



June 29, 2017

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

Re: **Project Narrative**
Site plan / Design Review Application
Winco parcel pad building
1235 S. Power Rd.
Mesa, AZ 85206

The property owner proposes to create and develop a 1.33-acre parcel within the existing Winco parcel with a future 6,500 sf building with drive-thru lane serving retail and small restaurant uses. The area of the new parcel is currently developed as landscaped parking with storm water retention areas. The site is equipped with existing wet and dry utility services.

The building exterior has been designed to blend in with the surrounding shopping neighborhood context and will reflect modern materials and colors to include prefinished metal panels and painted stucco. Pedestrian walkways and suite entrances on the east side will be covered and accented with a series of painted metal canopies.

The site scope includes improvements to modify the existing parking, landscaping, site lighting and new 12' drive-thru lane and hardscape along the building perimeter. The site has been designed to minimize impact to the existing storm water retention areas on the north and west sides of the property. 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 circular stamp.

Andrew Merchant, Architect
Principal



A



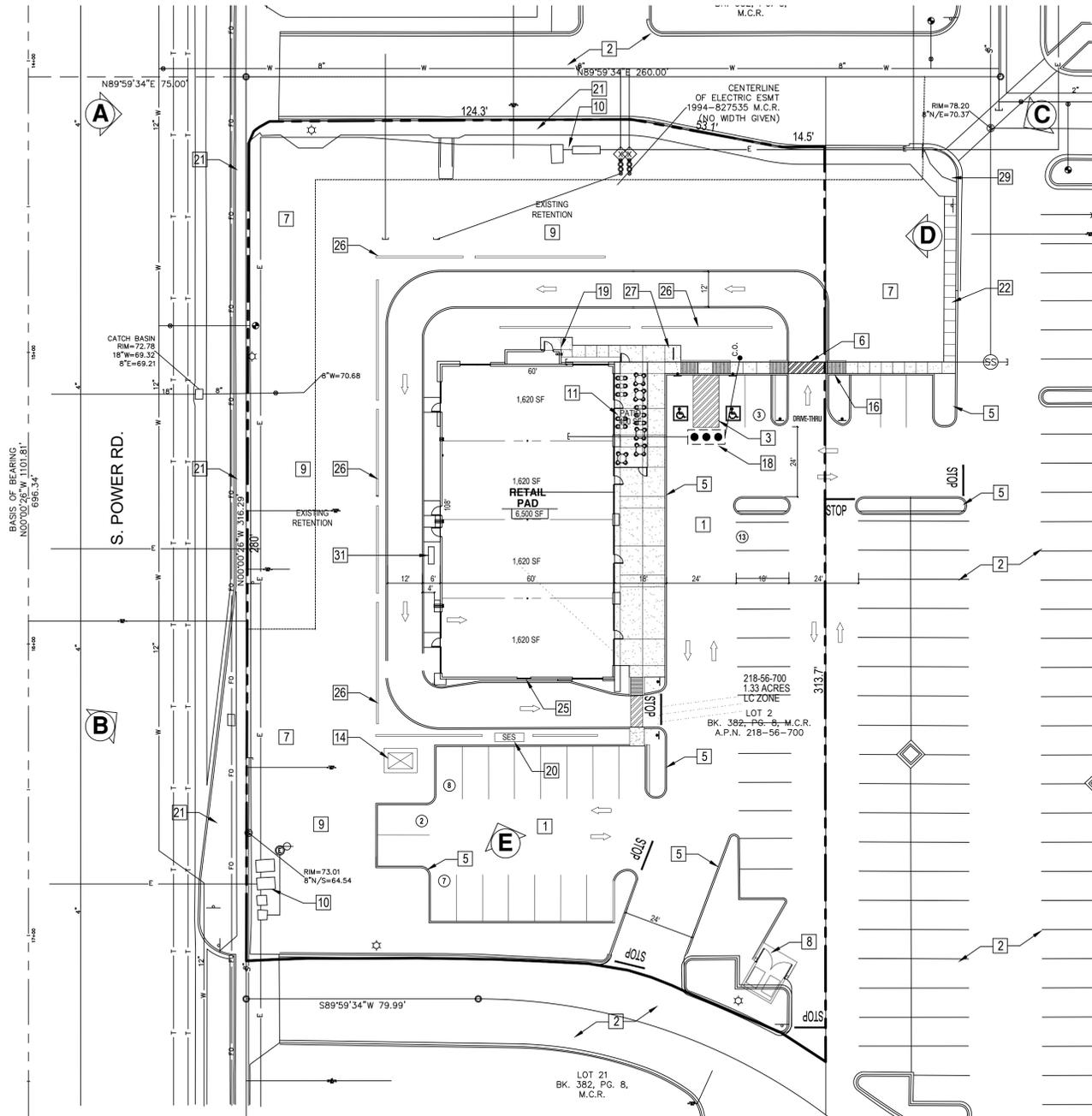
B



C



D



PRELIMINARY SITE PLAN
1" = 30'-0"



E



KEY PLAN

PROJECT INFORMATION

PROJECT DATA

ADDRESS: 1235 S. POWER RD.
 OWNER: WINCO FOODS LLC / PRICE LEGACY MESA LP
 SUBDIVISION: HAMPTON CENTER AT SUPERSTITION SPRINGS
 APN: 218-56-700
 LOT AREA: 10.2 ACRES (444,748 SF)
 PROPOSED LOT AREA: 1.33 ACRES (58,190 SF)
 ZONE: LC
 PROPERTY USE: SHOPPING CENTER
 NEW BUILDING AREA: 6,500 SF
 ALLOWABLE LOT COVERAGE: 40%
 PROPOSED LOT COVERAGE: 11%
 SETBACKS: FRONT - 20', SIDE - 15'
 BUILDING USE: RESTAURANT / RETAIL
 OCCUPANCY GROUP: B - BUSINESS
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 ALLOWABLE BLDG. HEIGHT: 40'-0"
 BUILDING HEIGHT: 30'-0"

PARKING DATA

CITY REQUIREMENTS:
 RETAIL CENTER: 1,620 SF X 1.375 = 4 STALLS
 RESTAURANT: 4,880 SF X 6 X 1.50 = 58 STALLS
 TOTAL PARKING REQUIRED: = 62 STALLS
 PARKING PROVIDED:
 STANDARD STALLS = 31 STALLS
 ACCESSIBLE STALLS: = 2 STALLS
 TOTAL PARKING PROVIDED: = 33 STALLS
 TOTAL PARKING DEFICIT: = 29 STALLS

PROJECT CONTACTS:

OWNER: PRICE LEGACY MESA LP
 ATTN: CURT TAYLOR
 4085 FACTORIA SQUARE MALL SE
 BELLEVUE, WA 98006
 425-373-3507
 ctaylor@kimcorealty.com
 ARCHITECT: MERCHANT DESIGN GROUP
 ATTN: ANDREW MERCHANT
 588 N. JACKSON ST.
 GILBERT, AZ 85233
 480-459-6385
 Andrew@merchantdesigngroup.com

