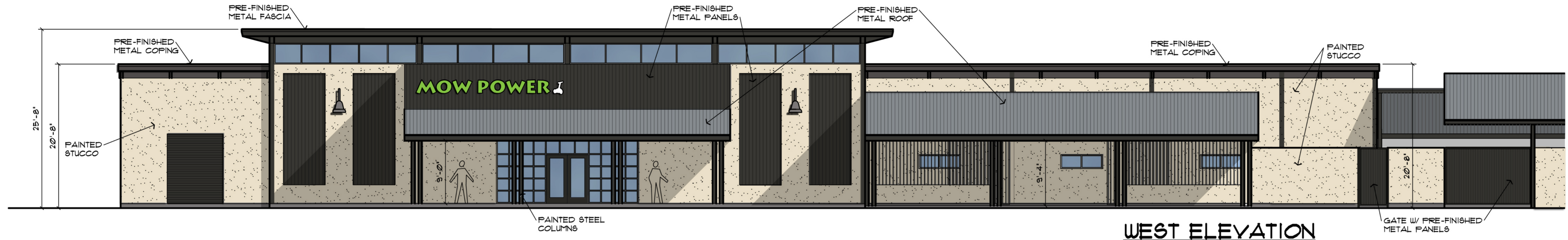
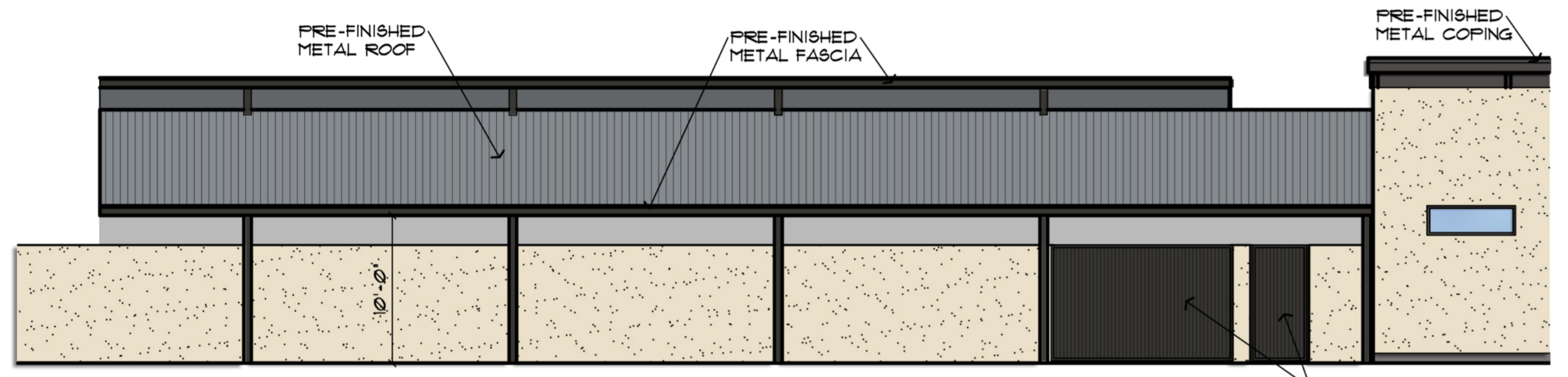


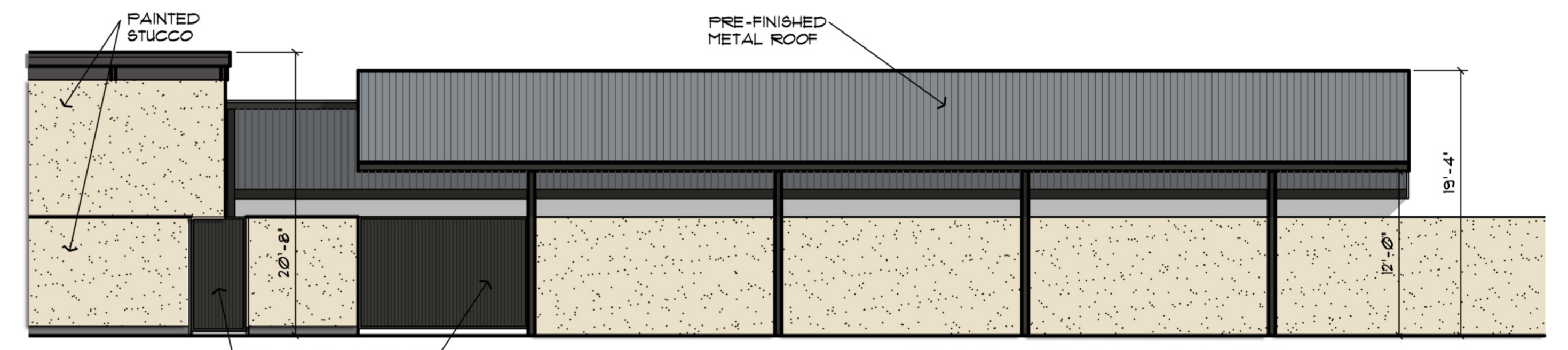
10-4-17	DATE	ITEM
1-23-18	REVISIONS	
P&Z/RRB SUBMITTAL		



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

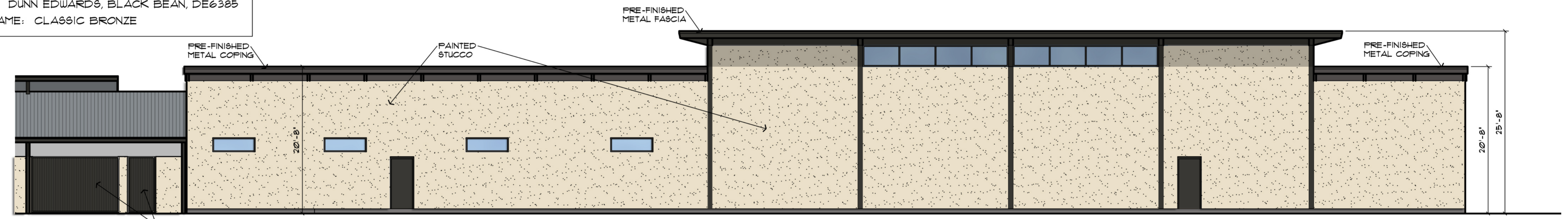
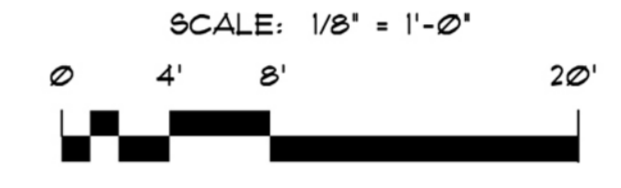


**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

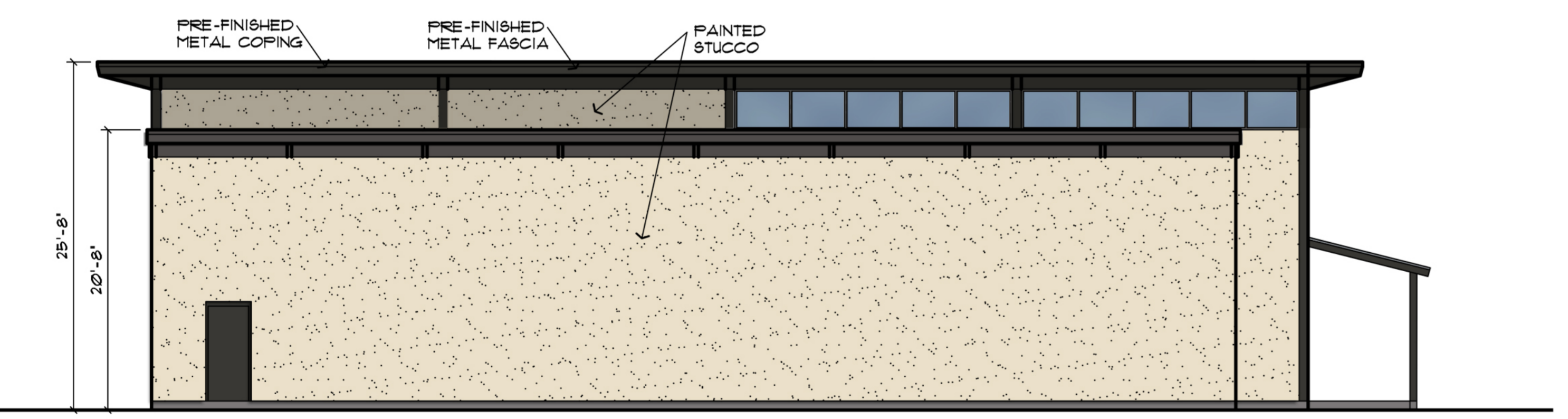


**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

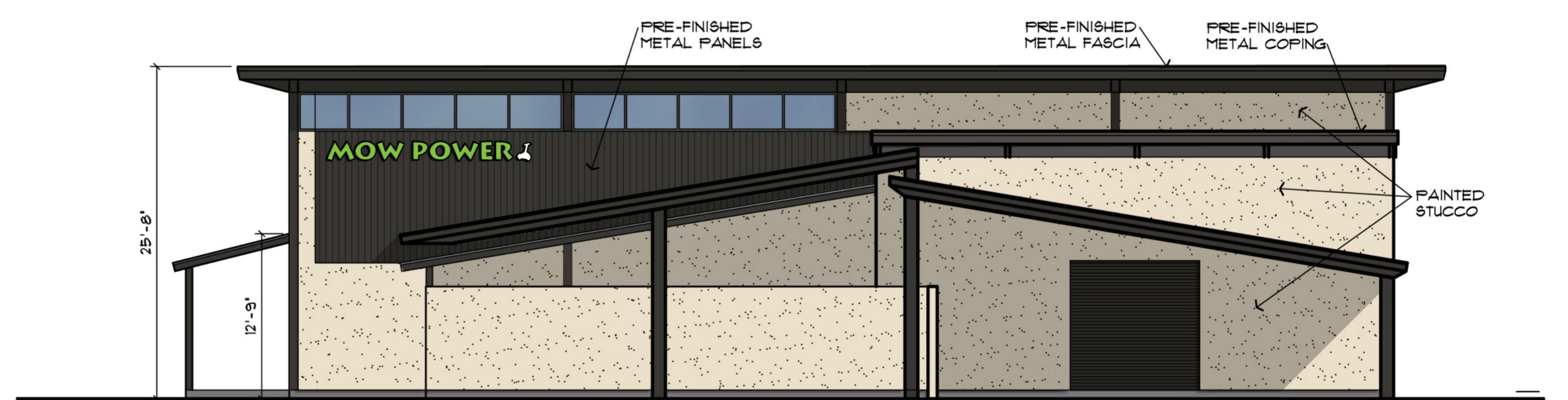
**EXTERIOR COLOR SCHEDULE:**  
 STUCCO: DUNN EDWARDS, DRY CREEK, DE6122  
 VERTICAL METAL PANELS: ATAS - CLASSIC BRONZE  
 SLOPED METAL ROOF: ATAS - TITANIUM  
 PAINTED STEEL STRUCTURE: DUNN EDWARDS, BLACK BEAN, DE6385  
 ALUMINUM WINDOW WALL FRAME: CLASSIC BRONZE



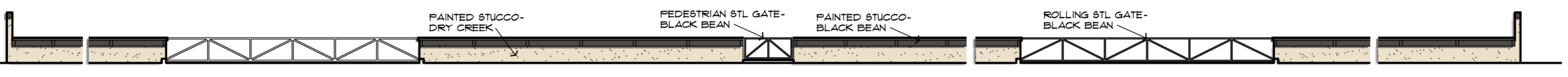
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



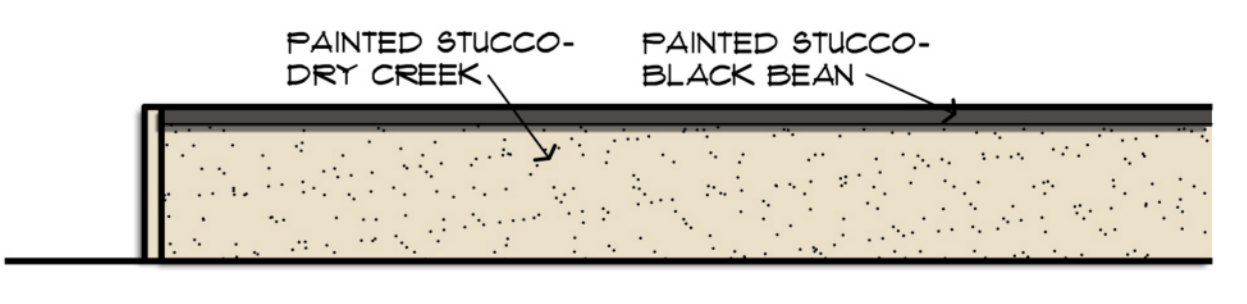
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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

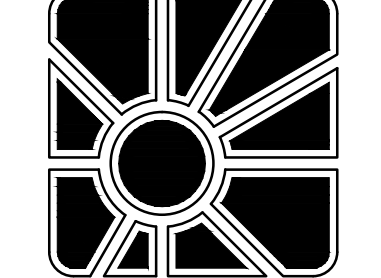
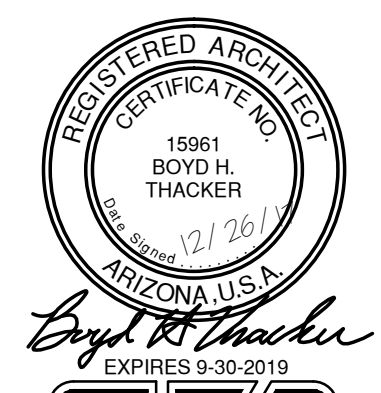


**SCREEN WALL ELEVATION**  
 SCALE: 1/8" = 1'-0"



**TYPICAL FENCE ELEVATION**  
 SCALE: 1/8" = 1'-0"





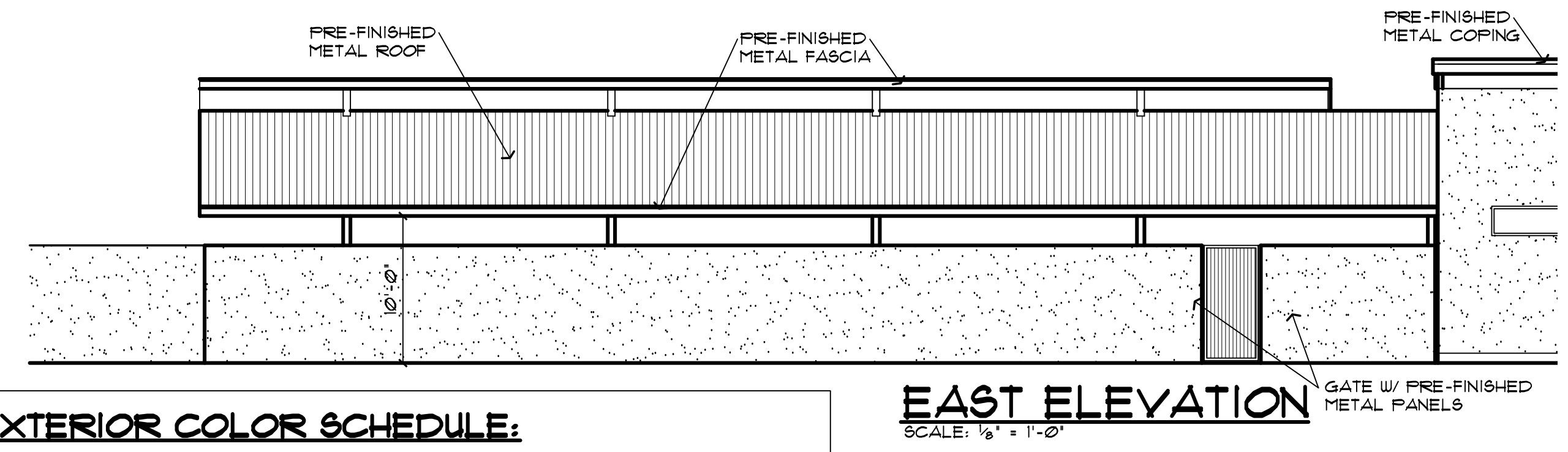
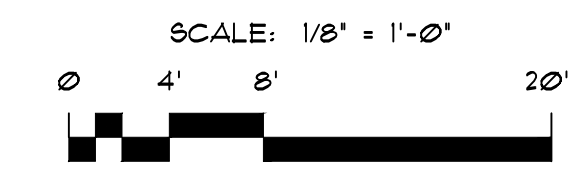
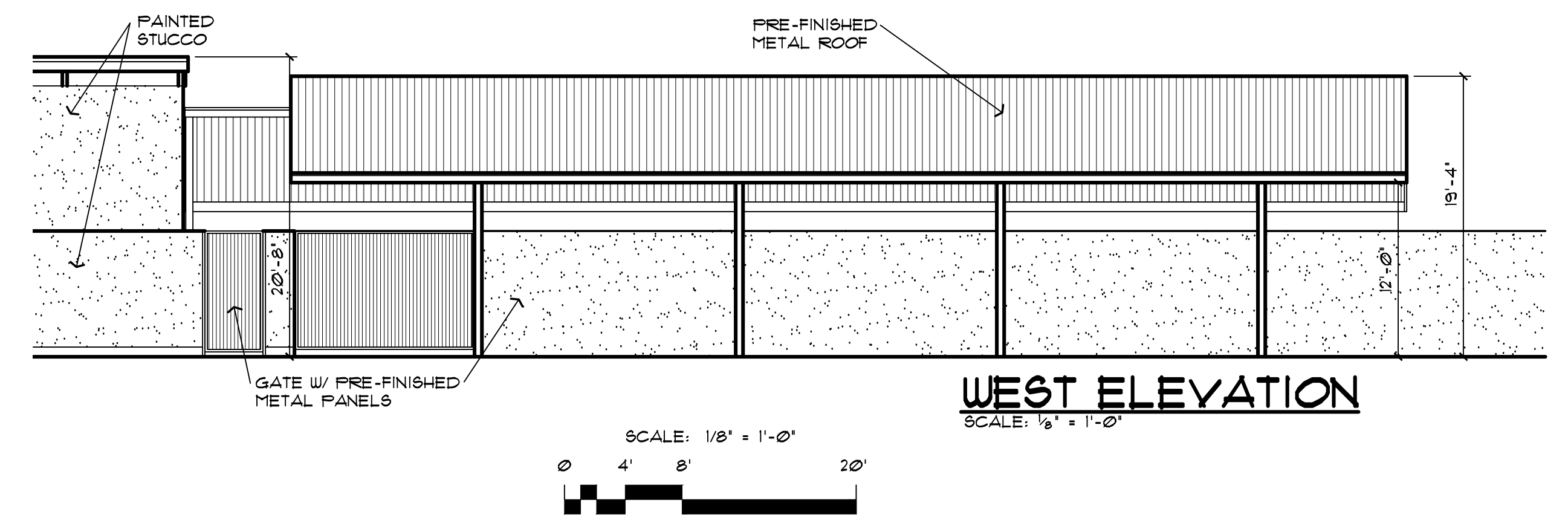
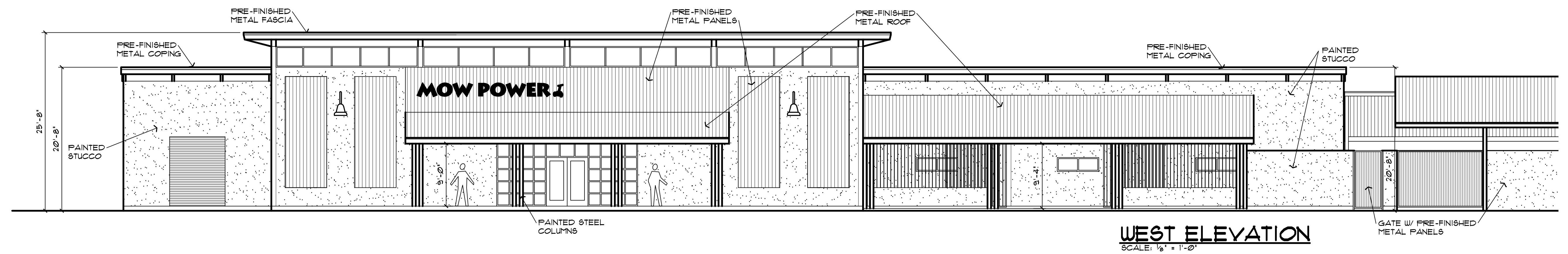
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 daniel w. brock III, aia · james e. craig jr., aia · boyd h. thacker, aia  
 145 east university drive, suite 3 · mesa, arizona 85201 · 480-969-3081  
 fax 480-969-8283  
 e-mail: bct@bctarchitects.net

