

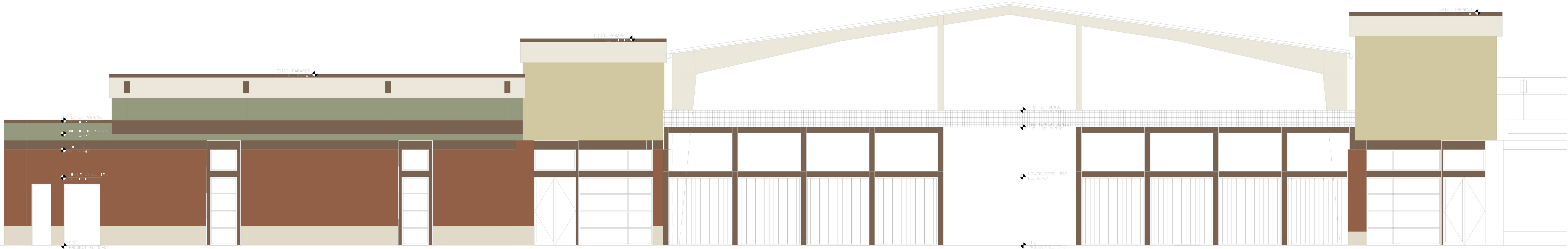


UNION BRICKYARD
IN-FILL BUILDING

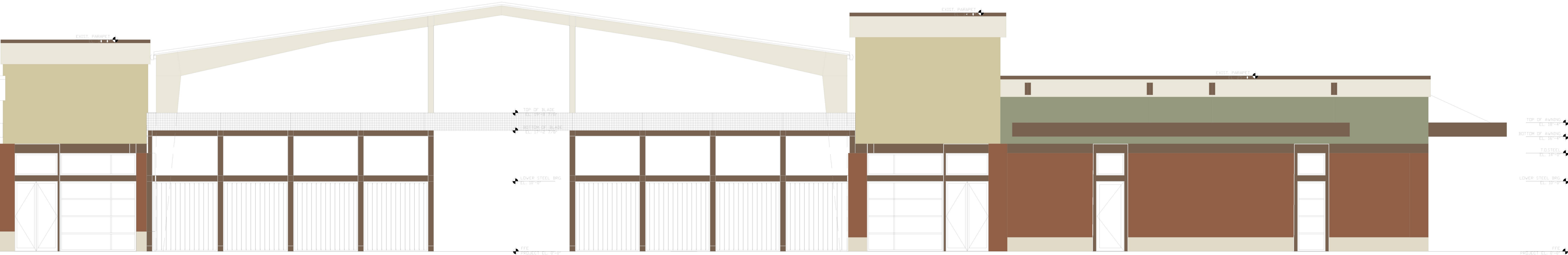
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



West Elevation - A
SCALE: 1/8"=1'-0"



West Elevation - B
SCALE: 1/8"=1'-0"

BATTLE HARBOR
DE6257

DARK SEPIA
DE6138

LIGHT ASPIRATION
DE6185

PAPER SACK
DE6173

STUCCO TAN
DE6205

TRITE WHITE
DE6204

WEATHERED LEATHER
DE6105

STOCK HORSE
DE6126

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS



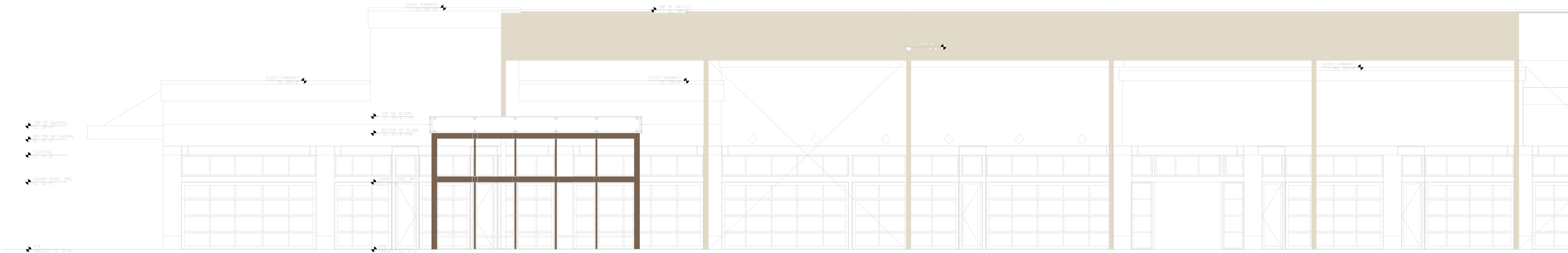
EXPIRES: 12-31-19

UNION BRICKYARD
IN-FILL BUILDING

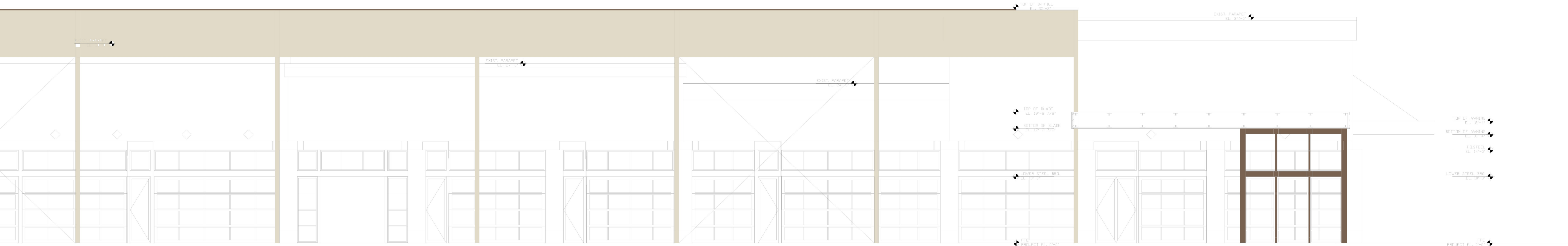
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



In-fill South Elevation - A
SCALE: 1/8"=1'-0"



In-fill South Elevation - B
SCALE: 1/8"=1'-0"



BATTLE HARBOR
DE6257



DARK SEPIA
DE6138



LIGHT ASPIRATION
DE6185



PAPER SACK
DE6173



STUCCO TAN
DE6205



TRITE WHITE
DE6204



WEATHERED LEATHER
DE6105



STOCK HORSE
DE6126

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS



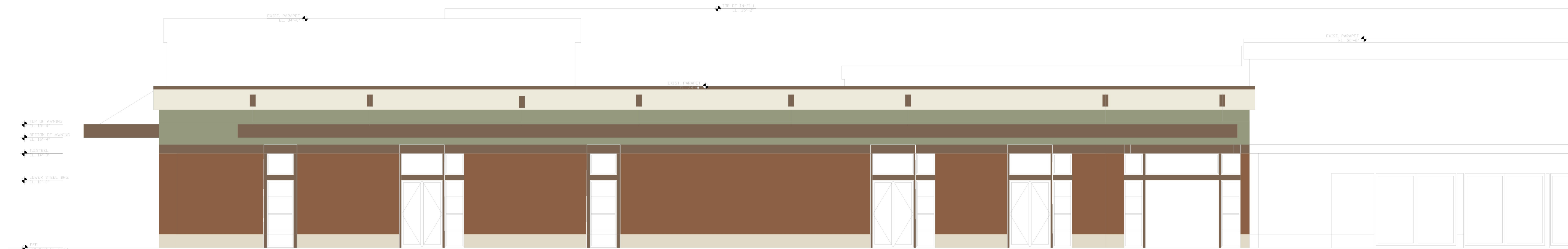
EXPIRES: 12-31-19

UNION BRICKYARD
IN-FILL BUILDING

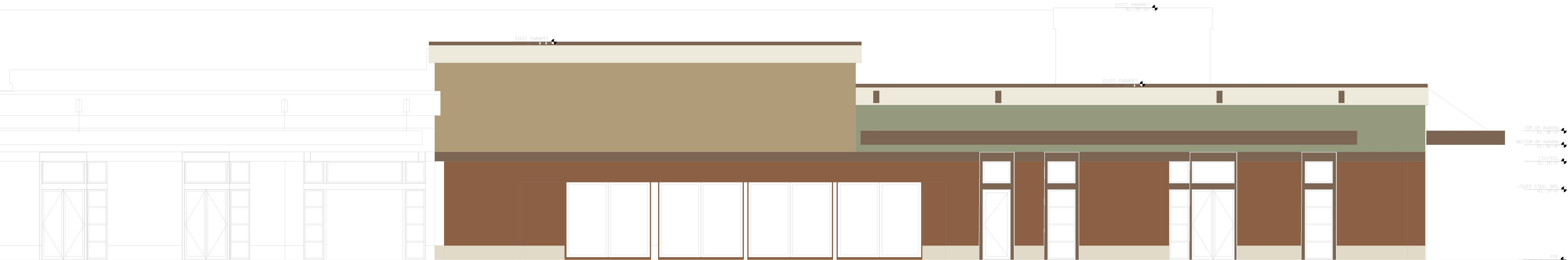
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



