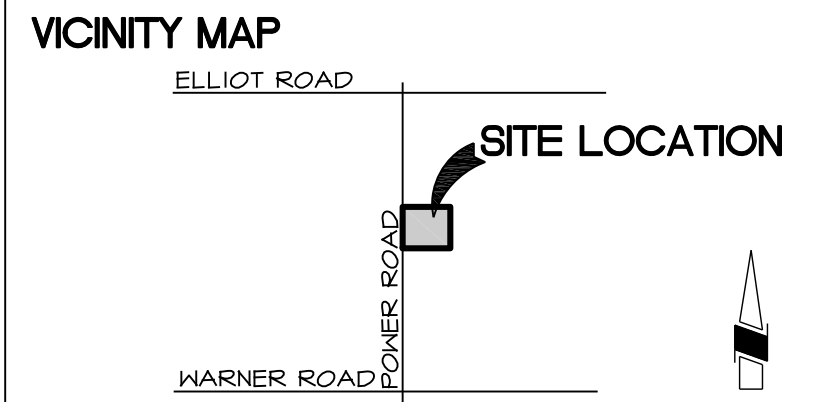
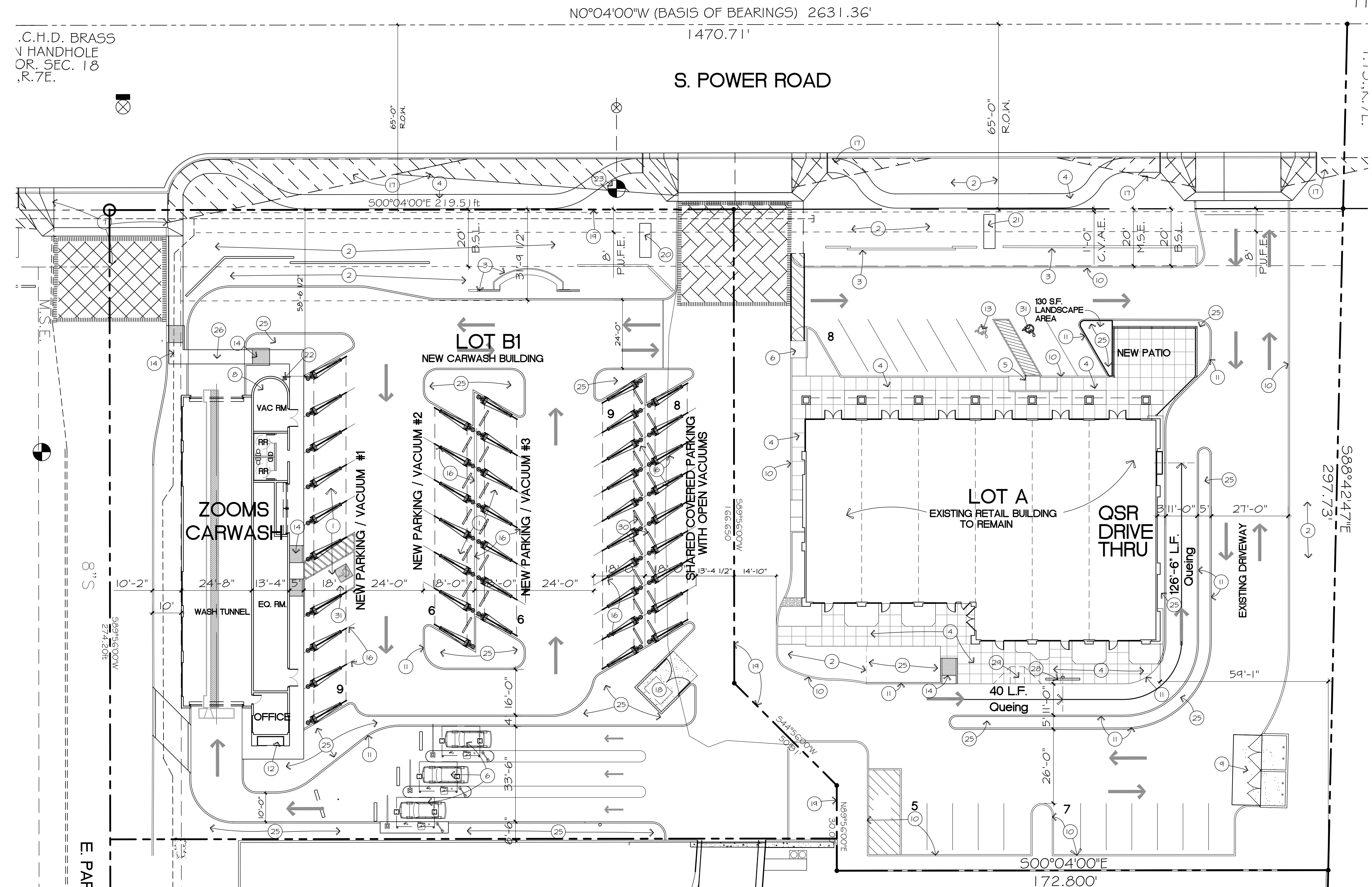




PROJECT DATA COMBO:

EXISTING RETAIL BUILDING W/ QSR DRIVE THRU 4207 SOUTH POWER ROAD MESA, ARIZONA	
ZOOMS CARWASH 4225 S. POWER ROAD MESA, AZ.	
ZONING ORDINANCE	CITY OF MESA
EXISTING ZONING:	LC-AF-PAD
PROPOSED ZONING:	LI-AF-PAD W/ CUP
APN: LOT A (EXISTING RETAIL BLDG) LOT B (ZOOMS CARWASH)	
304-11-015 (LOT A) 304-11-016 (LOT B)	
SITE DATA: SITE AREA: LOT A LOT B	
47,484 S.F. (1.09 AC) 50,031 S.F. (1.14 AC)	
BUILDING DATA: LOT A REMODELED RETAIL BUILDING	
8,912 S.F.	
ZOOMS CARWASH	
EQUIPMENT ROOM	436 S.F.
WASH TUNNEL	3154 S.F.
OFFICE / RESTROOM	465 S.F.
TOTAL	4,551 S.F.
SELF SERVICE VACUUM CANOPIES	
PARKING / VACUUM #1	1,369 S.F.
PARKING / VACUUM #2	862 S.F.
PARKING / VACUUM #3	862 S.F.
TOTAL	3,093 S.F.
PARKING CANOPY	1,346 S.F.
LOT COVERAGE	
LOT A	10%
LOT B	10%
OCCUPANCY TYPE:	
LOT A	B / M
LOT B	B
CONSTRUCTION TYPE:	
LOT A	V-B
LOT B	V-B
PARKING CALCULATIONS:	
PARKING REQUIRED: LOT A	
SHELL RETAIL (1 SPACE / 275 GROSS FLOOR AREA)	
8,912 S.F. / 275 = 32.4 SPACES	
RESTAURANT PATIO (1 SPACE / 200 GROSS FLOOR AREA)	
846 S.F. / 200 = 4.2 SPACES	
CARWASH (@ 4 SPACES REQ.)	
4 SPACES	
TOTAL REQUIRED	
40.6 OR 41 SPACES	
PARKING PROVIDED:	
LOT A STANDARD PARKING SPACES	
18	
LOT A HANDICAP PARKING SPACES	
2	
LOT B STANDARD COVERED PARKING SHARED	
17	
LOT B CARWASH VACUUM SPACES	
20	
LOT B HANDICAP PARKING SPACES	
1	
TOTAL LOTS A & B PROVIDED	
58 SPACES	
(41 SHARED PARKING)	

- SITE PLAN NOTES**
1. NEW COVERED PARKING (VACUUM CANOPIES)
 2. EXISTING LANDSCAPE AREA
 3. EXISTING 3'-4" HIGH PARKING SCREEN WALL
 4. EXISTING CONCRETE SIDEWALK
 5. EXISTING ADA ACCESSIBLE RAMP
 6. NEW COVERED PATIO
 7. EXISTING DRIVEWAY TO REMAIN
 8. NEW VACUUM ENCLOSURE - NO ROOF
 9. EXISTING TRASH ENCLOSURE TO REMAIN
 10. EXISTING CONCRETE CURB TO REMAIN
 11. NEW CONCRETE CURB - MATCH EXISTING
 12. NEW 5'-6" LOCATION
 13. EXISTING HDGP PARKING W/ 5' ACCESS
 14. NEW HDGP RAMP
 15. EXISTING PAINTED PARKING STRIPES - TYP.
 16. NEW 4" PAINTED STRIPES
 17. LANDSCAPE VISIBILITY TRIANGLE
 18. NEW TRASH ENCLOSURE LOCATION PER CITY OF MESA STANDARDS
 19. PROPERTY LINE
 20. MULTI-DISPLAY MONUMENT SIGN LOCATION - BY SEPARATE PERMIT
 21. EXISTING MULTI-DISPLAY MONUMENT SIGN
 22. NEW FDC LOCATION
 23. EXISTING FIRE HYDRANT LOCATION
 24. EXISTING ASPHALTIC PAVEMENT TO REMAIN
 25. NEW LANDSCAPE AREA
 26. NEW 5' ACCESSIBLE WALK
 27. NEW CONCRETE PAVING
 28. NEW DRIVE THRU MENU BOARD
 29. REMOVE EXISTING HDGP RAMP
 30. NEW CONCRETE PARKING BUMPER
 31. NEW HDGP PARKING W/ 5' ACCESS

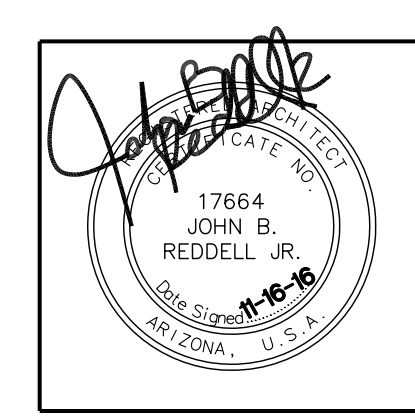


PROPOSED SITE PLAN

SCALE: 1"= 20'-0" NORTH

Zooms Carwash & Remodeled Retail Building
at
Gateway Norte
4225 & 4207 S. Power Road
Mesa, Arizona

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



Date: _____
Revisions: _____

A3