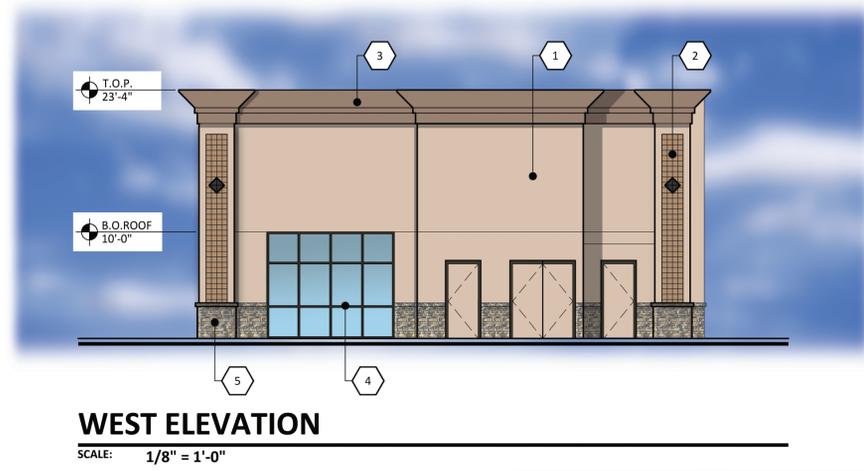




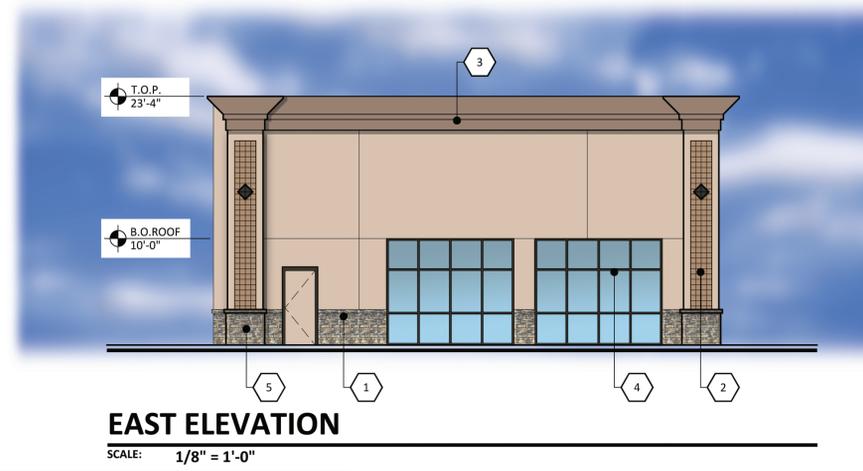
**NORTH ELEVATION**

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



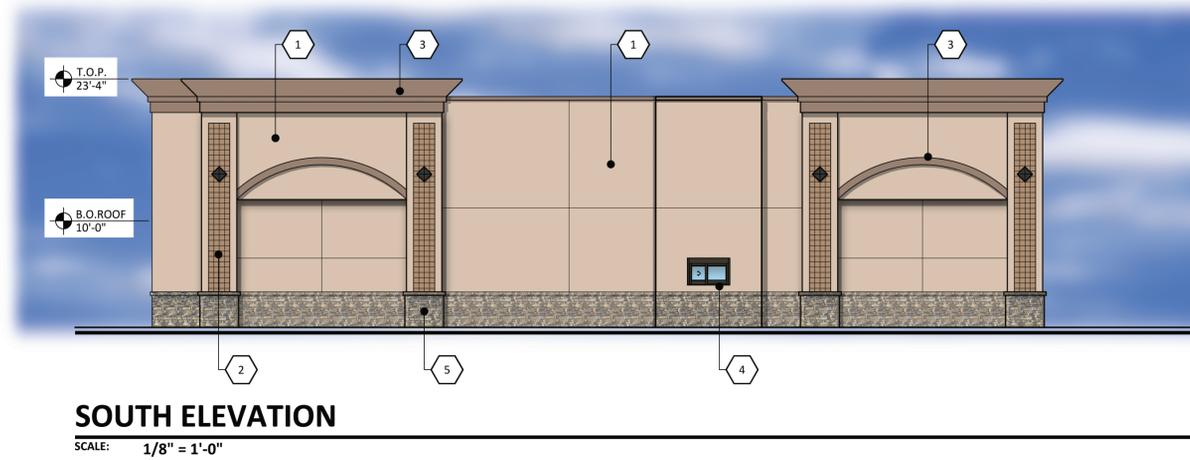
**WEST ELEVATION**

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



**EAST ELEVATION**

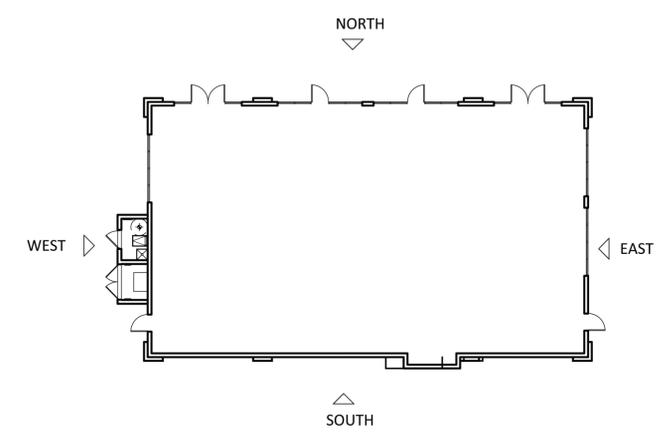
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

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

- |  |   |   |
|--|---|---|
| <p>1 STUCCO<br/>DUNN EDWARDS DE6115<br/>PRACTICAL TAN</p> <p>2 SCORED SMOOTH-FACE CMU<br/>DUNN EDWARDS DE6117<br/>COLORADO TRAIL</p> | <p>3 TRIM<br/>DUNN EDWARDS DE6075<br/>WOOD LAKE</p> <p>4 STOREFRONT AND AWNINGS<br/>BERRIDGE<br/>DARK BRONZE ANODIZED</p> | <p>5 STONEWORKS LEDGESTONE<br/>WEATHER EDGE<br/>CANYON GREY</p> |
|--|---|---|



