



mesa·az *Design Review Board*

Staff Report

CASE NUMBER: DRB17-00160 Andy's Frozen Custard (exposed neon light)
LOCATION/ADDRESS: 1158 South Greenfield Road
REQUEST: Approval of neon lights/LED exterior illumination for the proposed Andy's Frozen Custard drive-thru restaurant at Greenfield and Southern.
COUNCIL DISTRICT: District 2
OWNER: Ken Treat and Classen Asset Management LLC
APPLICANT: Bill Jeorling, Archicon - Architecture & Interiors, L.C.
ARCHITECT: Archicon - Architecture & Interiors, L.C.
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NO.: 140-48-133
PARCEL SIZE: 1.01± ac.
EXISTING ZONING: LC PAD
GENERAL PLAN: Neighborhood Village
CURRENT LAND USE: Vacant pad site

SITE CONTEXT

NORTH: Existing shopping center – zoned LC PAD
EAST: (across drive aisle) Existing development – zoned LC
SOUTH: (across Southern Avenue) Existing commercial development – zoned LC
WEST: Vacant lot across existing retention basin- zoned NC PAD

STAFF ANALYSIS

This proposal is to install exposed exterior illumination for a proposed Andy's Frozen Custard located within the commercial center located at the northwest corner of Southern Avenue and Greenfield Road. The zoning code requires the approval of the Design Review Board to allow the use of exposed exterior building illumination (§11-30-5D). The applicant is proposing that the sloped roof over the main building be wrapped around at the top with perimeter neon lighting on clear anodized aluminum fascia.

Analysis of Finding for approval of exterior building illumination per Section 11-30-5 D:

1. Findings for Approval. The use of exposed neon, argon, LED or krypton tubing, exposed incandescent lighting, or other exposed artificial lighting to outline any structure or portion thereof may be authorized after review and approval by the Design Review Board. The Board shall approve exposed building illumination only upon a finding that such illumination:

- a. Constitutes a design component of the overall building architecture; and

The exposed neon tubes are part of the retro design theme that acts as a component of the building architecture.

- b. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and

The sloped roof over the main building be wrapped around at the top with perimeter neon lighting on clear anodized aluminum fascia that acts as a primary physical element of the building and is harmonious with the retro architectural style.

- c. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and

The rooftop perimeter neon is an embellishment to the night time visual expression of the architecture of the building which does not carry any advertisement messages.

- d. Is compatible with the land use and architecture of adjacent developments.

The proposed development is compatible to the surrounding uses within an existing commercial center.

2. Substantial Conformance Required. Any approval by the Design Review Board for exposed building illumination requires finding that the structure or building complex on which the lighting is to be used shall be in substantial compliance with all current Mesa City Code requirements and regulations.

The proposed development meets and exceeds Mesa development standards and regulations.

3. Full Functionality Required for Use. If any component of the lighting system becomes nonfunctional, neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.

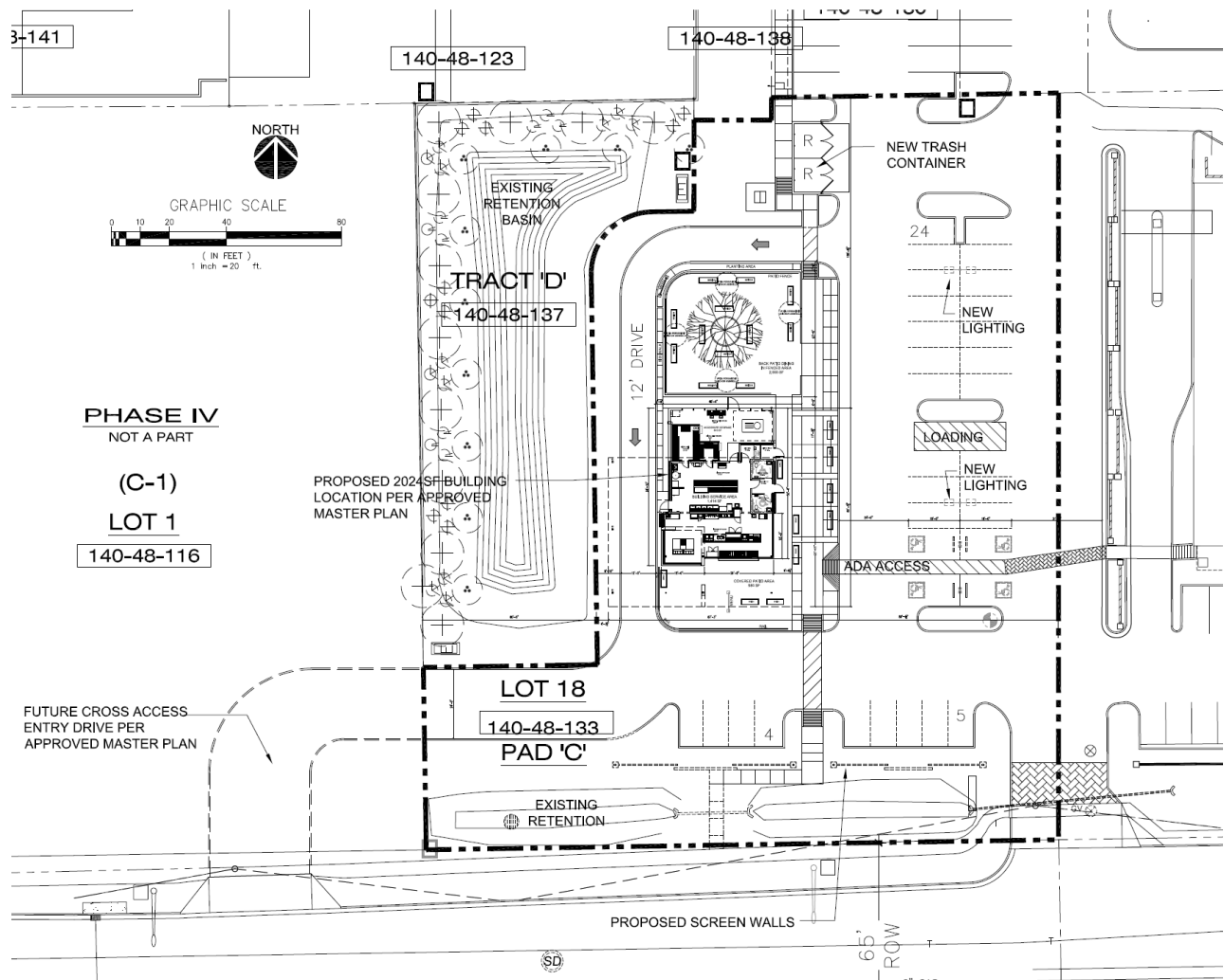
A condition of approval is included regarding the full functionality (condition#10).

The proposed Andy's Frozen Custard at this location is the second such drive-thru proposed in Mesa, the first one being near McKellips Road and Stapley Drive. The applicant is requesting Site Plan Modification for a drive-thru facility with outdoor seating on a 1.01± acre vacant site that was previously approved for a drive-thru facility within Greenfield Court commercial center. The proposed building has a footprint of 2,024 square feet of service area (kitchen, restroom, ground mounted mechanical equipment, etc.), there is no indoor dining facility. The applicant has indicated that employees will walk up to vehicles in the drive-thru lane to take orders from customers, rather than the standard drive-thru speaker box. Customers can also walk up to order windows at the front of the building facing Southern Avenue. Some seating is being provided to allow customers to sit in the patio in the shade under the extended slope. The layout provides a patio area of 2,000 square feet of seating area to the north side of the building adjacent to the drive-thru lane. To buffer the seating area and improve the quality of the outdoor

dining area, staff suggest to install seating walls including 5' wide landscape yards along the drive thru lane (condition # 6).

The proposed pedestrian connection to the existing shopping center to the north needs to provide transitional space adjacent to the proposed trash enclosures (condition # 7).

Staff is recommending that the site plan be revised to show the drive drive-aisle being extended further west to facilitate cross-access along the Southern Avenue frontage to the adjacent parcel to the west of the site as previously approved (Z00-75) shown below (condition # 8).