DRB
0004 South Elevation - A
SCALE: 1/8"=1'-0"



DRB
0004 South Elevation - B
SCALE: 1/8"=1'-0"

BATTLE HARBOR
DE6257

DARK SEPIA
DE6138

LIGHT ASPIRATION
DE6185

PAPER SACK
DE6173

STUCCO TAN
DE6205

TRITE WHITE
DE6204

WEATHERED LEATHER
DE6105

STOCK HORSE
DE6126

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS

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Elevations
Renovation
DRB APP

DR004

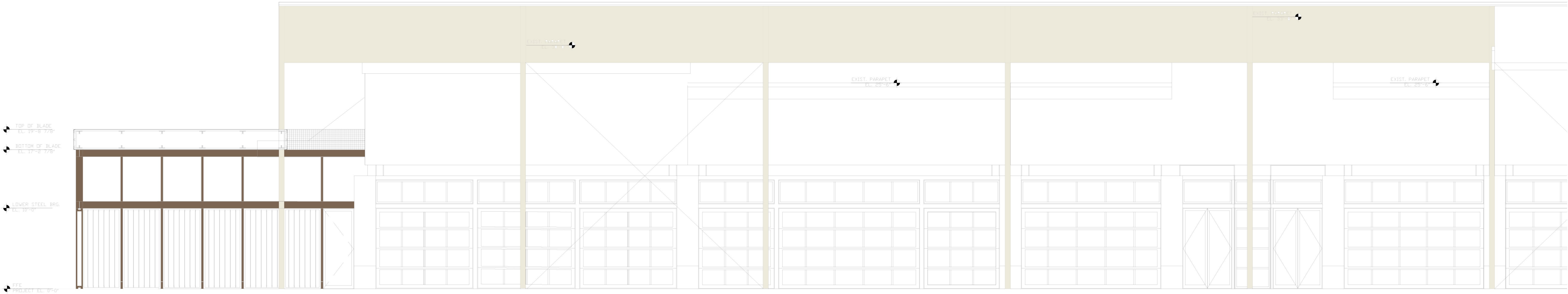


UNION BRICKYARD
IN-FILL BUILDING

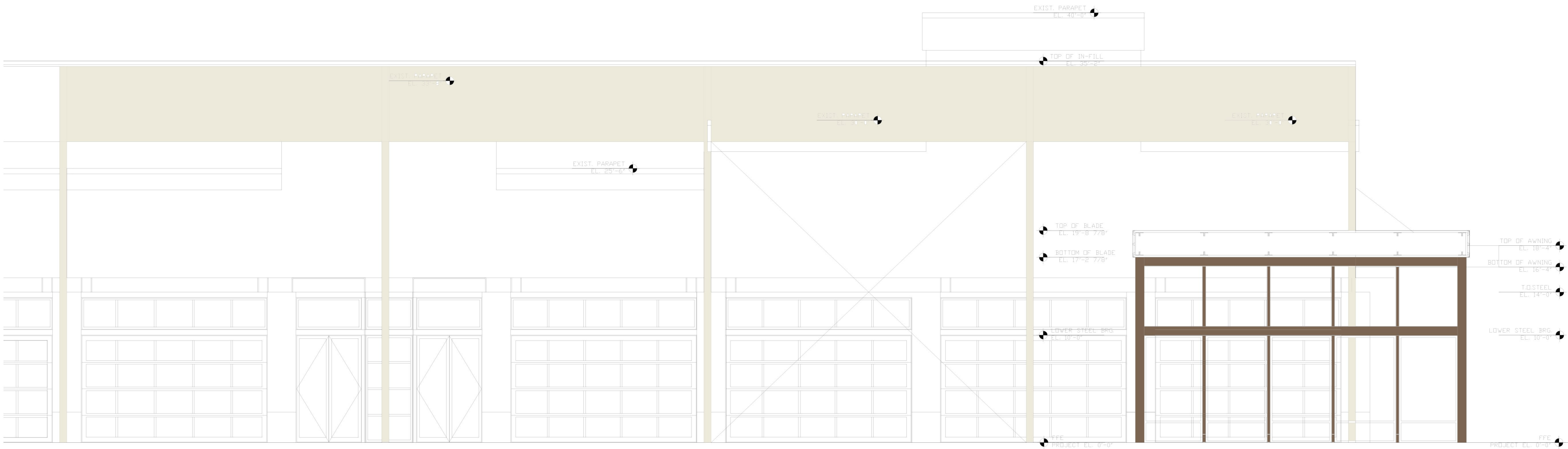
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



In-fill North Elevation - A
SCALE: 1/8"=1'-0"



In-fill North Elevation - B
SCALE: 1/8"=1'-0"

BATTLE HARBOR
DE6257

DARK SEPIA
DE6138

LIGHT ASPIRATION
DE6185

PAPER SACK
DE6173

STUCCO TAN
DE6205

TRITE WHITE
DE6204

WEATHERED LEATHER
DE6105

STOCK HORSE
DE6126

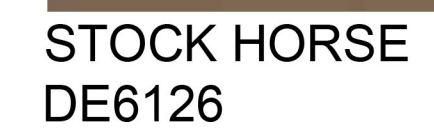
EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS

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Elevations
Renovation
DRB APP