10-4-17	P&Z/DRB SUBMITTAL	Item
1-23-18	REVISIONS	date
		job no. 1709

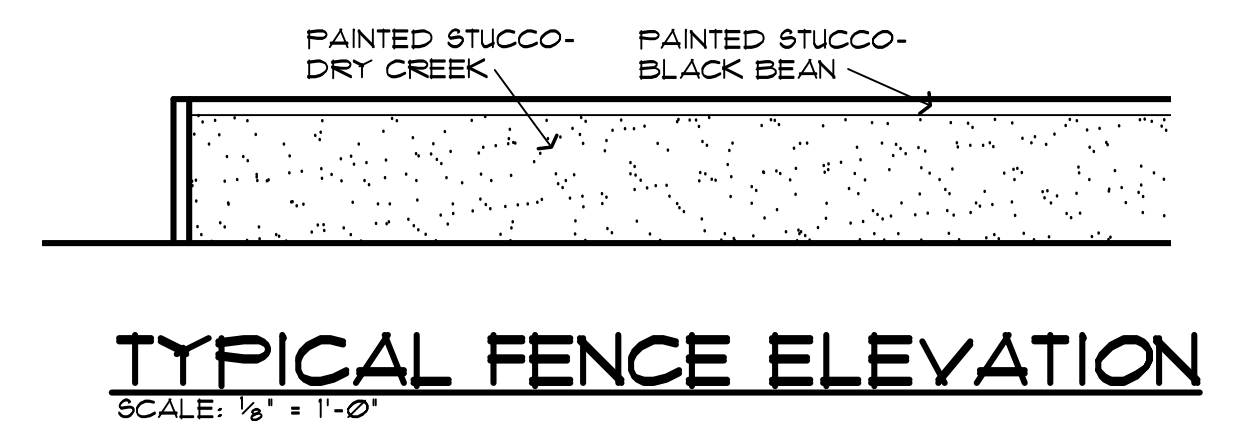
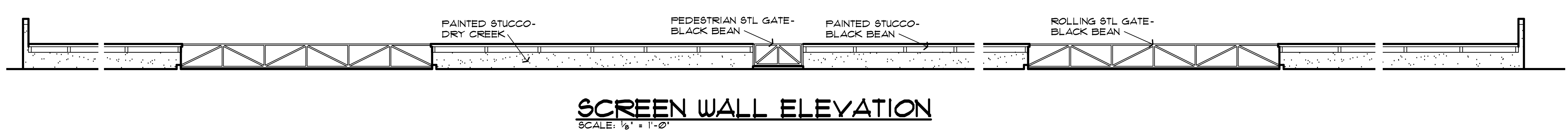
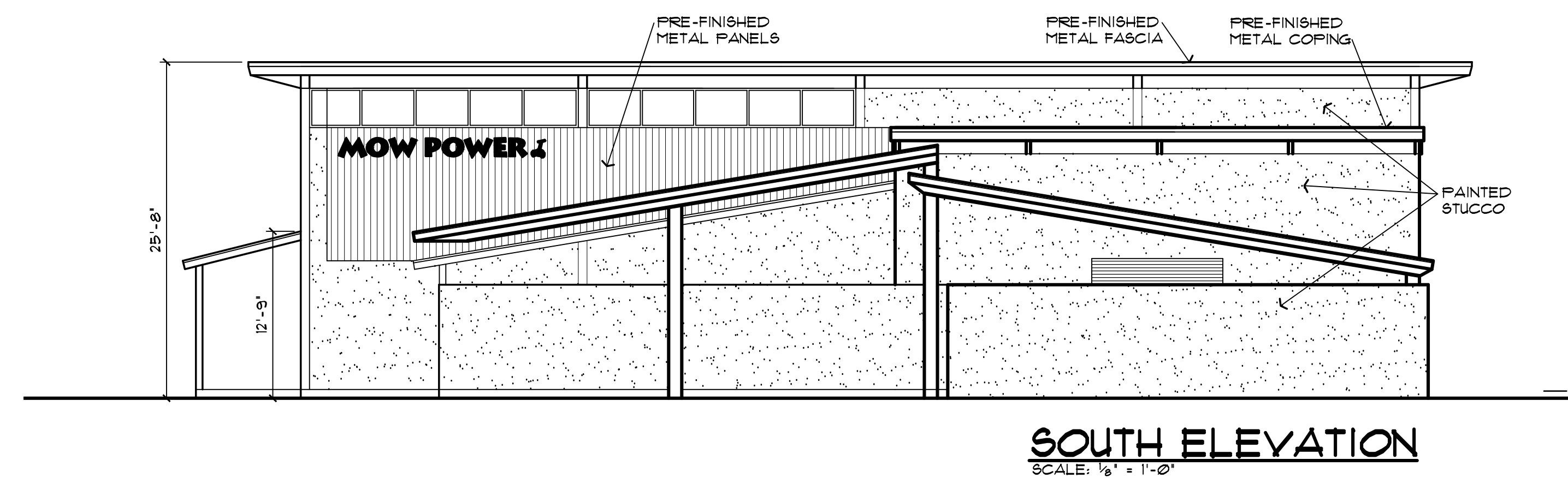
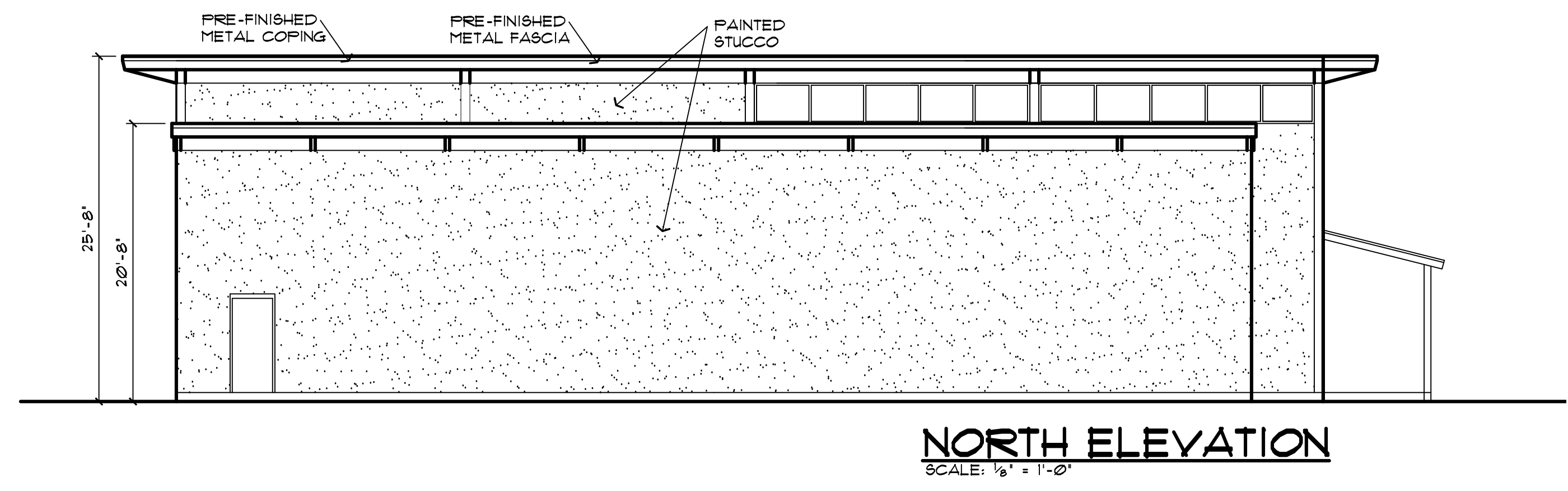
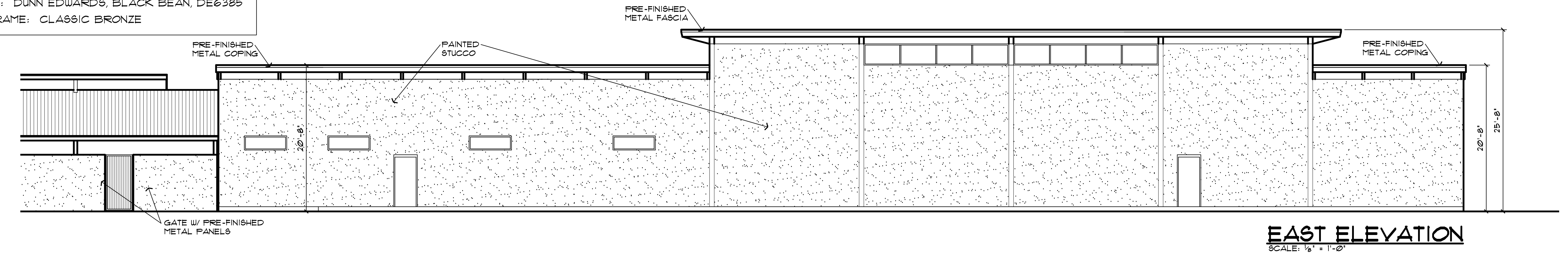
RETAIL STORE & REPAIR SHOP  
 FOR  
**MOW POWER**  
 845 NORTH GILBERT ROAD  
 MESA, ARIZONA

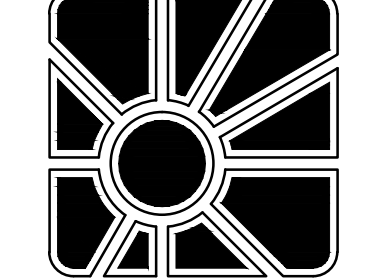
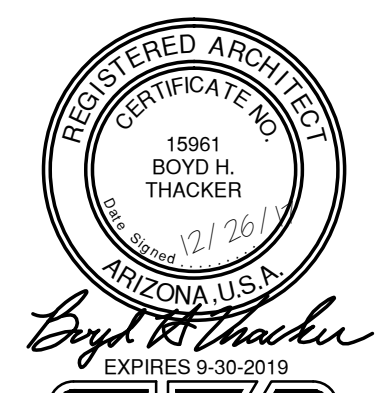
ELEVATIONS

A3



**EXTERIOR COLOR SCHEDULE:**  
 STUCCO: DUNN EDWARDS, DRY CREEK, DE6122  
 VERTICAL METAL PANELS: ATAS - CLASSIC BRONZE  
 SLOPED METAL ROOF: ATAS - TITANIUM  
 PAINTED STEELSTRUCTURE: DUNN EDWARDS, BLACK BEAN, DE6385  
 ALUMINUM WINDOW WALL FRAME: CLASSIC BRONZE





