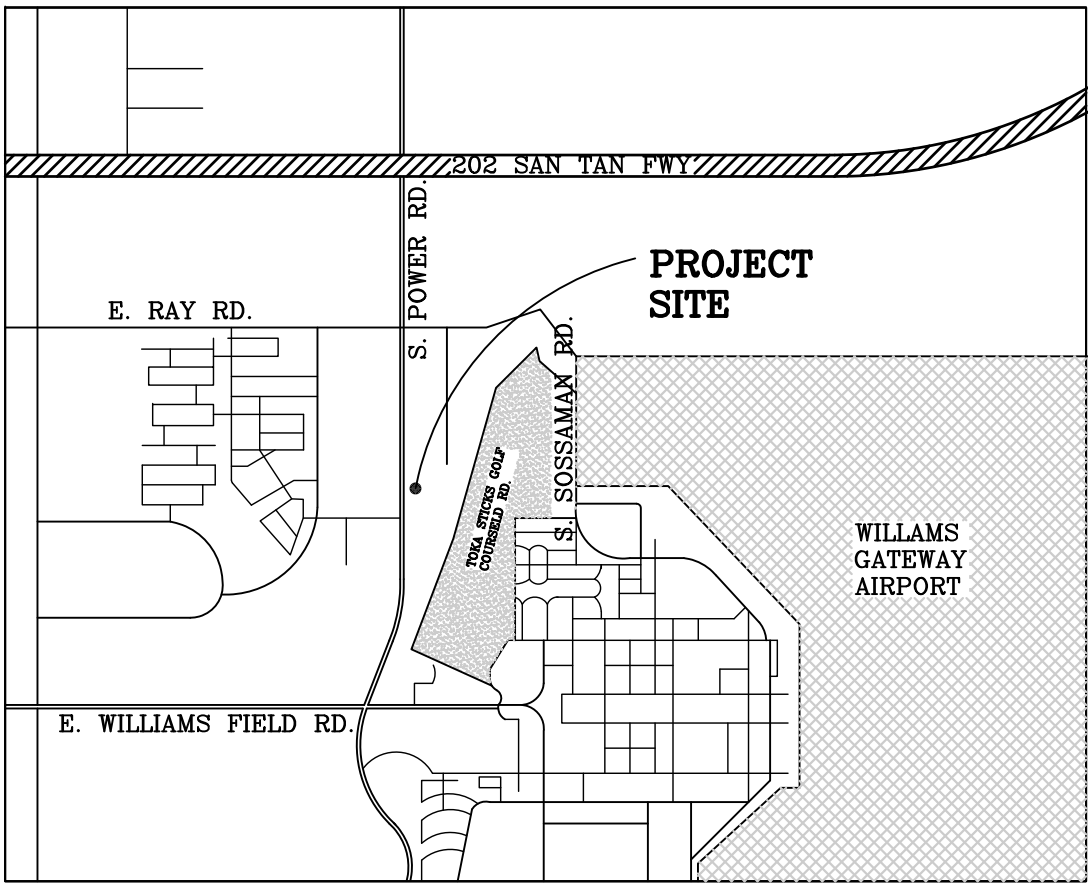


DRAINAGE EASEMENT STATEMENT

THE OWNERS OF THE PROPERTY ACKNOWLEDGE THE CITY OF MESA DRAINAGE EASEMENT ACROSS THE NORTHERN FORTY (40) FEET OF THE PROPERTY. THE OWNERS ARE ACKNOWLEDGE THE EXISTING STORM DRAIN PIPE WITHIN THE EASEMENT IS OWNED AND OPERATED BY THE CITY OF MESA. THE OWNERS WILL REMOVE AND REPLACE IN KIND ALL PHYSICAL IMPROVEMENT OVER THE DRAINAGE EASEMENT AS REQUIRED BY THE CITY OF MESA TO MAINTAIN THE DRAINAGE PIPE. AT THE REQUEST OF THE CITY OF MESA, THE OWNERS WILL IN A TIMELY MANNER REMOVE AND REPLACE IN KIND THE PAVING, CURBING, PRIVATE STORM WATER UTILITIES, REFUSE ENCLOSURE, VACUUM STATIONS, VACUUM CANOPIES AND ALL OTHER SUCH IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT SO AS TO ALLOW THE CITY TO MAINTAIN THE EASEMENT FOR THE PURPOSES FOR WHICH THE EASEMENT WAS DEDICATED. THIS AGREEMENT SHALL TRANSFER WITH THE LAND UNTIL ALL PARTIES INVOLVED AGREE IN WRITING THE EASEMENT IS ABANDONED OR THE IMPROVEMENT OVER THE EASEMENT ARE PERMANENTLY REMOVED.



VICINITY MAP

SCALE: N.T.S.



LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP IN HANDHOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING, AS RECORDED IN BOOK 681 OF MAPS, PAGE 20, M.C.R. ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 263123 FEET TO A BRASS CAP IN HANDHOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 30, AS DESCRIBED IN DOCUMENT 2002-0612161, M.C.R., A DISTANCE OF 1000 FEET, TO THE EAST LINE OF THE WEST 1000 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 591.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 1000 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 16000 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 25000 FEET TO THE EAST LINE OF THE WEST 21000 FEET OF SAID NORTHWEST QUARTER AS DESCRIBED IN DOCUMENT 201-0326643, M.C.R.; THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 16000 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 25000 FEET TO THE POINT OF BEGINNING.

SITE PLAN GENERAL NOTES

1. ALL ELECTRICAL UTILITY LINES SHALL BE RUN UNDERGROUND.
2. SOLID WASTE ENCLOSURE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MESA DETAILS M-62.1 THROUGH M-62.7

PROJECT INFORMATION

PROJECT DESCRIPTION

THE DEVELOPER IS PROPOSING USE THE EXISTING ENTRY OFF POWER ROAD TO BUILDING A NEW EXPRESS CAR WASH FACILITY ON A VACANT LOT. THE NEW BUILDING PORTION OF THE PROJECT WILL CONSIST OF A NEW AUTOMATED CAR WASH FACILITY INCLUDING THE ACTUAL WASH TUNNEL, EQUIPMENT ROOM, INTERNAL SPS CLOSET, FIRE RISER CLOSET, OFFICE, RESTROOMS, AND AN EXTERNAL VENDING AREA THAT CAN BE SECURED WITH A ROLL DOWN DOOR AT NIGHT. THE NEW BUILD AREA BASE FOOTPRINT WOULD BE APPROXIMATELY 4500 SQUARE FEET.

THE CAR WASH USE IS AN ALLOWED USE IN THE EXISTING LC ZONING AND THIS WILL NOT BE DETRIMENTAL TO THE SURROUNDING AREA. THE EVENTUAL SITE OF THE CAR WASH WILL HAVE A NET AREA OF APPROXIMATELY 0.91 ACRES (39,990 SQUARE FEET). THE PROJECT WILL UTILIZE THE EXISTING DRIVE ON SOUTH POWER ROAD AS A PART OF THIS PROJECT. THE FULL 100 FOOT VEHICULAR STACKING DISTANCE IS PROVIDED ON-SITE BEFORE THE PAY STATIONS. THIS TRAFFIC WITHIN THE PUBLIC RIGHT-OF-WAYS SHOULD NOT BE IMPEDED BY THE USERS OF THE CARWASH. TRASH PICK-UP AND MAINTENANCE WILL BE PROVIDED ON SITE AND WITHOUT GOING THROUGH OR UNDER ANY PHYSICAL IMPEDIMENTS. THE OWNER WILL ALSO INSTALL SHADED CANOPIES OVER THE STALLS WITHIN THE PARKING AREA. THE REQUIRED LANDSCAPE AND BUILDING SETBACKS ARE 15'-0" ON ALL BOUNDARIES.

ARCHITECTURALLY, THE BUILDING IS DESIGNED FOR THE SOUTHWEST AND SAFETY. THE COLOR PALETTE AND DETAILING ARE CONSISTENT WITH HIGH-END COMMERCIAL DEVELOPMENTS OF THE GREATER PHOENIX METROPOLITAN AREA. QUALITY MATERIALS ARE BEING UTILIZED TO WITHSTAND THE ARIZONA SUN AND MOISTURE RELATED IMPACTS FROM THE CARWASH.

PROJECT ADDRESS:	CLEAN FREAK CAR WASH SOUTH POWER ROAD, NORTH OF GALVESTON ST. MESA, AZ 85032
PROJECT OWNER:	CLEAN FREAK CARWASH CONTACT: MARK MCDOWELL 9331 E. VIA DE VENTURA #10 SCOTTSDALE, AZ 85258 602-549-9973
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3801 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 D.F. OF R.C. JAMES LARSON CONTACT: LANCE MEINHOLD 602-955-9929 602-954-4790 FAX EMAIL: lmeinhold@larson-architects.com
CURRENT ZONING:	LC - LIGHT COMMERCIAL (TO REMAIN)
PARCEL NUMBER:	304-37-023R
LOT AREA NET AREA:	39,990 +/- SF. (0.91 +/- ACRES)
BUILDING/LOT COVERAGE NET LOT BUILDING COVERAGE:	4,500 / 39,990 = 11.25%
LANDSCAPE AREA (EXCLUDING ROWS):	9,000 SF.
LANDSCAPE COVERAGE NET AREA:	9,000 / 33,961 = 26.50%
OCCUPANCY CLASSIFICATION:	B (CAR WASH)
OCCUPANCY LOAD:	OCCUPANCY LOAD CALCULATOR CAR WASH TUNNEL: 3000 SF. / 500 = 6 EQUIPMENT ROOMS: 500 SF. / 300 = 3 OFFICE AREA: 600 SF. / 100 = 6 TOTAL OCCUPANT LOAD = 16 OCCUPANTS
USE:	EXPRESS CAR WASH
CONSTRUCTION TYPE:	V-B
BUILDING AREAS: CAR WASH TUNNEL: ALLOWABLE AREA: ACTUAL AREA: CAR WASH TUNNEL: OFFICE AND EQUIPMENT: TOTAL BUILDING AREA:	3,000 SQ. FT. 3,000 +/- SF. 1,500 +/- SF. 4,500 +/- SF.
BUILDING HEIGHT	20'-0" +/- FT. (30'-0" MAX ALLOWED)
RESTROOM CALCULATIONS:	1 D.F. 1 W.C. 1 LAVATORY: PER IBC SECT. 2902.2 EXCEPTION 2
PARKING REQUIRED:	1 SPACE PER 3 NON-OFFICE EMPLOYEES = 1 1 SPACE PER 500 SF. OFFICE = 2 1 SPACE PER 2'4" OF TUNNEL = 4 TOTAL = 7 SPACES 20 SPACES (1 ADA COMPLIANT)
PARKING PROVIDED:	

