

## Board of Adjustment

### *Staff Report*

**CASE NUMBER:** BA14-053 (PLN2014-00470)  
**STAFF PLANNER:** Wahid Alam, AICP  
**LOCATION/ADDRESS:** 2110 & 2120 West Southern Avenue  
**COUNCIL DISTRICT:** Council District 3  
**OWNER:** Jeff Geysler  
Lawrence & Geysler Development.  
**APPLICANTS:** Mike Perry, Principal  
WhitneyBell Perry Inc.  
**REQUEST:** Requesting a modification to a Substantial Conformance Improvement Permit to allow the redevelopment of an existing group commercial center in the LC zoning district.

#### SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a modification to a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing pad site in an existing commercial center. The site is approximately 1.6± acres and is located on Southern Avenue across from Banner Desert Medical Center just north of the US 60 Freeway.

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the redevelopment of the site for a new drive-thru restaurant. The new building replaces the existing restaurant building at 2120 West Southern Avenue, which is just west of the newly remodeled commercial center. The SCIP would allow the redevelopment of the commercial center without having to bring the entire site into conformance with current standards.

#### STAFF RECOMMENDATION

Staff recommends approval of case BA14-053, *conditioned upon the following:*

1. *Compliance with the project narrative, revised site plan, landscape plan and elevations submitted dated October 13, 2014 except as modified by the following conditions.*
2. *Compliance with all requirements of Substantial Conformance Improvement Permit ZA11-007 except as modified by the following conditions.*
3. *Compliance with all requirements of Design Review case DR14-031.*
4. *Compliance with all requirements of Lot Split LS14-009.*
5. *Compliance with all City development codes and regulations.*
6. *Provide a 6-inch vertical concrete curb at the east property line between the edge of the pavement and the landscape area.*
7. *Compliance with the Fiesta District Design Handbook for Private Realm Design Guidelines (site design, architectural design, landscape palette, site furniture, fixtures, and connectivity).*
8. *Revise Landscape Plan to match with Site Plan submitted dated October 13, 2014.*
9. *Remove the three non-conforming pole signs. Replacement of the detached sign(s) shall conform with Sign Ordinance requirements.*
10. *Signage (detached and attached) need separate approval and permit for locations, size, and quantity.*
11. *Compliance with all requirements of Development Services in the issuance of building permits.*

**SITE CONTEXT**

**CASE SITE:** Existing pad building – zoned LC  
**NORTH:** Existing residential development – Zoned RM-4  
**EAST:** Existing drive thru restaurant (Filiberto’s) – Zoned LC  
**SOUTH:** (across Southern Avenue) Banner Desert Medical Center- NC PAD  
**WEST:** Existing drive thru restaurant (McDonald’s) – Zoned LC

**STAFF ANALYSIS**

The applicant is requesting a modification to a Substantial Conformance Improvement Permit (SCIP) case# ZA11-007 to allow the redevelopment of an existing pad building in a commercial center in LC zoning district. The applicant’s proposal includes the demolition of the existing pad building just east of the retail building recently remodeled and the development of a 2,200 square-foot drive-thru restaurant building with 250 square-foot of outdoor seating. The proposed drive-thru facility will use the existing shared driveway access off of Southern Avenue.

A summary of Code requirements, the applicant’s proposal, and the staff recommendations are shown in the table below.

**Table 1:**

<b>Standard</b>	<b>Code Requirement</b>	<b>Applicant Proposed</b>	<b>Staff Recommendation</b>
Southern Avenue	15 feet from future 65-foot right-of-way	0' (10' from current 55' ROW) setback	As proposed
West property line	15 feet setback	1' & 4' setback	As proposed
East Property Line	15' setback	0' setback	As proposed
North Property Line	20' (at least 15'landscaped) feet setback	2' 6" setback	As proposed
Parking	Existing Suite A, retail 1532 s.f.:1/375 s.f.= 4 req. Suite B, eating 2600 s.f.: 1/75 s.f. = 35 req. Suite C+D, retail 5825 s.f. 1/375 s.f. = 16 req. Total for 2110 W Southern Avenue = 55 req. Proposed Drive-thru Indoor eating 2200 s.f.: 1/100 s.f. = 22 req. Outdoor seating 250 s.f.:1/200 s.f. = 2 req. Total for 2120 W Southern Avenue = 24 req. Grand total for the center 79 spaces required	63 spaces provided 7 parking spaces will be eliminated to meet 15' setback from 65' future ROW making the total available onsite 56 parking spaces	Provide 15 feet setback from 65' future ROW for a total of 56 parking spaces for the entire center.
Foundation Base	Exterior walls w/Public Entrance: 15 feet Exterior walls adj. to Drive Aisle: 5 feet	See site plan	As proposed
Parking Lot Landscape Islands	(1) 8'x15' island every 8 parking spaces and at the end of each row of parking	See site plan	As proposed
Parking area screening	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of wall/berms and	No screen wall provided	Provide Screening per current code

	densely planted landscaping		
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The applicant is requesting the following waivers:

1. Reduced building setback along west property line from 15' to 1'.
2. Reduced width of landscape islands inside parking lot.
3. Reduced number of parking spaces from 87 to 63 spaces.
4. Reduce front yard landscape setback along Southern Avenue from 15' to 5'.
5. Reduced number of pedestrian links/access from two to one.

Applicant has provided reasoning for all the waivers requested in their Justification and Compatibility Statement submitted (a copy is included in the Board of Adjustment packet).

The zoning ordinance requires a 20' setback along the north property line for commercially zoned properties adjacent to RM residential zoned property; the applicant is proposing a setback along the north property line of 2' 6". Also, the proposed site plan does not meet the landscaping requirements of 15 feet along east property line; however the existing building is only 16' away from the east property line. The proposed site plan provides 63 parking spaces and 79 are required. The proposed site plan shows 7 parking spaces along the Southern Avenue with 10 feet setbacks from current 55 feet ROW (zero setbacks from 65 feet future ROW). The proposed site plan indicates encroachment of the parking lot overhang into the 65 feet future ROW along Southern Avenue. One option is to revise the site plan to allow car overhang into the foundation base along the south elevation of the existing retail building so the parking overhang along Southern Avenue does not encroach into the future ROW. Another option would be to apply for encroachment permit. Planning staff can support both options provided the encroachment permit is approved, otherwise the parking lot cannot overhang into the future ROW.

The proposed drive-thru facility is well designed and compatible with the existing retail center to the east. The proposed project is scheduled for Design Review work session on November 4, 2014.

#### FIESTA DISTRICT

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 has been working with staff to reuse the existing center but with the proposed drive-thru and desire to keep parking along Southern Avenue does not meet the intent of the Fiesta District Urban Design Principles. Staff believes there is still room to incorporate elements to implement the Fiesta District Design Guidelines into their project.

#### **FINDINGS**

- 1.1 The proposed redevelopment of the site invokes conformance with current development standards.
- 1.2 At the time of initial development 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.
- 1.3 The proposed project provides 63 parking spaces on-site where 79 are required. The reduced parking should not affect the center as employees from Medical Center to the south and students from the Community College to the east most probably walk to the site supported by Southern Avenue improvements.
- 1.4 Requiring full compliance with the current code would not allow the redevelopment of the site to occur.
- 1.5 The deviations requested are consistent with the degree of change requested and improve the site significantly making it an asset to the Fiesta District.
- 1.6 The proposed improvements with the recommended conditions of approval help bring the site into a closer degree of conformance with current standards.
- 1.7 The proposed use will not be detrimental to surrounding properties.

#### **ORDINANCE REQUIREMENTS:**

##### **Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – Required Findings:**

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

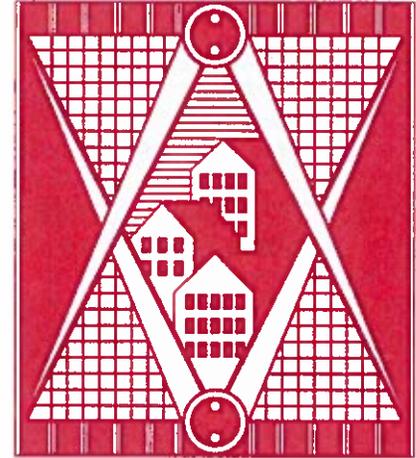
**Justification and Compatibility Statement**  
1 October 2014

**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**

1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014-2784



**ARCHITECTURE & PLANNING**  
**PHOENIX ■ CHANDLER**

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



# PRELIMINARY GRADING, DRAINAGE AND UTILITY PLANS SOUTHERN AVENUE RETAIL MESA, ARIZONA

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

## Required Retention Volume & Time to Drain Calculations

Design Area (A)	Wtd. Runoff Coefficient (C)	Runoff (R)	Volume (V)	Volume (V)	Number of Storms (N)	Assumed Delay Time (T)	Estimated Retention Basin (V)
Design Area (A)	Wtd. Runoff Coefficient (C)	Runoff (R)	Volume (V)	Volume (V)	Number of Storms (N)	Assumed Delay Time (T)	Estimated Retention Basin (V)
DA - 1	1.00	0.00	2.30	0.175	0.110	1	20.1

