



PROJECT DATA	
PROJECT NAME:	TAKE 5 RETAIL FACILITY 2635 E BROADWAY RD MESA, ARIZONA
EXISTING USE:	RETAIL CENTER
PROPOSED USE:	OIL CHANGE/MINOR VEHICLE
DEVELOPER:	DRIVEN BRANDS 440 S CHURCH ST #700 CHARLOTTE, NC 28202 CONTACT: MATTHEW GILBERT (980) 259-0701
ARCHITECT:	M3 DESIGN 2645 N 7TH AVE PHOENIX, ARIZONA 85007 (480) 528-3136 CONTACT: JESSE MACIAS

SITE DATA	
SITE NET AREA:	12,774 S.F. / 0.29 AC.
APN #:	140-41-941
GENERAL PLAN DESIGNATION:	COMMERCIAL
ZONING:	LC
BUILDING FOOTPRINT:	1,315 S.F.
BUILDING COVERAGE:	1,315 S.F. (UNDER ROOF) / 12,774 S.F. = 10.3%
BUILDING HEIGHT:	MAXIMUM: 30'-0" PROVIDED: ±24'-0"
LANDSCAPE:	EXIST 3,400 SF / NEW 1,910SF 5,310 SF / 12,774 S.F. = 41.6%
TOTAL IMPERVIOUS COVERAGE:	6,149 S.F. / 12,774 S.F. = 48%
SETBACKS:	SETBACKS: BEYOND: PROVIDED: STREET FRONT (NORTH) 15' 25'-0" SIDE (WEST) 10' 10'-0" SIDE (EAST) 0' 0'-0" REAR (SOUTH) 0' 0'-0"
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	S-1 (MOTOR VEHICLE GARAGE)
PARKING:	REQUIRED: (1) SPACE PER 375 SF 1,315 / 375 = 4 SPACES TOTAL REQUIRED: 4 SPACES PARKING PROVIDED: ACCESSIBLE PARKING SPACES: 1 SPACES STANDARD PARKING SPACES: 4 SPACES TOTAL PROVIDED: 5 SPACES (3) BICYCLE PARKING SPACES

PROJECT CODE DATA	
2018	INTERNATIONAL BUILDING CODE
2018	IBC WITH PHOENIX AMENDMENTS
2018	INTERNATIONAL FIRE CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2018	INTERNATIONAL MECHANICAL CODE
2017	NATIONAL ELECTRICAL CODE (NEC)
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL EXISTING BUILDING CODE
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION	
NEW 1,315sf RETAIL/OIL CHANGE FACILITY WITH 6 SPACES ON EXISTING C-2 ZONED PARCEL WITH EXISTING CURB CUT ACCESS ON SOUTHERN AND PROPOSED CURB CUT ON 16TH ST. EXISTING BUILDING TO BE REMOVED. PROPOSING NEW ON-SITE CIRCULATION, LANDSCAPE	

CITY OF MESA SITE PLAN NOTES	
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 2. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. 4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS. 5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE. 6. OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS	

LEGAL DESCRIPTION	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 1, OF LINDSAY MARKETPLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 351 OF MAPS, PAGE 11.	

VICINITY MAP	

APPROVAL STAMPS	

2645 NORTH 7TH AVENUE
PHOENIX, ARIZONA 85007

TAKE 5 RETAIL FACILITY
2635 E BROADWAY
MESA, ARIZONA

SITE PLAN

DATE: 2022-8-15
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: TFO22008.0
SHEET: DD1A
REV: