

ARCHITECT:

FRED STERN & ASSOC
12233 W. WASHINGTON ST
AVONDALE, AZ 85323
CONTACT: FRED STERN
PH: 602-326-5104
EMAIL: FSTERNO8@GMAIL.COM

THIS PROJECT WILL CONSIST OF A 704 SF DRIVE-THRU ADDITION TO THE EXISTING RETAIL STORE.

ADDRESS: 2121 S. POWER RD
MESA, ARIZONA 85209

ASSESSOR PARCEL #: 304-05-646A
304-05-645C

ZONING: LC (C-2)

APPROX. SITE AREA: (GROSS), 62,916 S.F. (1.427 ACRES)

LOT COVERAGE: 62,916 S.F. - 22,779 S.F. = 39,416 S.F.
63.4%

TOTAL FLOOR AREA RATIO: $19,194 / 42,998 = 0.446$
(NEW & EXISTING)

LANDSCAPE COVERAGE:

PERCENT:	22,321 S.F.
	51.2%

<u>REQUIRED PARKING CALCULATIONS:</u>			
<u>OCCUPANCY</u>	<u>S.F.</u>	<u>FACTOR</u>	<u>TOTAL</u>
EXISTING RETAIL	17,854	1/375	47.6 SPACES
EATING W/DRIVE THRU	704	1/100	7.04 SPACES
TOTAL PARKING SPACES REQUIRED:			55 SPACES
TOTAL PARKING SPACES PROVIDED:			40 + SHARED LOT TO THE EAST
ACCESSIBLE PARKING SPACES PROVIDED: 4 SPACES			

ZONING:	LC (C-2)	THIS SITE:
MIN LOT AREA:	10,000 SF	62,116 SF
LOT WIDTH:	100'	160'
LOT DEPTH:	100'	304.5'
LOT COVERAGE:	80%	68.4%
LANDSCAPE COVERAGE:		5%
SETBACKS:		
FRONT:	15'	56'- EXISTING 42'- ADDITION
SIDE:	25'	128'- EXISTING 34'- ADDITION (CANOPY)
REAR:	25'	51'- EXISTING 155'- ADDITION
LANDSCAPE:	30'	30'
MAX HEIGHT:	30'	21'-8" EXISTING 21'-0" ADDITION

- 1 EXISTING CURB
- 2 EXISTING STREET
- 3 EXISTING STREETLIGHT TO REMAIN
- 4 NEW 6" HIGH CONCRETE CURB
- 5 ASPHALT PAVING
- 6 RETAINING WALL TO MAINTAIN EXISTING
ELEVATION FOR TRASH ENCLOSURE
- 7 NEW 5'-0" WIDE CONCRETE SIDEWALK
- 8 EXISTING SIDEWALK TO REMAIN
- 9 EXISTING PARKING STALL
- 10 SCREENED MECHANICAL YARD
- 11 EXISTING ELECTRICAL TRANSFORMER
- 12 PARKING LOT LIGHT
- 13 EXISTING COMMON TRASH ENCLOSURE
- 14 SHADE STRUCTURE OVER NEW SIDEWALK
- 15 PREVIEW MENU BOARD
- 16 TRASH ENCLOSURE PER MESA M62.022 -
DOUBLE BIN ENCLOSURES SHALL HAVE A
NET OPENING OF 24'-0" WITHOUT
MIDWALLS.
- 17 BIKE RACK
- 18 COVERED CANOPY CONNECTED TO
EXISTING BUILDING
- 19 PAINTED CROSSWALK
- 20 EXISTING MONUMENT SIGN
- 21 LANDSCAPE AREA
- 22 RETENTION AREA
- 23 EXISTING PROPERTY LINE
- 24 EXIT ONLY SIGN
- 25 NEW DRIVEWAY
- 26 FIRE HYDRANT
- 27 EXISTING DRIVEWAY AS PER MESA
STANDARD DETAIL M-42

POWER RD

20' WATER LINE
ESMT. DOC 88165211
& DOC 88273624

65
RM

1' C.
BK
P

45
R/M

KIOWA AVE

S I T E P L A N

SITE LOCATION

GUADALUPE RD

VICINITY MAP
NOT TO SCALE

SCA

HORIZ: 1" = 30'

