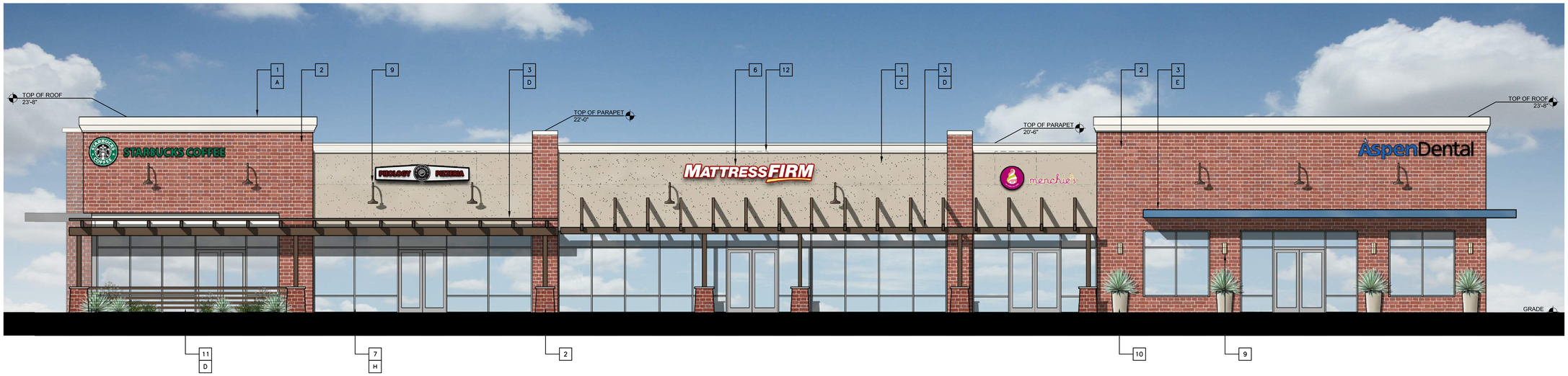

EAST ELEVATION SCALE: 3/16"=1'-0" 2

WEST ELEVATION SCALE: 3/16"=1'-0" 1

KEY NOTES

1	EXTERIOR STUCCO
2	BRICK VENEER
3	AWNING
4	CONTROL JOINT
5	METAL SCREEN
6	TENANT SIGNAGE
7	STORE FRONT SYSTEM
8	SPANDREL STORE FRONT SYSTEM
9	LIGHT FIXTURES
10	POTTED PLANT
11	WOODEN SLATS
12	ROOF TOP MECHANICAL EQUIPMENT SCREENED BY PARAPET

FINISH MATERIAL

A	DUNN EDWARDS- DEW341 SWISS COFFEE
B	DUNN EDWARDS- DEC765 BONE
C	DUNN EDWARDS- DEC747 SAHARA
D	PAINTED WOOD- DE6070 CHOCOLATE CHUNK
E	PAINTED METAL- DE5872 LAKEVILLE
F	PAINTED METAL- DE6369 LEGENDARY GRAY
G	CANVAS
H	CLEAR ANODIZED ALUMINUM FINISH
J	NOT USED
K	NOT USED
L	NOT USED

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14252 culver drive suite A-347
irvine, ca 92604
www.adcollaborative.com
949.267.1660

ADC Project No: 150028

Project Contact: Chris Lindholm
Email: lindhom@adcollaborative.com
Principal: Craig CHinn
Project Manager: Chris Lindholm

Client

Company: Kimco
Address: 23 Mauchly, Suite 100
Irvine, CA 92618
Phone No. 949-252-3872
Fax No. ----

MESA RIVERVIEW- LOT 2

1003 N. DOBSON RD.
MESA, AZ 85201

Sheet Issue & Revision Log
Sheet Issue Date 10-09-15

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REGISTERED ARCHITECT
CERTIFICATE NO. 5973
Date Signed 7-2-15
ARIZONA U.S.A.
Expires: 6-30-16

COLORED ELEVATIONS

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SOUTH ELEVATION SCALE: 3/16"=1'-0" 2

