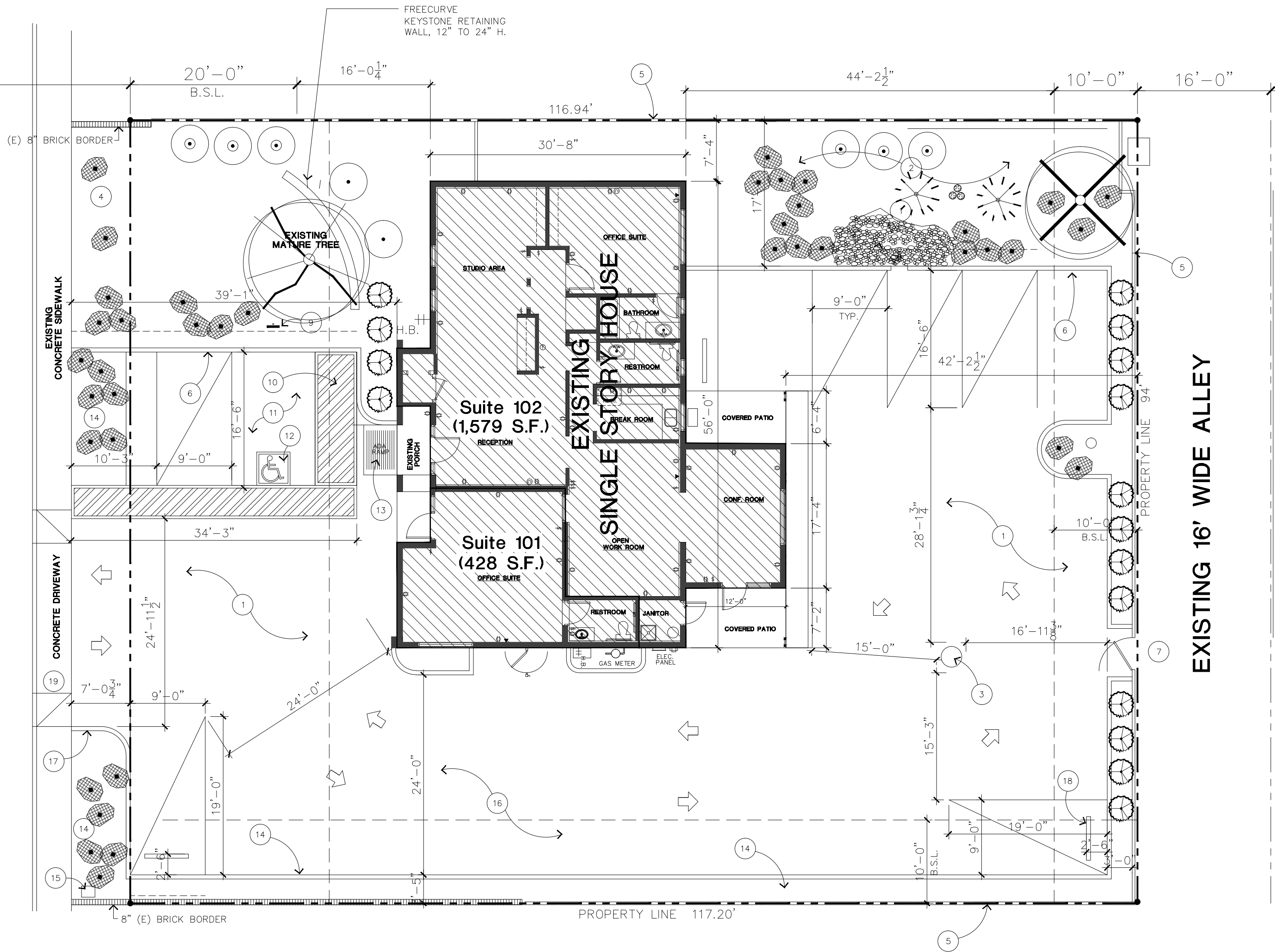


