

**GARRETT DEVELOPMENT CORPORATION**  
**6991 E CAMELBACK ROAD, SUITE D-212**  
**SCOTTSDALE, ARIZONA 85251**

August 3, 2015

City of Mesa  
Planning & Zoning  
55 N. Center St.  
Mesa, AZ 85201

Re: Project Narrative for Design Review Application for real property located at 2210 W Southern Ave,  
Mesa AZ ("Property")

To Whom It May Concern:

Garrett Development Corporation, on behalf of GDC San Jose & Southern, LLC ("Owner"), is submitting this project narrative along with a formal application for Design Review approval of the Property.

The subject site is located on the northwest corner of San Jose & Southern Avenue in Mesa at a signalized intersection which serves as a main entrance into Banner Desert Medical Center and Cardon's Children Hospital. Adjacent to the Property on the North and West are commercial office buildings. Further north are a variety of apartments, townhomes, and then single family residences. South of the site, across Southern Avenue, are commercial offices, medical office and Banner Desert Samaritan Hospital. To the east, across San Jose, is a McDonald's Restaurant with drive thru and additional commercial/retail uses extending east to Dobson Road.

The Property currently has 4 office buildings that were constructed in 1975 and total approximately 7,820 square feet, with surface parking located on 28,270 net square feet of land. This equates to a 28% floor area ratio ("FAR"). The existing site has minimal landscaping and does not meet the City's current setback or landscape standards.

Our redevelopment proposal contemplates demolishing the 40 year old dilapidated buildings (FAR of 28%), and constructing a brand new 2,005 square foot Starbucks Coffee (FAR of 7%) with a drive thru and 300 square foot outdoor seating area. The FAR of the proposed redevelopment, which is 75% less than the existing FAR, will allow us to meet all the current setback and landscape setback requirements. The proposed site plan provides for full turning movements on San Jose and right in/right out turning movements on Southern Avenue.

The Property is located in the Fiesta Overlay District. The city has requested the building and outdoor patio be pushed up against Southern Ave with the drive thru located on the interior of the site, away from the street. We first presented a site plan to Starbucks consistent with the City's request prior to submitting the pre-submittal conference application. Starbucks rejected the proposed site plan and stated they require a prototypical store to locate in this trade area. At the pre-submittal conference with the city, we were advised that the City of Mesa planning staff may not support the site plan as submitted and prefers to see the building and patio set up on Southern Avenue. After that meeting, we thoroughly briefed Starbucks on the importance of the City's request and resubmitted a site plan that is in compliance with such guidelines. Starbucks recirculated the site plan with the building pushed to the corner and drive thru on the interior to its design team and real estate department for a second review and consideration. The site plan (attached as Exhibit "A") showing the building and patio abutting Southern Ave was again not approved by Starbucks' real estate committee for the following reasons:

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1. The drive thru lane is shorter than as submitted to the city in the pre-submittal which will increase the potential for cars backing up into the driveway and causing access and parking problems.
2. The drive thru exits onto Southern Avenue instead of San Jose. Starbucks wants the drive thru exit to be located next to the full turning movement curb cut for customer convenience since approximately half of their customers will need to make a left turn onto Southern Avenue.
3. The cars exiting the drive thru will have to cross lanes of oncoming traffic for all cars entering and exiting the site on Southern. This situation creates negative traffic circulation and will cause potential back up at the drive through exit and Southern.
4. In order to locate the drive thru on the interior of the site away from the arterials, the main entrance into the building will face north which only has 2 parking spaces convenient and close to the entrance. Maximizing convenient parking for their customers is critical.
5. An interior drive through causes a conflict with internal pedestrian and vehicular access issues as it requires all customers that park in the parking lot to cross and deal with internal traffic issues.
6. In order to locate the drive thru on the interior of the site away from the arterials, Starbucks would have to create a specific and new interior floor plan just for this store. This non-prototypical layout causes: (i) internal store layout conflicts; (ii) increases to the cost/budget; and (iii) operation issues for Starbucks. The increased costs and operating issues combined with an inferior site plan is not conducive for Starbucks' customers and therefore, was viewed negatively at real estate committee. A great deal of their success and ability to successfully operate their high volume of stores and manage customer's expectations, is attributed to managing their store layout, site plan layout, and their startup and operation costs.

More recently, we met with Mr. Tom Ellsworth to review the site plan. Based on his input, we generated 3 additional drafts and presented to Starbucks. All 3 drafts were turned down by Starbucks for the same or similar reasons. These site plans are attached as Exhibits "B".

As the Owner, we are trying to accommodate the City's requests while managing the reality of what our customer and end-user, Starbucks Coffee, requires to operate a successful business for the next 20 to 40 years. In these instances, our strong preference is to submit a site plan that meets all the city's requirements to avoid spending additional time, money and resources working through the design issues with city staff. However, we are limited to what our customer will approve and without Starbucks, we will not be able to redevelop the Property.

In conclusion, despite being unable to locate the building and patio on the street, we are proposing to make a significant financial investment in the Property with a redevelopment plan that will make a positive impact for the City of Mesa and surrounding community. Some of the benefits to the City of Mesa are:

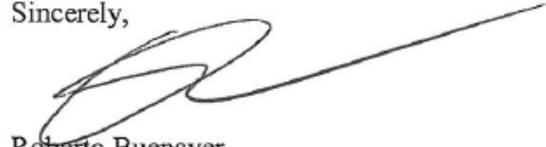
1. We will beautify the property and the neighborhood by demolishing a 40 year old office building that has deferred maintenance, is aesthetically unpleasing and has a high vacancy, and replace it with brand new construction.
2. We will significantly improve the Floor Area Ratio. We will decrease the FAR by 75% from an existing 28% FAR to 7% FAR which in turn will allow us to increase and improve the existing landscape.
3. We will increase the sales tax revenue to the City of Mesa.
4. We will provide an amenity to the surrounding community that allows people to gather and socialize.
5. We will create net new permanent jobs because the majority of existing tenants will relocate to other office buildings within the City of Mesa.
6. We will create new temporary jobs for all the sub-contractor trades that will work on the project.

**GARRETT DEVELOPMENT CORPORATION  
6991 E CAMELBACK ROAD, SUITE D-212  
SCOTTSDALE, ARIZONA 85251**

7. Provide a first class retailer and development to the community.

If you need any additional information, please feel free to contact me directly at 480-970-4004 or 480-215-9392. We look forward to working with the City of Mesa.

Sincerely,

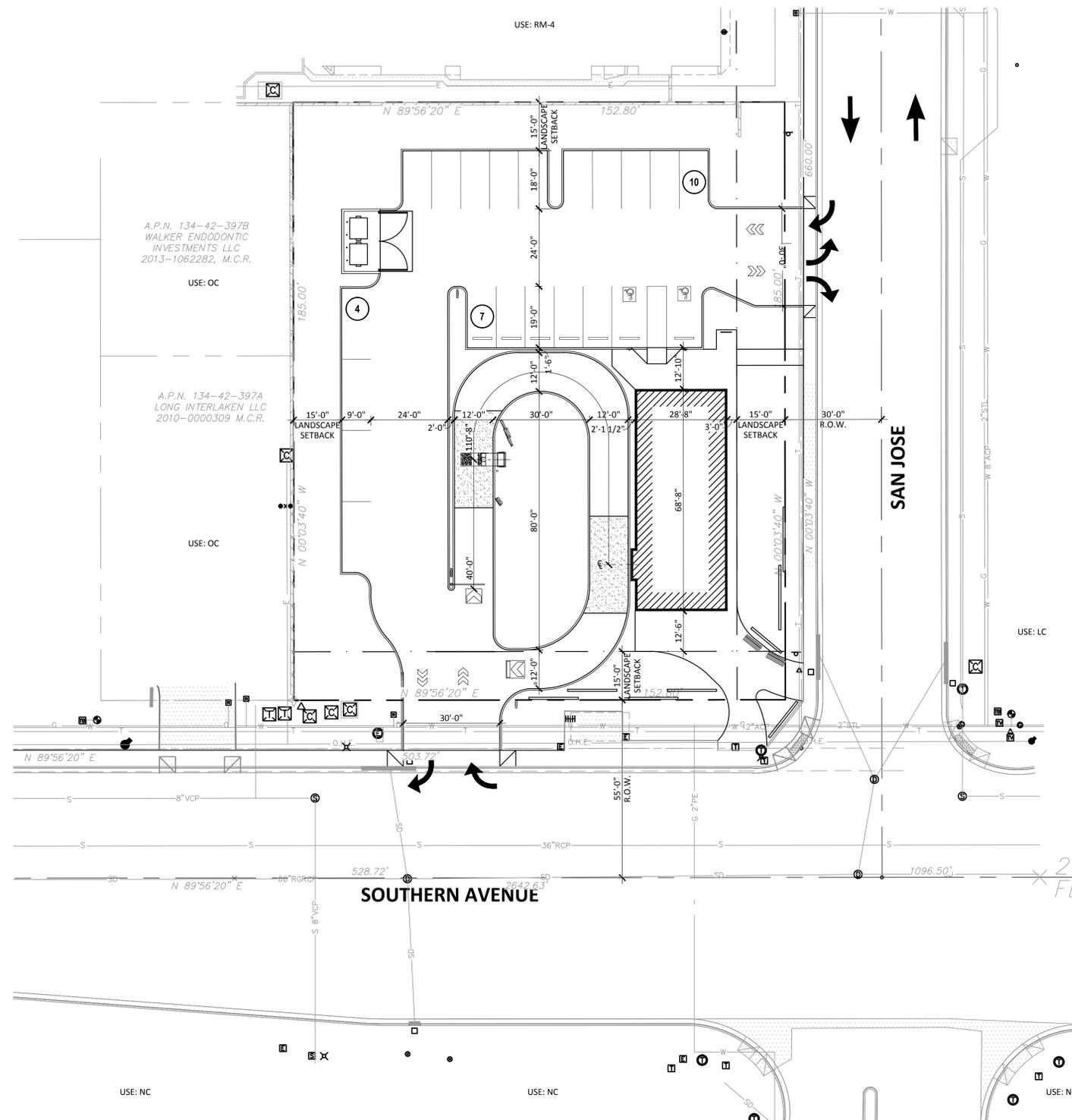
A handwritten signature in black ink, appearing to read 'Roberto Buenaver', with a long horizontal stroke extending to the right.

