

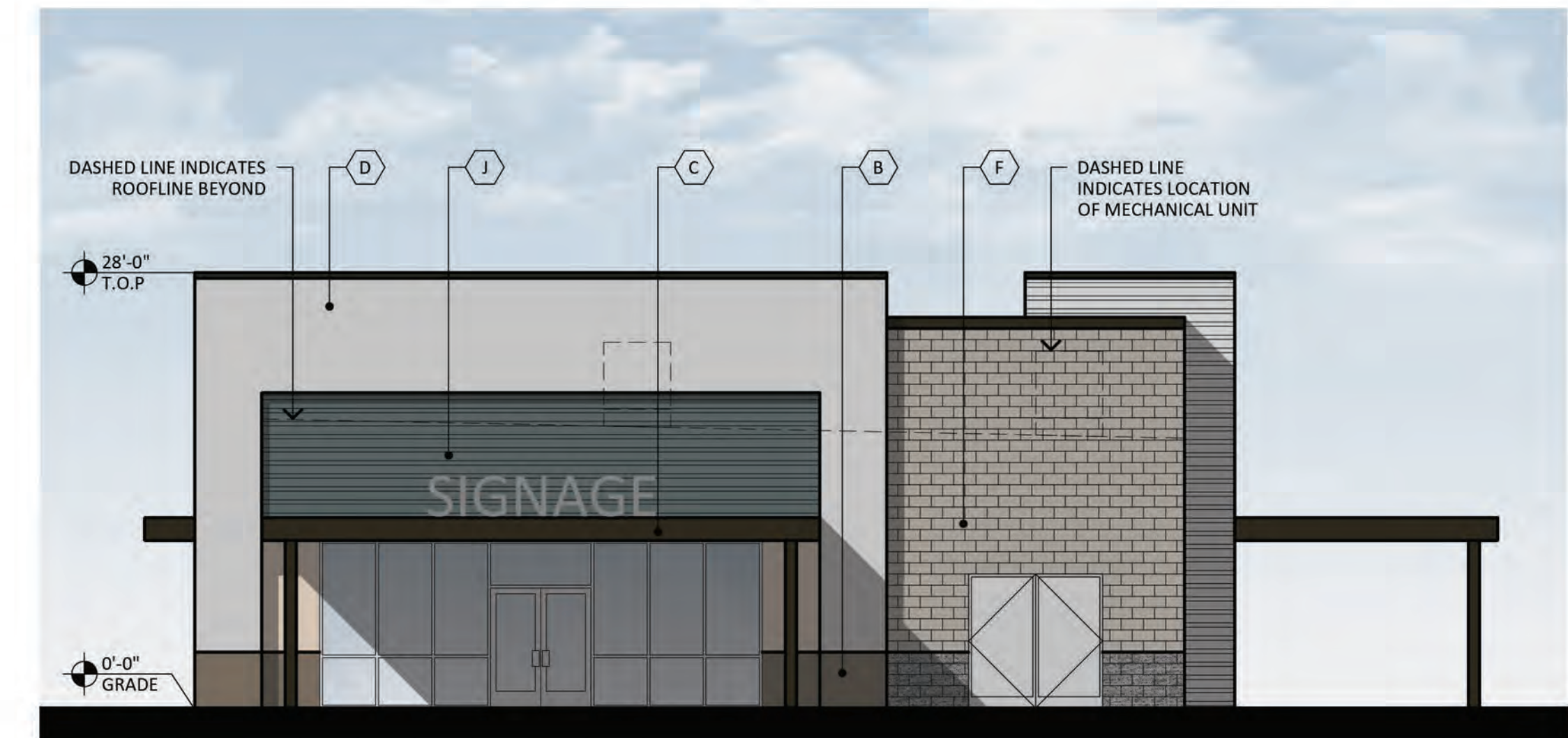
MATERIALS & COLORS

- | | | | |
|---|--|--|--|
| A PAINT:
MFG: DUNN EDWARDS
COLOR: DRY CREEK
SPEC #: DE6122 | D PAINT:
MFG: DUNN EDWARDS
COLOR: SILVER POLISH
SPEC #: DE6374 | G ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: CLEAR ANODIZED | K METAL SIDING:
MFG: ATAS INTERNATIONAL
SPEC: OPM PANEL
FINISH: TITANIUM |
| B PAINT:
MFG: DUNN EDWARDS
COLOR: COCOA POWDER
SPEC #: DET631 | E 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: CHARCOAL | H METAL SIDING:
MFG: ATAS INTERNATIONAL
SPEC: R PANEL
FINISH: BLACK | |
| C PAINT:
MFG: DUNN EDWARDS
COLOR: MINK
SPEC #: DE6392 | F 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: WALNUT CREEK | J METAL SIDING:
MFG: ATAS INTERNATIONAL
SPEC: OPM PANEL
FINISH: CARCOAL GREY | |



