

11857002310

STARBUCKS COFFEE

DEVELOPMENT PACKAGE

65 W. RIVER RD.
TUCSON, AZ 85704

GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS, VERIFY ALL EXISTING CONDITIONS, EQUIPMENT, REQUIREMENTS WITH OWNER/REMIANT PRIOR TO ANY BEGINNING OF ANY WORK.
- ALL SUPPLEMENTAL ARCHITECTURAL DOCUMENTS INCLUDING BID ADDENDUMS, AS AND PER RESPONSES SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS AND SHALL BE BINDING ALONG WITH THE DRAWINGS AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL REFER TO ALL APPLICABLE CONSTRUCTION PROCEDURES AS PROVIDED IN THE PROJECT MANUAL'S SUPPLEMENTAL CONDITIONS TO THE CONTRACT AND AS STATED BELOW.
- BEFORE PERFORMING ANY WORK ON EXISTING MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK. IN QUESTION OF RELATED WORK, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTACT RESOLUTION PRIOR TO CONTACTING THE OWNER.
- WHERE THE CONTRACTOR'S CONTRACTS WITH THE TEAMWORKER, ARCHITECT SHALL NOT BE RESPONSIBLE FOR TEAMWORKER EQUIPMENT, REQUIREMENTS AND CONDITIONS DIRECTLY WITH THE TEAMWORKER. ARCHITECT SHALL NOT BE RESPONSIBLE FOR TEAMWORKER EQUIPMENT.
- UPON SUBMISSION BY THE ARCHITECT TO THE CLIENT OF ANY AND ALL DOCUMENTS OR WORK PRODUCTS PREPARED BY THE ARCHITECT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DOCUMENTS AND WORK PRODUCTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR LACK THEREOF. SHALL CONSTITUTE CLIENT'S APPROVAL OF THE PLANS AND PROJECT SCOPE. ANY DELAY IN THE RESPONSE OF THE CLIENT WILL AT ARCHITECT'S OPTION, EXTEND ALL SUBSEQUENT DEADLINES FOR ARCHITECT SET FORTH IN ANY PROJECT SCHEDULE OR CONTRACT.
- ARCHITECT IS NOT RESPONSIBLE FOR THE CONDITION OR DETERMINING THE SERVICEABILITY OF EXISTING BUILDING SYSTEMS. IT IS THE CLIENT'S RESPONSIBILITY TO HAVE EXISTING SYSTEMS TESTED AND SERVICED AS REQUIRED TO MEET CLIENT'S NEEDS.
- AS A MINIMUM STANDARD, ALL WORK AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION AND MAINTENANCE INSTRUCTIONS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK. IN QUESTION OF RELATED WORK, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTACT RESOLUTION PRIOR TO CONTACTING THE OWNER.
- INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION, SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL NECESSARY DIMENSIONS AND DIMENSIONS REQUIRED AT THE CONCLUSION OF THE WORK.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN IN ALL CASES. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS AND CURRENT CODES ON THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL ITEMS.
- SPONGES SHALL BE USED TO CLEAN UP ALL SURFACES OF WALLS OR FLOORING UNLESS OTHERWISE INDICATED. DIMENSIONS INDICATED FOR MASONRY ARE NOMINAL.
- A SEPARATE PERMIT IS REQUIRED FOR SIGN INSTALLATION AND SHALL BE SECURED BY THE SIGN CONTRACTOR.
- WELDING SHALL BE PERFORMED IN THE SHOP BY AN APPROVED FABRICATOR OR CERTIFIED WELDER UNDER THE SUPERVISION OF THE SPECIAL INSPECTOR.
- ALL EXISTING DOORS SHALL SWING IN THE DIRECTION OF TRAVEL.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE LOCATION OF CONSTRUCTION TRAFFIC FOR THIS PROJECT.
- PROVIDE SOLID 2X WOOD BLOCKING WITH STUD WALLS AT ALL ANCHORAGE LOCATIONS OF CABINETS, DOOR STOPS, TOILET ROOM ACCESSORIES AND OTHER WALL ANCHORAGE ITEMS. ANCHORAGE THROUGH SYSTEM BOARD ALONE IS NOT ACCEPTABLE.
- MECHANICAL CONTRACTOR SHALL FINISH AND GENERAL CONTRACTOR SHALL INSTALL ACCESS DOORS IN FINISH WORK AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT.
- PROTECT EXISTING FRAMES, STRUCTURE, CONCRETE AND OTHER EXISTING FINISHES SCHEDULED TO REMAIN. ALL DAMAGE TO THE EXISTING FRAMES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS ASSOCIATED WITH THE WORK AS INCLUDED IN THESE DOCUMENTS.
- TEMPORARY POWER CONTRACTORS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY FACILITIES.
- ACCESSIBILITY REQUIREMENTS PER THE BUILDING CODE AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- "U.T." NUMBERS SHOWN ON THESE DOCUMENTS ARE BASED ON THE LATEST ISSUE OF THE UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE DIRECTORY.
- SIZE, PLACEMENT, AND ORIENTATION OF FRAMING MEMBERS ON STRUCTURAL DRAWINGS OVERRIDE SIZE, PLACEMENT, AND ORIENTATION OF FRAMING MEMBERS SHOWN ON THE ARCHITECTURAL DRAWINGS.
- SPRINKLER, PLUMBING, MECHANICAL, OR ELECTRICAL CONTRACTORS SHALL NOT PENETRATE OR CUT STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
- OWNER WILL BE RESPONSIBLE FOR AND MAINTAIN BUILDERS RISK INSURANCE THROUGHOUT THE PROJECT.

