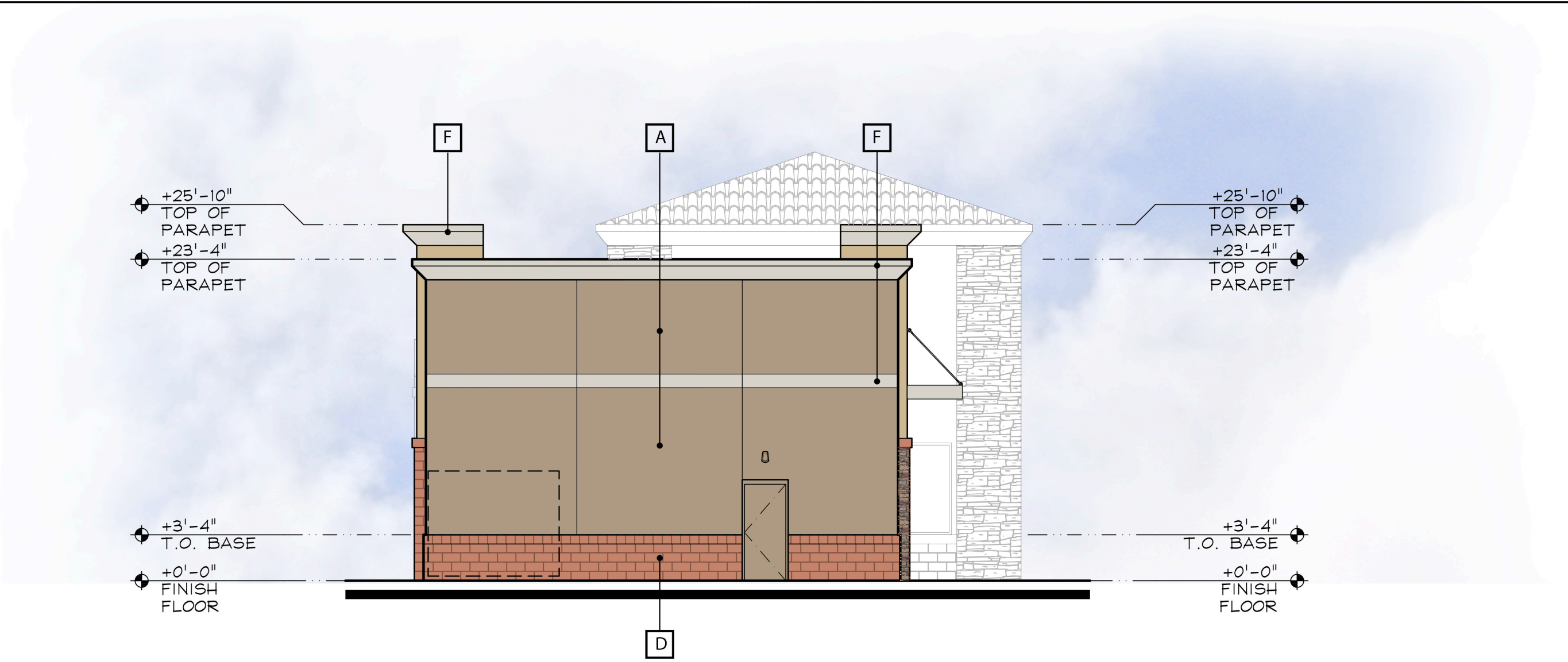
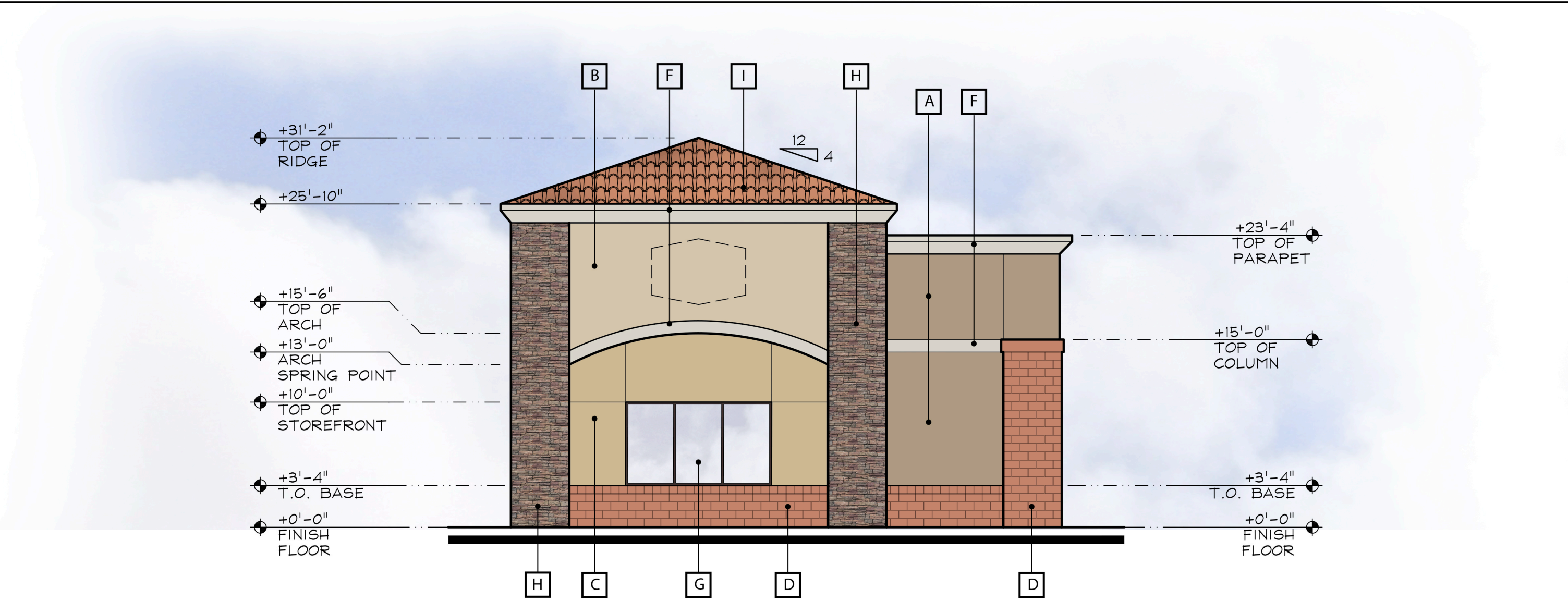


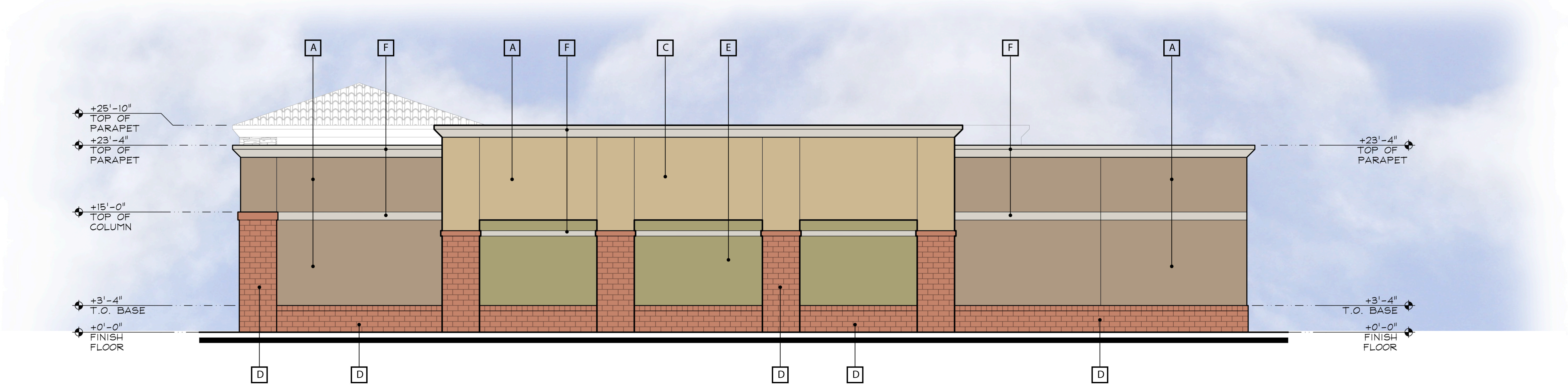
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SCALE: 1/8" = 1'-0"