Roberto Buenaver  
Garrett Development Corporation

# EXHIBIT A

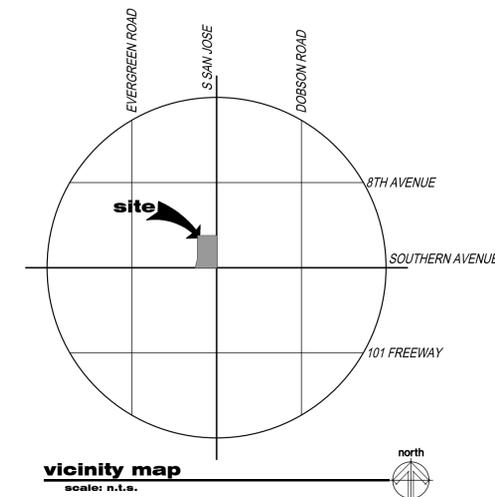


## **EXHIBIT B**

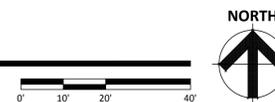


**SITE PLAN NOTES**

EXISTING ZONING:	OC (OFFICE COMMERCIAL)
PROPOSED ZONING:	NC (NEIGHBORHOOD COMMERCIAL)
GROSS SITE ACREAGE:	1.007 (43,872 S.F.)
NET ACREAGE:	0.649 (28,268 S.F.)
PROPOSED BUILDING HEIGHT:	MAX. 30'-0"
BUILDING SQUARE FOOTAGE:	2,005 S.F.
REQUIRED PARKING: (1 space per 100 s.f.)	21
PROVIDED PARKING:	21 (2 ACCESSIBLE)
PROVIDED BIKE PARKING:	3



**SITE PLAN**



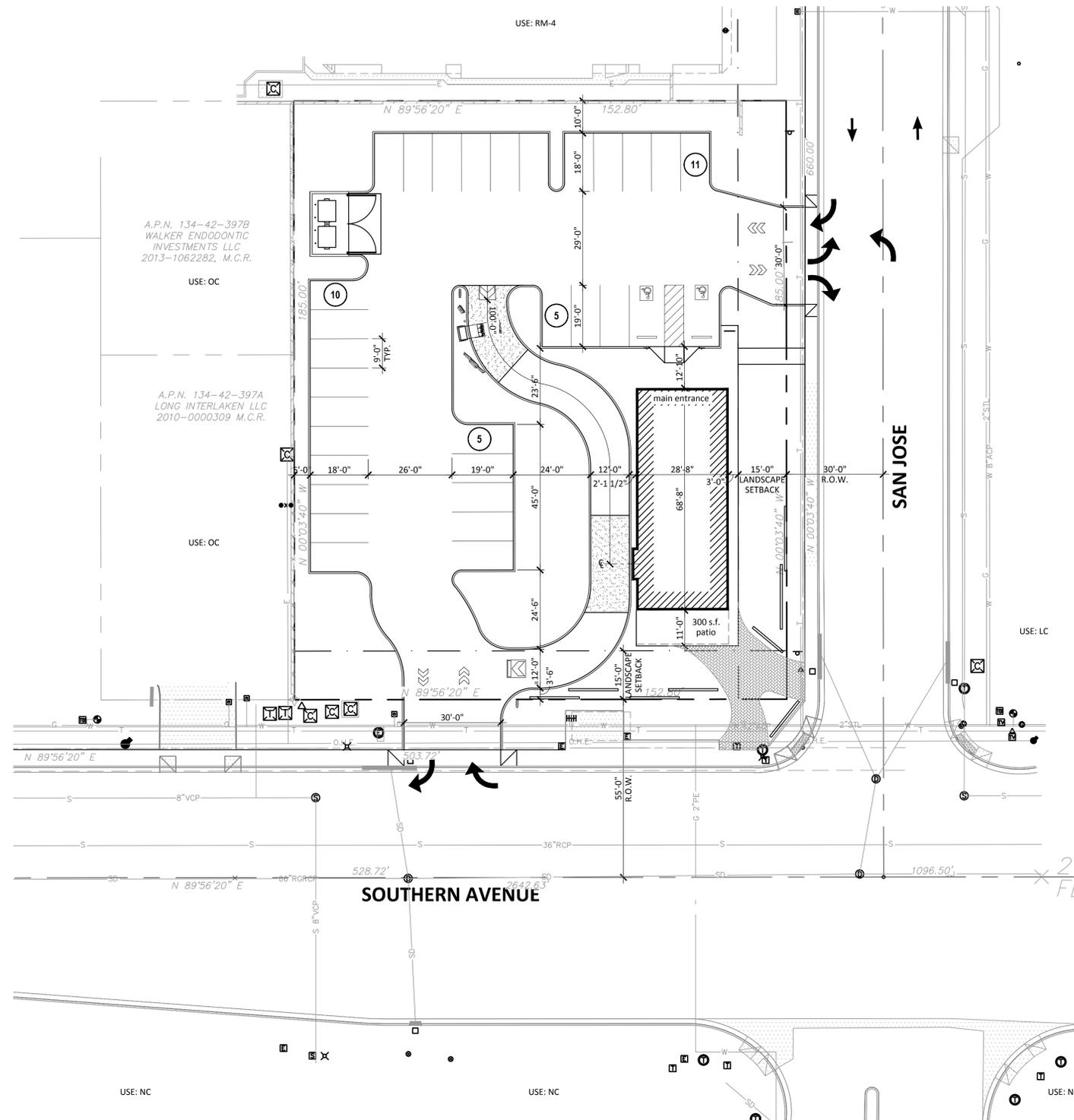
Site Plan  
 NWC SAN JOSE AND SOUTHERN AVENUE  
 MESA, AZ  
 JULY 2015

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SP-1

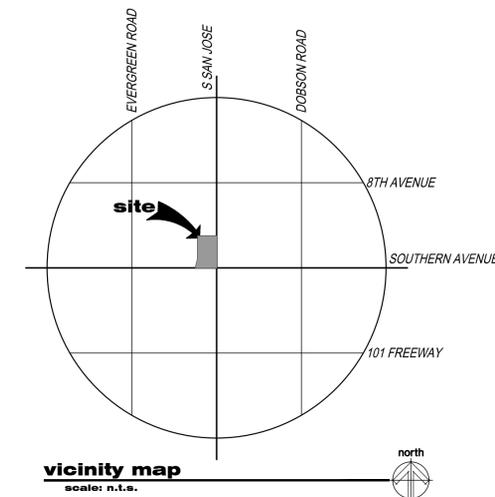
RKAA# 15119.00



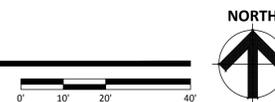


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PROPOSED BUILDING HEIGHT:	MAX. 30'-0"
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REQUIRED PARKING: (1 space per 100 s.f.)	21
PROVIDED PARKING:	31 (2 ACCESSIBLE)
PROVIDED BIKE PARKING:	3



**SITE PLAN**



Site Plan  
 NWC SAN JOSE AND SOUTHERN AVENUE  
 MESA, AZ  
 JULY 2015

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SP-1

RKAA# 15119.00





## PROJECT DATA

ARCHITECT:  
RKA ARCHITECTS INC.  
2233 EAST THOMAS RD.  
PHOENIX, AZ 85016  
602-955-3900  
CONTACT: NEIL FEASER

DEVELOPER:  
GARRETT DEVELOPMENT CORPORATION  
6991 E CAMELBACK ROAD, SUITE D-212  
SCOTTSDALE, AZ 85251  
480-970-4004  
CONTACT: ROBERTO BUENAVERA

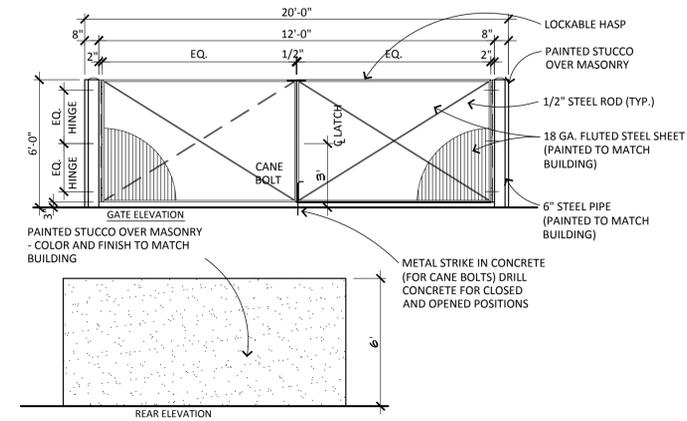
TYPE OF CONSTRUCTION:	5B
BUILDING OCCUPANCY TYPE:	A-2
GROSS AREA	1.007 ACRES (43,872 S.F.)
BUILDING AREA	2,005 S.F.
OCCUPANCY LOAD:	
KITCHEN AREA 1000 S.F.	5 OCCUPANTS
(1000/ 200 = 5)	
RESTAURANT AREA	
(1005 / 30 = 33.5)	
<b>TOTAL</b>	<b>34 OCCUPANTS</b>
	<b>39 OCCUPANTS</b>

## SITE DATA

EXISTING ZONING:	OC
PROPOSED ZONING:	LC
GROSS SITE AREA:	1.007 ACRES (43,872 S.F.)
NET SITE AREA:	0.649 ACRES (28,268 S.F.)
EXISTING/PROPOSED HEIGHT:	30'-0"
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING AREA:	
MAJOR A:	2,005 S.F.
TOTAL BUILDING AREA:	2,005 S.F.
SITE COVERAGE:	21.9%
TOTAL PARKING REQUIRED:	21 SPACES
MAJOR A, (2,005 S.F.)	
NEIGHBORHOOD COMMERCIAL (2,005 S.F.) W/ DRIVE THRU @ 1/100 = 21 SPACES	
TOTAL PARKING PROVIDED:	28 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

## LEGAL DESCRIPTION:

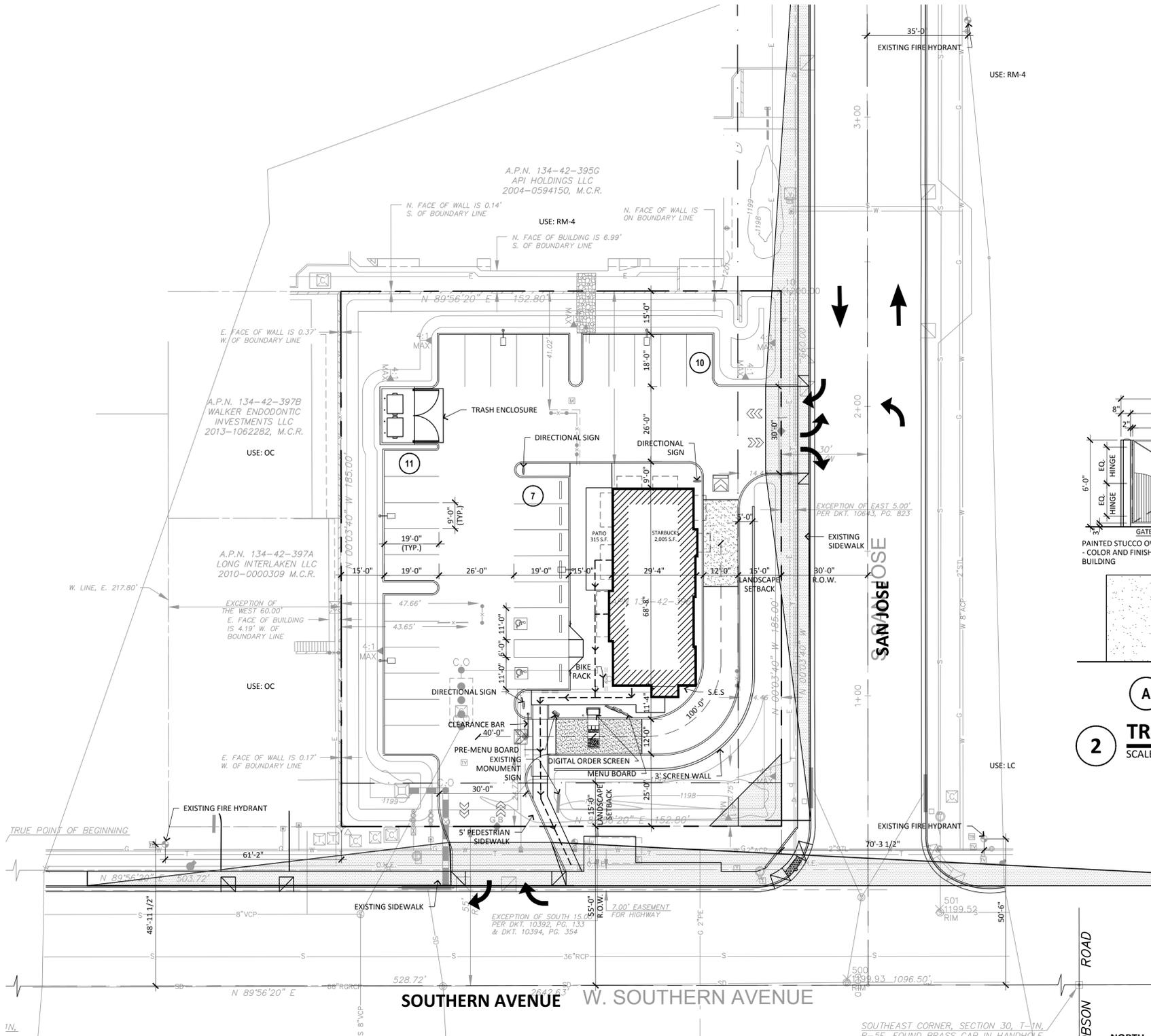
THE SOUTH 200 FEET OF THE EAST 217.8 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30; RUN THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1017.41 FEET;  
RUN THENCE NORTH 0 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE SOUTH BRANCH TEMPE CANAL AND A POINT OF THE NORTH RIGHT OF WAY LINE OF SOUTHERN AVENUE; SAID POINT BEING THE TRUE POINT OF BEGINNING;  
RUN THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST PARALLEL TO A AND 40.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 503.72 FEET;  
RUN THENCE 0 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 660.00 FEET;  
RUN THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 851.87 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID TEMPE CANAL;  
RUN THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCE: SOUTH 31 DEGREES 13 MINUTES 10 SECONDS EAST 413.31 FEET SOUTH 27 DEGREES 59 MINUTES 40 SECONDS EAST 190.41 FEET; SOUTH 20 DEGREES 55 MINUTES 50 SECONDS EAST 107.84 FEET; SOUTH 10 DEGREES 13 MINUTES 00 SECONDS EAST 37.92 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE WEST FEET THEREOF; AND  
EXCEPT THE SOUTH 15 FEET AS QUIT CLAIMED TO THE CITY OF MESA BY DEED RECORDED NOVEMBER 9, 1973, IN DOCKET 10392, PAGE 133, AND DEED RECORDED NOVEMBER 13, 1973 IN DOCKET 10394, PAGE 354; AND  
EXCEPT THE EAST 5 FEET AS QUIT CLAIMED TO THE CITY OF MESA BY DEED RECORDED MAY 8, 1974 IN DOCKET 10643, PAGE 823.