NORTH ELEVATION SCALE: 3/16"=1'-0" 1

KEY NOTES

1	EXTERIOR STUCCO
2	BRICK VENEER
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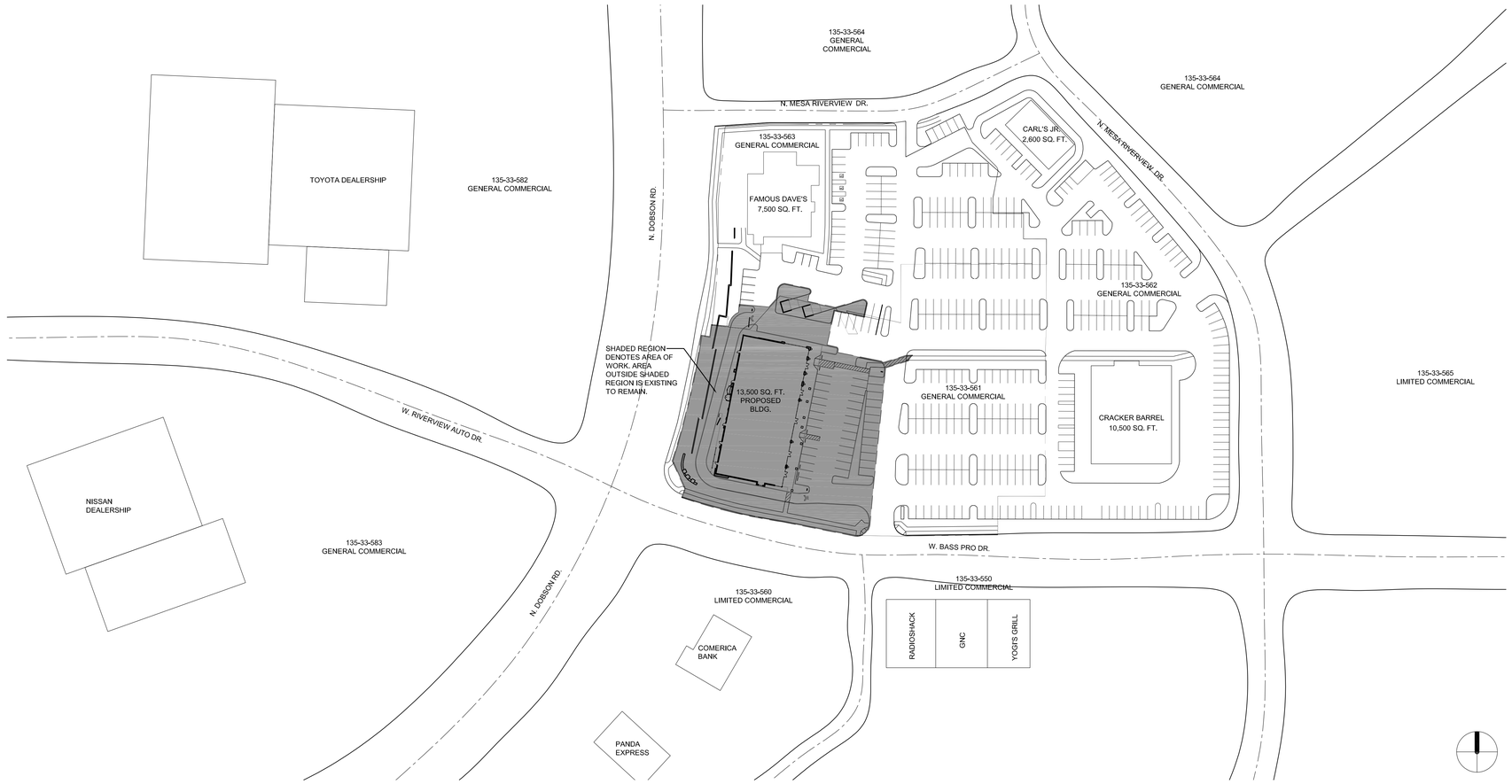


OVERALL SITE PLAN

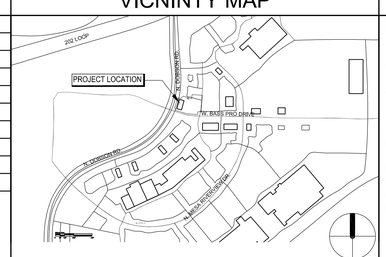
SCALE: 1/64"=1'-0" | 1

SITE SUMMARY

MESA RIVERVIEW PARKING REQUIREMENTS			
BUSINESS	SQUARE FOOTAGE	RATIO	STALLS
RESTAURANT	2,400 SF	1:75	32
RETAIL	1,400 SF	1:75	19
RETAIL	4,003 SF	1:375	11
RETAIL	1,520 SF	1:375	4
RETAIL	1,520 SF	1:375	4
COFFEE	1,830 SF	1:100	19
OUTDOOR SEATING	1,400 SF	1:200	7
EXISTING BUSINESSES			
FAMOUS DAVE'S	7,500 SF	1:75	100
CRACKER BARREL	10,500 SF	1:75	140
CARL'S JR.	2,600 SF	1:75	45
TOTAL STALLS REQUIRED			381
TOTAL STALLS PROPOSED			418

