



Citizen Participation Report
Hopewell Development – Greenfield Industrial
ZON22-00731
October 31, 2022

Purpose

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the Applicant's efforts to engage citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the submittal of a Rezoning, Site Plan Review, and Special Use Permit Application (Application #ZON22-00731) for an approximately 17.8-acre property generally located at the southwest corner of E. McDowell Road and N. Greenfield Road and known as Assessor Parcel Number 141-26-006E (the "Property"). The Application is requesting to develop the Property as an industrial development. More specifically the project request approval of the following from the City of Mesa:

1. Rezoning to remove conditions of approval for Zoning Case #Z80-047;
2. Site Plan review;
3. Design Review; and
4. Special Use Permit

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this Application had an adequate opportunity to learn about and comment on the proposed industrial development project.

Contact Information

The person coordinating the Citizen Participation activities was:

Shaine T. Alleman
Tiffany & Bosco, P.A.
2525 East Camelback Road, 7th Floor
Phoenix, Arizona 85016
602-452-2712 office
602-255-0103 fax
sta@tblaw.com

Actions

In order to provide effective citizen participation in conjunction with this Application, the following actions were taken to provide opportunities for feedback from surrounding property owners:



1. A contact list was developed for citizens and agencies in the area, including:
 - a. Property owners within 500 feet from the Property (for Design Review Board Notification)
 - b. Property owners within 1,000 feet from the Property
 - c. All registered Neighborhood Associations with 1 mile of the project
 - d. Homeowners Associations within ½ mile of the Property.
2. A neighborhood outreach letter was mailed on July 25, 2022 to all property owners within 1000' of the Property, City-registered Neighborhood Associations within 1 mile of the Property, and Homeowners Associations within ½ mile of the Property notifying neighbors of the Application. As a result of that notification letter, we received no responses from surrounding property owners and stakeholders.
3. After discussion with City staff, a neighborhood meeting was not required in connection with this Application.
4. Notice for the Design Review Board was mailed out to September 22, 2022. The notice was sent to all property owners within 500 feet of the subject property, registered neighborhood associations within 1 mile and Homeowner Associations within ½ mile of the Property were included. A copy of the notification letters for the public meetings is included with this Citizen Participation Report.
5. Notice for the Planning & Zoning Board hearing will be mailed on November 1, 2022 and sent to all property owners within 1,000 feet of the subject property, registered neighborhood associations within 1 mile and Homeowner Associations within ½ mile of the Property were included. A copy of the notification letters for the public meetings is included with this Citizen Participation Report.
6. For the public hearing notice, the Applicant posted a 4' x 4' sign on the Property at two (2) locations, as required. The signs were placed on the Property on October 31, 2022, two (2) weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Summary of Concerns, Issues and Problems and Resolutions

There were no major citizen concerns voiced throughout the process.



Schedule

Pre-Submittal Conference	December 16, 2021
Neighborhood Notification Letter Mailed	July 25, 2022
Design Review Board Notification Letter Mailed	September 22, 2022
Design Review Board Hearing	October 11, 2022
P&Z/Council Hearing Notification Letter Mailed	November 1, 2022
Public Hearing Notice Sign Posted	October 31, 2022
Planning and Zoning Board Hearing	November 16, 2022
City Council Introduction Hearing	November 21, 2022
City Council Final Action Hearing	December 1, 2022

Attached Exhibits

- A. Combined notification list consisting of property owners within 1,000 feet from the Property, all registered neighborhood associations with 1 mile of the Property, and homeowners associations within ½ mile of the Property (*for public outreach requirements*).
- B. Map of property owners parcels within 1,000 feet of the Property.
- C. Neighborhood Notification Letter and Exhibits regarding proposed Application mailed on July 25, 2022.
- D. Neighborhood Notification Letter and Exhibits for notification of Design Review Board Public Hearing mailed on September 22, 2022.
- E. Neighborhood Notification Letter and Exhibits for notification of Public Hearing (P&Z and City Council) mailed on November 1, 2022.
- F. Public Notice Sign Posting Affidavit for sign posted on October 31, 2022.

If you have any questions, please feel free to contact me at (602) 452-2712 or at sta@tblaw.com.

Sincerely,

Shaine T. Alleman

Exhibit A

1000' Neighborhood Notification List

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MA MAIL_ZIP
141-25-008A	JHJ OMAHA LLC	PO BOX 7043	CAVE CREEK	AZ 85237
141-25-009A	CARUFEL PROPERTIES V LLC	6532 E RUSTIC DR	MESA	AZ 85215
141-25-079A	WAX PROPERTIES LTD	PO BOX 23506	SAN DIEGO	CA 92193
141-25-079B	COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	2812 N NORWALK 105	MESA	AZ 85215
141-25-103A	WAX PROPERTIES LTD	PO BOX 23506	SAN DIEGO	CA 92193
141-25-139	ALLIED FIRE PROPERTIES LLC	2845 N NORFOLK	MESA	AZ 85215
141-25-140	REEB CAPITAL I LLC	2812 N NORWALK STE 105	MESA	AZ 85215
141-25-141	OX ENTERPRISES LLC	1455 E MAGNUM RD	QUEEN CREEK	AZ 85140
141-25-151	PKM REAL ESTATE COMPANY II LLC	300 E 48TH ST	HOLLAND	MI 49423
141-25-187	D L HUBER HOLDING LLC	204 ENNISMORE LN	BRENTWOOD	TN 37027
141-25-188	REAL ESTATE HOLDINGS GROUP LLC	32531 N SCOTTSDALE RD	SCOTTSDALE	AZ 85266
141-25-189	BALLANTYNE OMAHA 2848 LLC	2848 N OMAHA	MESA	AZ 85215
141-25-192	STEPHEN M JAVINETT LIVING TRUST	2962 N NORFOLK	MESA	AZ 85215
141-25-193	STEPHEN M JAVINETT LIVING TRUST	2962 N NORFOLK	MESA	AZ 85215
141-25-209	MESA AIRPARK INVESTMENTS LLC	PO BOX 6128	MESA	AZ 85216
141-25-210	CHIN ALEX W/JACK C/REBECCA J	1847 E MERLOT ST	GILBERT	AZ 85298
141-25-211	CESARS FLOORING COVERING INC	2942 N GREENFIELD RD SUITE 141	MESA	AZ 85215
141-25-212	LUNA FAMILY LLLP	2764 E LAUREL ST	MESA	AZ 85213
141-25-213	RSDMK HOLDINGS LLC	3810 E. KNOLL ST.	MESA	AZ 85215
141-25-214	RSDMK HOLDINGS LLC	3810 E. KNOLL ST.	MESA	AZ 85215
141-25-215	PAOLA AND JEFF SCARBERRY LIVING TRUST	5345 E MCLELLAN RD UNIT 21	MESA	AZ 85205
141-25-216	EPIC INVESTMENTS LIMITED PARTNERSHIP	10040 E HAPPY VALLEY RD UNIT 347	SCOTTSDALE	AZ 85255
141-25-227	GREENFIELD AIRPARK LLC	7689 E PARADISE LN STE 7	SCOTTSDALE	AZ 85260
141-25-285	ALLEGRETTI & COMPANY	20555 DEVONSHIRE ST UNIT 375	CHATSWORTH	CA 91311
141-25-286	GB HOLDING COMPANY LLC	7009 E IVYGLEN ST	MESA	AZ 85207
141-26-001A	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ 85211
141-26-004	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ 85211
141-26-006D	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ 85211
141-26-006E	OTTOSEN DONALD R TR	105 S 28TH ST	PHOENIX	AZ 85034
141-26-007	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ 85211
141-26-009	BKM MESA RIDGE 913 LLC	1701 QUAIL ST STE 100	NEWPORT BEACH CA	92660
141-26-010	BKM MESA RIDGE 913 LLC	1701 QUAIL ST STE 100	NEWPORT BEACH CA	92660
141-26-011A	AZ COLLECTOR CARS LLC	2401 W BELL RD	PHOENIX	AZ 85023
141-26-012A	VENTURE WALK ARIZONA LLC	3216 GREY HAWK CT	CARLSBAD	CA 92010

1000' Neighborhood Notification List

141-26-013A	EWING IRRIGATION PRODUCTS INC	3441 E HARBOUR DR	PHOENIX	AZ	85034
141-26-014	FLATHERS FAMILY HOLDINGS INC	20292 E ACRE PL	ORANGE	CA	92869
141-26-015	TWELVE FORTY-NINE LLC	16009 E CHOLLA DR	FOUNTAIN HILLS	AZ	85268
141-26-016	J&R REPAIR SERVICE OF ARIZONA LLC	29236 N RED FINCH DR	SAN TAN VALLEY	AZ	85143
141-26-017	BKM MESA RIDGE 913 LLC	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
141-26-018	BKM MESA RIDGE 913 LLC	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
141-26-019	BKM MESA RIDGE 913 LLC	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
141-26-020	BKM MESA RIDGE 913 LLC	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
141-26-024	GRANT PROPERTIES INC	1004 W TAFT AVE STE 150	ORANGE	CA	92865
141-26-025	TWELVE FORTY NINE LLC	16009 E CHOLLA DR	FOUNTAIN HILLS	AZ	85268
141-26-026	TRUCK TOWN INC/GRANT PROPERTIES INC	1004 W TAFT AVE STE 150	ORANGE	CA	92865
141-26-087	KRUPNIK RICHARD L	4148 E NORA CIR	MESA	AZ	85215
141-26-088	STRATTON FAMILY LIVING TRUST	4130 E NORA CIR	MESA	AZ	85215
141-26-091	JONES JAMES H/BETTE R	4135 E NORA CIR	MESA	AZ	85215
141-26-092	MARKELL AND ANNELISSA STAFFIERI 2013 FAMILY TRU	4153 E NORA CIR	MESA	AZ	85215
141-26-093	CORMIER ERLENE HELEN	4152 E NORTHRIDGE CIR	MESA	AZ	85215
141-26-094	LEYBOVICH BENJAMIN/PATRISHA AFTON	4134 E NORTHRIDGE CIR	MESA	AZ	85215
141-26-097	WEISER STEVEN JOE/KRISTA CHARLENE	4133 E NORTHRIDGE CIR	MESA	AZ	85215
141-26-098	DEHAVEN TERRESSA G/BRAD	4151 E NORTHRIDGE CIR	MESA	AZ	85215
141-26-099	FIERRO TROY/DARCY	4150 E NORCROFT CIR	MESA	AZ	85215
141-26-100	HARRISON JOHN/BRENNAN HEIDI A	4132 E NORCROFT CIR	MESA	AZ	85215
141-26-103	ROFF MARGARET/KEVIN	4135 E NORCROFT CIR	MESA	AZ	85215
141-26-104	PRICE KEITH R	4157 E NORCROFT CIR	MESA	AZ	85215
141-26-106	ESTATES ON MCDOWELL COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
141-26-107	ESTATES ON MCDOWELL COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
141-26-108	ESTATES ON MCDOWELL COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
141-36-001E	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-36-004	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745
141-36-005	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745
141-36-006	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745
141-36-007	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745
141-36-008	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745
141-36-009	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745
141-36-010	TRENDSTAR LLC	2541 E UNIVERSITY DR	PHOENIX	AZ	85034
141-36-011	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745

1000' Neighborhood Notification List

141-36-012	JACKMAC LLC	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-013	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-014	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-015	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-016	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-017	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-018	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-019	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-020	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-021	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-022	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-023	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-024	HATFIELD DERIK/RACHEL LEASE	7842 E WILLET TA ST	MESA	AZ 85207
141-36-025	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-026	DISIVESTRO RAYMOND F JR	3540 E AMELIA	PHOENIX	AZ 85018
141-36-027	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-028	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-029	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-030	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-031	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-032	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-033	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-034	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-035	KIM & BARRY'S BUILDING LLC (LEASE)	2711 N 24TH ST	PHOENIX	AZ 85008
141-36-036	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-037	WAGNON JOSEPH/LADEGARD JILLIAN	201 E KEIM DR	PHOENIX	AZ 85012
141-36-038	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-039	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-040	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-041	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-042	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-043	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-044	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-36-045	REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ 85745
141-37-009G	S R P A I & P D	PO BOX 52025	PHOENIX	AZ 85072

1000' Neighborhood Notification List

141-37-009K

BOEING COMPANY

5000 E MCDOWELL RD MC M 541-F118 MESA

AZ 85215

Registered Neighborhoods and City of Mesa					
HOA Name	First Name	Mail Address	City	State	Zip
SOMERSET ESTATES	Larry Tyler	3821 E PALM CIR	MESA	AZ	85207
HERMOSA GROVES NORTH COMMUNITY ASSOCIATION	Dustin Snow	4135 S Power Rd SUITE 122	MESA	AZ	85212
ROSEWOOD ESTATES COMMUNITY ASSOCIATION	Bob Brown	7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209
SOMERSET ESTATES HOMEOWNERS ASSOCIATION	HEYWOOD REALTY AND INVESTMENT	42 S. HAMILTON PL. SUITE 101	GILBERT	AZ	85233
SPYGLASS ESTATES HOMEOWNERS ASSOCIATION, NO. 1	Amanda Brown	3802 N. 53rd Avenue Suite 140	PHOENIX	AZ	85031
VILLA TUSCANO HOMEOWNERS ASSOCIATION	DAVID M DAY	2011 N Lemon St	MESA	AZ	85215
VISTA ESTANCIA HOMEOWNERS ASSOCIATION, INC.	HEYWOOD REALTY AND INVESTMENT	42 S. HAMILTON PL. SUITE 101	GILBERT	AZ	85233
MONTANA DORADA HOMEOWNERS ASSOCIATION, INC.	Cornerstone Property Services	4360 E Brown Road Suite 108	MESA	AZ	85205

ACC LINK

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08963333>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10835609>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07433811>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01848439>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10895939>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09460713>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09787940>