SYMBOL KEY AND LEGEND

ROOM NAME / NUMBER	SYMBOL
SECTION	
ELEVATION	
DETAIL	
KEY NOTE	
ARCH. REF. ELEVATION	
REVISION NUMBER	
GRID REFERENCE	

SYMBOL	DESCRIPTION
	NEW METAL STUD PARTITION
	MASONRY WALL - C.M.U.
	MASONRY WALL - BRICK
	WOOD
	RIGID INSULATION
	BATT INSULATION
	CONCRETE
	GYPSUM BOARD
	METAL
	PLUMWOOD
	EXTERIOR INSULATION SYSTEM
	EARTH OR COMPACTED FILL

PROJECT DATA

JURISDICTION:
CITY OF TUCSON
20th STONE AVE
TUCSON, AZ 85701
520-931-5599

SITE DATA:
ADDRESS: 65 W. RIVER RD.
OWNER: BRIMMOR HOLDINGS 1 SFE LLC
SUBDIVISION: NORTHMALL CENTRE
APN: 105-09-947A
LOT AREA: 4.709 ACRES (205,110 SF)
LOT NO.: LOT 2
ZONE: C-2; SCENIC ROUTE OVERLAY
PREVIOUS ZONING ACTIONS: C9-88-02; C15-87-02
PROPERTY USE: COMMUNITY SHOPPING CENTER
EXISTING BUILDING AREA: 160,162 SF
NEW BUILDING AREA: 3,297 SF (6,497 SF DEMO + 2,200 SF NEW)
PROPOSED BUILDING AREA: 159,865 SF
ALLOWABLE LOT COVERAGE: 40%
SETBACKS: FRONT - 30', SIDE - 30'
BUILDING USE: RESTAURANT
OCCUPANCY GROUP: B - BUSINESS
CONSTRUCTION TYPE: V-B, SPRINKLERED
ALLOWABLE BLDG HEIGHT: 30'-0"
BUILDING HEIGHT: 22'-0"

PARKING DATA:
GROSS PARKING AGREEMENT IN EFFECT
RESTAURANT AREA: 25,970 SF / 159,865 SF
= 16.3% OF CENTER
CITY REQUIREMENTS:
SHOPPING CENTER: 159,865 SF X 1,300 = 207,825 STALLS
TOTAL PARKING REQUIRED: 207,825 STALLS
PARKING PROVIDED:
EXISTING STALLS = 7 STALLS
PROPOSED PROVIDED STALLS = 699 STALLS
TOTAL PARKING PROVIDED = 706 STALLS
TOTAL PARKING REQUIRED = 207,825 STALLS
TOTAL PARKING SURPLUS = 136,119 STALLS

DRAWING INDEX

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CIVIL	
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CONTACT LIST

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SBL ENGINEERING LLC
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520-202-5848
andrew@sbeng.com

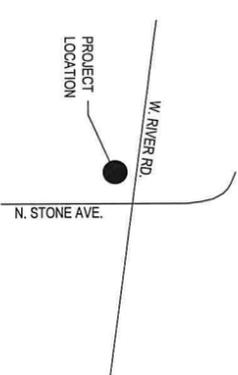
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LANDSCAPE ARCHITECT
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520-202-5848
killing@killip.com

SITE AERIAL



VICINITY MAP



PROJECT	STARBUCKS COFFEE NORTHMALL CENTRE 65 W. RIVER RD. TUCSON, AZ 85704
TEAM	PROJECT NO: mdg 17041 DRAWN BY: EB DESIGNED BY: ATM REVIEWED BY: ATM
REVISION	OWNER REVIEW SITE PLAN SUBMITTAL DEVELOPMENT SUBMITTAL
DATE	01/12/18 02/26/18 05/18/18
NO.	
DATE	01/12/18 02/26/18 05/18/18
SHEET	SD0.0 1 OF 16

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STARBUCKS COFFEE

NORTHMALL CENTRE

65 W. RIVER RD.
TUCSON, AZ 85704

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF MERCHANT DESIGN GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT NO: mdg 16029
DRAWN BY: EB
DESIGNED BY: ATM
REVIEWED BY: ATM

SHEET	DATE	NO.	REVISION
SD1.0	01/12/16		OWNER REVIEW
	02/26/16		SITE PLAN SUBMITTAL
	05/18/16		DEVELOPMENT SUBMITTAL

SITE PLAN

PROJECT INFORMATION

PROJECT DATA
 ADDRESS: 65 RIVER RD.
 OWNER: BRIMKOR HOLDINGS 1 SPE LLC
 SUBDIVISION: NORTHMALL CENTRE
 APN: 14005474
 LOT AREA: 4.709 ACRES (205,110 SF)
 LOT NO.: LOT 2
 ZONE: C-2
 PREVIOUS ZONING ACTIONS: C3-98-02, C15-97-02
 PROPERTY USE: COMMUNITY SHOPPING CENTER
 EXISTING BUILDING AREA: 160,182 SF
 NEW BUILDING AREA: 3,297 SF (5,497 SF DEMO + 2,200 SF NEW)
 PROPOSED BUILDING AREA: 158,865 SF
APPROXIMATE LOT COVERAGE: 41%
 SETBACKS: 10' SIDE - 30'
 BUILDING HEIGHT: 22'-0"
 OCCUPANCY GROUP: B - BUSINESS
 CONSTRUCTION TYPE: V-B, SPRINKLERED

