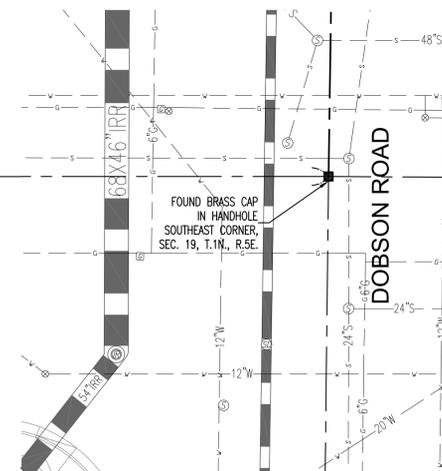
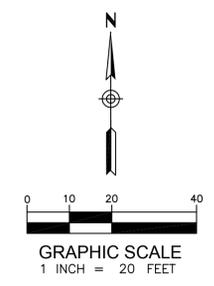
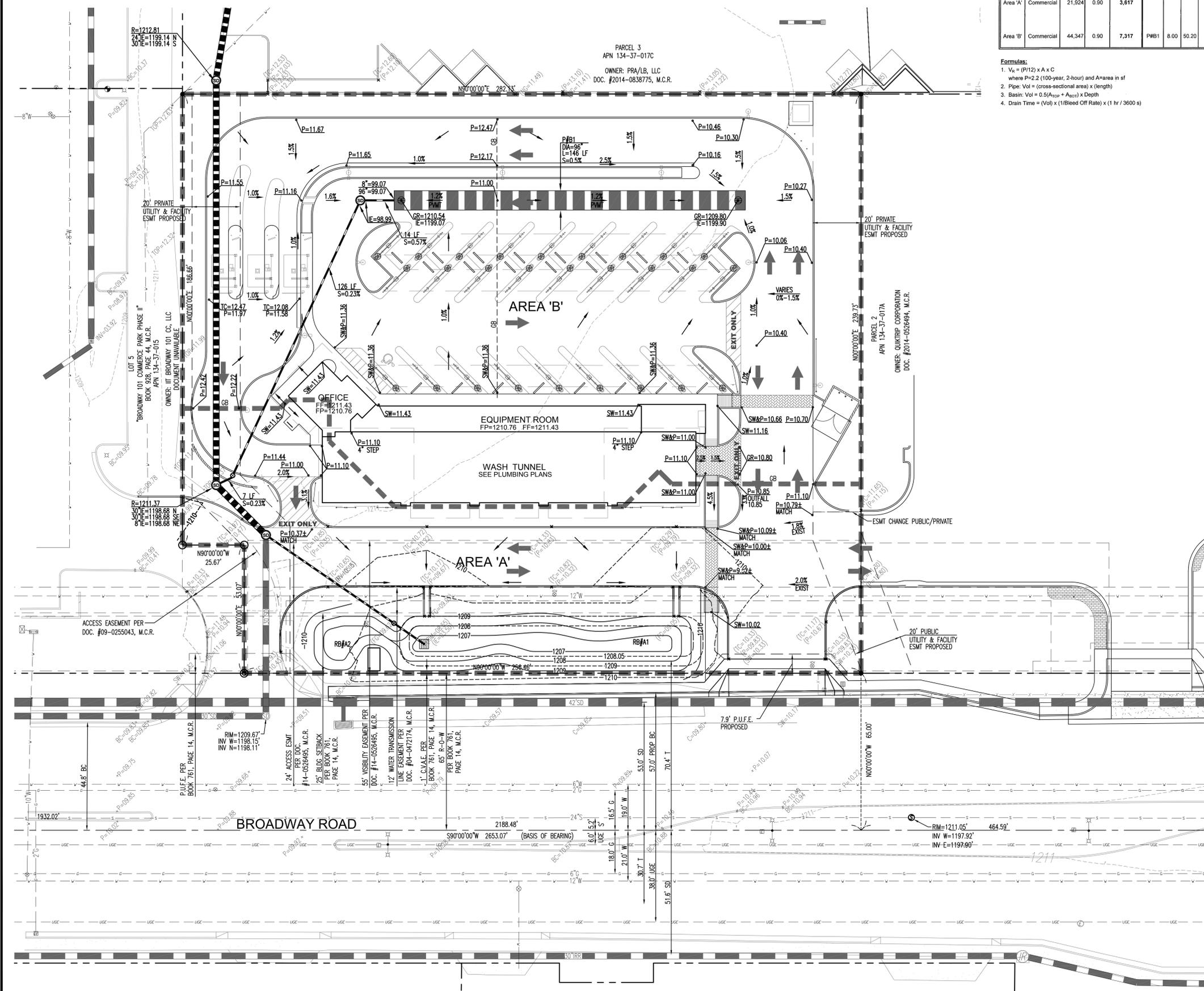


RETENTION CALCULATIONS

Drainage Area Data				Pipe Storage				Retention Basin Storage				Drain Time						
Drainage Area I.D.	Land Use	Area "A" (ft <sup>2</sup> )	Runoff Coef. "C"	Required Volume "V" (ft <sup>3</sup> )	Pipe #	Pipe Dia (ft)	Pipe Area (ft <sup>2</sup> )	Pipe Length (ft)	Pipe Volume (ft <sup>3</sup> )	Retention Basin #	Elevation Bottom (ft)	H.W.E. Top (ft)	Depth (ft)	Area Bottom (ft <sup>2</sup> )	Area Top (ft <sup>2</sup> )	Provided Volume (ft <sup>3</sup> )	Bleed-Off Rate (cfs)	Drain Time (hours)
Area 'A'	Commercial	21,924	0.90	3,817						RB#A1	1207.00	1209.00	2.00	629	494	3,351	1	0.0
Area 'B'	Commercial	44,347	0.90	7,317	P#B1	8.00	50.20	146	7,329	RB#A2	1208.00	1209.00	1.00	190	494	3,693	1	0.0

- Formulas:
- $V_a = (P/12) \times A \times C$   
where P=2.2 (100-year, 2-hour) and A=area in sf
  - Pipe: Vol = (cross-sectional area) x (length)
  - Basin: Vol =  $0.5(A_{top} + A_{bot}) \times \text{Depth}$
  - Drain Time = (Vol) x (1/Bleed Off Rate) x (1 hr / 3600 s)

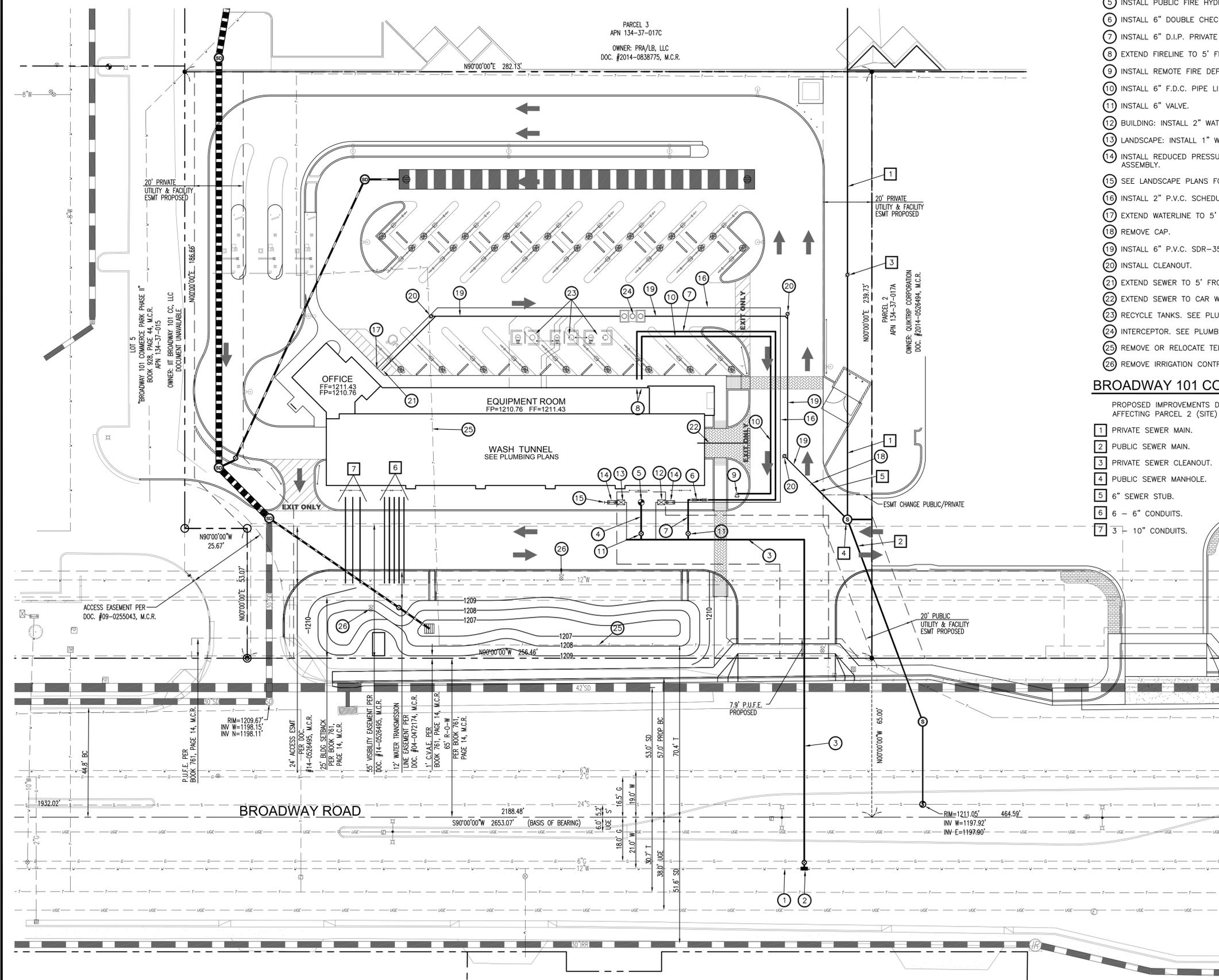


Desert Development Engineering, LLC  
 CIVIL ENGINEERING SERVICES  
 10000 N. 31st Avenue • Suite A 109 • Phoenix, Arizona 85051  
 P. 602-997-2005 • F. 602-997-4006 • www.DDE-engr.com



WASH WERKS - CAR WASH  
 NWC DOBSON RD & BROADWAY RD  
 MESA, ARIZONA

SCALE: 1"=20'  
 DATE: 6/9/15  
 REVISIONS:  
 PROJECT NO.: 1501  
 PRELIMINARY GRADING AND DRAINAGE PLAN  
 SHEET: 2 OF 4  
 C2



PARCEL 3  
 APN 134-37-017C  
 OWNER: PRA/LB, LLC  
 DOC. #2014-083875, M.C.R.

20' PRIVATE  
 UTILITY & FACILITY  
 ESMT PROPOSED

20' PRIVATE  
 UTILITY & FACILITY  
 ESMT PROPOSED

PARCEL 2  
 APN 134-37-017A  
 OWNER: QUAKTRIP CORPORATION  
 DOC. #2014-650694, M.C.R.

OFFICE  
 FF=1211.43  
 FP=1210.76

EQUIPMENT ROOM  
 FP=1210.76 FF=1211.43

WASH TUNNEL  
 SEE PLUMBING PLANS

ESMT CHANGE PUBLIC/PRIVATE

20' PUBLIC  
 UTILITY & FACILITY  
 ESMT PROPOSED

ACCESS EASEMENT PER  
 DOC. #09-0255043, M.C.R.

24' ACCESS ESMT  
 PER BOOK 761,  
 PAGE 14, M.C.R.

#14-0526495, M.C.R.

25' BLDG. SETBACK  
 PER BOOK 761,  
 PAGE 14, M.C.R.

55' VISIBILITY EASEMENT PER  
 DOC. #14-0526495, M.C.R.

12" WATER TRANSMISSION  
 LINE EASEMENT PER  
 DOC. #04-0472174, M.C.R.

1" C.V.A.E. PER  
 BOOK 761, PAGE 14, M.C.R.

65' R-C-W  
 PER BOOK 761,  
 PAGE 14, M.C.R.