**KEY MAP**

SCALE: NTS



**AUGUSTA RANCH MARKETPLACE**  
 SWC CRISMON ROAD AND BASELINE ROAD  
 MESA, ARIZONA  
 DATE: 10-06-14 (PRELIMINARY)

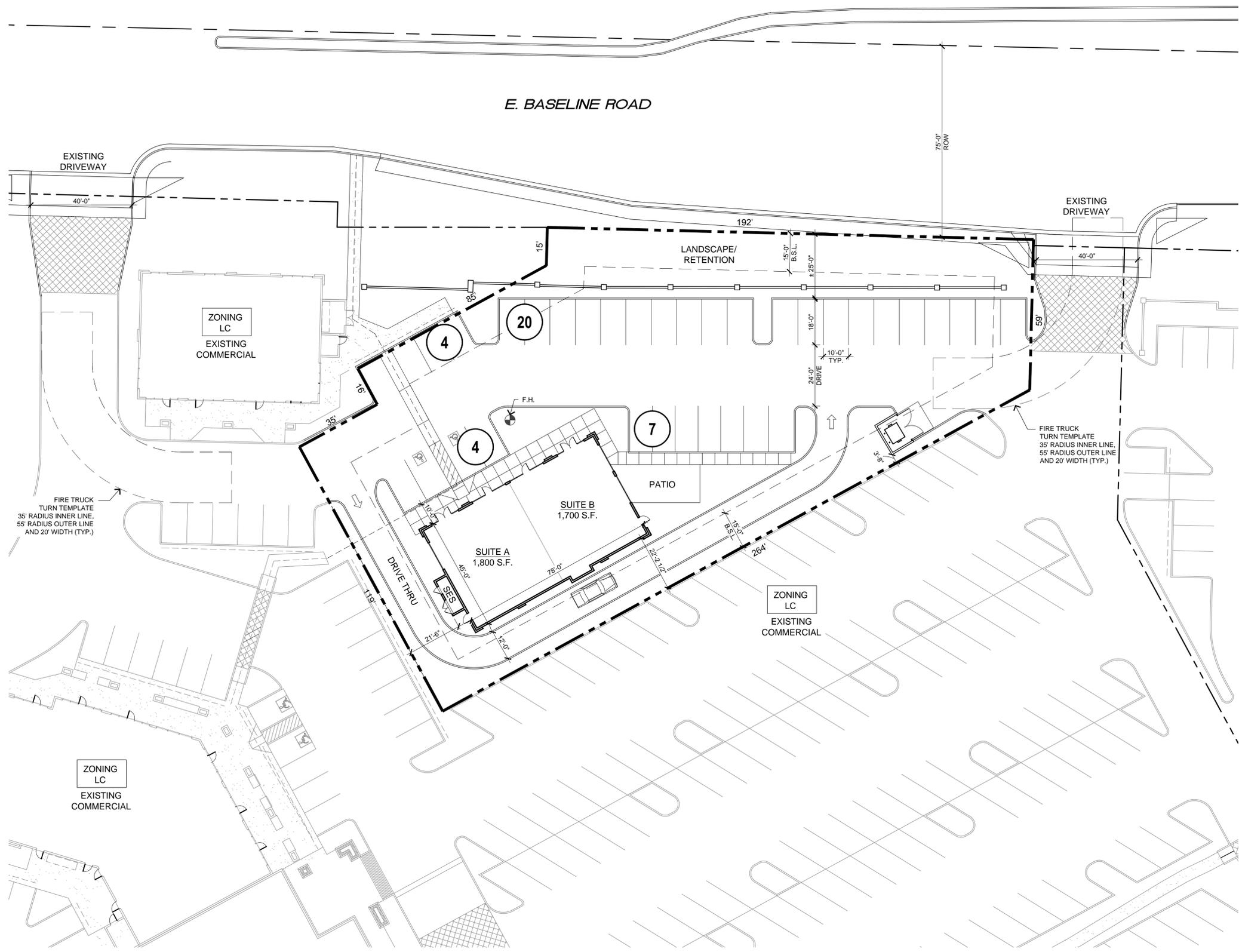
EL-1

RKAA# 13102.05

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EXPIRES 06/30/2015



**PRELIMINARY SITE PLAN**

scale: 1" = 20'-0"

0 20' 40' 60'



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**PROJECT DIRECTORY**

DEVELOPER:  
THE SHOPOFF GROUP L.P.  
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ARCHITECT:  
ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
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CONTACT: EDGAR FELIX  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: efelix@rkaa.com

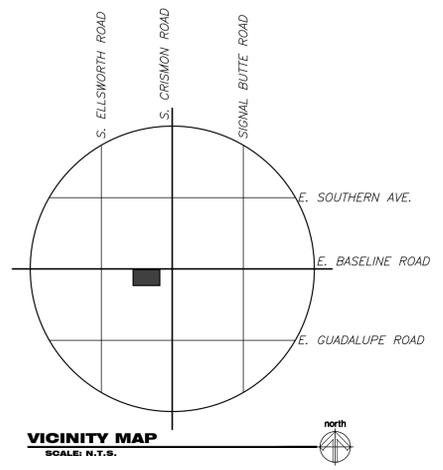
**SITE DATA**

EXISTING ZONING:	LC
USE/OCCUPANCY:	M AND A1
CONSTRUCTION TYPE:	VB
NET SITE AREA:	0.74 ACRES (32,338 S.F.)
GROSS SITE AREA:	1.07 ACRES (46,932 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING HEIGHT:	MAX HEIGHT 30'
BUILDING AREA:	
SUITE A:	1,800 S.F.
SUITE B:	1,700 S.F.
TOTAL BUILDING AREA:	3,500 S.F.
SITE COVERAGE:	10.8 %

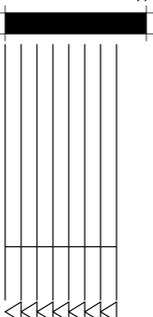
TOTAL PARKING REQUIRED:	47 SPACES
SHOPS (3,500 S.F.)	
RESTAURANT (3,500 S.F.) @ 1/75 = 47 SPACES	
TOTAL PARKING PROVIDED:	35 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

**NOTE**

MINIMUM PARKING REQUIREMENTS FROM THE CITY ARE MET WITH SHARED PARKING.



**RKAA**  
ARCHITECTS & ASSOCIATES  
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
602-955-3900



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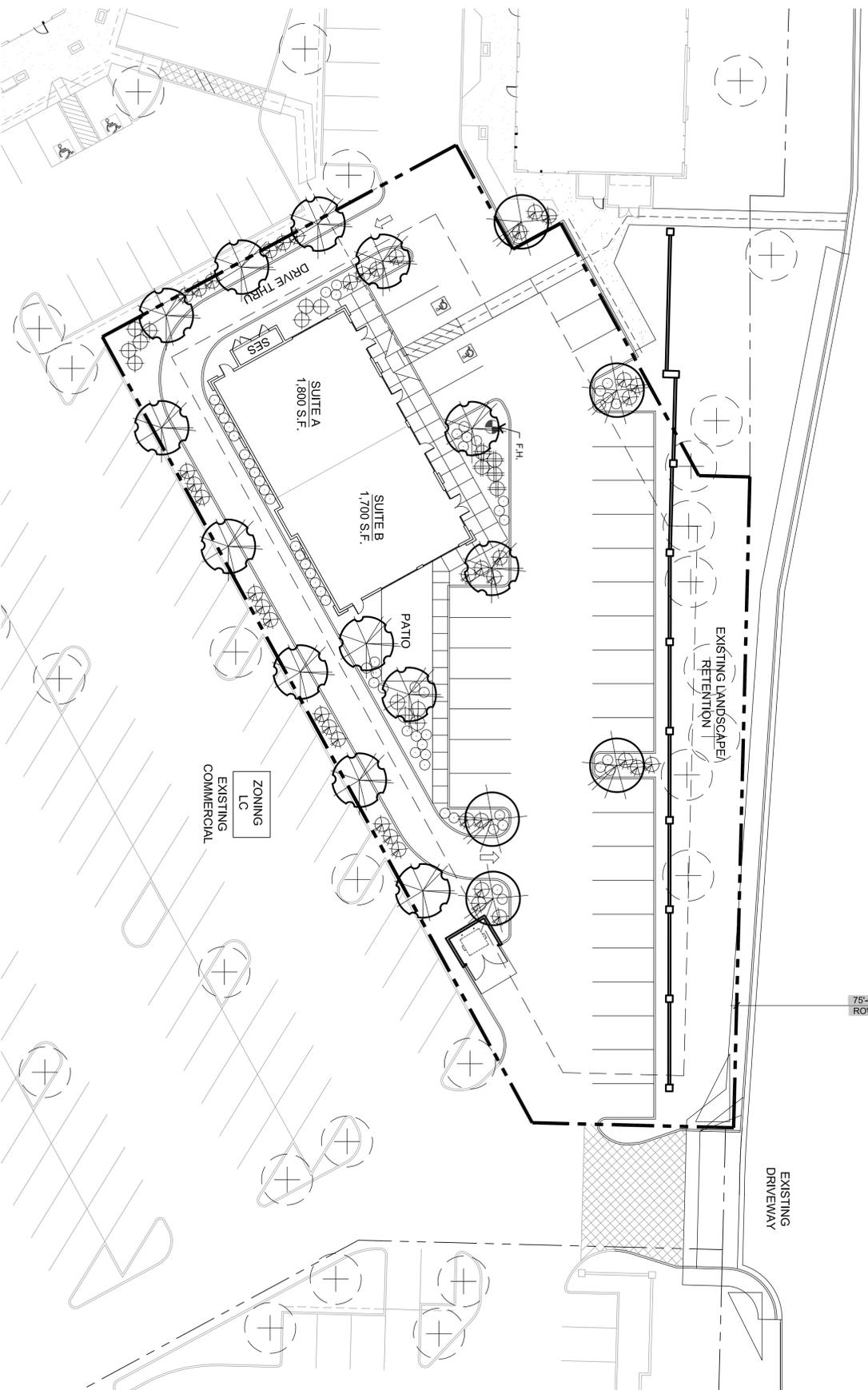
**AUGUSTA RANCH MARKETPLACE**  
SWC CRISMON AND BASELINE ROADS  
MESA, ARIZONA

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design by: EF  
drawn by: MAH  
checked by: RWK

**SP-1**  
project #: 13102

# BASELINE ROAD



## LANDSCAPE PLAN

Scale: 1" = 20'-0"



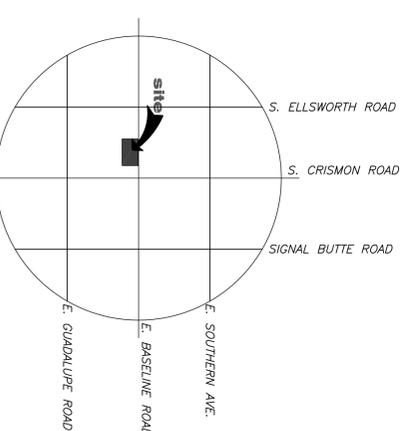
north

### LANDSCAPE LEGEND

- |  |                              |  |                                   |
|--|------------------------------|--|-----------------------------------|
|  | PROSOPIS CHILENSIS           |  | HESPERALOE PARVIFLORA             |
|  | CHILEAN MESQUITE (THORNLESS) |  | RED YUCCA                         |
|  | 24" BOX                      |  | 5 GALLON                          |
|  | EXISTING TREE                |  | DASYLIUM WHEELERI                 |
|  | PROTECT FROM CONSTRUCTION    |  | DESERT SPOON                      |
|  | CERCIDIUM DESERT MUSEUM      |  | 5 GALLON                          |
|  | DESERT MUSEUM PALO VERDE     |  | 'LANTANA MONTEVIDENSIS'           |
|  | 24" BOX (MATCHING)           |  | 'GOLD MOUND'                      |
|  | LEUCOPHYLLUM FRUTESCENS      |  | 1 GALLON                          |
|  | GREEN CLOUD                  |  | MATCH EXISTING DECOMPOSED GRANITE |
|  | 5 GALLON                     |  | 2" DEPTH IN ALL LANDSCAPE AREAS   |

## CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE IRRIGATION SYSTEM.
  2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
  3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH ARIZONA 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
  - (1) TREES 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 AND 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.