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

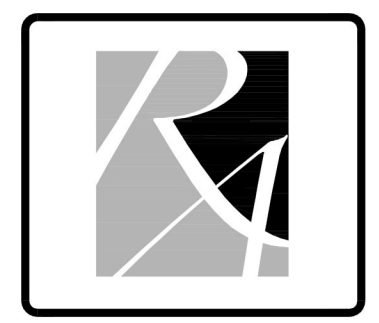


3 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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

COLOR / FINISHES	
	A. DUNN EDWARDS, TUSCAN MOSAIC, DE6208
	B. DUNN EDWARDS, BUNGALOW TAUPE, DE6172
	C. DUNN EDWARDS, DESERT FLOOR, DE6186
	D. DUNN EDWARDS, WEATHERED SADDLE, DE5187
	E. DUNN EDWARDS, GRAPE LEAVES, DE5495
	F. DUNN EDWARDS, LUNAR LANDING, DE6241
	G. DARK BRONZE ALUM. / CLEAR GLASS
	H. CORONADO, MONTANA LEDGE, CHABLIS
	I. EAGLE ROOFING, HILO SUNSET, #2124, OR EQUAL



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

REIGLE & ASSOCIATES
ARCHITECTURE PLANNING, LTD.
1509 East Shea Blvd., Suite 105 Phoenix, AZ 85028 Ph: 602-962-3800 www.reiglearch.com

PROJECT NO.
1618
DRAWN BY:
A.R.
SCALE:
1/8" = 1'-0"
CAD SAVED NAME:
Version 3
DATE:
Feb. 27, 2017

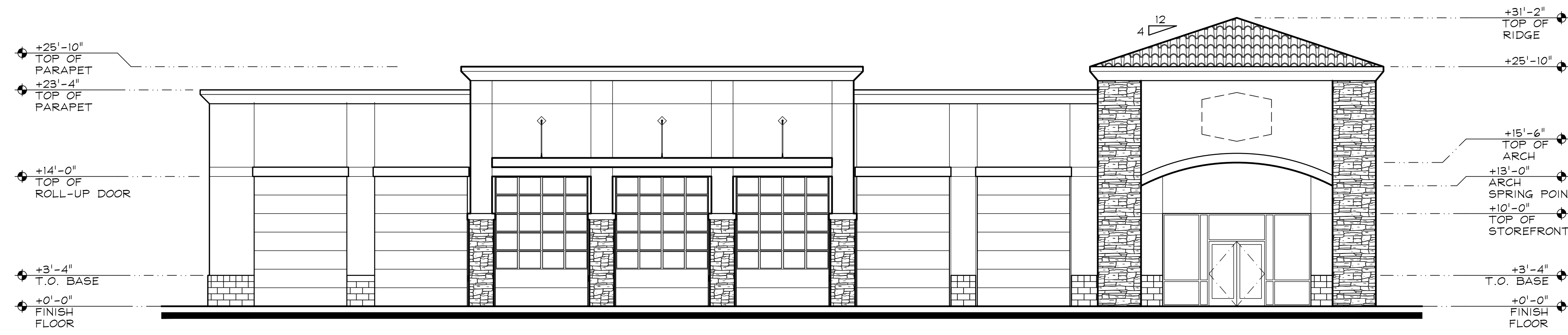
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE & ASSOCIATES, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

DESIGN REVIEW SUBMITTAL FOR:
RETAIL CENTER
2736 SOUTH SOSSAMAN ROAD, MESA, ARIZONA
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85226

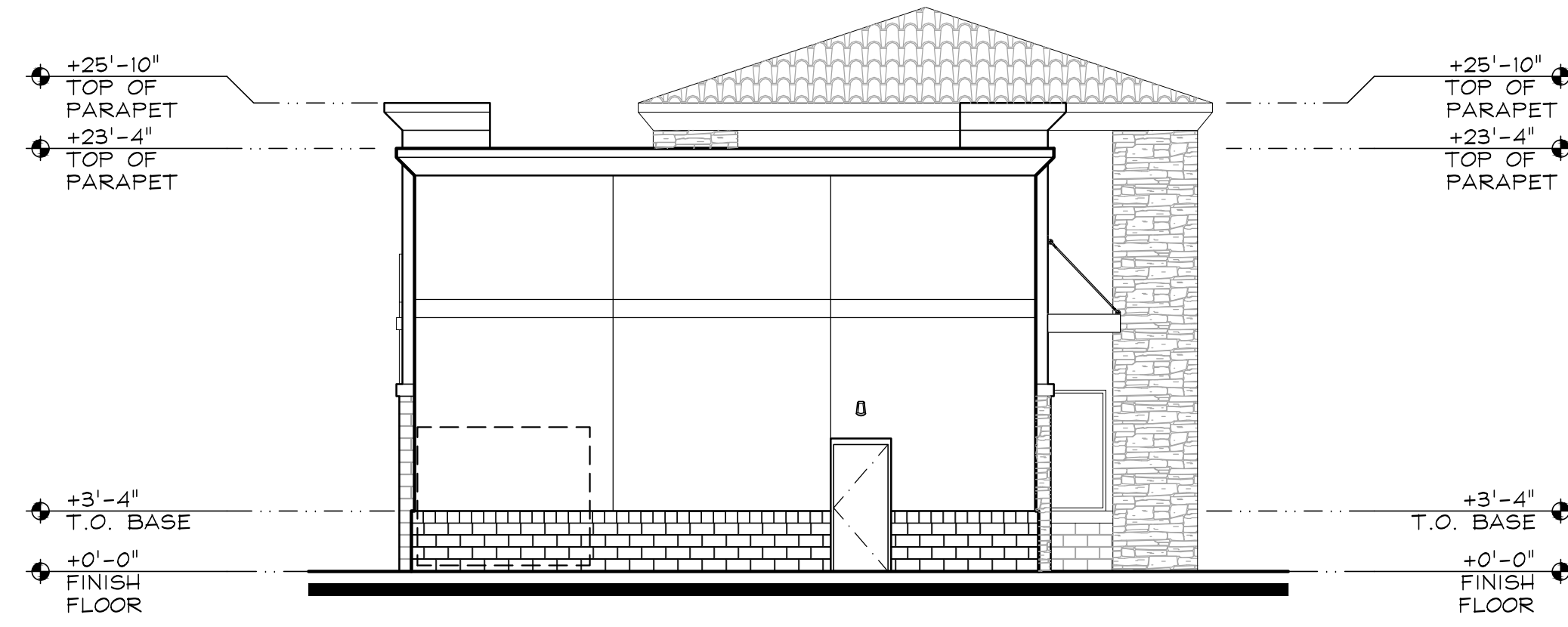
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CONCEPTUAL
EXT. ELEV'S

