



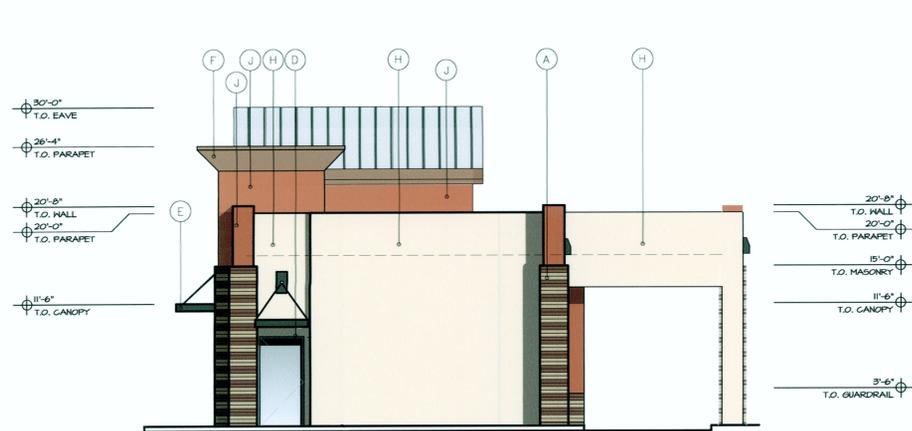
SOUTH ELEVATION - BUILDING 2

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



EAST ELEVATION - BUILDING 2

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



NORTH ELEVATION - BUILDING 2

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



WEST ELEVATION - BUILDING 2

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

PROPOSED NEW SIGN LOCATIONS. FINAL SIGN PACKAGE TO BE PREPARED BY SIGN COMPANY, SUBMITTED AND APPROVED BY CITY UNDER SEPARATE PERMIT.



**SOUTHERN AVENUE
 RETAIL CENTER**

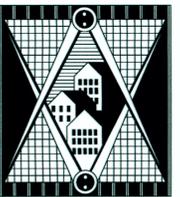
2110 W. SOUTHERN AVE
 &
 2120 W. SOUTHERN AVE
 MESA, ARIZONA 85202



NOT FOR CONSTRUCTION

WHITNEYBELL PERRY INC

1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224-7532
 (602) 265-1891



ARCHITECTURE AND PLANNING

3.20

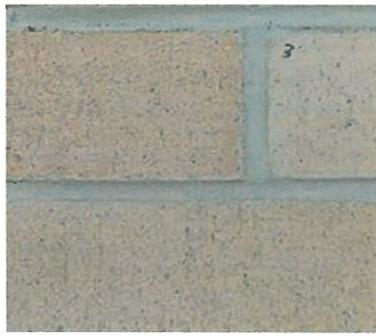
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 21 Aug 2014

BUILDING ELEVATIONS

COLOR SCHEDULE

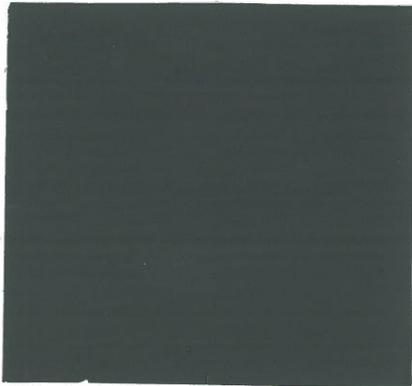
- TWO COURSES X TWO COURSES:
 OKON PLUS COLOR REPELLENT MASONRY STAIN SYSTEM TO MATCH DUNN EDWARDS COLOR
- A DE8056 "BUFFALO HERD" LRV 9
 OKON PLUS COLOR REPELLENT MASONRY STAIN SYSTEM TO MATCH DUNN EDWARDS COLOR
 DEC717 "BAKED POTATO" LRV 34
- B NOT USED
- C STUCCO FINISH W/DUNN EDWARDS PAINT COLOR DE6136 "TERRACOTTA SAND" LRV 49
- D WINDOW FRAME W/DUNN EDWARDS PAINT COLOR DE6357 "BLACK TIE" LRV 6
- E METAL CANOPY W/DUNN EDWARDS PAINT COLOR DE6294 "MIDNIGHT SPRUCE" LRV 10
- F ROOF TRIM W/DUNN EDWARDS PAINT COLOR DE6097 "MONTEREY BROWN" LRV 17
- G STUCCO FINISH W/DUNN EDWARDS PAINT COLOR DEC780 "TICKLED CROW" LRV 45
- H STUCCO FINISH W/DUNN EDWARDS PAINT COLOR DE6142 "FLOATING FEATHER" LRV 65
- J STUCCO FINISH W/BEHR PAINT COLOR 2100-7 "FIREBRICK"
- K BERRIDGE HIGH STANDING SEAM TEE-PANEL METAL ROOF PREFINISHED GALVALUME ASTM 792-86 AZ-55



A) OKON Plus Color Repellent Masonry Stain System to match Dunn Edwards DE6056 "Buffalo Herd" LRV 9

A) OKON Plus Color Repellent Masonry Stain System to match Dunn Edwards DEC717 "Baked Potato" LRV 34

C) Stucco Finish W/Dunn Edwards Paint Color DE6136 "Terracotta Sand" LRV 49



D) Window Frame W/Dunn Edwards Paint Color DE6357 "Black Tie" LRV 6

E) Metal Canopy W/Dunn Edwards Paint Color DE6294 "Midnight Spruce" LRV 10

F) Roof Trim W/Dunn Edwards Paint Color DE6097 "Monterey Brown" LRV 17



G) Stucco Finish W/Dunn Edwards Paint Color DEC780 "Tickled Crow" LRV 45

H) Stucco Finish W/Dunn Edwards Paint Color DE6142 "Floating Feather" LRV 65

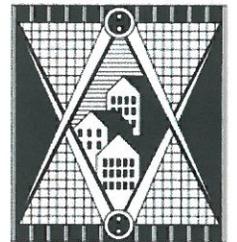
J) Stucco Finish Paint Color: Behr Color 210D-7 "Firebrick"



K) Berridge High Standing Seam Tee-Panel Metal Roof Prefinished Galvalume ASTM 792-86 AZ-55



WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891



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Color Material Board

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01 OCT 2014



MILLER ARIZONA INVESTMENTS LLC
 ZONING: R-4
 PROPERTY USE: APARTMENTS

PLAN KEY NOTES:

- 1 EXISTING CONCRETE CURB TO REMAIN
- 2 NEW LANDSCAPE PLANTER (INSTALL 2' DEEP, 1/2" SCREENED 'SANTA FE BEIGE' DECOMPOSED GRANITE)
- 3 NEW SIDEWALK RAMP
- 4 NEW SIDEWALK PER SITE PLAN
- 5 NEW HANDICAP STALL
- 6 EXISTING 6' HIGH BLOCK WALL
- 7 EXISTING 8' HIGH BLOCK WALL AROUND CELL TOWER EQUIPMENT
- 8 EXISTING 6' CONCRETE PARKING BUMPER BLOCK
- 9 NEW 6' CONCRETE PARKING BUMPER BLOCK
- 10 EXISTING TRASH TO REMAIN
- 11 NEW 6' VERTICAL CURB
- 12 NEW CANOPY (SEE SHEET LII)
- 13 EXISTING POLE SIGN
- 14 EXISTING FIRE HYDRANT
- 15 EXISTING POWER POLE
- 16 EXISTING POLE SIGN TO BE REMOVED AND REPLACED W/ NEW SIGN MONUMENT
- 17 EXISTING PLANTER (INSTALL NEW PLANTINGS AND 2' DEPTH, 1/2" SCREENED 'SANTA FE BEIGE' DECOMPOSED GRANITE)
- 18 EXISTING BLOCK WALL W/ PAINTED STUCCO FINISH
- 19 RELOCATED LIGHT POLE
- 20 RELOCATED POWER POLE
- 21 OVERHEAD ELECTRIC POWER LINE
- 22 EXISTING OLEANDERS TO BE REMOVED ALONG EAST FACE OF BLDG. AND RE-PLANT PLANTER AS SHOWN
- 23 INSTALL 2' DEEP, 1/2" SCREENED 'SANTA FE BEIGE' DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- 24 EXISTING SIDEWALK TO REMAIN
- 25 EXISTING PLANTINGS TO REMAIN
- 26 EXISTING CITY SIDEWALK TO REMAIN
- 27 EXISTING LIGHT POLE TO REMAIN
- 28 NEW SIDEWALK ACCESSIBLE ROUTE (SEE SHEET LII)
- 29 NEW SIGN MONUMENT
- 30 EXISTING ASPHALT PAVED PARKING TO REMAIN

LANDSCAPE REQUIREMENTS:

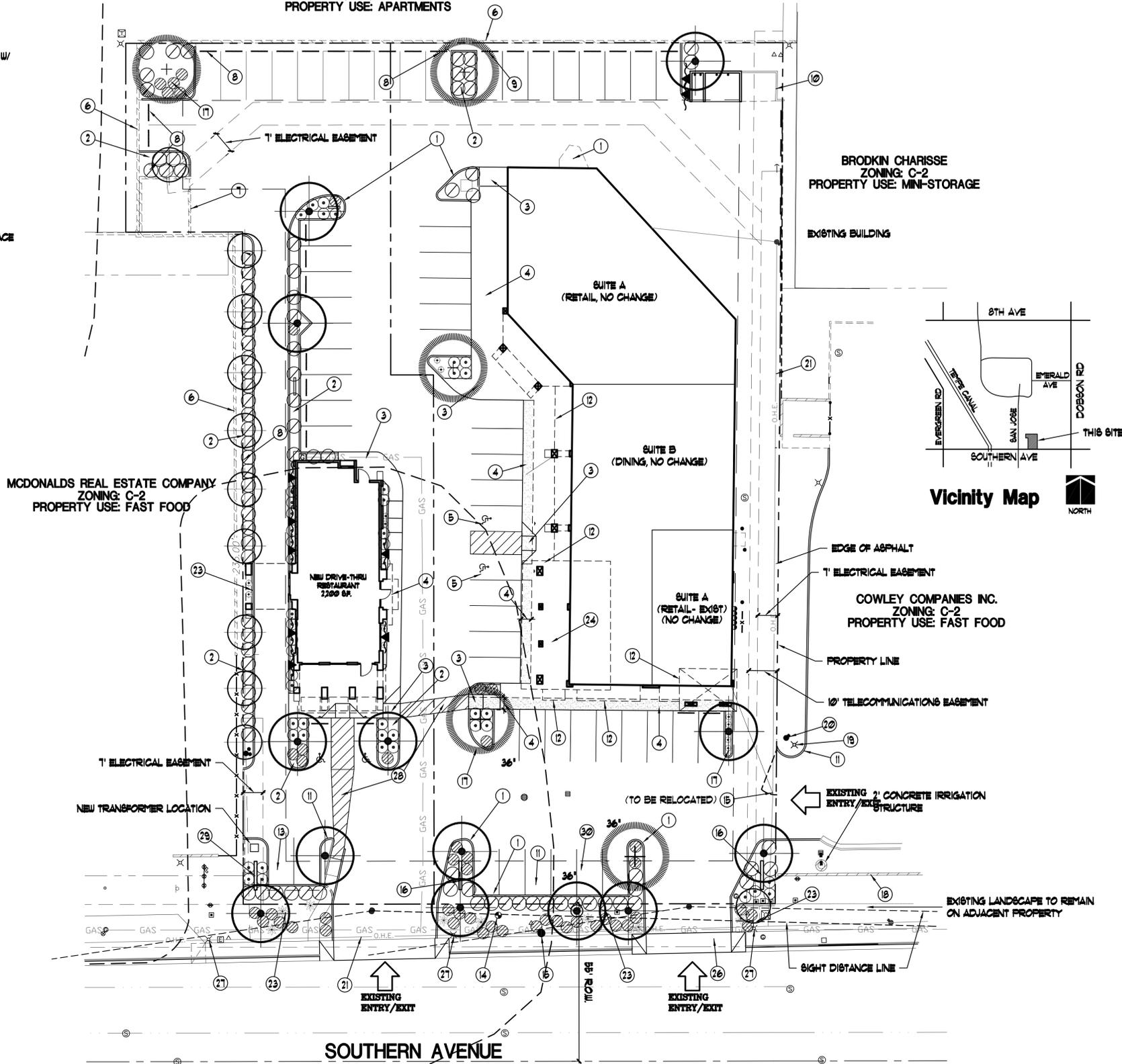
STREET RIGHT-OF-WAY	MIN. REQUIRED PLANTS	MIN. PROVIDED PLANTS
ARTERIAL STREET (1 TREE AND 6 SHRUBS PER 25 LINEAL FT. OF STREET FRONTAGE) (1/3 LIN. FT. OF FRONTAGE)	5 TREES (1) 36" BOX (4) 24" BOX 30 SHRUBS (5 GALLON MIN.) 50% OF LANDSCAPE AREA IN VEGETATIVE COVER	5 TREES (1) 36" BOX (4) 24" BOX 53 SHRUBS (5 GALLON MIN.) 50% OF LANDSCAPE AREA IN VEGETATIVE COVER
PARKING LOT (1 TREE AND 6 SHRUBS PER 8 PARKING SPACES) (64 SPACES PROVIDED)	8 TREES (1) 36" BOX (8) 24" BOX (54) SHRUBS	13 TREES (2) 36" BOX (11) 24" BOX (79) SHRUBS