EXHIBIT B

Map

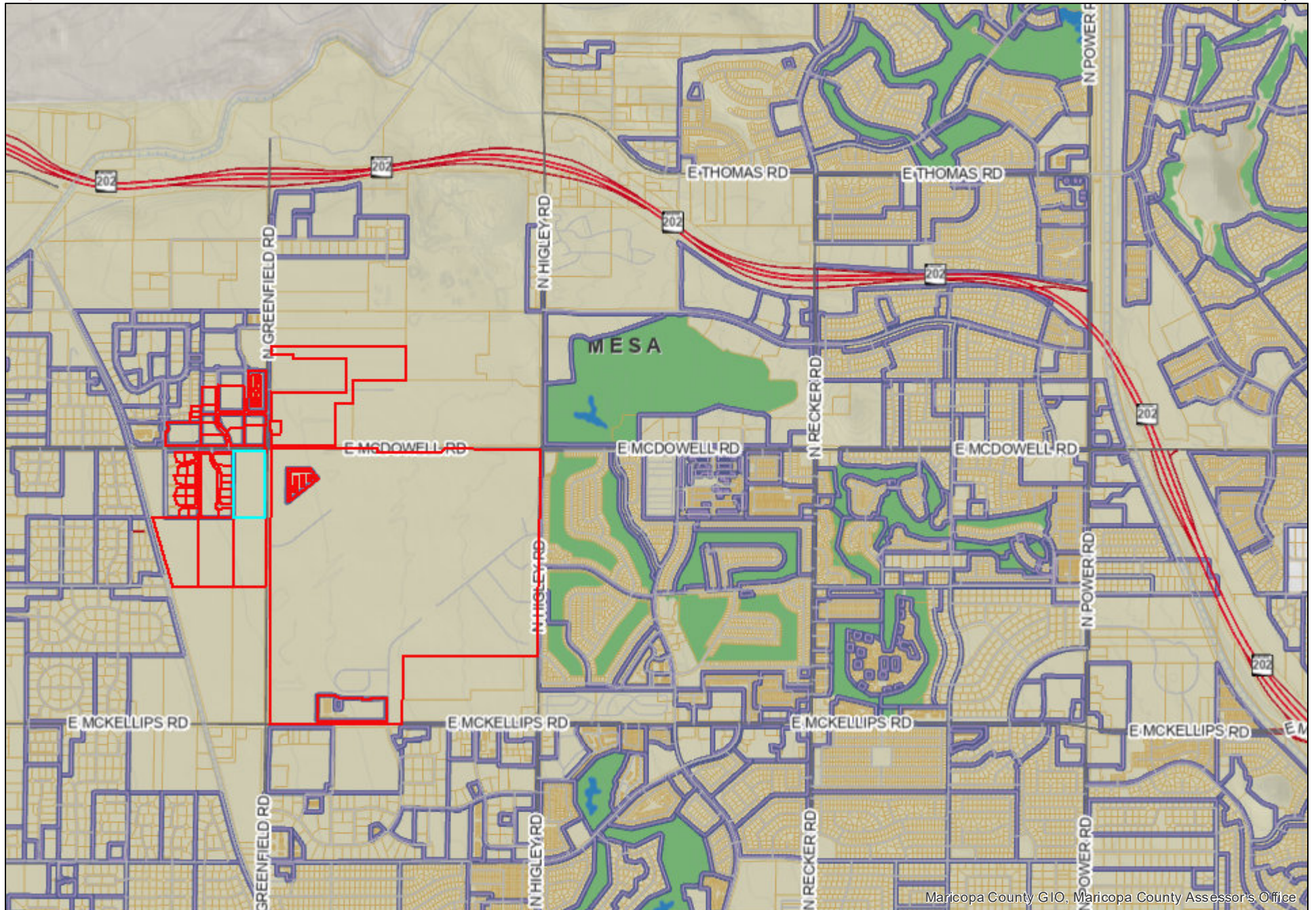


EXHIBIT C



DLR Group inc.
an Arizona corporation

6225 North 24th Street, Suite 250
Phoenix, AZ 85016

July 25, 2022

Re: Citizen Participation Notification
For: Greenfield Industrial
Case #: ZON22-00734 / DRB22-00730
Prepared By: DLR Group

Dear Neighbor,

We have applied for **Design Review** and **Site Plan Review** for the property located at the SWC of McDowell Road and Greenfield Road. This request is for development of a new industrial project with three buildings totaling 278,850 sf of building area on 16.58 acres of vacant land. The case numbers assigned to this project are **DRB22-00730** and **ZON22-00734**.

This letter is being sent to all property owners within 1,000 feet of the property and registered HOA's at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-381-8580 or e-mail me at tthielke@dlrgroup.com.

The **Design Review Board application** (Case #DRB22-00730) will be scheduled for consideration by the Mesa Design Review Board at their meeting held on September 13, 2022 in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The **Planning and Zoning application** for Site Plan Review (Case #ZON22-00734) will be scheduled for consideration by the Planning and Zoning Board at their meeting held on September 28, 2022 in the Upper Level of the City Council Chambers. The meeting will begin at 4:00 p.m.

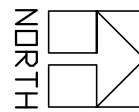
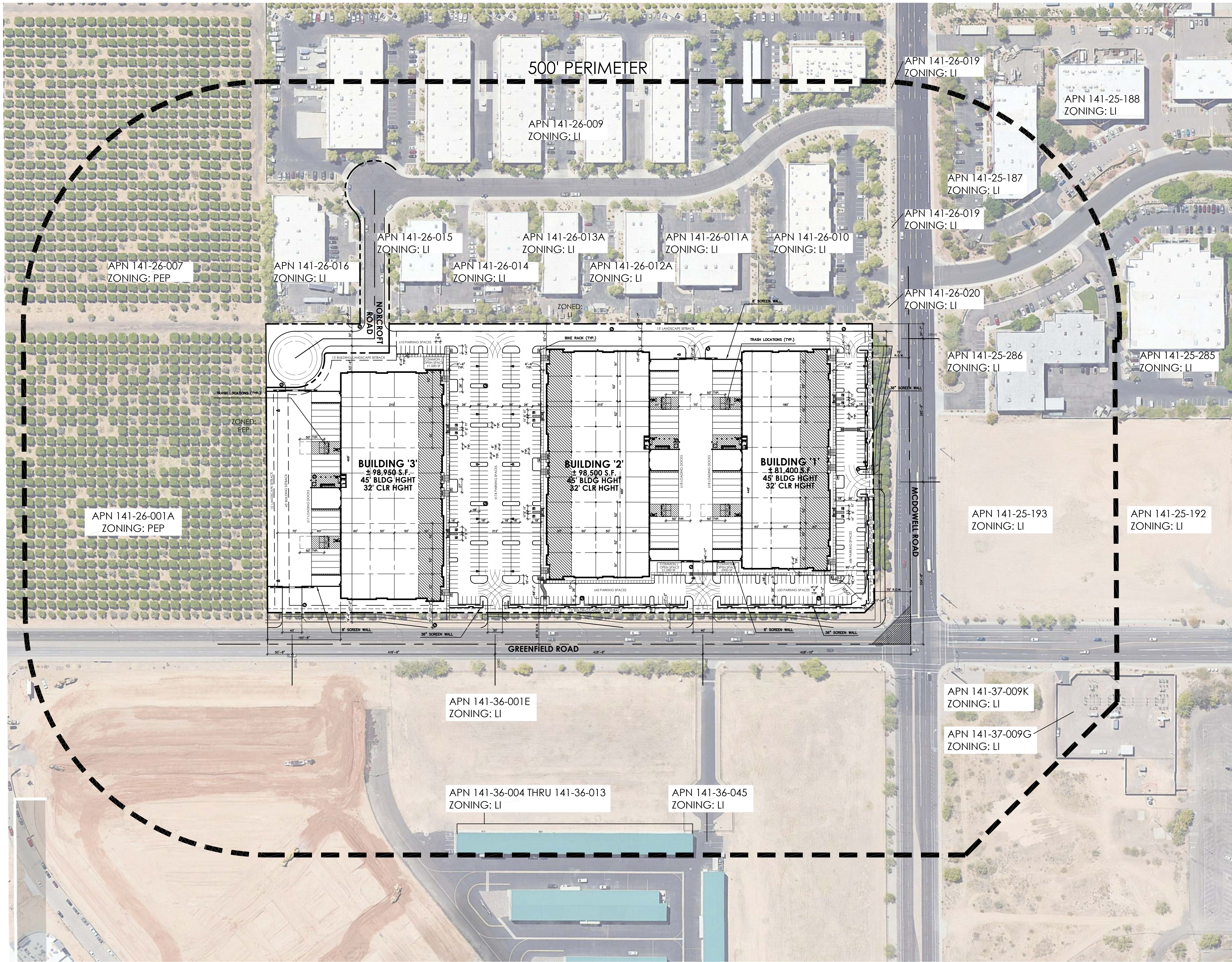
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.** The meetings may also be watched on local cable Mesa channel 11, online at Mesa11.com/live or <https://mesa11.zoom.us/j/5301232921>

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

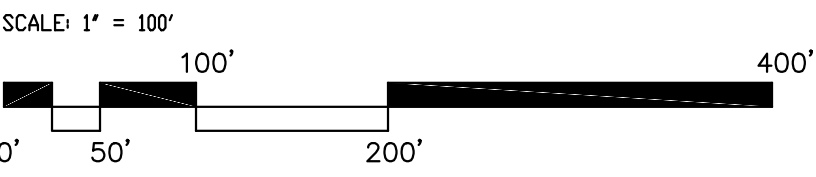
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Robert Mansolillo of their Planning Division staff. He can be reached at 480-644-3952 or Robert.mansolillo@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

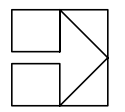
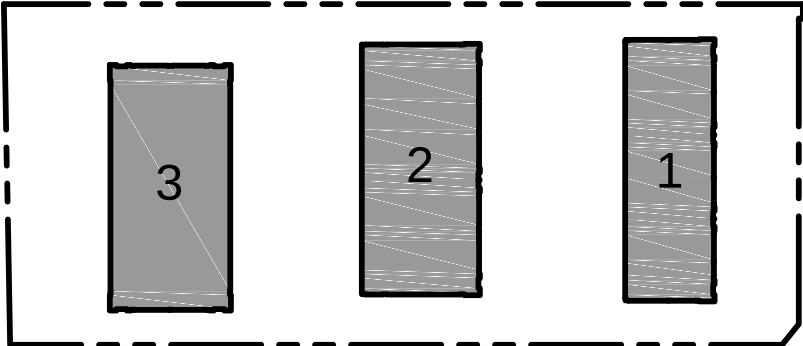
Sincerely,
Tim Thielke, AIA
DLR Group



PROPERTIES WITHIN 500 FT PLAN

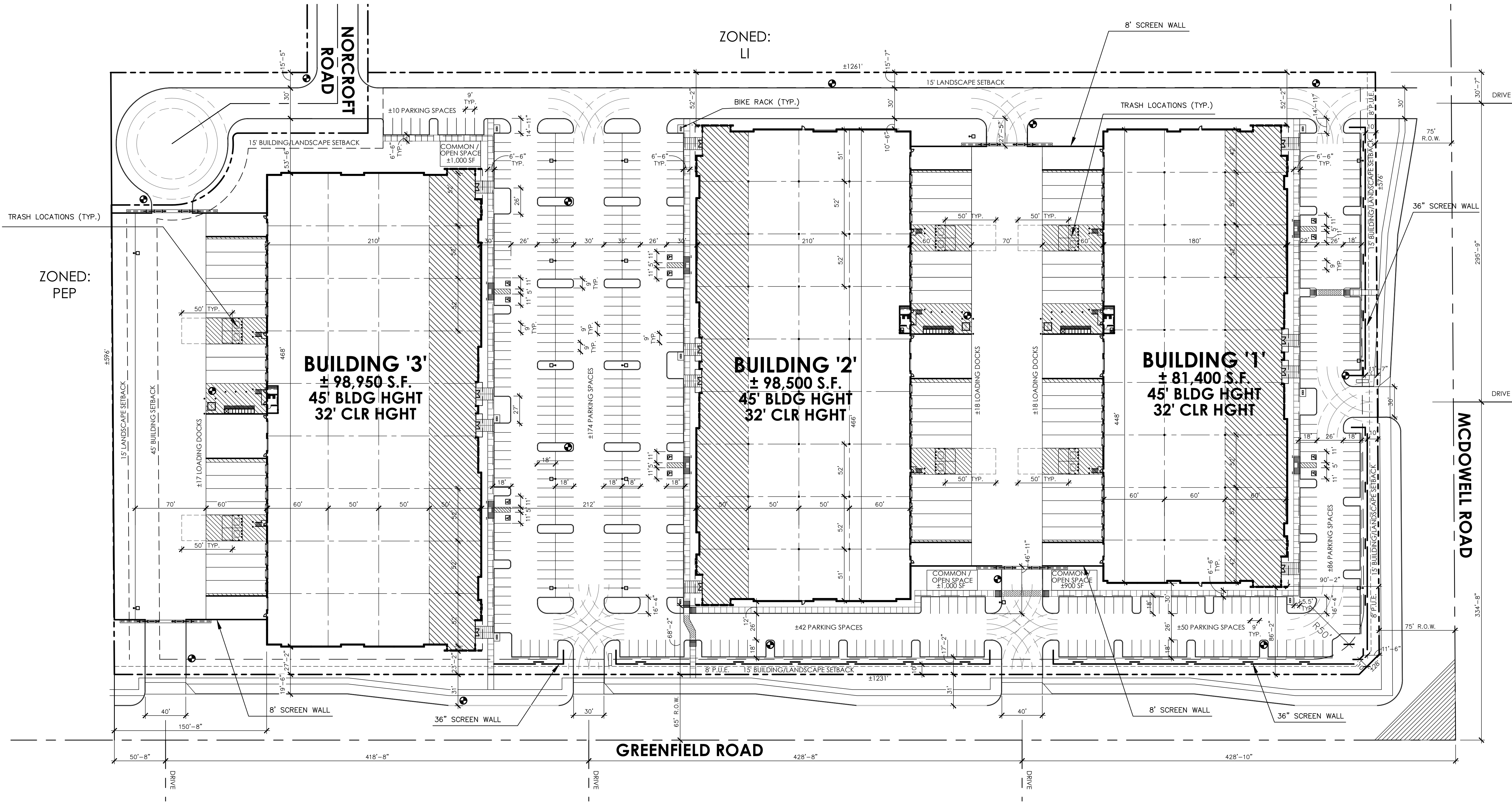


KEY PLAN



PRE-SUB CASE #: PRS21-01194



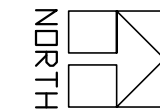


PROJECT INFORMATION

PROJECT NAME:	GREENFIELD INDUSTRIAL
PROJECT ADDRESS:	SWC GREENFIELD ROAD AND MCDOWELL ROAD MESA, ARIZONA
OWNER:	HOPEWELL DEVELOPMENT 2525 E. ARIZONA BILTMORE CIRCLE, SUITE C138 PHOENIX, AZ 85016 PHONE: 928-543-9250 CONTACT: JUSTIN LEMASTER
ARCHITECT:	DLR GROUP 6225 N 24TH STREET, SUITE 250 PHOENIX, AZ 85016 PHONE: 602-206-7727 CONTACT: TIM THIELKE
ASSESSOR'S PARCEL NUMBER:	141-26-004E
EXISTING ZONING:	LI LIGHT INDUSTRIAL, AOA2 & AOA3 OVERLAY
PROPOSED ZONING:	LI LIGHT INDUSTRIAL, AOA2 & AOA3 OVERLAY
PROPOSED USE:	OFFICE/INDUSTRIAL/WAREHOUSE/DISTRIBUTION
ALLOWED BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	45'
STORIES:	1-STORY
CONSTRUCTION TYPE:	V-8
MINIMUM LOT WIDTH:	100'
MINIMUM LOT DEPTH:	100'
BUILDING SETBACKS:	
PERIMETER STREET:	15'
INTERIOR (WEST - LI ZONING):	0'
INTERIOR (SOUTH - PEP ZONING):	1' PER 1' OF BUILDING HEIGHT
LANDSCAPED SETBACK:	
PERIMETER STREET:	15'
INTERIOR (WEST - LI ZONING):	15'
INTERIOR (SOUTH - PEP ZONING):	15'

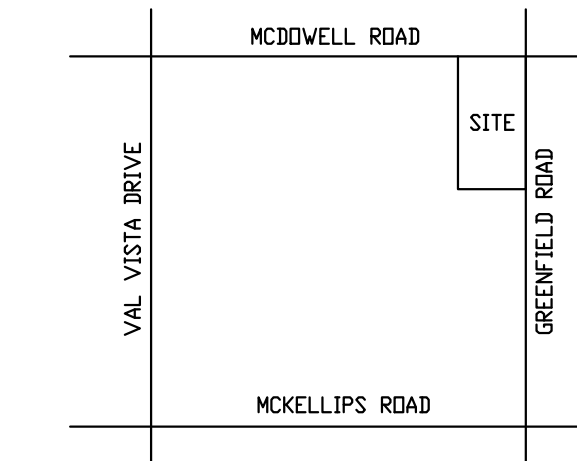
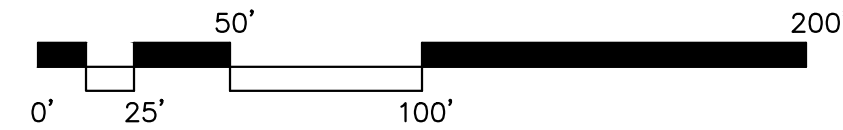
GROSS SITE AREA:	± 874,584 S.F. (± 20.12 ACRES)
NET SITE AREA:	± 722,489 S.F. (± 16.58 ACRES)
PROPOSED BUILDING AREA:	
BUILDING 1	± 81,400 S.F.
BUILDING 2	± 98,500 S.F.
BUILDING 3	± 98,950 S.F.
TOTAL	± 278,850 S.F.
SITE COVERAGE:	± 86.8% (90% MAXIMUM ALLOWED) (IMPERVIOUS AREA / NET SITE AREA) (627,425 SF / 722,489 SF = .8684)
COMMON OPEN SPACE REQUIRED:	± 2,792 S.F. (1% PER BUILDING GROSS FLOOR AREA)
COMMON OPEN SPACE PROVIDED:	± 2,900 S.F.
FOUNDATION BASE CALCULATIONS (15' AVERAGE REQUIRED):	
BUILDING 1	± 8,609 S.F. @ 457' - 8" LINEAR FEET = ± 18.8' AVERAGE
BUILDING 2	± 8,667 S.F. @ 475' - 8" LINEAR FEET = ± 18.2' AVERAGE
BUILDING 3	± 9,373 S.F. @ 477' - 8" LINEAR FEET = ± 19.6' AVERAGE
PARKING REQUIRED:	
BUILDING 1	± 81,400 S.F. @ 1/600 S.F. = 136 SPACES
BUILDING 2	± 98,500 S.F. @ 1/600 S.F. = 162 SPACES
BUILDING 3	± 98,950 S.F. @ 1/600 S.F. = 165 SPACES
TOTAL	463 SPACES
PARKING PROVIDED:	
BUILDING 1	136 SPACES
BUILDING 2	162 SPACES
BUILDING 3	165 SPACES
TOTAL	463 SPACES
PARKING RATIO:	± 1.7 SPACES PER 1,000 S.F.

