YR MO	CAL DAY	CODE	NAME	HOURS
TOTAL HRS				

~~1ST~~ 2nd ~~2ND~~ AMENDED FINAL PLAN OF DEVELOPMENT FOR RETAIL BUILDING

AMENDING

THE FINAL PLAN OF DEVELOPMENT FOR CONTINENTAL BANK

T OF TRACT "D" BRADLEY PLACE , AS RECORDED IN BOOK 177 OF MAPS, PAGE 3, M.C.R.

Sec tr. R of G&S RB&M, Me. Az.
Sec 2, T 1S, R4E

CONDITIONS OF APPROVAL
SFP-95.83 OCT 26, 1995

1 ALL PREVIOUS APPLICABLE COUNCIL CONDITIONS SHALL BE ADHERED TO.
2 VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCE(S) AND USE PERMIT SHALL BE DEEMED NULL AND VOID.
3 THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE NORTH, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4 ARCHITECTURAL ELEVATIONS AND LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED TO STAFF TO REFLECT DESIGN REVIEW BOARD CONDITIONS OF APPROVAL PRIOR TO COUNCIL ACTION.
5 AN AMENDED FINAL PLAN OF DEVELOPMENT MUST BE APPROVED BY CITY COUNCIL AND RECORDED BY THE MARICOPA COUNTY RECORDER PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THIS PROJECT.
6 THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

END

VARIANCES

REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK FROM 40' TO 30' ALONG THE WEST PROPERTY LINE OF THE SITE.

REDUCE THE MINIMUM REQUIRED STREET FRONTAGE LANDSCAPING FROM 15' TO 10' ALONG A PORTION OF McCLINTOCK DRIVE.

END

USE PERMIT

OUTSIDE DINING OF 150.00 SQ.FT.

END

BOOK 409 PAGE 05
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

96-0032536
01/17/96 02:22
ESTABRIDE

TEMPE, MARICOPA COUNTY CORPORATE SEAL ARIZONA

OWNER/DEVELOPER

McMAHON/GLIDRAFT PROPERTIES
5245 "C" SHOWS DERR ROAD
SAN DIEGO, CA 92121
(619) 552-0108

ARCHITECT

SHEINER DAY ASSOCIATES
2600 N. 44TH ST. SUITE 212
PHOENIX, AZ 85008
(602)957-1077

ENGINEER

SITE CONSULTANTS
1775 W. UNIVERSITY DR. #127
TEMPE, AZ 85281
(602)894-2830

LEGAL DESCRIPTION

THAT PART OF TRACT "D" BRADLEY PLACE, AS RECORDED IN BOOK 177 OF MAPS, PAGE 3, M.C.R. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT "D" FROM WHICH THE SW CORNER OF SAID TRACT "D" BEARS N 89 DEGREES 39'30" W, A DISTANCE OF 500.56 FEET; RUN THENCE S 89 DEGREES 39'30" E, A DISTANCE OF 190.00 FEET TO A CORNER OF SAID TRACT "D"; RUN THENCE N 45 DEGREES 10' 15" E, A DISTANCE OF 42.30 FEET TO A CORNER OF SAID TRACT "D"; RUN THENCE NORTH ALONG THE EAST LINE OF SAID TRACT "D", A DISTANCE OF 190.00 FEET; RUN THENCE N 89 DEGREES 39' 30" W, A DISTANCE OF 220.00 FEET ; RUN THENCE SOUTH A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

END

CERTIFICATIONS

OWNERS CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS 24 DAY OF December, 1995
BY: Michael S. McMahon

STATE OF ARIZONA \
COUNTY OF MARICOPA / SS
SUBSCRIBED AND SWORN BEFORE ME THIS
24 DAY OF December, 1995.
BY: K T Robin
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-14-97

