



# CITY OF EL MIRAGE

## DEVELOPMENT APPLICATION FORM

| Official Use |                |                                       |                       |
|--------------|----------------|---------------------------------------|-----------------------|
| Case No:     | Date Received: | Planning & Zoning Commission Meeting: | City Council Meeting: |

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

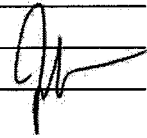
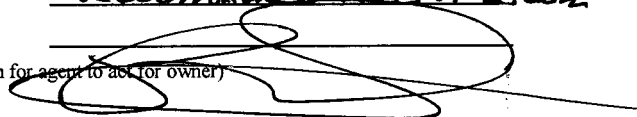
### ACTION REQUESTED (Check one)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input checked="" type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment           |
| <input type="checkbox"/> Planned Area Development (PAD)  | <input type="checkbox"/> Preliminary Plat              |
| <input type="checkbox"/> Planned Area Development Amendment  | <input type="checkbox"/> Final Plat                    |
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Other: _____                  |

### PROPERTY INFORMATION:

Name of Project: EL Mirage Community Center & Mercado Acreage: 5  
 Property Address/Location: 12601 & 12625 W. Thunderbird Rd. El Mirage, AZ  
 Assessor's Parcel Number: 501-37-949B, 501-37-948

### APPLICANT / OWNER INFORMATION:

|  |   |
|--|---|
| Applicant: <u>Joseph Osborn</u>  | Owner: <u>Richard Womack</u>  |
| Address: <u>3634 W. Charter Oak Rd</u>   | Address: <u>6804 W Corrine DR</u>   |
| City/ST/Zip: <u>Phoenix, AZ 85029</u>  | City/ST/Zip: <u>Peoria AZ 85381</u>   |
| Phone: <u>480-686-6981</u>   | Phone: <u>602 684 8084</u>  |
| Email: <u>josborn@jdoaz.com</u>  | Email: <u>RWomack@RMSTPL.com</u>  |
| Signature:  | Signature:  |
| (Agreement to act as agent for owner)  | (Authorization for agent to act for owner)  |

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)



**Monday, May 10, 2021**

## **Project Narrative**

**Project Name: El Mirage Mercado & Community Center & Worship Facility**

**Project Address: 12601 & 12625 W. Thunderbird Rd. El Mirage, AZ**

### **Introduction**

Destiny Ministries has acquired eight acres of undeveloped land at Thunderbird and 127 Avenue in El Mirage. This is a highly visible lot that is centrally located in the city. The site is easily accessible through walking or driving and surrounded by neighborhoods. It is near El Mirage City Hall, and close to several schools. The lot is raw dirt that has remained undeveloped and unused for decades, providing no community benefit. This project and investment will change this unused, previously undeveloped dirt lot into a thriving hub for business and community services. It will be a point of pride for the community and city. It will provide programs, services and opportunities to the low-income community and tax revenue to the city.

The project will be constructed in three phases. Phase one will be the community center and offsite traffic control signal. The traffic signal will be provided as required by the traffic impact analysis. The specifics for the traffic control signal will be outlined by a future development agreement with the City of El Mirage. The second phase will be the coffee shop and it's parking as well as the parking lot for the mercado. And the third and final phase will be the open air mercado, restroom building, food truck stations and the outdoor stage.

### **THE WORSHIP CENTER & COMMUNITY CENTER**

The community center side of the project will provide programs and services for free to the low-income community. Examples of these programs and services include healthcare; food; clothing; ESL, GED, and citizenship classes; after-school programming; counseling; job training; haircuts; sports physicals for children; legal counseling, veteran's services; literacy education; and more. Destiny Ministries is not seeking any support or assistance for the community center, at this time. The worship center will be available for various religious congregations to hold services.

### **THE MERCADO AT EL MIRAGE**

The goal of the Mercado and one of the reasons this development opportunity is so unique and attractive is, the Mercado will be developed using renewable resources with green construction while maintaining as much natural open space as possible.



Recycled shipping containers will be refurbished and used for merchant workspace. These former shipping containers will be both simple, attractive, and cost effective. Containers of various sizes can be sub divided, requiring minimal electrical utility. These containers are easily maintained and/or replaceable. To encourage local entrepreneurs and promote job growth in El Mirage, Destiny Ministries will rent the containers at discounted rates to those low-income business owners who seek workspace to start, grow or expand their business. The rent is estimated to cost no more than \$450 a month. There will be no long-term leases, no unbreakable contracts, no hidden fees or costs. This rent will include everything.

In addition, food trucks will be used to provide diversified food options to patrons. Two food trucks will be owned and operated by Destiny Ministries, however, there will also be opportunity and space for community food trucks at the Mercado as well. Again, this strategy seeks to encourage and nurture local entrepreneurs and promote job growth and opportunity. The food trucks owned by Destiny Ministries will also be used to provide job training opportunities.

Within the Mercado, Destiny Ministries will own and operate a coffee shop, two food trucks for training (taco shop, pizza shop, desserts, etc.) and provide grounds maintenance. These businesses will further serve as opportunity for employment of local El Mirage residents.

Finally, the Mercado will feature a large dining area to promote community gatherings. This area will have pavers, sun covers and mister system to keep the outside space comfortable to enjoy year-round. There will be a two-acre pavilion with a stage for outdoor events such as concerts, movie nights and festivals.