PARKING DATA
 CROSS-PARKING AGREEMENT IN EFFECT
 RESTAURANT AREA: 25,970 SF / 158,865 SF = 16.3% OF CENTER
 CITY REQUIREMENTS:
 SHOPPING CENTER: 158,865 SF X 1.300 = 523 STALLS
 TOTAL PARKING REQUIRED: 523 STALLS
 PARKING PROVIDED:
 EXISTING STALLS = 866 STALLS
 REMOVED STALLS = 7 STALLS
 PROPOSED PROVIDED STALLS = 659 STALLS
 TOTAL PARKING PROVIDED: 659 STALLS
 TOTAL PARKING REQUIRED: 523 STALLS
 TOTAL PARKING SURPLUS: 136 STALLS

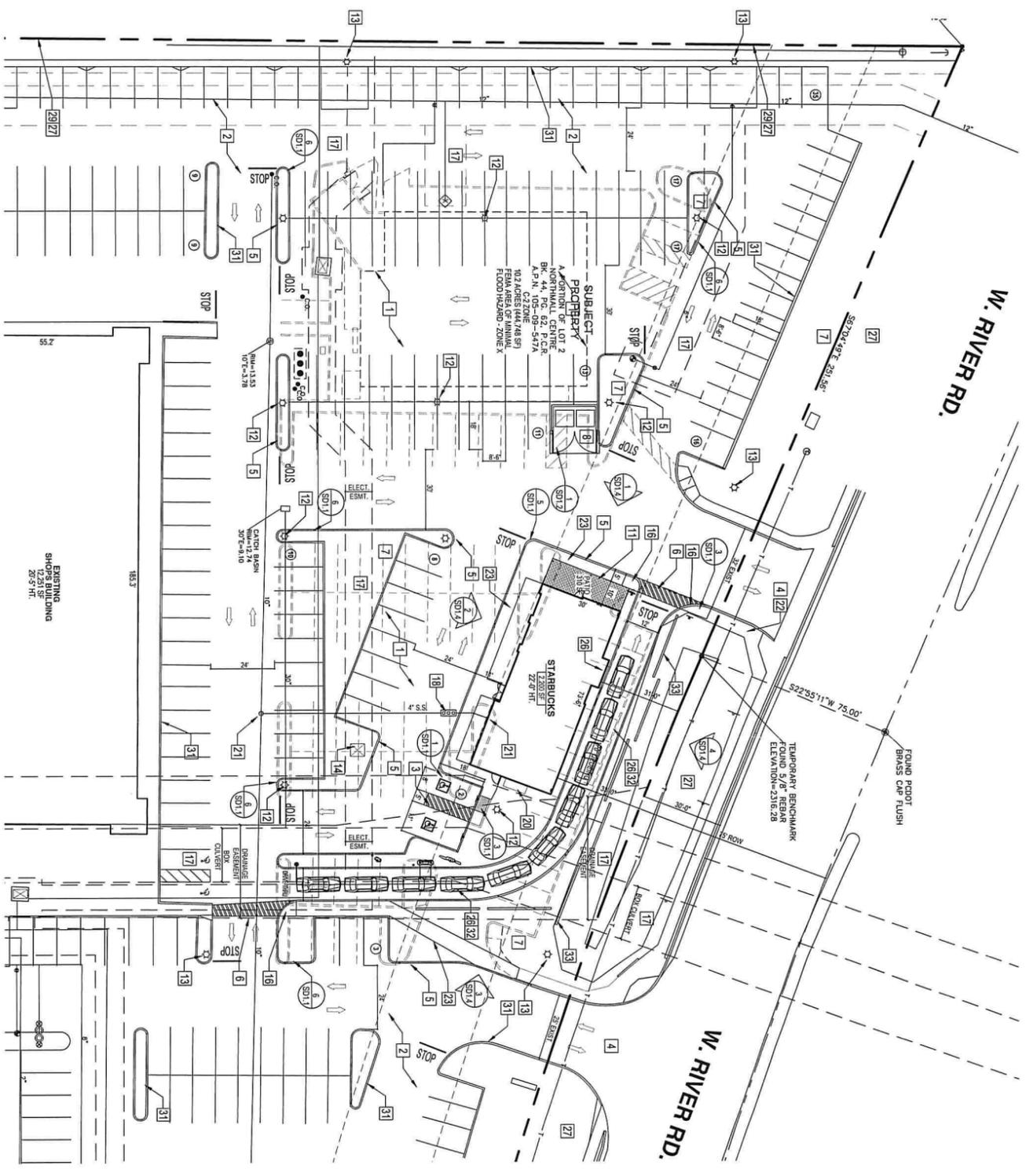
PROJECT CONTACTS:

OWNER:
 BRIMKOR HOLDINGS 1 SPE LLC
 ATTN: ANDREW GRACEY
 PO BOX 496
 SUITE 200
 GILBERT, AZ 85231
 480-459-6395
 858-202-1126
 andrew.gracey@bimkor.com

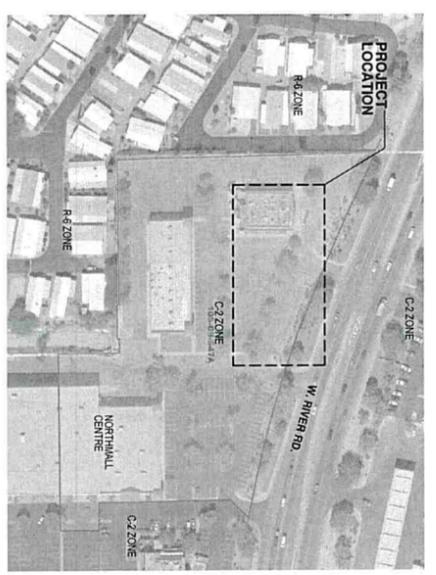
ARCHITECT:
 MERCHANT DESIGN GROUP
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 GILBERT, AZ 85231
 480-459-6395
 andrew@merchantdesigngroup.com

KEY NOTES

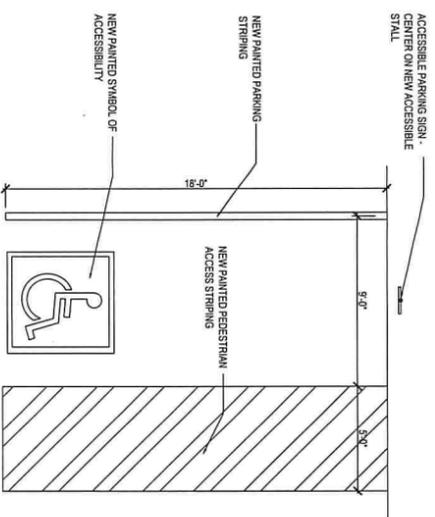
- 1 NEW ASPHALT PAVING WITH CITY STANDARD STRIPED PARKING.
- 2 EXISTING ASPHALT TRAVEL & PARKING.
- 3 STRIPED ACCESSIBLE PARKING STALLS WITH ADA SIGNAGE.
- 4 EXIST. DRIVEWAY APPROACH, CURB AND PARON AND RANGERS.
- 5 NEW 6" CONCRETE CURB - SEE CIVIL DWGS.
- 6 NEW PAINTED ACCESSIBLE PEDESTRIAN WALK.
- 7 NEW LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 8 NEW REFUSE ENCLOSURE PER CITY STANDARD.
- 9 EXISTING RETENTION AREA TO REMAIN - SEE CIVIL PLANS.
- 10 REMOVE EXISTING BUILDING, PARKING, LANDSCAPING & UTILITIES
- 11 COVERED OUTDOOR SEATING AREA.
- 12 NEW SITE LIGHT AND CONCRETE BASE - SEE DTL. 175SD1-1
- 13 EXIST. SITE LIGHT TO REMAIN.
- 14 NEW TRANSFORMER BY UTILITY CO. - CONCRETE PAD, CONDUIT & TRENCHING BY GC.
- 15 NEW UTILITY METERS - SEE CIVIL DWGS.
- 16 NEW CONCRETE ACCESSIBLE CURB RAMP.
- 17 EXISTING UTILITY EASEMENT - SEE CIVIL DWGS.
- 18 GREASE INTERCEPTOR - SEE CIVIL DWGS.
- 19 NEW FIRE DEPT. CONNECTION AND RISER ROOM.
- 20 NEW 800 AMP ELECTRICAL SERVICE SECTION - LOCATION BY UTILITY
- 21 CONNECT NEW 4" SAN. SEWER LINE TO EXISTING 14" S.S.
- 22 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 23 NEW 4" CONCRETE SIDEWALK.
- 24 EXISTING PEDESTRIAN CROSSING TO REMAIN.
- 25 EXISTING FIRE HYDRANT TO REMAIN.
- 26 CONCRETE DRIVE THRU LANE AND WINDOW WITH OVERHEAD CANOPY
- 27 EXISTING LANDSCAPED AREA - SEE LANDSCAPE PLANS
- 28 BIKE RACKS PER CITY STANDARD DETAILS.
- 29 EXISTING SITE SCREEN WALL TO REMAIN.
- 30 EXISTING ADA COMPLIANT CURB RAMP
- 31 EXIST. CONCRETE CURB TO REMAIN - REPLACE DAMAGED CURBS
- 32 PROVIDE UNDERGROUND CONDUIT TO DRIVE THRU SIGNAGE AND MENU BOARD LOCATIONS
- 33 40" CMU SCREEN WALL



SITE PLAN
1" = 30'-0"



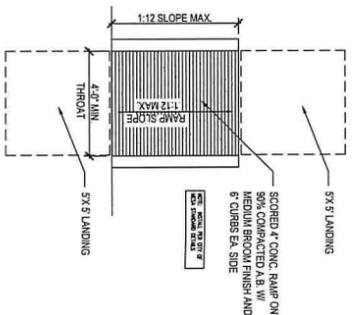
KEY PLAN



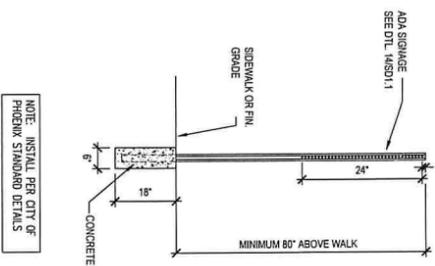
1 ACCESSIBLE PARKING
1/4" = 1'-0"

