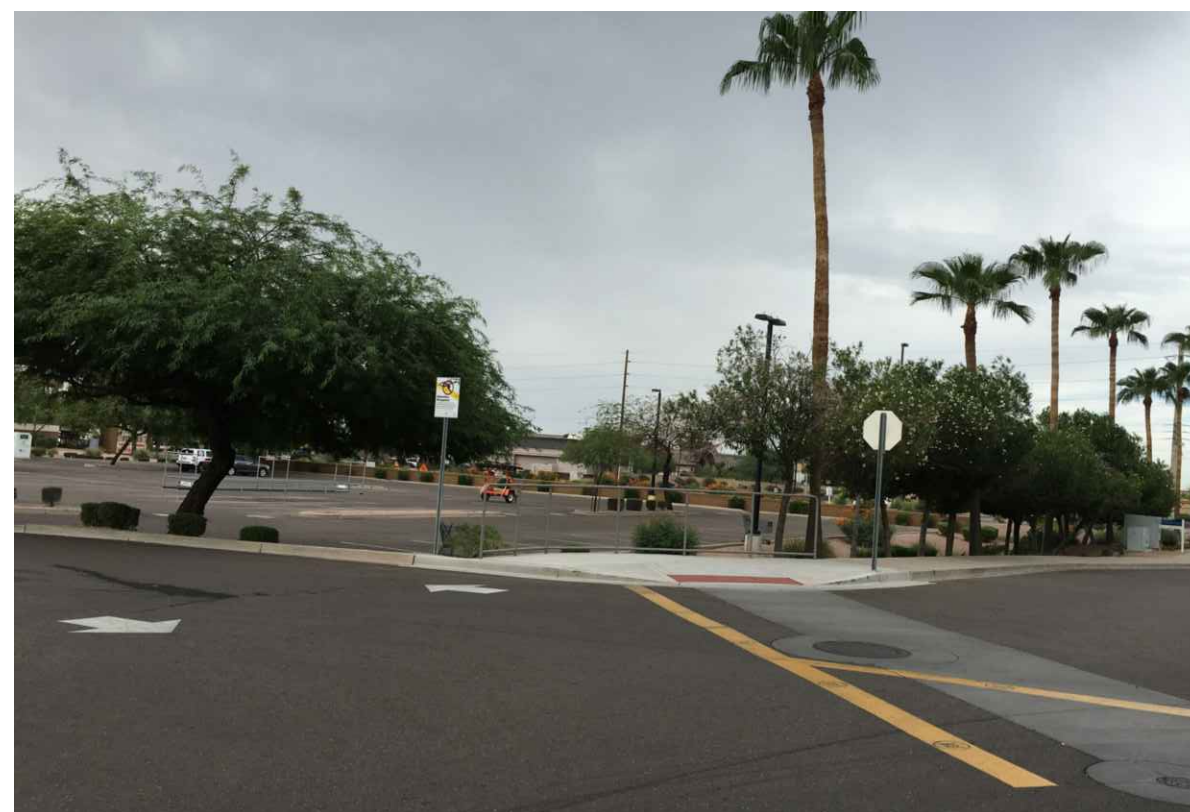




A



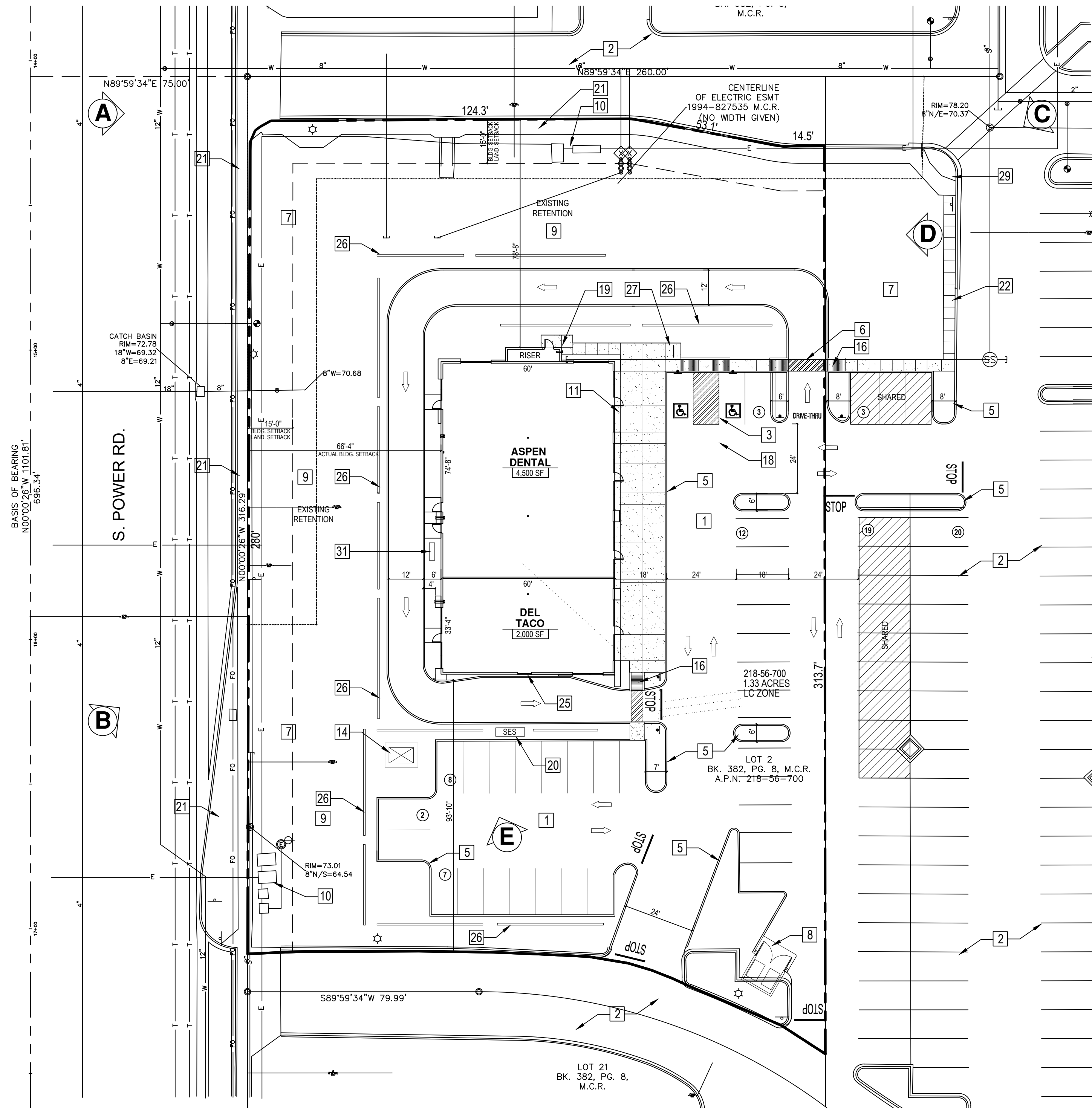
B



C



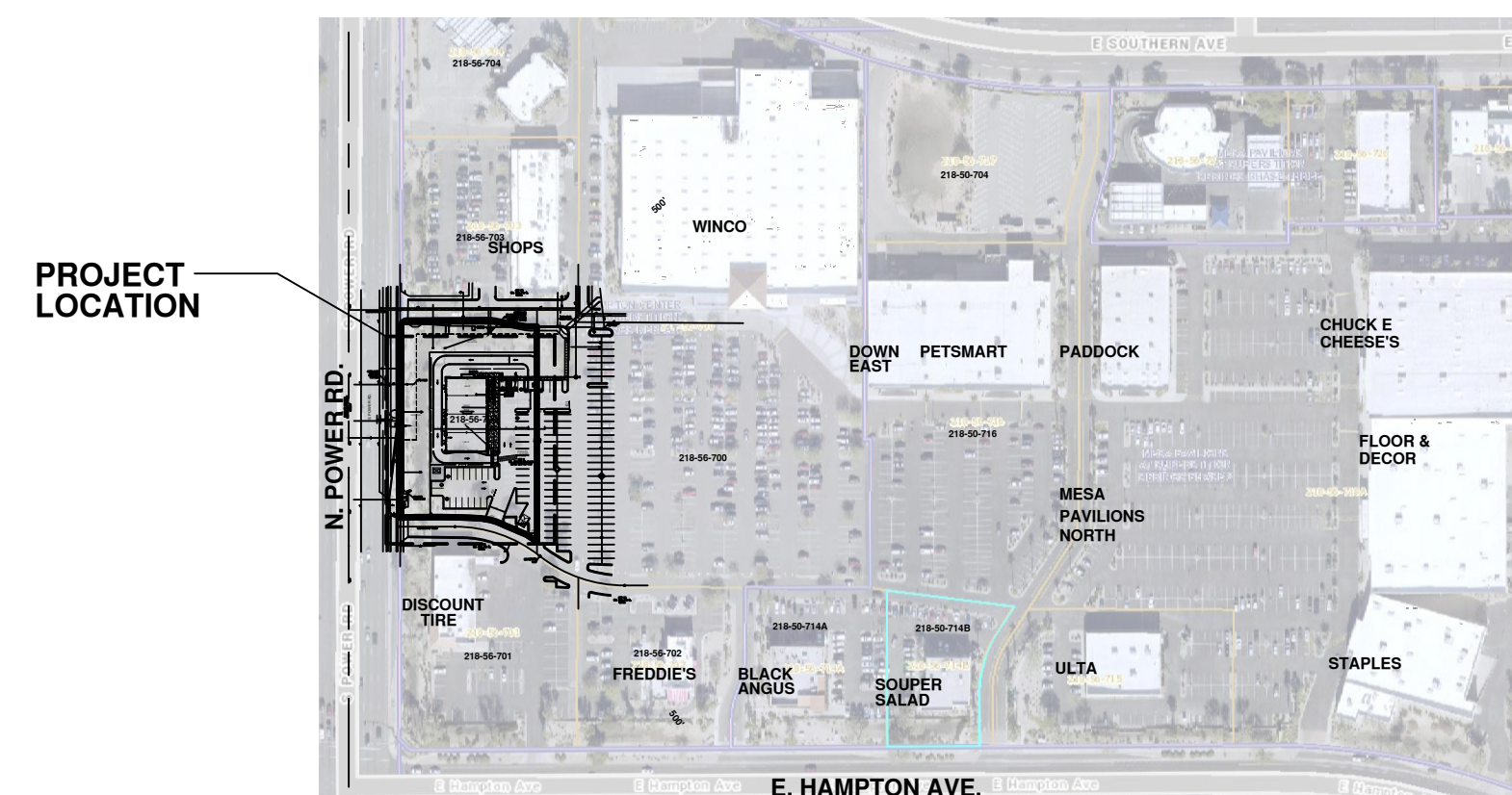
D



PRELIMINARY SITE PLAN
1" = 30'-0"



E



KEY PLAN

PROJECT INFORMATION

PROJECT DATA

ADDRESS: 1313 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:
 DENTIST OFFICE: 4,500 SF X 1:200 = 23 STALLS
 RESTAURANT: 2,000 SF X 6 X 1:50 = 24 STALLS
 OUTDOOR SEATING: 0 SF = 0 STALLS
 TOTAL PARKING REQUIRED: = 47 STALLS
 PARKING PROVIDED:
 STANDARD STALLS = 33 STALLS
 ACCESSIBLE STALLS: = 2 STALLS
 TOTAL PARKING PROVIDED: = 35 STALLS
 SHARED STALLS REQUIRED: = 12 STALLS
 SHARED STALLS PROVIDED: = 12 STALLS
 WINCO PARCEL:
 RETAIL: 99,122 SF X 1:375 = 265 STALLS
 TOTAL PARKING REQUIRED: = 265 STALLS
 PARKING PROVIDED:
 STANDARD STALLS = 561 STALLS
 ACCESSIBLE STALLS: = 14 STALLS
 TOTAL PARKING SURPLUS: = 296 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 RAMP.
- 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 - 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
1313 S. POWER RD.
MESA, AZ 85201

