



August 29, 2016

City of Mesa
Planning & Development Department
55 N. Center St.
Mesa, AZ

Re: **Project Narrative**
Design Review Application
Mesa Riverview pad building
855 N. Dobson Rd.
Mesa, AZ 85021

The property owner proposes to develop a 1.14-acre parcel within the Mesa Riverview center with a future 8,000 sf building with drive-thru lane serving retail and small restaurant uses. The project will be built on a vacant parcel currently developed as landscaped parking. The site is equipped with existing wet and dry utility services.

The building exterior has been designed to blend in with the surrounding shopping center context in both form, materials, finish and color. Pedestrian walkways and suite entrances on the east side will be covered and accented with a series of painted metal canopies. The building walls will be finished with red brick veneer, painted stucco and highlighted by a smooth face masonry base to blend with the existing center.

The site scope includes improvements to modify the existing parking, landscaping, storm drainage, site lighting and new 12' drive-thru lane and hardscape along the building perimeter. The building will be connected to the existing accessible route walk which extends to the north.

Tenant signage will be proposed under a separate application.

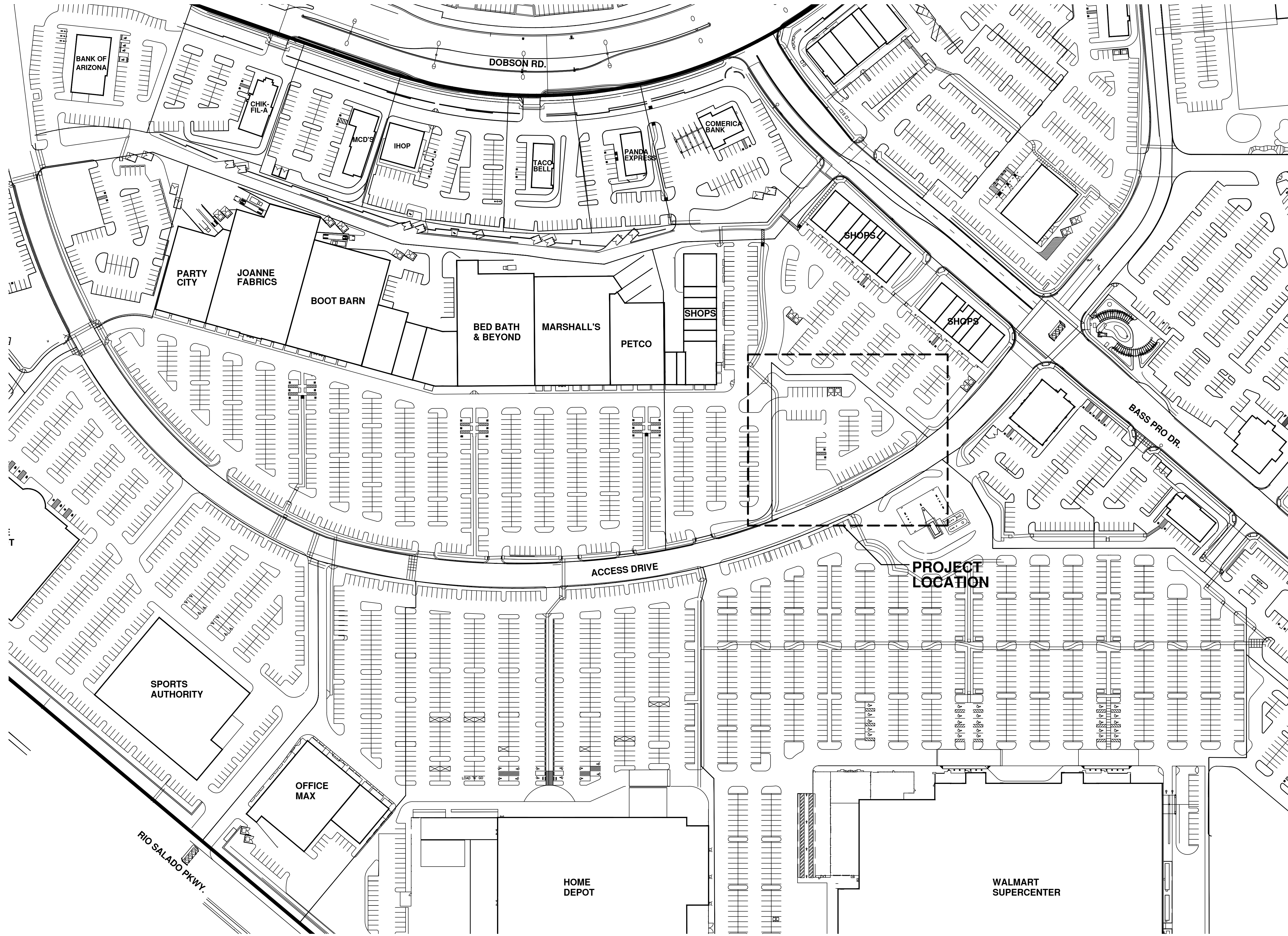
We appreciate your review and consideration of this application and thank you for your assistance. If you have questions or further comments, please contact me at 480-459-6385 or at andrew@merchantdesigngroup.com.

