

MATERIALS & COLORS

- A PAINT:
MFG: SHERWIN WILLIAMS
COLOR: REALIST BEIGE
SPEC #: SW 6078

B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: SPALDING GRAY
SPEC #: SW 6074

C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE
SPEC #: SW 7069

D PAINT:
MFG: SHERWIN WILLIAMS
COLOR: PASSIVE
SPEC #: SW 7064

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: BLACK

H METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
COLOR: CHARCOAL GRAY

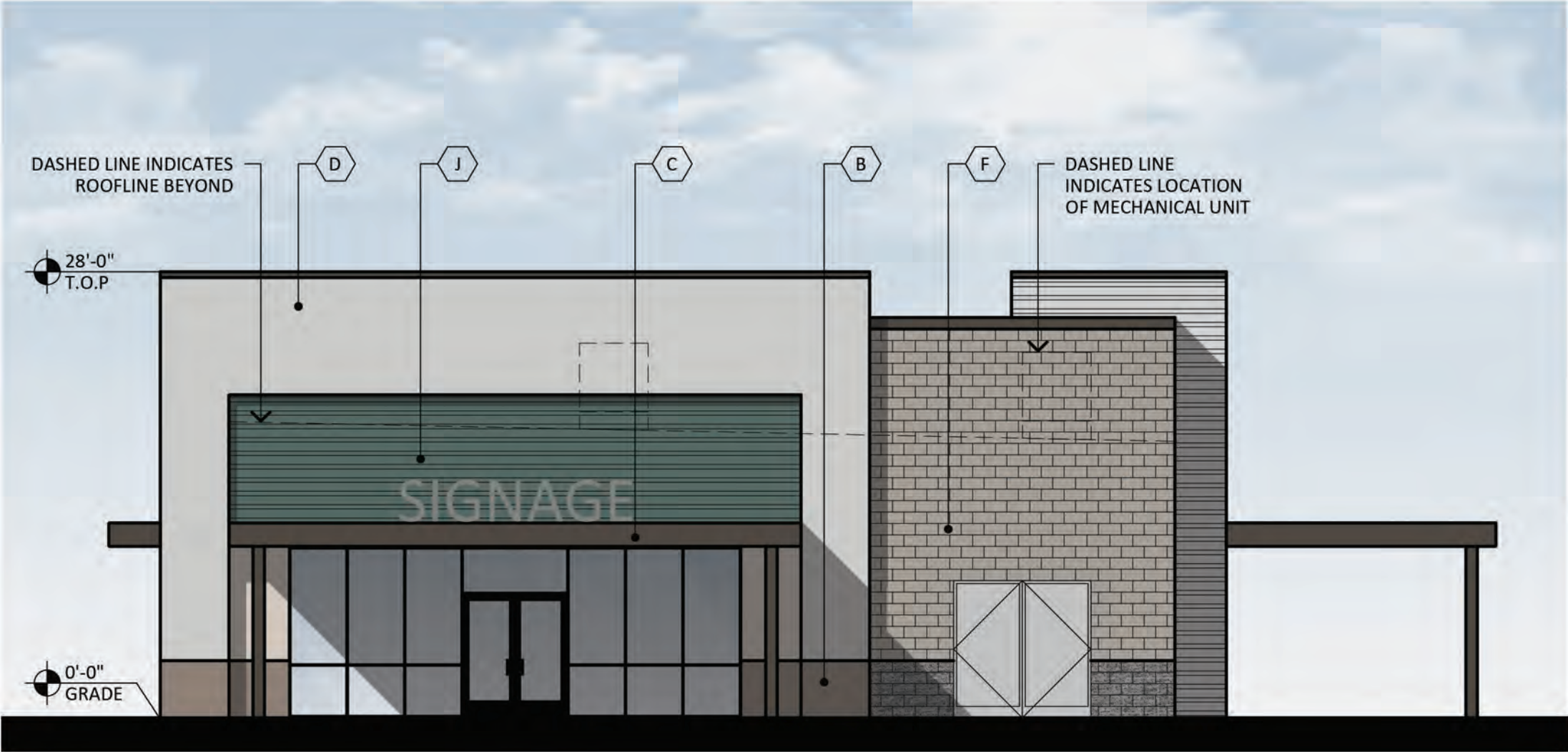
J METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 300
COLOR: EVERGLADE

K METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
FINISH: SILVER METALLIC



NORTH ELEVATION - PAD A

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



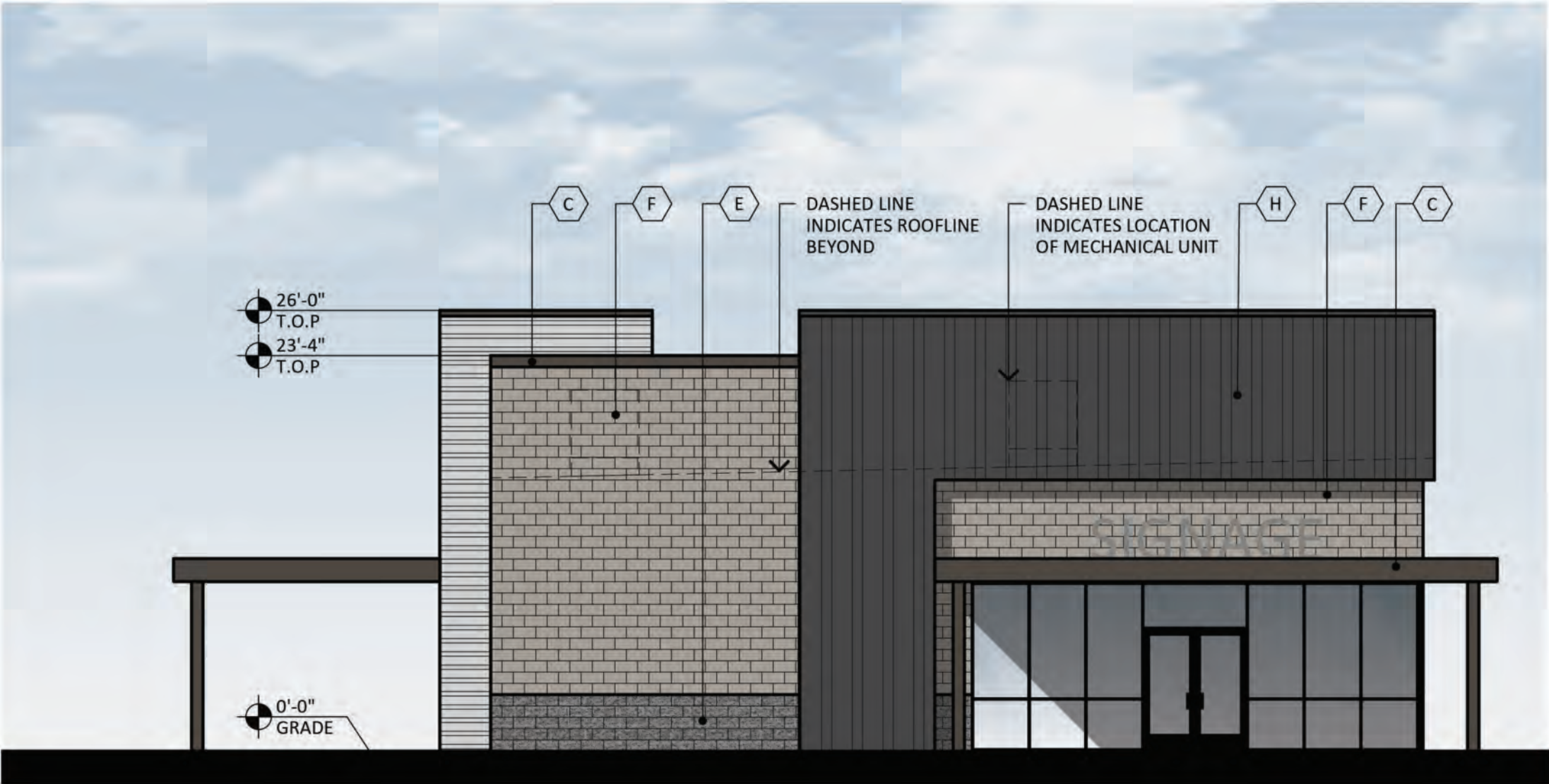
WEST ELEVATION - PAD A

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



SOUTH ELEVATION - PAD A

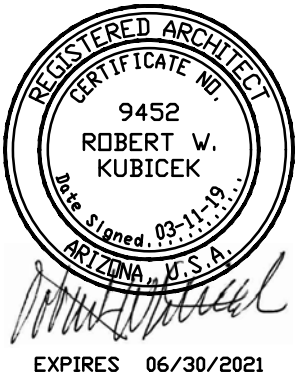
SCALE: 1/8" = 1'-0"



EAST ELEVATION - PAD A

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

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-11-2019 (PRELIMINARY)



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EL-1
RKAA# 16161.00



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MFG: SHERWIN WILLIAMS
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SPEC #: SW 6078
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FINISH: SPLIT FACE
COLOR: CHARCOAL
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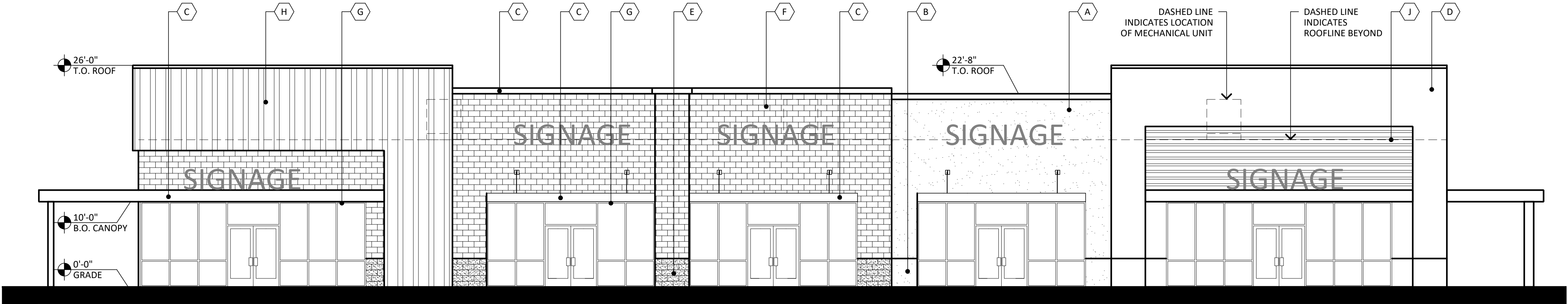
8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: WALNUT CREEK
- G

ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK
- H

METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
COLOR: CHARCOAL GRAY
- I

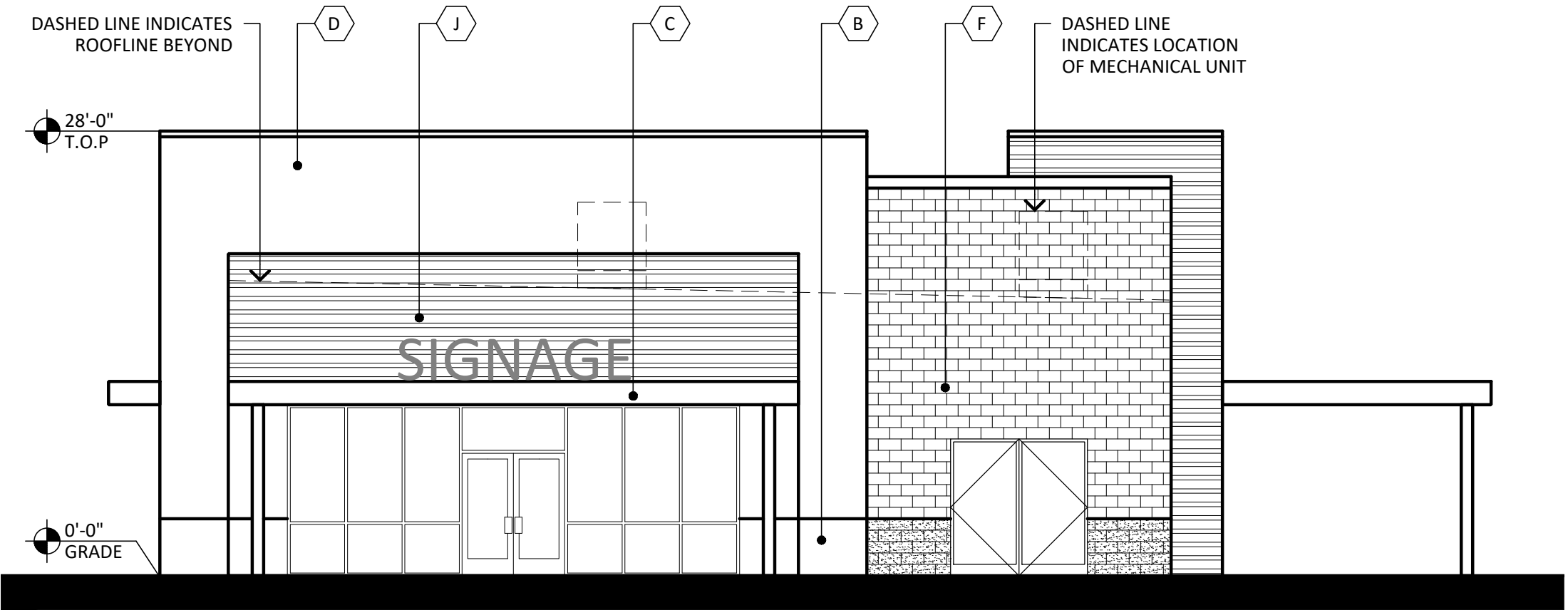
METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 300
COLOR: EVERGLADE
- K

METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
FINISH: SILVER METALLIC



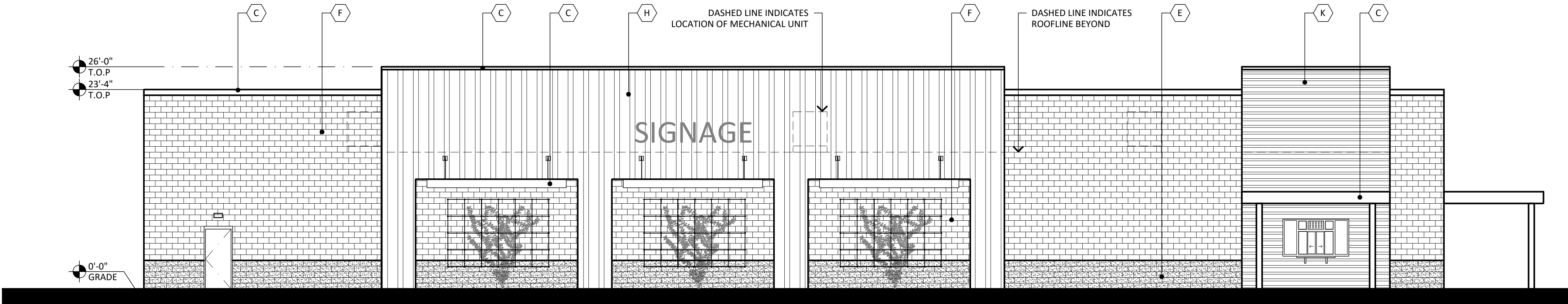
NORTH ELEVATION - PAD A

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



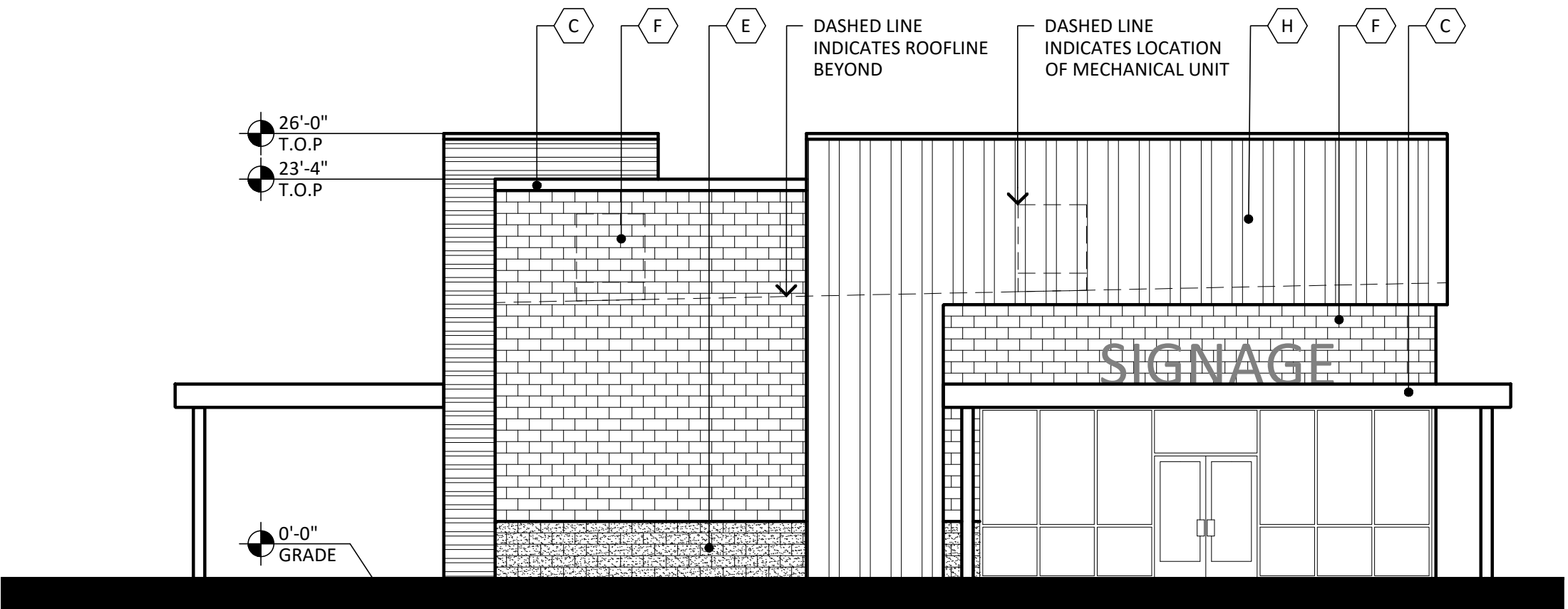
WEST ELEVATION - PAD A

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



SOUTH ELEVATION - PAD A

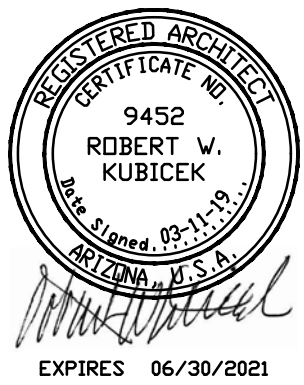
SCALE: 1/8" = 1'-0"



EAST ELEVATION - PAD A

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

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SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-11-2019 (PRELIMINARY)

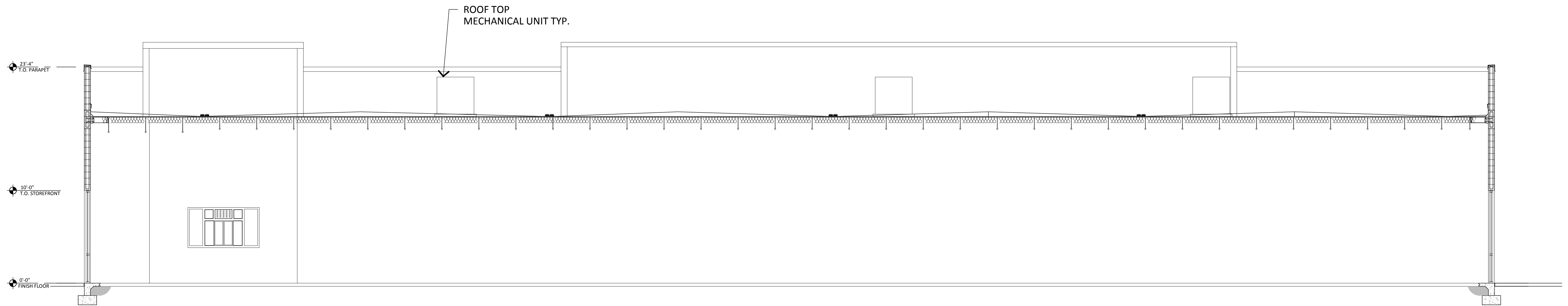


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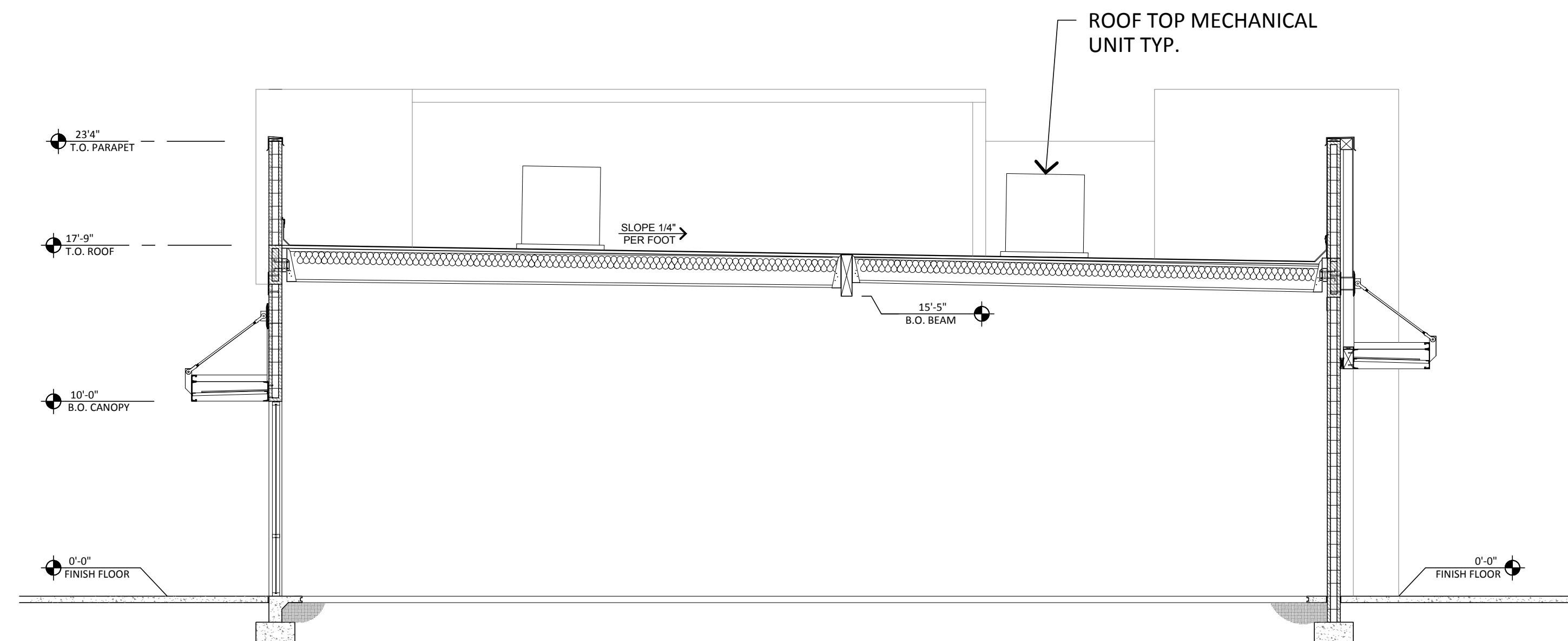
EL-1

