

# **DOHRMANN ARCHITECTS, INC.**

Arizona License No. 29578  
Licensed in Arizona, California, Colorado, Florida, Minnesota North Carolina and Texas

# **Architects & Planners**

16716 E. Parkview Avenue, #203  
Fountain Hills, Arizona 85268

## **JEEP OF SUPERSTITION SPRINGS – NEW DEALERSHIP FACILITY**

### **PROJECT NARRATIVE**

#### **DESIGN REVIEW SUBMITTAL CONCURRENT WITH ADMINISTRATIVE REVIEW REQUEST**

This project involves the construction of a new Jeep sales and service dealership for Fiat Chrysler Automobiles, to be constructed on the currently vacant lot at 6442 East Test Drive (Lot 1, also known as Lot F) in the Auto Center at Superstition Springs. The project is to be developed concurrently with a proposed office building to be built on the adjacent Lot G to the west. The dealership facility received site plan approval from the City of Mesa in January of 2016 as P&Z Case No. Z15-020; the office building is being considered separately with the pre-application conference to take place on September 6, 2016.

Following is information about the building and site:

#### **SITE:**

##### **LOT F (ALSO KNOWN AS LOT 1)**

- Parcel 141-54-667
- 6442 East Test Drive, Mesa, Az. 85206
- Lot Size: 94,514 square feet or 2.17 acres.
- Zoning: LI - PAD
- Section/Township/Range: 36 1N 6E
- Subdivision: Auto Center at Superstition Springs
- Required Parking: 1 space per 375 s.f. of building area.
  - o Parking Required: 35 spaces.
  - o Parking Provided: 112 spaces.
- Parking Size, typical: 9'x18' with 24' aisles.
- Setbacks:
  - o Front (Test Drive): 25.5'.
  - o North Side (Superstition Springs Road): 25.5'.
  - o West Side: 25.5'.
  - o Parking Setback (Test Drive): 10.5'.
  - o Display Areas: 12.5'

All required setbacks are the same as shown on the site plan approved in January, 2016. No changes to the required are proposed.

#### **BUILDING:**

The Jeep of Superstition Springs dealership facility represents a new design image for the Jeep brand, and is one of the first new dealerships to be built in the country with the new design image. The attractive new design image

was developed by Fiat Chrysler Automobiles and adapted to fit the site by the architect, Dohrmann Architects Inc. of Fountain Hills and the Civil Engineer, Atwell LLC of Mesa.

The dealership is a one story building with a footprint of 13,066 square feet and a maximum height of approximately 26'-4". The building will contain spaces for the showroom and sales, customer lounge, service reception and a service center with eight (8) service stalls. The proposed building footprint shape and location on the site is similar in footprint to the building approved in January of 2016.

The exterior of the showroom portion of the dealership building will be finished with custom architectural metal (acm) panels, storefront glazing and accent materials that include bamboo and polished stainless steel exterior panels. The service center portion is finished with colored masonry walls with smooth finish and textured trim bands and base.

The building shown in the approved site plan submittal in January of 2016 was a generic two story dealership building with no automobile brand included. Since that time, Fiat Chrysler Automobiles has joined the project and the dealership is now proposed to be a unique specialty brand dealership for Jeep vehicles.

Following is a comparison of the facility proposed in the January 2016 submittal and the currently proposed building:

	<u>January, 2016 Submittal</u>	<u>Current Proposal</u>
Building Area:	10,315 square feet.	13,066 square feet.
Building Height:	Two stories, 30'-0".	One story, 26'-4".
Service Stalls:	Eight (8)	Eight (8)
Service Center Location:	West side of building.	West side of building.
Service Reception Drive:	South side of building.	South side of building.
Showroom Location:	East side of building.	East side of building.
Showroom glass facing east:	900 square feet.	772 square feet.

## **ADMINISTRATIVE REVIEW**

An Administrative Review of the changes to the Site plan and Building Design is also requested. Following are elements to be considered, based on the list of elements in the application form:

- Do not increase the total building footprint on the site more than 20% - with a maximum increase of 5,000 square feet: The proposed building is approximately 26% larger than the previously approved facility. However, the square footage is 2,751 square feet larger, which is less than the 5,000 square feet allowable.
- Do not increase the building height within 50' of residentially used property and do not increase the building height more than 20%: The building height has been decreased from 30' to 26'-4" with this proposal.
- Do not increase the number of floor/stories above grade: The proposed building height is one story. The originally approved building was two stories. Please note that the Parts department is shown with a stair to an optional upper level storage area. This storage area will fit within the building parapet height shown and will not increase the building height.
- Do not increase the activity of intensity of use: Onsite parking has been reduced from 141 to 112 spaces. The number of service center stalls remains the same (eight).

- Involve only minor adjustments to building footprints, locations and orientations: The proposed configuration of the building footprint, the location of the building and the orientation of the building are essentially the same as with the originally approved building.
- Involve only minor shifting of pad locations, reconfiguration of parking lots, or drive aisles: The building pad location is at the west end of the site in approximately the same location as shown in the originally approved proposal. The civil engineer has proposed moving the main entrance drive and eliminating the easternmost drive entrance in order to improve sight line visibility and improve safety and would like to discuss these modifications further with City.
- Adhere to General Plan and to applicable adopted Subarea plans: No change in use is proposed.

It is important to note that while the building area is being increased by approximately 26%, that the square footage involved is only 2,751 square feet, which is less than the 5,000 square feet allowable. Combined with the reduction in building height, number of stories and amount of showroom glass facing the neighborhood to the east, the proposed Jeep dealership building will present a lower profile, less noticeable image to the neighborhood.

Documents submitted for the Design Review related to the site include a site plan with preliminary grading, drainage and utilities, a landscape architecture plan, and a site lighting plan with photometrics and fixture cuts. Plans for the building include a floor plan, exterior elevations, building sections and a roof plan, plus colored exterior elevations and perspectives and color boards for the exterior materials. Additional copies of the plans are included for the Administrative Review.

SITE PLAN  
FOR  
JEEP OF SUPERSTITION SPRINGS  
A PORTION OF THE SOUTH 1/2 OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 6 EAST  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MESA, MARICOPA COUNTY, ARIZONA

OWNER  
FIAT CHRYSLER AUTOMOBILES  
FCA REALTY, LLC  
CIMS 485-03-20  
1000 CHRYSLER DRIVE WEST - T3000  
AUBURN HILLS, MI 48326-2766  
CONTACT: MITCH MITCHELL  
PHONE: (248) 512-1811  
MITCH.MITCHELL@FCAGROUP.COM

ENGINEER  
ATWELL, LLC  
4700 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206  
CONTACT: DARRELL SMITH  
PHONE: (480) 586-2172 (O)  
DSMITH@ATWELL-GROUP.COM

ARCHITECT  
DOHRMANN ARCHITECTS, INC  
16716 E. PARKVIEW AVE #203  
FOUNTAIN HILLS, AZ 85288  
CONTACT: MARK DOHRMANN  
PHONE: (480) 816-1699

NOTE:  
ALTA / NSPS LAND TITLE SURVEY PREPARED BY S I I G, DATED 6/29/16.

LEGAL DESCRIPTION  
LOT "1", OF FINAL RE-PLAT LOTS F AND G OF AUTO CENTER AT SUPERSTITION SPRINGS, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1278 OF MAPS, PAGE 11, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA.

**811**  
Know what's below.  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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480.216.0001