7.9' P.U.F.E.  
 PROPOSED

BROADWAY ROAD

DOBSON ROAD

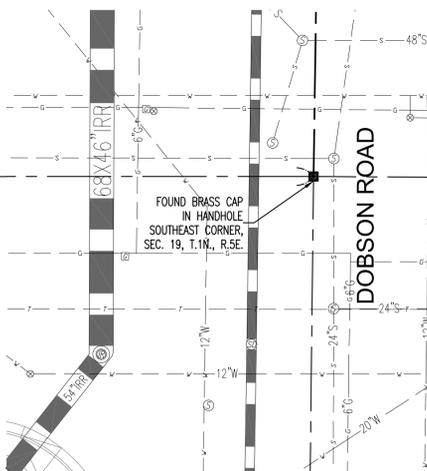
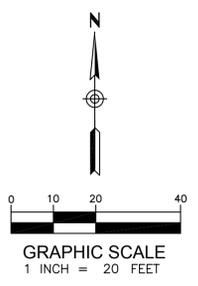
**KEY NOTES**

- 1 EXISTING 12" WATER MAIN.
- 2 INSTALL 12"x8" T.S.V.B.&C.
- 3 INSTALL 8" D.I.P. PUBLIC WATER MAIN.
- 4 INSTALL 6" D.I.P. PUBLIC WATER MAIN.
- 5 INSTALL PUBLIC FIRE HYDRANT.
- 6 INSTALL 6" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY.
- 7 INSTALL 6" D.I.P. PRIVATE FIRELINE.
- 8 EXTEND FIRELINE TO 5' FROM THE BUILDING.
- 9 INSTALL REMOTE FIRE DEPT. CONNECTION, 3' CLEAR FROM BACK OF CURB.
- 10 INSTALL 6" F.D.C. PIPE LINE.
- 11 INSTALL 6" VALVE.
- 12 BUILDING: INSTALL 2" WATER METER.
- 13 LANDSCAPE: INSTALL 1" WATER METER.
- 14 INSTALL REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH PROTECTIVE CAGE OVER ASSEMBLY.
- 15 SEE LANDSCAPE PLANS FOR CONTINUATION.
- 16 INSTALL 2" P.V.C. SCHEDULE 80 WATERLINE.
- 17 EXTEND WATERLINE TO 5' FROM BUILDING.
- 18 REMOVE CAP.
- 19 INSTALL 6" P.V.C. SDR-35 SANITARY SEWER PIPE.
- 20 INSTALL CLEANOUT.
- 21 EXTEND SEWER TO 5' FROM BUILDING.
- 22 EXTEND SEWER TO CAR WASH TRENCH DRAIN RECLAMATION SYSTEM. SEE PLUMBING PLANS.
- 23 RECYCLE TANKS. SEE PLUMBING PLANS.
- 24 INTERCEPTOR. SEE PLUMBING PLANS.
- 25 REMOVE OR RELOCATE TELEPHONE SERVICE AS NEEDED.
- 26 REMOVE IRRIGATION CONTROL VALVE AND LINES. SEE LANDSCAPE PLANS.

**BROADWAY 101 COMMERCE CENTER PARK - PHASE 3**

PROPOSED IMPROVEMENTS DESIGNED BY CALICHI DESIGN GROUP (PROJECT NO. 2013-011-001) AFFECTING PARCEL 2 (SITE) TO BE COMPLETED PRIOR TO CAR WASH SITE.

- 1 PRIVATE SEWER MAIN.
- 2 PUBLIC SEWER MAIN.
- 3 PRIVATE SEWER CLEANOUT.
- 4 PUBLIC SEWER MANHOLE.
- 5 6" SEWER STUB.
- 6 6 - 6" CONDUITS.
- 7 3 - 10" CONDUITS.



**WASH WERKS - CAR WASH**  
 NWC DOBSON RD & BROADWAY RD  
 MESA, ARIZONA

SCALE: 1"=20'

DATE: 6/8/15

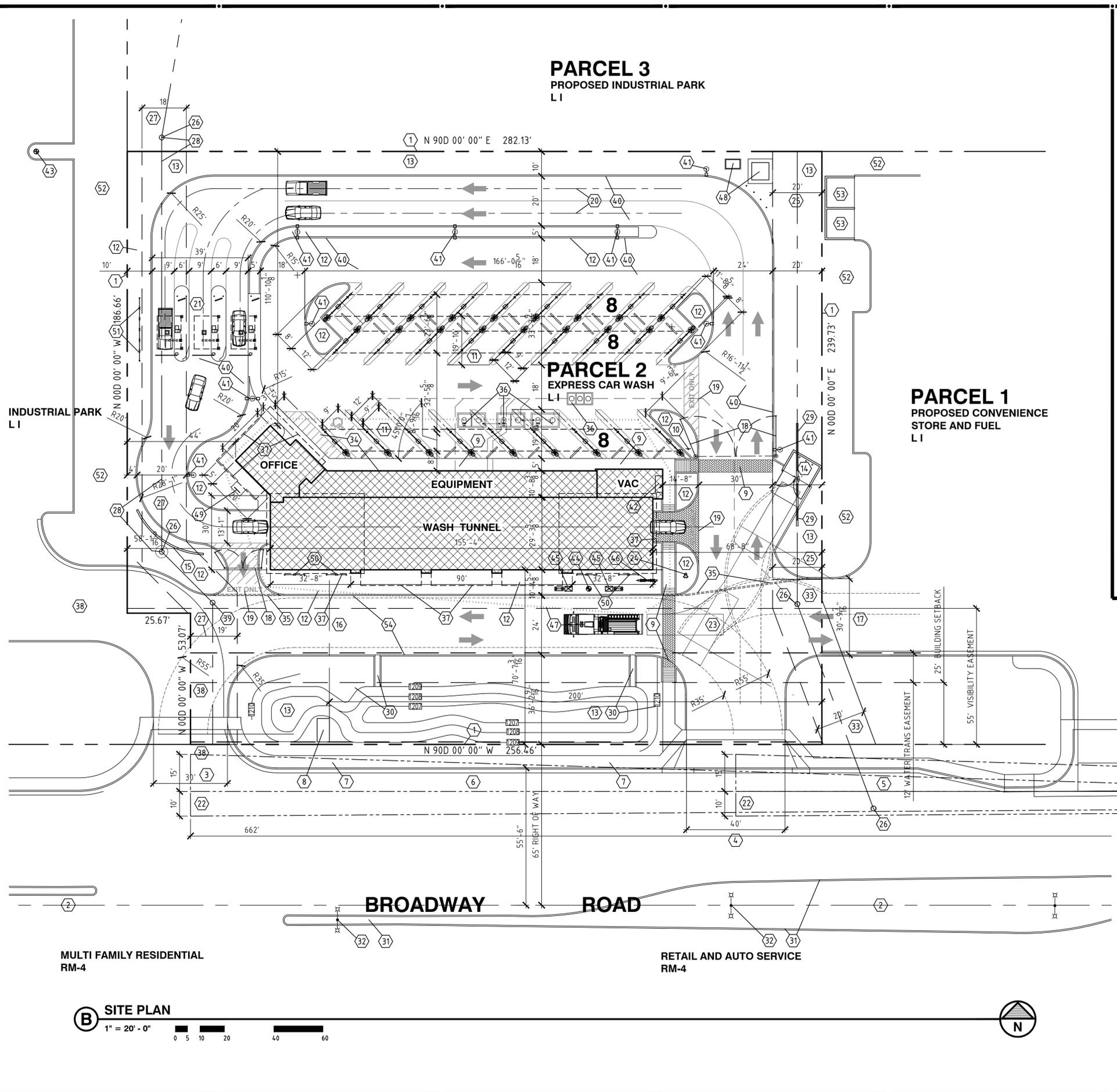
REVISIONS:

PROJECT NO.:  
 1501

PRELIMINARY  
 WATER  
 AND  
 SEWER  
 PLAN

SHEET:  
 4 OF 4

C4



- ### KEYNOTES
- PROPERTY LINE.
  - CENTERLINE OF RIGHT OF WAY.
  - DRIVEWAY ENTRANCE, EXISTING.
  - DRIVEWAY ENTRANCE, BY OTHERS.
  - EXTEND RIGHT TURN LANE FROM ADJACENT PROPERTY, BY OTHERS.
  - RIGHT TURN LANE, EXISTING.
  - SIDEWALK, CURB AND GUTTER, EXISTING.
  - MONUMENT SIGN, 9'-6" X 12" HIGH, PROPOSED.
  - ACCESSIBLE PEDESTRIAN PATH. NOTE: AT VEHICULAR CROSSINGS AND THE TUNNEL EXIT, STAINED AND STAMPED CONCRETE SHALL BE PROVIDED.
  - YIELD SIGN.
  - STANDARD PARKING SPACE, 9' x 18', 45 DEGREE ORIENTATION, WITH 3' WIDE BUFFER BETWEEN EACH SPACE FOR "VACUTECH" AWNING STANCHION AND SHADE CANOPY STRUCTURE, SEE E/F/4.31.
  - LANDSCAPE ISLAND.
  - LANDSCAPE AREA AND PROPOSED WATER RETENTION AREA.
  - WASTE ENCLOSURE, PER MESA STANDARD DETAIL M-62.01 - 62.07. NOTE: REQUESTING SINGLE UNIT AS THIS FACILITY WILL HAVE NO SIGNIFICANT MATERIAL TO RECYCLE.
  - MASONRY SCREEN WALL, 36" TALL.
  - TWO WAY CIRCULATION DRIVE AT FRONTAGE.
  - TWO WAY CIRCULATION DRIVE FROM ADJACENT PROPERTY.
  - TWO STEEL SECURITY GATE CLOSURES TO CLOSE SITE AFTER BUSINESS HOURS, SEE H/4.31.
  - STRIPED "EXIT ONLY" AT ONE WAY EXITS (THREE SUCH).
  - CAR WASH PAY STATION STACKING (TOTAL 588').
  - SIGHT TRIANGLE, PER CITY OF MESA STANDARD, 45MPH 6LD.
  - WASTE VEHICLE APPROACH, PER CITY OF MESA STANDARD.
  - FIRE DEPARTMENT CONNECTION LOCATION.
  - PRIVATE UTILITY EASEMENT, 20', FOR 6" WASTE LINE, BY OTHERS.
  - MANHOLE BY OTHERS.
  - PRIVATE UTILITY EASEMENT, 20', FOR STORM DRAIN PIPING, BY OTHERS.
  - STORM DRAIN PIPING AND MANHOLES SHALL BE CONSTRUCTED BY OTHERS.
  - WASTE LINE PIPING INSTALLED BELOW THE FUTURE WASTE ENCLOSURE AND DRIVE SHALL BE SLEEVED AND BEDDED WITH A SLURRY MIX FILL MATERIAL EXTENDING 5' BEYOND STRUCTURE.
  - WATER RETENTION BASIN AND DRAIN TROUGH BY OTHERS.
  - TRAFFIC CONTROL MEDIAN, EXISTING.
  - STREET LIGHT, EXISTING.
  - PUBLIC UTILITY EASEMENT.
  - ACCESSIBLE PARKING SPACE, AISLE AND SIGN, PER ADA STANDARDS.
  - REMOVAL OF EXISTING VERTICAL CURB FOR TIE-IN OF SITE IMPROVEMENTS, SEE CIVIL PLANS.
  - RECYCLE WATER AND SAND/OIL INTERCEPTOR WITH WASTE LINES TO SEWER TAP AT MANHOLE.
  - ROOF OVERHANG OR CANOPY, SEE SHEET 4.31 AND 4.71.
  - DRIVEWAY AND CIRCULATION TO ADJACENT SITE, EXISTING.
  - MANHOLE, EXISTING.
  - CONCRETE PAVEMENT, AND VERTICAL CURB (TYPICAL) SEE CIVIL.
  - SITE POLE LIGHTS AND FOOTING, 15' MAXIMUM HEIGHT.
  - ELECTRIC SERVICE ENTRANCE SECTION, WITHIN VACUUM ENCLOSURE, FULLY SCREENED.
  - FIRE HYDRANT, EXISTING.
  - FIRE HYDRANT, NEW.
  - WATER METER AND BACK FLOW DEVICE, SEE CIVIL.
  - FIRE LINE BACK FLOW DEVICE, SEE CIVIL.
  - FIRE ACCESS TO EAST WEST DRIVE ONLY, TOTAL DISTANCE AROUND BUILDING IS 470', FURTHEST DISTANCE EACH DIRECTION IS 235' - 300'. ROUTE AND ACCESS RADIUS IS INDICATED.
  - ELECTRIC UTILITY EQUIPMENT LOCATION, PAD AND BOLLARDS.
  - BICYCLE PARKING AREA.
  - "GREEN SCREEN" 4' WIDE PANELS, SEE LANDSCAPE PLAN AND 4.31.
  - "GREEN SCREEN" 6'-4" WIDE PANELS, SEE LANDSCAPE PLAN.
  - ADJACENT LANDSCAPE SETBACK, BY OTHERS.
  - ADJACENT WASTE ENCLOSURE, BY OTHERS.
  - FIRE LANE MARKINGS, CURBS PAINTED RED AND MARKED PER FIRE PREVENTION DETAIL 503.3-1 BOTH SIDES OF 24' DRIVEWAY. END.