LOT 4
VF FACTORY OUTLET
A.P.N. 304-05-645B

LOT 4
VF FACTORY OUTLET
A.P.N. 304-05-645C

EXISTING BUILDING

LOT 5
VF FACTORY OUTLET
A.P.N. 304-05-646A

LOT 1
VF FACTORY OUTLET
A.P.N. 312-03-857

7' UNDERGROUND
POWER ESMT
DOC 90450801 &
DOC 91045940



**FRED
STERN**
&
ASSOCIATES

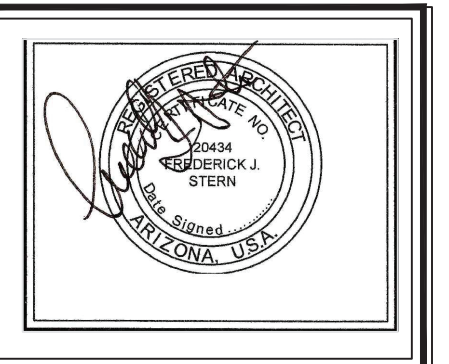
12233 W. WASHINGTON ST.
AVONDALE, AZ 85323
TEL. (602) 326-5104
FAX (602) 606-7922
fstern08@gmail.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND AS SUCH SHALL REMAIN THE PROPERTY
OF FRED STERN ARCHITECT, UNAUTHORIZED
USE OR REPRODUCTION WITHOUT PERMISSION OF
THE ARCHITECT IS PROHIBITED. THIS DRAWING
IS ONLY FOR USE IN CONNECTION WITH THIS PROJECT
AND SHALL NOT BE USED FOR OTHER LOCATIONS.

