



A



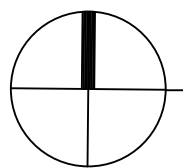
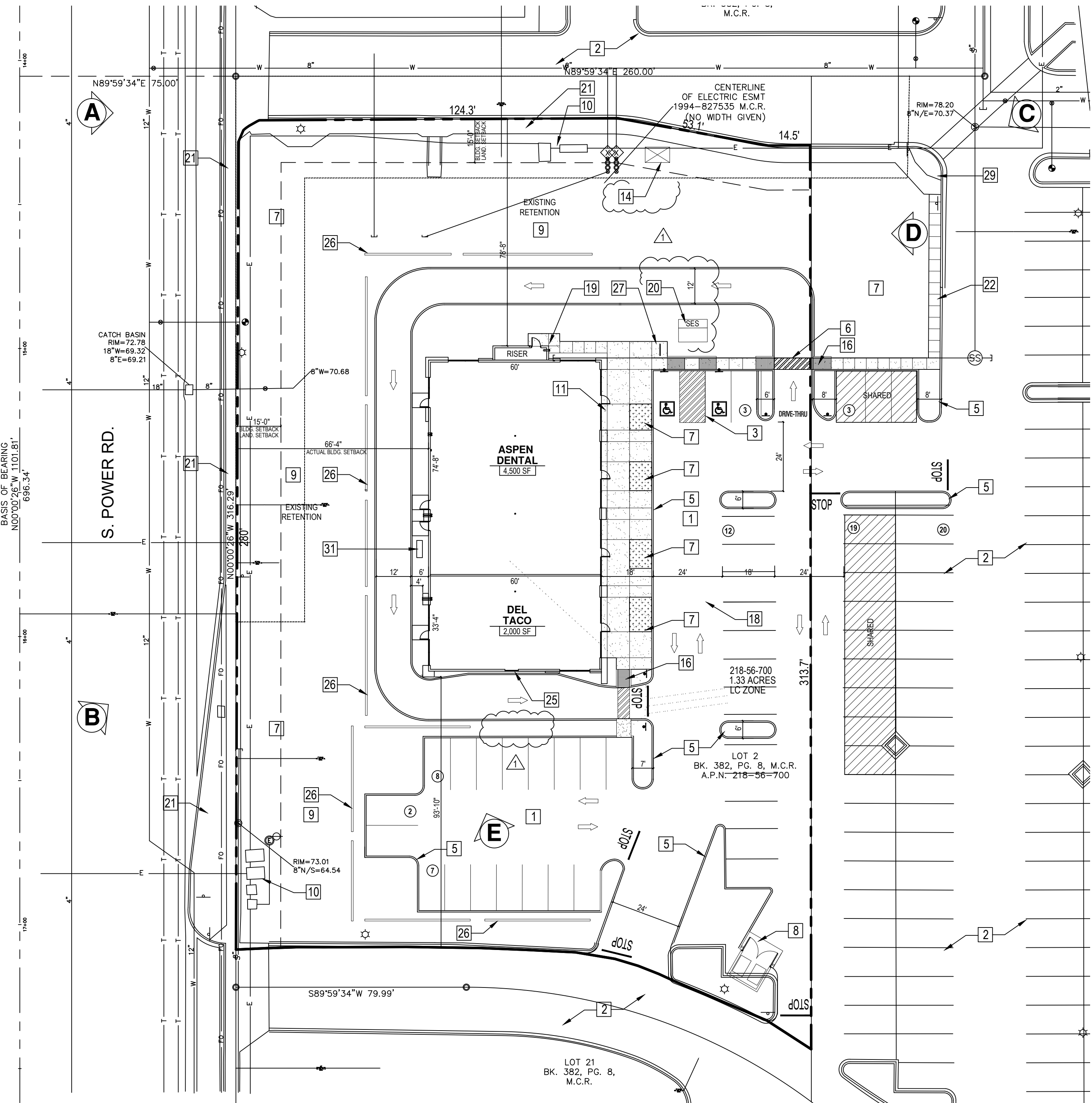
B