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)

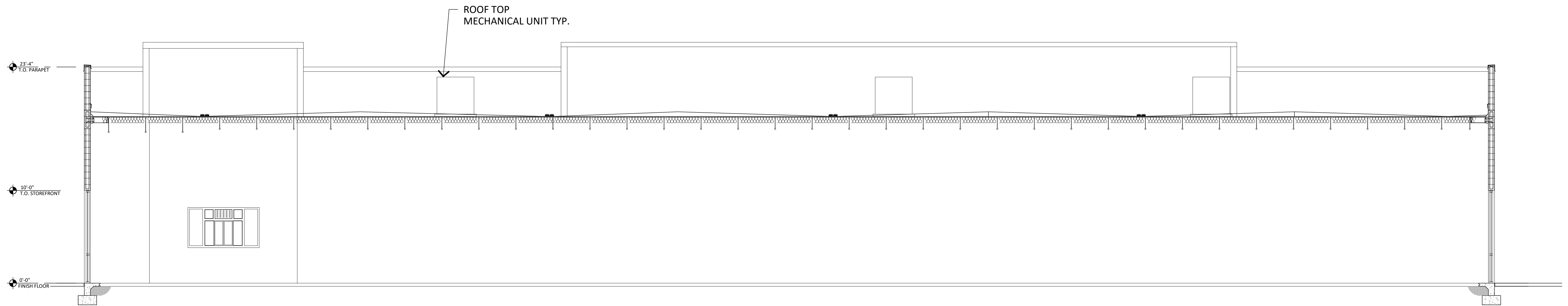


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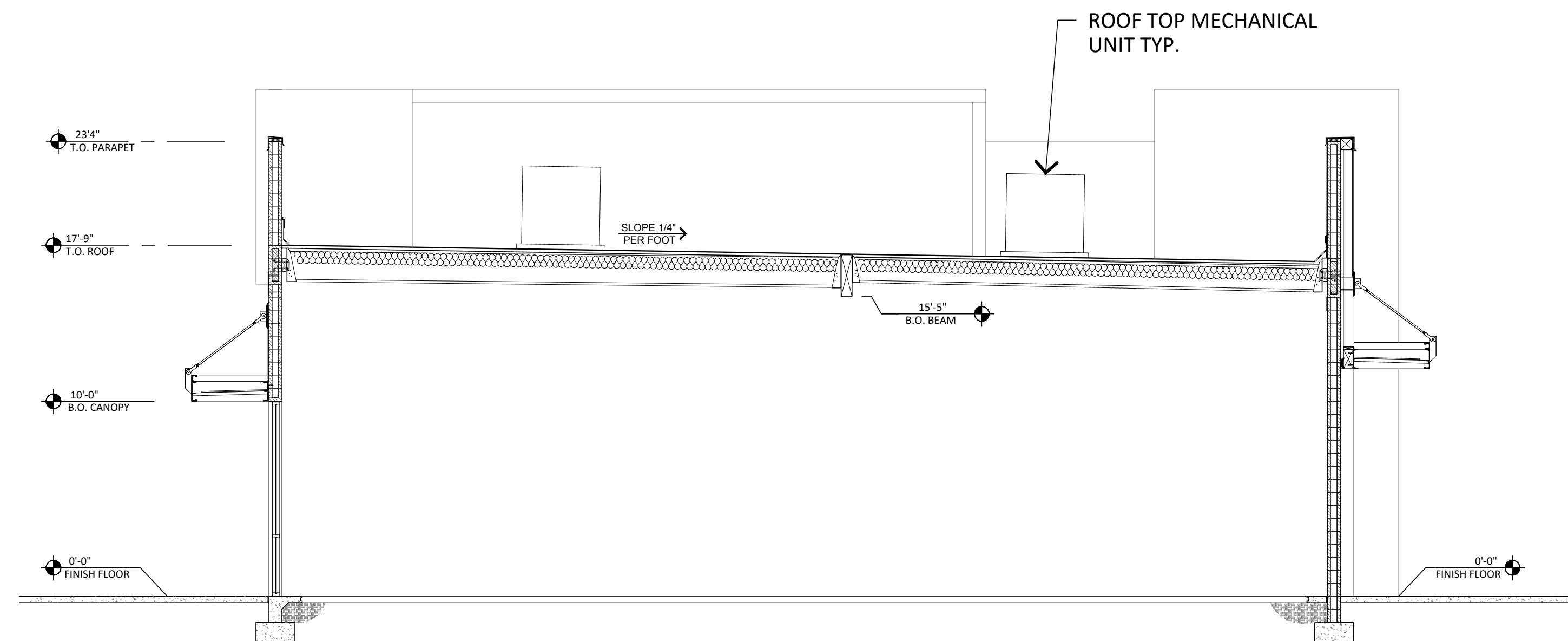
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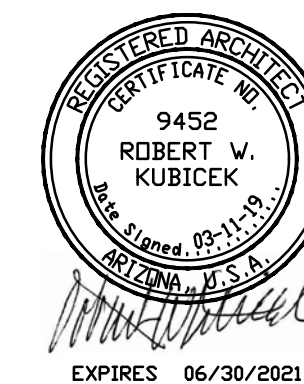


1 SECTION- PAD A
SCALE: 3/16" = 1'-0"



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

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-11-2019 (PRELIMINARY)