ADA PARKING REQUIRED:	± 10 SPACES
ADA PARKING PROVIDED:	± 12 SPACES
TOTAL TRAILER PARKING:	± 53 SPACES
BICYCLE PARKING REQUIRED (2 SPACES PER EACH SHELL INDUSTRIAL BUILDING):	± 4 SPACES
BICYCLE PARKING PROVIDED:	± 18 SPACES

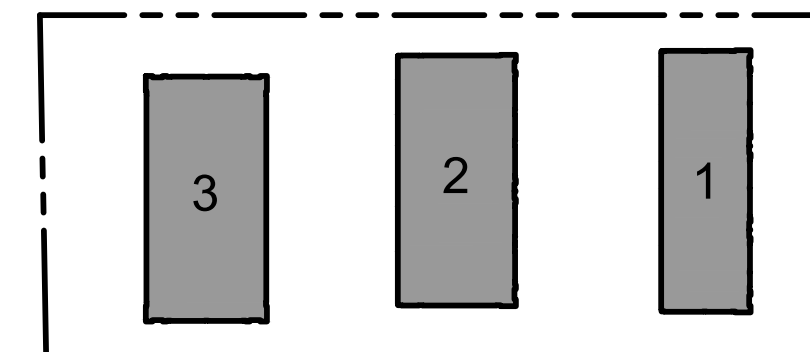


OVERALL SITE PLAN

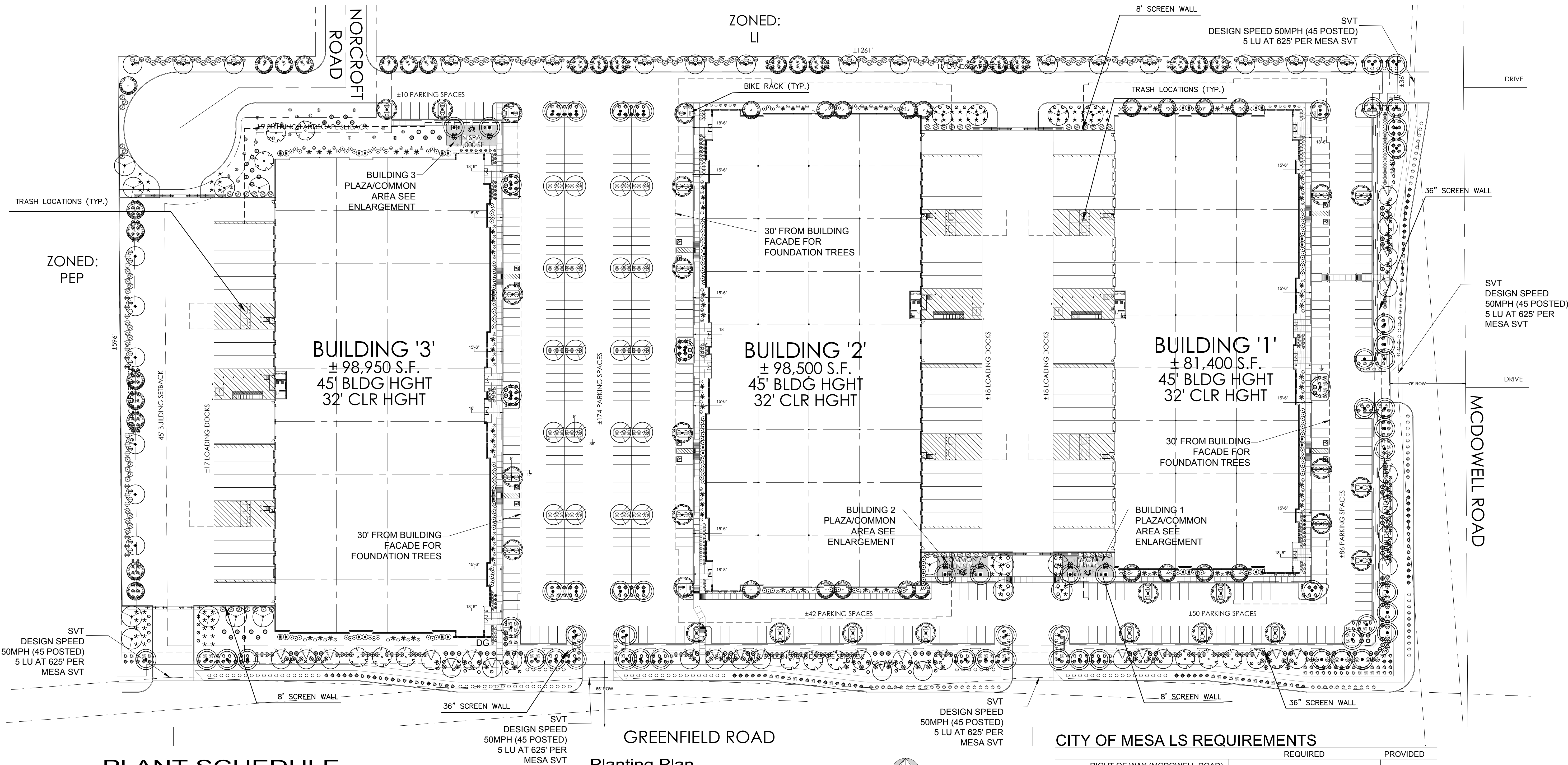
SCALE: 1" = 50'



KEY PLAN



PRE-SUB CASE #: PRS21-01194



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Acacia Aneura	Mulga	24" Box	27	Std Trunk Dense Canopy
	Acacia Salicina	Willow Acacia	24" Box	24	Std Trunk Dense Canopy
	Eucalyptus papuana	'Ghost Gum' Eucalyptus	24" Box	18	Std Trunk Dense Canopy
	Caesalpinia cocalaco	Cascalote	15 Gal	12	Multi-Trunk Dense Canopy
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box	20	Std Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box	63	Std Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	15 Gal	44	Multi-Trunk Dense Canopy
	Ulmus parvifolia	Evergreen Elm	24" Box	31	Std Trunk Dense Canopy
ACCENTS & VINES					
	Aloe barbadensis	Medicinal Aloe	5-Gal	75	Yellow Flower
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal	101	As Per Plan
	Bouteloua 'Blonde Ambition'	'Blonde Ambition' Grass	5-Gal	156	As Per Plan
	Chamaerops humilis	Mediterranean Fan Palm	5-Gal	68	Multi-Trunk
	Dasylirion wheeleri	Desert Spoon	5-Gal	63	As Per Plan
	Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5-Gal	420	As Per Plan
SHRUBS					
	Dodonaea viscosa	Hopseed Bush	5-Gal	123	As Per Plan
	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5-Gal	167	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	'Rio Bravo' Sage	5-Gal	197	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	178	As Per Plan
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	32	As Per Plan

Planting Plan

SCALE: 1"=50'-0"



GROUND COVERS					
	Acacia 'Desert Carpet'	Desert Carpet Acacia	1-Gal	24	As Per Plan
	Aloe 'Blue Elf'	'Blue Elf' Aloe	1-Gal	123	As Per Plan
	Callistemon 'Little John'	'Little John' Bottle Brush	1-Gal	111	As Per Plan
	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	204	As Per Plan
	Myoporum parvifolium	Myoporum	1-Gal	90	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1-Gal	103	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - (Size: 1/2" Screened - Color: Mahogany Brown) 2" depth in all planting areas (typ)				
	Synthetic Turf Arizona Artificial Lawns- Coronado Platinum Synthetic Turf				

Note:

- The landscape shall utilize a "NATURAL" maintenance program in accordance with the best management practice of the landscaping industry. 11-33-2(I)4
- Required trees shall be minimum size as specified in the Arizona nursery association "recommended tree specifications" latest edition. 11-33-2(B)2
- All landscape material installed shall be maintained by owner/ or lessee in accordance with the approved landscape plan 11-33-3(I) 2&3
- All trees and shrubs located in the line-of-sight will be maintained for a clear area between 3'-7" and show line of sight on landscape plans.
- required landscape areas shall be free from encroachment by any use, structure, vehicle, or feature not a part of the landscaping design 11-33-3-(A)
- Backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventers (all backflow preventers less than 2" shall be placed in a wire mesh basket and painted green. (The Police Department's Crime Prevention Division has requested the change to green o discourage theft.)

CITY OF MESA LS REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY (MCDOWELL ROAD) - 516 LN FT TREES	1 Tree/4 Shrub per 25 LF 21	21
SHRUBS	84	158
RIGHT OF WAY (GREENFIELD ROAD) - 1,163 LN FT TREES	1 Tree/4 Shrub per 25 LF 51	51
SHRUBS	204	351
PARKING LOT ISLAND	1 Tree/3 Shrub per Island 71	71
TREES	213	213
SHRUBS		
NON-SINGLE RESIDENCE PERIMETER WEST PROPERTY LINE 1,261 LN FT TREES	3 Tree/20 Shrub per 100 LF (Min.50% Vegetative Coverage) 38 (50% 24" Box) 253	38 (19-24" Box) 253
SHRUBS		
NON-SINGLE RESIDENCE PERIMETER SOUTH PROPERTY LINE 595 LN FT TREES	3 Tree/20 Shrub per 100 LF (Min.50% Vegetative Coverage) 18 (50% 24" Box) 119	18 8-24" Box) 121
SHRUBS		
BUILDING 1 FOUNDATION TREES 868' (NOT INCLUDING TRUCK COURT)	1 Tree per 50 LF 18 2	18 4
BUILDING 2 FOUNDATION TREES 968' (NOT INCLUDING TRUCK COURT)	1 Tree per 50 LF 20 2	20 2
BUILDING 3 FOUNDATION TREES 1,015' (NOT INCLUDING TRUCK COURT)	1 Tree per 50 LF 21 3	25 4
TREES		
SHRUBS		
OPEN SPACE AREA (NON PARKING, PERIMETER OR STREETS) 51,408 SQ FT	REQUIRED 25,704 = 50%	PROVIDED 26,650 = 51.8%
PLANT MATERIALS		
EVERGREEN TREES	38	100 SQ FT 3,800 SQ FT
SHADE TREES	3	50 SQ FT 150 SQ FT
LARGE SHRUB	161	50 SQ FT 8,050 SQ FT
MEDIUM SHRUB	238	25 SQ FT 5,950 SQ FT
EVERGREEN GROUND COVER	348	25 SQ FT 8,700 SQ FT
		TOTAL 26,650 SQ FT



BUILDING 1 - COLOR RENDERING
SCALE: N.T.S.



September 22, 2022

RE: Hopewell Development; 4329 E. McDowell Road, Mesa, Arizona 85215
Design Review Board Hearing (DRB22-00730)

Dear Neighbor,

We have applied for a Design Review Application for the property located at 4329 E. McDowell Road, Mesa 85215. As part of this request, we are required to be heard and reviewed by the City of Mesa Design Review Board. This request is for development of a light industrial use. The case number assigned to this project is DRB22-00730.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-452-2712 or e-mail me at sta@tblaw.com.

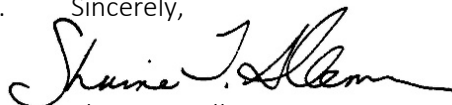
This application will be scheduled for consideration by the Mesa Design Review Board at its meeting held on October 11th, 2022 in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

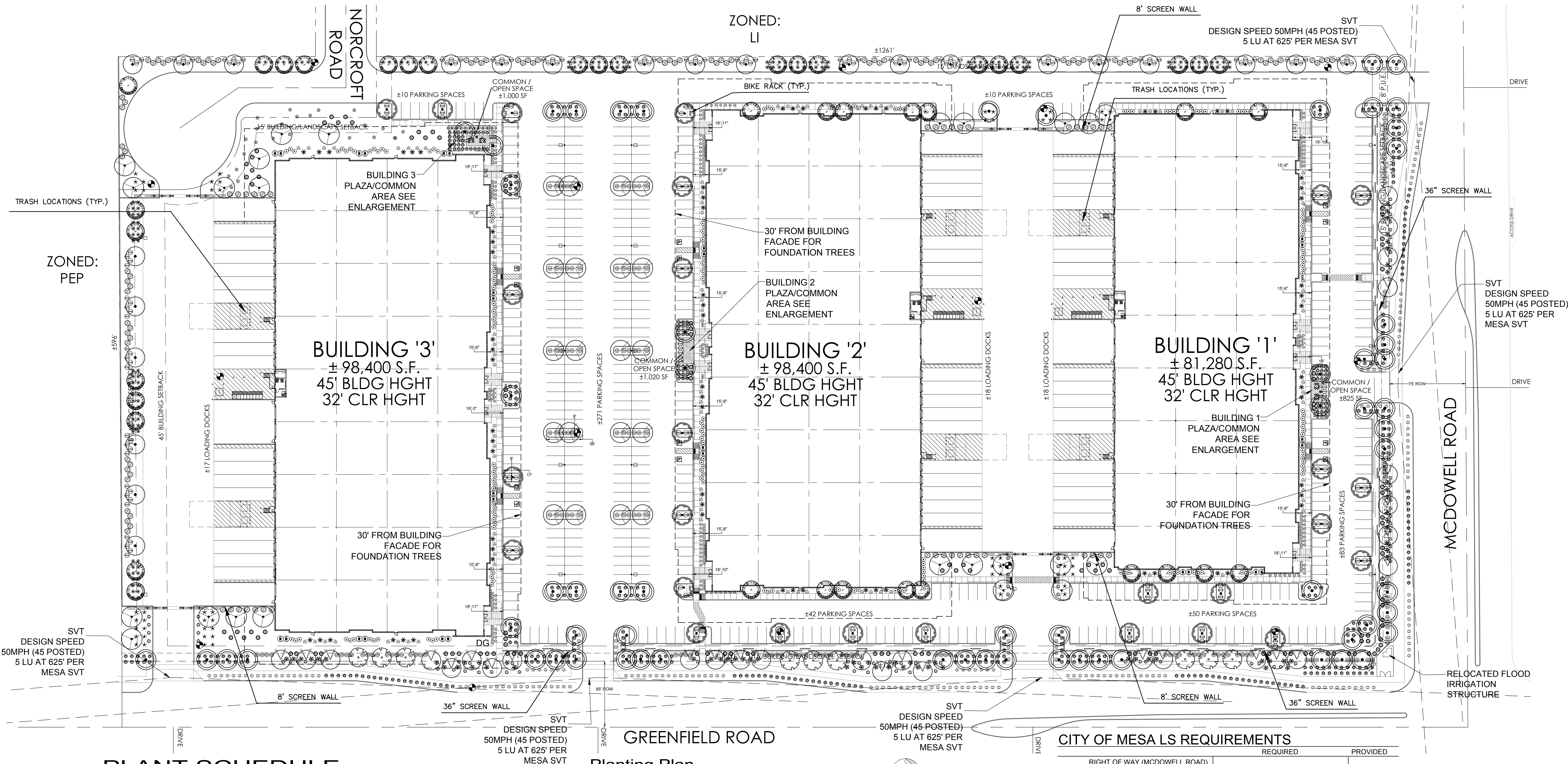
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.Durfee.Daniel@MesaAZ.Gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, correspondence to the new owner.

Sincerely,


Shaine T. Alleman





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Acacia Aneura	Mulga	24" Box	27	Std Trunk Dense Canopy
	Acacia Salicina	Willow Acacia	24" Box	24	Std Trunk Dense Canopy
	Eucalyptus papuana	'Ghost Gum' Eucalyptus	24" Box	21	Std Trunk Dense Canopy
	Citrus Species	Citrus As Selected	24" Box	12	Std Trunk Dense Canopy
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box	20	Std Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box	65	Std Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	15 Gal	42	Multi-Trunk Dense Canopy
	Ulmus parvifolia	Evergreen Elm	24" Box	29	Std Trunk Dense Canopy
ACCENTS & VINES					
	Aloe barbadensis	Medicinal Aloe	5-Gal	61	Yellow Flower
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal	118	As Per Plan
	Bouteloua 'Blonde Ambition'	'Blonde Ambition' Grass	5-Gal	156	As Per Plan
	Chamaerops humilis	Mediterranean Fan Palm	5-Gal	68	As Per Plan
	Dasylirion wheeleri	Desert Spoon	5-Gal	63	As Per Plan
	Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5-Gal	468	As Per Plan
SHRUBS					
	Dodonaea viscosa	Hopseed Bush	5-Gal	123	As Per Plan
	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5-Gal	165	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	'Rio Bravo' Sage	5-Gal	218	As Per Plan
	Ruella peninsularis	Baja Ruellia	5-Gal	178	As Per Plan
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	28	As Per Plan

Planting Plan

SCALE: 1"=50'-0"

GROUND COVERS

	Acacia 'Desert Carpet'	Desert Carpet Acacia	1-Gal	24	As Per Plan
	Aloe 'Blue Elf'	'Blue Elf' Aloe	1-Gal	111	As Per Plan
	Callistemon 'Little John'	'Little John' Bottle Brush	1-Gal	118	As Per Plan
	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	203	As Per Plan
	Myoporum parvifolium	Myoporum	1-Gal	90	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1-Gal	88	As Per Plan

MISCELLANEOUS

	Decomposed Granite - (Size: 1/2" Screened - Color: Mahogany Brown) 2" depth in all planting areas (typ)
--	--

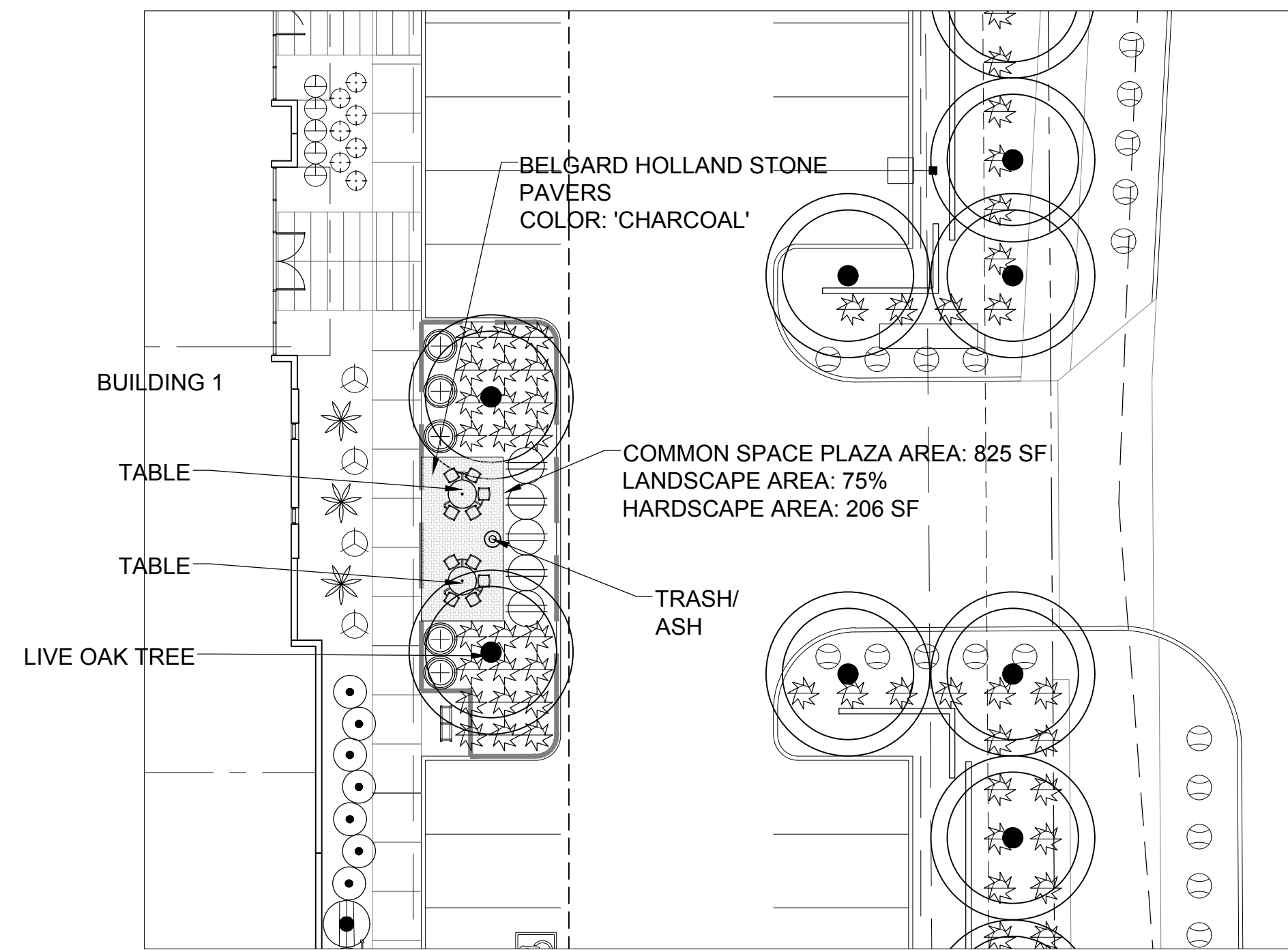
Note:

- The landscape shall utilize a "NATURAL" maintenance program in accordance with the best management practice of the landscaping industry. 11-33-2(I)4
- Required trees shall be minimum size as specified in the Arizona nursery association "recommended tree specifications" latest edition. 11-33-2(B)2
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CITY OF MESA LS REQUIREMENTS

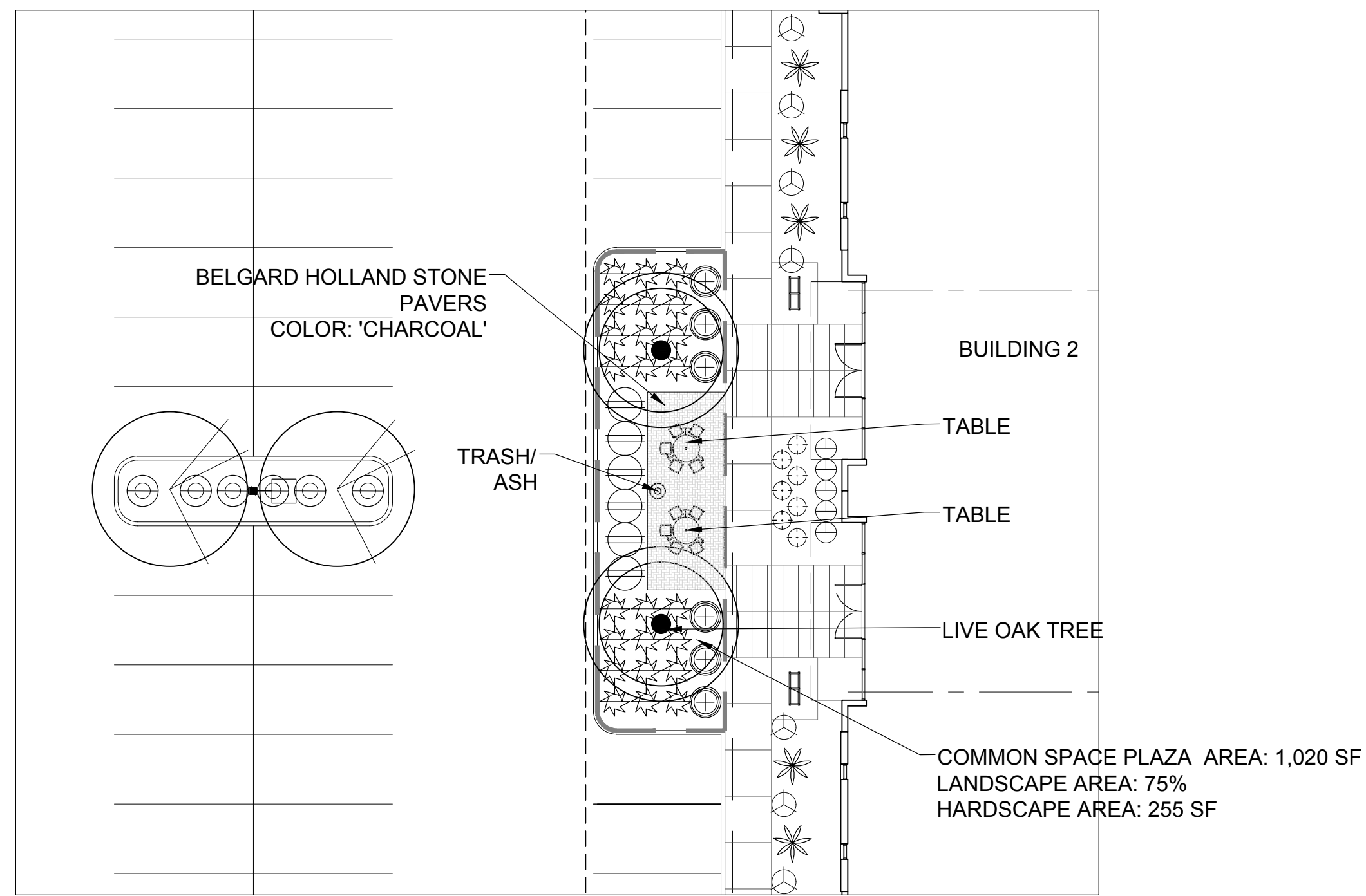
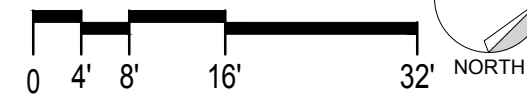
	REQUIRED	PROVIDED
RIGHT OF WAY (MCDOWELL ROAD) - 516 LN FT. TREES	1 Tree/4 Shrub per 25 LF 21	21
SHRUBS	84	158
RIGHT OF WAY (GREENFIELD ROAD) - 1,163 LN FT. TREES	1 Tree/4 Shrub per 25 LF 51	51
SHRUBS	204	351
PARKING LOT ISLAND	1 Tree/3 Shrub per Island 71	71
TREES	213	213
SHRUBS		
NON-SINGLE RESIDENCE PERIMETER WEST PROPERTY LINE 1,261 LN FT TREES	3 Tree/20 Shrub per 100 LF (Min.50% Vegetative Coverage) 38 (50% 24" Box) 253	38 (19-24" Box) 253
SHRUBS		
NON-SINGLE RESIDENCE PERIMETER SOUTH PROPERTY LINE 565 LN FT TREES	3 Tree/20 Shrub per 100 LF (Min.50% Vegetative Coverage) 18 (50% 24" Box) 119	18 (10-24" Box) 121
SHRUBS		
BUILDING 1 FOUNDATION TREES 868' (NOT INCLUDING TRUCK COURT) TREES	1 Tree per 50 LF 18	18
36" BOX	2	4
BUILDING 2 FOUNDATION TREES 968' (NOT INCLUDING TRUCK COURT) TREES	1 Tree per 50 LF 20	20
36" BOX	2	2
BUILDING 3 FOUNDATION TREES 1,015' (NOT INCLUDING TRUCK COURT) TREES	1 Tree per 50 LF 21	25
36" BOX	3	5
36" BOX TREES	25%	
TREES	65 TREES	65 TREES
24" BOX TREES	50%	
TREES	129 TREES	133 TREES
OPEN SPACE AREA (NON PARKING, PERIMETER OR STREETS) 51,408 SQ FT	REQUIRED 25,704 = 50%	PROVIDED 26,650 = 51.8%
PLANT MATERIALS		
EVERGREEN TREES	38	100 SQ FT
SHADE TREES	3	150 SQ FT
50 SQ FT	161	50 SQ FT
LARGE SHRUB	238	25 SQ FT
MEDIUM SHRUB	348	25 SQ FT
EVERGREEN GROUND COVER		25 SQ FT
TOTAL		26,650 SQ FT

DESIGN REVIEW CASE #: DRB22-00730
ZONING CASE #: ZON22-00731
PRE-SUB CASE #: PRS21-01194



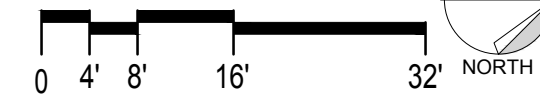
BUILDING 1 PLAZA/COMMON AREA

SCALE: 1/16"=1'-0"

