Design Professionals, LLC

4542 E. McKellips Rd., #101
Mesa, Arizona 85215
(480) 894-1680
Fax (480) 894-2529

June 16, 2016

City of Mesa
Design Review Application

RE: Saranac Offices at 5253 South Saranac Street Mesa, Az.

PROJECT DESCRIPTION / NARRATIVE

The proposed project will be known as Saranac Offices and will be owned and housed with a Nationwide Exterminating Company for their Corporate Offices and the Site Plan Review will be processed through the Planning & Zoning Board.

Comprised of the following:

We propose to build a 60,000 sq. ft. three story office building on an an existing vacant lot.

The site is located at 5253 South Saranac Street - SEC of Ray Rd., & Power Rd.,

Three existing parcels APN: 304-37-007, 304-37-011 & 304-37-013A will be combined into one parcel.

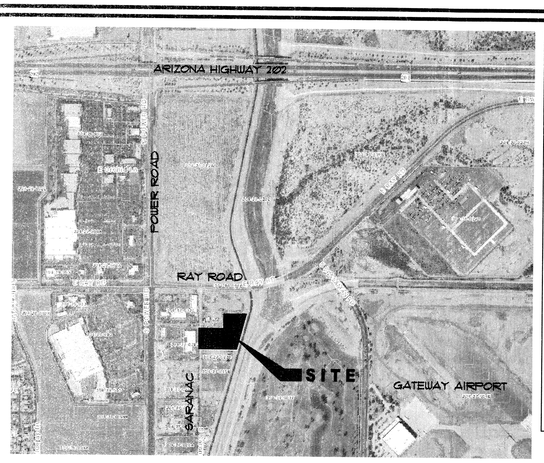
Paved asphalt parking will be provided, to include 35 covered parking spaces.

Building Elevations are enhanced with a combination of tinted glass, scored cmu, stucco & stone.

An outdoor employee area will be provided with picnic tables and umbrella shade.

SUBJECT PROPERTY ZONING:
The current zoning at this property is LI - Light Industrial, we are applying for a Planning and Zoning Hearing to re zone the property to include a Bonus Intensity Zone (BIZ) overlay district to accommodate the reduced setback of the building on the North side of the property.

ADJACENT PROPERTY ZONING:
North is an existing automotive shop in the LC zoning district & an existing Marriott Hotel in the LC zoning district with a BIZ overlay.
South is existing LC zoning.
East is the Roosevelt Water Conservation District (RWCD) canal.
West is an existing Goodwill retail store in the LC zoning district.



VICINITY MAP
SCALE: NONE
NORTH

PROJECT INFO

OWNER
GRANITE INVESTMENTS, LLC
P.O. BOX 151
QUEEN CREEK, ARIZONA 85142
LONNY BRAITHWAITE: 480-227-6603

ARCHITECT
JOHN C. MANROSS/ARCHITECT
DESIGN PROFESSIONALS, LLC
4542 EAST McKELLIPS RD., STE. 101
MESA, ARIZONA 85215
PHONE: 480-894-1680
FAX: 480-844-2529

SITE & BUILDING INFORMATION

PROJECT DESCRIPTION:	NEW CONSTRUCTION OF 3 STORY OFFICE BUILDING
ZONING:	LI - WITH PROPOSED BIZ OVERLAY
SITE ADDRESS:	5253 SOUTH SARANAC STREET, MESA, AZ
LEGAL DESCRIPTION:	LOT 52, SAN TAN RANCHES UNIT 2 BOOK 14 PAGE 34 SECTION 19-035-08E, 4.107 ACRES
ASSESSORS PARCEL #:	304-37-007, 304-37-011, 304-37-013A
ALLOWABLE HEIGHT & AREA 200% SPRINKLER INCREASE	4 STORY & 23,000 S.F. 23,000 S.F. + 46,000 S.F. = 69,000 S.F. ALLOWED 60,000 S.F. < 69,000 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	IIB SPRINKLERED
PARKING:	BUSINESS - 60,000 S.F. / 375 = 160 SPACES TOTAL PARKING REQUIRED - 160, INCLUDING 6 ADA TOTAL PARKING PROVIDED - 193 SPACES, INCLUDING 8 ADA
GROSS SITE AREA:	142,207 S.F. OR 3.26 ACRES
NET SITE AREA:	137,915 S.F. OR 3.17 ACRES

LC ADJACENT PROPERTY ZONING (AUTOMOTIVE SHOP)

LC/BIZ ADJACENT PROPERTY ZONING (MARRIOTT HOTEL)

LC ADJACENT PROPERTY ZONING (GOODWILL RETAIL)

LI ADJACENT PROPERTY ZONING

SOUTH SARANAC STREET

SARANAC OFFICES

EXISTING R.W.C.D. CANAL R/W

SITE PLAN

SCALE: 1" = 20'-0"

NORTH

GRAPHIC SCALE
40' 20' 10' 0 20' 60'
(IN FEET)
1 inch = 20' ft.