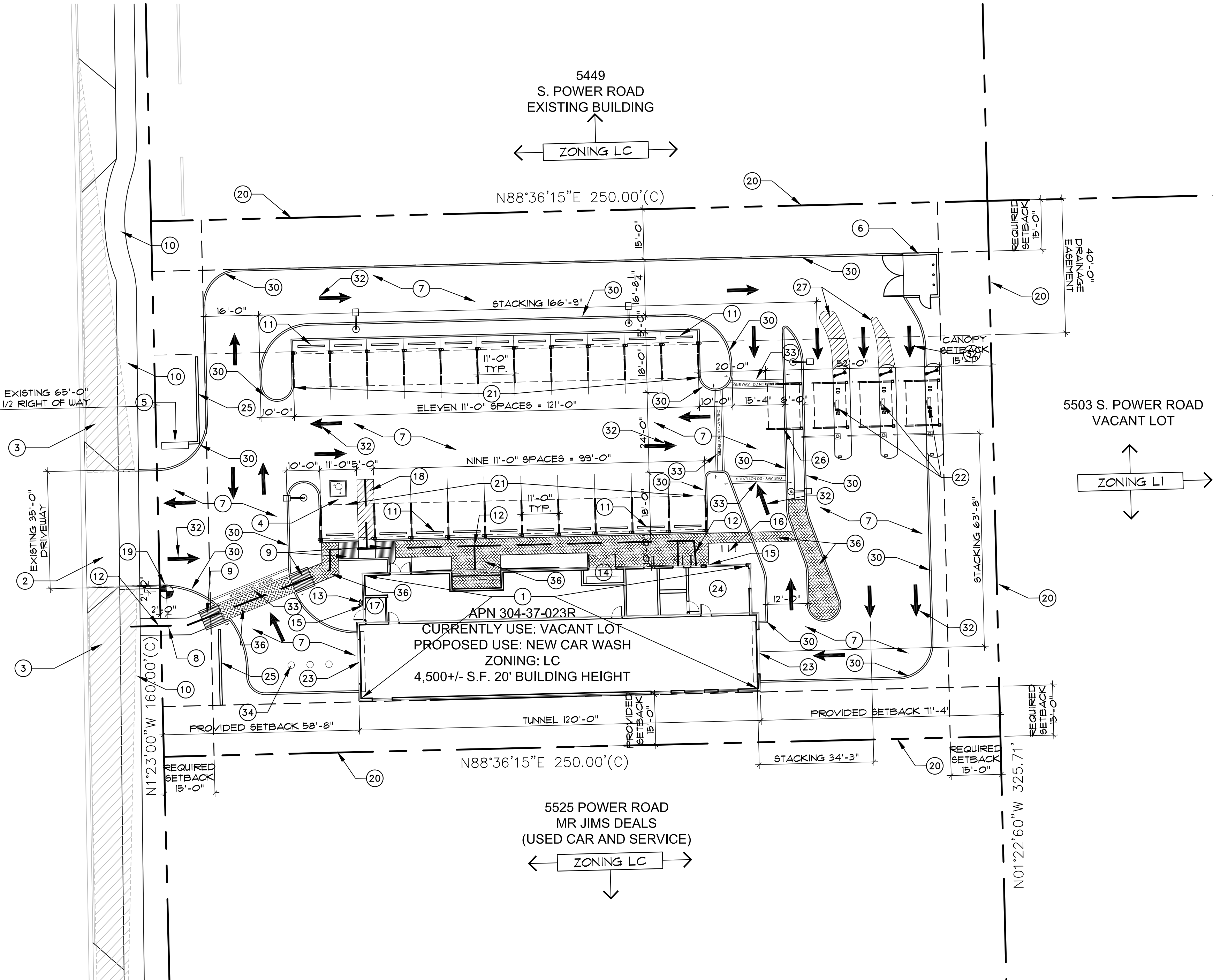
SITE PLAN KEYNOTES

1. NEW GROUND-UP BUILDING - SEE FLOOR PLAN.
2. EXISTING CURB CUT DRIVEWAY ENTRANCE TO REMAIN.
3. SIGHT DISTANCE TRIANGLE PER CITY OF MESA STANDARDS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATIONS.
4. ADA VAN ACCESSIBLE PARKING SPACES WITH SIGN AND PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY - SEE 10 AND 12/SP2.0
5. MONUMENT SIGN, NEW SIGNAGE TO BE PART OF A SEPARATE PERMIT AND SUBMITTAL.
6. REFUSE ENCLOSURE PER THE CITY OF MESA STANDARDS - SEE 13/SP2.1
7. NEW PAVED PARKING LOT AND DRIVEWAY WITH CURB AND GUTTER - SEE CIVIL DRAWINGS AND 5/SP2.0
8. NEW CONCRETE SIDEWALK (MINIMUM 5'-0" WIDE) - RAMPS AS INDICATED
9. NEW ADA ACCESSIBLE RAMP MAXIMUM SLOPE 1:12 AND MAXIMUM RISE OF 6" - SEE DETAILS 6, 7, 8 AND 9/SP2.0
10. EXISTING CONCRETE SIDEWALK TO REMAIN
11. PARKING BUMPER STOP AT EACH PARKING STALL - SEE DETAIL
12. DASHED LINE INDICATES ADA ACCESS TO PUBLIC RIGHT OF WAY
13. FDC PER CITY OF MESA STANDARDS - SEE BUILDING PLANS AND FIRE PROTECTION DRAWINGS
14. SPS LOCATED INSIDE THE BUILDING
15. KNOX BOX PER CITY OF MESA FIRE DEPARTMENT STANDARDS
16. BICYCLE PARKING FOR (6) BIKES PER MESA CITY STANDARDS - SEE DETAIL 2/SP2.0
17. FIRE RISER ROOM
18. 4" ADA ACCESSIBLE PARKING AISLE LOT STRIPING IN THERMOPLASTIC, TRAFFIC RATED PAINT - SEE 1 AND 10/SP2.0 AND CIVIL DRAWINGS
19. NEW FIRE HYDRANT PER CITY OF MESA FIRE DEPARTMENT STANDARDS - SEE CIVIL PLANS
20. EXISTING 8'-0" HIGH FENCING ALONG PROPERTY LINE TO REMAIN
21. NEW COVERED PARKING STALL WITH VACUUM ACCESSIBILITY WITH UNDER CANOPY MOUNTED SITE LIGHTING - PRE-FABRICATED STEEL AND FABRIC CANOPY BY EQUIPMENT SUPPLIER - FOUNDATION BY G.C.
22. AUTOMATED PAY STATION (NON-AUDIBLE) AND LIGHTS SHIELDED FROM NEIGHBORING PROPERTIES.
23. OPERABLE OVERHEAD, VEHICULAR DOOR - SEE BUILDING PLANS AND DETAILS
24. EMPLOYEE OFFICE - SEE BUILDING PLANS AND DETAILS
25. 3'-4" ABOVE FINISH GRADE CMU PARKING SCREEN WALL - SEE DETAILS
26. NOT USED
27. 4" WIDE STRIPING FOR TRAFFIC CONTROL @ PAY STATION LANES
28. TYPICAL 6" CONC. CURB SURROUNDING ALL PARKING LOT AND DRIVEWAYS
29. NEW FIRE HYDRANT SEE CIVIL PLANS AND CITY OF MESA STANDARDS
30. 6" CONC. PARKING STOP TYPICAL AT ALL PARKING STALLS
31. NEW ATTENDANT STATION COVER CANOPY - SIMILAR TO VACUUM STATION CANOPIES
32. TRAFFIC DIRECTIONAL ARROWS PER DETAIL 24/SP2.4
33. DO NOT ENTER SIGNAGE SEE DETAIL 22 & 23/SP2.3
34. POSSIBLE SAND AND OIL INTERCEPTOR LOCATION - SEE PLUMBING AND CIVIL DRAWINGS - G.C. TO ENSURE SAND AND OIL INTERCEPTOR ACCESS COVERS ARE NOT IN ADA CROSS WALKS
35. TRANSFORMER - LOCATION YET TO BE DETERMINED - COORDINATION WITH UTILITY CO AND CIVIL SITE RETENTION REQUIRED
36. DECORATIVE HARDSCAPE OF STAMPED CONCRETE AT BUILDING FOUNDATION BASE, CROSS WALKS AND ROLLED CURB AREA AT BAIL-OUT LANE - PATTERN SHALL BE AN ASHLER STONE WITH A RANDOM INTERLOCKING PATTERN.
37. ROLLED CURB - SEE CIVIL PLANS

SOUTH POWER ROAD

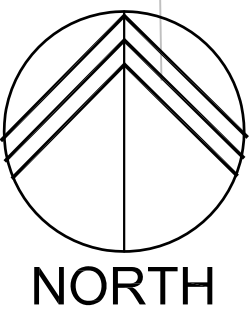
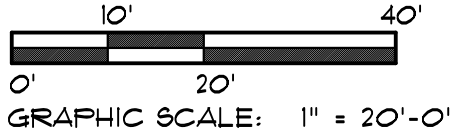
APN 304-38-009X
S. POWER ROAD
FARM LAND

ZONING BP

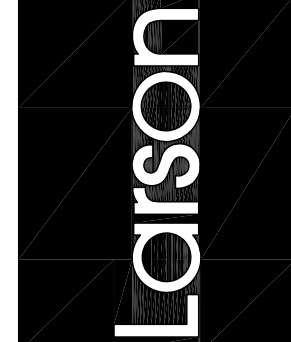


SITE PLAN - P&Z AND DRB SUBMITTAL (12-20-2016)

SCALE: 1" = 20'-0"



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CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-37-023R



Drawing Name:

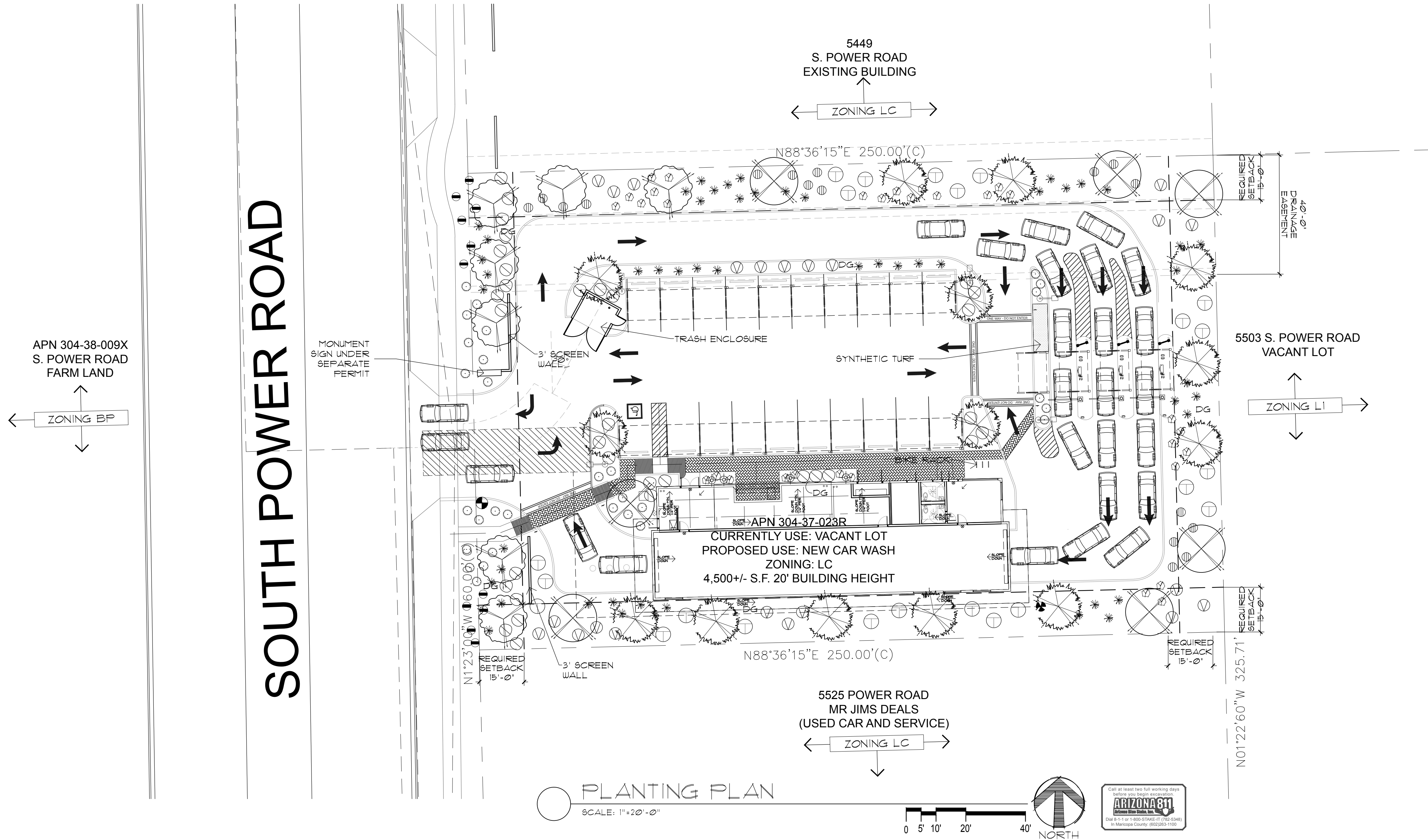
SITE PLAN
Revisions

Date: 10/18/2016

Project Number:

Drawing No:

SP1.0



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
 <i>Sophora secundiflora</i>	Texas Mountain Laurel	1	36" Box 2" Cal, 6'H x 5'W	Multi-Trunk Dense Canopy
 <i>Tipuana tipu</i>	Tipu Tree	14	24" Box 1.25" Cal, 9'H x 4'W	Standard Trunk Dense Canopy
 <i>Fraxinus 'Bonita'</i>	'Bonita' Ash	1	15 Gal. 1" Cal, 8'H x 4'W	Standard Trunk Dense Canopy
ACCENTS/VINES				
 <i>Muhlenbergia species</i>	Nashville Grass	5-Gal.	52	As Per Plan
 <i>Diets grandiflora</i>	Butterfly Iris	5-Gal.	4	As Per Plan
SHRUBS				
 <i>Myrtus 'Compacta'</i>	'Compact' Myrtle	5-Gal.	17	As Per Plan
 <i>Tecoma 'Bells of Fire'</i>	'Bells of Fire' Tecoma	5-Gal.	22	As Per Plan
 <i>Ruellia peninsularis</i>	Baja Ruellia	5-Gal.	33	As Per Plan
 <i>Tecoma stans</i>	Yellow Bells	5-Gal.	23	As Per Plan
GROUND COVERS				
 <i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	1-Gal.	30	As Per Plan
 <i>Myoporum parvifolium</i>	Myoporum	1-Gal.	11	As Per Plan
 <i>Wedelia trilobata</i>	Yellow Dot	1-Gal.	31	As Per Plan
MISCELLANEOUS				
DG	Decomposed Granite - 3/4" Minus 'Express Brown'			
	2" Depth In All Planting Areas (Typ)			
TURF	Synthetic Turf			
	E-Z Turf Olive Lush- +/- 80 Sq Ft.			

