



ARCHICON ARCHITECTURE & INTERIORS, L.C.

Project Narrative

MESA CENTERPOINT PLAZA
MAJOR B - GOODWILL
10860 E. GUADALUPE ROAD
Mesa, AZ 85201

18 January, 2019

This submittal for Design Review Request is part of the previous approved site plan case DRB18-00601 and ZON18-00597

The developer is now proceeding with the Major B component of the approved site plan while utilizing the previous building footprint format and site configuration. The approved conditions of the previous site plan approval have been met.

PROJECT OVERVIEW

This project is located in a proposed shopping center development along Guadalupe Road and Signal butte Road. The center is proposed to have restaurant Pads , Specialty Store and Storage Facility and possible Shops that are not part of this submittal and under separate review.

This Building shall be 22,000 s.f. and utilized by Goodwill. The building will provide for a receiving and service operation including a donation drop off drive thru.

The building incorporates 360 degree architecture similar to the previously review ALDI's.

The maximum approved height of 33'-0" is NOT being exceeded in this request.

REVISIONS REQUESTED

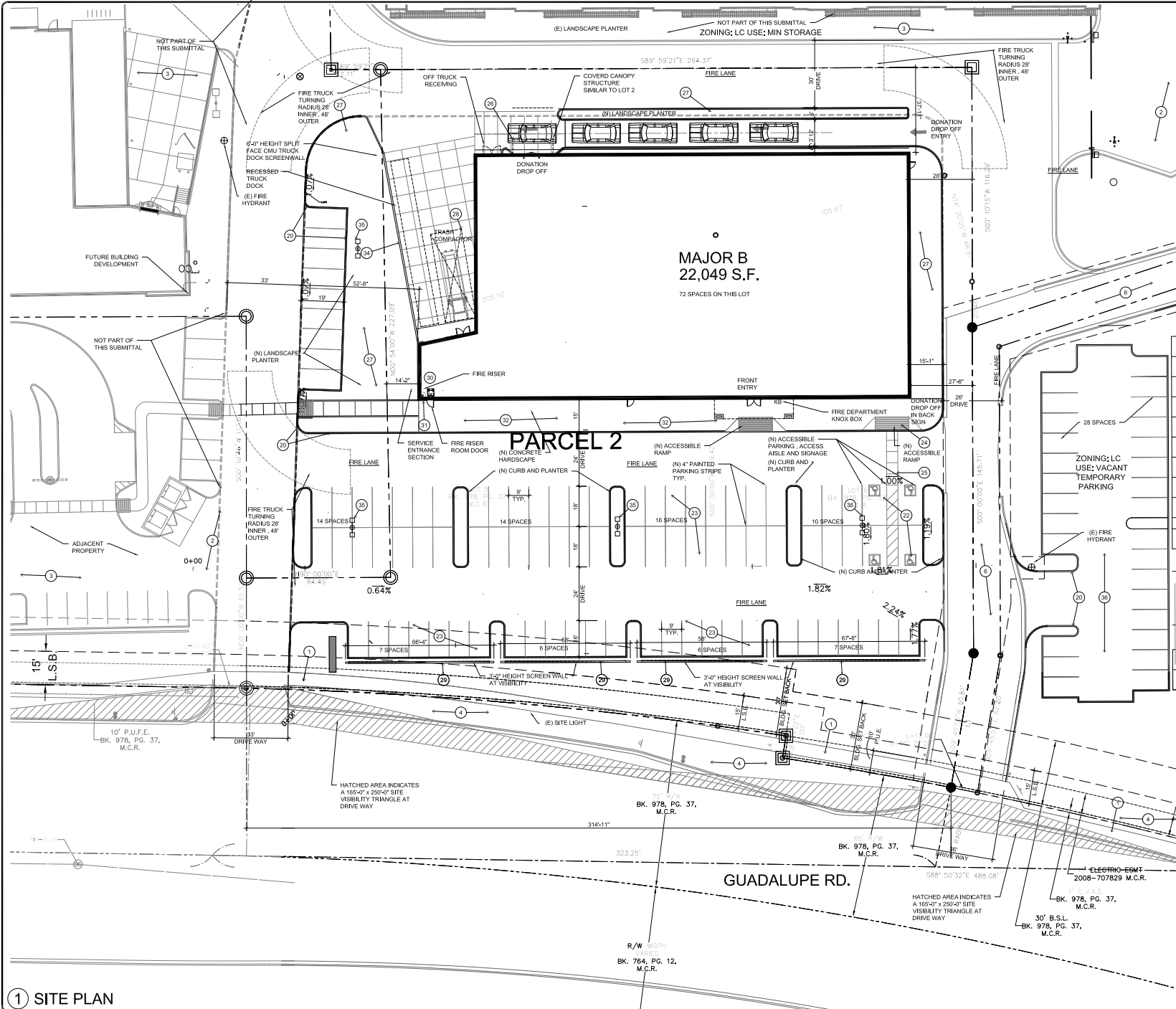
SITE PLAN: Overall layout matches the approved site plan, with minor changes to the location drive-thru location.

FLOOR PLAN:

Overall plan remains the same as per the approved site plan footprint except for location of donation drop off to be located on the North West corner in lieu of the North East corner.

BUILDING ELEVATIONS:

The Building Elevations will incorporate Earth Tone colors consistent with the ALDI's design. The building will include textured wall finishes and split face masonry. The drive thru is consolidated



PROJECT DATA
 ADDRESS: 10860 E. GUADALUPE ROAD, MESA, ARIZONA
 LOCATION: MESA CENTER POINT PLAZA - MAJOR B
 PROJECT DESCRIPTION:
 DEVELOP A NEW RETAIL BUILDING WITH SITE ACCESS FROM EXISTING
 DRIVES AND INFRASTRUCTURE.
 BASED ON DESIGN REVIEW CASE NO.: DRB18-0061
 ZONING: LC
 ASSESSORS PARCEL NO: 312-26-962
 SITE AREA: 134,211 S.F. OR 3.08 ACRE
 TOTAL NEW BUILDING AREA (THIS PROJECT): 22,049 S.F.
 LOT COVERAGE: 25%
 TOTAL NEW BUILDING AREA THIS PHASE (GOODWILL) = 22,049 S.F.
 CONSTRUCTION TYPE: VB
 BUILDING HEIGHT: 32'-0"
 EXISTING PARKING: NOT A PART OF THIS PROJECT
 PARKING REQUIRED PER CITY OF MESA THIS PROJECT: 22,000 / 375 = 59 SPACES
 = 72 SPACES TOTAL
 = 4 ACCESSIBLE SPACES
 ADDITIONAL SPACES PROVIDED AS PART OF THIS SUBMITTAL
 17 SPACES ON ADJACENT LOT 2 ON THE WEST
 28 SPACES ON ADJACENT LOT 5 ON THE EAST

SITE NOTES:
 TRASH COMPACTOR LOCATED AT LOADING DOCK.
 DASHED LINE INDICATES A 14'-0" X 40'-0" MIN. AREA FOR COMPACTOR PER MESA DETAIL M-42.06. THIS SITE WILL NOT PROVIDE A REFUSE.
 3'-0" HIGH CMU SCREEN WALL ALONG GUADALUPE IS PROVIDED AT VISIBILITY TRIANGLES AND WILL VARY TO BE 3'-4" AND 4'-0" HIGH.

KEYNOTES
EXISTING SITE CONDITIONS
 1. EXISTING PEDESTRIAN SIDEWALK TO REMAIN.
 2. ADJ. PARKING AND PAVING, NOT A PART
 3. FUTURE BUILDING PAD AREA, PART OF SEPARATE SUBMITTAL
 4. EXISTING LANDSCAPE AREA TO REMAIN.
 5. EXISTING SIDEWALK TO REMAIN
 6. EXISTING ASPHALT SERVICE DRIVE TO REMAIN

NEW SITE AND BUILDING CONDITIONS
 20. (N) 6" VERTICAL CONCRETE CURB-RE. CIVIL
 21. (N) ASPHALT PAVING-RE. CIVIL
 22. ACCESSIBLE PARKING STALL AND ACCESS AISLE WITH ACCESSIBLE PARKING SIGN PER CITY OF MESA
 23. STANDARD 9' X 18'-0" PARKING STALL-TYP
 24. ACCESSIBLE RAMPS, 2% MAX. SLOPE, RE. CIVIL
 25. ACCESSIBLE ROUTE DELINEATION
 26. DROP OFF LOCATION WITH COVERED CANOPY STRUCTURE
 27. LANDSCAPE AREA, DEFINED BY VERTICAL CURB AT EXPOSED EDGE OR CONCRETE WALK
 28. TRASH COMPACTOR LOCATED AT LOADING DOCK. DASHED LINE INDICATES THE 14'-0" X 40'-0" MINIMUM AREA FOR COMPACTOR PER DETAIL M-42.06
 29. 3'-0" HIGH CMU SCREEN WALL AT VISIBILITY TRIANGLES. 3'-4" - 4'-0" HIGH SCREEN WALL.
 30. FIRE RISER ROOM
 31. FIRE DEPARTMENT CONNECTION.
 32. CONCRETE HARDSCAPE.
 33. KNOX BOX LOCATION
 34. NEW 8'-0" HIGH MASONRY TRUCK DOCK SCREEN WALL.
 35. SITE LIGHT POLE AND BASE.
 36. SURPLUS PARKING AREA, PROVIDED AS PART OF FUTURE LOT.

VICINITY MAP
 BASELINE
 THIS PROJECT
 GUADALUPE RD.
 SIGNAL BUTTE RD.

PROJECT TEAM
APPLICANT
 G BROWN INVESTMENTS 2, LLC
 7508 E. CAMELBACK RD.
 SCOTTSDALE, AZ 85251
 P: 480-453-2772
 CONTACT: TODD KJAR
ARCHITECT:
 ARCHICON
 ARCHITECTURE & INTERIORS, L.C.
 5055 E. WASHINGTON STREET
 SUITE 200
 PHOENIX, AZ 85004
 CONTACT: SCOTT PUENTE
 P: 602-222-4366
 F: 602-279-4305
 E: scott@archicon.com

CIVIL ENGINEERING:
 SBL ENGINEERING LLC
 1834 N. 50TH WAY
 SCOTTSDALE, AZ 85251
 CONTACT: CRAIG BAKER
 P: 602-326-5848
 E: CRAIG@SBL-ENG.COM

LANDSCAPE ARCHITECT:
 T.J. MOQUEN & ASSOCIATES, INC.
 8433 EAST CHOLLA ST.
 SUITE 101
 SCOTTSDALE, ARIZONA 85200
 CONTACT: T.J. MOQUEN
 T: 602-908-6200
 E: tmoquen@tjma.net