REGISTERED ARCHITECT
CERTIFICATE NO.
23443
JOHN C. MANROSS
STATE OF ARIZONA, U.S.A.
EXPIRES 9-30-18

DESIGN PROFESSIONALS, L.L.C.
4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215
T-480-894-1680 F-480-894-2529

SARANAC OFFICES
5253 SOUTH SARANAC STREET
MESA, ARIZONA

SHEET A1
PRELIMINARY SITE PLAN
DATE 4-26-16 DWN. BY JM

PROJECT NO
1601

TREE PALETTE

DATE PALM PHOENIX DACTYLIFERA	16' TALL 20' TALL 24' TALL
FAN TEX ASH FRAXINUM VELUTINA	24" BOX, STANDARD 36" BOX, STANDARD, 50% MIX
SISSOO DALBERGIA SISSOO	24" BOX, STANDARD
RED PUSH PISTACHE PISTACIA X 'RED PUSH'	24" BOX, STANDARD 36" BOX, STANDARD, 50% MIX
DESERT WILLOW CHILOPSIS LINEARIS	24" BOX, STANDARD
JACARANDA MIMOSIFOLIA	24" BOX, MULTI TRUNK
CANARY ISLAND PINE CANARIENSIS	24" BOX, STANDARD 36" BOX, STANDARD, 50% MIX

SHRUBS SHALL BE SUPPLIED 50% 1 & 5 GAL. SIZE EACH. LOCATIONS TO BE COORIDINATED W/ OWNER OR ARCHITECT.

ALL GROUND COVER SHALL BE PLANTED FROM FLAT MATERIALS AND AT A MAX. OF 12" O.C. SPACING. OR 1 GAL. CONTAINERS AND OCCUPY 20% OF LANDSCAPED AREA

PROVIDE ALL 24" BOX, 2" CALIPER TREES MIN.