DR005

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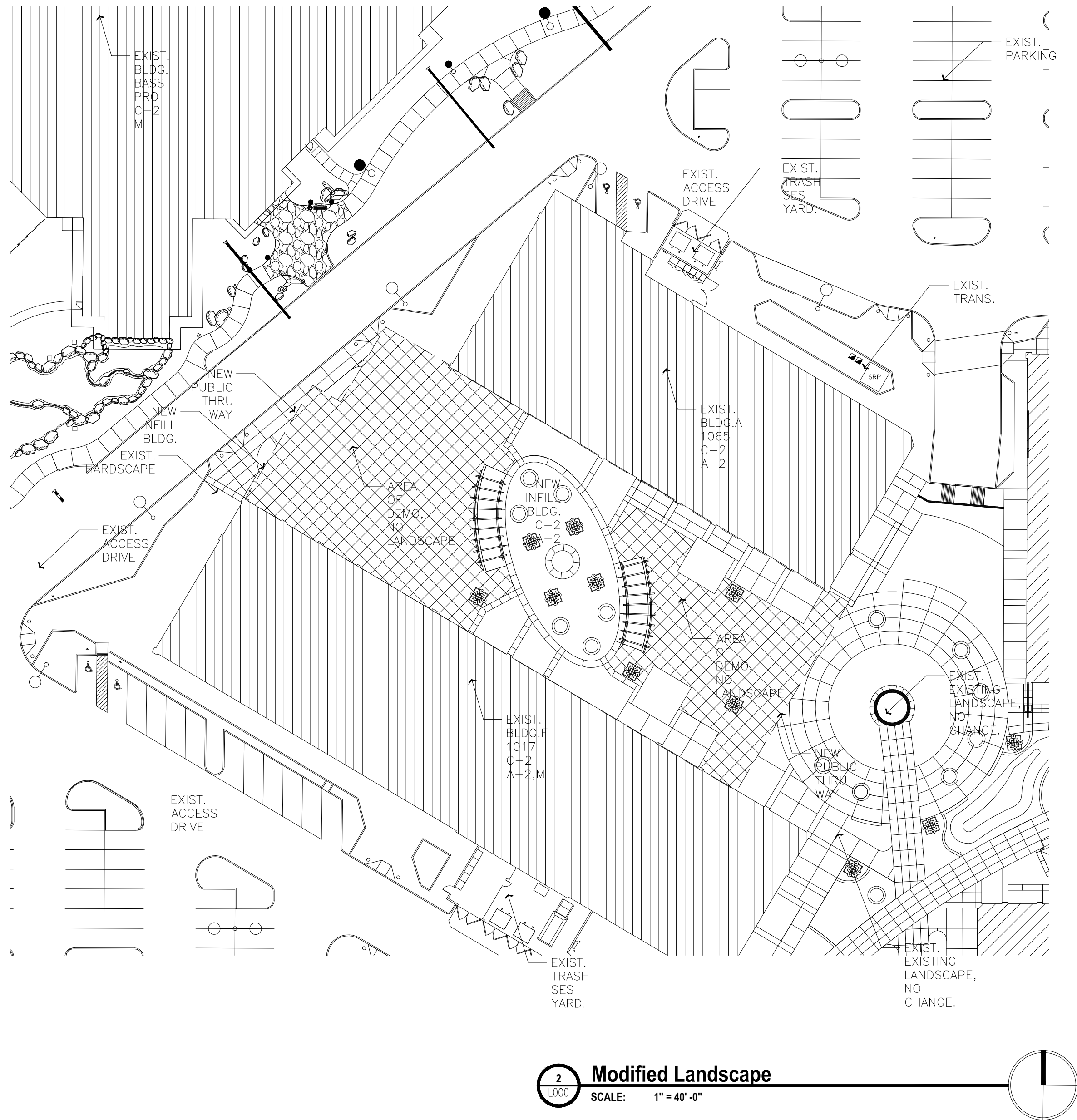
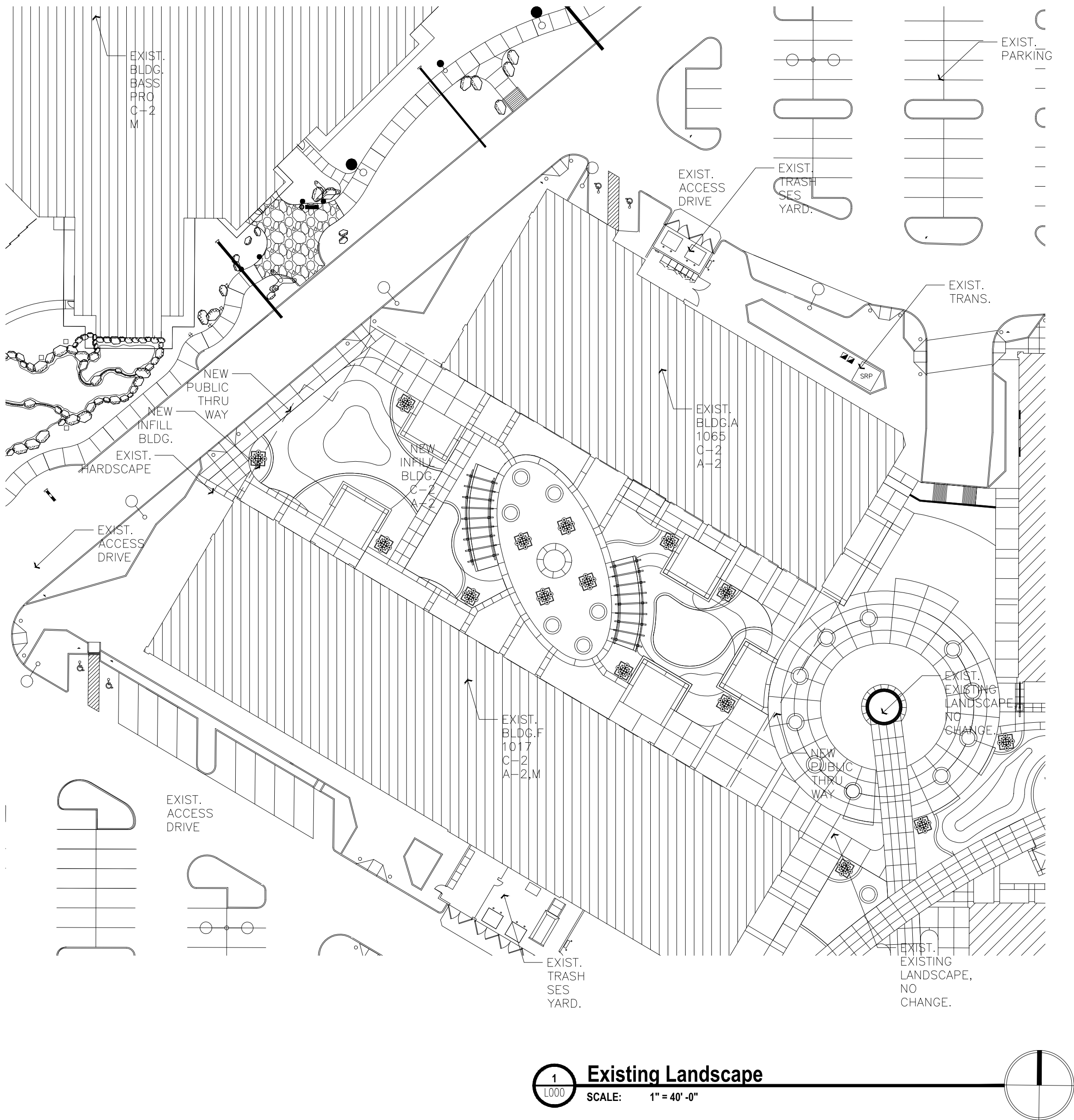
UNION BRICKYARD
IN-FILL BUILDING

MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date

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Checked by DLM
File Riverview MSITE.dwg



Owner Info		
Mailing Address	3333 NEW HYDE PARK RD , NEW HYDE PARK, NY 11042	
In Care Of	KIMCO	
Deed Number	70830082	
Last Deed Date	7/23/2007	
Parcel Info		
MCR #	93641	
Desc:	MESA RIVERVIEW MCR 936-41	
Associated Parcels	135-33-564,135-33-536,135-33-539,135-33-540,135-33-541,135-33-542	
Lat/Long	33.43466772 -111.86960783	
Lot Size	956,681 sq ft.	
Zoning	LC	
Lot #	10	
High School District	MESA UNIFIED #4	
Elem. School District	MESA UNIFIED SCHOOL DISTRICT	
Local Juris. S/T/R	MESA 8 IN SE	
Market Area/ Nbrhd. Sub (43 Parcels)	03/007 MESA RIVERVIEW	

Narrative

Remove landscaping where the new in-fill building will be installed.

Future T1 permit will turn outdoor space into exterior Restaurant Space (A-2) and sports court (Volley Ball).

There will be no site or landscape modifications outside the footprint of the new structure with the exception of removal of three palm trees at the Circle on the East End of the new structure.

Project:

- Storm drains located on the interior of in-fill footprint will be discontinued from use.
- Under canopy, surface of area will be readied for future T1 flatwork, remove landscape and flatten to 8" below FFE of adjacent buildings..
- No new Landscape, will refurbish old landscaping to meet provisions of Mall Regulations.

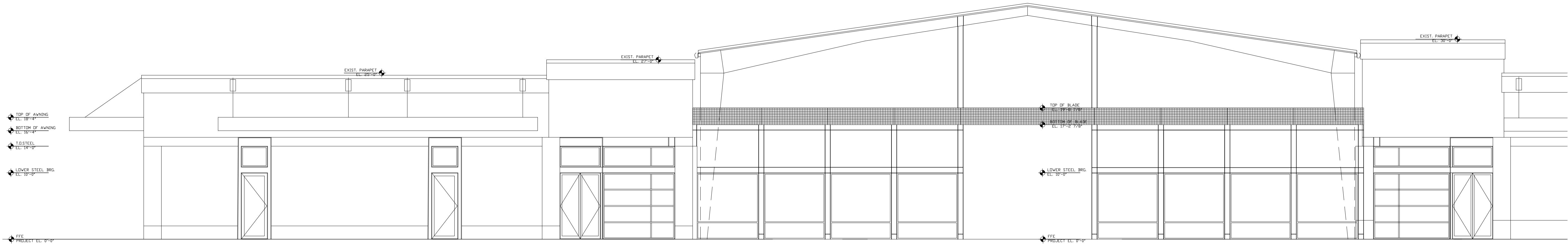


UNION BRICKYARD
IN-FILL BUILDING

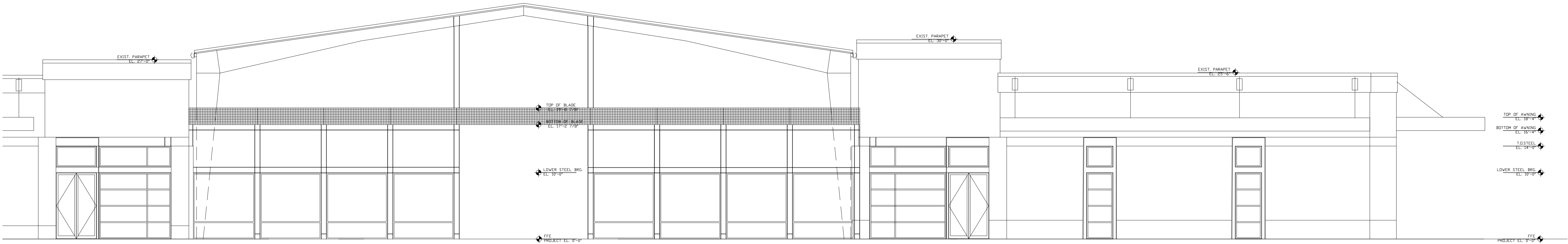
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:	
No.	Description
	Date