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 www.ARCHICON.COM

MESA CENTERPOINT PLAZA - MAJOR B
 GOODWILL
 10860 E. GUADALUPE ROAD
 MESA, ARIZONA

JOB NO: 1988910-01
 PROJECT NO: S PUENTE
 DRAWN BY: ARCHICON
 CHECKED BY: J. PLANCK
 NO. REVISION DATE

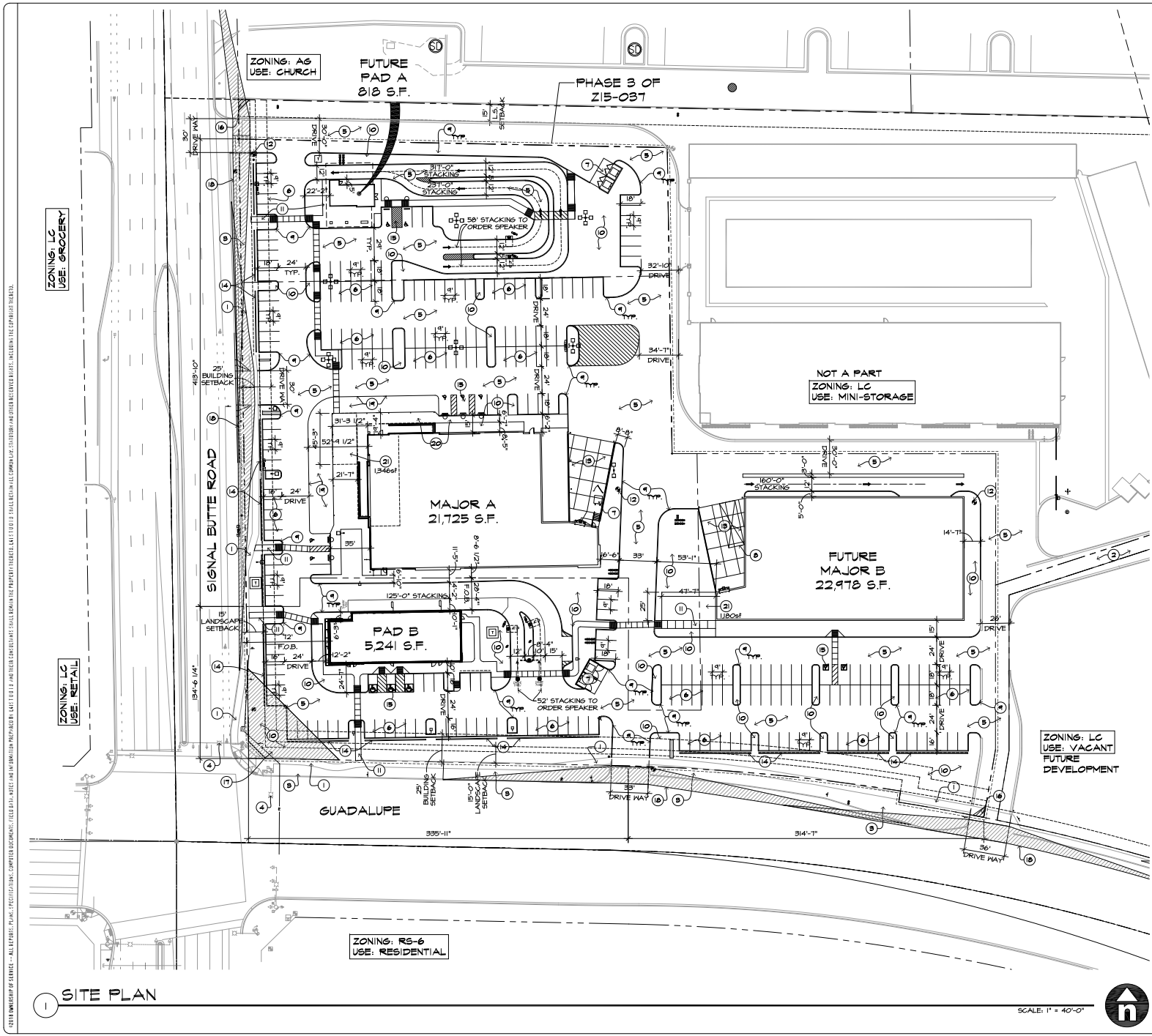
APPROVED CASE DRB18-00601 - ADM18-00936

SHEET TITLE:
 SITE SPECIFIC PLAN

LANDSCAPE ARCHITECT:
 T.J. MOQUEN & ASSOCIATES, INC.
 8433 EAST CHOLLA ST.
 SUITE 101
 SCOTTSDALE, ARIZONA 85200
 CONTACT: T.J. MOQUEN
 T: 602-908-6200
 E: tmoquen@tjma.net

DR-01
 ISSUE ONE-SEP. 30TH, 2019

1 SITE PLAN



PROJECT TEAM:

OWNER:
BROWN GROUP, INC.
1508 EAST CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85251
CONTACT: TERRY KARK
PH: (480) 489-2712

ARCHITECT:
LEVEL4 STUDIO, L.L.C.
6868 NORTH 17TH AVE, STE. 204
PHOENIX, ARIZONA 85018
CONTACT: MIKE HILLS
PH: (602) 514-4420 EXT. 12

CIVIL:
SBL ENGINEERS, L.L.C.
1851 E. SUNNERST LANE
TUCSON, AZ 85724
CONTACT: GRACE BAKER
PHONE: 602.926.0646

LANDSCAPE:
COLLABORATIVE
V STUDIO INC.
7100 EAST 101 AVE, STE 128
SCOTTSDALE, ARIZONA 85258
CONTACT: AARON HILLMAN
PH: (480) 341-0940