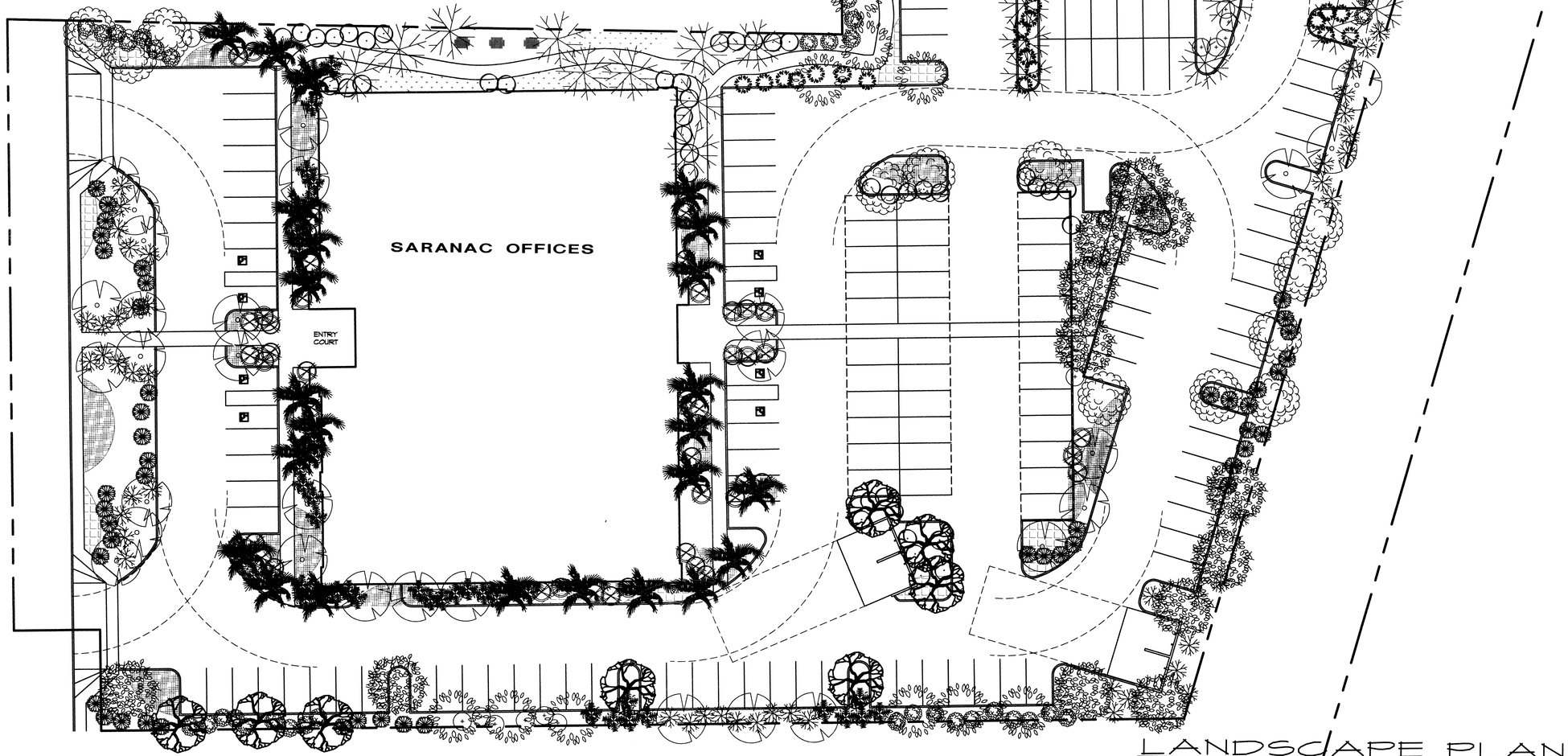
SHRUB PALETTE

TEXAS RANGER SIERRA BOUQUET	LEUCOPHYLLUM ZYGOPHYLLUM
SALVIA, GREGGII	GREGGII FURMANS RED
DWARF RUELLA,	RUELLA, KATIE
PYGMY DATE PALM	PHOENIX ROEBELENII
HESPERALOE	BRAKELIGHT
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA
LITTLE JOHN BOTTLE BRUSH (5 GAL)	
HIBISCUS	HIBISCUS ROSA SINERSIS

ENGLISH IVY
HEDERA HELIX

LANTANA MONTEVIDENSIS
LANTANA ' TRAILING RED / YELLOW

LANTANA MONTEVIDENSIS
LANTANA ' TRAILING PURPLE'