DR1
B001 East Elevation - A
SCALE: 1/8"=1'-0"



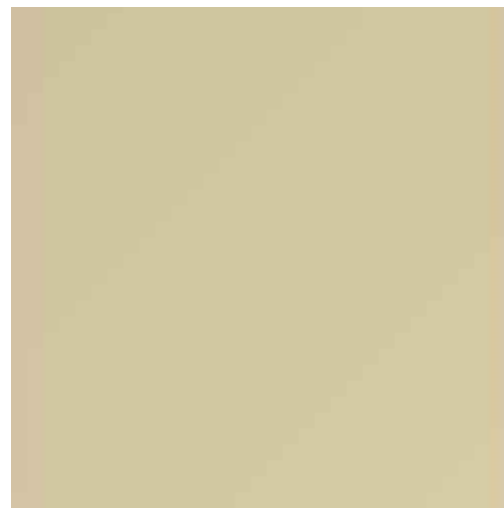
DR1
B001 East Elevation - B
SCALE: 1/8"=1'-0"



BATTLE HARBOR
DE6257



DARK SEPIA
DE6138



LIGHT ASPIRATION
DE6185



PAPER SACK
DE6173



STUCCO TAN
DE6205



TRITE WHITE
DE6204



WEATHERED LEATHER
DE6105

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS



STOCK HORSE
DE6126

Drawn by	DUN
Checked by	DUN
File	16010_DRB_ELEV_BASE_12292016.dwg

DESIGN REVIEW BOARD - 01/10/2017

Elevations
Renovation
DRB APP

DR001



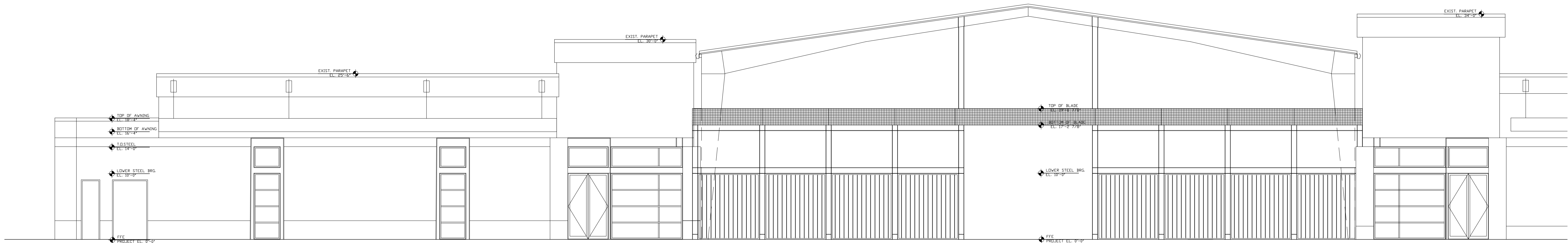
EXPIRES: 12-31-19

UNION BRICKYARD
IN-FILL BUILDING

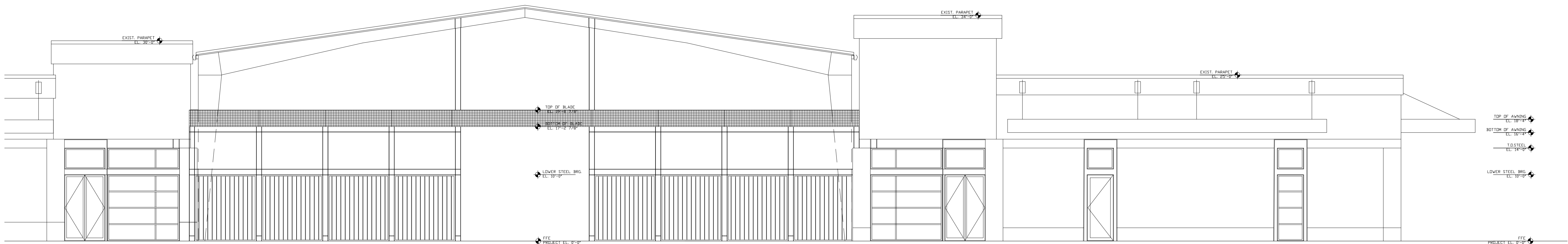
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:
No. Description Date



DR2
0001 West Elevation - A
SCALE: 1/8"=1'-0"



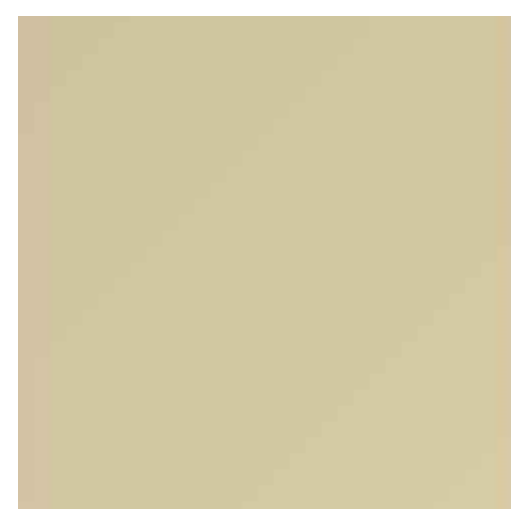
DR2
0002 West Elevation - B
SCALE: 1/8"=1'-0"



BATTLE HARBOR
DE6257



DARK SEPIA
DE6138



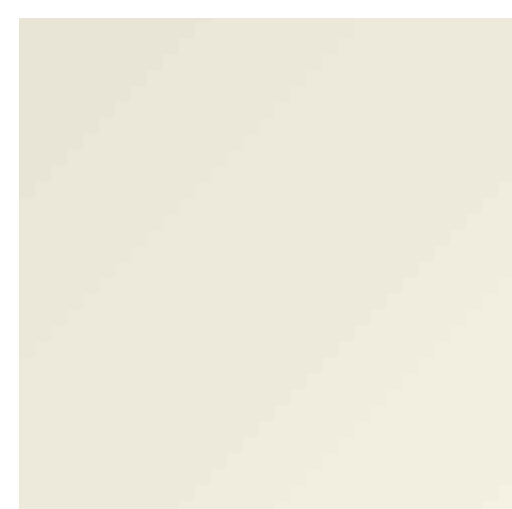
LIGHT ASPIRATION
DE6185



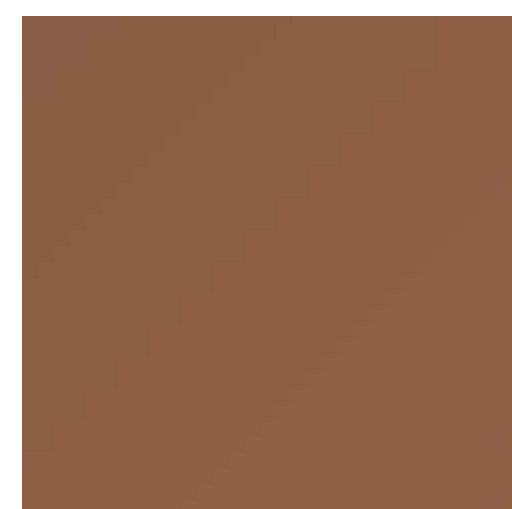
PAPER SACK
DE6173



STUCCO TAN
DE6205



TRITE WHITE
DE6204



WEATHERED LEATHER
DE6105

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS



STOCK HORSE
DE6126

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Checked by DUN
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Elevations
Renovation
DRB APP

