

KEYNOTES

1. PROPERTY LINE.
2. BUILDING SETBACK.
3. CENTERLINE OF RIGHT-OF-WAY.
4. FIRE HYDRANT, EXISTING. NOTE THAT IF 2018 APPENDIX B AND C SHALL BE ADHERED TO WITH REGARDS TO THE NUMBER OF AND DISTANCE OF FIRE HYDRANTS FOR THIS FACILITY.
5. FDC LOCATION.
6. FIRE RISER.
7. PAY STATION WITH STEEL PIPE SHADE CANOPIES, 3 SUCH, SEE 1, 2, 3 / 203.
8. ACCESSIBLE PARKING SPACE WITH ACCESSIBLE AISLE.
9. STANDARD PARKING SPACE 9' x 18' WITH AN ADDITIONAL STRIPED BUFFER OF 3'. THE EQUIVALENT OF A 12' WIDE SPACE, WITH A SCULPTURAL INTEGRAL STEEL PIPE VACUUM AND SHADE CANOPY, SEE 4, 5 / 203.
10. WASTE CONTAINER ENCLOSURE, NEW, THE ENCLOSURE SHALL MEET THE STANDARDS OF M-62.01 THRU M-62.04.2. SEE 1/202.
11. EMERGENCY EXIT ONLY DRIVE FROM CAR WASH STAGING.
12. STANDARD PARKING, 8'-6" x 18' ON ADJACENT SITE, NO VACUUM OR SERVICES.
13. EXISTING DRIVEWAY, INSPECT TO CONFIRM IT MEETS CITY STANDARD DETAIL M-42 AND ENGINEERING GUIDELINES.
14. EXISTING OFF AND ON-SITE IMPROVEMENTS.
15. LANDSCAPE AREA.
16. ACCESSIBLE PATH/SIDEWALK, RAMPS (COM M-19.01 AND M-44.05) AND LANDINGS.
17. FIRE DEPARTMENT ACCESS, 20' WIDE MINIMUM WITH 35'R AND 55'R. CURBS SHALL BE MARKED AND SIGNS PLACED PER C.O.M. STANDARDS.
18. RIGHT-OF-WAY, EXISTING.
19. VACUUM EQUIPMENT BUILDING, MASONRY STRUCTURE WITH SOLID ROOF. SEE 4/202.
20. ELECTRICAL SERVICE, EXTERIOR RATED NEMA 3R.
21. SETBACK FOR SITE IMPROVEMENTS.
22. PEDESTRIAN CROSSING ADA.
23. MASONRY SOUND AND SCREEN WALL, 8' HIGH, SEE 8/202.
24. KNOX BOX LOCATED ON THE BUILDING AT THE OFFICE ENTRANCE AND AND THE ENTRANCE TO THE FIRE RISER.
25. MASONRY SCREEN WALL, 6' HIGH, EXISTING.
26. FRONTAGE, MASONRY SCREEN WALL, 3'-4", EXISTING.
27. PEDESTRIAN ACCESS, EXISTING, OFF SITE NO WORK.
28. PARKING AND SITE CIRCULATION, EXISTING, SHALL REMAIN.
29. ELECTRIC TRANSFORMER, EXISTING.
30. NO PARKING SPACES ALONG MAIN DRIVE AISLE PER SECTION 11-32-4 OF THE MZO (50').
31. REMOVE EXISTING PEDESTRIAN PATH AND REPLACE.
32. NEW CONCRETE ADA LANDING AT THE DRIVEWAY, MAXIMUM SLOPE 2%.
33. NEW CONCRETE RAMP 1:12 MAXIMUM 21'-7" LONG 5' WIDE, WITH HANDRAILS EACH SIDE.
34. NEW CONCRETE LANDING, MAXIMUM SLOPE 2%, 5'x5'.
35. NEW ADA RAMP 1:12 MAXIMUM SLOPE, 6' LONG.
36. ADJACENT RESIDENTIAL PROPERTY LINE (CLOSEST), NORTHEAST. NOTE TOTAL DISTANCE FROM CAR WASH BUILDING 317'-6".
37. ADJACENT RESIDENCE STRUCTURE (CLOSEST), NORTHEAST. NOTE TOTAL DISTANCE FROM CAR WASH BUILDING 373'-11".
38. ADJACENT RESIDENTIAL PROPERTY LINE (CLOSEST), SOUTH. NOTE TOTAL DISTANCE FROM CAR WASH BUILDING 308'-3".
39. ADJACENT RESIDENCE STRUCTURE (CLOSEST), SOUTH. NOTE TOTAL DISTANCE FROM CAR WASH BUILDING 337'-0".
40. PUBLIC UTILITY EASEMENT, THERE SHALL BE NO PLANTS OR TREES IN THE EASEMENT.
41. REMOVAL OF EXISTING PARKING.
42. SIGHT VISIBILITY TRIANGLE (SVT) PER COM ENGINEERING DESIGN STANDARDS SECTION 211 (FIGURE 2.3), POSTED 45 MPH, DESIGN SPEED 50 MPH, SIGHT DISTANCE 625'.
43. EXISTING MONUMENT SIGN FOR THIS SITE, REMOVE AND RELOCATE.
44. PROPOSED LOCATION FOR RELOCATED MONUMENT SIGN.
45. RECLAIM TANKS FOR FUTURE USE (3 - 2000 GALLON TANKS).
46. FIRE SERVICE STUB AND BACKFLOW DEVICE, SEE CIVIL PLANS.
47. 2" DOMESTIC WATER TAP AND METER, SEE CIVIL PLANS.
48. 2" DOMESTIC WATER SERVICE AND BACKFLOW DEVICE, SEE CIVIL PLANS.
49. 1" IRRIGATION WATER SERVICE AND BACKFLOW DEVICE, SEE CIVIL PLANS.
50. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING PER MESA AMENDED FIRE CODE SECTION 505.1. THE NUMBERS SHALL BE ARABIC AND A MINIMUM OF 42-INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2-INCHES. LETTER COLOR SHALL BE OF CONTRASTING COLOR TO THE BUILDING WALL COLOR OF WHICH IT IS MOUNTED. LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. (2 SUCH LOCATIONS), SEE SHEET 431.