EAST ELEVATION



SOUTH ELEVATION

CONCLUSION:

Staff recommends approval of DRB17-00160 to allow exposed perimeter neon lighting on clear anodized aluminum fascia on the proposed Andy's Frozen Custard at Greenfield and Southern Avenue with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations submitted.
2. Compliance with all requirements of DRB17-00160 and companion Administrative Site Plan review.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development and Sustainability, Engineering,

Transportation, and Solid Waste Departments.

5. Compliance with requirements of previously approved zoning case Z00-075 including Landscape Palette.
6. Install seating walls including 5' wide landscape yards along the drive thru lane in the patio area to the north side of the building.
7. Provide 5' wide landscape area between the pedestrian path and proposed trash enclosures.
8. Revise site plan to show the drive thru exit extended further west and connect to the driveway access from Southern Avenue just west of the property line as previously approved (Z00-75).
9. Provide an alternative paving material for crosswalks such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable).
10. If any component of the exposed neon lighting system becomes nonfunctional, neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.
11. Signs (attached and detached monument signs including their size, area and location) needs separate approval process.



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SUITE 200
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FAX (602) 279-4305
www.ARCHICON.COM

ARCHITECTURAL DESIGN REVIEW APPROVAL: TENANT/OWNER

PLEASE REVIEW CAREFULLY THE FOLLOWING SET OF: DESIGN REVIEW DOCUMENTS PER THE REFINED PROJECT SCOPE AND ALL OTHER ITEMS ADDRESSED ON THESE PLANS. ANY REVISION HENCEFORTH MAY BE SUBJECT TO ADDITIONAL FEES INCURRED BY THE TENANT/OWNER, INCLUDING BUT NOT LIMITED TO, DESIGN FEES, CONSTRUCTION COSTS AND SUBSEQUENT EXTENSION OF THE CONSTRUCTION COMPLETION DATE. PLEASE SIGN BELOW WITH YOUR APPROVAL.

APPROVED: _____ DATE: _____

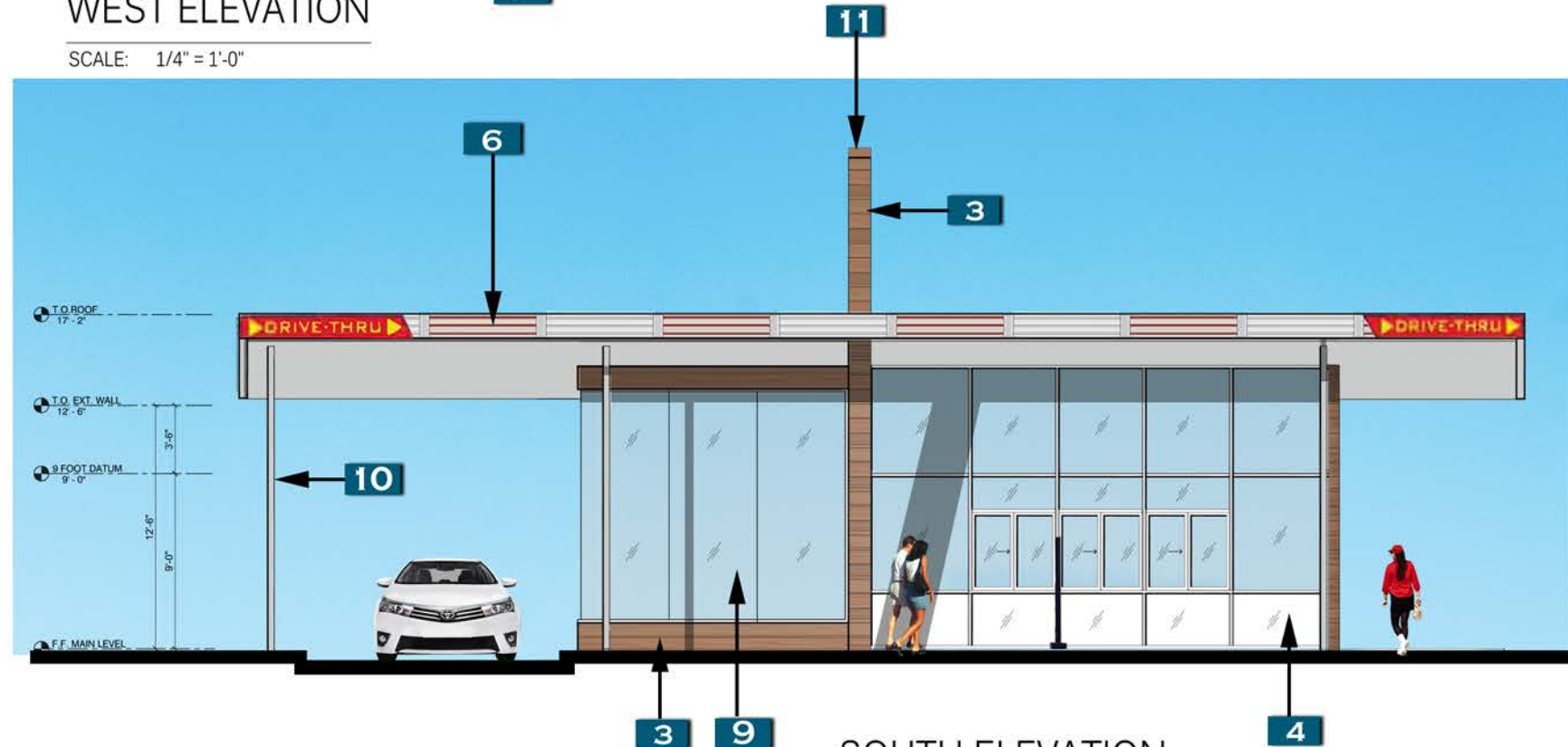
ARCHICON
Architecture & Interiors, L.C.

5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

LEGEND:

- 1 SMOOTH FINISH CMU
INTEGRAL COLOR: "FUEGO RED"
BY SUPERLITE
- 2 ACCENT BAND 4" CMU
INTEGRAL COLOR: "BLACK CANYON"
BY SUPERLITE
- 3 FIBER CEMENT PANEL TYPE2:
NICHIIHA 5/8" VINTAGE WOOD PANELS
COLOR CEDAR 9" H.X 3/8" THK.
- 4 ANODIZED ALUMINUM STOREFRONT WITH CLEAR
INSULATED GLAZING . APPLY WHITE VINYL TO
BOTTOM WAINSCOT GLAZING
- 5 METAL CAP PAINTED "RUDDY OAK" DE5188
BY DUNN EDWARDS
- 6 PERIMETER NEON LIGHTING ON CLEAR ANODIZED
ALUMINUM FASCIA
- 7 "TREX" SYNTHETIC WOOD LOUVERS IN GALVANIZED
STEEL PAINTED FRAME
- 8 LIGHT GREY SINGLE PLY ROOFING MEMBRANE
- 9 STRUCTURAL GLAZED CURTAIN WALL WITH
BUTT GLAZED CORNER
- 10 METAL COLUMNS PAINTED "FORMAL GRAY"
BY DUNN EDWARDS
- 11 METAL CAP PAINTED COLOR "SUMMERVILLE"
DE6139 BY DUNN EDWARDS
- 12 DOOR PAINTED COLOR: "SUMMERVILLE" DE6139
BY DUNN EDWARDS

WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PAD DEVELOPMENT FOR
ANDY'S FROZEN CUSTARD - MESA
1158 S. GREENFIELD RD.
MESA, ARIZONA 85206

JOB NO:	1712705-01	
PROJECT MGR:	BILL JEORLING	
DRAWN BY:	ARCHICON	
CHECKED BY:	J. PLANCK	
NO.	REVISION	DATE

SHEET TITLE:
PROPOSED ELEVATIONS



DR-4
ISSUE DATE: JULY 28, 2017



SCALE: 1/4" = 1'-0"

T.O. EXT. WALL
25'-8"

T.O. ROOF
17'-2"

T.O. EXT. WALL
12'-6"

9 FOOT DATUM
9'-0"

F.F. MAIN LEVEL
0'-0"

17'-2"

12'-6"

9'-0"

3'-6"