BUILDING ADDITION

2121 S. POWER ROAD
MESA, AZ 85209

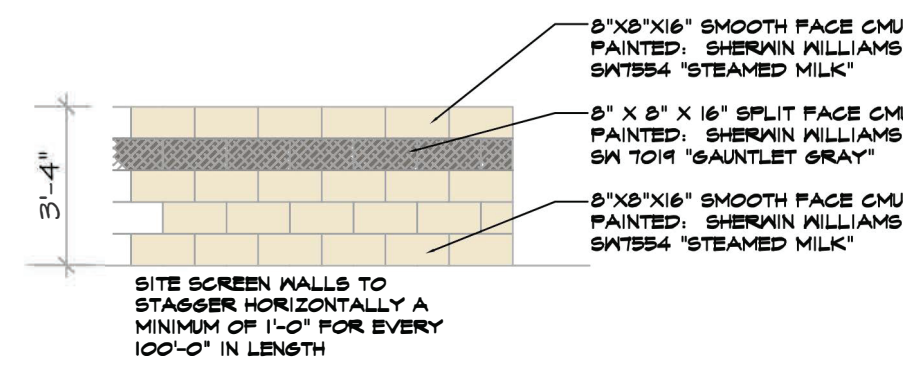
◆ REVISIONS



◆ APR 4 2023 ◆

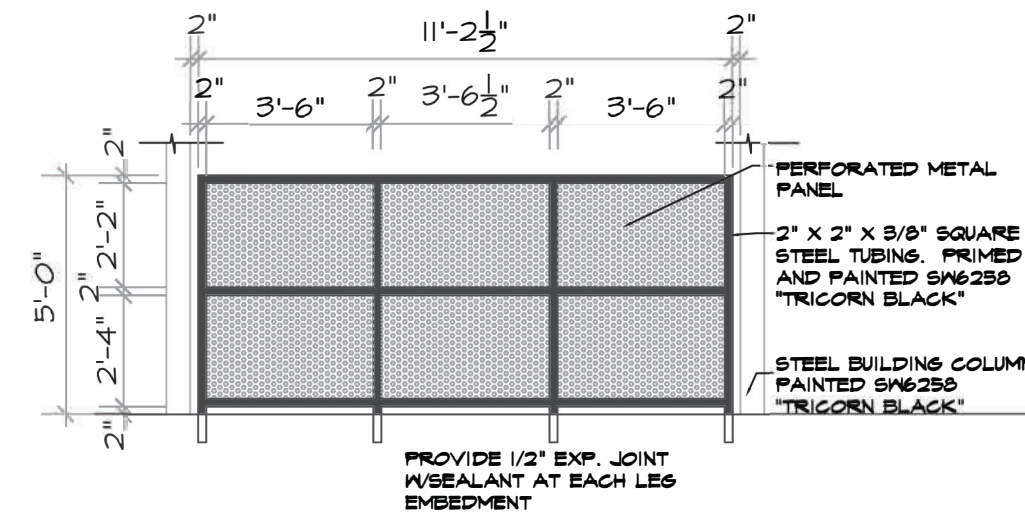
JOB NO.: 2206

$$1'' = 20' - 0''$$

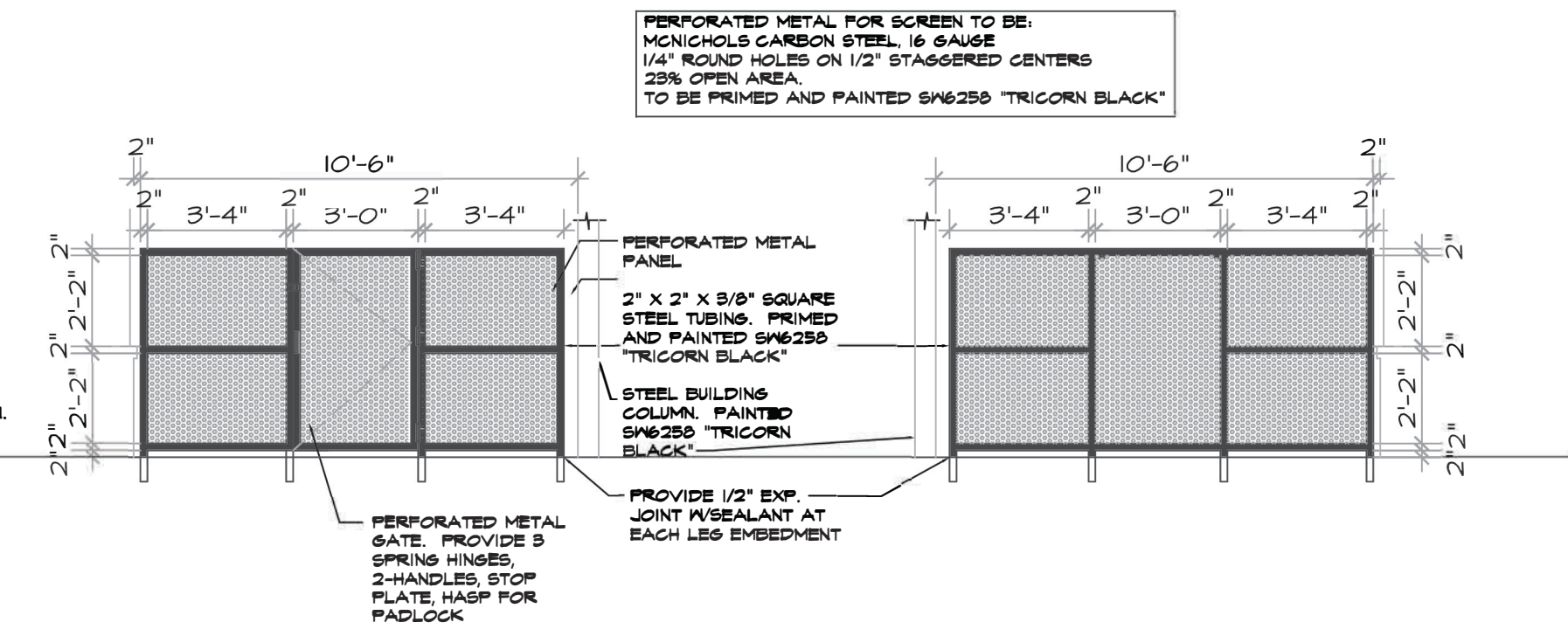


SITE SCREEN

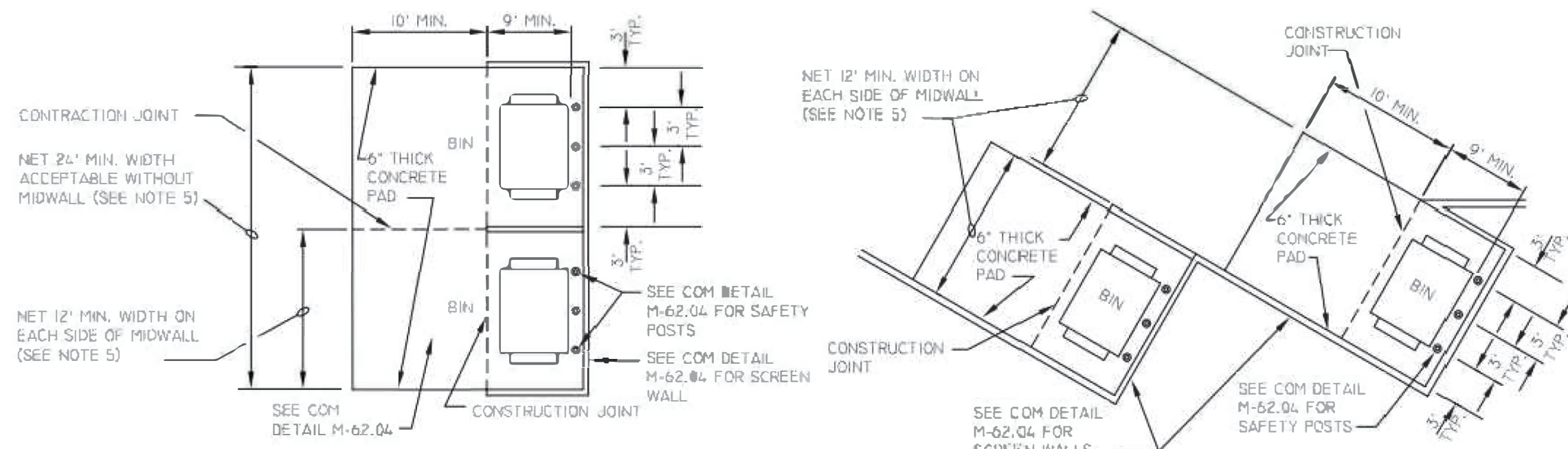
1/4"=1'-0"



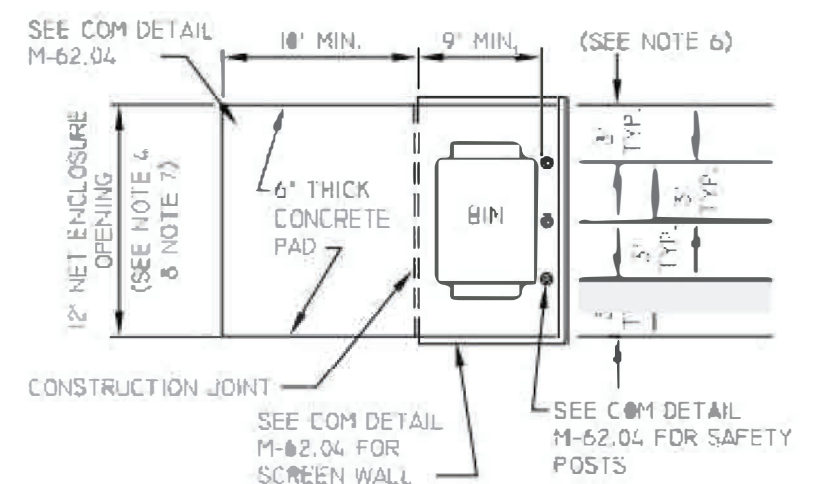
SERVICE YARD



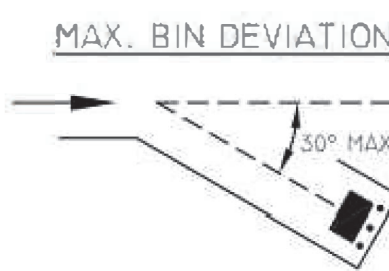
1/4"=1'-0"