\* N.A.T.D.P.  
\* Retention Volume (Number of Storms) x (Volume) x (Time) = (Total Volume) x (Time)

## FLOODPLAIN USE PERMIT INFORMATION

BASE FLOOD ELEVATION (MMF) (M) 1201  
EXISTING FLOOD PONDING VOLUME (CF) 7,332  
FLOOD PONDING VOLUME PROVIDED (CF) 7,300

**PROPERTY OWNER/DEVELOPER**  
LAWRENCE & GERTNER DEVELOPMENT  
600 S. COLLIERE AVENUE, SUITE 201  
TEMPE, AZ 85281  
CONTACT: JEFF DEYER  
PHONE: (480) 807-4422

**ARCHITECT**  
WHITNEYWELL PERRY ARCHITECTS INC  
1402 E. MISSOURI AVENUE  
PHOENIX, ARIZONA 85014

**CIVIL ENGINEER**  
TERRASCOPE CONSULTING  
1100 EAST WASHINGTON AVENUE  
PHOENIX, ARIZONA 85014

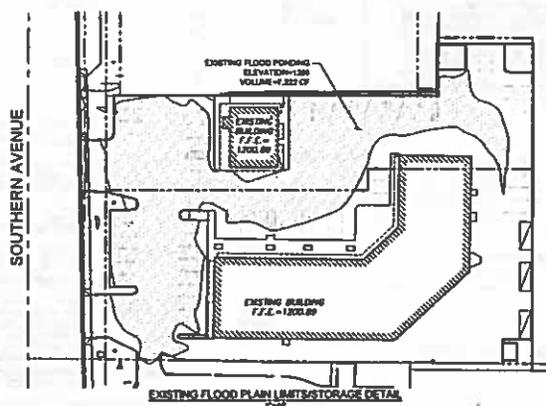
**CONTACT: DAVE BOLTZ, P.E.**  
PHONE: (602) 374-2720  
FAX: (602) 324-6962

**PROJECT INFORMATION**  
PARCEL BOUNDARY / NET AREA: 1.88 AC  
APN: 134-03-020 & 134-03-020  
DANIEL, AZ  
**BENCHMARK**  
CITY OF MESA BRASS TAG IN THE TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF DOBSON ROAD AND SOUTHERN AVENUE. HAVING A RANG AS ELEVATION OF 1201.61

**BASIS OF BEARING**  
NORTH IS WEST, EAST IS BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

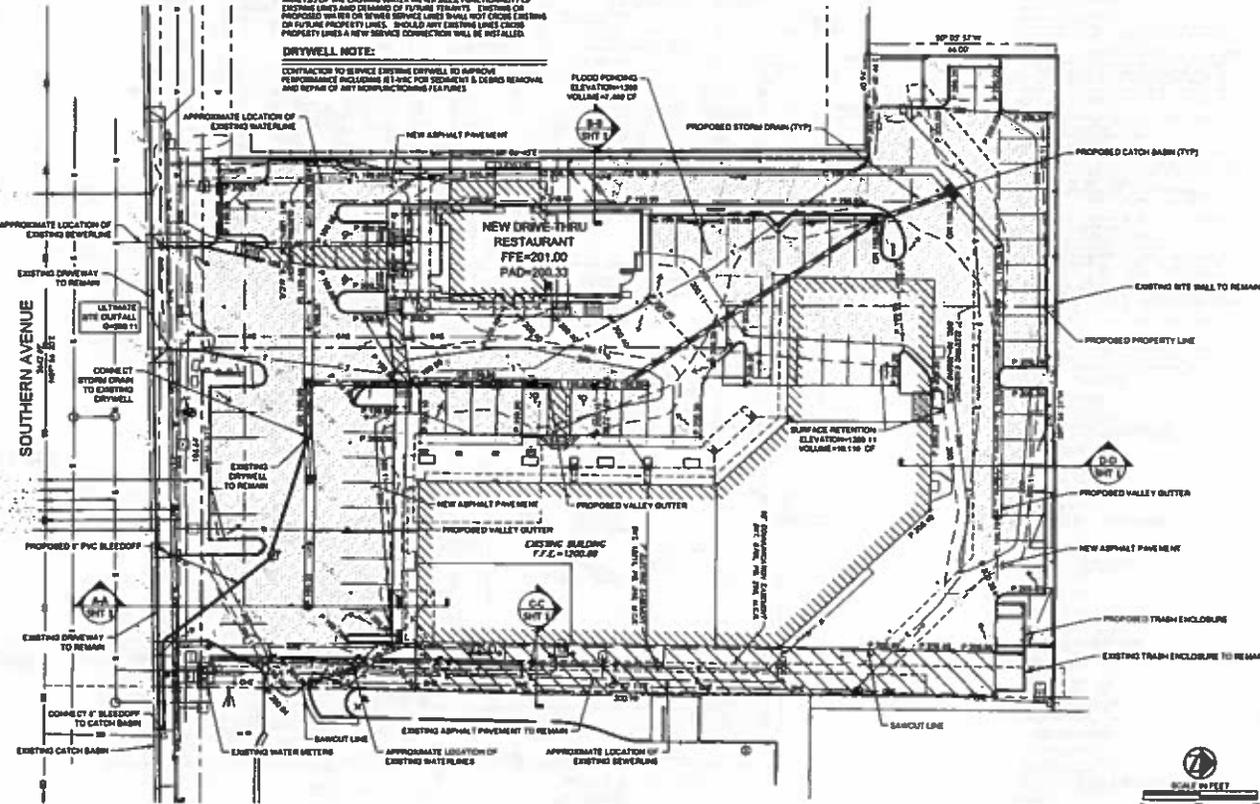
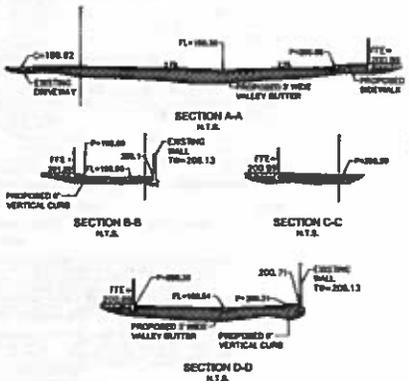


**FLOOD INFORMATION**  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 48022A01, DATED OCTOBER 18, 2010 THE SUBJECT PROPERTY IS LOCATED IN ZONE AH AND ZONE X. ZONE AH IS DEFINED AS 'AREA SUBJECT TO FLOODING BY ANNUAL CHANCE WATERSHED FLOODING (ANNUAL AREA OF FLOODING) WITH AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. BASE FLOOD ELEVATION DETERMINED: SP1=1206.30. ZONE X IS DEFINED AS 'AREA OF 5% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1.5 TO 3 FEET OR DRAINAGE AREA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD'.



**WATER & SEWER NOTE:**  
CONTRACTOR TO PROVIDE & VERIFY SIZE & LOCATION OF ALL EXISTING WATER & SEWER SERVICES PRIOR TO CONSTRUCTION. ADDITIONAL WATER SERVICE CONNECTIONS MAY BE REQUIRED DEPENDING UPON ANALYSIS OF THE EXISTING WATER USE TO SIZE, FUNCTIONALITY OF EXISTING LINES AND DEMAND OF FUTURE FLEXIBILITY. EXISTING OR PROPOSED WATER OR SEWER SERVICES LINES SHALL NOT CROSS EXISTING OR FUTURE PROPERTY LINES. SHOULD ANY EXISTING LINES CROSS PROPERTY LINES A NEW SERVICE CONNECTION SHALL BE INSTALLED.

**DRYWELL NOTE:**  
CONTRACTOR TO SERVICE EXISTING DRYWELL TO IMPROVE PERFORMANCE INCLUDING 61" PVC FOR PROTECT & DURING REMOVAL AND REPAIR OF ANY NONFUNCTIONING FEATURES.