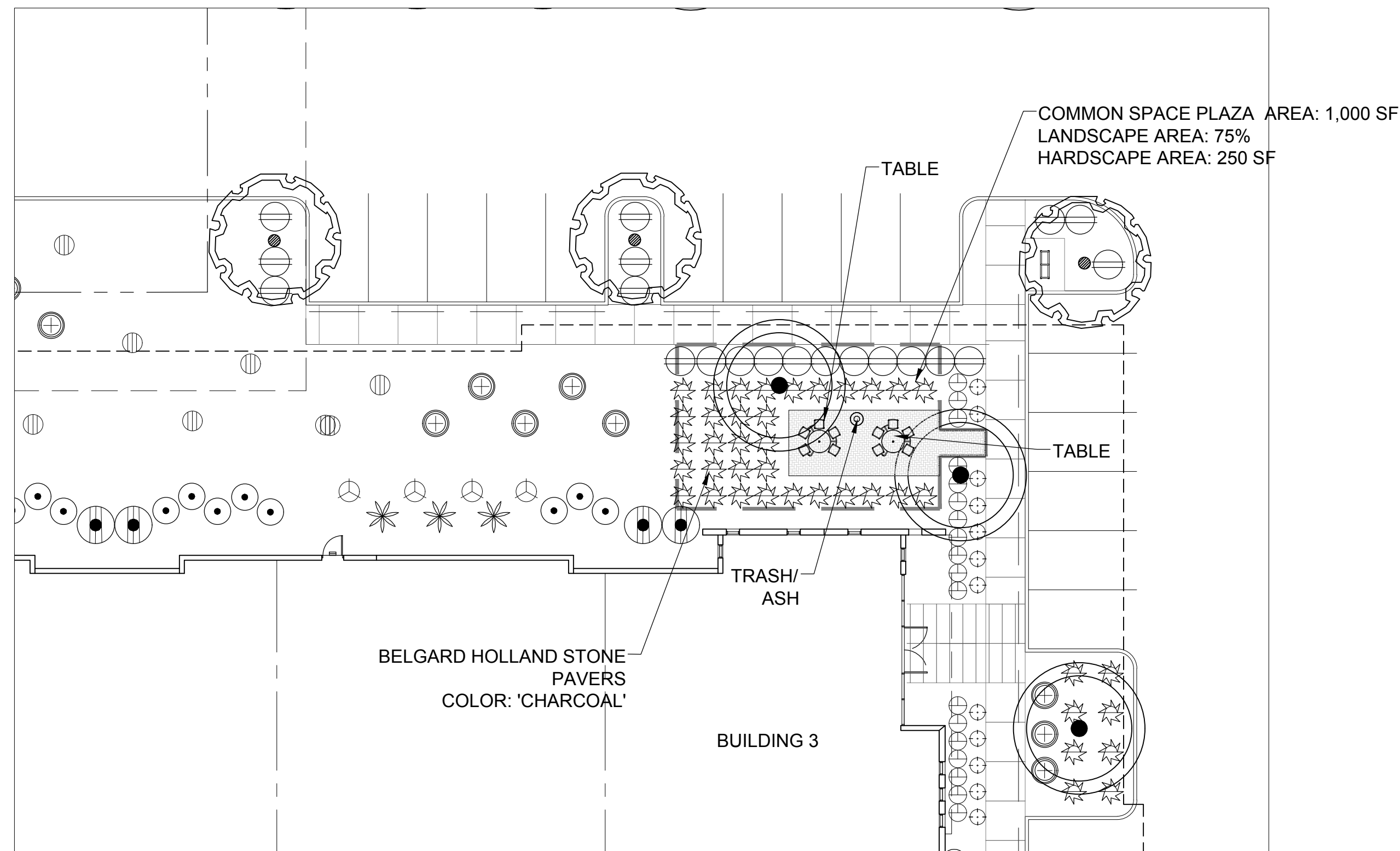


BUILDING 2 PLAZA/COMMON AREA

SCALE: 1/16"=1'-0"

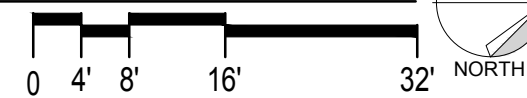


LANDSCAPEFORMS
SOLSTICE CYGNUS UMBRELLA
COLOR: 'WHITE'



BUILDING 3 PLAZA/COMMON AREA

SCALE: 1/16"=1'-0"



LANDSCAPEFORMS
SIDE OPENING LITTER
RECEPTACLE, WITH SAND PAN,
WITH LOCK
COLOR: 'WHITE'



LANDSCAPEFORMS
MINGLE TABLE BACKLESS 5 SEAT
SURFACE MOUNT, PERFERATED,
WITH UMBRELLA HOLE
COLOR: 'WHITE'

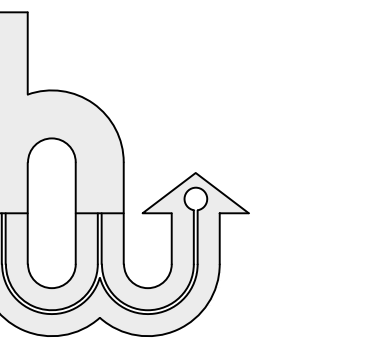


QUERCUS VIRGINIANA
SOUTHERN LIVE OAK TREE

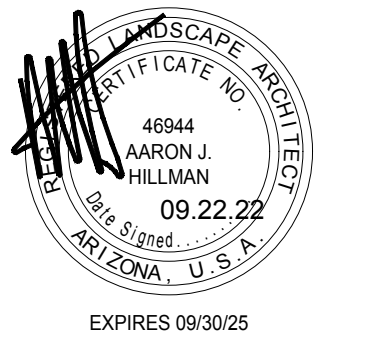


BELGARD HOLLAND STONE 60MM PAVERS
COLOR: CHARCOAL
PATTERN: 90 DEGREE HERRINGBONE

DESIGN REVIEW CASE #: DRB22-00730
ZONING CASE #: ZON22-00731
PRE-SUB CASE #: PRS21-01194



hillman
workshop
landscape architecture
2901 e. highland ave
phoenix, az 85016
480-686-2001



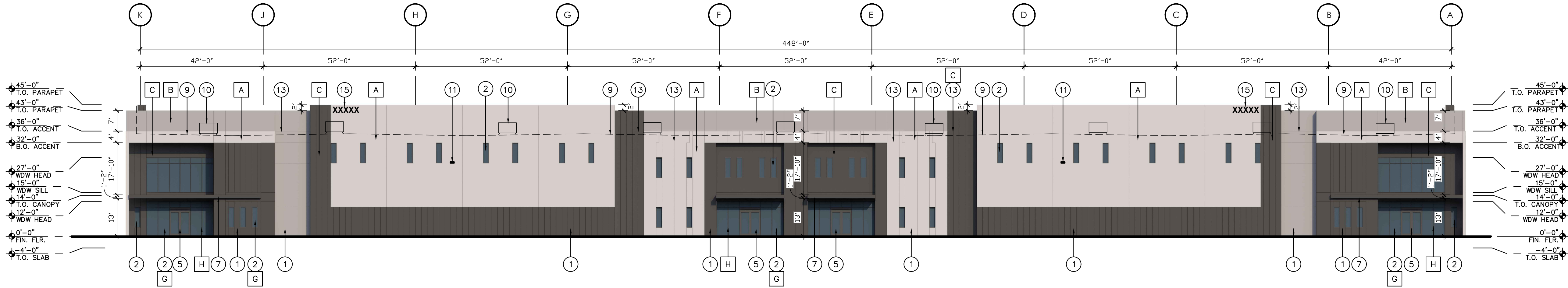
REVIEWS:

Greenfield Industrial
4329 E. McDowell Road, Mesa, AZ

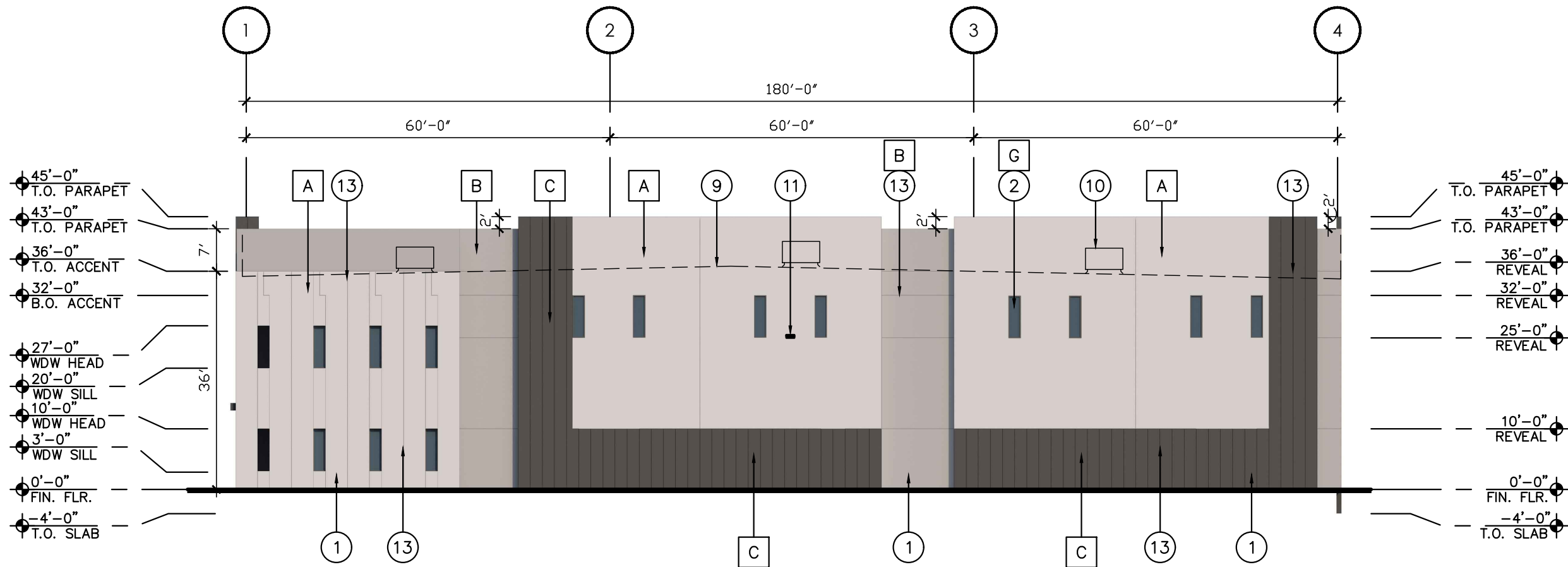
DATE: 09.22.22

Plaza Enlargements

L2.0



BUILDING 1 - EXTERIOR ELEVATIONS (NORTH)
SCALE: 1"=20'-0"



BUILDING 1 - EXTERIOR ELEVATIONS (WEST)
SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION

A: 8,665 SF (43%)
B: 2,470 SF (12%)
C: 6,745 SF (34%)
G: 2,216 SF (11%)

TOTAL: 20,096 SF

WEST ELEVATION

A: 4,713 SF (58%)
B: 1,362 SF (17%)
C: 1,795 SF (22%)
G: 224 SF (3%)

TOT: 8,094 SF

MATERIAL SCHEDULE

PAIN:

A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	COLOR:	TO MATCH SHERWIN WILLIAMS SW6252 'ICE CUBE'
B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	COLOR:	TO MATCH SHERWIN WILLIAMS SW6233 'SAMOVAR SILVER'
C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	COLOR:	TO MATCH SHERWIN WILLIAMS SW7062 'ROCK BOTTOM'

GLAZING:

G	MFR:	VIRACON (OR APPROVED EQUAL)
	TYPE:	1" INSULATED, REFLECTIVE
	COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

H	MFR:	ARCADIA (OR APPROVED EQUAL)
	TYPE:	ANODIZED ALUMINUM
	COLOR:	AB-B, BLACK, CLASS I

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SMOOTH FACE
	COLOR:	'PEARL WHITE'
K	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SMOOTH FACE
	COLOR:	'RUTHERFORD GREY'
L	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SPLIT FACE
	COLOR:	'OPAL'

GENERAL NOTES

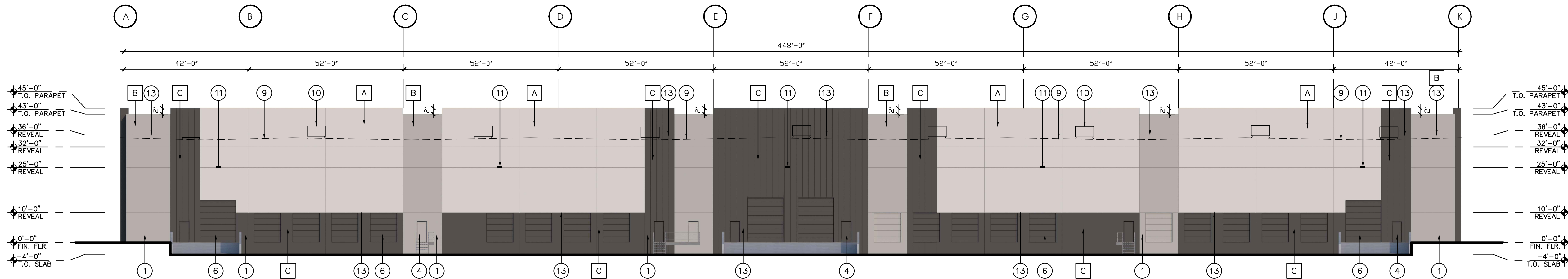
- BUILDING ARCHITECTURE IS EXPECTED TO CONFORM TO THE BUILDING DESIGN COMPONENTS IN THE DESIGN MANUAL FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
- BUILDINGS SHALL BE SITED AND DESIGNED TO ACHIEVE AN OPTIMUM LEVEL OF ENERGY EFFICIENCY WITH REGARD TO SOLAR ORIENTATION.
- MECHANICAL EQUIPMENT, WHETHER GROUND LEVEL OR ROOF-MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW AND BE SO LOCATED TO BE PERCEIVED AS AN INTEGRAL PART OF THE BUILDING.
- EXTERIOR ELECTRICAL WALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SERVICE ENTRANCE SECTIONS, ELECTRICAL ACCESS PANELS, AND ELECTRICAL CABINETS, SHALL BE FULLY ENCLOSED ON IN A RECESSED AREA OF THE BUILDING SO NOT TO PROJECT PAST THE EXTERIOR FACADE.
- ALL SIDES OF A BUILDING SHALL RECEIVE CONSISTENT ARCHITECTURAL TREATMENT.
- ALL BUILDINGS LOCATED WITHIN A UNIFIED, PLANNED DEVELOPMENT, SUCH AS A SHOPPING CENTER OR BUSINESS PARK, SHALL BE ARCHITECTURALLY STYLED TO ACHIEVE HARMONY AND CONTINUITY OF DESIGN. BUILDING ELEVATIONS SHALL BE COORDINATED WITH REGARD TO COLOR, TEXTURE, MATERIALS, FINISHES, AND FORM.
- PEDESTRIAN-ORIENTED SITE DESIGN IS REQUIRED.
- BUILDINGS WITH METAL OR STEEL EXTERIORS SHALL BE ARCHITECTURALLY ALTERED THROUGH THE CONSTRUCTION OF VENEERS, FACADES, OR OTHER ARCHITECTURAL TREATMENTS TO MINIMIZE THE EXTENT OF METAL SURFACES VISIBLE.
- ALL DOWNSPOUTS SHALL BE INTERNALIZED OR ARCHITECTURALLY INTEGRATED INTO THE DESIGN OF A BUILDING.

KEYNOTES (ELEVATIONS)

NOTE: THE BUILDING ELEVATION KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.