SITE DATA:

EXISTING ZONING: LC
CONSTRUCTION TYPE: V-B

PARCEL 1:
PARCEL AREA: 156,744 SF (3.5804 AC)

PAD A (FUTURE)
BUILDING AREA: 818 SF
PARKING REQUIRED: 9 SPACES
PARKING PROVIDED: 24 SPACES

MAJOR A (RETAIL)
BUILDING AREA: 21,725 SF
PARKING REQUIRED: 55 SPACES
PARKING PROVIDED: 101 SPACES

PARCEL 2:
PARCEL AREA: 134,211 SF (3.0811 AC)

PAD B (PAST FOOD)
BUILDING AREA: 5,241 SF
PARKING REQUIRED: 52 SPACES
PARKING PROVIDED: 52 SPACES

MAJOR B (FUTURE)
BUILDING AREA: 22,978 SF
PARKING REQUIRED: 54 SPACES
PARKING PROVIDED: 73 SPACES

TOTAL PARKINGS REQUIRED: 175 SPACES
TOTAL PARKING PROVIDED: 255 SPACES

PAD B FOUNDATION BASE

FOUNDATION BASE	AREA	LENGTH	AVERAGE
SOUTH	1,836 SF	117'	15.7'
WEST	804 SF	46'	17.9'
EAST	1,894 SF	46'	41.2'
NORTH	N/A	117'	N/A
AVERAGE PER MD 11-33-9-A-3.			

KEYNOTES:

- EXISTING PEDESTRIAN SIDEWALK TO REMAIN.
- EXISTING ASPHALT DRIVE TO REMAIN.
- EXISTING LANDSCAPE AREA TO REMAIN.
- EXISTING STREET LIGHT.
- ASPHALT DRIVE REFER TO CIVIL DRAWINGS.
- PARKING STALLS PER DIMENSIONS.
- TRASH ENCLOSURE REFER CITY OF MESA STANDARD DETAIL. TRASH COMPACTOR LOCATED AT LOADING DOCK, DASHED LINE INDICATES THE 14'x10' MINIMUM AREA FOR COMPACTOR PER DETAIL M-62.06.
- 6" HIGH CONCRETE CURB.
- LANDSCAPE AREA REFER TO LANDSCAPE PLANS.
- CONCRETE SIDEWALK.
- FIRE HYDRANT REFER TO CIVIL DRAWINGS.
- RECESSED LOADING DOCK WITH A FULL HEIGHT SCREEN WALL.
- 3'-0" HIGH SCREEN WALL AT VISIBILITY TRIANGLES AND 3'-4" TO 4'-0" HIGH SCREEN WALL SCREEN WALL TO BE CIVIL MATCHING LANDSCAPE DESIGN.
- ACCESSIBLE PARKING STALLS.
- HATCHED AREA INDICATES 10'x10' VISIBILITY TRIANGLE.
- HATCHED AREA INDICATES 20'x20' VISIBILITY TRIANGLE, SCREEN WALLS, BARRIERS AND ANY OTHER LANDSCAPING SHALL NOT BE HIGHER THAN 3'.
- HATCHED AREA INDICATES 165'x250' SITE VISIBILITY TRIANGLE AT DRIVE WAY.
- ASPHALT PAVEMENT AREA, STRIPED LINE AS INDICATED.
- SIDEWALK LANDSCAPE AREA.
- PLAZA AREA.



