

**- NEW OFFICE BUILDING -**  
**6442 EAST TEST DRIVE (LOT 2, ALSO KNOWN AS LOT G)**

**SITE PLAN AND DESIGN REVIEW NARRATIVE**

This project involves the construction of a new office building planned for a currently vacant lot at 6442 East Test Drive (i.e. Lot 2, also known as Lot G). The office building is proposed to be developed concurrently with the proposed Jeep of Superstition Springs auto dealership facility directly west and adjacent to this lot (i.e. Lot 1, also known as Lot F). Architectural, landscape, grading & drainage, and site plans for the office building is included as well as an overall concept site plan for both Lots F and G in order to show the relationship between these two (2) parcels.

Due to the fact that these two (2) lots share a common access point, drive aisles, pedestrian walkways, parking, landscaping, etc. as well as a common ownership, they are being developed as a commercial “Group C-O-I Development” pursuant to the City of Mesa’s Zoning Ordinance as defined below.

**Group C-O-I Development:** A commercial, office, or industrial development where there are located several separate business activities having appurtenant shared facilities such as driveways, parking, and pedestrian walkways and which is designed to provide a single area in which the public can obtain varied products and services. Distinguishing characteristics of a group C-O-I development may, but need not, include common ownership of the real property upon which the development is located, common wall construction, and multiple-occupant commercial use of a single structure. As used in context, the term may be used to refer specific land use classifications arranged in a group development format, such as Group Commercial, Group Office, or Group Industrial.”

Thus, the overall design of the two (2) lots and their site plans, architecture, and landscaping will establish a cohesive development plan that is consistent and compatible with one another.

With that being said, the design review board application for the Jeep of Superstition Springs auto dealership facility has been submitted and is currently being processed and reviewed by the city Staff. It is worth noting that the auto dealership facility’s site plan was approved with rezoning case Z15-020 approved by the City Council on February 22, 2016. The office building’s

site plan, however, was not approved under that rezoning case and as such is being processed concurrently with its design review board application. To that end, the proposed office building is a one story building, 3,498 square feet in size. The building will contain offices, conference room, lunch room, and restrooms. No auto sales or display for autos to the public will take place within the building or on this lot, pursuant to the approved rezoning case Z15-020 for an auto dealership facility.

It is worth noting the following changes below from what is allowed per the City's Zoning Ordinance and what was shown conceptual in the site plan for the rezoning case (Z15-020).

- **Zoning.**  
LI (Light Industrial) PAD (Limited to C-2 uses, per approved rezoning Z01-12, which allows office buildings.)
- **Building Height.**  
Allowed per Zoning Ordinance: 40'.  
Proposed: 22'.
- **Comparison between Office Conceptual Site Plan (case Z15-20) & Proposed Site Plan.**
  - Z15-020 Conceptual Site Plan: 1 & 2 Stories.  
Proposed: 1-Story.
  - Z15-020 Conceptual Site Plan: 8,333 square feet.  
Proposed: 3,498 square feet.
  - • Z15-020 Conceptual Site Plan: 50 Parking Spaces  
Proposed: 41 Parking Spaces.

#### **Architecture:**

The exterior of the office building will be finished with custom architectural metal panels, storefront glazing and accent materials which will complement the design of the auto dealership facility on the adjacent parcel. The architectural Design Guidelines require elevations to be broken up by stepping, fenestration or architectural treatments which are being provided. The proposed 1-story building is more pedestrian friendly and visually less imposing than a 2-story building. In addition, architectural treatments are being used to add human scale to the building along with roof system to provide visual interest.

**Landscaping:**

The landscaping is enhanced with the strategic location of the building in order to minimize parking along the immediate corner and street frontage. The site plan also provides for more landscaping to better transition and buffer the office and auto uses. The end result, of providing more enhanced landscaping at the immediate corner, creates attractive and appropriate entry point for the existing residential neighborhood and pushes the parking areas further west towards the auto dealership use.

**Lighting:**

The lighting style is proposed to be Neighbor Friendly Optics that will minimize light spillage and glare beyond the property boundaries. In addition, a wireless dimming system will allow for the lighting to be reduced after business hours. The lighting for the building and site will be reviewed/approval through Design Review as part of the overall design of the project. However, the lighting will be consistent in design with the architectural design of the building as well as the overall center. Finally, no wall packs will be installed as indicated by the original zoning case (Z01-12; Ordinance 3889).

**SUMMARY:**

The proposed site plan is ideally positioned to be an attractive, less intense, alternative (but compatible) use without overburdening existing services, facilities, or infrastructure within the city. Moreover, the proposed office building will occur on a vacant piece of land that has remained vacant for many years and will help complete development of this center. Thus supporting and encouraging appropriate economic vitality for the area. Finally, the ultimate approval of the proposed office building site plan and design review board cases will help preserve, buffer, and transition uses via a design paradigm envisioned and contemplated during the recent rezoning case approved by the City Council on February 22, 2016 (Z15-020). With that being said, we look forward to your support and approval.