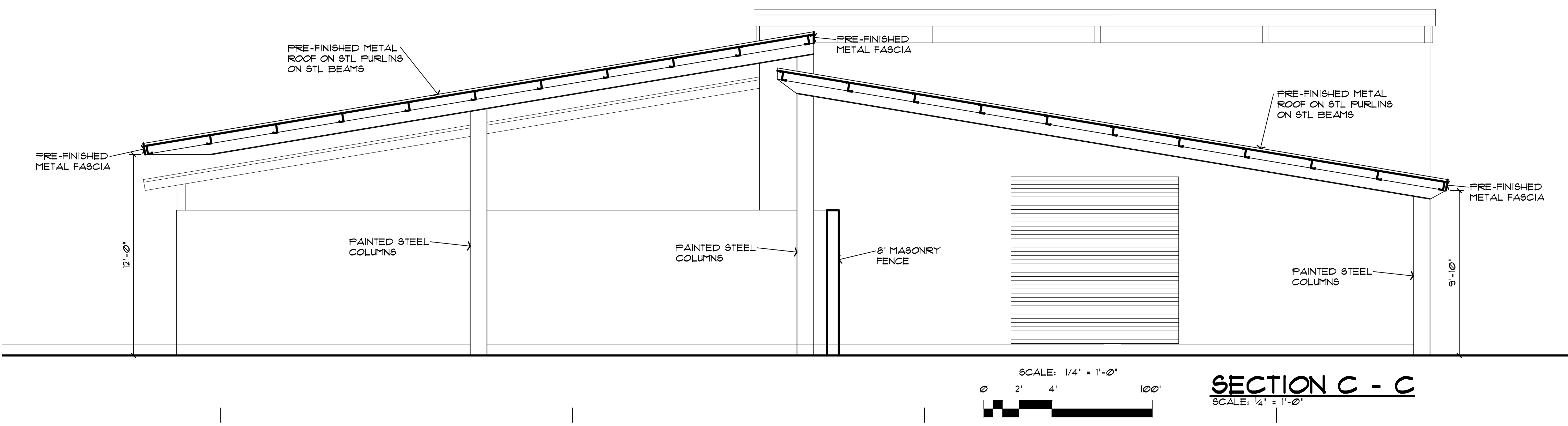
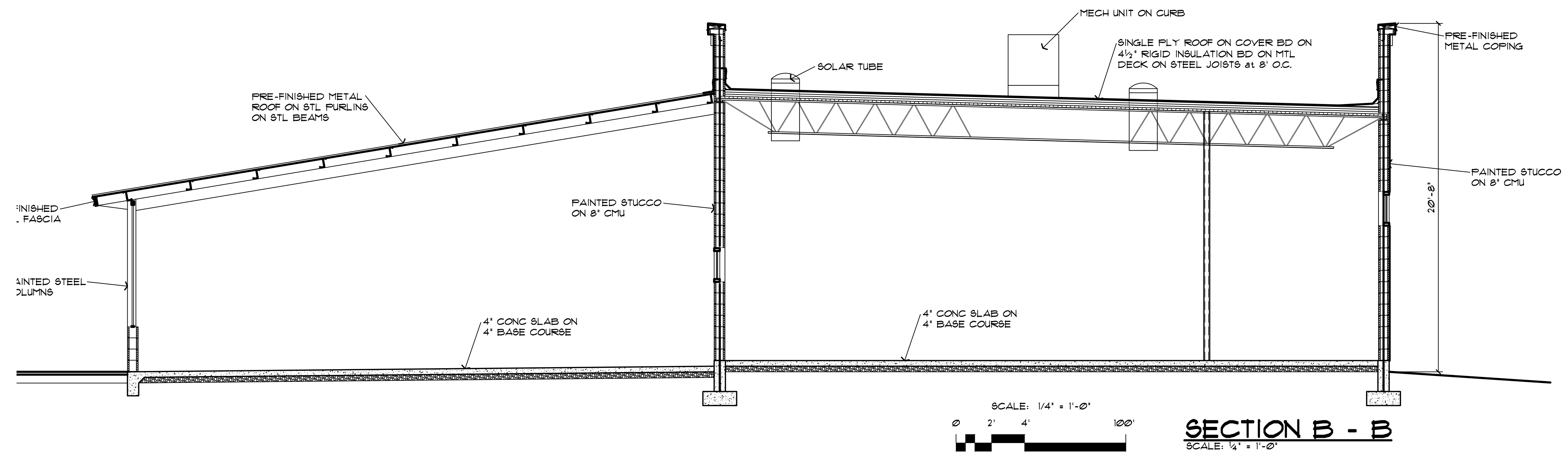
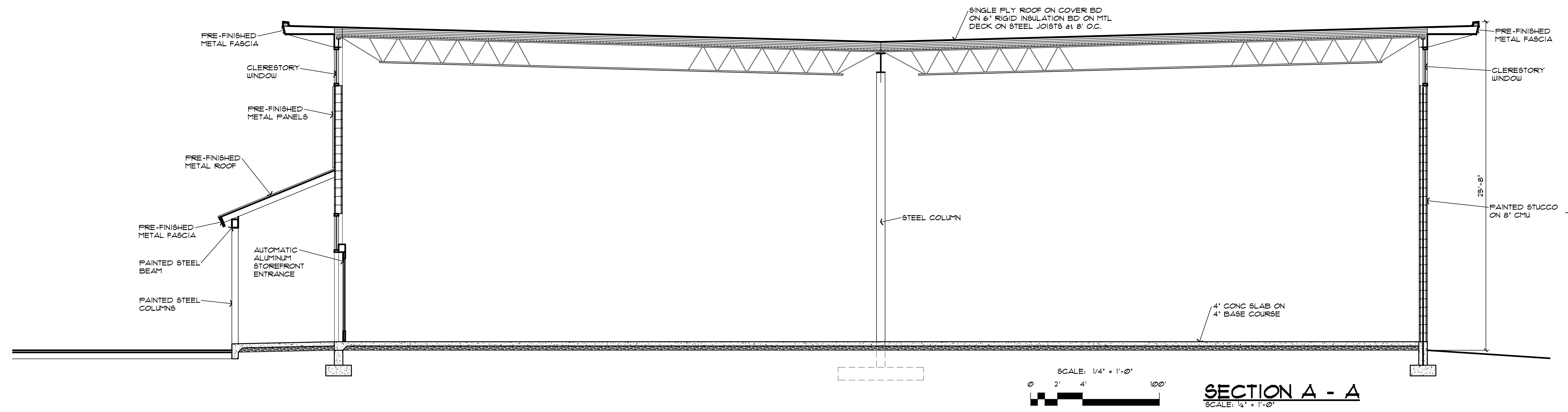
**brock, craig and thacker architects, ltd.**  
 daniel w. brock III, aia · james e. craig jr., aia · boyd h. thacker, aia  
 145 east university drive, suite 3 · mesa, arizona 85201 · 480-969-3081  
 fax 480-969-8283  
 e-mail: bct@bctarchitects.net

12-26-17	P&Z/DRB SUBMITTAL	item	
		date	1709
		job no.	