C



D



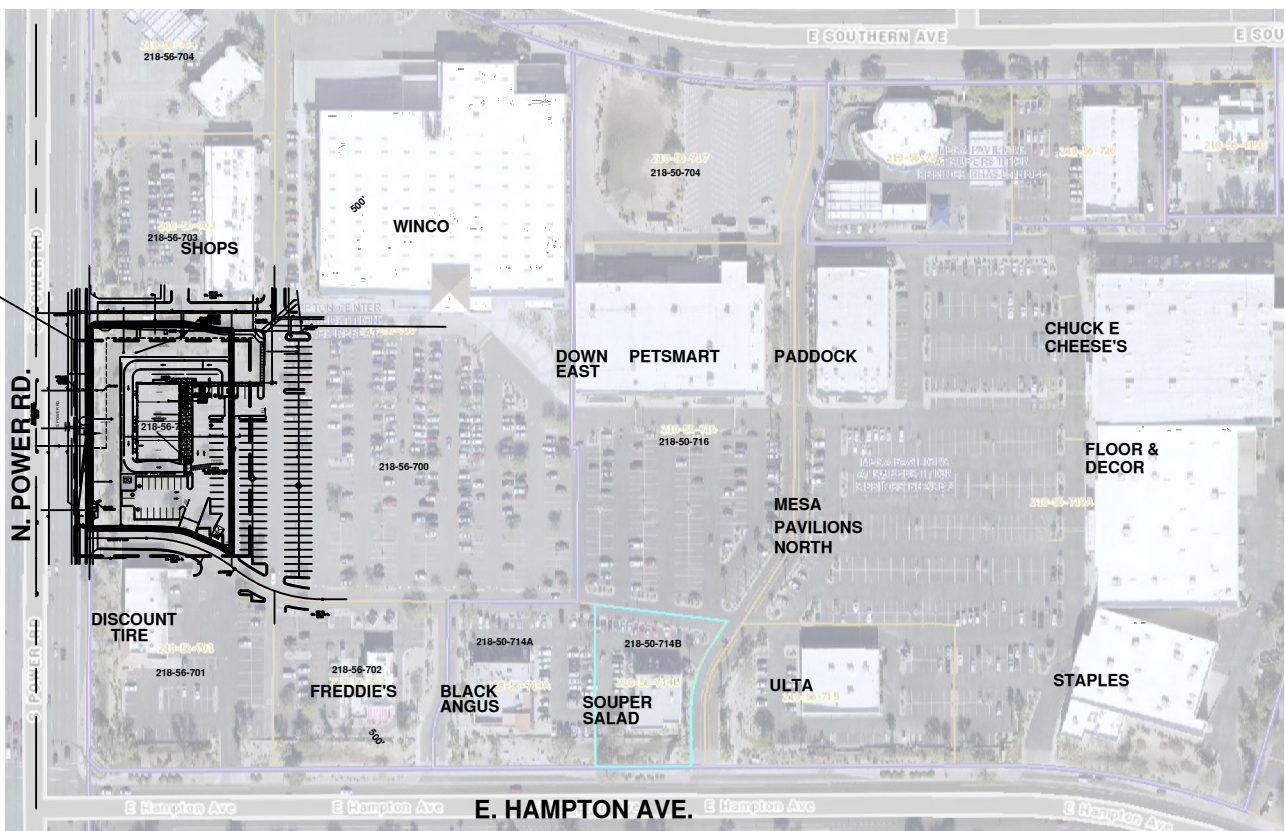
PRELIMINARY SITE PLAN

1" = 30'-0"



E

PROJECT LOCATION



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: = 561 STALLS
STANDARD STALLS = 547 STALLS
ACCESSIBLE STALLS: = 14 STALLS
TOTAL PARKING SURPLUS: = 296 STALLS

PROJECT CONTACTS:

OWNER: PRICE LEGACY MESA LP
ATTN: CURT TAYLOR
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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 - 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

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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: EEB DESIGNED BY: ATM REVIEWED BY:	
REVISION		SITE PLAN REVIEW OWNER REVISIONS SITE PLAN REVISIONS	
NO.		DATE	
DATE		07/28/17 09/05/17 09/14/17	
SHEET		SP1.0	

CONCEPT SITE PLAN