# SITE PLAN FOR OFFICE BUILDING

## A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA

**OWNER**  
FIAT CHRYSLER AUTOMOBILES  
FCA REALTY, LLC  
CIMS 485-03-20  
1000 CHRYSLER DRIVE WEST - T3000  
AUBURN HILLS, MI 48326-2766  
CONTACT: MITCH MITCHELL  
PHONE: (248) 512-1811  
MITCH.MITCHELL@FCAGROUP.COM

**ENGINEER**  
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4700 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206  
CONTACT: DARRELL SMITH  
PHONE: (480) 586-2172 (O)  
DSMITH@ATWELL-GROUP.COM

**ARCHITECT**  
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16716 E. PARKVIEW AVE #203  
FOUNTAIN HILLS, AZ 85268  
CONTACT: MARK DOHRMANN  
PHONE: (480)816-1699  
DOHRMANNARCHITECTS@COX.NET

**APPLICANT**  
BEUS GILBERT P/LC  
701 NORTH 44TH STREET  
PHOENIX, AZ 85008  
CONTACT: PAUL GILBERT  
PHONE: (480)429-3002  
PGILBERT@BEUSGILBERT.COM

**NOTICE:**  
ALTA / NSPS LAND TITLE SURVEY PREPARED BY S I I G, DATED 6/29/16.

**LEGAL DESCRIPTION**  
LOT "2", OF FINAL RE-PLAT LOTS F AND G OF AUTO CENTER AT SUPERSTITION SPRINGS, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1278 OF MAPS, PAGE 11, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA.



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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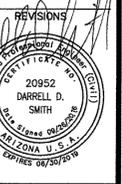
866.850.4200 www.atwell-group.com  
4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.216.8857

A PORTION OF THE SOUTH 1/2 OF SECTION 36  
TOWNSHIP 1 NORTH, RANGE 6 EAST  
CITY OF MESA  
MARICOPA COUNTY, ARIZONA

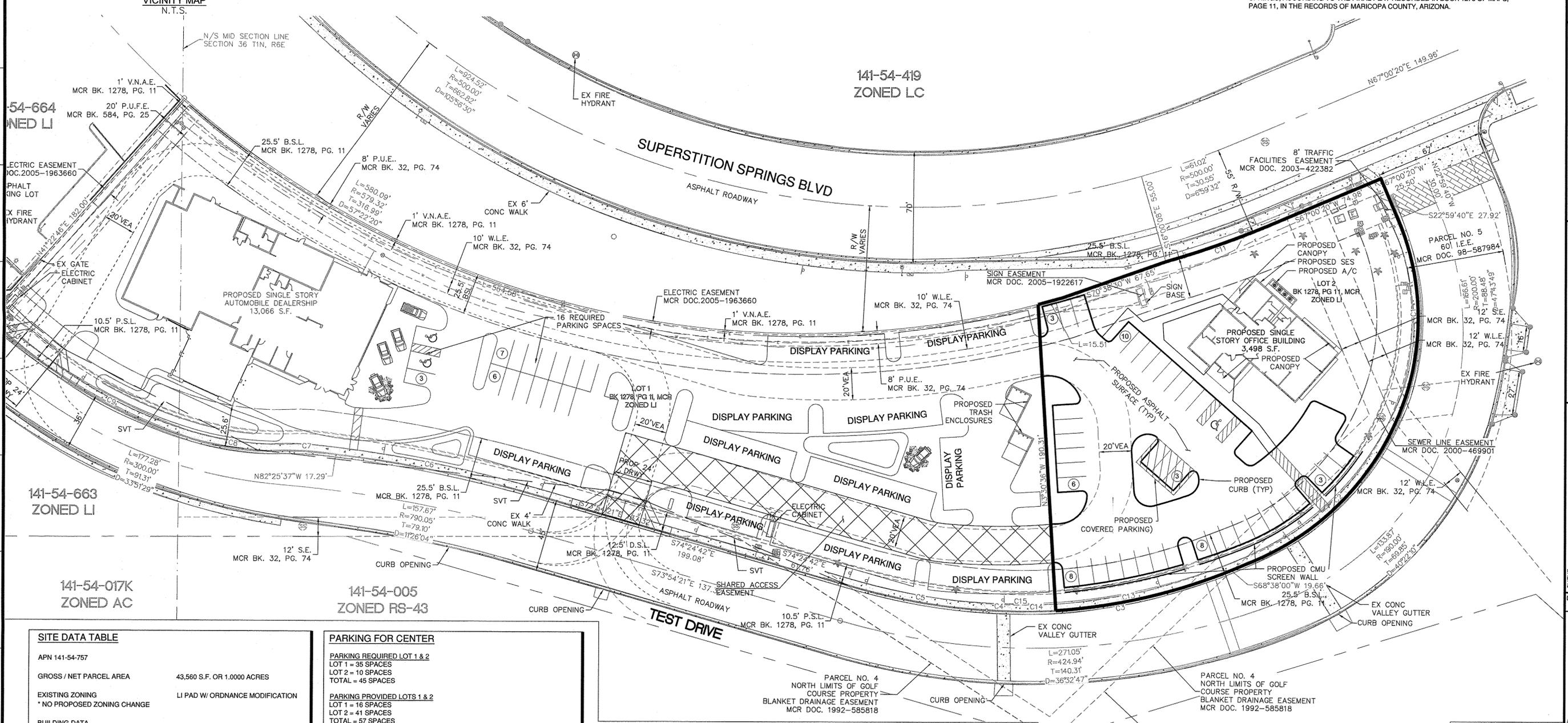
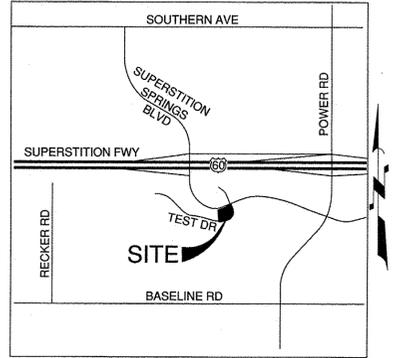
CLIENT: OFFICE OF SUPERSTITION SPRINGS  
APN 141-54-757  
SW COR SUPERSTITION SPRINGS BOULEVARD & EAST TEST DRIVE  
CITY OF MESA  
SITE PLAN

