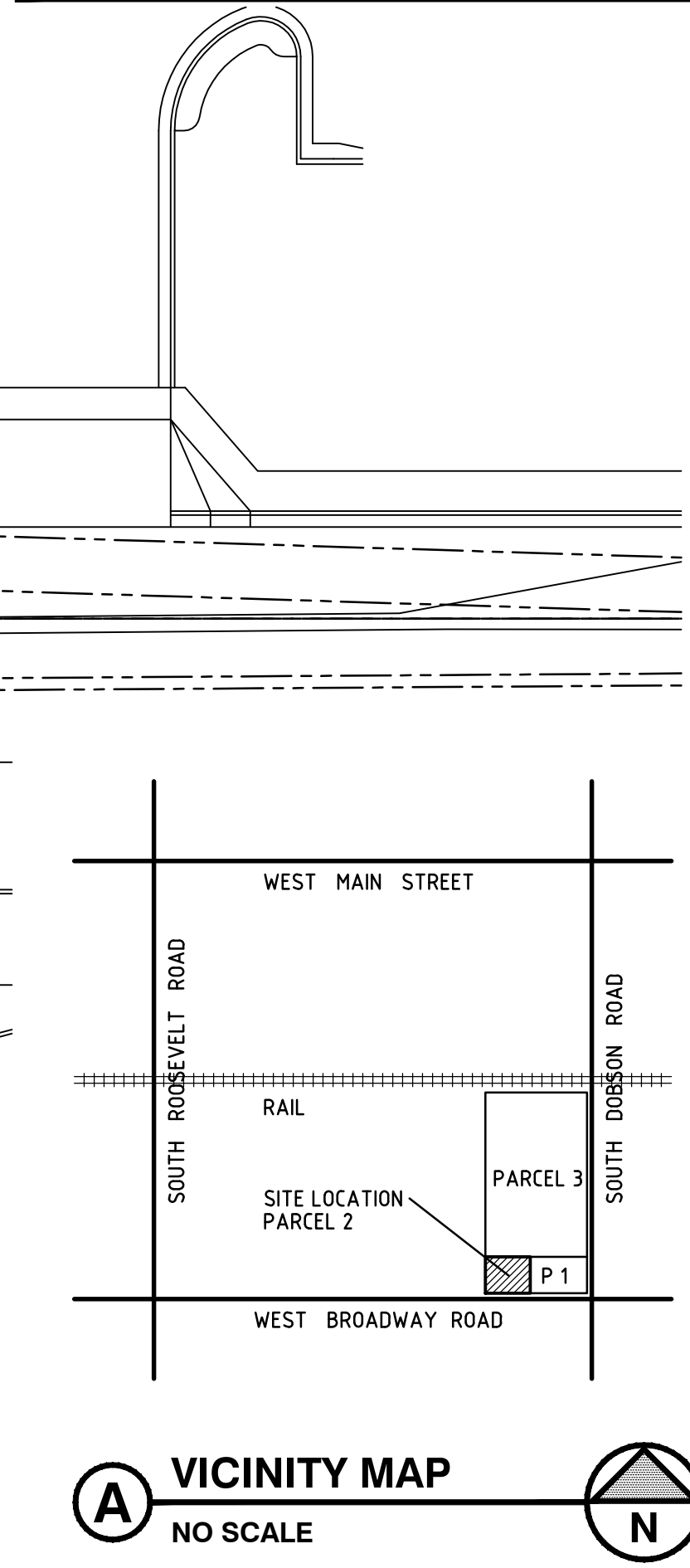


- KEYNOTES**
- 1 PROPERTY LINE.
 - 2 CENTERLINE OF RIGHT OF WAY.
 - 3 DRIVEWAY ENTRANCE, EXISTING.
 - 4 DRIVEWAY ENTRANCE, BY OTHERS.
 - 5 EXTEND RIGHT TURN LANE FROM ADJACENT PROPERTY, BY OTHERS.
 - 6 RIGHT TURN LANE, EXISTING.
 - 7 SIDEWALK, CURB AND GUTTER, EXISTING.
 - 8 MONUMENT SIGN, 9'-6" X 12' HIGH, PROPOSED.
 - 9 ACCESSIBLE PEDESTRIAN PATH. NOTE: AT VEHICULAR CROSSINGS AND THE TUNNEL EXIT, STAINED AND STAMPED CONCRETE SHALL BE PROVIDED.
 - 10 YIELD SIGN.
 - 11 STANDARD PARKING SPACE, 9' x 18', 45 DEGREE ORIENTATION, WITH 3' WIDE BUFFER BETWEEN EACH SPACE FOR "VACUTECH" AWNING STANCHION AND SHADE CANOPY STRUCTURE, SEE E/F/4.31.
 - 12 LANDSCAPE ISLAND.
 - 13 LANDSCAPE AREA AND PROPOSED WATER RETENTION AREA.
 - 14 WASTE ENCLOSURE, PER MESA STANDARD DETAIL M-62.01 - 62.07. NOTE: REQUESTING SINGLE UNIT AS THIS FACILITY WILL HAVE NO SIGNIFICANT MATERIAL TO RECYCLE.
 - 15 MASONRY SCREEN WALL, 36" TALL.
 - 16 TWO WAY CIRCULATION DRIVE AT FRONTAGE.
 - 17 TWO WAY CIRCULATION DRIVE FROM ADJACENT PROPERTY.
 - 18 TWO STEEL SECURITY GATE CLOSURES TO CLOSE SITE AFTER BUSINESS HOURS, SEE H/4.31.
 - 19 STRIPED "EXIT ONLY" AT ONE WAY EXITS (THREE SUCH).
 - 20 CAR WASH PAY STATION STACKING (TOTAL 588').
 - 21 PAY STATION, CANOPY, RFID READER AND CONTROL GATE, THREE SUCH, SEE C/4.31.
 - 22 SIGHT TRIANGLE, PER CITY OF MESA STANDARD, 45MPH 6LD.
 - 23 WASTE VEHICLE APPROACH, PER CITY OF MESA STANDARD.
 - 24 FIRE DEPARTMENT CONNECTION LOCATION.
 - 25 PRIVATE UTILITY EASEMENT, 20', FOR 6" WASTE LINE, BY OTHERS.
 - 26 MANHOLE BY OTHERS.
 - 27 PRIVATE UTILITY EASEMENT, 20', FOR STORM DRAIN PIPING, BY OTHERS.