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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ARIZONA, U.S.A.
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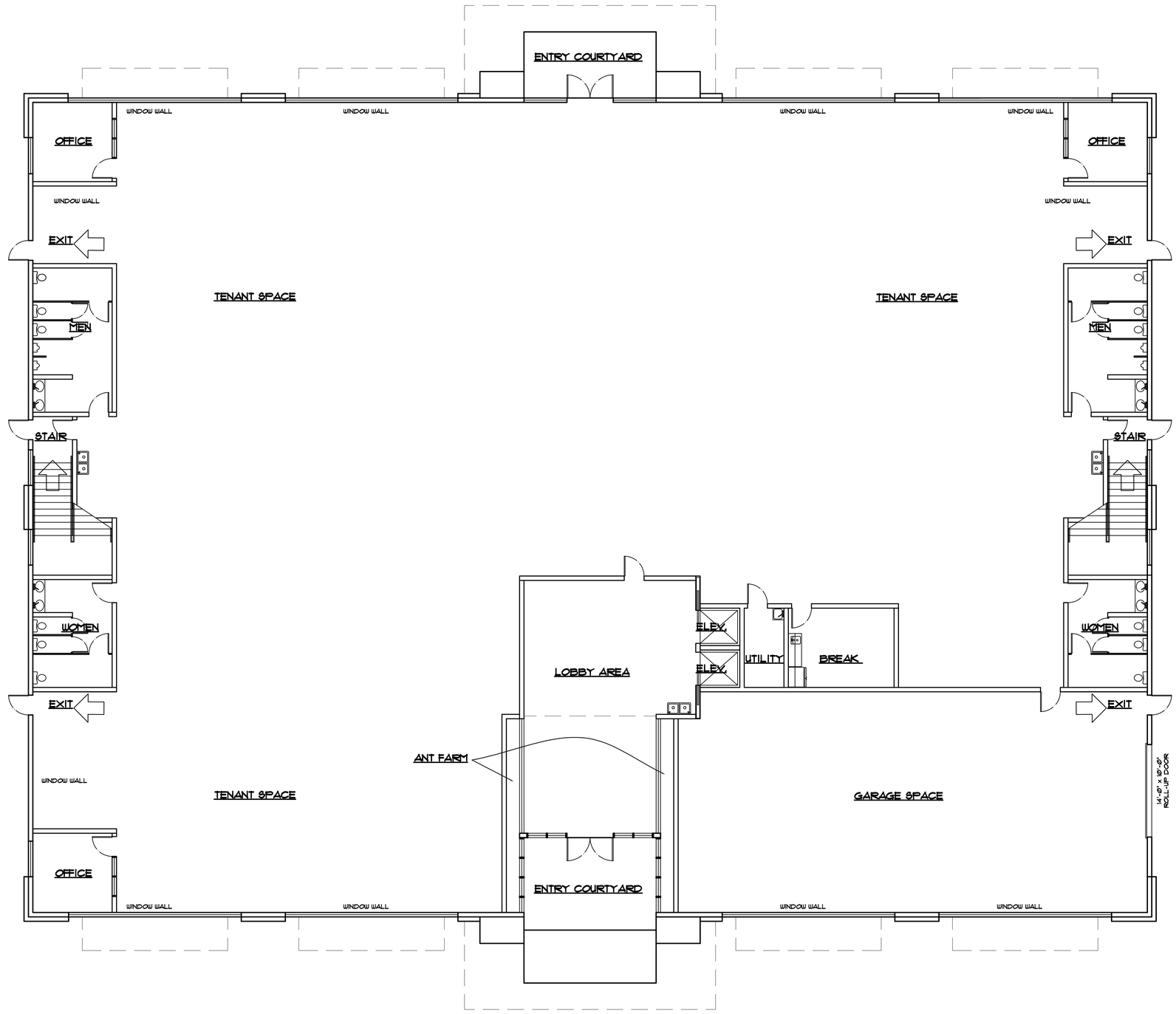
T-480-894-1880 F-480-894-2529

