

Project Narrative for Ice House America – 330 S. Gilbert Road, Mesa, AZ

Basic overview of the proposal including the type of development and uses;

This proposal is to install a stand-alone, self-contained ice dispensing kiosk in the parking lot of an existing commercial zoned C-2 – retail property. The kiosk will be installed on a concrete slab and will be ADA accessible. The existing buildings are retail. The property is next to Residential homes to the north, apartments to the west (behind) and a Dominos to the south.

How the request is in conformance with the Mesa General Plan;

This proposal conforms to the Mesa General Plan and will attract the same type of customer to the area that already exists.

What improvements and uses currently exist on the property;

This property has water, sewer and electric for the current building use. Sidewalks and driveways along Gilbert Road and rear access to the existing building/shops for delivery and loading.

Any unique physical features or environmental considerations impacting the property;

None that we are aware of.

How the proposal is compatible with the surrounding area;

This fits in nicely with the existing retail surroundings for the type of customer and will not degrade the area by attracting different types of customers.

Describe the circulation, parking and design, drainage, architecture, and lot design;

Customers will enter in one of 3 driveways on Gilbert Rd. and park in an existing parking place. Return after obtaining ice and drive to their next destination. There are existing driveways on the north and south end of this property for easy access and not interfere with existing traffic patterns or parking requirements. This proposal does not adversely affect any design, drainage, architecture or lot design of this property.

Business Operations and Hours of operation

This is an un-manned self-service walk-up ice kiosk. Similar to the movie rental machines at many convenience stores around the area. Customers can buy ice and water 24 hours a day, 7 days a week. The machine has 24/7 remote monitoring of operations and activity via proprietary apps for the owner. This includes money used by customers and when to replenish supplies (bags for ice.) It is never occupied/manned as all access for service is from the outside.



Ice House Mesa – Civil Surface Improvements

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2313 W. Oberlin Way | Phoenix, AZ | 85085
www.sedulousengineering.com

March 25, 2016
City of Mesa
Planning Division
55 N. Center St.
Mesa, Arizona 85201

RE: Ice House Mesa Surface Civil Improvements

To Whom It May Concern,

This letter was prepared to briefly describe the proposed Surface Civil improvements in support of a Design Review submission for an Ice House kiosk located in the existing commercial site located at the northwest corner of the intersection of Gilbert Road and Broadway Road in the City of Mesa.

The proposed kiosk consist of a self-contained pre-designed ice dispensing kiosk that will be located in the existing parking lot of the commercial site.

The kiosk will be installed on a concrete pad that will replace the asphalt on the existing parking lot where the kiosk will be located. For these proposed improvements, minor Grading of the area will be required. A final Grading & Drainage Plan will be prepared by our firm and it will be submitted with the Building Permit application. All grades will be designed to meet the American with Disabilities Act (ADA).