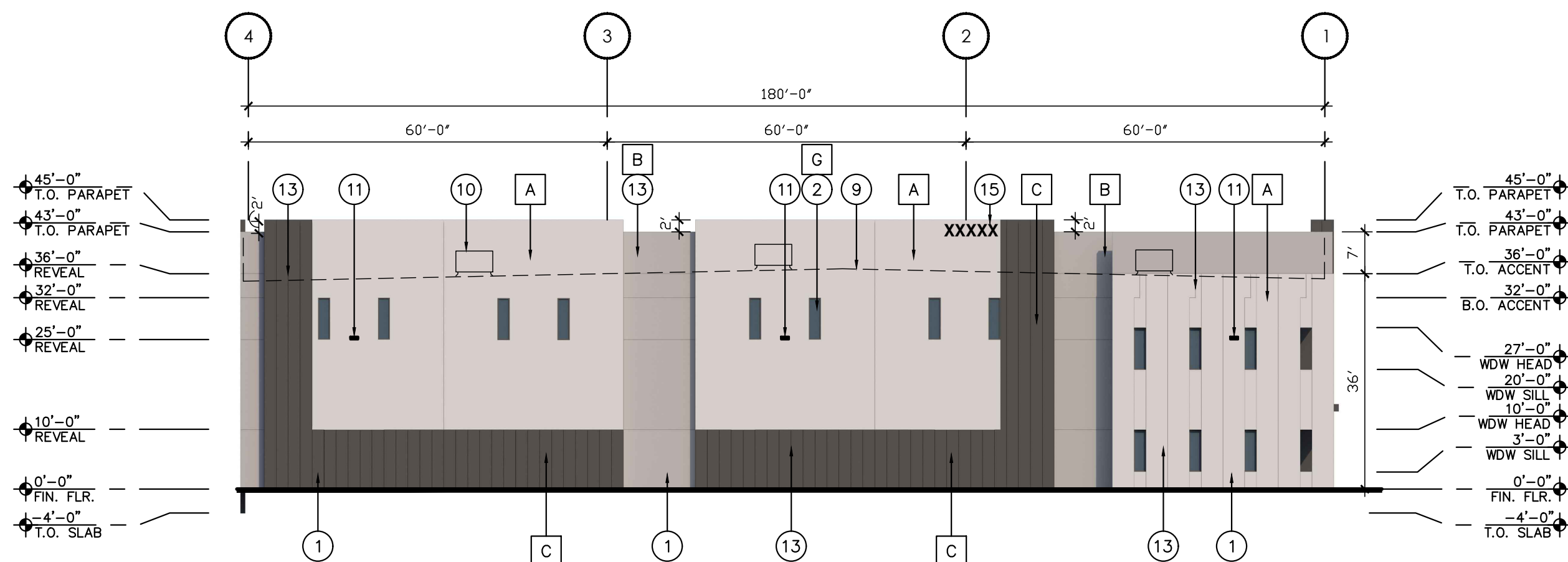
- PAINTED CONCRETE. TILT PANEL.
- 1" INSULATED GLAZING.
- C.M.U. SCREEN WALL.
- HOLLOW METAL DOOR AND FRAME - PAINTED.
- AL/GL DOOR TO MATCH WINDOW SYSTEM.
- OVERHEAD DOOR - PAINTED.
- STEEL CANOPY - SEE CANOPY DETAILS SHEET A10.02.
- NOT USED.
- LINE OF ROOF BEYOND.
- LINE OF FUTURE MECHANICAL UNIT BEYOND.
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
- NOT USED.
- 1/2" RECESS IN PAINTED CONCRETE TILT PANEL. - TYP.
- NOT USED.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 24" TALL WITH A 4" BRUSH STROKE OF A CONTRASTING COLOR TO THE BACKGROUND COLOR.

DESIGN REVIEW CASE #: DRB22-00730
ZONING CASE #: ZON22-00731
PRE-SUB CASE #: PRS21-01194



BUILDING 1 - EXTERIOR ELEVATIONS (SOUTH)

SCALE: 1"=20'-0"



BUILDING 1 - EXTERIOR ELEVATIONS (EAST)

SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

SOUTH ELEVATION

A: 9,424 SF (44%)
B: 3,720 SF (17%)
C: 8,198 SF (38%)
G: 0 SF

TOT: 21,342 SF

EAST ELEVATION

A: 4,713 SF (58%)
B: 1,362 SF (17%)
C: 1,795 SF (22%)
G: 224 SF (3%)

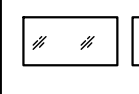
TOT: 8,094 SF

MATERIAL SCHEDULE

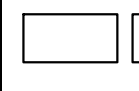
PAINT:

	A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6252 'ICE CUBE'
	B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6233 'SAMOVAR SILVER'
	C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW7062 'ROCK BOTTOM'

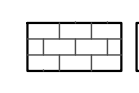
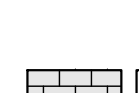
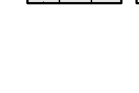
GLAZING:

	G	MFR:	VIRACON (OR APPROVED EQUAL)
		TYPE:	1" INSULATED, REFLECTIVE
		COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

	H	MFR:	ARCADIA (OR APPROVED EQUAL)
		TYPE:	ANODIZED ALUMINUM
		COLOR:	AB-B, BLACK, CLASS I

MASONRY:

	J	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'PEARL WHITE'
	K	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'RUTHERFORD GREY'
	L	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SPLIT FACE
		COLOR:	'OPAL'

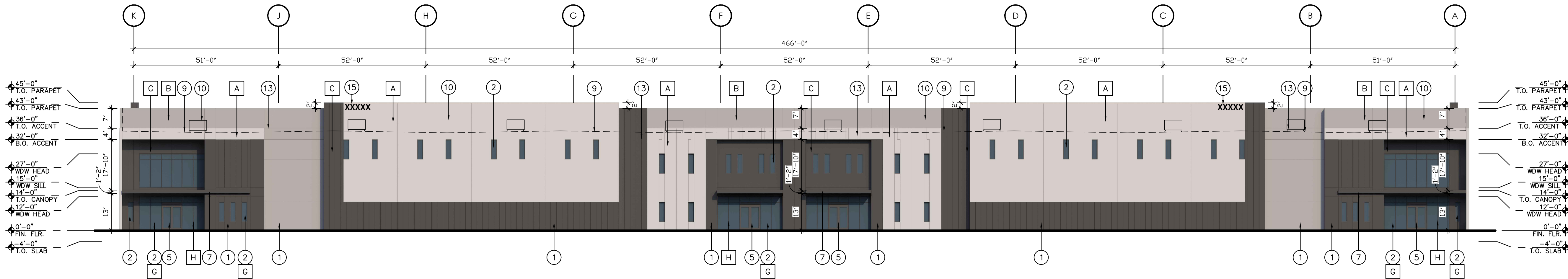
GENERAL NOTES

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- ALL BUILDINGS LOCATED WITHIN A UNIFIED, PLANNED DEVELOPMENT, SUCH AS A SHOPPING CENTER OR BUSINESS PARK, SHALL BE ARCHITECTURALLY STYLED TO ACHIEVE HARMONY AND CONTINUITY OF DESIGN. BUILDING ELEVATIONS SHALL BE COORDINATED WITH REGARD TO COLOR, TEXTURE, MATERIALS, FINISHES, AND FORM.
- PEDESTRIAN-ORIENTED SITE DESIGN IS REQUIRED.
- BUILDINGS WITH METAL OR STEEL EXTERIORS SHALL BE ARCHITECTURALLY ALTERED THROUGH THE CONSTRUCTION OF VENEERS, FACADES, OR OTHER ARCHITECTURAL TREATMENTS TO MINIMIZE THE EXTENT OF METAL SURFACES VISIBLE.
- ALL DOWNSPOUTS SHALL BE INTERNALIZED OR ARCHITECTURALLY INTEGRATED INTO THE DESIGN OF A BUILDING.

KEYNOTES (ELEVATIONS)

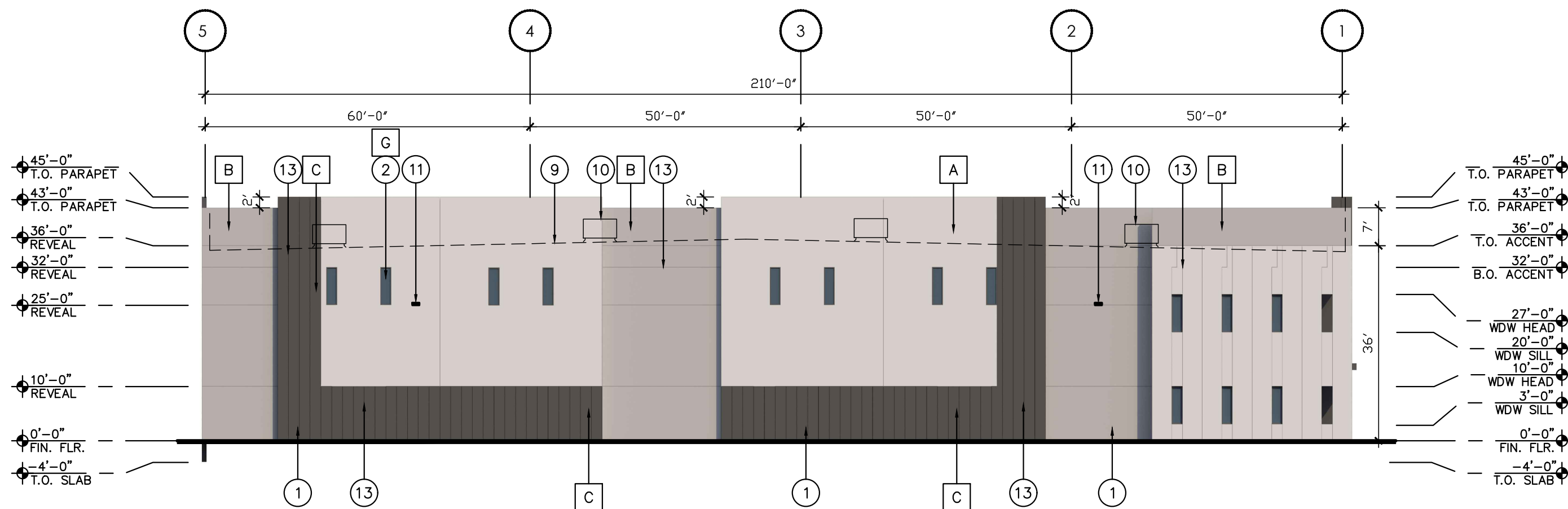
NOTE: THE BUILDING ELEVATION KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.

- PAINTED CONCRETE. TILT PANEL.
- 1" INSULATED GLAZING.
- C.M.U. SCREEN WALL.
- HOLLOW METAL DOOR AND FRAME - PAINTED.
- AL/GL DOOR TO MATCH WINDOW SYSTEM.
- OVERHEAD DOOR - PAINTED.
- STEEL CANOPY - SEE CANOPY DETAILS SHEET A10.02.
- NOT USED.
- LINE OF ROOF BEYOND.
- LINE OF FUTURE MECHANICAL UNIT BEYOND.
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
- NOT USED.
- 1/2" RECESS IN PAINTED CONCRETE TILT PANEL. - TYP.
- NOT USED.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 24" TALL WITH A 4" BRUSH STROKE OF A CONTRASTING COLOR TO THE BACKGROUND COLOR.



BUILDING 2 - EXTERIOR ELEVATIONS (SOUTH)

SCALE: 1"=20'-0"



BUILDING 2 - EXTERIOR ELEVATIONS (WEST)

SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

SOUTH ELEVATION

A: 8,665 SF (42%)
B: 3,244 SF (16%)
C: 6,745 SF (32%)
G: 2,216 SF (11%)

TOT: 20,870 SF

WEST ELEVATION

A: 4,713 SF (50%)
B: 2,652 SF (28%)
C: 1,795 SF (19%)
G: 224 SF (2%)

TOT: 9,384 SF

MATERIAL SCHEDULE

PAINT:

	A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6252 'ICE CUBE'
	B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6233 'SAMOVAR SILVER'
	C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW7062 'ROCK BOTTOM'

GLAZING:

	G	MFR:	VIRACON (OR APPROVED EQUAL)
		TYPE:	1" INSULATED, REFLECTIVE
		COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

	H	MFR:	ARCADIA (OR APPROVED EQUAL)
		TYPE:	ANODIZED ALUMINUM
		COLOR:	AB-B, BLACK, CLASS I

MASONRY:

	J	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'PEARL WHITE'
	K	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'RUTHERFORD GREY'
	L	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SPLIT FACE
		COLOR:	'OPAL'

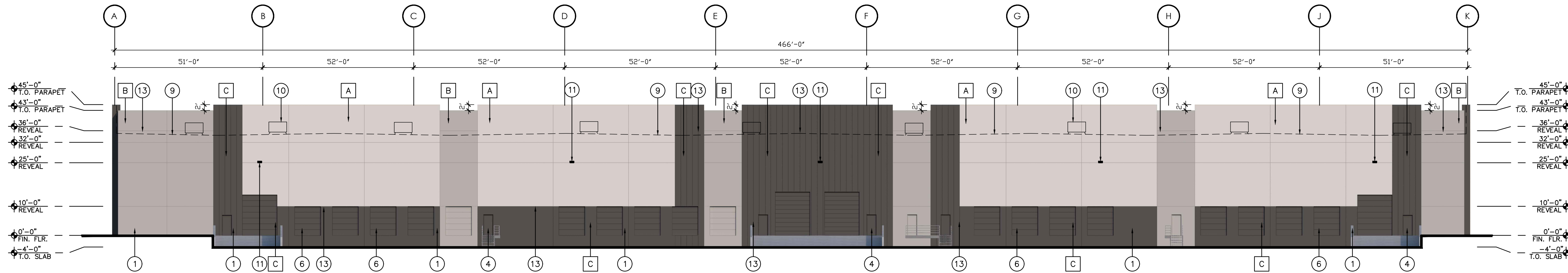
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- ALL DOWNSPOUTS SHALL BE INTERNALIZED OR ARCHITECTURALLY INTEGRATED INTO THE DESIGN OF A BUILDING.

KEYNOTES (ELEVATIONS)

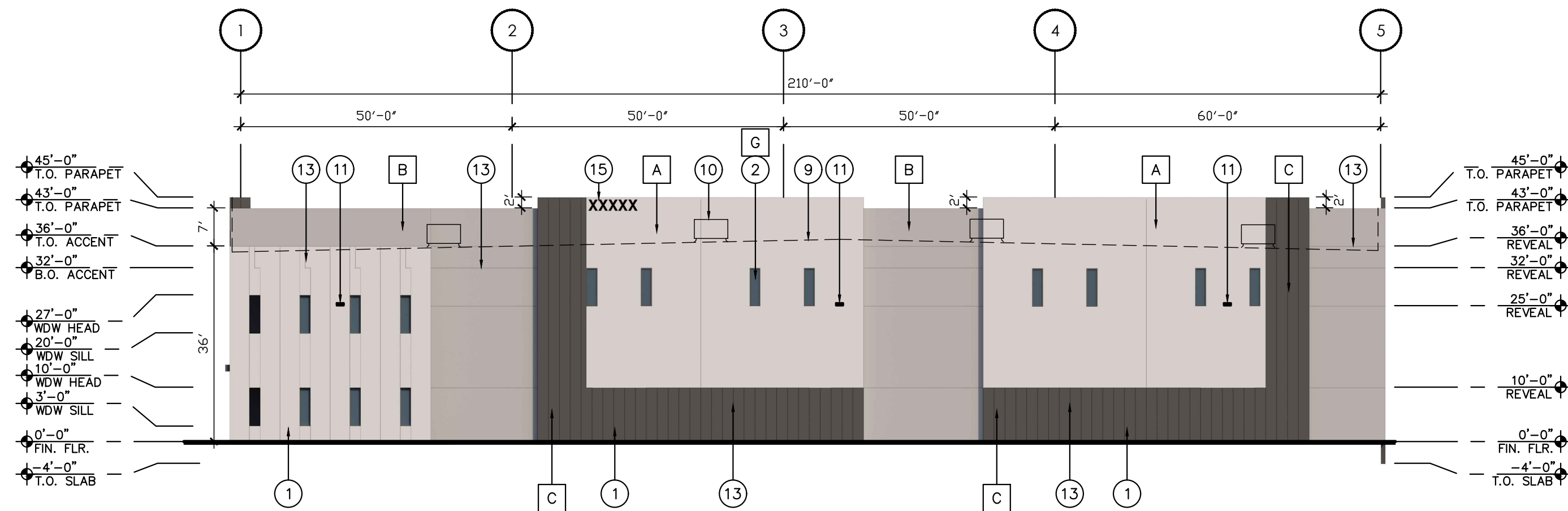
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- PAINTED CONCRETE. TILT PANEL.
- 1" INSULATED GLAZING.
- C.M.U. SCREEN WALL.
- HOLLOW METAL DOOR AND FRAME - PAINTED.
- AL/GL DOOR TO MATCH WINDOW SYSTEM.
- OVERHEAD DOOR - PAINTED.
- STEEL CANOPY - SEE CANOPY DETAILS SHEET A10.02.
- NOT USED.
- LINE OF ROOF BEYOND.
- LINE OF FUTURE MECHANICAL UNIT BEYOND.
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
- NOT USED.
- 1/2" RECESS IN PAINTED CONCRETE TILT PANEL. - TYP.
- NOT USED.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 24" TALL WITH A 4" BRUSH STROKE OF A CONTRASTING COLOR TO THE BACKGROUND COLOR.



