

VICINITY MAP

SCALE: N.T.S.



LEGAL DESCRIPTION:

PARCEL NO. 1:
LOT 2, OF MINOR LAND DIVISION 8TH AVENUE SHOPS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 1144 OF MAPS, PAGE 19.

PARCEL NO. 2:
NON-EXCLUSIVE EASEMENTS FOR PARKING, ACCESS AND UTILITIES AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT, RECORDED DECEMBER 23, 2011 AS INSTRUMENT NO. 2011-099337, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE PLAN GENERAL NOTES

1. ALL ELECTRICAL UTILITY LINES SHALL BE RUN UNDERGROUND.
2. SOLID WASTE ENCLOSURE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MESA DETAILS M-62.1 THROUGH M-62.7

BUILDING CODES:

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL EXISTING BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2009 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL GREEN CONSTRUCTION CODE
2006 INTERNATIONAL FIRE CODE (ORDINANCE M789
AND CITY OF MESA AMENDMENTS
2010 ADA STANDARDS

CITY OF MESA REQUIRED NOTE:
THE APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE. THE APPLICANT ACKNOWLEDGES AND AGREES ANY DEVIATION FROM OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF ANY SUCH APPROVALS OR STANDARD WILL RESULT IN THE DENIAL OF A CERTIFICATE OF OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES AND/OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA ZONING AND BUILDING CODES. APPROVAL OF THE CONSTRUCTION DOCUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIATION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW BOARD, PLANNING AND ZONING BOARD AND CITY COUNCIL, OR FROM BUILDING AND ENGINEERING STANDARDS.

ZONING RM
718 S. ALMA SCHOOL
JLAP INC.
APN: 134-47-177A

ZONING LC
760 S. ALMA SCHOOL
PAWN SHOP/MINI MART
APN: 134-47-177B

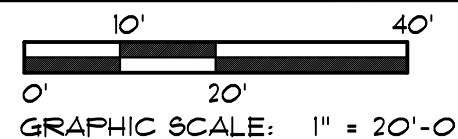
APN: 134-28-001D
CURRENTLY USE: CAR WASH
PROPOSED USE: CAR WASH
ZONING: LC
EXISTING BUILDING TO REMAIN
6049 SQ. FT.
±25'-0" TALL TO REMAIN AS IS

810 S. ALMA SCHOOL
STRIP MALL
APN: 134-28-001E

ZONING LC

SITE PLAN

SCALE: 1" = 20'-0"



PROJECT INFORMATION

PROJECT DESCRIPTION

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PARCEL NO. 2:
NON-EXCLUSIVE EASEMENTS FOR PARKING, ACCESS AND UTILITIES AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT, RECORDED DECEMBER 23, 2011 AS INSTRUMENT NO. 2011-099337, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS:	EXPRESS CAR WASH 805 SOUTH ALMA SCHOOL MESA, AZ
PROJECT OWNER:	UNIVERSITY DRIVE CARWASH LP CONTACT: JOSH FERRAULT 2398 EAST CAMELBACK ROAD SUITE 615 PHOENIX, AZ 85016 (602) 643-1251
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET 100 PHOENIX, ARIZONA 85016 D.P. OF R.G. JAMES LARSON CONTACT: LANCE MEINHOLD 602-955-9929 602-955-4150 FAX EMAIL: lmeinhold@larson-architects.com
CURRENT ZONING:	LC - LIGHT COMMERCIAL (TO REMAIN)
PARCEL NUMBER:	134-28-001D
LOT AREA:	43,764 +/- SF (1.01 +/- ACRES)
BUILDING/LOT COVERAGE:	6,049 / 43,764 = 7.23%
EXISTING LANDSCAPE AREA:	7,066 SF.
PROPOSED LANDSCAPE AREA:	11,933 SF.
LANDSCAPE COVERAGE:	9,000 / 12,067 = 13.4%
PROPOSED AREA:	B (CAR WASH)
OCCUPANCY CLASSIFICATION:	OCCUPANCY LOAD CALCULATOR CAR WASH TUNNEL: 2,576 SF. / 300 = 8.58 EQUIPMENT ROOMS: 1,408 SF. / 300 = 4.70 OFFICE AREA: 1,069 SF. / 100 = 10.69 TOTAL OCCUPANT LOAD = 23.97 OCCUPANTS
OCCUPANCY LOAD:	EXPRESS CAR WASH V-B
USE:	
CONSTRUCTION TYPE:	
CAR WASH TUNNEL:	9,000 SQ. FT.
ALLOWABLE AREA:	
ACTUAL AREA:	2,576 +/- SF.
CAR WASH TUNNEL:	3,473 +/- SF.
OFFICE AND EQUIPMENT:	6,049 +/- SF.
TOTAL BUILDING AREA:	
BUILDING HEIGHT:	4'-25'-0" FT. (30'-0" MAX ALLOWED)
RESTROOM CALCULATIONS:	1 D.F. 1 W.C. 1 LAVATORY: PER IBC SECT. 2902.2 EXCEPTION 9.
PARKING REQUIRED:	1 SPACE PER 3 NON-OFFICE EMPLOYEES = 1 1 SPACE PER 300 SF. OFFICE = 2 1 SPACE PER 24' OF TUNNEL = 4 TOTAL = 7 SPACES
PARKING PROVIDED:	20 SPACES (1 ADA COMPLIANT)

