



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



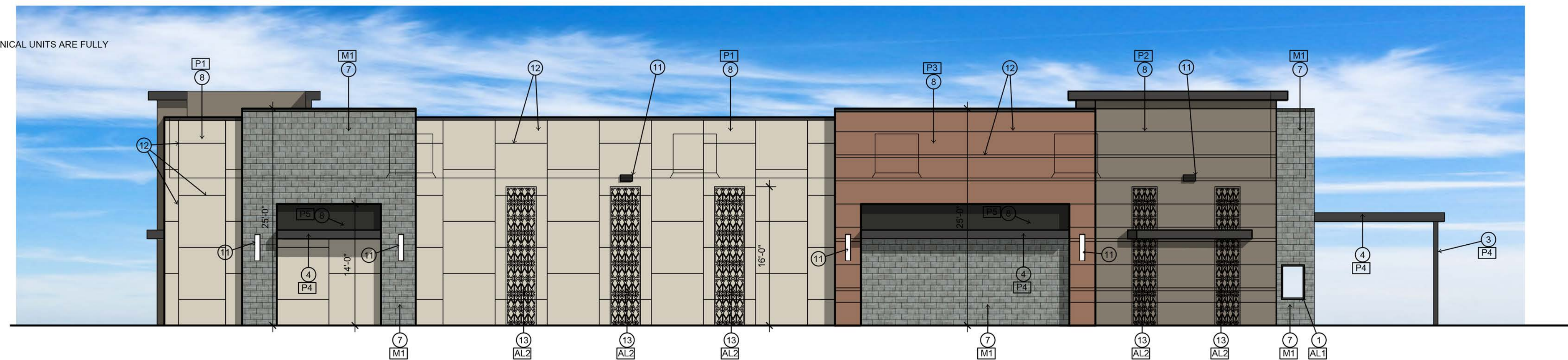
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

5 KEYNOTES

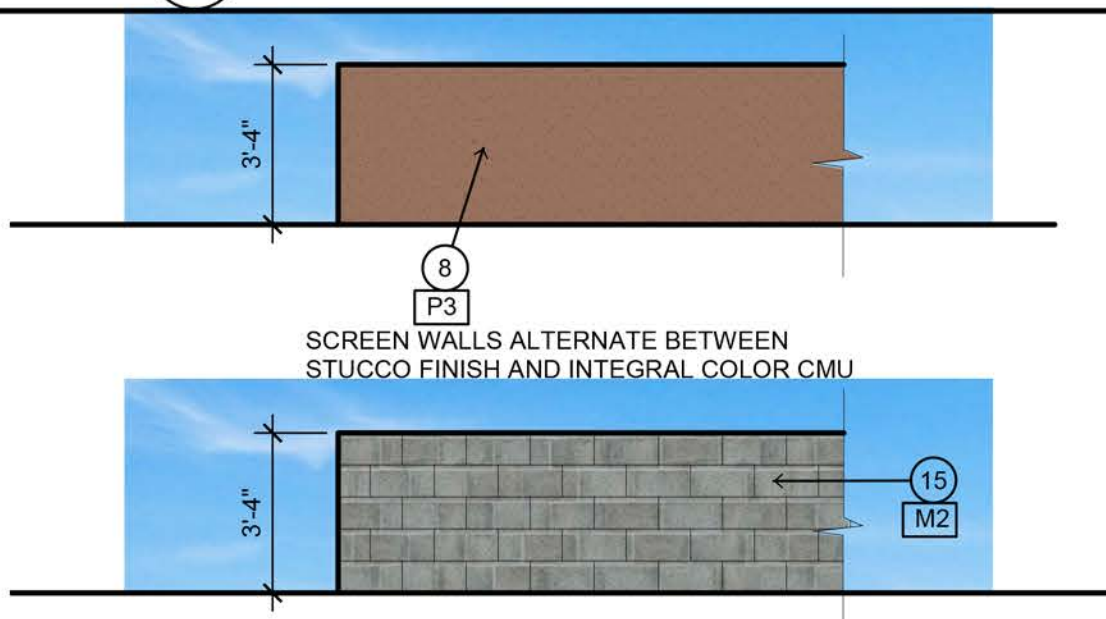
- P1 PAINT OR INTEGRAL COLOR STUCCO "POUROUS STONE" DUNN EDWARDS DE6220
- P2 PAINT OR INTEGRAL COLOR STUCCO "WOODEN PEG" DUNN EDWARDS DE6215
- P3 PAINT OR INTEGRAL COLOR STUCCO "FOXTAIL" DUNN EDWARDS DEC707
- P4 PAINT "CHARCOAL SKETCH" DUNN EDWARDS DET 628
- P5 PAINT OR INTEGRAL COLOR STUCCO "STORM CLOUD" DUNN EDWARDS DE6362
- AL1 ANODIZED ALUMINUM DARK BRONZE
- AL2 ANODIZED ALUMINUM CLEAR MILL FINISH
- M1 4X8X16 INTEGRAL COLOR CMU VENEER SUPERLIGHT "GREY"
- M2 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"

6 MATERIALS AND COLORS



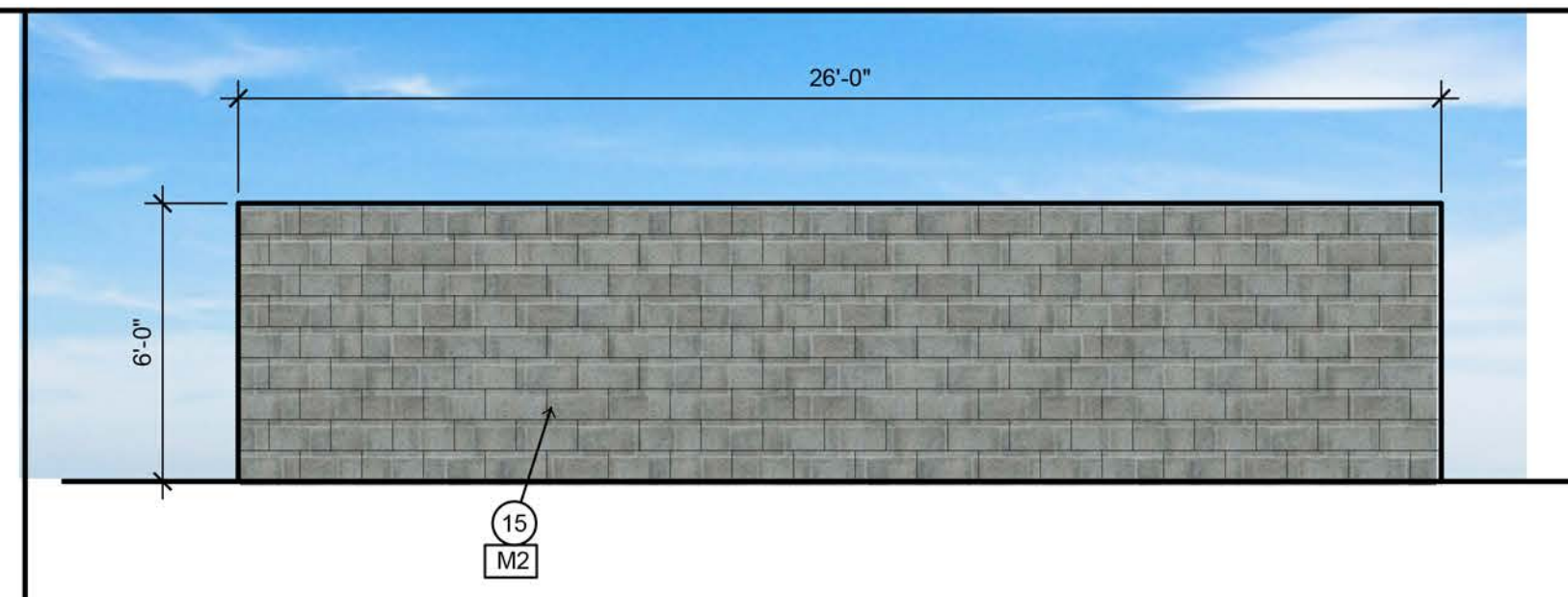
4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



