

**OWNER:**  
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5102 E BURNER BLVD  
PHOENIX, AZ 85019  
CONTACT: BERT HAYENSA  
PH: 602-722-0096  
EMAIL: BHAYENSA@GMAIL.COM

**ARCHITECT:**  
FRED STERN & ASSOC  
12233 W WASHINGTON ST  
AVONDALE, AZ 85323  
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**PROJECT DESCRIPTION:**  
THIS PROJECT WILL CONSIST OF A 820 SF DRIVE-THRU ADDITION TO THE EXISTING RETAIL STORE.

**SITE DATA:**  
ADDRESS: 2121 S. POWER RD  
MESA, ARIZONA 85204  
ASSESSOR PARCEL #: 304-05-646A  
304-05-645C  
ZONING: LC (C-2)  
APPROX. SITE AREA: (69056): 62,416.61 S.F. (1.427 ACRES)  
LOT COVERAGE: 62,416.61 S.F. - 22,775 S.F. = 34,161 S.F.  
69.4%

**BUILDING ADDITION:** 820 SQ. FT.\*  
**EXISTING BUILDING:** 17,470 SQ. FT. (UNDER ROOF)  
\*BUILDING AREA IS PER ISG BUILDING SQUARE FOOT CALCULATION DEFINITION  
TOTAL BUILDING AREA WITH ROOF: 19,144 SQ. FT.  
TOTAL FLOOR AREA RATIO: 19,144 / 42,416 = 0.446  
(NEW & EXISTING)  
**BUILDING COVERAGE (INCLUDES CANOPY):** 44.67%  
**LANDSCAPE COVERAGE:**

PERCENT: 22,821 S.F.  
53.2%  
**ADDITION OCCUPANCY:** B  
**ADDITION CONSTRUCTION:** V-B W/ A.F.E.S.  
**BUILDING ADDITION HEIGHT PROVIDED:** 21'-0" (TOP OF ROOF PEAK) OF EIGHTS