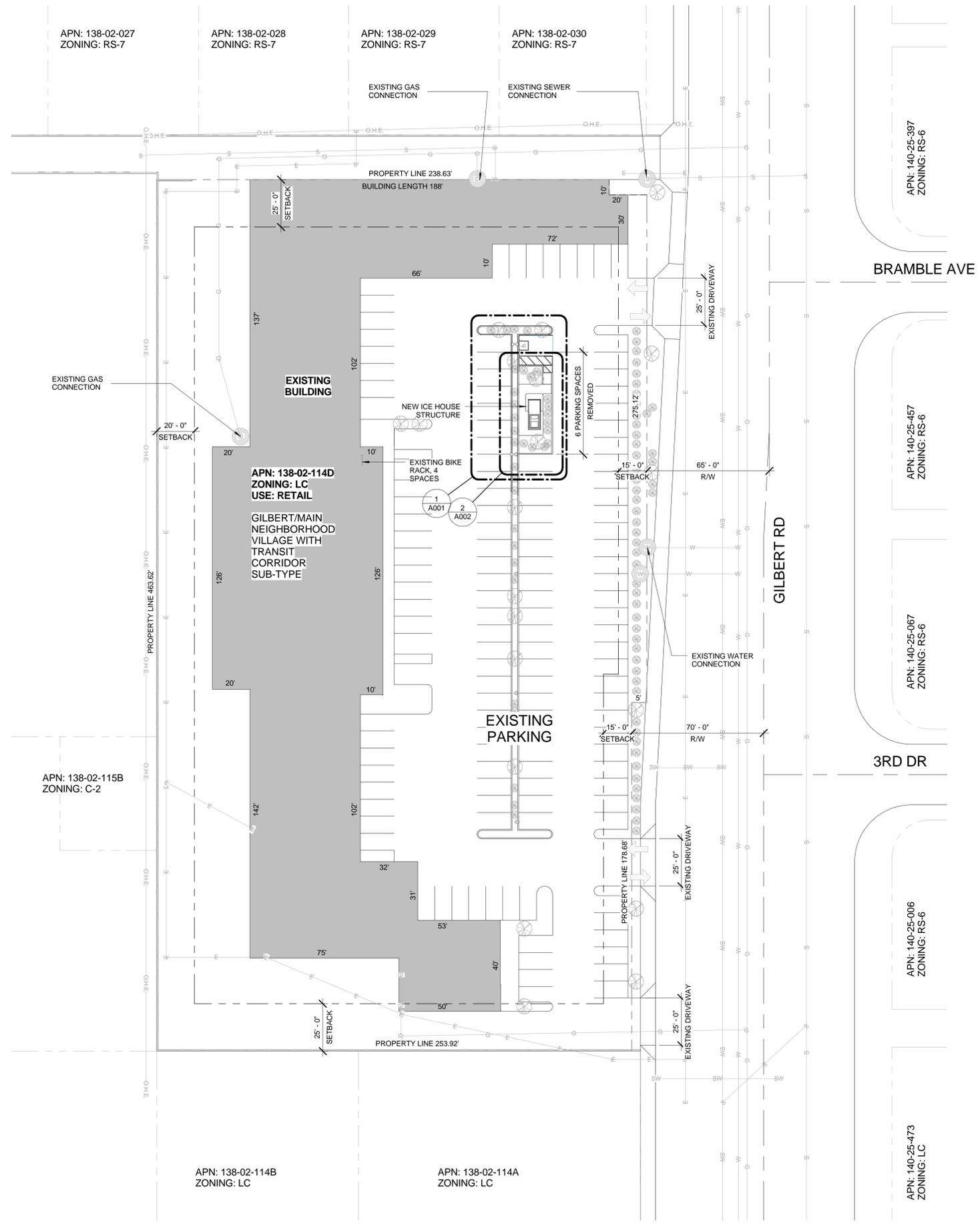
Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Yours Truly,

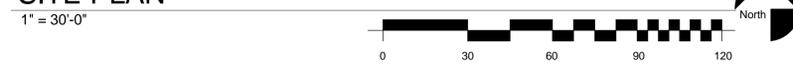


EXPIRES: 3/31/2018

Cc: Clarisa Del Castillo – Merge Architectural Group



SITE PLAN



SYMBOLS LEGEND

- E—E—E UNDERGROUND ELECTRICAL LINE
- O—O—O OVERHEAD ELECTRICAL LINE
- G—G—G UNDERGROUND GAS LINE
- W—W—W UNDERGROUND WATER LINE
- S—S—S UNDERGROUND SEWER LINE
- SW—SW—SW UNDERGROUND STORM WATER LINE

PARKING CALCULATIONS

PARKING REQUIRED
(PER CHAPTER 32 OF CITY OF MESA ORDINANCE)
RETAIL USE: 1 PARKING SPACE PER 375 SF
32,661 SF OF BUILDING / 1 PARKING SPACE PER 375 SF
88 REQUIRED SPACES

PARKING SPACES EXISTING

REGULAR PARKING SPACES:	135
ACCESSIBLE PARKING SPACES:	4
TOTAL PARKING SPACES:	139

PARKING SPACES REMOVED

REGULAR PARKING SPACES:	6
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PARKING PROVIDED

REGULAR PARKING SPACES:	128
ACCESSIBLE PARKING SPACES:	5
TOTAL PARKING SPACES:	133

PROJECT NARRATIVE

TO INSTALL A STAND ALONE, SELF-CONTAINED, PRE-DESIGNED ICE DISPENSING KIOSK LOCATED IN THE PARKING LOT OF AN EXISTING COMMERCIAL PROPERTY. THE KIOSK WILL BE INSTALLED ON A CONCRETE SLAB AND WILL BE ADA ACCESSIBLE.