DR002

DESIGN REVIEW BOARD - 01/10/2017

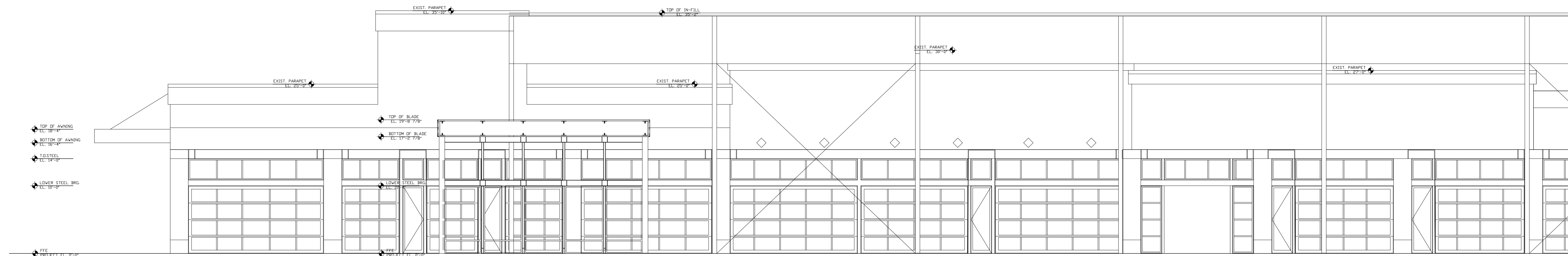
EXPIRES: 12-31-19

MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

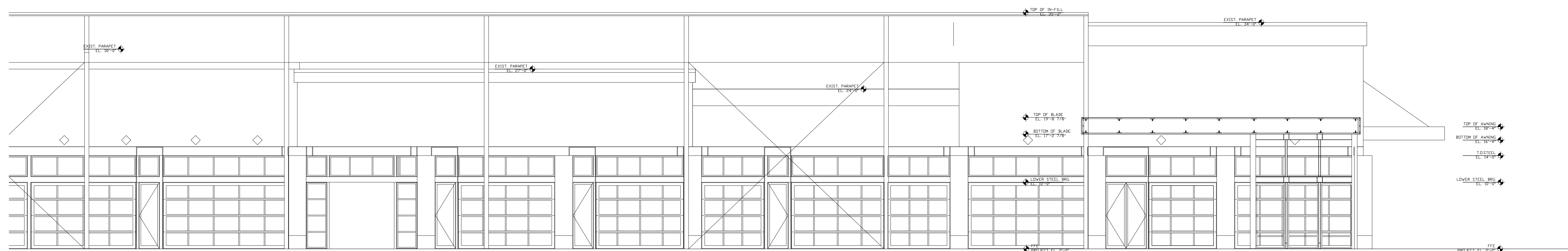
Project No 16010B

Issued For:

No.	Description	Date
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DR3 In-fill South Elevation - A
0003 SCALE: 1/8"=1'-0"



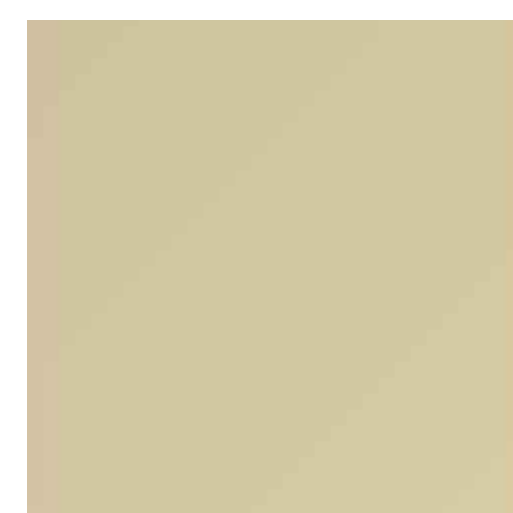
DR3 In-fill South Elevation - B
0003 SCALE: 1/8"=1'-0"



BATTLE HARBOR
DE6257



DARK SEPIA
DE6138



LIGHT ASPIRATION
DE6185



PAPER SACK
DE6173

STUCCO TAN
DE6205

TRITE WHITE
DE6204



WEATHERED LEATHER
DE6105

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS

STOCK HORSE
DE6126

DESIGN REVIEW BOARD - 01/02/2017

Elevations
Renovation
DRB APP

DESIGN DR003

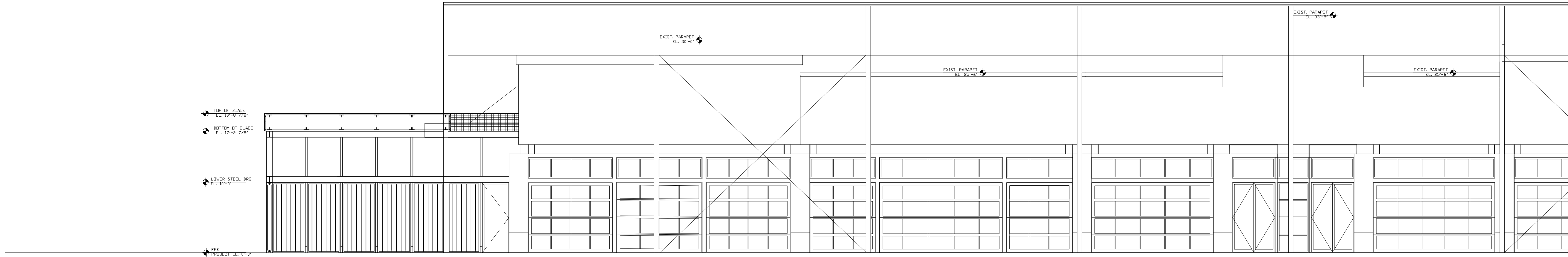


UNION BRICKYARD
IN-FILL BUILDING

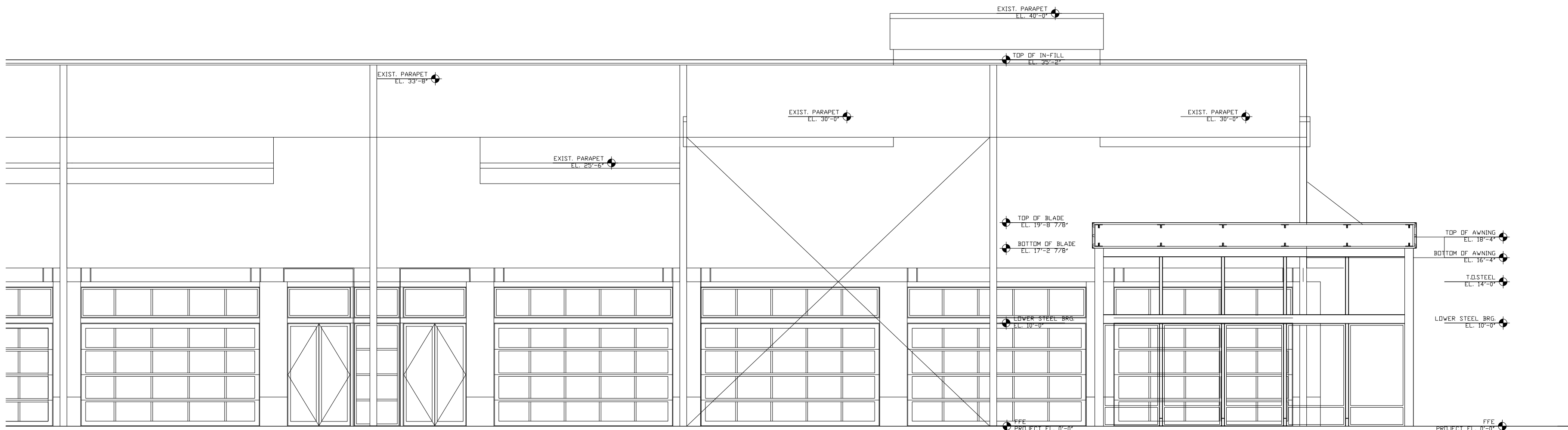
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



DR05
1005
In-Fill North Elevation - A
SCALE: 1/8"=1'-0"



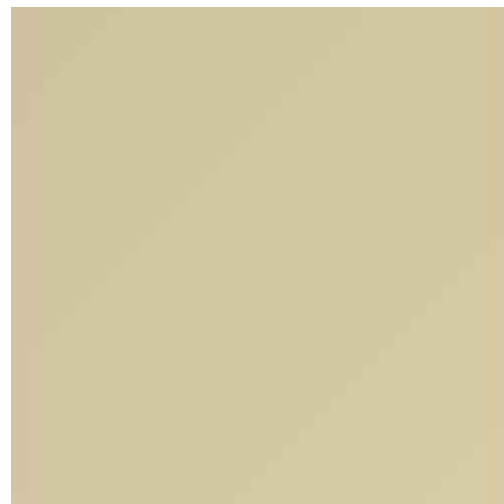
DR05
1005
In-fill North Elevation - B
SCALE: 1/8"=1'-0"