MESA RIVERVIEW SITE SUMMARY		
SITE	SQUARE FOOTAGE	ACREAGE
GROSS SITE ACREAGE	112,552 SF	2.58 ACRES
NET ACREAGE	110,488 SF	2.53 ACRES
BUILDING	12,830 SF	

VICNINTY MAP



PROJECT SUMMARY

PROJECT ADDRESS:

1003 N. DOBSON RD.
MESA, AZ

APN: 135-33-561

ZONING INFO: GC

MCR NO. 93641

PROJECT DESCRIPTION: 13,500 SQ.FT. BUILDING SHELL AND DEMISED TENANT SPACES. TENANT IMPROVEMENTS NOT A PART OF THIS SCOPE AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

SHEET INDEX

A0.0	TITLE SHEET AND PROJECT INFORMATION
A1.0	SITE PLAN
A1.1	EXISTING / DEMO SITE PLAN
	PRELIMINARY GRADING PLAN
	PRELIMINARY LANDSCAPE PLAN
A2.0	FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS

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REGISTERED ARCHITECT
CERTIFICATE NO.
50918
CRAIG A. CHINN
ARIZONA U.S.A.
Expires 6-30-16

TITLE SHEET AND PROJECT INFORMATION

A0.0

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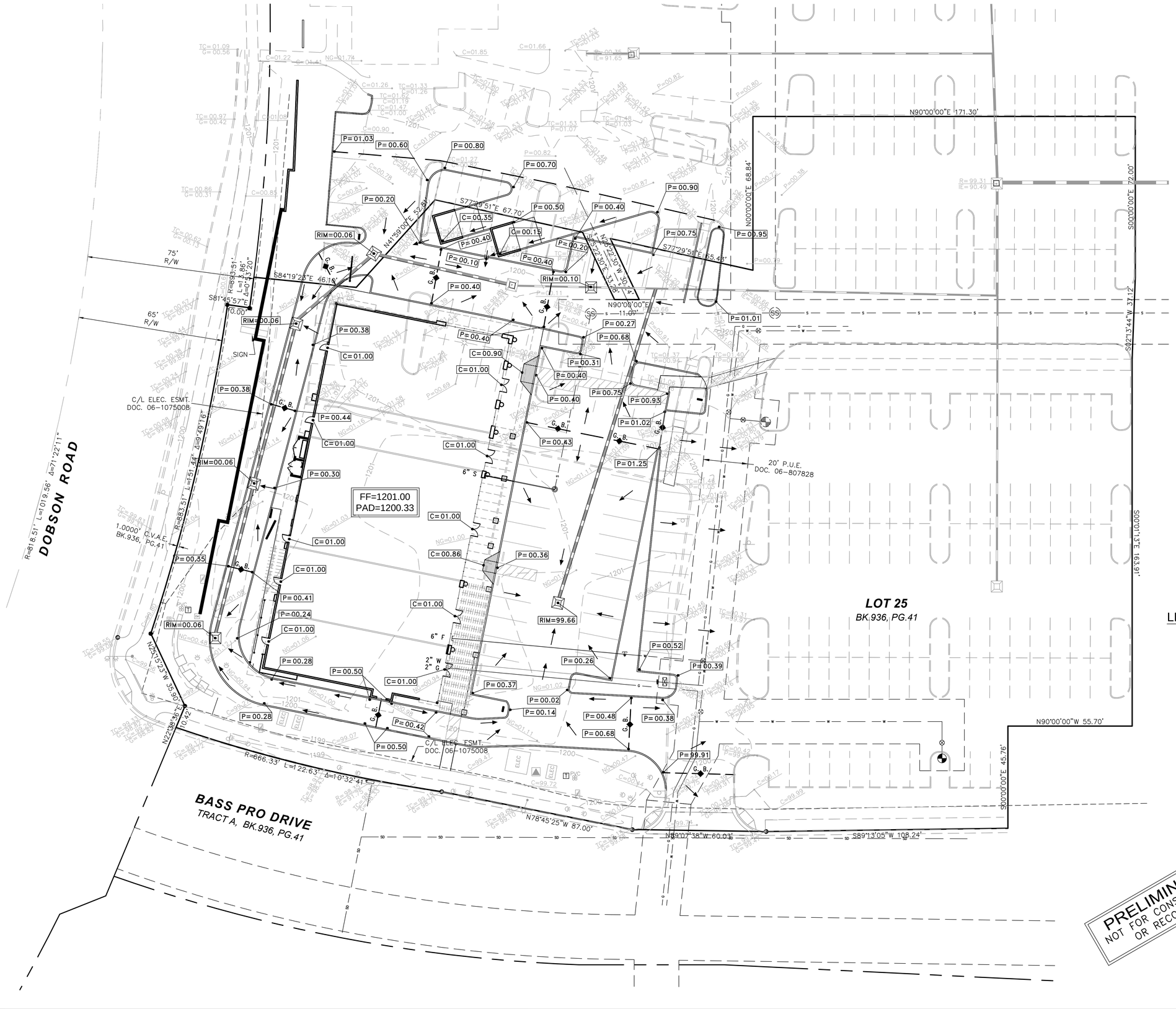