LANDSCAPE CALCULATIONS:

SITE AREA: 59,570 S.F. (1.37 ACRES)
 LANDSCAPE AREA: 4,946 S.F. (8.3% OF NET SITE AREA)

PLANT SCHEDULE:

	CERCIDILUM HYBRID 'DESERT MUSSEM' PALO VERDE	36" BOX STANDARD	2 TOTAL
	CERCIDILUM HYBRID 'DESERT MUSSEM' PALO VERDE	24" BOX STANDARD	3 TOTAL
	CHITALPA TASHKENSIS CHITALPA	36" BOX STANDARD	1 TOTAL
	CHITALPA TASHKENSIS CHITALPA	24" BOX STANDARD	13 TOTAL
	CAESALPINIA MEXICANA 'MEXICAN BIRD OF PARADISE'	24" BOX STANDARD TREE FORM	10 TOTAL
	LEUCOPHYLLUM LANGMANIAE 'R.B.' RIO BRAVO SAGE	5 GALLON FULL, FAST CAN	90 TOTAL
	CALLISTEMON VIMINALIS 'L.J.' LITTLE JOHN DWARF BOTTLE BRUSH	5 GALLON FULL, FAST CAN	41 TOTAL
	DASYLIRION WHEELERI 'DESERT SPOON'	5 GALLON FULL, FAST CAN	8 TOTAL
	HEPHERALOE PARVIFOLIA 'RED YUCCA'	5 GALLON FULL, FAST CAN	12 TOTAL
	LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	5 GALLON FULL, FAST CAN	47 TOTAL
	BOUGANVILLEA 'SAN DIEGO RED' RED VINING BOUGANVILLEA	5 GALLON STAKED, LEAN ON WALL	9 TOTAL



PLAN NOTE: ALL FREE-STANDING AND BLDG. SIGNAGE IS PER SEPARATE PERMIT.

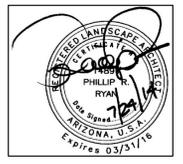


phillip r. ryan
 landscape architect p.c.
 landscape architecture & planning
 575 w. chandler blvd., suite 229
 chandler, arizona 85225
 (480) 899-5813 fax (480) 963-3674

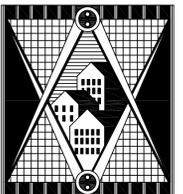
Notice of alternate billing (or payment) cycle
 This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at LAWRENCE & GEYSER DEVELOPMENT 580 S. COLLEGE AVENUE, SUITE 201, TEMPE, AZ 85281 (480) 897-4422 and the owner or its designated agent shall provide this written description on request.

SOUTHERN AVENUE RETAIL CENTER
 2110 W. SOUTHERN AVE &
 2120 W. SOUTHERN AVE
 MESA, ARIZONA 85202

LAWRENCE & GEYSER DEVELOPMENT



WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 (602)265-1891



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L-1
 1118

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Two working days before you dig
 CALL FOR THE BLUE STAKES
 263-1100
 1-800-STAKE-IT
 OUTSIDE MARICOPA COUNTY

LANDSCAPE PLAN

SITE ADDRESS:
2110 W. SOUTHERN AVE.
MESA, AZ 85202

PARCEL NUMBERS:
134-42-228D & 134-42-229

CITY OF MESA CASE NUMBERS:
ZA11-007
EXIST. BLDG. PREVIOUSLY APPROVED UNDER: BLD2012-00568

SITE AREA:
LOTS: 2 LOTS
GROSS: 69,636 SF = 1.60 ACRES
NET: 59,380 SF = 1.36 ACRES

ZONING:
LC - NO PROPOSED CHANGE

USE:
COMMERCIAL - NO PROPOSED CHANGE

BUILDING AREA:
EXISTING: 14,319 SF
PROPOSED: 12,509 SF

LOT COVERAGE:
EXISTING: 26% LOT COVERAGE
PROPOSED: 24% LOT COVERAGE

LANDSCAPE AREA:
LANDSCAPE AREA: 5,479 SF 9.3% OF NET SITE AREA

BUILDING HEIGHT:
MAX ALLOWED: 30'-0" PROVIDED: 30'-0"

PROJECT DESCRIPTION:
2110 W. SOUTHERN AVE.
DEMOLISH EXISTING 1 STORY STUCCO BUILDING.
CONSTRUCTION OF NEW DRIVE-THRU PAD BUILDING. SITE
WORK INCLUDING DEMOLITION OF EXISTING ASPHALT AND
CONCRETE, RE-GRADE PORTIONS OF SITE, NEW
INTERIOR WALKS, REVISED PARKING SPACE LOCATIONS,
LANDSCAPING AND NEW TRASH ENCLOSURE.

2120 W. SOUTHERN AVE.
DEMOLISH EXISTING 1 STORY STUCCO BUILDING.
CONSTRUCTION OF NEW DRIVE-THRU PAD BUILDING. SITE
WORK INCLUDING DEMOLITION OF EXISTING ASPHALT AND
CONCRETE, RE-GRADE PORTIONS OF SITE, NEW
PARKING SPACES, SIDEWALKS, ASPHALT PARKING LOT,
DRIVE AISLES, TRASH ENCLOSURE AND NEW LANDSCAPING.

PARKING:
ACCORDING TO CHAPTER 32: MESA ZONING ORDINANCE
EXISTING PARKING PROVIDED: = 58 P.S.

EXISTING PARKING REQUIRED (PRIOR TO PROPOSED SITE IMPROVEMENTS)

2110 (BUILDING 1)			
RETAIL	9970 SF / 375	=	26.6 P.S.
RESTAURANT	3079 SF / 75	=	41 P.S.
(OUTDOOR SEATING)	447 SF / 375	=	2.2 P.S.
2120 (BUILDING 2)			
RESTAURANT	1498 SF / 75	=	20 P.S.
TOTAL PARKING REQ'D PRIOR TO PROPOSED MODIFICATIONS:			= 90 P.S.
(20% COMPACT P.S. ALLOWED: 20% X 90 = 18 P.S.)			

REQUIRED FOR PROPOSED SITE PLAN:
(CALCULATED BASED ON USES LISTED BELOW)

2110 (BUILDING 1)			
RETAIL	7357 SF / 375	=	19.6 P.S.
RESTAURANT	3079 SF / 75	=	41 P.S.
(OUTDOOR SEATING)	447 SF / 200	=	2.2 P.S.
2120 (BUILDING 2)			
NEW DRIVE-THRU RESTAURANT	2200 SF / 100	=	22 P.S.
(OUTDOOR SEATING)	250 SF / 200	=	1.3 P.S.
TOTAL AMOUNT REQ'D ASSUMING ABOVE USES:			= 87 P.S.
(20% COMPACT P.S. ALLOWED: 20% X 87 = 18 P.S.)			

REQUIRED FOR PROPOSED SITE PLAN:
(CALCULATED BASED ON NON-SPECIFIC USE)

2110 (BUILDING 1) GROUP COMMERCIAL	10,436	/	275	=	38 P.S.
SHELL (NO SPECIFIC USE)					
2120 (BUILDING 2) NEW DRIVE-THRU	2200 SF	/	100	=	22 P.S.
(OUTDOOR SEATING)	250 SF	/	200	=	1.3 P.S.
TOTAL REQ'D ON SITE USING NON-SPECIFIC USE:					= 62 P.S.
(20% COMPACT P.S. ALLOWED: 20% X 62 = 13 P.S.)					