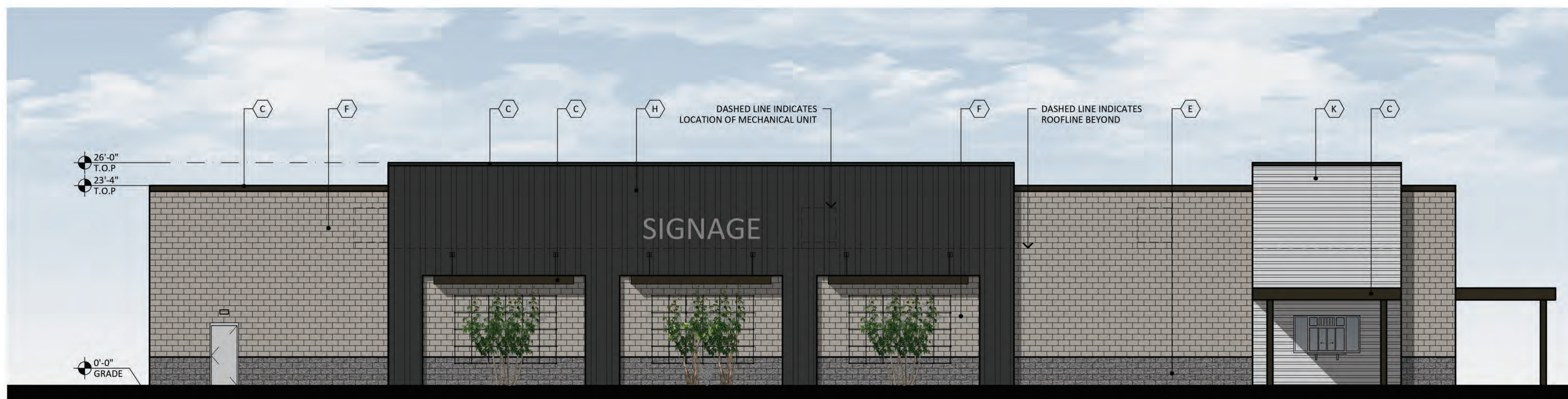
NORTH ELEVATION - PAD A

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



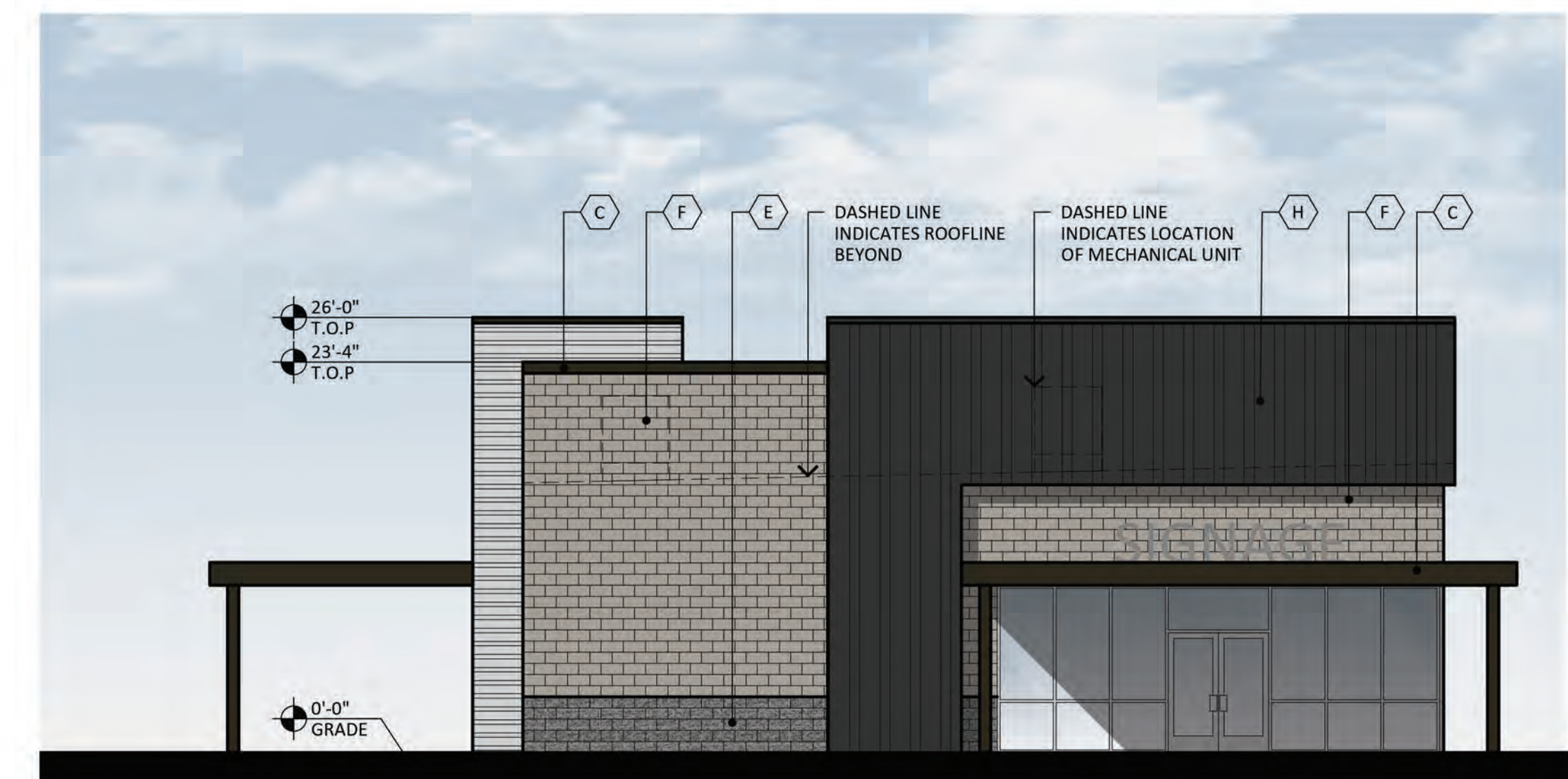
WEST ELEVATION - PAD A

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



SOUTH ELEVATION - PAD A

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



EAST ELEVATION - PAD A

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

GUADALUPE AND SIGNAL BUTTE
 SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
 MESA, AZ 85212
 DATE: 10-16-2018 (PRELIMINARY)