**RETAIL STORE & REPAIR SHOP FOR MOW POWER**  
 845 NORTH GILBERT ROAD  
 MESA, ARIZONA

**SECTIONS**

**A4**







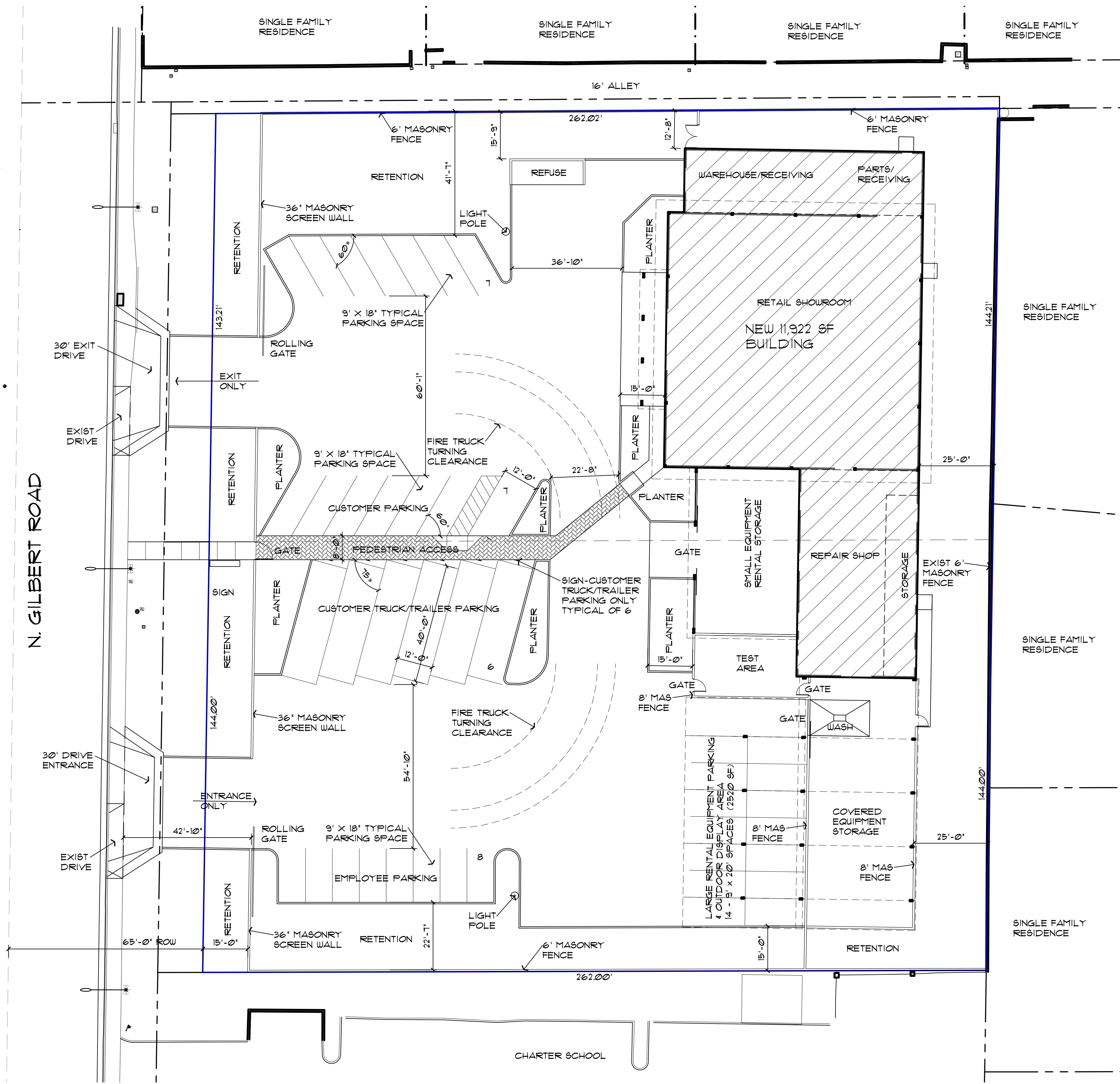
MOW POWER

MOW POWER

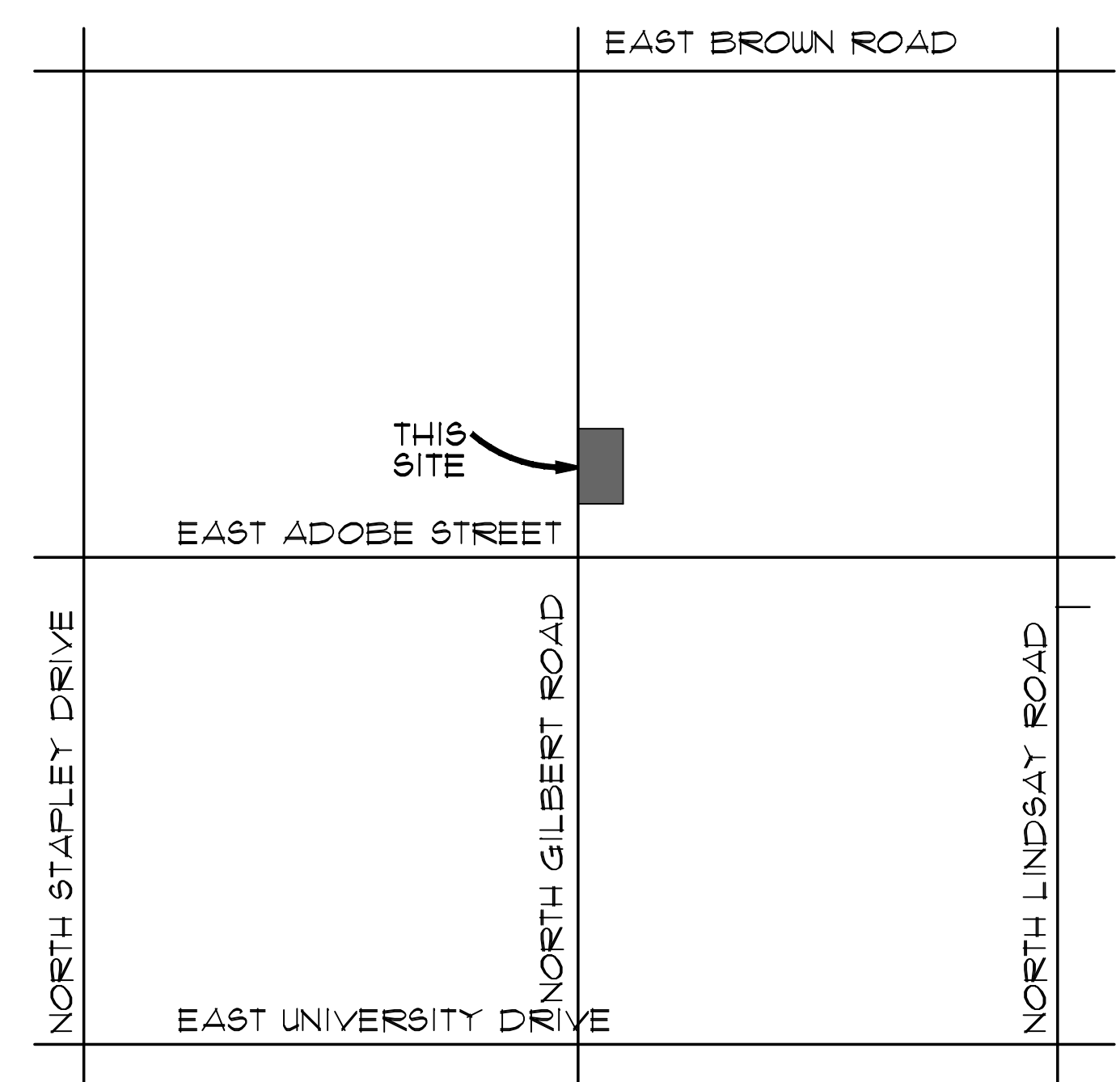
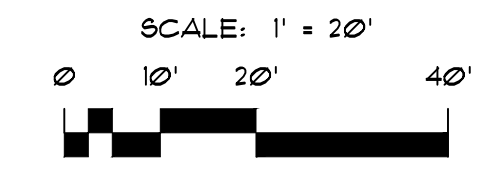
**MOW POWER**  
Equipment Sales  
Rental & Repair  
Sales, Rental & Service



ENROSE ST



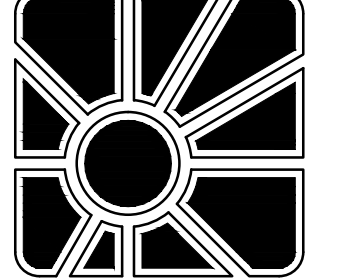
**SITE PLAN**  
SCALE: 1" = 20'-0"



**PROJECT INFORMATION**

PROJECT ADDRESS:	845 NORTH GILBERT ROAD MESA, ARIZONA
OWNER:	TODD TAYLOR NORTH GILBERT ROAD MESA, ARIZONA
NET SITE AREA:	75,859 SF. (1.14 ACRES)
ZONING:	EXISTING ZONING: OC - OFFICE COMMERCIAL PROPOSED ZONING: LC - LIMITED COMMERCIAL W/ SPECIAL USE PERMIT
OCCUPANCY:	M / S-1
TYPE OF CONSTRUCTION:	III B AFES.
BUILDING AREA:	RETAIL/SERVICE CENTER: 1282 SF SERVICE/REPAIR SHOP: 2102 SF WAREHOUSE/STORAGE: 2318 SF EQUIPMENT ALIENING: 1885 SF TOTAL AREA: 19,111 SF
ALLOWABLE AREA:	50,000 SF. (SPRINKLER INCREASE)
ACTUAL AREA:	19,111 SF
BUILDING HEIGHT:	25'-8"
PARKING REQUIRED:	RETAIL/SERVICE AREA: 9,384/375+ 25 SPACES WAREHOUSE/STORAGE AREA: 2318/300+ 2 SPACES TOTAL REQUIRED: 27 SPACES
PARKING PROVIDED:	REGULAR PARKING: 27 SPACES ACCESSIBLE PARKING: 1 SPACES TOTAL PROVIDED: 28 SPACES

PROJECT DESCRIPTION:  
PROPOSED IS A SALES & SERVICE CENTER FOR LAWN MAINTENANCE EQUIPMENT AND SUPPLIES. A MASONRY BUILDING WITH METAL ALIENING. SPACE FOR STORAGE OF RENTAL EQUIPMENT AND PARKING FOR CUSTOMER VEHICLES WITH TRAILERS. SITE TO BE FENCED AND GATED TO SECURE LARGER RENTAL EQUIPMENT ON DISPLAY. GATES ARE TO BE OPEN DURING BUSINESS HOURS.



**brock, craig and thacker architects, ltd.**  
daniel w. brock III, aia · james e. craig jr., aia · boyd h. thacker, aia  
145 east university drive, suite 3 · mesa, arizona 85201 · 480-969-3081  
e-mail: bct@bctarchitects.net

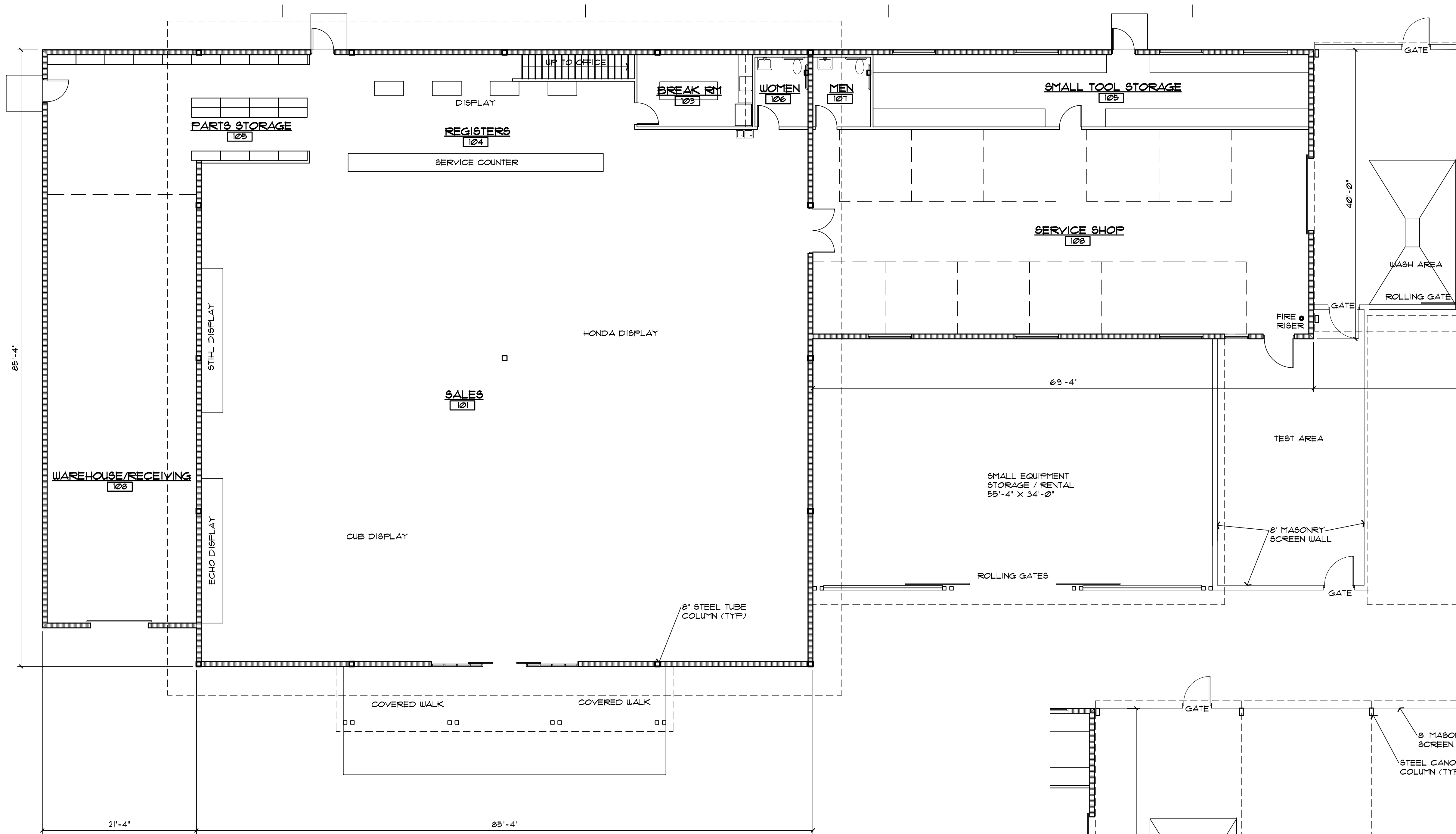
12-14-17	PAZ/DRB SUBMITTAL	ITEM
1-25-18	REVISIONS	DATE
		NO. 1709

**RETAIL STORE & REPAIR SHOP FOR MOW POWER**  
845 NORTH GILBERT ROAD  
MESA, ARIZONA

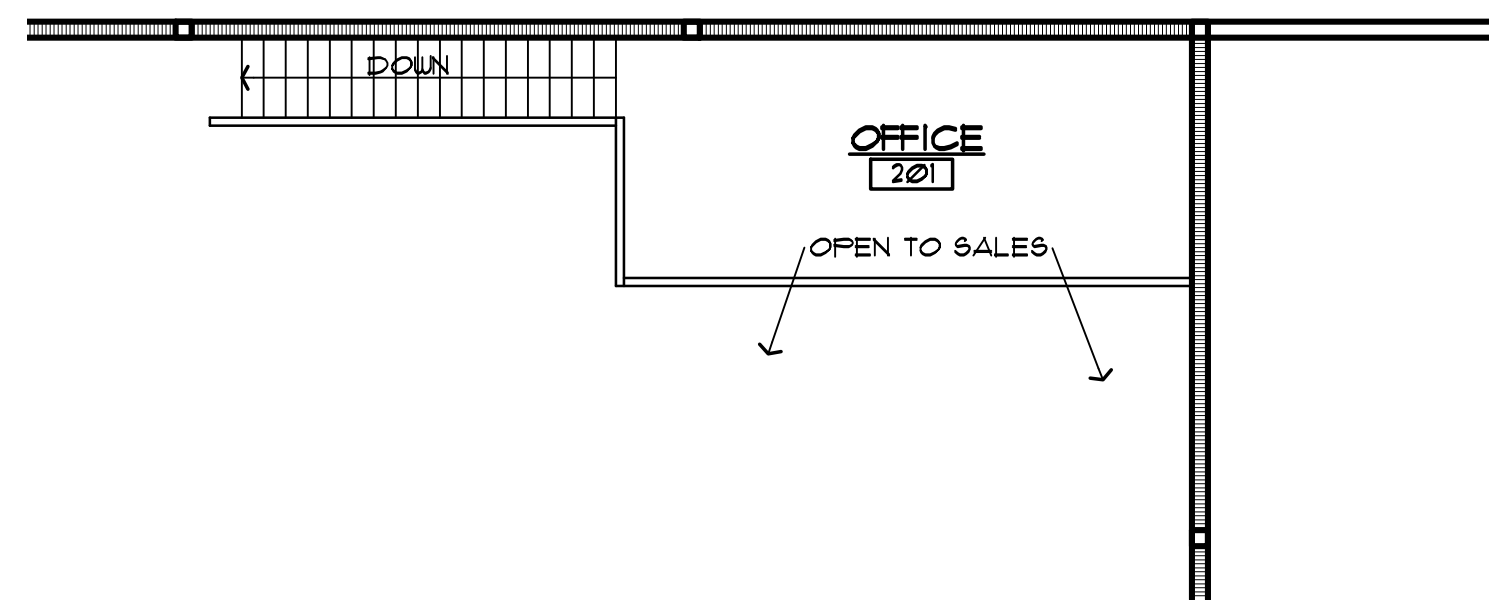
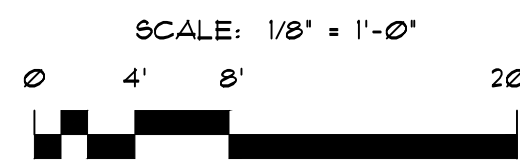
**SCHEMATIC SITE PLAN PROJECT INFORMATION**

**A1**

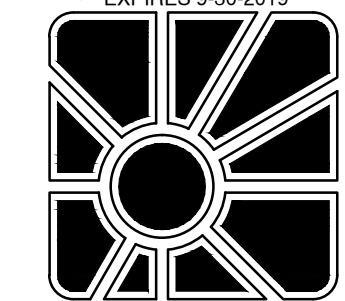
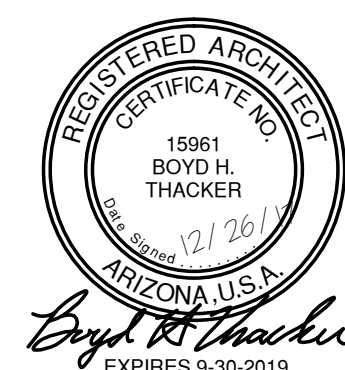
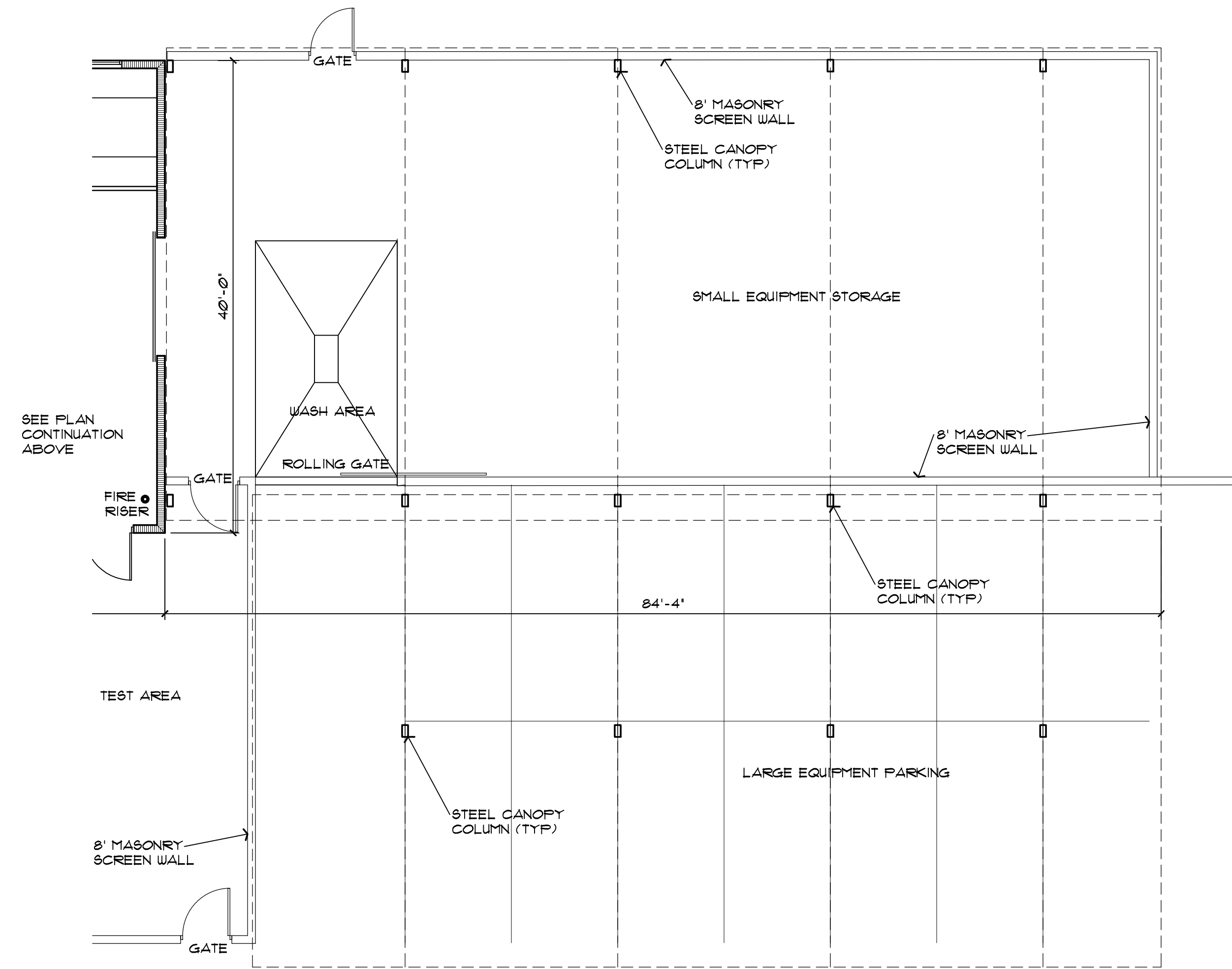




**BUILDING FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**OFFICE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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daniel w. brock III, aia · james e. craig jr., aia · boyd h. thacker, aia  
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fax 480-969-8283  
e-mail: bct@bctarchitects.net

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date		no.	