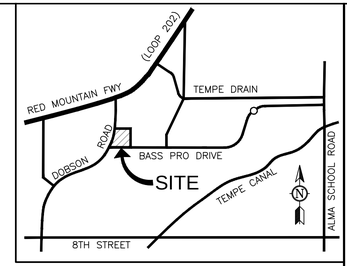

VICINITY MAP
NTS

DEVELOPER

KIMCO REALTY
23 MAUCHLY, SUITE 100
IRVINE, CA 92618
PHONE: (949) 252-3872
CONTACT: ANDREW GRACEY

ARCHITECT

ARCHITECTURE DESIGN COLLABORATIVE
3505 CADILLAC AVENUE, BUILDING 'O', SUITE 205A
COSTA MESA, CA 92626
PHONE: (949) 267-1660
CONTACT: CHRIS LINDHOLM

ENGINEER

ERICKSON AND MEEKS ENGINEERING, L.L.C.
13444 N. 32ND STREET, SUITE 6
PHOENIX, AZ 85032
PH: (602) 569-6593
FAX: (602) 569-6493
CONTACT: TOM MEEKS

DRAINAGE SUMMARY:

THE PROPOSED GRADING AND DRAINAGE AS SHOWN ON THIS PLAN CONFORMS WITH THE "MASTER BASIS OF DRAINAGE DESIGN REPORT FOR REVIEW AT DOBSON", DATED APRIL 20, 2005, PREPARED BY ERICKSON & MEEKS ENGINEERING L.L.C. AND APPROVED BY THE CITY OF MESA. NO ADDITIONAL STORM WATER RETENTION/DETENTION FACILITIES ARE REQUIRED. EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

THE DRAINAGE AREAS ARE IN SUBSTANTIAL CONFORMANCE TO THE MASTER DRAINAGE AREA PLAN. THE CURRENT DRAINAGE METHOD CONSISTS OF ON-SITE PARKING LOT DETENTION WITH CATCH BASINS THAT METER THE RUNOFF FLOWS AT A
2 CFS/ACRE MAXIMUM TO A DISCHARGE POINT IN THE TEMPE DRAIN NEAR THE DUAL 8'x8' BOX CULVERTS LOCATED UNDER THE LOOP 202 FREEWAY. THE TOTAL SITE DISCHARGE OF
370 CFS WILL NOT BE AFFECTED BY THE CURRENT PROJECT RENOVATION.

A DRAINAGE REPORT ADDENDUM SHALL BE PREPARED AND SUBMITTED TO SUPPORT THE CONSTRUCTION DOCUMENTS DURING THE PLAN REVIEW PROCESS.

LEGEND OF PROPOSED FEATURES:

FF=1201.00 / PAD=1200.33	FINISH FLOOR ELEVATION / PAD ELEVATION
	CATCH BASIN
	STORM DRAIN PIPE
	DIRECTION OF FLOW
P=00.50	PAVEMENT ELEVATION
C=01.00	CONCRETE ELEVATION
RIM=00.06	RIM ELEVATION
G.B.	GRADE BREAK

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SCALE: 1"= 20'
0 10' 20' 40' 60'

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

EME
Erickson & Meeks Engineering, L.L.C.
13444 N. 32nd Street
Suite 6
Phoenix, Arizona 85032
Phone: (602) 569-6593
Fax: (602) 569-6493

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23980
JEFFREY S. ERICKSON
(PRINT)
Date Signed 10/09/15
ARIZONA, U.S.A.
Expires 09/30/17

MESA RIVERVIEW LOT 25
CONCEPTUAL GRADING AND DRAINAGE PLAN
MESA, ARIZONA

REVISIONS

DATE:	10/09/15
PROJ. NO:	215-013
DESIGN:	TEM
DRAWN:	TEM
CHECK:	JSE
SCALE:	1"=20'
CAD FILE:	1513cg01

CG1
1 of 1

GENERAL NOTES

1. INSTALL TEMPORARY CONSTRUCTION FENCING DURING CONSTRUCTION ACTIVITIES ALONG THE PERIMETER OF THE PROPERTY LINE.
2. PEDESTRIAN SITE ENTRANCES PATH OF TRAVEL AND MEANS OF EGRESS TO BE ADA COMPLIANT PER THE STATE AND FEDERAL ACCESSIBILITY GUIDELINES, LAWS AND REGULATIONS.
3. REPLACE EXISTING UTILITIES AND SCREEN AS NEEDED. REFER TO CIVIL SHEETS.
4. ALL WORK TO COMPLY WITH CURRENT EDITIONS OF THE ADOPTED CODES AT THE TIME OR SUBMITTAL.
5. ALL MATERIALS SHALL BE DURABLE AND WEATHER RESISTANT.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING TO BE DEMOLISHED
- SHADED REGION DENOTES AREA OF WORK