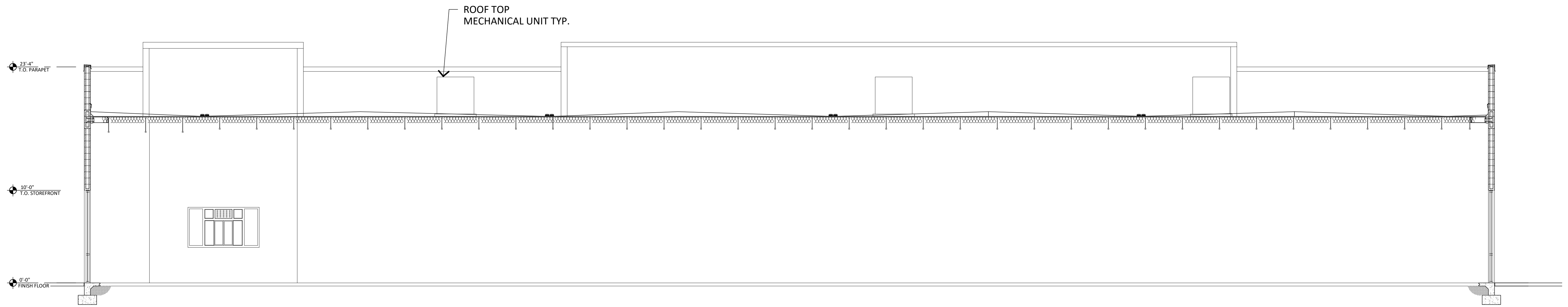


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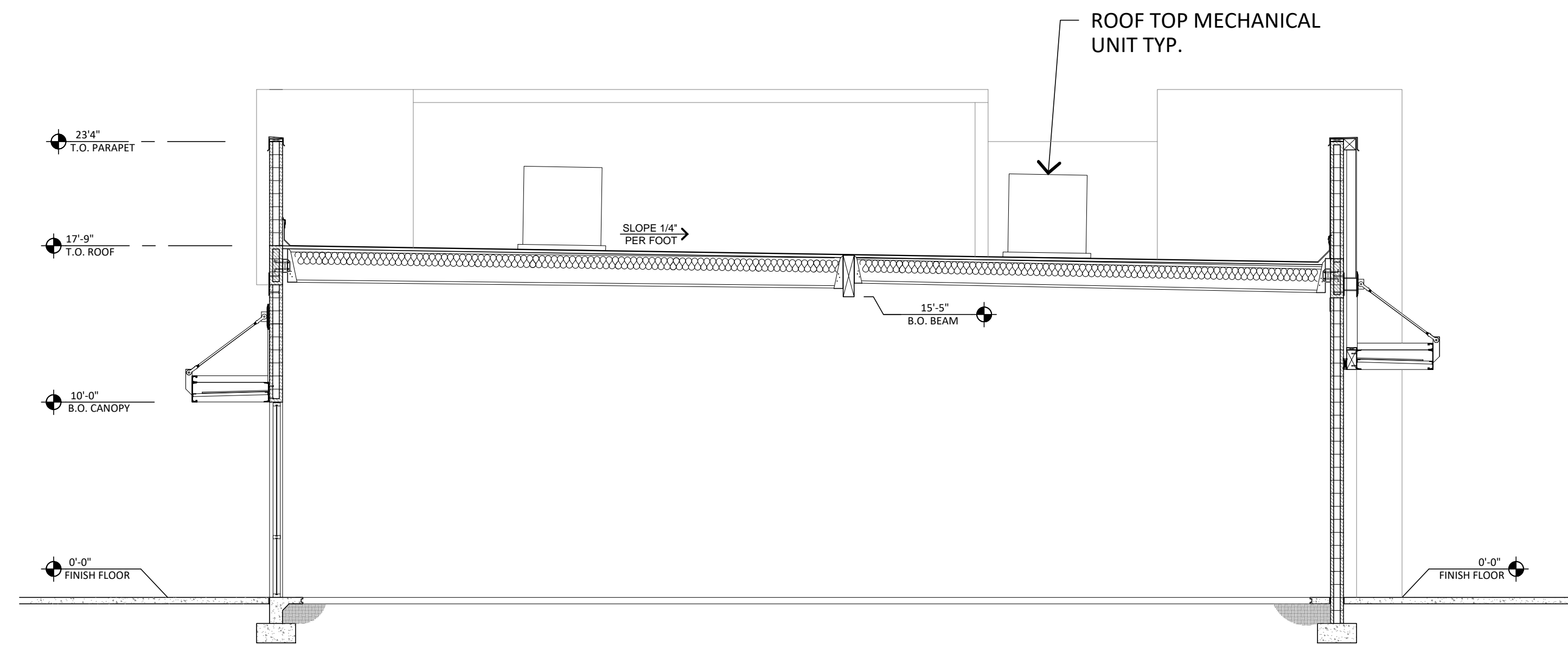
EL-1