**1** ELEVATION

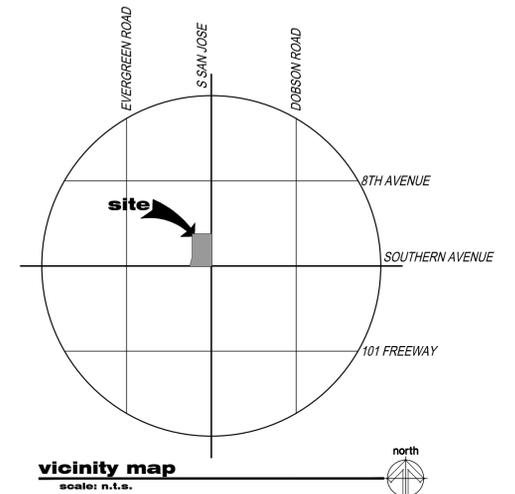
**2** TRASH ENCLOSURE ELEVATION

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



**SITE PLAN**

SCALE: 1" = 20'-0"

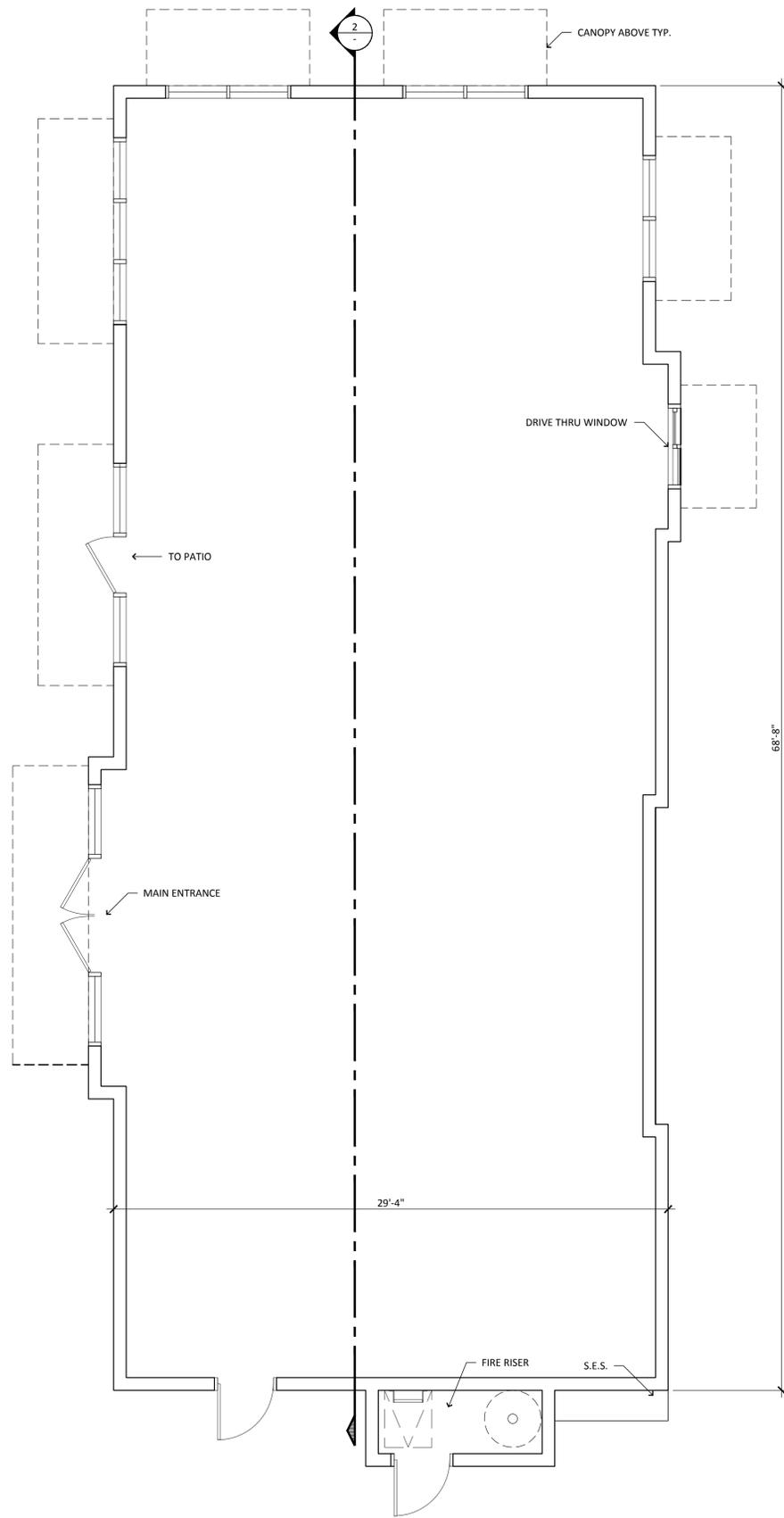


Site Plan  
NWC San Jose and Southern Avenue  
2210 W Southern Ave Mesa, AZ  
DATE: 08-03-2015

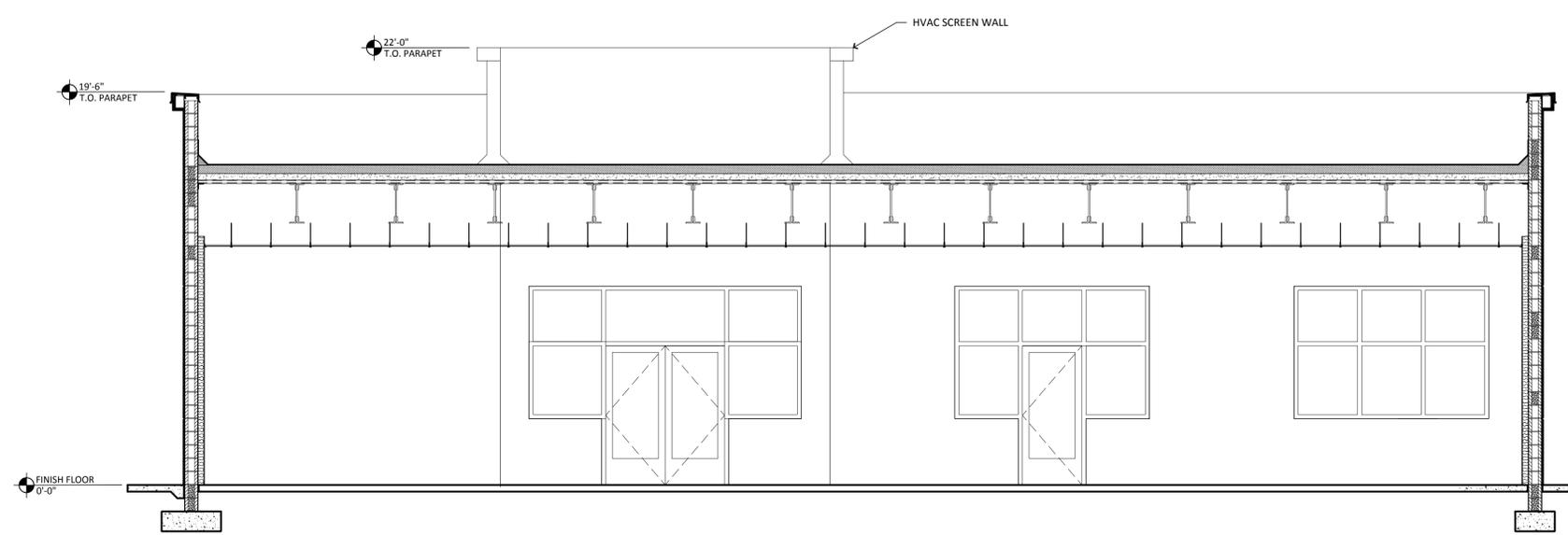
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SP-1  
PROJECT# 15119.00