#### **WAIVER FOR THUNDERBIRD ROAD OVERLAY DISTRICT**

We are requesting a waiver for this project from the Thunderbird Road Overlay District requirements. The following is what we are requesting in the waiver:

- a. (A) All new principal buildings shall be built along the front property line for at least 50% of the ground floor facade. All areas in front of facades shall be paved or landscaped to form a part of the pedestrian corridor.
- b. (B) On-site parking shall be provided in the side and/or rear of the property.
- c. (C) Awnings may be built to front property lines or projecting over rights-of-way to provide shade to building facades and adjacent pedestrian walkways.



## HOURS OF OPERATION & PARKING

Hours of operation will vary depending on function. Below is a breakdown on operation hours based on days of the week:

- a. **Worship Center:** The worship center will be operational weekly with its highest use on Sundays between the hours of 8 AM – 1 PM for worship ceremonies. We anticipate +/- 70 cars on average for a Sunday, 50 for visitors and 20 for staff. The rest of the week will be minimal usage with +/- 20 cars Monday through Saturday for staff and visitors.
- b. **Community Center:** The community center will be operational Monday through Sunday with its heaviest use being weekdays for regularly scheduled activities between the hours of 8 AM and 3 PM. Parking requirements during these hours are anticipated at 15 cars.
- c. **Coffee Shop:** The coffee shop will be operational Monday through Sunday with its heaviest use being in the mornings from 7 AM – 11 AM. The majority of traffic for the coffee shop will be via drive through with a stacking capacity of 12-14 cars. Parking will be no more than 10-15 cars anticipated during morning operations for visitors and staff. There will be walk up service as well as some outdoor and upstairs seating. For customers.
- d. **Food Trucks:** The Mercado will provide for up to 7 food truck stations with 2 being permanent. The permanent trucks will be operational 7 days a week with its highest use between the hours of 11 AM to 2 PM for lunch service. The additional trucks will see it's highest use from Thursday Through Sunday between the hours of 11 AM through 7 PM for lunch and dinner service.
- e. **The Mercado:** The open-air Mercado will be operational Monday through Sunday with its heaviest use being on the weekends Friday through Sunday Between the hours of 8 AM until 7 PM. Traffic is anticipated at +/- 75 cars during these times.
- f. **Special Events:** Special events will be held throughout the year. Events will be planned and permitted through the City of El Mirage. In the event a traffic control signal is not required, A police officer or private company will be hired for traffic control both on and offsite. Event hours will comply with the City's noise ordinance including hours.

## Parking Waiver

We feel the parking provided will be sufficient based on our use. Parking provided will be via a shared parking agreement. Events and hours of operations per use are staggered in a way to not overwhelm the parking available. We are requesting a parking waiver be applied for this project.



### **Site Entrances**

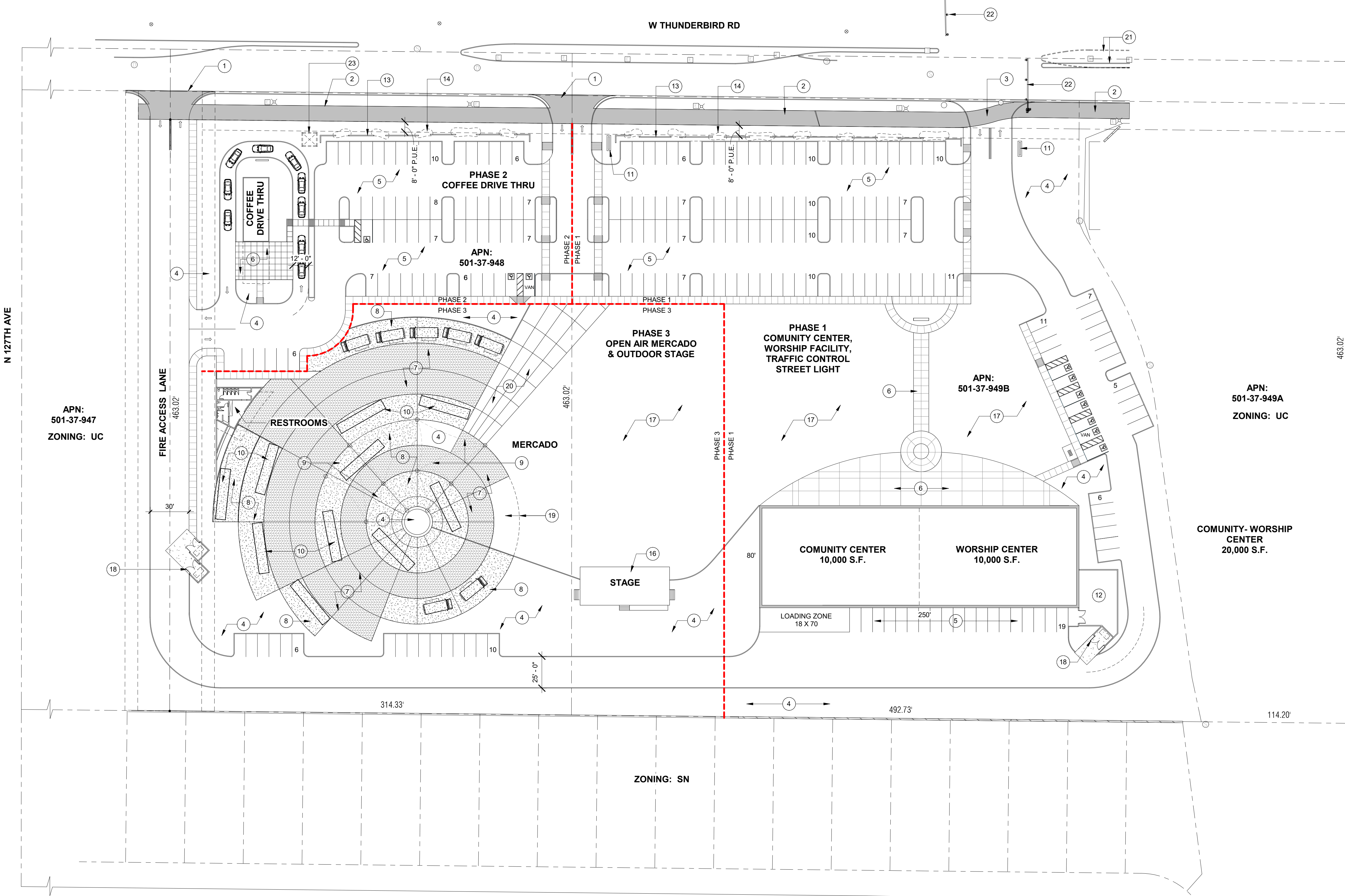
There are currently two existing entrances to the site centered at each property line. In addition to these this site will require a third which will be installed at the NE corner of our site. In order to line up the site with the current intersection configuration we are requesting permission from the city to allow the third entry. This entry is +/- 5'-0" to 10'-0" shy of the required 225'-0" separation. A civil engineered drawing will be provided to show the exact dimensions.