### PROJECT INTENT

FULLY DEVELOP THIS SITE AS AN "EXPRESS CAR WASH" INCLUDING ON-SITE AND OFF-SITE AS REQUIRED. THE PROJECT WILL INCLUDE HARDSCAPE, LANDSCAPE, UTILITIES, AND STRUCTURE. WE ARE APPLYING FOR DESIGN REVIEW AND SITE MODIFICATION WITH PLANNING AND ZONING. END

### DEVELOPER

DAVID B MILLER, MANAGING PARTNER  
ARIZONA OIL PARTNERS, LLC  
20750 N 87TH STREET #1040  
SCOTTSDALE, AZ 85255

### ARCHITECT

JAMES M. DAY & ASSOCIATES  
7942 WEST BELL ROAD CS-510  
GLENDALE, AZ 85308  
623.271.7705

### CIVIL

DESERT DEVELOPMENT ENGINEERING INC  
10000 N 31ST AVE SUITE A109  
PHOENIX, AZ 85051  
602.997.2005

### LANDSCAPE

CAMPBELL COLLABORATIVE  
111 E DULAP ROAD #1278  
PHOENIX, AZ 85020  
602.266.1644

### CITY OF MESA BUILDING CODES

2006 INTERNATIONAL BUILDING CODE  
2006 INTERNATIONAL FIRE CODE & ORDINANCE #4789  
2006 INTERNATIONAL PLUMBING CODE  
2005 NATIONAL ELECTRICAL CODE  
2006 INTERNATIONAL MECHANICAL CODE  
2006 INTERNATIONAL EXISTING BUILDING CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE

### SITE DATA

PROJECT REQUEST: DESIGN REVIEW  
PLANNING AND ZONING SITE PLAN MODIFICATION  
CASE NUMBERS: PS14-081  
PLN2014-00619  
LOCATION ADDRESS: NWC OF DOBSON & BROADWAY RD  
MESA, ARIZONA  
CITY QUARTER SECTION: S-D  
COUNCIL DISTRICT: #3  
ZONE: L1 - LIGHT INDUSTRIAL

PARCEL 2 OF A SPLIT OF LOT 7, BROADWAY 101 COMMERCE PARK PHASE II, ACCORDING TO BOOK 928 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDER, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL #	134-37-017B
CURRENT USE	VACANT
GROSS FLOOR AREA BUILDING	6,413.30 SF
OFFICE AREA	590.31 SF
EQUIPMENT AREA	1,260.67 SF
WASH TUNNEL	4,562.32 SF
VACUUM EQUIPMENT ENCLOSURE	306.00 SF
VACUUM / PAY CANOPY	3,972.00 SF
LOT COVERAGE	10,691.30 SF = 16.13%
PARCEL SIZE	
GROSS AREA	82,941.00 SF 1.900 ACRE
NET AREA	66,272.00 SF 1.521 ACRE
LANDSCAPE AREA	
REQUIRED	8,139.00 SF
ABOVE REQUIRED	8,909.00 SF 13.4% OF SITE
TOTAL	17,047.30 SF 25.7% OF SITE
GENERAL PLAN DESIGNATION	INDUSTRIAL
PARKING SPACES REQUIRED	17.10 (1375) (6413.30/375)
PARKING SPACES PROVIDED	23 STANDARD 1 UNIVERSAL ACCESSIBLE
BUILDING	
STORIES	(1) ONE
HEIGHT	19'-0" - 29'-4"
OCCUPANCY GROUP	B
CONSTRUCTION TYPE	V-B AFES
OCCUPANCY LOAD	
BUSINESS	590.31/100 = 6
EQUIPMENT	5822.99/300 = 20
TOTAL	26

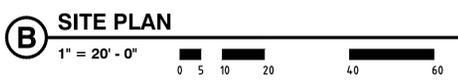
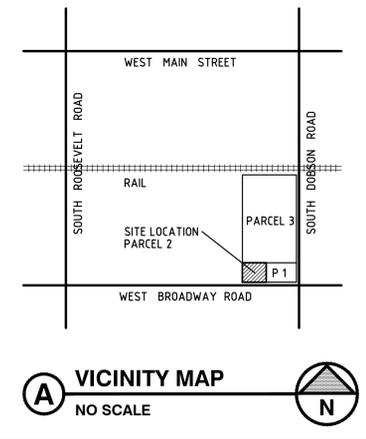
PLUMBING CALCULATION - IBC CHAPTER 29

BUSINESS (ALL IN BUSINESS)

OCCUPANCY LOAD	26
MALE	13
WATER CLOSETS 1/25	52 = 1
LAVATORIES 1/40	33 = 1
FEMALE	13
WATER CLOSETS 1/25	52 = 1
LAVATORIES 1/40	33 = 1
DRINKING FOUNTAIN	1
SERVICE SINK	1

### EXTERIOR WALL AND OPENING PROTECTION

OCC GRP	CONST TYPE	HORIZ SEP	BEARING WALL	NON-BRG WALL	OPENINGS
N	B	V-B	110'-10"	NR	NP
E	B	V-B	68'-8"	NR	NP
S	B	V-B	69'-3"	NR	NP
W	B	V-B	44'-0"	NR	NP



REVISIONS

RELEASE DATE: **06-01-2015**

JMD JMD JMD

PROJECT ARCHITECT: JAMES M. DAY  
DRAFTSPERSON: JAMES M. DAY  
CHECKER: JAMES M. DAY  
CONSULTANT: JAMES M. DAY

REGISTERED ARCHITECT  
23474  
JAMES M. DAY  
6-1-2015  
ARIZONA, USA

EMAIL: JDAY@JMD-ARCHITECTS.COM  
PHONE: 623.271.7705  
FAX: 623.271.7707  
7942 WEST BELL ROAD  
SUITE 05-510  
GLENDALE, AZ 85308

PROJECT - COMMERCIAL - CAR WASH  
**WASH WORKS - CAR WASH**  
2060 WEST BROADWAY ROAD  
MESA, ARIZONA 85202

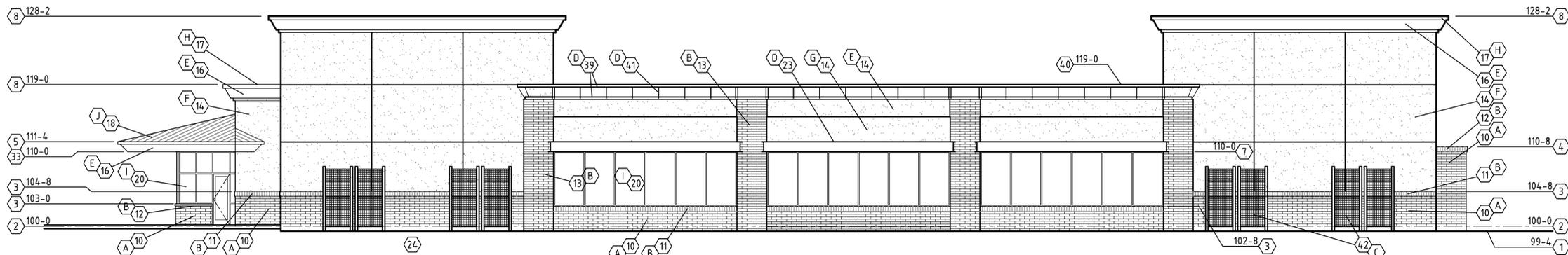
PS14-081 ( PLN2014-00619 )

CONTRACT NO. **2014.17**

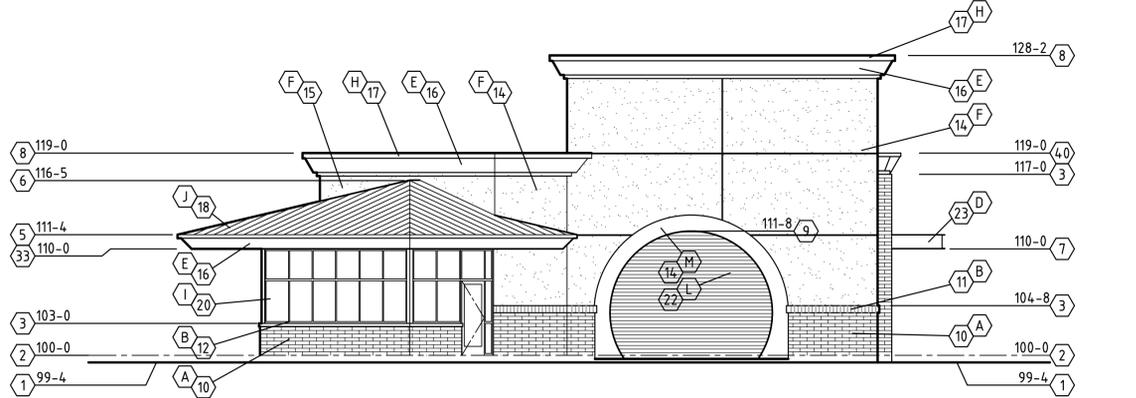
SHEET NO. **201**

OF 6 SHEETS

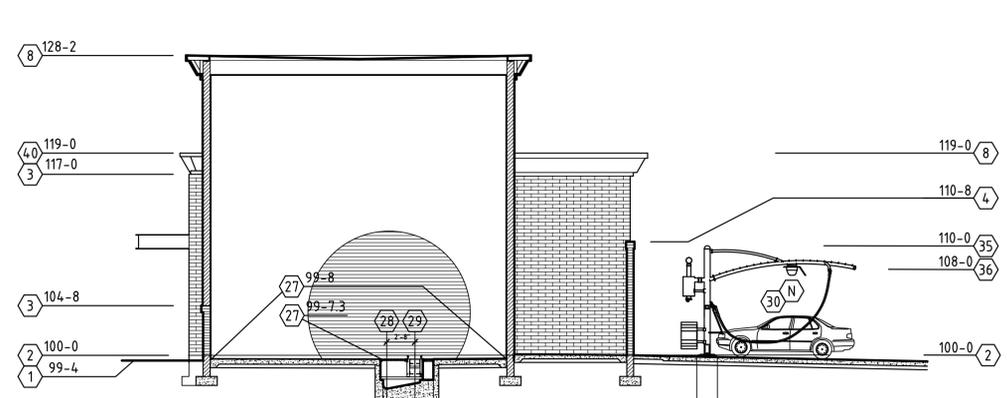
james m day & associates, ltd.  
architecture



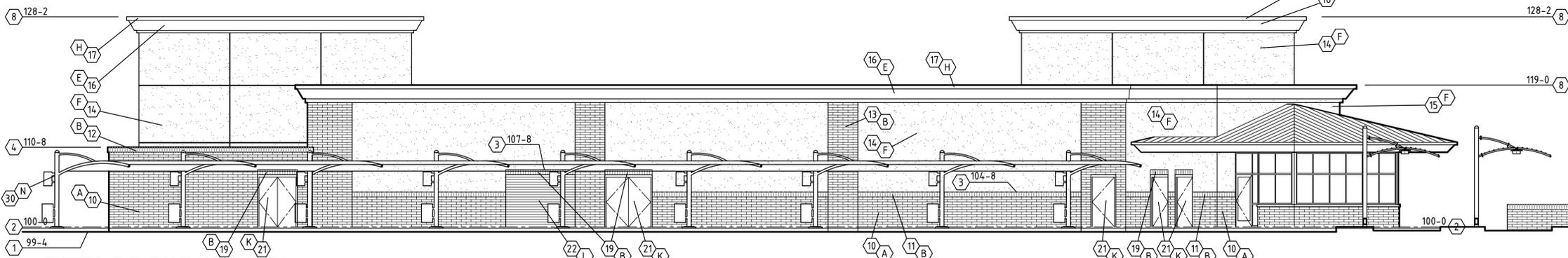
**A EXTERIOR ELEVATION - SOUTH**  
1/8" = 1' - 0"



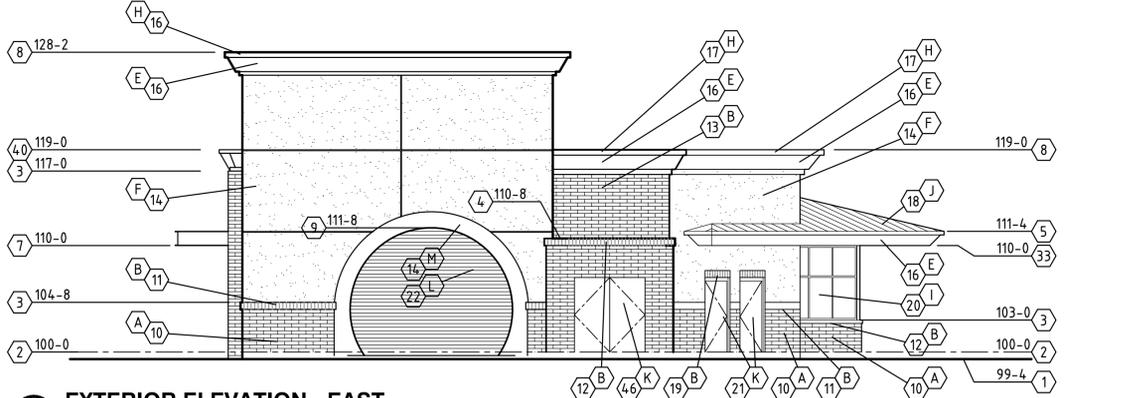
**B EXTERIOR ELEVATION - WEST**  
1/8" = 1' - 0"



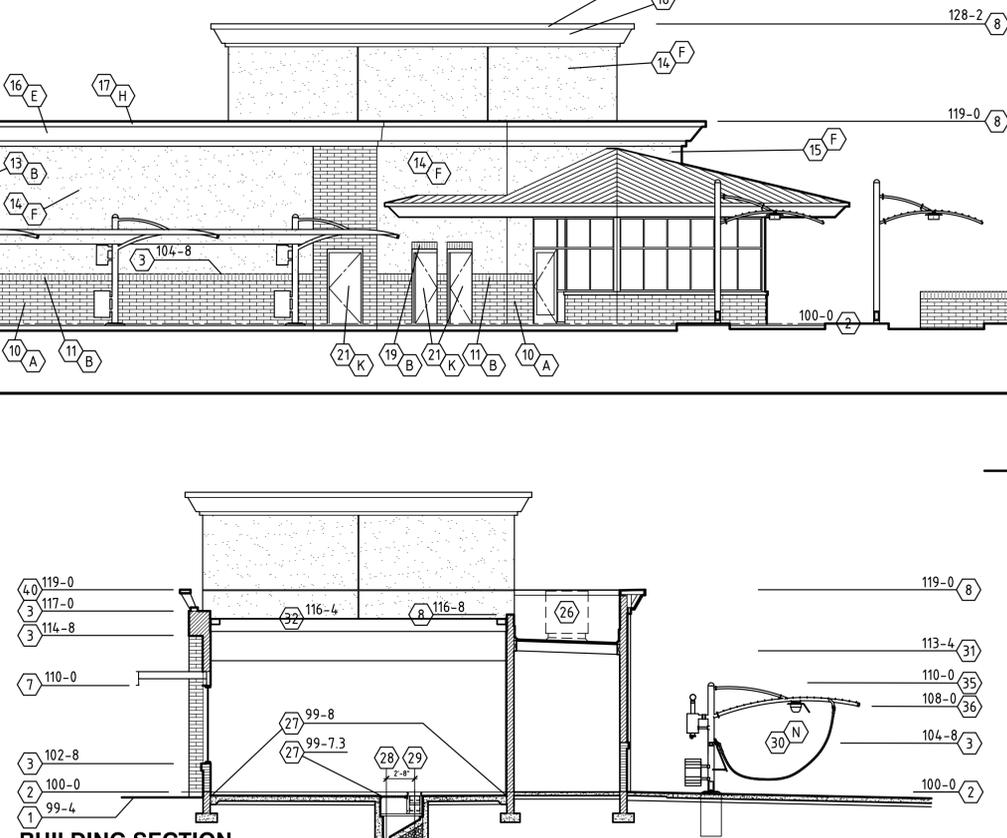
**E BUILDING SECTION**  
1/8" = 1' - 0"