**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

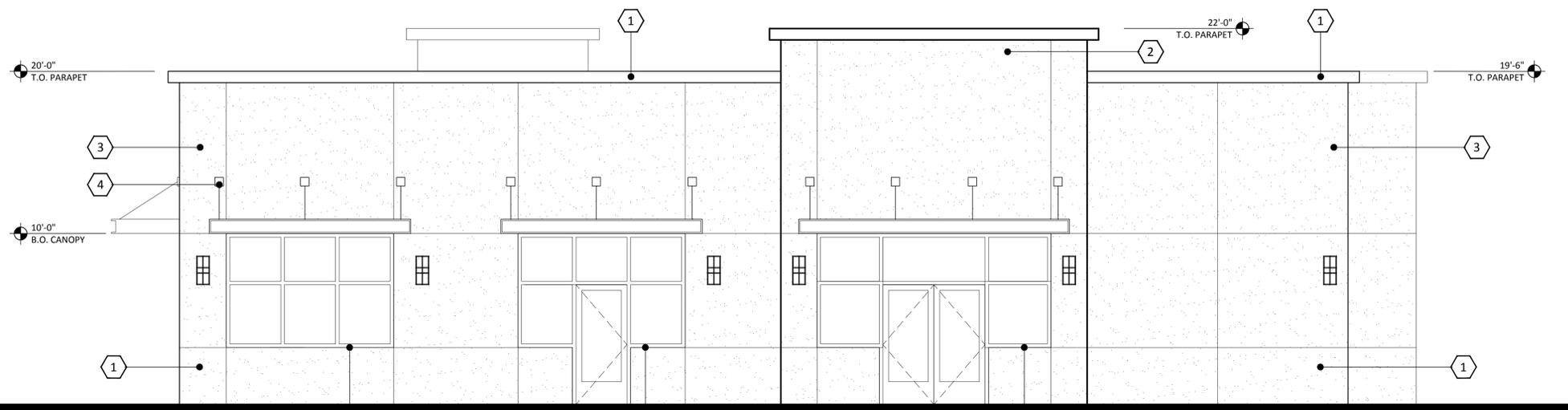


**FLOOR PLAN/ SECTION**  
NWC San Jose and Southern Avenue  
Mesa, AZ  
DATE: 08-03-2015

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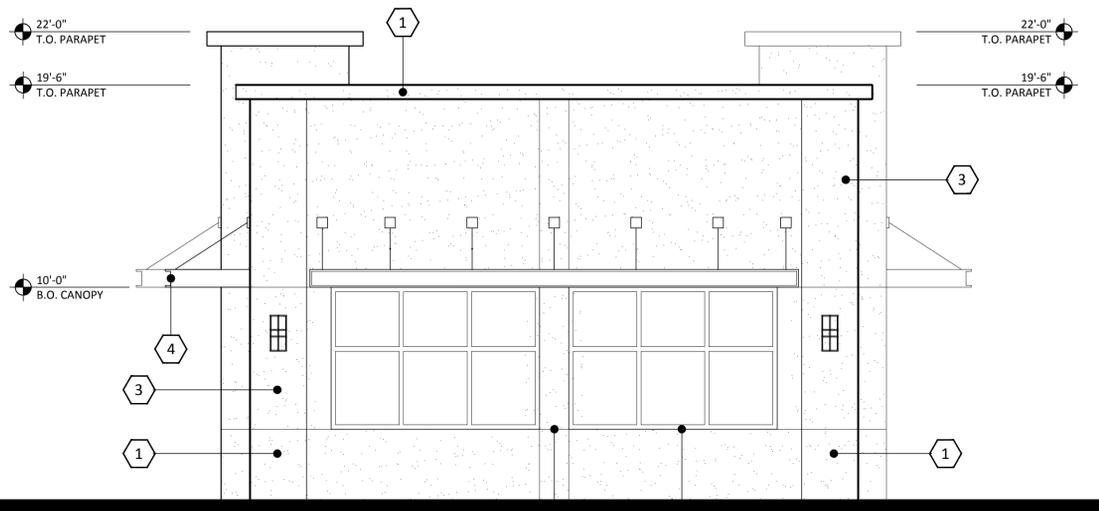
**FP-1**  
PROJECT# 15119.00



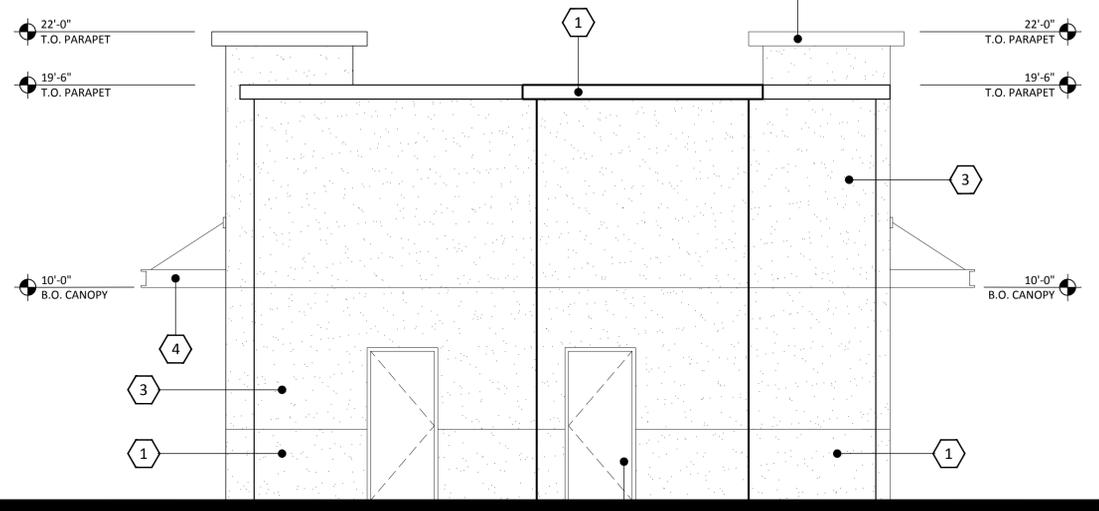


**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

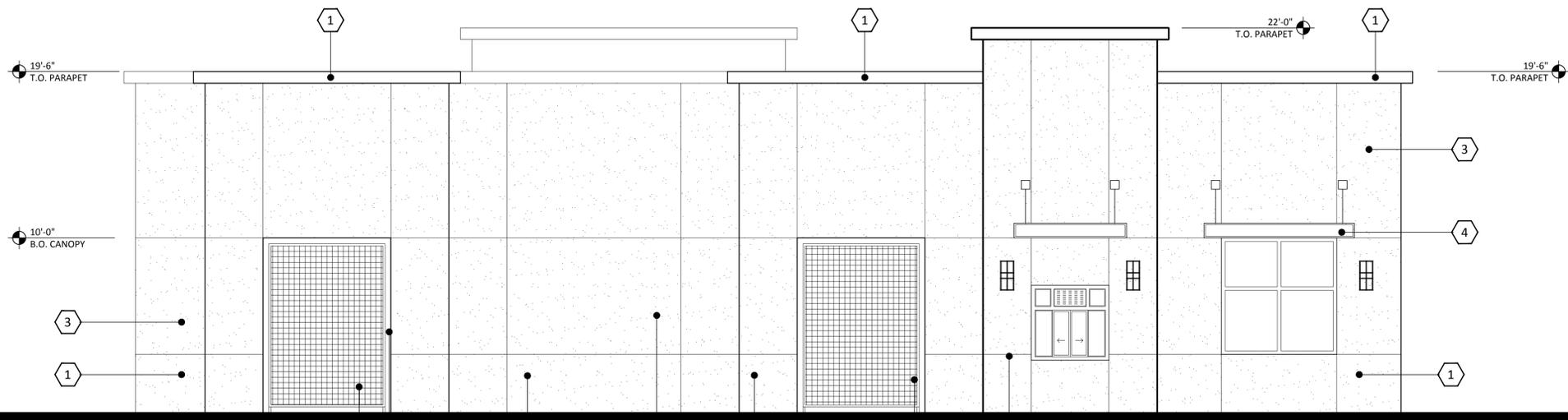
- ① STUCCO -  
MANUFACTURE - SHERWIN WILLIAMS  
COLOR: VAN DYKE BROWN SW 7041
- ② STUCCO -  
MANUFACTURE - SHERWIN WILLIAMS  
COLOR: TERRA BURN SW 6048
- ③ STUCCO -  
MANUFACTURE - SHERWIN WILLIAMS  
COLOR: PORTICO SW 7548
- ④ METAL FACIA -  
MANUFACTURE - METAL CANOPY  
COLOR: "EYEBROW" BRONZE ANODIZE



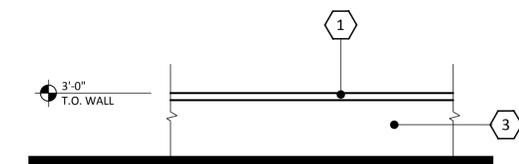
**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



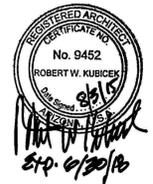
**5 SCREEN WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



**ELEVATIONS**  
NWC San Jose and Southern Avenue  
Mesa, AZ  
DATE: 08-03-2015

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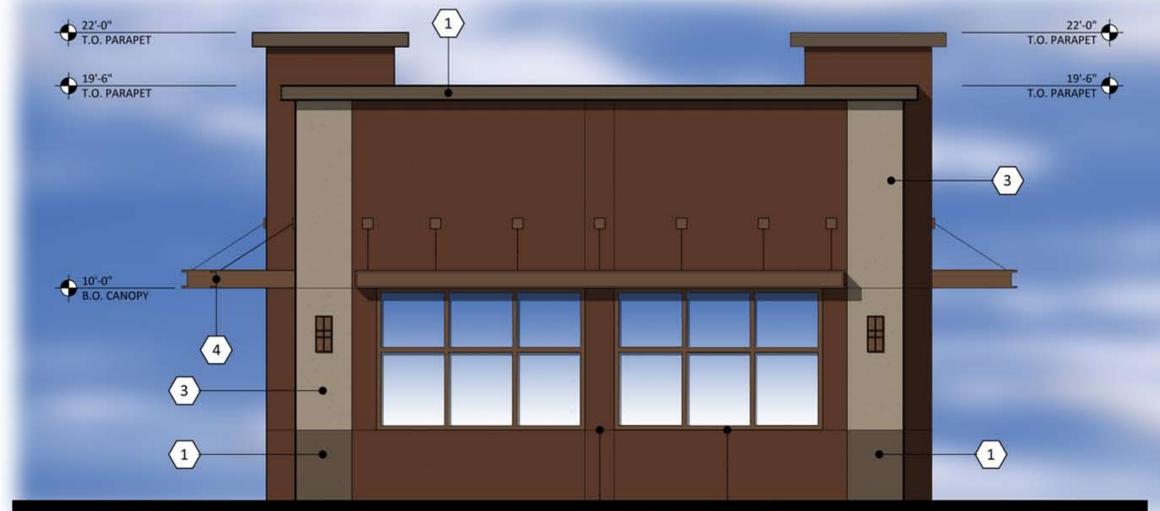
**EL-1**  
PROJECT# 15119.00



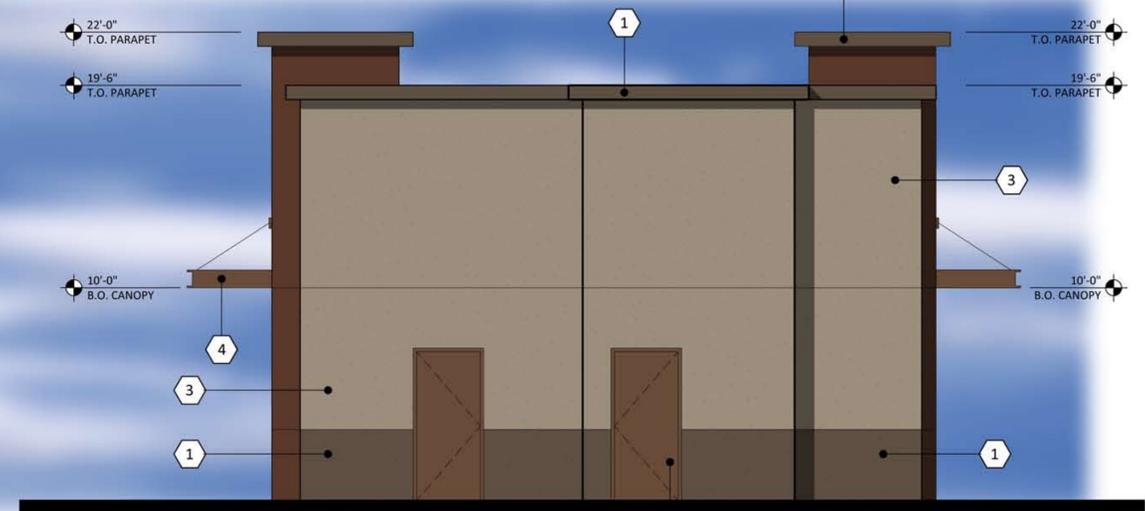


**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

- 1 STUCCO - MANUFACTURE - SHERWIN WILLIAMS COLOR: VAN DYKE BROWN SW 7041
- 2 STUCCO - MANUFACTURE - SHERWIN WILLIAMS COLOR: TERRA BURN SW 6048
- 3 STUCCO - MANUFACTURE - SHERWIN WILLIAMS COLOR: PORTICO SW 7548
- 4 METAL FACIA - MANUFACTURE - METAL CANOPY COLOR: "EYEBROW" BRONZE ANODIZE