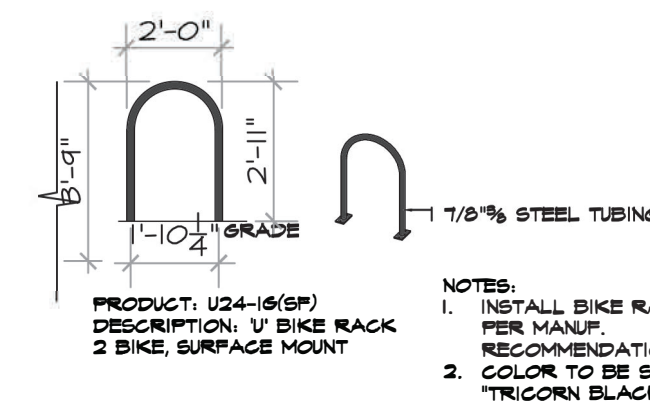
DOUBLE-WIDE BIN ENCLOSURE CONFIGURATIONS



SINGLE-WIDE BIN ENCLOSURE CONFIGURATION

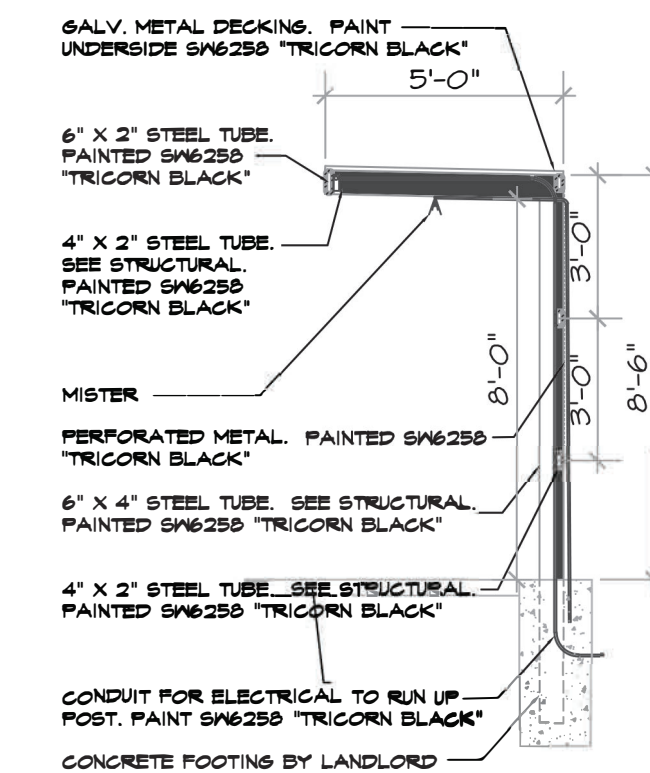


SEE M-62.02.2 FOR REFERENCED NOTES

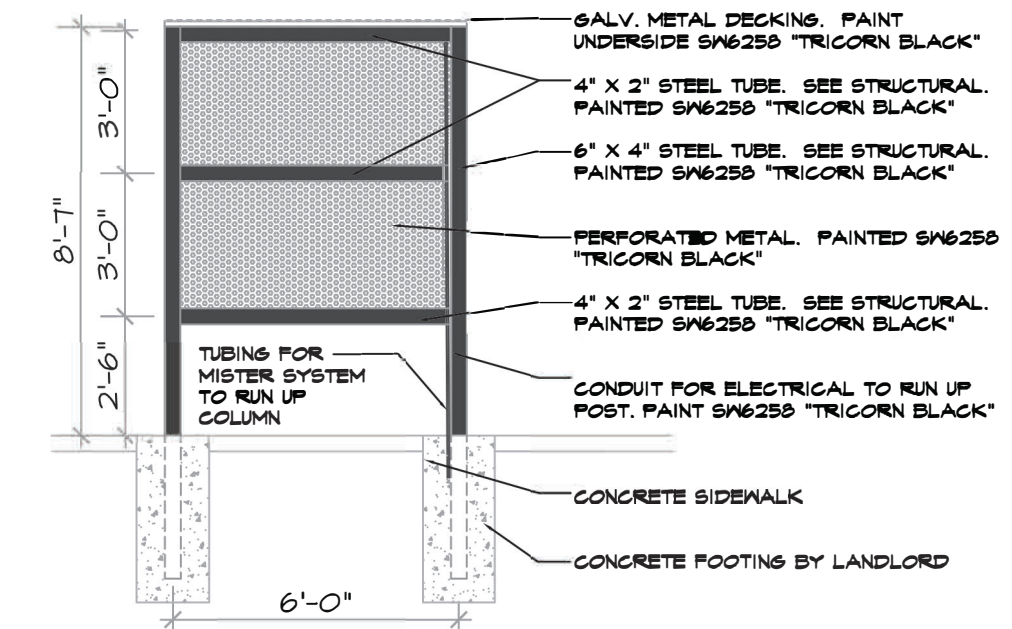


BIKE RACK

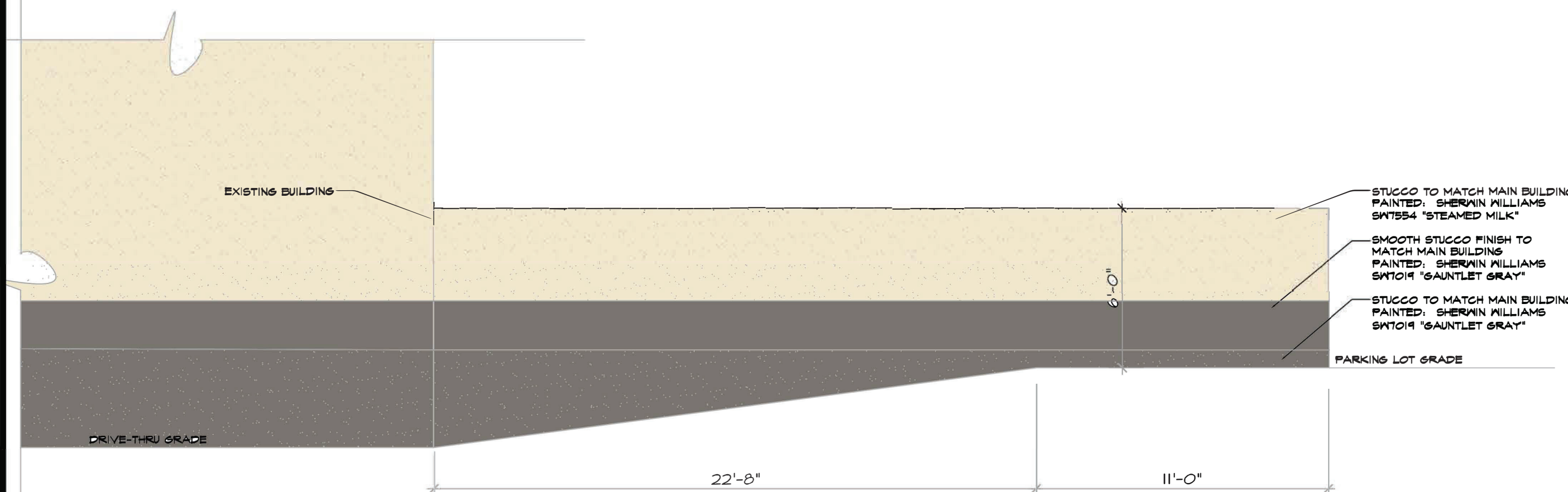
1/4"=1'-0"