SARANAC OFFICES
5253 SOUTH SARANAC STREET
MESA, ARIZONA

SHEET L1
LANDSCAPE PLAN
DATE 4-26-16 DWN. BY JM

PROJECT NO
1601



1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

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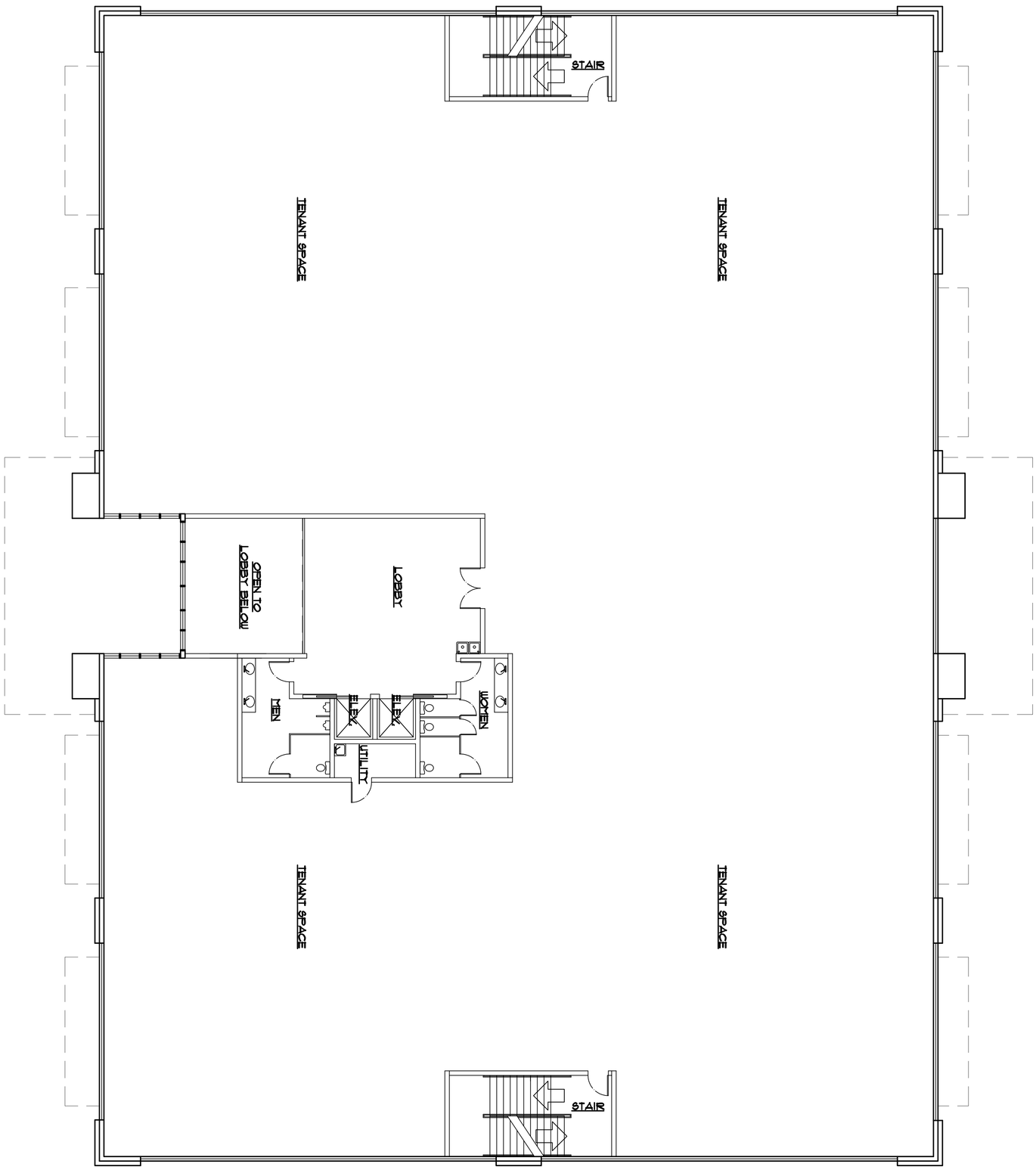
4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215
T-480-894-1680 F-480-894-2529