**C EXTERIOR ELEVATION - NORTH**  
1/8" = 1' - 0"



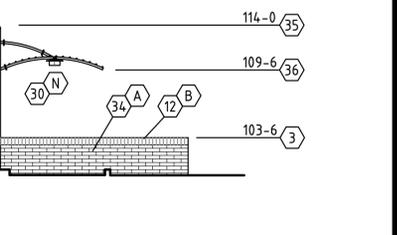
**D EXTERIOR ELEVATION - EAST**  
1/8" = 1' - 0"



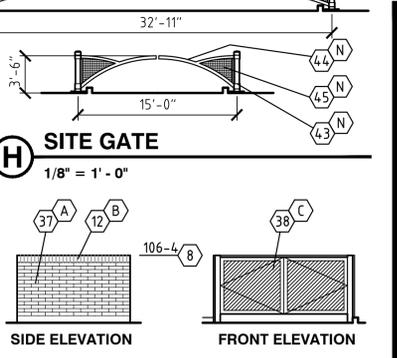
**F BUILDING SECTION**  
1/8" = 1' - 0"

- KEYNOTES**
- 1 FINISH GRADE ESTIMATED, SEE CIVIL FOR ACTUAL.
  - 2 FINISHED SLAB ELEVATION OF MAIN BUILDING.
  - 3 FINISH ELEVATION.
  - 4 FINISH ELEVATION SCREEN WALL.
  - 5 FINISH ELEVATION ROOF EAVE.
  - 6 FINISH ELEVATION ROOF RIDGE.
  - 7 BOTTOM OF CANOPY AND TOP OF OPENING.
  - 8 TOP OF PARAPET.
  - 9 TOP OF OPENING.
  - 10 BRICK, 8x4x16, RUNNING BOND, RODDED JOINTS.
  - 11 BRICK, 8x4x8 ROWLOCK SILL, RODDED JOINTS.
  - 12 BRICK CAP, 8x4x8 ROWLOCK, RODDED JOINTS.
  - 13 BRICK, 8x4x16, RUNNING BOND, RODDED JOINTS.
  - 14 CMU STRUCTURE WITH DRYVIT FINISH.
  - 15 FRAME STRUCTURE WITH DRYVIT FINISH.
  - 16 FRAME STRUCTURE WITH FOAM AND DRYVIT FINISH.
  - 17 CAP FLASHING.
  - 18 STANDING SEAM METAL ROOF, BERRIDGE CEE-LOCK OR EQUAL.
  - 19 BRICK LINTEL, 8x4x8 ROWLOCK.
  - 20 STOREFRONT SYSTEM WITH INSULATED LOW E GLASS.
  - 21 STEEL DOORS AND FRAME.
  - 22 COOKSON COILING DOOR, CLOSED AFTER HOURS.
  - 23 STEEL FRAME CANOPY AND SUPPORT.
  - 24 TOWER FINISH SAME AS EAST END.
  - 25 TOP OF MASONRY.
  - 26 ROOF MOUNTED HVAC UNIT FULLY SCREENED, ELSEWHERE ON THE ROOF. NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET.
  - 27 FINISH SLAB ELEVATION OF WASH TUNNEL.
  - 28 CENTER LINE OF VEHICLE PATH.
  - 29 CENTER LINE OF VEHICLE CONVEYOR.
  - 30 VACUTECH AWNING STRUCTURE.
  - 31 BOTTOM OF LEDGER.
  - 32 TOP OF BEAM AND SHADE MATERIAL IN WASH TUNNEL.
  - 33 BOTTOM OF ROOF EAVE.
  - 34 BRICK SCREEN WALL, 8x4x16 RUNNING BOND.
  - 35 FINISHED ELEVATION OF STANCHION.
  - 36 BOTTOM ELEVATION OF ARCH / SHADE.
  - 37 BRICK WASTE ENCLOSURE WALL, 8x4x16 RUNNING BOND, 3 SIDES.
  - 38 STEEL GATES AT WASTE ENCLOSURE.
  - 39 TUBE STEEL PARAPET DETAIL, MATCH INDUSTRIAL BUILDING.
  - 40 TOP OF STEEL DETAIL.
  - 41 STEEL TUBE SUPPORTS, MATCH INDUSTRIAL BUILDING.
  - 42 "GREEN SCREEN" OR EQUAL SUPPORTED WITH 2-4x4x8" STEEL TUBES.
  - 43 5" STEEL PIPE BOLLARD GATE SUPPORT.
  - 44 3" AND 2.5" STEEL PIPE GATE.
  - 45 2x2x11 GAGE WIRE MESH PANEL WELDED TO GATE.
  - 46 ELECTRICAL SERVICE RECESSED IN WALL FLUSH.

- FINISH MATERIAL SCHEDULE**
- A BLOCK - INTERSTATE BRICK, ATLAS, BRONZESTONE L-4
  - B BLOCK - INTERSTATE BRICK, MIDNIGHT BLACK L-4
  - C STEEL - PAINTED, SHERWIN WILLIAMS, CDS QT BRONZE BRICK, CUSTOM MATCH.
  - D STEEL - PAINTED, DUNN EDWARDS, DE6356 SHEET METAL.
  - E DRYVIT - SANDBLAST, DUNN EDWARDS DE6244 SMOKEY FOREST.
  - F DRYVIT - MOJAVE, DUNN EDWARDS DE6059 CHOCOLATE MILK.
  - G DRYVIT - MOJAVE, DUNN EDWARDS DEC785 WHISPER GRAY.
  - H FLASHING - PAINTED, DUNN EDWARDS, DE6356 SHEET METAL.
  - I STOREFRONT - ANODIZED MILL FINISH ALUMINUM.
  - J ROOF AND DRIP EDGE - BERRIDGE METALLIC LEAD-COTE.
  - K STEEL DOOR & FRAME - PAINTED, SHERWIN WILLIAMS, CDS QT BRONZE BRICK, CUSTOM MATCH.
  - L COILING DOOR - CYCLE COTE POWDER COAT FINISH, SILVER.
  - M FLASHING - BERRIDGE METALLIC LEAD-COTE.
  - N VACUTECH STEEL AND GATES - POWDER COAT FINISH, RED.
  - FABRIC SHADE - GALE SYNTHESIS SA FR SHADE FABRIC 6 SLATE GRAY.



**H SITE GATE**  
1/8" = 1' - 0"



**G WASTE ENCLOSURE**  
1/8" = 1' - 0"

REVISIONS

RELEASE DATE  
**06-01-2015**

JMD JMD JMD  
PROJECT ARCHITECT  
DRAFTSPERSON  
CHECKER  
CONSULTANT



EMAIL: JDAY@JMD-ARCHITECTS.COM  
PHONE: 603.271.7705  
FAX: 603.271.7707  
7945 W BELL RD  
SUITE 05-510  
GLENDALE, AZ 85308



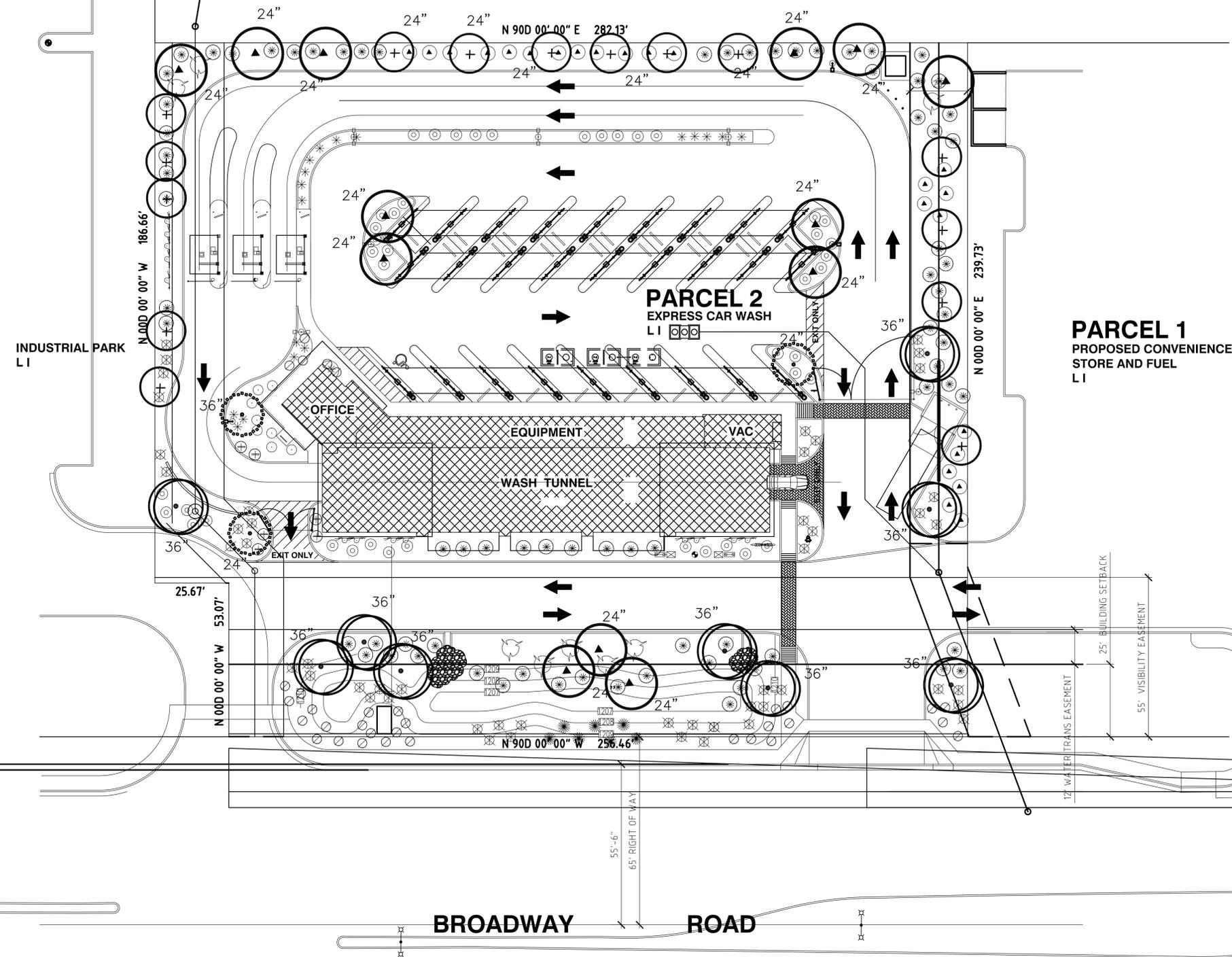
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**WASH WORKS - CAR WASH**  
2060 WEST BROADWAY ROAD  
MESA, ARIZONA 85202

CONTRACT NO.  
**2014.17**

SHEET NO.  
**431**

OF 6 SHEETS

**PARCEL 3**  
PROPOSED INDUSTRIAL PARK  
LI

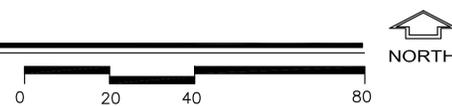


**PLANT MATERIAL LEGEND**

KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliper)
<b>TREES</b>			
1		Acacia aneura Mulga Acacia	24" Box 7' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
2		Acacia stenophylla Shoestring Acacia	15 Gal 7' 2.5' .75" 24" Box 9' 4' 1.5" Double-Staked Typ.
3		Pithecellobium flexicaule Texas Ebony	24" Box 7.5' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
4		Dalbergia sissoo Sissoo Tree	15 Gal 7' 3' .75" 24" Box 10' 4' 1.25" Double-Staked Typ.
<b>LARGE SHRUBS</b>			
5		Eremophila 'Valentine' Valentine Bush	5 Gallon
6		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
7		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
<b>MEDIUM AND SMALL SHRUBS</b>			
8		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
9		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon
10		Ruellia peninsularis Baja Ruellia	5 Gallon
<b>GROUNDCOVERS</b>			
11		Lantana m. 'New Gold' New Gold Lantana	5 Gallon
12		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
<b>ACCENTS</b>			
13		Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
14		Agave geminiflora Twin Flower Agave	5 Gallon
15		Hesperaloe parviflora Red Yucca	5 Gallon
16		Ficus pumila Creeping Fig	5 Gallon Tie to screen
<b>LANDSCAPE MATERIALS</b>			
17		Decomposed Granite Desert Gold	1/2" size screened 2" Deep
18		Fractured Rock	3" to 6" angular rock 6" Deep

**LANDSCAPE PLAN**

SCALE 1"=20'-0"



*[Signature]*  
DONALD ROGER CAMPBELL  
LANDSCAPE ARCHITECT  
ARIZONA, U.S.A.  
EXP. 06/30/2016

**Campbell Collaborative**  
Landscape Architects since 1983  
111 E. Dunlap Ave., Suite 1-278  
Phoenix, Arizona 85020  
T: (602) 300-1844 F: (602) 300-1807