KEY NOTES

- 1 NEW ASPHALT PAVING WITH CITY STANDARD STRIPED PARKING.
- 2 EXISTING ASPHALT PAVING & PARKING.
- 3 STRIPED ACCESSIBLE PARKING STALLS WITH ADA SIGNAGE.
- 4 REMOVE EXIST. DRIVEWAY APPROACH, CURB AND APRON AND RAMPS.
- 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 EXISTING UTILITY BOXES TO REMAIN.
- 11 OUTDOOR SEATING AREA.
- 12 NEW SITE LIGHT AND CONCRETE BASE - SEE ELECT. DWGS
- 13 REMOVE EXIST. SITE LIGHT AND CONCRETE BASE
- 14 NEW TRANSFORMER BY SRP - 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 2,000 AMP ELECTRICAL SERVICE SECTION - LOCATION BY SRP
- 21 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 22 NEW 4" CONCRETE SIDEWALK.
- 23 EXISTING PEDESTRIAN CROSSING TO REMAIN.
- 24 EXISTING FIRE HYDRANT TO REMAIN.
- 25 DRIVE THRU LANE AND WINDOW WITH OVERHEAD SHADE CANOPY
- 26 CMU SCREEN WALL AT DRIVE-THRU LANE - SEE LANDSCAPE DWGS.
- 27 BIKE RACKS PER CITY STANDARD DETAILS.
- 28 6" CONCRETE WHEEL STOP
- 29 EXISTING ADA COMPLIANT CURB RAMP
- 30 EXIST. CONCRETE CURB TO REMAIN - REPLACE DAMAGED CURBS
- 31 PROVIDE UNDERGROUND CONDUIT TO DRIVE-THRU SIGNAGE AND MENU BOARD LOCATIONS - SEE ELECT. DWGS.



Architecture
Project Management

588 N. Jackson St.
Gilbert, AZ 85233
480.459.6385

merchantdesigngroup.com
andrew@merchantdesigngroup.com



MESA PAVILIONS
WINCO PAD BUILDING
1235 S. POWER RD.
MESA, AZ 85201

PROJECT

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PROJECT NO: mdg 16028
 DRAWN BY: EB
 DESIGNED BY: ATM
 REVIEWED BY: ATM

TEAM

REVISION

NO.

DATE

06/16/17

SHEET

SP1.0

CONCEPT SITE PLAN

MESA PAVILIONS WINCO PAD BUILDING CONCEPTUAL DRAINAGE & UTILITY PLAN

1235 S. POWER ROAD, MESA, ARIZONA

DEVELOPER/OWNER

PRICE LEGACY MESA LP
1621-B S. MELROSE DR.
VISTA, CA 92081
PH: (760) 598-2007
CONTACT: ANDREW GRACEY

ARCHITECT

MERCHANT DESIGN GROUP
588 N. JACKSON STREET
GILBERT, AZ 85233
PH: (480) 459-6385
CONTACT: ANDREW MERCHANT

ENGINEER:

SBL ENGINEERING, LLC.
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: CRAIG BAKER

SURVEYOR:

LSRS LAND SURVEY
2231 W. CALLE DEL SOL
PHOENIX, AZ 85085
PH: (480) 650-4006
FX: (480) 718-7668
CONTACT: JAY VANLANDSCHOOT

BENCHMARK

POWER ROAD AND US 60
BRASS TAG T.C. N.E. CORNER FREEWAY OFFRAMP
ELEVATION=1371.80 NAVD88 (CITY OF MESA DATA)

BASIS OF BEARING

BEARINGS ARE BASED ON THE MONUMENT LINE OF POWER ROAD, WHICH BEARS N00°00'26"W AS SHOWN ON REPLAT OF HAMPTON CENTER AT SUPERSTITION SPRINGS, RECORDED IN BOOK 382 OF MAPS, PAGE 8, M.C.R.

PARCEL & SITE ADDRESS

APN: 218-56-700 (TO BE RE-PLATTED)
SITE ADDRESS 1235 S. POWER ROAD, MESA, ARIZONA 85209
ZONING: THIS SITE IS CURRENTLY ZONED AS LC

AREA:

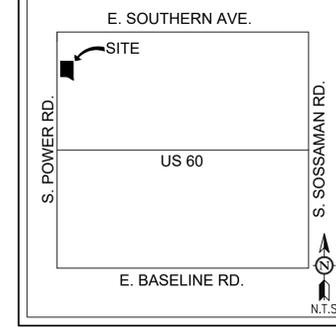
SUBJECT PROPERTY CONTAINS 58,004 SQUARE FEET OR 1.33 ACRES.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2295L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION

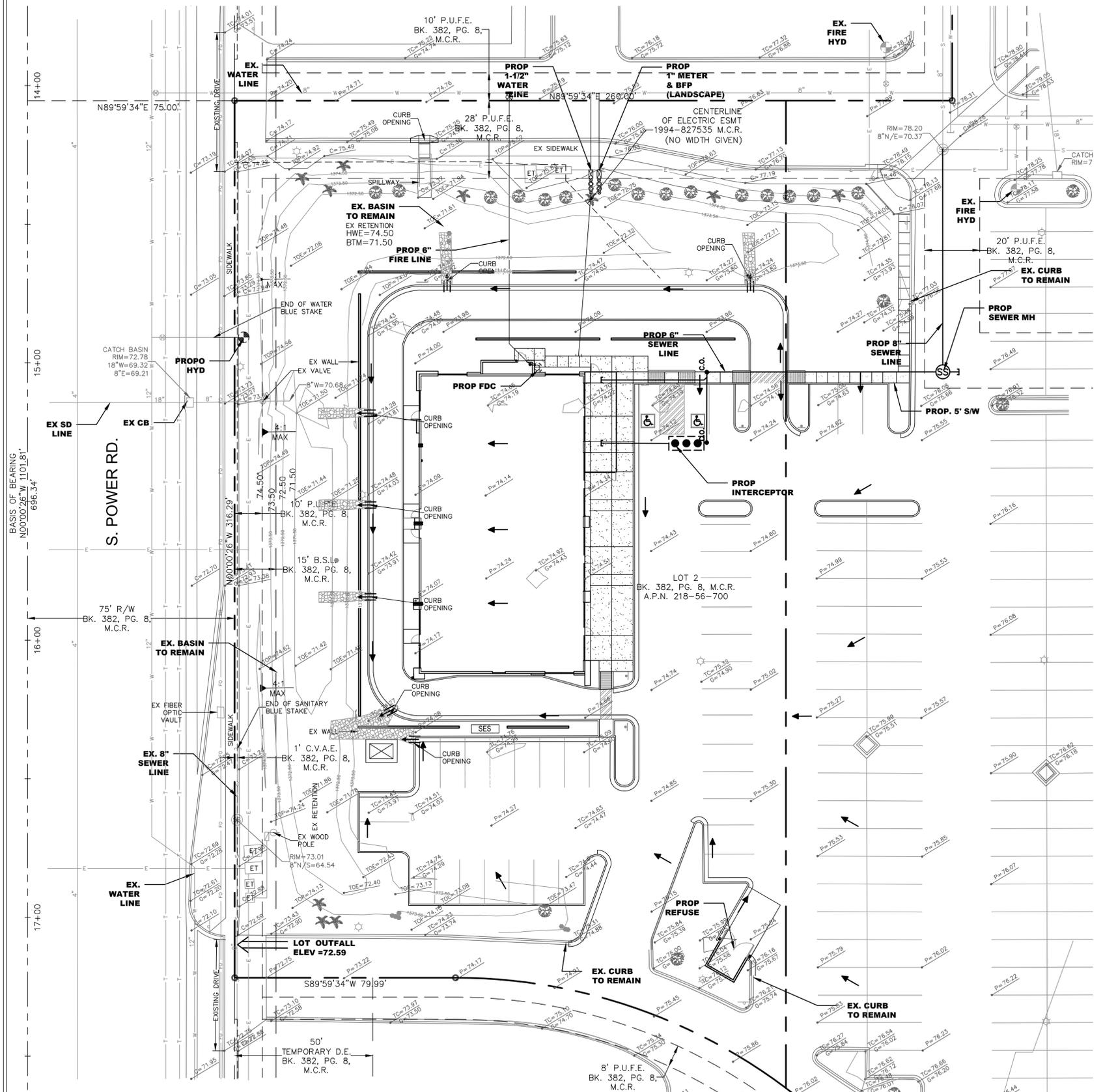
LOT 2, OF THE REPLAT OF HAMPTON CENTER AT SUPERSTITION SPRINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 382 OF MAPS, PAGE 8.