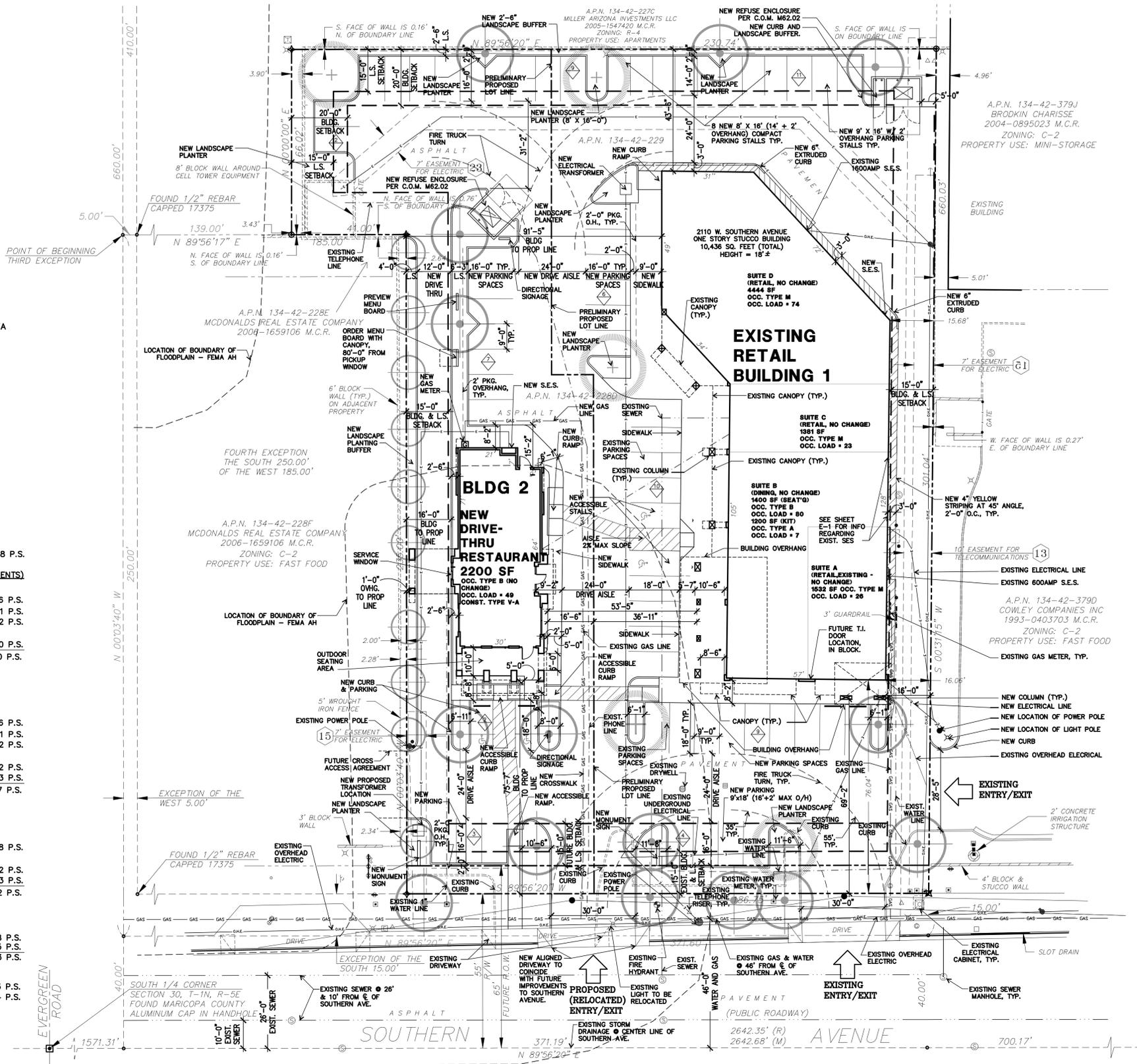
PROVIDED FOR PROPOSED SITE PLAN:

TOTAL EXISTING ON SITE:		=	58 P.S.
TOTAL NEW ADDED ON SITE:		=	5 P.S.
TOTAL TO BE PROVIDED: (55 P.S. + 8 COMPACT P.S.)		=	63 P.S.

TOTAL ACCESSIBLE PARKING
REQUIRED: 66 TOTAL SPACES = 3 P.S.
PROVIDED: 4 P.S.

REQUESTING WAIVER OF C.O.M. REQUIREMENT OF NUMBER OF PARKING SPACES:
87 REQUIRED P.S. - 63 PROVIDED P.S. = 24 P.S. UNDER REQ.

FLOOR AREA RATIO:
PROVIDED: 5.04 P.S./1,000 SF



OWNER :
LAWRENCE & GEYSER DEVELOPMENT
580 S COLLEGE AVE. SUITE 201
TEMPE, AZ 85281
PH: (480) 897-4422
FAX: (480) 897-4411

ARCHITECTURAL :
WHITNEYBELL PERRY INC
1102 E MISSOURI AVE
PHOENIX, ARIZONA 85014
PH: (602) 265-1891
FAX: (602) 230-8458

STRUCTURAL :
PK ASSOCIATES, LLC
7434 EAST McDONALD DRIVE
SCOTTSDALE, AZ 85250
PH: (480) 922-8854
FAX: (602) 922-3739

ELECTRICAL :
NP ENGINEERING
4115 NORTH 15TH AVE.
PHOENIX, ARIZONA 85051
PH: (602) 265-1559
FAX: (602) 265-1605

MECHANICAL / PLUMBING :
NP MECHANICAL INC.
1717 W NORTHERN AVE., SUITE 116
PHOENIX, ARIZONA 85021
PH: (602) 249-6311
FAX: (602) 249-6354

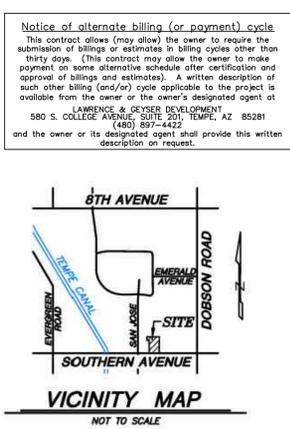
LANDSCAPE :
PHILLIP R. RYAN LANDSCAPE ARCHITECT
575 W CHANDLER BLVD, SUITE 229
CHANDLER, AZ 85225
PH: (480) 899-5813
FAX: (480) 963-3674

LEGAL DESCRIPTION:
That portion of the Southeast quarter of Section 30,
Township 1 North, Range 5 East of the Gila and Salt
River Base and Meridian, Maricopa County, Arizona,
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, 1571.12 feet to a point from which the
Southeast corner of said Section 30 bears North 89
degrees 56 minutes 20 seconds East, 1071.23 feet;
Thence North 00 degrees 03 minutes 40 seconds West,
40.00 feet to the point of beginning;
Thence continuing North 00 degrees 03 minutes 40
seconds West, 660.00 feet;
Thence North 89 degrees 56 minutes 20 seconds East,
378.30 feet;
Thence South 00 degrees 31 minutes 15 seconds West,
parallel to the East line of the Southeast quarter of
said Section 30, 560.03 feet;
Thence South 89 degrees 56 minutes 20 seconds West,
parallel to, and 40 feet North of the South line of the
Southeast quarter of said Section 30, 371.60 feet to
the point of beginning;
Except the South 15 feet; and
Except 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, 1571.12 feet to a point from which the
Southeast corner of said Section 30 bears North 89
degrees 56 minutes 20 seconds East, 1071.23 feet;
Thence North 00 degrees 03 minutes 40 seconds West,
40.00 feet;
Thence continuing North 00 degrees 03 minutes 40
seconds West, 250.00 feet to the point of beginning;
Thence North 89 degrees 56 minutes 17 seconds East,
144.00 feet;
Thence North, 66.02 feet;
Thence North 89 degrees 56 minutes 20 seconds East,
250.74 feet;
Thence North 00 degrees 31 minutes 15 seconds West,
parallel to the East line of the Southeast quarter of
the said Section 30, 344.00 feet;
Thence South 89 degrees 56 minutes 20 seconds West,
parallel to the South line of said Southeast quarter,
378.30 feet;
Thence South 00 degrees 03 minutes 40 seconds East,
410.00 feet to the point of beginning; and
Except the South 250 feet of the West 185 feet.

INFORMATION AND NOTES
RECEIVED FROM:
SUPERIOR SURVEYING SERVICES, INC.

SOUTHEAST CORNER
SECTION 30, T-1N, R-5E
FOUND BRASS CAP
IN HANDHOLE



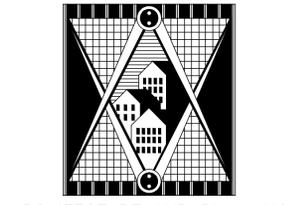
LAWRENCE & GEYSER DEVELOPMENT

SOUTHERN AVENUE RETAIL CENTER

2110 W. SOUTHERN AVE
&
2120 W. SOUTHERN AVE
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1102 East Missouri Avenue
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Chandler, Arizona 85224-7532
(602) 265-1891



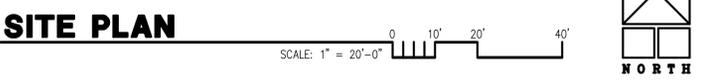
ARCHITECTURE AND PLANNING

- GENERAL NOTES**
1. ACCESSIBLE ROUTE SHALL BE PROVIDED TO THE PUBLIC WAY (SOUTHERN AVE.) AS SHOWN.
 2. REPAIR OR REPLACE CURB WHERE DAMAGED
 3. ALL SIGNAGE RELOCATION OR REPAIR SHALL BE UNDER SEPARATE PERMIT.
 4. UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE SITE SHALL BE BLUE STAKED PRIOR TO THE BEGINNING OF CONSTRUCTION TO DETERMINE EXACT LOCATION OF ALL UTILITIES.

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



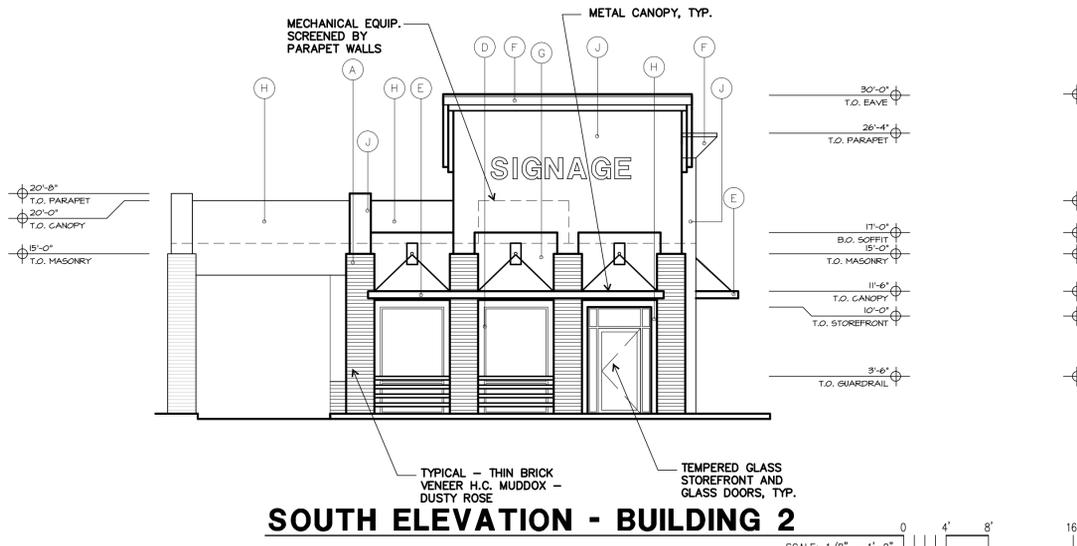
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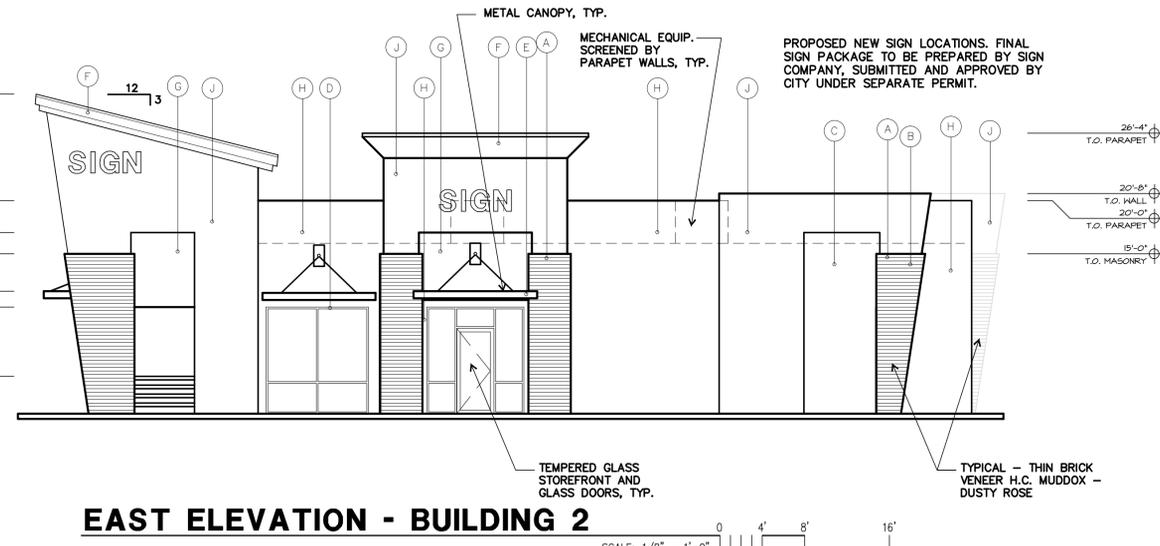
PROPOSED SITE PLAN