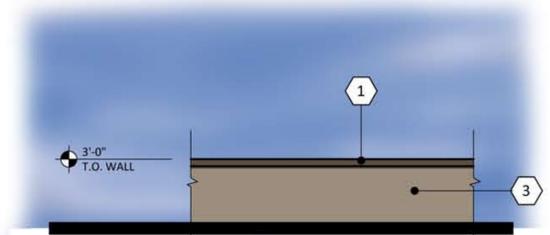
**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 SCREEN WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



**ELEVATIONS**  
NWC SAN JOSE AND SOUTHERN AVENUE  
MESA, AZ  
DATE: 08-03-2015

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**EL-1**  
PROJECT#: 15119.00



# STARBUCKS

## 2210 W. SOUTHERN AVENUE, MESA, AZ

### CONCEPTUAL GRADING & DRAINAGE PLAN

A PORTION OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA

A.P.N. 134-42-395G  
API HOLDINGS LLC  
2004-0594150, M.C.R.

A.P.N. 134-42-397B  
WALKER ENDODONTIC  
INVESTMENTS LLC  
2013-1062282, M.C.R.

A.P.N. 134-42-397A  
LONG INTERLAKEN LLC  
2010-0000309 M.C.R.

**OWNER/DEVELOPER:**

GDC SAN JOSE & SOUTHERN LLC  
6991 E. CAMELBACK RD. #D212  
SCOTTSDALE, AZ 85251  
PH: (480) 999-1111  
CONTACT:

**ENGINEER:**

SBL ENGINEERING, LLC.  
1957 E. SUNBURST LANE,  
TEMPE, AZ 85284  
PH: (602) 326-5848  
FX: (480) 619-6334  
CONTACT: CRAIG BAKER

**ARCHITECT:**

RKAA ARCHITECTS, INC.  
2233 E. THOMAS ROAD  
PHOENIX, AZ 85016  
PH: (602) 955-3900  
CONTACT: NEIL FEASER

**SURVEYOR:**

SUPERIOR SURVEYING SERVICES, INC.  
21415 N. 23RD AVENUE  
PHOENIX, AZ 85027  
PH: (623) 869-0223  
FX: (623) 869-0726  
CONTACT: DAVID KLEIN

**BENCHMARK**

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF MESA BRASS TAG ON TOP OF CURB MARKING THE INTERSECTION OF DOBSON AND SOUTHERN HAVING AN ELEVATION, 1201.840, CITY OF MESA DATUM.(NAVD88 EL)

**BASIS OF BEARING**

THE BASIS OF BEARING IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30 USING A BEARING OF NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST.

**PARCEL & SITE ADDRESS**

APN 134-42-396  
SITE ADDRESS 2210 W. SOUTHERN AVENUE MESA, ARIZONA 85212  
ZONING: THIS SITE IS CURRENTLY ZONED AS OC

**AREA:**

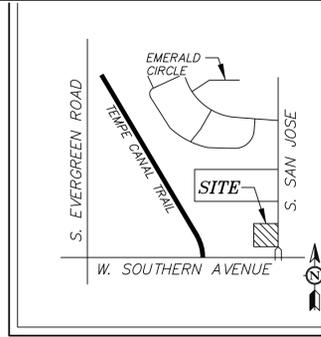
28,268 SQFT  
0.65 ACRES

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2244L, DATED OCTOBER 31, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "AH" (EL 1200) AND ZONE X.

**LEGAL DESCRIPTION**

THE SOUTH 200.00 FEET OF THE EAST 217.80 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1017.41 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SOUTH BRANCH TEMPE CANAL AND A POINT ON THE NORTH RIGHT-OF-WAY OF SOUTHERN AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST PARALLEL TO AND 40.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 503.72 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 851.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID TEMPE CANAL; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCE: SOUTH 31 DEGREES 13 MINUTES 10 SECONDS EAST, 413.31 FEET; SOUTH 27 DEGREES 59 MINUTES 40 SECONDS EAST, 190.41 FEET; SOUTH 20 DEGREES 55 MINUTES 50 SECONDS EAST, 107.84 FEET; SOUTH 10 DEGREES 13 MINUTES 00 SECONDS EAST, 37.92 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 60.00 FEET THEREOF; AND EXCEPT THE SOUTH 15.00 FEET AS QUIT CLAIMED TO THE CITY OF MESA IN DOCKET 10392, PAGE 133 AND IN DOCKET 10394, PAGE 354; AND EXCEPT THE EAST 5.00 FEET AS QUIT CLAIMED TO THE CITY OF MESA IN DOCKET 10643, PAGE 823.

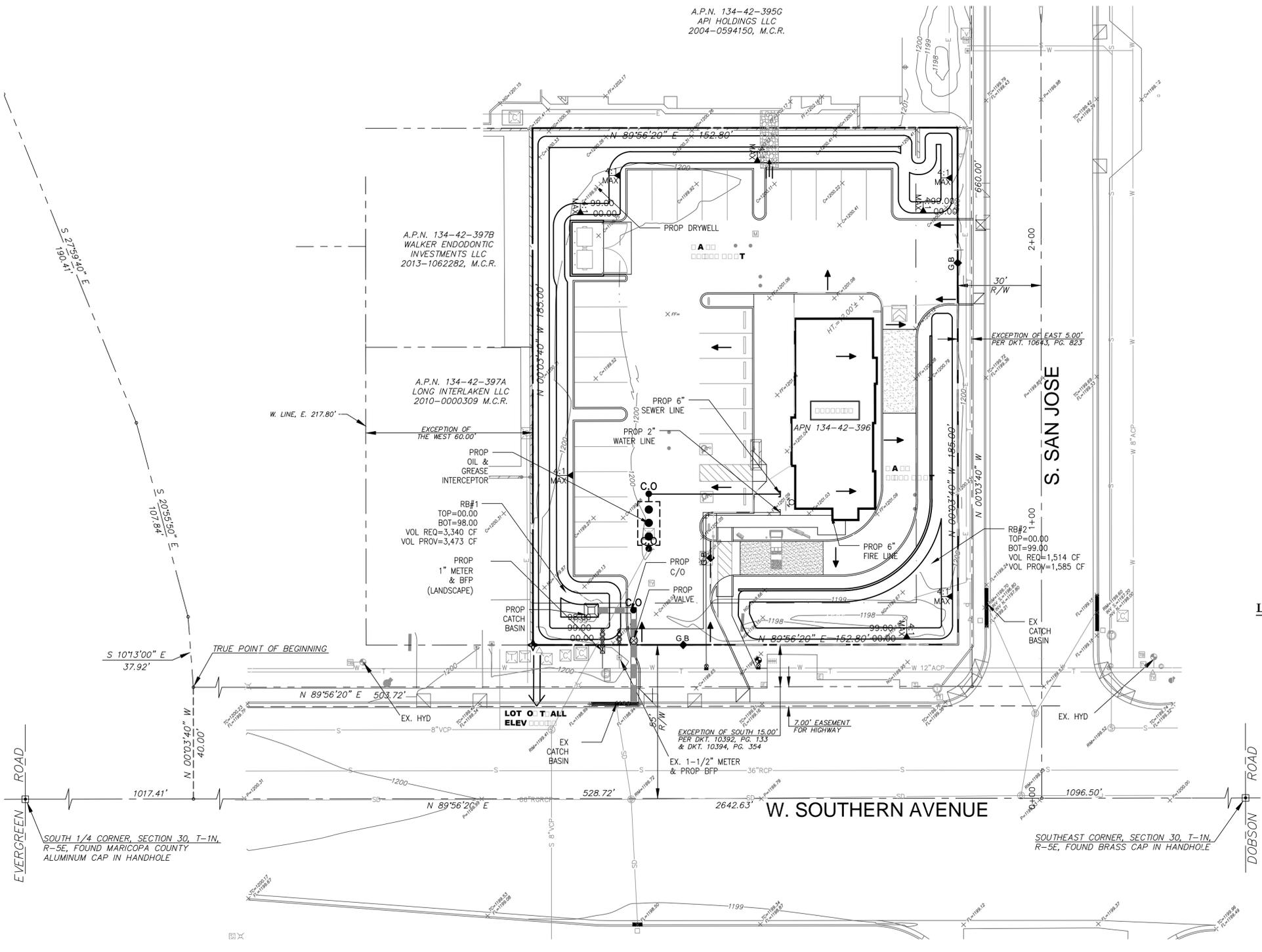


**VICINITY MAP**  
N.T.S.

**SBL Engineering, L.L.C.**  
www.sbl-eng.com

# STARBUCKS

2210 W. SOUTHERN AVENUE, MESA, ARIZONA  
CONCEPTUAL GRADING & DRAINAGE PLAN



**LEGEND OF EXISTING FEATURES**

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- DECORATIVE BRICK SURFACE
- DECORATIVE DIMPLED SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- GATE
- O.H.E. OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- INDICATES BOUNDARY CORNER
- BACK FLOW PREVENTER
- BIKE RACK
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GUARD POST OR GATE POST
- GAS VALVE
- HANDICAPPED SPACE
- METAL GRATE (CIRCULAR)
- LIGHT POLE
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- STREET LIGHT JUNCTION BOX
- SEWER MANHOLE
- STREET SIGN
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- CABLE TELEVISION RISER
- CABLE TELEVISION BOX
- UNDERGROUND TELEVISION VAULT
- WATER METER
- WATER VALVE

**LEGEND OF PROPOSED FEATURES**

- G.B. GRADE BREAK
- DRAINAGE FLOW
- CATCH BASIN
- FINISH FLOOR
- STORM DRAIN PIPE
- FDC
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTION DEVICE
- LOT OUTFALL
- SEWER CLEANOUT

RETENTION CALCULATIONS	
RETENTION VOLUME REQUIRED	WHERE: Vr = VOLUME REQUIRED IN CF
Vr = (D/12)*C*A	C = RUNOFF COEFFICIENT
SITE AREA = 0.65 AC., 28,268 SF	D = 100 YR-2HR INTENSITY IN FT
Vr = (2.17/12)(0.95)(28,268) SITE	A = AREA IN SF
<b>TOTAL RETENTION VOLUME REQUIRED</b>	<b>TOTAL RETENTION VOLUME PROVIDED</b>
Vr = 4,856 cf	Vp = 5,058 cf

**RETENTION STATEMENT**

THIS SITE WILL RETAIN THE 100 YEAR 2 HOUR STORM PER CITY OF MESA REQUIREMENTS BY UTILIZING RETENTION BASINS. A DRY-WELL WILL BE USED TO DEWATER THE RETENTION BASIN. ONLY IN THE EVENT OF A 100 YEAR STORM WILL OFF-SITE FLOWS IMPACT THIS SITE. DURING THE 100 YEAR EVENT THE FLOWS WILL TRAVERSE ACROSS AND AROUND THE SITE OVER THE PAVEMENT. THE FF ELEVATION IS SET 2' ABOVE THE FLOOD ELEVATION OF 1200 SO THE BUILDING IS ABOVE THE AH FLOOD DESIGNATION REQUIREMENT.

PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING

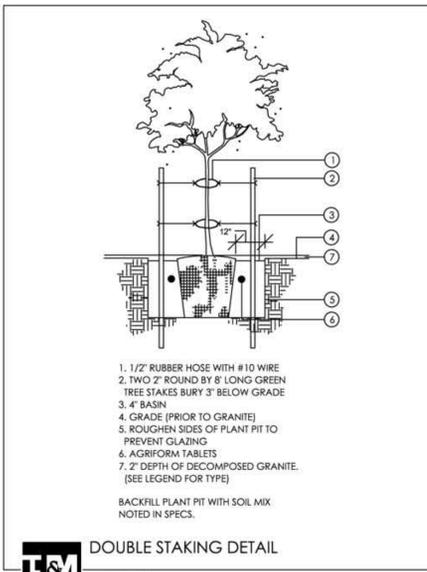
C.O.M. LOG NO. P12015-00253

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ELEVATION	
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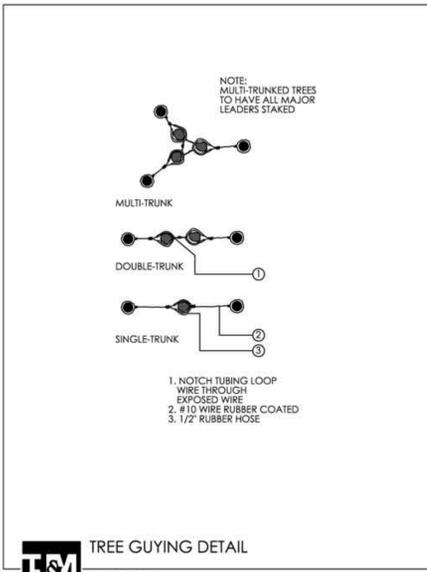
CG1

CALL TWO WORKING DAYS  
BEFORE YOU DIE  
**602-263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)

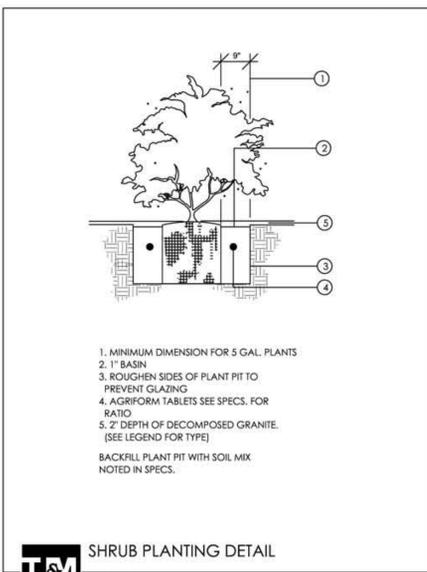
DATE: 08-03-2015



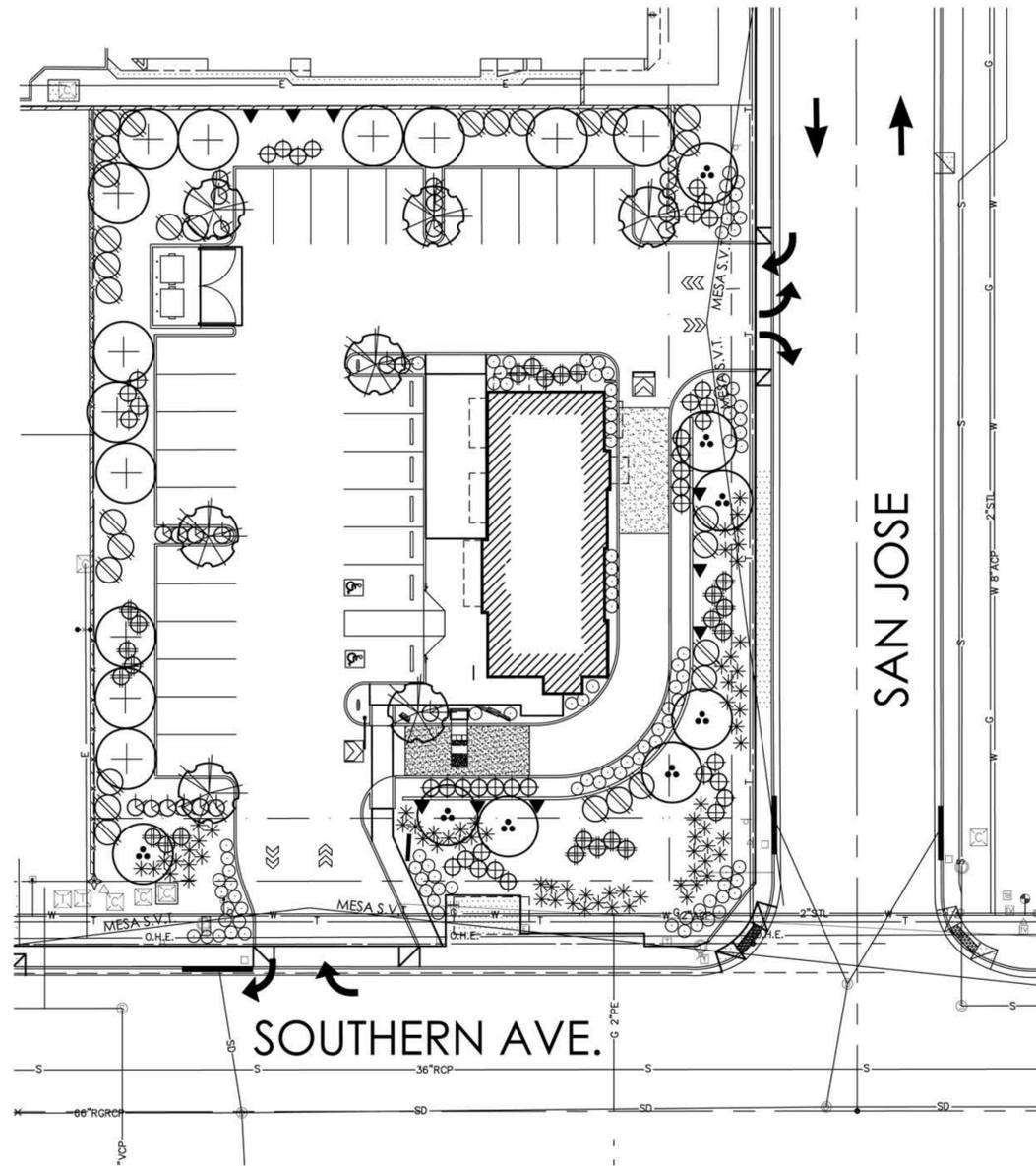
**DOUBLE STAKING DETAIL**  
NOT TO SCALE



**TREE GUYING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**LANDSCAPE LEGEND**

- |  |   |  |  |
|--|---|--|--|
|  | CERCIDIUM PRAECOX<br>SONORAN PALO VERDE<br>24" BOX (MATCHING) |  | RUELLIA PENINSULARIS<br>BAJA RUELLIA<br>5 GALLON                                 |
|  | ACACIA SALICINA<br>WILLOW ACACIA<br>24" BOX                   |  | ALOE 'BLUE ELF'<br>BLUE ELF ALOE<br>1 GALLON                                     |
|  | VITEC ANGUS CASTUS<br>CHASE TREE<br>24" BOX                   |  | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON                                |
|  | TECOMA 'ORANGE JUBILEE'<br>ORANGE JUBILEE<br>5 GALLON         |  | 1/2" MINUS MADISON GOLD<br>DECOMPOSED GRANITE<br>2" DEPTH IN ALL LANDSCAPE AREAS |
|  | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON                |  | BOUGAINVILLEA 'BARBARA KARST'<br>BOUGAINVILLEA<br>5 GALLON                       |
|  | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON              |  |  |

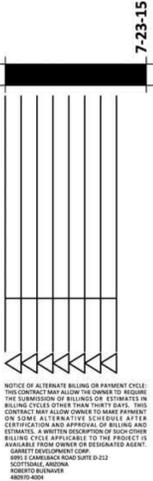
**CITY OF MESA  
LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:**  
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:**  
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:**  
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:**  
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:
- TREES: (TOTAL REQUIRED TREES):**  
25% SHALL BE 36" BOX OR LARGER  
50% SHALL BE 24" BOX OR LARGER  
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS):**  
50% SHALL BE 5 GALLON OR LARGER.  
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



**GDC SAN JOSE & SOUTHERN STARBUCKS COFFEE SHOP**  
2210 W. SOUTHERN AVE  
MESA, ARIZONA  
DATE: 08-03-2015

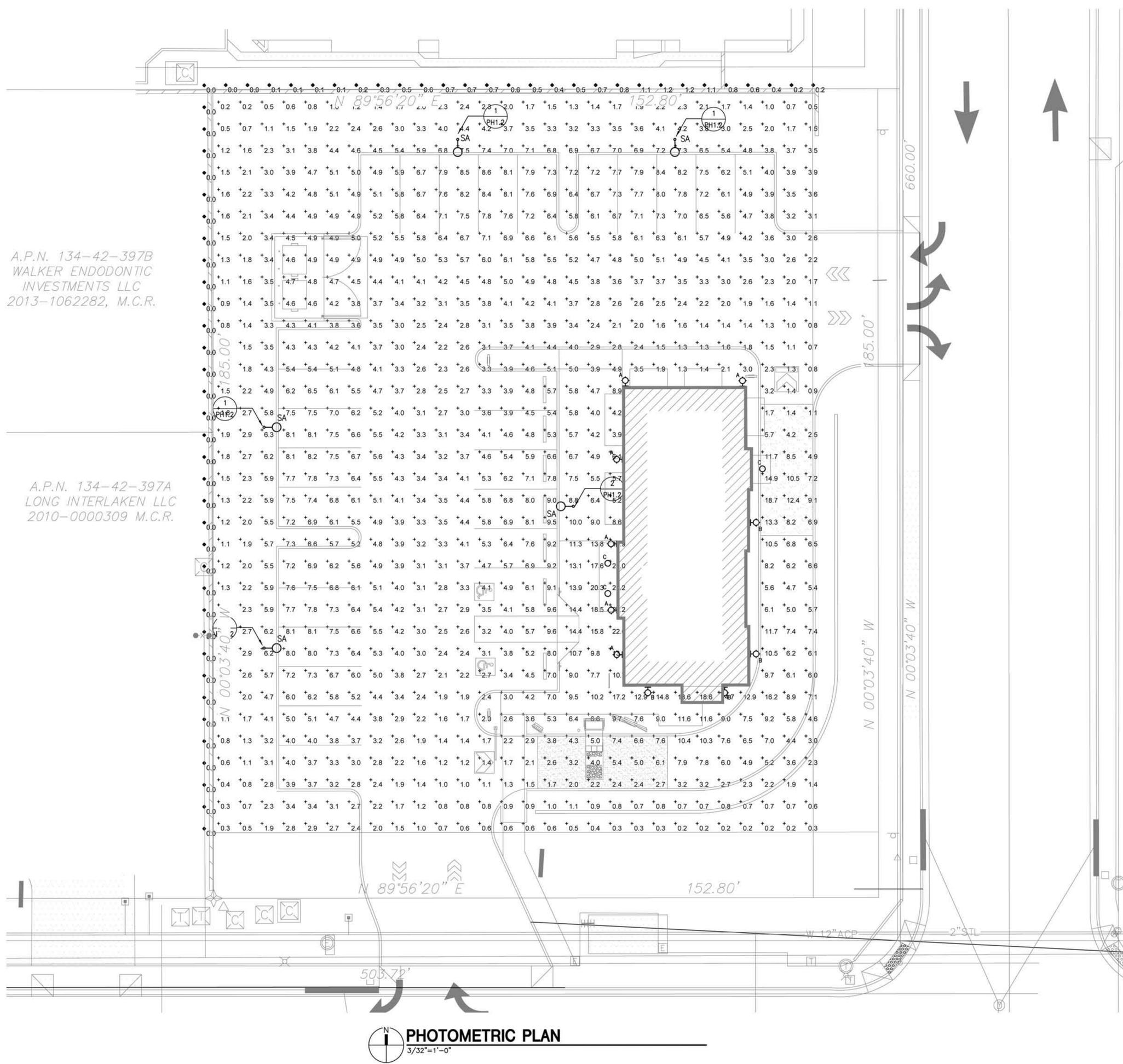


**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 265-0320 F. (602) 266-6619  
EMAIL: timmccqueen@tjma.net



design by: RWC  
drawn by: --  
checked by: --  
**La.01**  
project #: 15119.00

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A.P.N. 134-42-397B  
WALKER ENDODONTIC  
INVESTMENTS LLC  
2013-1062282, M.C.R.