Regards,

Merchant Design Group

A handwritten signature in blue ink, appearing to read 'Andrew Merchant', is written over a light blue scribbled background.

Andrew Merchant, Architect
Principal



EXISTING SITE PLAN
1" = 100'-0"



Architecture
Project Management

588 N. Jackson St.
Gilbert, AZ 85233
480.459.6385

merchantdesigngroup.com
andrew@merchantdesigngroup.com



**MESA RIVERVIEW
PAD BUILDING IMPROVEMENTS**
855 N. DOBSON RD.
MESA, AZ 85201

PROJECT

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TEAM
PROJECT NO. mdg 16016
DRAWN BY: EB
DESIGNED BY: ATM
REVIEWED BY: ATM

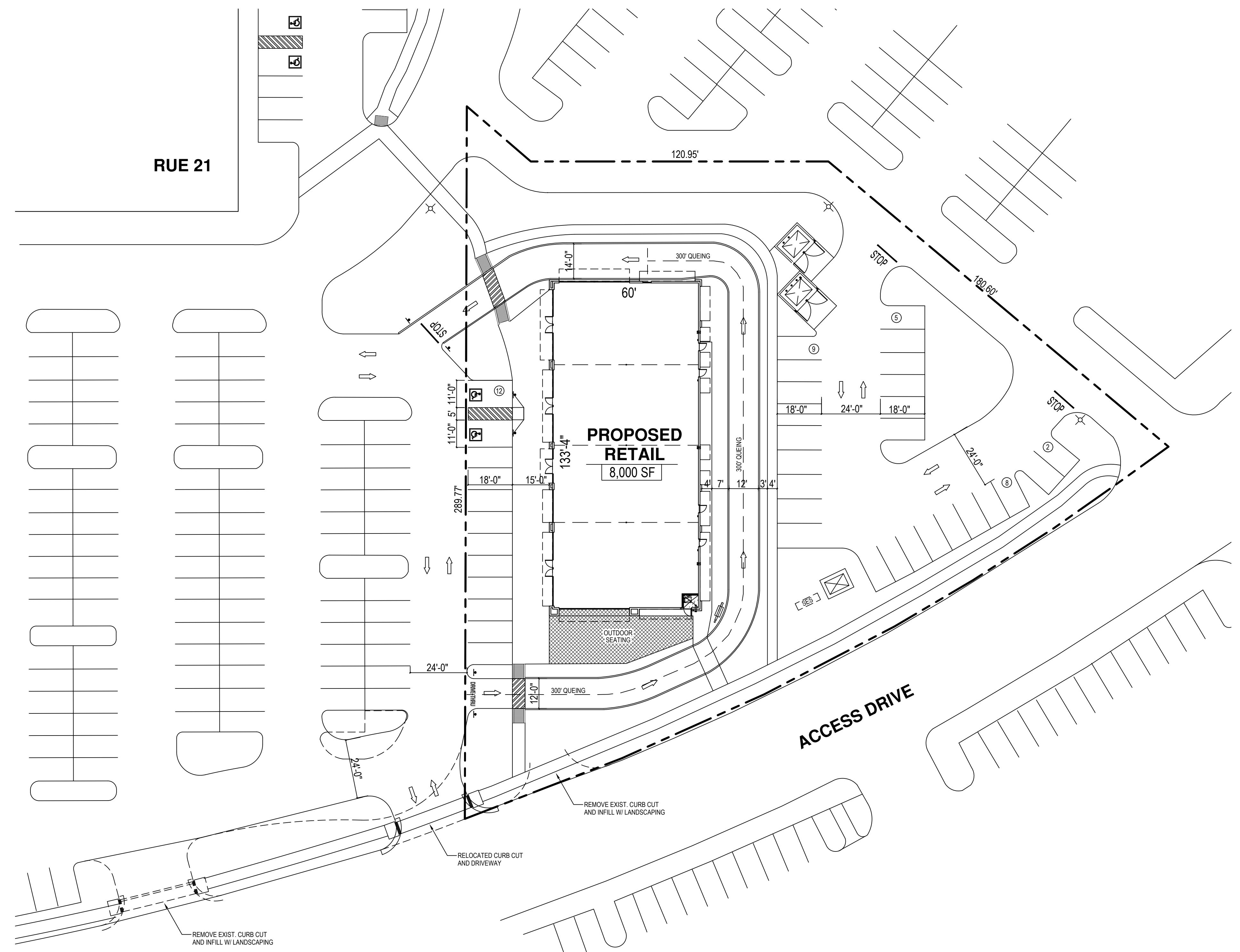
REVISION
NO. PRE-SUBMITTAL
DESIGN REVIEW SUBMITTAL

DATE
8/04/16
8/29/16

SHEET

EXISTING SITE PLAN

SD1.1



CONCEPT SITE PLAN
1" = 30'-0"