RECEIVED  
CITY OF MESA  
DEVELOPMENT & SUSTAINABILITY

**Terrascope** consulting  
• site planning • surveying • urban planning

SEAL: [Professional Engineer Seal]  
EXP. 03/12/2015  
**SOUTHERN AVENUE RETAIL CENTER**

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN  
**LAWRENCE & GERTNER** DEVELOPMENT

DATE: 08/22/15 DESCRIPTION: CDS SUBMITTAL

CHECKED BY: DMS  
DRAWN BY: TSB  
TITLE: PRELIMINARY GRADING, DRAINAGE, & UTILITY PLANS  
SHEET NO: 1 of 1  
PROJECT NO: 8282

**PLAN KEY NOTES:**

- 1) BURNING CONCRETE CURB TO REPAIR
- 2) NEW LANDSCAPE PLANTER (SMALL 7" DIA.) IF SCREENED "SANTA FE BUSH" DROPPED GRANTS
- 3) NEW SIDEWALK RAMP
- 4) NEW SIDEWALK PER SITE PLAN
- 5) NEW HATCHBACK WALL
- 6) BURNING 6" HIGH BLOCK WALL
- 7) BURNING 6" HIGH BLOCK WALL ARCADE CILL TOWER DECK/STAIR
- 8) BURNING 6" CONCRETE PARKING BUFFER BLOCK
- 9) NEW 6" CONCRETE PARKING BUFFER BLOCK
- 10) BURNING TRASH TO REPAIR
- 11) NEW 6" VERTICAL CURB
- 12) NEW CANOPY FREE SHEET 12"
- 13) BURNING POLE SIGN
- 14) BURNING FIRE HYDRANT
- 15) BURNING POWER POLE
- 16) BURNING POLE SIGN TO BE REMOVED AND REPLACED BY NEW SIGN MOUNTING
- 17) BURNING PLANTER (SMALL NEW PLANTER AND 7" DIA.) IF SCREENED "SANTA FE BUSH" DROPPED GRANTS
- 18) BURNING BLOCK WALL BY PAINTED BRICK WITH
- 19) RELOCATED LIGHT POLE
- 20) RELOCATED POWER POLE
- 21) OVERHEAD ELECTRIC POWER LINE
- 22) BURNING GLAZING TO BE REMOVED ALONG EAST FACE OF BLDG. AND RE-FLASH FLASHER AS SHOWN
- 23) SMALL 7" DIA. IF SCREENED "SANTA FE BUSH" DROPPED GRANTS IN-OUT PLANTING AREA
- 24) BURNING SIDEWALK TO REPAIR
- 25) BURNING PLANTING TO REPAIR
- 26) BURNING CITY SIDEWALK TO REPAIR
- 27) BURNING LIGHT POLE TO REPAIR
- 28) NEW SIDEWALK ACCESSIBLE RAMP (FREE SHEET 12")
- 29) NEW SIGN MOUNTING
- 30) BURNING ASPHALT PAVED PARKING TO REPAIR

**LANDSCAPE REQUIREMENTS:**

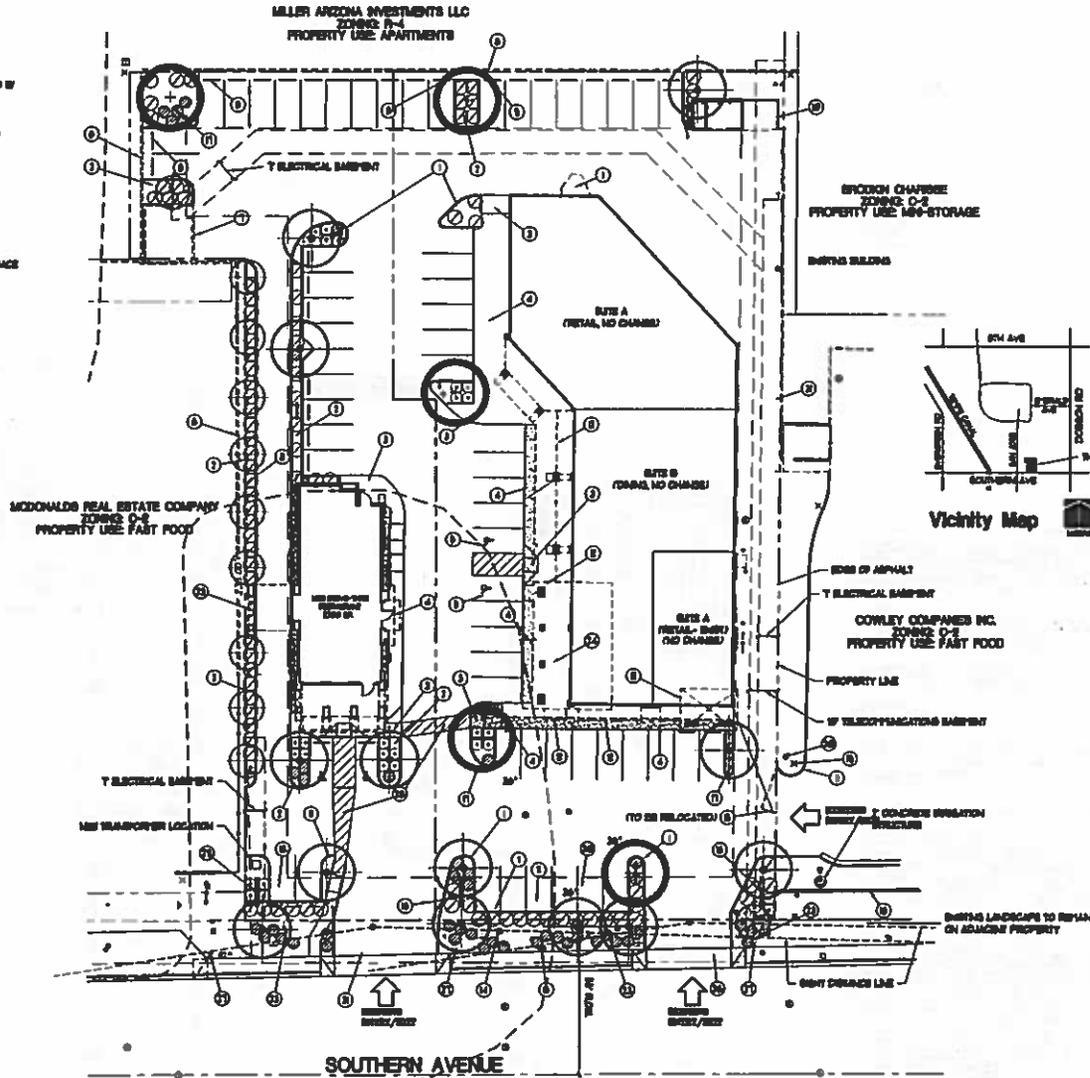
STREET FRONT-OF-WAY	MIN. REQUIRED PLANTS	MIN. PROVIDED PLANTS
ARCADE STREET (1 TREE AND 6 SHRUBS PER 30' LABAL. PL. OF STREET PROBABLY TO 150' FT. OF FRONTAGE)	3 TREES (1) 24" BOX (1) 24" BOX (1) 24" BOX (1) 24" BOX (1) 24" BOX (1) 24" BOX 50% OF LANDSCAPE AREA IN VEGETATIVE COVER	3 TREES (1) 24" BOX (1) 24" BOX (1) 24" BOX (1) 24" BOX (1) 24" BOX (1) 24" BOX 50% OF LANDSCAPE AREA IN VEGETATIVE COVER
PARKING LOT (1 TREE AND 6 SHRUBS PER 100 SPACES PROVIDED)	3 TREES (1) 24" BOX (1) 24" BOX (1) 24" BOX	3 TREES (1) 24" BOX (1) 24" BOX (1) 24" BOX

**LANDSCAPE CALCULATIONS:**

SITE AREA: 65,670 S.F. (1.57 ACRES)  
 LANDSCAPE AREA: 4,848 S.F. (0.3% OF NET SITE AREA)

**PLANT SCHEDULE:**

	CORONAH HYBRID DESERT FURSTY PALM VERDE	24" BOX BRANCHED 18" HT, 7" SP, 3" CAL.	2 TOTAL
	CORONAH HYBRID DESERT FURSTY PALM VERDE	24" BOX BRANCHED 18" HT, 4" SP, 1 1/2" CAL.	2 TOTAL
	GREYALPA TANNINGUS GREYALPA	24" BOX BRANCHED 9" HT, 7" SP, 1 1/2" CAL.	1 TOTAL
	GREYALPA TANNINGUS GREYALPA	24" BOX BRANCHED 9" HT, 4" SP, 1 1/2" CAL.	3 TOTAL
	CASUALPAPA FIBRIFLORA FIBRIFLORA BIRD OF PARADISE	24" BOX BRANCHED 18" HT, 7" SP, 1 1/2" CAL.	3 TOTAL
	LEUCOPHYLLON LAMINARIS NO BRANDED BUSH	3 GALLON FULL PANT CAN	30 TOTAL
	CALYPTROGYNUS VITIFOLIA LITTLE LEAF SHAW BOTTLE BRUSH	3 GALLON FULL PANT CAN	41 TOTAL
	DASYLIRION BRANCHED DESERT SPOON	3 GALLON FULL PANT CAN	3 TOTAL
	HESPERALOE PARVIFLORA RED YUCCA	3 GALLON FULL PANT CAN	3 TOTAL
	LARAXIA MONOCYPERUS NEW GOLD LARCH	3 GALLON FULL PANT CAN	41 TOTAL
	BOUQUANILLA 'TAN DEBO RED' RED YUCCA BOUQUANILLA	3 GALLON BRANCHED, LEAN ON BALL	3 TOTAL



PLAN NOTE: ALL TREE-GRADING AND BULK GRADING IS PER SEPARATE PERMIT.