MESA CENTERPOINT PLAZA
2751 SOUTH SIGNAL BUTTE ROAD
MESA, ARIZONA

SP1.0 SITE PLAN

DATE	REVISION

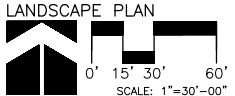
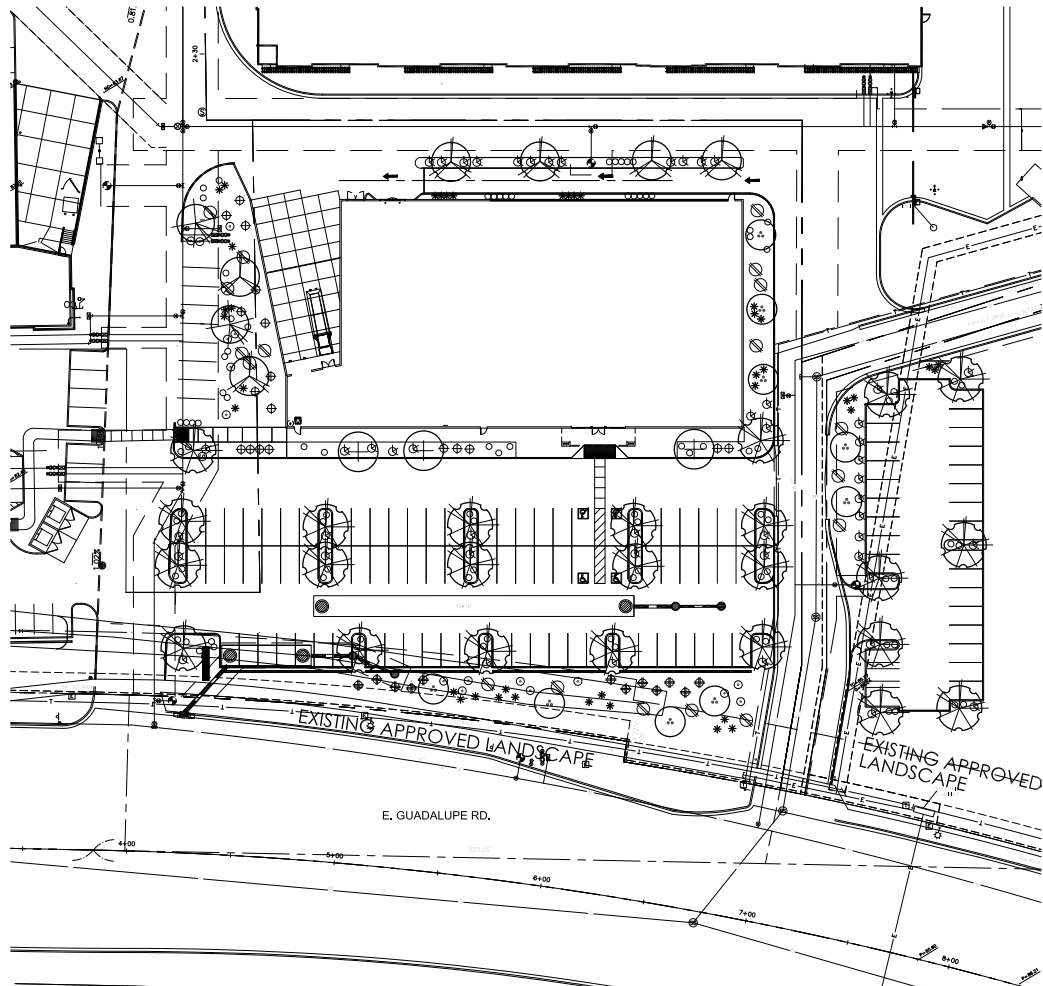
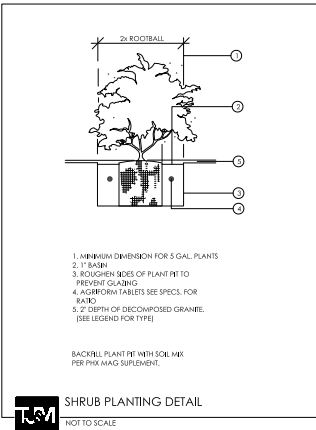
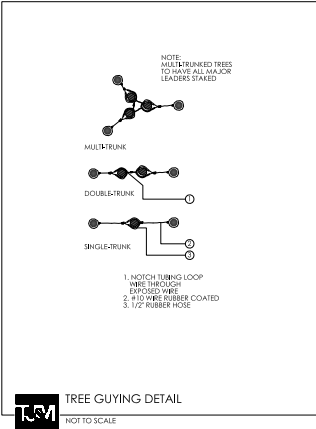
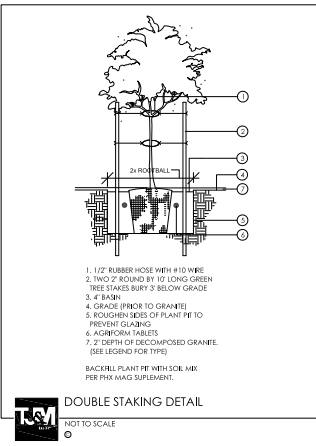
LCS116588

SITE PLAN

SCALE: 1" = 40'-0"



SOUTH OWNERSHIP PER SERVICE - ALL ERECTIONS, PLUMB, ELECTRICAL, MECHANICAL, HEATING, VENTILATION AND AIR CONDITIONING SHALL BE IN ACCORDANCE WITH THE CITY OF MESA STANDARD DETAIL DRAWINGS AND PERMITS. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESA.



LANDSCAPE DATA TABLE:

STREET FRONTAGE LANDSCAPE: (337')
 TREES REQUIRED: 13 TREES
 TREES PROVIDED: 13 TREES (EXISTING PER MASTERPLAN)
 SHRUBS REQUIRED: 78 SHRUBS
 SHRUBS PROVIDED: 78 SHRUBS (EXISTING PER MASTERPLAN)

REAR PERIMETER LANDSCAPE:
 N/A (EXISTING PER MASTERPLAN)

EAST PERIMETER LANDSCAPE:
 N/A (EXISTING PER MASTERPLAN)

WEST PERIMETER LANDSCAPE:
 N/A (EXISTING PER MASTERPLAN)

SOUTH FOUNDATION LANDSCAPE: (220')
 TREES REQUIRED: 4 TREES
 TREES PROVIDED: 4 TREES
 10% 36" BOX REQUIRED: 4 PROVIDED

NORTH FOUNDATION LANDSCAPE: (193')
 TREES REQUIRED: 4 TREES
 TREES PROVIDED: 4 TREES
 10% 36" BOX REQUIRED: 4 PROVIDED

WEST FOUNDATION LANDSCAPE: (110')
 TREES REQUIRED: 2 TREES
 TREES PROVIDED: 3 TREES
 10% 36" BOX REQUIRED: 2 PROVIDED

EAST FOUNDATION LANDSCAPE: (110')
 TREES REQUIRED: 2 TREES
 TREES PROVIDED: 3 TREES
 10% 36" BOX REQUIRED: 3 PROVIDED

PARKING LANDSCAPE:
 TREES REQUIRED: 24 TREES
 TREES PROVIDED: 24 TREES
 SHRUBS REQUIRED: 72 SHRUBS
 SHRUBS PROVIDED: 72 SHRUBS

