

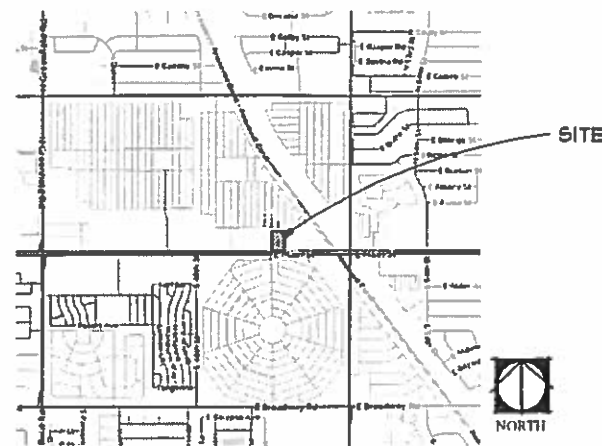
Francis and Sons Mesa Carwash Remodel

5020 E. Main Street

Mesa, Arizona 85205

PRELIMINARY LANDSCAPE PLAN

Vicinity Map



Sheet Index

Sheet No.	Sheet Description
CVR	cover sheet
L-1	preliminary landscape plan

Project Information

OWNER

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ARCHITECT

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LANDSCAPE ARCHITECT

Wildwood Design Studio
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Fountain Hills, Arizona 85268

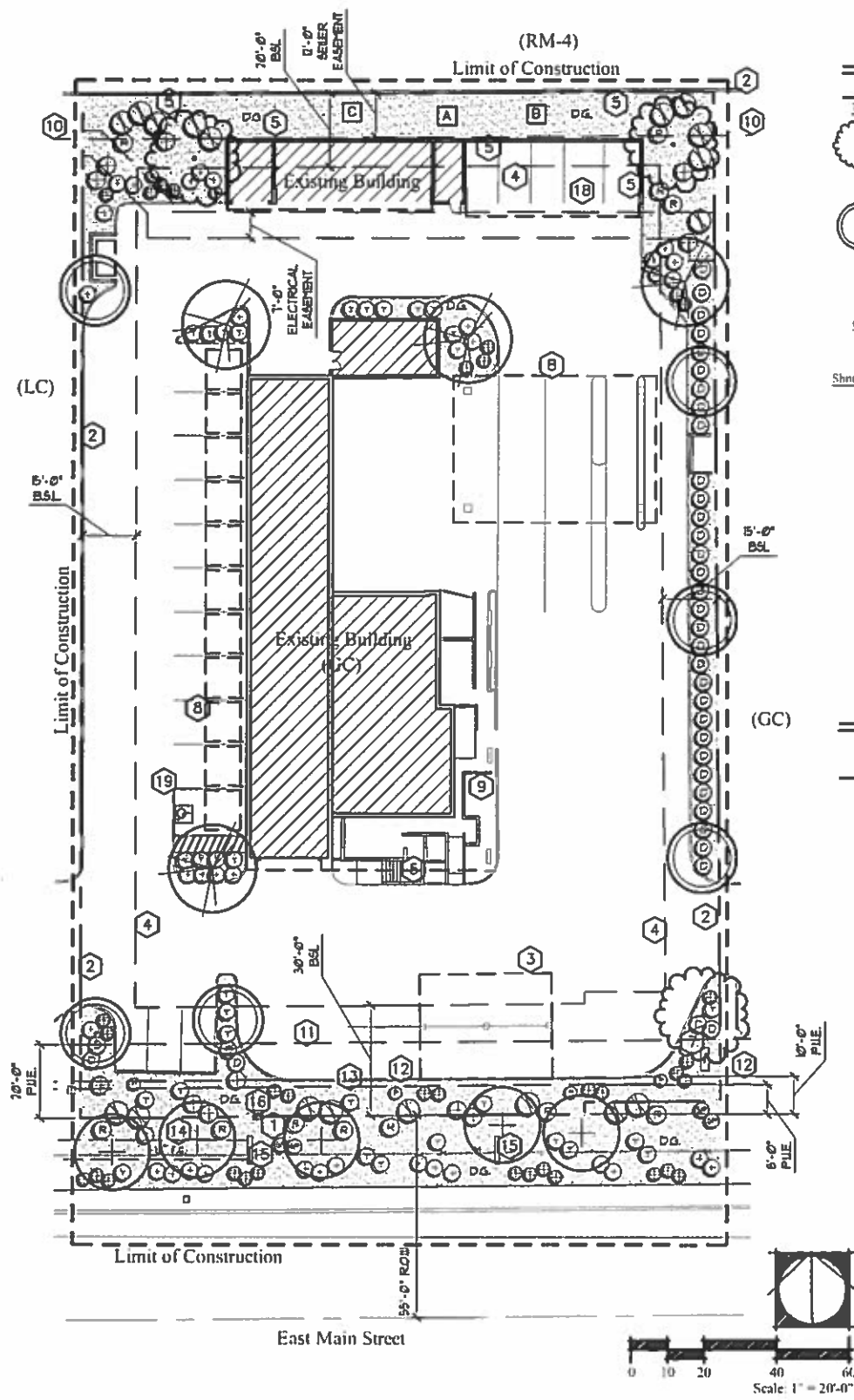
Contact: Richard Schubert
(480) 816-5529
wildwooddesign@cox.net