**Landscape Plan**  
 Scale 1/2" = 10'  
 GRAPHIC SCALE  
 NORTH

RECEIVED

JUN 13 2014

CITY OF MESA  
 DEVELOPMENT & SUSTAINABILITY

**Phillip R. Ryan**  
 Landscape Architect P.C.  
 575 N. Central Ave., Suite 229  
 Phoenix, Arizona 85004  
 (602) 944-1212 Fax (602) 944-1204

**Mesa, AZ Planning Dept. (City of Mesa)**  
 100 N. Central Ave., Suite 229  
 Phoenix, Arizona 85004  
 (602) 944-1212 Fax (602) 944-1204

**SOUTHERN AVENUE  
 RETAIL CENTER**  
 3130 W. SOUTHERN AVE  
 3130 W. SOUTHERN AVE  
 MESA, ARIZONA 85202

**LAWRENCE  
 & GEYSER  
 DEVELOPMENT**

**WHITNEYBELL PERRY INC**  
 1102 East Missouri Avenue  
 Phoenix, Arizona 85014-7704  
 (602) 265-1291

**ARCHITECTURE AND PLANNING**

**L-1**  
 1110

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City of Mesa Planning Dept.  
 100 N. Central Ave., Suite 229  
 Phoenix, Arizona 85004  
 (602) 944-1212 Fax (602) 944-1204

**LANDSCAPE PLAN**

**FLOOR PLAN KEY NOTES**

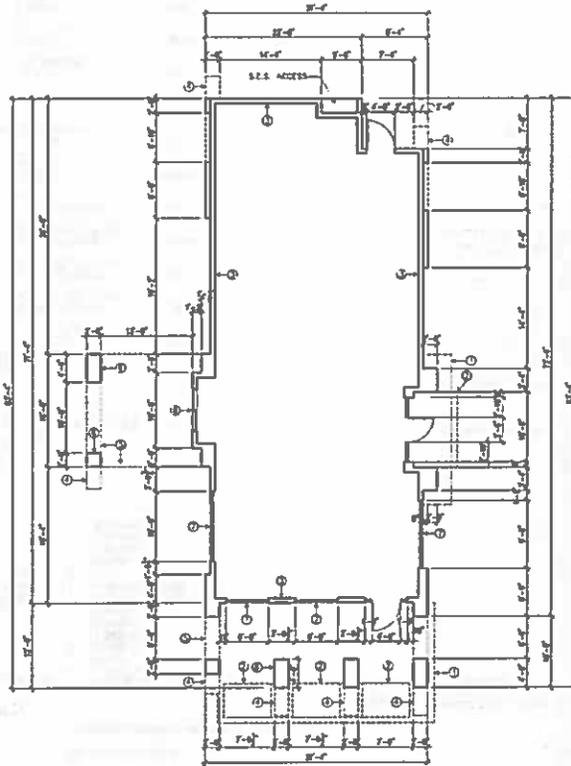
- ① DASHED LINE INDICATES ROOF OVERHANG
- ② DASHED LINE INDICATES SHADING CANOPY ABOVE
- ③ 2x4 STUD WALL WITH SMOOTH FINISH
- ④ DASHED LINE INDICATES ANGLE OF NEW COLUMN
- ⑤ DASHED LINE INDICATES STRUCTURE ABOVE
- ⑥ HOOD FRAME COLUMN (DIMENSIONS ARE TO OUTSIDE OF SHEATHING)
- ⑦ TYPICAL STONEFRONT SYSTEM - PAINT SPEC. PER D.E.S.
- ⑧ DRIVE SHAFT HOOD

**GENERAL NOTES**

- 1. OPENINGS AROUND VENTS, PANEL DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT THE FLOOR OR CEILING SHALL BE FORESTOPPED WITH NONCOMBUSTIBLE MATERIALS.
- 4. ALL WALLS CONTAINING ROOF DRAINS SHALL BE THE CONSTRUCTION OR FINISHED TO SUPPORT BOTH TO SUPPORT.
- 5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING STONEFRONT OVERHEAD WALL LEXIBATIONS AND FINISHING ALL STONEFRONT SURFACES PER INSTALLATION OF NEW STRUCTURAL ELEMENTS AND FINISHES. CONTRACTOR IS RESPONSIBLE FOR FILL NEW AND 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 AND INCREASE WORKING CHANGE IN USE OR OCCUPANCY TO EXISTING STATES SHALL BE PERFORMED UNDER THIS PERMIT.

**LEGEND**

- ① KEYNOTE SYMBOL - UNLESS NOTED OTHERWISE
- ② KEYNOTE SYMBOL - FOR ROOF PLAN ONLY
- ③ COLOR SELECTION - SEE COLOR LEGEND ELEVATION SHEETS
- DESIGNATES EXISTING CHAF WALL OR EXISTING CHAF COLUMN
- DESIGNATES EXISTING CHAF WALL BY NEW APPLIED 2x4 STUD WALL COLOR
- WOOD FRAMED WALL OR PARAPET
- DESIGNATES NEW BRICK FINISH
- DESIGNATES NEW BRICK VENEER OVER NEW WOOD FRAMED WALL
- DESIGNATES EXISTING BUILDING - IN PLACE OF EXISTING BUILDING N.T.C.



**FLOOR PLAN**  
210 W SOUTHERN AVE

**ROOF PLAN**  
210 W SOUTHERN AVE

**ROOF PLAN KEY NOTES**

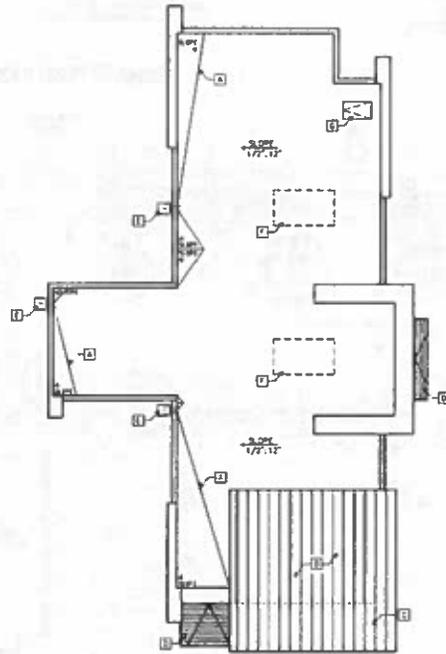
- ① NEW DROVEIT
- ② METAL SLAM ROOFING
- ③ DASHED LINE INDICATES CANOPY BELOW
- ④ NEW ROOF SLOPPER WITH CONNECTION DOWN TO SPLASH BLOCK
- ⑤ MECHANICAL EQUIPMENT

**ROOF DRAIN NOTES**

- 1) ROOF DRAINS SHALL BE INSTALLED, SIZED AND DISCHARGED IN ACCORDANCE WITH CHAPTER 11 OF THE PLANNING CODE.
- 2) WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAIN SHALL BE INSTALLED WITH THE INLET FLUSH LINE LOCATED 1/2" TO 1" ABOVE THE LOW POINT OF THE ROOF OR OVERFLOW SLOPPERS HAVING TYPICAL SIZES OF THE ROOF DRAIN. OVERFLOW DRAINS MAY BE INSTALLED IN ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 1/2" TO 1" ABOVE THE LOW POINT OF THE ADJACENT ROOF AND A MINIMUM OPENING HEIGHT OF 6" TO 8" INCHES.
- 3) VERTICAL PIPING AND OVERFLOW ROOF DRAIN JETTS SHALL COMPLY WITH JETTS INC FOR THE REGULATORY 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 SLAB DECKS, PARKING DECKS AND SIMILAR AREAS MAY BE AN APPROVED LISTED SURFACE TYPE WHICH IS LISTED WITH THE BULK PROVIDED THE INLET AREA IS NOT LESS THAN TWO (2) TIMES THE AREA OF THE PIPE TO WHICH THE DRAIN IS CONNECTED.

**GENERAL NOTES**

- 1) MULTIPLE ROOF TOP HVAC UNITS ARE TO BE IDENTIFIED INDIVIDUALLY AND BY THE AREA THEY SERVE.
- 2) ALL PORTIONS OF FLAT ROOF SHALL BE A MINIMUM OF 1/8" TO 1/4" SLOPE. DRAINAGE VALUES SHALL BE SIZED ACCORDINGLY.
- 3) FRAMES TO PROVIDE 2x4 BLOCKING BETWEEN TRUSSES AT EACH ROOF VENT OPENING. EXPOSED ROOF VENTS THROUGHOUT THE ROOF AREA BEING SERVED.
- 4) FLAT VENT 22 X 22 (TYPE VENT AREA IS 200 S.F.) IS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL. THE FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.
- 5) CONTRACTOR IS RESPONSIBLE FOR CUTTING AND REMOVAL OF EXISTING ROOFING DETECTED AND ALL PATCH, REPAIR AND REPAIR OF EXISTING ROOF AND STRUCTURE TO ALLOW FOR PROPER INSTALLATION OF NEW STRUCTURAL ELEMENTS AND ROOF SECTIONS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO INSTALLATION OF NEW CONSTRUCTION.