SARANAC OFFICES
5253 SOUTH SARANAC STREET
MESA, ARIZONA

SHEET A3
1st FLOOR PLAN
DATE 4-25-16 DWN. BY jm

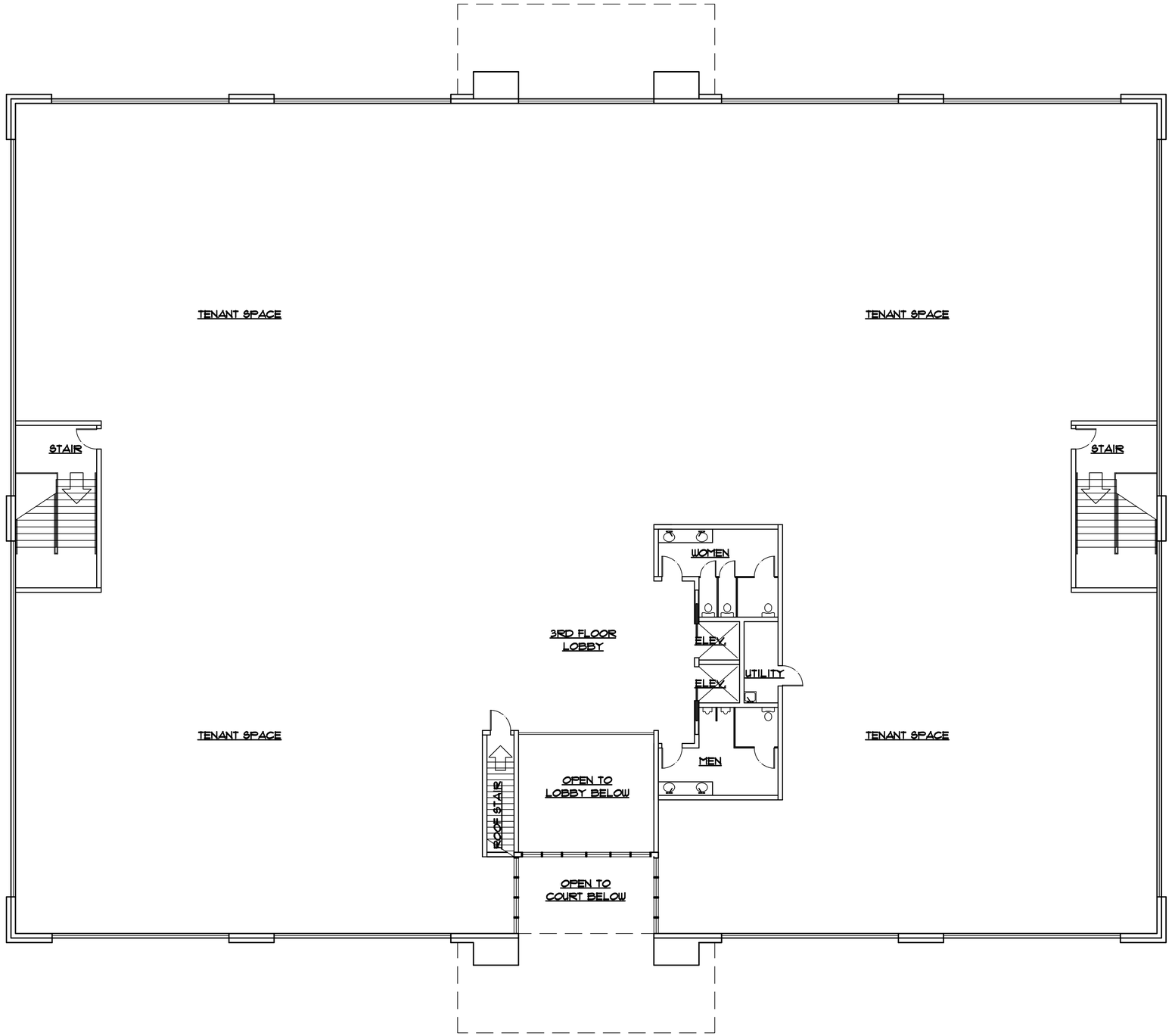
PROJECT NO
1601



2nd FLOOR PLAN

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

PROJECT NO 1601	**SHEET** A5 2nd FLOOR PLAN **DATE** 4-25-16 **DWN. BY** jm	SARANAC OFFICES 5253 SOUTH SARANAC STREET MESA, ARIZONA	DESIGN PROFESSIONALS, L.L.C. T-480-894-1680 F-480-894-2529 4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215



3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

DESIGN PROFESSIONALS, L.L.C.
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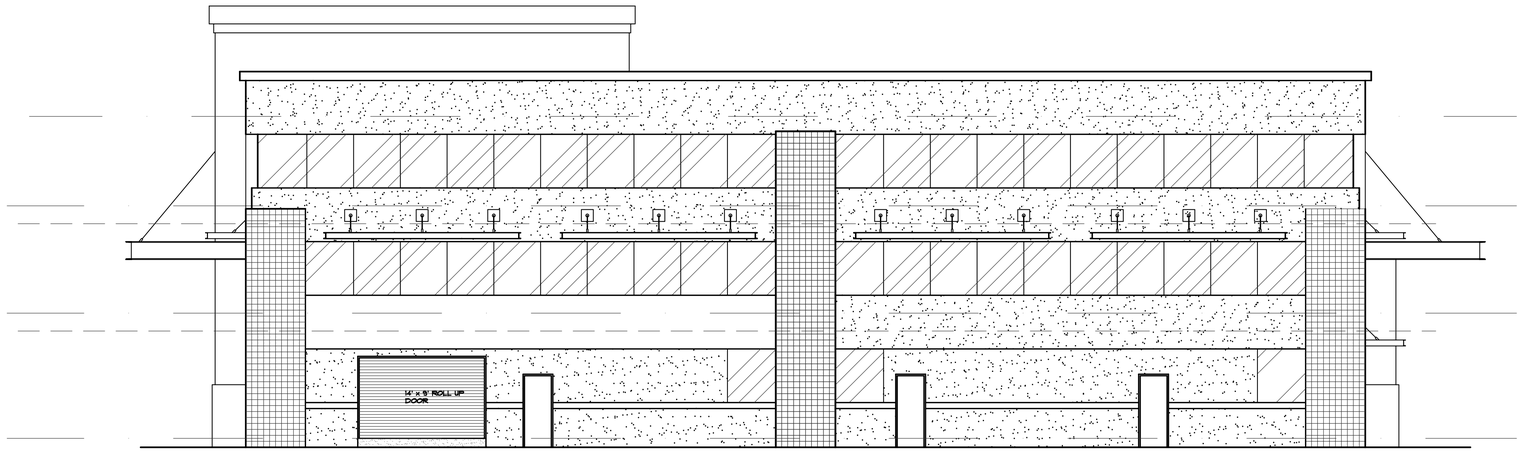
T-480-894-1680 F-480-894-2529