DATE: 09-22-2016

REVISIONS



SCALE: 1" = 30'  
DR. GAM | CH. JB  
P.M. D. SMITH  
BOOK ---  
JOB: 16001442  
SHEET NO. 1 OF 1  
CAD FILE: 16001442-LOT2-SP-01-SP-DWG



**SITE DATA TABLE**

APN 141-54-757	
GROSS / NET PARCEL AREA	43,560 S.F. OR 1.0000 ACRES
EXISTING ZONING	LI PAD W/ ORDINANCE MODIFICATION
* NO PROPOSED ZONING CHANGE	
<b>BUILDING DATA</b>	
USE	OFFICE BUILDING
AREA	3,498 S.F.
HEIGHT	22'-2"
<b>PARKING</b>	
REQUIRED (1 SPACE / 375 S.F.)	10 SPACES INCLUDING 1 ADA SPACE
PROVIDED (1 SPACE / 93 S.F.)	41 SPACES INCLUDING 1 ADA SPACE
RELATED CASE NO.:	Z15-020 Z08-060 Z03-052 Z01-012 (ORDINANCE #3889) Z98-102

**PARKING FOR CENTER**

**PARKING REQUIRED LOT 1 & 2**  
LOT 1 = 35 SPACES  
LOT 2 = 10 SPACES  
TOTAL = 45 SPACES

**PARKING PROVIDED LOTS 1 & 2**  
LOT 1 = 16 SPACES  
LOT 2 = 41 SPACES  
TOTAL = 57 SPACES

PER CODE 125% MAXIMUM ALLOWED = 12 ADDITIONAL PARKING SPACES

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	43°10'56"	156.50'	117.95'	N1°24'19"W 115.18'
C2	48°26'51"	167.97'	142.03'	N44°24'34"E 137.84'
C11	6°59'32"	555.00'	67.73'	N70°30'06"E 67.69'
C13	17°47'50"	327.50'	101.73'	N77°31'58"E 101.32'

**LEGEND**

	EXISTING SIDEWALK		WATER VALVE		BUILDING SETBACK LINE
	CENTERLINE		GAS VALVE		DISPLAY SETBACK LINE
	PROPERTY LINE		LIGHT POLE W/MAST		PARKING SETBACK LINE
	PUE		MESQUITE TREE		LANDSCAPE BUFFER
	CABLE TV JUNCTION BOX		PALM TREE		SEWER EASEMENT
	ELECTRIC JUNCTION BOX		PALO VERDE TREE		INGRESS EGRESS EASEMENT
	ELECTRIC CABINET		TELEPHONE RISER		PUBLIC UTILITIES AND FACILITIES EASEMENT
	ELECTRIC TRANSFORMER		VEHICULAR EMERGENCY ACCESS		PUBLIC UTILITIES EASEMENT
	ELECTRIC METER		SITE VISIBILITY TRIANGLE		WATERLINE EASEMENT
	FIRE HYDRANT				VEHICULAR NON-ACCESS EASEMENT
	SEWER MANHOLE				
	WATER METER				