10

11

8

3

1

7

2

NORTH ELEVATION

NORTH ELEVATION

- 1** SMOOTH FINISH CMU
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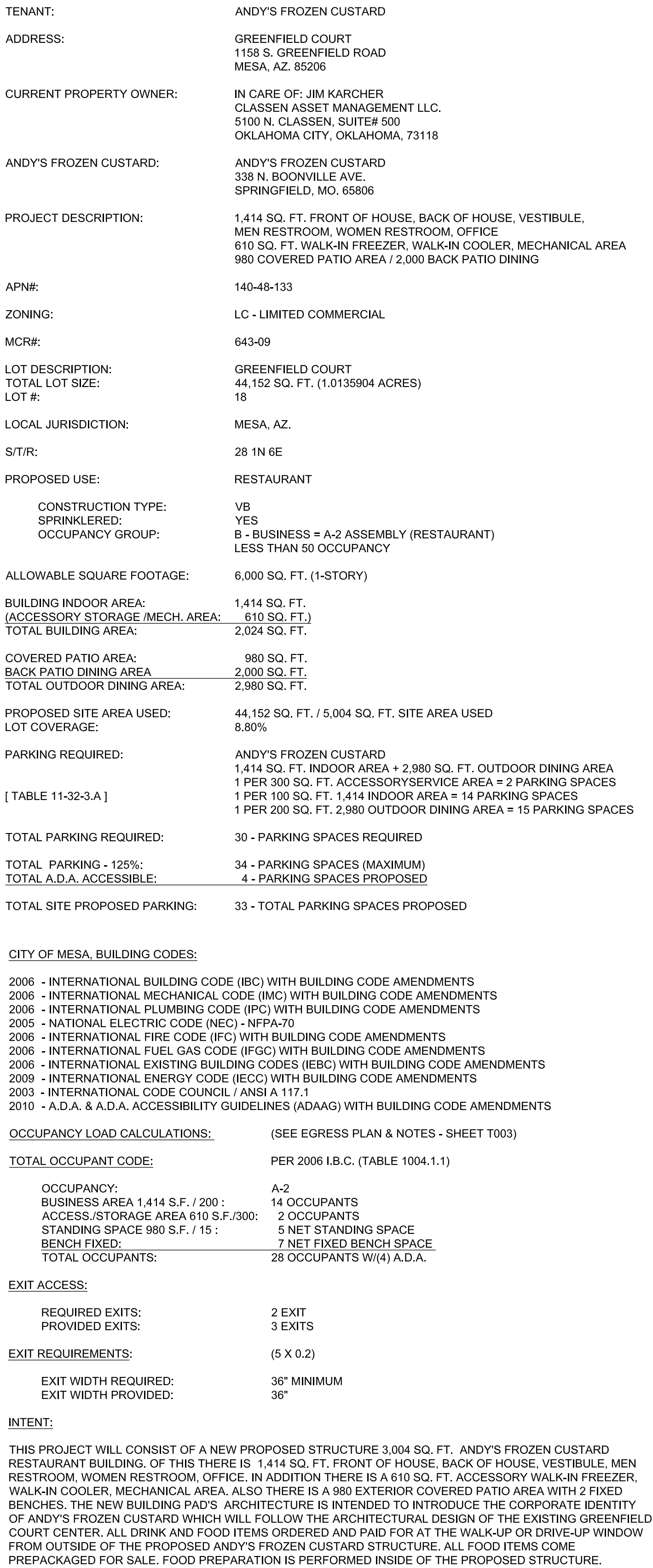
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SHEET TITLE:
PROPOSED ELEVATIONS

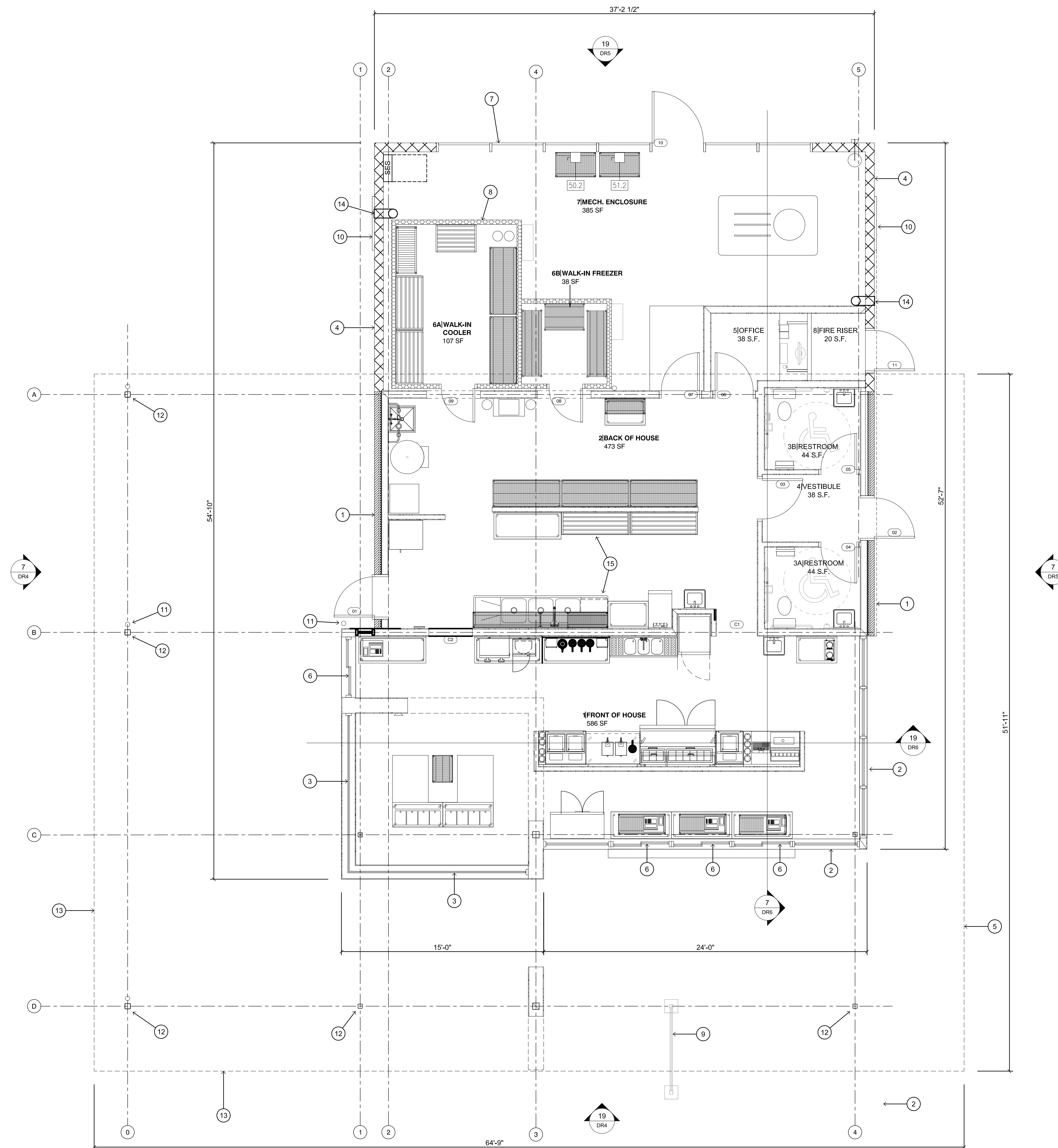


DR-5

ISSUE DATE: JULY 28, 2017



DR-1



19 FLOOR PLAN

SCALE: 1/4" = 1'-0"

1. EXTERIOR FINISH SIDING (NICHHA VINTAGE WOOD PANELS) ON FRAMED WALL
2. KAWNEER STOREFRONT - TRIFAB 601T WITH 6" FRAME
3. KAWNEER CURTAINWALL - 1620 SSG WITH 6" INSIDE FRAME
4. CMU WALL WITH INTEGRAL COLOR
5. ROOF WITH SQUARE CUT EDGE
6. SERVICE WINDOW - EASI SERV PRODUCTS INC. - S.S SERIES IN-LINE SIDE SLIDER (PROVIDED BY OWNER)
7. TREX SYNTHETIC WOOD LOUVER IN STEEL FRAME MECHANICAL SCREEN
8. WALK-IN COOLER / FREEZER
9. MENU BOARD
10. ANDY'S MENU AND SIGNAGE - PER SEPERATE PERMIT
11. STEEL PIPE BOLLARD
12. STEEL COLUMN PAINTED - PER STRUCTURAL
13. PERIMETER NEON LIGHTING AT ROOF EDGE ON ANODIZED ALUMINUM FASCIA
14. DOWNSPOUT WITH DAYLIGHT UNDER SIDEWALK
15. KITCHEN EQUIPMENT - TYP.