VICINITY MAP
SEC. 31 TIN R7E

SBL Engineering, LLC.
PH: (602) 326-5848 www.sbl-eng.com

MESA PAVILIONS WINCO PAD BUILDING 1235 S. POWER ROAD, MESA, AZ CONCEPTUAL DRAINAGE & UTILITY PLAN



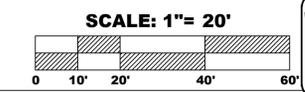
LEGEND OF EXISTING FEATURES

- FOUND BRASS CAP IN HANDHOLE
- FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ LIGHT POLE
- ⊗ ELECTRIC METER
- ⊗ POWER POLE
- IRRIGATION CONTROL VALVE
- SIGN
- TREE
- PALM TREE
- A.P.N. ASSESSOR PARCEL NUMBER
- B.S.L. BUILDING SETBACK LINE
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- ET ELECTRIC TRANSFORMER
- NG=00.00 GROUND ELEVATION
- TC=00.00 PAVEMENT ELEVATION
- CG=00.00 TOP OF CURB & GUTTER ELEVATION
- CE=00.00 CONCRETE ELEVATION
- BS=00.00 BOTTOM OF SLOPE ELEVATION
- TS=00.00 TOP OF SLOPE ELEVATION
- SD STORM DRAIN LINE
- S SANITARY SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE

LEGEND OF PROPOSED FEATURES

- G.B. GRADE BREAK
- DRAINAGE FLOW
- FF=XX.XX FINISH FLOOR
- ⊗ FDC
- ⊗ WATER VALVE
- FIRE HYDRANT
- ⊗ WATER METER
- ⊗ BACKFLOW PREVENTION DEVICE
- LOT OUTFALL
- C.O. SEWER CLEANOUT

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**



Continued Arizona 811 at least two full working days before your begin excavation

Call 811 or visit Arizona811.com

DATE	REVISIONS
6/28/17	

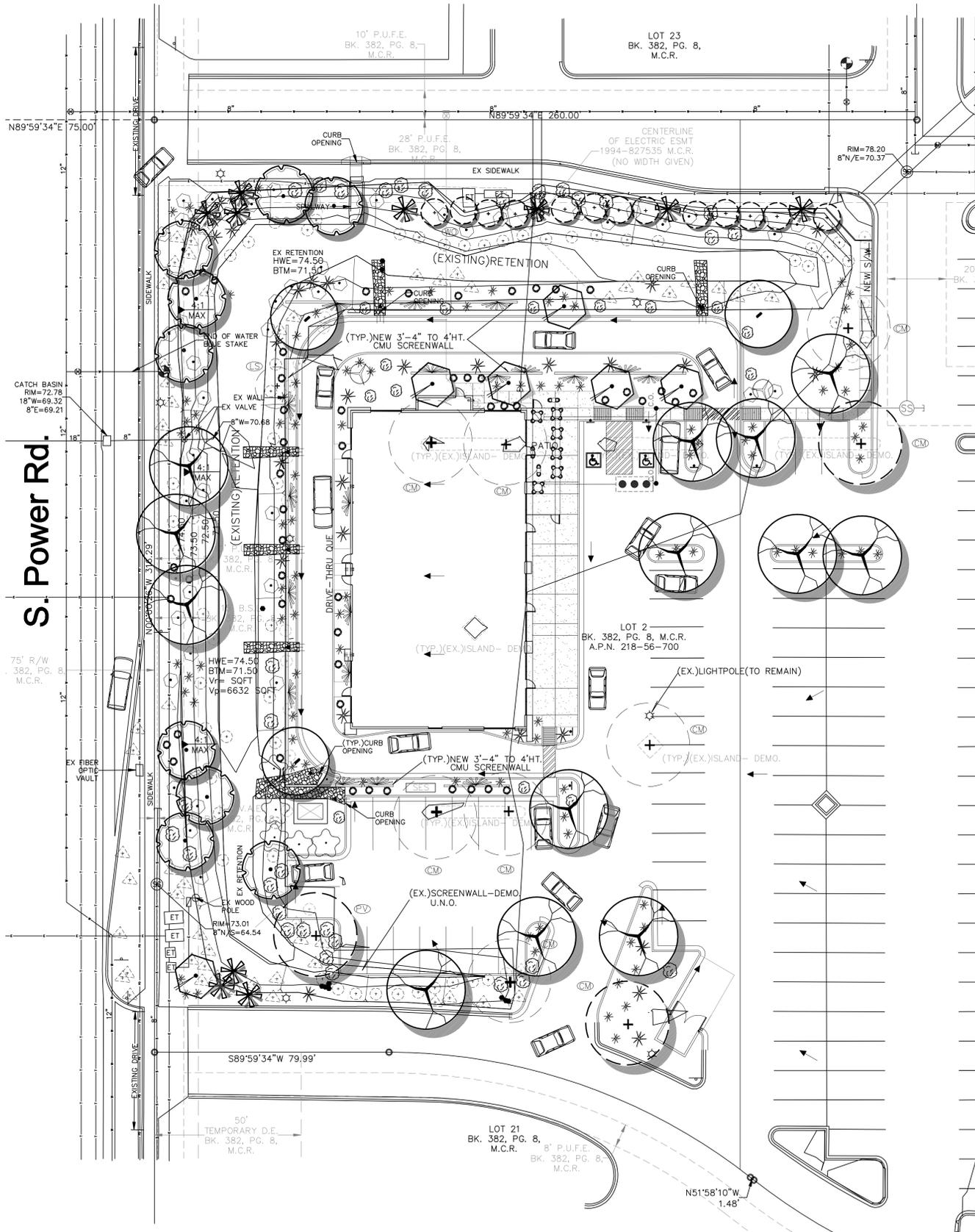
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PROJ. NO.:	17-105
DESIGN:	CB
DRAWN:	CB
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	17105DX

**CONCEPT G&D
/UTILITY PLAN**

CP1

1 of 1

RETENTION STATEMENT
THIS SITE WILL RESPECT THE CURRENT DESIGN CONDITIONS. NO OFF-SITE FLOWS IMPACT THIS SITE.



S. Power Rd.

CATCH BASIN
RIM=72.78
18"W=69.32
8"E=69.21

75' R/W
BK. 382, PG. 8
M.C.R.

N89°59'34"E 75.00'

10' P.U.F.E.
BK. 382, PG. 8,
M.C.R.

LOT 23
BK. 382, PG. 8,
M.C.R.

CENTERLINE
OF ELECTRIC ESMT
1994-827535 M.C.R.
(NO WIDTH GIVEN)

RIM=78.20
8"N/E=70.37'

EX RETENTION
HWE=74.50
BTM=71.50

(TYP.)NEW 3'-4" TO 4'HT.
CMU SCREENWALL

EX WALL
EX VALVE
8"W=70.68'

HWE=74.50
BTM=71.50
Vp=SOFT
Vp=6632 SOFT

LOT 2
BK. 382, PG. 8, M.C.R.
A.P.N. 218-56-700

(EX.)LIGHTPOLE(TO REMAIN)

RIM=73.01
8"N/S=64.54'

LOT 21
BK. 382, PG. 8,
M.C.R.