A.P.N. 134-42-397A  
LONG INTERLAKEN LLC  
2010-0000309 M.C.R.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	3.9 fc	24.0 fc	0.2 fc	120.0:1	19.5:1
Property Line @ 5'	◇	0.2 fc	1.2 fc	0.0 fc	N/A	N/A

### PHOTOMETRIC STATISTICS

N.T.S.

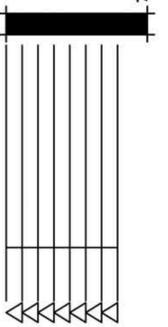
Luminaire Schedule									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
◇	A	6	DW1040	FORMED WHITE ACRYLIC DIFFUSER ENCLOSED IN FORMED FRAMING. DIFFUSE WHITE PAINTED INTERIOR BACK PANEL	3500K LED, 2000 lumens	2	2000	0.95	27
◇	B	5	XPW53-FT-LED-48-450- NW-UE	LED WALL SCONCE MOUNTED AT 10' A.F.G.	4000K LED, 5900 LUMEN	1	5773	0.95	72
○	C	3	SPC1203CF-228-E1- E200-SG-GL-SM	SURFACE MOUNTED FLUORESCENT FIXTURE UNDER CANOPY AREA	CFL 16W	2	3200	0.81	52
⊙	SA	4	CSX1 LED 80C 1000 40K T2M	CONTOUR SERIES FULL CUTOFF LED AREA LUMINAIRE. WITH 60 LEDS OPERATED AT 1000MA AND PRECISION MOLDED ACRYLIC TYPE II LENS	4000K LED.	1	17650	0.95	209

### LUMINAIRE SCHEDULE

N.T.S.



**ARKA**  
ARCHITECTS  
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
602-955-3900



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:  
THIS CONTRACT MAY ALLOW THE OWNER TO ACQUIRE  
THE COMPLETION OF BILLING OR ESTIMATE IN  
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS  
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT  
CYCLES IN 15 DAY INCREMENTS. AFTER  
CERTIFICATION AND APPROVAL OF BILLING AND  
ESTIMATES, A WRITTEN DISCREPANCY NOTICE  
BILLING CYCLE APPLICABLE TO THE PROJECT IS  
AVAILABLE FROM OWNER OR DESIGNATED AGENT.  
JAMES W. WILSON/CSO  
4911 E. CAMELBACK ROAD SUITE D-212  
SCOTTSDALE, ARIZONA  
ROBERTO BUNIMAN  
ROBERT@ARKA

**GDC SAN JOSE & SOUTHERN  
STARBUCKS COFFEE SHOP**  
2210 W. SOUTHERN AVE  
MESA, ARIZONA  
DATE: 08-03-2015

design by: -  
drawn by: -  
checked by: -

**ASEIENGINEERING** 4527 n. 16th st. suite #105, phoenix, AZ 85016  
aseiengineering.com o 602.287.0300 f 602.287.0600  
DFT: LN  
DSN: LN  
JOB NO: 15119.0  
CHK: CS

**PH1.1**  
PHOTOMETRIC PLAN  
project #: 15119.00

## CSX1 LED LED Area Luminaire



**CONTOUR**

**Specifications**

EPA: 0.7 ft<sup>2</sup>  
(81 in<sup>2</sup>)

Length: 23-1/2" (597 mm)

Width: 18-1/2" (469 mm)

Height: 5-7/8" (149 mm)

Weight (max): 37 lbs (16.8 kg)

**STARBUCKS SAN JOSE & SOUTHERN**

**"SA"**

**Introduction**

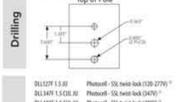
The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information**

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSX1 LED	60C	60C	60	700 mA	40K, 5000 K	T3M	Type III	SPA	PER	2000D

**Drilling**



CSX1 offers a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS Single vent 2 at 90°  
DM2AS 2 at 90°  
DM2AS 4 at 90°

Example: SSA 20 4C DM19AS DDBXD

**Accessories**

- DM19AS Single vent 2 at 90°
- DM2AS 2 at 90°
- DM2AS 4 at 90°
- DM2AS 4 at 120°
- DM2AS 4 at 180°
- DM2AS 4 at 120°
- DM2AS 4 at 180°

**Notes**

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 240 or 277 options only when ordering with fusing, SS, or options.
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANEC C134.31.
4. Requires "SP" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. Specify a RDMAT enabled luminaire with 0-10V dimming capability. PER option required. Not available with 3AT or 400V. ADR hardware and services required for RDMAT deployment; call 1-800-442-4743.
6. Not available with 3AT or 400V.
7. Single fuse DP requires 120, 277 or 347 voltage option. Double fuse DP requires 200, 240 or 480 voltage option.
8. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, CMG or ZELD.
9. Requires an additional switched line.
10. Dimming driver required. MVOLT not available with DCR.
11. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

**LITHONIA LIGHTING**

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • [www.lithonia.com](http://www.lithonia.com)

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### Performance Data

**Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-09. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Type	40K (2000K, 2700K)				50K (2000K, 0°C CR)					
			1	2	3	4	1	2	3	4		
700 mA	6X 700 - 4	1348	T3M	13,862	3	0	3	102	14,611	3	0	3
			T3M	14,601	3	0	3	108	15,598	3	0	3
			T3M	14,441	2	0	3	108	15,446	3	0	3
			T3M	14,494	4	0	2	108	15,543	4	0	2
1000 mA	6X 1000 - 4	2098	T3M	14,440	2	0	3	109	15,763	2	0	3
			T3M	17,652	3	0	3	84	19,628	3	0	3
			T3M	18,048	3	0	3	91	20,141	3	0	4
			T3M	18,658	3	0	4	89	20,113	3	0	4

**Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Relative	Lumen Multiplier
0°C	32°F	1.00
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

**Projected LED Lumen Maintenance**

Data references the extrapolated performance projections for the CSX1 LED 60C platform in 25°C ambient, based on 50,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate LM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

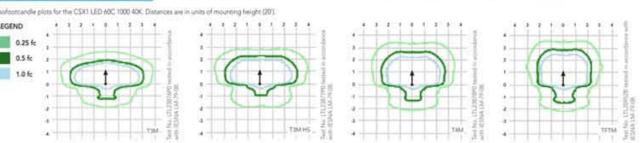
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

**Electrical Load**

Voltage	Drive Current (mA)	System Type	Current (A)			
			120V	208V	240V	277V
700	1348	1348	1.21	0.76	0.69	0.82
			0.80	0.42	0.37	0.43
1000	2098	2098	1.88	1.06	0.94	1.04
			1.26	0.62	0.56	0.62

**Photometric Diagrams**

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSX1 homepage.



**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

**CONSTRUCTION**  
Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convection cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural clearing of the heat sink. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine, ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

**FINISH**  
Exterior parts are protected by a zinc-inhibited Super Durable TDC powder coated finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

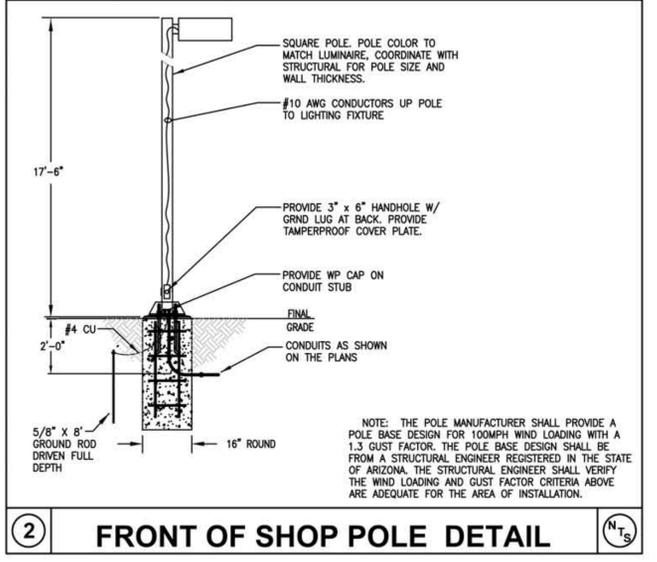
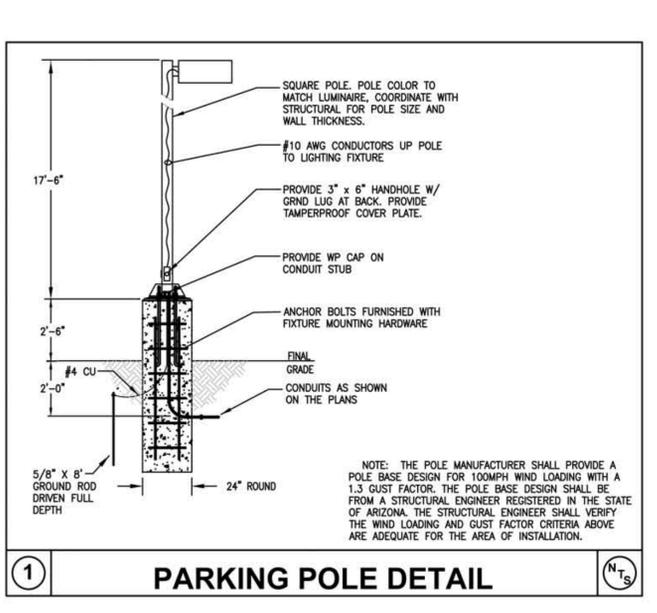
**OPTICS**  
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the optical beam to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (0°C CR) or optional 5000 K (0°C CR) configurations. The CSX1 has arm weights and qualifies as a Lighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful lighting.

**ELECTRICAL**  
Light engines consist of 60 high-efficiency LEDs mounted to metal core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70, Class 1 electronic driver).