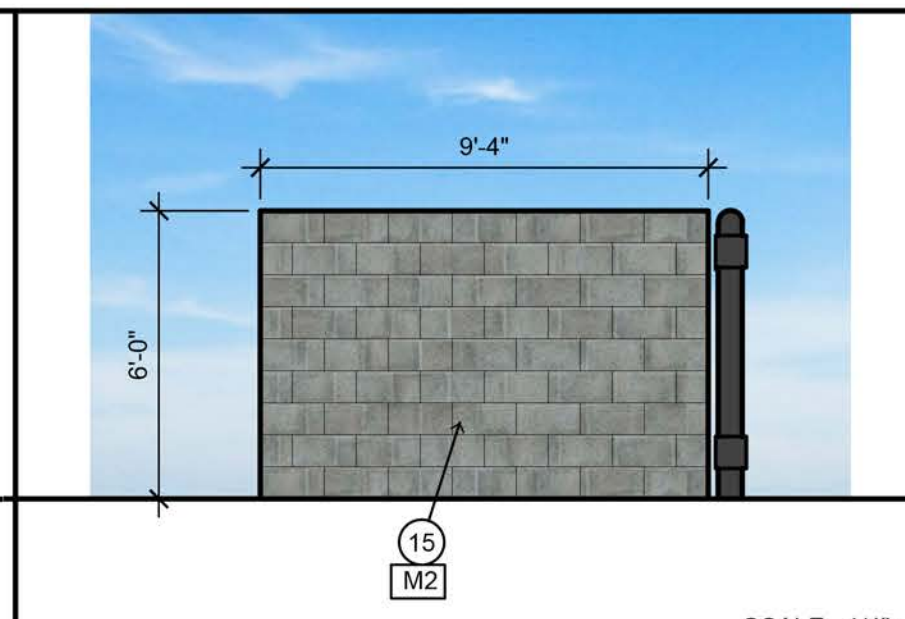
5 CMU SCREEN WALL

SCALE: 1/4" = 1'-0"



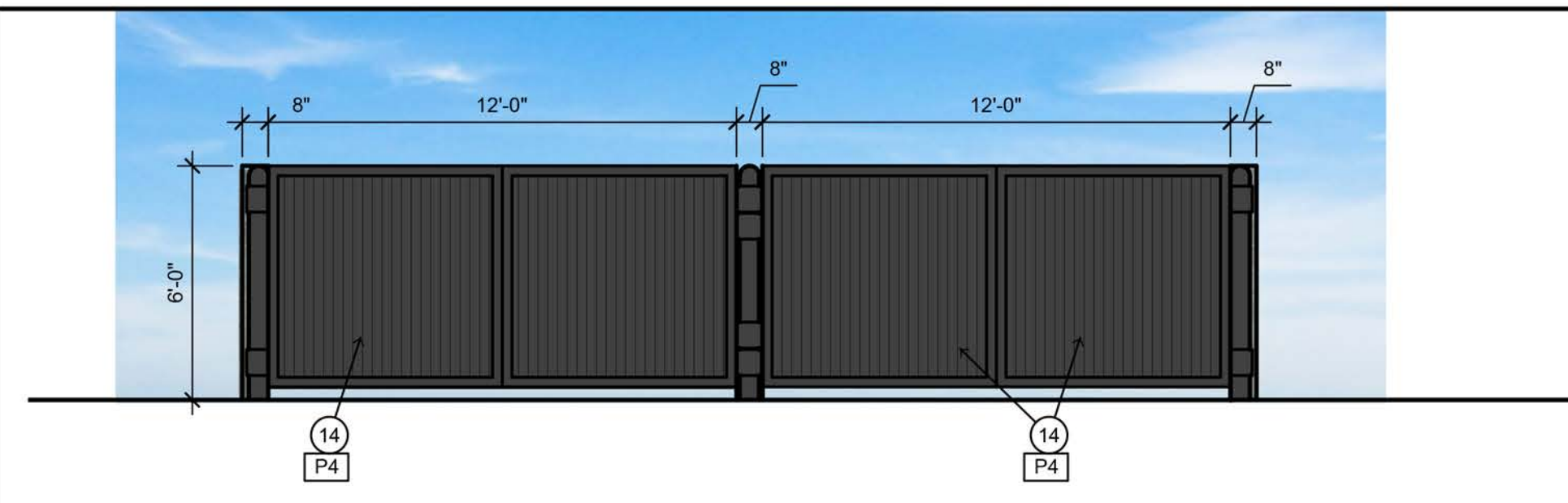
6 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



7 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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1222 S CRISMON RD
MESA, ARIZONA

JOB NO: 1713010-02
PROJECT MGR: J. KOSKI
DRAWN BY: ARCHICON
CHECKED BY: J. PLANCK

NO.	REVISION	DATE

SHEET TITLE:
EXTERIOR ELEVATIONS



DR-3

ISSUE DATE: 30 OCT 2017



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MESA - ARIZONA

NORTHEAST VIEW

DATE ISSUED: 11-02.17



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SOUTHEAST VIEW

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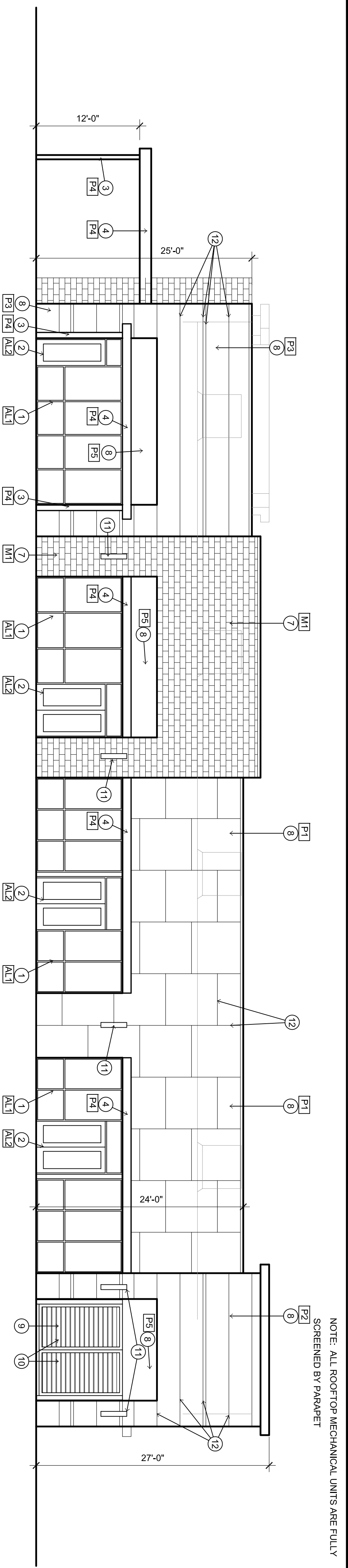
SOUTHWEST VIEW