### VICINITY MAP

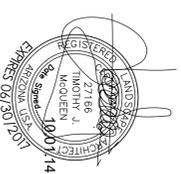
SCALE: 1" = 500'

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: timmcqueen@tjma.net



PRELIMINARY  
09-16-14

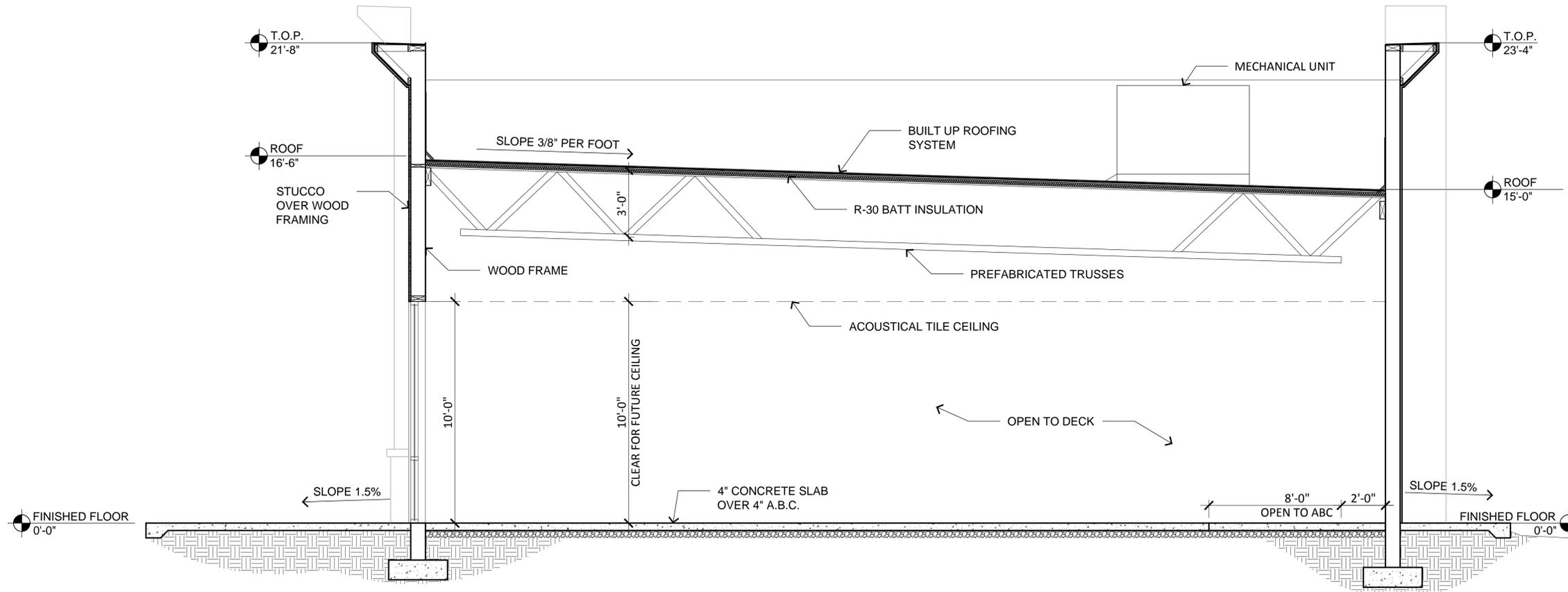


**AUGUSTA RANCH MARKETPLACE**  
SWC CRISMON AND BASELINE ROADS  
MESA, ARIZONA

Design By: EF  
drawn by: MAH  
checked by: RWK  
**La.01**  
project #: 13102







**BUILDING SECTION**

SCALE: 3/8" = 1'-0"



**AUGUSTA RANCH MARKETPLACE**  
 SWC CRISMON ROAD AND BASELINE ROAD  
 MESA, ARIZONA  
 DATE: 10-06-14 (PRELIMINARY)

**SEC-1**

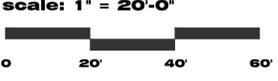
RKAA# 13102.05

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**PRELIMINARY PHOTOMETRIC PLAN**