LANDSCAPE LEGEND

- ULMUS PARVIFOLIA EVERGREEN ELM
2" CALIP., 6.5T, 4.5W (24)
- ACACIA SALICINA WILLOW ACACIA
24" BOX (3)
- SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
36" BOX
- VITEX AGNIUS-CASTUS 'MONTROSE PURPLE'
CHASTE TREE
15 GALLON (2)
- EXISTING TREE PROTECT FROM CONSTRUCTION
- QUERCUS VIRGINIANA LIVE OAK
36" BOX 7T, 4W (5)
- EXISTING SHRUB TO REMAIN SPECIES VARY
- BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA
5 GALLON (14)
- LEUCOPHYLLUM FRUTESCENS 'COMPACTA'
COMPACT SAGE
5 GALLON (12)
- RUELLIA PENINSULARIS BAJA RUELLIA
5 GALLON (50)
- TECOMA STANS 'GOLD STAR' YELLOW BELLS
5 GALLON (18)
- HESPERALOE FUNIFERA GIANT YUCCA
5 GALLON (18)
- CONVOLVULUS CNEORUM BUSH MORNING GLORY
1 GALLON (41)
- EREMOPHILA GLABRA 'MINGENW GOLD' OUTBACK SUNRISE EMU
1 GALLON (44)
- LANTANA CAMRA 'NEW GOLD' NEW GOLD LANTANA
1 GALLON (56)
- MATCH EXISTING DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LINE OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2

LANDSCAPE CALCULATIONS:

OFF-SITE LANDSCAPE AREA:	(existing) 4,835 SQ.FT.
NET SITE AREA:	134,211 SQ.FT.
ON-SITE LANDSCAPE AREA:	14,959 SQ.FT.
PERCENT ON-SITE LANDSCAPE AREA:	11%

T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
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 Scottsdale, Arizona 85268
 P. (602) 265-0320



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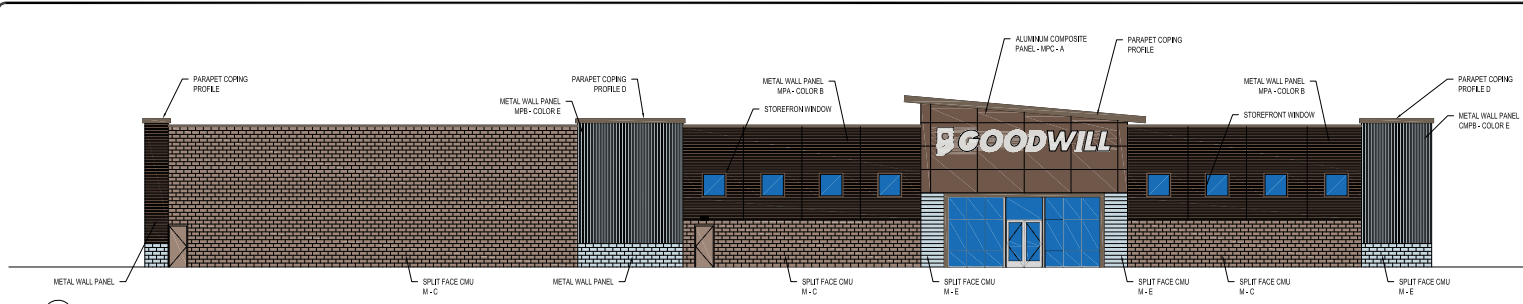
MESA CENTERPOINT PLAZA - MAJOR B
 GOODWILL
 10860 E. GUADALUPE ROAD
 MESA, ARIZONA

JOB NO:	1988910-01	
PROJECT WORK:	S PUENTE	
DRAWN BY:	ARCHICON	
CHECKED BY:	J. PLANK	
NO.	REVISION	DATE

SHEET TITLE:
LANDSCAPE PLAN

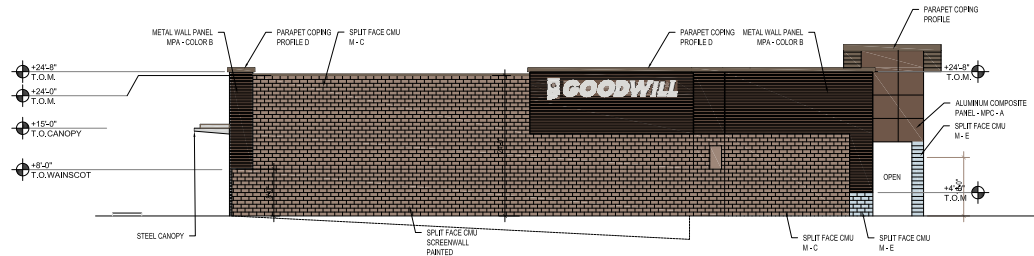


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 ISSUE DATE: AUG. 8TH 2019

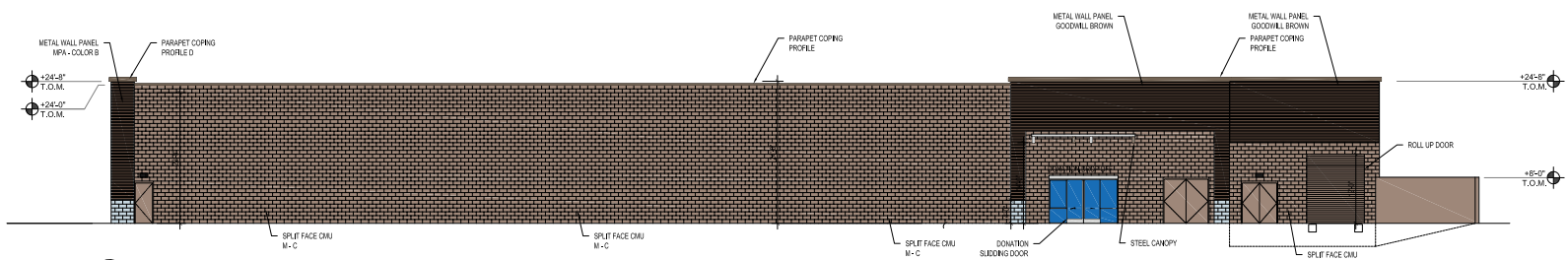


① SOUTH ELEVATION SCALE: 3/32" = 1'-0"