### **Site Utilities**

Site utilities will be separate for each site including water, electrical and gas as required. A fire loop will be provided following the access road to serve the entire site. See attached civil engineering plans for more information.

Joseph Osborn, President

For: JDO Architecture LLC  
P: 480-686-6981  
E: josborn@jdoaz.com



**1 SITE PLAN**  
SCALE: 1" = 40'-0"

0' 20' 40' 80' 160' north



**PROJECT STIPULATIONS**

- A. ADDITIONAL CONTAINER KIOSK WILL REQUIRE BUILDING PERMITS AND MEETING ZONING REGULATIONS.
- B. OUTDOOR EVENTS WILL BE CONDUCTED WITHIN HOURS LISTED BELOW:
  - a. MONDAY THRU THURSDAY 6 AM TO 9 PM.
  - b. FRIDAY & SATURDAY 6 AM TO 10 PM.
  - c. SUNDAYS 8 AM TO 9 PM.
- C. ALL MOBILE FOOD TRUCKS VENDORS ARE SUBJECT TO THE ARIZONA STATE HOUSE BILL 2371 REGULATIONS.
- D. THE EVENT ORGANIZER(S) SHALL BE RESPONSIBLE TO ENSURE ALL MOBILE FOOD TRUCK VENDORS OBTAIN AND MAINTAIN AN ACTIVE STATE LICENSE.
- E. THE EVENT ORGANIZER(S) SHALL REPORT THE EVENTS TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES FOR FOOD VENDOR INSPECTIONS.
- F. ALL TEMPORARY SIGNAGE SHALL BE TAKEN DOWN AFTER EACH EVENT AND IS PROHIBITED FROM BEING DISPLAYED DURING NON-OPERATIONAL HOURS.
- G. VENDOR TENTS SHALL BE SECURED TO THE GROUND OR WEIGHTED DOWN TO PREVENT HARM TO PATRONS DURING INCLEMENT WEATHER.
- H. THE EVENT ORGANIZER(S) SHALL BE RESPONSIBLE TO PROVIDE ITS OWN PRIVATE SECURITY.
- I. THE RIGHT TO A USE AND OCCUPANCY PERMIT SHALL BE CONTINGENT UPON THE FULFILLMENT OF ALL GENERAL AND SPECIAL CONDITIONS IMPOSED BY THE CONDITIONAL USE PERMIT PROCEDURE.
- J. ALL THE SPECIAL CONDITIONS SHALL CONSTITUTE RESTRICTIONS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER OF THE LAND, HIS OR HER SUCCESSORS OR ASSIGNS.
- K. ALL CONDITIONS SPECIFICALLY STATED UNDER ANY CONDITIONAL USE LISTED IN ZONING CODE CHAPTER 154 SHALL APPLY AND BE ADHERED TO BY THE OWNER OF THE LAND, HIS OR HER SUCCESSORS OR ASSIGNS.
- L. ALL THE SPECIAL CONDITIONS SHALL BE CONSENTED TO IN WRITING BY THE APPLICANT.
- M. THE PROPOSED OPEN-AIR MARKET AND RELIGIOUS ASSEMBLY SHALL NOT GENERATE NOISE, VIBRATIONS, AND ODORS THAT MAY BECOME A NUISANCE TO THE GENERAL PUBLIC.
- N. NO EXPIRATION DATE OF THE CONDITIONAL USE PERMIT IS BEING PROPOSED BY STAFF; HOWEVER, FAILURE TO MEET AND MAINTAIN THESE STIPULATIONS WILL RESULT IN REVOKING THE CONDITIONAL USE PERMIT.