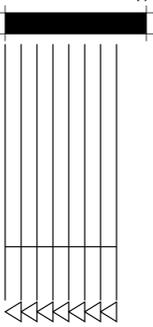
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STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC VALUES AT GRADE	+	1.3 fc	5.2 fc	0.1 fc	52.0:1	13.0:1
PROPERTY LINE CALCULATIONS	+	0.1 fc	0.2 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
□ a	SA	3	LITHONIA KSF2 400M R4W HS SSS22.5	FULL CUTOFF AREA LIGHT MOUNTED AT 25 FT AFG	ONE (1) 400 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	AS2_400M_SR 4W_HS_(PUL SE_START).ie s	42000 0.81 456
□ b	SB	0	LITHONIA KSF2 400M R4W SSS22.5	FULL CUTOFF AREA LIGHT MOUNTED AT 25 FT AFG	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4W.ies	42000 0.81 456



**RK**  
ARCHITECTS, P.C.  
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
602-955-3900



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**AUGUSTA RANCH MARKETPLACE**  
SWC CRIMSON AND BASELINE ROADS  
MESA, ARIZONA

design by: EF  
drawn by:  
checked by: RWK

**PM-1**  
project #: 13102



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Ideal for use in car lots, street lighting or parking areas.

**CONSTRUCTION** — Rugged, .063" thick, aluminum rectilinear housing. Formed for weather-tight seal and integrity.

Naturally anodized, extruded, aluminum door frame with mitered corners is retained with (two) .188" diameter hinge pins and secured with (one) quarter-turn, quick-release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into door frame and another gasket applied to the housing.

**FINISH** — Standard finish is dark bronze (DDB) polyester powder finish with other architectural colors available.

**OPTICAL SYSTEM** — Reflectors: anodized and segmented for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff), Type IV (wide, forward throw) and Type V (square symmetrical).

Lens: 0.125" thick, impact-resistant, tempered, glass with thermally applied, silk screened shield.

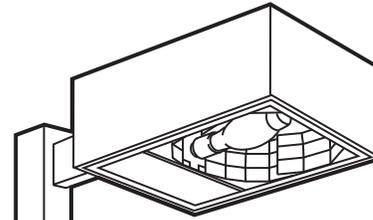
**ELECTRICAL SYSTEM** — Ballast: Constant-wattage autotransformer for 250-400W. Super CWA pulse-start ballast required for 320W and 350W (SCWA option). Ballast is copper wound and 100% factor-tested.

Socket: Porcelain, position-oriented, horizontally mounted, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W- 600V.

**INSTALLATION** — Extruded aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

**LISTING** — UL Listed (standard). CSA Certified (see Options). NOM Certified (see Options). UL Listed for 25°C ambient temperatures and wet locations. IP65 rated.

Catalog Number	
Notes	Type



Area Lighting

# KSF2

**METAL HALIDE**  
250W - 400W  