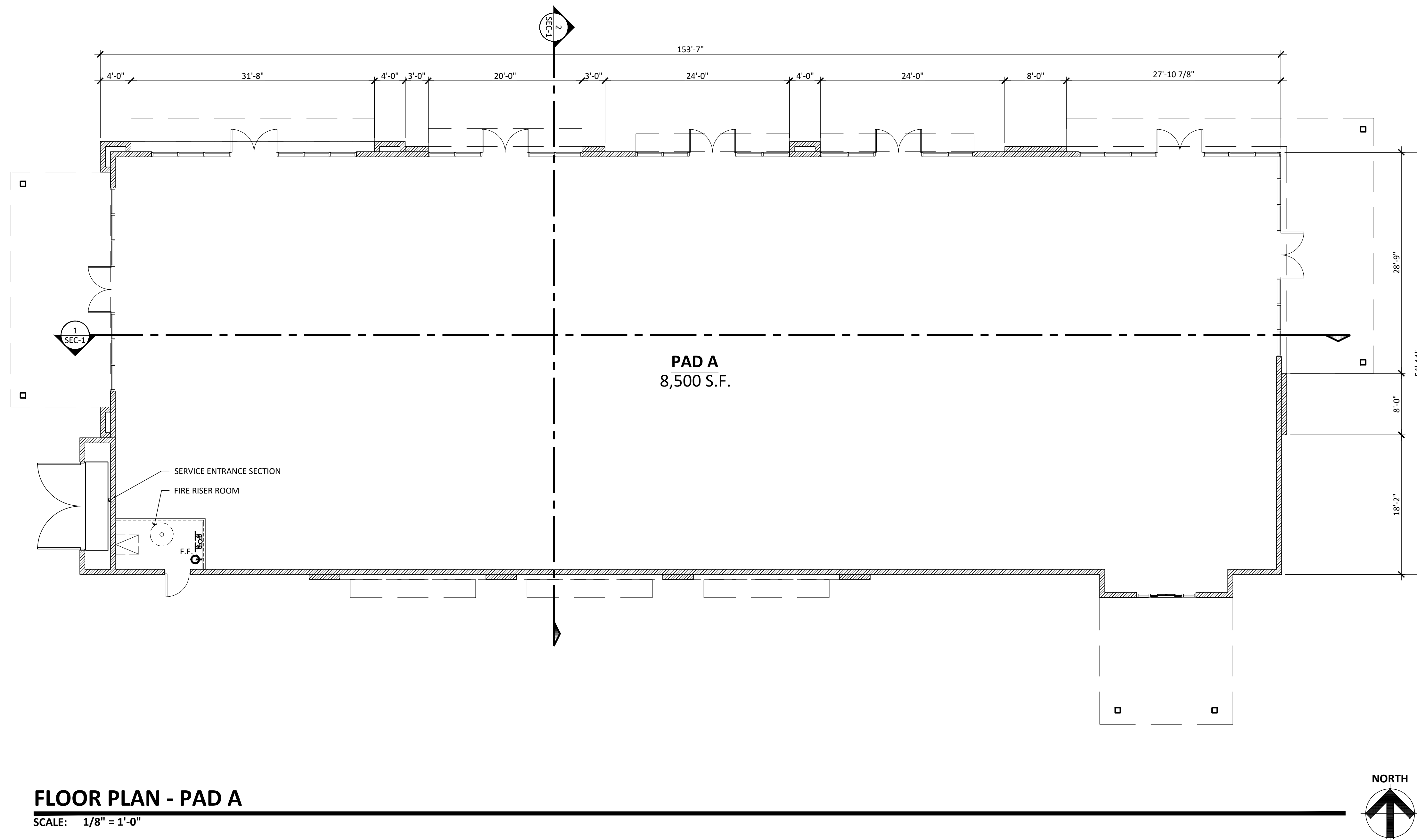


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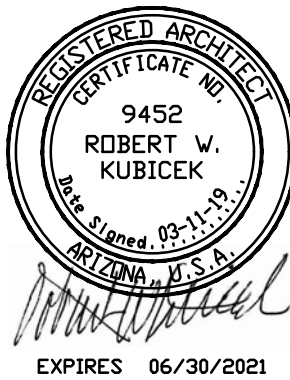
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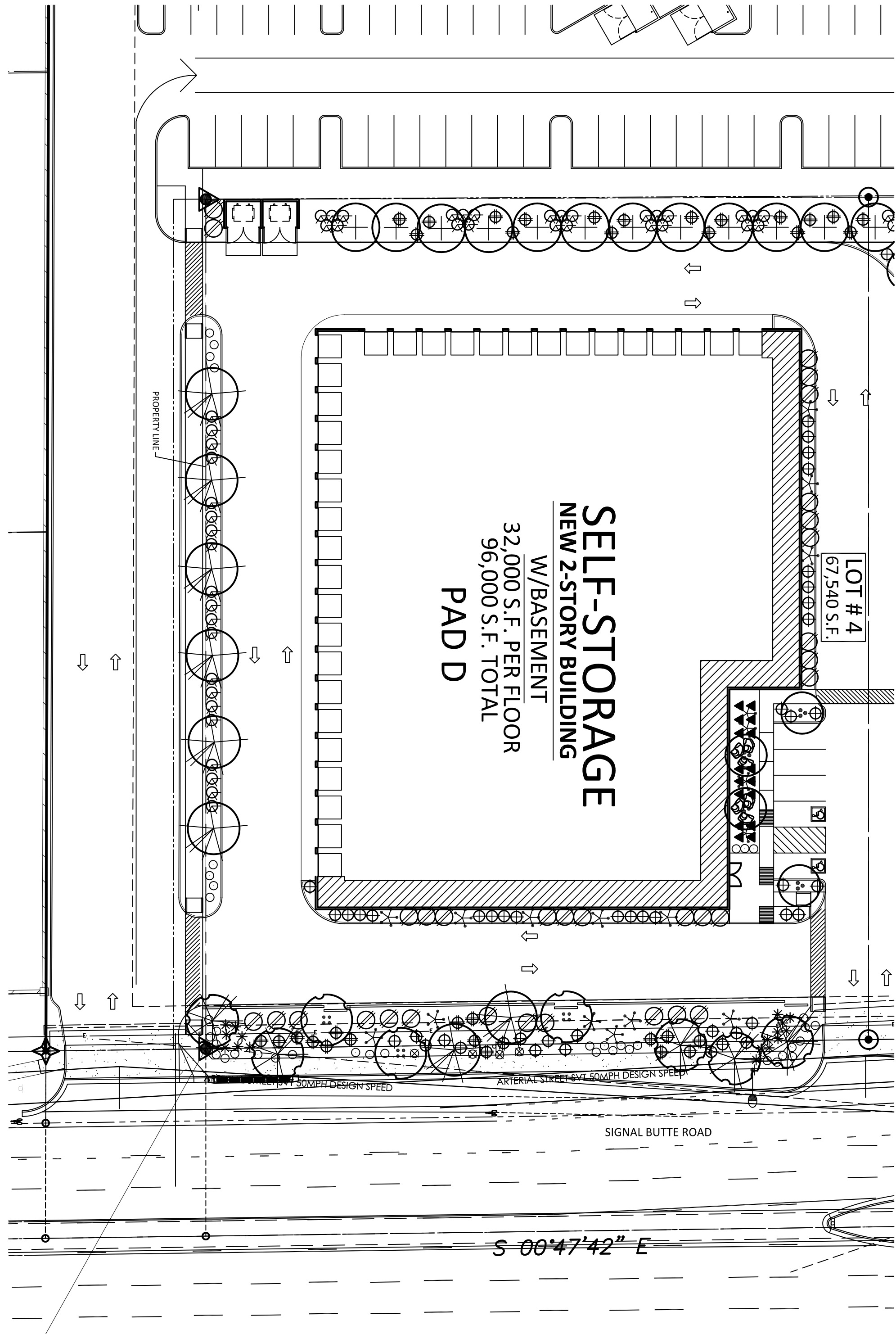


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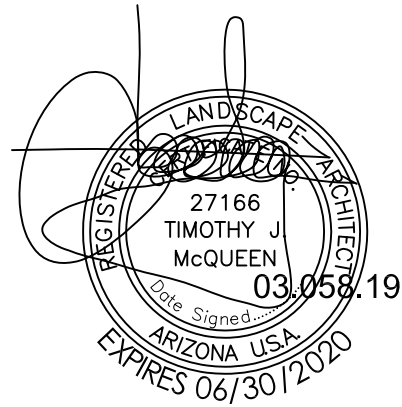
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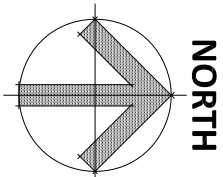
- LANDSCAPE LEGEND**
- CHILOPSIS LINEARIS
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36" BOX
 - CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
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 - 1/2" SCREENED EXPRESS GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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) 266-6619
EMAIL: timmcqueen@tjma.net



Conceptual Landscape Plan

SCALE: 0' 15' 30' 60'