**PROJECT DESCRIPTION**

NEW MERCADO AND FOOD TRUCK EVENTS CENTER. MERCADO TO HAVE RENTABLE RETAIL KIOSKS MADE WITH SHIPPING CONTAINERS. NEW DRIVE THRU COFFEE STORE WITH WALK UP SERVICE AVAILABLE. NEW COMMUNITY AND WORSHIP CENTER.

**PROJECT DIRECTORY**

**OWNER DEVELOPER:**  
RICHARD WOMACK  
A: PO BOX 6986 GLENDALE, AZ 85312  
P: 602-684-8084  
E: RWOMACK@RMSTPL.COM  
CONTACT: RICHARD WOMACK

**CIVIL ENGINEER:**  
KEOGH ENGINEERING INC  
A: 650 N 137TH AVE #110 GOODYEAR AZ 85338  
P: 623-535-7260  
E: KEOGH@KEOGHENGINEERING.COM  
CONTACT: DENNIS KEOGH

**LANDSCAPE ARCHITECT:**  
WILD WOOD DESIGN  
A: 15207 E STAGHORN DR FOUNTAIN HILLS, AZ. 85268  
P: 480-816-5529  
E: WILDWOODDESIGN@COX.NET  
CONTACT: RICHARD SCHUBERT

**ZONING CODE COMPLIANCE**

APN: 501-37-949B, 501-37-948  
ADDRESS: 12601 & 12625 W. THUNDERBIRD RD EL MIRAGE, AZ

USE: UC  
RESTAURANT - RETAIL - WORSHIP

**SITE AREA - MERCADO AND COFFEE SHOP:** 145,463 G.S.F (3.3 ACRES)  
BUILDING AREA COFFEE DRIVE THRU BUILDING: 640 G.S.F  
STORAGE CONTAINER RETAIL KIOSKS: 10 @ 320 = 3,200 G.S.F  
TOTAL: 3,840 G.S.F  
LOT COVERAGE: 2.63%

**SITE AREA - COMMUNITY CENTER:** 207,610 G.S.F (4.7 ACRES)  
COMMUNITY WORSHIP CENTER: 20,000 G.S.F  
LOT COVERAGE: 9.6%

**REQUIRED PARKING:**

|                                     |            |
|-------------------------------------|------------|
| COFFEE SHOP INTERIOR @1:50          | 12         |
| COFFEE SHOP EXTERIOR @1:200         | 7          |
| MERCADO RETAIL & FOOD SALES @ 1:300 | 144        |
| COMMUNITY CENTER / WORSHIP CENTER   | 110        |
| REGULAR SPACES TOTAL:               | 241        |
| VAN ACCESSIBLE SPACES:              | 3          |
| ACCESSIBLE SPACES:                  | 5          |
| TOTAL:                              | 273 SPACES |

**PROVIDED PARKING:**

|                        |             |
|------------------------|-------------|
| REGULAR SPACES:        | 220         |
| ACCESSIBLE SPACES:     | 8           |
| VAN ACCESSIBLE SPACES: | 3           |
| TOTAL:                 | 231 SPACES* |

\* SPACES PROVIDED VIA SHARED PARKING AGREEMENT- HOURS OF OPERATION VARY PER USE

**SPECIAL EVENT PARKING:**  
36,000 S.F. @ 1:300 120 SPACES

**BUILDING CODE COMPLIANCE**

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2010 ADAAG AS ADOPTED BY THE STATE OF ARIZONA
- 2009 ICC ANSI A117.1
- ALL BUILDING CODES WITH CITY OF EL MIRAGE AMENDMENTS

USE: RESTAURANT - RETAIL - WORSHIP  
OCCUPANCY CLASSIFICATION: M, A,2, A-3.

**KEYNOTES**

1. EXISTING CURB CUT
2. EXISTING SIDEWALK
3. PROPOSED INTERSECTION
4. LANDSCAPE AREA
5. PARKING LOT
6. HARDSCAPE
7. PERMEABLE PAVERS
8. COMPACTED DECOMPOSED GRANITE
9. SHADE CANOPY- FUTURE LOCATION OF SOLAR CANOPIES
10. STEEL CONTAINER RETAIL KIOSK- MIN SPACING BETWEEN KIOSKS = 20'-0"
11. MONUMENT SIGN- BY SEPERATE PERMIT
12. UTILITY, HVAC AND STORAGE YARD- SCREENED W/ MASONRY WALL
13. PARKING LOT SCREENING WALL
14. PARKING LOT SCREENING LANDSCAPE BERM
16. RAISED STAGE
17. LAWN AND ONSTIE RETENTION AREA
18. TRASH ENCLOSURES PER EL MIRAGE STD. DETAIL
19. FUTURE LOCATION OF SPLASH PAD PLAY AREA
20. HARDSCAPE EMERGENCY VEHICLE ACCESS LANE MIN 75K LB RATING
21. OFFSITE IMPROVEMENT- MODIFY EXISTING CURB CUT TO PROVIDE LEFT HAND IN TURN LANE - SHOWN FOR REFERENCE ONLY - FINAL DESIGN AND ENGINEERING BY OTHERS WHEN REQUIRED
22. OFFSITE IMPROVEMENT-TRAFFIC CONTROL SIGNALS WHERE REQUIRED PER TRAFFIC IMPACT ANALYSIS REPORT- SHOWN FOR REFERENCE ONLY - FINAL DESIGN AND ENGINEERING BY OTHERS WHEN REQUIRED
23. CUSTOM SIGN FEATURE BY CONDITIONAL USE PERMIT- FINAL LOCATION TO BE DETERMINED