SHEET NO.
EL.1

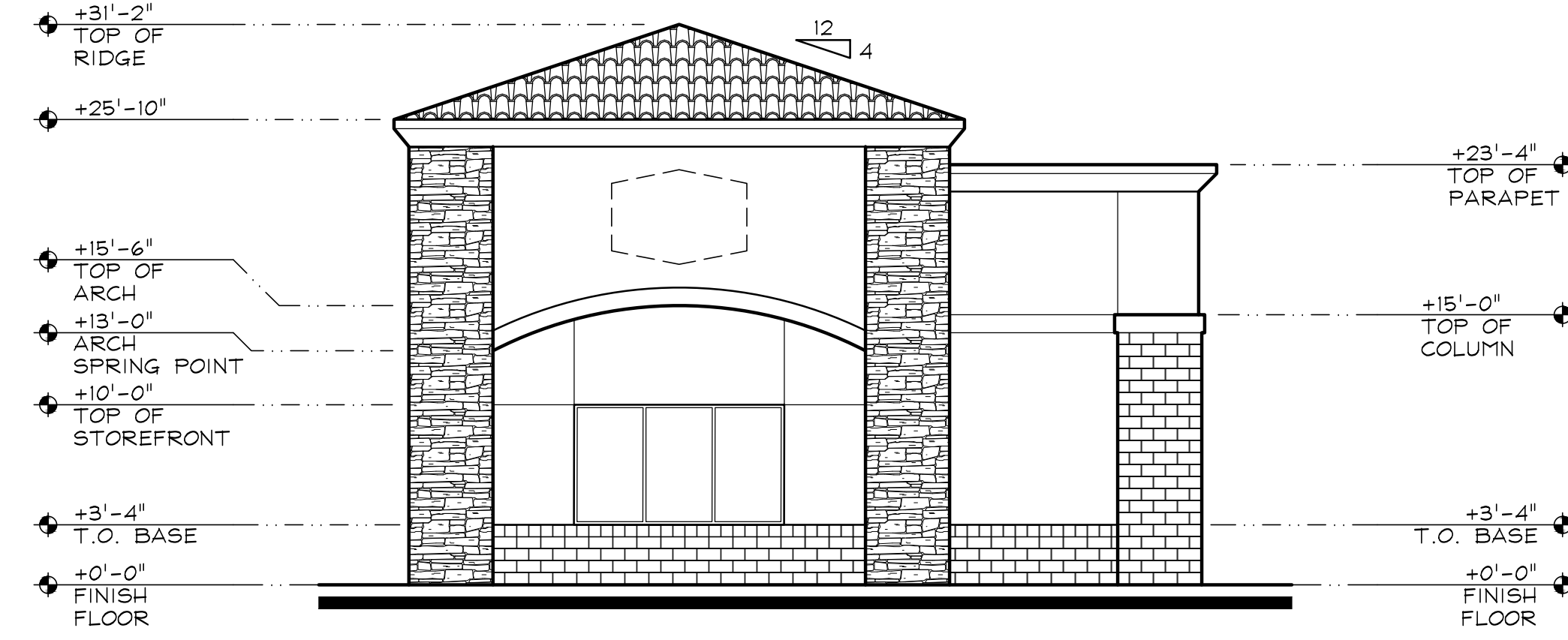
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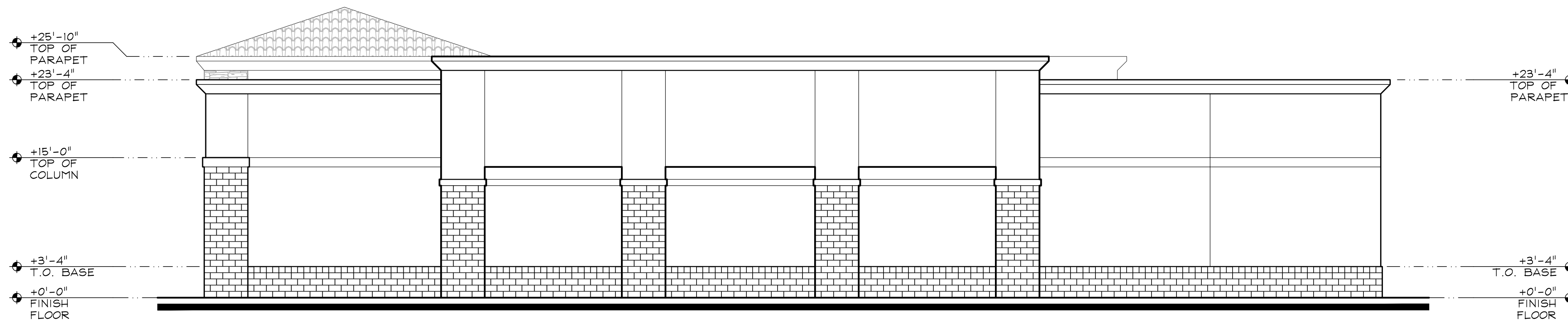
1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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



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



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



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

REIGLE & ASSOCIATES
ARCHITECTURE PLANNING, LTD
1509 East Shea Blvd., Suite 105 Phoenix, AZ 85028 Ph: 602-993-1800 www.reiglearch.com

PROJECT NO.
1618
DRAWN BY:
A.R.
SCALE:
1/8" = 1'-0"
CAD SAVED NAME:
Version 3
DATE:
Feb. 27, 2017

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PERMISSION.

DESIGN REVIEW SUBMITTAL FOR:
RETAIL CENTER
2736 SOUTH SOSSAMAN ROAD, MESA, ARIZONA
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85226

SHEET TITLE
CONCEPTUAL
EXT. ELEV'S

SHEET NO.