A PORTION OF THE SOUTH 1/2 OF SECTION 36  
TOWNSHIP 1 NORTH, RANGE 6 EAST  
CITY OF MESA  
MARICOPA COUNTY, ARIZONA

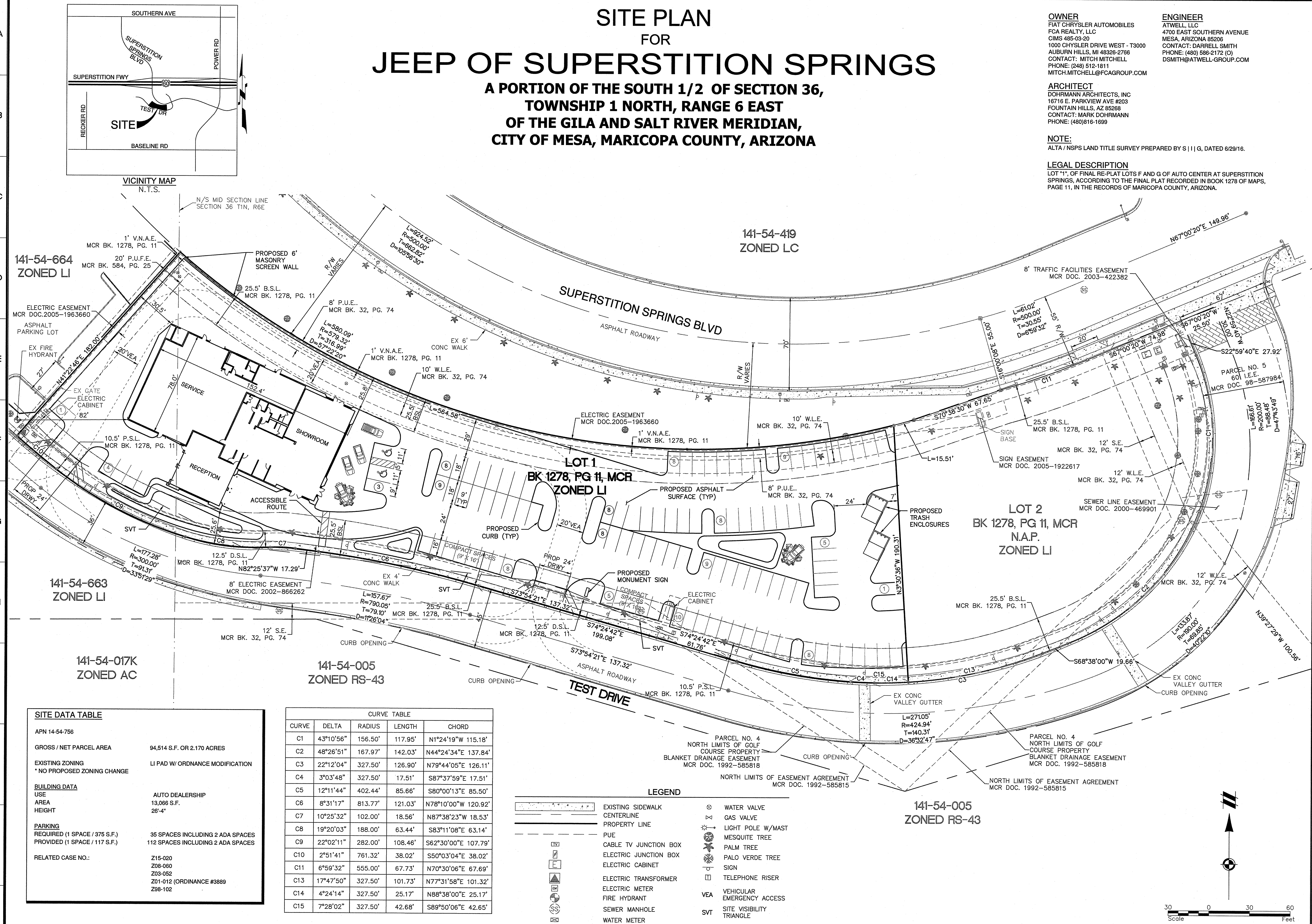
CLIENT  
JEEP OF SUPERSTITION SPRINGS  
APN 141-54-756  
SW COR SUPERSTITION SPRINGS BOULEVARD & EAST TEST DRIVE  
CITY OF MESA  
SITE PLAN

DATE 08-29-2016

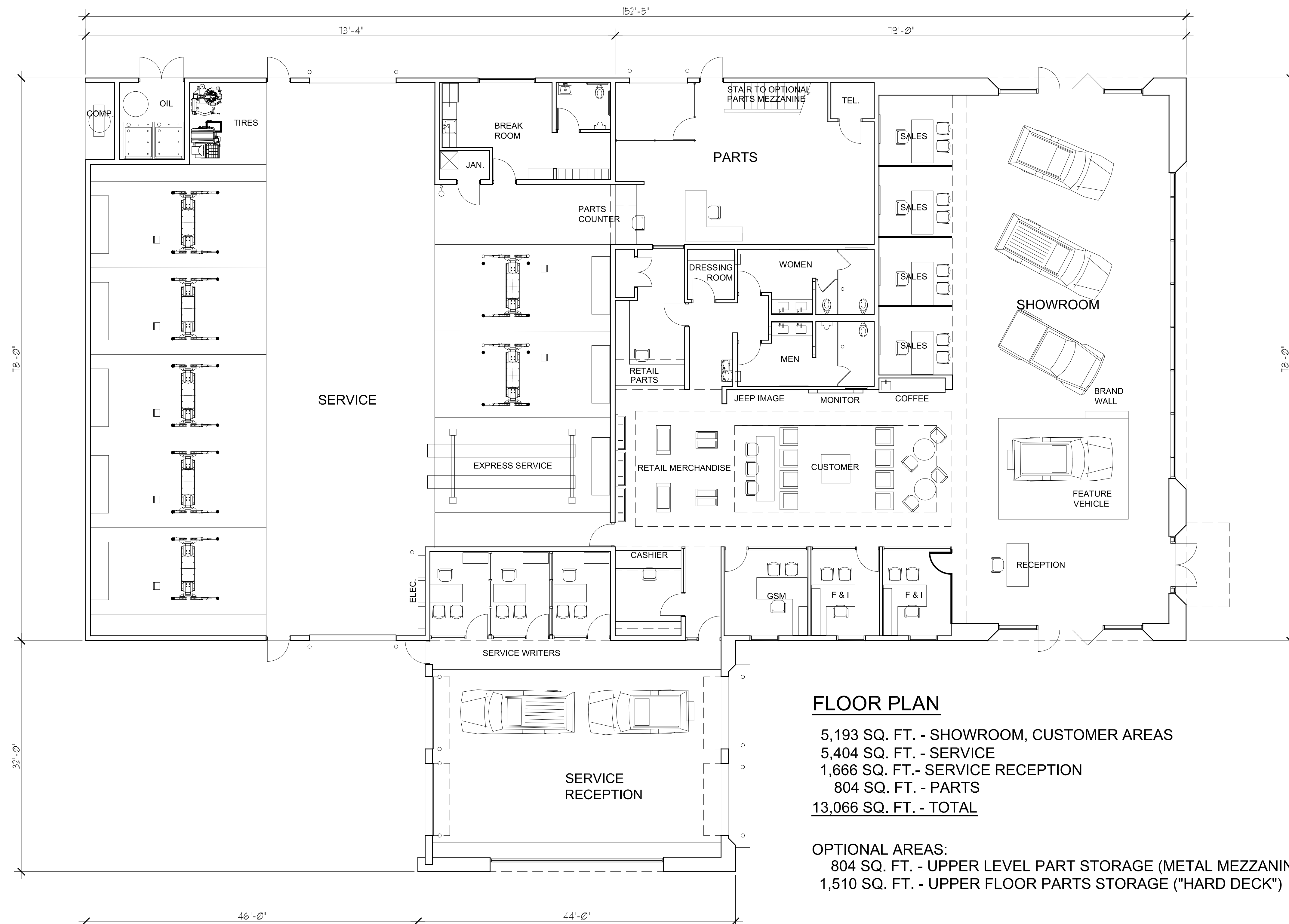
REVISIONS  
20952  
DARRELL D. SMITH  
EXPIRES 04/30/2019

SCALE 0 15 30  
1" = 30'

DR. GAM CH. JB  
P.M. D. SMITH  
BOOK  
JOB 16001442  
SHEET NO. 1 OF 1







### FLOOR PLAN

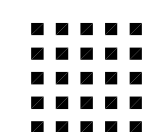
5,193 SQ. FT. - SHOWROOM, CUSTOMER AREAS  
5,404 SQ. FT. - SERVICE  
1,666 SQ. FT.- SERVICE RECEPTION  
804 SQ. FT. - PARTS  
**13,066 SQ. FT. - TOTAL**

### OPTIONAL AREAS:

804 SQ. FT. - UPPER LEVEL PART STORAGE (METAL MEZZANINE TYPE)  
1,510 SQ. FT. - UPPER FLOOR PARTS STORAGE ("HARD DECK")

## 1 FLOOR PLAN - DEALERSHIP BUILDING

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



**DOHRMANN ARCHITECTS, INC.**

16716 East Parkview Avenue, Suite 203 :: Fountain Hills, Arizona 85268  
TEL: 480-816-1699 :: EMAIL: dohrmannarchitects@cox.net

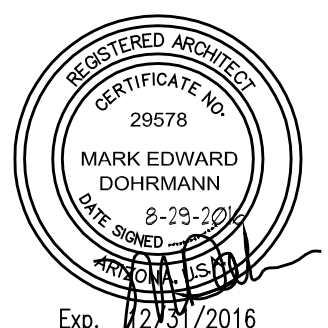
Mark E. Dohrmann, Architect :: Arizona License No. 29578