ENGINEERS CERTIFICATION

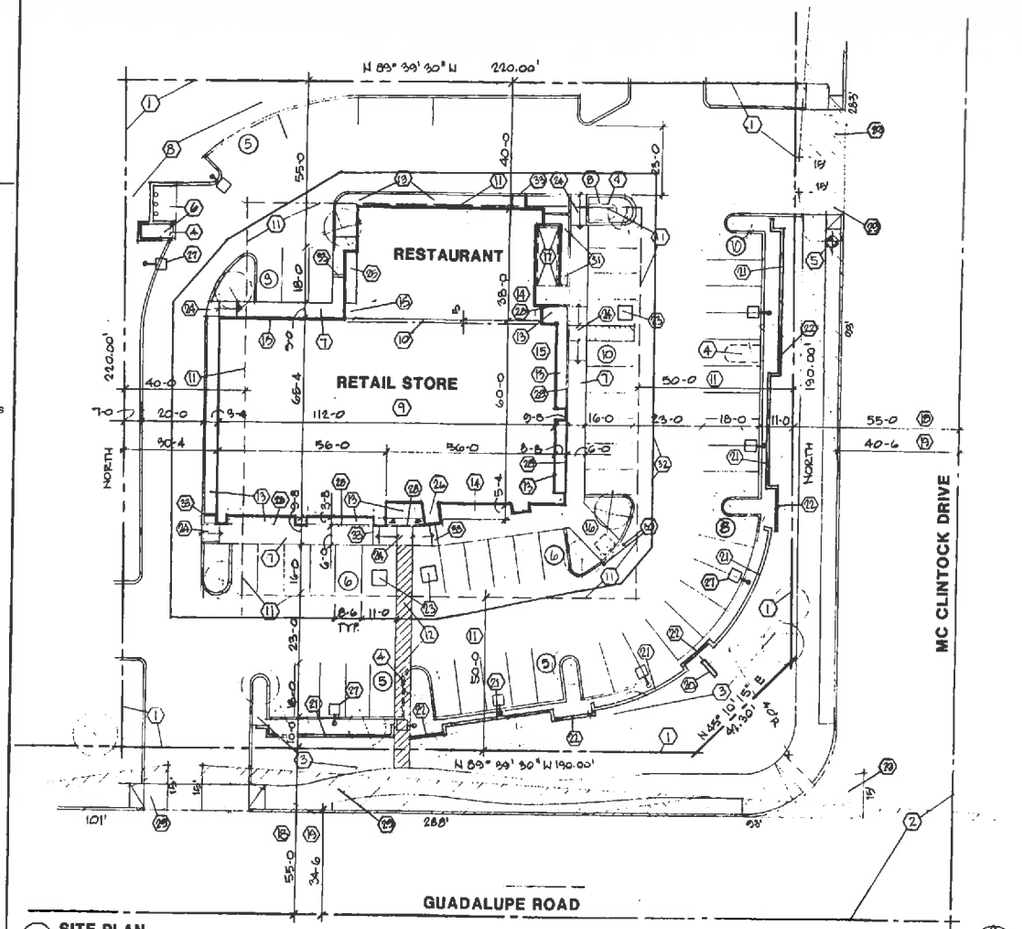
I, GARY E. STOCKER, R.L.S., HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER & LAND SURVEYOR OF THE STATE OF ARIZONA: THAT THE PROPERTY BOUNDARY AS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17516 GARY EDWARD STOCKER 12-12-95 ARIZONA U.S.A.

APPROVALS

APPROVAL OF CITY COUNCIL

THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 26th DAY OF Oct., 1995.
BY: Neil G. Giuliano
MAYOR
ATTEST: Helen F. Fowler
CITY CLERK
CITY ENGINEER: [illegible] DATE: 1-12-96
BY: [illegible] 1-12-96
COMMUNITY DEVELOPMENT DIRECTOR