SITE PLAN | SCALE: 1/16"=1'-0" | 1

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irvine, ca 92604
www.adcollaborative.com
949.267.1660

ADC Project No: 150028

Project Contact: Chris Lindholm
Email: clindhom@adcollaborative.com
Principal: Craig CHinn
Project Manager: Chris Lindholm

Client

Company: Kimco
Address: 23 Mauchly, Suite 100
Irvine, CA 92618
Phone No. 949-252-3872
Fax No. ----

MESA RIVERVIEW- LOT 2

1003 N. DOBSON RD.
MESA, AZ 85201

Sheet Issue & Revision Log
Sheet Issue Date 10-09-15

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REGISTERED ARCHITECT
CERTIFICATE NO. 50734
CRAIG C. HINN
Arizona U.S.A.
Expires: 6/30/16

SITE PLAN

A1.0

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EXISTING AND DEMO SITE PLAN | SCALE: 1/16"=1'-0" | 1

GENERAL NOTES

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING TO BE DEMOLISHED
- SHADED REGION DENOTES AREA OF WORK
- (1) PHOTO LOCATION AND DIRECTION

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architecture design collaborative
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irvine, ca 92604
www.adcollaborative.com
949.267.1660

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REGISTERED ARCHITECT
CERTIFICATE NO. 5972
Date Signed 7-2-15
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EXISTING SITE AND DEMO PLAN

A1.1

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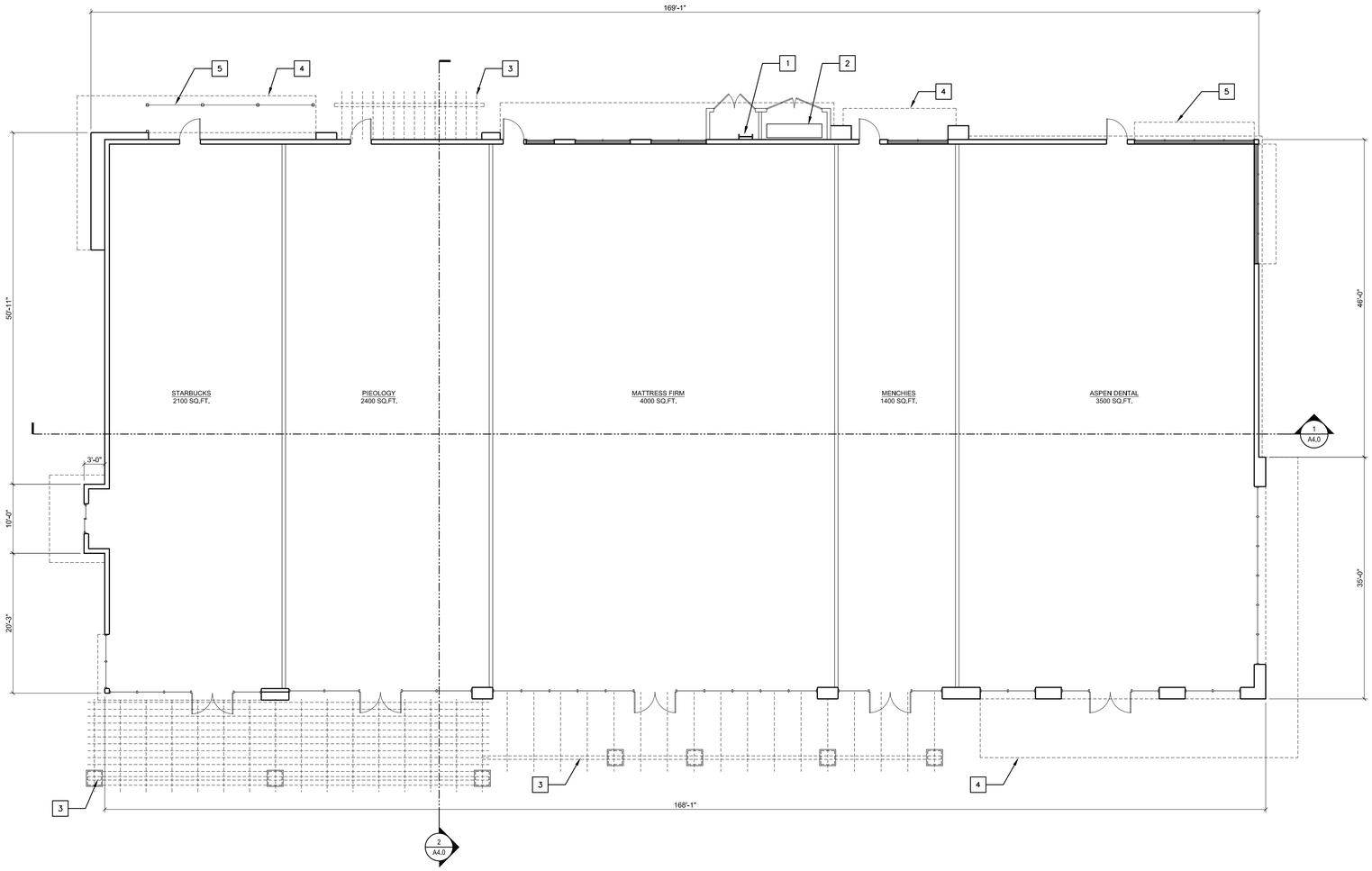