WEBSITE: dohrmannarchitects.com

#	DATE	REVISIONS

# Jeep of Superstition Springs

Lot F, Auto Center at Superstition Springs  
Mesa, Arizona



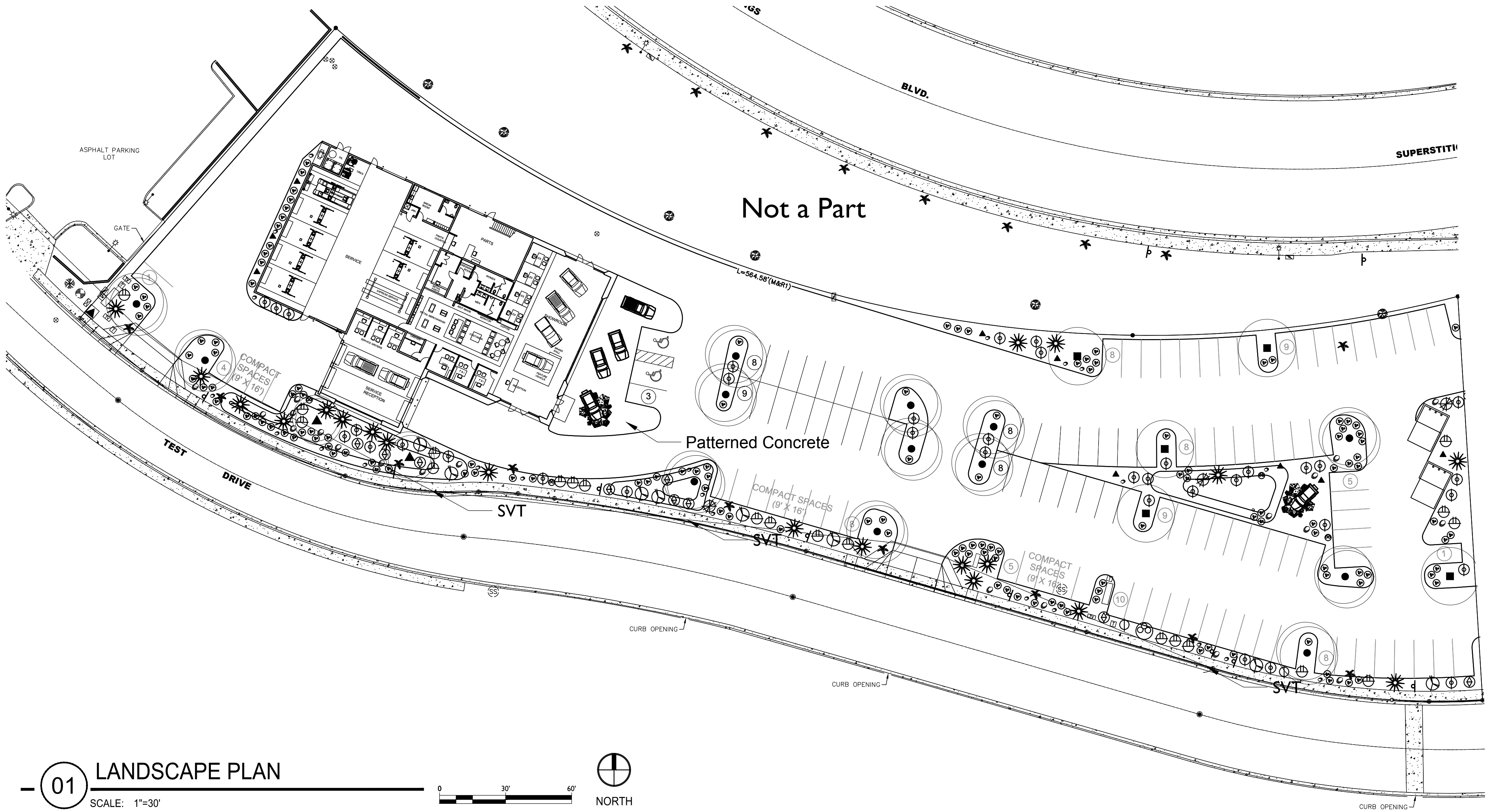
DATE 8/22/2016

SHEET NO.

A1

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES:		
	Chilopsis sp. 'Warren Jones' Desert Willow Hybrid	24" BOX
	Parkinsonia microphylla Foothills Palo Verde	24" BOX
	Prosopis Hybrid 'AZT Thornless' 'AZT' Thornless Hybrid Mesquite	24" BOX
	Existing Mexican Fan Palm	
SHRUBS:		
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.
	Eticameria lacricifolia 'Aguirre' Turpentine Bush	5 GAL.
	Eremophila maculata 'Valentine' Valentine Bush	5 GAL.
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy	5 GAL.
	Russelia equisetiformis Coral Fountain Plant	5 GAL.
ACCENTS		
	Agave parryi Parry's Agave	5 GAL.
	Dasylirion wheeleri Desert Spoon	5 GAL.
	Echinocactus grusonii Golden Barrel Cactus	5 GAL.
	Fouquieria splendens Ocotillo	5 GAL.
	Hesperaloe parviflora Red Yucca	5 GAL.
	Opuntia santa rita Santa Rita Prickly Pear	5 GAL.
GROUND COVER		
	Lantana camara 'New Gold' New Gold Lantana	1 GAL.
MATERIAL		
	Decomposed Granite 'Gold'	1/2"
	WEATHERED GRANITE BOULDERS	



REVISIONS	

**GOLDEN ASSOCIATES**  
LANDSCAPE ARCHITECTURE, URBAN DESIGN PLANNING  
4702 SOUTHERN AVE. MESA, AZ 85206  
TEL: 480.218.8831 FAX: 480.350.4888 AZ LIC #43284



CONCEPTUAL LANDSCAPE PLAN

JEEP OF SUPERSTITION SPRINGS

DATE: AUGUST 2016
SCALE: AS SHOWN
DRAWN BY SEB
PROJECT NO: 16001442
SHEET

L 1.1





# CONTEXT PLAN FOR JEEP OF SUPERSTITION SPRINGS

A PORTION OF THE SOUTH 1/2 OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 6 EAST  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MESA, MARICOPA COUNTY, ARIZONA