PROJECT INFORMATION

PROJECT DATA

ADDRESS: 855 N. DOBSON RD.
 OWNER: KIMCO RIVERVIEW LLC
 SUBDIVISION: MESA RIVERVIEW
 APN: 135-33-551
 LOT AREA: 1.14 ACRES (49,867 SF)
 ZONE: LC
 PROPERTY USE: SHOPPING CENTER, RESTAURANT
 NEW BUILDING AREA: 8,000 SF
 ALLOWABLE LOT COVERAGE: 40%
 PROPOSED LOT COVERAGE: 16%
 SETBACKS: FRONT - 20', SIDE - 15'
 BUILDING USE: RETAIL
 OCCUPANCY GROUP: M - MERCANTILE; A-2 ASSEMBLY
 CONSTRUCTION TYPE: II-B, SPRINKLERED
 ALLOWABLE BLDG. HEIGHT: 40'-0"
 BUILDING HEIGHT: 30'-0"

PARKING DATA

CITY REQUIREMENTS:
 RETAIL CENTER: 4,000 SF X 1:375 = 11 STALLS
 RESTAURANT: 4,000 SF X 1:75 = 53 STALLS
 OUTDOOR SEATING: 1,500 SF X 1:200 = 8 STALLS
 TOTAL PARKING REQUIRED: = 72 STALLS

PARKING PROVIDED:
 STANDARD STALLS = 34 STALLS
 ACCESSIBLE STALLS = 2 STALLS
 TOTAL PARKING PROVIDED: = 36 STALLS
 TOTAL PARKING DEFICIT: = 36 STALLS

PROJECT CONTACTS:

OWNER:
 KIMCO RIVERVIEW LLC
 ATTN: ANDREW GRACEY
 1621-B SOUTH MELROSE DRIVE
 VISTA, CA 92081
 760-598-2007
 agracey@kimco.com

ARCHITECT:
 MERCHANT DESIGN GROUP
 ATTN: ANDREW MERCHANT
 588 N. JACKSON ST.
 GILBERT, AZ 85233
 480-459-6385
 Andrew@merchantdesigngroup.com

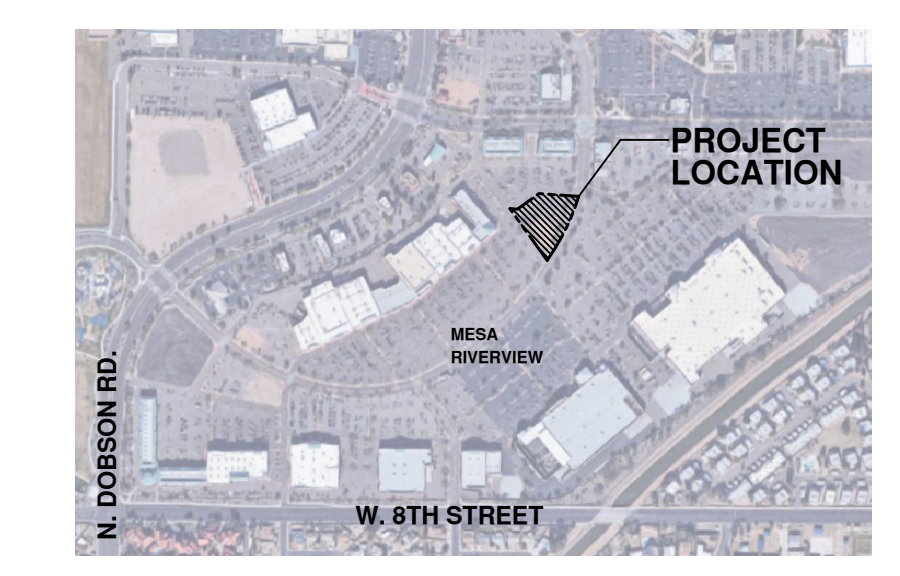
ENGINEER:
 SBL ENGINEERING, LLC
 ATTN: CRAIG BAKER
 1957 E. SUNBURST LANE
 TEMPE, AZ 85284
 602-326-5848
 Craig@sbl-eng.com

LANDSCAPE ARCHITECT:
 KILLIP LAND PLANNING
 ATTN: TOM KILLIP
 15049 N. HANA MAUI DR.
 PHOENIX, AZ 85022
 602-955-3661
 tomkillip@cox.net

SURVEY

THIS PLAN WAS PREPARED USING INFORMATION OBTAINED FROM THE MARICOPA COUNTY GIS WEBSITE. AN AS-BUILT SURVEY WAS NOT AVAILABLE AT THE TIME OF SITE PLAN PREPARATION.