RKAA# 16161.00





1 SECTION- PAD A
SCALE: 3/16" = 1'-0"



2 SECTION- PAD A
SCALE: 3/16" = 1'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 10-18-2018 (PRELIMINARY)

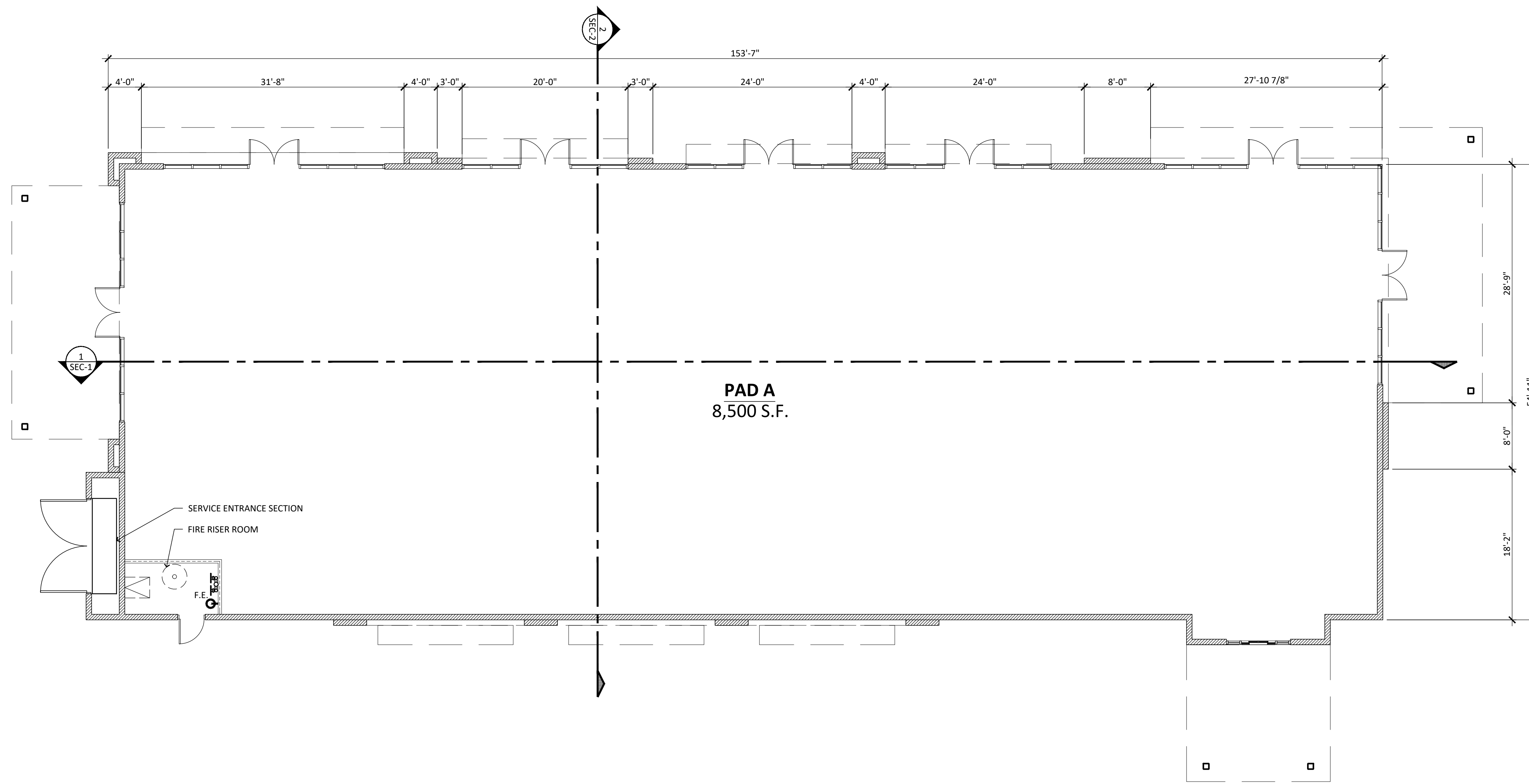


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SEC-1

RKAA# 16161.00



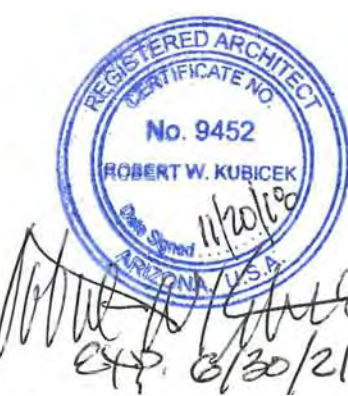


FLOOR PLAN - PAD A

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



GUADALUPE AND SIGNAL BUTTE
 SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
 MESA, AZ 85212
 DATE: 11-16-2018 (PRELIMINARY)