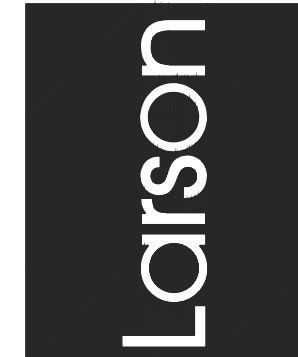
CITY OF MESA LS REQUIREMENTS

	REQUIRED	MINIMUM PROVIDED	ADDITIONAL PROVIDED	TOTAL
SITE LANDSCAPE AREA SITE AREA- 39,990	20% - 7,998 SQ FT	1,998 SQ FT 20%	6,201 SQ FT	14,205 SQ FT 36%
PARKING AREA LANDSCAPE PARKING AREA- 8,917 SQ FT	10% - 891.7 SQ FT	891.7 SQ FT 10%	240.3 SQ FT	1,132 SQ FT 13%
RIGHT OF WAY / STREET FRONTAGE (123 LF)	1 Tree/6 Shrub per 25 LF (And 50% Coverage)	5 30	5 61	
TREES				
SHRUBS				
PARKING LOT ISLAND (4)	1 Tree/3 Shrub per Island	4 12	4 27	
TREES				
SHRUBS				
NON-SINGLE FAMILY RESIDENCE PERIMETER (510 LF)	3 Tree/20 Shrub per 100 LF	18 114		
TREES				
SHRUBS				
MINIMUM TREE SIZES TOTAL TREES (28 QTY)	25% 15 Gal- 7 qty 50% 24" Box- 14 qty 25% 36" Box- 7 qty	15 Gal- 7 qty 24" Box- 14 qty 36" Box- 7 qty		
TREES				

COLLABORATIVE V
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CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-37-023R



Drawing Name:
PLANTING PLAN

Revisions
02.03.17 COMMENTS

Date: 12/16/2016

Project Number:

Drawing No:

1.0

X:\054-03-16 CLEAN FREAK CAR WASH\DWG\PRELIMINARY\TABS-PRE-GRADING.DWG PG-1 (12-21-16 11:20:01AM) LESLIE

PRELIMINARY GRADING AND DRAINAGE PLANS
FOR
CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET - APN: 304-37-023R
MESA, ARIZONA 85212

BENCHMARK

BRASS TAG ON TOP OF CURB AT THE NORTHEAST
CORNER OF POWER ROAD AND LOOP 202.
ELEVATION=1324.10 (CITY OF MESA DATUM)

TEMPORARY BENCHMARK

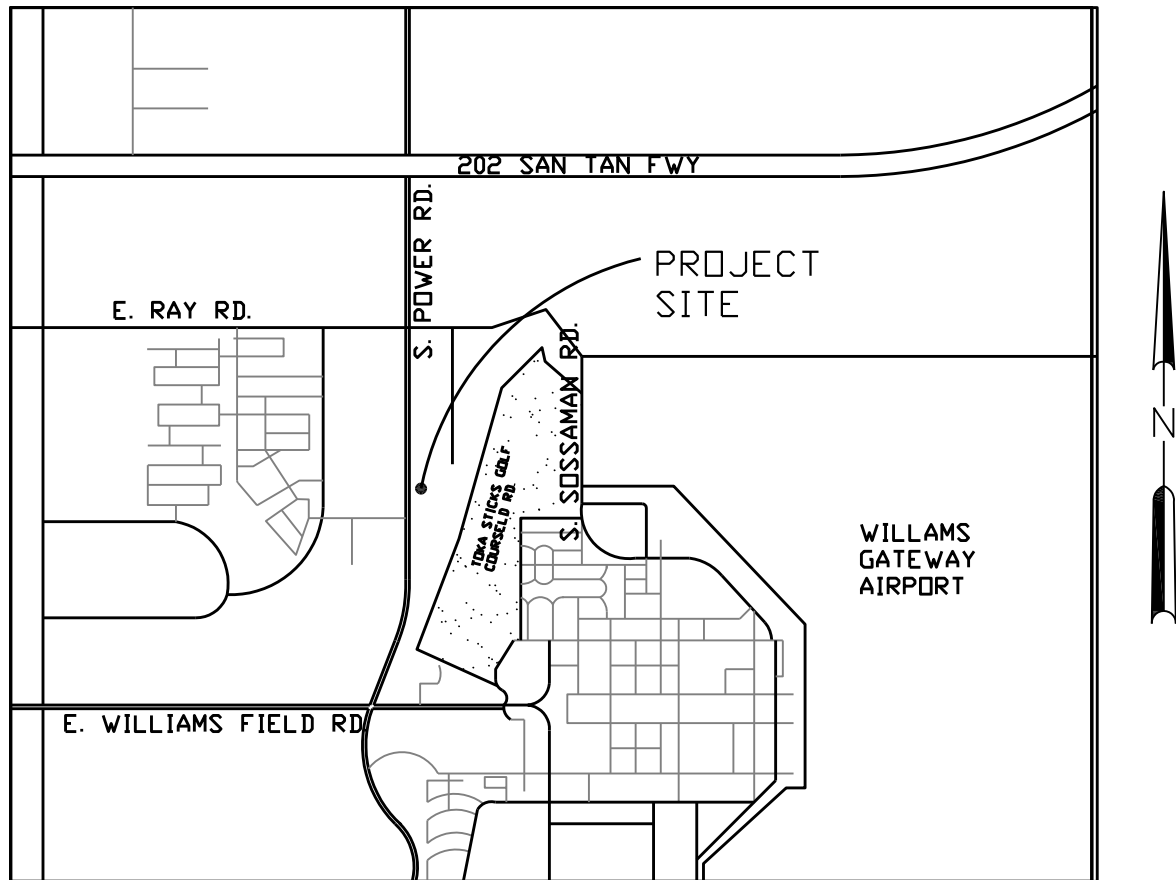
1/2" REBAR WITH ALUMINUM CAP, KLEIN 42137, AT
THE NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1324.72

PROJECT DESCRIPTION

THE DEVELOPER IS PROPOSING USE THE EXISTING ENTRY OFF POWER ROAD TO BUILDING A NEW EXPRESS CAR WASH FACILITY ON A VACANT LOT. THE NEW BUILDING PORTION OF THE PROJECT WILL CONSIST OF A NEW AUTOMATED CAR WASH FACILITY INCLUDING THE ACTUAL WASH TUNNEL, EQUIPMENT ROOM, INTERNAL SES CLOSET, FIRE RISER CLOSET, OFFICE, RESTROOMS, AND AN EXTERNAL VENDING AREA THAT CAN BE SECURED WITH A ROLL DOWN DOOR AT NIGHT. THE NEW BUILD AREA BASE FOOTPRINT WOULD BE APPROXIMATELY 4,500 SQUARE FEET. THE CAR WASH USE IS AN ALLOWED USE IN THE EXISTING LC ZONING AND THUS WILL NOT BE DETRIMENTAL TO THE SURROUNDING AREA. THE EVENTUAL SITE OF THE CAR WASH WILL HAVE A NET AREA OF APPROXIMATELY 0.91 ACRES (39,990 SQUARE FEET). THE PROJECT WILL UTILIZE THE EXISTING DRIVE ON SOUTH POWER ROAD AS A PART OF THIS PROJECT. THE FULL 100 FOOT VEHICULAR STACKING DISTANCE IS PROVIDED ON-SITE BEFORE THE PAY STATIONS. THUS, TRAFFIC WITHIN THE PUBLIC RIGHT-OF-WAYS SHOULD NOT BE IMPEDED BY THE USERS OF THE CARWASH. TRASH PICK-UP AND MANEUVERING WILL BE PROVIDED ON SITE AND WITHOUT GOING THROUGH OR UNDER ANY PHYSICAL IMPEDIMENTS. THE OWNER WILL ALSO INSTALL SHADED CANOPIES OVER THE VACUUM STALLS WITHIN THE PARKING AREA. THE REQUIRED LANDSCAPE AND BUILDING SETBACKS ARE 15'-0" ON ALL BOUNDARIES. ARCHITECTURALLY, THE BUILDING IS DESIGNED FOR THE SOUTHWEST AND SAFETY. THE COLOR PALLET AND DETAILING ARE CONSISTENT WITH HIGH-END COMMERCIAL DEVELOPMENTS OF THE GREATER PHOENIX METROPOLITAN AREA. QUALITY MATERIALS ARE BEING UTILIZED TO WITHSTAND THE ARIZONA SUN AND MOISTURE RELATED IMPACTS FROM THE CARWASH.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 30, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 2631.23 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 70.02 FEET TO THE EAST LINE OF THE WEST 70.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30;
THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 591.79 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 160.00 FEET;
THENCE NORTH 88 DEGREES 36 MINUTES 15 SECONDS EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 250.00 FEET TO THE EAST LINE OF THE WEST 320.00 FEET OF THE NORTHWEST QUARTER OF SECTION 30;
THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 160.00 FEET;
THENCE SOUTH 89 DEGREES 36 MINUTES 15 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

N.T.S.

ENGINEER

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OWNER

CLEAN FREAK CARWASH
CONTACT: MARK MCDOWELL
9237 E. VIA DE VENTURA #110
SCOTTSDALE, AZ 85258
602-549-9973

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTHWEST QUARTER OF
SECTION 30, WHICH BEARS
S01°23'00"E.

SITE INFORMATION

APN: 304-37-023R
ZONING: LC - LIGHT COMMERCIAL (TO REMAIN)
PROPOSED USE: EXPRESS CAR WASH
SITE AREA: 40,000 S.F. (0.9183 ACRES)
CONSTRUCTION TYPE: V-B

FLOOD PLAIN

THIS PROJECT, AS SHOWN ON FIRM
04013C2760L DATED OCTOBER 16, 2013, IS
DESIGNATED AS "ZONE X": AREAS OF 0.2%
ANNUAL CHANCE FLOOD; AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS
LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL
CHANCE FLOOD.

DRAINAGE STATEMENT

THE SUBJECT SITE OF 40,000 SQUARE FEET (0.9183 ACRES) NET AREA IS LOCATED ON S. POWER ROAD APPROXIMATELY 0.5 MILES SOUTH OF E. RAY ROAD. IT IS A VACANT LOT WHICH WILL BE DEVELOPED AS A CAR/TRUCK WASH.
THE CITY OF MESA REQUIRES THAT NEW DEVELOPMENTS RETAIN STORMWATER FROM THE 100-YEAR, 2-HOUR STORM EVENT. THIS DEVELOPMENT WILL USE A COMBINATION OF SURFACE AND UNDERGROUND RETENTION TO ACCOMPLISH THE CITY'S STORMWATER DRAINAGE CRITERIA. SURFACE RETENTION IS LOCATED ON THE PERIMETER OF THE SITE WHERE THE BULK OF THE LANDSCAPING WILL BE. THE PERIMETER BASIN WILL BE AT A UNIFORM DEPTH OF 12 INCHES TO MINIMIZE THE STEEPNESS OF SIDE SLOPES AND TO ELIMINATE THE NEED FOR DRYWELLS OR OTHER MEANS OF STORMWATER DISSIPATION. THE BASIN WILL HAVE A COMMON HIGH WATER ELEVATION ON ALL SIDES. IF THE SURFACE BASIN EVER FILLS TO OVERFLOWING, STORMWATER WILL BE DIRECTED TO THE STREET WHERE THERE IS A CITY STORMDRAIN SYSTEM OR TO THE UNDERGROUND STORAGE TANK LOCATED ON THE INTERIOR OF THE SITE. THE INTERIOR OF THE SITE WILL DRAIN TO AN 8-FOOT DIAMETER UNDERGROUND STORAGE TANK BY WAY OF A SYSTEM OF CATCH BASINS AND CONNECTING DRAIN PIPES. THE UNDERGROUND TANK WILL CONNECT TO AN EXISTING 42-INCH CITY STORMDRAIN LOCATED IN A DRAINAGE EASEMENT THAT CROSSES THE PROPERTY ON ITS NORTH EDGE WITH AN 8-INCH DRAIN PIPE. THE 42-INCH STORMDRAIN IS APPROXIMATELY 11.5 FEET DEEP MEASURED AT ITS SPRINGLINE. THE TANK INVERT WILL BE NO MORE THAN 11-FEET DEEP. IF NEEDED, A BACKWATER VALVE WILL BE PLACED ON THE CONNECTING DRAIN PIPE TO KEEP STORMWATER FROM THE 42-INCH STORMDRAIN FROM BACKING UP INTO THE UNDERGROUND RETENTION TANK.

THE FORMULA USED TO DETERMINE THE VOLUME OF STORMWATER TO BE RETAINED FOLLOWS:
V REQ'D = C (D/12) A WHERE: V REQ'D = STORMWATER VOLUME FROM DESIGN STORM
IN CU. FT.

C = RUNOFF COEFFICIENT (0.7 FOR DESERT
LANDSCAPE AND 0.95 FOR IMPERVIOUS AREAS)
D = RAINFALL DEPTH (2.2 INCHES)
A = WATERSHED AREA IN SQ. FT.

THE SURFACE AND UNDERGROUND RETENTION BASINS ARE NOT DESIGNED TO COMMUNICATE WITH ONE ANOTHER. THEREFORE, THE "C" VALUE FOR THIS PROJECT WILL NOT BE "WEIGHTED". INSTEAD, SEPARATE "C" VALUES WILL BE USED FOR BOTH. DESERT LANDSCAPE "C" VALUE IS 0.7. IT HAS AN AREA OF 13,970 SQUARE FEET. IMPERVIOUS AREA "C" VALUE IS 0.95. IT HAS AN AREA OF 26,030 SQUARE FEET. THE REQUIRED AND PROVIDED VOLUME OF RETENTION FOR BOTH SURFACE AND UNDERGROUND BASINS FOLLOWS.