General Construction Notes:

- NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- ANY SIDEWALK OR HARDSCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS, ENGINEERING OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- ALL CONSTRUCTION MUST CONFORM TO 1991 UNIFORM BUILDING CODE (UBC), COUNTY AND LOCAL STANDARDS.
- SIGHT VISIBILITY TRIANGLES SHOWN ON THESE PLANS (SVT) ARE FOR REFERENCE ONLY. REFER TO ENGINEERING AND RESPECTIVE CITY FOR SPECIFIC GUIDELINES.
- PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOW SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WILDWOOD DESIGN SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
- ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. WILDWOOD DESIGN SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
- WILDWOOD DESIGN HAS NOT AGREED TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. WILDWOOD DESIGN SHALL BE ENTITLED TO ADDITIONAL COMPENSATION IF THE OWNER OR CONTRACTOR REQUESTS DESIGN MODIFICATIONS. WILDWOOD DESIGN ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND WILL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

NOTE:
THERE IS NO FIRELINE BACKFLOW PREVENTER ON THIS PROJECT.



Plant Legend

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
	EXISTING TREE	SPECIES VARIES	3	VARIES	PROTECT IN PLACE AS SHOWN ON PLAN
	RHUS LANCEA MULTI	BUMAC	5	36" BOX	TALL UPRIGHT, MULTI-TRUNK (MINIMUM 10' HEIGHT, 8" DB, 2 1/2" CALIPER) AVAL THRU BASELINE TREES (601-501-5715)
	ACACIA SALICINA	WILLOW ACACIA	6	24" BOX	TALL UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (6'-0" TALL, 4'-0" WIDE, 1 1/2" MIN. CALIPER)
	CHITALPA TASKENTENSIS	PINK DAWN CHITALPA	4	24" BOX	SINGLE-TRUNK, LOW BRANCHING, VASE SHAPED (MINIMUM 10' HEIGHT, 4'-0" WIDE, 1 1/2" MIN. CALIPER)
	LANTANA SP. NEW GOLD	NEW GOLD LANTANA	34	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
	DURANTA ERECTA	SKYFLOWER	31	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	TECOPA STANS	YELLOW BELLS	18	3 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	CAESALPIA PULCHERRA	BIRD OF PARADISE	11	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEICOPHTALMUM LUNGHANA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	11	5 GAL.	SPACE 5' O.C., IN CLUSTERS AS SHOWN
	TECOPA 'SPARKLETTES'	DWARF TECOPA (SPARKLETTES)	33	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	DASTURION WHEELERI	DESERT SPOON	4	5 GAL.	FULL AND BUSHY
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1	5 GAL.	SPACE AS SHOWN
	ESPERALOE PARVIFLORA 'PERRA' DRAGONLIGHTS	BRACKLELIGHTS RED YUCCA	31	5 GAL.	FULL AND BUSHY

* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR
* NOTE: ALL TREES LOCATED IN PARKING ISLANDS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 1'-0"

Bulk Material Legend

Sym.	Material	Common Name	Qty.	Size	Remarks
	DECOMPOSED GRANITE	EXPRESS GOLD	14,400 SF	3/4" SCD	AVAILABLE THROUGH GRANITE EXPRESS (480) 354-6600. PROVIDE SAMPLE FOR FINAL APPROVAL

Key Notes:

- 1 55'-0" RIGHT-OF-WAY

2 PROPERTY LINE

3 PROPOSED FINISHING CANOPY

4 SETBACK LINE

5 EXISTING CHU BLOCK WALL

6 EXISTING CONCRETE WALKWAY

7 PROPOSED MONUMENT SIGN
- 8 PROPOSED CANOPY (TYP.)

9 EXISTING HARDSCAPE

10 EXISTING 12" SEWER EASEMENT

11 EXISTING 10'-0" P.U.E.

12 EXISTING 10'-0" P.U.E.

13 EXISTING 8'-0" P.U.E.

14 EXISTING STREET RUN-OFF CATCH BASIN
- 15 EXISTING HEADWALL

16 EXISTING UTILITY BOX

17 NOT USED

18 EXISTING COVERED PARKING

19 ADA ACCESSIBLE PARKING

General Key Notes:

- A CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING TREES, SHRUBS AND GROUND COVER WITHIN THE LIMIT OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS. PREPARE ALL LANDSCAPE AREAS WITHIN THE LIMIT OF CONSTRUCTION FOR NEW PLANT MATERIAL.

B CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING GRANITE TOP DRESSING WITHIN THE LIMIT OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS. PREPARE ALL LANDSCAPE AREAS WITHIN THE LIMIT OF CONSTRUCTION FOR NEW GRANITE TOP DRESSING.
- C PROVIDE 2" LAYER OF DECOMPOSED GRANITE IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED.

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS 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, SET 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. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

Key Note Symbol Legend:

- 1 SITE KEY NOTE

A GENERAL KEY NOTE

Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- MULCH TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- REFER TO GENERAL CONSTRUCTION NOTES (THIS SHEET) FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "FILL" ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

NOTE:

TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 1'.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/4" BELOW CONCRETE OR OTHER PAVED SURFACE.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

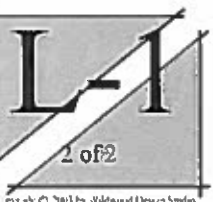
THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.

CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

preliminary landscape plan



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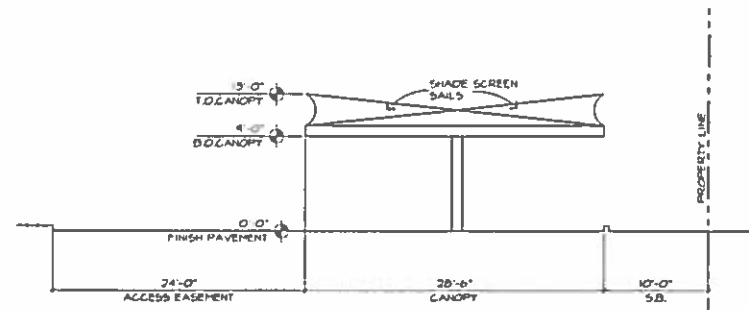
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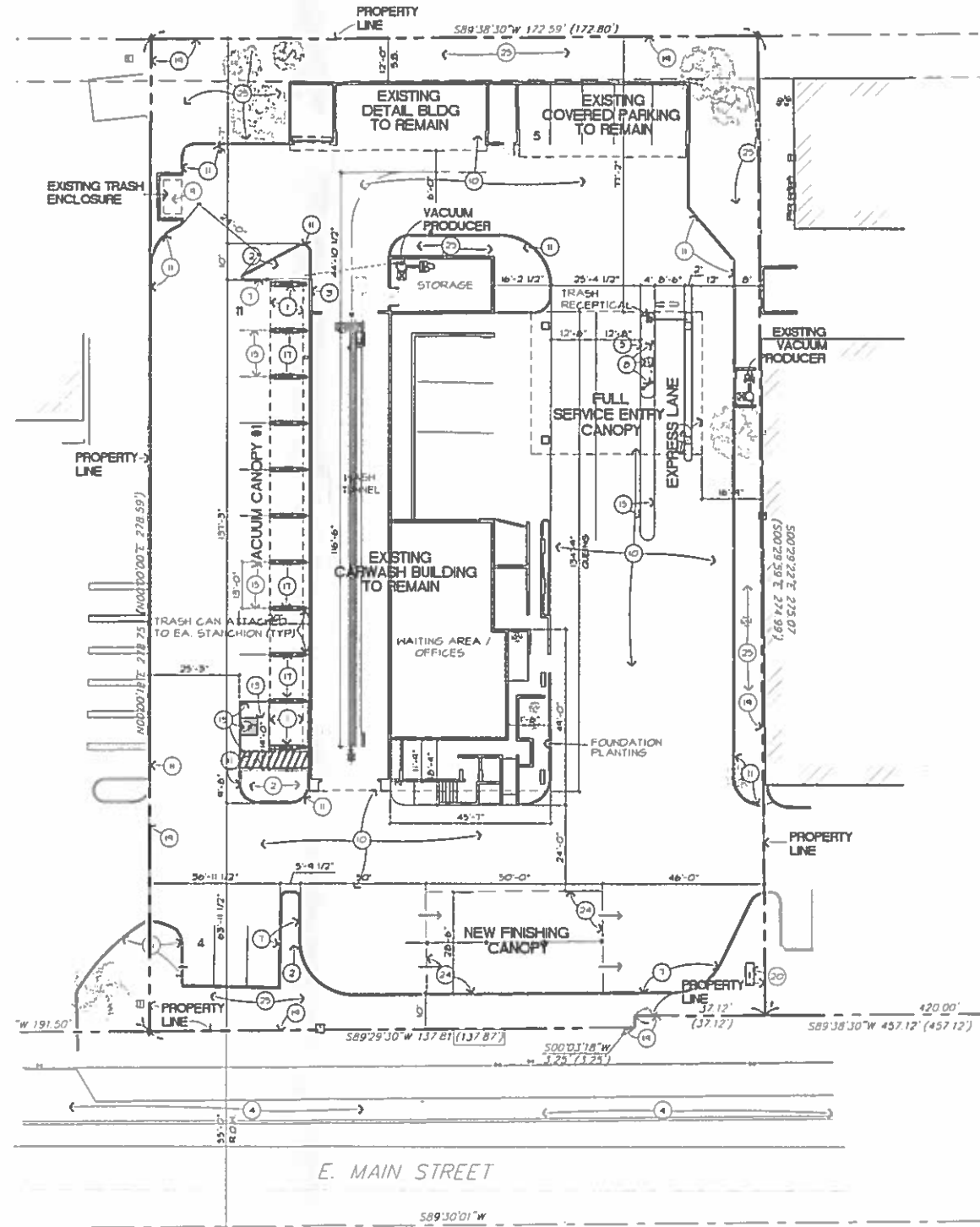