END

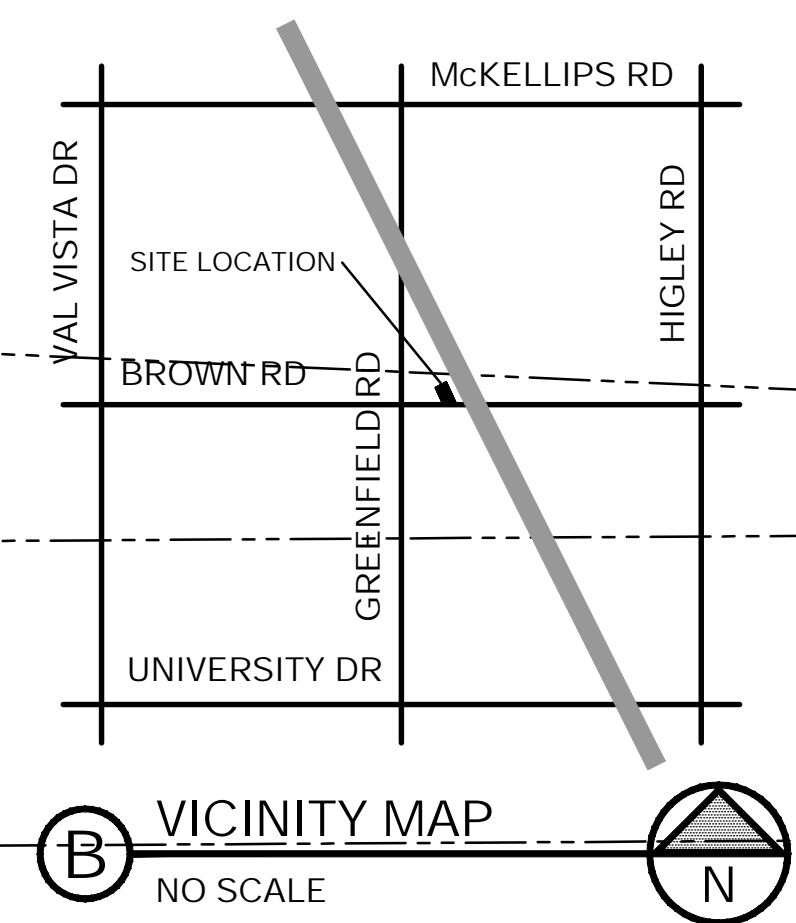
PROJECT INTENT

PROVIDE SITE RE-DEVELOPMENT OF AN EXISTING PAD. DEVELOPMENT SHALL BE AN EXPRESS CAR WASH WITH SELF-VACUUM AVAILABLE. THE DEVELOPMENT SHALL BLEND WITH THE EXISTING DEVELOPMENT IN COLOR AND MATERIALS AND PROVIDE THE COMMUNITY AN ECONOMICAL EXPRESS CAR WASH. SPECIAL USE PERMIT REQUIRED (SUP).

END

SITE DATA

BUILDING CODES WITH CITY OF MESA AMENDMENTS	
2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS	
2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS	
2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS	
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS	
2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS	
2017 NATIONAL ELECTRIC CODE/2012 NFPA 99	
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	
OWNER-----	ULTRA CLEAN INTERMEDIATE LLC
DONALD HORNER	
DON@ULTRACLEAN.COM	
840 N ESTRELLA PKWY	
GOODYEAR, AZ 85338	
ADDRESS-----	4450 E BROWN ROAD
APN-----	MESA, ARIZONA 85205
LEGAL-----	141-33-125
LOT 1 OF MOUNTAIN VIEW PLAZA	
SECTION 10 T1N R6E	
ZONING-----	LC (SUP REQUIRED)
SITE AREA-----	53,121.00 SF 1.22 AC
BUILDING AREA-----	
EXPRESS CAR WASH-----	3,937.00 SF
EQUIPMENT BUILDING-----	276.00 SF
VACUUM CANOPIES-----	2,028.00 SF
PAY STATION CANOPIES-----	385.00 SF