REVISIONS

RELEASE DATE  
**04-03-2015**

DRC DRC DRC  
PROJECT ARCHITECT  
DRAFTSPERSON  
CHECKER  
CONSULTANT

EXP. 06/30/2016

EMAIL: JDAY@MDA-ARCHITECTS.COM  
PHONE: 602.271.7705  
FAX: 602.271.7707  
7942 W BELL RD  
SUITE C5-910  
GLENDALE, AZ 85308



PROJECT - COMMERCIAL CAR WASH  
**WASH WORKS - CAR WASH**  
NWC DOBSON RD & BROADWAY RD  
MESA, ARIZONA

CONTRACT NO.  
**2014.17**

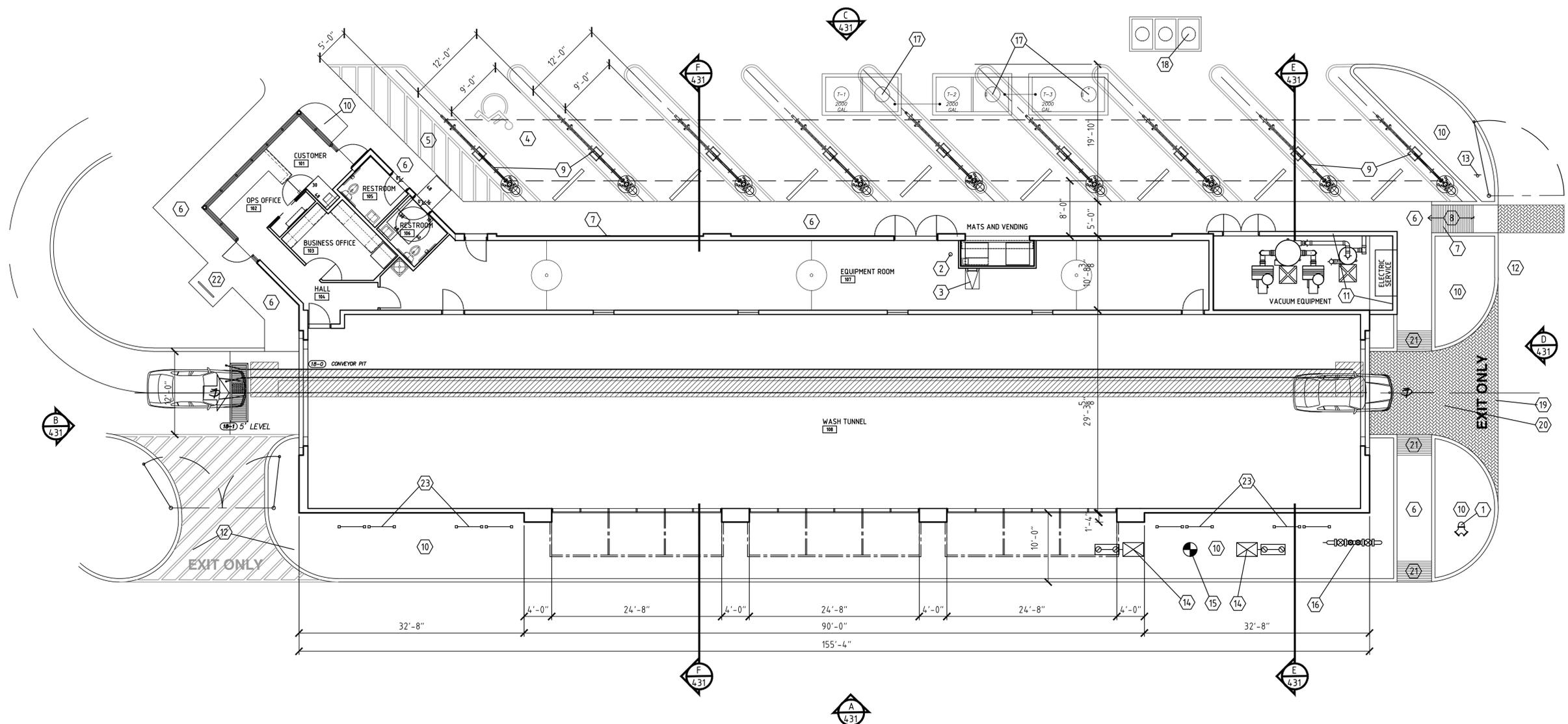
SHEET NO.  
**L1.0**

OF 1 SHEETS

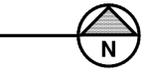
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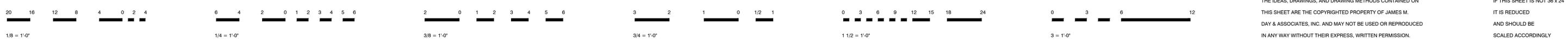




**A FLOOR PLAN**  
1/8" = 1' - 0"



- KEYNOTES**
- 1 FIRE DEPARTMENT CONNECTION.
  - 2 FIRE RISER.
  - 3 ROOF HATCH.
  - 4 ACCESSIBLE PARKING.
  - 5 ACCESSIBLE AISLE.
  - 6 ACCESSIBLE PATHWAY.
  - 7 ADA SIGN.
  - 8 1/2 RAMP MAXIMUM, WITH DETECTABLE WARNING TEXTURE.
  - 9 VACUTECH ARCH WITH SHADE.
  - 10 LANDSCAPING.
  - 11 10'-0" HIGH SCREEN WALL AT VACUUM ENCLOSURE.
  - 12 BOLLARD AND CHAIN TO CLOSE SITE AFTER HOURS.
  - 13 YIELD SIGN.
  - 14 WATER METER AND BACK FLOW DEVICE, SEE CIVIL AND PLUMBING.
  - 15 FIRE HYDRANT.
  - 16 FIRE LINE BACK FLOW DEVICE, SEE CIVIL.
  - 17 WATER RECYCLE TANKS (2 SUCH) FOR FUTURE USE.
  - 18 SAND AND OIL INTERCEPTOR.
  - 19 STRIPING TO INDICATE EXIT ONLY.
  - 20 STAMPED CONCRETE SURFACE IN CONTRASTING COLOR.
  - 21 DETECTABLE WARNINGS 36" WIDE AT TRANSITION TO VEHICULAR TRAFFIC.
  - 22 BICYCLE PARKING AREA.
  - 23 GREEN SCREEN PANELS, 4' WIDE AND 8' TALL.
- END



REVISIONS

RELEASE DATE  
**06-01-2015**

JMD JMD JMD

PROJECT ARCHITECT  
DRAFTSPERSON  
CHECKER  
CONSULTANT

REGISTERED ARCHITECT  
23474  
JAMES M. DAY  
6-1-2015  
ARIZONA, USA  
EXPIRES 12-31-2017

EMAIL: JDAY@JMDA-ARCHITECTS.COM  
PHONE: 602.271.7705  
FAX: 602.271.7707  
7945 W BELL RD  
SUITE C5-510  
GLENDALE, AZ 85308



PS14-081 (PLN2014-00619)

PROJECT - COMMERCIAL - CAR WASH

**WASH WORKS - CAR WASH**  
2060 WEST BROADWAY ROAD  
MESA, ARIZONA 85202

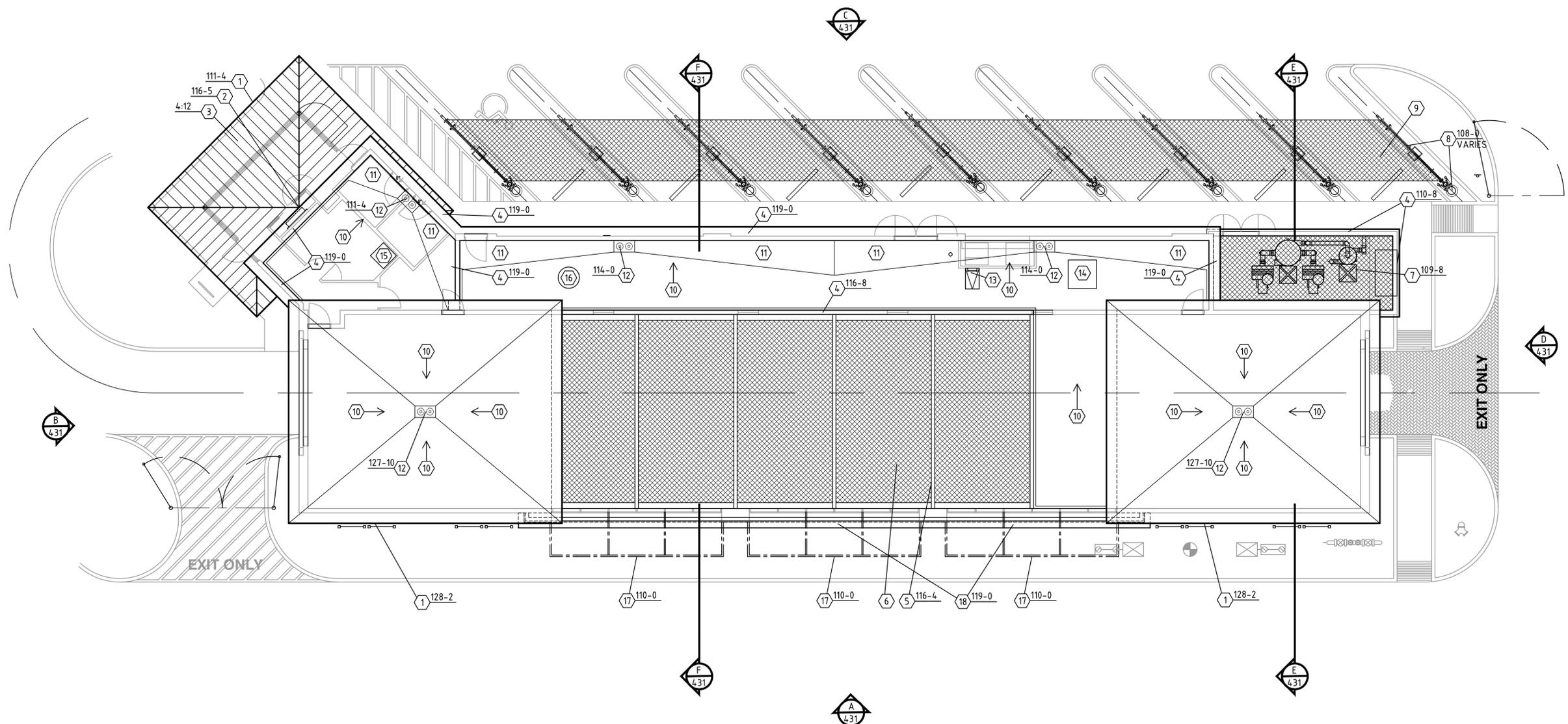
CONTRACT NO.  
**2014.17**

SHEET NO.  
**401**

OF 6 SHEETS

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**A** ROOF PLAN  
1/8" = 1' - 0"

- KEYNOTES**
- 1 ELEVATION OF ROOF EDGE.
  - 2 ELEVATION OF ROOF RIDGE (HIGH POINT).
  - 3 SLOPED ROOF, HIP, FINISHED WITH BERRIDGE TEE PANEL (OR EXISTING) SLOPE INDICATED.
  - 4 ELEVATION OF ROOF PARAPET.
  - 5 STEEL TUBE BEAM STRUCTURE, HORIZONTAL, BELOW TOP OF PARAPET. TOP OF STRUCTURE INDICATED.
  - 6 SHADE SCREEN MATERIAL, FIRE RESISTANT, HORIZONTAL, ATTACHED TO KEYNOTE 5.
  - 7 SHADE SCREEN MATERIAL, FIRE RESISTANT, HORIZONTAL, AT ELEVATION INDICATED.
  - 8 "VACUTECH" STEEL TUBE STANCHION AND ARCH STRUCTURE.
  - 9 SHADE SCREEN MATERIAL, FIRE RESISTANT, FASTENED TO ARCH.
  - 10 FOAM ROOF FINISH, SLOPE 1/2 DOWN IN DIRECTION OF ARROW.
  - 11 FOAM ROOF FINISHED CRICKET, SLOPE 1/2 TO ROOF DRAIN.
  - 12 ROOF DRAIN AND OVERFLOW DRAIN (@ +1" ABOVE OUTFLOW). ELEVATION OF OUTFLOW INDICATED.
  - 13 ROOF HATCH.
  - 14 ROOF MOUNTED EVAPORATIVE COOLER, FULLY SCREENED.
  - 15 ROOF MOUNTED HVAC UNIT, FULLY SCREENED.
  - 16 ROOF MOUNTED EXHAUST FAN, FULLY SCREENED.
  - 17 STEEL FRAME CANOPY WITH PERFORATED METAL SCREEN.
  - 18 ELEVATION OF TOP OF STEEL DETAIL AT PARAPET.
- END
- NOTE: ELEVATION MARKS ARE ABOVE SLAB ELEVATION OF 100-0.