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 This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at
 LAWRENCE & GEYSER DEVELOPMENT
 580 S. COLLEGE AVENUE, SUITE 201, TEMPE, AZ 85281
 (480) 897-4422
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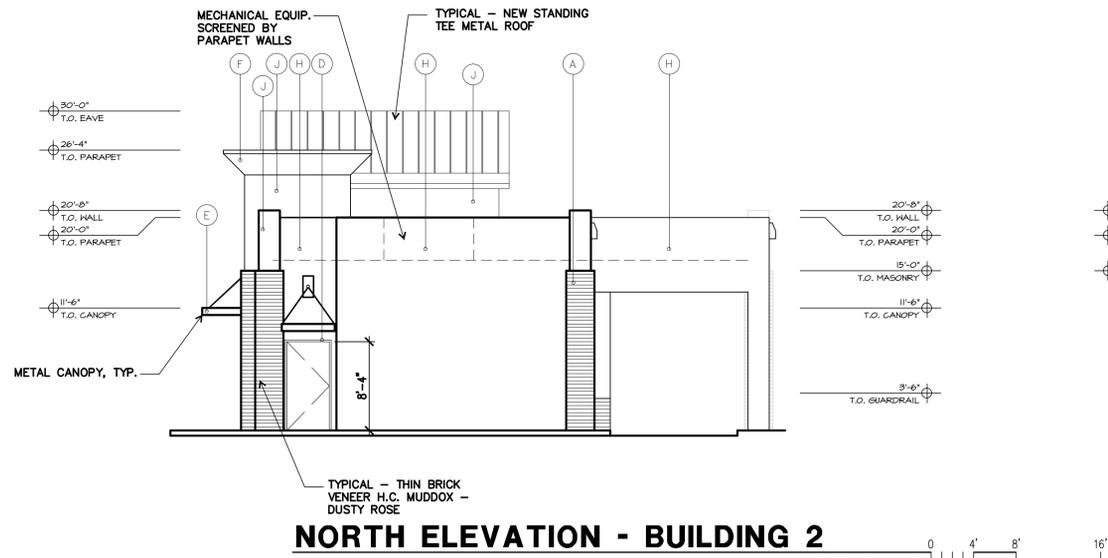
2014



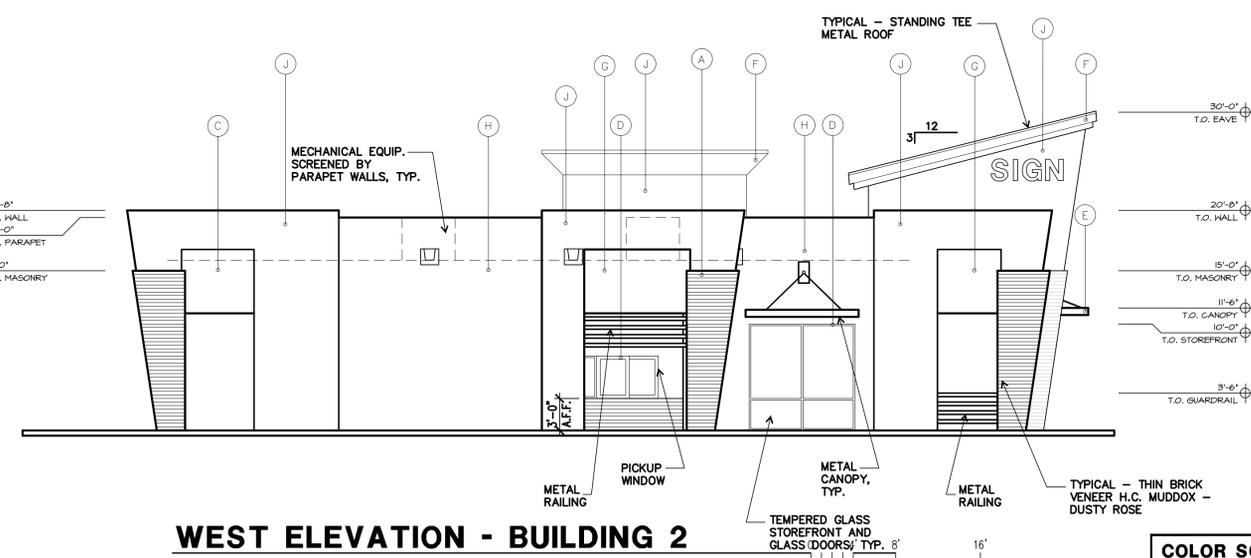
SOUTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 2

COLOR SCHEDULE	
TWO COURSES X TWO COURSES: OKON PLUS COLOR REPELLENT MASONRY STAIN SYSTEM TO MATCH DUNN EDWARDS COLOR	
A	DE6056 "BUFFALO HERD" LRV 9 OKON PLUS COLOR REPELLENT MASONRY STAIN SYSTEM TO MATCH DUNN EDWARDS COLOR DEC717 "BAKED POTATO" LRV 34
B	NOT USED
C	STUCCO FINISH W/DUNN EDWARDS PAINT COLOR DE6136 "TERRACOTTA SAND" LRV 49
D	WINDOW FRAME W/DUNN EDWARDS PAINT COLOR DE6357 "BLACK TIE" LRV 6
E	METAL CANOPY W/DUNN EDWARDS PAINT COLOR DE6294 "MIDNIGHT SPRUCE" LRV 10
F	ROOF TRIM W/DUNN EDWARDS PAINT COLOR DE6097 "MONTEREY BROWN" LRV 17
G	STUCCO FINISH W/DUNN EDWARDS PAINT COLOR DEC780 "TICKLED CROW" LRV 45
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J	STUCCO FINISH W/BEHR PAINT COLOR 210D-7 "FIREBRICK"
K	BERRIDGE HIGH STANDING SEAM TEE-PANEL METAL ROOF PREFINISHED GALVALUME ASTM 792-86 AZ-55

LAWRENCE & GEYSER DEVELOPMENT

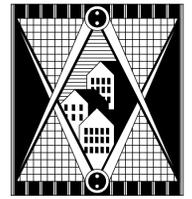
SOUTHERN AVENUE RETAIL CENTER

2110 W. SOUTHERN AVE & 2120 W. SOUTHERN AVE MESA, ARIZONA 85202

NOT FOR CONSTRUCTION
 REGISTERED ARCHITECT
 ARIZONA U.S.A.
 EXPIRES: 3/31/17

WHITNEYBELL PERRY INC

1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224-7532
 (602) 265-1891



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BUILDING ELEVATIONS

FLOOR PLAN KEY NOTES

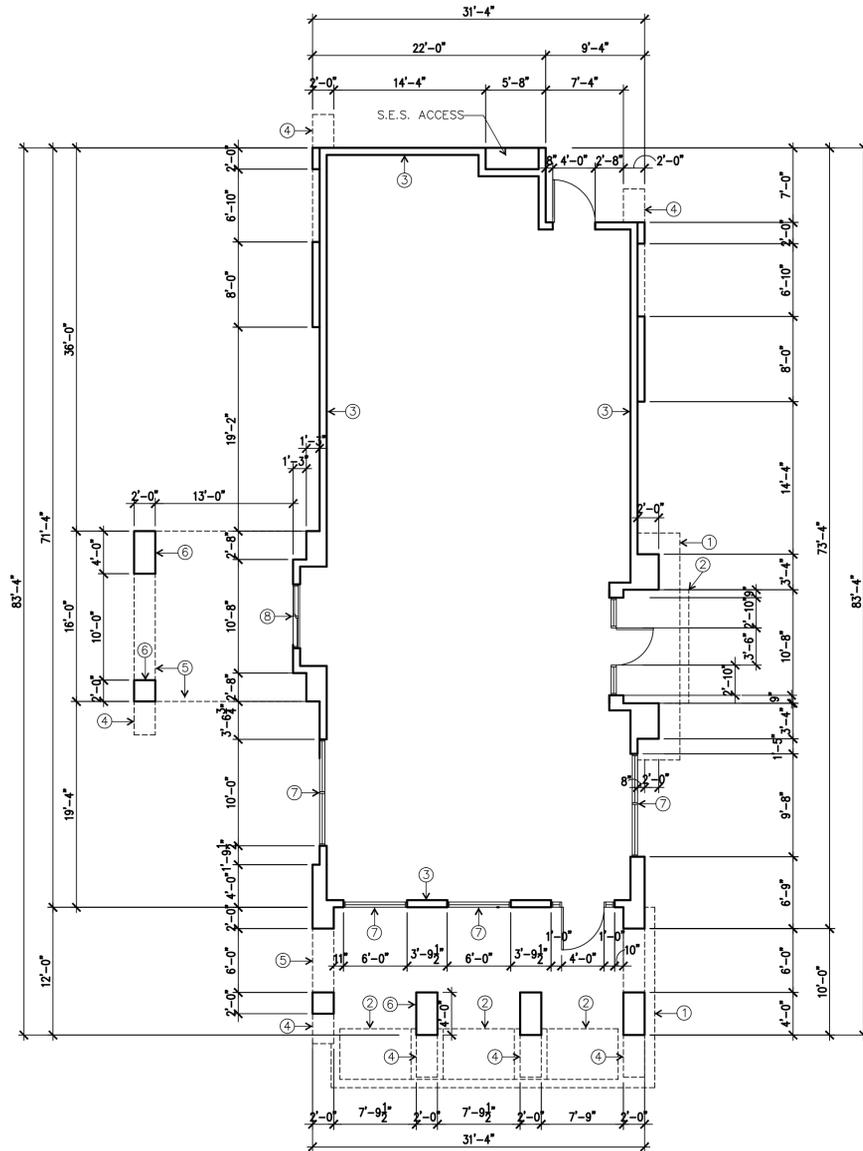
- ① DASHED LINE INDICATES ROOF OVERHANG
- ② DASHED LINE INDICATES SHADING CANOPY ABOVE
- ③ 2X6 STUD WALL WITH STUCCO FINISH
- ④ DASHED LINE INDICATES ANGLE OF NEW COLUMN
- ⑤ DASHED LINE INDICATES STRUCTURE ABOVE
- ⑥ WOOD FRAME COLUMN (DIMENSIONS ARE TO OUTSIDE OF SHEATHING)
- ⑦ TYPICAL STOREFRONT SYSTEM - PAINT SPEC. PER ELEV
- ⑧ DRIVE THRU WINDOW

GENERAL NOTES

- 3. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT THE FLOOR OR CEILING SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.
- 4. ALL WALLS CONTAINING ROOF DRAINS SHALL BE 2x6 CONSTRUCTION OR FURRED TO SUFFICIENT WIDTH TO SUPPORT.
- 5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING STOREFRONT OVERHEAD WALL EXTENSIONS AND PREPPING ALL STOREFRONT SURFACES FOR INSTALLATION OF NEW STRUCTURAL ELEMENTS AND FINISHES. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO INSTALLATION OF NEW FINISHES.
- 6. FOR ALL DETAIL REFERENCES NOT SHOWN, PLEASE SEE BUILDING SECTIONS.
- 7. NOTICE OF SCOPE OF WORK: NO INTERIOR WORK, NO CHANGE IN USE OR OCCUPANCY TO EXISTING SUITES SHALL BE PERFORMED UNDER THIS PERMIT.