SARANAC OFFICES
5253 SOUTH SARANAC STREET
MESA, ARIZONA

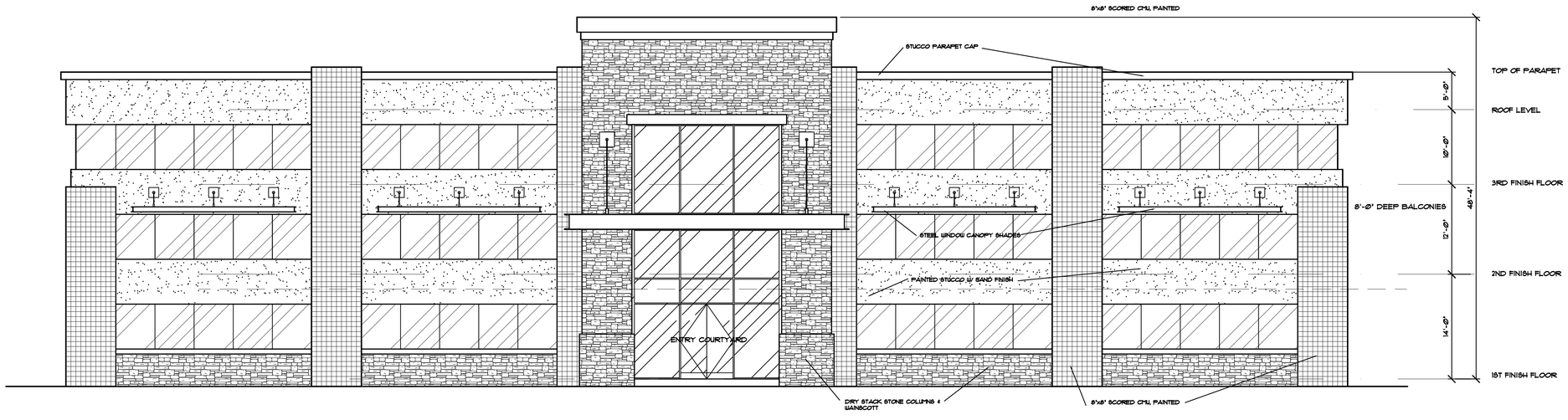
SHEET A7
3RD FLOOR PLAN
DATE 4-25-16 DWN. BY jm

PROJECT NO
1601



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

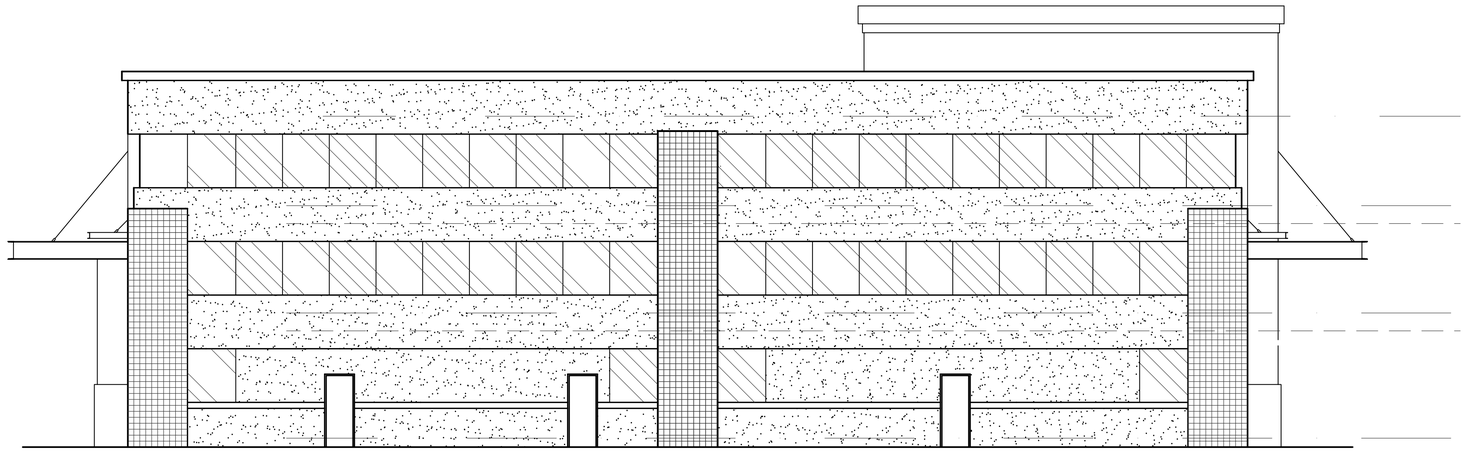
REGISTERED ARCHITECT
CERTIFICATE NO.
15443
JOHN C.
MANROSS
ARIZONA, U.S.A.
EXPIRES 9-30-18