TOTAL LOT COVERAGE-----	6,626.00 SF 12.47%
BUILDING AREA - ALLOWABLE - EXPRESS CAR WASH	
OCCUPANCY GROUP B V-B 9,000SF-ALLOWED PER FLOOR	
FIRST FLOOR	4,213 SF + 9,000 SF
NO AREA INCREASE REQUIRED	
OCCUPANCY GROUP-----	B
TYPE OF CONSTRUCTION-----	V-B AFES
FIRE PROTECTION-----	AFES
BUILDING HEIGHT-----	30'-0"
STORIES-----	ONE
PARKING PROVIDED-----	
STANDARD VACUUM / PARKING	13
VAN ACCESSIBLE VACUUM / PARKING	1
TOTAL PARKING PROVIDED	14
PARKING REQUIRED-----	
EXPRESS CAR WASH	
CAR WASH AUTOMATIC	
1 / 375 SF	
4,213.00 / 375 SF	11.23
TOTAL PARKING REQUIRED	11.23
MAXIMUM PARKING ALLOWED 125%	14.04 = 14 SPACES
DRIVE THRU STATS-----	
CUE AT PAYSTATIONS	15
CUE LENGTH (MINIMUM)	115' x 3' = 100'
CUE AT ENTRANCE	4
CUE LENGTH (MINIMUM)	70' x 40'
LANDSCAPE (ON SITE)	18,050.34 SF 33.98%
LANDSCAPE BUFFER EAST PL	7,884.46 SF
PARKING LOT	673.19 SF
FOUNDATION BASE	1,012.63 SF
OTHER	8,480.06 SF
LANDSCAPE (OFF SITE)	4,978.16 SF
END	



REVISIONS

RELEASE DATE
8-1-2023

JMD JMD JMD
PROJECT ARCHITECT
DRAFTSPERSON
CHECKER
CONSULTANT



EMAIL: JDAY@JMDARCHITECTS.COM
PHONE: 623.271.7705
FAX: 623.271.7707
8194 WEST DEER VALLEY ROAD
SUITE 106-321
PEORIA, AZ 85382



PROJECT - COMMERCIAL - PRS22-01043
RINSE N RIDE
4450 E BROWN ROAD
MESA, AZ 85205

CONTRACT NO.
202213

SHEET NO.

201

OF 1 SHEETS