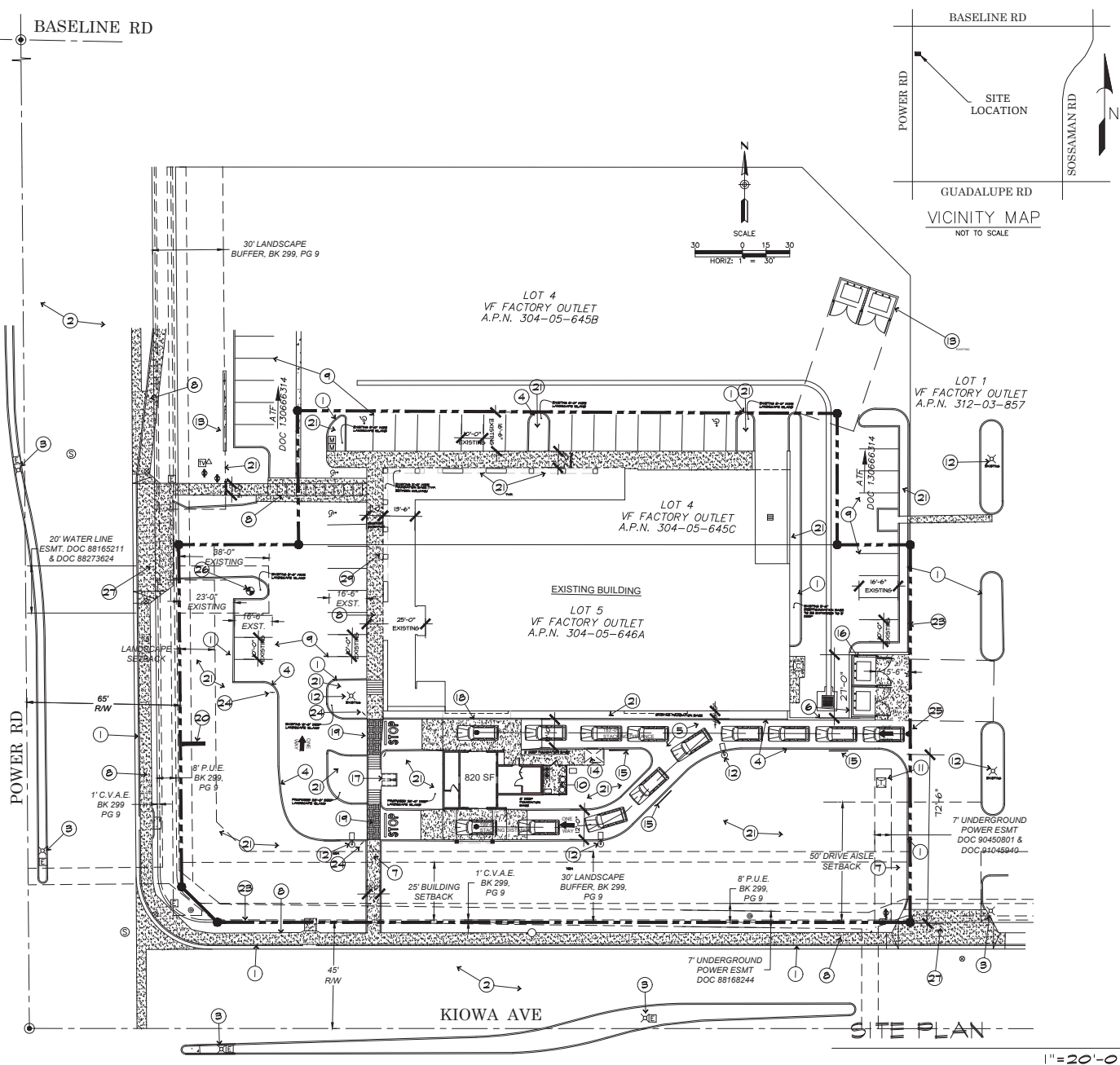
**REQUIRED PARKING CALCULATIONS:**

OCCUPANCY	S.F.	FACTOR	TOTAL
EXISTING RETAIL	17,470	1/875	47.6 SPACES
EATING AND DRIVE THRU	704	1/100	7.04 SPACES
TOTAL PARKING SPACES REQUIRED:			55 SPACES
TOTAL PARKING SPACES PROVIDED:			57 + SHARED LOT TO THE EAST
ACCESSIBLE PARKING SPACES PROVIDED:			4 SPACES

ZONING	LC (C-2)	THIS SITE
MIN. LOT AREA	10,000 S.F.	62,416 S.F.
LOT DEPTH	100'	304.8'
LOT COVERAGE	65%	69.4%
LANDSCAPE COVERAGE	15%	53.2%
SETBACKS:		
FRONT	5'	64'-0" EXISTING
SIDE	5'	65'-0" ADDITION
REAR	5'	128'-0" EXISTING (CANOPY)
LANDSCAPE	50'	65'-0" ADDITION
MAX HEIGHT	35'	21'-0" ADDITION

**KEY NOTES**

- EXISTING CURB
- EXISTING STREET
- EXISTING STREELIGHT TO REMAIN
- NEW 6" HIGH CONCRETE CURB
- ASPHALT PAVING
- RETAINING WALL TO MAINTAIN EXISTING ELEVATION FOR TRASH ENCLOSURE
- NEW 9'-0" WIDE CONCRETE SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- EXISTING PARKING STALL
- SCREENED MECHANICAL YARD
- EXISTING ELECTRICAL TRANSFORMER
- PARKING LOT LIGHT
- EXISTING COMMON TRASH ENCLOSURE
- SHADE STRUCTURE OVER NEW SIDEWALK
- PREVIEW MENU BOARD
- TRASH ENCLOSURE PER MESA M2.02.2 - DOUBLE BIN ENCLOSURES SHALL HAVE A NET OPENING OF 24'-0" WITHOUT MIDWALLS.
- BIKE RACK
- COVERED CANOPY CONNECTED TO EXISTING BUILDING
- PAINTED CROSSWALK
- EXISTING MONUMENT SIGN
- LANDSCAPE AREA
- RETENTION AREA
- EXISTING PROPERTY LINE
- EXIT ONLY SIGN
- NEW DRIVEWAY
- FIRE HYDRANT
- EXISTING DRIVEWAY AS PER MESA STANDARD DETAIL M-42



**FRED STERN & ASSOCIATES**

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**BUILDING ADDITION**

**2121 S. POWER ROAD**  
**MESA, AZ 85204**

◆ REVISIONS ◆

NO.	DATE	DESCRIPTION



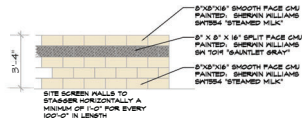
◆ MAY 18, 2023 ◆

**SITE PLAN**

JOB NO.: 2206

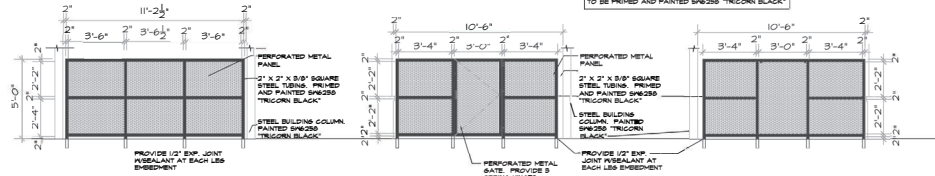
**A100**

1" = 20'-0"