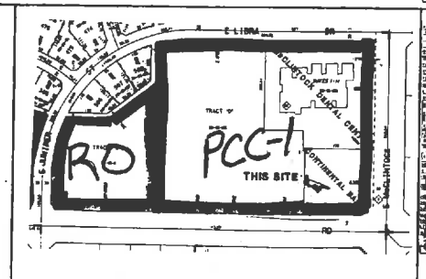


A SITE PLAN
1:20-0

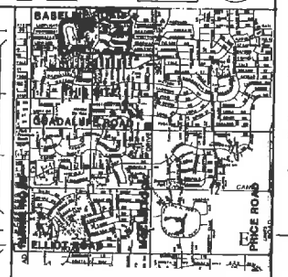
GENERAL NOTES

1 DEVELOPER SHALL PLACE UNDERGROUND EXISTING OVERHEAD UTILITIES OR PARTICIPATE IN CITY OF TEMPE UNDERGROUND PROJECT AT $93.00/LINEAL FOOT. TO BE PAID PRIOR TO APPROVAL OF PLANS.
2 PROVIDE 100 YEAR ON-SITE WATER RETENTION, OR AS REQUIRED BY THE CITY OF TEMPE.
  A. NO DRY WELLS IN PAVED AREAS.
  B. MAXIMUM USAGE OF LANDSCAPED FRONTAGE SHALL NOT EXCEED 67%.
3 SUITES TO BE ASSIGNED BY CITY OF TEMPE ENGINEERING DIVISION.
4 REDUCED PRESSURE/BACKFLOW PREVENTION DEVICE(S) REQUIRED ON ALL DOMESTIC/LANDSCAPE METER(S).
5 REFUSE ENCLOSURE SHALL BE REMODELED TO MEET CITY OF TEMPE DETAIL T-117.
6 TEMPE FIRE DEPARTMENT LOCATES FIRE DEPARTMENT CONNECTION ON AUTOMATIC FIRE EXTINGUISHING SYSTEM.
7 PROVIDE 6' x 27' BUS STOP BASEMENT AT GUADALUPE ROAD.
8 POST FIRE LANES AS REQUIRED.

END



C ZONING PLAN
N.T.S.



B VICINITY MAP
N.T.S.

PROJECT INTENT

TO REMOVE THE EXISTING BANK AND REPLACE WITH A NEW RETAIL AND RESTAURANT BUILDING. TO RETAIN AS MUCH OF THE EXISTING SITE IMPROVEMENTS AS POSSIBLE. THE PERIMETER WILL REMAIN WITH THE REMOVAL AND REPLACEMENT OF THE STREET TREES IN THE FRONTAGE AREA. TWO VARIANCES AND ONE USE PERMIT ARE BEING REQUESTED.

END

KEYNOTES

1 PROPERTY LINE.
2 CENTERLINE OF STREET.
3 EXISTING LANDSCAPING TO REMAIN: REMOVE ALL SILK OAK TREES. EXISTING AFRICAN SUMACS TO REMAIN AT McCLINTOCK. SIESOO ON GUADALUPE TO REPLACE SILK OAK TREES. SEE 351 THROUGH 354.
4 EXISTING CURB TO BE REMOVED.
5 EXISTING FIRE HYDRANT.
6 EXISTING DUMPSTER REMODELED TO MEET DETAIL T-117. PER CITY OF TEMPE. ADD GREASE ENCLOSURE AND DRAIN IN FLOOR FOR TRASH ENCLOSURE.
7 NEW SIDEWALKS. SALT FINISHED COLORED CONCRETE.
8 NEW LANDSCAPING INCORPORATING THE STREET TREES.
9 NEW BUILDING.
10 LEASE LINE.
11 BUILDING SETBACK.
12 ACCESSIBLE PATH. SALT FINISHED COLORED CONCRETE.
13 NEW LANDSCAPE PLANTERS.
14 MAIN ENTRY.
15 REAR ACCESS DOORS.
16 BICYCLE RACKS, SEE SHEET 401.
17 OUTDOOR DINING 150 SQ.FT.
18 RIGHT-OF-WAY.
19 RACK-OF-CURB.
20 EXISTING MONUMENT SIGN. 22 SQ.FT.
21 EXISTING MASONRY SCREEN WALL, PROVIDE NEW PLASTER FINISH. SEE 1/231.
22 NEW MASONRY SCREEN WALL, MATCH EXISTING. WITH PLASTER FINISH. SEE 3/331.
23 ACCESSIBLE PARKING ACCESS AISLE (SALT FINISHED COLORED CONCRETE), AND SIGN AS PER A.D.A. REGULATIONS. SEE 3/401.
24 RAMPS AND LANDING PER A.D.A. REGULATIONS, COLORED CONCRETE AND TEXTURED.
25 ELECTRICAL SERVICE ROOM.
26 FIRE SPRINKLER SYSTEM RISER ROOM.
27 SITE LIGHTING, SEE SHEET 241.
28 LOW PLANTER WALL, ELEVATION VARIES. SEE 2/231.
29 SITE TRIANGLES PER "CORNER SIGHT DISTANCE AT INTERSECTIONS" CITY OF TEMPE, TRAFFIC ENGINEERING DIVISION. SPEED USED: 45 MPH.
30 GUARD POSTS, TWO (2) EACH. SEE SHEET 401 FOR EXACT LOCATIONS.
31 RAISED PLANTER, SEE SHEET 431 AND 3/231.
32 BUILDING LIMITS, ALL WORK INSIDE THIS LINE IS NEW. WORK OUTSIDE THIS LINE CONSISTS OF REMODELING EXISTING. SEE CIVIL FOR NEW AND EXISTING PAVEMENT.
33 ROOF DRAIN, DRAINAGE SCUPPER, SEE SHEET 401.