**SITE PLAN NOTES**

- A. ADDITIONAL CONTAINER KIOSKS WILL BE ADDED TO THE MERCADO IN THE FUTURE COMPLYING WITH ZONING ORDINANCE AND BUILDING CODES
- B. ALL LIGHTING TO COMPLY WITH CITY OF EL MIRAGE DARK SKY ORDINANCE
- C. ADDITIONAL PORTABLE RESTROOMS WILL BE PROVIDED DURING LARGE EVENTS AS REQUIRED
- D. ALL SIGNS BY SEPERATE PERMIT
- E. THIS SITE TO COMPLY WITH LUKE AIRFORCE BASE ARS 28-8481 REGULATION
- F. ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

Joseph Osborn AIA  
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O 602.486.4650  
E josborn@jdoaz.com  
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JDO ARCHITECTURE

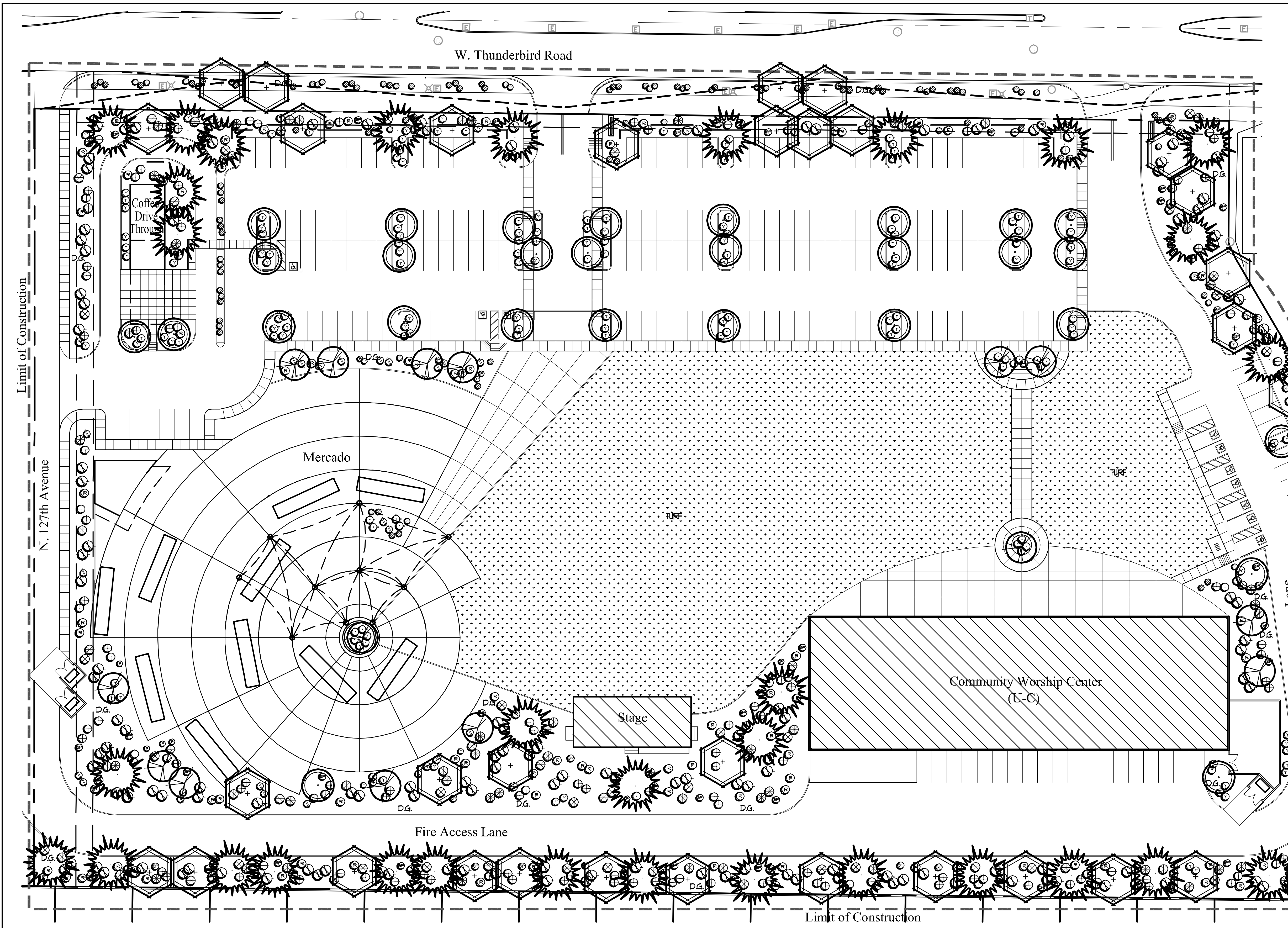
REGISTERED ARCHITECT  
STATE OF ARIZONA  
NO. 15621  
JOSPH OSBORN  
5/9/2021  
EL MIRAGE, AZ

