



March 14, 2018

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

RE: Project Narrative – Burger King (Guadalupe Rd. & Hawes Rd.)

One Architecture has been engaged by Barnett Management Company to design a new 3,237 square foot Burger King located at the Southwest corner of Guadalupe Rd. and Hawes Rd.

Site Design:

The proposed building is to be oriented on the Northwest portion of the site with the long portion of the building running East and West. Parking is proposed on the East and South portion of the site with the proposed double drive-through located at the North portion of the lot along Guadalupe Rd.

Building Design:

The proposed building is a mix of materials working in conjunction to create an aesthetically pleasing appearance while complying with Burger King Brand image. At the base of the majority of the building we are proposing a cultured stone grouted veneer color: 'Wolf Creek', capped with a stucco stone accent, color: 'Monterey Cliffs'. Above the base around the majority of the building is an EIFS field stucco with reveal joints, color: 'Tanners Taupe'. At the building entrances and the drive-through we are proposing a second cultured stone veneer, color: 'Aspen'. The parapet of the building will have a red prefabricated corrugated metal band. At all windows around the building we will add suspended premanufactured aluminum canopies. The new aluminum storefront is proposed to be a dark bronze color. To add interest and lighting along the exterior of the building we are proposing light sconces on each side in addition to Burger King signage on four sides of the building.

Site Landscaping:

The proposed site will be landscaped per the City of Mesa landscape requirements. We are proposing extensive landscaping at the NEC intersection running along both Guadalupe Rd. and Hawes Rd. This landscaping filters into the interior of our site and around the proposed retention basin. The parking lot will have landscaping surrounding the entire lot and surrounding the new trash enclosure. Landscaping is planned around the perimeter of the new building and at the drive-through island.