KEY NOTES

1. ROOF ACCESS LADDER
2. ELECTRICAL SWITCH GEAR
3. DECORATIVE TRELLIS TYP.
4. FACADE OVERHANG TYP.
5. DECORATIVE METAL SCREEN

FLOOR PLAN | SCALE: 1/8"=1'-0" | 1

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FLOOR PLAN

A2.0

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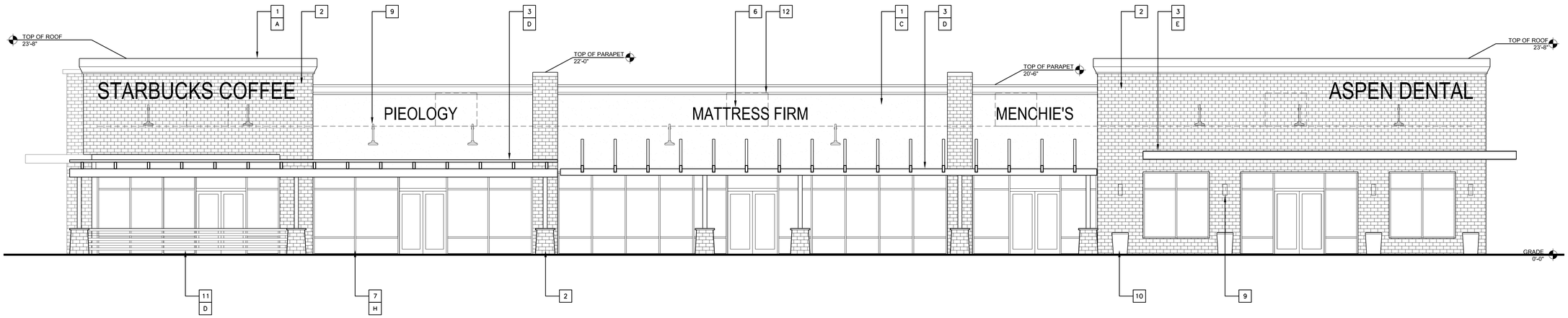
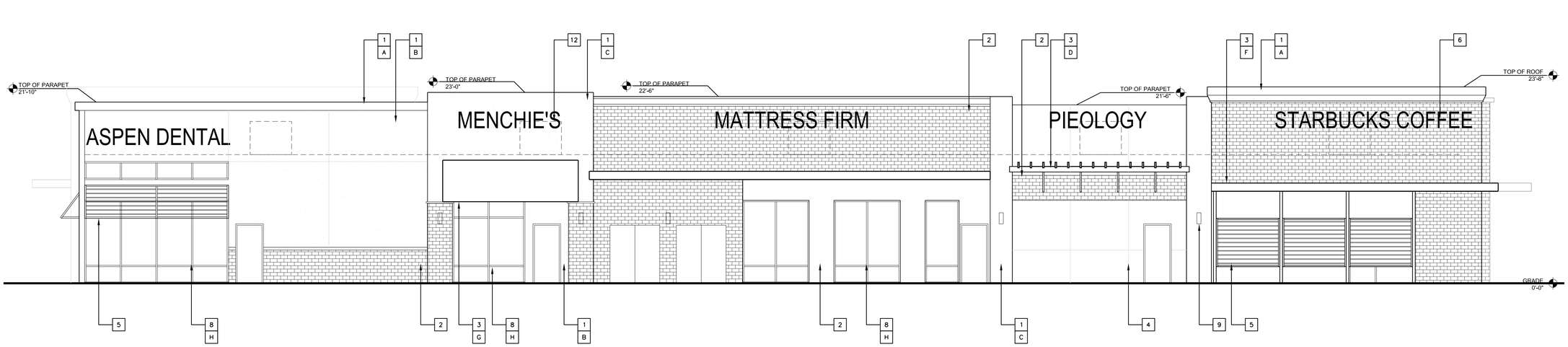