DATE ISSUED: 11.06.17



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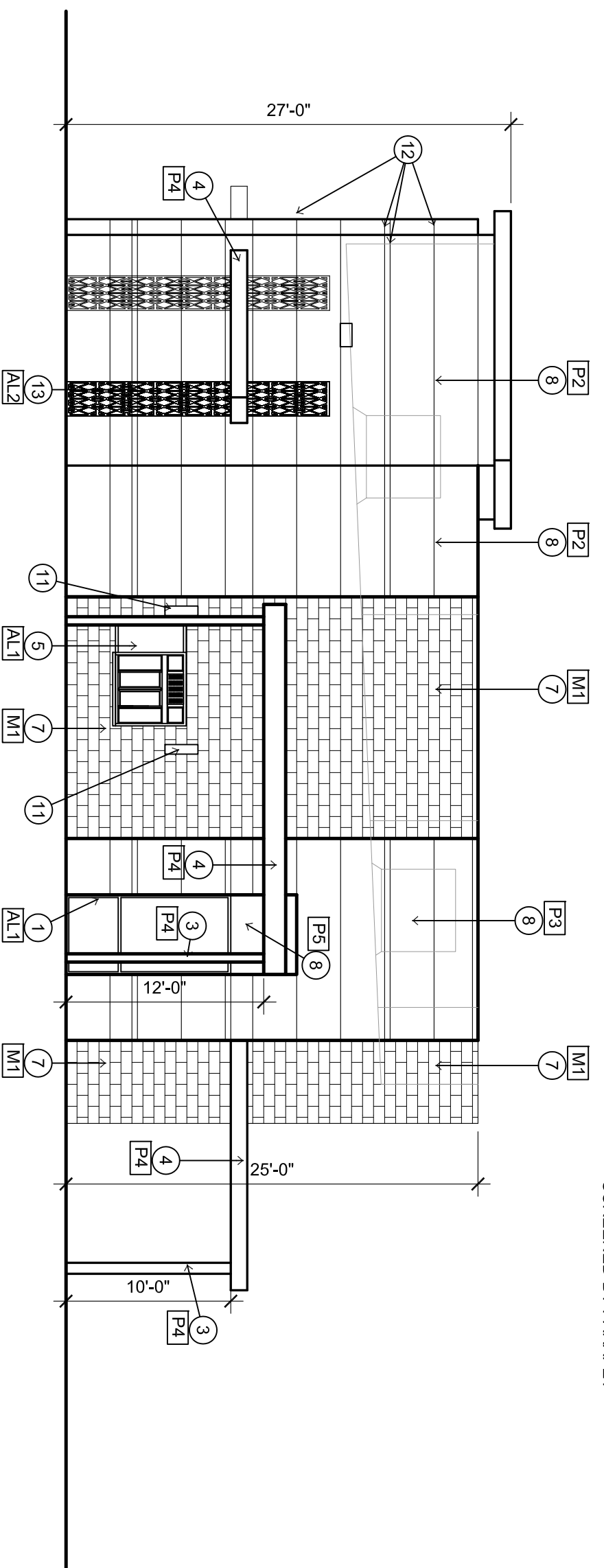
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1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

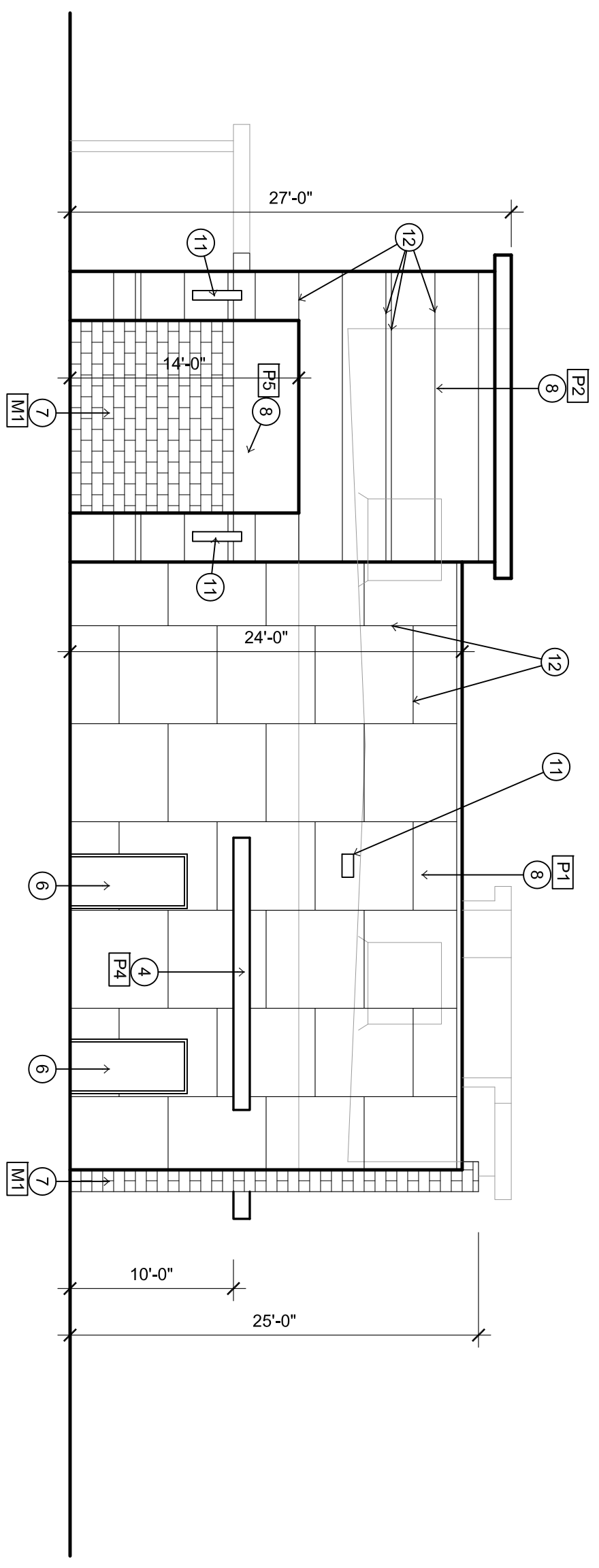
NOTE: ALL ROOFTOP MECHANICAL UNITS ARE FULLY SCREENED BY PARAPET



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

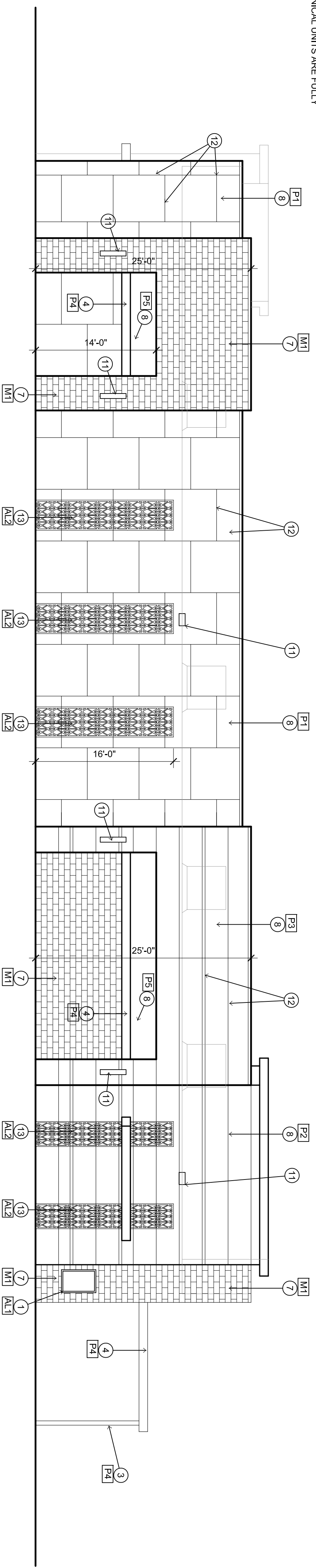
NOTE: ALL ROOFTOP MECHANICAL UNITS ARE FULLY SCREENED BY PARAPET



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

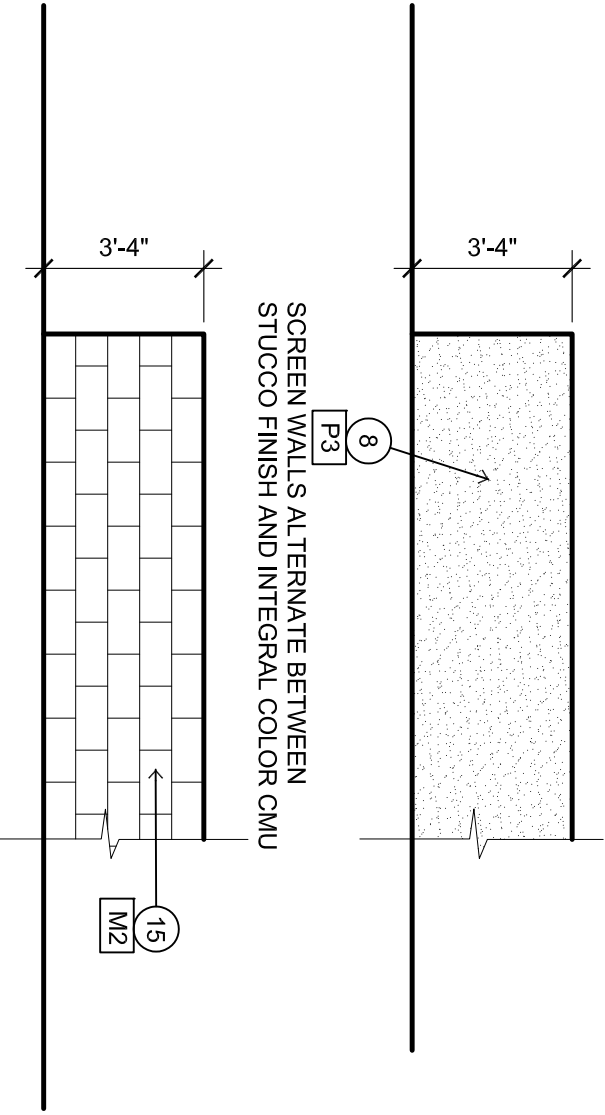
NOTE: ALL ROOFTOP MECHANICAL UNITS ARE FULLY SCREENED BY PARAPET