LEGEND

- KEYNOTE SYMBOL--UNLESS NOTED OTHERWISE
- KEYNOTE SYMBOL--FOR ROOF PLAN ONLY
- COLOR SELECTION--SEE COLOR LEGEND ELEVATION SHEETS.
- DESIGNATES EXISTING CMU WALL OR EXISTING CMU COLUMN
- DESIGNATES EXISTING CMU WALL W/ NEW APPLIED 2X6 STUD WALL COVER
- WOOD FRAMED WALL OR PARAPET
- DESIGNATES NEW BRICK FINISH
- DESIGNATES NEW BRICK VENEER OVER NEW WOOD FRAMED WALL
- DESIGNATES EXISTING BUILDING - INTERIOR OF EXISTING BUILDING N.I.C.



FLOOR PLAN

2120 W. SOUTHERN AVE.

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



ROOF PLAN KEY NOTES

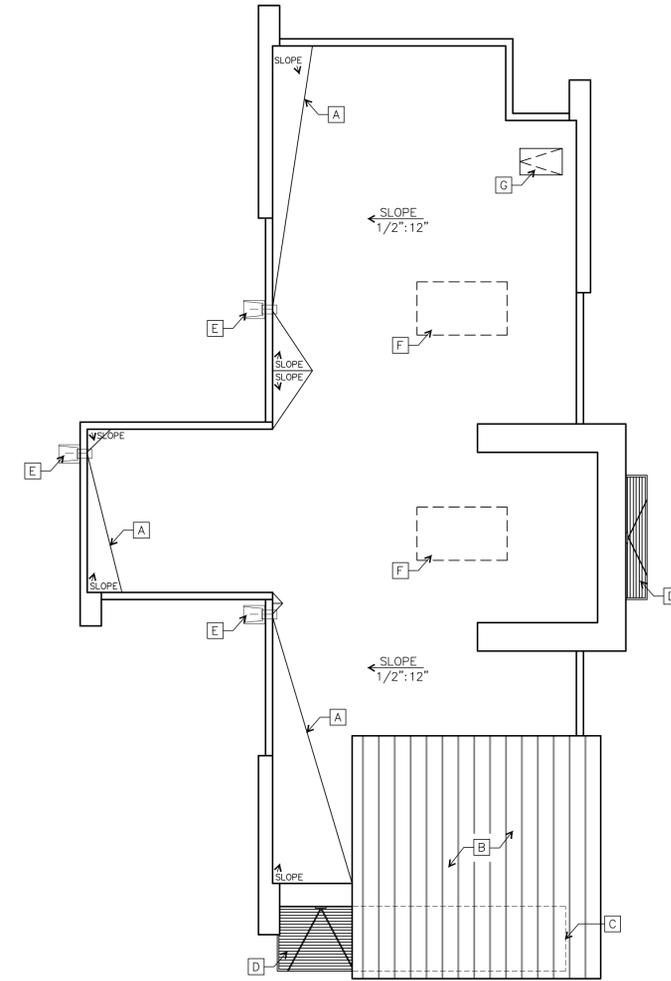
- A NEW CRICKET
- B METAL SEAM ROOFING
- C DASHED LINE INDICATES CANOPY BELOW
- D NEW METAL SHADE CANOPY
- E NEW ROOF SCUPPER WITH CONDUCTOR DOWN TO SPLASH BLOCK
- F MECHANICAL EQUIPMENT

ROOF DRAIN NOTES

- 1.) ROOF DRAINS SHALL BE INSTALLED, SIZED AND DISCHARGED IN ACCORDANCE WITH CHAPTER 11 OF THE PLUMBING CODE.
- 2.) WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED TWO (2) INCHES ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS MAY BE INSTALLED IN ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED TWO (2) INCHES ABOVE THE LOW POINT OF THE ADJACENT ROOF AND HAVING A MINIMUM OPENING HEIGHT OF FOUR (4) INCHES.
- 3.) VERTICAL PRIMARY AND OVERFLOW ROOF DRAIN SIZES SHALL COMPLY WITH 2003 IPC FOR THE TRIBUTARY AREA SERVED.
- 4.) ROOF DRAIN AND OVERFLOW DRAINS SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN FOUR (4) INCHES ABOVE THE SURFACE OF THE ROOF IMMEDIATELY ADJACENT TO THE DRAIN. ROOF DECK STRAINERS FOR USE ON SUN DECKS, PARKING DECKS AND SIMILAR AREAS MAY BE AN APPROVED FLAT-SURFACE TYPE WHICH IS LEVEL WITH THE DECK, PROVIDED THE INLET AREA IS NOT LESS THAN TWO TIMES (2X) THE AREA OF THE PIPE TO WHICH THE DRAIN IS CONNECTED.

GENERAL NOTES

- A.) MULTIPLE ROOF TOP HVAC UNITS ARE TO BE IDENTIFIED INDIVIDUALLY AND BY THE AREA THEY SERVE.
- B.) ALL PORTIONS OF FLAT ROOFS SHALL BE A MINIMUM OF 3/8":12" SLOPE. CRICKET VALLEYS SHOULD BE SIZED ACCORDINGLY.
- C.) FRAMER TO PROVIDE 2X4 BLOCKING BETWEEN TRUSSES AT EACH ROOF VENT OPENING. DISPERSE ROOF VENTS THROUGHOUT THE ROOF AREA BEING SERVED.
- D.) FLAT VENT: 22 X 22 (FREE VENT AREA IS 280 S.I.) AS MANUFACTURED BY GENERAL METALS' MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)
- E.) CONTRACTOR IS RESPONSIBLE FOR CUTTING AND REMOVAL OF EXISTING ROOFING SECTIONS, AND ALL PREP, PATCH, AND REPAIR OF EXISTING ROOF AND STRUCTURE TO ALLOW FOR INSTALLATION OF NEW STRUCTURAL ELEMENTS AND ROOF SECTIONS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO INSTALLATION OF NEW CONSTRUCTION.



ROOF PLAN

2120 W. SOUTHERN AVE.

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



Notice of alternate billing (or payment) cycle
 This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at LAWRENCE & GEYSER DEVELOPMENT, 580 S. COLLEGE AVENUE, SUITE 201, TEMPE, AZ 85281 (480) 897-4422 and the owner or its designated agent shall provide this written description on request.

LAWRENCE & GEYSER DEVELOPMENT

SOUTHERN AVENUE RETAIL CENTER

2110 W. SOUTHERN AVE & 2120 W. SOUTHERN AVE MESA, ARIZONA 85202

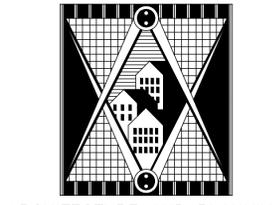
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
 ARCHITECTURE AND PLANNING

EXPIRES: 3/31/17

PRELIMINARY

WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224-7532
 (602) 265-1891



ARCHITECTURE AND PLANNING

2.20

1118

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 1 Oct 2014

**FLOOR & ROOF PLAN
 BUILDING 2**

WHITNEYBELL PERRY INC

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014-2784



ARCHITECTURE & PLANNING
PHOENIX ■ CHANDLER

Justification and Compatibility Statement

1 October 2014

City of Mesa

55 North Center Street
Mesa, AZ 85201

**RE: Southern Avenue Retail Center
2110 W. Southern Ave.
&
2120 W. Southern Ave.
Mesa, Arizona 85202**

Whitneybell Perry Inc. (WPI), on behalf of Lawrence and Geysler Development (L&G), has the opportunity to re-develop the underutilized property located at 2110 & 2120 W. Southern Ave. in the City of Mesa, AZ. This 1.60 acre site is in a great location and well suited for L&G's business plan. L&G has successfully redeveloped underutilized commercial properties in the Phoenix Metro area on numerous occasions. Our proposed redevelopment of 2110 and 2120 W. Southern Ave. will provide highly desirable leasable retail space in a great location, while our site design and architecture will enhance the aesthetics of the entire community.

With our business plan serving the needs and desires of the neighborhood as well as supporting the surrounding community, it is our goal to coexist with our surrounding area, create stability in business, and have positive impacts on the community.

Customers are made aware of the property primarily via drive-by awareness. Attractive imaging and brand name recognition will draw area residents and employees from the surrounding neighborhood, while providing an aesthetically pleasing development for the community.

L&G's retail centers feature modern building and site design assuring that the facility compliments the community it serves with architectural compatibility and attractive landscaping while promoting the individual tenants in order to insure successful economics. L&G is deliberate about positioning our location to be of service and to generate tax revenue for the City of Mesa for decades to come.

PROJECT NARRATIVE

WPI has prepared this narrative for the opportunity to receive the City of Mesa's participation and counseling in regards to zoning and land use as well as site development for a property located at 2110 & 2120 W. Southern Ave. in Mesa, AZ.

The subject property, a former strip retail center with a free standing restaurant building, is located on the North side of Southern Avenue, just East of San Jose St. and West of Dobson Rd. The parcel is designated as Neighborhood Commercial under the voter approved Mesa 2025 General Plan. The property is currently zoned Light Commercial (LC- formerly C-2). The property consists of two lots totaling 1.60 acres and has two existing single story buildings. The property is currently only partially occupied.

At this time L&G is proposing to completely re-develop the entire site with more attractive landscaping, retention, parking, drive aisles, and site lighting and to demolish the existing free standing restaurant building on the Western portion of the lot in order to construct a new leasable shell building for retail/dining with a drive-through aisle. This location will offer prime commercial retail leasable space adjacent to the residential, commercial, and employment land uses that currently surround the site.

The new leasable shell building will receive an exterior treatment to match the recently remodeled existing retail building. The street front elevations will allow for storefront windows to showcase tenant product and provide better visibility. Areas of accent color and building signage will be utilized to make the exterior attractive. Every effort will be made to break up the massiveness and to articulate the fenestration. Exterior colored elevations and a rendering have been submitted as part of the overall design review application.

The site will be improved by the addition of new landscaping materials and signage. All landscaping will be maintained in order to provide better visibility for security purposes and to improve the overall appearance of the site. New interior circulation drives will be added to facilitate movement within the site, connecting the existing driveways for better security and fire protection, and reducing number of vehicles entering and exiting the right-of-way. New grading plans and landscape plans will be submitted as part of the overall design review application.