NOTICE: This drawing shall not be used for construction without the approval of the City of Mesa. It is the responsibility of the contractor to verify all dimensions and conditions of existing structures and conditions of the site prior to construction. A change order shall be required for any changes to the drawing. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Mesa. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Mesa. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Mesa.

**LAWRENCE & GYSEY DEVELOPMENT**  
**SOUTHERN AVENUE RETAIL CENTER**  
2110 W. SOUTHERN AVE  
2120 W. SOUTHERN AVE  
MESA, ARIZONA 85205

**NOT FOR CONSTRUCTION**  
PRELIMINARY

**WHITNEYBELL PERRY INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-7784  
375 W Chandler Blvd, Suite 173  
Chandler, Arizona 85224-7537  
(602) 285-1291

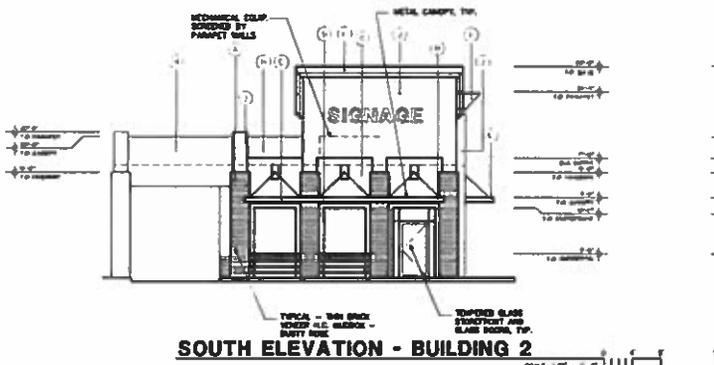
**ARCHITECTURE AND PLANNING**

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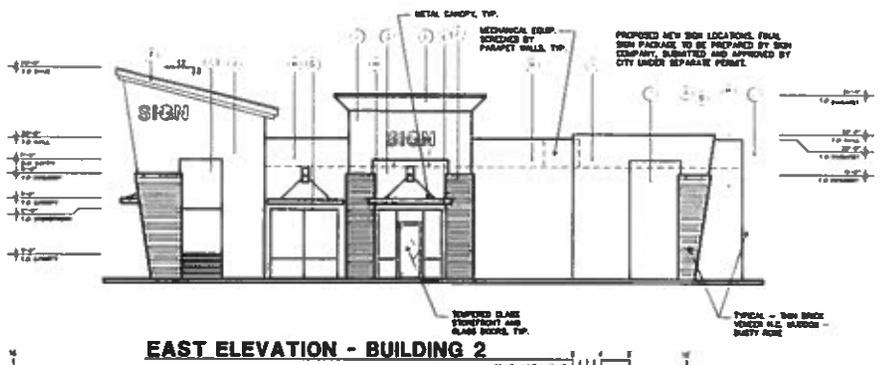
**2.20**  
1118  
COPYRIGHT WHITNEYBELL PERRY INC  
1 Oct 2014  
**FLOOR & ROOF PLAN**  
BUILDING 2

10/14/2014 10:00 AM - 10/14/2014 10:00 AM

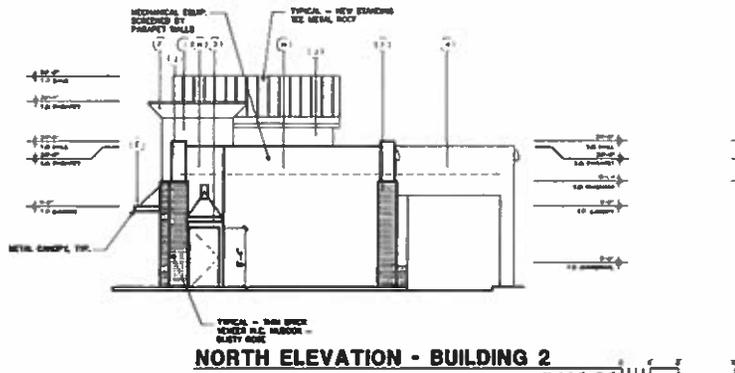
NOTICE: ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO FACE UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF WHITNEYBELL PERRY INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WHITNEYBELL PERRY INC. ALL RIGHTS RESERVED. DATE: 08/20/2018



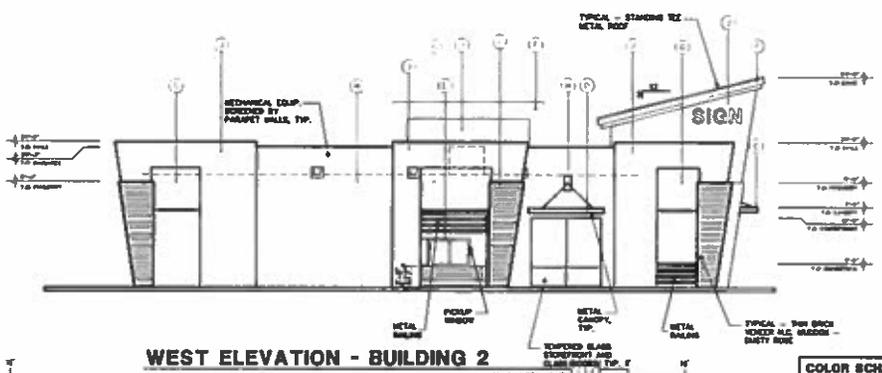
**SOUTH ELEVATION - BUILDING 2**  
SCALE 1/8" = 1'-0"



**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"

**COLOR SCHEDULE**

TWO COULERS & TWO COULERS SIGN PANEL COLOR REPLENISH BANNERY STAIN SYSTEM TO MATCH SIGN EDWARDS COLOR

A BROWN "TRUFFLE HONEY" LRV 8  
SIGN PLUS COLOR REPLENISH BANNERY STAIN SYSTEM TO MATCH SIGN EDWARDS COLOR  
RECTIFY "BARKED POTATO" LRV 24

B NOT USED

C SLACK FINISH W/ALUM EDWARDS PAINT COLOR DESIGN "EXHIBITIVA SAND" LRV 48

D BROWN FINISH W/ALUM EDWARDS PAINT COLOR DESIGN "BLACK ICE" LRV 8

E METAL CANOPY W/ALUM EDWARDS PAINT COLOR DESIGN "SUNSHINE SPRUCE" LRV 10

F ROOF FIN W/ALUM EDWARDS PAINT COLOR DESIGN "SUNSHINE SPRUCE" LRV 11

G SLACK FINISH W/ALUM EDWARDS PAINT COLOR DESIGN "TROUBLE SHOOT" LRV 45

H SLACK FINISH W/ALUM EDWARDS PAINT COLOR DESIGN "FLUORIDE FLAME" LRV 60

J SLACK FINISH W/ALUM EDWARDS PAINT COLOR 2100-7 "TRUCK"

K EDWARDS HIGH STAIRING SLAM TEE-PANEL METAL ROOF POWDERCOAT GALVALUME ASTM 755-38 A2-38

RECEIVED  
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**LAWRENCE & GREYSER**  
DEVELOPMENT  
**SOUTHERN AVENUE**  
**RETAIL CENTER**  
2100 W. SOUTHERN AVE  
2100 W. SOUTHERN AVE  
MESA, ARIZONA 85202



**WHITNEYBELL PERRY INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
575 N Chandler Blvd, Suite 1125  
Chandler, Arizona 85224-7532  
(602) 285-1891



**ARCHITECTURE AND PLANNING**

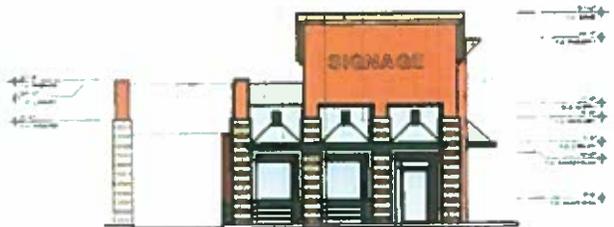
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1100

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1 JUL 2018

**BUILDING ELEVATIONS**

DATE: 04/22/2019  
 TIME: 10:00 AM  
 PROJECT: SOUTHERN AVENUE RETAIL CENTER  
 SHEET: 3.20

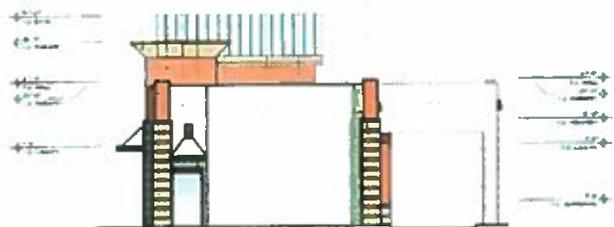
PROVIDED NEW SIGN LOCATION. FINAL SIGN PACKAGE TO BE PREPARED BY SIGN COMPANY, SUBMITTED AND APPROVED BY CITY UNDER SEPARATE PERMIT