2 NOT USED
1/4" = 1'-0"

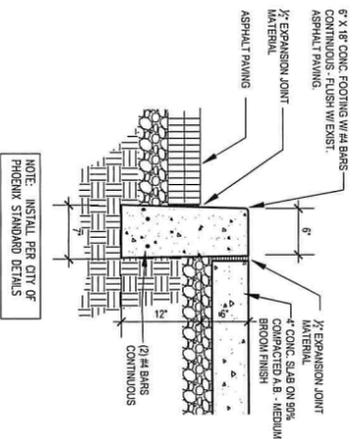
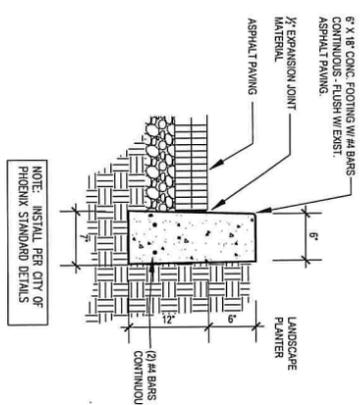
3 CURB RAMP
1/4" = 1'-0"



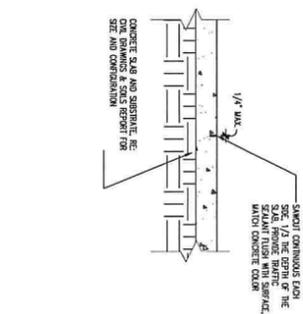
4 PARKING SIGN
1/2" = 1'-0"



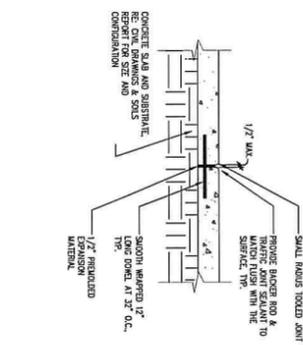
5 CONCRETE CURB
1 1/2" = 1'-0"



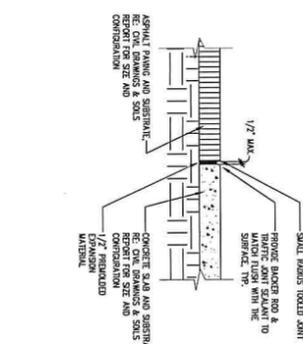
6 CONCRETE CURB
1 1/2" = 1'-0"



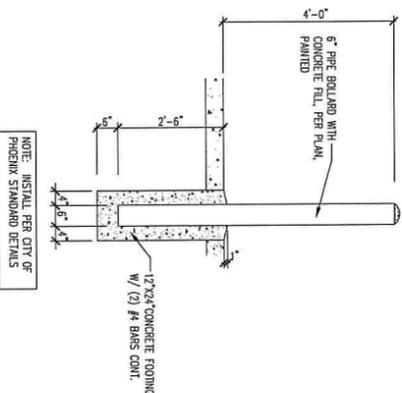
7 EXPANSION JOINT
3/4" = 1'-0"



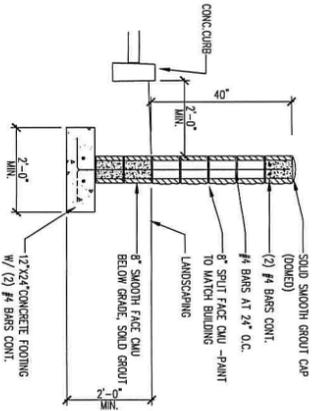
8 CONSTRUCTION JOINT
3/4" = 1'-0"



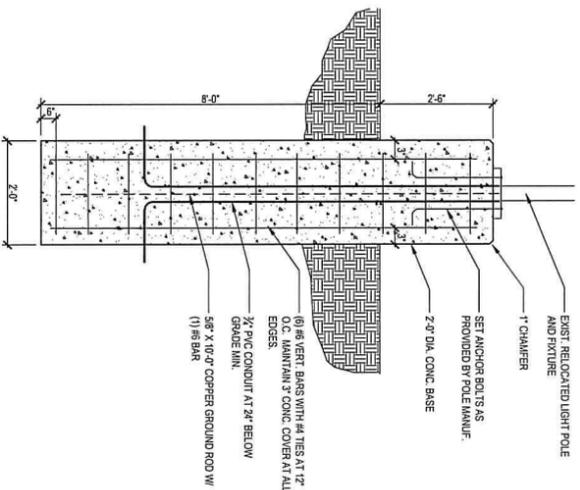
9 CONCRETE AT PAVING
3/4" = 1'-0"



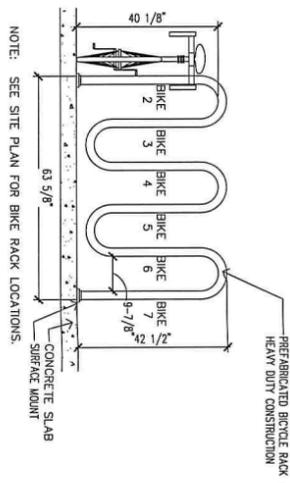
10 BOLLARD
1/2" = 1'-0"