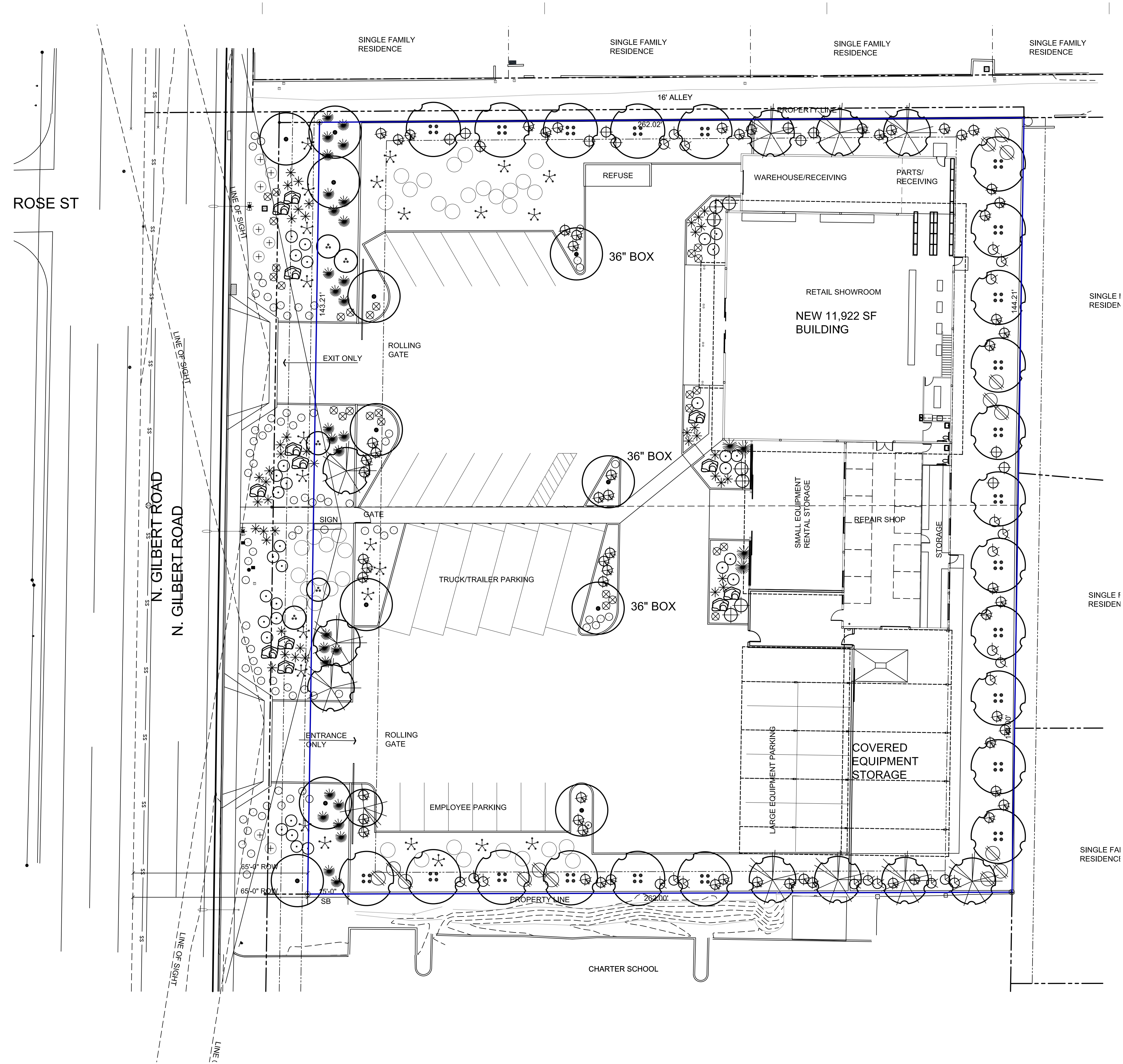
**RETAIL STORE & REPAIR SHOP FOR MOW POWER**  
845 NORTH GILBERT ROAD  
MESA, ARIZONA

**SCHEMATIC FLOOR PLAN**

**A2**

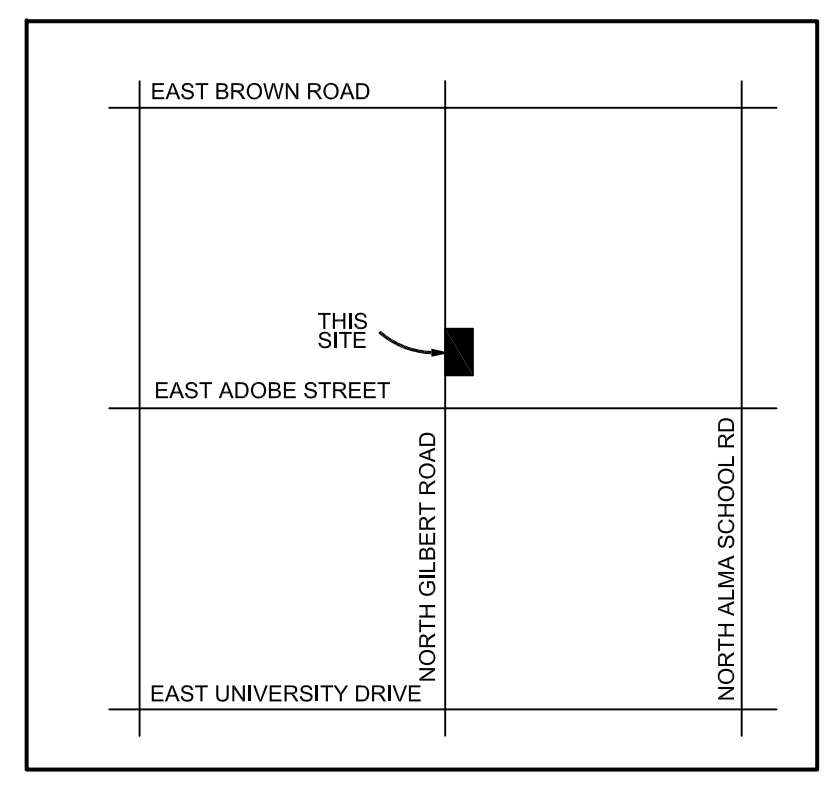


**PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**LANDSCAPE LEGEND**

- ACACIA STENOPHYLLA  
SHOESTRING ACACIA  
24" BOX
- CAESALPINA MEXICANA  
BIRD OF PARADISE  
15 GALLON - tree form
- ACACIA SALICINA  
WILLOW ACACIA  
24" BOX
- EUCALYPTUS PAPUANA  
GHOST GUM EUCALYPTUS  
24" BOX
- BRAHEA ARMADA  
MEXICAN BLUE PALM  
36" BOX
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- CONVOLVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON
- LEUCOPHYLLUM 'RIO BRAVO'  
RIO BRAVO SAGE  
5 GALLON
- SENNA LINDHEIMERIANA  
LINDEMERS SENNA  
5 GALLON
- RUELLIA BRITTONIANA  
GARDEN RUELLIA  
5 GALLON
- CAESALPINA PULCHERRIMA  
RED BIRD OF PARADISE  
5 GALLON
- ACACIA REDOLENS  
'DESERT CARPET' tm  
5 GALLON
- ROSEMARINUS O' HUNTINGTON CARPET  
O' HUNTINGTON CARPET ROSEMARY  
5 GALLON
- TECOMA STANS  
YELLOW BELLS  
5 GALLON
- 1/2" SCREENED EXPRESS ARMOR  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



**VICINITY MAP**  
NOT TO SCALE

**PROJECT INFORMATION**

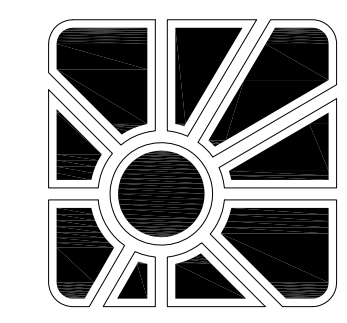
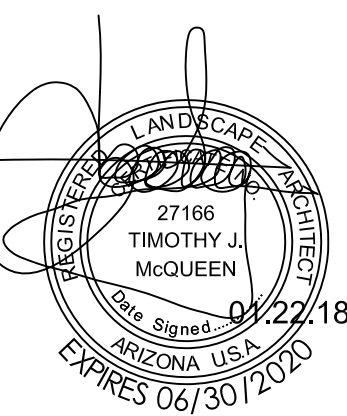
PROJECT ADDRESS: 845 NORTH GILBERT ROAD  
MESA, ARIZONA

OWNER: TODD TAYLOR  
NORTH GILBERT ROAD  
MESA, ARIZONA

NET SITE AREA: 75,859 S.F. (1.74 ACRES)

ZONING: EXISTING ZONING: OC - OFFICE COMMERCIAL  
PROPOSED ZONING: LC - LIMITED COMMERCIAL

OCCUPANCY: M / S-1



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**RETAIL STORE & REPAIR SHOP**  
FOR  
**MOW POWER**  
845 NORTH GILBERT ROAD  
MESA, ARIZONA

**PRELIMINARY LANDSCAPE PLAN**

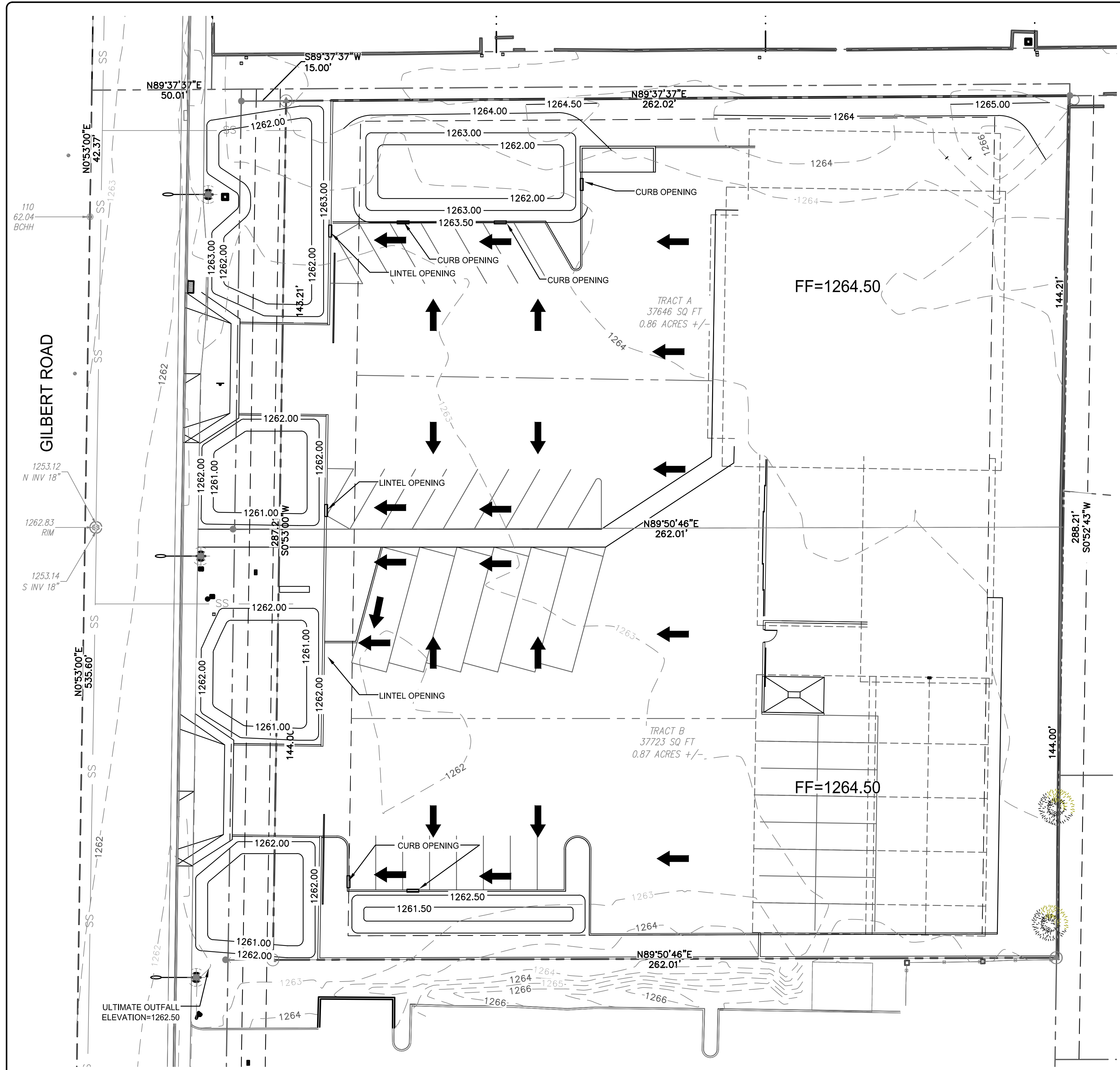
**La.01**

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320  
EMAIL: timmcqueen@tjmla.net