 - 28 STORM DRAIN PIPING AND MANHOLES SHALL BE CONSTRUCTED BY OTHERS.
 - 29 WASTE LINE PIPING INSTALLED BELOW THE FUTURE WASTE ENCLOSURE AND DRIVE SHALL BE SLEEVED AND BEDDED WITH A SLURRY MIX FILL MATERIAL EXTENDING 5' BEYOND STRUCTURE.
 - 30 WATER RETENTION BASIN AND DRAIN TROUGH BY OTHERS.
 - 31 TRAFFIC CONTROL MEDIAN, EXISTING.
 - 32 STREET LIGHT, EXISTING.
 - 33 PUBLIC UTILITY EASEMENT.
 - 34 ACCESSIBLE PARKING SPACE, AISLE AND SIGN, PER ADA STANDARDS.
 - 35 REMOVAL OF EXISTING VERTICAL CURB FOR TIE-IN OF SITE IMPROVEMENTS, SEE CIVIL PLANS.
 - 36 RECYCLE WATER AND SAND/OIL INTERCEPTOR WITH WASTE LINES TO SEWER TAP AT MANHOLE.
 - 37 ROOF OVERHANG OR CANOPY, SEE SHEET 4.31 AND 4.71.
 - 38 DRIVEWAY AND CIRCULATION TO ADJACENT SITE, EXISTING.
 - 39 MANHOLE, EXISTING.
 - 40 CONCRETE PAVEMENT, AND VERTICAL CURB (TYPICAL) SEE CIVIL.
 - 41 SITE POLE LIGHTS AND FOOTING, 15' MAXIMUM HEIGHT.
 - 42 ELECTRIC SERVICE ENTRANCE SECTION, WITHIN VACUUM ENCLOSURE, FULLY SCREENED.
 - 43 FIRE HYDRANT, EXISTING.
 - 44 FIRE HYDRANT, NEW.
 - 45 WATER METER AND BACK FLOW DEVICE, SEE CIVIL.
 - 46 FIRE LINE BACK FLOW DEVICE, SEE CIVIL.
 - 47 FIRE ACCESS TO EAST WEST DRIVE ONLY, TOTAL DISTANCE AROUND BUILDING IS 470', FURTHEST DISTANCE EACH DIRECTION IS 235' x 300'. ROUTE AND ACCESS RADIUS IS INDICATED.
 - 48 ELECTRIC UTILITY EQUIPMENT LOCATION, PAD AND BOLLARDS.
 - 49 BICYCLE PARKING AREA.
 - 50 "GREEN SCREEN" 4" WIDE PANELS, SEE LANDSCAPE PLAN AND 4.31.
 - 51 "GREEN SCREEN" 6'-4" WIDE PANELS, SEE LANDSCAPE PLAN.
 - 52 ADJACENT LANDSCAPE SETBACK, BY OTHERS.
 - 53 ADJACENT WASTE ENCLOSURE, BY OTHERS.
 - 54 FIRE LANE MARKINGS, CURBS PAINTED RED AND MARKED PER FIRE PREVENTION DETAIL 503.3-1 BOTH SIDES OF 24' DRIVEWAY.