# PRELIMINARY GRADING & UTILITY PLAN

## FOR

# OFFICE BUILDING

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FIAT CHRYSLER AUTOMOBILES  
FCA REALTY, LLC  
CIMS 485-03-20  
1000 CHRYSLER DRIVE WEST - T3000  
AUBURN HILLS, MI 48326-2766  
CONTACT: MITCH MITCHELL  
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PHONE: (480) 816-1699

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PHOENIX, AZ 85009  
CONTACT: PAUL GILBERT  
PHONE: (480) 429-3002  
PGILBERT@BEUSGILBERT.COM

**NOTE:**  
ALTA / NSPS LAND TITLE SURVEY PREPARED BY S || | G, DATED 6/29/16.

**LEGAL DESCRIPTION**  
LOT "2", OF FINAL RE-PLAT LOTS F AND G OF AUTO CENTER AT SUPERSTITION SPRINGS, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1278 OF MAPS, PAGE 11, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA.

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**ATWELL**  
www.atwell-group.com  
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4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.212.8881

CLIENT: OFFICE OF SUPERSTITION SPRINGS  
DATE: 09-22-2016

PROJECT: SW COR SUPERSTITION SPRINGS BOULEVARD & EAST TEST DRIVE  
CITY OF MESA  
PRELIMINARY GRADING & UTILITY PLAN

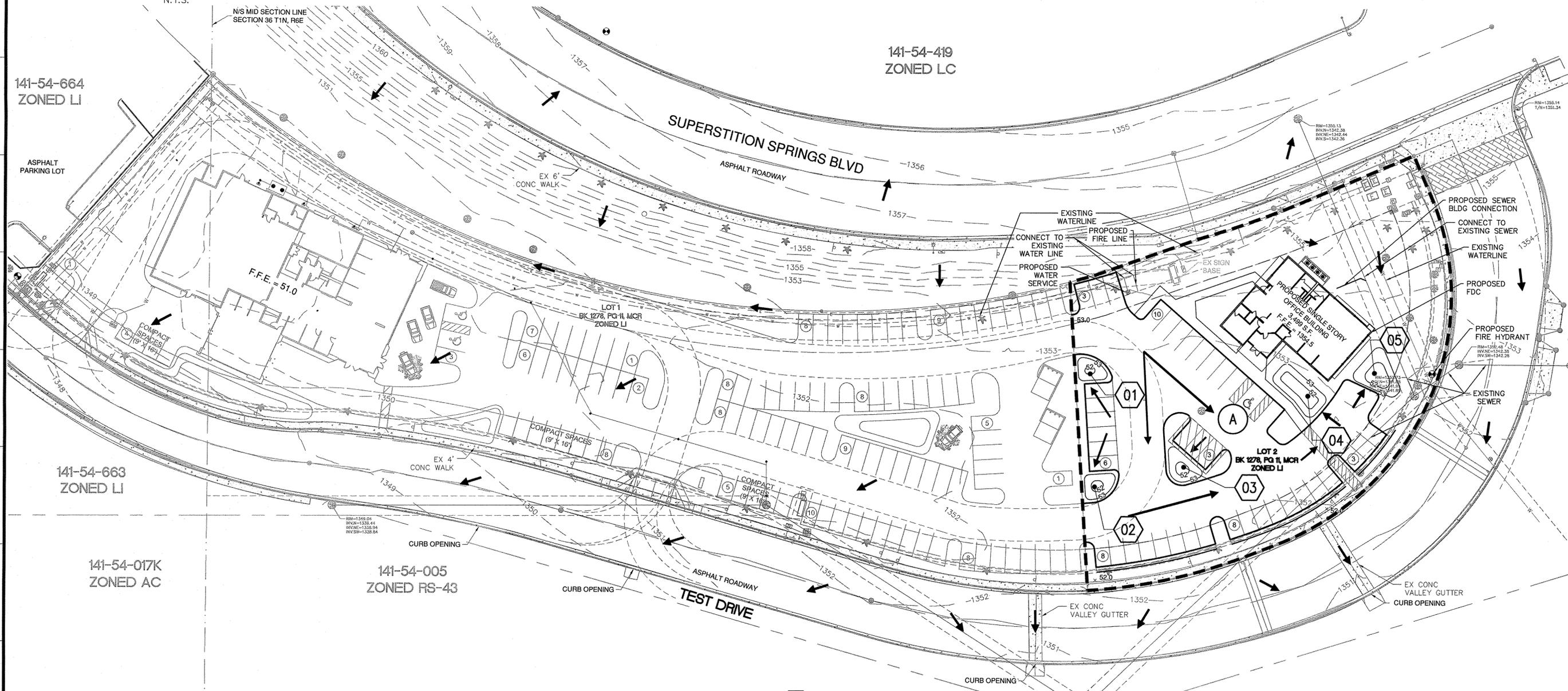
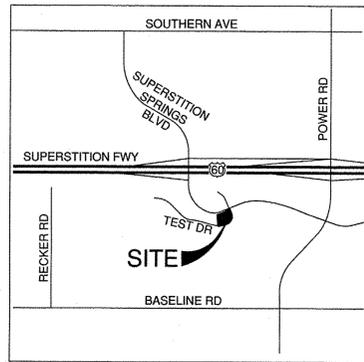
APN 141-54-757  
SW COR SUPERSTITION SPRINGS BOULEVARD & EAST TEST DRIVE  
CITY OF MESA  
PRELIMINARY GRADING & UTILITY PLAN