18 KEYNOTES

24 CITY APPROVAL



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www.ARCHICON.COM

**PAD DEVELOPMENT FOR
ANDY'S FROZEN CUSTARD - MESA**
1158 S. GREENFIELD RD.
MESA, ARIZONA 85206

JOB NO: 1712705-01
PROJECT MGR: BILL JEORLING
DRAWN BY: ARCHICON
CHECKED BY: J. PLANCK

NO.	REVISION	DATE

SHEET TITLE:
FLOOR PLAN



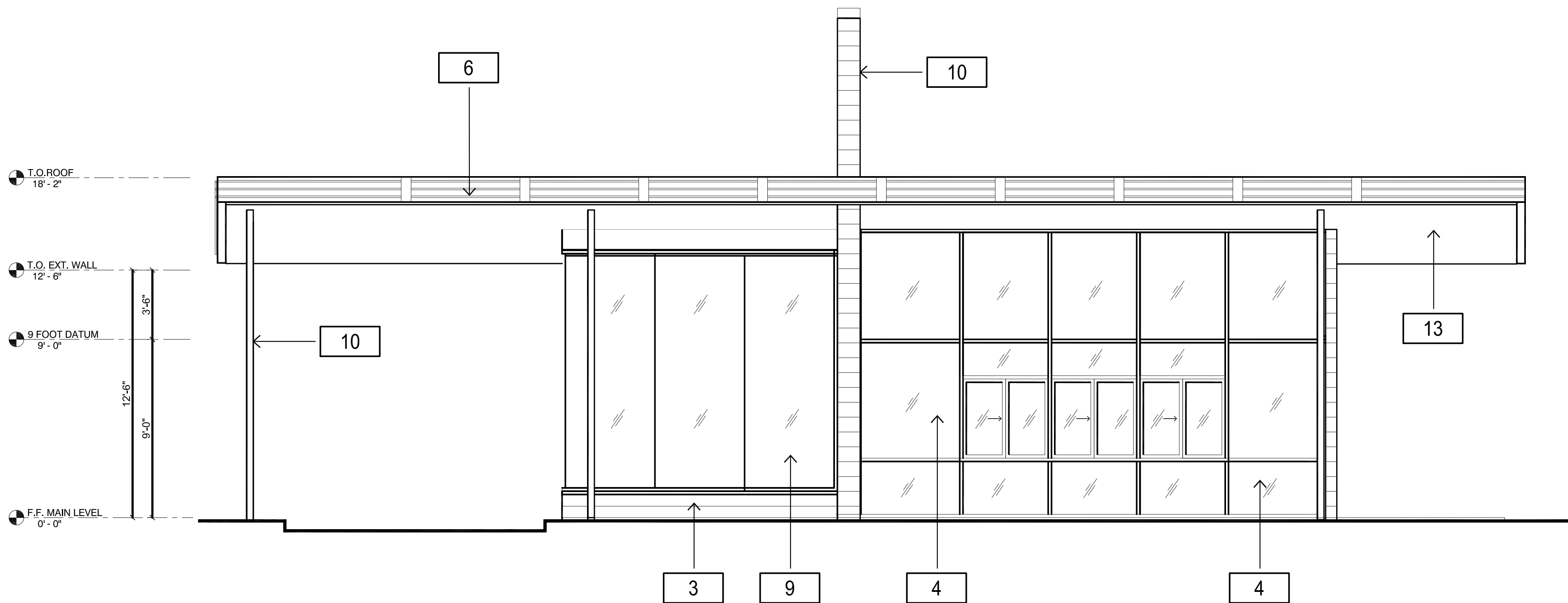
DR-3

ISSUE DATE: JULY 28, 2017



7 WEST ELEVATION

1/4" = 1' - 0"



19 SOUTH ELEVATION

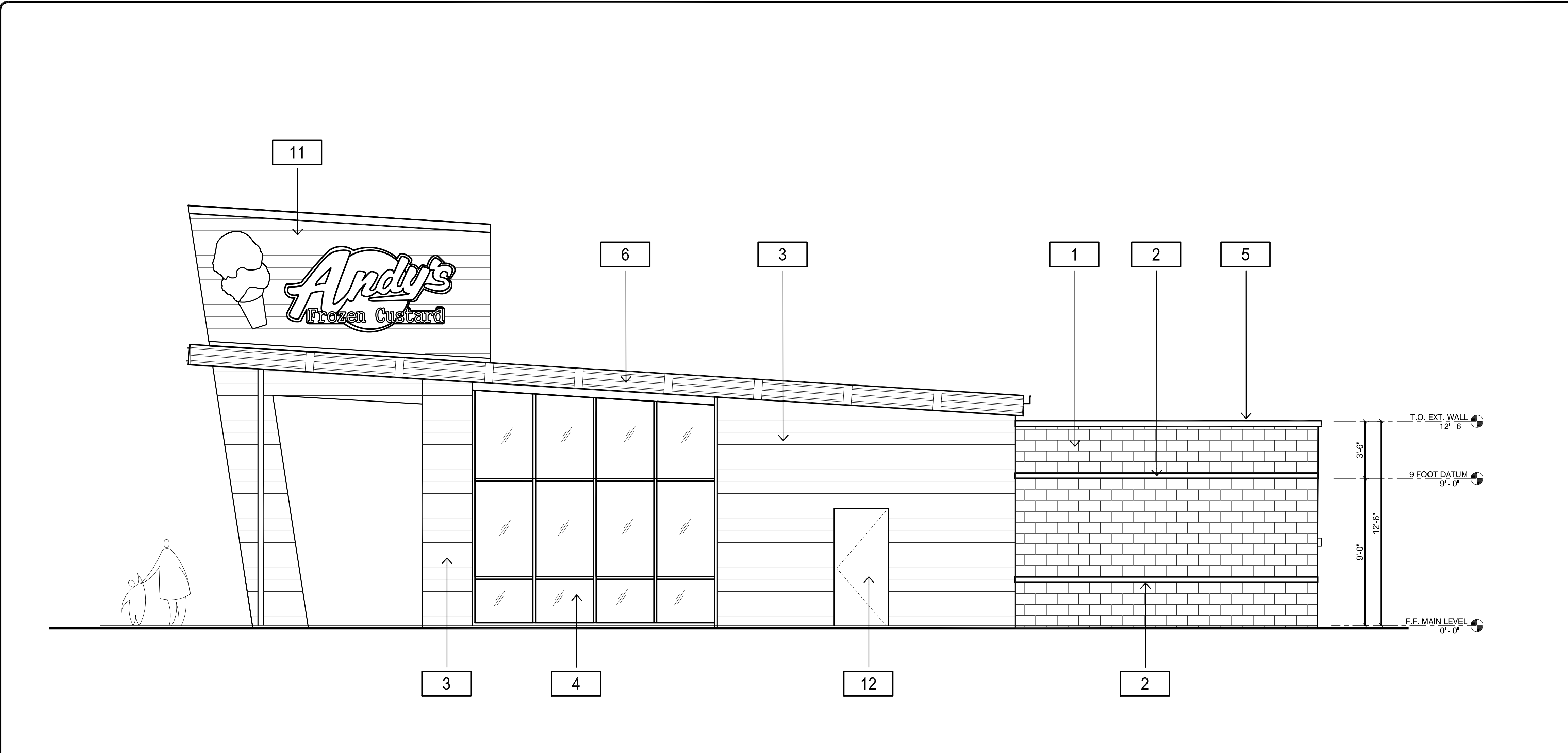
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TO INSIDE FACE BOTTOM WAINSCOT GLAZING
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BY DUNN EDWARDS
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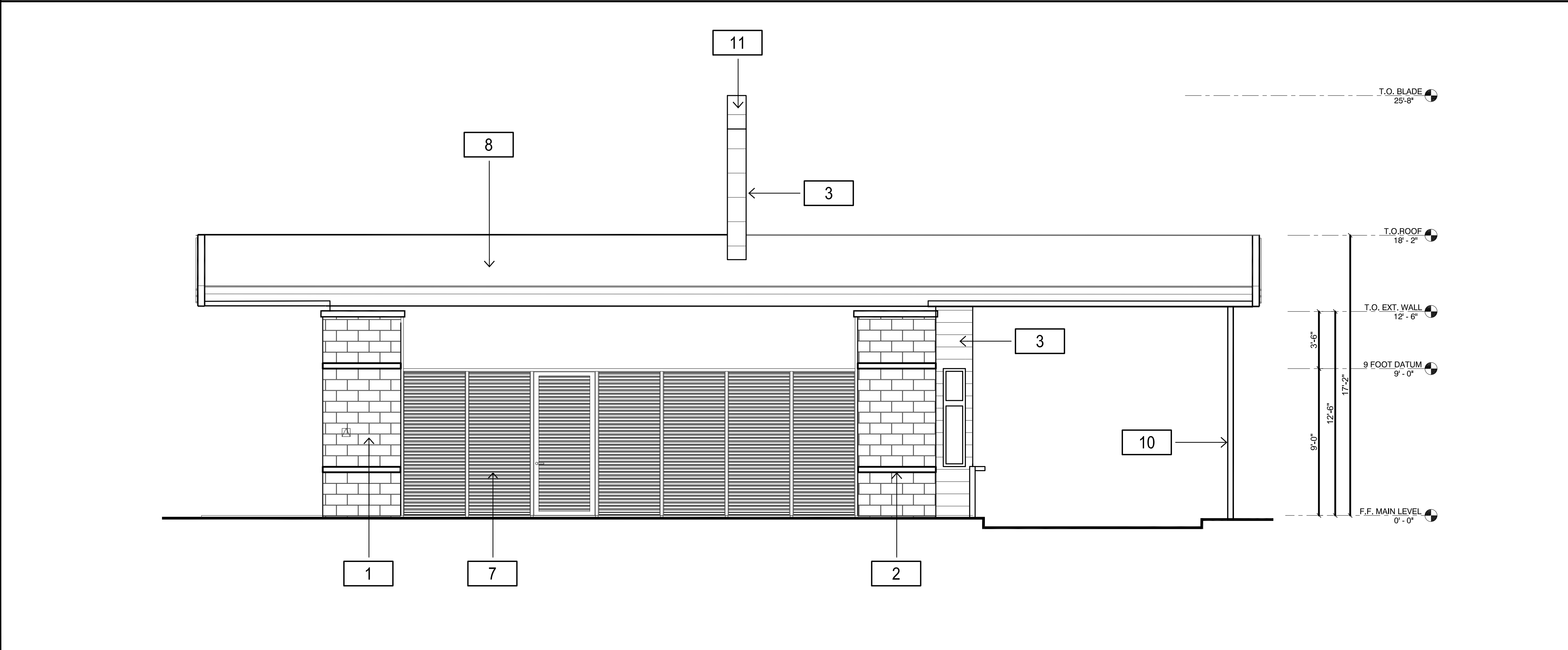
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7 EAST ELEVATION 1/4" = 1' - 0"