The proposed use as a light commercial center continues the function of providing space for needed services to the adjacent neighborhoods. The improvements to the building and the site will lessen the impact on the surrounding properties including improved sound buffering, air quality, and aesthetic impacts on the.

With careful site design and modern construction methods, this property will reinvigorate an existing property, improve the aesthetics and property value along the Southern Avenue corridor, and provide opportunities for much needed services and businesses to serve the community at large. We feel that L&G's proposal for reinvigorating this development will be an asset to the community.

Justification for the Request to Waive certain Design Standards

We are requesting that the City of Mesa waive certain design standards due to special circumstances and conditions which apply to our project. The subject project is an existing development and should not be held to the same standards as a new development. The subject project has significant constraints which limit the utility of the property unless some modification is allowed. While the proposed development will not meet the development standards for new site development in the Fiesta District, it will result in a net decrease in building area, and net increases in conformance with landscaping, parking, site lighting, drainage, and building aesthetics.

The site is located within the Fiesta District which encompasses 2 square miles and is located between the US 60 and the north side of Southern Avenue and between the Tempe Canal and Extension Road.

The Fiesta District Urban Design Principles establish a foundation for the District's vision to create a uniquely, identifiable area for Mesa that is an economically vibrant, pedestrian-friendly, and an active, urban destination.

The District is expected to evolve into a thriving, exciting, and economically vibrant area by defining a brand and a sense of place, as well as improving the aesthetics and the pedestrian flow within the area. The District's Design Principles indicate this will be accomplished by

incorporating furnishings and fixtures, design elements, lush landscaping, way-finding and other signage to improve the overall appearance and atmosphere of the Fiesta District through the built environment.

There is a desire for buildings within the District to face and interact with the street to create an interesting and engaging pedestrian environment with new development moving forward to the sidewalk and seas of parking no longer dominating the frontage.

New and more urban style residential development is desired to attract a diversity of age groups, while new office spaces, residential town homes, and apartments are expected to flourish above and behind ground floor uses to promote a more "walkable" environment.

The applicant therefore specifically requests waiver from the following site improvement standards noted in the staff report as follows:

1. Reduce building side yard setback at West property line from 15 feet required to 1'-0".

Reasoning: The existing building is located 8'-0" from the West property line. The proposed new building will be located 16'-0" from the property line, only the drive-thru canopy will be located within the 15'-0" required setback. The proposed drive-thru canopy is 16'-0" in length and located 1'-0" from the West property line. An enhanced landscape area 4'-0" wide with additional 2'-0" of landscaping on the adjacent property in addition to an existing 6'-0" masonry fence will provide adequate buffering between the two parcels.

2. Reduce the site development standard for size and spacing of landscape islands within the parking area.

Reasoning: The existing parking area contains no landscaped islands. The proposed site development includes half diamond landscape peninsulas located at the midpoint of each parking row as well as full length landscape peninsulas at the ends of each row. The net effect is an overall improvement in the provision of landscaping areas within the parking area over what currently exists.

3. Reduce the number of parking spaces required from 87 parking spaces to 63 parking spaces.

Reasoning: The existing parking layout was designed to implement the parking standards in place at the time of the prior development. The new proposal results in a reduction of gross square footage of buildings from 14,994 s.f. to 13,083 s.f., and an increase in total parking spaces provided from 58 spaces to 63 spaces. The proposed development implements cross access driveways to allow adjacent parcels to share parking as well as to improve inter-parcel access. The proposed development implements wider drive aisles and increased turning radii for improved fire access, solid waste collection access, and added landscaping islands. The proposed development realigns and widens the main driveway to meet current C.O.M. driveway design standards. Based on hours of operation, different times of peak use for various tenants, and joint access, we believe it is appropriate to reduce the required number of spaces.

4. Reduce the front yard landscape setback from 15'-0" to 5'-0".

Reasoning: The front yard landscape setback is implemented to increase the buffer yard between building and or parking from the pedestrian environment in at the street frontage. The City of Mesa is requesting an increased 10'-0" dedication for future right-of-way along Southern Avenue. The City of Mesa is currently implementing the recommendations of the Fiesta Improvement District to reduce Southern Avenue from three lanes to two lanes in the westbound direction which will result in an increased distance from back of curb to the parking area. The proposed parking layout moves the front row of parking Northwards, away from the existing front property

line (55' ROW) by 7'-0", such that the proposed parking will no longer be located within the increased right-of-way.

5. Reduce the number of required pedestrian link/access from two to one.

Reasoning: The frontage of the entire parcel is 186.75'. Providing a second pedestrian link for a project of this size and scale would necessitate a further reduction of the number of parking spaces and would provide no significant benefit over what can be achieved by a single access. It is highly likely that pedestrian customers will access both buildings during a normal visit.

Proposed Findings

1. The proposed redevelopment of the site invokes conformance with current development standards including the City of Mesa Zoning Ordinance and the Fiesta District Design Handbook; Private Realm Design Guidelines.
2. At the time of initial development in 1994, the setbacks, foundation base, and landscape requirements of the Zoning Code varied or were non-existent when compared to the development standards of the current Code.
3. The proposed project provides 62 parking spaces on-site where 87 are required. The reduced parking should not affect the lot as the proposed development reduces gross s.f. and increases total number of parking spaces.
4. Requiring compliance with the current code would not allow the redevelopment of the site to occur.
5. The deviations requested are consistent with the degree of change requested and improve the site significantly making it an asset to the Fiesta District.
6. The proposed improvements help bring the site into a closer degree of conformance with current standards.
7. The proposed use will not be detrimental to surrounding properties.

CONCLUSION

The proposal for the reuse of the property at 2110 & 2120 W Southern Ave. will be a good addition to the community of Mesa. We will improve the aesthetics as compared to the existing underutilized property. We will reduce or eliminate the negative side effects of the previous site plan which lacked pedestrian amenities, landscaping, and adequate drainage facilities. We will provide a valuable and necessary service to the community. We will continue the City's efforts to revitalize the Southern Avenue corridor which are currently underway. This proposal will not result in conflicts pertaining to noise, odor, or other factors. We respectfully request that staff, Board of Adjustment, Design Review Board, and Planning & Zoning Commission support our application to reuse the property in question.

Thank you for your consideration in this matter.

Sincerely,



Michael Robin Benning, Project Architect
WHITNEYBELL PERRY INC
ARCHITECTURE & PLANNING

SOUTHERN RETAIL PLAZA

EXTERIOR SIGNAGE

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE #01208 #01209 #01279



Client Name & Address:
SOUTHERN RETAIL PLAZA
2110 & 2120 SOUTHERN AVE.
MESA, AZ 85202

Project Tracking Number:
6094393

Project Name:
SOUTHERN
RETAIL PLAZA

Account Executive:
**TIM
LAMBSON**

Designer:
**JAMIE
PETERSON**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

08/19/14 - JP

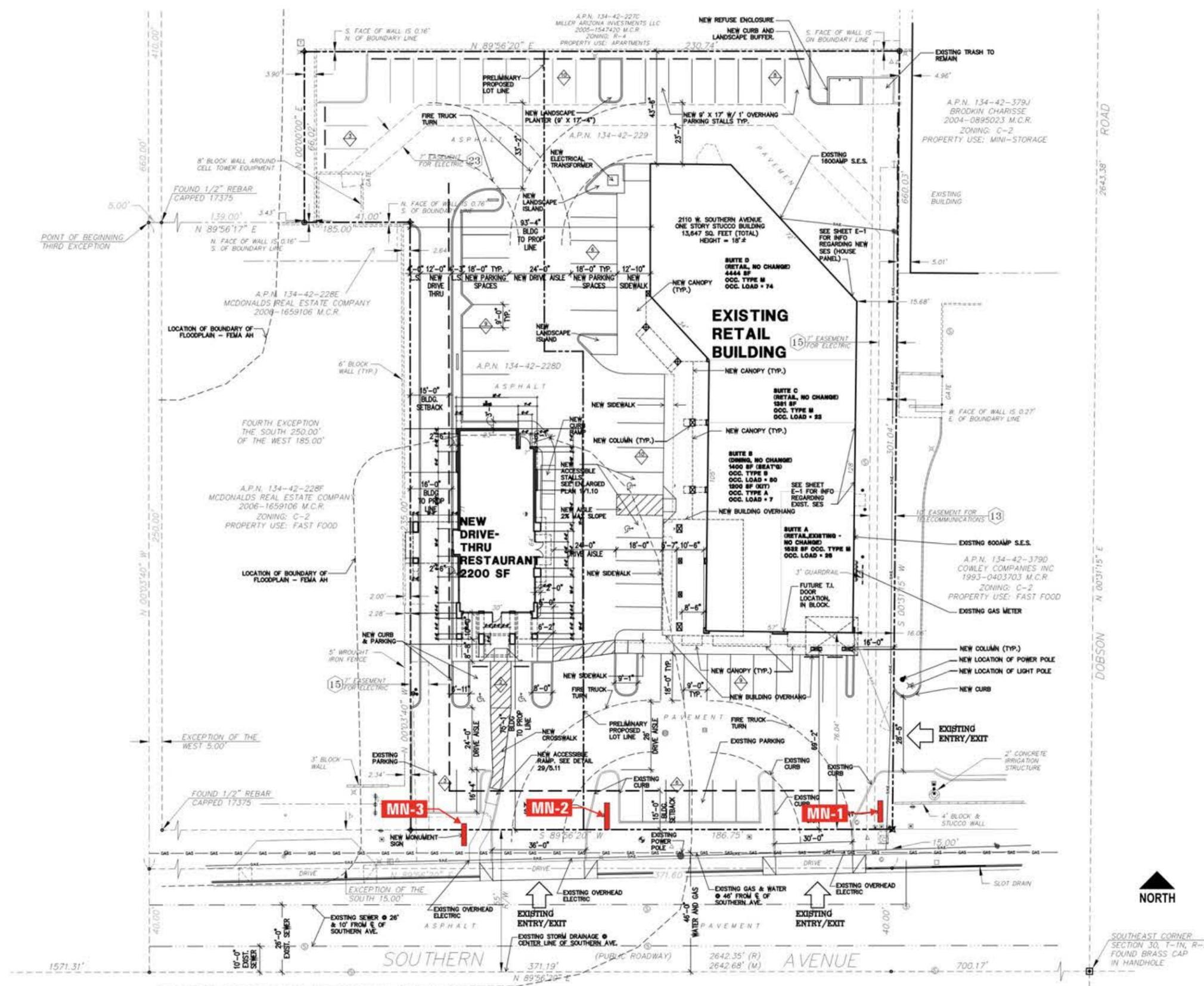
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COVER SHEET

Classification:
CVR

Reference Design:

O.E.M Serial:

Sheet:
CVR



NEW ILLUMINATED D/F MONUMENT SIGN
 SCALE @ 1/2" = 1'-0" QTY = ONE (1) EA REQ'D

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

Client Name & Address:
SOUTHERN RETAIL PLAZA
 2110 & 2120 SOUTHERN AVE.
 MESA, AZ 85202