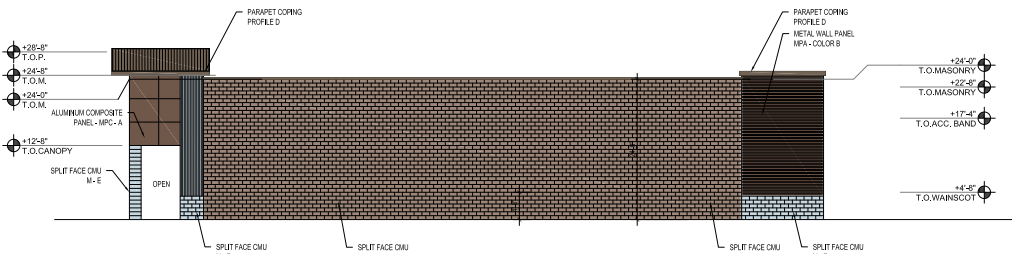
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B	COLOR B DUNN EDWARDS DE 6077 DEEP BROWN METAL PANEL RIBBED -HORIZ		MATERIAL - MPA (COLOR B) HORIZONTAL METAL PANEL
C	COLOR C DUNN EDWARDS DE5860 COBBLE STONE PATH SPLIT FACE CMU		MATERIAL - MPB (COLOR E) METAL PANEL VERTICAL
D	COLOR D DUNN EDWARDS DE5698 GRAYWHITE METAL ACCENTS PARAPETS		MATERIAL - MPC (COLOR A) METAL PANEL FLAT
E	COLOR E DUNN EDWARDS DE5799 SNOW LODGE CMU - PAINTED METAL PANEL - RIBBED VERTICAL		



② WEST ELEVATION SCALE: 3/32" = 1'-0"



③ NORTH ELEVATION SCALE: 3/32" = 1'-0"



④ EAST ELEVATION SCALE: 3/32" = 1'-0"

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MESA CENTERPOINT PLAZA - MAJOR B
GOODWILL
10860 E. GUADALUPE ROAD
MESA, ARIZONA

JOB NO.	1989910-01	
PROJECT NO.	S PUENTE	
DRAWN BY:	ARCHICON	
CHECKED BY:	J PLANK	
NO.	REVISION	DATE

SHEET TITLE:
PRELIMINARY
ELEVATIONS
OPTION B



DR-2C
ISSUE DATE: SEP. 30TH .2019

APPROVED CASE DRB18-00601, ADM18-00936



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MESA CENTERPOINT PLAZA - MAJOR B