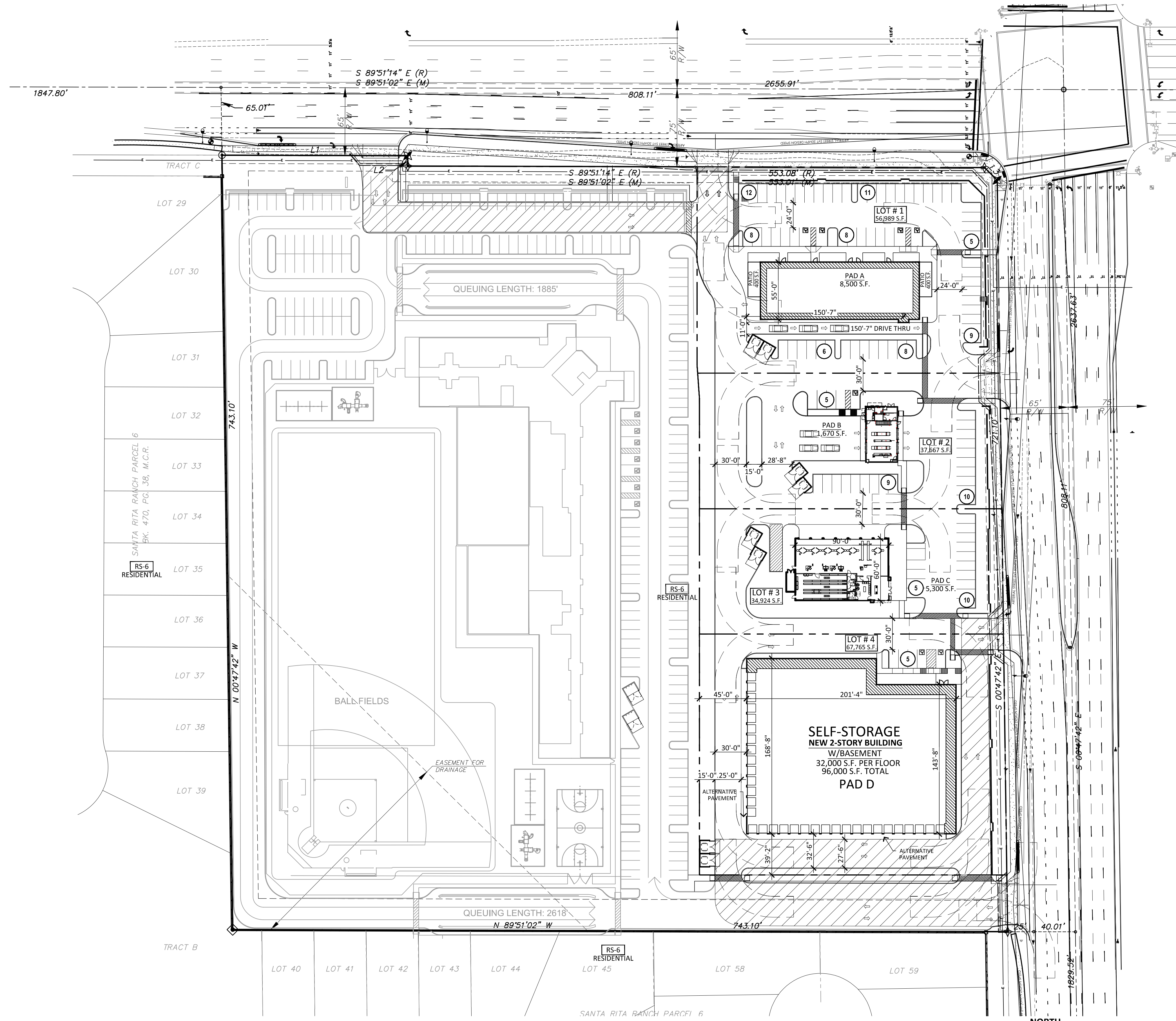


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FP-1

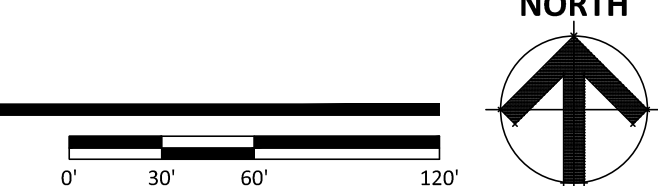
RKAA# 16161.00





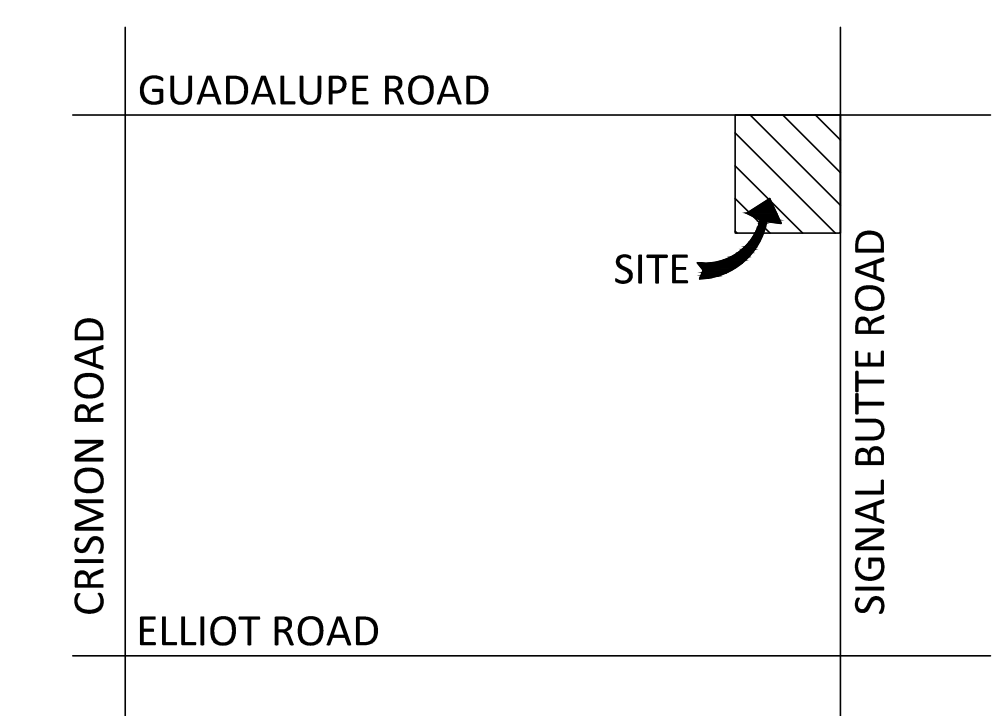
PROPOSED SITE PLAN

SCALE: 1" = 60'-0"



SITE DATA	
PARCEL:	304-01-022A
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	
GROSS	267,489 G.S.F. (6.1 AC.)
NET	197,310 S.F. (4.5 AC.)
BUILDING AREA (1ST FLOOR):	47,470 S.F.
COVERAGE (NET SITE AREA):	24%
REQUIRED PARKING:	100 SPACES
PAD A: 8,500 S.F. (RESTAURANT/RETAIL)	= 77 SPACES
RESTAURANT WITH D/T 3,250/100	= 33 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT (Take out only) 1,200/75	= 16 SPACES
RETAIL 2,850/375	= 8 SPACES
PAD B: 1,670 S.F. (AUTO SERVICES)	= 5 SPACES
LUBRICATION SHOP WITH D/T 1,670/375	= 5 SPACES
PAD C: 5,300 S.F. (TIRE STORE)	= 14 SPACES
PAD D: 96,000 S.F. (STORAGE)	= 4 SPACES
PROVIDED PARKING:	111 SPACES
	(8 ACCESSIBLE SPACES)
PAD A	67 SPACES
PAD B	24 SPACES
PAD C	15 SPACES
PAD D	5 SPACES
BICYCLE PARKING:	12

NOTE: ALL LOTS (LOT 1, 2, 3 & 4) TO HAVE CROSS PARKING AND CROSS ACCESS AGREEMENT.



VICINITY MAP

SCALE:

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

GUADALUPE AND SIGNAL BUTTE
 SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
 MESA, AZ 85212
 DATE: 11-21-2018 (PRELIMINARY)

