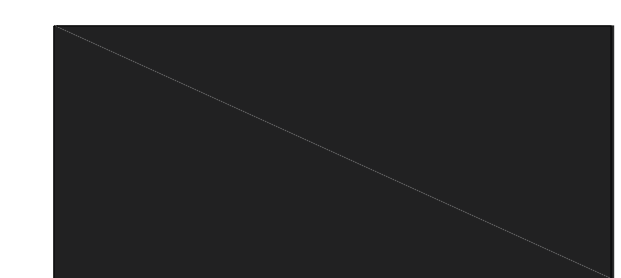


WEST ELEVATION
1/4" = 1'-0"

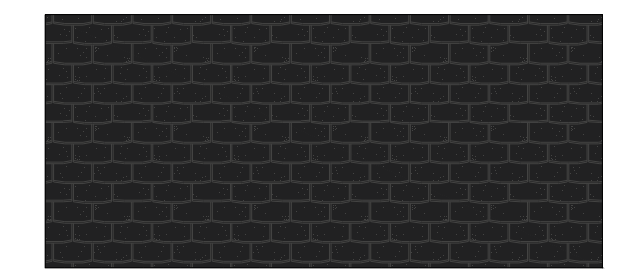


EAST ELEVATION
1/4" = 1'-0"

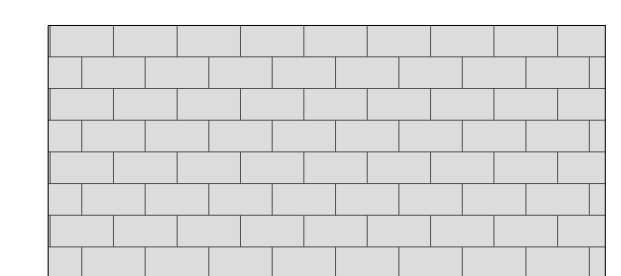
MATERIAL LEGEND



EXISTING CONCRETE EAVE
PAINTED
DUN EDWARDS DE6318
JET



ASPHALT ROOF TILE
BLACK



PAINTED EXISTING CMU
DUN EDWARDS DEC185
WHISPER GREY

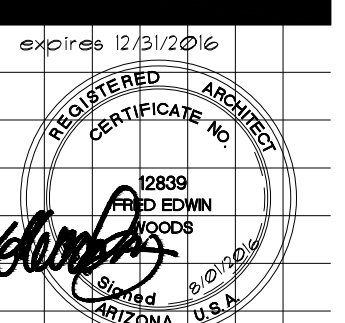


LAP SIDING OVER
EXISTING CMU
LX PRO HYBRID SERIES
EARL GREY



PAINTED DOORS & TRIM
DUN EDWARDS DE5166
WATSON LAKE

THE BREAD LADY
406 N VAL VISTA
MESA, ARIZONA



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