BUILDING 2 - EXTERIOR ELEVATIONS (NORTH)

SCALE: 1"=20'-0"



BUILDING 2 - EXTERIOR ELEVATIONS (EAST)

SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION

A: 9,424 SF (43%)
B: 4,494 SF (20%)
C: 8,212 SF (37%)
G: 0 SF

TOT: 22,130 SF

EAST ELEVATION

A: 4,713 SF (50%)
B: 2,652 SF (28%)
C: 1,795 SF (19%)
G: 224 SF (2%)

TOT: 9,384 SF

MATERIAL SCHEDULE

PAINT:

A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	SIZE:	TO MATCH SHERWIN WILLIAMS
	COLOR:	SW6252 'ICE CUBE'
B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	SIZE:	TO MATCH SHERWIN WILLIAMS
	COLOR:	SW6233 'SAMOVAR SILVER'
C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	SIZE:	TO MATCH SHERWIN WILLIAMS
	COLOR:	SW7062 'ROCK BOTTOM'

GLAZING:

G	MFR:	VIRACON (OR APPROVED EQUAL)
	TYPE:	1" INSULATED, REFLECTIVE
	COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

H	MFR:	ARCADIA (OR APPROVED EQUAL)
	TYPE:	ANODIZED ALUMINUM
	COLOR:	AB-B, BLACK, CLASS I

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SMOOTH FACE
	COLOR:	'PEARL WHITE'
K	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SMOOTH FACE
	COLOR:	'RUTHERFORD GREY'
L	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SPLIT FACE
	COLOR:	'OPAL'

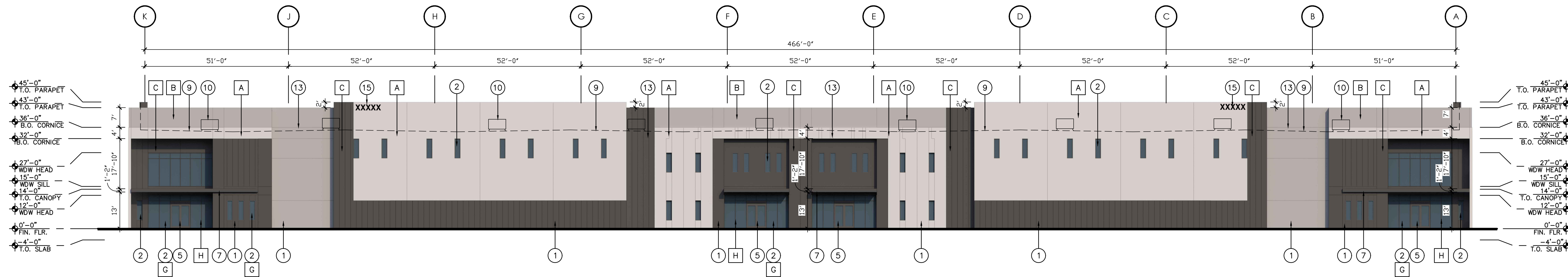
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KEYNOTES (ELEVATIONS)

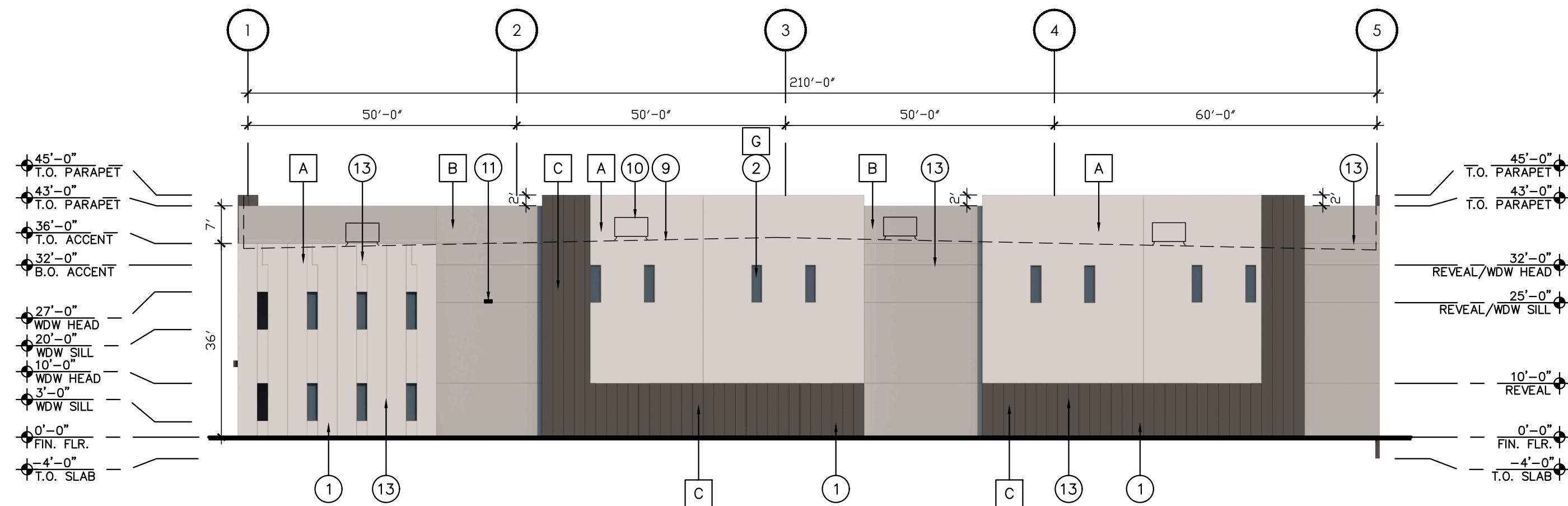
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- 1" INSULATED GLAZING.
- C.M.U. SCREEN WALL.
- HOLLOW METAL DOOR AND FRAME - PAINTED.
- AL/GL DOOR TO MATCH WINDOW SYSTEM.
- OVERHEAD DOOR - PAINTED.
- STEEL CANOPY - SEE CANOPY DETAILS SHEET A10.02.
- NOT USED.
- LINE OF ROOF BEYOND.
- LINE OF FUTURE MECHANICAL UNIT BEYOND.
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
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- NOT USED.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 24" TALL WITH A 4" BRUSH STROKE OF A CONTRASTING COLOR TO THE BACKGROUND COLOR.



BUILDING 3 - EXTERIOR ELEVATIONS (NORTH)

SCALE: 1"=20'-0"



BUILDING 3 - EXTERIOR ELEVATIONS (WEST)

SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION

A: 8,665 SF (41%)
B: 3,330 SF (16%)
C: 6,745 SF (32%)
G: 2,216 SF (11%)

TOT: 20,956 SF

WEST ELEVATION

A: 4,713 SF (50%)
B: 2,652 SF (28%)
C: 1,795 SF (19%)
G: 224 SF (2%)

TOT: 9,384 SF

MATERIAL SCHEDULE

PAINT:

A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	COLOR:	TO MATCH SHERWIN WILLIAMS SW6252 'ICE CUBE'
B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	COLOR:	TO MATCH SHERWIN WILLIAMS SW6233 'SAMOVAR SILVER'
C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
	COLOR:	TO MATCH SHERWIN WILLIAMS SW7062 'ROCK BOTTOM'

GLAZING:

G	MFR:	VIRACON (OR APPROVED EQUAL)
	TYPE:	1" INSULATED, REFLECTIVE
	COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

H	MFR:	ARCADIA (OR APPROVED EQUAL)
	TYPE:	ANODIZED ALUMINUM
	COLOR:	AB-B, BLACK, CLASS I

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SMOOTH FACE
	COLOR:	'PEARL WHITE'
K	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SMOOTH FACE
	COLOR:	'RUTHERFORD GREY'
L	MFR:	SUPERLITE (OR EQUAL)
	SIZE:	8"x8"x16"
	TEXTURE:	SPLIT FACE
	COLOR:	'OPAL'

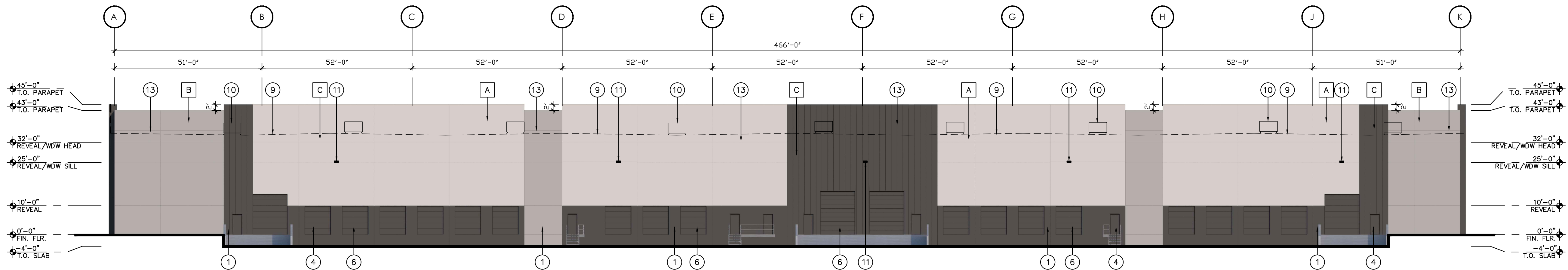
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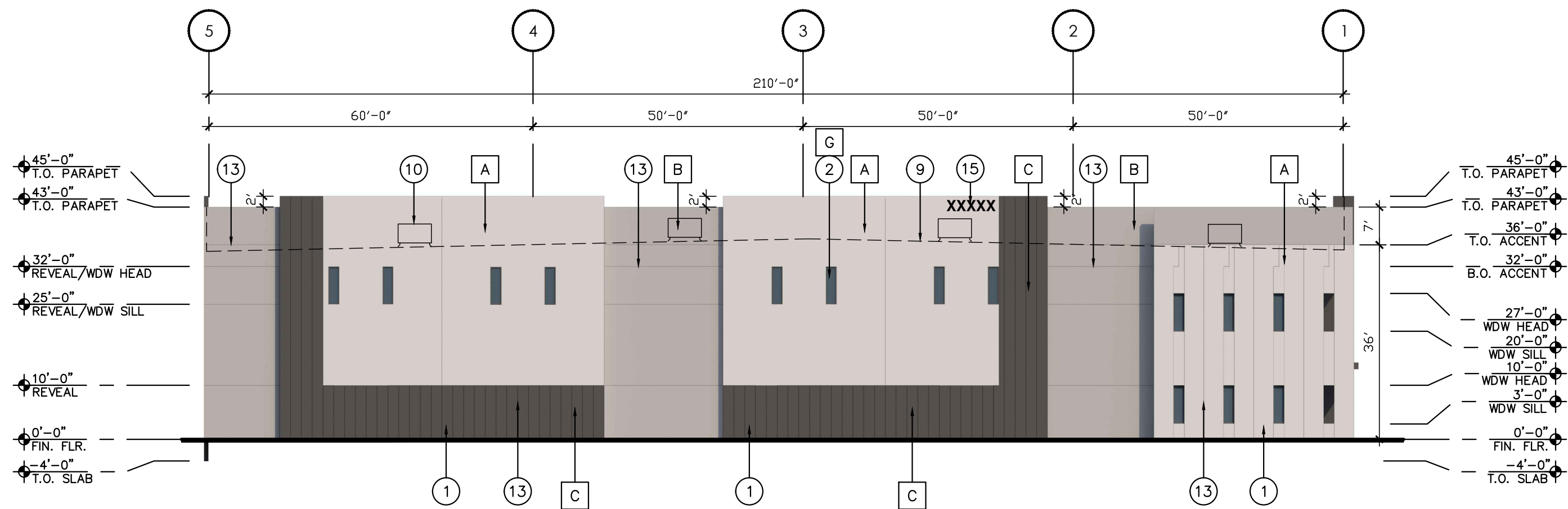
KEYNOTES (ELEVATIONS)

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- OVERHEAD DOOR - PAINTED.
- STEEL CANOPY - SEE CANOPY DETAILS SHEET A10.02.
- NOT USED.
- LINE OF ROOF BEYOND.
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- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
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01
BUILDING 3 - EXTERIOR ELEVATIONS (SOUTH)
SCALE: 1"=20'-0"



02
BUILDING 3 - EXTERIOR ELEVATIONS (EAST)
SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

SOUTH

A: 10,579 SF (48%)
B: 3,917 SF (18%)
C: 7,693 SF (35%)
G: 0 SF

TOT: 22,189 SF

EAST ELEVATION

A: 4,713 SF (50%)
B: 2,652 SF (28%)
C: 1,795 SF (19%)
G: 224 SF (2%)

TOT: 9,384 SF

MATERIAL SCHEDULE

PAINT:

	A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6252 'ICE CUBE'
	B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
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	C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
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GLAZING:

	G	MFR:	VIRACON (OR APPROVED EQUAL)
		TYPE:	1" INSULATED, REFLECTIVE
		COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

	H	MFR:	ARCADIA (OR APPROVED EQUAL)
		TYPE:	ANODIZED ALUMINUM
		COLOR:	AB-B, BLACK, CLASS I

MASONRY:

	J	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
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		COLOR:	'PEARL WHITE'
	K	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'RUTHERFORD GREY'
	L	MFR:	SUPERLITE (OR EQUAL)
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- OVERHEAD DOOR - PAINTED.
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- NOT USED.
- LINE OF ROOF BEYOND.
- LINE OF FUTURE MECHANICAL UNIT BEYOND.
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
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BUILDING 1 - COLOR RENDERING
SCALE: N.T.S.

DESIGN REVIEW CASE #: DRB22-00730
ZONING CASE #: ZON22-00731
PRE-SUB CASE #: PRS21-01194



GREENFIELD INDUSTRIAL
HOPEWELL DEVELOPMENT
SWC Greenfield Road & McDowell Road
Mesa, Arizona

**SITE PLAN
DESIGN REVIEW**
(Date)
9.22.2022
(Revisions)

(Project Number)
30-22167-00
(Sheet Title)
**BUILDING 1
COLOR
RENDERING**
(Sheet Number)
A4.03C



October 28, 2022

RE: Hopewell Development; 4329 E. McDowell Road, Mesa, Arizona 85215
Planning & Zoning Board Hearing (ZON22-00731)

Dear Neighbor,

We have applied for an application for a Rezone to remove conditions of approval of Zoning Case Number Z80-047, Site Plan Review, and Special Use Permit for the property located at 4329 E. McDowell Road, Mesa 85215. This request is for development of a light industrial use. The case number assigned to this project is ZON22-00731.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-452-2712 or e-mail me at sta@tblaw.com.