PROJECT

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

EB ATM

DESIGNED BY: ATM

REVIEWED BY:

REVISION

SITE PLAN REVIEW

OWNER REVISIONS

DATE

07/28/17

09/05/17

SHEET

CONCEPT SITE PLAN

SP1.0



MESA PAVILIONS
WINCO PAD BUILDING
1313 S. POWER RD.
MESA, AZ 85201

PROJECT

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.

TEAM

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

REVISION

NO. 1
DATE 07/28/17
09/05/17

SITE PLAN REVIEW
OWNER REVISIONS

SHEET

SP3.1

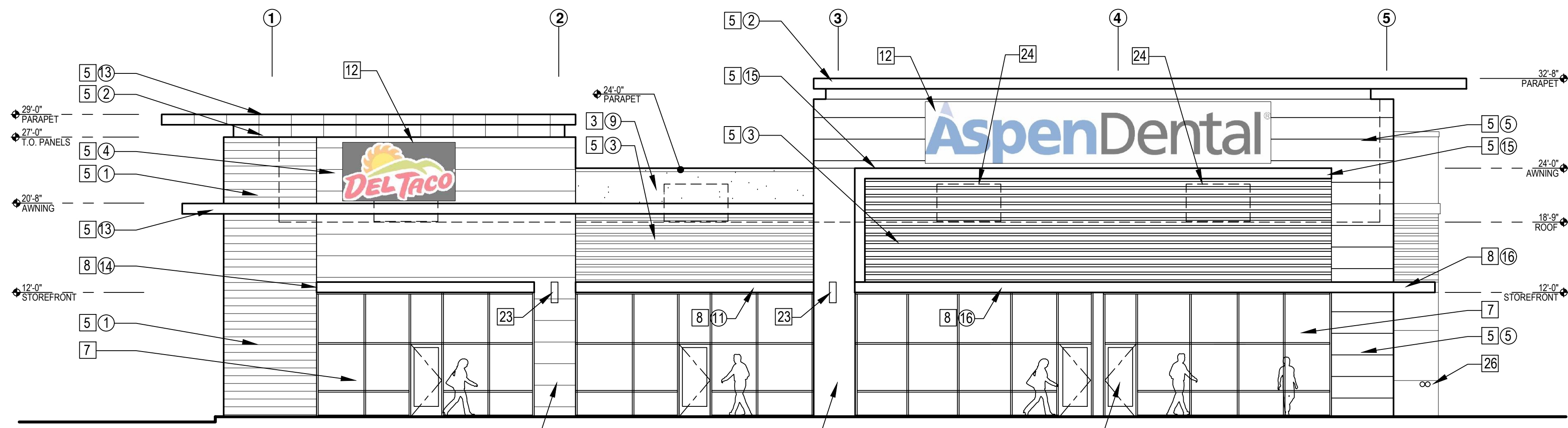
CONCEPT ELEVATIONS

ELEVATION NOTES

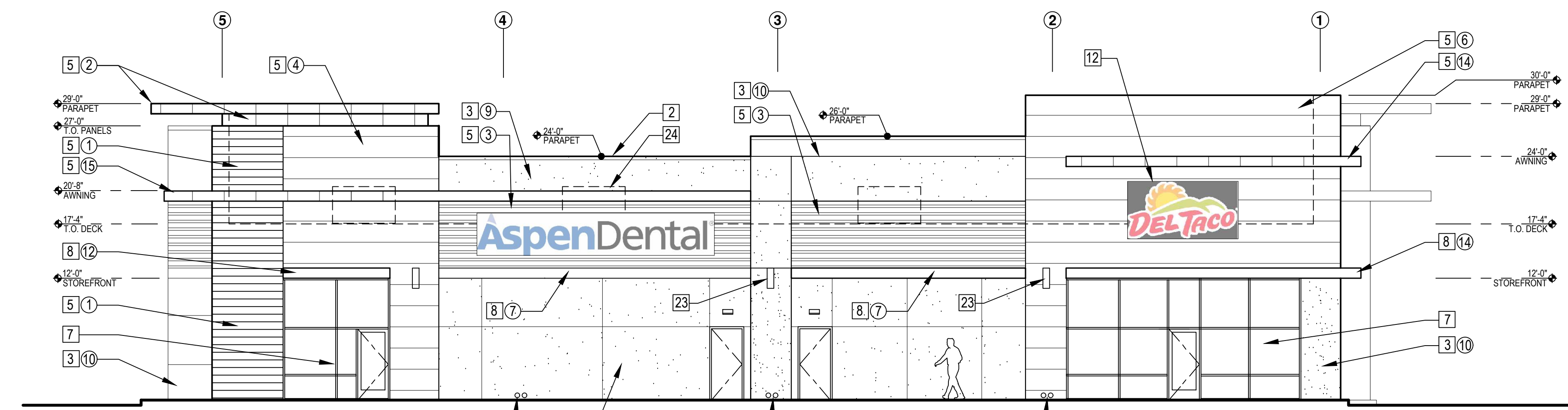
- 1 ASPHALT PAVING OVER COMPACTED A.B. - SEE CIVIL PLANS.
- 2 24 GA. METAL COPING - PAINT TO MATCH ADJACENT STUCCO PANEL.
- 3 8" SMOOTH FACED CMU WALL WITH PAINTED STUCCO FINISH AND PERFORATED MTL. 'J' CASING BEAD.