SHADE STRUCTURE

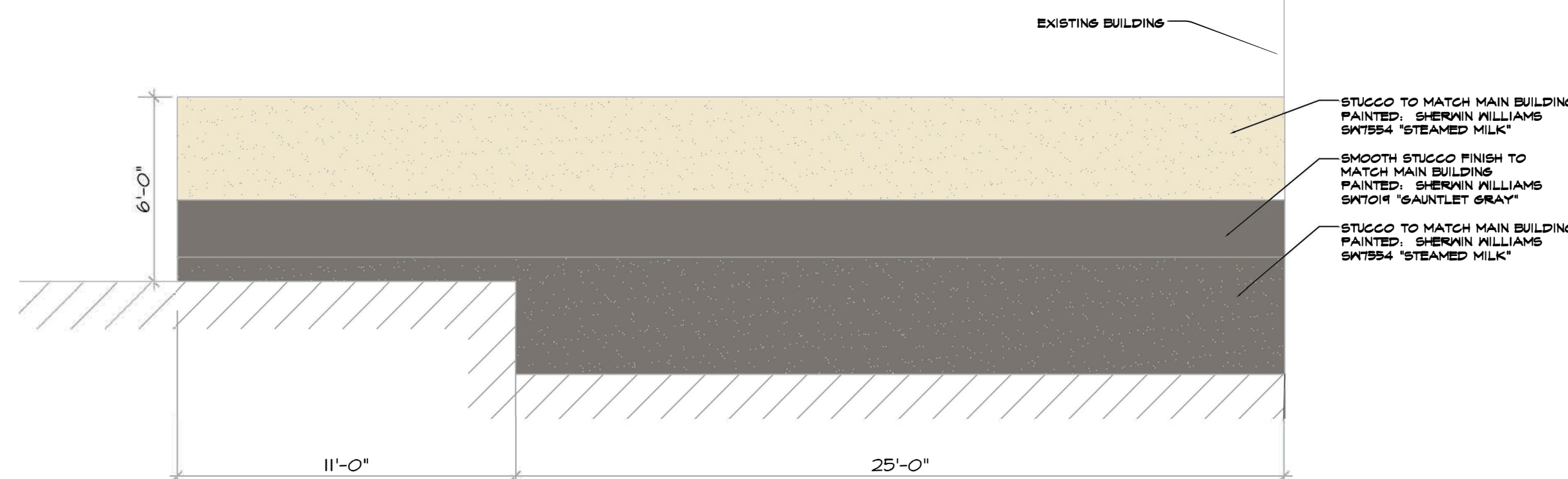


1/4"=1'-0"



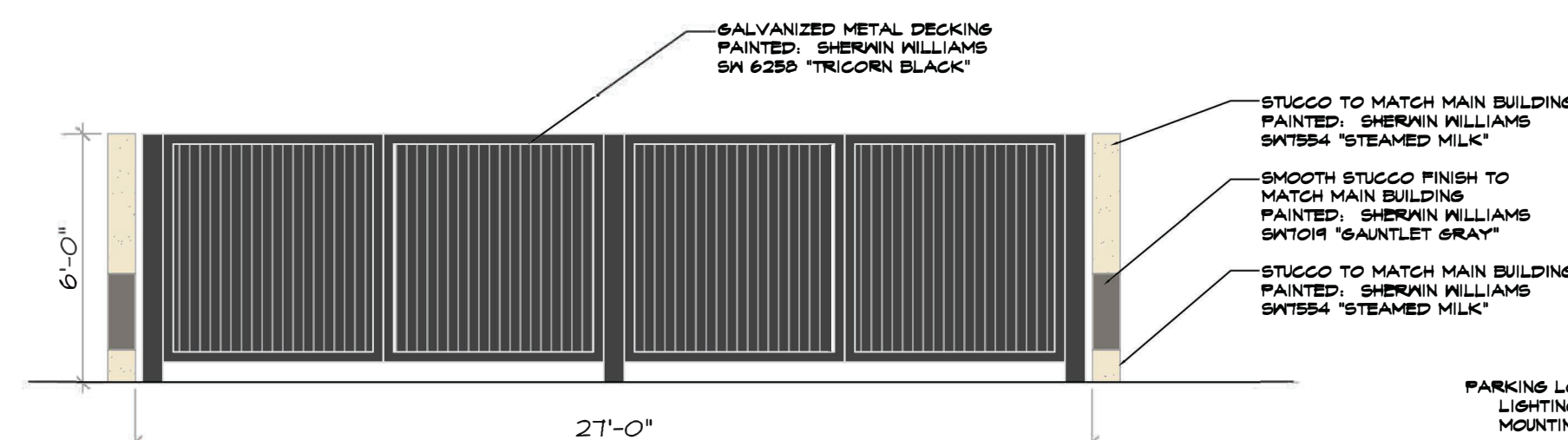
SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