Project Tracking Number:
6094393

Account Executive:
TIM LAMBSON

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
 08/19/14 - JP

Description:
SITE PLAN

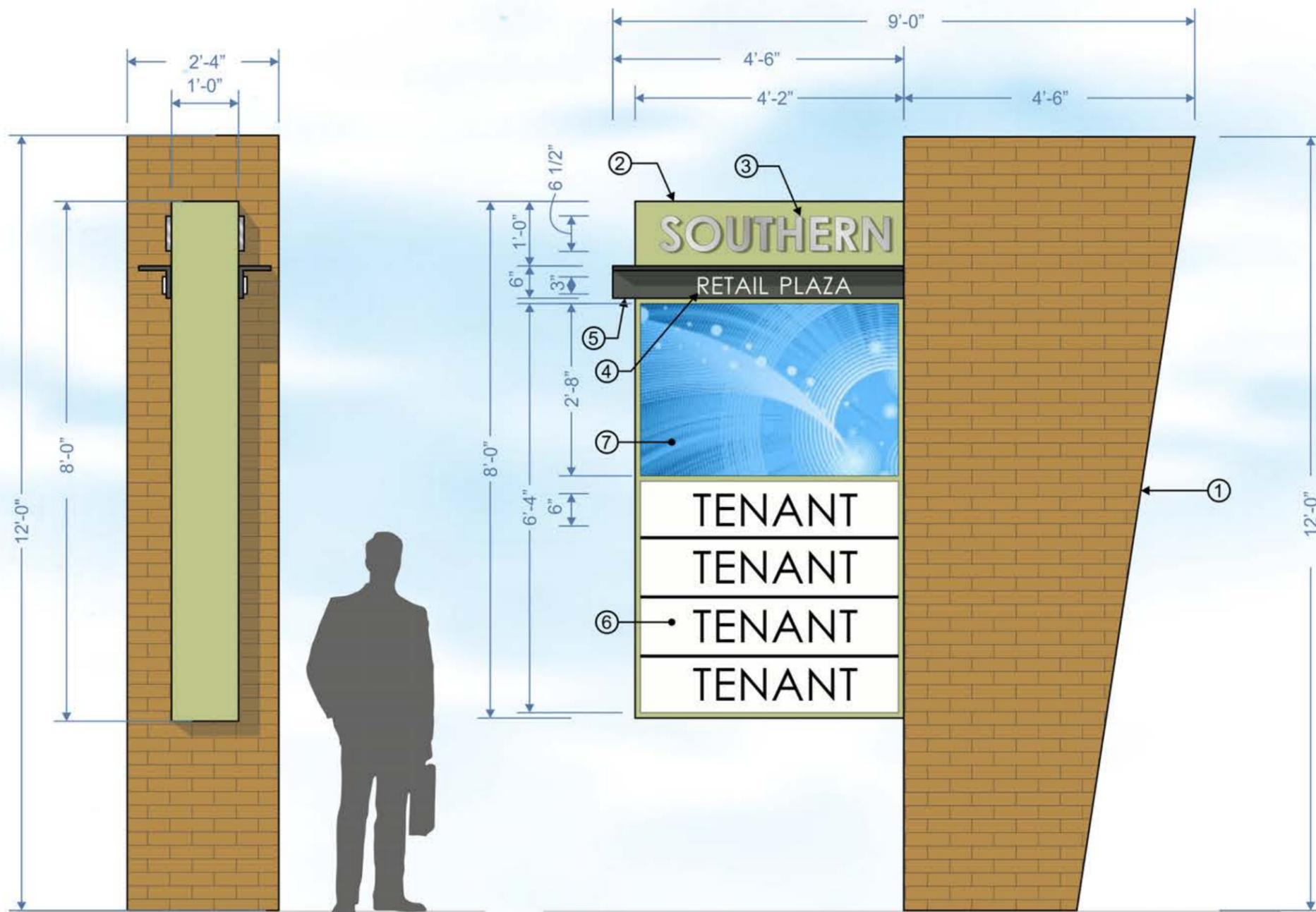
Classification:
SITE

Reference Design:

O.E.M. Serial:

Sheet:
SITE

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NY CONTRACTOR LICENSE #011288 #014269 #015739



MN-1 NEW ILLUMINATED D/F MONUMENT SIGN
 SCALE @ 1/2" = 1'-0" QTY = ONE (1) EA REQ'D

NOTES

REMOVE EXISTING D/F MONUMENT SIGN
 MANUFACTURE AND INSTALL ONE (1)
 D/F MONUMENT SIGN

- ① BRICK BASE SUPPORT. BRICKWORK TO MATCH BUILDING FINISH.
- ② D/F SHEET METAL CABINET. PAINTED TO MATCH DUNN EDWARDS DEC780.
- ③ FLAT CUT OUT LETTERS. BRUSHED STAINLESS FINISH.
- ④ FLAT CUT OUT LETTERS. PAINTED WHITE.
- ⑤ 6" X 6" ANGLE IRON. PAINTED TO MATCH DUNN EDWARDS DE6294
- ⑥ ILLUMINATED TENANT PANELS. WHITE ACRYLIC W/ VINYL LOGOS. LOGOS T.B.D.
- ⑦ FULL COLOR 6MM LED DISPLAY 128 X 192. VISUAL OPENING: 4'-0" X 2'-8"

-  DUNN EDWARDS DEC780 "TICKLED CROW"
-  DUNN EDWARDS DE6294 "MIDNIGHT SPRUCE"
-  BRUSHED STAINLESS STEEL FINISH
-  "DUSTY ROSE" BRICKWORK



EXISTING

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
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 NY CONTRACTOR LICENSE #01208 #01209 #01279



Client Name & Address:
 SOUTHERN RETAIL PLAZA
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 MESA, AZ 85202

Project Tracking Number:
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Project Name:
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 RETAIL PLAZA

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Designer:
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Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

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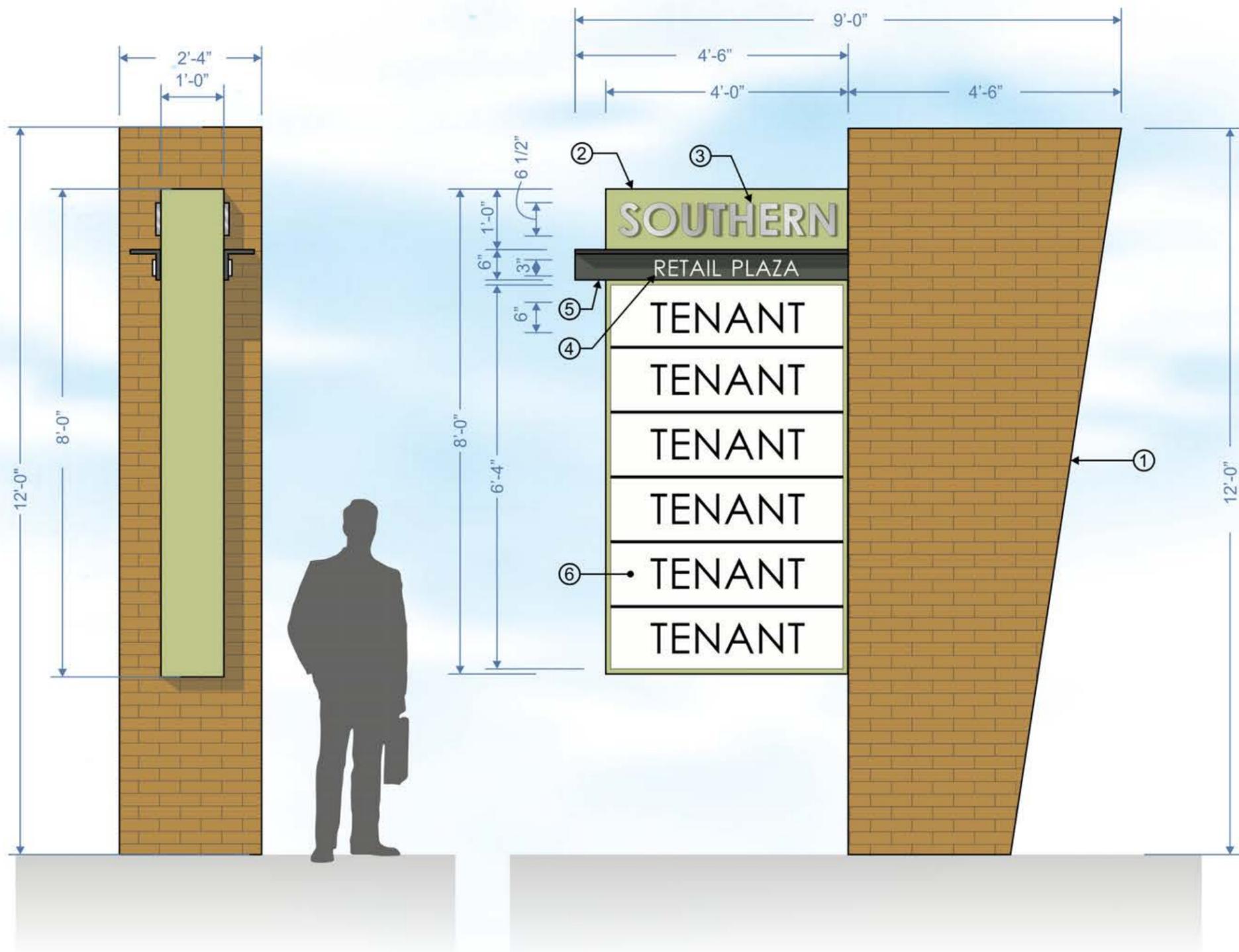
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 SIGNS

Classification:
MN-1

Reference Design:

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1.0



NOTES

**REMOVE EXISTING D/F MONUMENT SIGN
MANUFACTURE AND INSTALL ONE (1)
D/F MONUMENT SIGN**

- ① BRICK BASE SUPPORT. BRICKWORK TO MATCH BUILDING FINISH.
- ② D/F SHEET METAL CABINET. PAINTED TO MATCH DUNN EDWARDS DEC780.
- ③ FLAT CUT OUT LETTERS. BRUSHED STAINLESS FINISH.
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- ⑥ ILLUMINATED TENANT PANELS. WHITE ACRYLIC W/ VINYL LOGOS. LOGOS T.B.D.