**SOUTH ELEVATION - BUILDING 2**



**EAST ELEVATION - BUILDING 2**



**NORTH ELEVATION - BUILDING 2**



**WEST ELEVATION - BUILDING 2**



**SOUTHERN AVENUE  
 RETAIL CENTER**  
 2110 W. SOUTHERN AVE  
 2120 W. SOUTHERN AVE  
 MESA, ARIZONA 85205

**LAWRENCE  
 & CHEYER  
 DEVELOPMENT**

**NOT FOR CONSTRUCTION**

**WHITNEYBELL PERRY INC**  
 101 East Mission Avenue  
 Phoenix, Arizona 85041-1194  
 505 S. Chandler Blvd., Suite 100  
 Chandler, Arizona 85224-1510  
 (602) 241-1677



**ARCHITECTURE AND PLANNING**

**3.20**

1110

**BUILDING ELEVATIONS**

COLOR SCHEDULE	
PAVEMENT & TPO GRANULES	
ORANGE PLUS COLOR REPLENISH GRANULES/STAIN SYSTEM TO MATCH SIGN EXISTING COLOR	
A	WOOD "HARDWOOD" LVP 1
ORANGE PLUS COLOR REPLENISH GRANULES/STAIN SYSTEM TO MATCH SIGN EXISTING COLOR	
B	SECITY "SOLID PORANE" LVP 3A
D NOT USED	
C	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "EMERALDITE GRAY" LVP 4B
E	BRUSH PAINT W/GRAN GRANULES PAINT COLOR SYSTEM "BLACK 10" LVP 9
F	METAL, CONCRETE BLOCK GRANULES PAINT COLOR SYSTEM "SANDSTONE SPICE" LVP 10
F	ROOF OVER W/GRAN GRANULES PAINT COLOR SYSTEM "SANDSTONE SPICE" LVP 11
G	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "SOLID CHINA" LVP 4B
H	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO PLASTER" LVP 4B
I	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
J	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
K	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
L	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
M	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
N	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
O	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
P	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
Q	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
R	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
S	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
T	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
U	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
V	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
W	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
X	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
Y	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B
Z	STAINED PINE W/GRAN GRANULES PAINT COLOR SYSTEM "TERRAZZO" LVP 4B

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 CITY OF MESA  
 DEVELOPMENT & SUSTAINABILITY

# SOUTHERN RETAIL PLAZA

---

## EXTERIOR SIGNAGE

---

RECEIVED

DEVELOPMENT & SUSTAINABILITY

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

YESCO LLC  
LAS VEGAS DIVISION  
3119 SOUTH CALIFORNIA ST  
LAS VEGAS NV 89119  
PHONE 702.731.6060  
WWW.YESCO.COM  
CONTACT ONE FROM 10/11/13/14



Account Name & Address  
SOUTHERN RETAIL PLAZA  
2110 SOUTH SOUTHERN AVE.  
MESA, AZ 85202

6094393

Project Name  
SOUTHERN  
RETAIL PLAZA

Account Executive  
THE LAMBSON

Designer  
JAMIE  
PETERSON

Design Number

Client Name

Contract

Material Name

Event

\*\*\* Date Received \*\*\*  
08/15/14

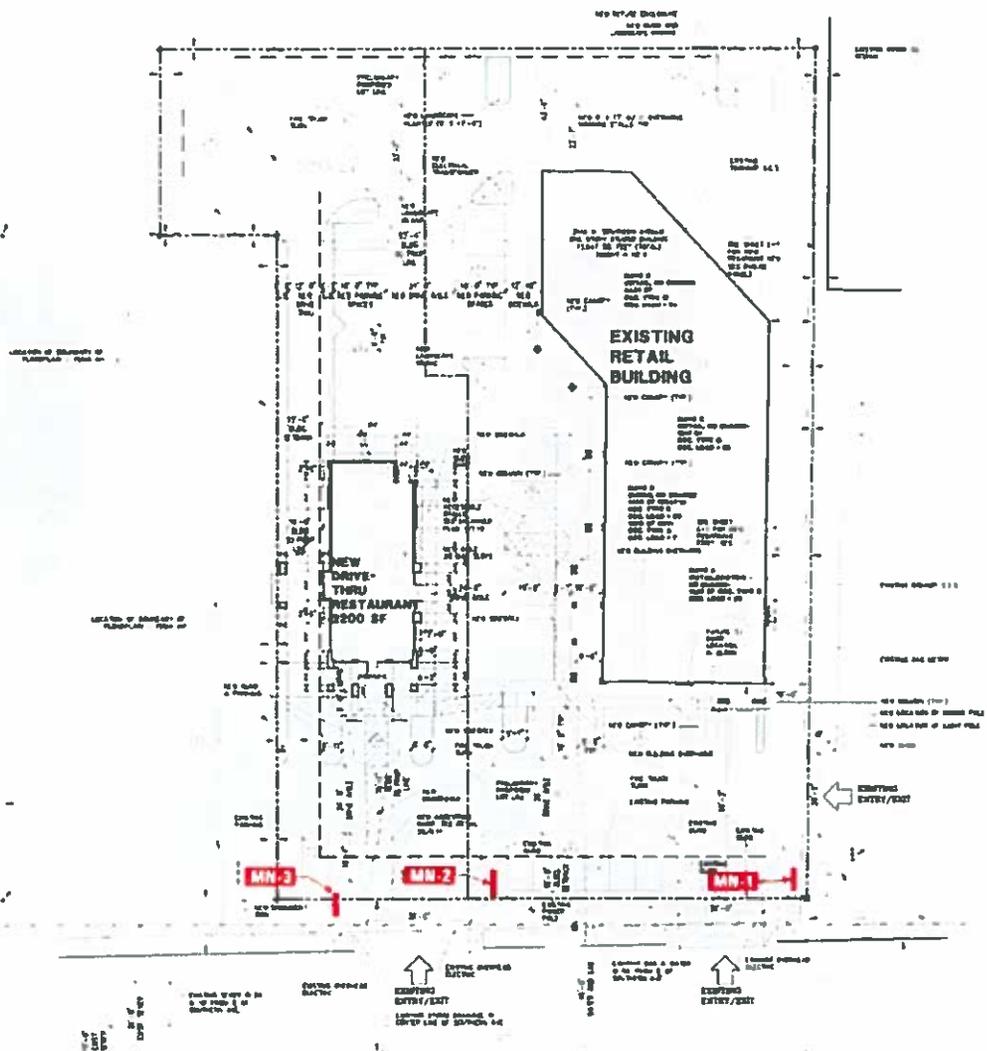
Draw Label  
COVER SHEET

Contract #  
CVR

Approved by (Signature)

Signature

Contract #  
CVR



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



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CITY OF MESA  
 DEVELOPMENT & SUSTAINABILITY

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

YESCO LLC  
 LAS VEGAS THROUGH  
 LAS VEGAS NORTH  
 LAS VEGAS, NV 89168  
 PHONE: 702.476.8000  
 FAX: 702.476.8000

**YESCO**

SOUTHERN RETAIL PLAZA  
 2110 & 2120 SOUTHERN AVE  
 MESA, AZ 85207

Project Number: **6094393**

Project Name:  
**SOUTHERN  
 RETAIL PLAZA**

Account Executive:  
**TIM  
 LANGRISH**

Project Manager:  
**JANINE  
 PETERSON**

Date of Plan: 11/11/11

Scale: 1/2" = 1'-0"