REVISIONS

20952  
DARRELL D. SMITH  
REGISTERED PROFESSIONAL ENGINEER  
ARIZONA U.S.A.  
EXPIRES 04/30/2018

SCALE: 1" = 30'

DR. GAM | CH. JB  
P.M. D. SMITH  
BOOK: ---  
JOB: 16001442  
SHEET NO. 1 OF 1



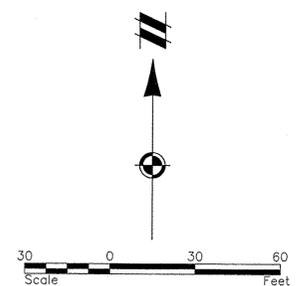
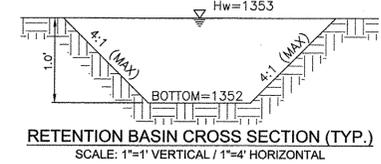
**RETENTION CALCULATIONS**

DRAINAGE AREA	AREA (SF)	VOLUME REQUIRED	BASIN	VOLUME PROVIDED
A	43,560 ft <sup>2</sup>	696 ft <sup>3</sup>	01	111 ft <sup>3</sup>
			02	140 ft <sup>3</sup>
			03	170 ft <sup>3</sup>
			04	361 ft <sup>3</sup>
			05	336 ft <sup>3</sup>

**NOTES:**

- RETENTION VOLUME REQUIRED ONSITE IS CONSISTENT WITH THE SUPERSTITION SPRINGS MASTER DRAINAGE REPORT DATED NOVEMBER 1987. PRECIPITATION DEPTHS OF 0.25 INCHES TO BE RETAINED ONSITE. EXCESS RUNOFF TO OUTFALL ON TO TEST DRIVE AND CONVEYED TO THE EXISTING GOLF COURSE; ON-SITE RETENTION BASINS TO DISCHARGE VIA EVAPORATION.
- RETENTION BASIN VOLUMES ARE PROPOSED AT A DEPTH OF ONE FOOT.

- LEGEND**
- EXISTING SIDEWALK CENTERLINE
  - PROPERTY LINE
  - PUE
  - EXISTING CONTOUR
  - CABLE TV JUNCTION BOX
  - ELECTRIC JUNCTION BOX
  - ELECTRIC CABINET
  - ELECTRIC TRANSFORMER
  - ELECTRIC METER
  - FIRE HYDRANT
  - SEWER MANHOLE
  - WATER METER
  - WATER VALVE
  - GAS VALVE
  - LIGHT POLE W/MAST
  - MESQUITE TREE
  - PALM TREE
  - PALO VERDE TREE
  - SIGN
  - TELEPHONE RISER
  - DRAINAGE BOUNDARY
  - DRAINAGE AREA
  - RETENTION BASIN
  - PROPOSED ELEV
  - FINISHED FLOOR ELEV
  - DIRECTION OF FLOW



K:\\_Golden\keep of Superstition Springs\DRAWINGS\Bose\RVr - Landscape Plans.dwg Sep 26, 2016 - 10:03am TAB: L 1.3

# OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE
<b>TREES:</b>		
	Chilopsis sp. 'Warren Jones' Desert Willow Hybrid	24" BOX
	Parkinsonia microphylla Foothills Palo Verde	24" BOX
	Prosopis Hybrid 'AZT Thornless' 'AZT' Thornless Hybrid Mesquite	24" BOX
	Existing Mexican Fan Palm	
	Existing Trees	
<b>SHRUBS:</b>		
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.
	Ericameria laticifolia 'Aguirre' Turpentine Bush	5 GAL.
	Eremophila maculata 'Valentine' Valentine Bush	5 GAL.
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy	5 GAL.
	Russelia equisetiformis Coral Fountain Plant	5 GAL.
<b>ACCENTS:</b>		
	Agave parryi Parry's Agave	5 GAL.
	Dasyliion wheeleri Desert Spoon	5 GAL.
	Echinocactus grusonii Golden Barrel Cactus	5 GAL.
	Fouquieria splendens Ocotillo	5 GAL.
	Hesperaloe parviflora Red Yucca	5 GAL.
	Opuntia santa rita Santa Rita Prickly Pear	5 GAL.
<b>GROUND COVER:</b>		
	Lantana camara 'New Gold' New Gold Lantana	1 GAL.