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**LEGEND**

- GRADE BREAK
- DIRECTION OF DRAINAGE FLOW
- PROPOSED CONTOUR

**Mow Power Development  
PRE DEVELOPMENT-VOLUME RETENTION REQUIRED-SUMMARY**

BASIN A	DRAINAGE AREA	RUNOFF COEFFICIENT	AREA (ACRES)	R <sub>R</sub> (CF)
Mow Power	1	0.50	1.90	7,587
<b>TOTAL</b>			1.90	7587

**Mow Power Development  
POST DEVELOPMENT-VOLUME RETENTION PROVIDED-SUMMARY**

BASIN A	DRAINAGE AREA	RUNOFF COEFFICIENT	AREA (ACRES)	D (FT)	A <sub>T</sub> (SF)	A <sub>B</sub> (SF)	R <sub>P</sub> (CF)	% Excess	Excess (CF)
Mow Power	1	0.86	1.90	1.0	9,577	5,811	7,694	1%	107
<b>TOTAL</b>			1.90	1.00	9577.00	5811.00	7694.00	1%	107

**TOTAL VOLUME RETENTION EXCESS**

<b>CF</b>
<b>107</b>

100yr-2hr precipitation depth<sup>1</sup> = 2.20 inches = 0.1833 ft

Retention Required (R<sub>R</sub>)<sup>1</sup> = C x P/12 x A

Where: C = Weighted runoff coefficient  
P = 100-year 2-hour rainfall depth  
A = Contributing Area (SF)

Retention Provided (R<sub>P</sub>) = [(A<sub>T</sub> + A<sub>B</sub>) / 2] x D

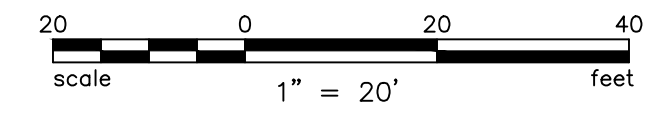
Where: A<sub>T</sub> = Basin Top Area (SF)  
A<sub>B</sub> = Basin Bottom Area (SF)  
D = Basin Depth (FT)

1. City of Sedona Land Development Code, Table 8.2

**PRELIMINARY GRADING & DRAINAGE PLAN**  
 PROJECT: **MOW POWER**  
 845 N. GILBERT RD. MESA, AZ 85213  
 Babbitt Nelson Engineering  
 1140 E. Greenway St, Suite 2  
 Mesa, Arizona 85203  
 tel: (480) 610-1341  
 fax: (480) 962-9034  
 cel: (480) 497-0003  
 BABBITT NELSON ENGINEERS  
 CALL TWO WORKING DAYS BEFORE PLOT DATE  
**263-1100**  
**1-800-STAKB-IT**  
 (OUTSIDE MARICOPA COUNTY)  
 EXPIRES 09/30/19  
 JOB NO. 17253  
 PRELIM G&D.DWG  
 SHEET NO. 1  
 1 of 1

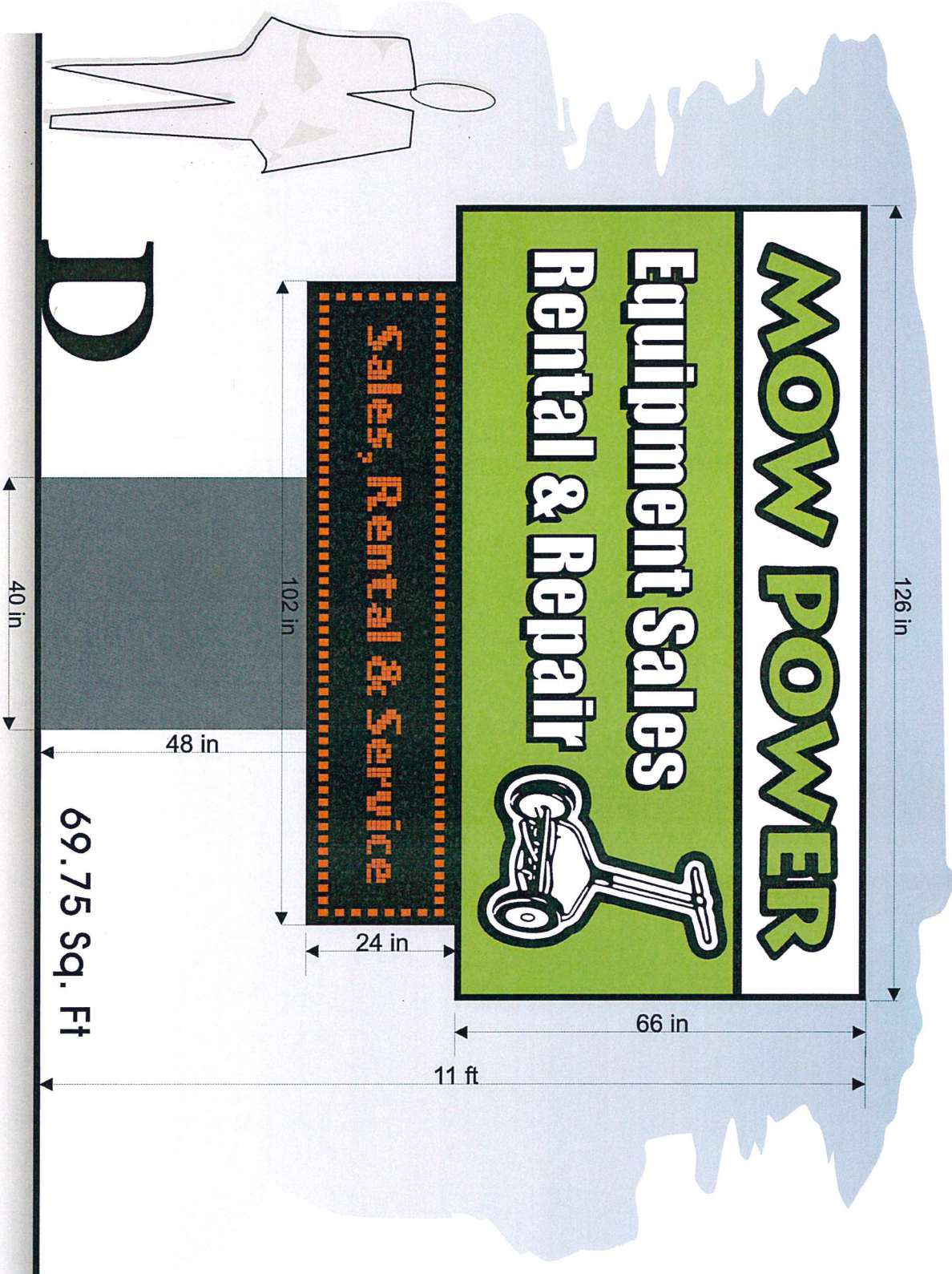
Preliminary

12/23/2018 11:38:57 PM





# Mow Power- Monument sign



**DESCRIPTION:**

**COLOR OPTIONS DETAILS:**

Actual product colors may vary from colors shown on your monitor.



QUALITY. DESIGN. STRUCTURE.  
Custom architectural signs

729 N. Golden Key St. Gilbert, Arizona 85233  
480.967.6029 • tsgsigns.com

**PROJECT NAME:**

Mow Power

**CLIENT:**

Mow Power

**DATE:**

1.17.2018

**PHASE OF COMPLETION:**

- CONCEPTUAL
- REVISION
- APPROVED DESIGN
- SHOP DRAWING

**REVISIONS:**

- 1.
- 2.
- 3.

**CLIENT APPROVAL:**

**SALES REP/DESIGNER:**

Ashley/Ashley

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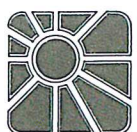
# MOW POWER RETAIL & REPAIR FACILITY

## 845 NORTH GILBERT ROAD, MESA, AZ

### PROJECT NARRATIVE

Mow Power will be relocating their existing facility located to the south on Gilbert road to provide capacity for expansion of their existing business. The two lots will be combined to one lot and a 19,717 square foot building constructed for retail sales of landscape materials and equipment and repair services for landscape maintenance equipment. The site will be provided with room for parking customer vehicles with trailers and delivery of equipment and product for sale to the public. The building contains 7282 square feet of retail space, 2102 square feet of repair shop space, 2378 square feet of warehouse/storage area and 7955 square feet of metal awning for protection of equipment to be repaired or for rental. The test area of the repair shop is located on the west side of the building and not covered with an awning to reduce the sound of test running equipment being heard by the neighbors to the east.

The request is to rezone the land to limited commercial with a special use permit to allow for 2520 sf of covered outdoor display of larger rental equipment on trailers such as trenchers and bobcats. The covered area is located away from the main entrance of the sales area and is not intended for display purposes, but for access to equipment to connect to vehicle of customer renting the equipment. The site will have 6 ft masonry fence on the north, east and south property lines and a 3 ft masonry screen wall across the front of the site with steel security gates to prevent access to the site after hours. There is over 42 feet of drive outside of the gates for temporary parking of a vehicle while site is opened. This use is not injurious or detrimental to the adjacent or surrounding properties or to the general welfare of the City. This use does not make any additional demand of public services, public facilities or infrastructure. This project will have no detrimental affect on the surrounding neighborhood and will provide services to the neighborhood that they currently have to travel some distance to obtain.



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Many of the adjacent residence are current customers of Mow Power and are pleased with the addition of the facility. The site has been designed to provide adequate maneuvering space for vehicles and includes parking for customer vehicles with trailers.

The building will be constructed of steel and masonry with painted stucco finish and pre-finished metal siding panels, roof panels and cornice treatment at the sales area. Lower roof areas shall have corbelled parapet caps with prefinished metal copings to match the cornice color. Mechanical equipment will be roof mounted and screened by the surrounding parapets. The site will have 6' security fencing on the north, east and south property lines and a 3' high masonry screen wall across the front of the property with rolling vehicle gates to secure the parking after hours. This facility will provide additional security for the adjacent home to the east by securing the equipment storage area and the area between the building and the east property line fence. This will impede intruder access to the back yards which are exposed now.