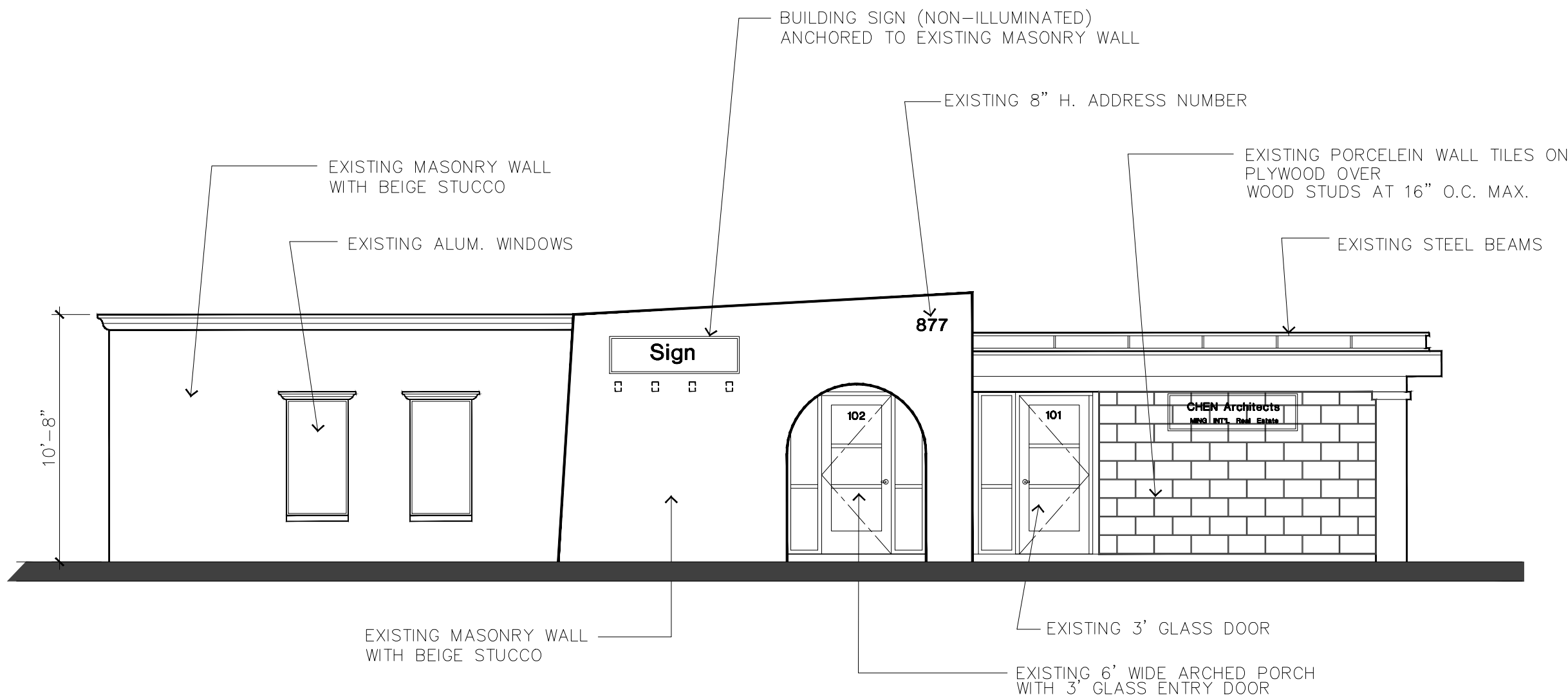
N. ALMA SCHOOL RD.