DESIGN PROFESSIONALS, L.L.C.
T-480-894-1680 F-480-894-2529
4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215

SARANAC OFFICES
5253 SARANAC STREET
MESA, ARIZONA

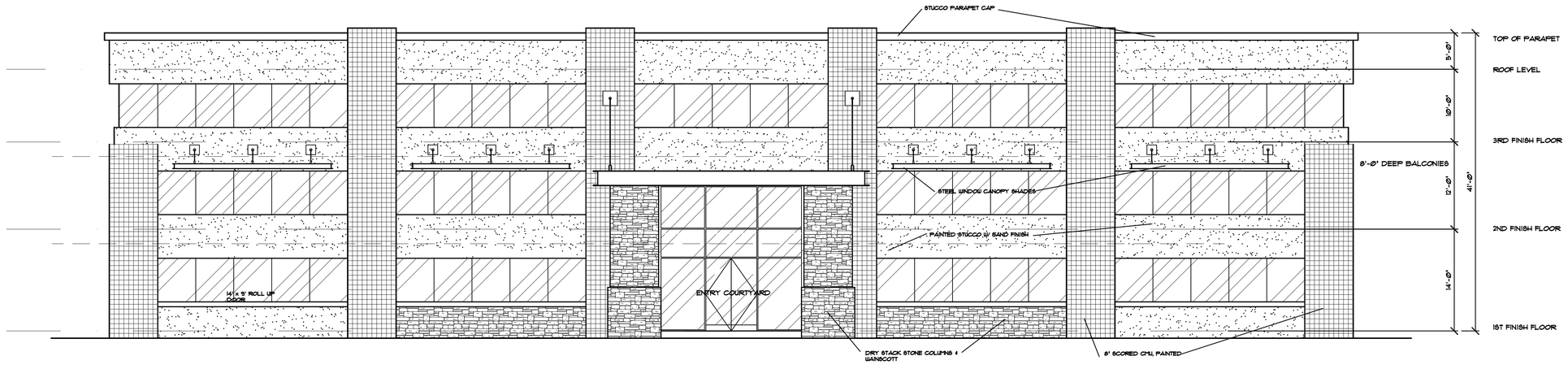
SHEET A3
EXTERIOR ELEVATIONS
DATE 9-8-16 DWN. BY JM

PROJECT NO
1601



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
15443
JOHN C.
MANROSS
Date Signed 9-1-16
ARIZONA, U.S.A.
EXPIRES 9-30-18

DESIGN PROFESSIONALS, L.L.C.
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T-480-894-1680 F-480-894-2529

SARANAC OFFICES
5253 SARANAC STREET
MESA, ARIZONA

SHEET A4
EXTERIOR ELEVATIONS
DATE 9-8-16 DWN. BY JM

PROJECT NO
1601

(1) TRIM, CANOPIES AND TOP OF PARAPET
DUNN EDWARDS PAINT
COCOA - DEC755

(2) SAND FINISH STUCCO
DUNN EDWARDS PAINT
PIGEON GRAY - DE6214

(3) CMU
VERTICAL SCORED CMU
DUNN EDWARDS PAINT
LIGHT BEIGE - DE6211

CMU
VERTICAL SCORED

SYNTHETIC STONE
OWENS CORNING DRYSTACK

SARANAC OFFICES	JOB #	SHEET #	DWN. BY
5253 SOUTH SARANAC STREET MESA, ARIZONA	1601	COLOR BD.	IA

DESIGN PROFESSIONALS, L.L.C.
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4542 E. McKELLIPS RD., MESA, AZ 85215

REGISTERED ARCHITECT
CERTIFICATE NO.
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JOHN C.
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Date Signed 6-16-16
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