EXPIRES 12/04/2021

**NEW MERCADO AND COMMUNITY WORSHIP CENTER**

12601 & 12625 W. THUNDERBIRD RD  
EL MIRAGE, AZ

Project Number: 21003  
Drawn By: JO  
Date: 5/27/2021  
Sheet Name: SITE PLAN  
Sheet Number: CS



| Sym.                | Botanical Name   | Common Name                | Size    |
|---------------------|--|----------------------------|---------|
| <b>Trees</b>        |  |                            |         |
|                     | Pinus ELDARICA   | MONDEL PINE                | 24" BOX |
|                     | ULMUS PARVIFOLIA 'EMER II'                               | ALLEE ELM                  | 24" BOX |
|                     | CHITALPA TASHKENTENSIS 'PINK DAIN'                       | PINK DAIN CHITALPA         | 24" BOX |
|                     | ACACIA SALICINA  | WILLOW ACACIA              | 24" BOX |
| <b>Ground Cover</b> |  |                            |         |
|                     | RUPELLIA BRITTONIANA 'KATIE' (SRP APPROVED GROUND COVER) | KATIE RUELLIA              | 1 GAL.  |
|                     | CAESALPINA FULGERRIMA                                    | BIRD OF PARADISE           | 5 GAL.  |
|                     | RUPELLIA CALIFORNICA                                     | SONORAN DESERT RUELLIA     | 5 GAL.  |
|                     | DASYLIRION WHEELERI                                      | DESERT SPOON               | 5 GAL.  |
|                     | DURANTA ERECTA   | SKYFLOWER                  | 5 GAL.  |
|                     | TECOMA STANS   | YELLOW BELLS               | 5 GAL.  |
|                     | LEUCOPHYLLUM LANGMANIA 'RIO BRAVO'                       | RIO BRAVO TEXAS RANGER     | 5 GAL.  |
|                     | TECOMA 'SPARKLETTES'                                     | DWARF TECOMA (SPARKLETTES) | 5 GAL.  |
| <b>Accents</b>      |  |                            |         |
|                     | FENSTEMON PARRYI   | PARRY'S FENSTEMON          | 5 GAL.  |
|                     | HEPERALOE PARVIFLORA                                     | RED YUCCA                  | 5 GAL.  |

**Plant Legend**

INSTALL A 2" LAYER OF DECOMPOSED GRANITE IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, UET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. (MATCH PROPOSED COLOR AND SIZE WITH EXISTING).

**Granite Note**

|                  |             |
|------------------|-------------|
| NET SITE AREA    | 140,000 SF. |
| BLDG FLOOR SF.   | 136,175 SF. |
| PROPOSED PARKING | 1206 TOTAL  |
| LANDSCAPE AREA   | 137,500 SF. |

**Landscape Data**

**Landscape Plan**

- A** CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS. 18'-0" MINIMUM BETWEEN POLE AND TREE TRUNK.
- B** CONTRACTOR IS RESPONSIBLE TO MAINTAIN 3'-0" MINIMUM CLEARANCE AROUND ALL FIRE HYDRANTS AND ELECTRICAL TRANSFORMERS.
- C** CONTACT OWNER'S REP. PRIOR TO CONSTRUCTION TO AVOID ANY POTENTIAL CONFLICT OR MISINTERPRETATION OF THE PROJECT PLANS.
- D** SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

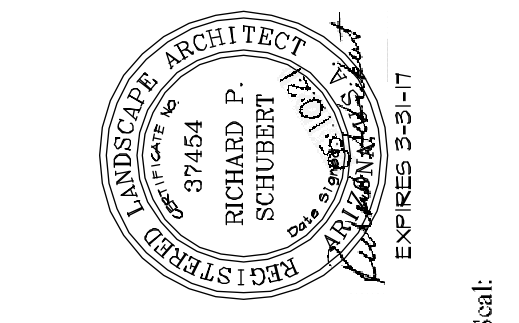
**General Key Notes**

- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE TREE OR SHRUB SIZE CALLED OUT ON THE PROJECT PLAN (I.E. CALIFER OR TREE HEIGHT) THE SPECIFIED PLANT MUST MEET THE REQUIREMENTS OF THE PLAN REGARDLESS OF THE CONTAINER SIZE AT NO ADDITIONAL COST TO THE OWNER.
- IF THE SPECIFIED VARIETY OF PLANT IS NOT AVAILABLE AT THE TIME OF INSTALLATION, CONTRACTOR IS TO PROVIDE SUBSTITUTIONS TO THE OWNER'S REP. WHICH CLOSELY MATCHES THE SPECIES, MATURE SIZE, AND COLD HEARTINESS AS SHOWN ON THE PROJECT PLANS FOR FINAL APPROVAL.