877 N. ALMA SCHOOL RD.



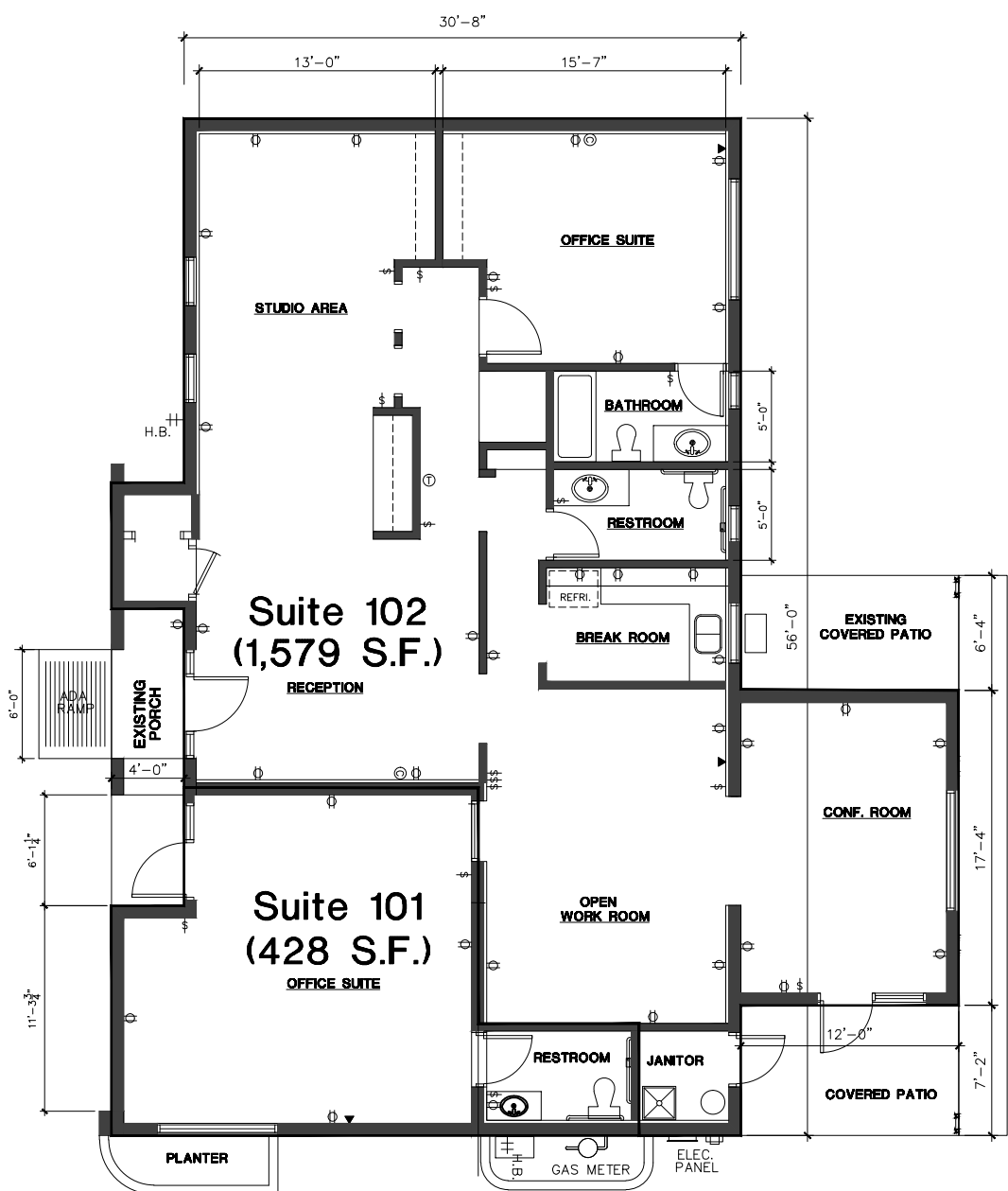
SITE PLAN

SCALE: 1"=10'-0"



EXISTING FRONT ELEVATION (WEST)

SCALE: 3/16"= 1'-0"



EXISTING FLOOR PLAN

SCALE: 1"=10'-0"