REVISIONS

RELEASE DATE  
**06-01-2015**

JMD JMD JMD

PROJECT ARCHITECT  
DRAFTSPERSON  
CHECKER  
CONSULTANT

REGISTERED ARCHITECT  
23474  
JAMES M. DAY  
6-1-2015  
ARIZONA, USA  
EXPIRES 1/30/2017

EMAIL: JDAY@JMDA-ARCHITECTS.COM  
PHONE: 603.271.7705  
FAX: 603.271.7707  
7945 W BELL RD  
SUITE C5-510  
GLENDALE, AZ 85308



PS14-081 (PLN2014-00619)

PROJECT - COMMERCIAL - CAR WASH  
**WASH WORKS - CAR WASH**  
2060 WEST BROADWAY ROAD  
MESA, ARIZONA 85202

CONTRACT NO.  
**2014.17**

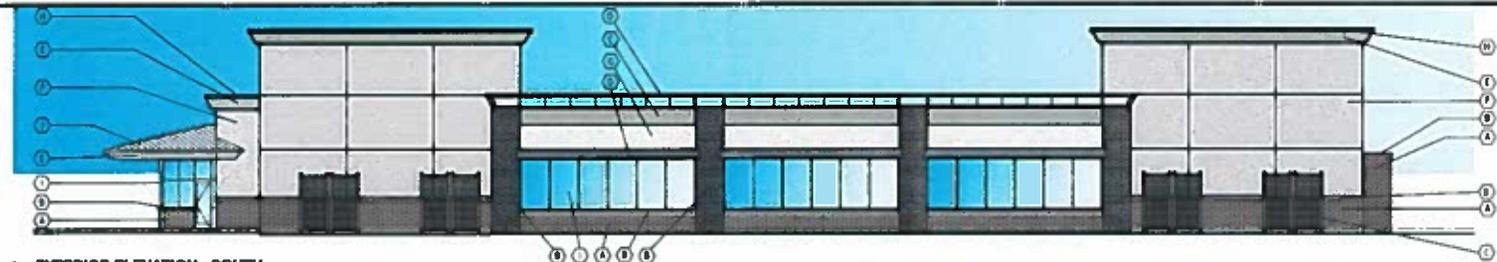
SHEET NO.  
**471**

OF 6 SHEETS

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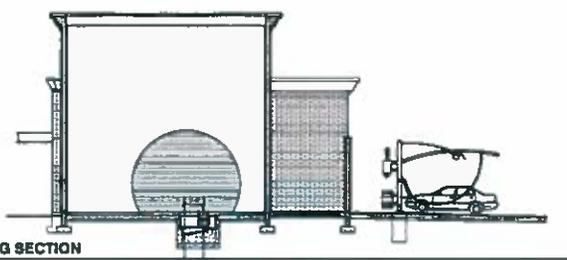
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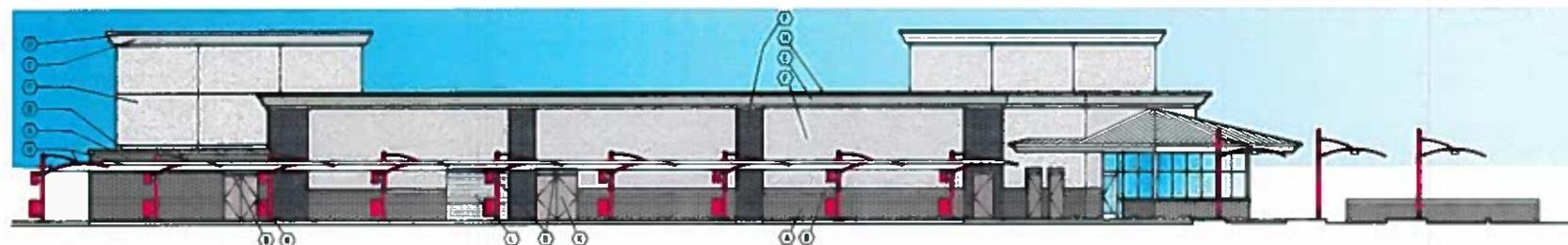
**A EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"



**B EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



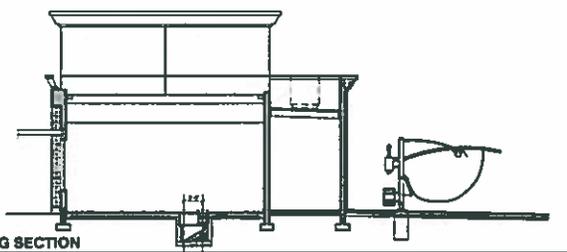
**E BUILDING SECTION**  
1/8" = 1'-0"



**C EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"



**D EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**F BUILDING SECTION**  
1/8" = 1'-0"

**FINISH MATERIAL SCHEDULE**

- A GLAZED INTERSTATE BRICK, ATLAS BRONZESTONE I, 4
- B GLAZED INTERSTATE BRICK, HONORIC BLACK I, 4
- C STEEL - PAINTED, BURN EDWARDS, DEKOR WHITE METAL BRICK, 2X8 FOR PALTS
- D STEEL - PAINTED, BURN EDWARDS, DEKOR WHITE METAL BRICK, 2X8 FOR PALTS
- E DRYVT - MELAYE, BURN EDWARDS DEKOR (HONORIC) WHITE
- F DRYVT - MELAYE, BURN EDWARDS DEKOR (HONORIC) WHITE
- G DRYVT - MELAYE, BURN EDWARDS DEKOR (HONORIC) WHITE
- H PLASTER - PAINTED, BURN EDWARDS, DEKOR WHITE METAL
- I STRENGTH - ANCHORED MLL, FINISH ALUMINUM
- J ROOF AND DWP ROOF - GERMINE METALIC LEAD-COTE
- K STEEL SHOE & WELVE - PAINTED, BURN EDWARDS, DEKOR WHITE METAL BRICK, 2X8 FOR PALTS
- L COLING DOOR - CYCLE COVE, POWDER COAT FINISH, SA VEA
- M PLASTIC - BURNING METALIC LEAD-COTE
- N VULCUT STEEL AND GALV - POWDER COAT FINISH RED FABRIC SHADE - SLATE SYNTHETIC SA PE SHADE FABRIC & SLATE GRAY

END

RELEASE DATE  
**06-01-2015**

AD AD Q



JASPER ARCHITECTS  
1000 N. MESA  
MESA, ARIZONA 85202  
TEL: 480.966.1111  
WWW.JASPERARCHITECTS.COM



PS14-081 ( PLAN2014-00618 )  
PROJECT: COMMERCIAL CAR WASH  
WASH WORKS - CAR WASH  
2080 WEST BROADWAY ROAD  
MESA, ARIZONA 85202

CONTRACT NO  
**2014.17**

SHEET NO.  
**431**

OF 8 SHEETS  
IF THIS SHEET IS NOT TO BE  
IT IS REVISED  
AND SHOULD BE  
SIGNED ACCORDINGLY



THIS SHEET IS UNLESS OTHERWISE NOTED ON  
THIS SHEET AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
THE DESIGN AND CONSTRUCTION OF THE PROJECT  
AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION  
AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION

**James M Day, Architect**

**Email** j-day@jmday-architects.com  
**Phone** 623-271-7705  
**Fax** 623-271-7707

**Mailing Address**  
7942 W Bell Road  
Suite C5-510  
Glendale, AZ 85308



**June 11, 2015**

**PROJECT NARRATIVE – WASH WERKS CAR WASH**

**An express car wash is proposed 2060 West Broadway Road, Parcel 2 at the northwest corner of Broadway Road and Dobson Road, Mesa, Arizona.**

**The "express service car wash" model is a modern full-service style tunnel, adapted to self-service, to provide a high quality exterior car wash. Customers remain in their vehicles through the pay and wash process and have the option of self-vacuuming their vehicles prior to or after the tunnel wash. This system allows for a fast, affordable, environmentally responsible, and customer friendly car wash process.**

**Parcel 2 will be fully developed with water, landscape water, sewer, electrical and telephone conduit onto the property. On-site improvements shall meet City of Mesa Standards. Off-site improvements including driveways, pedestrian walks, curb and gutter will be provided for by the adjacent parcel owners prior to this project starting.**

**The site design will adhere to the City of Mesa Zoning requirements for this site. The structure is oriented with the narrow ends facing east and west, with the long side parallel and facing on Broadway Road. The south face will be detailed with three glazed openings to the Wash Tunnel. This orientation provides a "building forward" configuration. Shaded parking and vacuum stalls are located to the north side of the building. The waste enclosure will be provided per City Standards and is a single unit, as this type of business model does not produce recycled materials.**

**Architecturally, the building will take its cues and vocabulary from the adjacent developments. Design elements will complement the QT and Industrial buildings. The building components include two offices, accessible restrooms, an equipment room, a vacuum enclosure and the wash tunnel. This self-service express business model does not require a public waiting space.**

**Team architecture with the client's goals in mind**

Residential    Commercial TI/Remodel    Commercial Ground Up    Interior Design

The parking-vacuum canopies are sculptural in design, providing shade while customers vacuum their vehicles. Shade fabric and steel structure colors shall be coordinated with the Developments color scheme. The shade structures also contain the internal vacuum system. Vacuum equipment is fully screened with 10' masonry walls. This vacuum system design layout allows for a "clean and uncluttered" look while reducing audible noise substantially.

The car wash entrance is proposed as a new driveway at the east end of the Broadway Road frontage. The customer has the option of vacuuming first or entering the queuing into one of three pay station lanes, continuing south and then turning left into the car wash tunnel approach. An emergency exit drive has been designed on this approach which allows emergency vehicles to exit the queue with a right turn onto the private roadway. After receiving a car wash and leaving the tunnel, the customer will exit the property, but has the option to return to the vacuum areas. The site's internal circulation has been designed to incur minimum vehicle cross traffic, with a counter clockwise flow preferred to allow for maximum driver visibility when aligning with the conveyor at the tunnel entrance.

This car wash design will not create more traffic because it draws off of Broadway Road's existing traffic. The site is over-parked due to the need for sufficient vacuum spaces. Bicycle parking will also be provided. Delivery or loading areas are not required, as deliveries are handled easily by a standard pickup truck. Deliveries are minimal as compared to retail or food service facilities.

The car wash equipment and vacuum motors are all located within the building structure for maximum sound insulation. This eliminates noise, vibration, dust and odor concerns for exposed equipment. Maximum operating hour length will likely occur in the summer months, potentially from 7 AM to 9 PM depending on demand. The facility will be manned by up to three employees who will manage daily operations and maintain site cleanliness and appearance on a daily basis. When the car wash is closed, the driveways will be secured with steel gates to prohibit vehicle entrance on the site. The staff are available during business hours to the customers or neighbors who may need help or have questions. A sign will be posted for;

#### **EMERGENCY OR OWNER CONTACT AFTER HOURS**

**Owner: David Miller**  
**Phone: 480 510 4633**

The car wash will be constructed with a sand and oil separator. A water reclamation system, is also provided for future use. The system is capable of up to 90% water reclamation in the event of unanticipated water supply restrictions. Moreover, the site's water treatment, reverse osmosis and soft water systems are designed to recycle 50% of water that is normally drained to the sewer system, resulting in a substantial positive environmental benefit. Further adding to water savings, this car wash design uses only 40 gallons of water per car as opposed to the typical 120 gallons of water used by homeowners washing cars in driveways. Finally, the car wash's soaps and cleaning products are all biodegradable and benefit from on-site contaminant interceptor tanks before moving into the sanitary sewer for treatment. On the other hand, harsher chemicals used by individual homeowners drain directly into the storm sewer system and eventually seeps into the underground water table.

In summary, the proposed project provides an environmentally responsible cleaning opportunity to local vehicle owners, while also offering a high value and convenient alternative to the community.

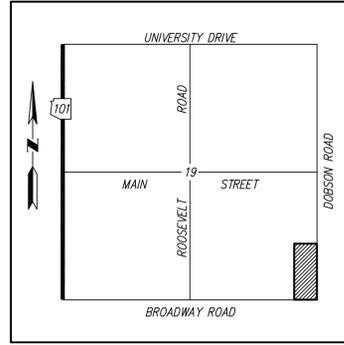
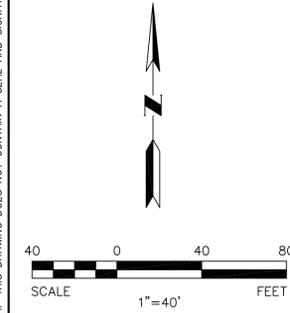
END

# LOT SPLIT

OF

## DOBSON & BROADWAY

A SPLIT OF LOT 7, BROADWAY 101 COMMERCE PARK PHASE II, ACCORDING TO BOOK 928 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDER, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