-  DUNN EDWARDS DEC780 "TICKLED CROW"
-  DUNN EDWARDS DE6294 "MIDNIGHT SPRUCE"
-  BRUSHED STAINLESS STEEL FINISH
-  "DUSTY ROSE" BRICKWORK



EXISTING

MN-2 NEW ILLUMINATED D/F MONUMENT SIGN
SCALE @ 1/2" = 1'-0" QTY = ONE (1) EA REQ'D

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

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LAS VEGAS, NV 89118
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WWW.YESCO.COM
NY CONTRACTOR LICENSE #01208 #01209 #01279

YESCO

Client Name & Address:
SOUTHERN RETAIL PLAZA
2110 & 2120 SOUTHERN AVE.
MESA, AZ 85202

Project Tracking Number:
6094393

Project Name:
SOUTHERN
RETAIL PLAZA

Account Executive:
TIM
LAMBSON

Designer:
JAMIE
PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
08/19/14 - JP

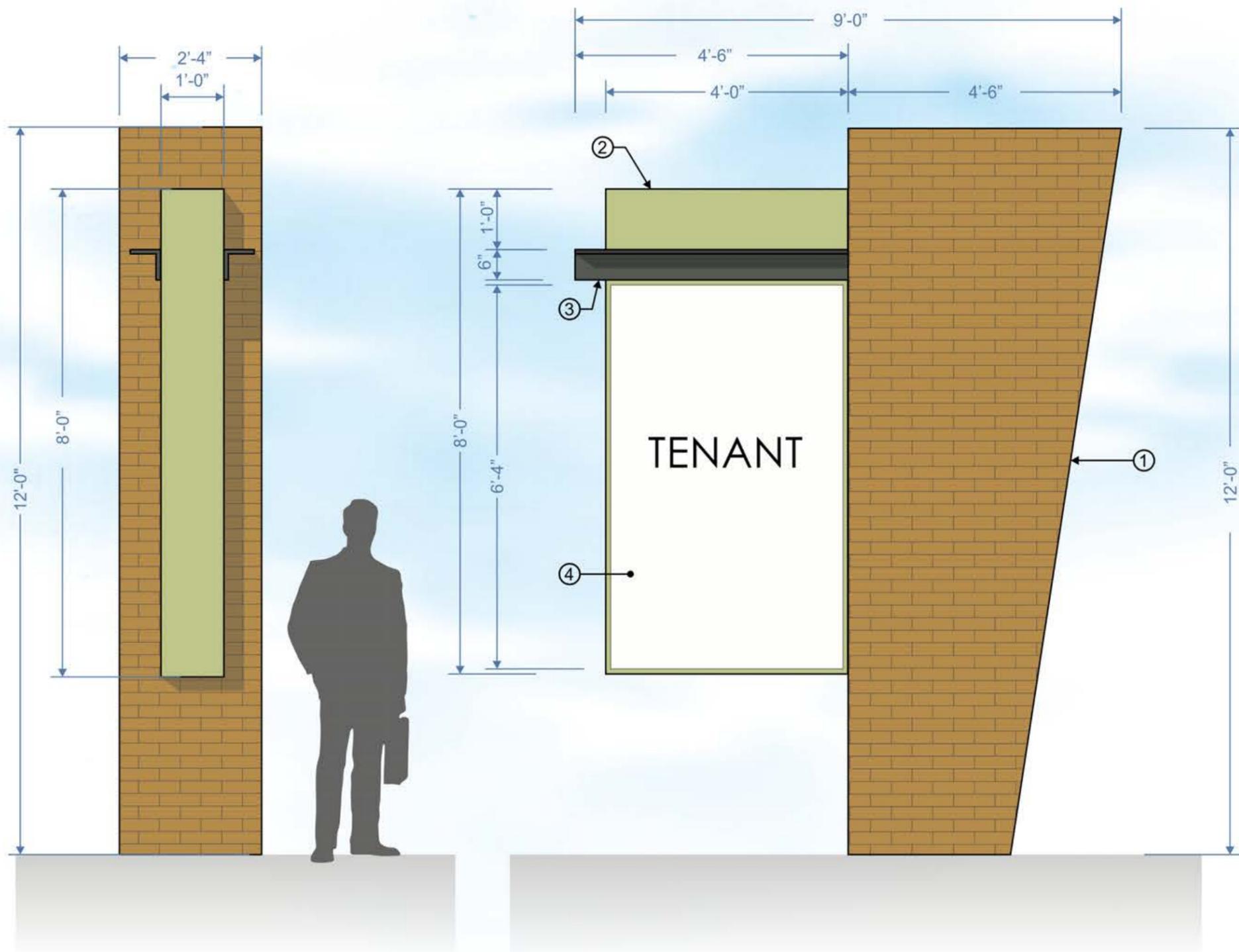
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MONUMENT
SIGNS

Classification:
MN-2

Reference Design:

O.E.M Serial:

Sheet:
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MN-3 NEW ILLUMINATED D/F MONUMENT SIGN
 SCALE @ 1/2" = 1'-0"
 QTY = ONE (1) EA REQ'D

NOTES

REMOVE EXISTING D/F MONUMENT SIGN
 MANUFACTURE AND INSTALL ONE (1)
 D/F MONUMENT SIGN

- BRICK BASE SUPPORT. BRICKWORK TO MATCH BUILDING FINISH.
- D/F SHEET METAL CABINET. PAINTED TO MATCH DUNN EDWARDS DEC780.
- 6" X 6" ANGLE IRON. PAINTED TO MATCH DUNN EDWARDS DE6294
- ILLUMINATED TENANT PANELS. WHITE ACRYLIC W/ VINYL LOGOS. LOGOS T.B.D.

-  DUNN EDWARDS DEC780 "TICKLED CROW"
-  DUNN EDWARDS DE6294 "MIDNIGHT SPRUCE"
-  BRUSHED STAINLESS STEEL FINISH
-  "DUSTY ROSE" BRICKWORK



EXISTING

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NY CONTRACTOR LICENSE #RT1288 #RT1289 #RT1279

YESCO

Client Name & Address:
 SOUTHERN RETAIL PLAZA
 2110 & 2120 SOUTHERN AVE.
 MESA, AZ 85202

Project Tracking Number:
6094393

Project Name:
 SOUTHERN RETAIL PLAZA

Account Executive:
 TIM LAMBSON

Designer:
 JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
 08/19/14 - JP

Description:
 MONUMENT SIGNS

Classification:
MN-3

Reference Design:

O.E.M Serial:

Sheet:
3.0



Southwest corner

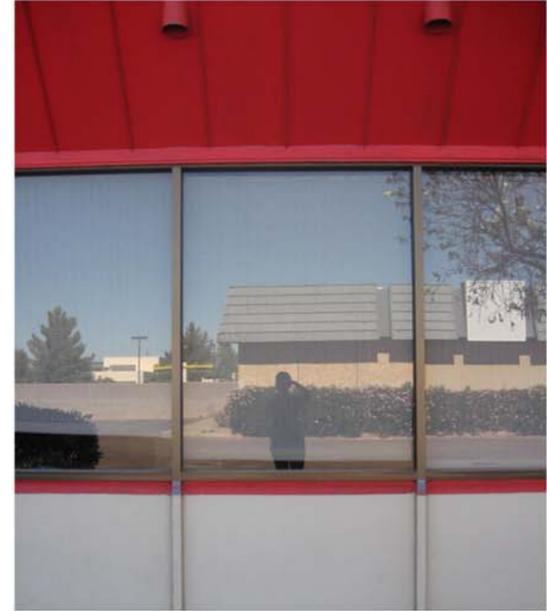
Remove existing building overhangs.
 New shading canopies will be attached to the wall.
 Brick veneer will be added onto some walls (see elevations)
 Repainting all walls on all sides.
 A new tower element will take part of smokeshop and extend out to the end of the sidewalk to provide shade beneath for pedestrians. A new tower element will take part of Andrew's Barbeque (west end) and extend out to the end of sidewalk and a patio will be added in the area for the restaurant.
 Extended sidewalks will occur and parking sizes will be 9'x16' with 2' overhang.



Remove existing building overhangs.
 New shading canopies will be attached to some of the walls.
 New columns will be added (see elevations)
 Repainting all walls on all sides.
 A new tower element will be located here for Andrews Barbeque and extend out to the end of sidewalk and a patio will be added in the area for the restaurant.
 A new tower element will also be added for Bird's Cage.
 Extended sidewalks will occur and parking sizes will be 9'x16' with 2' overhang.



Existing building overhang (Bird's Cage), will be removed and replaced with tower element that extends out to the middle of sidewalk and will provide shade beneath for pedestrians.
 Existing planters in this location will be removed.
 Walls will be repainted.



Existing building overhang - will be removed and replaced.
 Repainting window frames as needed

SOUTHERN AVE RETAIL
 MESA, ARIZONA

LAWRENCE & GEYSER
 DEVELOPMENT

PRELIMINARY
 Expires 12/31/2012

WHITNEYBELL ARCHITECTS INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 (602)265-1891



ARCHITECTURE AND PLANNING

Southern Ave Retail Center
 Existing Site Photographs

29 SEPT 2011



Partial view of west facade

Remove existing building overhangs.
 New shading canopies will be attached to these walls.
 New columns will be added (see elevations)
 Repainting all walls on all sides.
 Existing painting stripes will be removed.



East wall

Back wall (east end) will only be repainted.



Northeast wall

Northeast wall will only be repainted

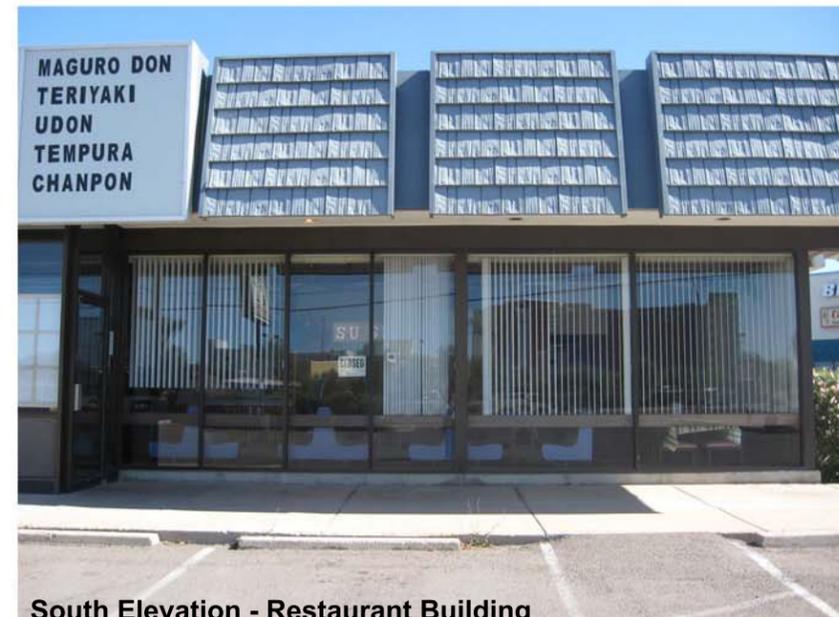


Remove existing building overhangs.
 New shading canopies will be attached to some walls.
 Shrubs are to be relocated.
 Repaint all walls.
 Extended sidewalks will occur and parking sizes will be 9'x16' with 2' overhang.



North Elevation - Restaurant Building

Remove existing attached building mansards
 Walls are to be repainted.
 Brick veneer will be applied in select locations (see north elevations)
 Landscape and sidewalks are to remain.



South Elevation - Restaurant Building

Remove existing attached building mansards
 Walls are to be repainted.
 Sidewalk will be extended and parking will be 9'x16' with 2' overhang.
 A tower element will be provided (see elevations) with a patio in this area for the restaurant.



Remove existing attached building mansards
 New parperts and overhangs will be provided that will screen the mechanical units



West End - Restaurant building

Stucco the wall and remove building mansard
 Walls will be repainted.
 Brick veneer will be applied in select locations (see elevations).



East End - Restaurant building

Stucco the wall and remove building mansard
 Walls will be repainted.
 Shrubs will remain
 Brick veneer will be applied in select locations (see elevations)

SOUTHERN AVE RETAIL
 MESA, ARIZONA

LAWRENCE & GEYSER
 DEVELOPMENT

PRELIMINARY
 Expires 12/31/2012

WHITNEYBELL ARCHITECTS INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 (602)265-1891



ARCHITECTURE AND PLANNING

Southern Ave Retail Center
 Existing Site Photographs