EAST ELEVATION SCALE: 3/16"=1'-0" 2



WEST ELEVATION SCALE: 3/16"=1'-0" 1

KEY NOTES

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ARIZONA, U.S.A.
Expires: 6-30-16

EXTERIOR ELEVATIONS

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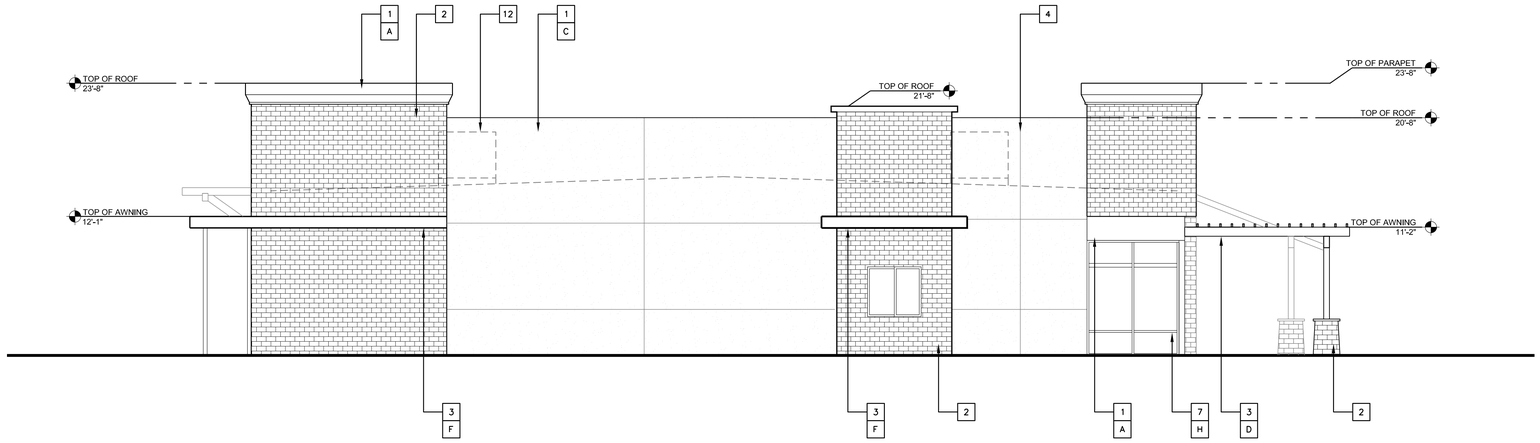
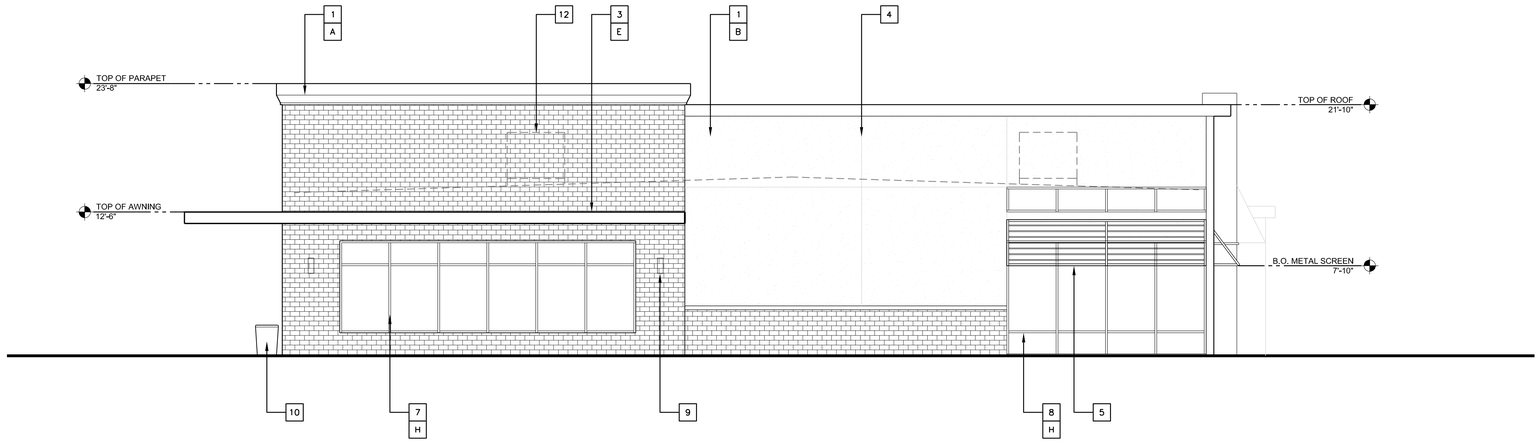