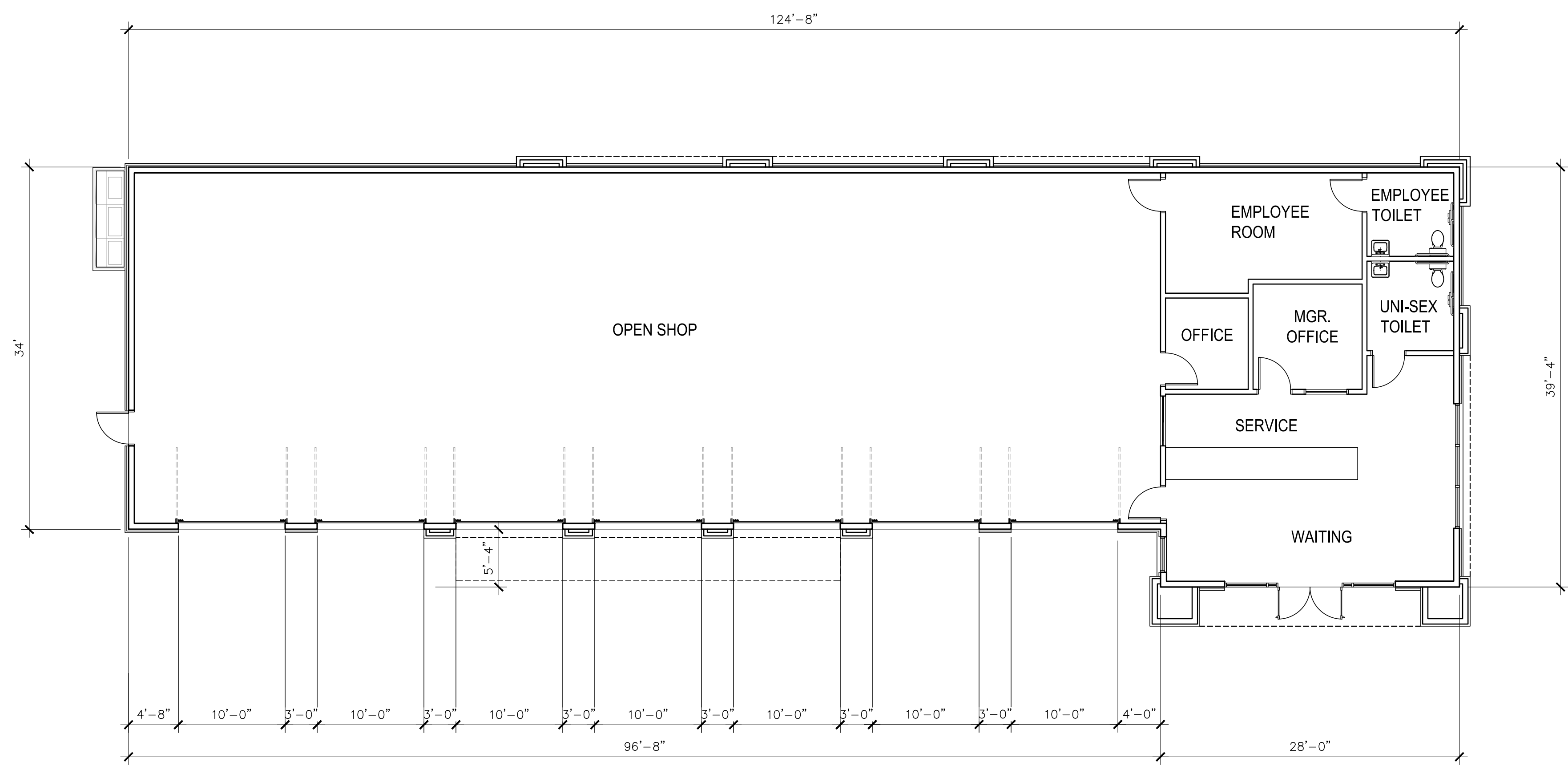
EL.1

RETAIL CENTER

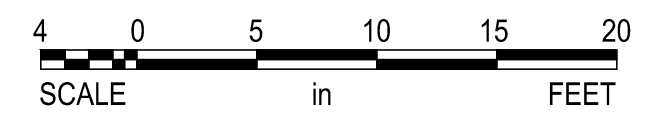
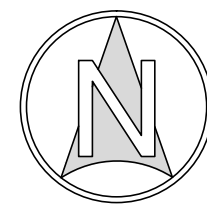
2736 SOUTH SOSSAMAN ROAD, MESA, ARIZONA

COLOR / FINISHES

-  A. DUNN EDWARDS, TUSCAN MOSAIC, DE6208
-  B. DUNN EDWARDS, BUNGALOW TAUPE, DE6172
-  C. DUNN EDWARDS, DESERT FLOOR, DE6186
-  D. DUNN EDWARDS, WEATHERED SADDLE, DE5187
-  E. DUNN EDWARDS, GRAPE LEAVES, DE5495
-  F. DUNN EDWARDS, LUNAR LANDING, DE6241
-  G. DARK BRONZE ALUM. / CLEAR GLASS
-  H. CORONADO, MONTANA LEDGE, CHABLIS
-  I. EAGLE ROOFING, HILO SUNSET, #2124,
OR EQUAL

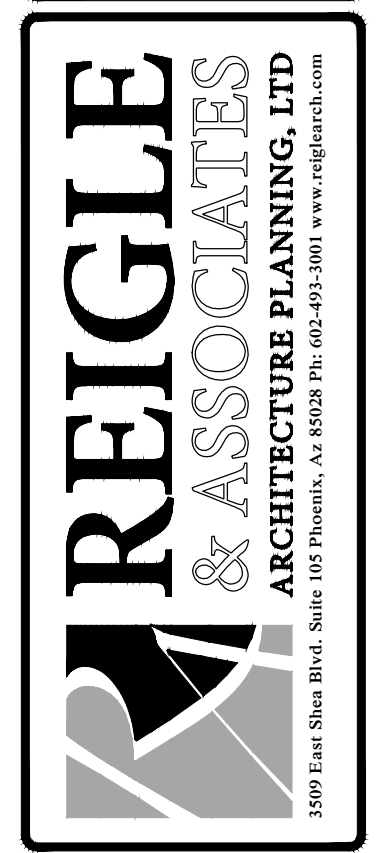


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXPIRES: 3/31/2019

REVISIONS



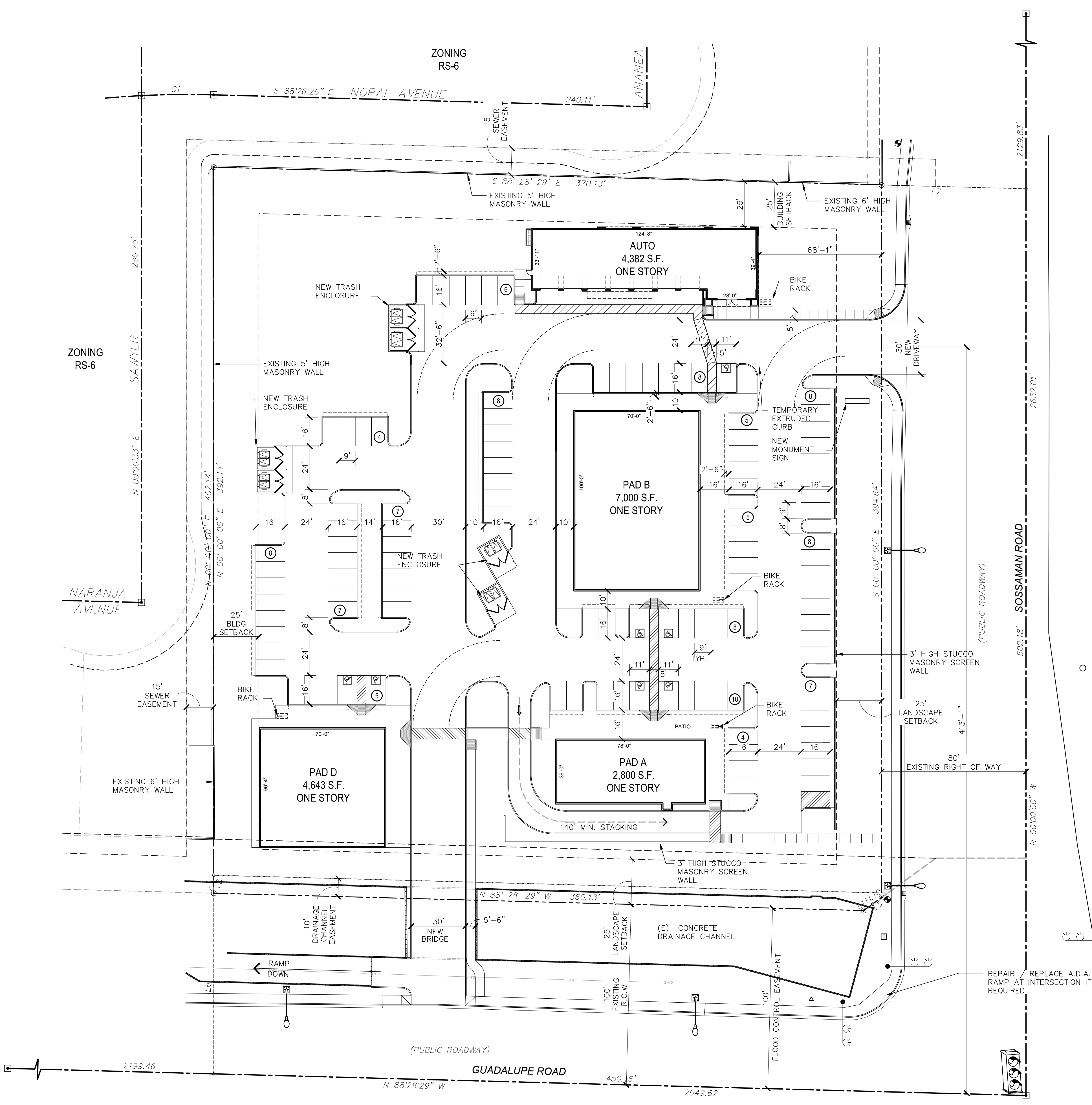
PROJECT NO.
1618
DRAWN BY:
S.D. / A.R.
SCALE:
1/8" = 1'
CAD SAVED NAME:
DATE:
Feb. 27, 2017