- 4 STUCCO FINISH WITH PERFORATED MTL. 'J' CASING BEAD OVER EXT. GYP. SHEATHING ON WOOD 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:

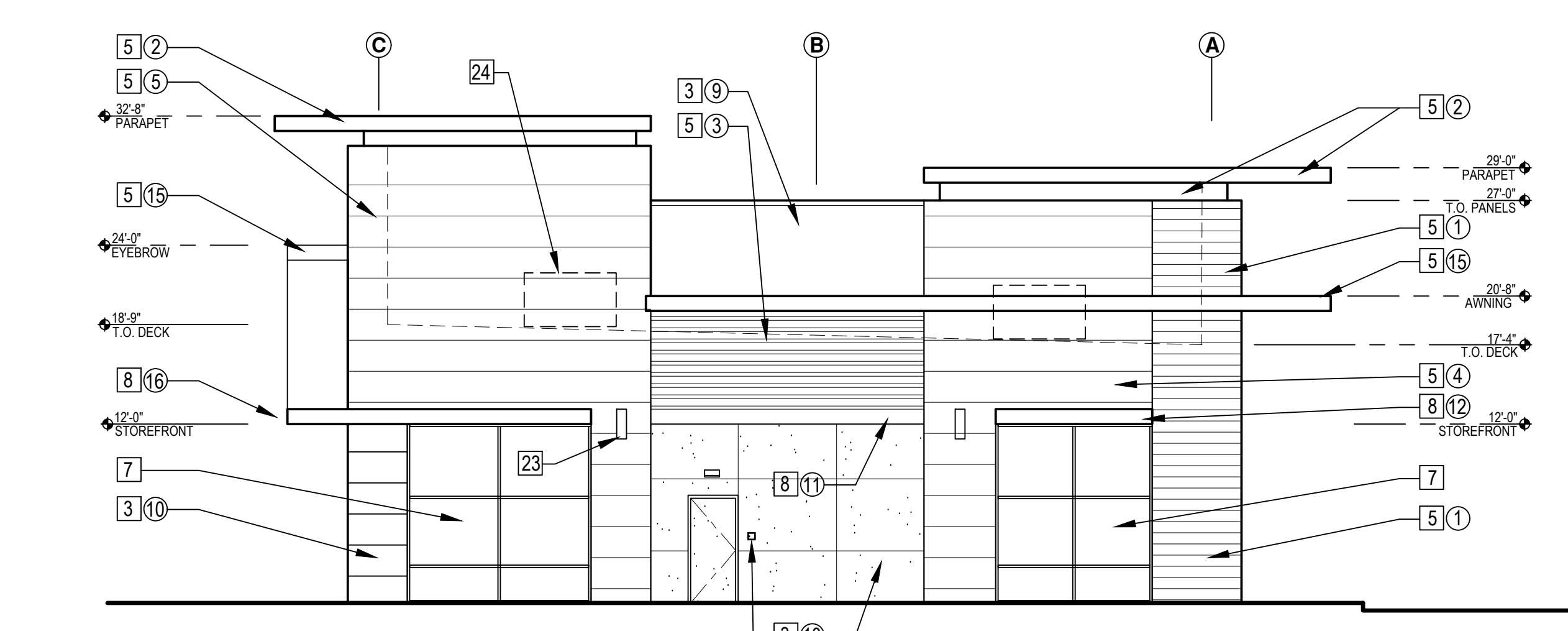
- 1 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, FINISH TO MATCH SW 0057 'CHINESE RED'
- 2 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'CHARCOAL' FINISH.
- 3 KOVACH RMP7236 RIB PANEL, 'CHARCOAL' FINISH.
- 4 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'PURE WHITE' 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 #674 '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'
- 13 PAINTED METAL AWNING. SHERWIN WILLIAMS #6090 'JAVA'
- 14 PAINTED METAL AWNING. SHERWIN WILLIAMS #6712 'LUAU GREEN'
- 15 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'SKY BLUE' FINISH.