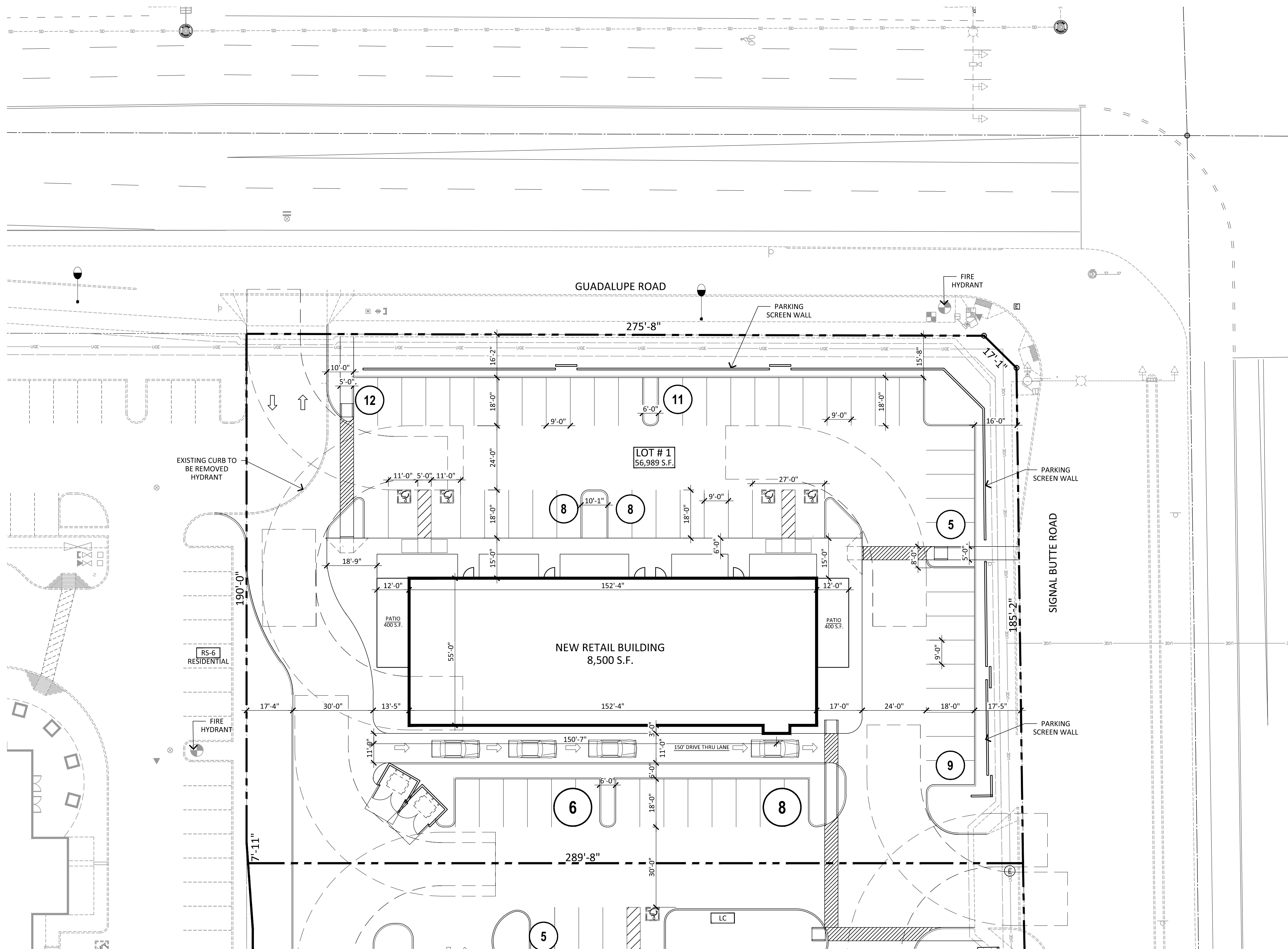


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SP-1

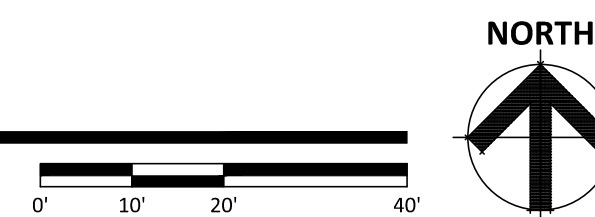
RKAA# 16161.00





PROPOSED SITE PLAN - RETAIL

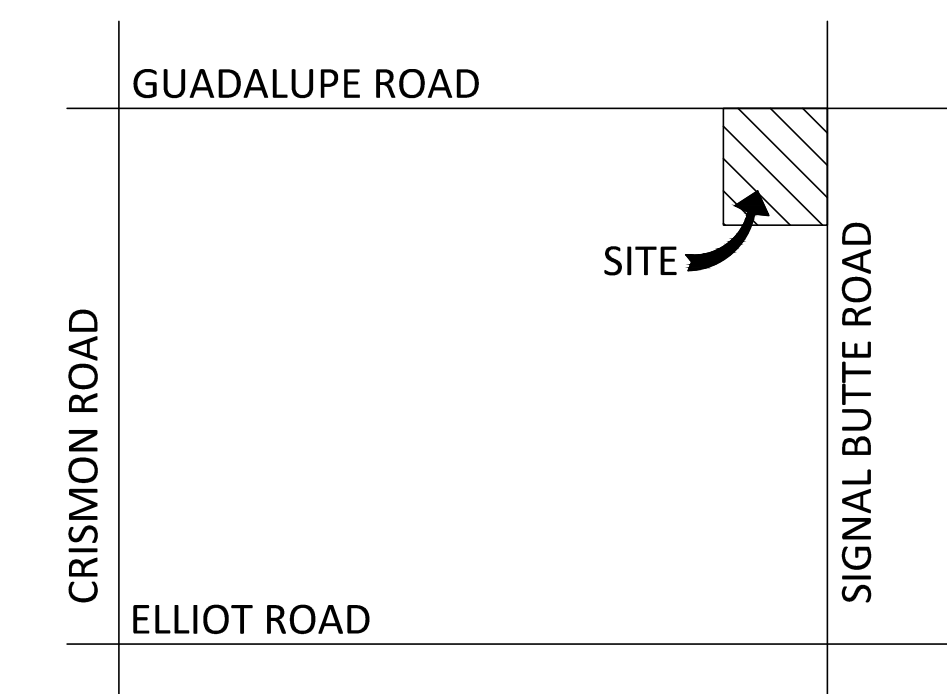
SCALE: 1" = 20'-0"



SITE DATA

PARCEL:	304-01-022A (PART)
CURRENT ZONING:	LC (LIMITED COMMERCIAL)
SITE NET AREA:	56,989 S.F. (1.3 AC.)
BUILDING AREA (1ST FLOOR):	8,500 S.F.
COVERED PATIO AREA:	800 S.F.
TOTAL AREA	9,300 S.F.
COVERAGE (NET SITE AREA):	16.31%
PARKING REQUIRED:	
PAD A: 8,500 S.F. (RESTAURANT/RETAIL)	= 64 SPACES
RESTAURANT WITH D/T 3,250/100	= 33 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RETAIL 4,050/375	= 11 SPACES

