

Mountain Vista Pad 2

Project Narrative

The Mountain vista Marketplace project has been entitled for the development of a Neighborhood Retail Center located at the SWC of Southern Avenue and Signal Butte Road in Mesa, Arizona.

The project was approved with a Major 1, two shop buildings and a smaller Major 2 along with three perimeter Pads. This submittal is for Pad 2 located at the NE corner of the site at the intersection of Signal Butte and Southern avenue.

This building is approximately 4,273 square feet and will be occupied by a Single Dental User.

The parking count has been modified for the parking demand based on 1 per 200 s.f. of floor area and a Patient drop off point have also been incorporated into the site design. The site area has been designed in compliance with all current site design standard enforced by the City of Mesa and the building has been design to compliment the current design applied thru out the project.

The building has a strong relationship to the corner with the main entry situated to face the corner and provide sense of arrival to the overall project. the exterior wall treatment match finishes used on adjacent buildings with covered entry area and shade awning at all windows and long trellis elements to allow for a splash of color from landscaping materials.