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DESIGN REVIEW SUBMITTAL FOR:
RETAIL CENTER
2736 SOUTH SOSSAMAN ROAD, MESA, ARIZONA
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85226

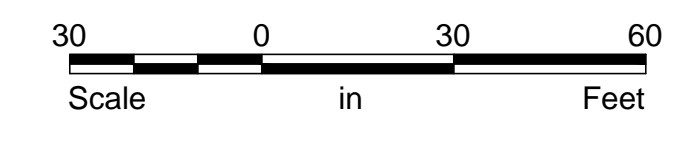
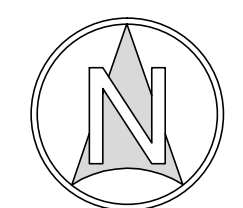
SHEET TITLE
FLOOR PLAN

SHEET NO.
FP.1
Version 2



LINE	BEARING	DISTANCE
L5	S 54°07'09" W	12.34'
L6	S 00°00'00" E	100.04'
L7	S 88°28'29" E	80.03'
L8	N 00°00'00" E	10.00'
L10	S 54°07'09" W	6.17'
L11	S 54°07'09" W	6.17'

1 SITE PLAN - PHASE 2
SCALE: 1" = 30'-0"



PROJECT CONTACTS

OWNER:
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85248
CONTACT: ERIC PARPART
PHONE: (480) 225-3005
E-MAIL: eric@parpartrealestate.com

ARCHITECT:
REIGLE AND ASSOCIATES
3509 EAST SHEA BOULEVARD, SUITE 105
PHOENIX, ARIZONA 85028
CONTACT: RICHARD REIGLE
PHONE: (602) 493-3001
E-MAIL: rickr@reiglearch.com



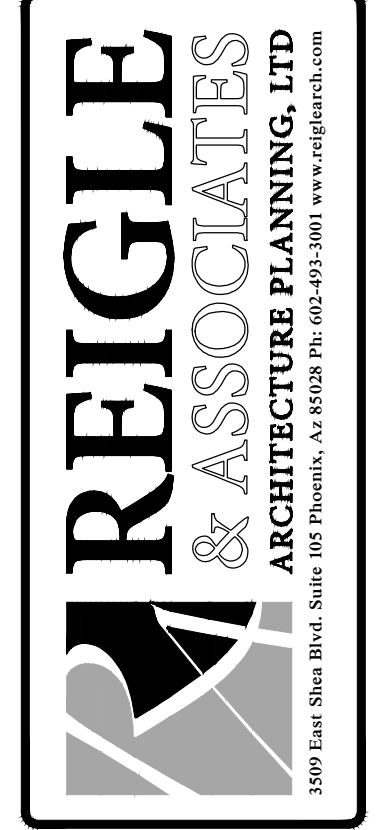
REIGLE & ASSOCIATES
ARCHITECTURE PLANNING, LTD
1509 East Shea Blvd., Suite 105 Phoenix, AZ 85028 P.O. Box 990-1001 www.reiglearch.com
EXPIRES: 3/31/2019

REVISIONS

PROJECT INFORMATION

- | | |
|------------------------------|--|
| 1. A.P.N.: | 304-05-014J |
| 2. ZONING: | (EXISTING) L-C |
| 3. SITE AREA: | 148,755 SQ. FT. (3.415 ACRES) |
| 4. GENERAL PLAN DESIGNATION: | NC |
| 5. BUILDING AREA: | 18,825 SQ. FT. |
| 6. BUILDING HEIGHT: | 30' |
| 7. CONSTRUCTION TYPE: | V-B |
| 8. OCCUPANCY: | S-1 / B (NON-SEPARATED) |
| 9. LOT COVERAGE: | (18,825 S.F. / 148,755 S.F.) = 12.6% |
| 10. PARKING REQUIRED: | AUTO REPAIR: 4,382 S.F. / 375 = 12 SPACES
RESTAURANT: 4,750 S.F. / 100 = 47.5 SPACES
PATIO: 500 S.F. / 200 = 2.5 SPACES
RETAIL: 9,693 S.F. / 375 = 26 SPACES
TOTAL SPACES REQUIRED = 88 SPACES

BICYCLE: 88 SPACES / 20 = 5 BICYCLE SPACE |
| 11. PARKING PROVIDED: | 108 PARKING SPACES |



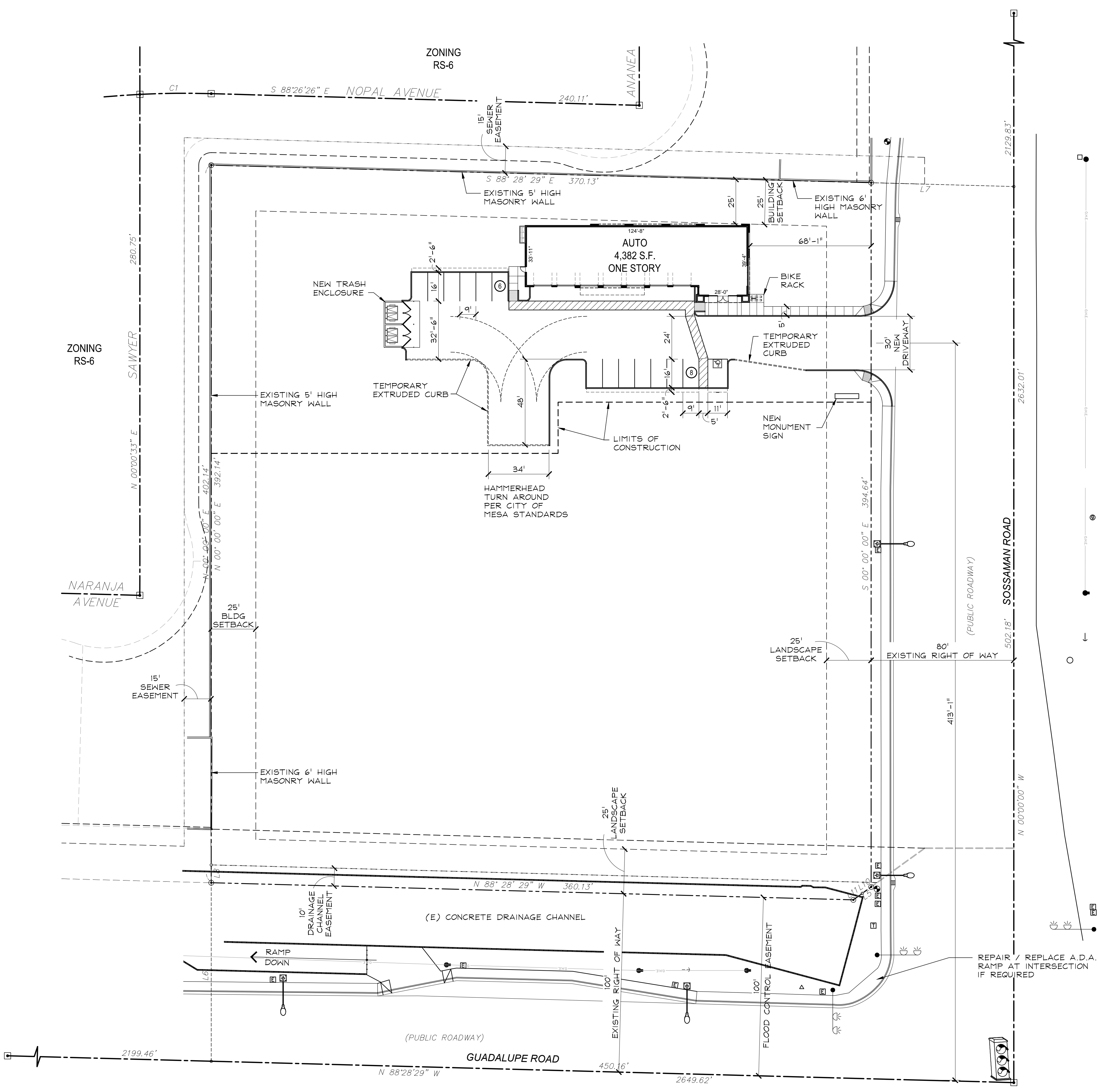
PROJECT NO.
1618
DRAWN BY:
A.R.
SCALE:
1" = 30'-0"
CAD SAVED NAME:
Version 10
DATE:
March 7, 2017