8' P.U.F.E.
BK. 382, PG. 8,
M.C.R.

50'
TEMPORARY D.E.
BK. 382, PG. 8,
M.C.R.

N51°58'10"W
1.48'

S89°59'34"W 79.99'

(Ex.)Plant Legend
Tree/Palm Salvagability-not yet determined

- (EX.) TREE (To Remain in Place-U.N.O.)
- (EX.) TREE (To be Destroyed-U.N.O.)
- (EX.) FAN PALM (To Remain, UNO)
- (EX.) Accent Plant (To Remain-U.N.O.)
- (EX.) Shrub (To Remain-U.N.O.)
- (EX.) Shrub (To be Removed-U.N.O.)

PV=Palo Verde
 LS=Lysiloma
 CM=Chilean Mesquite
 WO= White Oleander

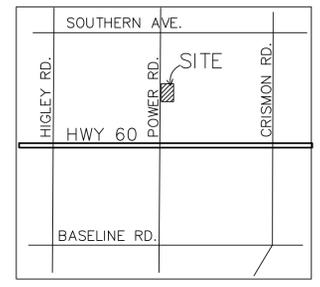
CITY OF MESA: LANDSCAPE REQUIREMENTS
 -Street Frontage: (1) Tree/(6) Shrubs per 25 Linear Feet
 -Interior Areas: (1) Tree/(8) Shrubs per (8) Parking Spaces
 25%-36" Bx. or larger.
 50%-24" Bx.
 25%-15 Gal.

PLANT PALETTE
 TREE SIZE REQUIREMENTS: SEE PLAN

Sym.	Botanical/Common Name	Size	Remark
	Acacia salicina/ willow acacia	15g.-36" Bx.	Vertical Tree
	Prosopis chilensis 'Phoenix' tm/ chilean mesquite	15g.-36" Bx.	Canopy Tree
	Acacia smallii/ sweet acacia	15g.-36" Bx.	Canopy Tree
	Caesalpinia mexicana/ yellow bird	15g.-36" Bx.	Standard
	Tecoma 'Orange Jubilee'	5g.	Large Screen shrub
	Dasylium longissimum/ mex. grass tree	5g.	Medium-large Accent plant
	Hesperaloe funifera/ giant hesperaloe		
	Bougainvillea 'Torch Glow'/ bush bougainvillea		
	Ruellia peninsularis/ baja ruellia		
	Leucophyllum sp./ tex. sage		
	Salvia sp./	1-5g.	small-medium flowering shrub
	Ruellia sp.		
	Dalea sp.		
	Callistemon 'Capt. Hook'/ dwarf bottlebrush		
	Muhlenbergia cap./ Deer Grass	1-5g.	Accent Plant
	Hesperaloe parviflora/ pink yucca		
	Rosa banksia/ lady bank's rose	5g.	Flowering Vine
	Hardenbergia violacea/ Lilac Vine		
	Dalea greggii/ trailing dalea	1-5 gal.	@4-8'o.c. Flowering Groundcover
	Acacia red. 'Desert Carpet' tm/ trailing acacia		
	Dalea cap. 'Sierra Gold'/ trailing yellow dalea		

'RIP-RAP' ROCK AT NEW CURB CUTS-(SEE CIVIL PLANS)

(Typ. Landscape areas) Existing Landscape areas have plastic liner underneath the Decomposed Granite(D.G).
 Store existing D.G. in piles, remove plastic, then respread D.G. and spray 'Pre-Emergent'-Unless Noted Otherwise)



Vicinity Map

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

KILLIP LAND PLANNING, LLC
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 PLANNING
 15049 N. HANA MAUI DRIVE
 PHOENIX, AZ 85022
 (602) 955-3661

27436
 THOMAS J.
 KILLIP
 3.9.17
 (Seal)

Exp. 9.30.17
 email: tkillip@cox.net
 website: killiplandplanning.com

Merchant Design Group
 Architecture
 Project Management

588 N. Jackson St.
 Gilbert, AZ 85233
 480.459.6385
 merchantdesigngroup.com
 andrew@merchantdesigngroup.com

MESA PAVILIONS
 WINCO PAD SITE
 1235 S. Power Road
 Mesa, Az.