11 SCREEN WALL
1/2" = 1'-0"



12 LIGHT POLE BASE
1/2" = 1'-0"



13 BIKE RACK
1/2" = 1'-0"

SHEET	DATE	NO.	REVISION	TEAM	PROJECT		
	01/12/18 02/25/18 05/18/18		OWNER REVIEW SITE PLAN SUBMITTAL DEVELOPMENT SUBMITTAL	PROJECT NO: mdg 16029 DRAWN BY: GJ DESIGNED BY: ATM REVIEWED BY: ATM			
SITE DETAILS							
<p>SD1.1 3 OF 16</p>							

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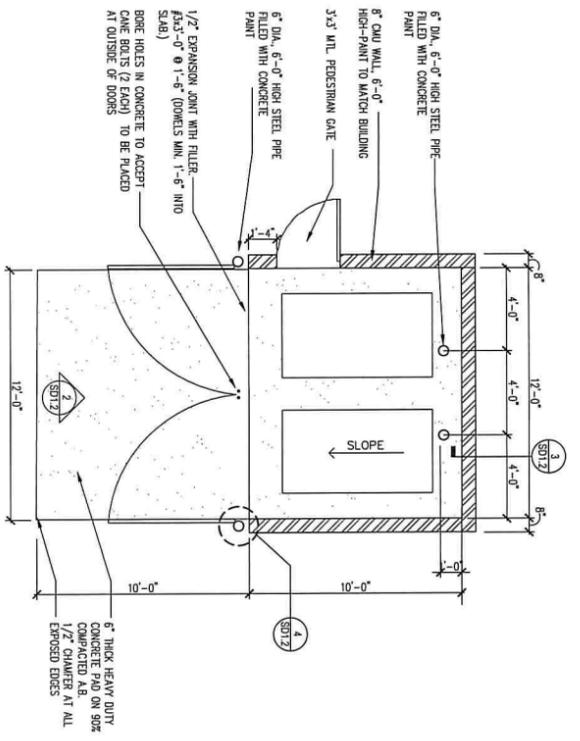


STARBUCKS COFFEE
NORTHMALL CENTRE
 65 W. RIVER RD.
 TUCSON, AZ 85704

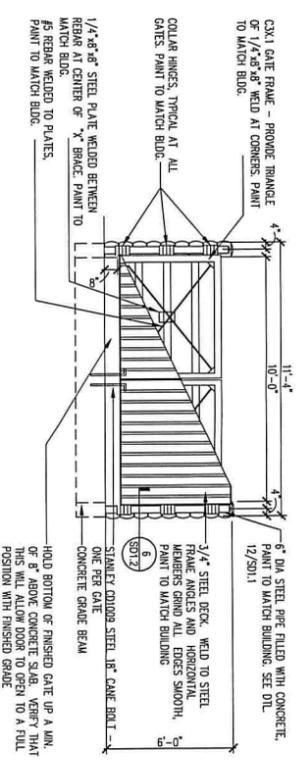
PROJECT
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TEAM
 PROJECT NO: mdy 16029
 DRAWN BY: BS
 DESIGNED BY: ATM
 REVIEWED BY: ATM

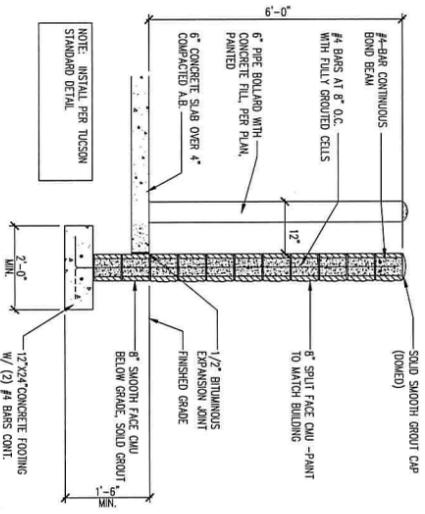
NO.	REVISION	DATE
1	OWNER REVIEW	01/12/18
2	SITE PLAN SUBMITTAL	02/26/18
3	DEVELOPMENT SUBMITTAL	05/16/18



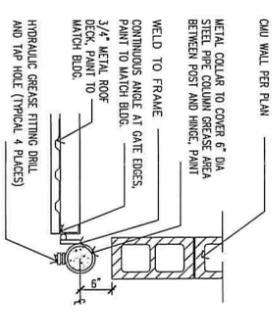
1 TRASH ENCLOSURE
 1/4" = 1'-0"



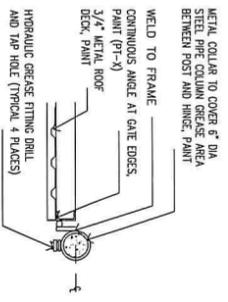
2 TRASH ENCLOSURE
 1/4" = 1'-0"



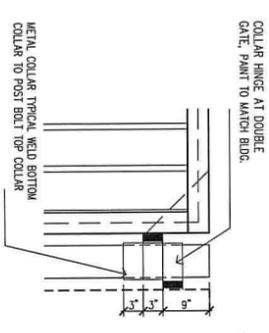
3 SCREEN WALL
 1/2" = 1'-0"