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE & ASSOCIATES, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

DESIGN REVIEW SUBMITTAL FOR:
RETAIL CENTER
2736 SOUTH SOSSAMAN ROAD, MESA, ARIZONA
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85258

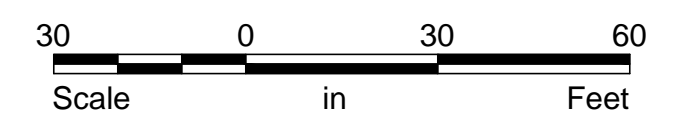
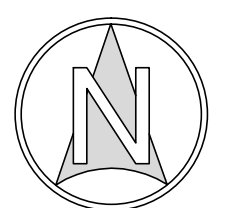
SHEET TITLE
SITE PLAN
PHASE 2

SHEET NO.
CSP.1



LINE	BEARING	DISTANCE
L5	S 54°07'09" W	12.34'
L6	S 00°00'00" E	100.04'
L7	S 88°28'29" E	80.03'
L8	N 00°00'00" E	10.00'
L10	S 54°07'09" W	6.17'
L11	S 54°07'09" W	6.17'

1 SITE PLAN - PHASE 1
SCALE: 1" = 30'-0"



PROJECT CONTACTS

OWNER:
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85248
CONTACT: ERIC PARPART
PHONE: (480) 225-3005
E-MAIL: eric@parpartrealestate.com

ARCHITECT:
REIGLE AND ASSOCIATES
3509 EAST SHEA BOULEVARD, SUITE 105
PHOENIX, ARIZONA 85028
CONTACT: RICHARD REIGLE
PHONE: (602) 493-3001
E-MAIL: rickr@reiglearch.com



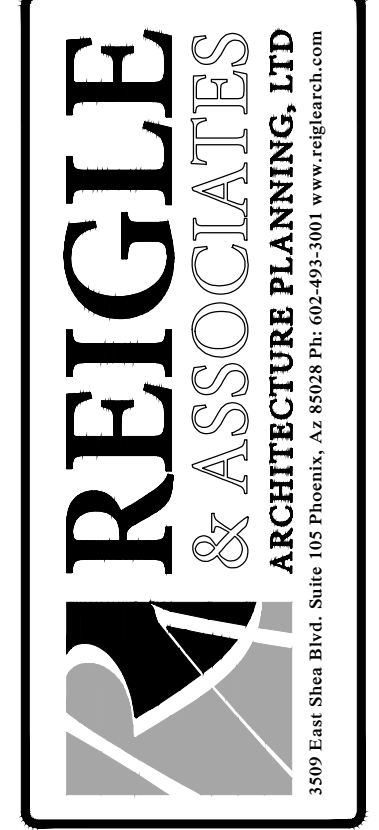
REIGLE AND ASSOCIATES
ARCHITECTURE PLANNING, LTD
1509 East Shea Blvd., Suite 105 Phoenix, AZ 85028 P.O. Box 993-1001 www.reiglearch.com
EXPIRES: 3/31/2019

REVISIONS

PROJECT INFORMATION

- | | |
|------------------------------|---|
| 1. A.P.N.: | 304-05-014J |
| 2. ZONING: | (EXISTING) L-C |
| 3. SITE AREA: | 148,755 SQ. FT. (3.415 ACRES) |
| 4. GENERAL PLAN DESIGNATION: | NC |
| 5. BUILDING AREA: | 4,382 SQ. FT. |
| 6. BUILDING HEIGHT: | 30' |
| 7. CONSTRUCTION TYPE: | V-B |
| 8. OCCUPANCY: | S-1 / B (NON-SEPARATED) |
| 9. LOT COVERAGE: | (4,382 SQ. FT. / 148,755 S.F.) = 2.94% |
| 10. PARKING REQUIRED: | AUTO REPAIR: 4,382 S.F. / 375 = 12 SPACES
TOTAL SPACES REQUIRED = 12 SPACES

BICYCLE: 14 SPACES / 20 = 1 BICYCLE SPACE |
| 11. PARKING PROVIDED: | 14 SPACES |



PROJECT NO. 1618
DRAWN BY: A.R.
SCALE: 1" = 30'-0"
CAD SAVED NAME: Version 10
DATE: March 7, 2017

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DESIGN REVIEW SUBMITTAL FOR:
RETAIL CENTER
2736 SOUTH SOSSAMAN ROAD, MESA, ARIZONA
SOSSAMAN GUADALUPE L.L.C.
4702 SOUTH OLEANDER DRIVE
CHANDLER, ARIZONA 85258

SHEET TITLE
**SITE PLAN
PHASE 1**

SHEET NO.
CSP.1

I:\2016\1618 - Parpart - Sossaman & Guadalupe\01 - CSP\13 - 17 Design Review Submittal\1618_CSP1_P11_V10.dwg, 3/7/2017 3:57 PM, arthur

PRELIMINARY GRADING & DRAINAGE PLAN FOR AUTO REPAIR - PHASE 1

2736 S. SOSSAMAN ROAD, MESA, AZ 85209
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

	PROPERTY / BOUNDARY LINE
	DRAINAGE BASIN BOUNDARY
	PHASE LINE
	EXISTING CONTOUR ELEVATION
	PROPOSED CONTOUR ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING TOP OF CURB & GUTTER ELEV.
	EXISTING PAVEMENT ELEVATION
	INDICATES EXISTING CONCRETE ELEVATION
	PROPOSED GROUND ELEVATION
	DIRECTION OF FLOW & SLOPE
	PROPOSED TOP OF CURB & GUTTER ELEV.
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CONC. ELEVATION
	PROPOSED GRADE BREAK
	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED PAD ELEVATION
	EXISTING LIGHT POLE
	INDICATES EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC BOX
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTER VALVE
	EXISTING BURIED TELEPHONE CONDUIT
	EXISTING BURIED ELECTRIC CONDUIT
	EXISTING WATER LINE, VALVE & SIZE
	EXISTING FIRE HYDRANT
	EXISTING SEWER LINE & SIZE