PROJECT

OWNER
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TEAM

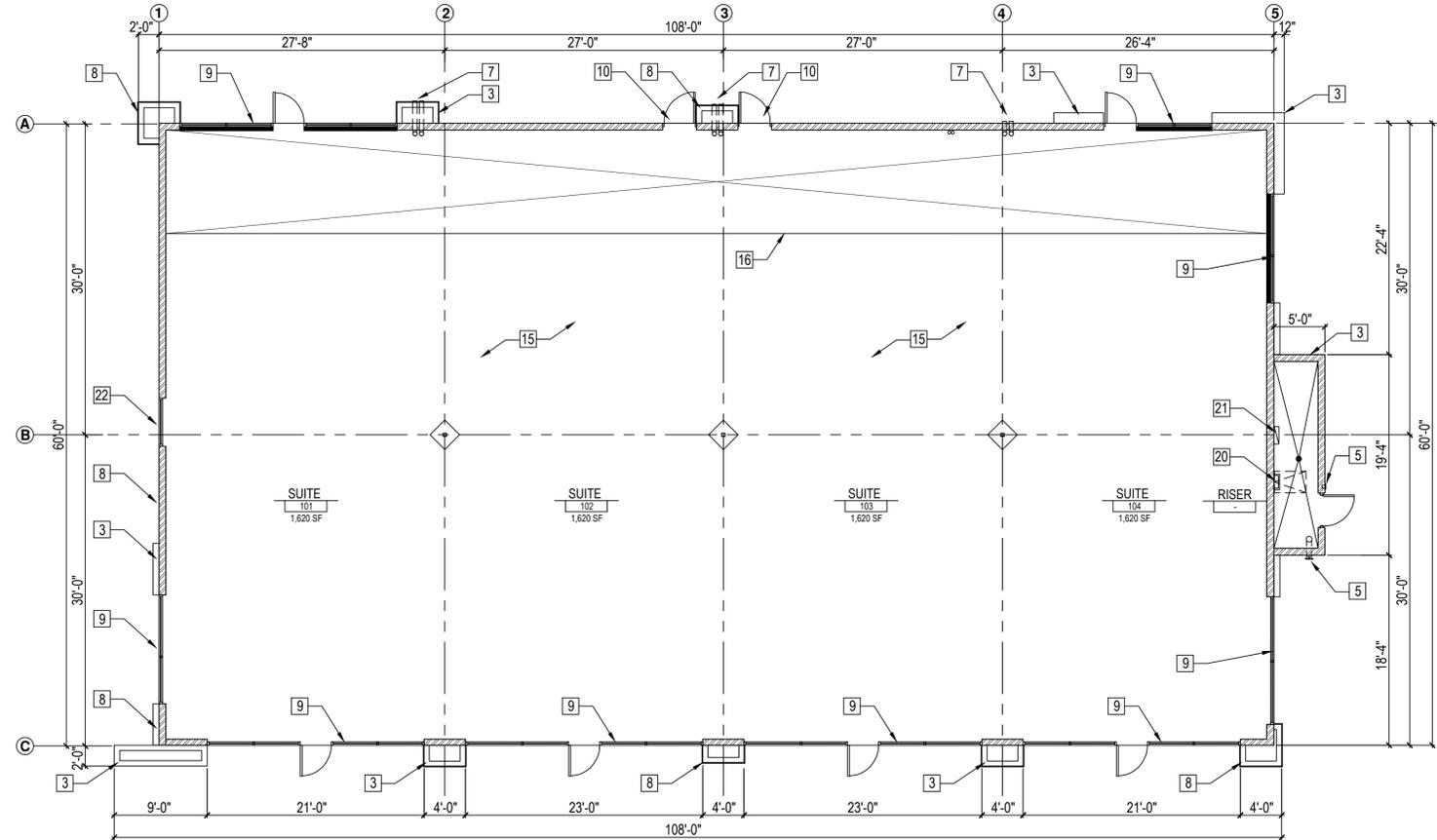
PRELIMINARY: For Review Only

SHEET	DATE	NO.	REVISION
PLP	6.1.17 6.28.17		



KEY NOTES

- 1 6" CONCRETE CURB PER CITY OF PHOENIX STANDARD DETAILS - SEE CIVIL DWGS.
- 2 4" CONCRETE SIDEWALK OVER 4" COMPACTED AB. PROVIDE TOOLED JOINTS.
- 3 KOVACH METAL PANEL SYSTEM SECURED TO SUBSTRATE. SEE ELEVATIONS FOR COLORS AND PANEL TYPE.
- 4 BIKE RACKS PER CITY OF PHOENIX STANDARD DETAILS
- 5 FIRE DEPARTMENT CONNECTION & RISER- SEE CIVIL DWGS.
- 6 8" SPLIT FACED CMU SCREEN WALL TO 42" ABOVE ADJACENT GRADE. PROVIDE SMOOTH, RADIUSED CONCRETE CAP.
- 7 ROOF DRAIN AND OVERFLOW 'COWS TONGUE' DOWNSPOUT.
- 8 PAINTED STUCCO OVER WOOD FRAMED PILASTER
- 9 ALUM. STOREFRONT SYSTEM W/ 1" INSULATED GLAZING. MEDIUM BRONZE ANODIZED FINISH.
- 10 PAINTED HOLLOW METAL DOOR & FRAME.
- 11 6" CONC. FILLED PIPE BOLLARD - PAINT TO MATCH BUILDING.
- 12 FIRE DEPT. 'KNOX BOX' PER CITY OF PHOENIX REQUIREMENTS.
- 13 ELECTRICAL SERVICE SECTION - SEE ELECT. DWGS.
- 14 PAINTED METAL CANOPY ABOVE.
- 15 4" CONC. SLAB OVER 4" COMPACTED AB
- 16 EDGE OF CONCRETE FLOOR SLAB
- 17 FLUSH CURB W/ WHEEL STOPS - SEE CIVIL DWGS.
- 18 8" SMOOTH FACE CMU WALL - NO FINISH
- 19 PAINTED STUCCO SYSTEM OVER SUBSTRATE.
- 20 ROOF ACCESS HATCH AND METAL LADDER.
- 21 'HOUSE' ELECTRICAL PANEL - SEE ELECT DWGS.
- 22 SLIDING DRIVE-THRU WINDOW - SEE WINDOW SCHEDULE.
- 23 TUBE STEEL COLUMN - SEE STRUCT. DWGS.
- 24 24" X 24" ISOLATED CONCRETE SLAB POUR BACK AT COLUMN.
- 25 SLOPE CONCRETE FLOOR TO FLOOR DRAIN - SEE PLUMBING DWGS.
- 26 STONE VENEER FASCIA OVER SUBSTRATE.
- 27 ELECTRICAL CONDUIT STUB FOR FUTURE SUB PANEL - SEE ELECT DWGS.



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

MESA PAVILIONS
WINCO PAD BUILDING
1235 S. POWER RD.
MESA, AZ 85201

PROJECT

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TEAM
PROJECT NO: 16028
DRAWN BY: EB
DESIGNED BY: ATM
REVIEWED BY: ATM

REVISION
NO. DATE

NO. DATE

SHEET

1 SITE PLAN REVIEW
06/09/17

SP2.0

FLOOR PLAN



MESA PAVILIONS
WINCO PAD BUILDING
1235 S. POWER RD.
MESA, AZ 85201

PROJECT
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TEAM
PROJECT NO: mhg 16028
DRAWN BY: EB
DESIGNED BY: ATM
REVIEWED BY: ATM