PROJECT DATA

ADDRESS:
330 S GILBERT RD, MESA, AZ 85204

PARCEL No.:
APN: 138-02-114D

ZONING:
EXISTING: LC (LIMITED COMMERCIAL)
PROPOSED: LC

EXISTING BUILDING:
ONE STORY BLOCK BUILDING
HEIGHT: 18'
AREA: 32,661 SF

PROPOSED BUILDING:
ONE STORY
HEIGHT: 10'-3"
AREA: 106 SF

SITE AREA:
GROSS: 2.71 ACRES
NET: 1.95 ACRES

NEIGHBORHOOD VILLAGE:
GILBERT/MAIN

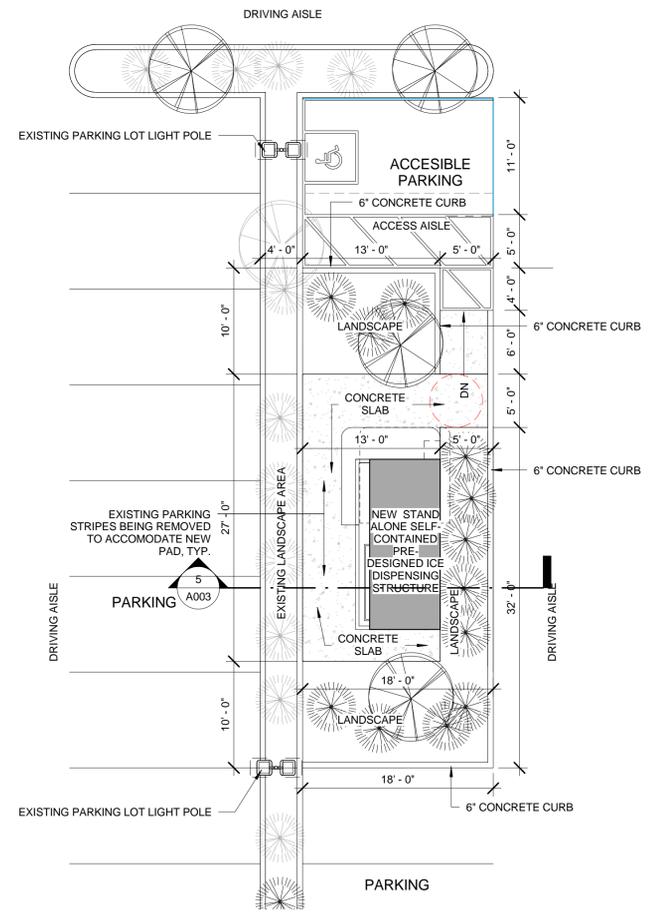
TRANSIT DISTRICT SUB-TYPE:
CORRIDOR

SETBACKS:
FRONT: 15'-0"
BACK: 20'-0"
SIDES: 25'-0"

MERGE ARCHITECTURAL GROUP
600 N 4th ST, SUITE 112
PHOENIX ARIZONA 85004
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F (602) 635 1581
cam@mergeAG.com
cdc@mergeAG.com

NOT FOR CONSTRUCTION

SEAL:



1 ENLARGED SITE FLOOR PLAN
1/8" = 1'-0"

OWNER INFORMATION
ICE HOUSE AMERICA

PROJECT:
ICE HOUSE MESA
330 S GILBERT RD.
MESA, AZ 85204

VICINITY MAP

REVISIONS:

MARK	DATE	DESCRIPTION

PROJECT NO.: 16C-005B
DESIGN BY: MSC
CHK'D BY: CDC

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SHEET TITLE

SITE PLAN

A001

DATE: 05/31/16
SHEET

E:\PROJECTS\Ice House - Mesa Gilbert Rd_Central_Clarisa delCastillo.rvt
5/31/2016 4:35:08 PM



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OWNER INFORMATION
ICE HOUSE AMERICA

PROJECT:
ICE HOUSE MESA

330 S GILBERT RD.
 MESA, AZ 85204



REVISIONS:

MARK	DATE	DESCRIPTION

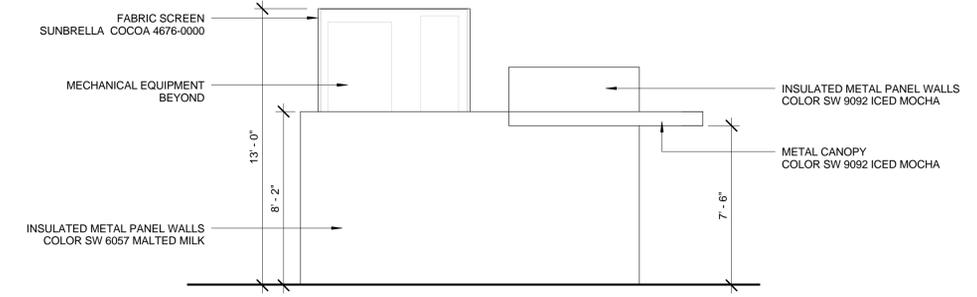
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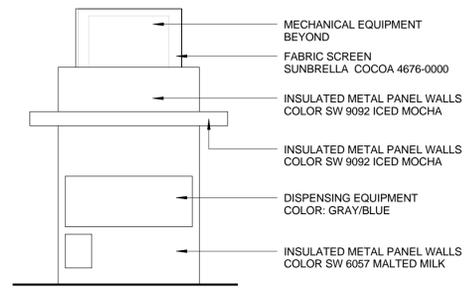
BUILDING ELEVATIONS & SECTION

