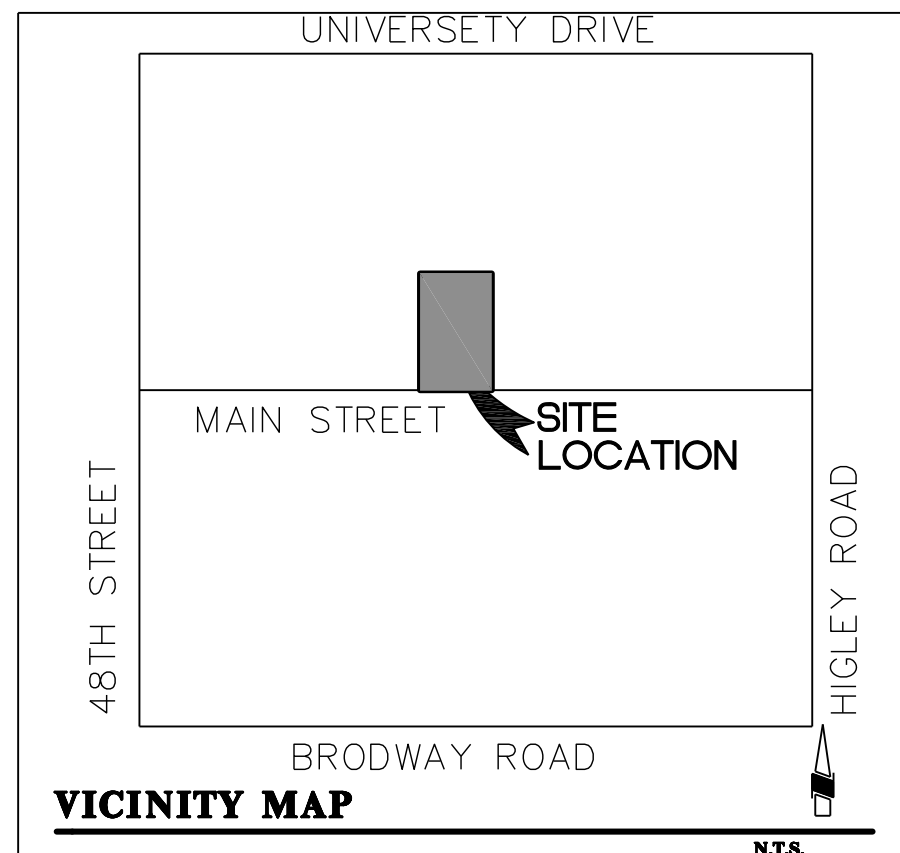
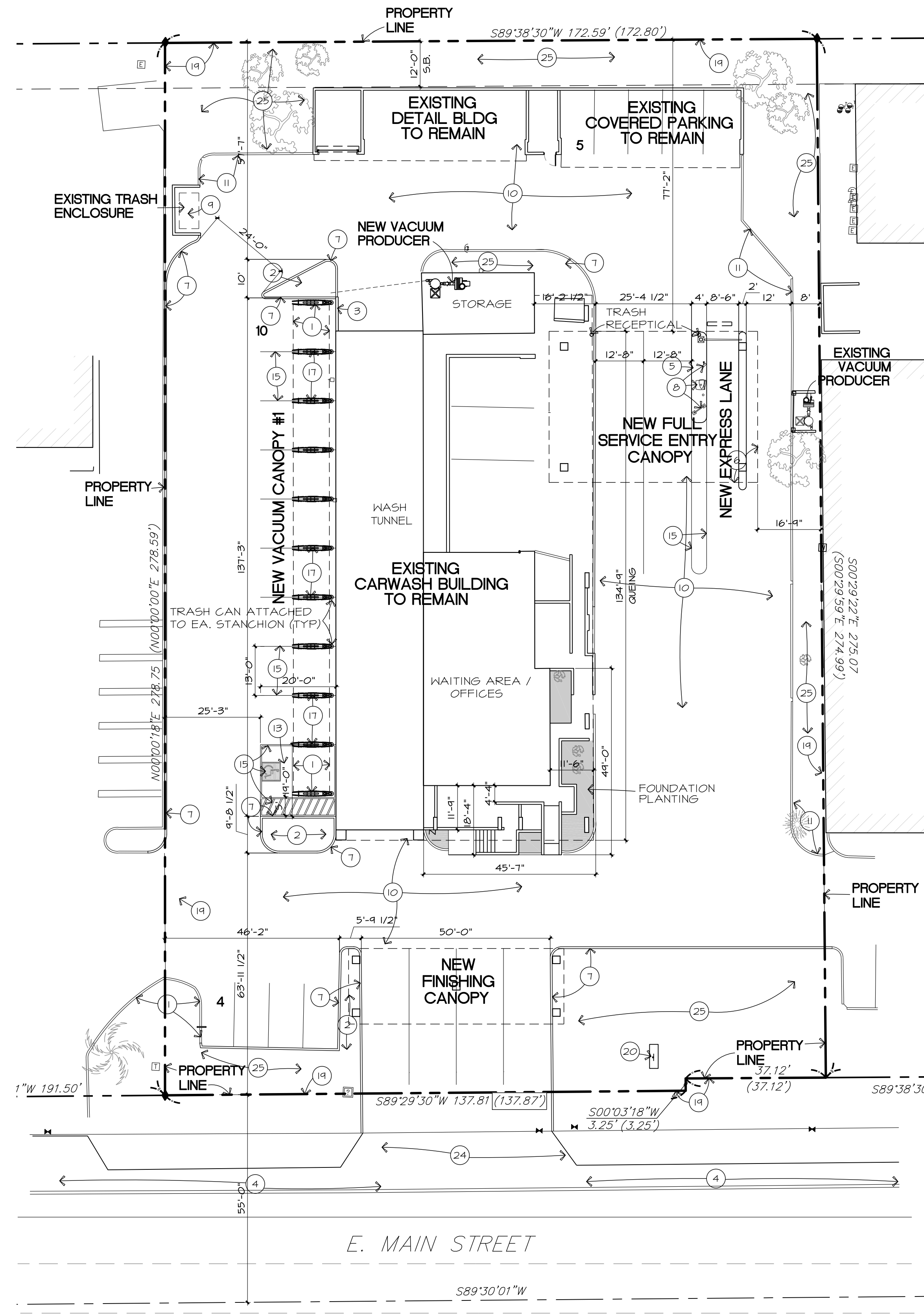