KEY PLAN



Architecture
Project Management

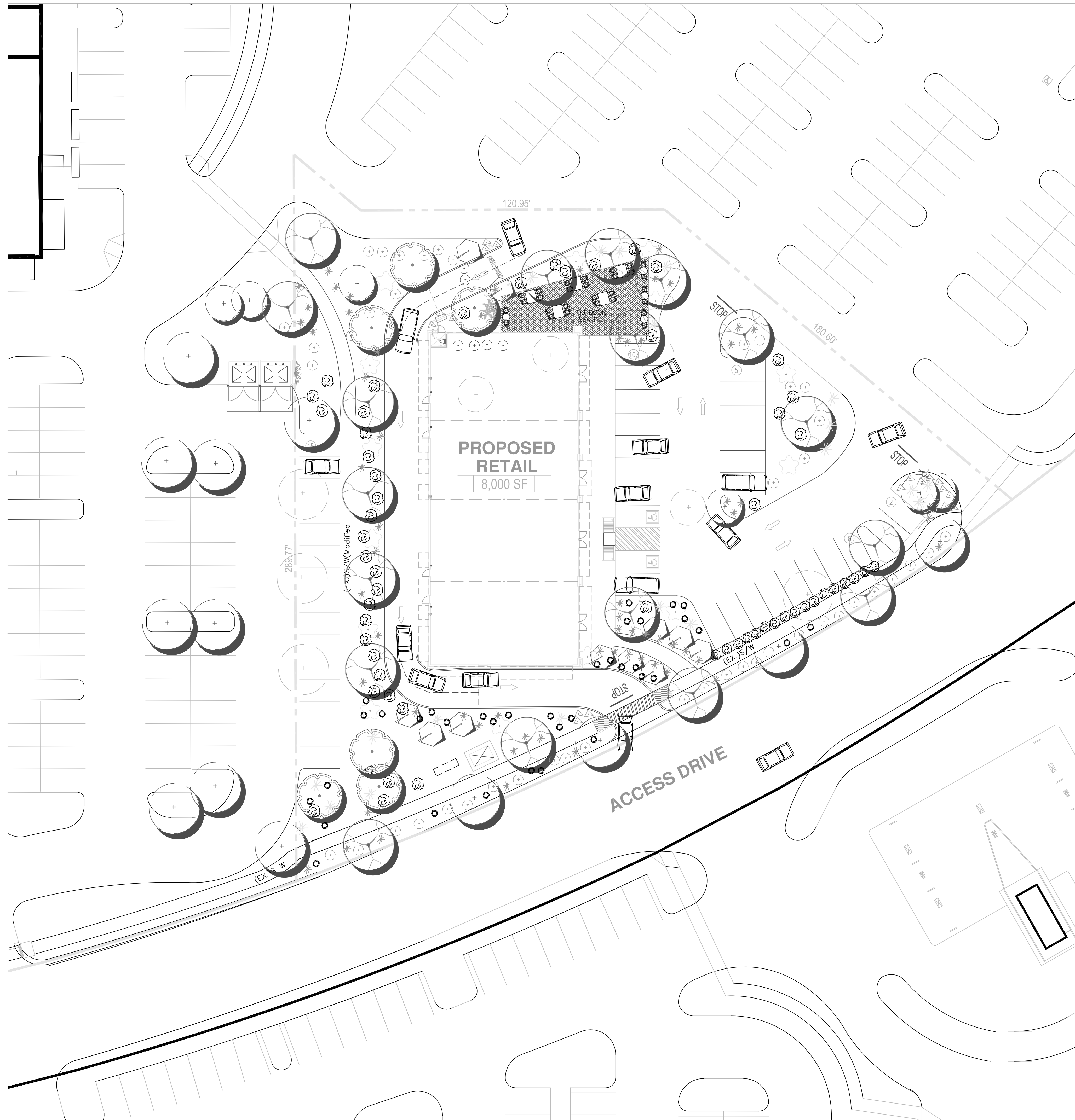
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PRELIMINARY

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TEAM	PROJECT NO: mdg 16016 DRAWN BY: EB DESIGNED BY: ATM REVIEWED BY: ATM	CONCEPT SITE PLAN
REVISION	PRE-SUBMITTAL DESIGN REVIEW SUBMITTAL SITE PLAN REVISION	
DATE	8/04/16 8/29/16 10/05/16	
SHEET	SD1.9	



(Ex.) Plant Legend

(Tree Salvagability status— to be officially determined by awarded Salvage Contractor)

- (+) (EX.) TREE (To Remain—U.N.O.)
- (-) (EX.) TREE (To be Destroyed—U.N.O.)
- (*) (EX.) Shrub/Accent (To Remain—U.N.O.)

CITY OF MESA: LANDSCAPE REQUIREMENTS
 -Street Frontage: (1) Tree / (6) Shrubs per 25 Linear Feet
 -Interior Areas: (1) Tree / (8) Shrubs per (8) Parking Spaces
 25%—36" Bx. or larger.
 50%—24" Bx.
 25%—15 Gal.