**HIGH PRESSURE SODIUM**  
200W - 400W  
15' to 25' Mounting

### Specifications

\*Weight: 52 lbs (23.6kg)

EPA: 2.0 ft.<sup>2</sup> (.28m<sup>2</sup>)  
(includes arm)

Length: 24-19/32 (62.5)

Width: 17-25/32 (45.2)

Depth: 8-5/16 (21.1)

Arm: 4 (10.2)

\*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified. Specifications subject to change without notice.

	Mounting Option	Drilling Template
	SPxx,RPxx,DA12P	5
	WBxx,DA12WB	6
	WWxx	7

## ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: KSF2 400M R3 TB SP04 LPI

Series	Voltage	Mounting	Ballast	Options	Lamp <sup>16</sup>
<b>KSF2</b>	120	<b>Pole type</b>	(blank) <b>Magnetic ballast</b>	<b>Shipped installed in fixture</b>	<b>LPI Lamp included (standard)</b>
Wattage	208 <sup>4</sup>	<b>SP__ Square pole</b>	CWI Constant wattage isolated	SF Single fuse 120, 277, 347V <sup>10</sup>	<b>L/LP Less lamp</b>
Metal halide	240 <sup>4</sup>	RP__ Round pole	<b>Pulse Start</b> <small>HID Ballast/Lamp Systems</small>	DF Double fuse 208, 240, 480V <sup>10</sup>	
<b>250M</b>	277	WB__ Wall bracket	<b>SCWA Super CWA pulse start ballast</b>	EC Emergency circuit <sup>11</sup>	
320M <sup>1,2</sup>	347	WW__ Wood pole or wall bracket	NOTE: SCWA ballast must be selected to comply with California Title 20 metal halide regulations. SCWA also may be required to meet other states' regulations. Consult local authorities.	PER NEMA twist-lock receptacle only (no photocontrol)	
350M <sup>1,2</sup>	480 <sup>4</sup>	DA12P Degree arm (pole) <sup>9</sup>		QRS Quartz restrrike system <sup>11</sup>	Finish <sup>14</sup>
<b>400M<sup>1</sup></b>	<b>TB<sup>5</sup></b>	DA12WB Degree arm (wall) <sup>9</sup>		QRSTD QRS time delay <sup>7,11</sup>	(blank) <b>Dark bronze</b>
High pressure sodium <sup>3</sup>	TBV <sup>6</sup>	KMA Mast arm external fitter <sup>9</sup>		CSA CSA Certified	<b>DWH White</b>
200S	23050HZ <sup>7</sup>	KTMB Twin mounting bar <sup>9</sup>		NOM NOM Certified	<b>DBL Black</b>
<b>250S</b>				HS Houseside shield <sup>12</sup>	<b>DMB Medium bronze</b>
<b>400S</b>				<b>Shipped separately<sup>13</sup></b>	<b>DNA Natural aluminum</b>
Distribution				PE1 NEMA twist-lock PE (120, 208, 240V)	CR Corrosion-resistant
R2 IES type II roadway				PE3 NEMA twist-lock PE (347V)	CRT Non-stick protective coating <sup>15</sup>
<b>R3 IES type III asymmetric</b>				PE4 NEMA twist-lock PE (480V)	
<b>R4SC IES type IV forward throw, sharp cutoff</b>				PE7 NEMA twist-lock PE (277V)	
<b>R4W IES type IV wide, forward throw</b>				SC Shorting cap for PER option	
R5S IES type V square				VG Vandal guard	