DATE: 05/31/16
 SHEET

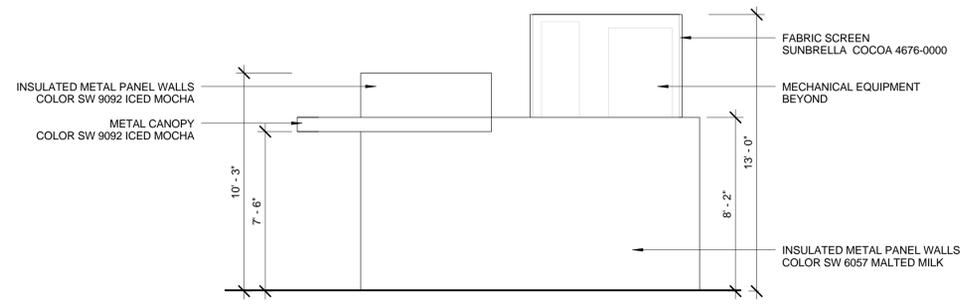
A003



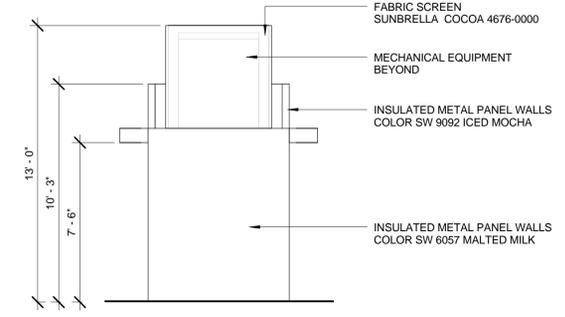
2 SIDE ELEVATION 1
 1/4" = 1'-0"



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



4 SIDE ELEVATION 2
 1/4" = 1'-0"



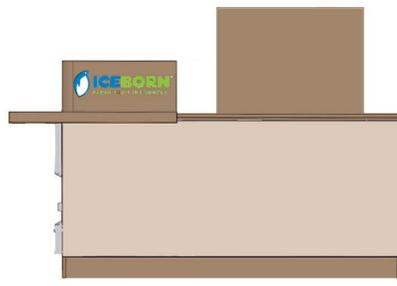
3 BACK ELEVATION
 1/4" = 1'-0"



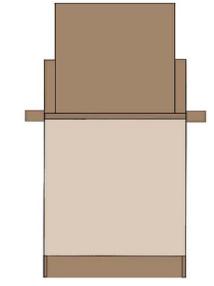
SIDE ELEVATION 1
 SIGNAGE LETTERING AND GRAPHICS: 17.88 SF



FRONT ELEVATION
 SIGNAGE LETTERING: 9.92 SF

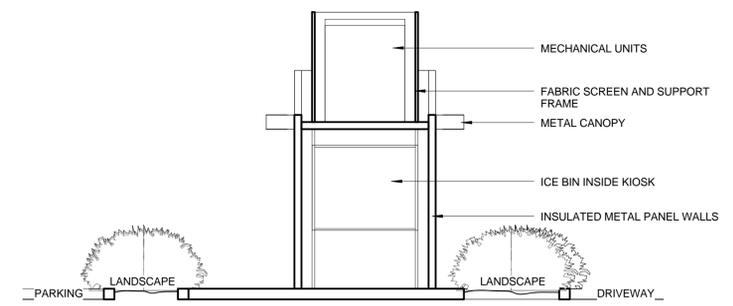


SIDE ELEVATION 2
 SIGNAGE LETTERING: 2.46 SF



BACK ELEVATION
 SIGNAGE LETTERING: 0 SF

ICE KIOSK COLORED ELEVATIONS SIGNAGE TOTAL: 30.26 SF
 1/4" = 1'-0"



5 SECTION 1
 1/4" = 1'-0"

FABRIC EQUIPMENT SCREEN



METAL TRIM



METAL WALLS