**01 LANDSCAPE PLAN**  
 SCALE: 1"=30'  
 0 30' 60'  
 NORTH

NO.	DATE	DESCRIPTION

**GOLDEN ASSOCIATES**  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN, PLANNING  
 4702 SOUTHERN AVE. MESA, AZ 85206  
 TEL: 480.218.8831 FAX: 480.350.4888 AZ LIC #42384



## CONCEPTUAL LANDSCAPE PLAN

OFFICE BUILDING  
 MESA, ARIZONA

DATE: SEPTEMBER 2016
SCALE: AS SHOWN
DRAWN BY: SEB
PROJECT NO: 16001442
SHEET
<b>L 1.1</b>
OF 1 SHEETS 1



REVISIONS	

**GOLDEN ASSOCIATES**  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN, PLANNING  
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 TEL: 480.278.8831 FAX: 480.530.8888 AZ LIC. #43284



**CONCEPTUAL LANDSCAPE PLAN**  
 OFFICE BUILDING  
 MESA, ARIZONA

DATE: SEPTEMBER 2016  
 SCALE: AS SHOWN  
 DRAWN BY: SEB  
 PROJECT NO: 16001442  
 SHEET  
**L 1.1**  
 OF 1 SHEETS 1

**OVERALL PLANT SCHEDULE**

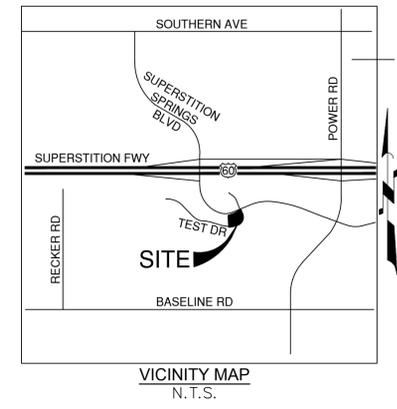
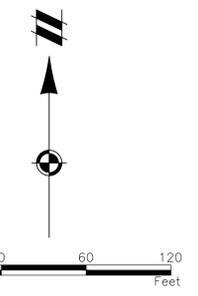
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**01 LANDSCAPE PLAN**  
 SCALE: 1"=30'  
 0 30' 60'  
 NORTH

# CONTEXT PLAN FOR OFFICE BUILDING

**A PORTION OF THE SOUTH 1/2 OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 6 EAST  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MESA, MARICOPA COUNTY, ARIZONA**