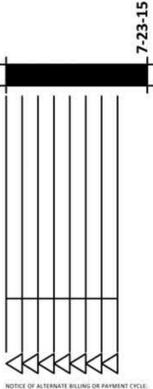
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FOR INFORMATION ONLY



NOTICE OF ATTEMPTED BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO ACQUIRE THE DIMENSIONS OF BILLING OR ESTIMATE BY BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT WITHIN THIRTY DAYS OF THE END OF THE BILLING CYCLE. CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES: A WRITTEN DISCLOSURE OF SUCH DIMENSIONS SHALL BE APPLICABLE TO THE PRODUCT IS AVAILABLE FROM OWNER OR REGISTERED AGENT. ROBERTO THOMAS 4811 CAMDEN ROAD SUITE D-212 SCOTTSDALE, ARIZONA

**GDC SAN JOSE & SOUTHERN STARBUCKS COFFEE SHOP**  
 2210 W. SOUTHERN AVE  
 MESA, ARIZONA  
**DATE: 08-03-2015**

design by: -  
drawn by: -  
checked by: -

**PH1.2**  
LUMINAIRE CUT SHEETS  
project #: 15119.00

**ASEIENGINEERING**

4527 n. 16th st. suite #105, phoenix, AZ 85016  
 aseengineering.com o 602.287.0300 f 602.287.0600

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CSX1 LED  
Rev. 03/31/15

DFT: LN  
DSN: LN  
CHK: CS





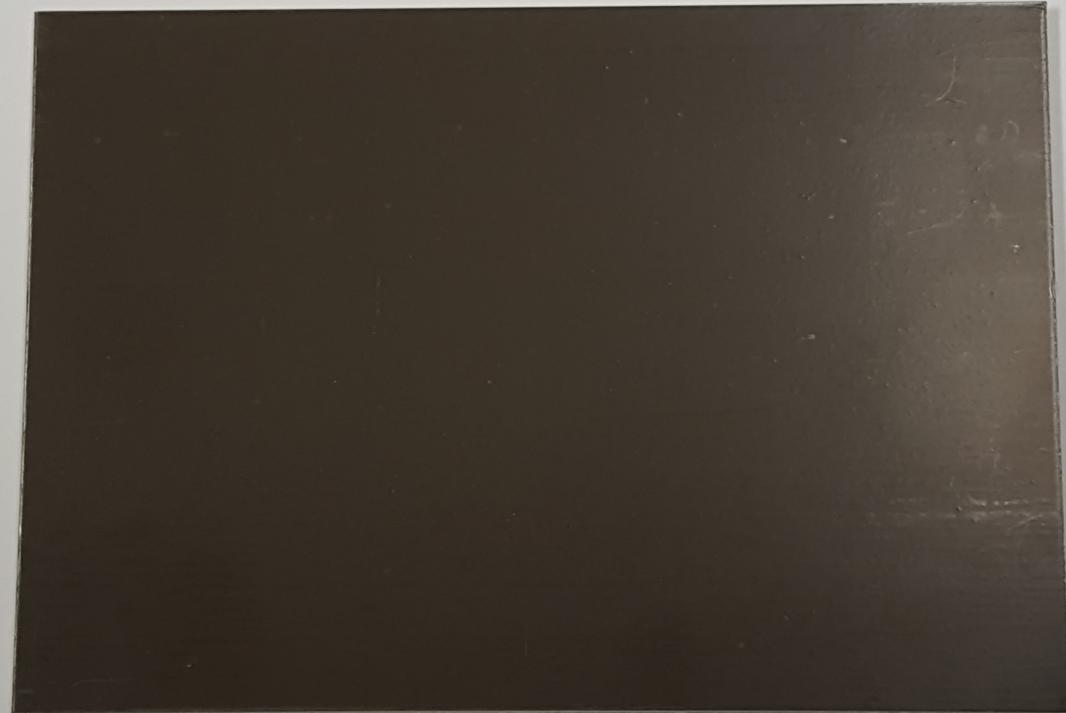
MFR: SHERWIN WILLIAMS  
COLOR: "TERRA BURN"  
SW 6048



MFR: SHERWIN WILLIAMS  
COLOR: "PORTICO"  
SW 7548



MFR: SHERWIN WILLIAMS  
COLOR: "VAN DYKE BRWON"  
SW 7041



METAL CANOPY  
"EYEBROW" BRONZE ANODIZED

**Existing Site Photographs**  
2210 W Southern Ave, Mesa AZ



SWC of Building



NWC of Building



NEC of Building



SEC Looking North



SEC Looking South



SEC Looking East



SEC Looking West



SWC Looking North



SWC Looking South



SWC Looking East



SWC Looking West



NWC Looking North



NWC Looking South



NWC Looking East



NWC Looking West



NEC Looking North



NEC Looking South



NEC Looking East

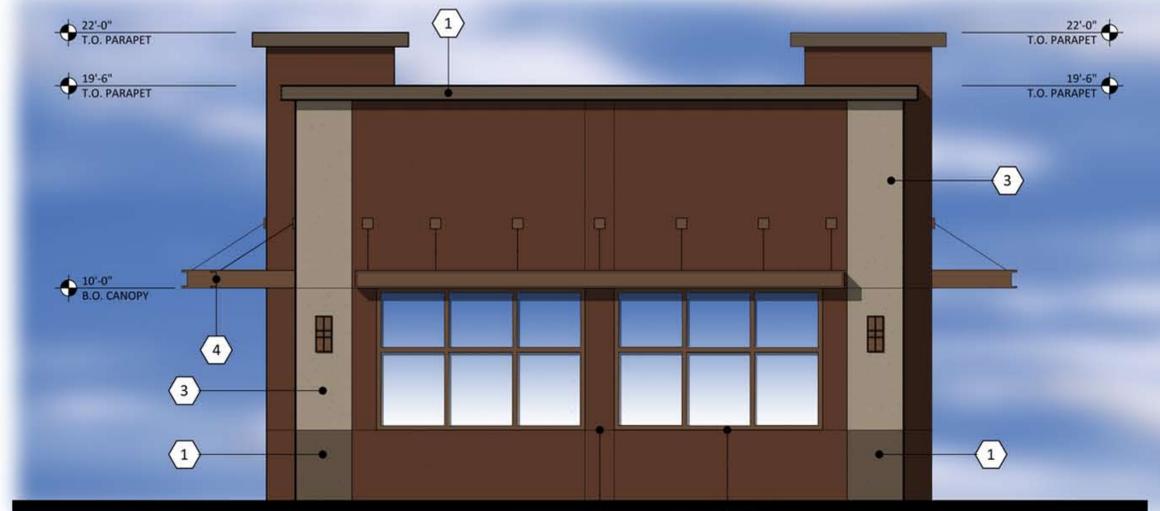


NEC Looking West

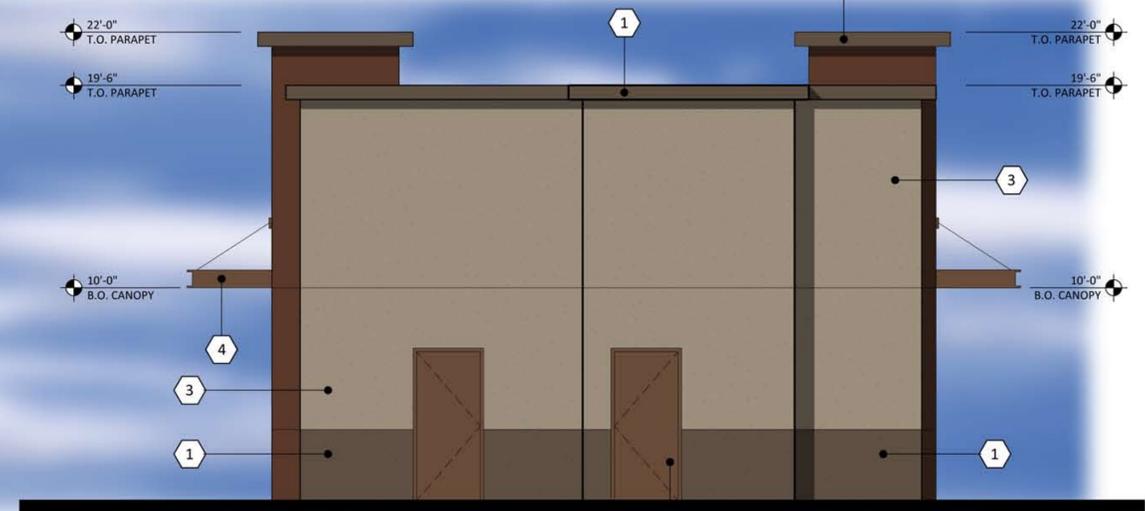


**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

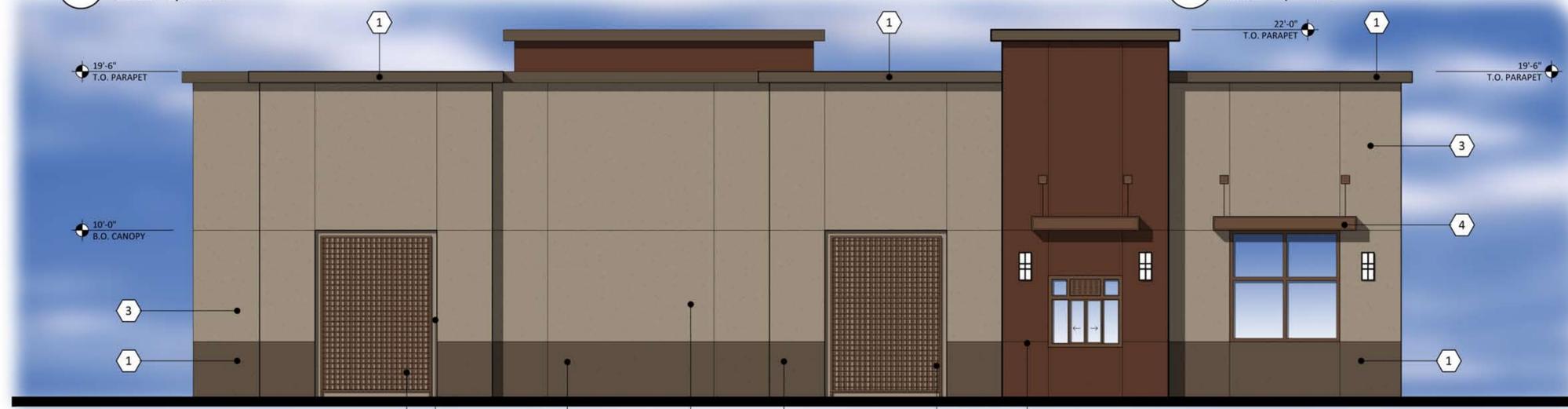
- 1** STUCCO - MANUFACTURE - SHERWIN WILLIAMS COLOR: VAN DYKE BROWN SW 7041
- 2** STUCCO - MANUFACTURE - SHERWIN WILLIAMS COLOR: TERRA BURN SW 6048
- 3** STUCCO - MANUFACTURE - SHERWIN WILLIAMS COLOR: PORTICO SW 7548
- 4** METAL FACIA - MANUFACTURE - METAL CANOPY COLOR: "EYEBROW" BRONZE ANODIZE



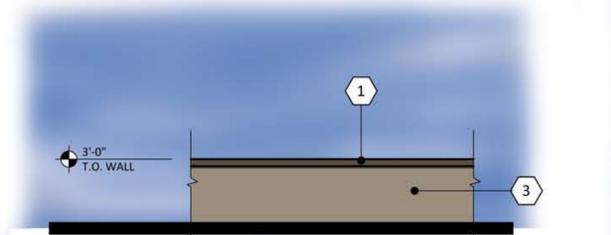
**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 SCREEN WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



**ELEVATIONS**  
NWC SAN JOSE AND SOUTHERN AVENUE  
MESA, AZ  
DATE: 08-03-2015

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**EL-1**  
PROJECT#: 15119.00