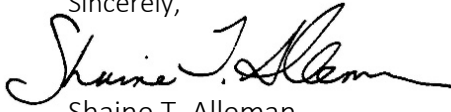
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at its meeting held on November 16th, 2022 in the City Council Chambers at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

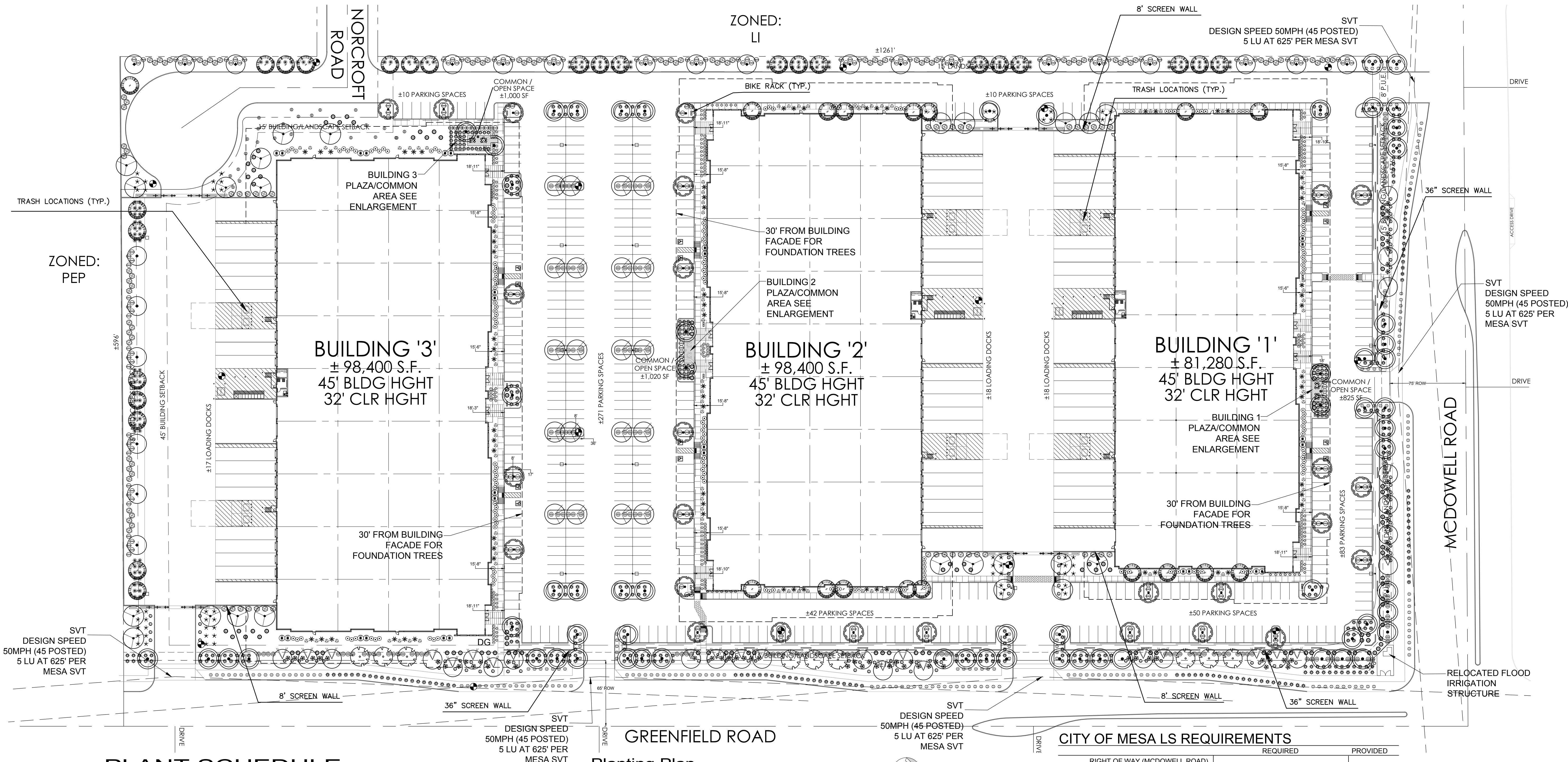
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.Durfee.Daniel@MesaAZ.Gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,


Shaine T. Alleman

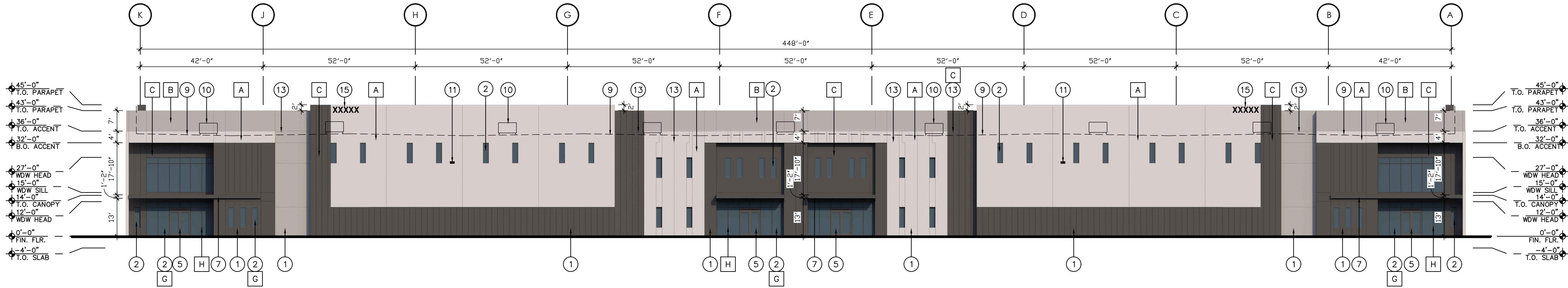






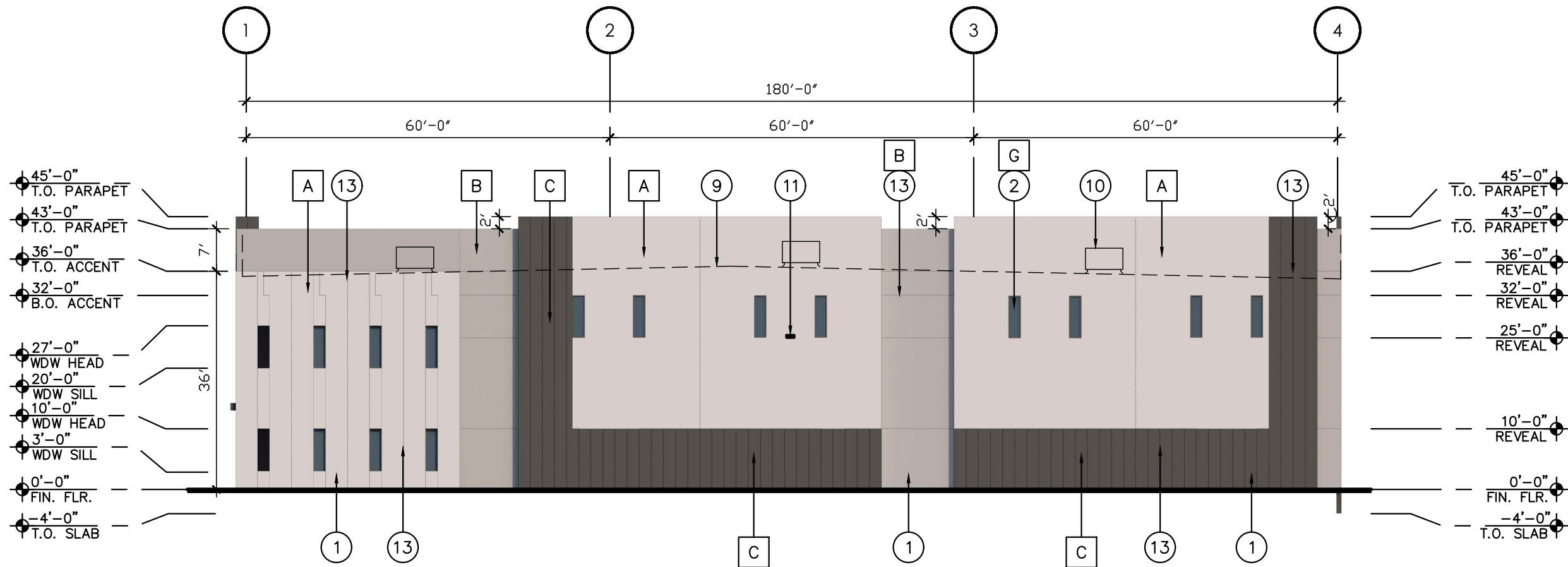
BUILDING 1 - COLOR RENDERING
SCALE: N.T.S.

DESIGN REVIEW CASE #: DRB22-00730
ZONING CASE #: ZON22-00731
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BUILDING 1 - EXTERIOR ELEVATIONS (NORTH)

SCALE: 1"=20'-0"



BUILDING 1 - EXTERIOR ELEVATIONS (WEST)

SCALE: 1"=20'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION

A: 8,665 SF (43%)
B: 2,470 SF (12%)
C: 6,745 SF (34%)
G: 2,216 SF (11%)

TOTAL: 20,096 SF

WEST ELEVATION

A: 4,713 SF (58%)
B: 1,362 SF (17%)
C: 1,795 SF (22%)
G: 224 SF (3%)

TOT: 8,094 SF

MATERIAL SCHEDULE

PAINT:

#	A	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6252 'ICE CUBE'
#	B	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW6233 'SAMOVAR SILVER'
#	C	MFR:	SHERWIN WILLIAMS (OR EQUAL)
		COLOR:	TO MATCH SHERWIN WILLIAMS SW7062 'ROCK BOTTOM'

GLAZING:

#	#	G	MFR:	VIRACON (OR APPROVED EQUAL)
			TYPE:	1" INSULATED, REFLECTIVE
			COLOR:	VS26-08 SOLAR BLUE

ALUMINUM STOREFRONT:

#	H	MFR:	ARCADIA (OR APPROVED EQUAL)
		TYPE:	ANODIZED ALUMINUM
		COLOR:	AB-B, BLACK, CLASS I

MASONRY:

#	J	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'PEARL WHITE'
#	K	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SMOOTH FACE
		COLOR:	'RUTHERFORD GREY'
#	L	MFR:	SUPERLITE (OR EQUAL)
		SIZE:	8"x8"x16"
		TEXTURE:	SPLIT FACE
		COLOR:	'OPAL'

GENERAL NOTES

- BUILDING ARCHITECTURE IS EXPECTED TO CONFORM TO THE BUILDING DESIGN COMPONENTS IN THE DESIGN MANUAL FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
- BUILDINGS SHALL BE SITED AND DESIGNED TO ACHIEVE AN OPTIMUM LEVEL OF ENERGY EFFICIENCY WITH REGARD TO SOLAR ORIENTATION.
- MECHANICAL EQUIPMENT, WHETHER GROUND LEVEL OR ROOF-MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW AND BE SO LOCATED TO BE PERCEIVED AS AN INTEGRAL PART OF THE BUILDING.
- EXTERIOR ELECTRICAL WALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SERVICE ENTRANCE SECTIONS, ELECTRICAL ACCESS PANELS, AND ELECTRICAL CABINETS, SHALL BE FULLY ENCLOSED ON IN A RECESSED AREA OF THE BUILDING SO NOT TO PROJECT PAST THE EXTERIOR FACADE.
- ALL SIDES OF A BUILDING SHALL RECEIVE CONSISTENT ARCHITECTURAL TREATMENT.
- ALL BUILDINGS LOCATED WITHIN A UNIFIED, PLANNED DEVELOPMENT, SUCH AS A SHOPPING CENTER OR BUSINESS PARK, SHALL BE ARCHITECTURALLY STYLED TO ACHIEVE HARMONY AND CONTINUITY OF DESIGN. BUILDING ELEVATIONS SHALL BE COORDINATED WITH REGARD TO COLOR, TEXTURE, MATERIALS, FINISHES, AND FORM.
- PEDESTRIAN-ORIENTED SITE DESIGN IS REQUIRED.
- BUILDINGS WITH METAL OR STEEL EXTERIORS SHALL BE ARCHITECTURALLY ALTERED THROUGH THE CONSTRUCTION OF VENEERS, FACADES, OR OTHER ARCHITECTURAL TREATMENTS TO MINIMIZE THE EXTENT OF METAL SURFACES VISIBLE.
- ALL DOWNSPOUTS SHALL BE INTERNALIZED OR ARCHITECTURALLY INTEGRATED INTO THE DESIGN OF A BUILDING.

KEYNOTES (ELEVATIONS)

NOTE: THE BUILDING ELEVATION KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.

- PAINTED CONCRETE. TILT PANEL.
- 1" INSULATED GLAZING.
- C.M.U. SCREEN WALL.
- HOLLOW METAL DOOR AND FRAME - PAINTED.
- AL/GL DOOR TO MATCH WINDOW SYSTEM.
- OVERHEAD DOOR - PAINTED.
- STEEL CANOPY - SEE CANOPY DETAILS SHEET A10.02.
- NOT USED.
- LINE OF ROOF BEYOND.
- LINE OF FUTURE MECHANICAL UNIT BEYOND.
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
- NOT USED.
- 1/2" RECESS IN PAINTED CONCRETE TILT PANEL. - TYP.
- NOT USED.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 24" TALL WITH A 4" BRUSH STROKE OF A CONTRASTING COLOR TO THE BACKGROUND COLOR.

DESIGN REVIEW CASE #: DRB22-00730
ZONING CASE #: ZON22-00731
PRE-SUB CASE #: PRS21-01194

EXHIBIT F

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 10/31/22

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00731, on SWC McDowell Rd & Greenfield Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

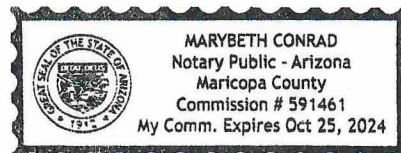
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 10/31/22

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 16, 2022

CASE: ZON22-00731

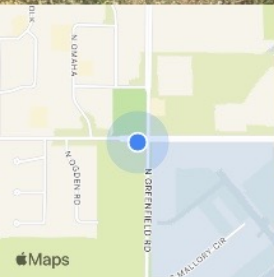
REQUEST: Rezone to remove conditions of approval of Zoning Case Number Z80-047, Site Plan Review, and Special Use Permit. This request will allow for an industrial development.

APPLICANT: Shaine T. Alleman

PHONE: (602) 452-2712

Planning Division: (480) 644-2385

Posting date: 10/31/2022



Oct 31, 2022 12:29PM
4345-4367 E McDowell Rd
Maricopa County

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: November 16, 2022

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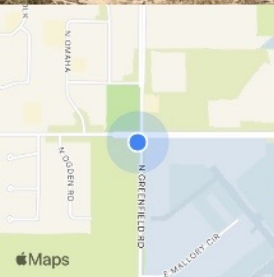
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Planning Division: (480) 644-2385

Posting date: 10/31/2022



Oct 31, 2022 12:27PM
N Greenfield Rd
Maricopa County