CANOPY ELEVATION

1/8"=1'-0"

COLOR SCHEDULE		
VACUUM CANOPY	POWDER COATED RED	(A)
VACUUM CANOPY SCREEN	RED	(B)
NOTE: ALL DOORS AND WINDOW FRAMES SHALL BE ANODIZED BRONZE W/ GLASS TO BE BRONZE TINTED		



SITE PLAN

SCALE: 1"= 20'-0" NORTH

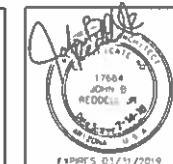


PROJECT DATA:	
FRANCIS AND SONS CARWASH 5020 E. Main Street Mesa, AZ	
OWNER: F&S MANAGEMENT LLC J. FRANKS 1511 E. VIALANDA SCOTTSDALE, AZ 85254	
ARCHITECT: JOHN REDDELL ARCHITECTS 8015 N. SCOTTSDALE ROAD #250A SCOTTSDALE, AZ 85254 (602) 400-0242 / (602) 400-0182	
ZONING ORDINANCE: MESA DC	
PARCEL # 140-11-004	
EXISTING SITE AREA:	41,747 SQ. FT. (1.09 AC)
LOT (NET)	
BUILDING AREA (EXISTING)	1,180 SF
CANOPIES	
FULL SERVICE ENTRY CANOPY	2,255 SF
VACUUM CANOPY #1	854 SF
TOTAL CANOPIES	3,114 SF
NEW FULL SERVICE FINISHING CANOPY	1,024 SF
LOT COVERAGE	235 %
TOTAL LANDSCAPE AREA	4,224 SF
LANDSCAPE COVERAGE	14 %
FOUNDATION PLANTING	345 SF
BUILDING OCCUPANCY	B
BUILDING CONSTRUCTION TYPE	V-B
	28'-0"
PARKING:	
PARKING REQUIRED:	4 SPACES REQUIRED
PARKING PROVIDED:	25 SPACES INC. 1 ADA

SITE PLAN NOTES	
1	VACUUM CANOPY
2	NEW LANDSCAPE AREA WITH D.B.
3	NEW 6'-0" HIGH PARKING SCREEN WALL
4	EXISTING CONCRETE SIDEWALK
5	6" CONCRETE ISLAND
6	COVERED CARWASH ENTRY CANOPY
7	NEW 6" CONCRETE CURB
8	EXPRESS LANE PAT. 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. LOCATION
13	HOC PARKING W/ 5' ACCESS
14	EXISTING UTILITY TRANSFORMER
15	NEW PAINTED PARKING STRIPING - TYP.
16	ELECTRICAL SWITCH BOX
17	EXTERIOR LIGHTING UNDER CANOPY - TYP. E.A. STANCHION
18	VENDING AREA
19	PROPERTY LINE
20	EXISTING MONUMENT SIGN - RELOCATED
21	EXISTING FIRE HYDRANT LOCATION
22	GAS METER LOCATION - TO REMAIN
23	EXISTING TELEPHONE BOX - TO REMAIN
24	NEW COVERED FINISHING CANOPY
25	ALL EXISTING LANDSCAPE TO BE REMOVED AND REPLACED WITH NEW - REFER TO LANDSCAPE PLAN

Francis and Sons Carwash Finish Canopy
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Date:	
Revisions:	