SITE PLAN KEYNOTES

- EXISTING BUILDING TO REMAIN AS IS
- EXISTING CURB CUT DRIVEWAY ENTRANCE TO REMAIN
- SIGHT TRIANGLE PER CITY OF MESA STANDARDS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATIONS. - SEE DETAIL FOR 3/8"x4" FOR TRIANGLE DIMENSIONS
- ADA VAN ACCESSIBLE PARKING SPACES WITH SIGN AND PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY. - SEE IS, 14, 4 1/2" x 8" x 8"
- EXISTING MONUMENT SIGN. ALL NEW SIGNAGE MODIFICATIONS TO BE PART OF A SEPARATE PERMIT AND SUBMITTAL
- EXISTING REFUSE ENCLOSURE TO REMAIN AS IS
- NEW PAVED PARKING LOT AND DRIVEWAY WITH CURB AND GUTTER - SEE CIVIL DRAWINGS AND 3/8"x2" D
- NEW CONCRETE SIDEWALK (MINIMUM 5'-0" WIDE) - RAMP AS INDICATED
- NEW ADA ACCESSIBLE RAMP MAXIMUM SLOPE 1:12 AND MAXIMUM RISE OF 6" - SEE DETAILS 3-10/8"x2" D
- PARKING BUFFER STOP AT EACH PARKING STALL - SEE DETAIL 1/8"x2" D
- DASHED LINE INDICATES ADA ACCESS TO PUBLIC RIGHT OF WAY
- EXISTING PDC PER CITY OF MESA STANDARDS
- EXISTING GBS LOCATED INSIDE THE BUILDING
- EXISTING KNOX BOX PER CITY OF MESA FIRE DEPARTMENT STANDARDS
- NEW BICYCLE PARKING FOR (6) BIKES PER MESA CITY STANDARDS - SEE DETAIL 3/8"x2" D
- EXISTING FIRE RISER ROOM - SEE BUILDING PLANS
- ADA ACCESSIBLE PARKING AISLE LOT STRIPING IN THERMOPLASTIC, TRAFFIC RATED PAINT - SEE 3-10/8"x2" D AND CIVIL DRAWINGS
- EXISTING FIRE HYDRANT PER CITY OF MESA FIRE DEPARTMENT STANDARDS
- PARKING STALL WITH VACUUM ACCESSIBILITY WITH UNDER EXISTING BUILDING TRELLIS
- AUTOMATED PAY STATION (NON-AUDIBLE) AND LIGHTS SHIELDED FROM NEIGHBORING PROPERTIES
- INFILL EXISTING EXPRESS LUBE GARAGE DOORS TO MATCH THE SURROUNDING BUILDING
- EXISTING EMPLOYEES OFFICE ENTRANCE
- EXISTING 3'-4" ABOVE FINISH GRADE CPU PARKING SCREEN WALL - SEE DETAILS 26-30/8"x2" D
- 4" WIDE STRIPPING FOR TRAFFIC CONTROL - PAY STATION LANES
- TYPICAL 6" CONC. CURB SURROUNDING ALL PARKING LOT AND DRIVEWAYS SEE CIVIL AND REFERENCE DETAIL 2/8"x2" D
- TRAFFIC DIRECTIONAL ARROWS PER DETAIL 24/8"x2" D
- DO NOT ENTER SIGNAGE SEE DETAIL 24A/8"x2" D
- EXISTING SAND AND OIL INTERCEPTOR TO REMAIN AS IS
- DECORATIVE HARDSCAPE OF STAMPED CONCRETE AT BUILDING FOUNDATION BASE, CROSS WALKS AND ROLLED CURB AREA AT BAIL-OUT LANE - PATTERN SHALL BE AN ASHLER STONE WITH A RANDOM INTERLOCKING PATTERN.
- EXISTING TRANSFORMER LOCATION TO REMAIN AS IS
- FIRE TRUCK TURNING RADIUS PER CITY OF MESA FIRE DEPARTMENT STANDARDS 35' INTERIOR AND 55' EXTERIOR
- FIRE ACCESS ROAD LESS THAN 300'-0 TO ALL LOCATIONS OF BUILDING
- FIRE ACCESS LANE TO BE PAINTED RED AND MARKED PER CITY OF MESA - SEE DETAIL 25/8"x2" D
- LANDSCAPED AREA - EXISTING LANDSCAPE TO BE BROUGHT UP TO CURRENT CODES
- NEW TOWER FACADE CLADDING FEATURE ON EXISTING BUILDING - WE ARE NOT CHANGING THE BUILDING FOOTPRINT
- CAR WASH MENU BOARD
- LED ILLUMINATED BUILDING MOUNTED LOGO SIGN "RACEWAY EXPRESS CAR WASH" - SEE SIGNAGE PACKAGE
- NOT USED
- LED ILLUMINATED BUILDING MOUNTED DIRECTIONAL SIGN "ENTER" - SEE SIGNAGE PACKAGE
- LED ILLUMINATED BUILDING MOUNTED SIGN "VENDING MACHINES" - SEE SIGNAGE PACKAGE
- CAR WASH ENTRY DIRECTIONAL SIGN - NON ILLUMINATED - SEE SIGNAGE PACKAGE
- RESIGN EXISTING MONUMENT SIGN - NO CHANGE TO SIZE - SEE SIGNAGE PACKAGE
- BUILDING ADDRESS

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Larson

EXPRESS CAR WASH
805 S. ALMA SCHOOL RD
MESA, AZ
APN:

James Larson
CERTIFICATE OF REGISTRATION
9258
JAMES LAWRENCE LARSON
March 17, 2017
EXPIRES: 6/30/2018

Drawing Name:
SITE PLAN

Revisions

Date: 3/17/2017

Project Number:

Drawing No:

SP1.0