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480.216.8831

A  
B  
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J  
K



PHOTO # 03



PHOTO # 04



PHOTO # 05



PHOTO # 06



PHOTO # 07



PHOTO # 08



PHOTO # 02



PHOTO # 01



PHOTO # 21



PHOTO # 20



PHOTO # 19

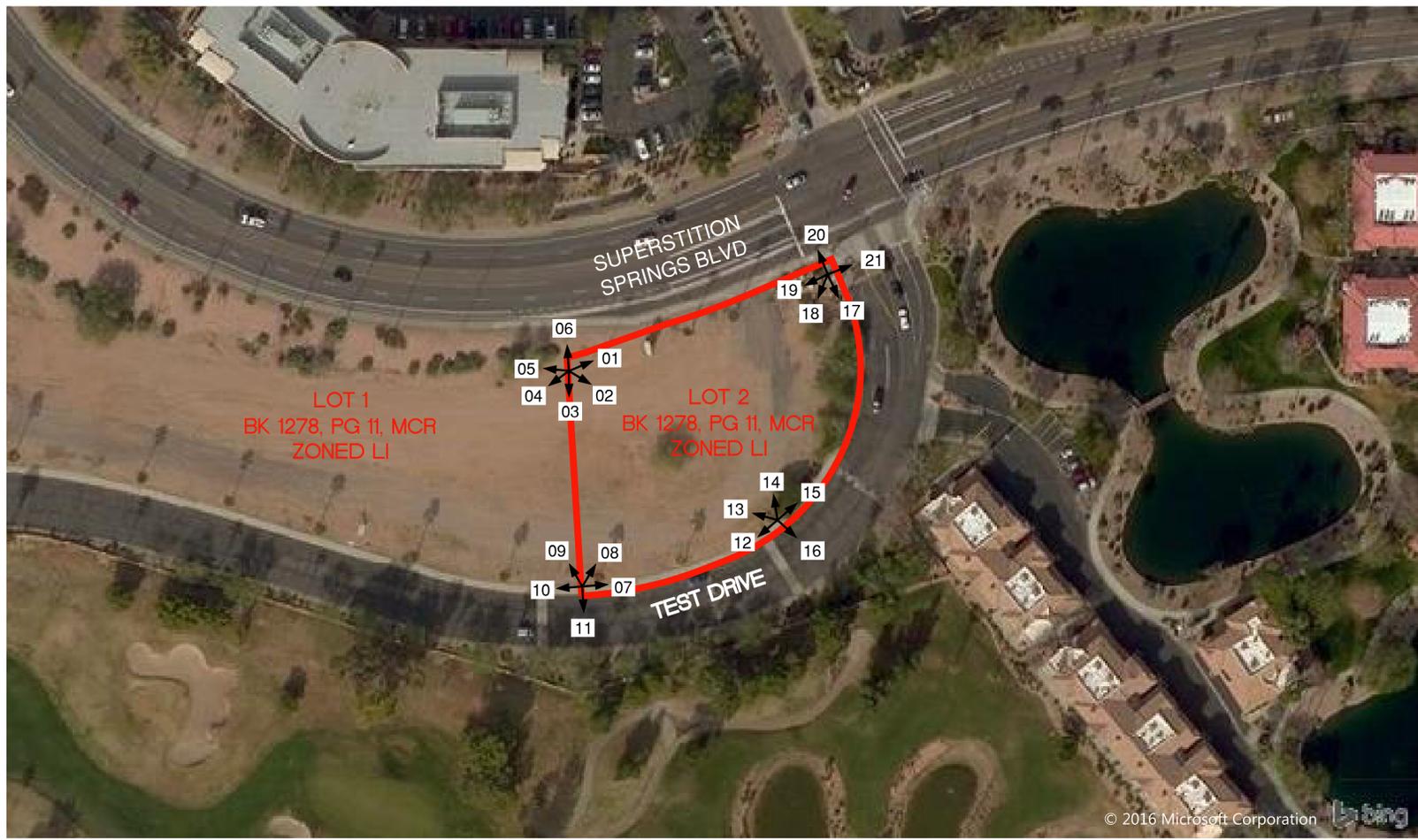


PHOTO # 18



PHOTO # 17



PHOTO # 16



PHOTO # 15



PHOTO # 09



PHOTO # 10



PHOTO # 11



PHOTO # 12



PHOTO # 13



PHOTO # 14

CLIENT: OFFICE OF SUPERSTITION SPRINGS  
APN 141-54-757  
SW COR SUPERSTITION SPRINGS  
BOULEVARD & EAST TEST DRIVE  
CITY OF MESA

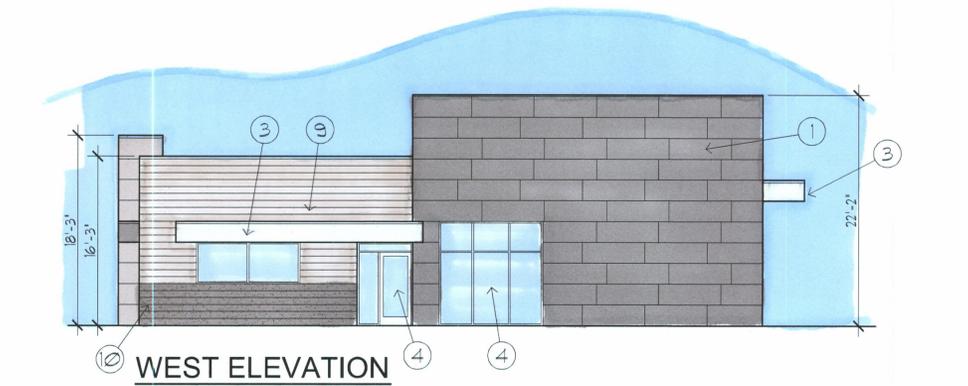
CONTEXT PLAN  
A PORTION OF THE SOUTH 1/2 OF SECTION 36  
TOWNSHIP 1 NORTH, RANGE 6 EAST  
CITY OF MESA  
MARICOPA COUNTY, ARIZONA