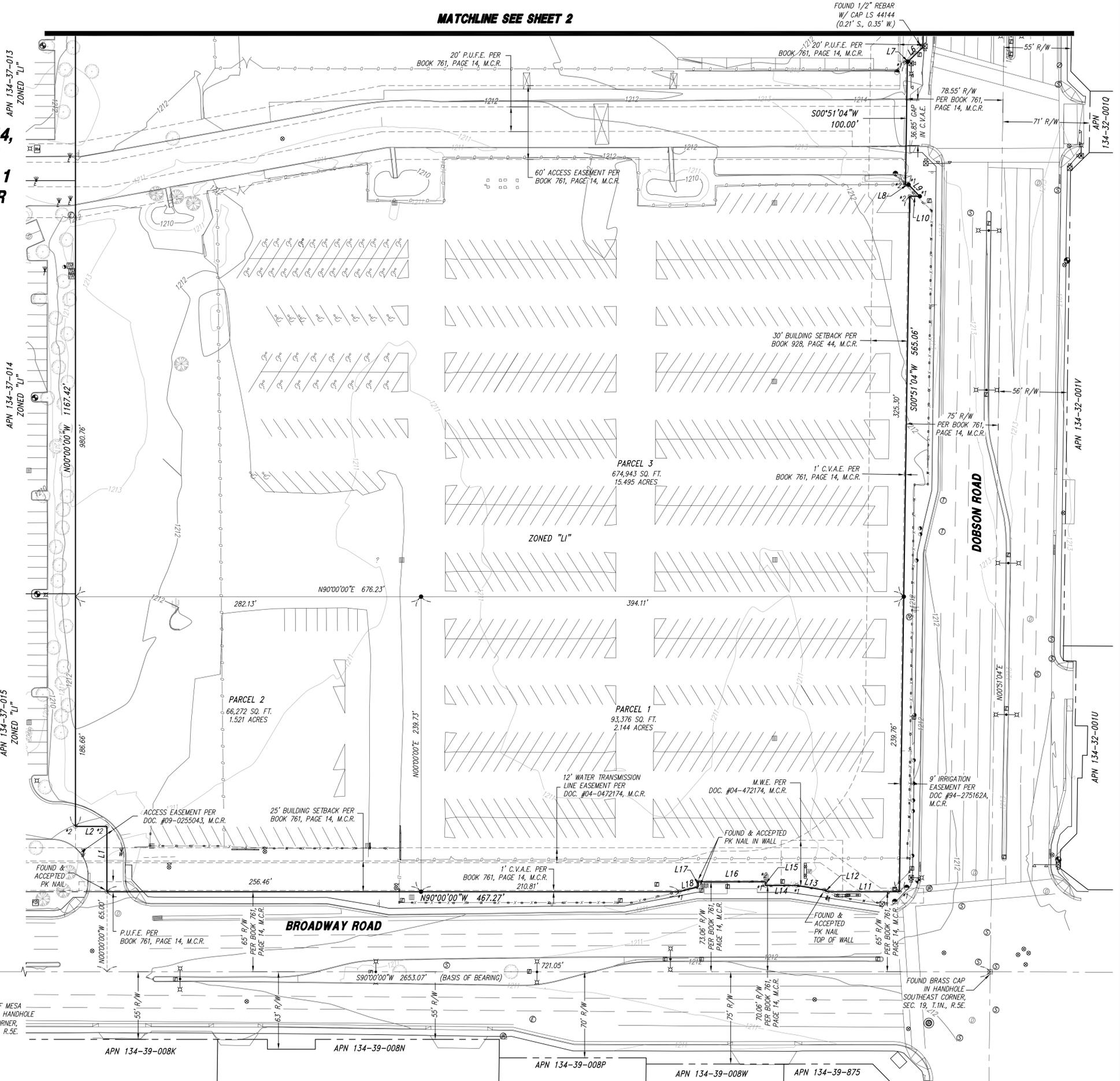
### VICINITY MAP

SECTION 19  
T.1N., R.5E., G.&S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

### LEGEND

- |                                |   |
|--------------------------------|---|
| BRASS CAP IN HANDHOLE          | TELEPHONE BLUESTAKE                           |
| BRASS CAP FLUSH                | TELEPHONE MANHOLE                             |
| FOUND MONUMENT                 | TRAFFIC CAMERA                                |
| SET 1/2" REBAR W/ CAP LS 37172 | SEWER CLEANOUT                                |
| UNLESS OTHERWISE NOTED         | LIGHT POLE                                    |
| WATER VALVE                    | TRAFFIC SIGNAL JUNCTION BOX                   |
| FIRE HYDRANT                   | PALO VERDE TREE                               |
| WATER METER                    | GATE  |
| WATER BACKFLOW PREVENTER       | TRAFFIC SIGNAL                                |
| SPEED BUMP                     | TRAFFIC SIGNAL W/ MAST ARM                    |
| MONITORING WELL                | TELEVISION MANHOLE                            |
| GAS VALVE                      | WATER BACKFLOW PREVENTER                      |
| GAS METER                      | CHAIN LINK FENCE                              |
| BLUESTAKE GAS                  | OVERHANG                                      |
| SEWER MANHOLE                  | WOODEN FENCE                                  |
| SIGN                           | WIRE FENCE                                    |
| STORM MANHOLE                  | P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT |
| BOLLARD                        | C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT |
| FIBEROPTIC BOX                 | DKT DOCKET                                    |
| DRAIN INLET                    | R/W RIGHT OF WAY                              |
| ELECTRIC JUNCTION BOX          | M.C.R. MARICOPA COUNTY RECORDER               |
| HANDICAP SPACE                 | APN ASSESSOR'S PARCEL NUMBER                  |
| IRRIGATION CONTROL VALVE       | DOC. DOCUMENT                                 |
| ELECTRIC TRANSFORMER           | M.W.E. MONITORING WELL EASEMENT               |
| TELEPHONE RISER                | *1 FOUND & ACCEPTED 1/2" REBAR                |
| TELEPHONE JUNCTION BOX         | W/ CAP LS 44144                               |
| STREET LIGHT                   | *2 FOUND & ACCEPTED PK NAIL                   |
| BIKE RACK                      | W/ TAG LS 44144                               |
| DECIDUOUS TREE                 | RIGHT OF WAY LINE                             |
| ELECTRIC BLUESTAKE             | SECTION LINE                                  |
| ELECTRIC MANHOLE               | CENTERLINE                                    |
| FIBEROPTIC BLUESTAKE           | EASEMENT LINE                                 |
| IRRIGATION MANHOLE             | BOUNDARY                                      |
| SAGUARO                        | WALL  |

LINE	BEARING	LENGTH
L1	N00°00'00"E	53.07'
L2	N90°00'00"W	25.67'
L4	N89°08'56"W	1.05'
L6	S45°51'04"W	16.97'
L7	N89°08'56"W	0.50'
L8	S89°08'56"E	2.50'
L9	S44°08'56"E	1.309'
L10	N90°00'00"W	8.21'
L11	N90°00'00"W	58.90'
L12	N59°24'03"W	2.62'
L13	N80°40'14"W	23.00'
L14	N90°00'00"W	25.41'
L15	N00°00'00"E	3.00'
L16	N90°00'00"W	55.00'
L17	S00°00'00"E	4.11'
L18	S75°39'52"W	15.97'



MATCHLINE SEE SHEET 2

FOUND 1/2" REBAR W/ CAP LS 44144 (0.21' S., 0.35' W.)

**NORTHSIGHT**  
LAND SURVEY CONSULTING, INC.  
2164 N. 19th Avenue, Suite C-103 | Phoenix, Arizona 85027  
P: 480-305-0833 | F: 480-305-0834  
www.NorthSightSurvey.com

**LOT SPLIT**  
**DOBSON & BROADWAY**  
A SPLIT OF LOT 7, BROADWAY 101 COMMERCE PARK PHASE II, ACCORDING TO BOOK 928 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDER, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

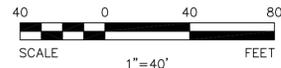
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DESIGNED:	AC/MAC	DRAWN:	AC/MAC	APPROVED:	JRA
REV.					
DRAWING FILENAME:	4006LS01.DWG				

# LOT SPLIT

OF

## DOBSON & BROADWAY

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	53.07'
L2	N90°00'00"W	25.67'
L4	N89°08'56"W	1.05'
L6	S45°51'04"W	16.97'
L7	N89°08'56"W	0.50'
L8	S89°08'56"E	2.50'
L9	S44°08'56"E	13.09'
L10	N90°00'00"W	8.21'
L11	N90°00'00"W	58.90'
L12	N59°24'03"W	2.62'
L13	N80°40'14"W	23.00'
L14	N90°00'00"W	25.41'
L15	N00°00'00"E	3.00'
L16	N90°00'00"W	55.00'
L17	S00°00'00"E	4.11'
L18	S75°39'52"W	15.97'

### LEGEND

	BRASS CAP IN HANDHOLE		TELEPHONE BLUESTAKE
	BRASS CAP FLUSH		TELEPHONE MANHOLE
	FOUND MONUMENT		TRAFFIC CAMERA
	SET 1/2" REBAR W/ CAP LS 37172 UNLESS OTHERWISE NOTED		SEWER CLEANOUT
	WATER VALVE		LIGHT POLE
	FIRE HYDRANT		TRAFFIC SIGNAL JUNCTION BOX
	WATER METER		PALO VERDE TREE
	WATER BACKFLOW PREVENTER		GATE
	SPEED BUMP		TRAFFIC SIGNAL
	MONITORING WELL		TRAFFIC SIGNAL W/ MAST ARM
	GAS VALVE		TELEVISION MANHOLE
	GAS METER		WATER BACKFLOW PREVENTER
	BLUESTAKE GAS		CHAIN LINK FENCE
	SEWER MANHOLE		OVERHANG
	SIGN		WOODEN FENCE
	STORM MANHOLE		WIRE FENCE
	BOLLARD		P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
	FIBEROPTIC BOX		C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
	DRAIN INLET		DOCKET
	ELECTRIC JUNCTION BOX		R/W RIGHT OF WAY
	HANDICAP SPACE		M.C.R. MARICOPA COUNTY RECORDER
	IRRIGATION CONTROL VALVE		APN ASSESSOR'S PARCEL NUMBER
	ELECTRIC TRANSFORMER		DOC. DOCUMENT
	TELEPHONE RISER		M.W.E. MONITORING WELL EASEMENT
	TELEPHONE JUNCTION BOX		*1 FOUND & ACCEPTED 1/2" REBAR W/ CAP LS 44144
	STREET LIGHT		*2 FOUND & ACCEPTED PK NAIL W/ TAG LS 44144
	BIKE RACK		RIGHT OF WAY LINE
	DECIDUOUS TREE		SECTION LINE
	ELECTRIC BLUESTAKE		CENTERLINE
	ELECTRIC MANHOLE		EASEMENT LINE
	FIBEROPTIC BLUESTAKE		BOUNDARY
	IRRIGATION MANHOLE		WALL
	SAGUARO		

### OWNER

PACIFIC REALTY ADVISORS  
7114 EAST STETSON DRIVE, SUITE 360  
SCOTTSDALE, AZ 85251  
PH #: (602) 418-8442

### SURVEYOR

JESS ALVAREZ  
NORTHSIGHT LAND SURVEY  
21640 N. 19TH AVE., #C-103  
PHOENIX, ARIZONA 85027  
PH#: (480) 303-0833

### GENERAL PLAN DESIGNATION

GENERAL PLAN EXISTING LAND USE - INDUSTRIAL  
COMMUNITY SUB-AREA = MESA GRANDE  
LAND USE PLAN - GENERAL INDUSTRIAL

### SURVEYOR'S NOTES

- THE SURVEY DEPICTED HEREON WAS CONSTRUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND UTILIZING THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009-0255042, MARICOPA COUNTY RECORDER'S OFFICE AND THE FINAL PLAT OF "BROADWAY 101 COMMERCE PARK", ACCORDING TO BOOK 928 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDER'S OFFICE.
- THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN FEBRUARY, 2014.
- THE CONTOURS SHOWN HEREON ARE 1 FOOT INTERVALS AND ARE BASED UPON A GROUND SURVEY ON THE DATUM RELATED TO THE BENCHMARK NOTED IN THE BENCHMARK NOTE SECTION ON THIS SURVEY.

### LEGAL DESCRIPTION

LOT 7, BROADWAY 101 COMMERCE PARK, PHASE II, ACCORDING TO THE PLAT, RECORDED IN BOOK 928 OF MAPS, PAGE 44, AND THE AFFIDAVIT OF CORRECTION, RECORDED IN RECORDING NO. 2008-0205743, RECORDS OF MARICOPA COUNTY, ARIZONA.

### PERTINENT RECORD REFERENCES

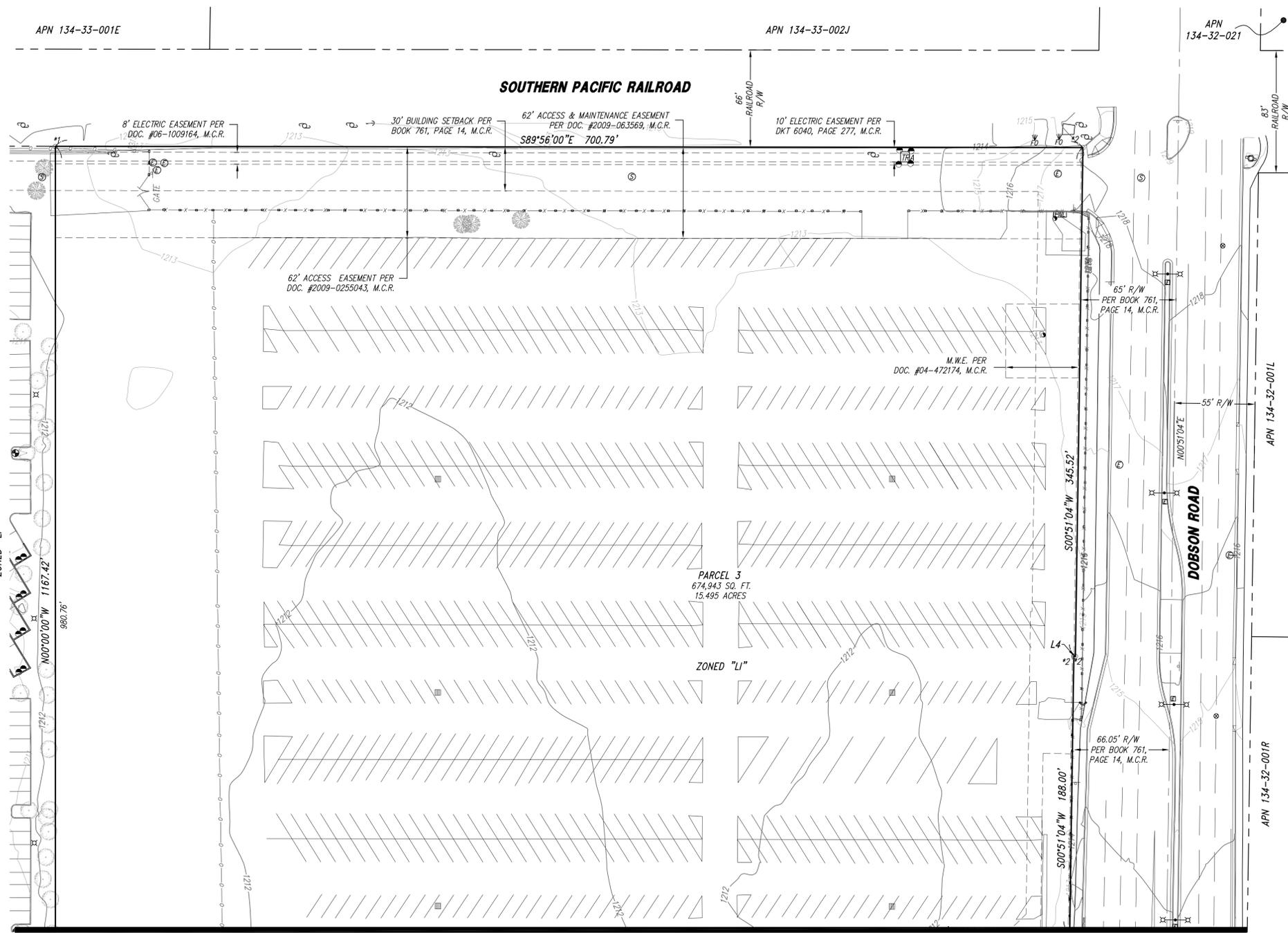
- FINAL PLAT OF "BROADWAY 101 COMMERCE PARK PHASE II", ACCORDING TO BOOK 928 OF MAPS, PAGE 44, M.C.R.
- FINAL PLAT OF "BROADWAY 101 COMMERCE PARK", ACCORDING TO BOOK 761 OF MAPS, PAGE 14, M.C.R.
- PLSS RECORD OF SURVEY, ACCORDING TO BOOK 956 OF SURVEYS, PAGE 44, M.C.R.