PHOTO #25



PHOTO #24



PHOTO #14



PHOTO #11



PHOTO #27

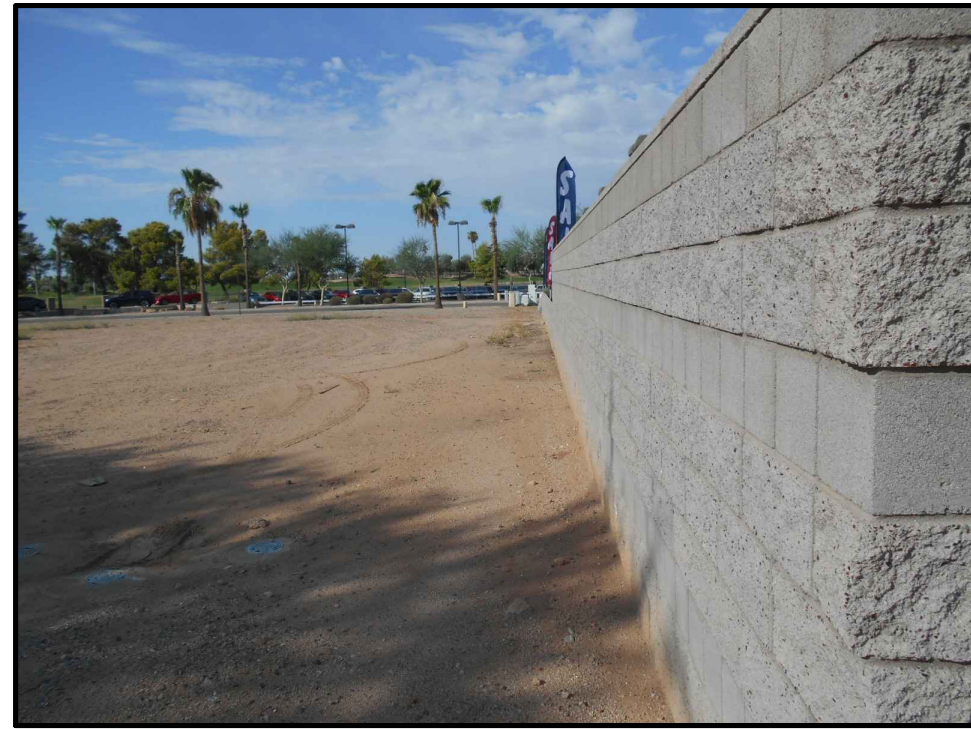


PHOTO #22



PHOTO #36



PHOTO #33

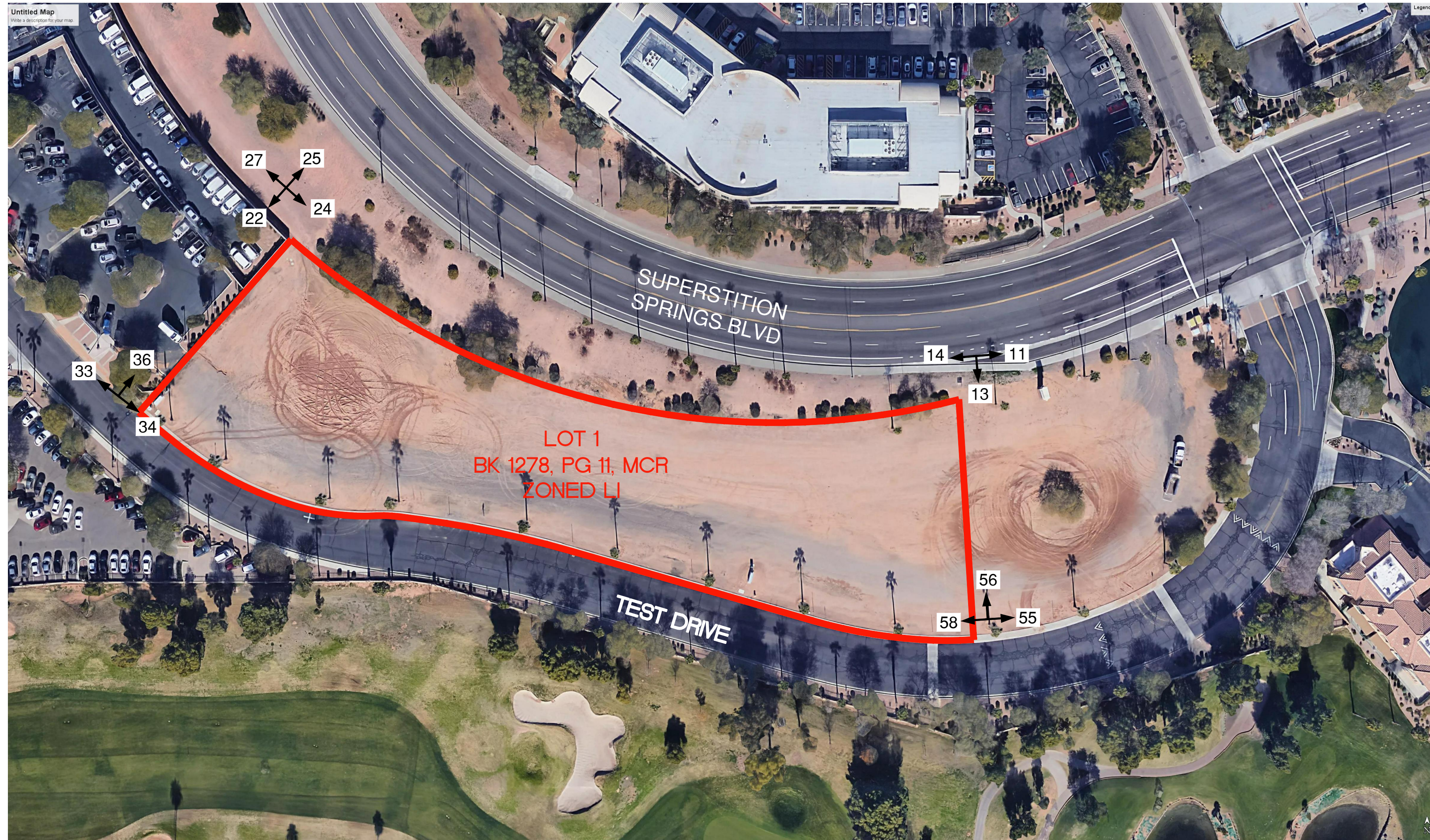
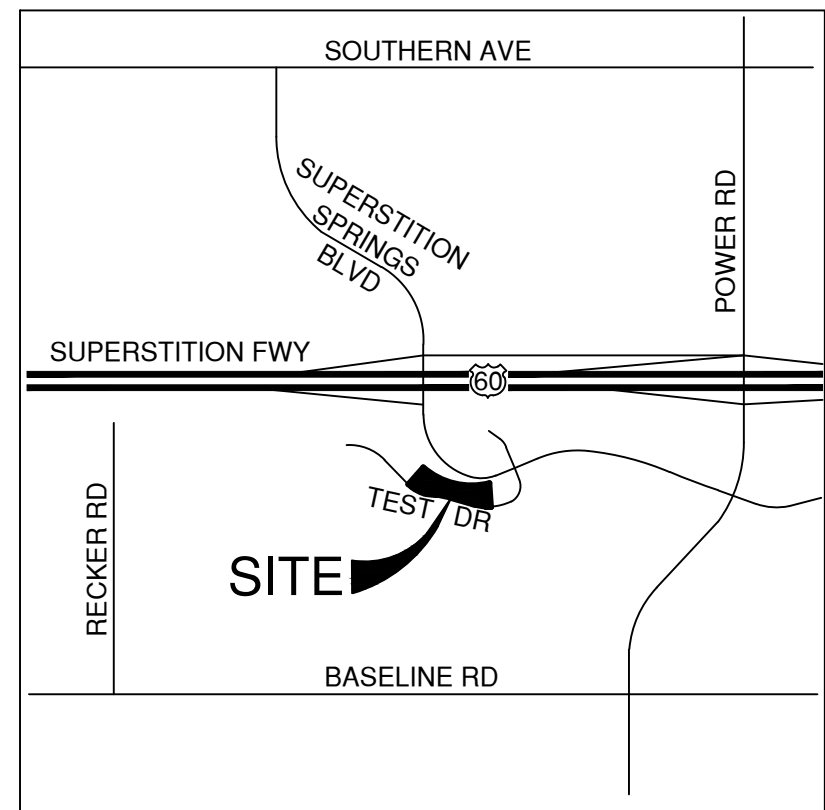


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VICINITY MAP  
N.T.S.

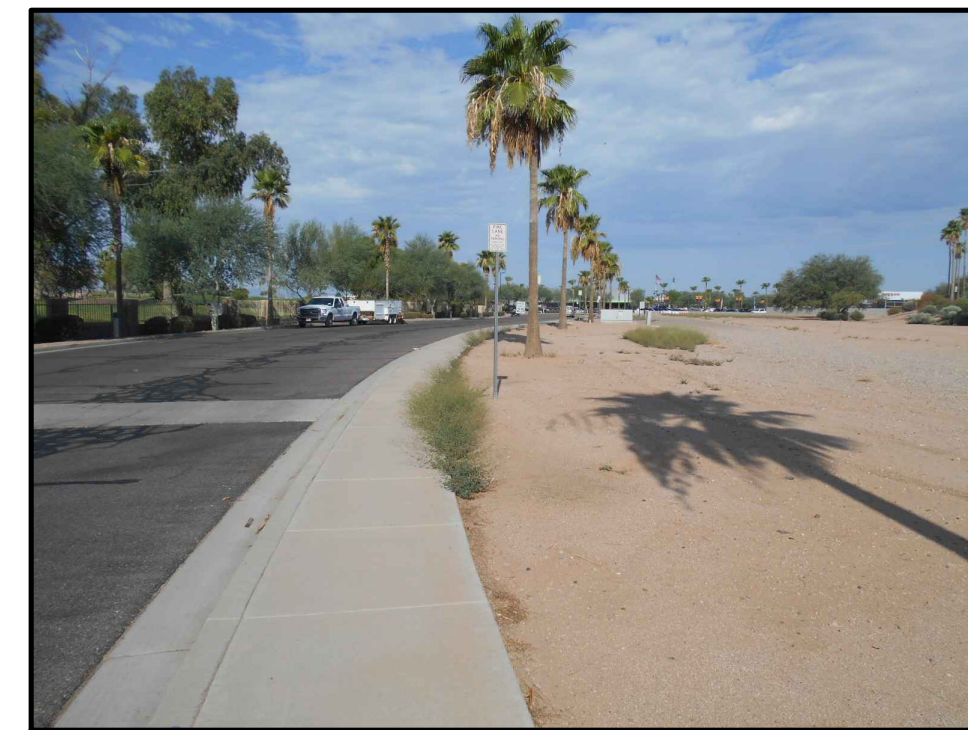


PHOTO #58



PHOTO #13



PHOTO #56

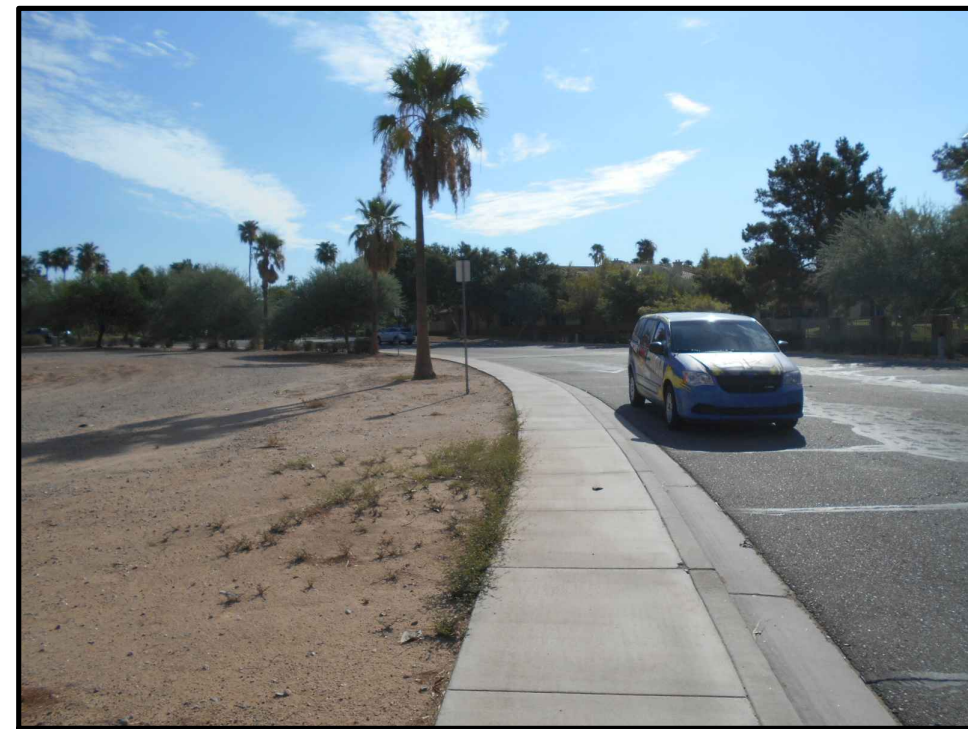
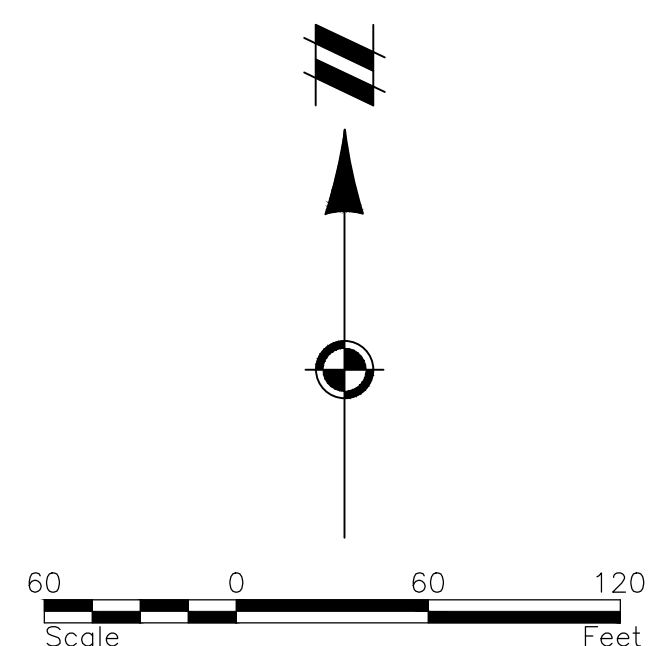