KEYNOTES

- EXISTING ASPHALT CONCRETE DRIVEWAY TO REMAIN.
- EXISTING DESERT PLANTING AREA WITH SPRINKLER DRIP SYSTEM.
- EXISTING MATURE TREES TO REMAIN.
- EXISTING DECOMPOSED GRANITE GRAVEL ON GROUND TO REMAIN.
- EXISTING MASONRY FENCE TO REMAIN.
- EXISTING 6" EXTRUDED CONCRETE CURB.
- EXISTING 4' WIDE WROUGH IRON FENCE.
- WHITE PARKING STRIPPING.
- EXISTING ACCESSIBLE SIGN WITH METAL POST.
- EXISTING 5' WIDE ACCESSIBLE ISLE WITH YELLOW STRIPES ON PAVING.
- EXISTING 10'X18' ACCESSIBLE PARKING SPACE.
- EXISTING 4'X4' HANDICAP SYMBOL PAINTED ON PAVING IN YELLOW COLOR.
- EXISTING 1:12 ACCESSIBLE CONC. RAMP WITH BLIND LINES.
- NEW DESERT PLANTING AREA WITH SPRINKLER DRIP/ TIMER SYSTEM.
- EXISTING WATER METER TO REMAIN.
- NEW ASPHALT CONCRETE DRIVEWAY.
- NEW 6" EXTRUDED CONCRETE CURB.
- NEW 6"X6' PRECAST CONCRETE BUMPER.
- CONCRETE DRIVEWAY AS PER MAG251 STANDARD.

PROJECT DATA

ZONING: SF-8.5 (EXISTING)
(CITY OF CHANDLER ZUP16-0014)
PAD (PROPOSED)
INCLUDING ADMIN. OFFICES & SERVICES,
BEAUTY SALONS, COUNSELING CLINICS, ETC.

PARCEL: 302-49-202

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: B (APPROVED RESIDENTIAL CONVERSION OFFICES)

GROSS LOT AREA: 15,698 SQ. FT. (0.36 AC.)

NET LOT AREA: 10,998 SQ. FT. (0.25 AC.)

GROSS FLOOR AREA: 2,007 SQ. FT. (EXISTING)

USABLE FLOOR AREA: 1,742 SQ. FT. (EXISTING)

PARKING REQUIRED: 7 (1,742 S.F. / 250 SF = 6.97)