BATTLE HARBOR
DE6257



DARK SEPIA
DE6138



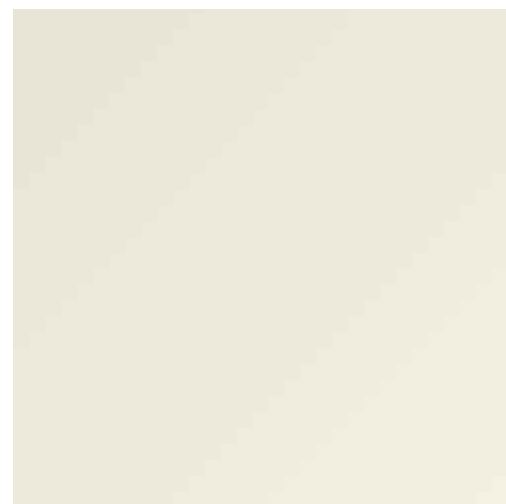
LIGHT ASPIRATION
DE6185



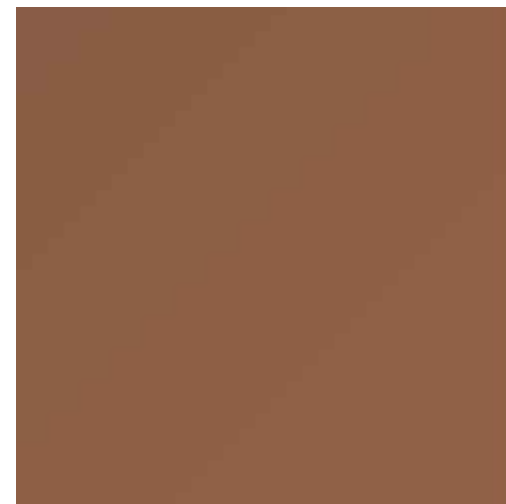
PAPER SACK
DE6173



STUCCO TAN
DE6205



TRITE WHITE
DE6204



WEATHERED LEATHER
DE6105

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS



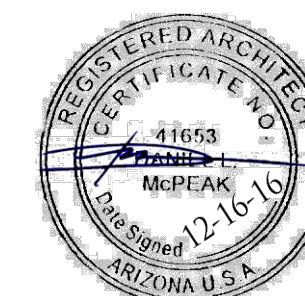
STOCK HORSE
DE6126

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Elevations
Renovation
DRB APP

DR005

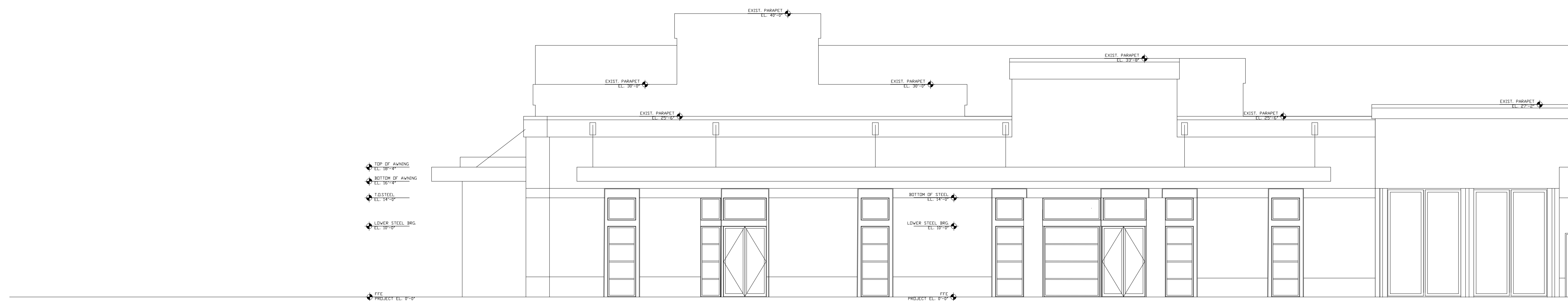
DESIGN REVIEW BOARD - 01/10/2017



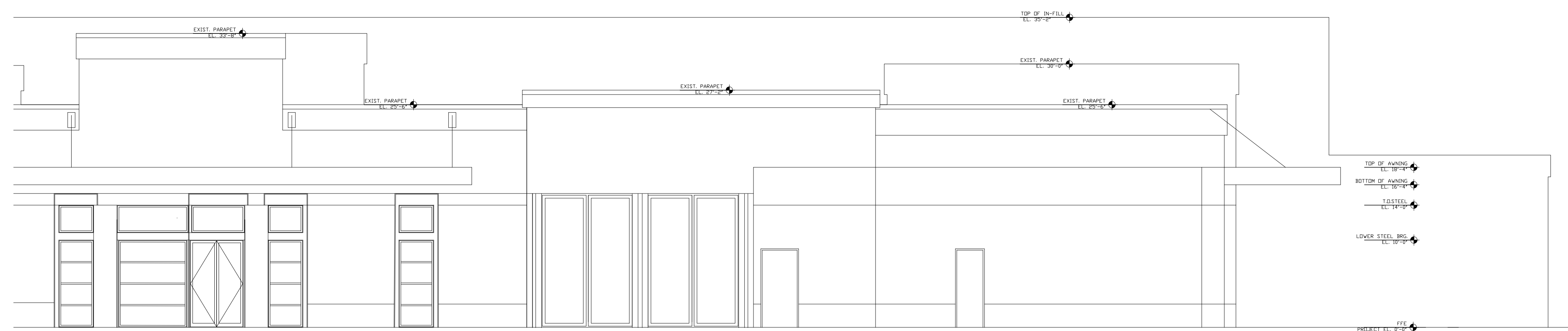
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



DR6 North Elevation - A
SCALE: 1/8"=1'-0"



DR6 North Elevation - B
SCALE: 1/8"=1'-0"

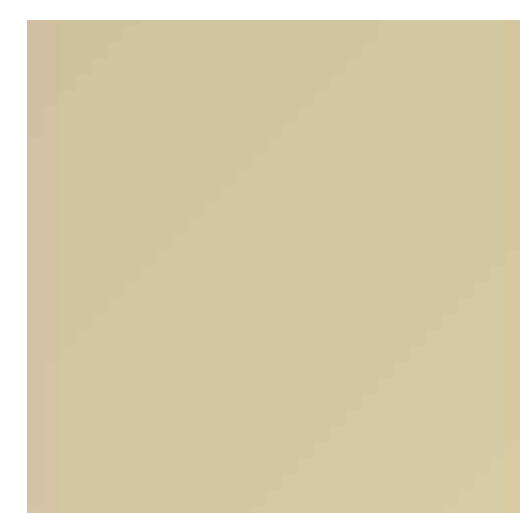
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BATTLE HARBOR
DE6257