PARKING PROVIDED : 67 SPACES



VICINITY MAP

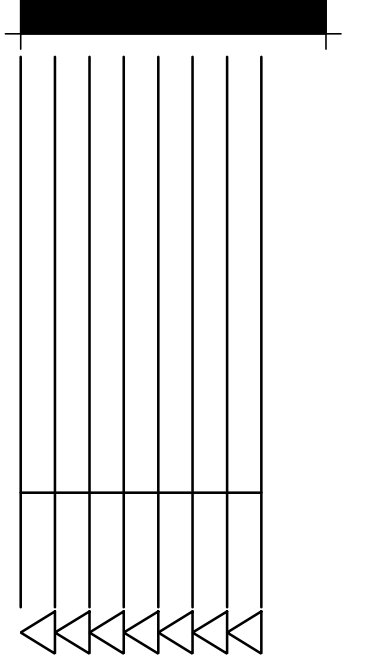
SCALE:

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IRKAA
REGISTERED ARCHITECT
CERTIFICATE NO. 9452
ROBERT W. KURICEK
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RCAA.com

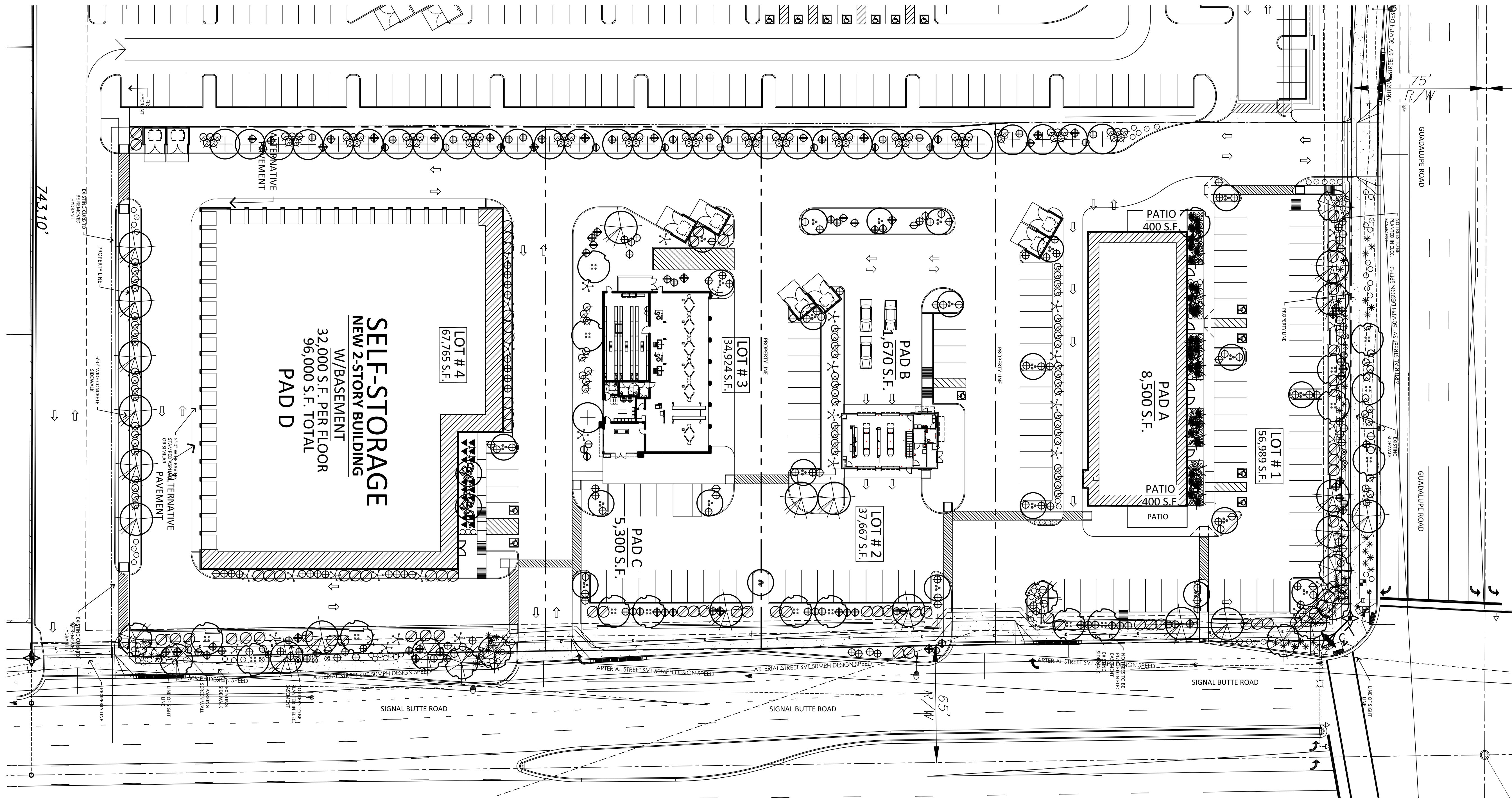
Robert W. Kuricek
8/30/21



SIGNAL BUTTE RETAIL
S.W.C. OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD
MESA, ARIZONA

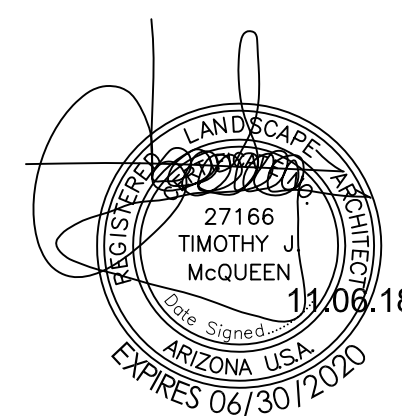
design by: -
drawn by: -
checked by: -

project #: 16161

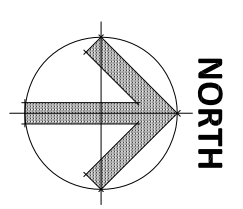
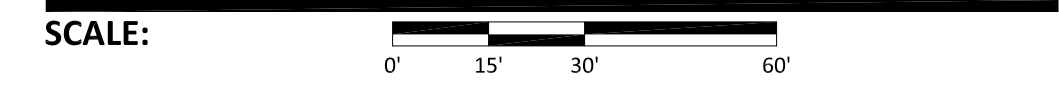