4 EXPANSION JOINT
 3/4" = 1'-0"



5 EXPANSION JOINT
 3/4" = 1'-0"



6 EXPANSION JOINT
 3/4" = 1'-0"



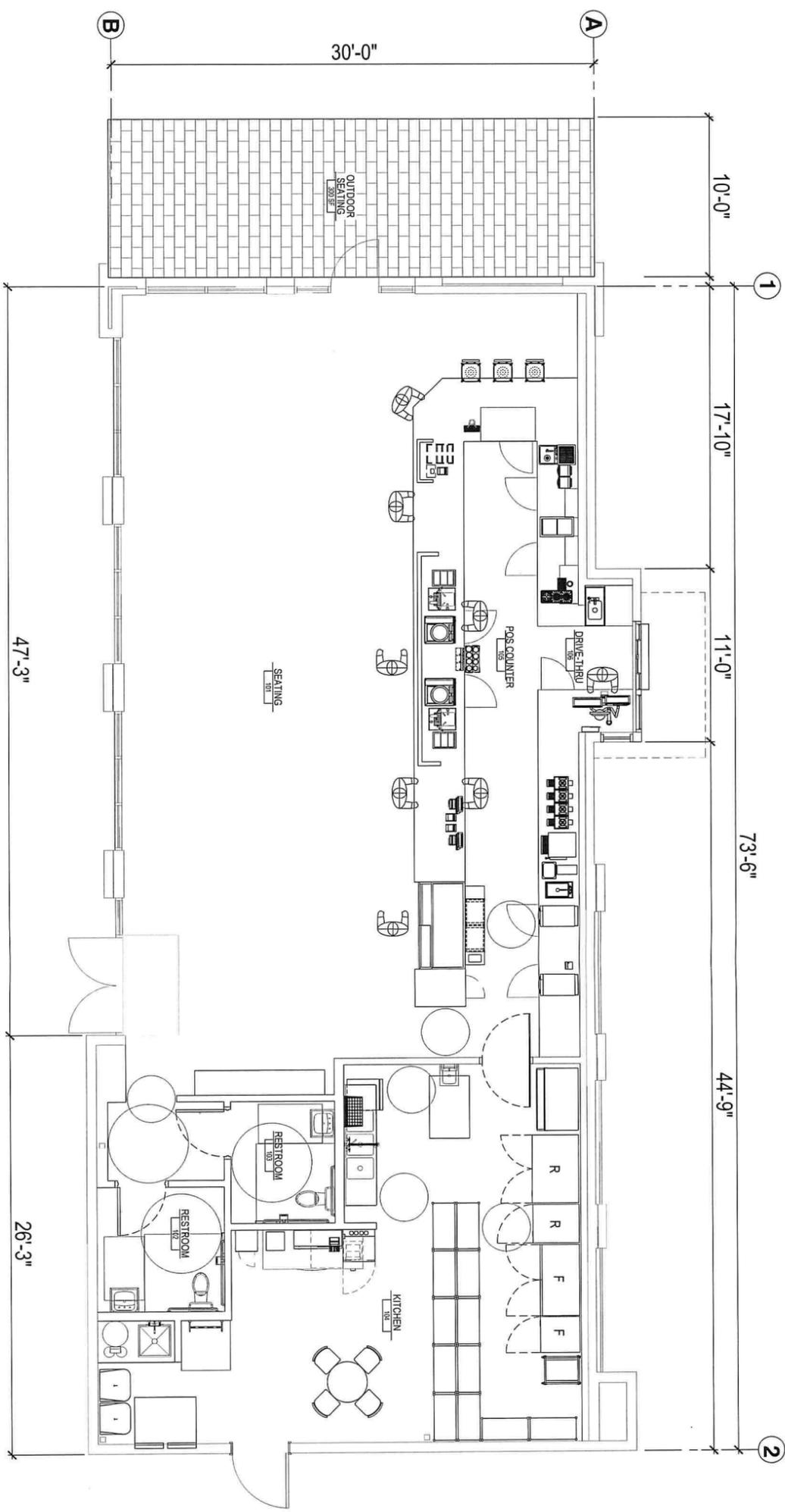
STARBUCKS COFFEE
NORTHMALL CENTRE
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 TUCSON, AZ 85704

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PROJECT NO: mdg 16029
 DRAWN BY: EB
 DESIGNED BY: ATM
 REVIEWED BY: ATM