SURFACE RETENTION:	UNDERGROUND RETENTION:
V REQ'D = C (D/12) A	V REQ'D = C (D/12) A
= 0.7 (2.2/12) 13,970	= 0.95 (2.2/12) 26,030
= 1,793 CU. FEET	= 4,534 CU. FEET
V PROVIDED = 2,745 CU. FT.	V PROVIDED = 4,622 CU. FT.

IN CONCLUSION, THE VOLUME OF RETENTION PROVIDED EXCEEDS THE VOLUME REQUIRED FOR BOTH SURFACE AND UNDERGROUND BASINS. THEREFORE, THE CITY STORMWATER RETENTION REQUIREMENT IS MET.

REVISIONS
NO. DESCRIPTION/DATE

K-TECH ENGINEERING
AND DESIGN, LLC

5715 East Estrid Circle
Scottsdale, Arizona 85254
PH (602) 391-5808 ktech.dennis@gmail.com

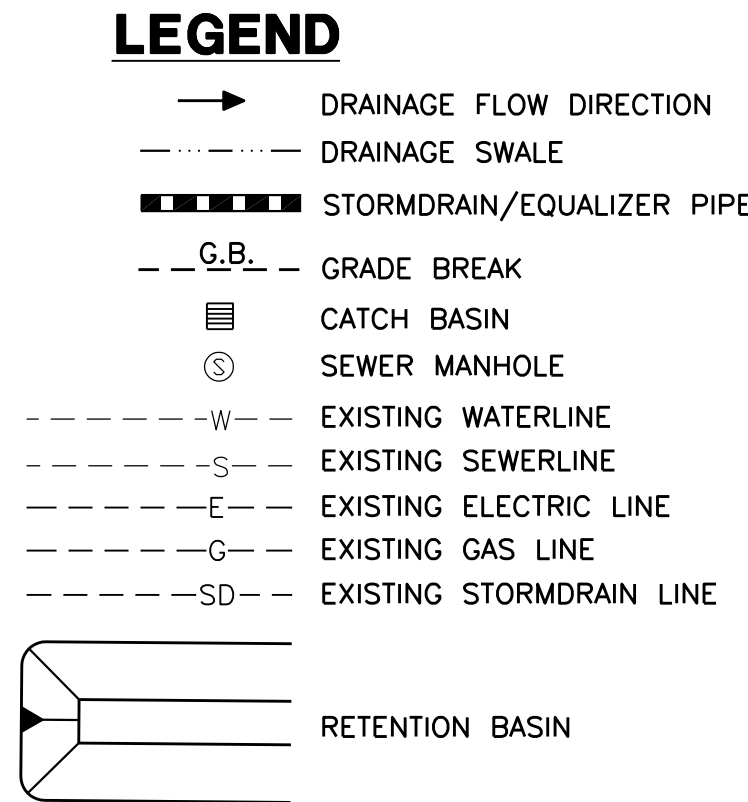
PRELIMINARY G & D PLAN - COVER SHEET

CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET - APN: 304-37-023R
MESA, ARIZONA 85212

Call at least two full working days
before you begin construction.
ARIZONA
801
The A-1 or 1-800-878-8787 (Toll-Free)
in Maricopa County (602) 265-1100

JOB NO. 054-03-16
DESIGNED DCK
DRAWN LAS
COMP.
CHECKED DCK
DATE 12-21-2016

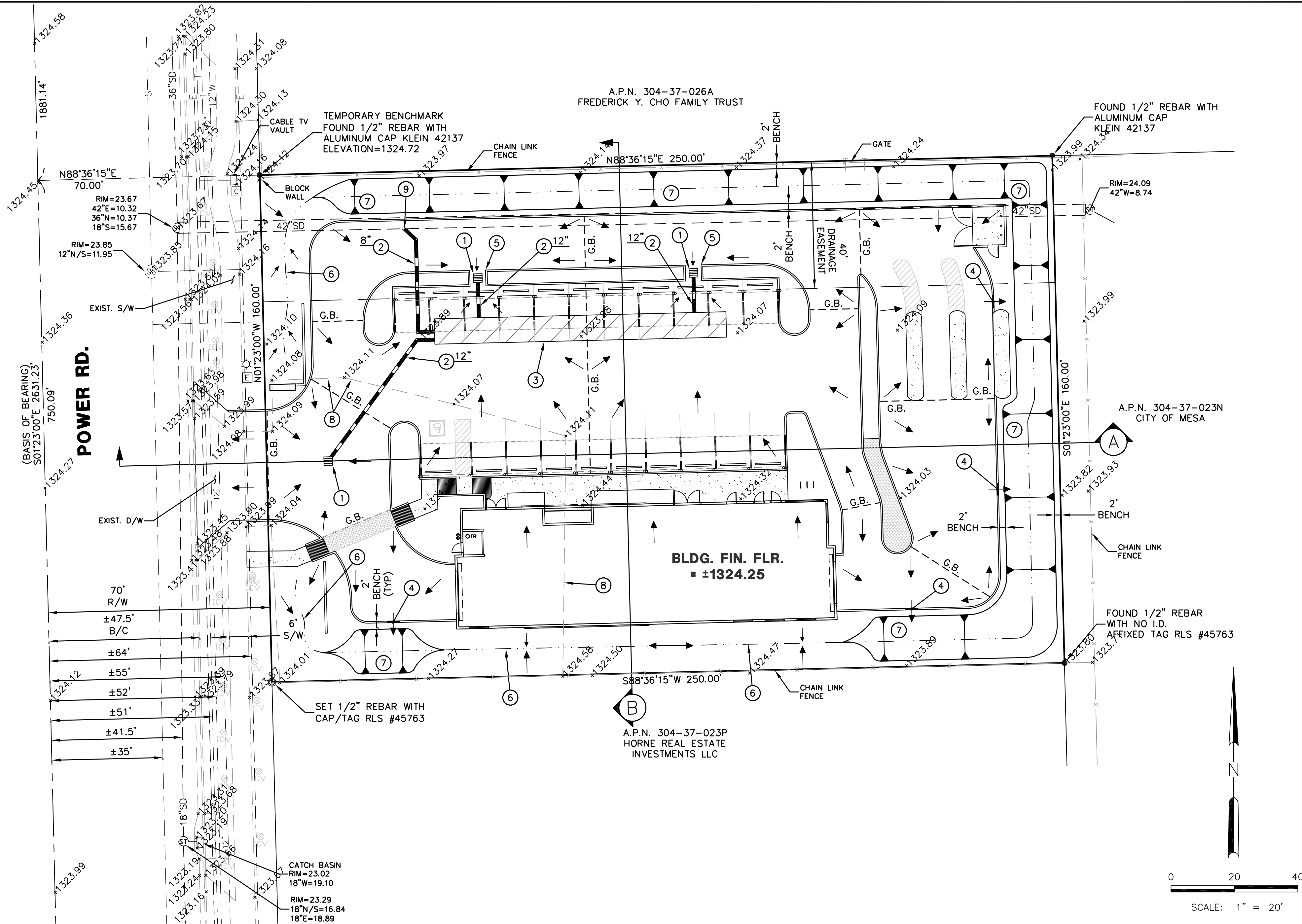
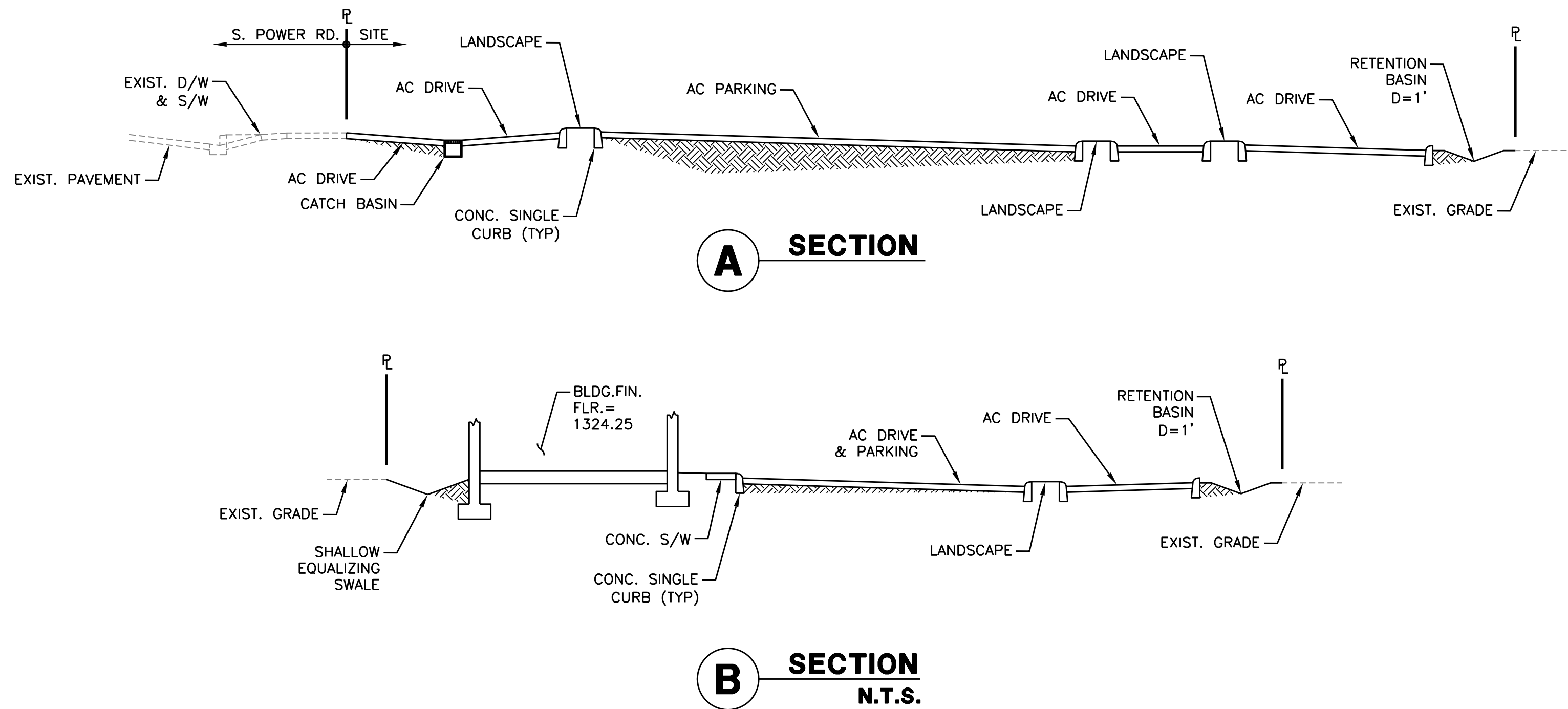
PG-1
1 OF 2 SHEETS



DRAINAGE EASEMENT NOTE
IF ANY DAMAGE TO ASPHALT PAVING OR CONCRETE CURBING RESULTS FROM CITY MAINTENANCE TO THE 42" STORMDRAIN LINE LOCATED WITHIN THE 40' EASEMENT LOCATED ON THE NORTH EDGE OF THE SITE, THE PROPERTY OWNER AGREES TO PAY FOR THE REPLACEMENT, IN KIND, OF ANY DAMAGED IMPROVEMENTS.

KEYED NOTES

- 1 CATCH BASIN, M.A.G. 535, TYPE "F".
- 2 HDPE DRAIN PIPE PER SIZE SHOWN.
- 3 92 LF OF 8" ϕ CMP UNDERGROUND (U/G) STORMWATER RETENTION PIPE. VOLUME REQUIRED = 4,534 C.F. VOLUME PROVIDED = 4,553 C.F.
- 4 CURB OPENING FOR DRAINAGE.
- 5 DRAINAGE "PASS THROUGH" TO CATCH BASIN.
- 6 SHALLOW SWALE.
- 7 SURFACE RETENTION BASIN, EQUALIZED, 12" DEPTH MAX., SIDE SLOPES = 4:1 OR FLATTER. VOLUME REQUIRED = 1,793 C.F. VOLUME PROVIDED = 2,745 C.F.
- 8 REMOVE EXISTING A.C. PAVING.
- 9 TAP 8" U/G RETENTION HDPE DRAIN PIPE TO EXISTING 42" STORMDRAIN LINE.



REVISIONS

NO.	DESCRIPTION/DATE

K-TECH ENGINEERING AND DESIGN, LLC
18156 DENNIS C. AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85254
PH (602) 391-5806 ktech.dennis@gmail.com
EXPRES 08-30-2018

SECTIONS SHEET
CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET - APN. 304-37-023R
MESA, ARIZONA 85212

Call at least two full working days before you begin construction.