RETENTION CALCULATIONS

100-YR 2-HOUR STORM EVENT
REQUIRED VOLUME
V_R = REQUIRED RETENTION VOLUME, CF
D = DEPTH OF WATER TO RETAIN, 2.16 INCHES
A = TOTAL DISTURBED AREA, 52,360 SF OR 1.20 ACRES
C = RUNOFF COEFFICIENT, 0.80
 $V_R = \left(\frac{D}{12}\right) \times A \times C$
 $V_R = \left(\frac{2.16}{12}\right) \times 52,360 \times 0.80$

PROVIDED VOLUME
SURFACE VOLUME = 13,395 CF
TOTAL VOLUME PROVIDED = 13,395 CF

$V_R = 7,540 \text{ CF}$

ENGINEER:
3 ENGINEERING
2929 E. CAMELBACK ROAD, SUITE 116
PHOENIX, ARIZONA 85016
CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

ARCHITECT:
REIGLE & ASSOCIATES
3509 EAST SHEA BOULEVARD
PHOENIX, AZ 85028
CONTACT: RICHARD REIGLE
PHONE: (602) 493-3001
EMAIL: RICKR@REIGLEARCH.COM

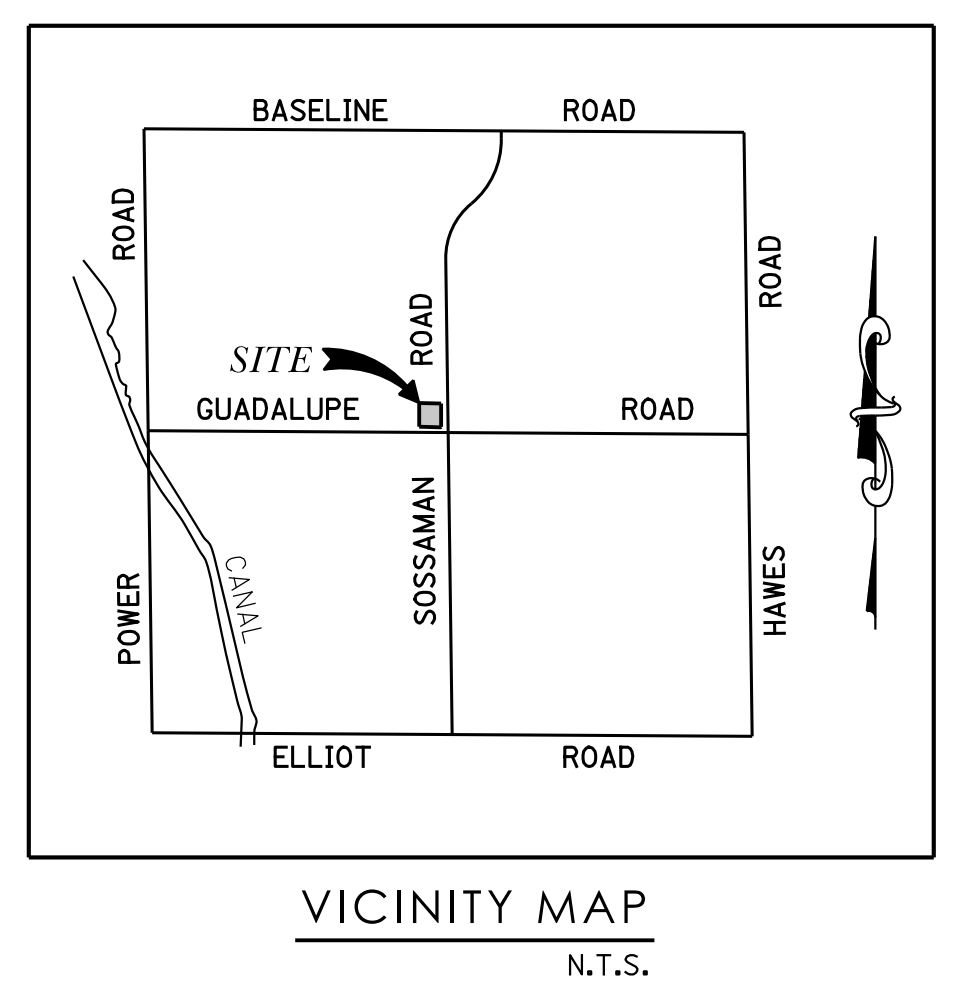
BENCHMARK:
CITY OF MESA BENCHMARK:
FOUND NAIL WITH TAG LOCATED AT
SOSSAMAN ROAD AND GUADALUPE ROAD
DESCRIBED AS "BRASS TAG T.C. N.W. CORNER".
ELEVATION: 1358.99 NAVD88
CITY OF MESA DATUM

BASIS OF BEARING:
THE MONUMENT LINE OF SOSSAMAN ROAD, ALSO
BEING THE EAST LINE OF THE SOUTHEAST QUARTER
OF SECTION 6, USING A BEARING OF NORTH 00
DEGREES 00 MINUTES 00 SECONDS WEST, PER
SPECIAL WARRANTY DEED (R).

APN NUMBER:
304-05-014J

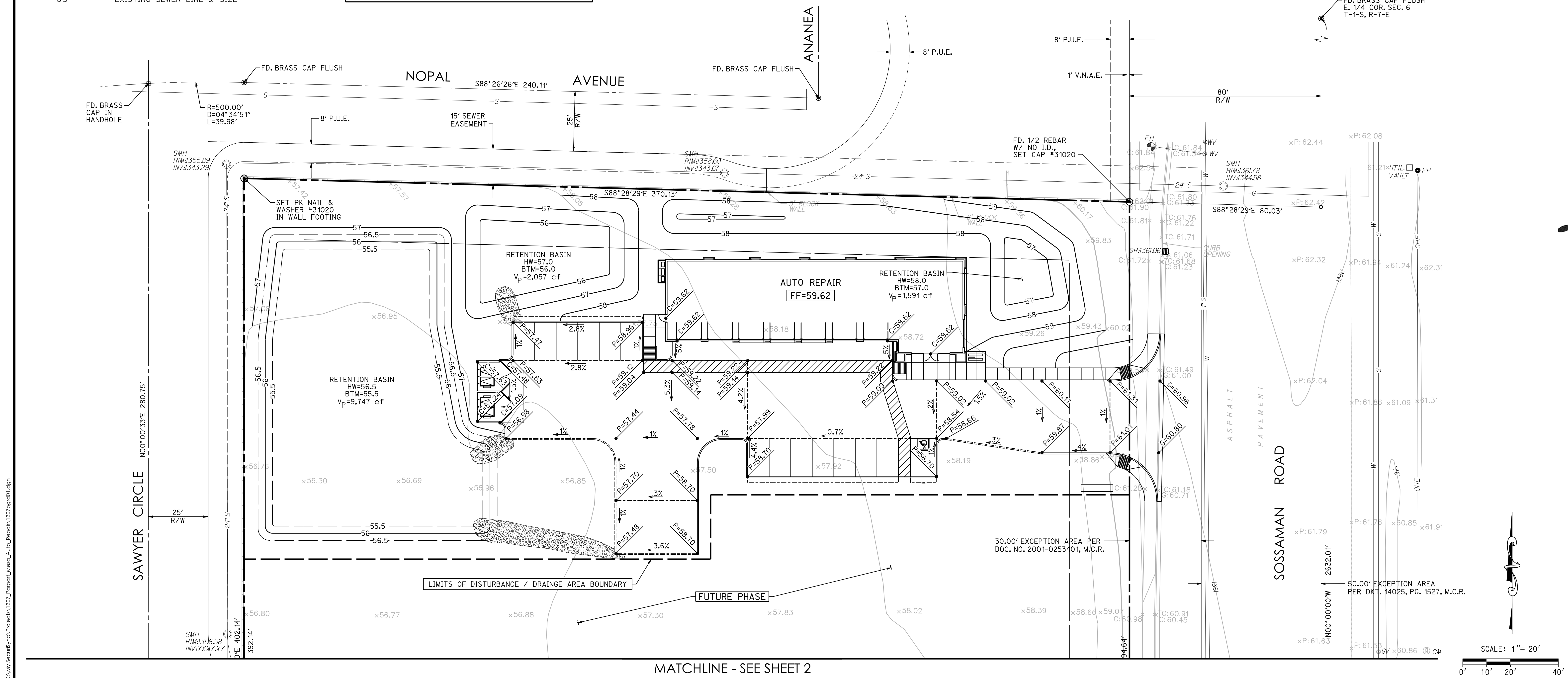
ADDRESS:
2736 S. SOSSAMAN ROAD
MESA, AZ 85209