DATE: 09-22-2016

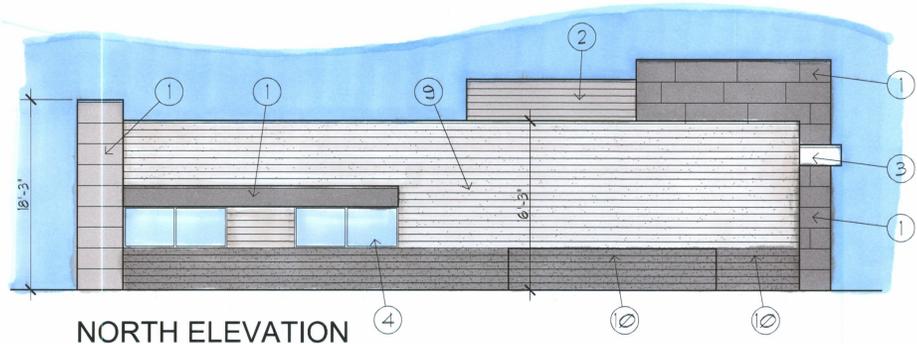
REVISIONS

SCALE: 1" = 60'

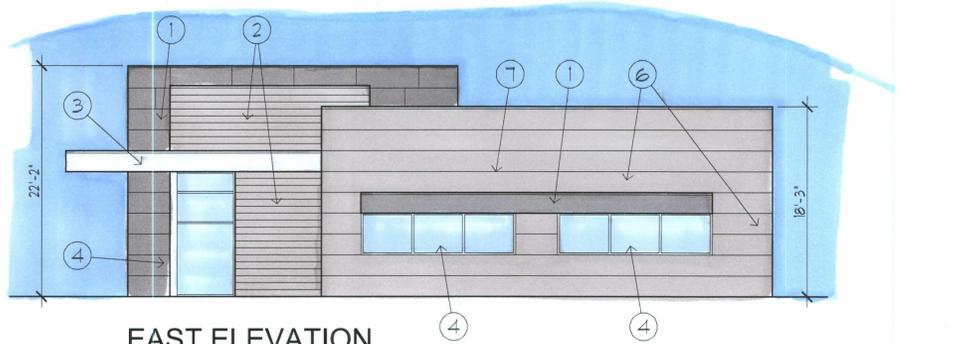
DR. GAM CH. JB  
P.M. D. SMITH  
BOOK --  
JOB 16001442  
SHEET NO. 1 OF 1



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



FRONT (SOUTH) ELEVATION

**EXTERIOR MATERIALS LEGEND**

- ① POLYETHYLENE / ALUMINUM COMPOSITE PANELS (ACM) - ALPOLIC ACM ANTHRACITE GRAY. ADJACENT ROOF PARAPET CAP TO MATCH ACM PANEL COLOR.
- ② POLYETHYLENE / ALUMINUM COMPOSITE PANELS (ACM) - ALPOLIC ACM RIVER ROCK GREY MATTE FINISH.
- ③ POLYETHYLENE / ALUMINUM COMPOSITE PANELS (ACM) - ALPOLIC ACM DM HPA SILVER, HIGH POLISHED FINISH.
- ④ CLEAR LOW-E STOREFRONT GLAZING - SOLARBAN 70 W/ CLEAR ALUMINUM, LIGHT SATIN FRAMING - KAWNEER 1600 SYSTEM
- ⑤ PREFINISHED METAL ROOF EDGE - MATCHES ADJACENT WALL
- ⑥ EXTERIOR INSULATION & FINISH SYSTEM (EIFS) - FINE TEXTURE. COLOR: SHERWIN WILLIAMS SW7067 CITYSCAPE.
- ⑦ 3/4" x 3/4" HORIZONTAL JOINT.
- ⑧ BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- ⑨ SUPERLITE ECHELON MESASTONE PRE-COLORED CONCRETE BLOCK - FIELD COLOR: HUNTINGTON GRAY.
- ⑩ SUPERLITE ECHELON MESASTONE PRE-COLORED CONCRETE BLOCK - TRIM BAND COLOR: BLACK MOUNTAIN.



**FLOOR PLAN**

**BUILDING INFORMATION:**

BUILDING AREA: 3,498 S.F. ENCLOSED AREA  
 OCCUPANCY: B (BUSINESS)  
 CONSTRUCTION TYPE: TYPE V-B, FULLY SPRINKLERED  
 BUILDING HEIGHT: ONE STORY, APPROX. 22'-2" MAXIMUM

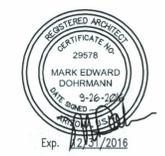
**1 FLOOR PLAN and EXTERIOR ELEVATIONS - OFFICE BUILDING**

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

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#	DATE	REVISIONS

**Office Building**  
 Lot 2, Auto Center at Superstition Springs  
 Mesa, Arizona



DATE	9/26/2016
SHEET NO.	A1