REVISION
NO. SITE PLAN REVIEW

DATE
06/09/17

SHEET
SP3.0

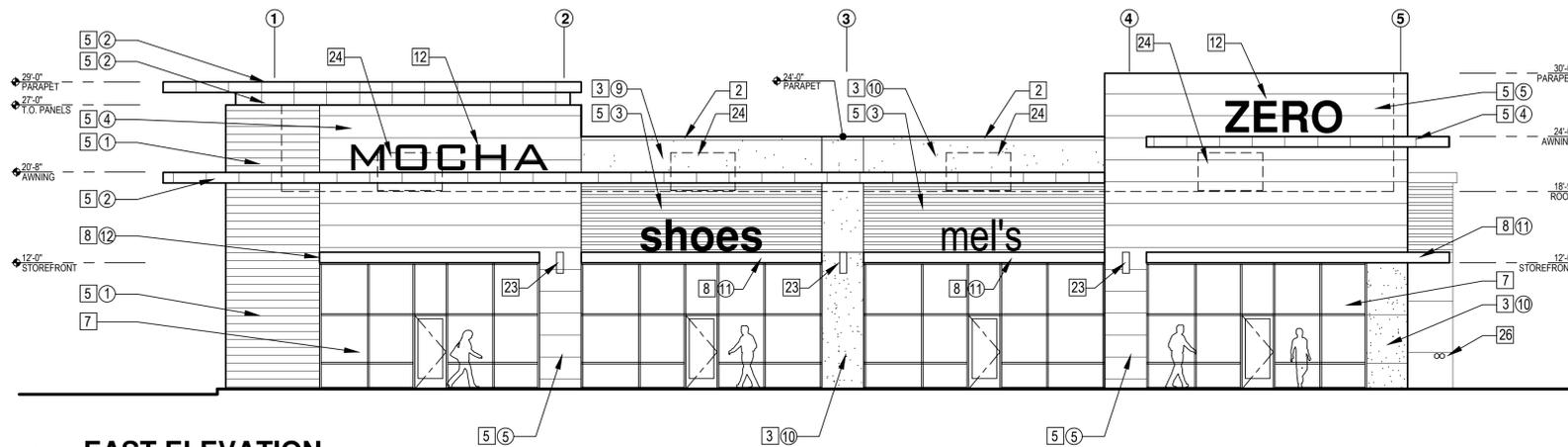
CONCEPT ELEVATIONS

ELEVATION NOTES

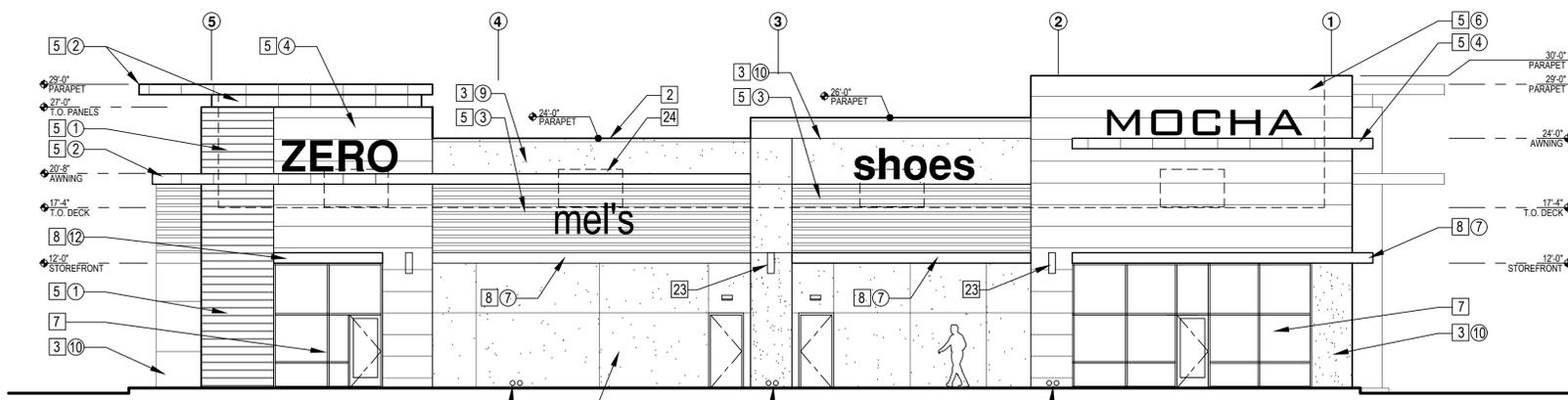
- 1 ASPHALT PAVING OVER COMPACTED A.B. - SEE CIVIL PLANS.
- 2 24 GA. METAL COPING - PAINT TO MATCH ADJACENT STUCCO PANEL.
- 3 8" SMOOTH FACED CMU WALL WITH PAINTED STUCCO FINISH AND PERFORATED MTL. 'J' CASING BEAD.
- 4 STUCCO FINISH WITH PERFORATED MTL. 'J' CASING BEAD OVER EXT. GYP. SHEATHING ON WOOD FRAMING.
- 5 KOVACH METAL PANEL SYSTEM SECURED TO SUBSTRATE. SEE ELEVATIONS FOR COLORS AND PANEL TYPE.
- 6 NOT USED.
- 7 ALUM. STOREFRONT SYSTEM W/ 1" INSULATED GLAZING. CLEAR ANODIZED FINISH.
- 8 PAINTED MTL. CANOPY W/ PERFORATED MTL. DECKING.
- 9 EXTEND FOAM ROOF COATING FULL HEIGHT OF PARAPET WALL.
- 10 1" FOAM ROOF (R-10 MIN.) OVER PLYWD. DECKING ON WOOD JOISTS. INSTALL R-30 BATT INSULATION TO BOTTOM OF DECK.
- 11 2" CONTINUOUS SOFFIT VENT.
- 12 PROVIDE POWER FOR BACK LIT ILLUMINATED BOX SIGN - UNDER SEPARATE PERMIT. SEE ELECT. DWGS.
- 13 SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DWGS.
- 14 RECESSED CAN LIGHT FIXTURE - SEE ELECTRICAL DWGS.
- 15 ROOF DRAIN AND OVERFLOW TO 'COWS TONGUE' DOWNSPOUT AT WALL FACE.
- 16 6" CONCRETE CURB W/ 1" CHAMFERED EDGES AND 4" DOWELS INTO CONC. SLAB
- 17 4" CONCRETE SIDEWALK OVER 4" COMPACTED AB. PROVIDE TOOLED JOINTS W/ FILLER AND MEDIUM BROOM FINISH.
- 18 4" CONC. SLAB OVER 4" COMPACTED AB
- 19 STEEL BEAM - SEE STRUCT. DWGS.
- 20 CONCRETE FOOTING - SEE STRUCT. DWGS.
- 21 ROOF ACCESS HATCH AND 'LADDER UP' SAFETY POST.
- 22 SLIDING DRIVE-THRU WINDOW - SEE WINDOW SCHEDULE.
- 23 SURFACE MOUNTED DECORATIVE LIGHT FIXTURE
- 24 FUTURE ROOFTOP HVAC UNIT - PROVIDE STRUCTURAL BRACING AT FUTURE OPENINGS. SEE STRUCT. DWGS.
- 25 BIKE RACK - SEE SITE PLAN & DETAILS.
- 26 FIRE DEPARTMENT CONNECTION & RISER - SEE CIVIL DWGS.
- 27 FIRE DEPT. 'KNOX BOX' PER CITY OF PHOENIX REQUIREMENTS.

MATERIALS & COLORS:

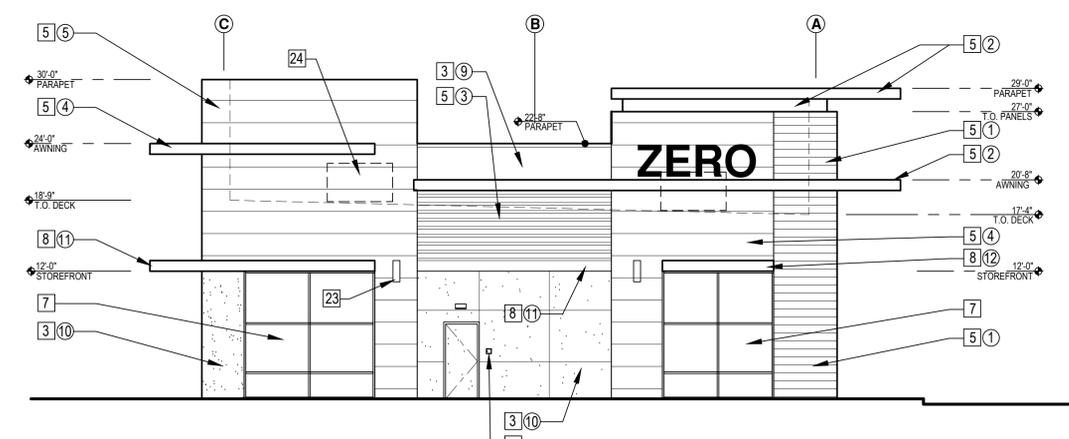
- 1 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, CLASSIC COPPER FINISH.
- 2 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'CHARCOAL' FINISH.
- 3 KOVACH RMP7236 RIB PANEL, 'CHARCOAL' FINISH.
- 4 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'PURE WHITE' FINISH.
- 5 KOVACH K-WALL METAL PANEL WITH CONCEALED FASTENERS, BROWN COPPER FINISH.
- 6 KOVACH K-WALL METAL PANEL WITH CONCEALED FASTENERS, SILVER METALLIC FINISH.
- 7 KOVACH PERFORATED METAL PANEL RMP7236 WITH 40% STAGGERED SPACING, 'CHARCOAL' FINISH.
- 8 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #7674 'PEPPERCORN'
- 9 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #9122 'CAMELBACK'
- 10 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #9163 'TIN LIZZIE'
- 11 PAINTED METAL AWNING. SHERWIN WILLIAMS #7005 'PURE WHITE'
- 12 PAINTED METAL AWNING. SHERWIN WILLIAMS #7674 'PEPPERCORN'