PROJECT INTENT

FULLY DEVELOP THIS SITE AS AN "EXPRESS CAR WASH" INCLUDING ON-SITE AND OFF-SITE AS REQUIRED. THE PROJECT WILL INCLUDE HARDSCAPE, LANDSCAPE, UTILITIES, AND STRUCTURE. WE ARE APPLYING FOR DESIGN REVIEW AND SITE MODIFICATION WITH PLANNING AND ZONING.

END

DEVELOPER

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CIVIL

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10000 N 31ST AVE SUITE A109
PHOENIX, AZ 85051
602.997.2005

LANDSCAPE

CAMPBELL COLLABORATIVE
111 E DULAP ROAD #1278
PHOENIX, AZ 85020
602.266.1644

CITY OF MESA BUILDING CODES

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL FIRE CODE & ORDINANCE #4789
2006 INTERNATIONAL PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL EXISTING BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE

END

SITE DATA

PROJECT REQUEST

DESIGN REVIEW

PLANNING AND ZONING SITE PLAN MODIFICATION

CASE NUMBERS

PS14-081
PLN2014-00619

LOCATION ADDRESS

NWC OF DOBSON & BROADWAY RD
MESA, ARIZONA

CITY QUARTER SECTION

S-D

COUNCIL DISTRICT

#3

ZONE

L 1 - LIGHT INDUSTRIAL

LEGAL

PARCEL 2 OF A SPLIT OF LOT 7, BROADWAY 101 COMMERCE PARK PHASE II, ACCORDING TO BOOK 928 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDER, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL #

134-37-017B

CURRENT USE

VACANT

GROSS FLOOR AREA BUILDING

6,413.30 SF

OFFICE AREA

590.31 SF

EQUIPMENT AREA

1,260.67 SF

WASH TUNNEL

4,562.32 SF

VACUUM EQUIPMENT ENCLOSURE

306.00 SF

VACUUM / PAY CANOPY

3,972.00 SF

LOT COVERAGE

10,691.30 SF = 16.13%

PARCEL SIZE

GROSS AREA

82,941.00 SF 1.900 ACRE

NET AREA

66,272.00 SF 1.521 ACRE

LANDSCAPE AREA

REQUIRED

8,139.00 SF

ABOVE REQUIRED

8,909.00 SF 13.4% OF SITE

TOTAL

17,047.30 SF 25.7% OF SITE

GENERAL PLAN DESIGNATION

INDUSTRIAL

PARKING SPACES REQUIRED

17.10 (1375) (6413.30/375)

PARKING SPACES PROVIDED

23 STANDARD
1 UNIVERSAL ACCESSIBLE

BUILDING

STORIES

(1) ONE

HEIGHT

19'-0" - 29'-4"

OCCUPANCY GROUP

B

CONSTRUCTION TYPE

V-B AFES

OCCUPANCY LOAD-----

BUSINESS-----590.31/100 = 6

EQUIPMENT-----5822.99/300 = 20

TOTAL-----26

PLUMBING CALCULATION - IBC CHAPTER 29

BUSINESS (ALL IN BUSINESS)

OCCUPANCY LOAD-----26

MALE-----13

WATER CLOSETS 1/25-----52 = 1

LAVATORIES 1/40-----33 = 1

FEMALE-----13

WATER CLOSETS 1/25-----52 = 1

LAVATORIES 1/40-----33 = 1

DRINKING FOUNTAIN-----1

SERVICE SINK-----1

EXTERIOR WALL AND OPENING PROTECTION

OCC

CONST

HORIZ

BEARING

NON-BRG

OPENINGS

GRP

TYPE

SEP

WALL

WALL

N

B

V-B

110'-10"

NR

NR

NP

E

B

V-B

68'-8"

NR

NR

NP

S

B

V-B

69'-3"

NR

NR

NP

W

B

V-B

44'-0"

NR

NR

NP

END

REVISIONS

RELEASE DATE
06-01-2015

JMD JMD JMD
PROJECT ARCHITECT
DRAFTSPERSON
CHECKER
CONSULTANT

REGISTERED ARCHITECT
23474
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6-1-2015
ARIZONA, USA
EXPIRES 6-30-2017

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james m day & associates, ltd.
architecture

PS14-081 (PLN2014-00619)

PROJECT - COMMERCIAL CAR WASH
WASH WORKS - CAR WASH
2060 WEST BROADWAY ROAD
MESA, ARIZONA 85202

CONTRACT NO.
2014.17

SHEET NO.
201

OF 6 SHEETS