19 NORTH ELEVATION 1/4" = 1' - 0"

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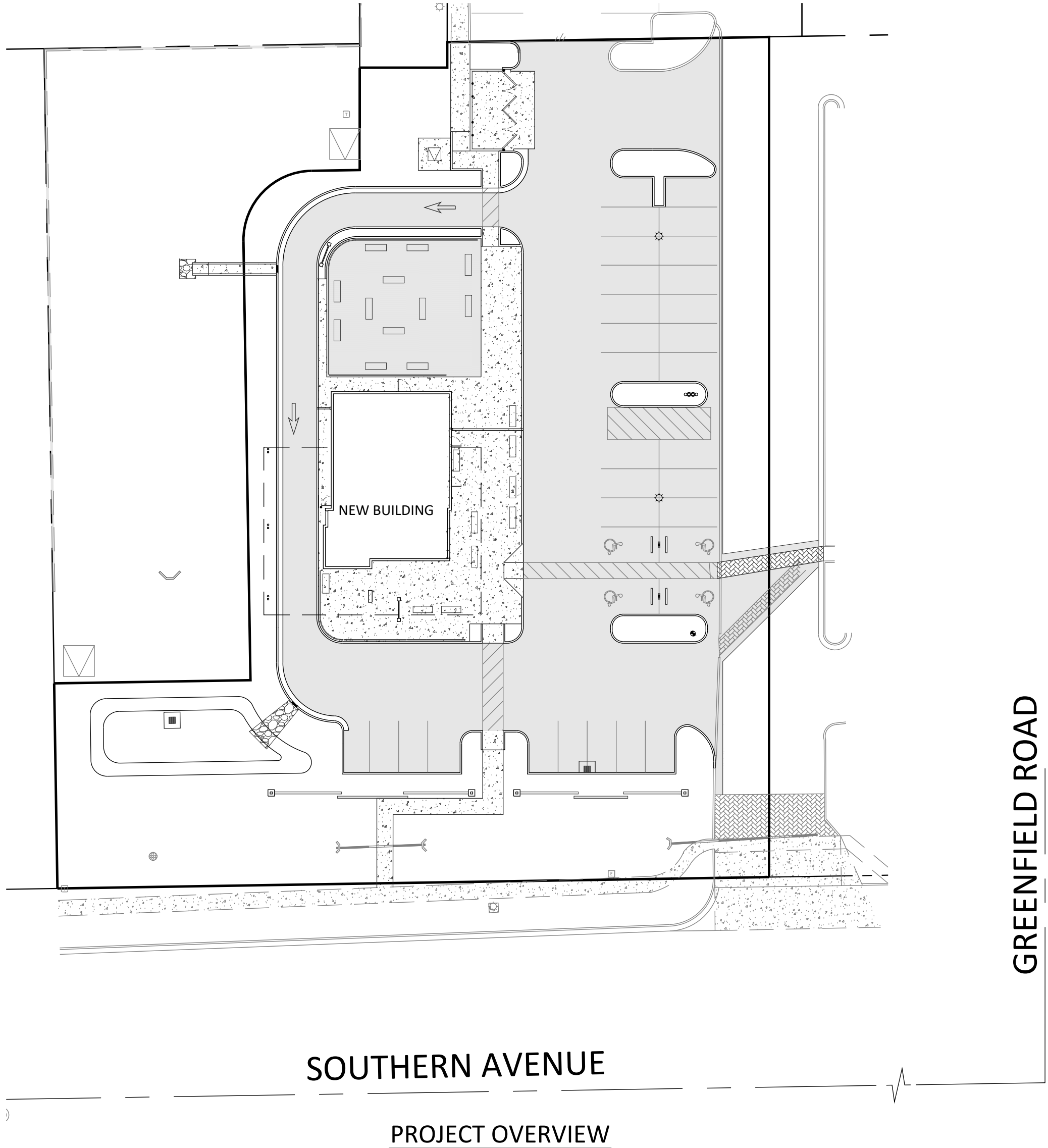
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PLANK
ARIZONA, U.S.A.
EXPIRES: 12/31/2018

DR-5

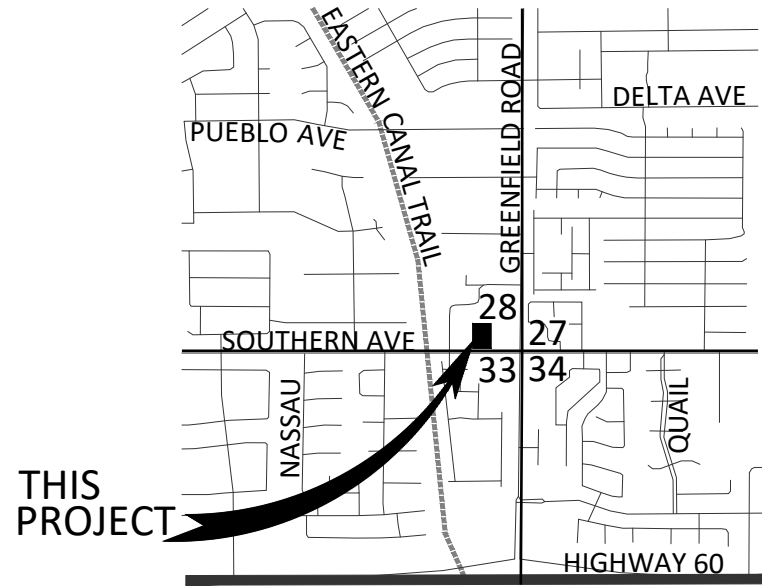
ISSUE DATE: JULY 28, 2017

PRELIMINARY IMPROVEMENT PLAN for ANDY'S FROZEN CUSTARD - MESA

1158 SOUTH GREENFIELD ROAD, MESA, ARIZONA
A PORTION SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



SCALE: 1"=30'



IN THE SE 1/4 OF THE SE 1/4 OF SECTION 28,
T. 1 N., R. 6 E., G. & S. R. M., CITY OF MESA,
MARICOPA COUNTY, ARIZONA

LOCATION MAP
NORTH
3" = 1 MILE

LEGEND

---	RIGHT-OF-WAY	CG	NEW SEWER CLEANOUT
---	PROJECT BOUNDARY LINE	W	NEW WATER VALVE
---	OTHER PARCEL LINE	BF	NEW WATER METER
---	ROADWAY CENTERLINE	BF	NEW BACKFLOW PREVENTER
---	SECTION LINE	+	NEW FIRE HYDRANT
---	EXISTING EASEMENT	+	NEW FIRE BACKFLOW PREVENTER
---	NEW EASEMENT	+	NEW SITE LIGHT
---	EXISTING CONTOUR	99.99P	SPOT ELEV. (EXIST. GRADE)
---	NEW CONTOUR	99.99P	SPOT ELEV. (NEW GRADE)
---	EXISTING CURB	R.O.W.	RIGHT-OF-WAY
---	EXISTING PAINT STRIPE	(R)	RECORDED VALUE
---	EXISTING PAVEMENT EDGE	(M)	MEASURED VALUE
---	EXISTING CONCRETE	P	PAVEMENT (ASPHALT)
---	EXISTING WALL	C	CONCRETE
---	NEW CURB	TC	TOP OF CURB
---	NEW PAINT STRIPE	FG	FINISHED GRADE
---	NEW ASPHALT	GB	GRADE BREAK
---	NEW CONCRETE	FFE	FINISHED FLOOR ELEVATION
---	NEW RIP RAP		
---	NEW WALL		
---	EXISTING SEWER MAIN		
---	EXISTING WATER MAIN		
---	EXISTING STORM DRAIN PIPE		
---	NEW SEWER MAIN		
---	NEW WATER MAIN		
---	NEW FIRE SERVICE		
---	NEW STORM DRAIN PIPE		
---	EXISTING SEWER MANHOLE		
---	EXISTING SEWER CLEANOUT		
---	EXISTING WATER VALVE		
---	EXISTING FIRE HYDRANT		
---	EXISTING TRANSFORMER		

UTILITIES

WATER:	CITY OF PHOENIX
SEWER:	CITY OF PHOENIX
ELECTRIC:	SALT RIVER PROJECT
GAS:	SOUTHWEST GAS
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS

OWNER/DEVELOPER

NAME
ADDRESS
CITY, STATE 85XXX
PH: X-X-X
ATTN: NAME

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: DERRICK SCHUMACHER/JEFF HUNT

ARCHITECT

ARCHITECT
ADDRESS
CITY, STATE 85XXX
PH: X-X-X
ATTN: NAME

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW
FREE-STANDING DRIVE-THRU RESTAURANT BUILDING WITH THE REQUIRED
PARKING, UTILITY, AND DRAINAGE IMPROVEMENTS.
- ADDRESS:
1158 SOUTH GREENFIELD ROAD
MESA, ARIZONA 85206

APN: 140-48-133
- ZONING: LC
- SITE AREA:
TOTAL AREA: 44,152 SF (1.01 AC)
DISTURBED AREA: 33,280 (0.76 AC)

DRAINAGE STATEMENT

- SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
- OFFSITE FLOWS AFFECT THIS SITE - NO
- RETENTION PROVIDED IS 100-YR, 2-HR
- EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER
AT THE ESTIMATED ELEVATION OF 1287.00

FLOODPLAIN INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2288M,
DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD
ZONE "X" (SHADED). AREAS OF 0.2% ANNUAL CHANCE; AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION

LOT 18 OF GREENFIELD COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK
643 OF MAPS, PAGE 9 AND AFFIDAVIT OF CHANGE RECORDED SEPTEMBER 20, 2004
IN RECORDING NO. 2004-1094839.

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
CLOUSE ENGINEERING, INC.
3010 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85254
PH: (602) 395-9300
CONTACT: ROBERT J. BLAKE, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH LINE OF THE
SOUTHEAST QUARTER SECTION 28, ALSO BEING THE MONUMENT LINE OF
SOUTHERN AVENUE USING A BEARING OF NORTH 89°05'05" EAST PER THE PLAT
OF GREENFIELD COURT, AS RECORDED IN BOOK 643 OF MAPS, PAGE 9, M.C.R.
- THE BASIS OF ELEVATION FOR THE PROJECT WAS NOT PROVIDED.

BENCHMARK

BENCHMARK FOR ELEVATIONS NOT PROVIDED TO CYPRESS CIVIL DEVELOPMENT.
TOPOGRAPHY SHOWN WAS PROVIDED TO CYPRESS CIVIL DEVELOPMENT AS
PRESENTED HEREIN AND PREPARED BY CLOUSE ENGINEERING, INC.

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 17.063



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN FOR
ANDY'S FROZEN CUSTARD - MESA
1158 SOUTH GREENFIELD ROAD, MESA, ARIZONA 85206