4 EAST ELEVATION

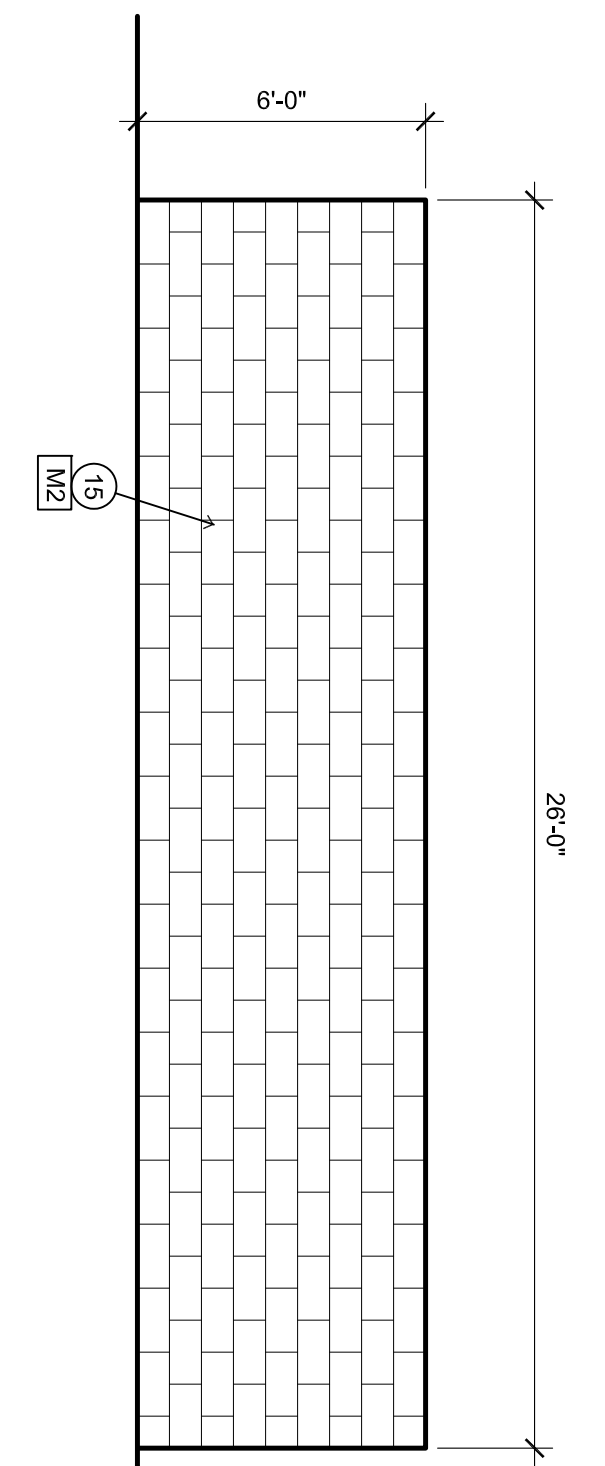
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOFTOP MECHANICAL UNITS ARE FULLY SCREENED BY PARAPET



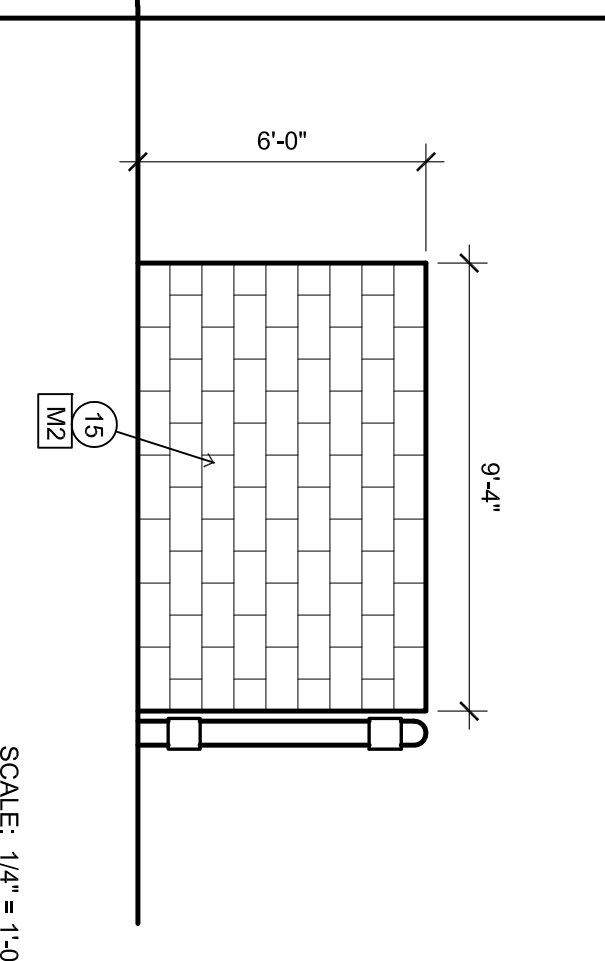
5 CMU SCREEN WALL

SCALE: 1/4" = 1'-0"



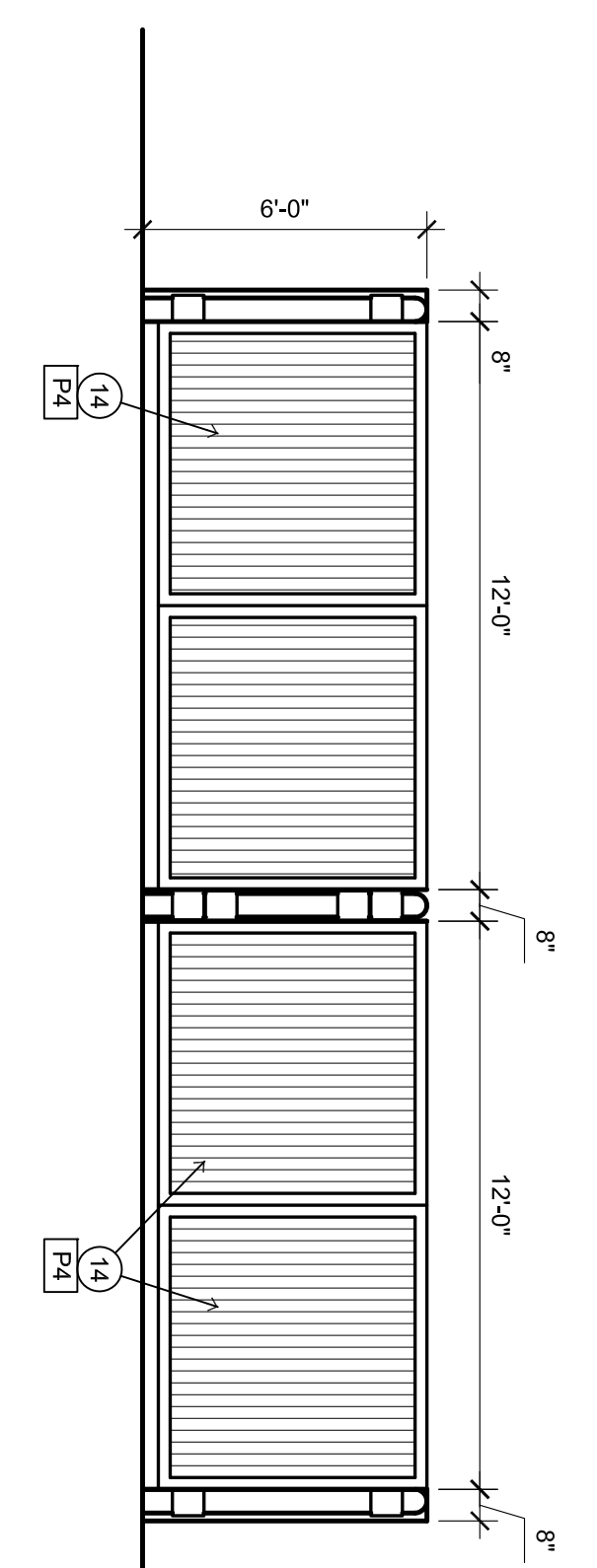
6 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