DARK SEPIA
DE6138

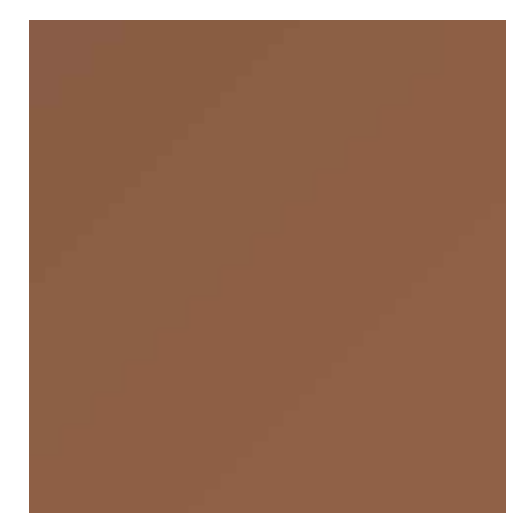


LIGHT ASPIRATION
DE6185



PAPER SACK
DE6173

STUCCO TAN
DE6205

TRITE WHITE
DE6204

WEATHERED LEATHER
DE6105

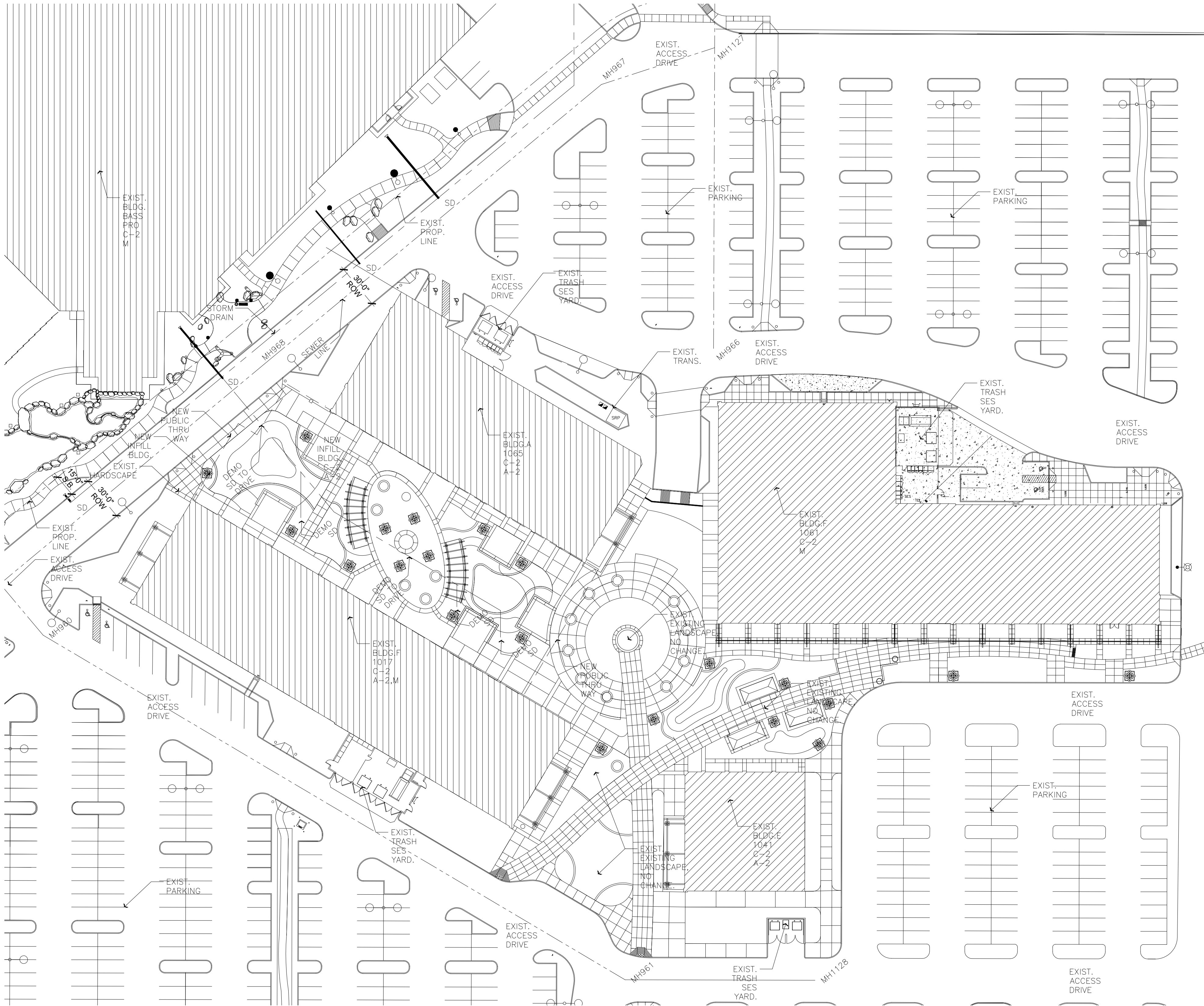
EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS

STOCK HORSE
DE6126

DESIGN REVIEW BOARD - 01/10/2017

BOARD
Elevations
Renovation
DRB APP

DESIGN DR006



Owner Info		
Mailing Address	3333 NEW HYDE PARK RD , NEW HYDE PARK, NY 11042	
In Care Of	KIMCO	
Deed Number		70830082
Last Deed Date		7/23/2007
Parcel Info		
MCR #	93641	
Desc:	MESA RIVERVIEW MCR 936-41	
Associated Parcels	135-33-564,135-33-536,135-33-539,135-33-540,135-33-541,135-33-542	
Lat/Long	33.43466772 -111.86960783	
Lot Size	956,681 sq ft.	
Zoning	LC	
Lot #	10	
High School District	MESA UNIFIED #4	
Elem. School District	MESA UNIFIED SCHOOL DISTRICT	
Local Juris.	MESA	
S/T/R	8 IN SE	
Market	03/007	
Area/ Nbrhd.		
Sub (43 Parcels)	MESA RIVERVIEW	

Narrative

Design exterior canopy bridging the common area between 1017 & 1065 N. Dobson Road. Process is to create a shell for a future TI. Pre-Engineered Canopy will be a deferred submittal. Canopy ends are open to allow the public to move through it in a similar fashion as the existing courtyard. Pedestrian connection to Bass Pro remains.

Future TI permit will turn outdoor space into exterior Restaurant Space (A-2) and sports court (Volley Ball).

There will be no site or landscape modifications outside the footprint of the new structure with the exception of removal of three palm trees at the Circle on the East End of the new structure.

Project:

1. Infill structure does not interfere with vehicular traffic visibility.
2. Canopy Structure does not require exterior lighting.
3. Infill Canopy meets Fire Provisions relating to unobstructed vehicle/hose access. Future TI will provide sprinklers to Structure.
4. For this permit we are not providing utility hook-ups, Mechanical, Plumbing & Electrical under future TI permit.
5. Drainage, run-off to drain onto existing roofs of 1017 & 1065.
6. Under canopy, surface of area will be readied for future TI flatwork.
7. No new Landscape, will refurbish old landscaping to meet provisions of Mall Regulations.



Code Study 2006 IBC 1017 N. Dobson Rd., Mesa, AZ - INFILL BLDG Zoning LC (C-2) MARICOPA COUNTY

1 USE	C-2		
2 USE	EATERY & DRINKING	Values	
a	Setbacks	15/0/15	F/S/R
b	Height Max	30 FT	1
c	Maximum Stories	n/a	
d	Zoning Case Number	n/a	
e	Variance Number	n/a	
f	Architectural Approval Board	n/a	
3 Occupancy	Group A-2	Chapter 3	Section 304
4 Type of Constr.	ISO Class 6, IBC Type 1A	Table 503	3 stories, 15,000 SF, 65' Ht.
a	Fire Protection	Table 601	PROVIDED AS EXISTING
	Structural Frame	1 Hr	
	Bearing Wall Exterior	1 Hr	Non Bearing Walls - Ext. 0 Hr
	Bearing Wall Interior	1 Hr	Non Bearing Walls - Int. 0 Hr
	Floor Construction	1 Hr	Exterior Doors & Windows 1 Hr
	Roof Construction	1 Hr	Egress Construction 0 Hr
b	Sprinkler	Table 1016.1	
	Required	No	Provided No
	Automatic Sprinkler	No	Provided No
	Wet Stand Pipes	No	Provided No
c	Frame-Spread Ratings	Table 803.5	
	Vertical Exits	A	Exit Corridors B
	Rooms & Enclosed Spaces	C	
5 Area	a		
	Actual Gross	24,178 SF	
	Eating	15,180 SF Usable	
	Recreation	5,370 SF Usable	
	Passage/Dedicated Egress Circulation	3,628 SF	
	Bathroom	SF	
	Total USABLE	24,178 SF Usable	
	Number of Stories	1	
	Height of Roof Line	n/a	
	Height of Parapet	varies	
b	Allowable Area	See Table 503	
	Basic	15,000 SF	
	Allowable Increases	None Taken	

Occupant Loads (Table 1004.1.2), (Table 1014.3), and (Table 1015.1)

6 Occupancy	Passage SF / 0 Gross SF Per Person	0 People
	3628 SF / (0 SF/Person)	
	Eating/ 15 Gross SF Per Person	1012 People
	15,180 SF / (15 Gross SF Per Person)	
	Recreation/ 15 Gross SF Per Person	358 People
	5,370 SF / (15 Gross SF Per Person)	
	Total Occupants Allowed Per Code	1370 People
a	Number of Exits & Exit Widths	Table 1005.1 Table 1014.1
	1370 PPL x .15" Per Person	205.5 Inches Req'd
	(2) @ 168" Portals Provided	336 Inches Prov'd
	Per Floor	2
	Per Individual Suite	n/a
b	Exit Signs- Lighted	yes as provided
c	Panic Hardware	n/a n/a
d	Corridor Protection	n/a n/a

7 Parking	a	
	Parking Requirements - Existing Site Plan	
	NOT A CHANGE OF USE - INCLUDED IN ORIGINAL INVENTORY	
	15,180 SF / 150 SF per Car (Outdoor Restaurant)	101 Parking
	5,370 SF / 2 parking per Court (~3 Courts)	6 Parking
	15,180 SF / 2000 SF per Bike	8 Bikes
	5,370 SF / .5 bikes per Court (~3 Courts)	2 Bikes
b	Landscaping Requirements - Existing Site Plan	
	NOT A CHANGE OF USE	

8 Fire Code	x	Check Fire Code Requirements	Yes
-------------	---	------------------------------	-----

9 Structural Calcs	Structural Changes - Refer to Engineer Calcs	Yes
Plumbing Code		

10 Required	Per table 2902.1 - A-2	
	Total Occupants Allowed Per Code	1370
Wens	Water Closet per 1 per 75, 10 Provided	685 Outdoor will use existing facilities
	1 Lavatory - 1 per 200, 10 Provided	
	11 Urinals Provided	
Womens	Water Closet per 1 per 75, 18 Provided	685 Outdoor will use existing facilities
	1 Lavatory - 1 per 200, 11 Provided	
D. Fountain	2 dual HI/LO DF provided - 1 per 500	4
Service Sink	Located in Kitchen	4

Existing		
	Parking Calculations	
	Regular Parking @ PAD	1504 Provided
	ADA Van Parking @ PAD	18 Provided
	ADA Car Parking @ PAD	14 Provided
Allocation		
43,436 SF	Restaurant	
	Car 1:75 SF	581
	Bike 1:1000	43
58,385 SF	Mercantile	
	Car 1:375	156
	Bike 1:1000	6
27,150 SF	Theater	
	Car 1:375	658
	Bike 1:1000	27
15,180 SF	New Outdoor Restaurant	
	Car 1:150	101
	Bike 1:1000	15
5,370 SF	Athletic Courts	
	Car 2 spaces per court 3 provided	6
Total Regular Spots Allocated by Use		1502
Regular Provided - Allocated by USE		2 Net

ADA Allocation		
1504	Regular Spots @ PAD	
1001 and over:	Required ADA Total 20 Plus 1 for each 100 over 1000	
25	ADA Required (Van + Car)	
	Van-Accessible: 1/6 of ADA Required	
4.17	ADA Van Required	
ADA Provided - ADA Allocated by USE (Van + Car)		6 Net
ADA Van- Accessible Provided - ADA Allocated		14 Net

Parking Provided as adjusted to Allocated use passes with Existing Inventory.