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CLIENT: JEEP OF SUPERSTITION SPRINGS  
APN 141-54-756  
SW COR SUPERSTITION SPRINGS BOULEVARD & EAST TEST DRIVE  
CITY OF MESA

DATE: 08-29-2016

REVISIONS

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

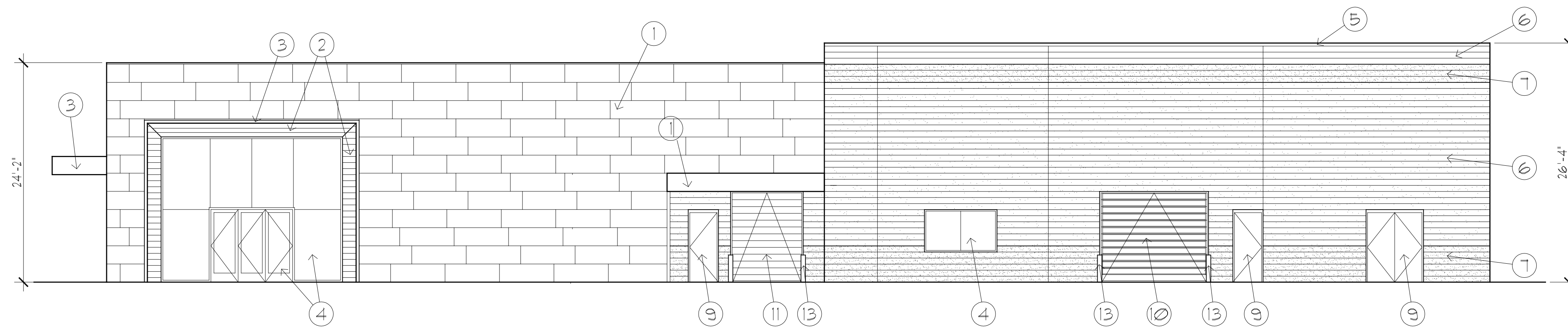
SCALE: 1" = 60'  
DR. GAM CH. JB  
P.M. D. SMITH  
BOOK --  
JOB 16001442  
SHEET NO. 1 OF 1

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MARICOPA COUNTY, ARIZONA

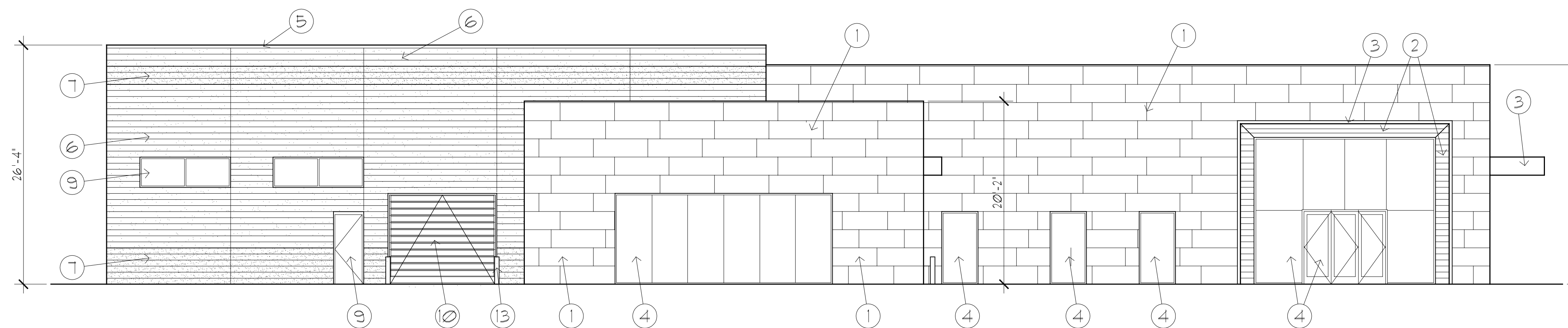
CONTEXT PLAN

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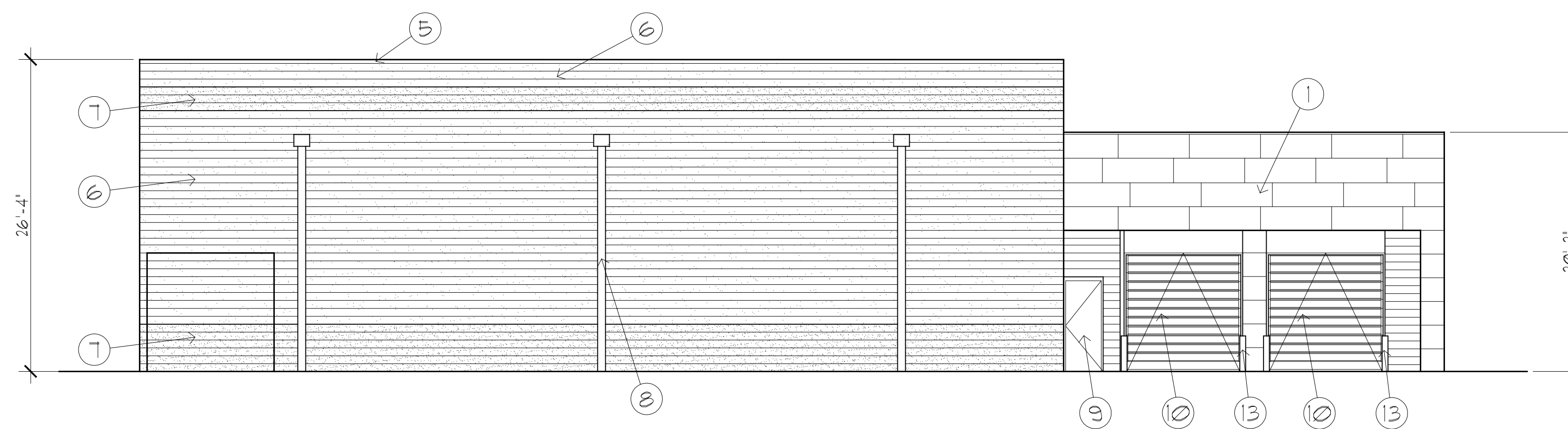




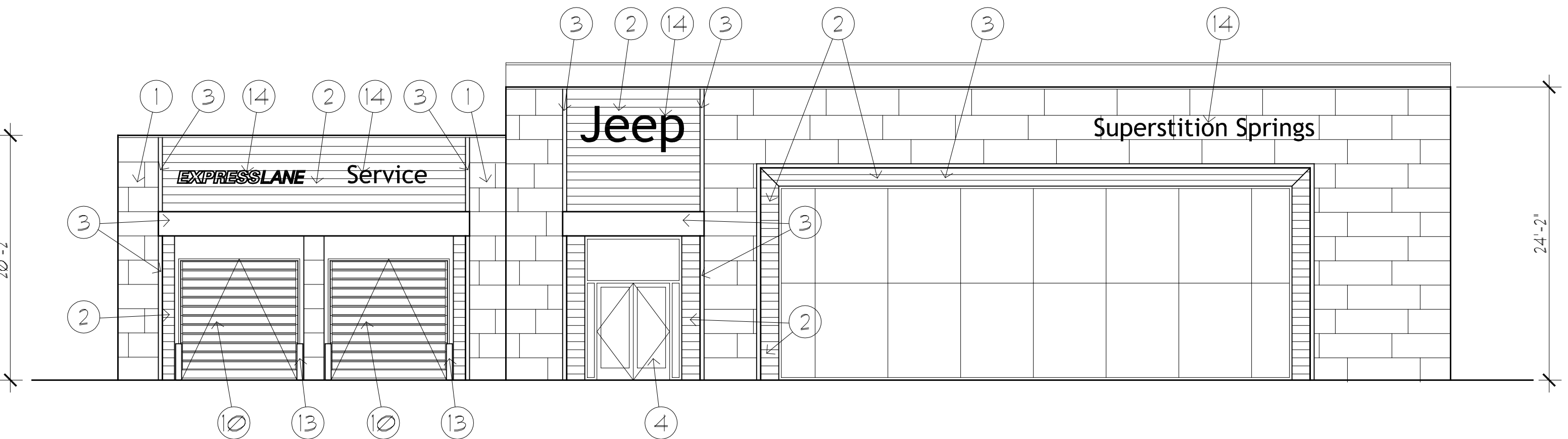
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