PLANT PALETTE

Sym.	Botanical/Common Name	Size	Remark
	Acacia salicina/ australian willow Dalbergia sisso/ sisso tree	15g.-36" Bx.	Vertical—evergreen tree
	Cercidium 'Emerald'/ hybrid Palo Verde Chilopsis linearis/ desert willow Pithecellobium sp./ Ebony	-	Canggy—evergreen tree
	Acacia willardiana/ palo blanco Sophora secundiflora/ texas mtn. laurel	-	small patio—evergreen tree
	Caesalpinia gilliesii/ mex. yellow bird	5g.	small—med. accent shrub
	Chamerops humilis/ Mediterrean Fan Palm	24" Bx.	large Accent Palm
	Dasylirion longissimum/ mex. grass tree Hesperaloe funifera/ giant hesperaloe Bougainvillea 'Torch Glow'/ bush bougainvillea	5g.	Medium—large Accent plant
	Alagyne huegelii/ blue hibiscus Leucophyllum sp./ tex. sage Salvia clevelandii/ chaparral sage	5g.	Medium—large flowering shrub
	Salvia sp. / Ruellia sp. Dalea sp.	1-5g.	small—medium flowering shrub
	Callistemon 'Capt. Hook'/ dwarf bottlebrush	-	-
	Muhlenbergia cap./ deer grass Hesperaloe parviflora/ pink yucca Asclepias subulata/ desert milkweed	1-5g.	Accent shrub
	Agave parri Agave 'Victoria' Echinocactus/ Golden Barrel cactus	1-5g.	Accent cactus
	Rosa banksia/ lady bank's rose Hardenbergia violacea/ Lilac Vine	5g.	Flowering Vine
	Euphorbia rigens/ blue euphorbia Convolvulus cneorum/ bush morningglory Dalea cap. 'Sierra Gold'/ trailing yellow dalea	1-5 gal.	④4-8" o.c. Flowering Groundcover
	4-6" Dia. Fractured Rock (to match overall landscape type)		

(Typ. Landscape areas) 1/2" "Screened"; color— "Yavapai Coral"— Decomposed Granite (D.G.) to minimum 2" depth.
 (or approved equal)

KILLIP LAND PLANNING, LLC
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 PLANNING
 15049 N. HANA MAUI DRIVE
 PHOENIX, AZ 85022
 (602) 955-3691

27436
 THOMAS J.
 KILLIP
 8.26.16
 REG. LANDSCAPE ARCHITECT
 ARIZONA, U.S.A.

Exp: 9.30.17
 © Copyright 2016 Killip Land Planning, LLC
 Merchant Design Group
 Architecture
 Project Management
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Mesa Riverview
 PAD Building Improvements

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PROJECT

OWNER

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TEAM

NO. REVISION

DATE

SHEET

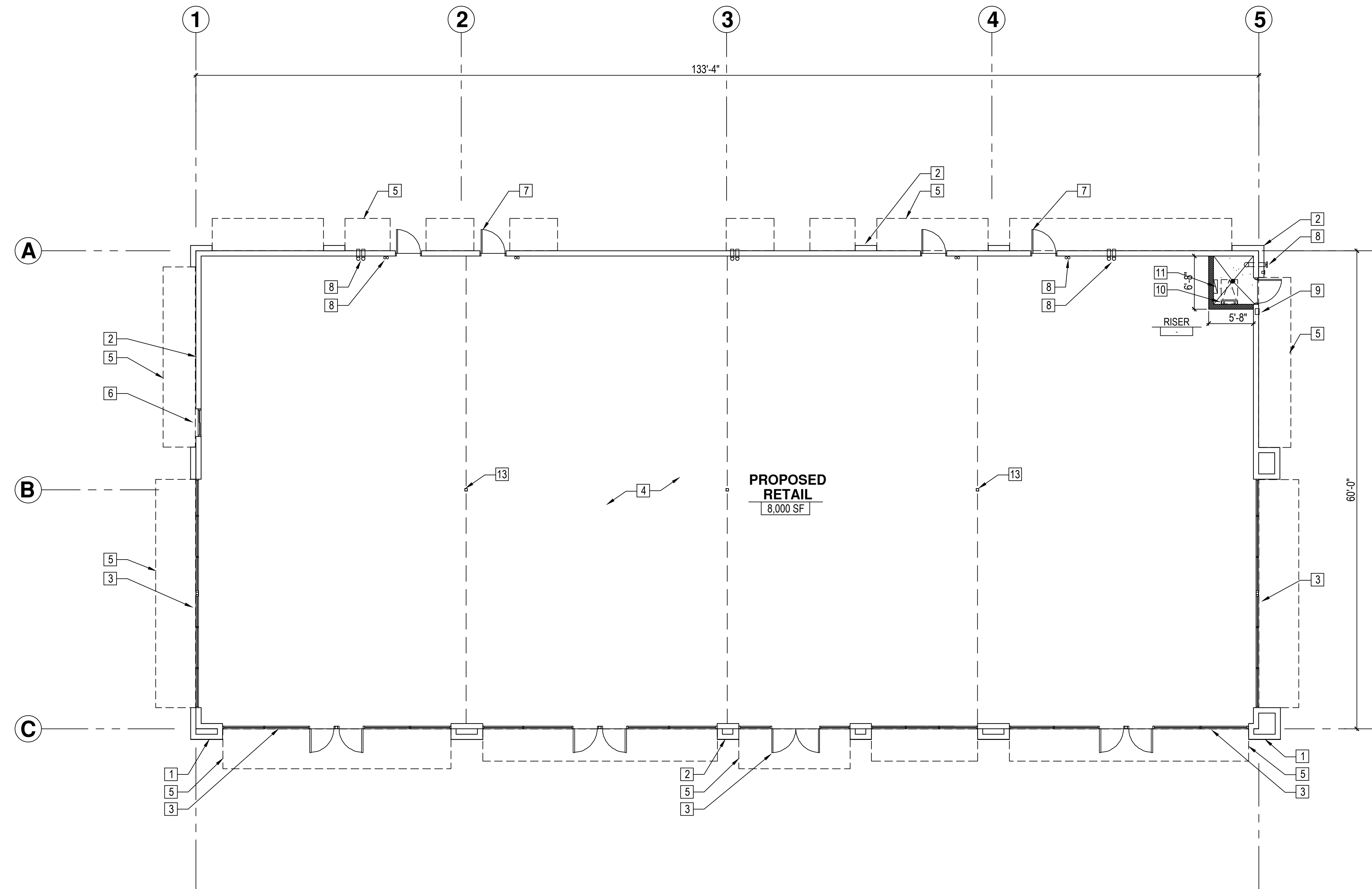
Conceptual Landscape Plan
 SCALE: 1" = 20'-0"