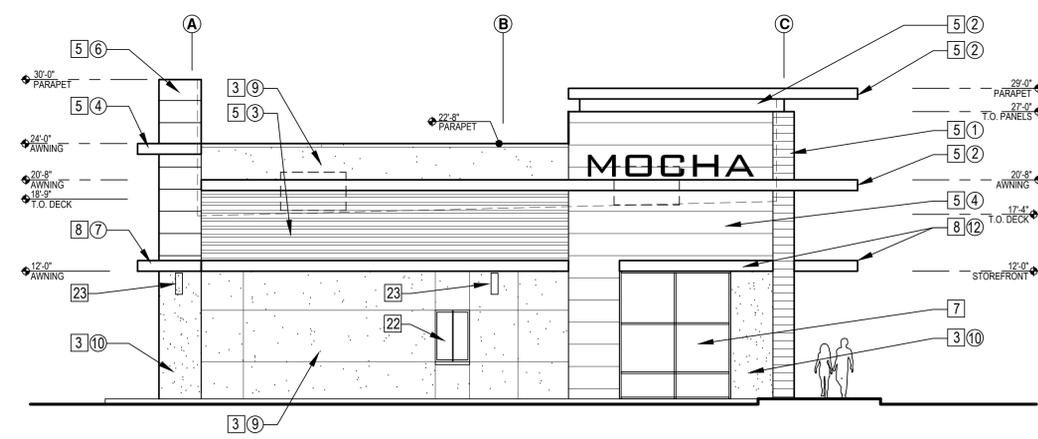
1 EAST ELEVATION
1/8" = 1'-0"



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



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



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



MESA PAVILIONS
WINCO PAD BUILDING
1235 S. POWER RD.
MESA, AZ 85201

PROJECT

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TEAM

PROJECT NO: 16028
DRAWN BY: BTM
REVIEWED BY: ATM

REVISION

NO. SITE PLAN REVIEW

DATE 06/09/17

SHEET

CONCEPT ELEVATIONS

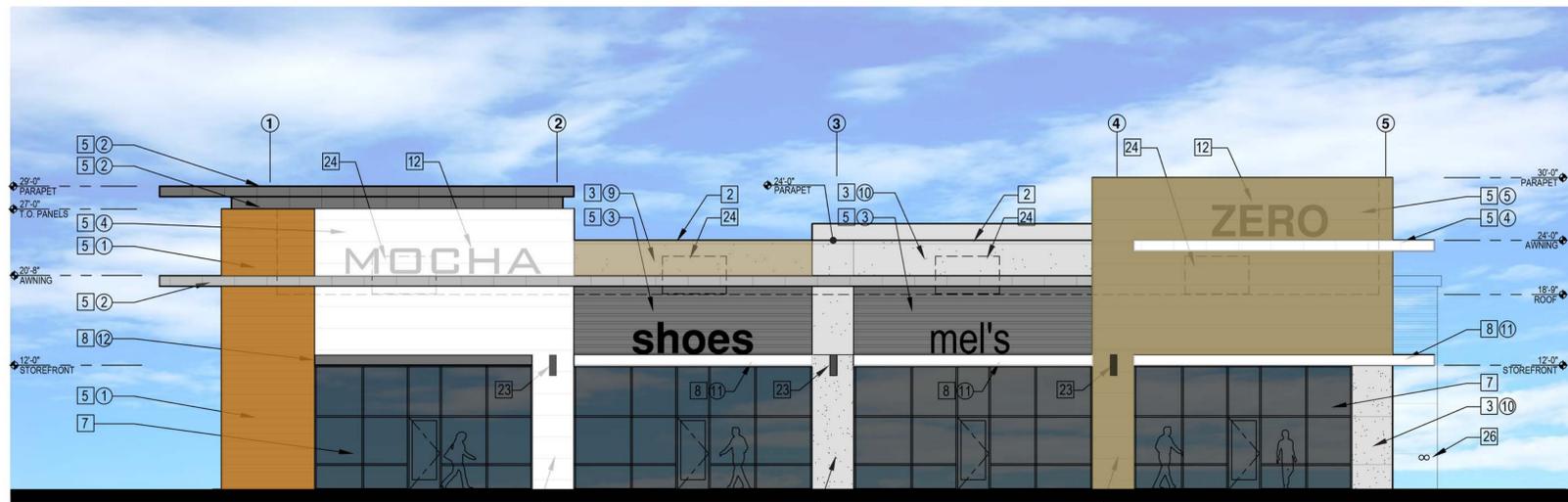
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ELEVATION NOTES

- 1 ASPHALT PAVING OVER COMPACTED A.B. - SEE CIVIL PLANS.
- 2 24 GA. METAL COPING - PAINT TO MATCH ADJACENT STUCCO PANEL.
- 3 8" SMOOTH FACED CMU WALL WITH PAINTED STUCCO FINISH AND PERFORATED MTL. 'J' CASING BEAD.
- 4 STUCCO FINISH WITH PERFORATED MTL. 'J' CASING BEAD OVER EXT. GYP. SHEATHING ON WOOD FRAMING.
- 5 KOVACH METAL PANEL SYSTEM SECURED TO SUBSTRATE. SEE ELEVATIONS FOR COLORS AND PANEL TYPE.
- 6 NOT USED.
- 7 ALUM. STOREFRONT SYSTEM W/ 1" INSULATED GLAZING. CLEAR ANODIZED FINISH.
- 8 PAINTED MTL. CANOPY W/ PERFORATED MTL. DECKING.
- 9 EXTEND FOAM ROOF COATING FULL HEIGHT OF PARAPET WALL.
- 10 1" FOAM ROOF (R-10 MIN.) OVER PLYWD. DECKING ON WOOD JOISTS. INSTALL R-30 BATT INSULATION TO BOTTOM OF DECK.
- 11 2" CONTINUOUS SOFFIT VENT.
- 12 PROVIDE POWER FOR BACK LIT ILLUMINATED BOX SIGN - UNDER SEPARATE PERMIT. SEE ELECT. DWGS.
- 13 SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DWGS.
- 14 RECESSED CAN LIGHT FIXTURE - SEE ELECTRICAL DWGS.
- 15 ROOF DRAIN AND OVERFLOW TO 'COWS TONGUE' DOWNSPOUT AT WALL FACE.
- 16 6" CONCRETE CURB W/ 1" CHAMFERED EDGES AND 4" DOWELS INTO CONC. SLAB.
- 17 4" CONCRETE SIDEWALK OVER 4" COMPACTED AB. PROVIDE TOOLED JOINTS W/ FILLER AND MEDIUM BROOM FINISH.
- 18 4" CONC. SLAB OVER 4" COMPACTED AB.
- 19 STEEL BEAM - SEE STRUCT. DWGS.
- 20 CONCRETE FOOTING - SEE STRUCT. DWGS.
- 21 ROOF ACCESS HATCH AND 'LADDER UP' SAFETY POST.
- 22 SLIDING DRIVE-THRU WINDOW - SEE WINDOW SCHEDULE.
- 23 SURFACE MOUNTED DECORATIVE LIGHT FIXTURE.
- 24 FUTURE ROOFTOP HVAC UNIT - PROVIDE STRUCTURAL BRACING AT FUTURE OPENINGS. SEE STRUCT. DWGS.
- 25 BIKE RACK - SEE SITE PLAN & DETAILS.
- 26 FIRE DEPARTMENT CONNECTION & RISER - SEE CIVIL DWGS.
- 27 FIRE DEPT. 'KNOX BOX' PER CITY OF PHOENIX REQUIREMENTS.