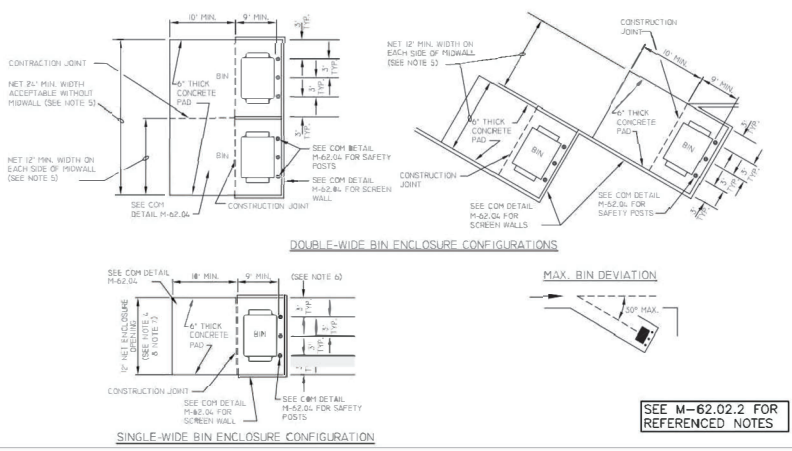
## SITE SCREEN

1/4" = 1'-0"



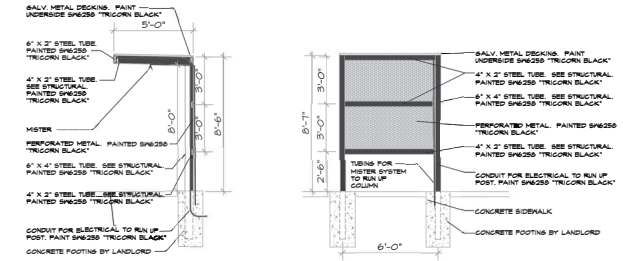
## SERVICE YARD

1/4" = 1'-0"



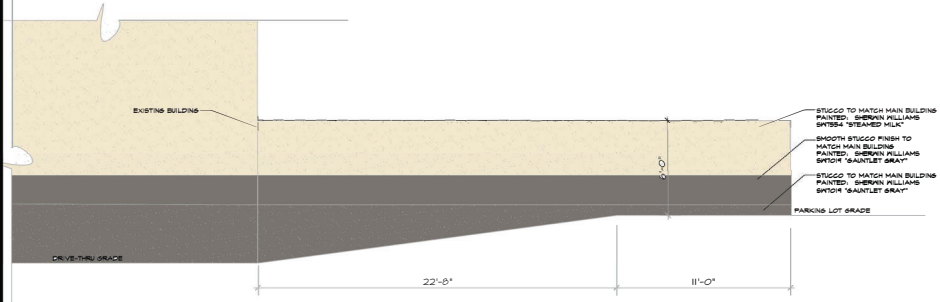
## BIKE RACK

1/4" = 1'-0"



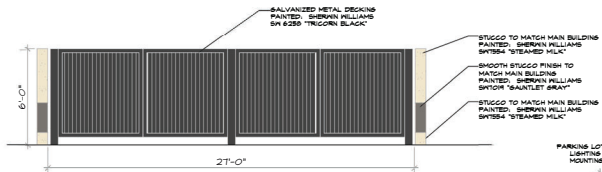
## SHADE STRUCTURE

1/4" = 1'-0"



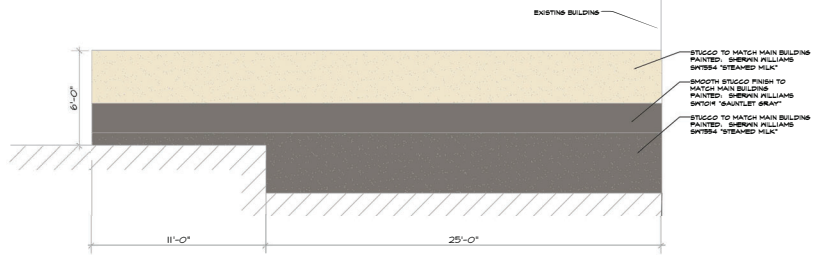
## SOUTH ELEVATION

1/4" = 1'-0"



## EAST ELEVATION

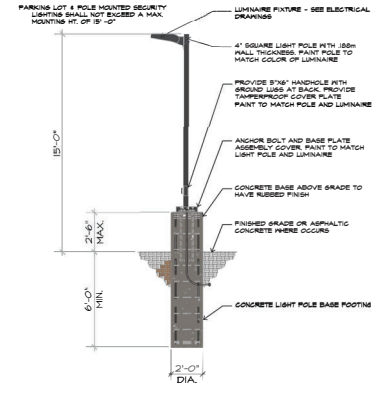
1/4" = 1'-0"



## NORTH ELEVATION

1/4" = 1'-0"

## RETAINING WALL/ TRASH ENCLOSURE



## LIGHT POLE

1/4" = 1'-0"

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**BUILDING ADDITION**

2121 S. POWER ROAD  
MESA, AZ 85209

REVISIONS

NO.	DESCRIPTION



MAR 22 2023

JOB NO.: 2206

A102