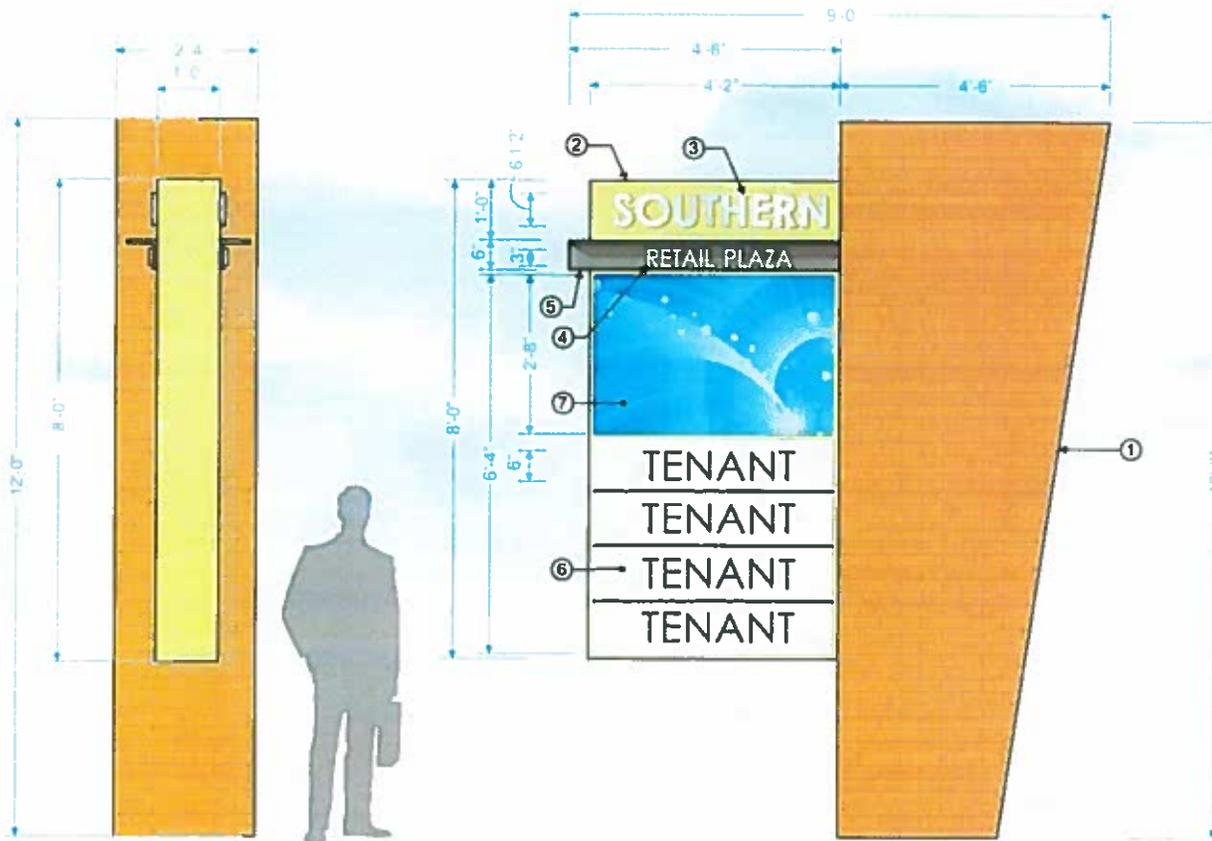
Author: J.P.

Check: J.P.

Drawn: J.P.

Site Plan

**SITE**



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

**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 ARE AS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC  
 LAS VEGAS DIVISION  
 3475 S. LAS VEGAS BLVD. SUITE 100  
 LAS VEGAS, NV 89102  
 PHONE (702) 796-8380  
 WWW.YESCO.COM



SOUTHERN RETAIL PLAZA  
 2110 & 2120 SOUTHERN AVE  
 MESA, AZ 85207

6094393

SOUTHERN RETAIL PLAZA

Project Name  
**Tim LAMBSON**

Client Name  
**JAMIE PETERSON**

Design Architect

Contractor

Architect

Client

Project No.

Client Name

Client Phone

Client Email

Client Address

Client City

Client State

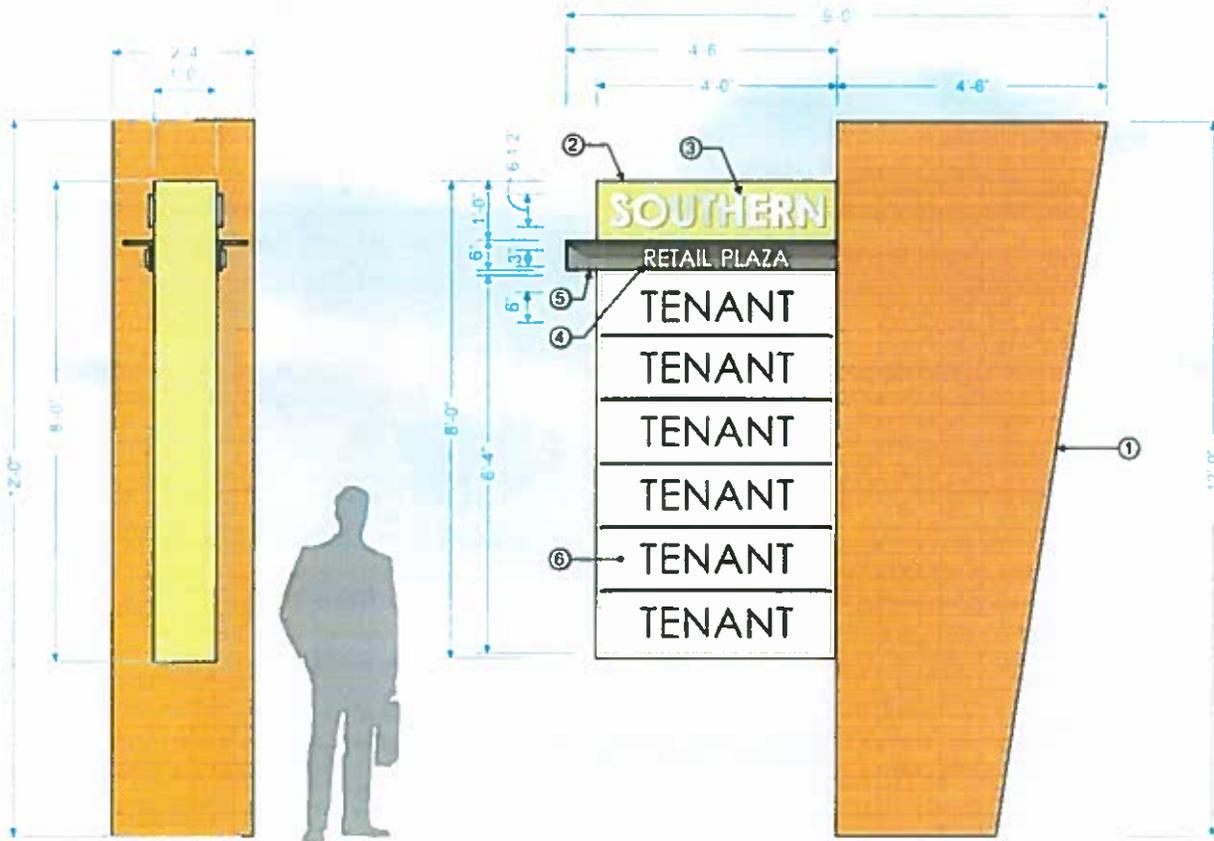
Client Zip

Client Fax

Client Website

**MN-1**

1.0



- 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
  - FLAT CUT OUT LETTERS BRUSHED STAINLESS FINISH
  - FLAT CUT OUT LETTERS PAINTED WHITE
  - 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

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

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NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN ARE AS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC  
 1415 S. GILBERT AVENUE  
 LAS VEGAS, NV 89118  
 PHONE (702) 816-6200  
 WWW.YESCO.COM

**YESCO**

SOUTHERN RETAIL PLAZA  
 2110 S. 110th AVE  
 MESA, AZ 85207

6094393

DESIGNED BY  
**THE LAMBSON**  
 JASME PETERSON

DATE: 08-15-11

**MN-2**

2.0





Southwest corner

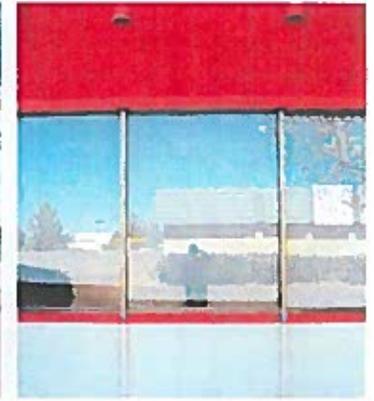
Remove existing building overhangs.  
 New shading canopies will be attached to the wall.  
 Brick veneer will be added onto some walls (see elevations)  
 Repainting all walls on all sides.  
 A new tower element will take part of smokeshop and extend out to the end of the sidewalk to provide shade 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



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

**SOUTHERN AVE RETAIL**  
 MESA, ARIZONA

**LAWRENCE & GYSEK**  
 DEVELOPMENT

**PRELIMINARY**

**WHITNEYBELL ARCHITECTS INC**  
 1102 East Main Street  
 Phoenix, Arizona 85041-0784  
 (602) 955-1897



ARCHITECTURE AND PLANNING

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CITY OF MESA  
 DEVELOPMENT & SUSTAINABILITY

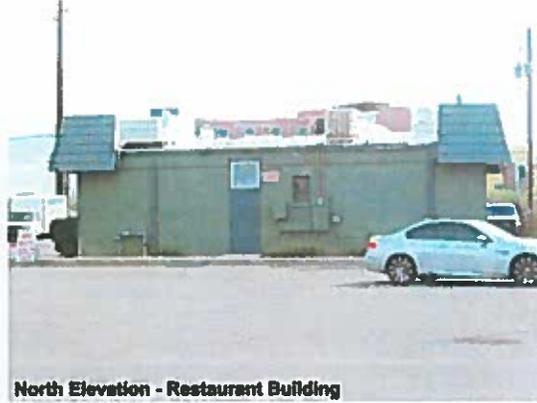
Southern Ave Retail Center  
 Existing Site Photographs

20 SEPT 2011

PHOTOGRAPH BY: [unreadable]

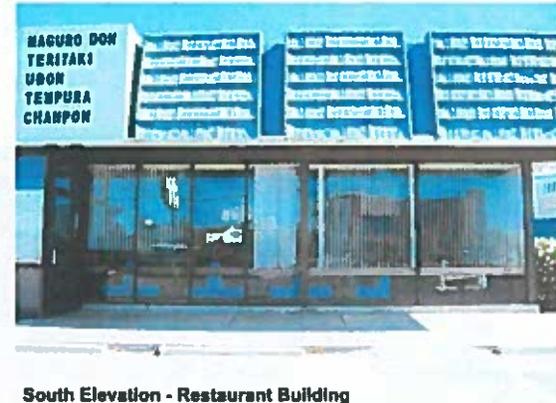


Remove existing building overhangs.  
 New shading canopies will be attached to some walls.  
 Shrubs are to be relocated.  
 Repaint all walls.  
 Extended sidewalks will occur and parking sizes will be 9'x16' with 2' overhang.