clp
 OF 1



KEY NOTES

- 1 RED BRICK VENEER - MATCH CENTER STANDARD
- 2 SMOOTH FACE CMU ACCENT - MATCH CENTER STANDARD
- 3 ALUMINUM STOREFRONT WITH MEDIUM BRONZE ANODIZED FINISH.
- 4 4" CONC. SLAB OVER 4" COMPACTED AB
- 5 PAINTED METAL CANOPY.
- 6 GLAZED ALUMINUM DRIVE-THRU WINDOW WITH MEDIUM BRONZE ANODIZED FINISH.
- 7 HOLLOW METAL DOOR & FRAME - PAINT.
- 8 FIRE DEPARTMENT CONNECTION & RISER - SEE CIVIL DWGS.
- 9 FIRE DEPT. 'KNOX BOX' PER CITY OF PHOENIX REQUIREMENTS.
- 10 ROOF ACCESS HATCH AND METAL LADDER.
- 11 'HOUSE' ELECTRICAL PANEL - SEE ELECT DWGS.
- 12 ELECTRICAL SERVICE SECTION - SEE ELECT. DWGS.
- 13 PAINTED TUBE STEEL COLUMN.



FLOOR PLAN
1/8" = 1'-0"

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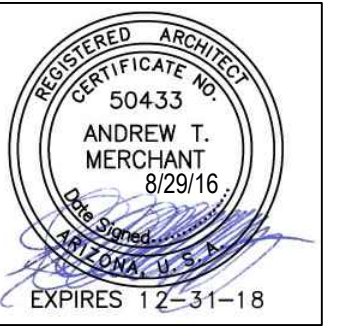
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SHEET
A1.0