cover

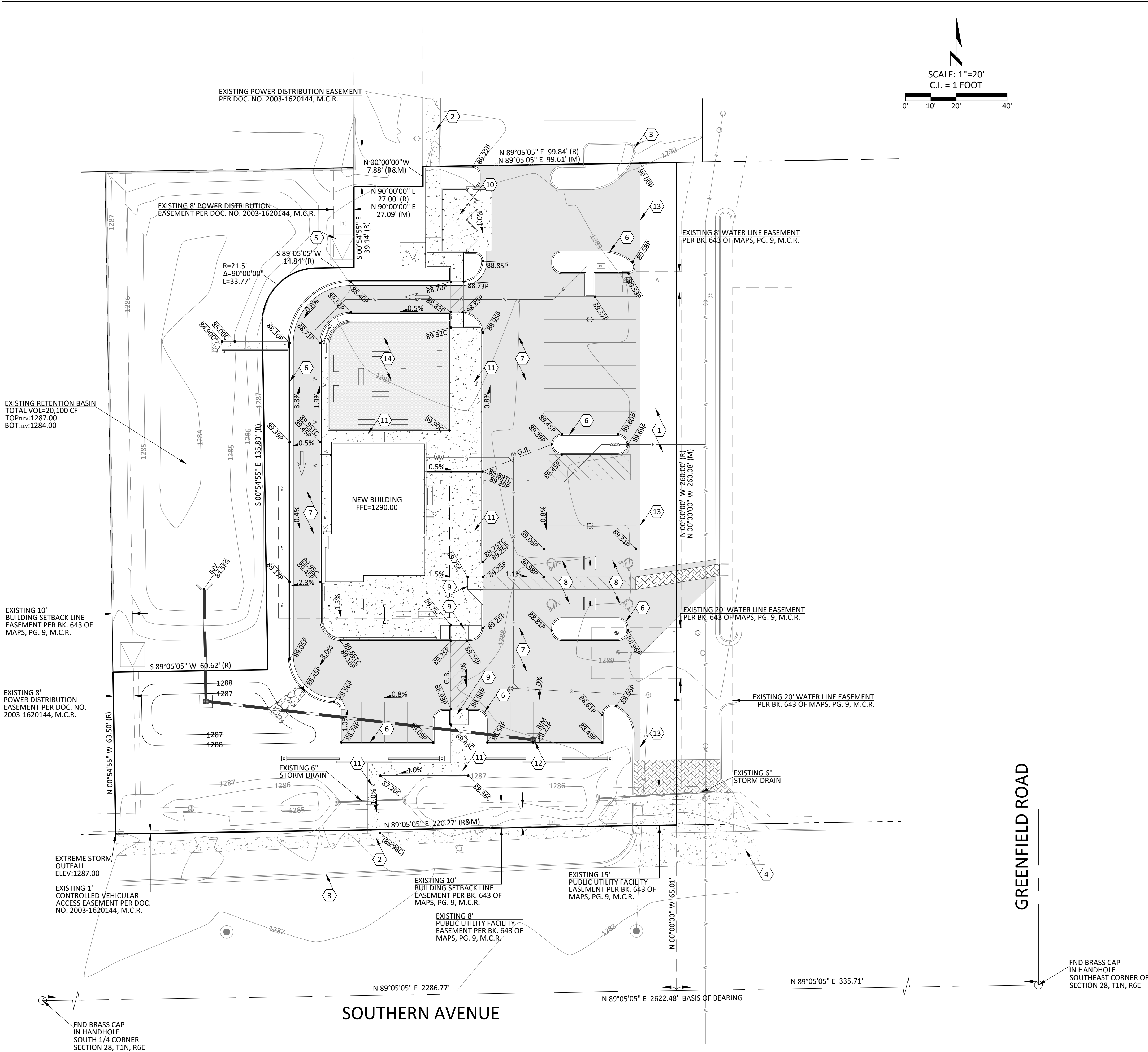
DEVELOPER

ANDY'S FROZEN CUSTARD
338 NORTH BOONVILLE AVENUE
SPRINGFIELD, MISSOURI 65806
ATTN: AARON KING
PH: (417) 861-3500

SITE ADDRESS

1158 S. GREENFIELD ROAD
MESA, ARIZONA 85206
APN: 140-48-133

SHEET NUMBER

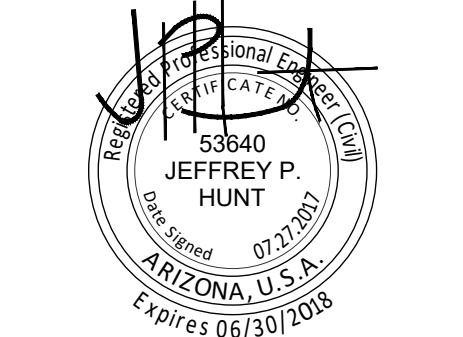


- KEYNOTES**
- 1 EXISTING ASPHALT TO REMAIN.
 - 2 EXISTING CONCRETE SIDEWALK TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CONCRETE DRIVEWAY TO REMAIN.
 - 5 EXISTING ELECTRICAL TRANSFORMER AND PAD TO REMAIN.
 - 6 NEW VERTICAL CURB.
 - 7 NEW ASPHALT PAVEMENT.
 - 8 NEW ACCESSIBLE PARKING SPACE TO COMPLY WITH ADAAG SECTION 502. 2% MAXIMUM SLOPE IN ALL DIRECTIONS.
 - 9 NEW CURB ACCESS RAMP PER ADAAG, SECTIONS 405 AND 406. 12:1 MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE.
 - 10 NEW TRASH AND RECYCLE ENCLOSURE.
 - 11 NEW CONCRETE SIDEWALK.
 - 12 NEW CATCH BASIN.
 - 13 SAWCUT EXISTING ASPHALT.
 - 14 NEW PATIO AREA WITH ALTERNATE SURFACE TREATMENT PER ARCHITECTURAL PLANS.

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

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phoenix, arizona 85014
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e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 17.063



NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN FOR
ANDY'S FROZEN CUSTARD - MESA**
1158 SOUTH GREENFIELD ROAD, MESA, ARIZONA 85206

grading and drainage plan

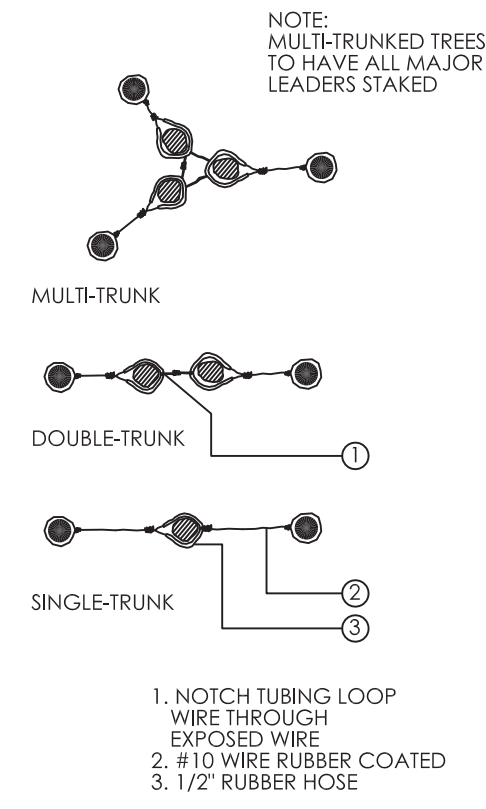
DEVELOPER

ANDY'S FROZEN CUSTARD
338 NORTH BOONVILLE AVENUE
SPRINGFIELD, MISSOURI 65806
ATTN: AARON KING
PH: (417) 881-3500

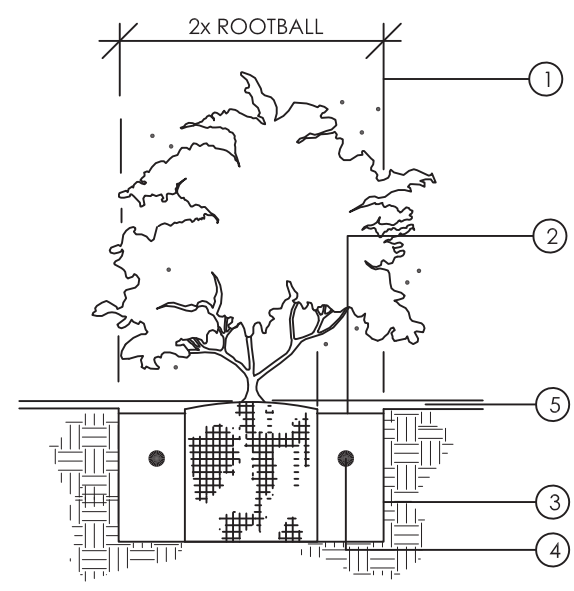
SITE ADDRESS

1158 S GREENFIELD ROAD
MESA, ARIZONA 85206
APN: 140-48-133

SHEET NUMBER



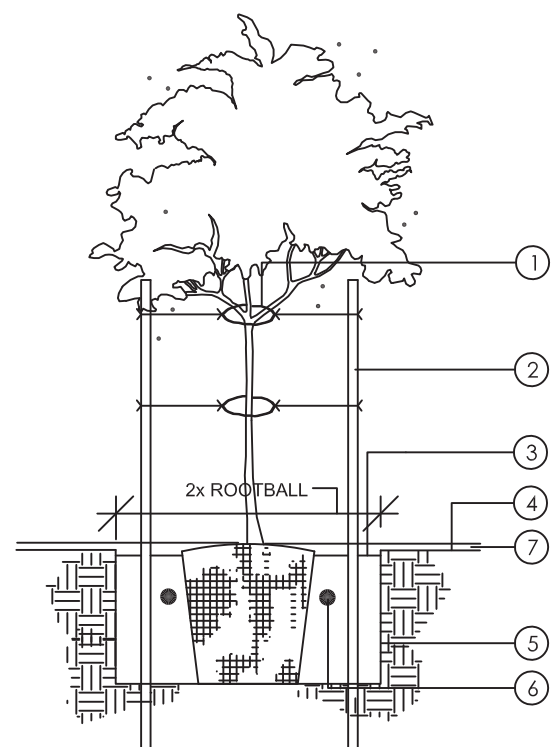
T&M TREE GUYING DETAIL
NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