**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 parapets 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**

**WHITNEYBELL ARCHITECTS INC**  
 1107 East Mesquite Avenue  
 Phoenix, Arizona 85014-2144  
 602.255.1944



**ARCHITECTURE AND PLANNING**

Southern Ave Retail Center  
 Existing Site Photographs

RECEIVED

CITY OF MESA  
 DEVELOPMENT & SUSTAINABILITY

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 20 SEPT 2011

**SITE ADDRESS:**  
2110 W. SOUTHERN AVE. MESA, AZ 85202  
2120 W. SOUTHERN AVE. MESA, AZ 85202

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

**CITY OF MESA CASE NUMBERS:**  
2A11-007  
EXIST. BLDG. PREVIOUSLY APPROVED UNDER: BLD2012-00568

**SITE AREA:**  
LOTS: 2 LOTS  
GROSS: 88,638 SF = 1.60 ACRES  
NET: 59,380 SF = 1.38 ACRES

**ZONING:**  
LC - NO PROPOSED CHANGE

**USE:**  
COMMERCIAL - NO PROPOSED CHANGE

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

**LOT COVERAGE:**  
EXISTING: 28% 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.  
SITE WORK INCLUDING DEMOLITION OF EXISTING ASPHALT AND CONCRETE, RE-GRADING OF 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-GRADING OF PORTIONS OF SITE, NEW PARKING SPACES, SIDEWALKS, ASPHALT PARKING LOT, DRIVE ASLES, 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	= 26.8 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	= 36 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

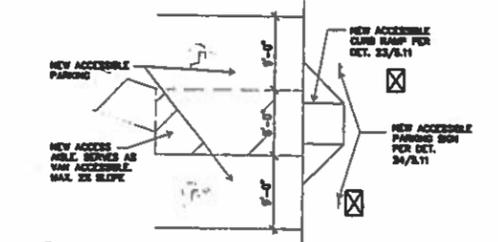
REQUIRED: 66 TOTAL SPACES = 3 P.S.

PROVIDED: 4 P.S.

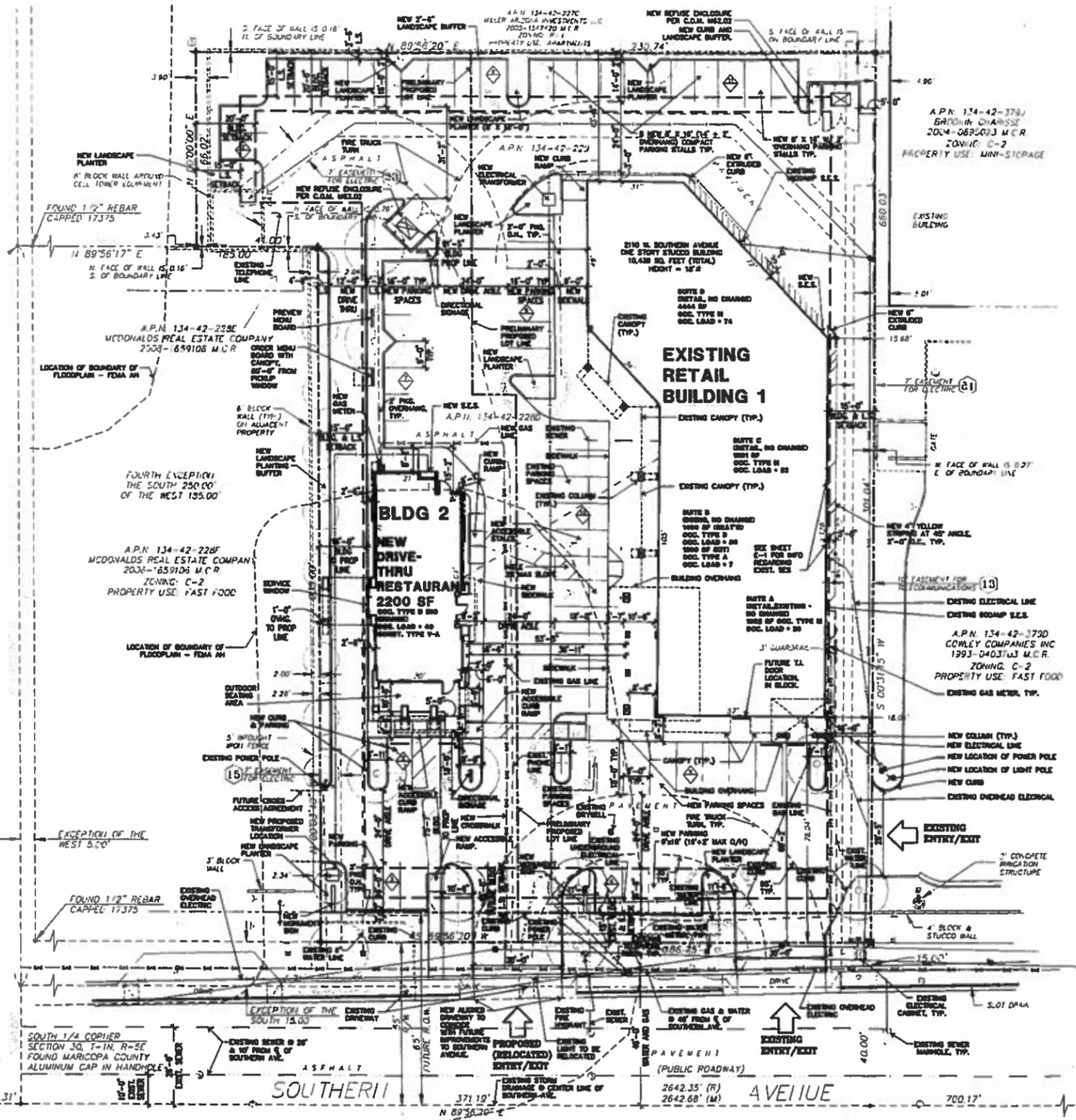
REQUESTING WAIVER OF C.O.M. REQUIREMENT OF NUMBER OF PARKING SPACES:

67 REQUIRED P.S. - 63 PROVIDED P.S. = 4 P.S. UNDER REQ.

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



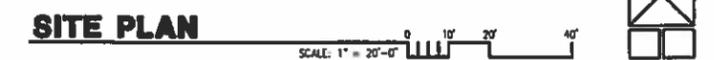
1 ACCESSIBLE PARKING SCALE: 1" = 10'-0"



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

**ARIZONA 811**  
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-6348)  
In Maricopa County: (602) 263-1100



RECEIVED  
OCT 13 2014  
City of Mesa Planning

**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) 822-8854  
FAX: (480) 822-3739

**ELECTRICAL:**  
MP ENGINEERING  
4115 NORTH 18TH AVE.  
PHOENIX, ARIZONA 85018  
PH: (602) 285-1550  
FAX: (602) 285-1605

**MECHANICAL / PLUMBING:**  
MP MECHANICAL INC.  
1717 W NORTHERN AVE., SUITE 116  
PHOENIX, ARIZONA 85021  
PH: (602) 248-8311  
FAX: (602) 248-8354

**LANDSCAPE:**  
PHILLIP R. RYAN LANDSCAPE ARCHITECT  
575 W CHANDLER BLVD, SUITE 229  
CHANDLER, AZ 85225  
PH: (480) 898-5613  
FAX: (480) 983-3674

**LEGAL DESCRIPTION:**  
That portion of the Southeast quarter of Section 30, Township 1 North, Range 5 East of the G&S 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, 660.03 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, 371.80 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 89 degrees 56 minutes 20 seconds East, 230.74 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

- 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.

Notice of alternate billing (or payment) cycle  
This contract shall remain in effect until the date of the submission of bills of materials in billing cycle other than thirty days. (This contract may allow the owner to make payment on some alternate schedule after notification of approval of bills and estimates. A written description of each other billing (and/or) payment schedule in the project is available from the owner of the same designated agent at 580 S. COLLEGE AVE. SUITE 201, TEMPE, AZ 85281 and the owner of the same shall provide the written description as requested.



**LAWRENCE & GEYSER DEVELOPMENT**

**SOUTHERN AVENUE RETAIL CENTER**

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



**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

**1.10**

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1 Oct 2014

PROPOSED SITE PLAN