GUADALUPE AND SIGNAL BUTTE

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212

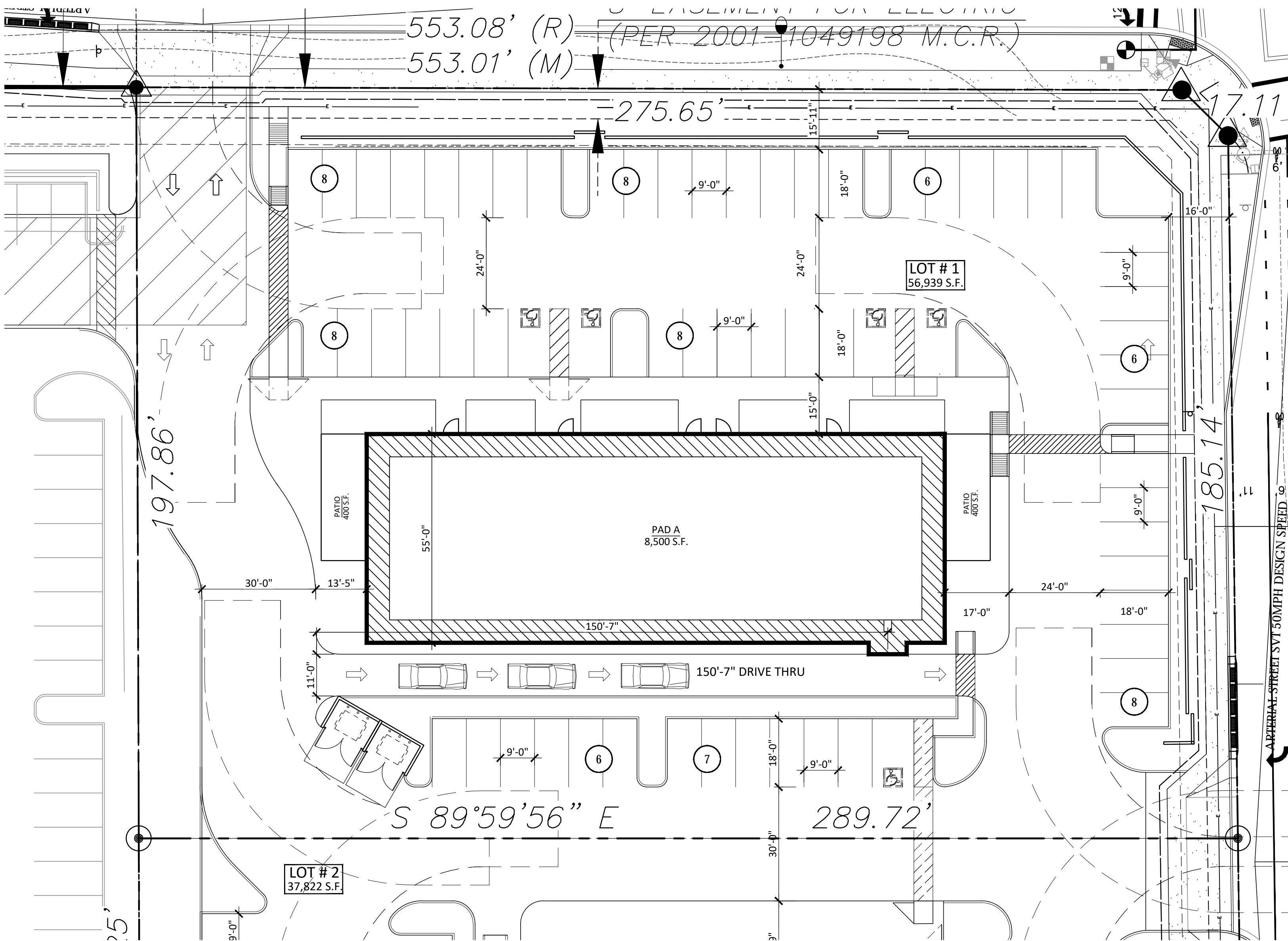
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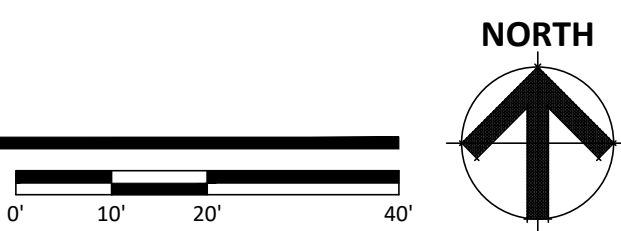
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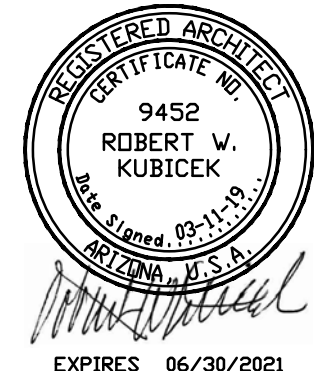


PROPOSED SITE PLAN - PAD A

SCALE: 1" = 20'-0"



GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-04-2019 (PRELIMINARY)



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SP-1

RKAA# 16161.00



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 197,331 S.F. (4.5 AC.)

BUILDING AREA (1ST FLOOR): 49,500 S.F.

COVERAGE (NET SITE AREA): 25.08%

REQUIRED PARKING: **136 SPACES**

PAD A: 8,500 S.F. (RESTAURANT/RETAIL) = 64 SPACES
RESTAURANT WITH D/T 3,300/100 = 33 SPACES
OUTDOOR PATIO 400/200 = 2 SPACES
RESTAURANT 1,200/75 = 16 SPACES
OUTDOOR PATIO 400/200 = 2 SPACES
RETAIL 4,000/375 = 11 SPACES

PAD B: 4,500 S.F. (RESTAURANT/RETAIL) = 34 SPACES
RESTAURANT WITH D/T 3,000/100 = 30 SPACES
RETAIL 1,500/375 = 04 SPACES

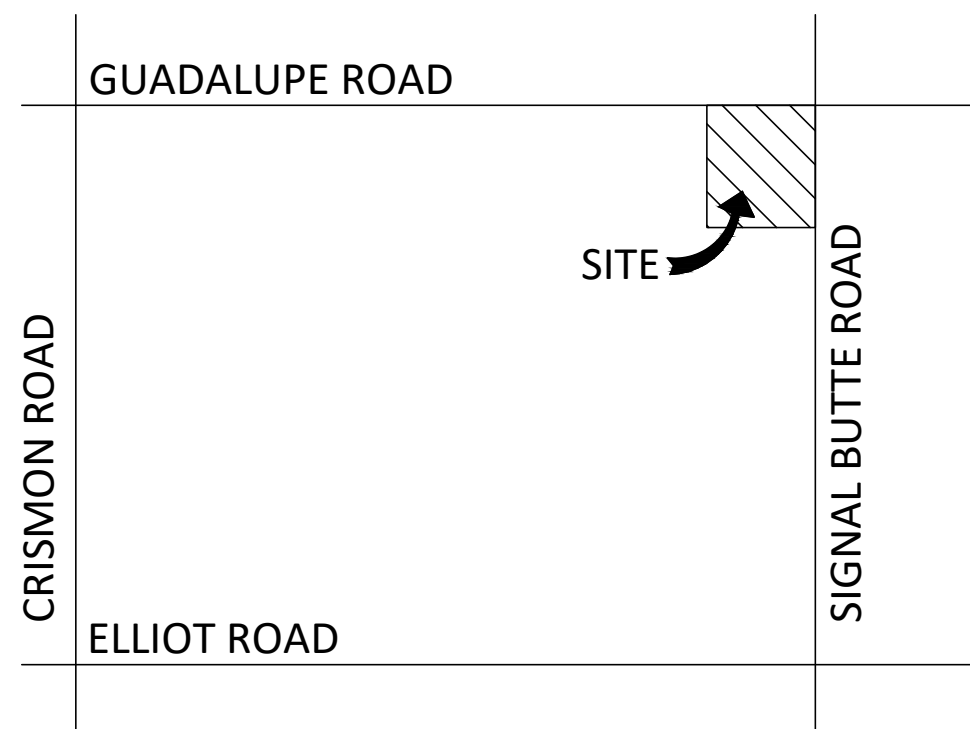
PAD B: 4,500 S.F. (RESTAURANT/RETAIL) = 34 SPACES
RESTAURANT WITH D/T 3,000/100 = 30 SPACES
RETAIL 1,500/375 = 04 SPACES