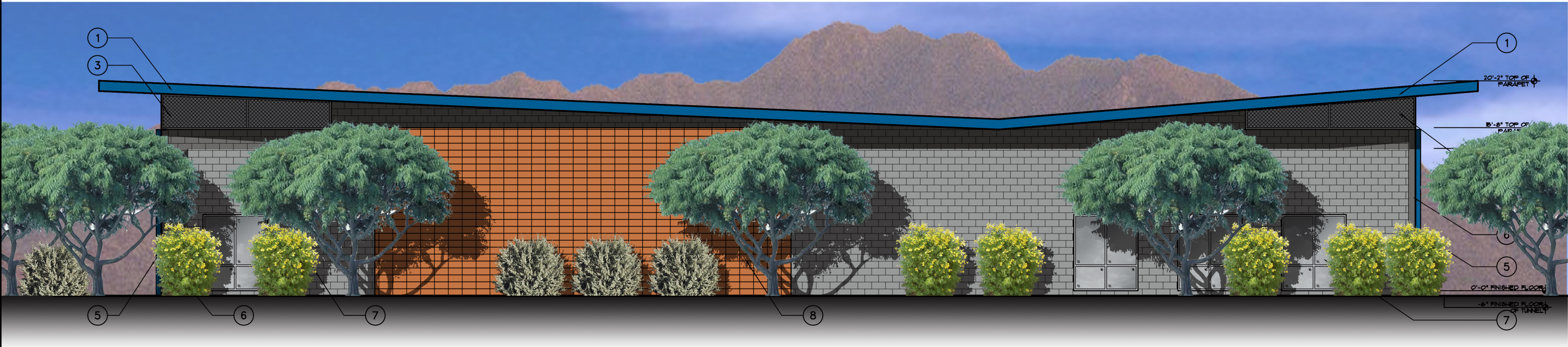
ARIZONA801
The A-1 or 1-800-877-0700
in Maricopa County (602) 263-1100

JOB NO. 054-03-16
DESIGNED DCK
DRAWN LAS
COMP.
CHECKED DCK
DATE 12-21-2016

PG-2
2 OF 2 SHEETS

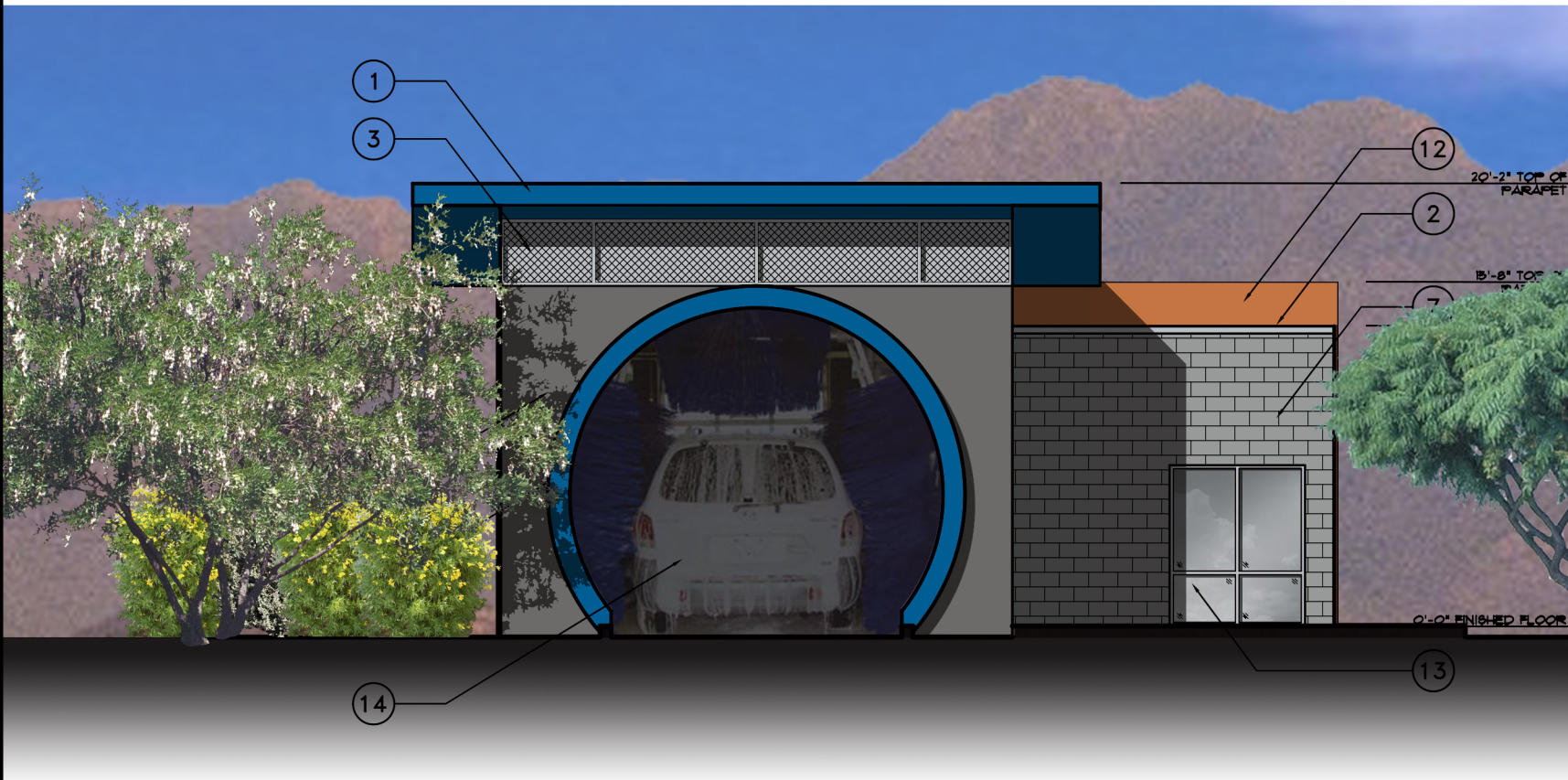
FINISH LEGEND

FINISH	MANUFACTURER	STYLE	COLOR	NUMBER	COMMENTS
PT-1 DARK GRAY	DUNN EDWARDS	FLAT	BOAT ANCHOR	DE6311	SUBJECT TO OWNER CHANGE
PT-2 MED GRAY	DUNN EDWARDS	FLAT	WALRUS	DE 368	SUBJECT TO OWNER CHANGE
PT-3 LIGHT GRAY	DUNN EDWARDS	FLAT	SILVER LINED	DE655	SUBJECT TO OWNER CHANGE
PT-4 BLUE	MODERN MASTERS THEME PAINT	FLAT	BEHR - SONG BIRD	SG 540	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTIONS
PT-5 ORANGE	MODERN MASTERS THEME PAINT	FLAT	BEHR - PUMPKIN PATCH	SH 250	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTIONS



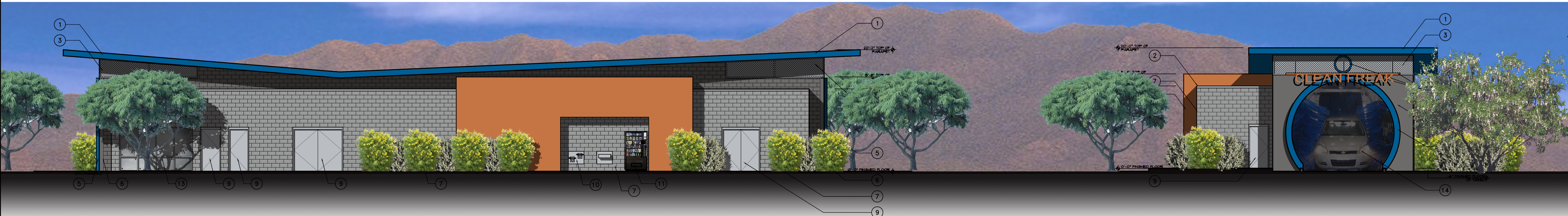
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

X-ELEV



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

X-ELEV



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"

X-ELEV

4 WEST ELEVATION
SCALE: 1/8"=1'-0"

X-ELEV

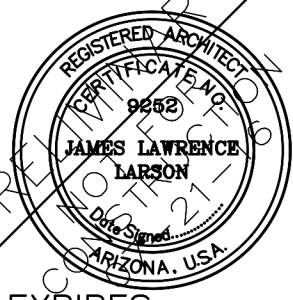
ELEVATION KEYNOTES

- METAL PARAPET CAP PAINTED PT-4
- METAL PARAPET CAP PAINTED PT-3
- ALUM. PERFORATED METAL SCREEN TO BE CLIP ON OUT SIDE SURFACE OF CMU WALL - CLEAR ANODIZED
- SIGNAGE INSTALLED PER SEPARATE SIGNAGE PERMIT - G.C. TO ENSURE BLOCKING AND POWER AS REQUIRED TO ACCOMMODATE SIGNAGE
- ACCENT COLOR CIRCLE - PAINTED PT-4
- 8" CONCRETE TILT PANEL - PAINTED ACCENT COLOR PT-1
- TYPICAL 8X8X16 CMU RUNNING BOND RACKED JOINTS PAINTED FIELD COLOR PT-2
- TYPICAL 12X8X16 CMU STACKED BOND RACKED HORIZONTAL JOINTS, FLUSH VERTICAL PT-5
- HOLLOW METAL DOORS PER DOOR LEGEND - PAINTED PT-3
- STAINLESS STEEL DRINKING FOUNTAIN - SEE PLUMBING PLANS
- VENDING MACHINES - G.C. TO ENSURE POWER AND DATA TO VENDING MACHINE LOCATION
- STUCCO OVER EXTERIOR GRADE GYP. OR PLYWOOD PAINTED OR TYPICAL 12X8X16 CMU STACKED BOND RACKED HORIZONTAL JOINTS, FLUSH VERTICAL PT-5
- CLEAR ANODIZED ALUM WINDOW FRAMES WITH GRAY TINTED LOW-E GLAZING G.C. TO ENSURE "SG" WHERE REQUIRED BY CODE PT-1
- CAR WASH TUNNEL TO BE ENCLOSED WITH ROLL UP GARAGE DOOR DURING OFF HOURS - TO BE PAINTED
- STAINLESS STEEL, EXTERIOR GRADE UTILITY SINK

Associates Architects, Inc.

Larson

CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
AFN: 304-31-023R



EXPIRES: 6/30/2018
Drawing Name: EXTERIOR ELEVATIONS

Revisions

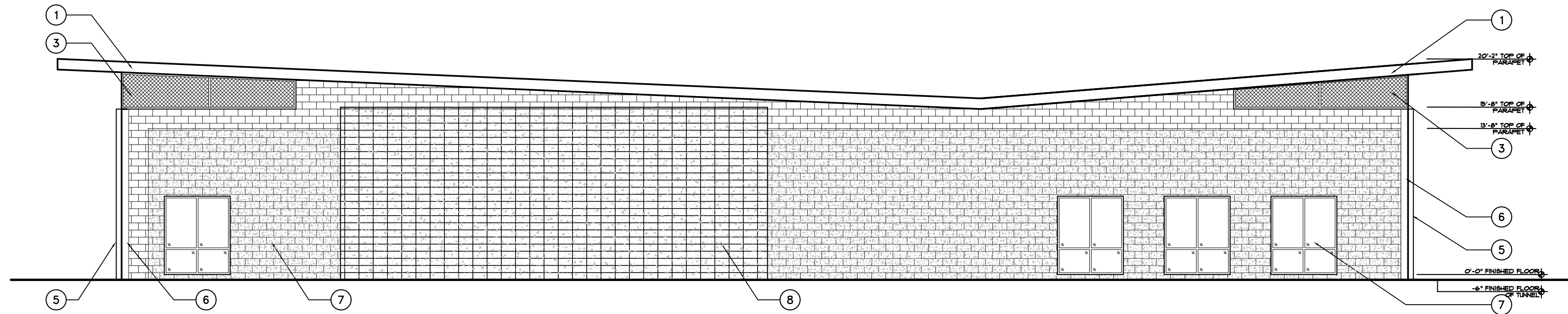
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Project Number:

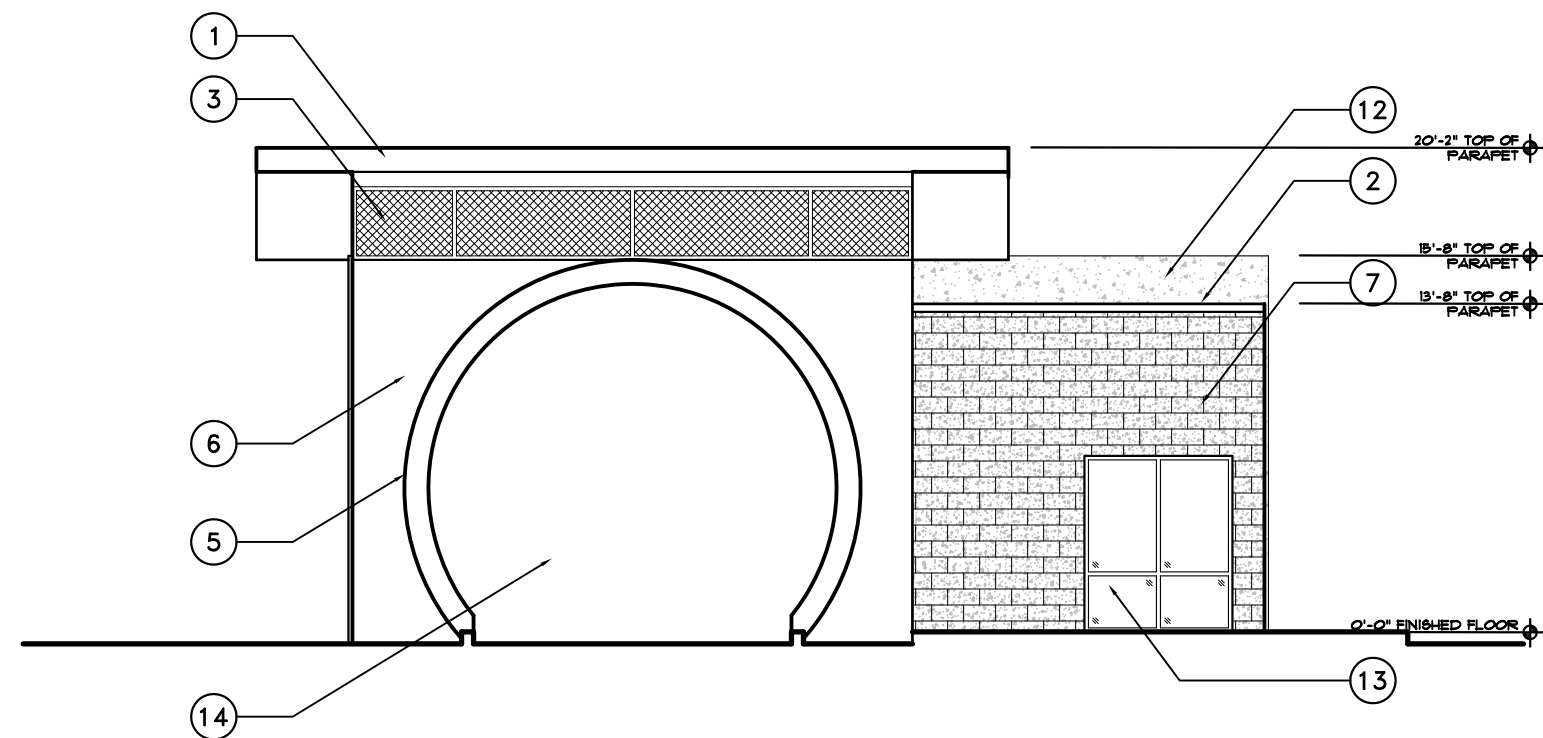
Drawing No:

A2.0

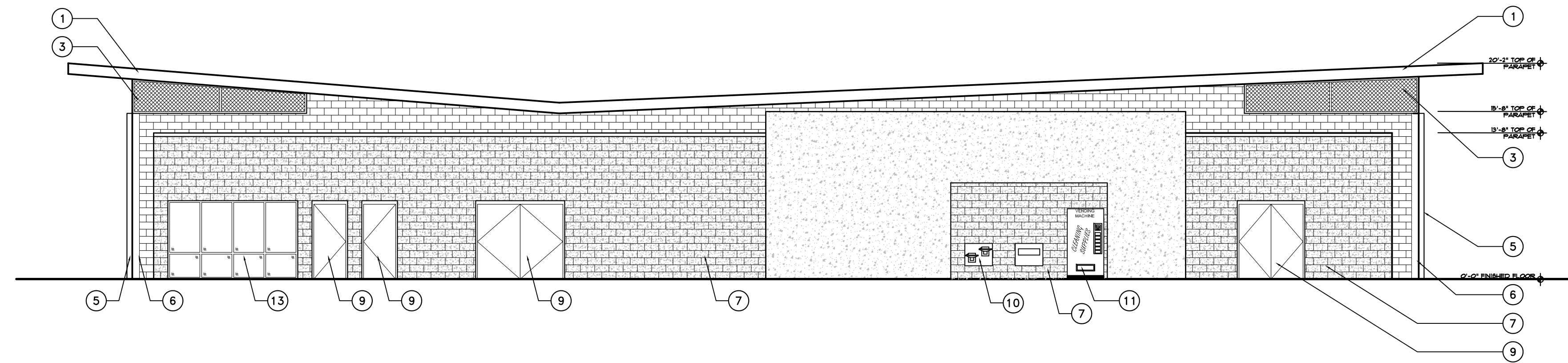
FINISH LEGEND					
FINISH	MANUFACTURER	STYLE	COLOR	NUMBER	COMMENTS
PT-1 DARK GRAY	DUNN EDWARDS	FLAT	BOAT ANCHOR	DE6371	SUBJECT TO OWNER CHANGE
PT-2 MED GRAY	DUNN EDWARDS	FLAT	WALRUS	DE 368	SUBJECT TO OWNER CHANGE
PT-3 LIGHT GRAY	DUNN EDWARDS	FLAT	SILVER LINED	DE653	SUBJECT TO OWNER CHANGE
PT-4 BLUE	MODERN MASTERS THEME PAINT	FLAT	BEHR - SONG BIRD	SG 540	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTIONS
PT-5 ORANGE	MODERN MASTERS THEME PAINT	FLAT	BEHR - PUMPKIN PATCH	SH 250	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTIONS
F-1 (CANOPY FABRIC)	POLYFAB USA	COMTEX	AQUAMARINE	-	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS
H-1 (HOSE COLOR)	VACU TECH	-	BLUE	-	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS
V-1 (VACUUM STATION COLOR)	CARDINAL POWDER COAT	-	BLUE	TOOS-BLOS	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS



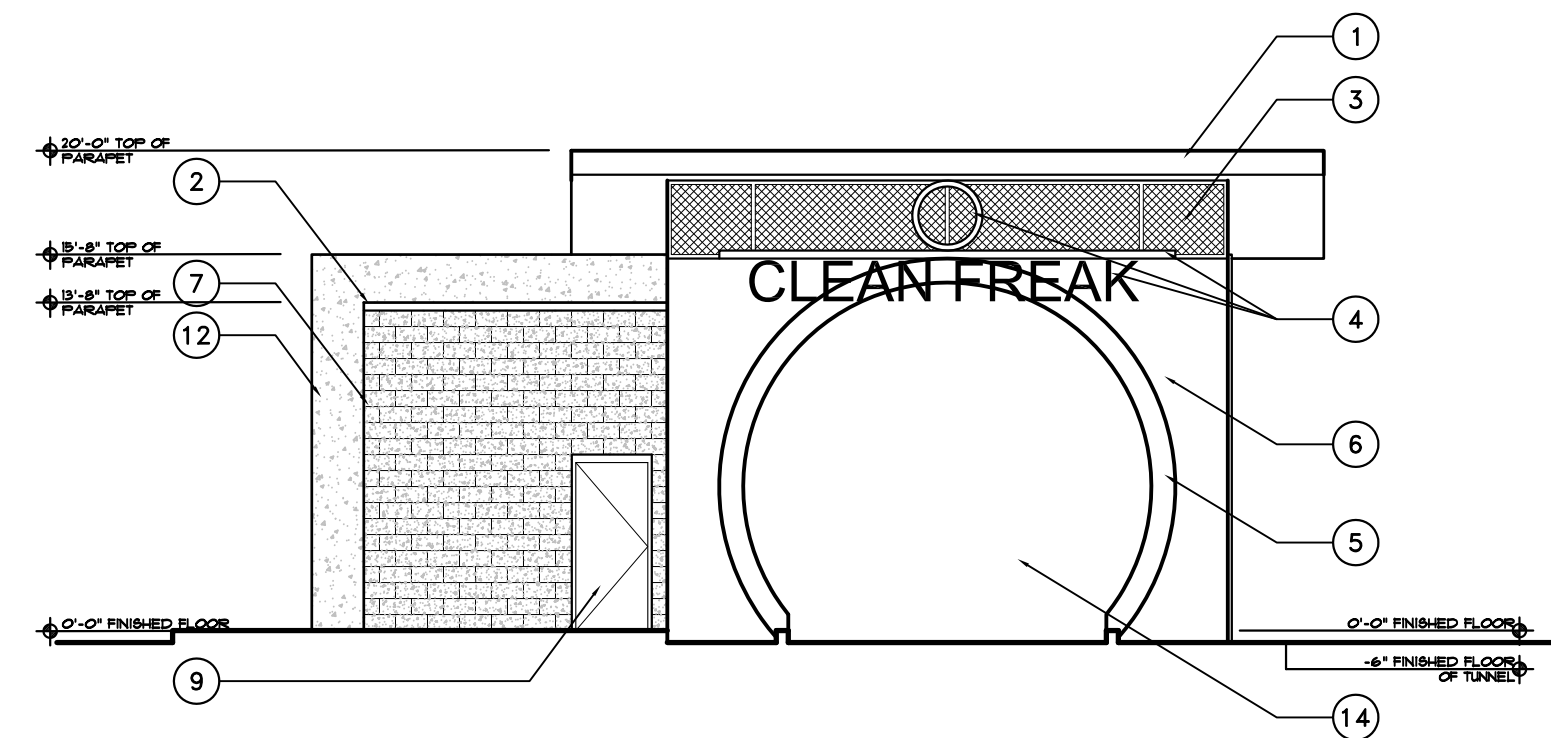
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"

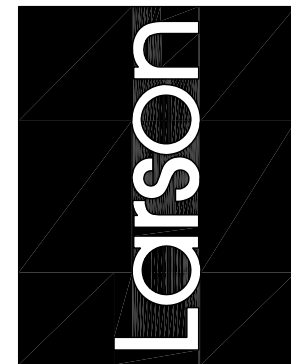


4 WEST ELEVATION
SCALE: 1/8"=1'-0"

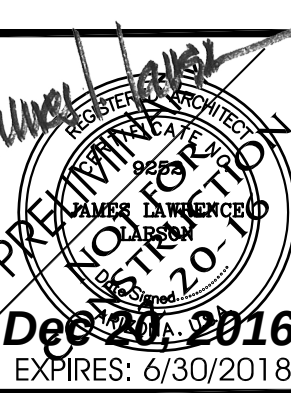
ELEVATION KEYNOTES

- 1 METAL PARAPET CAP PAINTED FT-4
- 2 METAL PARAPET CAP PAINTED FT-3
- 3 ALUM. PERFORATED METAL SCREEN TO BE CLIP ON OUT SIDE SURFACE OF CMU WALL - CLEAR ANODIZED
- 4 SIGNAGE INSTALLED PER SEPARATE SIGNAGE PERMIT - G.C. TO ENSURE BLOCKING AND POWER AS REQUIRED TO ACCOMMODATE SIGNAGE
- 5 ACCENT COLOR CIRCLE - PAINTED FT-4
- 6 8" CONCRETE TILT PANEL - PAINTED ACCENT COLOR PT-1
- 7 TYPICAL 8X8X16 CMU, RUNNING BOND RACKED JOINTS PAINTED FIELD COLOR PT-2
- 8 TYPICAL 12X8X16 CMU, STACKED BOND RACKED HORIZONTAL JOINTS, FLUSH VERTICAL FT-5
- 9 HOLLOW METAL DOORS PER DOOR LEGEND - PAINTED PT-3
- 10 STAINLESS STEEL DRINKING FOUNTAIN - SEE PLUMBING PLANS
- 11 VENDING MACHINES - G.C. TO ENSURE POWER AND DATA TO VENDING MACHINE LOCATION
- 12 STUCCO OVER EXTERIOR GRADE GYP. OR PLYWOOD PAINTED OR TYPICAL 12X8X16 CMU, STACKED BOND RACKED HORIZONTAL JOINTS, FLUSH VERTICAL PT-5
- 13 CLEAR ANODIZED ALUM WINDOW FRAMES WITH GRAY TINTED LOW-E GLAZING G.C. TO ENSURE "SG" WHERE REQUIRED BY CODE
- 14 CAR WASH TUNNEL TO BE ENCLOSED WITH ROLL UP GARAGE DOOR DURING OFF HOURS - TO BE PAINTED PT-1
- 15 STAINLESS STEEL, EXTERIOR GRADE UTILITY SINK

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design@larson-architects.com



CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-3T-023R



Drawing Name:
EXTERIOR ELEVATIONS

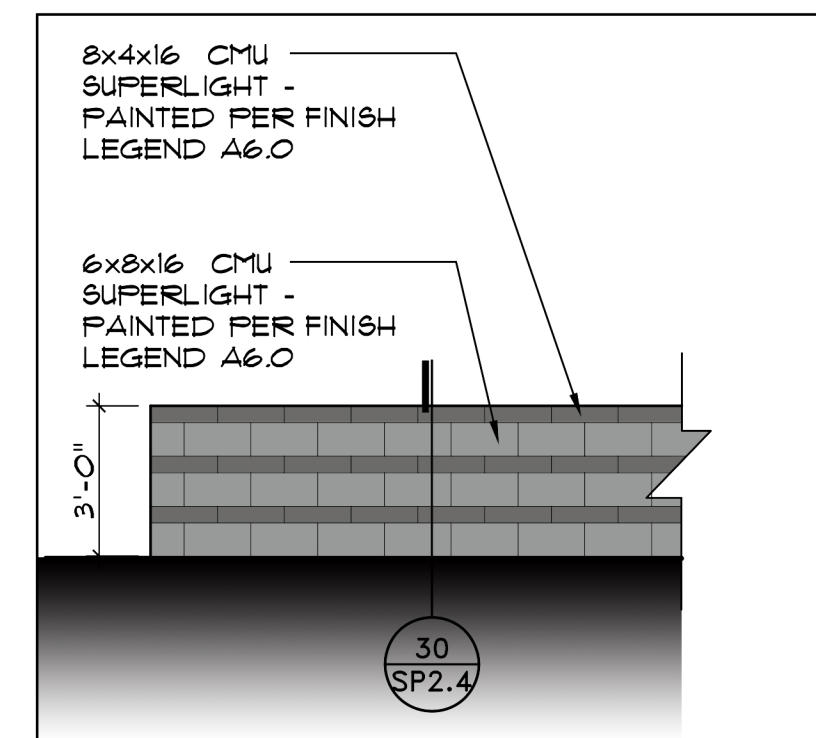
Revisions

Date: 12/20/2016

Project Number:

Drawing No:

A2.0



7 CROSS WALK COLOR SAMPLE - BLACK CONCRETE
SCALE: 1/4" = 1'-0" DUMPSTER

FINISH LEGEND					
FINISH	MANUFACTURES	STYLE	COLOR	NUMBER	COMMENTS
PT-1 DARK GRAY	DUNN EDWARDS	FLAT	BOAT ANCHOR	DE63TT	SUBJECT TO OWNER CHANGE
PT-2 MED GRAY	DUNN EDWARDS	FLAT	WALRUS	DE 368	SUBJECT TO OWNER CHANGE
PT-3 LIGHT GRAY	DUNN EDWARDS	FLAT	SILVER LINED	DE683	SUBJECT TO OWNER CHANGE
PT-4 BLUE	MODERN MASTERS THEME PAINT	FLAT	BEHR - SONG BIRD	9G 540	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTION
PT-5 ORANGE	MODERN MASTERS THEME PAINT	FLAT	BEHR - PUMPKIN PATCH	9H 250	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTION
F-1 (CANOPY FABRIC)	POLYFAB USA	COMTEX	AQUAMARINE	-	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS
H-1 (HOSE COLOR)	VACU TECH	-	BLUE	-	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS
V-1 (VACUUM STATION COLOR)	CARDINAL POWDER COAT	-	BLUE	TOO9-BLO9	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS

MANUF. WABASH VALLEY
 MODEL: BLION
 COLOR: BLACK
 1-800-253-8619

G.C. TO SUPPLY ARCHITECT
 COLOR SAMPLE PRIOR TO
 PURCHASE - G.C. MY USE
 MODEL "BLION"

UPRIGHT SUPPORTS 1-1/2"
 O.D. STEEL TUBING, 11 GA.
 WELD TO BASE

STABILIZED D.G. OR
 CONCRETE PER CIVIL

F.P.P CONC. FOOTING MAG
 CLASS A

INSTALL PER MANUFACTURERS SPECIFICATIONS.

VACUUM HOSE AND CANOPY
STRUCTURAL TUBE STEEL TO BE
ACCENT BLUE [H-1]

VACUUM VERTICAL ELEMENTS TO
BE FINISHED ACCENT BLUE
ON A STANDARD CONCRETE
PEDISTAL [V-1]

FABRIC CANOPY'S TO BE
COVERED IN POLYFAB USA
CORTEX AQUAMARINE [F-1]

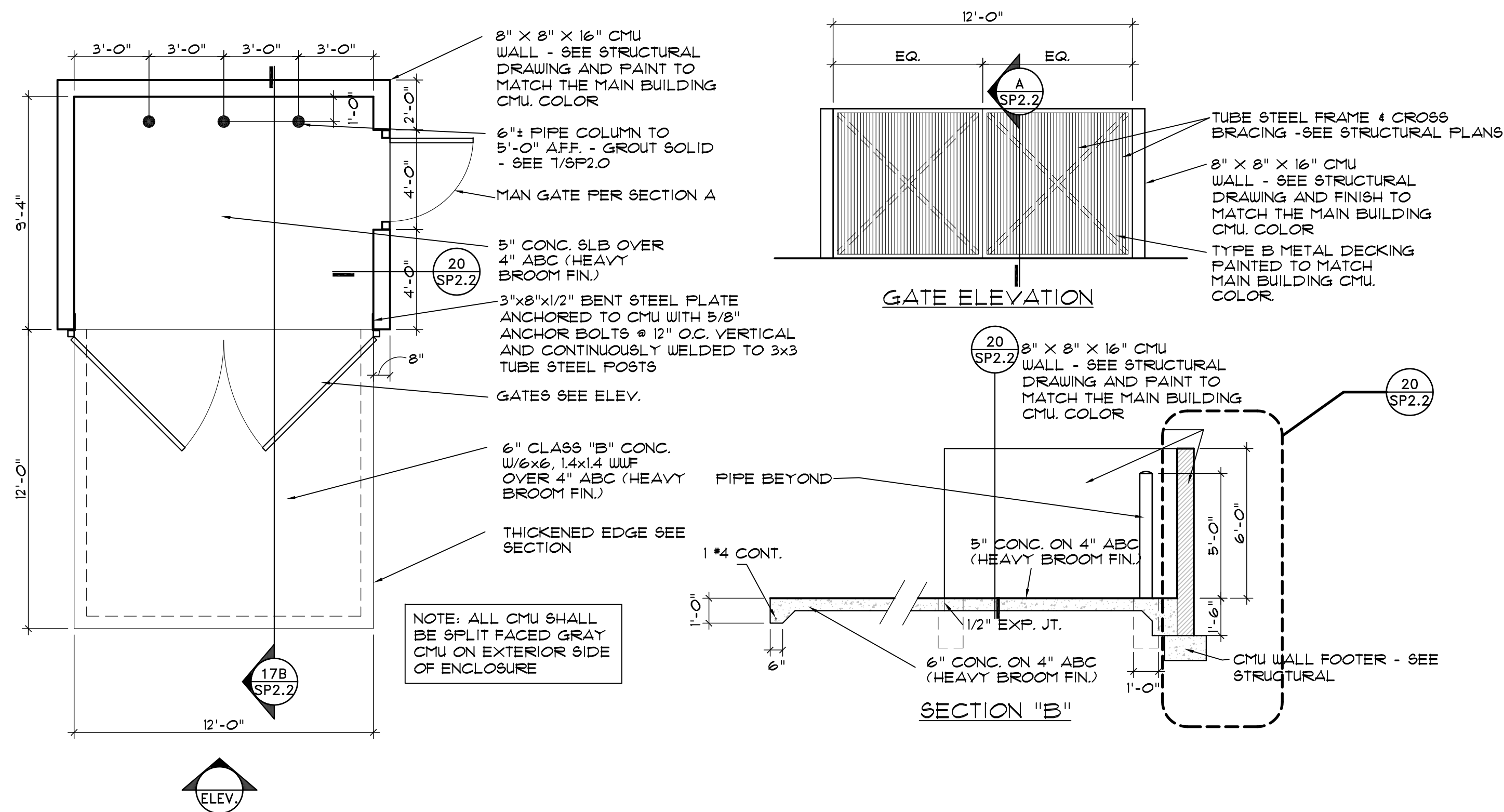
FRONT ELEVATION

ISOMETRIC VIEW

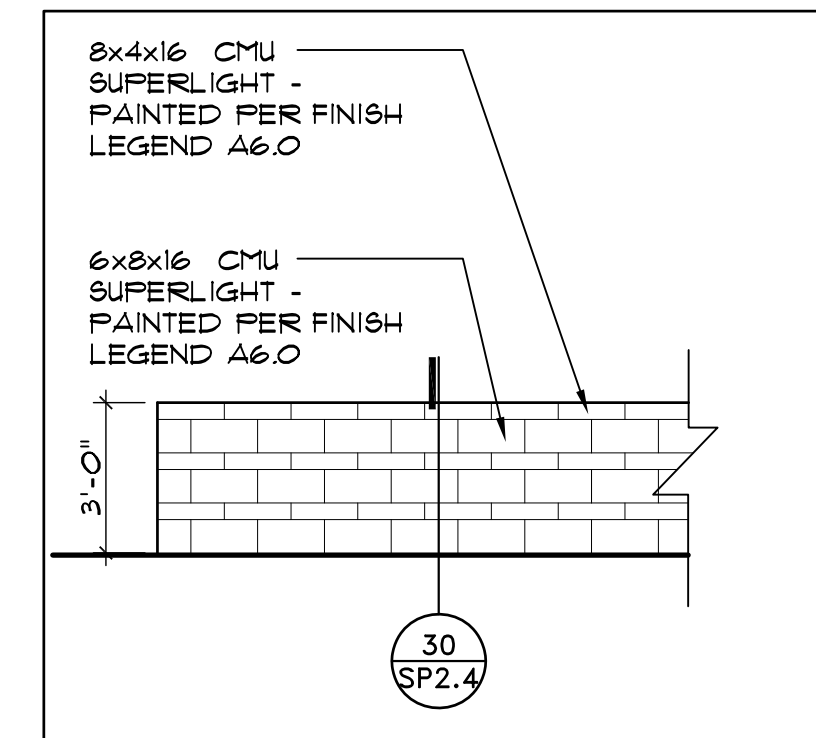
SIDE ELEVATION

9 PARKING CANOPY -COLOR ELEVATIONS
SCALE:





5 DUMPSTER - COLOR ELEVATION
SCALE: 1/4"=1'-0"



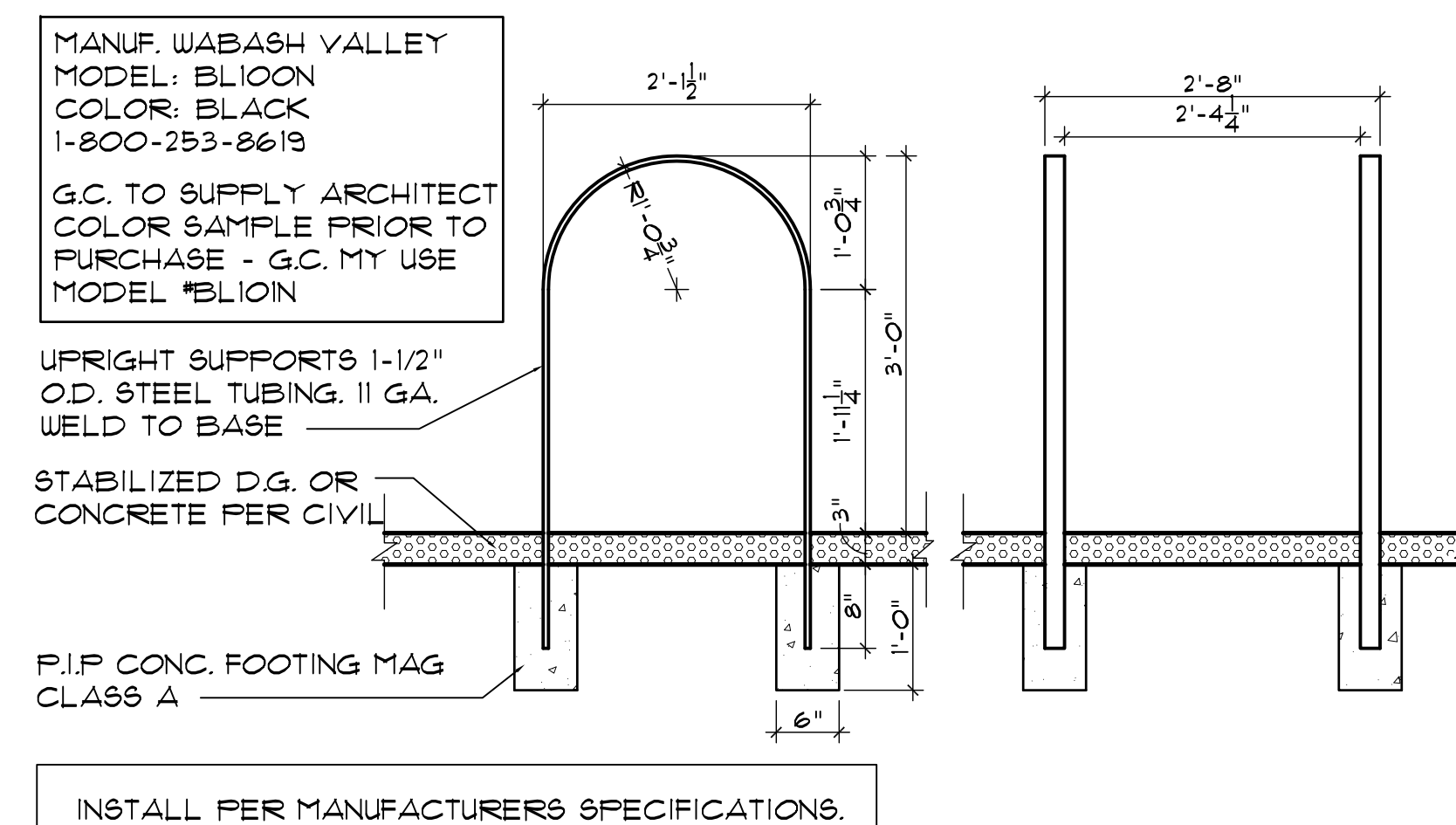
6 3'-0" SITE WALL COLOR ELEVATION
SCALE: 1/4"=1'-0"