FRONT (EAST) ELEVATION

**EXTERIOR MATERIALS LEGEND**

- ① POLYETHYLENE / ALUMINUM COMPOSITE PANELS (ACM) - ALPOLIC ACM ANTHRACITE GRAY. ADJACENT ROOF PARAPET CAP TO MATCH ACM PANEL COLOR.
- ② POLYETHYLENE / ALUMINUM COMPOSITE PANELS (ACM) - ALPOLIC ACM HARVEST TRAIL BAMBOO FINISH.
- ③ POLYETHYLENE / ALUMINUM COMPOSITE PANELS (ACM) - ALPOLIC ACM DM HPA SILVER, HIGH POLISHED FINISH.
- ④ CLEAR LOW-E STOREFRONT GLAZING - SOLARBAN 70 W/ CLEAR ALUMINUM, LIGHT SATIN FRAMING - KAWNEER 1600 SYSTEM
- ⑤ PREFINISHED METAL ROOF EDGE - MATCHES ADJACENT WALL
- ⑥ SUPERLITE ECHELON MESASTONE PRE-COLORED CONCRETE BLOCK - FIELD COLOR: HUNTINGTON GRAY.
- ⑦ SUPERLITE ECHELON MESASTONE PRE-COLORED CONCRETE BLOCK - TRIM BAND COLOR: BLACK MOUNTAIN.
- ⑧ METAL DOWNSPOUT - COLLECTOR BOX: SHERWIN WILLIAMS SW 6991 BLACK MAGIC, SATIN FINISH. DOWNSPOUT: SHERWIN WILLIAMS SW 7067 CITYSCAPE, SATIN FINISH.
- ⑨ PAINTED EXTERIOR METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW 7067 CITYSCAPE, SATIN FINISH.
- ⑩ OVERHEAD DOOR - TRANSLUCENT WITH NATURAL ALUMINUM FINISH FRAME.
- ⑪ OVERHEAD DOOR: METAL WITH FACTORY FINISH TO MATCH SW 7067 CITYSCAPE.
- ⑫ MASONRY CONTROL JOINT.
- ⑬ 6" DIA., 36" HIGH PAINTED STEEL PIPE BOLLARD. COLOR: SHERWIN WILLIAMS SW 7067 CITYSCAPE, SATIN FINISH.
- ⑭ BUILDING SIGNAGE UNDER SEPARATE PERMIT.

**1 EXTERIOR ELEVATIONS - DEALERSHIP BUILDING**  
SCALE: 1/8" = 1'-0"



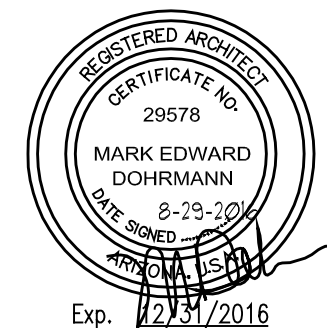
**DOHRMANN ARCHITECTS, INC.**  
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#	DATE	REVISIONS

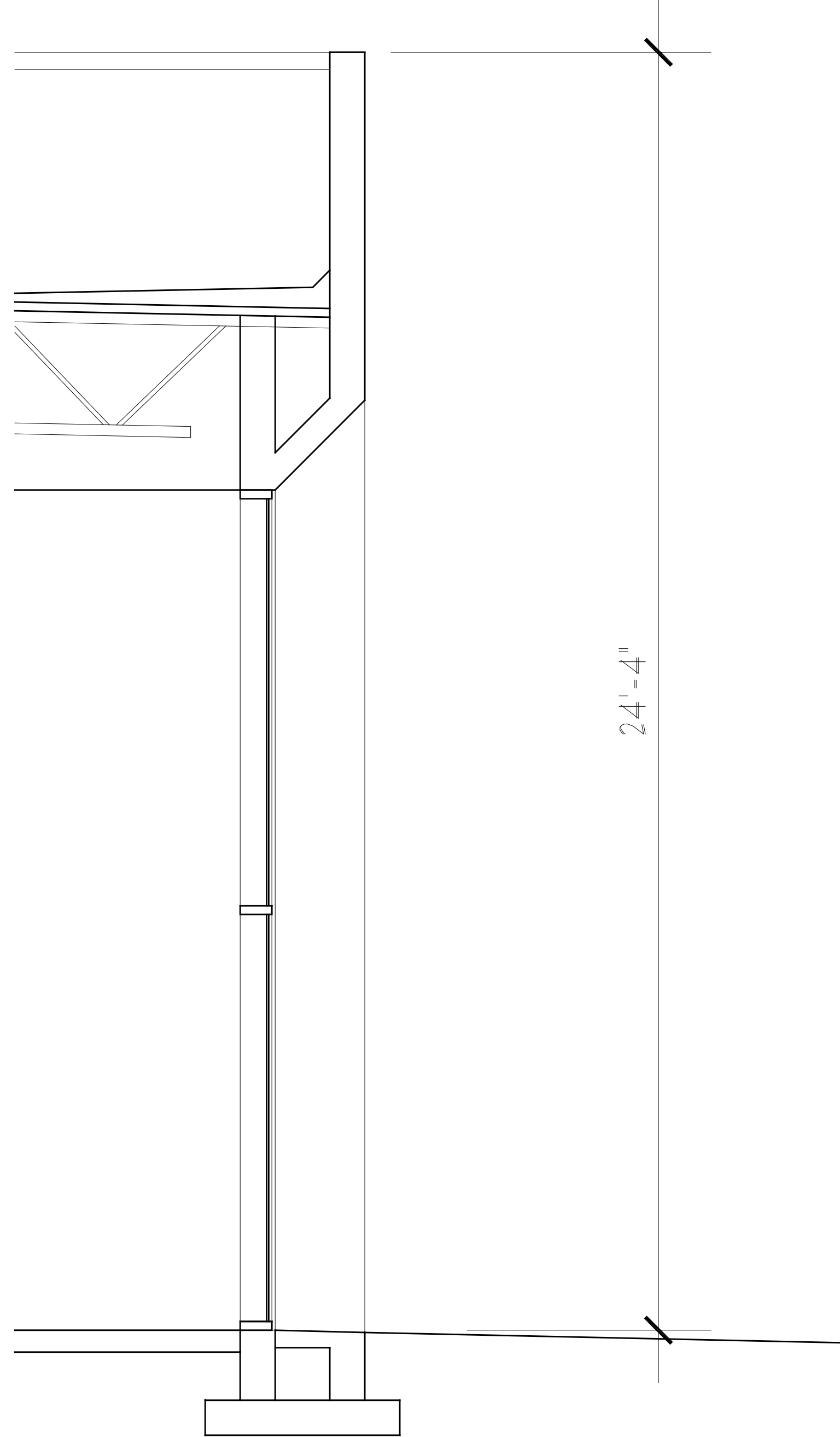
# Jeep of Superstition Springs

Lot F, Auto Center at Superstition Springs  
Mesa, Arizona



DATE 8/22/2016  
SHEET NO.

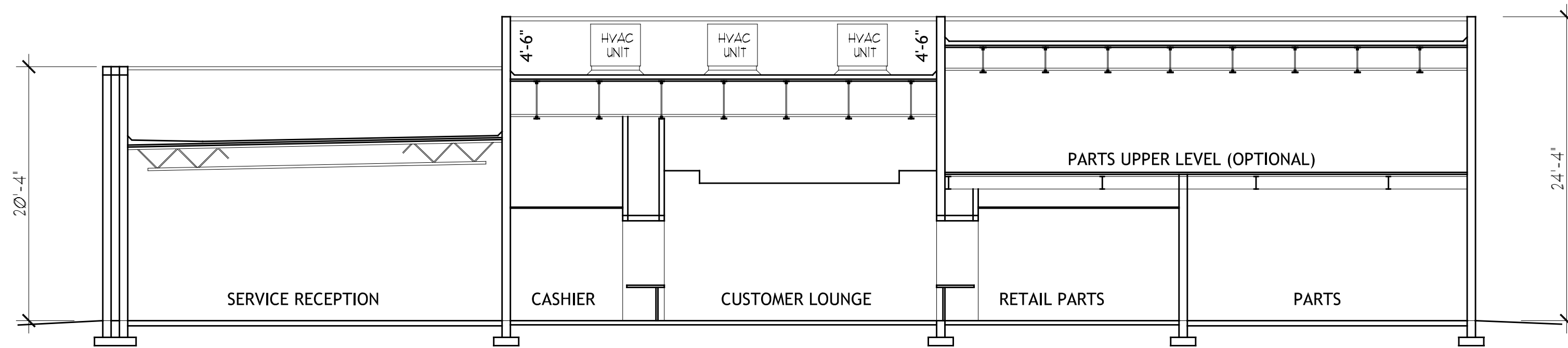
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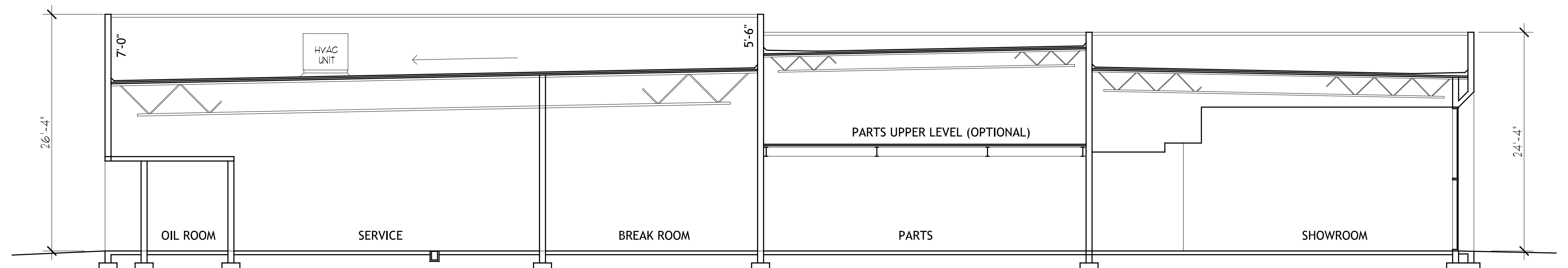
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SCALE: 1/2" = 1'-0"