PAD D: 96,000 S.F. (STORAGE) = 4 SPACES = 4 SPACES

PROVIDED PARKING: **137 SPACES**
(8 ACCESSIBLE SPACES)
PAD A 65 SPACES
PAD B 35 SPACES
PAD C 32 SPACES
PAD D 5 SPACES

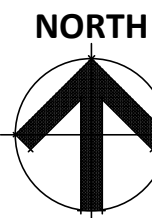
BICYCLE PARKING: 12

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

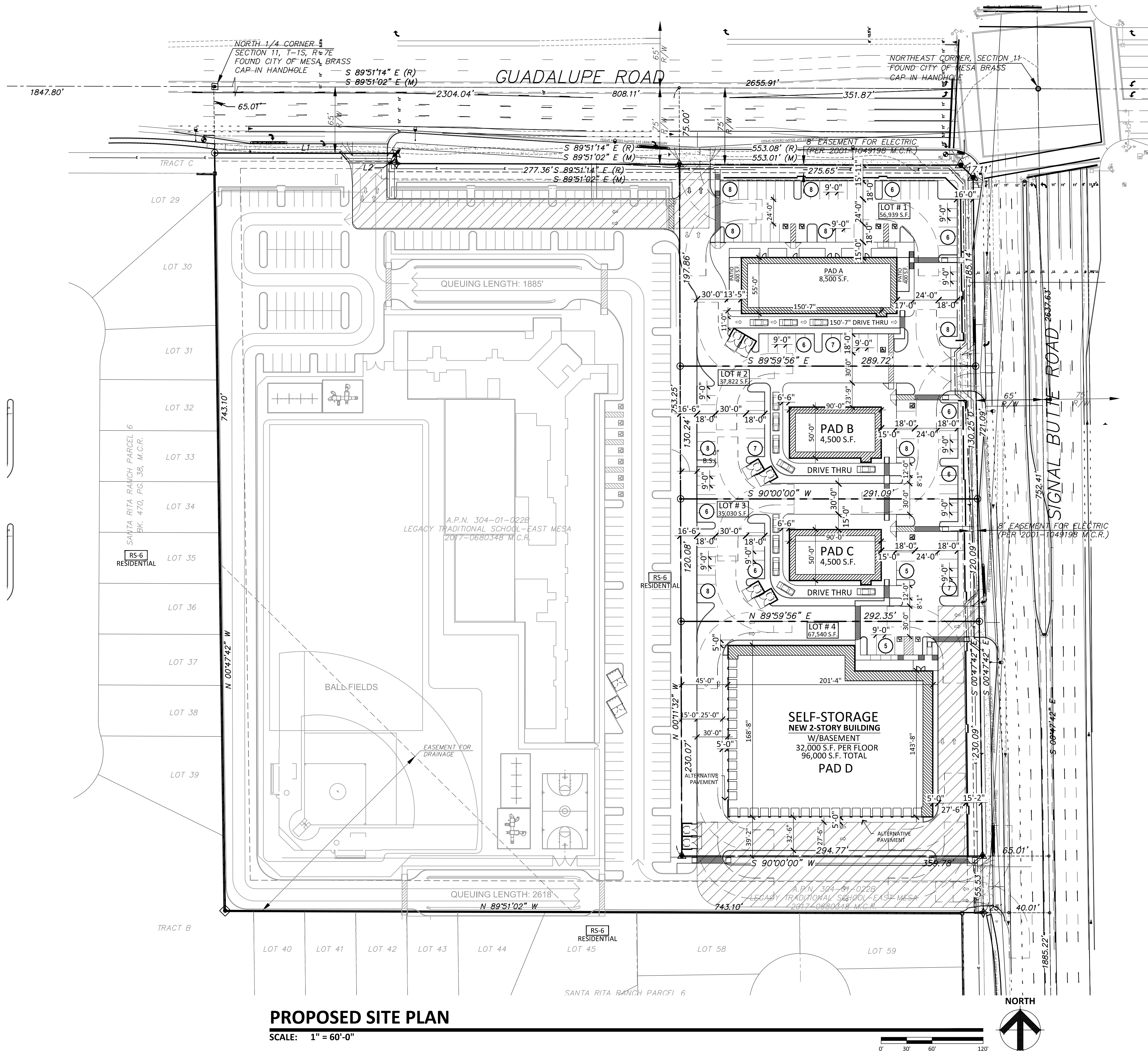


VICINITY MAP

SCALE:



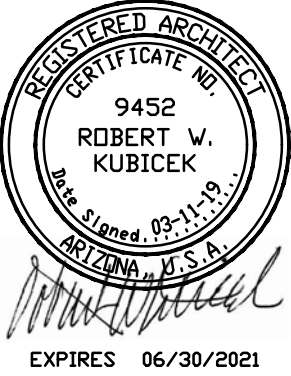
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PROPOSED SITE PLAN

SCALE: 1" = 60'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-04-2019 (PRELIMINARY)