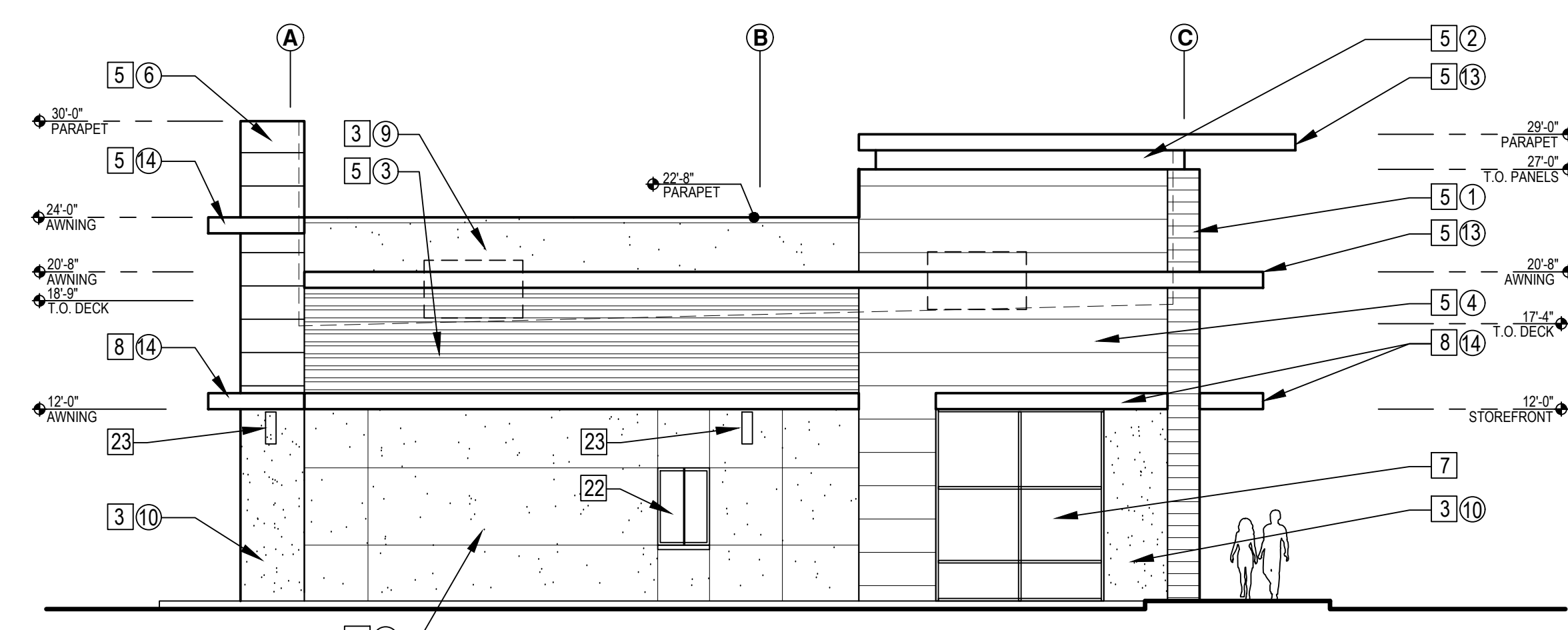
1 EAST ELEVATION
1/8" = 1'-0"