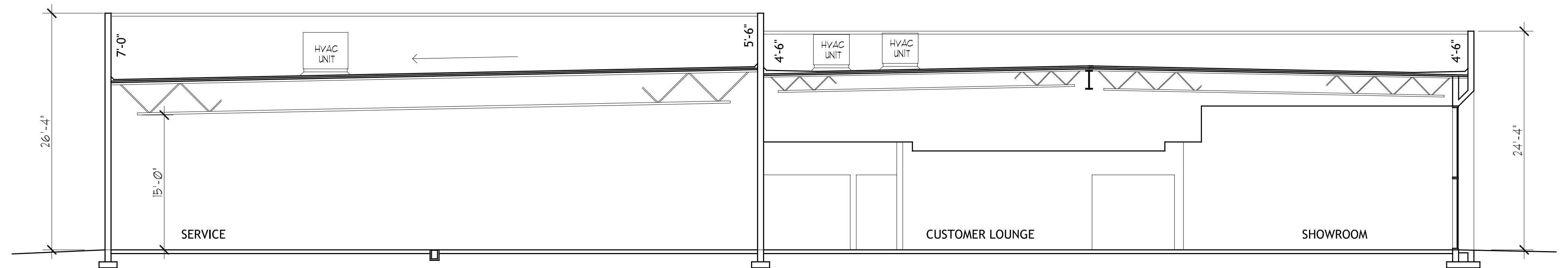
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## NORTH - SOUTH BUILDING SECTION



2

## EAST - WEST BUILDING SECTION



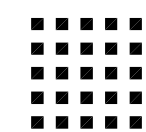
1

## EAST - WEST BUILDING SECTION

1

## BUILDING SECTIONS

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



## DOHRMANN ARCHITECTS, INC.

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TEL: 480-816-1699 :: EMAIL: dohrmannarchitects@cox.net

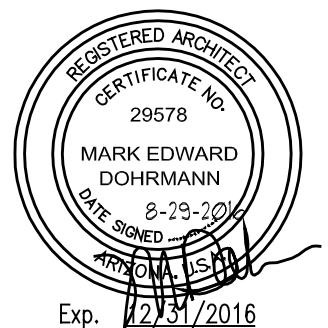
Mark E. Dohrmann, Architect :: Arizona License No. 29578

WEBSITE: dohrmannarchitects.com

#	DATE	REVISIONS

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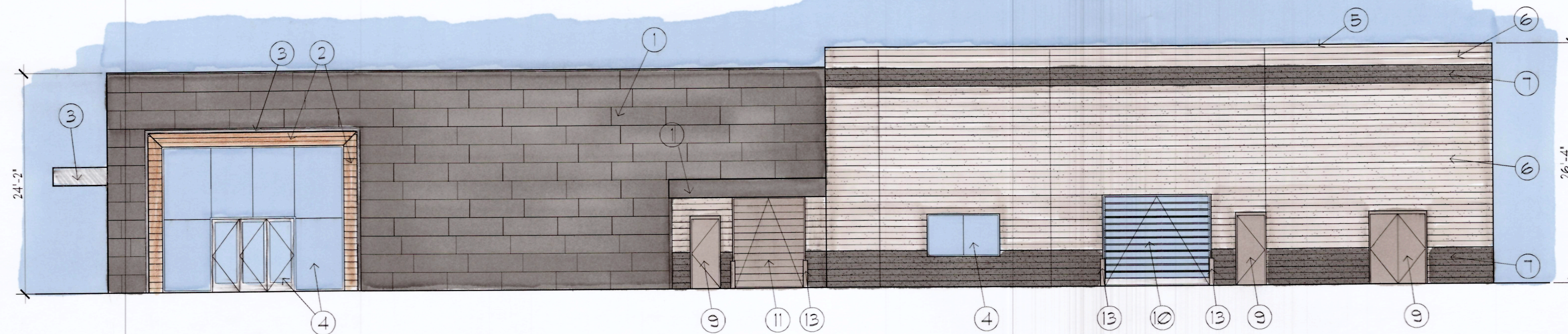


DATE 8/22/2016

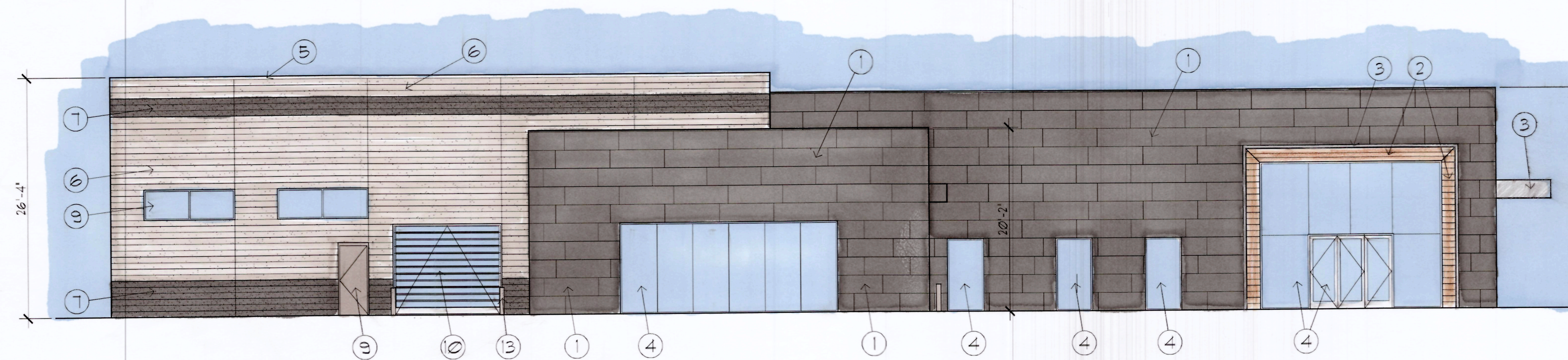
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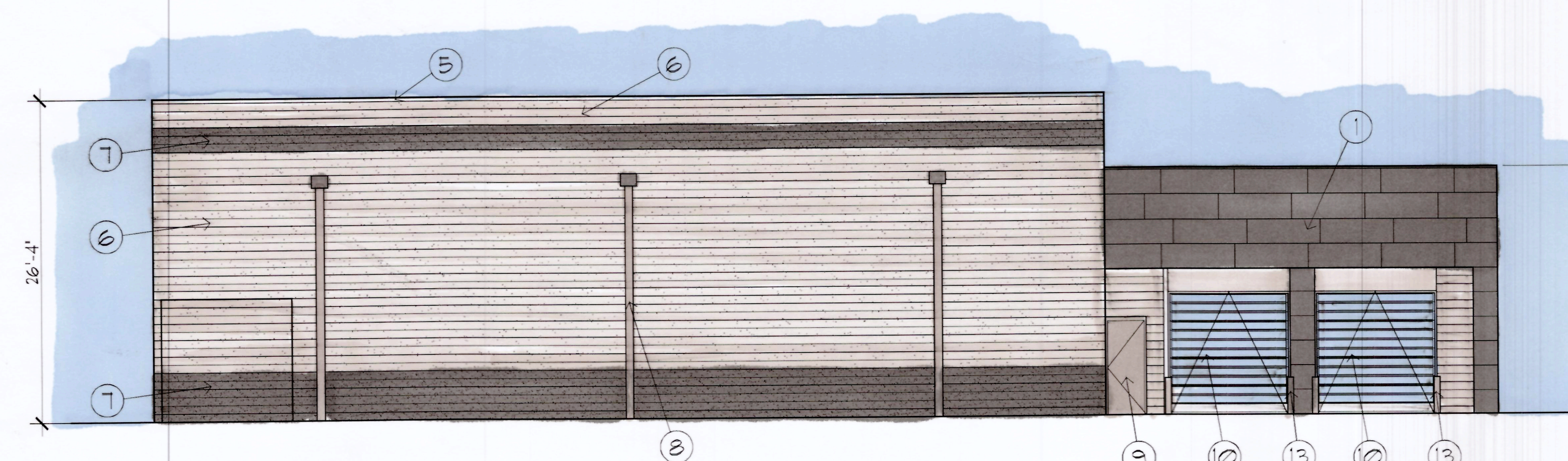