**General Landscape notes**

| Sym. | Material      | Common Name | Qty.      | Size | Remarks                                     |
|------|---------------|-------------|-----------|------|---|
|      | PROPOSED TURF | BERMUDA SOD | 1,000 SF. | SOD  | BERMUDA SOD OVER SEEDDED WITH PERENNIAL RYE |

**Turf Quantities**

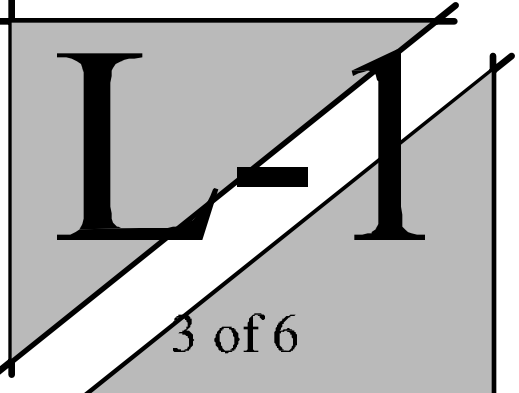


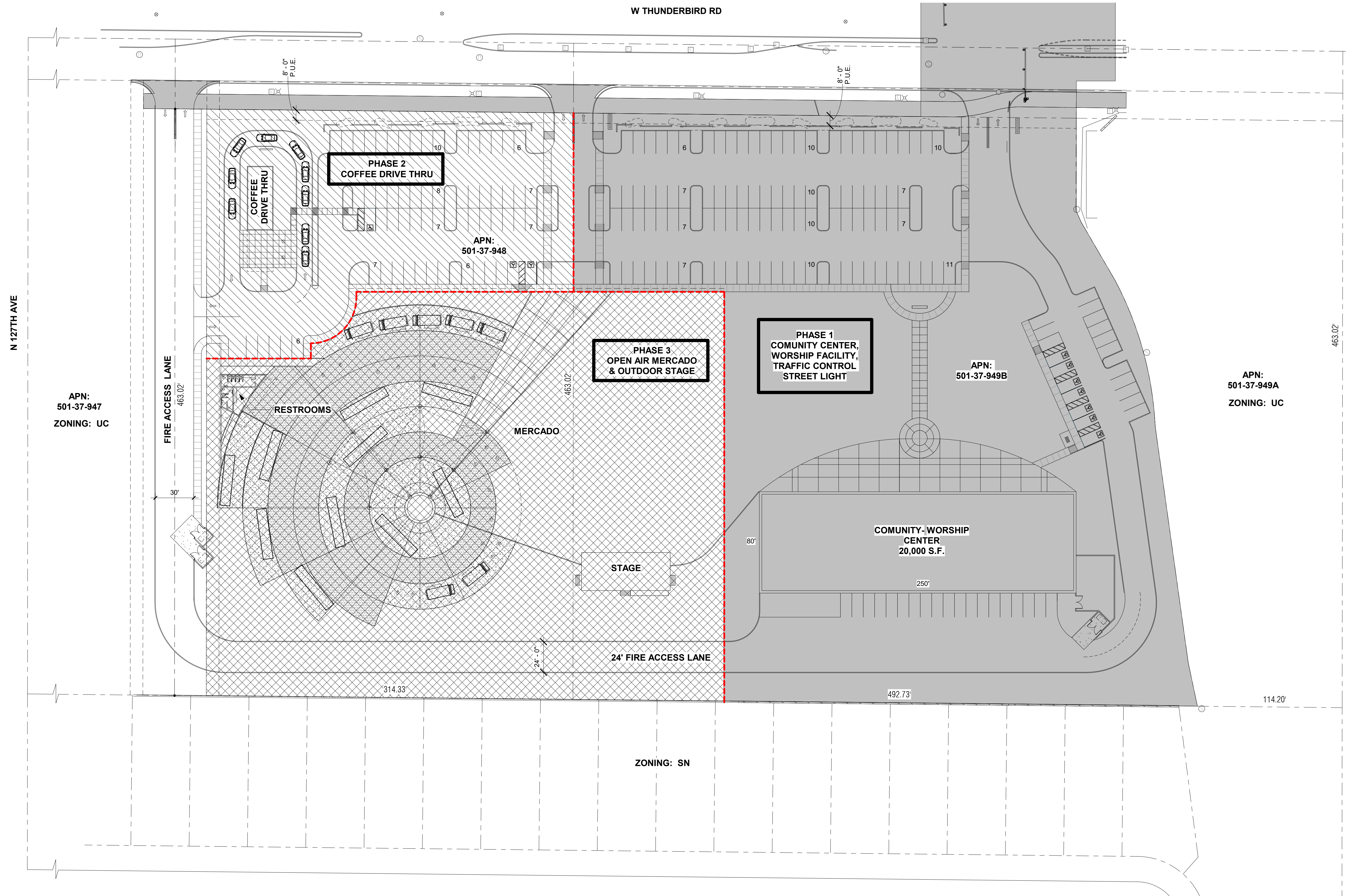
**Wildwood Design Studio**  
Landscape Architects  
15207 Staghorn Drive  
Fountain Hills, AZ 85268  
Phone (480) 816-5529  
Fax (480) 837-5104  
E-Mail: wildwooddesign@cox.net

**New Mercado and Community Worship Center**  
SE Corner of Thunderbird Rd and 127th Ave.  
El Mirage, AZ 85335

These drawings are the property of the architect and may not be reproduced or used for any purpose without the Architect's written consent. As instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated.