SOUTH ELEVATION SCALE: 3/16"=1'-0" 2



NORTH ELEVATION SCALE: 3/16"=1'-0" 1

KEY NOTES		FINISH MATERIAL	
1	EXTERIOR STUCCO	A	DUNN EDWARDS- DEW341 SWISS COFFEE
2	BRICK VENEER	B	DUNN EDWARDS- DEC765 BONE
3	AWNING	C	DUNN EDWARDS- DEC747 SAHARA
4	CONTROL JOINT	D	PAINTED WOOD- DE6070 CHOCOLATE CHUNK
5	METAL SCREEN	E	PAINTED METAL- DE5872 LAKEVILLE
6	TENANT SIGNAGE	F	PAINTED METAL- DE6369 LEGENDARY GRAY
7	STORE FRONT SYSTEM	G	CANVAS
8	SPANDREL STORE FRONT SYSTEM	H	CLEAR ANODIZED ALUMINUM FINISH
9	LIGHT FIXTURES	J	NOT USED
10	POTTED PLANT	K	NOT USED
11	WOODEN SLATS	L	NOT USED
12	ROOF TOP MECHANICAL EQUIPMENT SCREENED BY PARAPET		

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irvine, ca 92604
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MESA, AZ 85201

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REGISTERED ARCHITECT
CERTIFICATE NO. 5973
Date Signed 12-18
ARIZONA U.S.A.
Expires: 6-30-16

EXTERIOR ELEVATIONS

A3.1

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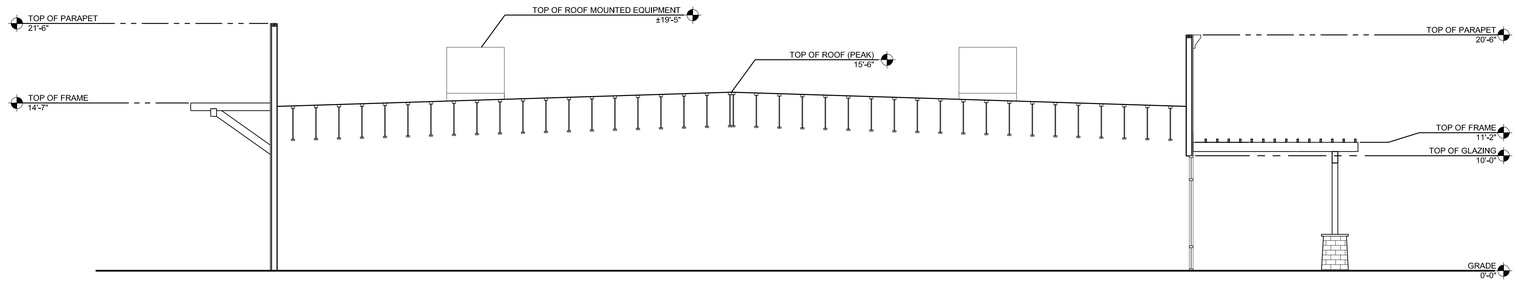
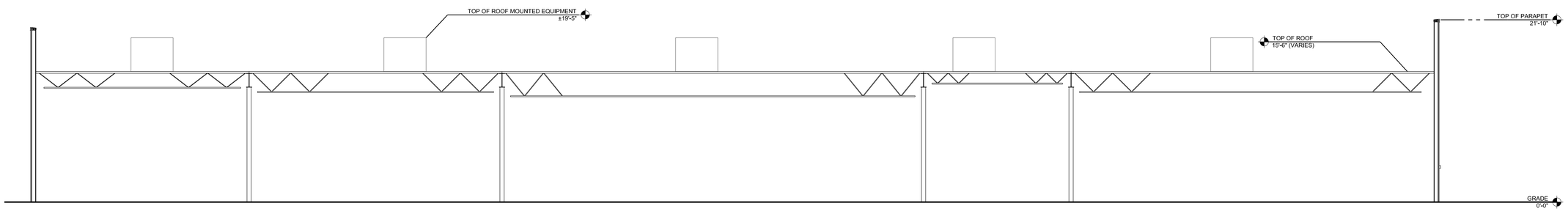


BUILDING SECTION SCALE: 3/16"=1'-0" 2



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

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Sheet Issue & Revision Log

Sheet Issue Date	10-09-15

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

REGISTERED ARCHITECT
CERTIFICATE NO. 5973
Date Signed 7-2-15
ARIZONA, U.S.A.
Expires: 6-30-16

BUILDING SECTIONS

A4.0