Aesthetic Effect

TUCSON - BOSTON - LAS VEGAS



EXPIRES: 12-31-19

UNION BRICKYARD IN-FILL BUILDING

MARICOPA COUNTY

1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

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No. Description Date

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DESIGN REVIEW BOARD - 01/10/2017

Site Plan

A000

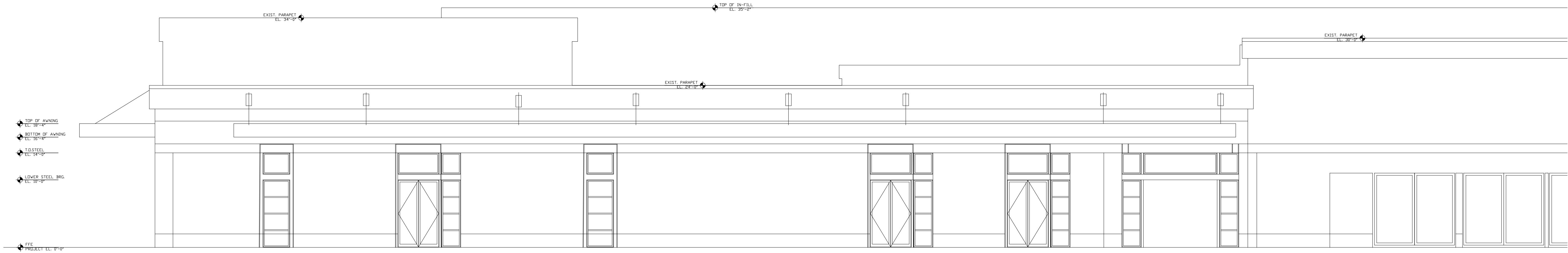


UNION BRICKYARD
IN-FILL BUILDING

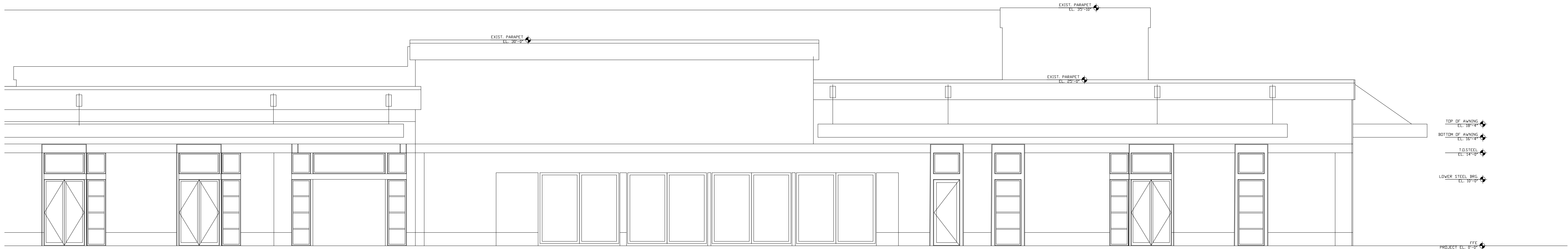
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



DR4
DWG
South Elevation - A
SCALE: 1/8"=1'-0"



DR4
DWG
South Elevation - B
SCALE: 1/8"=1'-0"



BATTLE HARBOR
DE6257



DARK SEPIA
DE6138



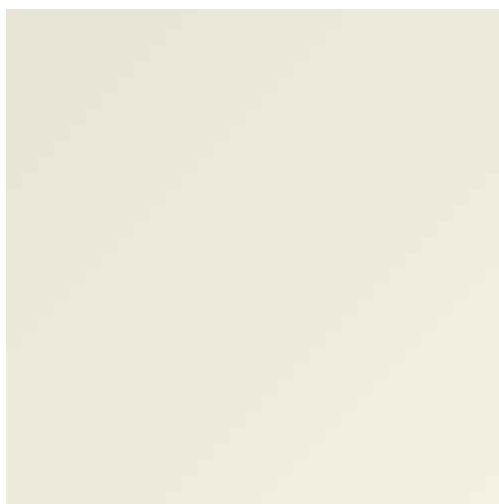
LIGHT ASPIRATION
DE6185



PAPER SACK
DE6173



STUCCO TAN
DE6205



TRITE WHITE
DE6204



WEATHERED LEATHER
DE6105

EXISTING KIMCO
APPROVED
BUILDING COLORS
DUNN EDWARDS



STOCK HORSE
DE6126

Drawn by DUN
Checked by DUN
File 16010_DRB_ELEV_BASE_12292016.dwg

Elevations
Renovation
DRB APP

DR004

DESIGN REVIEW BOARD - 01/10/2017



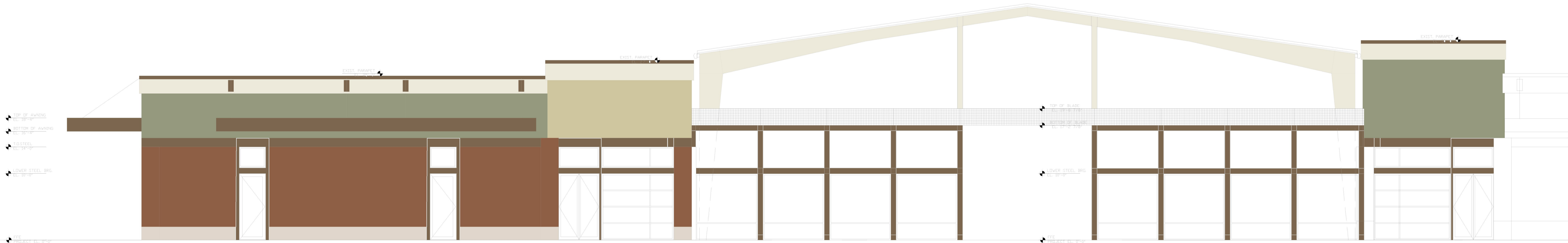
EXPIRES: 12-31-19

UNION BRICKYARD
IN-FILL BUILDING

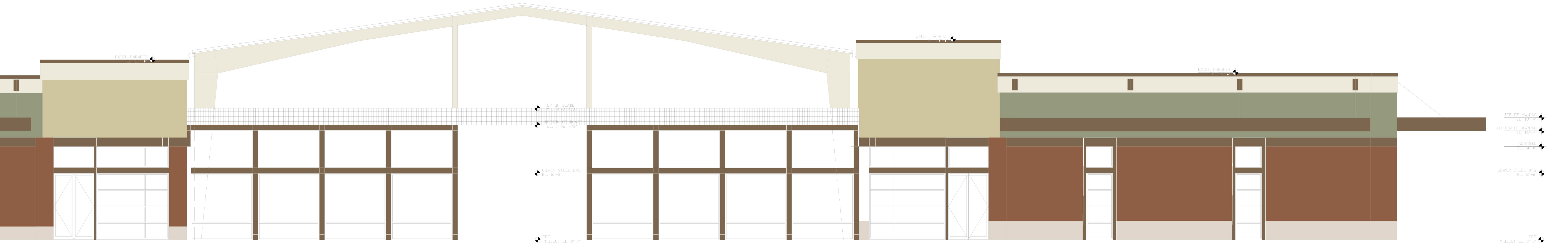
MARICOPA COUNTY
1065 N DOBSON RD
MESA, ARIZONA 85201

Project No 16010B

Issued For:		
No.	Description	Date



East Elevation - A
SCALE: 1/8"=1'-0"



East Elevation - B
SCALE: 1/8"=1'-0"

BATTLE HARBOR
DE6257

DARK SEPIA
DE6138

LIGHT ASPIRATION
DE6185

PAPER SACK
DE6173

STUCCO TAN
DE6205

TRITE WHITE
DE6204

WEATHERED LEATHER
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