### NOTES:

- Use reduced jacketed lamp.
- Must be ordered with SCWA.
- Not available with SCWA.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). (120, 277, 347V in Canada).
- Optional five-tap ballast (120, 208, 240, 277, 480V). Not available with CSA.
- Consult factory for available wattages.
- 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.

- Ships separately.
- Must specify voltage. Not available with TB or TBV.
- Max allowable wattage lamp included.
- Available with R2 & R3 distributions only.
- May be ordered as an accessory.
- See [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) for additional color options.
- Black finish only.
- Must be specified.
- Must use RP09 or RP12.

Accessories: Tenon Mounting Slipfitter

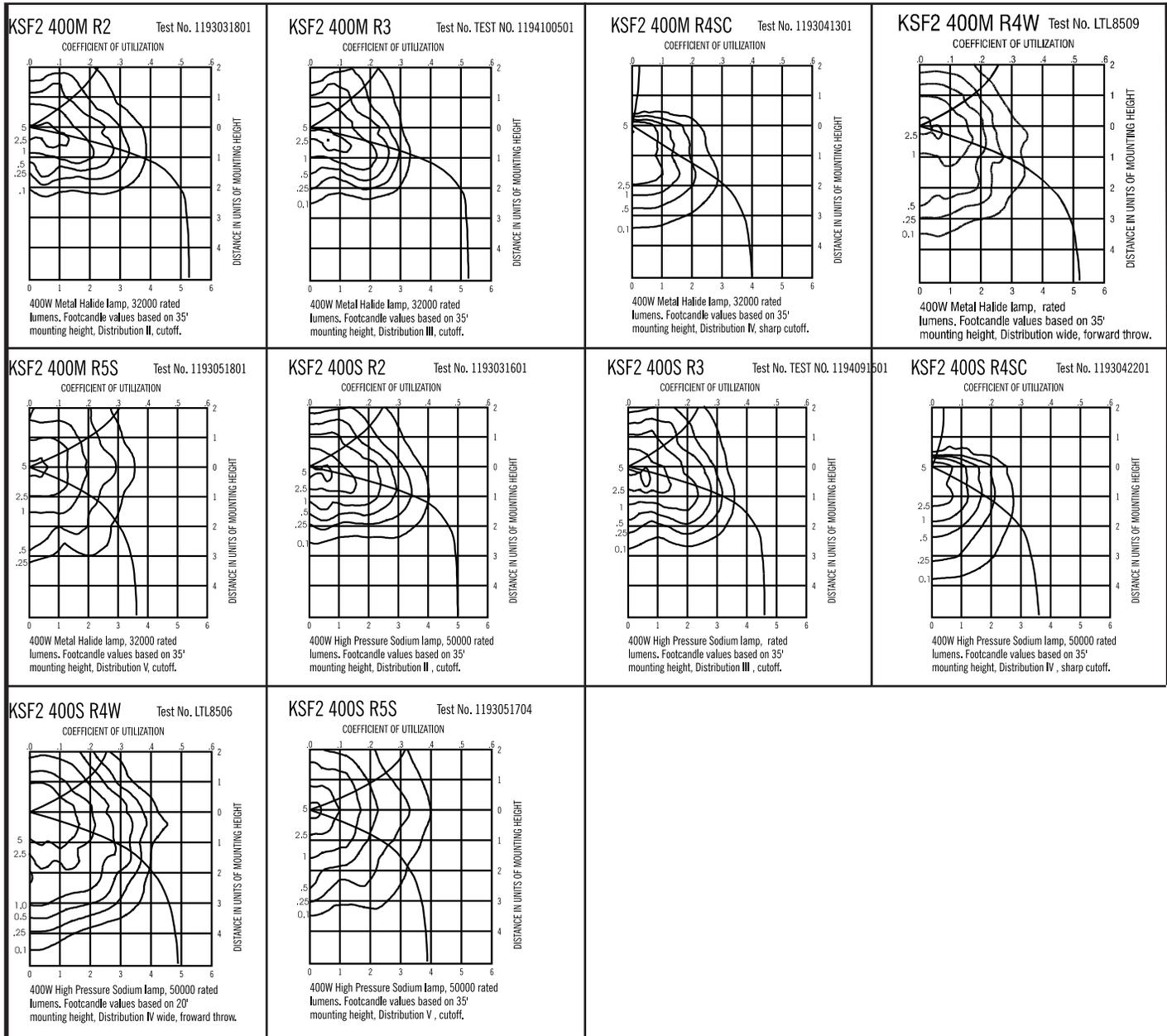
Order as separate catalog number.