7 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"

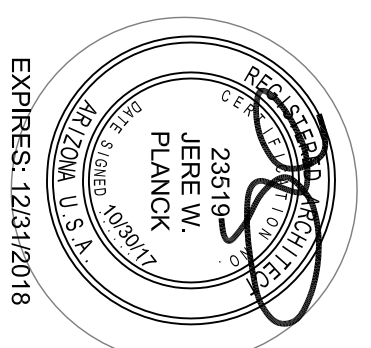
- 5 KEYNOTES**
- P1 PAINT OR INTEGRAL COLOR STUCCO
 - P2 PAINT OR INTEGRAL COLOR STUCCO
 - P3 PAINT OR INTEGRAL COLOR STUCCO
 - P4 PAINT
 - P5 PAINT OR INTEGRAL COLOR STUCCO
 - P6 PAINT
 - P7 PAINT
 - P8 PAINT
 - P9 PAINT
 - P10 PAINT
 - P11 PAINT
 - P12 PAINT
 - P13 PAINT
 - P14 PAINT
 - P15 PAINT
 - M1 48X16 INTEGRAL COLOR CMU VENEER
 - M2 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M3 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M4 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M5 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M6 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M7 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M8 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M9 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M10 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M11 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M12 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M13 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M14 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - M15 8" X 8" X 16" INTEGRAL COLOR CMU SUPERLIGHT "GREY"
 - AL1 ANODIZED ALUMINUM DARK BRONZE
 - AL2 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL3 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL4 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL5 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL6 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL7 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL8 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL9 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL10 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL11 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL12 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL13 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL14 ANODIZED ALUMINUM CLEAR MILL FINISH
 - AL15 ANODIZED ALUMINUM CLEAR MILL FINISH

6 MATERIALS AND COLORS

- 5 KEYNOTES**
- P1 PAINT OR INTEGRAL COLOR STUCCO
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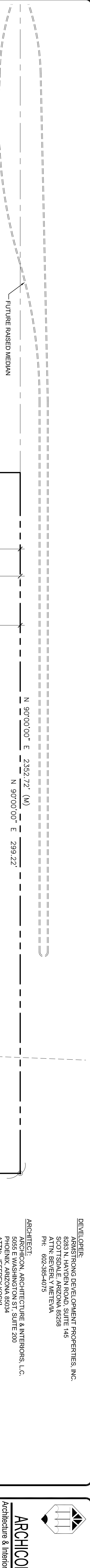
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 PRODUCT MGR. J. KOSKI
 DRAWN BY ARCHICON
 CHECKED BY J. PLANCK



DR-3

ISSUE DATE: 30 OCT 2017

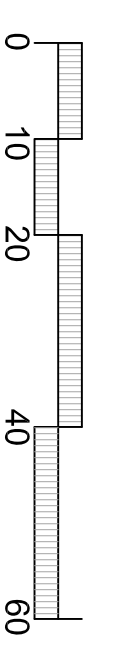
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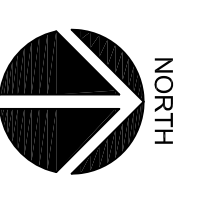
LOT 2
 THE HERITAGE OF MESA
 BK 1245 PG 44
 OWNER: MESA AL PARTNERS, LP
 APN 220-80-972

LOT 1
 THE HERITAGE OF MESA
 BK 1245 PG 44
 OWNER: OCEAN PROPERTY HOLDINGS, LLC
 APN 220-80-970A

1 SITE PLAN



SCALE: 1" = 20'-0"



2 PROJECT TEAM

DEVELOPER:
 ARMSTRONG DEVELOPMENT PROPERTIES, INC.
 1000 N. GILBERT ROAD, SUITE 145
 SCOTTSDALE, ARIZONA 85258
 ATTN: BEVERLY METEVA
 PH: 602-365-4075

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 ARCHICON, ARCHITECTURE & INTERIORS, L.C.
 5055 E WASHINGTON STREET, SUITE 200
 PHOENIX, ARIZONA 85034
 ATTN: JEFFREY KOSKI
 PH: 602-222-4286

ADDRESS: 1222 S CRISMON RD, MESA, ARIZONA 85209
 APN: 220-80-007N
 NET PARCEL SIZE: 50,349 SF (1.18 AC)
 GROSS PARCEL SIZE: 86,888 SF (1.99 AC)
 EXISTING ZONING: LC

BUILDING HEIGHT MAXIMUM: 30 FT
 BUILDING / LANDSCAPE SETBACK FROM STREETS: 15 FT
 SETBACKS FROM INTERIOR LOT LINES: 15 FT
 LANDSCAPE SETBACK AT INTERSECTION: 50 FT RADIUS

PARKING REQUIRED:
 RESTAURANT/DRIVE-THRU: 1 SPACE PER 100 SF
 EXTERIOR PATIO: 1 SPACE PER 200 SF
 RETAIL: 1 SPACE PER 375 SF

PARKING PROVIDED: 42 SPACES

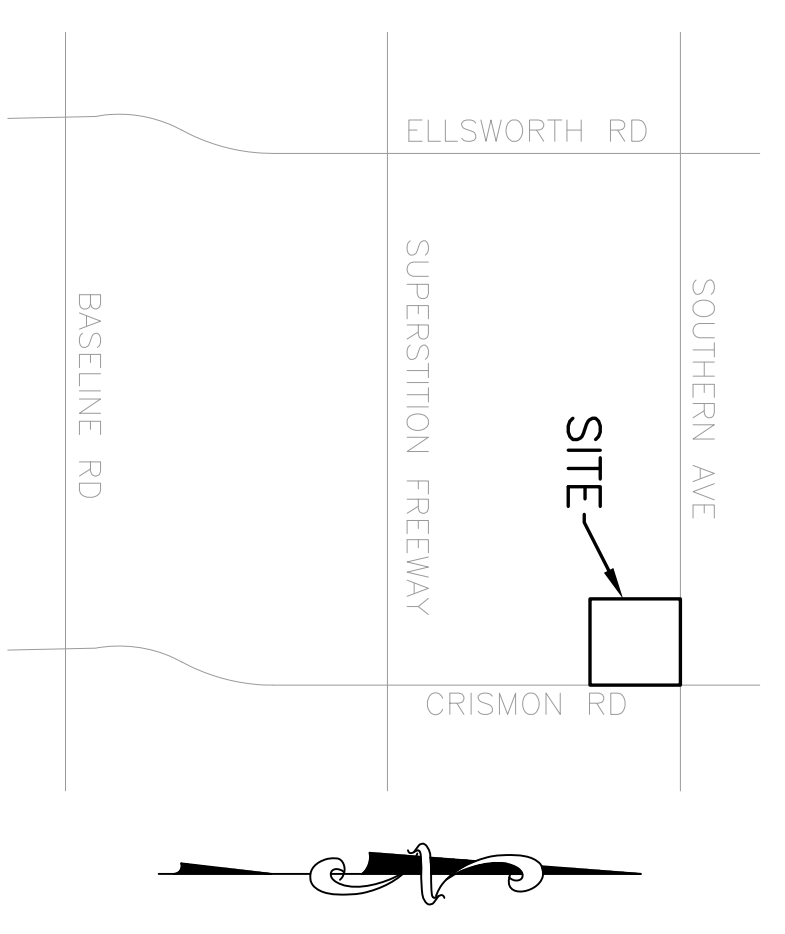
DRIVE-THRU STACKING REQUIREMENTS:
 100 FEET FROM PICKUP WINDOW TO ORDER POINT PLUS 40 FEET FROM ORDER POINT TO DRIVE THRU BEGINNING