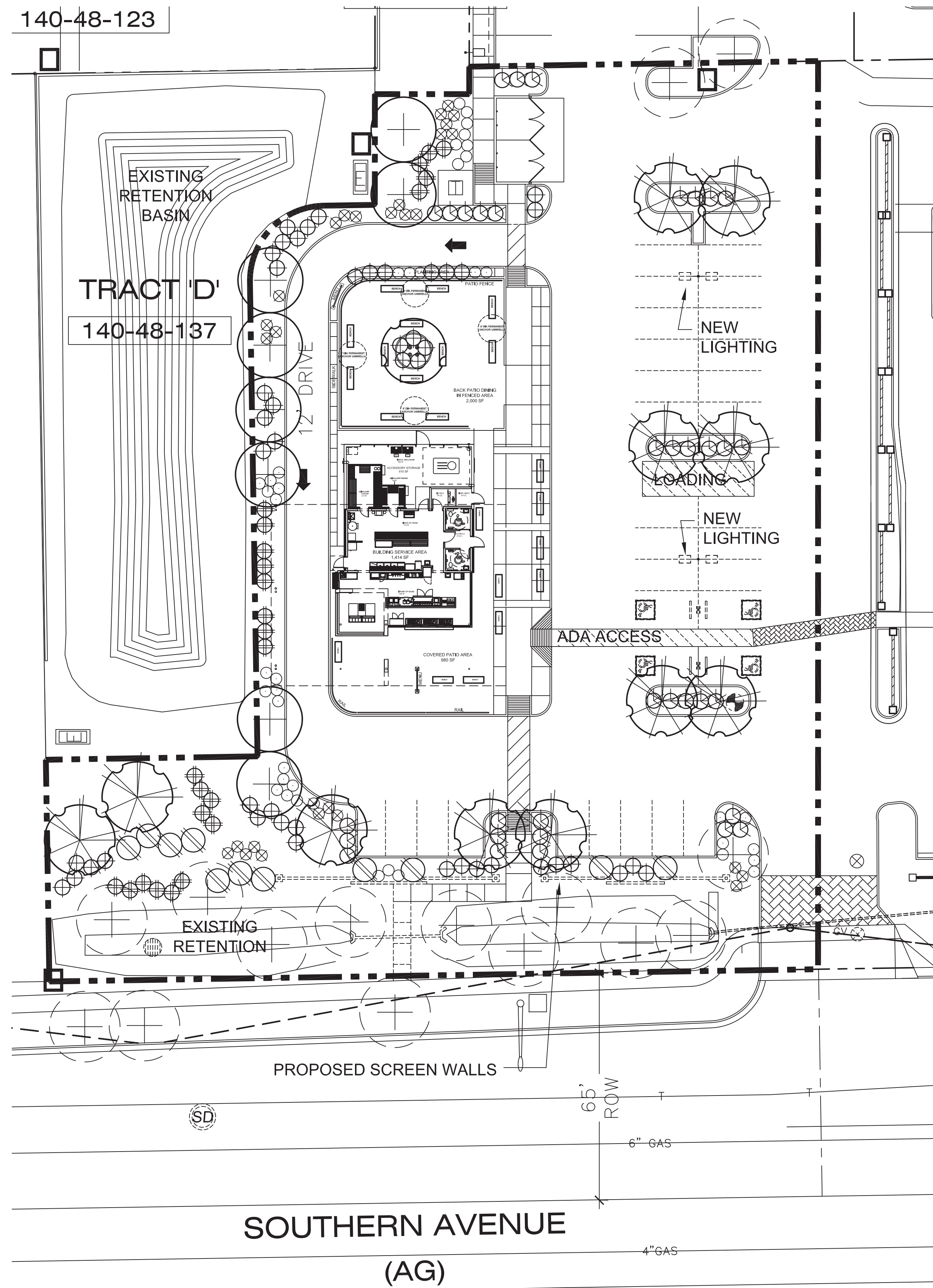
T&M SHRUB PLANTING DETAIL
NOT TO SCALE



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3' BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

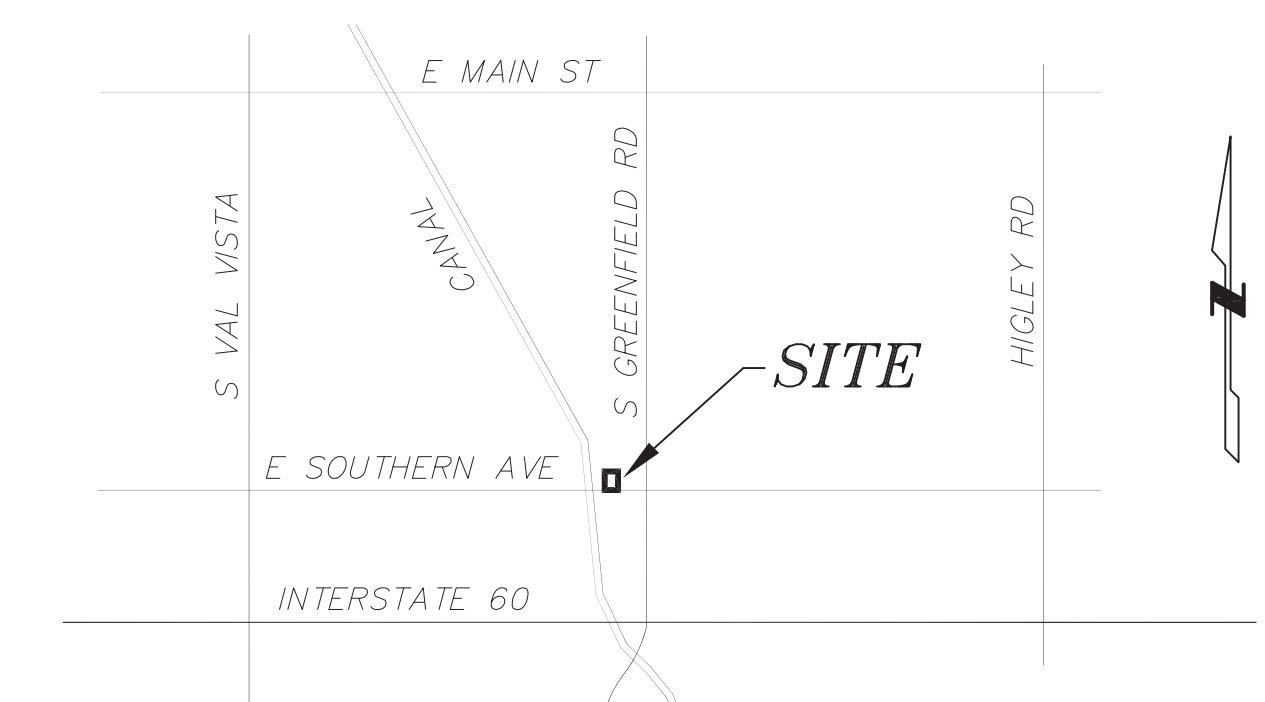
BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

T&M DOUBLE STAKING DETAIL
NOT TO SCALE



LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX
- QUERCUS VIRGINIANA
LIVE OAK
36" BOX
- EXISTING TREE
PROTECT FROM CONSTRUCTION
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- ENCHINO CACTUS GRUSONII
(PRE-TAGGED) GOLDEN BARREL
10" RND CONTACT ADAM 480-933-9469)
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



20 VICINITY MAP

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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Scottsdale, Arizona 85260
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**PAD DEVELOPMENT FOR
ANDY'S FROZEN CUSTARD - MESA**

1158 S. GREENFIELD RD.
MESA, ARIZONA 85206

NO: 1712705-01

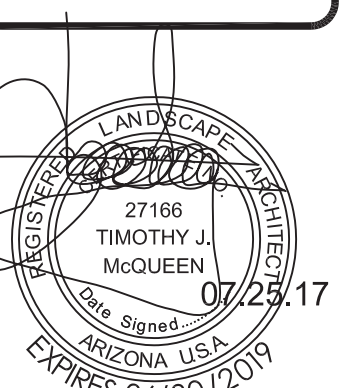
JECT MGR: MESA, AZ.

WN BY: ARCHICON

CKED BY: J. PLANCK

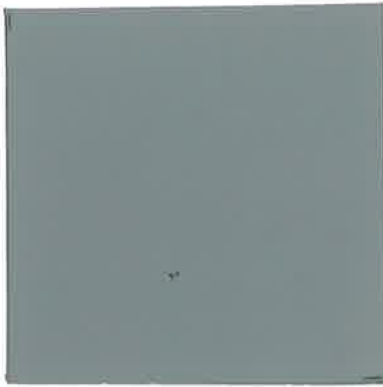
REVISION	DATE

SHEET TITLE:
LANDSCAPE PLAN



La.01

ISSUE DATE: JULY 28, 2017



FORMAL GRAY
DEC789
DUNN EDWARDS



SUMMERVILLE
DE6139
DUNN EDWARDS



RUDDY OAK
DE5188
DUNN EDWARDS



FUEGO RED
SMOOTH CMU
SUPERLITE



BLACK CANYON
SMOOTH CMU
SUPERLITE



CLEAR ANODIZED
ALUMINUM



NICHIHA PANELS
VINTAGE CEDAR



Color & Materials Board

Andy's Frozen Custard
Mesa, AZ