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
1313 S. POWER RD.
MESA, AZ 85201

PROJECT

THIS DRAWING IS AN INSTRUMENT
OF SERVICE AND IS THE SOLE
PROPERTY OF MERCHANT DESIGN
GROUP. IT IS TO BE USED ONLY WITH
REPRODUCTION WITHOUT WRITTEN
PERMISSION OF THE ARCHITECT.

PROJECT NO: 19029
DRAWN BY: EB
DESIGNED BY: AM
REVIEWED BY: ATM

TEAM

REVISION

NO.

SHEET

SITE PLAN REVIEW
OWNER REVISIONS

DATE
07/28/17
08/05/17

CONCEPT ELEVATIONS

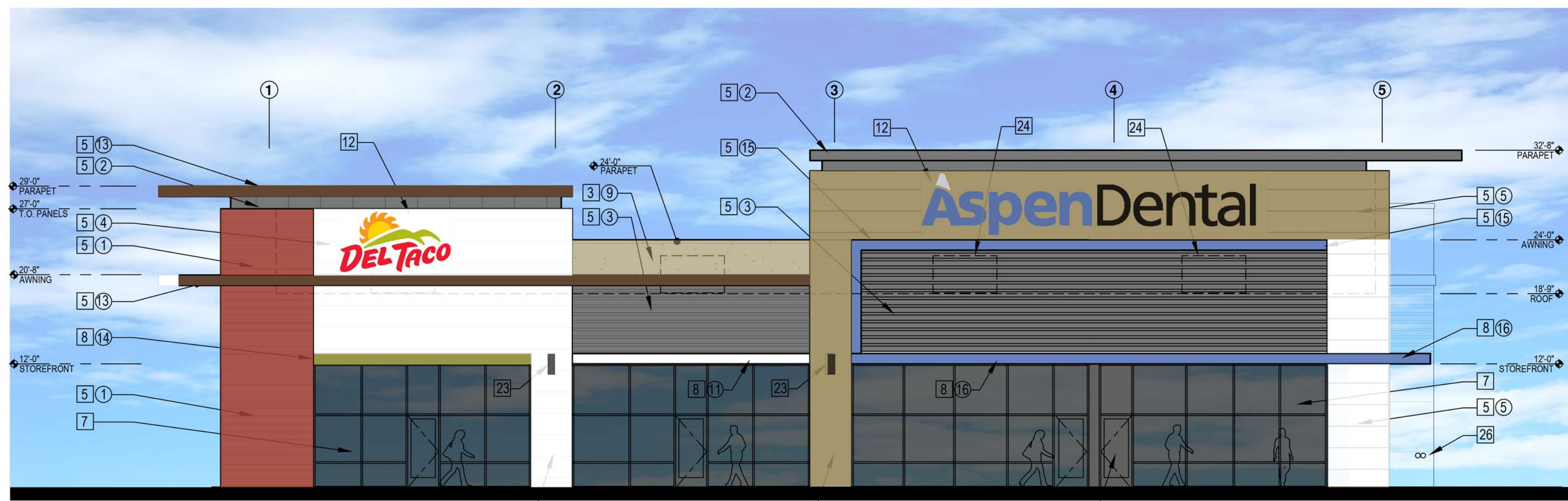
SP4.1

ELEVATION NOTES

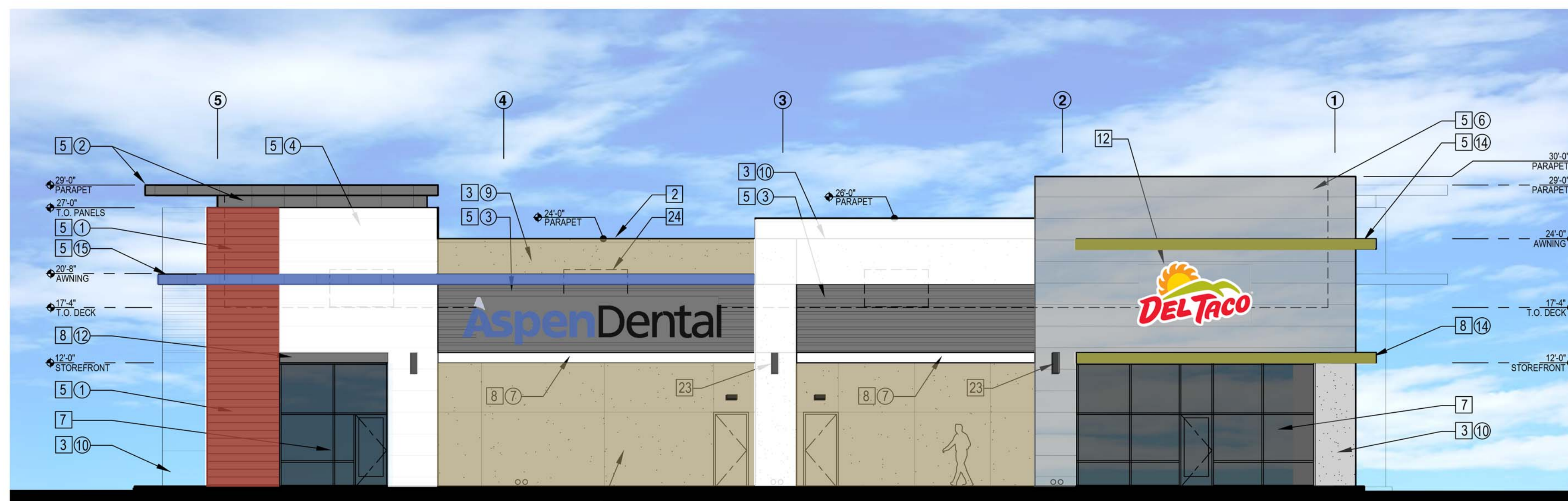
- 1 ASPHALT PAVING OVER COMPACTED A.B. - SEE CIVIL PLANS.
- 2 24 GA. METAL COPING - PAINT TO MATCH ADJACENT STUCCO PANEL.
- 3 8" SMOOTH FACED CMU WALL WITH PAINTED STUCCO FINISH AND PERFORATED MTL. 'J' CASING BEAD.
- 4 STUCCO FINISH WITH PERFORATED MTL. 'J' CASING BEAD OVER EXT. GYP. SHEATHING ON WOOD 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, FINISH TO MATCH SW 0057 'CHINESE RED'
- 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'
- 13 PAINTED METAL AWNING. SHERWIN WILLIAMS #6090 'JAVA'
- 14 PAINTED METAL AWNING. SHERWIN WILLIAMS #6712 'LUAU GREEN'
- 15 KOVACH ALUMINUM COMPOSITE PANEL WITH CONCEALED FASTENERS, 'SKY BLUE' FINISH.



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"



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHEAST

MESA PAVILIONS
 WINCO PAD BUILDING
 1313 S. POWER RD.
 MESA, AZ 85201

PROJECT

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: 16029
 DRAWN BY: EB
 DESIGNED BY: ATM
 REVIEWED BY: ATM

DATE	NO.	REVISION
07/28/17		SITE PLAN REVIEW
09/05/17		OWNER REVISIONS

CONCEPT RENDERINGS

SP5.1

SHEET