Number of fixtures

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 <sup>17</sup>	T20-320	T20-390 <sup>17</sup>	T20-490 <sup>17</sup>
2-7/8"	T25-190	T25-280	T25-290 <sup>17</sup>	T25-320	T25-390 <sup>17</sup>	T25-490 <sup>17</sup>
4"	T35-190	T35-280	T35-290 <sup>17</sup>	T35-320	T35-390 <sup>17</sup>	T35-490 <sup>17</sup>
KSF2HS	House side shield <sup>12</sup>					
KSF2VG	Vandal guard					

# KSF2 Arm-Mounted Rectilinear Cutoff Lighting

Coefficient of Utilization \_\_\_\_\_  
Initial Footcandles \_\_\_\_\_



**NOTES:**

- For electrical characteristics, consult technical data tab.
- Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.
- Photometric data for other distributions can be accessed from [www.lithonia.com](http://www.lithonia.com).

**Mounting Height Correction Factor**

(Multiply the fc level by the correction factor)

- 15 ft.= 5.4
- 30 ft.= 1.36
- 40 ft.= .77

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction factor}$$

# CONTEXT PLAN

## Augusta Ranch Marketplace

SWC Crismon and Baseline Road

Mesa, Arizona

September 15, 2014

**Arizona Office**  
2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
rkaa.com

**California Office**  
150 Paularino Avenue  
Suite D-170  
Costa Mesa, CA 92612  
Office: (949) 954-8785





**PHOTO #1**



**PHOTO #2**





**PHOTO #3**



**PHOTO #4**





**PHOTO #5**



**PHOTO #6**





**PHOTO #7**



**PHOTO #8**





**PHOTO #9**



**PHOTO #10**





**PHOTO #11**



**PHOTO #12**



**Project Narrative  
Augusta Ranch Marketplace  
SWC Crismon and Baseline Road  
Mesa, Arizona  
October 06, 2014**



**Overview**

We are requesting a Design Review Meeting for a proposed restaurant/retail building with a drive thru. This site is located on the SWC of Crismon Road and Baseline Road. The property is currently zoned LC which allows for restaurants with drive-thru facilities and retail as a use. The surrounding properties are as follows:

**North:** RS-6 - Single Residence

**East:** LC - Limited Commercial

**South:** LC - Limited Commercial

**West:** C-2 - Limited Commercial

**Project Description**

The proposed two suite retail/restaurant building has Suite A at 1,800 s.f. and Suite B at 1,700 s.f. with a drive thru window and a patio. The remainder of the site is available parking for the proposed building. The site will meet minimum parking requirements from the City with a shared parking agreement.

**Summary**

We are proposing a two suite retail/restaurant building with drive thru facilities.

**Arizona Office**

2233 East Thomas Road  
Phoenix, AZ 85016

Office: (602) 955-3900

[rkaa.com](http://rkaa.com)

**California Office**

150 Paularino Avenue  
Suite D-170

Costa Mesa, CA 92612

Office: (949) 954-8785

**Licensed in:**

Arizona  
Arkansas  
California  
Colorado  
Florida  
Georgia  
Idaho  
Illinois  
Indiana  
Kansas  
Louisiana  
Maryland  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
Nevada  
New Mexico  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

**Principals:**

Robert W. Kubicek, AIA

Jorge A. Calderon, Assoc. AIA

Kathleen D. Rieger, VP

Steve A. Nosal, VP

Neil A. Feaser, VP

Edgar Felix