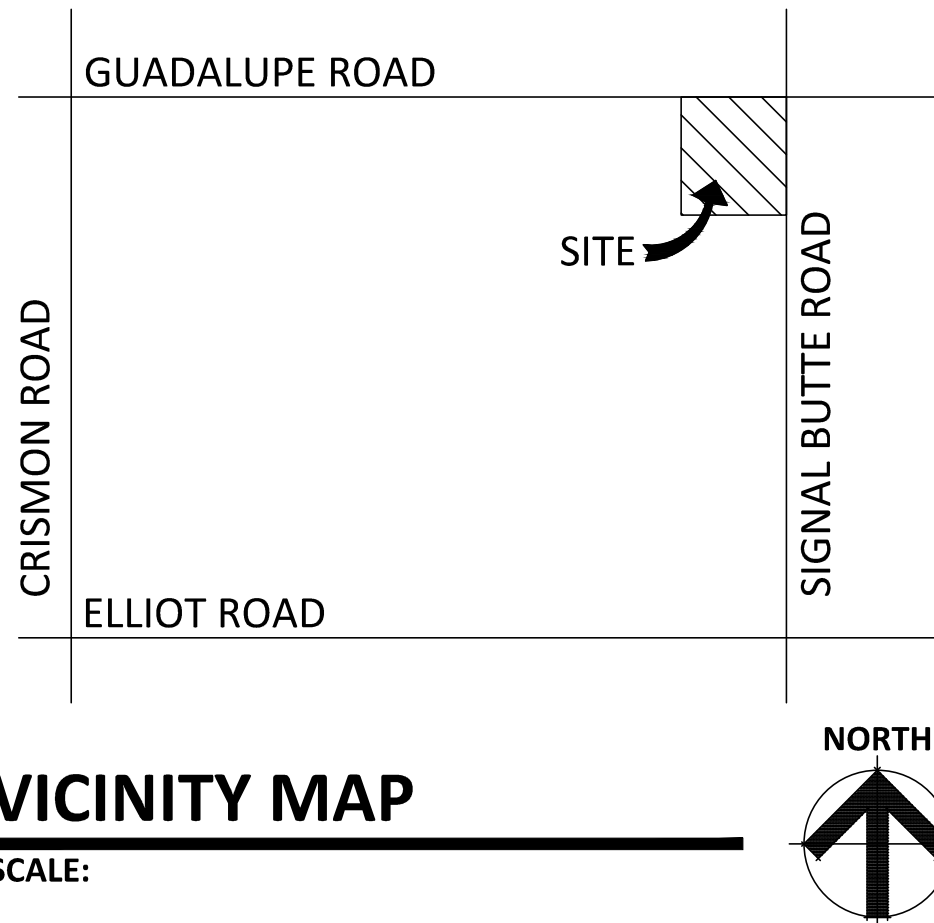
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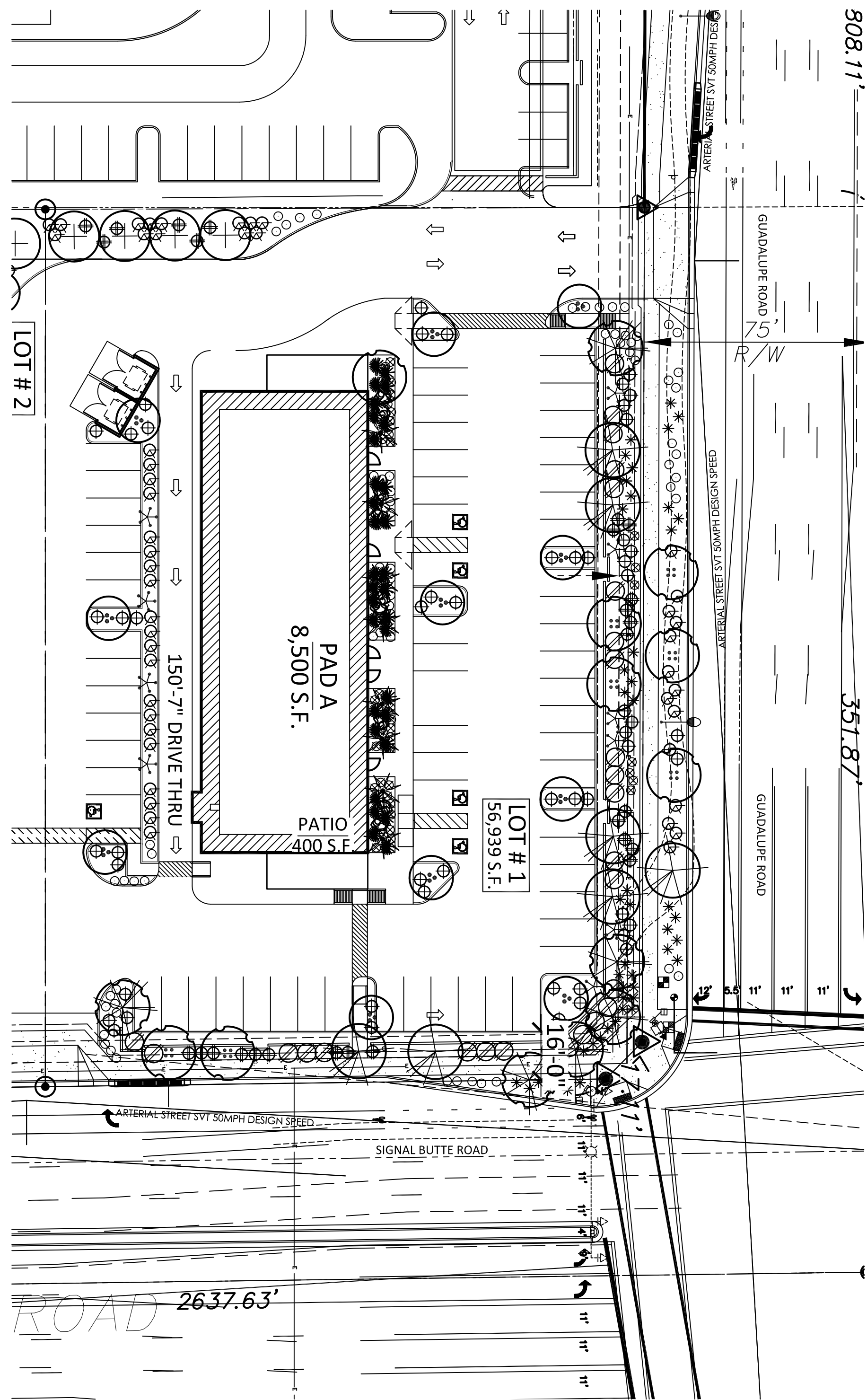


VICINITY MAP

SCALE:

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BAJA FAIRY DUSTER
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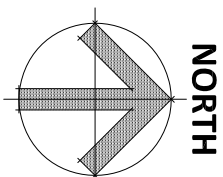
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Conceptual Landscape Plan

SCALE:

0' 15' 30' 60'



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SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
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DATE: 03-05-2019 (PRELIMINARY)

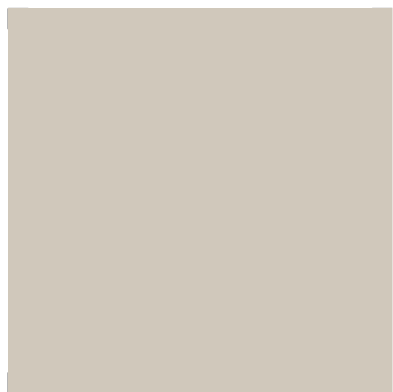
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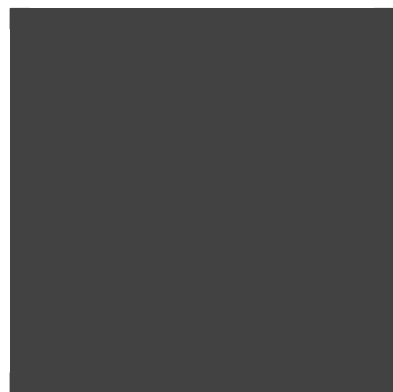
RKAA
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MFG: SHERWIN WILLIAMS
COLOR: REALIST BEIGE
SPEC #: SW 6078



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MFG: SHERWIN WILLIAMS
COLOR: SPALDING GRAY
SPEC #: SW 6074



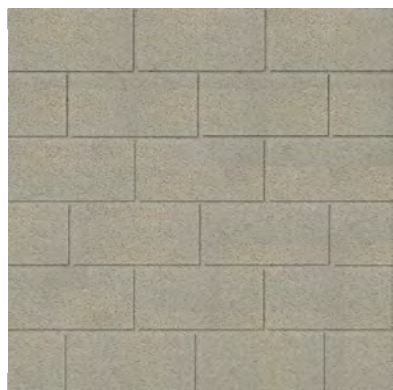
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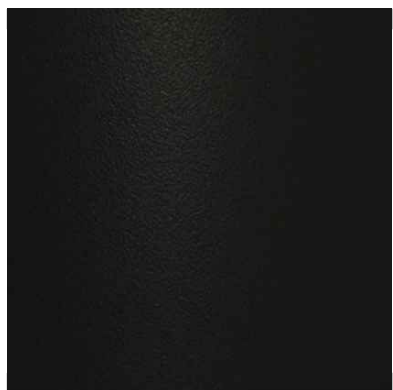
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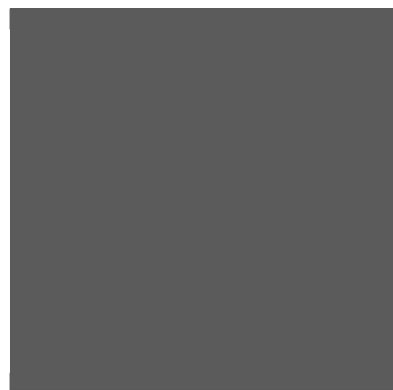
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COLOR: WALNUT CREEK



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MFG: MBCI
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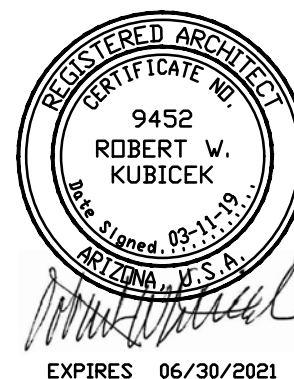


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DATE: 03-11-2019 (PRELIMINARY)



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MB-1
PAD-A-C
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
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