PROJECT DATA:

FRANCIS AND SONS CARWASH
5020 E. Main Street Mesa, AZ

OWNER:
F&S MANAGEMENT LLC
JEFF FRANCIS
1515 E. VIA LINDA
SCOTTSDALE, AZ. 85254

ARCHITECT:
JOHN REDDELL ARCHITECTS
6615 N. Scottsdale Road #250A
SCOTTSDALE, AZ. 85251
(O) 480-946-0242 / (F) 480-946-0182

ZONING ORDINANCE: MESA 6C

PARCEL #: 140-17-009

EXISTING SITE AREA:
LOT (NET) 47,747 SQ. FT. (1.09 AC)

BUILDING AREA: (EXISTING) 1,180 S.F.

NEW CANOPIES:

FULL SERVICE ENTRY CANOPY	2255 S.F.
FULL SERVICE FINISHING CANOPY	800 S.F.
VACUUM CANOPY #1	854 S.F.
TOTAL CANOPIES	3,914 S.F.

LOT COVERAGE 23 %

TOTAL LANDSCAPE AREA 9,229 S.F.

LANDSCAPE COVERAGE 19%

FOUNDATION PLANTING 345 S.F.

BUILDING OCCUPANCY B

BUILDING CONSTRUCTION TYPE V-B

28'-0"

PARKING:

PARKING REQUIRED: 4 SPACES REQUIRED = 4 SP.

PARKING PROVIDED: 25 SPACES INC. 1 ADA

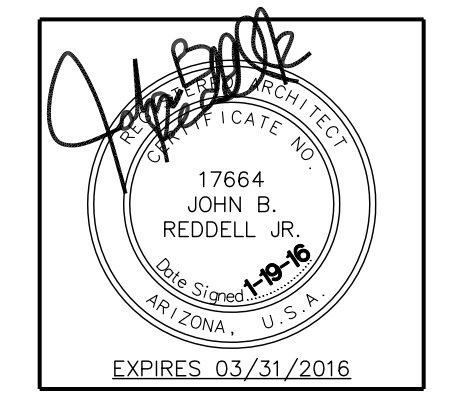
- SITE PLAN NOTES**
1. NEW VACUUM CANOPY
 2. NEW LANDSCAPE AREA WITH D.S.
 3. NEW 6'-0" HIGH PARKING SCREEN WALL
 4. EXISTING CONCRETE SIDEWALK
 5. NEW 6" CONCRETE ISLAND
 6. NEW COVERED CARWASH ENTRY CANOPY
 7. NEW 6" CONCRETE CURB
 8. NEW EXPRESS LANE PAY STATION EQUIPMENT
 9. EXISTING TRASH ENCLOSURE PER CITY OF MESA TO REMAIN
 10. EXISTING CONCRETE PAVING (TYP)
 11. EXISTING CONCRETE CURB (TYP)
 12. EXISTING S.E.S. LOCATION
 13. HDGP PARKING W/ 5' ACCESS
 14. EXISTING UTILITY TRANSFORMER
 15. NEW PAINTED PARKING STRIPPING - TYP.
 16. ELECTRICAL SWITCH BOX
 17. EXTERIOR LIGHTING UNDER CANOPY - TYP. EA. STANCHION
 18. NEW VENDING AREA
 19. PROPERTY LINE
 20. EXISTING MONUMENT SIGN LOCATION
 21. EXISTING FIRE HYDRANT LOCATION
 22. GAS METER LOCATION - TO REMAIN
 23. EXISTING TELEPHONE BOX TO REMAIN
 24. EXISTING DRIVEWAY TO REMAIN - RETROFIT TO ENLARGE
 25. ALL EXISTING LANDSCAPE TO BE REMOVED AND REPLACED WITH NEW - REFER TO LANDSCAPE PLAN

SITE PLAN

SCALE: 1"= 20'-0" NORTH

Francis and Sons Carwash Site Remodel
5020 E. Main Street
Mesa, Az.

John Reddell Architects, Inc.
Architecture Interiors Land Planning
6615 N. Scottsdale Road, Scottsdale, Arizona 85250
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



Date: _____
Revisions: _____