END

SITE DATA

BUILDING CODE---- UNIFORM BUILDING CODE 1988
NEC 1990
UPC 1988
UMC 1988
ADDRESS---------- 6350 SOUTH McCLINTOCK DRIVE
TEMPE, AZ 85283

ZONING(EXISTING)------ PCC-1

GROSS SITE AREA------- 75,790.00 SQ.FT.
NET SITE AREA--------- 1.01 ACRES
47,950.00 SQ.FT.

BUILDING AREA
RESTAURANT--------- 2,300.00 SQ.FT.
RETAIL------------- 7,000.00 SQ.FT.
OVERHANG----------- 136.00 SQ.FT.
TOTAL-------------- 9,436.00 SQ.FT.
PERCENT LOT COVERAGE-- 20.1 %

BUILDING HEIGHT------- 23'-0" MAX.
1 STORY

PARKING CALCULATIONS
REQUIRED
RESTAURANT-------- 2,200.72/75 = 30 SP
OUTDOOR DINING---- 150.00/150 = 1 SP
RETAIL------------ 6,783.00/250 = 27 SP
TOTAL------------- = 58 SP
BICYCLE----------- = 7 SP

PROVIDED
ACCESSIBLE-------- 3 SP
STANDARD---------- 55 SP
TOTAL------------- 58 SP

LANDSCAPE CALCULATIONS (ON-SITE)
REQUIRED---------- 15%
PROVIDED---------- 10,113.00 SQ.FT.
PERCENT LOT COVERAGE 21%
OFF-SITE LANDSCAPE 3,723.00 SQ.FT.

FIRE PROTECTION
SPRINKLERS REQUIRED PER TEMPE AMENDMENT.
BLDG. AREA 9,258.48 SQ.FT.> 5,000 SQ.FT.

OCCUPANCY GROUP------- MIXED
A-3 RESTAURANT
B-2 RETAIL

ALLOWABLE AREA INCREASES
PER SECTION 506(a):
A1 (5,000 x .55) + 5,000 = 7,750
B2 (5,000 x .55) + 5,000 = 12,400
PER SECTION 506(c)
7,750 x 3 = 27,900 SQ.FT.
12,400 x 3 = 37,200 SQ.FT.

MULTIPLE USE CALCULATIONS.

2325.48 + 5223.28 =
27,900 37,200

.083 + .140 = .271 < 1 OK

TYPE OF CONSTRUCTION V NON-RATED

END

PROJECT/CASE #: R9500162
SECTION: 2-S
ZONING: PCC-1
ADDRESS: 6350 S. McCLINTOCK DR.

REVISIONS
1 10-6-95

RELEASE DATE
08-17-95

PROJECT ARCHITECT	JMD
DRAFTSPERSON	M.J.
CHECKER	JMD
CONSULTANT	

REGISTERED ARCHITECT JOHN MICHAEL DAY 27874 ARIZONA U.S.A.

sheiner day associates, ltd.
architecture interior design planning
2600 north 44th street suite 212 phoenix, arizona 85008 (602) 957-1077

PROJECT
RETAIL AND RESTAURANT
6350 S. McCLINTOCK DR.
TEMPE, ARIZONA 85283

CONTRACT NO
9530

SHEET NO
201
OF SHEETS

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