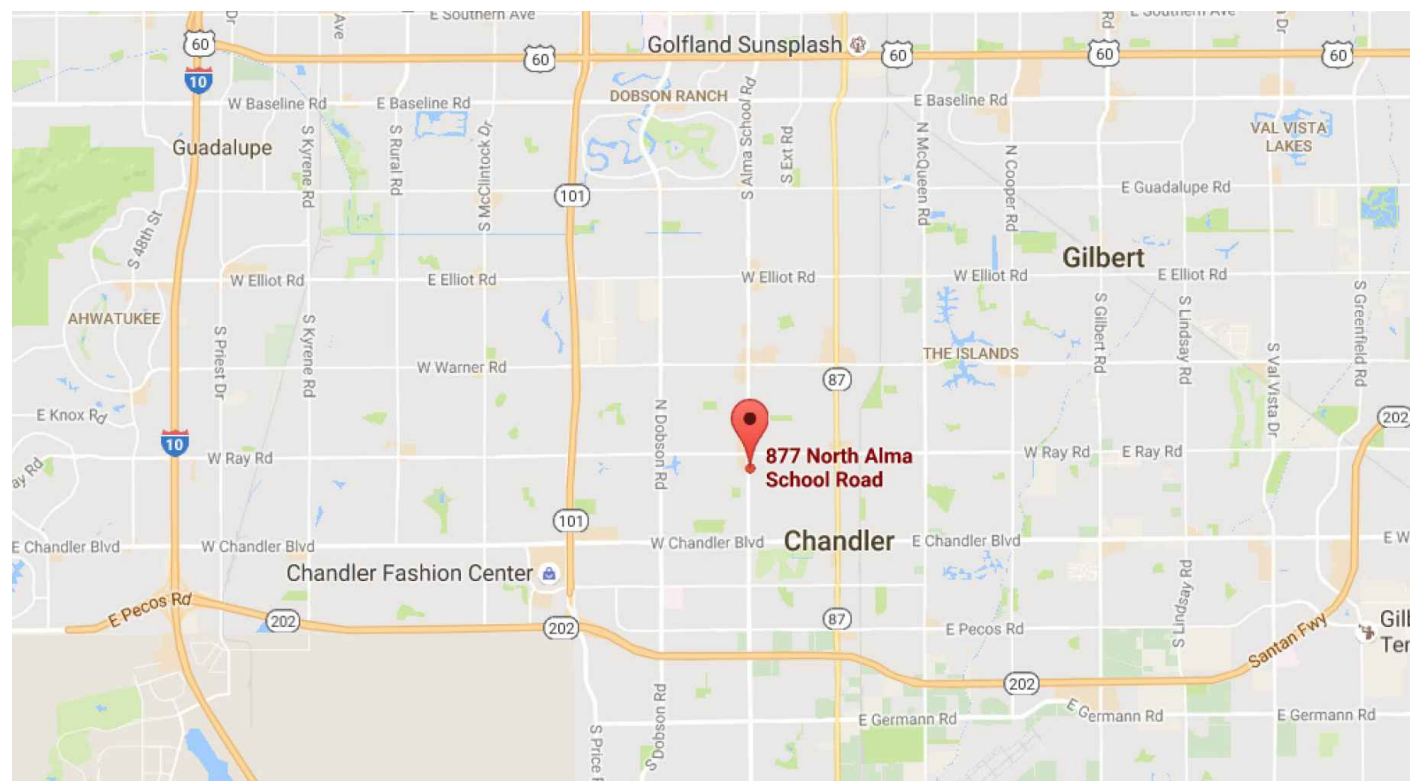
PARKING PROVIDED: 7 (1 ACCESS. + 6 STANDARD)
ACCESS. SPACE - 10'X19'
STANDARD SPACE - 9'X19'

CODES: 2021 I.B.C. WITH CHANDLER'S AMENDMENTS
2021 I.M.C. WITH CHANDLER'S AMENDMENTS
2021 I.P.C. WITH CHANDLER'S AMENDMENTS
2020 N.E.C.
2021 I.F.C., I.F.G.C.
2021 I.E.C.C.
2021 I.E.B.C.
2017 ICC A117.1 STANDARD FOR ACCESSIBLE

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN DRAWINGS IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
- THE OWNER TO SELECT FINAL FINISHES, COLORS AND SIZES OF INTERIOR BUILDING MATERIALS.
- ALL DIMENSIONS MEASUREMENTS ARE TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.

VICINITY MAP



N.T.S.



LEGENDS

- EXISTING WALL TO REMAIN.
- KEYNOTE NUMBER
- DETAIL NUMBER
SHEET NUMBER
- EXISTING TREE TO REMAIN
- SHRUB
- LANTANA MONTEVIDENSIS
PURPLE & GOLD (HALF & HALF)
1 GALLON
- NERIUM OLEANDER 'PETITE PINK'
PETITE OLEANDER
5 GALLON
- OCOTILLO 15 GAL.
- DIRECTION OF TRAFFIC

NOTE: GROUND TOPPING 2" DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS

DRAWING INDEX

A-1 SITE PLAN/FLOOR PLANS, PROJECT DATA AND NOTES

CITY'S APPROVAL

CASE ZUP16-0014

RE-ZONING APPLICATION FOR:

CHEN ARCHITECTS OFFICES

PROFESSIONAL OFFICES

877 N. Alma School Rd.

Chandler, Arizona

Date: 7-13-2023

Job No: CA 23000
Project Mgr: MGC
Drawn By: CADD
Checked By: MGC

No.	Revision	Date

CHEN Architects International

877 N. Alma School Rd.
Chandler, Arizona 85224-3662

(480)792-1200 TEL
(480)792-1288 FAX



A-1