GOODWILL
10860 E. GUADALUPE ROAD
MESA, ARIZONA

PRO NO: 1988910-01
PROJECT NO: S PUENTE
DRAWN BY: ARCHICON
CHECKED BY: J PLANCK

NO.	REVISION	DATE

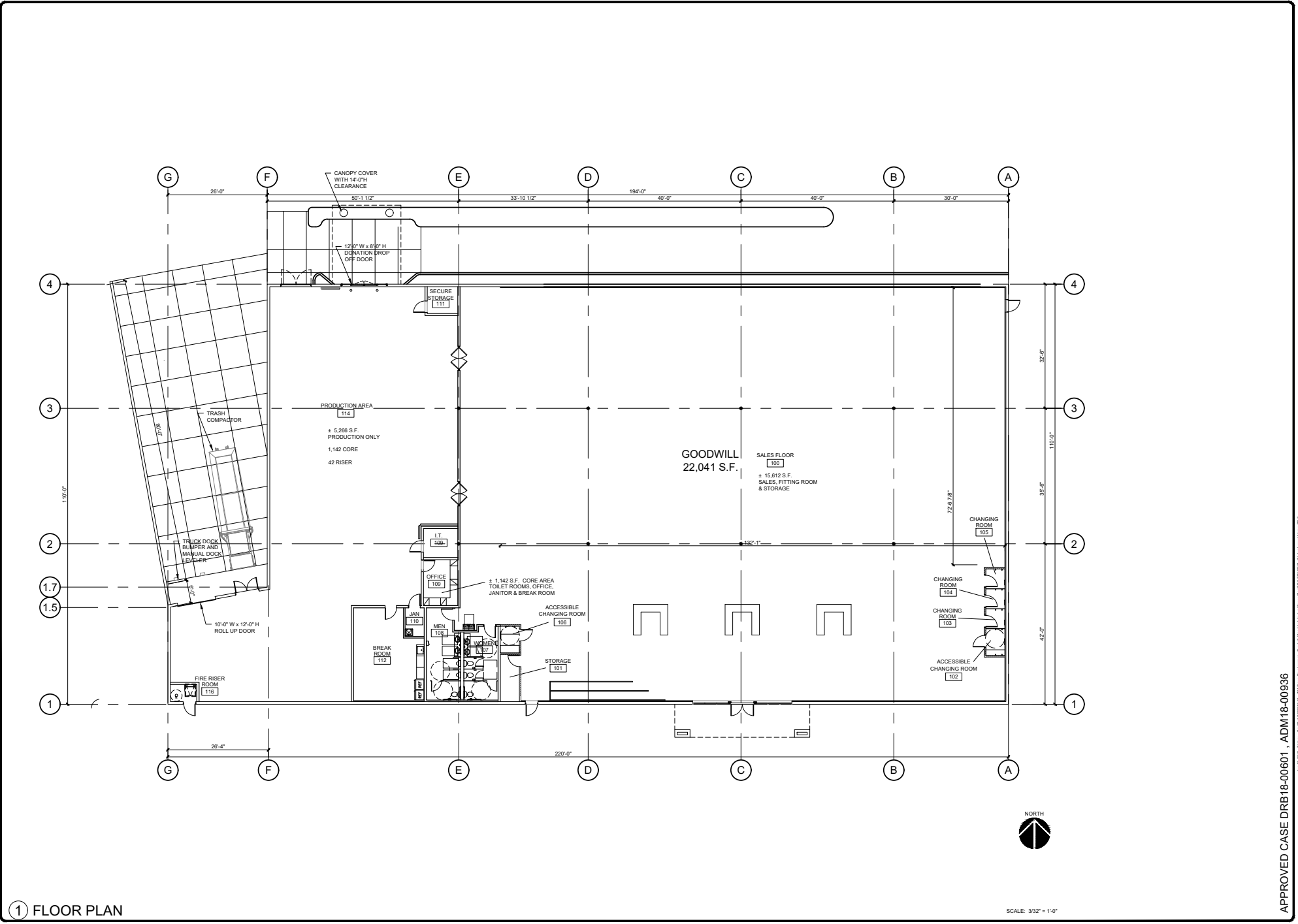
SHEET TITLE:
22,000 S.F.
SPACE PLAN



DR-3

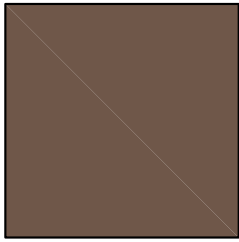
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APPROVED CASE DRB18-00601, ADM18-00936



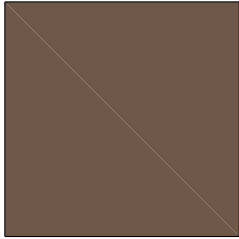
1 FLOOR PLAN

SCALE: 3/32" = 1'-0"



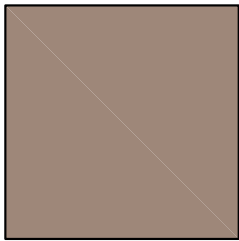
COLOR A
DUNN EDWARDS
DE 6077 DEEP BROWN

METAL PANEL - FLAT



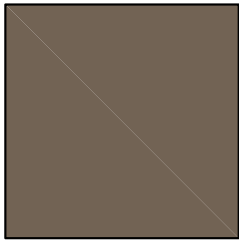
COLOR B
DUNN EDWARDS
DE 6077 DEEP BROWN

METAL PANEL RIBBED
-HORIZ



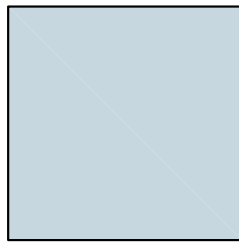
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DUNN EDWARDS
DE6860
COBBLE STONE PATH

SPLIT FACE CMU



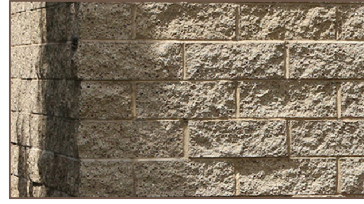
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DUNN EDWARDS
DE5936 GRAPHITE

METAL ACCENTS
PARAPETS

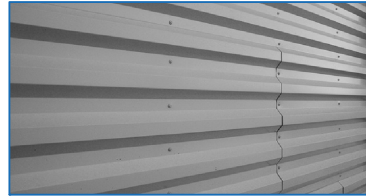


COLOR E
DUNN EDWARDS
DE5799 SNOW LODGE
CMU -PAINTED

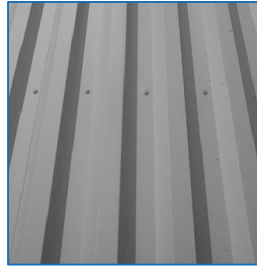
METAL PANEL-RIBBED VERTICAL



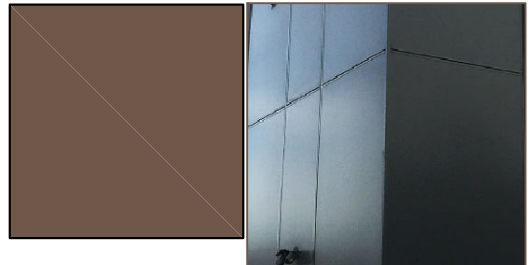
MATERIAL - M
SPLIT FACE CMU BLOCK
PAINTED C OR E.



MATERIAL - MPA (COLOR B)
HORIZONTAL METAL PANEL



MATERIAL - MPB
(COLOR E)
METAL PANEL
VERTICAL



MATERIAL - MPC (COLOR A)
METAL PANEL FLAT



ARCHICON

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5055 E WASHINGTON STREET

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MATERIAL BOARD
MAJOR B
MESA CENTERPOINT
MESA , ARIZONA
09-30-19