- ### LANDSCAPE LEGEND
- CHILOPSIS LINEARIS
DESERT WILLOW 'ARTS'
36" BOX
 - CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX
 - CHITALPA TASHKENTENSIS
CHITALPA
24" BOX
 - QUERCUS VIRGINIANA CATHEDRAL
LIVE OAK
24" BOX
 - CHAMAEROPS HUMILIS
MED. FAN PALM
36" Box
 - RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - DODONAEA VISCOSA
GREEN HOP BUSH
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER
5 GALLON
 - LANTANA X
NEW GOLD tm
1 GALLON
 - ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
 - LANTANA X
WHITE LIGHTING tm
1 GALLON
 - YUCCA RUPICOLA
TWISTED LEAF YUCCA
5 GALLON
 - 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MIN. 2000lbs EA. BURY 1/3
 - 1/2" SCREENED EXPRESS GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-8619
EMAIL: timmqueen@tjma.net



Conceptual Landscape Plan



GUADALUPE AND SIGNAL BUTTE

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212

DATE: 11-03-2018 (PRELIMINARY)

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RKAA# 16161.00

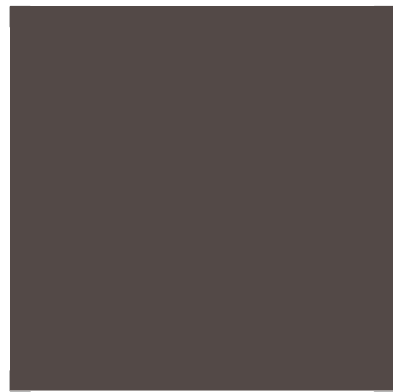




A PAINT:
MFG: DUNN EDWARDS
COLOR: DRY CREEK
SPEC #: DE6122



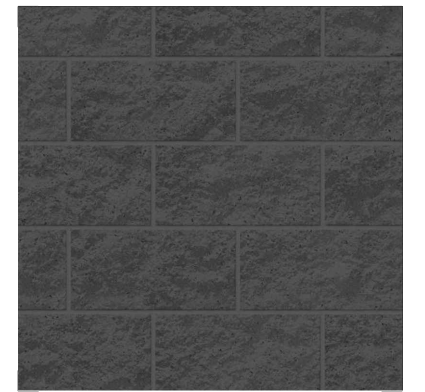
B PAINT:
MFG: DUNN EDWARDS
COLOR: COCOA POWDER
SPEC #: DET631



C PAINT:
MFG: DUNN EDWARDS
COLOR: MINK
SPEC #: DE6392



D PAINT:
MFG: DUNN EDWARDS
COLOR: SILVER POLISH
SPEC #: DE6374



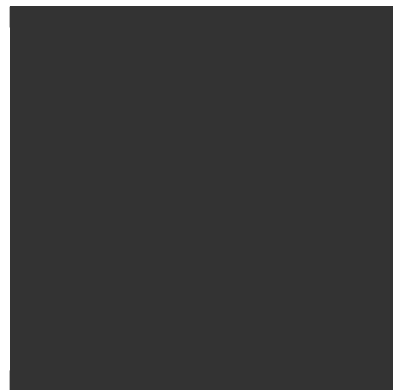
E 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: CHARCOAL



F 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: WALNUT CREEK



G ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: CLEAR ANODIZED



H METAL SIDING:
MFG: ATAS INTERNATIONAL
SPEC: R PANEL
FINISH: BLACK



J METAL SIDING:
MFG: ATAS INTERNATIONAL
SPEC: OPM PANEL
FINISH: CARCOAL GREY



K METAL SIDING:
MFG: ATAS INTERNATIONAL
SPEC: OPM PANEL
FINISH: TITANIUM



GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 11-13-2018 (PRELIMINARY)

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**MB-1
PAD-A**

RKAA# 16161.00





November 26, 2018

City of Mesa
Planning Division
55 N. Center St.
Mesa, AZ 85201

Re: Design Review Submittal for 8,500 sf shops building at the SWC of Signal Butte & Guadalupe Roads (2836 S Signal Butte Road, Mesa AZ 85212).

To Whom It May Concern:

GB-SB, LLC ("Developer") is submitting this project narrative along with a Design Review application for the above-referenced project. This application was submitted concurrently with a Site Plan Modification for the development of a 4.53 acre shopping center located on the southwest corner of Signal Butte Road & Guadalupe Road in Mesa. The site is currently vacant and shares the corner with a new Legacy Traditional School.

This Design Review application is for Pad A only, a 8,500sf shops with drive thru. Developer is currently negotiating leases with a sit down Mexican Food restaurant, a pizza shop, and a local nail salon. This leaves approximately 2,500 – 3,000 sf of space available for additional neighborhood retail/restaurant uses. Elevations have been updated to give this building a more modern feel. The drive thru entrance and pickup window are located on the south side of the building away from the intersection. Pedestrian paths are provided going north onto Guadalupe Road, east on Signal Butte Road, and south to the adjacent retail users in the shopping center. Outdoor dining is proposed on the western and eastern sides of the building.

If you need any additional information, please feel free to contact me directly at 480-970-4005 or tina@gdc-az.com. We look forward to working with the City of Mesa.

Best regards,

Tina Heinbach
GB-SB, LLC
c/o Garrett Development Corporation

www.gdc-az.com

GARRETT DEVELOPMENT CORPORATION
6900 E CAMELBACK ROAD, SUITE 607, SCOTTSDALE, AZ 85251