DATE	NO.	REVISION
01/12/18		OWNER REVIEW
02/26/18		SITE PLAN SUBMITTAL
05/16/18		DEVELOPMENT SUBMITTAL

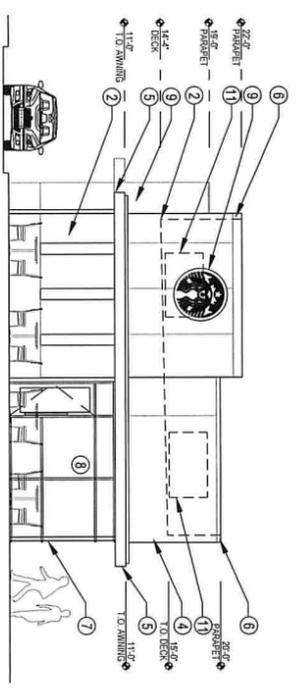
SHEET	SD1.3
	5 OF 16



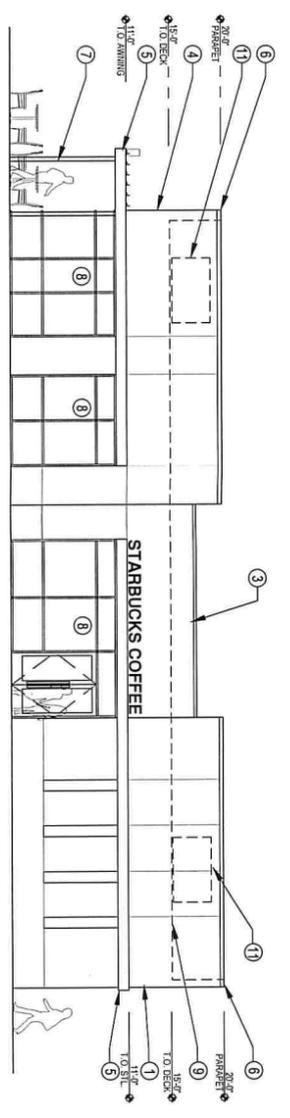
CONCEPT FLOOR PLAN
 1/4" = 1'-0"

MATERIALS & COLORS:

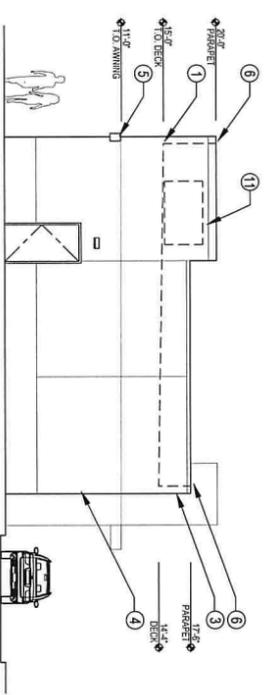
- ① PAINTED STUCCO, W/ SAND TEXTURE FINISH, PAINT SHERWIN WILLIAMS #6992 'INKWELL.'
- ② PAINTED STUCCO, W/ SAND TEXTURE FINISH, PAINT SHERWIN WILLIAMS #9143 'OADET'
- ③ PAINTED STUCCO, W/ SAND TEXTURE FINISH, PAINT SHERWIN WILLIAMS #871 'VANILIN'
- ④ PAINTED STUCCO, W/ SAND TEXTURE FINISH, PAINT SHERWIN WILLIAMS #6075 'GARRETT GRAY'
- ⑤ PAINTED METAL TRELLIS, SHERWIN WILLIAMS #5748 'GREENS'
- ⑥ PAINTED METAL COPING, PAINT SHERWIN WILLIAMS #6992 'INKWELL.'
- ⑦ PAINTED STEEL POST, SHERWIN WILLIAMS #5748 'GREENS'
- ⑧ ALUMINUM STOREFRONT, * INSULATED GLASS IN ALUM. FRAMING W/ DARK BRONZE ANODIZED FINISH.
- ⑨ ILLUMINATED TENANT SIGNAGE UNDER SEPARATE PERMIT.
- ⑩ POWERED DRIVE-THRU WINDOW.
- ⑪ RTU SCREENED BY PARADET WALL.



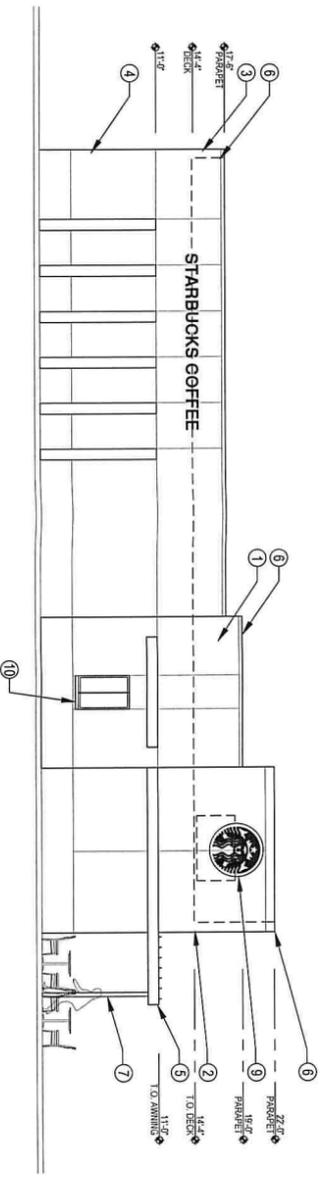
1 WEST ELEVATION
1/8" = 1'-0"



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



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



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

STARBUCKS COFFEE
NORTHMALL CENTRE
65 W. RIVER RD.
TUCSON, AZ 85704



PROJECT NO: mdg 17041
DRAWN BY: EB
DESIGNED BY: ATM
REVIEWED BY: ATM

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NO.	REVISION
1	OWNER REVIEW
2	SITE PLAN SUBMITTAL
3	DEVELOPMENT SUBMITTAL

DATE	NO.	REVISION
01/12/18		
02/26/18		
05/18/18		