FLOOR PLAN



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CONCEPT ELEVATIONS

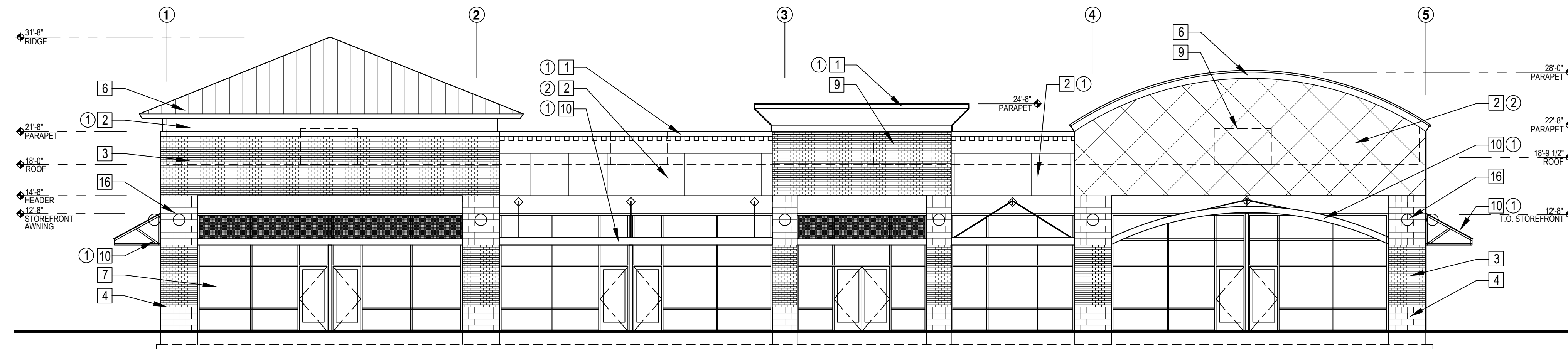
A4.0

ELEVATION NOTES

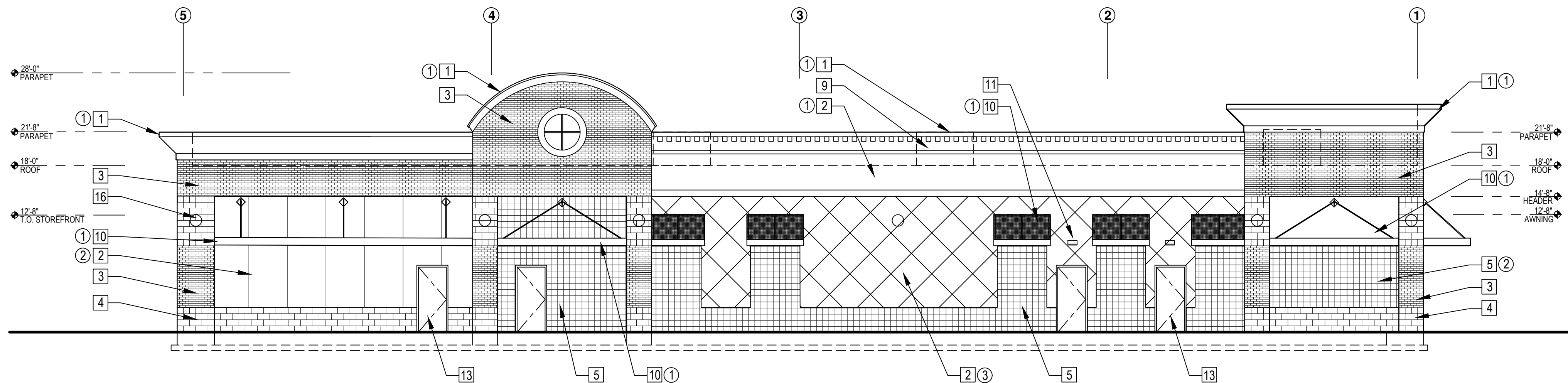
- 1 PAINTED STUCCO CORNICE W/ SAND TEXTURE FINISH AND 24 GA. PREFINISHED MTL. COPING.
- 2 PAINTED STUCCO WALL W/ SAND TEXTURE FINISH.
- 3 RED BRICK VENEER - MATCH CENTER STANDARD
- 4 SMOOTH FACE CMU ACCENT - MATCH CENTER STANDARD
- 5 SCORED SMOOTH FACE CMU ACCENT - MATCH CENTER STANDARD
- 6 STANDING SEAM METAL ROOF - MATCH CENTER STANDARD
- 7 ALUMINUM STOREFRONT WITH MEDIUM BRONZE ANODIZED FINISH.
- 8 BACK LIT ILLUMINATED BOX SIGN - UNDER SEPARATE APPROVAL.
- 9 PACKAGED RTU SCREENED BY ROOF PARAPET.
- 10 PAINTED METAL CANOPY.
- 11 SHIELDED WAL MOUNT SECURITY LIGHT
- 12 GLAZED ALUMINUM DRIVE-THRU WINDOW WITH MEDIUM BRONZE ANODIZED FINISH.
- 13 HOLLOW METAL DOOR & FRAME - PAINT.
- 14 FIRE DEPARTMENT CONNECTION.
- 15 ROOF DRAIN DOWNSPOUT AND OVERFLOW.
- 16 DECORATIVE 'GLOBE' LIGHT FIXTURE - MATCH CENTER STANDARD.

PAINT COLORS:

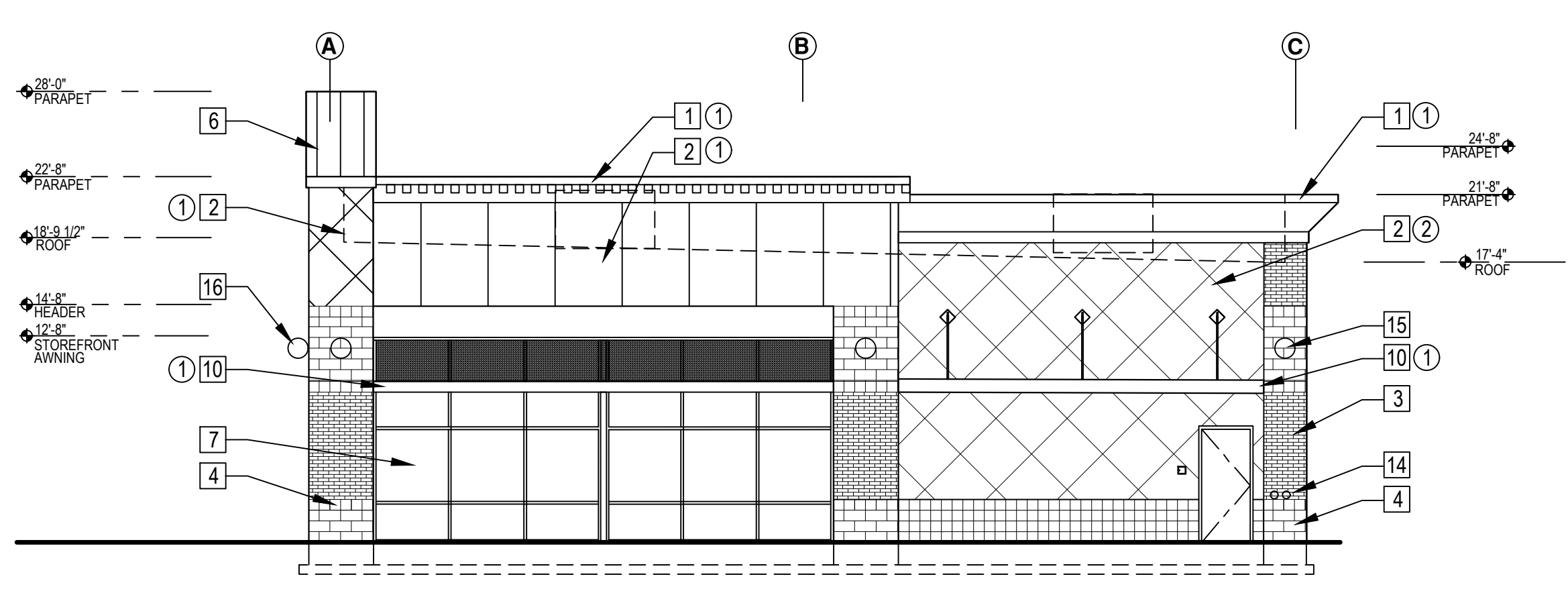
- 1 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #7551 'GREEK VILLA'
- 2 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #6123 'BAGUETTE'
- 3 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #6067 'MOCHA'



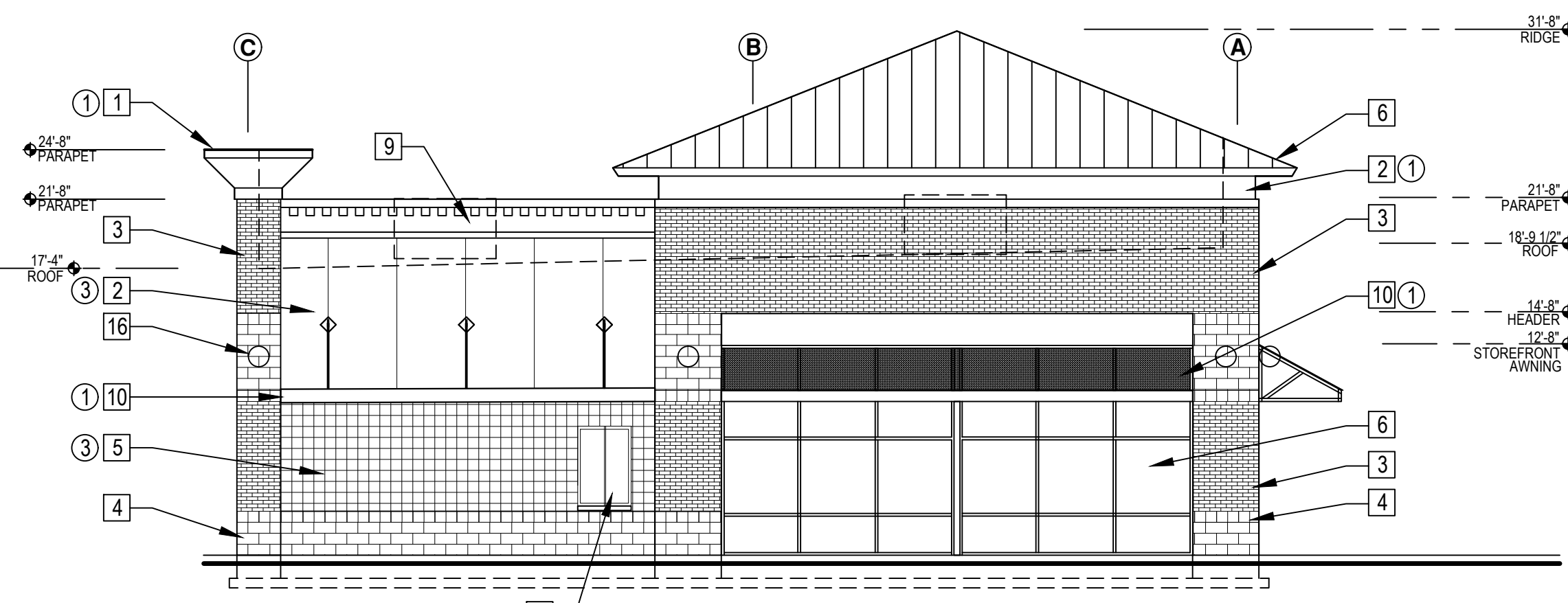
1 EAST ELEVATION
1/8" = 1'-0" FRONT



2 WEST ELEVATION
1/8" = 1'-0" REAR



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



1 VIEW LOOKING SW



2 VIEW LOOKING NW



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DATE
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8/29/16

RENDERING

SHEET
A4.1