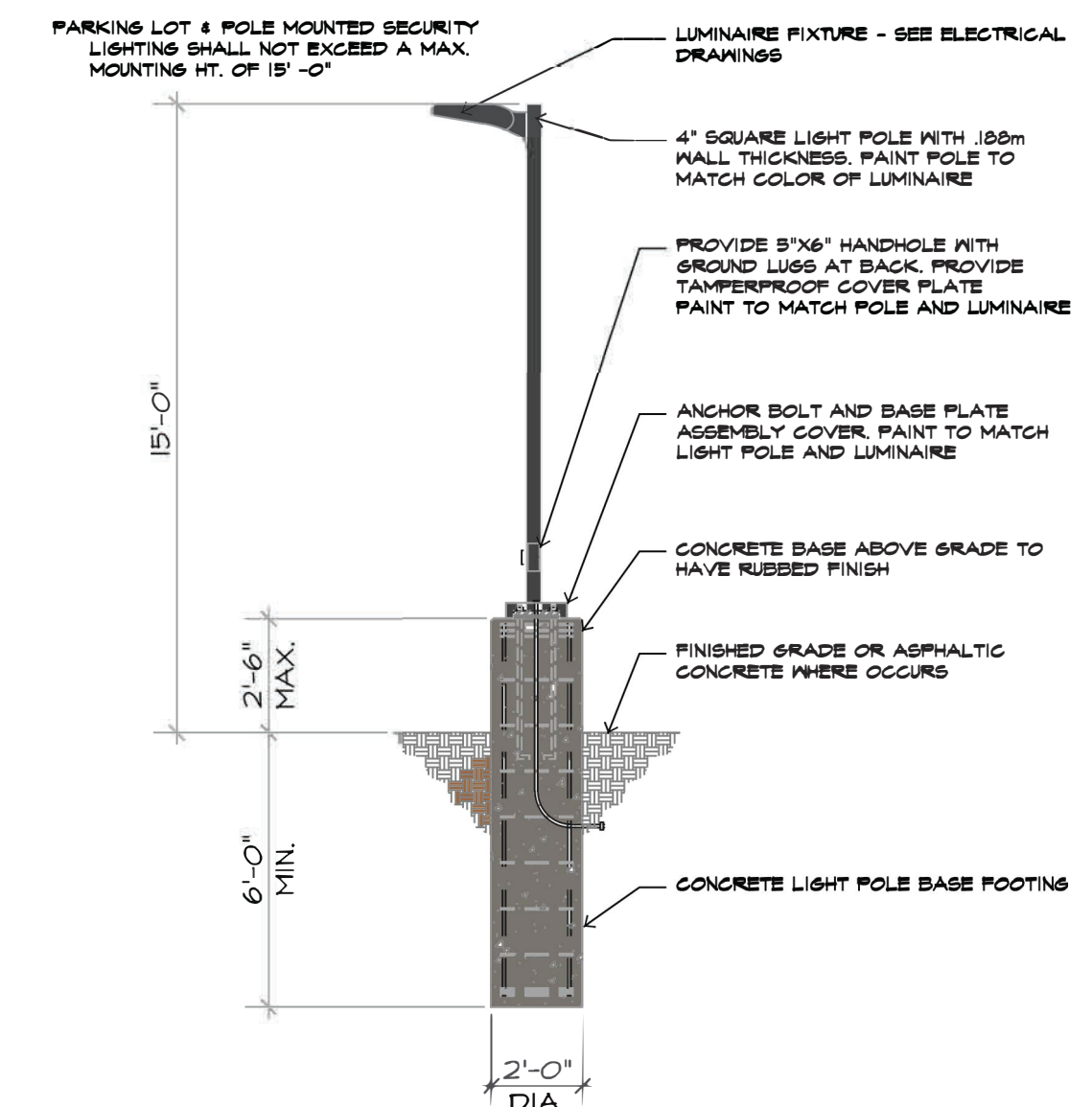
1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

RETAINING WALL/ TRASH ENCLOSURE



LIGHT POLE

1/4"=1'-0"



12233 W. WASHINGTON ST.
AVONDALE, AZ 85323
TEL. (602) 326-5104
FAX (602) 606-7922
fsterm08@gmail.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF FRED STERN ARCHITECT, UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED. THIS DRAWING IS ONLY FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS.

BUILDING ADDITION

2121 S. POWER ROAD
MESA, AZ 85209

REVISIONS



MAR 22 2023
JOB NO.: 2206
A102