### BENCHMARK

BRASS TAG ON TOP OF CURB AT THE NORTHWEST CORNER OF BROADWAY ROAD & DOBSON ROAD.  
ELEVATION = 1211.75 FEET (CITY OF MESA DATUM)

### BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, MONUMENTED AS SHOWN HEREON AS BEARING N90°00'00"E PER BOOK 928 OF MAPS, PAGE 44, M.C.R.



MATCHLINE SEE SHEET 1

### CERTIFICATE OF SURVEY

I, JESS R. ALVAREZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2014, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



REGISTRATION EXPIRES 3/31/2014

JESS R. ALVAREZ, R.L.S. 37172  
jess@nightsightsurvey.com

DATE

**NORTHSIGHT**  
LAND SURVEY CONSULTING, INC.  
21640 N. 19th Avenue, Suite C-103 | Phoenix, Arizona 85027  
P: 480-303-0833 | F: 480-303-0834  
www.NorthSightSurvey.com

**LOT SPLIT**  
**DOBSON & BROADWAY**  
A SPLIT OF LOT 7, BROADWAY 101 COMMERCE PARK PHASE II, ACCORDING TO BOOK 928 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDER, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

JOB NO.	14006	DATE:	3/27/14	SCALE:	1"=40'
DESIGNED:		DRAWN:	AC/MAC	APPROVED:	JRA
REV:					
DRAWING FILENAME: 4006LS01.DWG					

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James M Day, Architect

**Email** j-day@jmday-architects.com  
**Phone** 623-271-7705  
**Fax** 623-271-7707

**Mailing Address**  
7942 West Bell Road  
Suite C5-510  
Glendale, AZ 85308



June 8, 2015

City of Mesa Arizona  
Planning Division – Planning Staff  
RE: Proposed Wash Werks Car Wash  
2060 West Broadway Road  
Parcel No. 134-37-017-B  
Subject: Response to Review

**A Application Fees;** the additional fee shall be provided.  
**B Citizen Participation Plan;** the participation plan shall be provided.  
**C Schedule;** we will be pursuing this schedule.  
**D Staff Comments / Concerns**

- a) Refuse enclosure; with this site plan this is the only location that is functional and accessible by the sanitation department. I understand, through Larry Smith, that sanitation is ok with a single unit. We requested this as this business will produce no recyclable material. We have located the enclosure as far back from the front of the site per sanitation standard detail in a landscape setback of 20'. Please note that the adjacent QT site has a similar situation with the refuse enclosures in the landscape setback
- b) Architectural elements; we understand Staff's desire to have an architectural connection with the industrial development, however we also see more of a relationship with the QT development to the east as they are both retail and market to motor vehicle users. We will be using elements from each.
- c) Building details; we have revised the exterior elevations to incorporate the steel horizontal canopies at the frontage along with the steel detail at the parapet top. We have also removed the pitched roof at the towers and provided a parapet detail. The sloped roof at the office shall remain as it is an integral element in controlling the sun and heat gain in the office area.
- d) Exterior Color Red; Red is a Wash Werks corporate ID color and it coordinates with the adjacent QT. In our discussion with Mr. Alam we agreed to substitute the red at the entrance and exit of the wash tunnel with prefinished metal to match the roof at the office.
- e) Exterior Colors; the masonry material and color is borrowed from the QT development in a smaller ratio. We will work at melding the other colors with the Industrial development.
- f) Foundation enhancements; we have added (8) "Green Screen" panels at the frontage each 4' wide and 8' tall. These are located at the towers. We have also added a 24' long "Green Screen" to the west of the pay stations.
- g) Retention basin; we will work with the Civil and Landscape consultants to make the basin more organic, and group trees in this area.

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- h) Frontage road; the frontage road is being developed by the Industrial Developer for QT. This has been previously approved by the City and permitted, and is under construction. We have reduced the drive widths at the 45 degree parking to 18', and redistributed the area to landscape areas.
- i) Landscape at building; increase to 10'-4".
- j) Landscape rear yards; increased to 10'-0".
- k) ADA pedestrian link to frontage; providing a link from the Office to the frontage is not necessary as the office is a control point for the wash process. It is not a destination for pedestrians. This access point requested is also a dangerous location with the cars being fed into the tunnel. We have provided a pedestrian link at the east end of the building. This location is not a congested with cars, as they are metered out of the tunnel.
- l) Materials at pedestrian crossing; we will upgrade to stained and stamped concrete.
- m) Chain Lock; we have revised to provide a swing gate at two locations as requested.
- n) Parking; in this case parking is not a function of the ordinance, but a function of the car wash process and the ability to provide vacuum and accessory space for the customers.
- o) Documentation per Zoning Code Section 11-31-7;
  - A. Location. The site fronts on an arterial street.
  - B. Setbacks. The site is adjacent to LI zoning at the west, north, and east. There is a 25' building setback at the frontage on Broadway Road.
  - C. Required Queuing area. We have a main two lane drive 20' wide and the queuing supports many more than 4 vehicles for the one bay.
  - D. Landscaping.
 

Site Area	66,272 square feet	
Provided total landscaping on site	17,047 square feet	25.7%
Provided required Landscaping	8,139 square feet	
Landscaping above required	8,908 square feet	13.4%
  - E. Litter. Each of the vacuum parking spaces are provided with a permanent non-combustible trash receptacle (24 units).
  - F. Noise. The Dryers are recessed into the tunnel at the east end and contained with a roof above. The sound that emits will be directed at the east property line. The Vacuum equipment (motors) are confined in a 10' high masonry enclosure that directs the sound vertical to the sky, very little sound is experienced at the ground plane.
  - G. Additional Special Use Permit Criteria when a Special Use Permit is required. Article 2 does not require a Use Permit for Car Wash in LI zones. Therefore G. 1-8 does not apply. See project Narrative for information regarding plan of operation.

**E Technical / Engineering / Transportation / Solid Waste / Fire Concerns**

**Development Coordination**

1. Street Improvements;
 

The median in Broadway Road is shown on all plans  
 The driveway is now shown in relation to the off-site improvements to the east.  
 We eliminated the one long decel lane as requested.  
 See Civil drawings for dimensions of the offsite improvements.  
 Driveway is Mesa standard M-42.  
 Sight Visibility triangles are indicated on the Site Plan and Landscape Plan as required, and they are not interfered with by landscaping.  
 There are no street lights to be relocated as they are all in the median and one is directly across from the new driveway.
2. Right of Way Easement Dedication; a PUF is proposed per Civil Drawings.

3. Utility Improvements
  - a. Water; Utility plans are included in this submittal as it appears they were not in the first submittal. The extension of the water main shall be as required and in a PUE as indicated on the Civil Drawings. With regards to the valve in the driveway...this is an Irrigation control valve that was indicated by the Survey background and will be removed and replaced.
  - b. Sewer; Sewer connection and tap is being provided by the Developer of the Industrial Site to the north as illustrated in the plans. A sand and oil interceptor will be provided per Citye Code Title 8 chapter 4.
  - c. Gas; not used on this site.
  - d. Electric; all site electrical will be placed underground.
4. Grading and Drainage; this will be provided as required.
5. Solid Waste; this will be provided as required with a single stall as approved by Solid Waste Department.

### **Building Construction Codes**

The most current approved codes will be followed and are indicated on sheet 201.

### **Fire Codes**

The most current approved codes will be followed and are indicated on sheet 201.  
Fire Prevention Details will be provided on the Construction Documents as required.  
Fire Access Lanes;

1. The access lane shall be the 24' wide east west drive at the south side of the building, with access no more than 300' to all portions of the automatic fire sprinkled building.
2. The minimum width of the drive is 24' with unobstructed vertical clearance.
3. Minimum turning radius requirements are provided.
4. There is no dead end access.
5. Lane markings will be provided on each side of the driveway.
6. Curb marking shall be as required per detail 503.3-1.

### **POLICE CODES**

We will review CPTED and look to apply the concepts.

### **TRESPASS ENFORCEMENT PROGRAM**

We will provide this material to the Owner so they may enroll and participate in the program.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Day'. The signature is stylized with a large vertical stroke and a horizontal stroke that loops back to the left.

Jim Day

James M Day, Architect

**Email** j-day@jmday-architects.com  
**Phone** 623-271-7705  
**Fax** 623-271-7707

**Mailing Address**  
7942 W. Bell Road  
Suite C5-510  
Glendale, AZ 85308-8710



June 2, 2015

## Neighbor Notification

Proposed Development: Express Car Wash  
Address: 2060 West Broadway Road, Mesa, AZ  
Parcel Number: 134-37-017B

Dear Neighbor,

We have applied for City of Mesa Design Review and Planning and Zoning Use Permit for the development of an Express Car Wash at this location. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1,000 feet of the site as required by the Planning Division.

Enclosed with this letter are copies of the proposed site plan, landscape plan and elevations. We encourage you to contact us with any questions or concerns you may have. If you have a group that would like to meet and discuss the project, please let us know so we can plan a time that works for you. Please contact the Owner for any questions or to request a meeting.

Contact: David Miller  
20750 N 87<sup>th</sup> Street #1040  
Scottsdale, AZ 85255  
480.510.4633  
azoilpartners@gmail.com

We are planning for a Design Review hearing July 14, and a Planning and Zoning Hearing on July 15, 2015. You will be receiving notice when this is firmed up.

Sincerely,

James Day, architect

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Residential

Commercial TI/Remodel

Commercial Ground Up

Interior Design

James M Day, Architect

**Email** j-day@jmday-architects.com  
**Phone** 623-271-7705  
**Fax** 623-271-7707

**Mailing Address**  
7942 W Bell Road  
Suite C5-510  
Glendale, AZ 85308



**April 6, 2015**

## **CITIZEN PARTICIPATION PLAN FOR THE DEVELOPMENT OF WASH WERKS CAR WASH**

**Purpose:** The purpose of the Citizen Participation Plan is to inform citizens, property owners, and registered neighborhood associations in the vicinity of the site of an application for the Wash Werks Car Wash development project. This site is located at 2060 West Broadway Road, Parcel 2, west of the northwest corner of Dobson Road and Broadway Road. This is an application for a Site Plan Review / Modification. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:** David Miller  
20750 N 87<sup>th</sup> Street #1040  
Scottsdale, AZ 85255  
480.510.4633  
azoilpartners@gmail.com

**Pre-application Meeting:** The pre-application meeting with the City of Mesa planning staff was held on December 8, 2014. Staff reviewed the application and recommended that adjacent residents, and nearby registered neighborhood associations be contacted.

**Action Plan:** In order to provide effective citizen participation in the conjunction with the application, the following action will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have.

1. A contact list will be developed for citizens and registered neighborhood associations in this area including:
  - All registered neighborhood associations within 1,000 feet of the project.
  - All property owners within 500 feet of the project.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and exterior elevations.
3. Property owners and registered neighborhood associations will be encouraged to contact Mr. Miller by way of phone, email or mail with any comments or concerns.
4. A group meeting will be provided if requested by any group.
5. Property owners and registered neighborhood associations inquiries will be responded to each as appropriate, at least by mail.
6. All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa Planning Department.

<b>Schedule:</b>	Pre-application meeting	December 8, 2014
	Formal Submittal Application	April 14, 2015
	Mail letter of description to citizens	June 2, 2015
	Application Submittal Deadline	June 11, 2015
	Final Submittal	June 15, 2015
	Submittal of Citizen Participation Report	June 29, 2015
	Submittal of Public Hearing Notification	June 29, 2015
	P&Z Board Hearing	July 15, 2015

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