PROPOSED BUILDING HEIGHT: 27 FEET
 LANDSCAPE AREA: 18,842 SF (37.4%)

3 PROJECT DATA

PARKING REQUIRED:
 RESTAURANT/DRIVE-THRU: 10/48 SPACES
 PATIO 300 SF / 200 SF = 24/03 SPACES
 FIRE RISER ROOM 97 SF = 1/50 SPACES
 TOTAL SPACES REQUIRED: 37 SPACES

4 VICINITY MAP



DR-1

ISSUE DATE: 30 OCT 2017

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1222 S CRISMON RD

MESA, ARIZONA

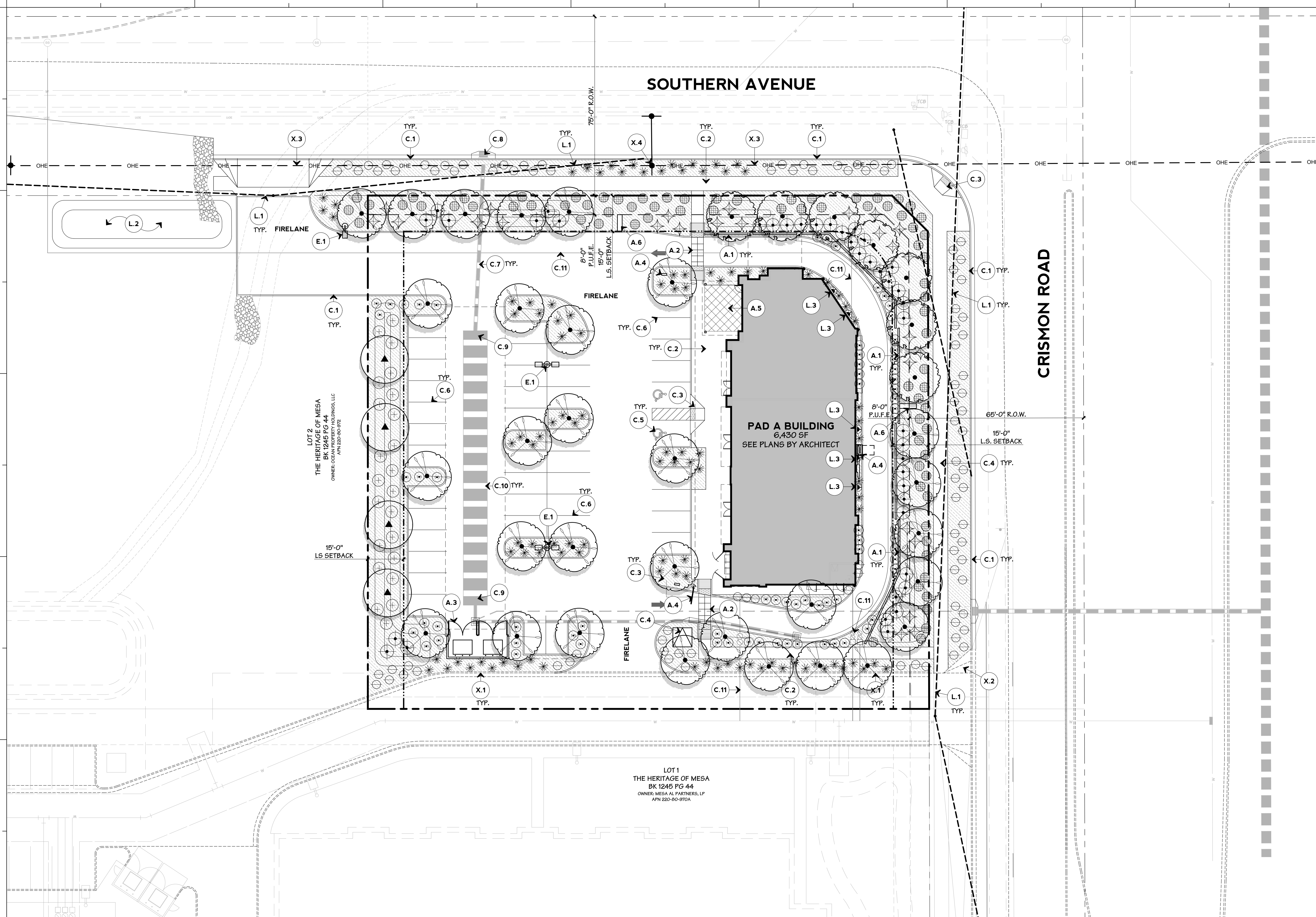
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 WWW.ARCHICON.COM

SHEET TITLE: SITE PLAN

JOB NO.	1719010-02
PROJECT MGR.	J. KOSKI
DRAWN BY:	ARCHICON
CHECKED BY:	J. PLANCK
DATE:	10/30/17



LANDSCAPE LEGEND & SCHEDULE

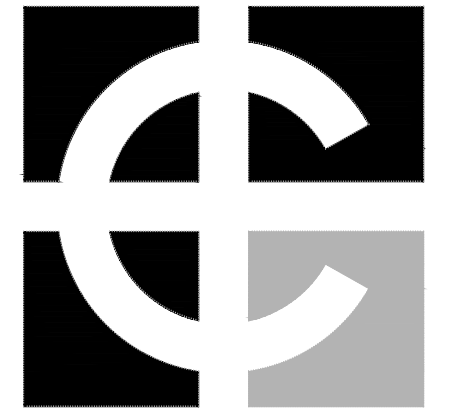
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
	PISTACIA CHINENSIS "RED PUSH" RED PUSH CHINESE PISTACHE	24" BOX	31
	ULMUS PARVIFOLIA SEMPIVERENS EVERGREEN ELM	24" BOX	7
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	4
SHRUBS & ACCENTS			
	BOUGAINVILLEA "BARBARA KARST" BUSH BOUGAINVILLEA	5 GAL.	40
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE	5 GAL.	23
	NERIUM OLEANDER "PETITE PINK" PETITE PINK DWARF OLEANDER	5 GAL.	70
ACCENTS			
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	27
	MUHLENBERGIA RIGIDA "NASHVILLE" NASHVILLE MUHLY GRASS	5 GAL.	110
GROUNDCOVER			
	LANTANA X "NEW GOLD" NEW GOLD LANTANA	1 GAL.	76
	LANTANA MONTIVEDENSIS PURPLE TRAILING LANTANA	1 GAL.	93
VINES			
	BOUGAINVILLEA GALABRA BOUGAINVILLEA VINE	5 GAL.	5
TOP DRESSING			
	DECOMPOSED GRANITE ± 18,582 S.F. 1/2" SCREENED APACHE BROWN 2" MIN DEPTH		

LANDSCAPE CALC'S

FRONT STREET RIGHT OF WAY AREAS
1 TREE, 6 SHRUBS PER 25 L.F.
REQUIRED: (400 L.F. / 30)(1)(6) = 16 TREES, 96 SHRUBS
PROVIDED: 15 TREES, 96 SHRUBS
SIDE AND REAR PERIMETER LANDSCAPE
3 TREE & 20 SHRUBS PER 100 L.F.
REQUIRED: (338 L.F. / 100)(3)(20) = 11 TREES, 67 SHRUBS
PROVIDED: 11 TREES, 67 SHRUBS

SITE DATA

ZONING:	LC
TOTAL SITE AREA:	50,349 S.F. (1.56 AC)
TOTAL LANDSCAPE AREA:	18,582 S.F. (36.9%)



LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
+ MANAGEMENT

126 E. CONSTITUTION COURT
GILBERT, AZ 85296
PH: 480-878-4708
WWW.THOMAS-CROWLEY.COM

T-C P-NO. 21752



PROJECT

SWC SOUTHERN AND CRISMON
 MESA, ARIZONA

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BLUE STAKE 1-800-STAKE IT
OUTSIDE MARICOPA COUNTY

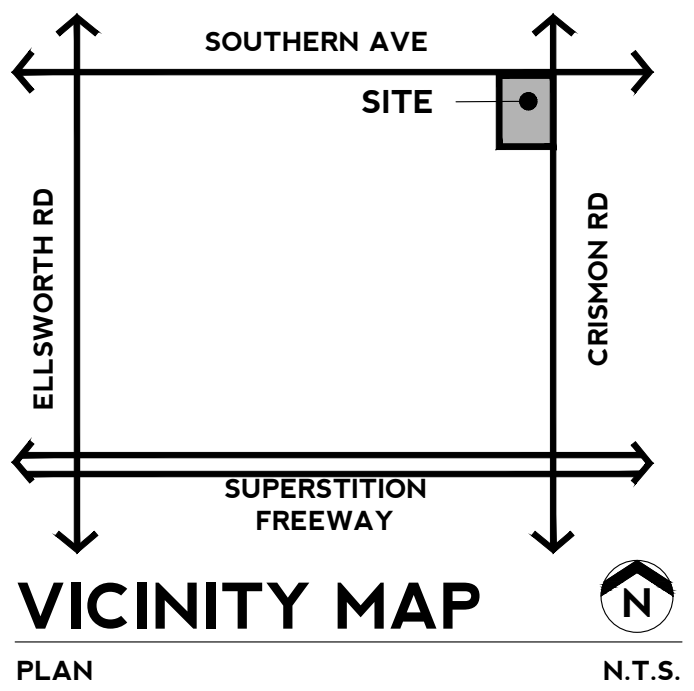
ISSUE/REVISION	DATE
PRELIM REVIEW	9.28.2017
CITY COMMENTS	11.6.2017

SHEET NAME

LANDSCAPE PLAN

SHEET # SHEET REFERENCE

1 OF 1 **L1.1**



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CIVIL ENGINEER
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CONTACT: DAVID MALDONADO-CAMOU

LANDSCAPE ARCHITECT
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P: (480) 878.4708
CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LEGEND

- PROPERTY LINE / RIGHT OF WAY LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

KEYED NOTES

- X.X EXISTING**
- X.1 EXISTING STREET CURB, DO NOT DISTURB
 - X.2 EXISTING DRIVEWAY, DO NOT DISTURB
 - X.3 OVERHEAD SRP LINE, DO NOT DISTURB
 - X.4 EXISTING SRP POLES, DO NOT DISTURB
- A.X ARCHITECTURE IMPROVEMENTS**
- A.1 3'-0" SCREEN WALL, SEE PLANS BY ARCHITECT
 - A.2 DECORATIVE PAVING, SEE PLANS BY ARCHITECT
 - A.3 TRASH ENCLOSURE, SEE PLANS BY ARCHITECT
 - A.4 DRIVE THROUGH SIGNAGE & GATE, SEE PLANS BY ARCHITECT
 - A.5 PATIO PAVING, SEE PLANS BY ARCHITECT
 - A.6 SIGN, SEE PLANS BY ARCHITECT
- C.X CIVIL IMPROVEMENTS**
- C.1 CURB, SEE CIVIL PLANS
 - C.2 SIDEWALK, SEE CIVIL PLANS
 - C.3 RAMP, SEE CIVIL PLAN
 - C.4 TRANSFORMER, SEE CIVIL PLANS
 - C.5 HANDICAP STRIPING, SEE CIVIL PLANS
 - C.6 PARKING LOT STRIPING SEE CIVIL PLANS
 - C.7 STORM DRAIN PIPE, SEE CIVIL ENG. PLANS
 - C.8 CATCH BASIN, SEE CIVIL ENG. PLANS
 - C.9 DRYWELL, SEE CIVIL ENG. PLANS
 - C.10 UNDERGROUND RETENTION, SEE CIVIL ENG. PLANS
 - C.11 UTILITES, SEE CIVIL ENG. PLANS
- E.X ELECTRICAL LIGHTING**
- E.1 LIGHT POLE, SEE PLANS BY ARCHITECT AND ELECTRICAL ENGINEER
- L.X LANDSCAPE IMPROVEMENTS**
- L.1 SIGHT VISIBILITY TRIANGLE LINE PER AASHTO STANDARDS
 - L.2 PROVIDE DUST CONTROL PER CITY OF MESA STANDARDS
 - L.3 TRELLIS ATTACHED TO BUILDING WITH VINES, SEE ARCHITECTURE ELEVATIONS FOR TRELLIS INFO, SEE LANDSCAPE SCHEDULE FOR VINES



A Elevation View
SCALE 1/2" = 1'-0"

Qty: 2 / ☉ Install
35.00 ☒

B Side View - Typical
SCALE 1/2" = 1'-0"

TRADEMARK



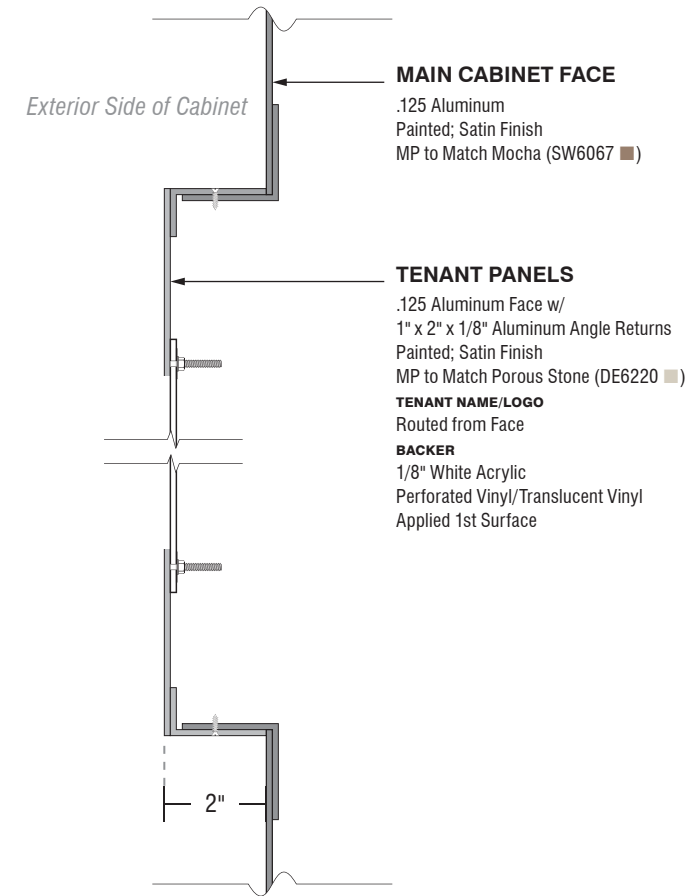
ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Client is responsible to provide primary electrical feed to within six feet of sign location. 120V unless noted.

Volts Req'd: 120V Total Amps: 15.0 Circuits Req'd: 1 Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.

APPROVED	CLIENT SIGNATURE	DATE
APPROVED	LANDLORD SIGNATURE	DATE

COMPANY	Armstrong Development Properties, Inc.
SUB LOCAL	
ADDRESS	1222 S. Crimson Rd.
CITY STATE	Mesa, AZ 85209

SR	JOB	91925
JB	DRAWING	0102pb
PM	DATE	10/31/17
JB	SHEET	1.10



A Tenant Panel Detail
 SCALE 1" = 10"

B Tenant Panel Section
 SCALE 3" = 10"

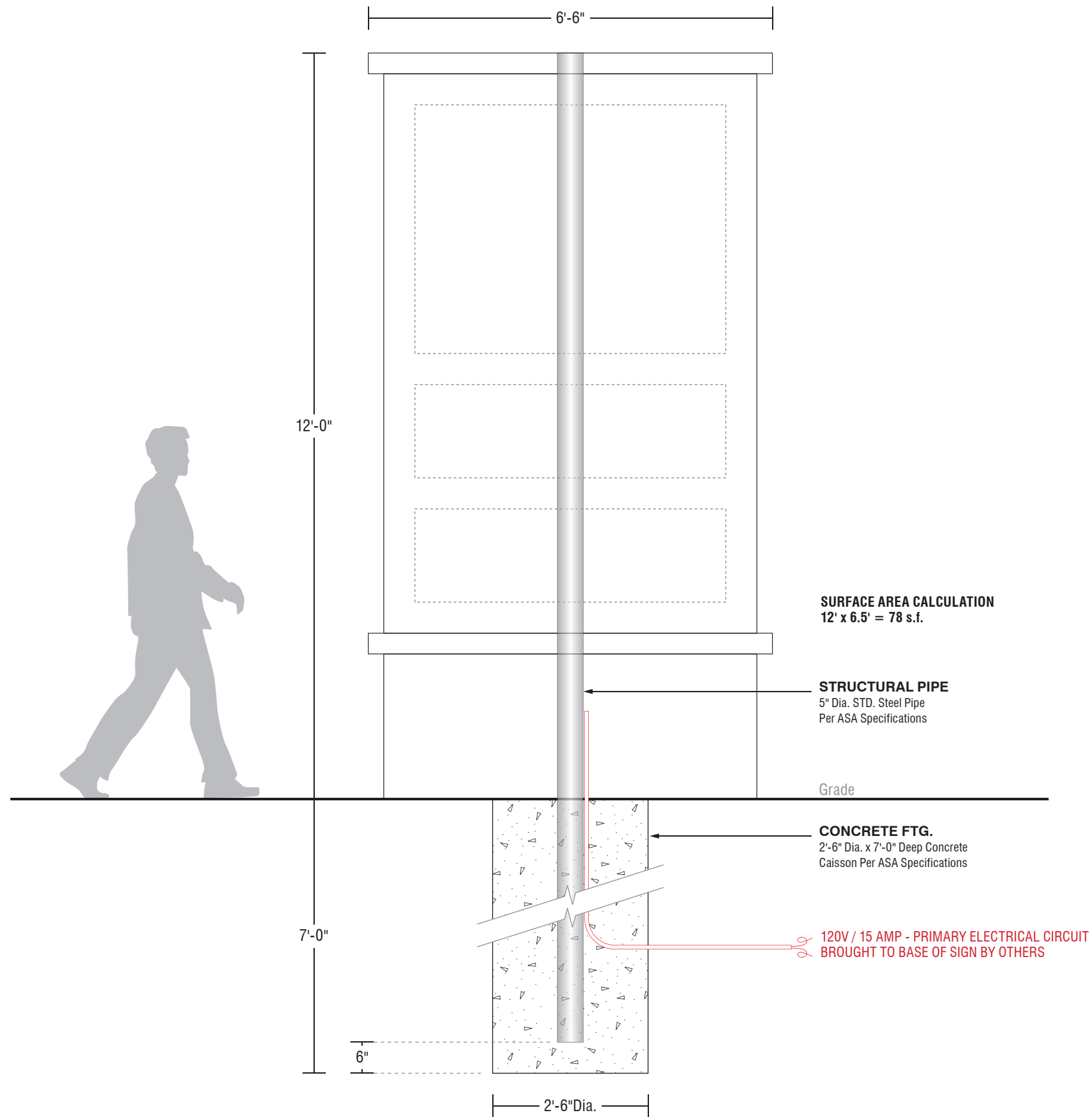
TRADEMARK



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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	91925
<input type="checkbox"/>			Armstrong Development Properties, Inc.	JB	DRAWING	0102pb
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	10/31/17
<input type="checkbox"/>			1222 S. Crimson Rd.	JB	SHEET	1.20
			CITY STATE			
			Mesa, AZ 85209			



A Pipe Detail
SCALE 1/2" = 1'0"

TRADEMARK

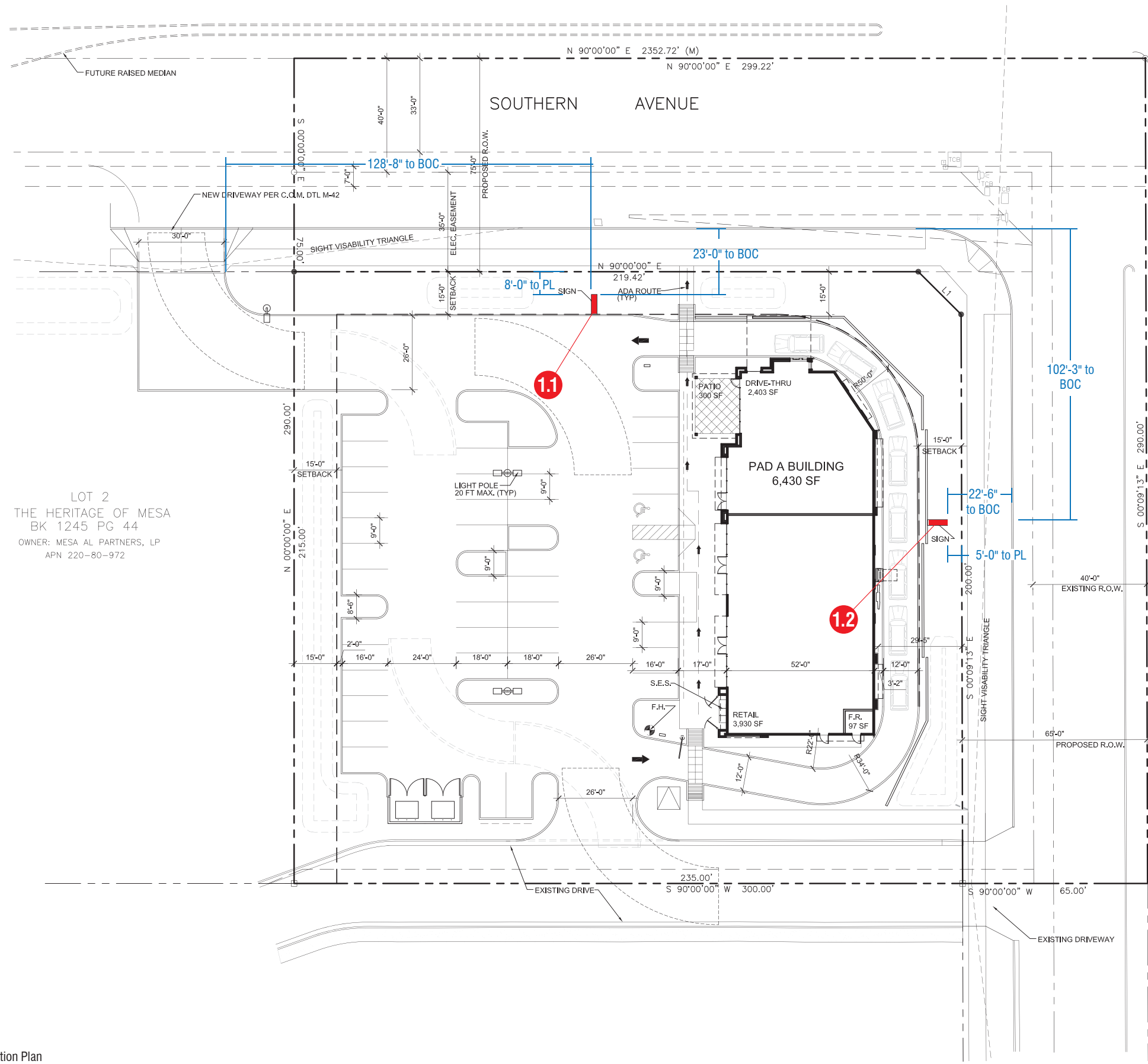


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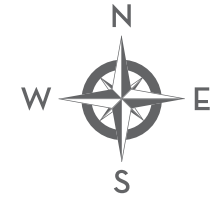
Volts Req'd: 120V Total Amps: 15.0 Circuits Req'd: 1 Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	91925
<input type="checkbox"/>			Armstrong Development Properties, Inc.	JB	DRAWING	0102pb
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	10/31/17
<input type="checkbox"/>			1222 S. Crimson Rd.	JB	SHEET	1.40
			CITY STATE			
			Mesa, AZ 85209			

1 Illuminated Monument Signs



LOT 2
THE HERITAGE OF MESA
BK 1245 PG 44
OWNER: MESA AL PARTNERS, LP
APN 220-80-972



SCALE: 1" = 40'

KEY

- 1.1 ILLUMINATED MONUMENT SIGN D/S
- 1.2 ILLUMINATED MONUMENT SIGN D/S

ABBREVIATIONS

- PL = Property Line
- BOC = Back of Curb

A Monument Location Plan
SCALE: 1" = 40'

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	91925
<input type="checkbox"/>			Armstrong Development Properties, Inc.	JB	DRAWING	0102pb
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	10/31/17
<input type="checkbox"/>			1222 S. Crismon Rd.	JB	SHEET	1.50
			CITY STATE			
			Mesa, AZ 85209			