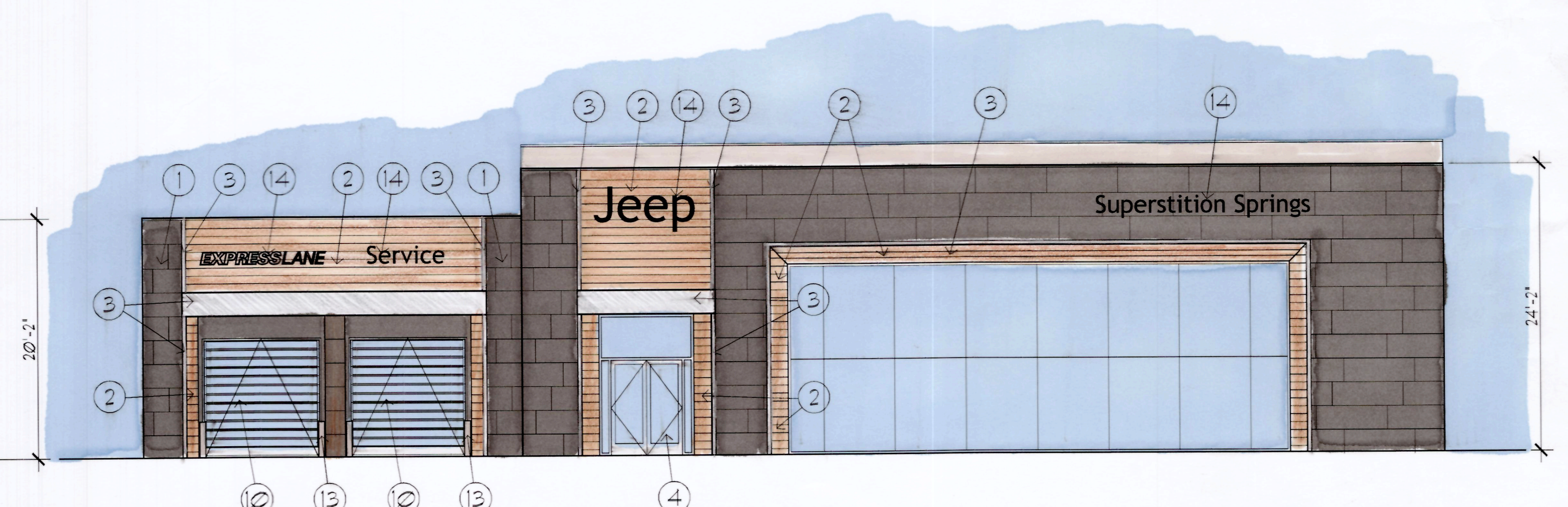
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

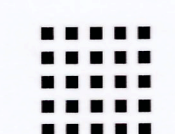


**FRONT (EAST) ELEVATION**

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**1 EXTERIOR ELEVATIONS - DEALERSHIP BUILDING**  
SCALE: 1/8" = 1'-0"



**DOHRMANN ARCHITECTS, INC.**

16716 East Parkview Avenue, Suite 203 :: Fountain Hills, Arizona 85268  
TEL: 480-816-1699 :: EMAIL: dohrmannarchitects@cox.net

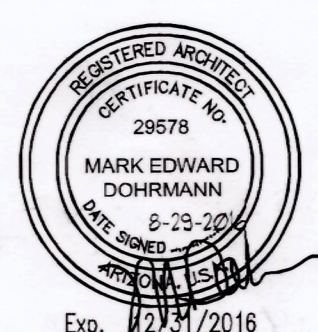
Mark E. Dohrmann, Architect :: Arizona License No. 29578

WEBSITE: dohrmannarchitects.com

#	DATE	REVISIONS

**Jeep of Superstition Springs**

Lot F, Auto Center at Superstition Springs  
Mesa, Arizona



DATE 8/22/2016

SHEET NO.

**A2**



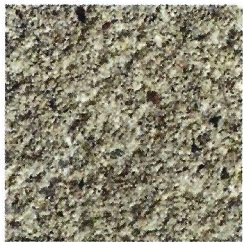
# JEEP OF SUPERSTITION SPRINGS

SUPERSTITION SPRINGS AUTOCENTER, MESA, ARIZONA

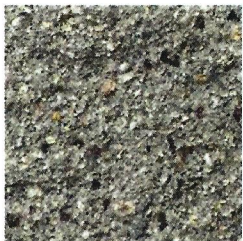
## FACILITY DESIGN - EXTERIOR

EXTERIOR FINISHES

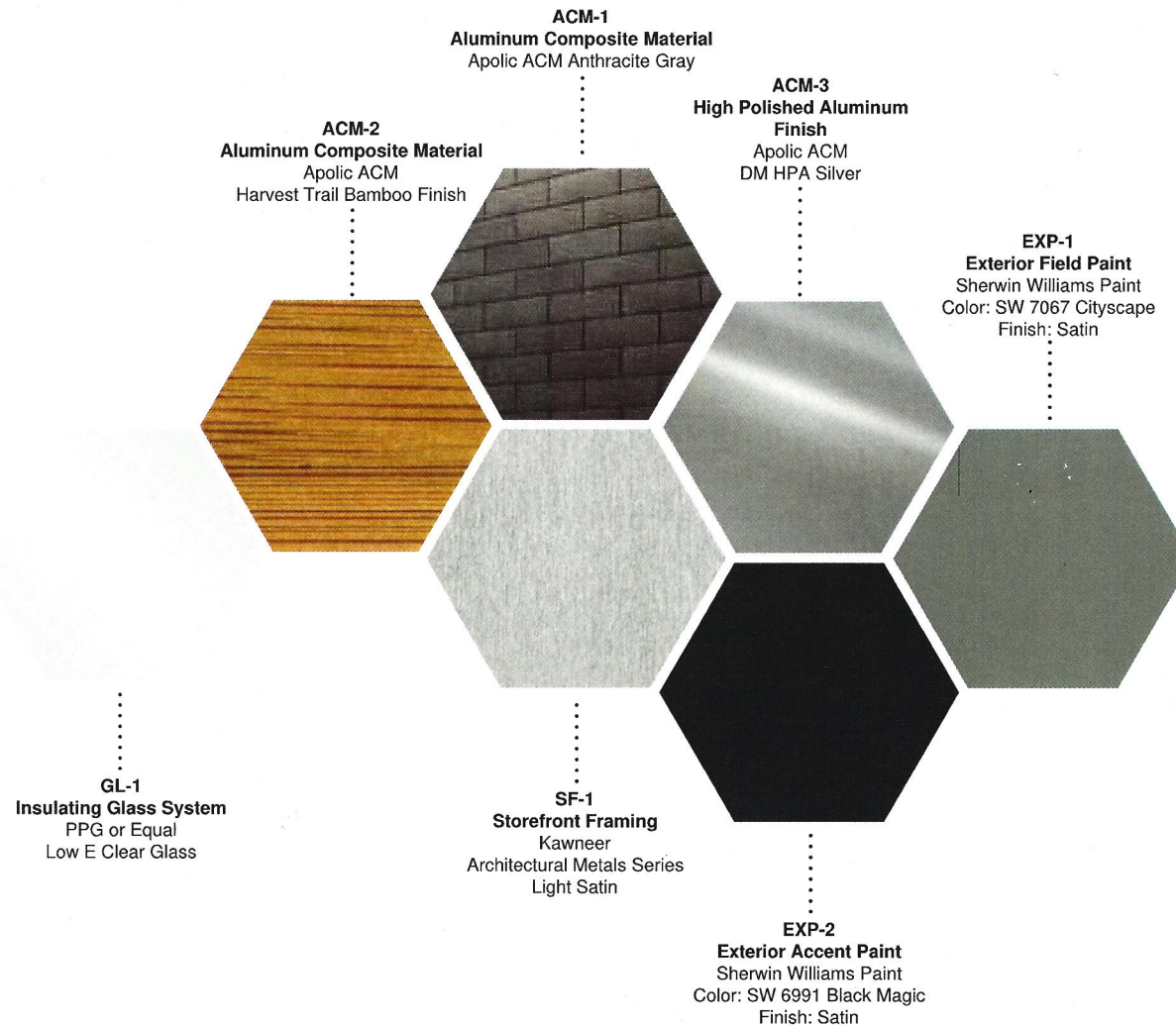
### Masonry Colors



Superlite/Trenwyth  
Huntington Gray  
(Field Color)



Superlite/Trenwyth  
Black Mountain  
(Trim Color)



Note: Colors view on computer screen and printed may differ from actual material samples. Refer to actual material samples for color reference.





## FACILITY DESIGN - EXTERIOR

ENTRY AND FASCIA

### JEEP OF SUPERSTITION SPRINGS

EXTERIOR CONCEPT RENDERINGS







**Jeep of Superstition Springs**  
**Preliminary Exterior View - Dealership Building**  
Dohrmann Architects Inc. :: Fountain Hills, Arizona





**View from Southwest - 2**





**View from Northwest - 3**





**View from Northeast - 4**



# Jeep of Superstition Springs - Proposed Signage

## DEALER IDENTITY

JEEP SIGN FAMILY