NET AREA:
148,755 S.F. OR 3.415 ACRES



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PGD01	GRADING & DRAINAGE PLAN
PGD02	GRADING & DRAINAGE PLAN



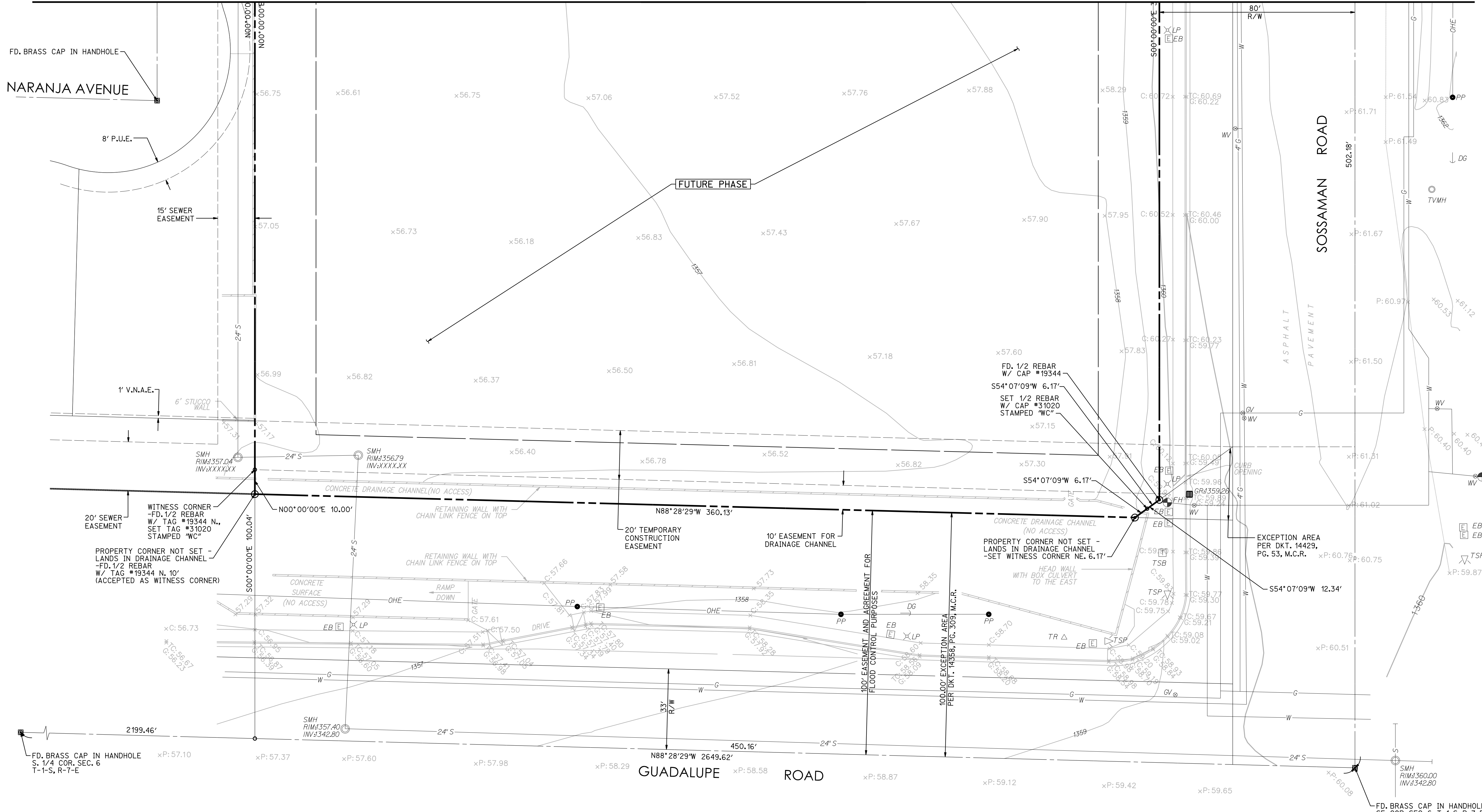
AUTO REPAIR - PHASE 1
2736 S. SOSSAMAN ROAD, MESA, AZ 85209
PRELIMINARY GRADING & DRAINAGE PLAN

EXPIRES: 9/30/2019

3eengineering
civil engineering
planning

DATE: 03/03/17
PROJECT NO.: 1307
SHEET NO.: PGD01
1 of 2

MATCHLINE - SEE SHEET 1



AUTO REPAIR - PHASE 1
 2736 S. SOSSAMAN ROAD, MESA, AZ 85209
 PRELIMINARY GRADING & DRAINAGE PLAN

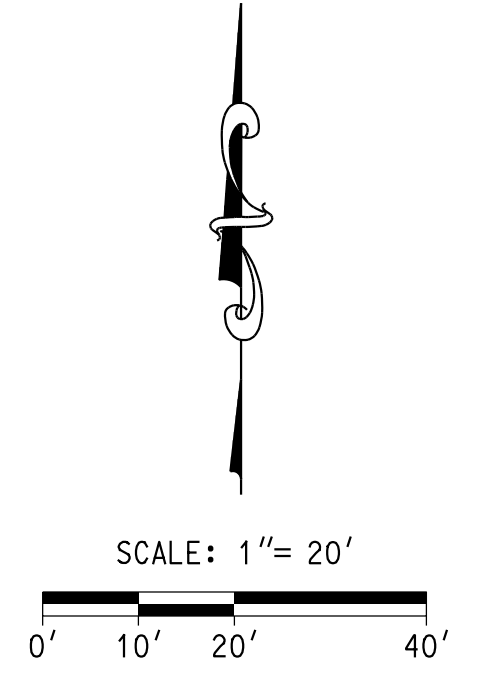


EXPIRES: 9/30/2019

3eengineering
 planning civil engineering surveying
 3 ENGINEERING, LLC
 2929 E. CAMELBACK ROAD
 SUITE # 118
 PHOENIX, ARIZONA 85016
 PHONE: (602) 334-4387
 FAX: (602) 495-3230
 WWW.3ENGINEERING.COM

DATE: 03/03/17
 PROJECT NO:
1307

SHEET NO:
PGD02
 2 of 2



C:\WV\SecurSync\Projects\1307_Fairport_Mesa_Auto_Repair\1307Pg02.dgn