PROJECT NUMBER: 2104  
DATE: 05-10-21  
REVISIONS:  
REVISIONS:





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 Architect  
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 O 602.486.4650  
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 www.jdoaz.com



EXPIRES 12/04/2021

**NEW MERCADO AND COMUNITY WORSHIP CENTER**

12601 & 12625 W. THUNDERBIRD RD  
 EL MIRAGE, AZ

① PHASING PLAN  
 1" = 40'-0"

|                 |              |
|-----------------|--------------|
| Project Number: | 21003        |
| Drawn By:       | JO           |
| Date:           | 05/09/21     |
| Sheet Name:     | PHASING PLAN |

Sheet Number:

**PH**



CONCEPTUAL COMMUNITY AND WORSHIP CENTER RENDERINGS

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 Architect  
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 O 602.486.4650  
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EXPIRES 12/04/2021

NEW MERCADO AND COMMUNITY WORSHIP CENTER

12601 & 12625 W. THUNDERBIRD RD  
 EL MIRAGE, AZ

Project Number: 21003  
 Drawn By: Author  
 Date: 05/04/21  
 Sheet Name: Unnamed

Sheet Number:

A7



CONCEPTUAL COFFEE SHOP RENDERINGS

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 O 602.486.4650  
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 www.jdoaz.com



EXPIRES 12/04/2021

NEW MERCADO AND COMMUNITY WORSHIP  
 CENTER

12601 & 12625 W. THUNDERBIRD RD  
 EL MIRAGE, AZ

Project Number: 21003  
 Drawn By: Author  
 Date: 05/04/21  
 Sheet Name: Unnamed

Sheet Number:

A4



KIOSK SHIPPING CONTAINER CONCEPTUAL RENDERING

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www.jdoaz.com



EXPIRES 12/04/2021

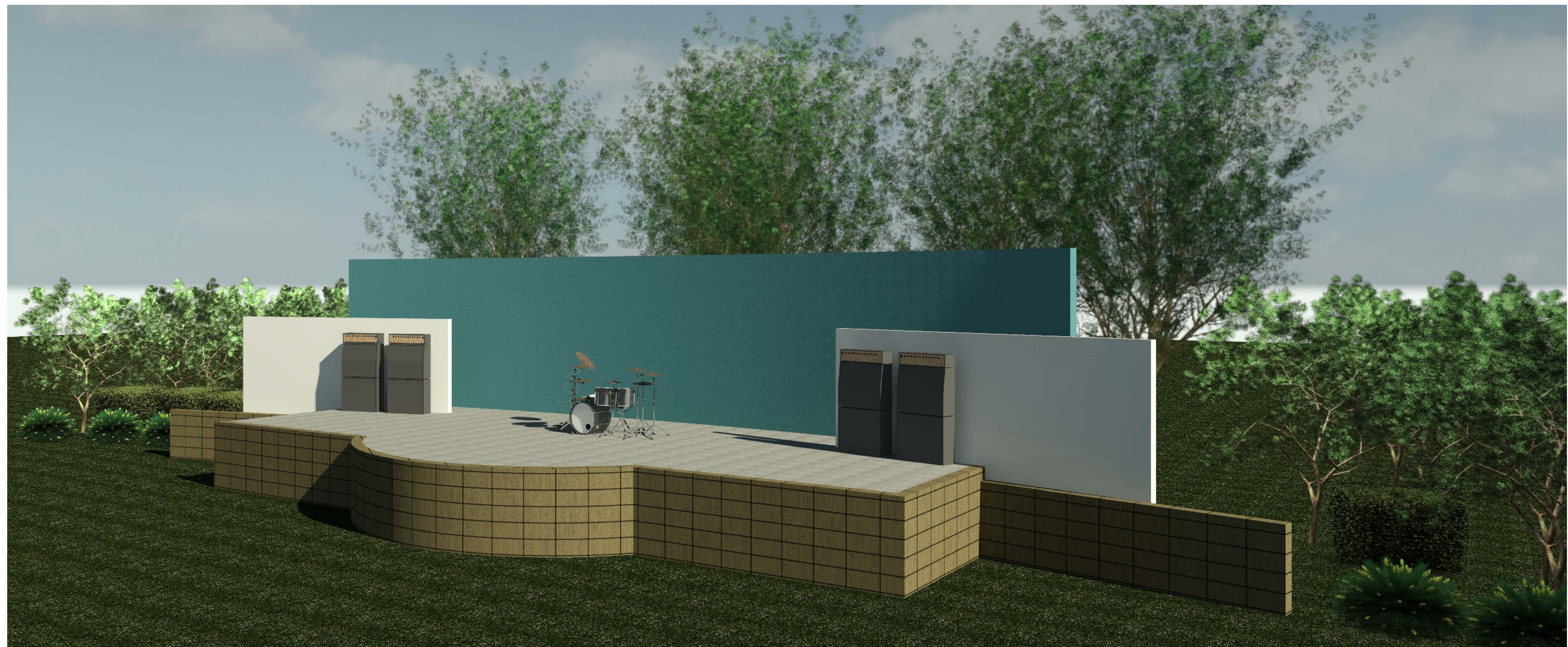
NEW MERCADO AND COMMUNITY WORSHIP CENTER

12601 & 12625 W. THUNDERBIRD RD  
EL MIRAGE, AZ

Project Number: 21003  
Drawn By: Author  
Date: 05/04/21  
Sheet Name: Unnamed

Sheet Number:

A6



CONCEPTUAL STAGE ELEVATIONS

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Architect  
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E josborn@jdoaz.com  
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EXPIRES 12/04/2021

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