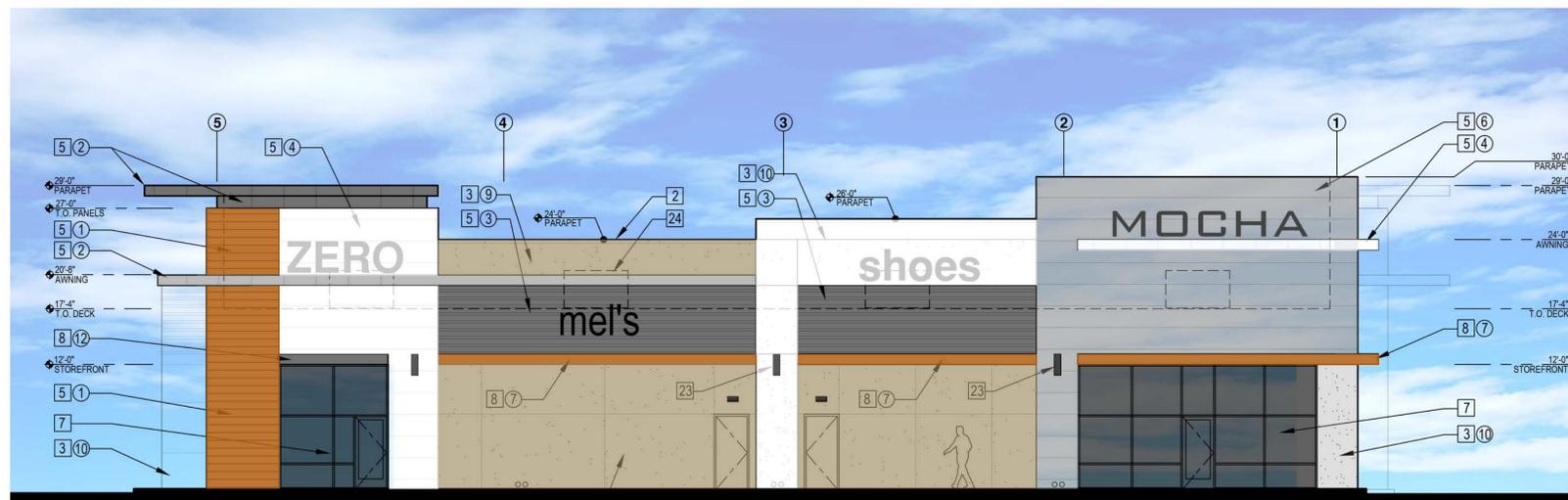
MATERIALS & COLORS:

- 1 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'CLASSIC COPPER' FINISH.
- 2 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'CHARCOAL' FINISH.
- 3 KOVACH RMP7236 RIB PANEL, 'CHARCOAL' FINISH.
- 4 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'PURE WHITE' FINISH.
- 5 KOVACH K-WALL METAL PANEL WITH CONCEALED FASTENERS, 'BROWN COPPER' FINISH.
- 6 KOVACH K-WALL METAL PANEL WITH CONCEALED FASTENERS, 'SILVER METALLIC' FINISH.
- 7 KOVACH PERFORATED METAL PANEL RMP7236 WITH 40% STAGGERED SPACING, 'CHARCOAL' FINISH.
- 8 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #7674 'PEPPERCORN'.
- 9 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #6122 'CAMELBACK'.
- 10 PAINTED STUCCO W/ SAND TEXTURE FINISH. PAINT SHERWIN WILLIAMS #9163 'TIN LIZZIE'.
- 11 PAINTED METAL AWNING. SHERWIN WILLIAMS #7005 'PURE WHITE'.
- 12 PAINTED METAL AWNING. SHERWIN WILLIAMS #7674 'PEPPERCORN'.



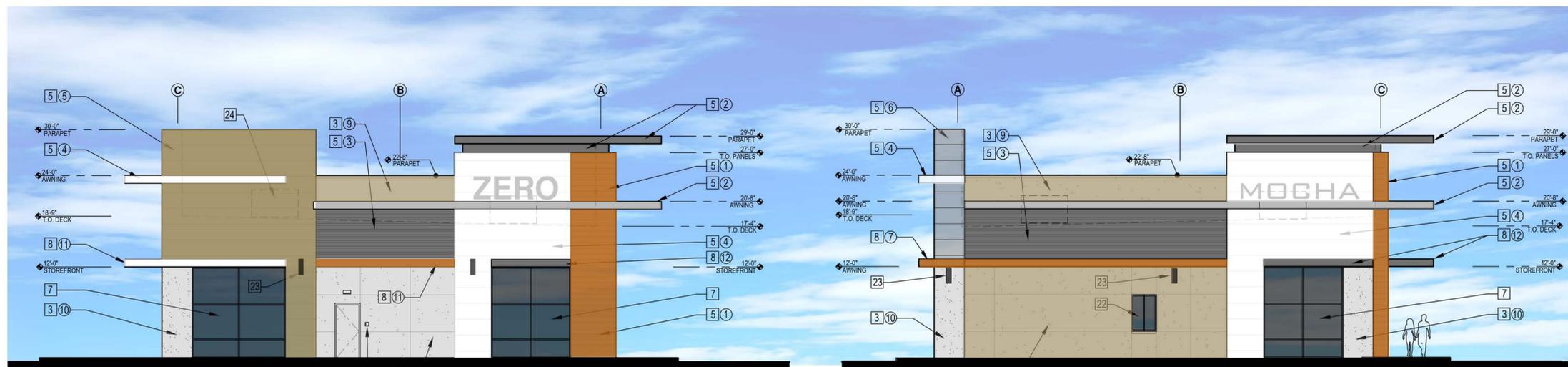
1 EAST ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

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4 SOUTH ELEVATION

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VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST



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TEAM

PROJECT NO: m09 16028
DRAWN BY: EB
DESIGNED BY: ATM
REVIEWED BY: ATM

REVISION

SITE PLAN REVIEW

NO.

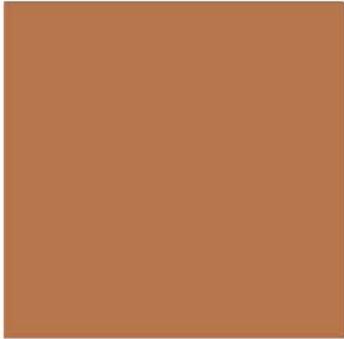
DATE

06/09/17

SHEET

SP5.0

CONCEPT RENDERINGS



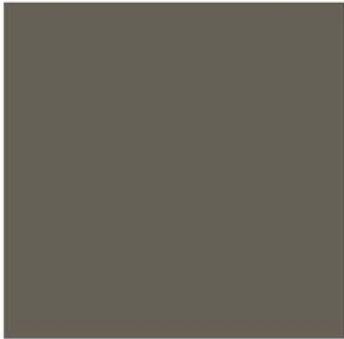
1 KOVACH ACM PANEL 'CLASSIC COPPER'



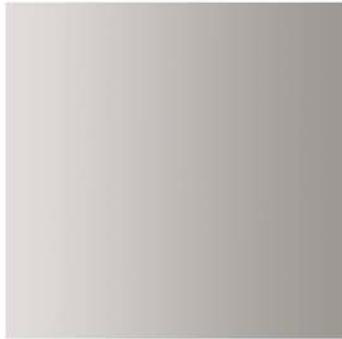
2 KOVACH METAL PANEL 'CHARCOAL'
3
7



4 KOVACH ACM PANEL 'PURE WHITE'



5 KOVACH METAL PANEL 'BROWN COPPER'



6 KOVACH METAL PANEL 'SILVER METALLIC'



8 SHERWIN WILLIAMS #7674 'PEPPERCORN'



9 SHERWIN WILLIAMS #6122 'CAMELBACK'



10 SHERWIN WILLIAMS #9163 'TIN LIZZIE'