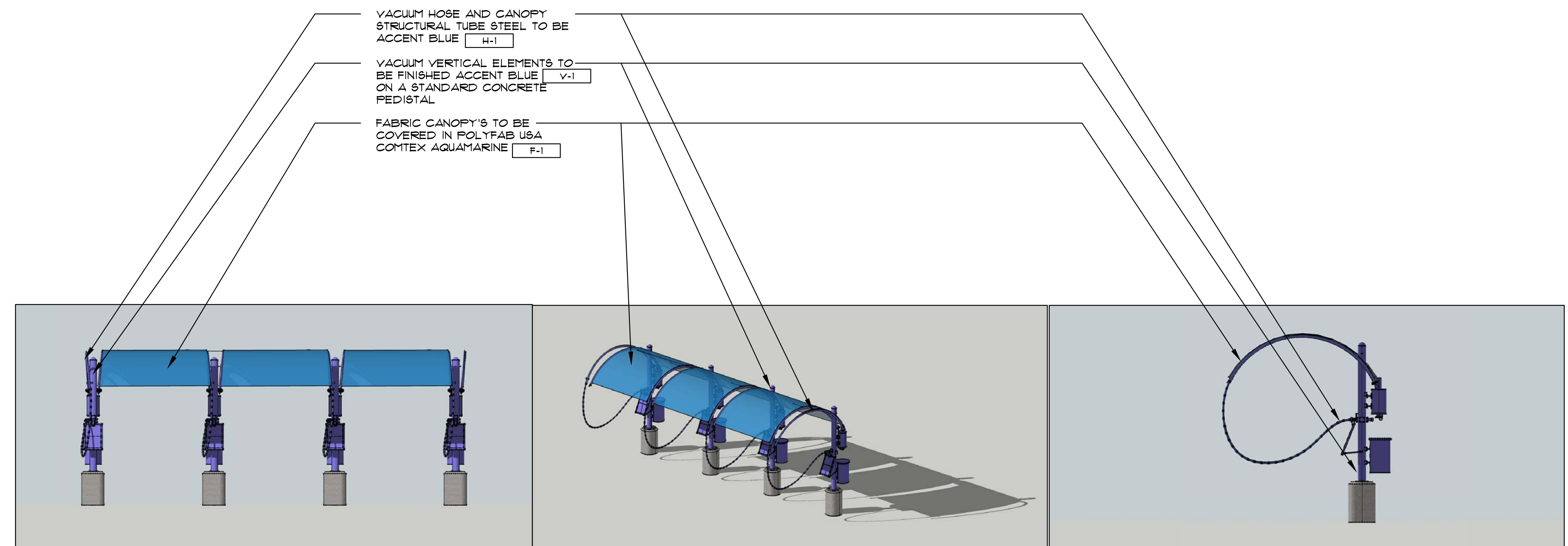
7 CROSS WALK COLOR SAMPLE - BLACK CONCRETE
SCALE: 1/4"=1'-0"

FINISH	MANUFACTURES	STYLE	COLOR	NUMBER	COMMENTS
PT-1 DARK GRAY	DUNN EDWARDS	FLAT	BOAT ANCHOR	DE6311	SUBJECT TO OWNER CHANGE
PT-2 MED GRAY	DUNN EDWARDS	FLAT	WALRUS	DE 368	SUBJECT TO OWNER CHANGE
PT-3 LIGHT GRAY	DUNN EDWARDS	FLAT	SILVER LINED	DE653	SUBJECT TO OWNER CHANGE
PT-4 BLUE	MODERN MASTERS THEME PAINT	FLAT	BEHR - SONG BIRD	8G 540	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTIONS
PT-5 ORANGE	MODERN MASTERS THEME PAINT	FLAT	BEHR - PUMPKIN PATCH	8H 250	G.C. TO MATCH BEHR PAINT USING MODERN MASTERS THEME PAINT NO EXCEPTIONS
F-1 (CANOPY FABRIC)	POLYFAB USA	COMTEX	AQUAMARINE	-	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS
H-1 (HOSE COLOR)	VACU TECH	-	BLUE	-	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS
V-1 (VACUUM STATION COLOR)	CARDINAL POWDER COAT	-	BLUE	T009-BLOS	PRE MANUFACTURED VACUUM STATION COMPONENT COLORS

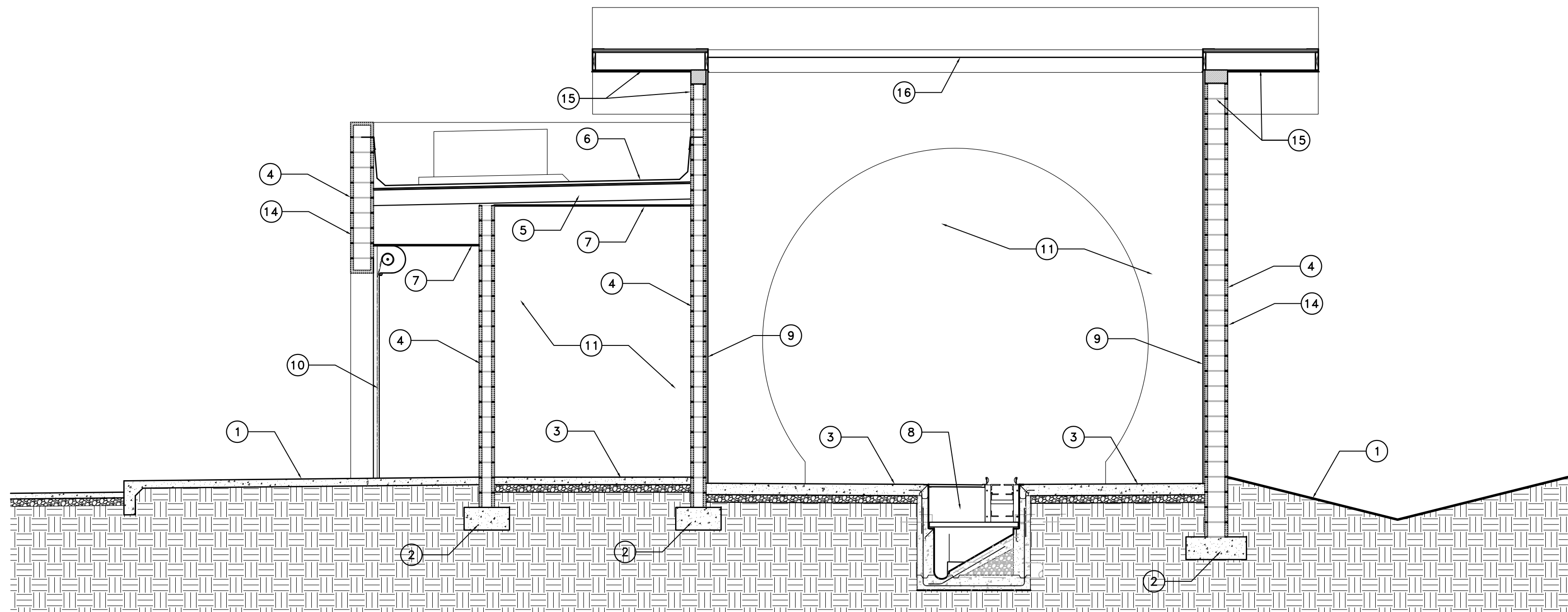
SEE DETAIL 19/SP2.2 FOR
BIKE RACK SPEC SHEET



8 BLACK BIKE RACK - COLOR ELEVATION
SCALE:

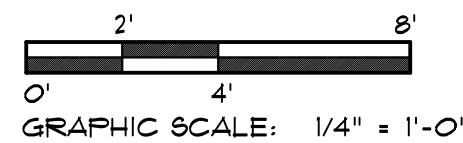


9 PARKING CANOPY -COLOR ELEVATIONS
SCALE:



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

X-SECT-26BH

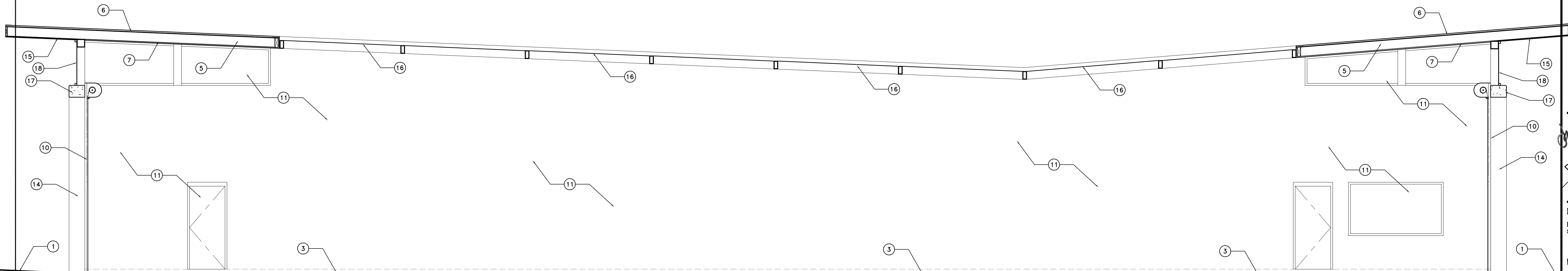


GRAPHIC SCALE: 1/4" = 1'-0"

BUILDING SECTION KEYNOTES

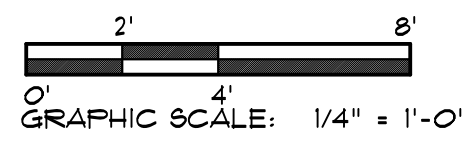
(NOT ALL NOTES ARE NECESSARILY USED ON THIS SHEET)

- 1 ADJACENT GRADE OR PAVING, SLOPE MINIMUM OF 1/8" PER FOOT. SEE SITE PLAN, CIVIL PLANS AND LANDSCAPE DRAWINGS.
- 2 CONCRETE FOOTING PER STRUCTURAL DRAWINGS
- 3 CONCRETE SLAB OVER ABC - SEE STRUCTURAL DRAWINGS
- 4 CMU WALL - SEE FLOOR PLAN AND STRUCTURAL DRAWINGS
- 5 ROOF TRUSSES - SEE STRUCTURAL DRAWINGS
- 6 ROOF OVER NEW ROOF DECKING - SEE ROOF PLAN AND STRUCTURAL DRAWINGS
- 7 SCHEDULED CEILING PER REFLECTED CEILING PLAN
- 8 TRENCH DRAIN - SEE TRENCH PLAN AND DETAILS ON SHEET AB.3, STRUCTURAL DRAWINGS AND PLUMBING DRAWINGS
- 9 PLASTIC WALL PANELS - (SMOOTH WHITE, EXTRUTECH OR EQUAL).
- 10 COILING OVERHEAD DOOR - SEE DOOR SCHEDULE
- 11 INTERIOR ELEVATION BEYOND
- 12 MECHANICAL UNIT MOUNTED ON ROOF AND FULL SCREENED BY ADJACENT PARAPET WALLS ON ALL SIDES
- 13 INTERIOR WALL - SEE FLOOR PLAN AND WALL LEGEND
- 14 EXTERIOR FINISH PER EXTERIOR ELEVATIONS ON EXISTING WALL - SEE EXTERIOR ELEVATIONS AND WALL SECTIONS
- 15 PARAPET WALLS WITH OVERHANG STRUCTURE
- 16 FABRIC CANOPY CEILING/ROOF OVER WASH TUNNEL - FINISH TO MATCH THE VACUUM STALL CANOPIES
- 17 CONCRETE TILT SLAB WALL - SEE FLOOR PLANS AND STRUCTURAL DRAWINGS
- 18 PERFORATED METAL PANELS AND FRAMES AT OPENINGS - SEE EXTERIOR ELEVATIONS



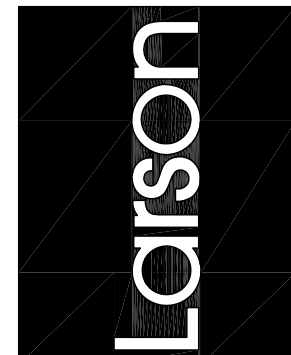
B BUILDING SECTION
SCALE: 1/4" = 1'-0"

X-SECT-26BH

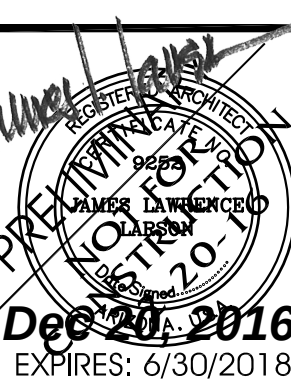


GRAPHIC SCALE: 1/4" = 1'-0"

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CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-31-023R



Drawing Name:
BUILDING SECTIONS

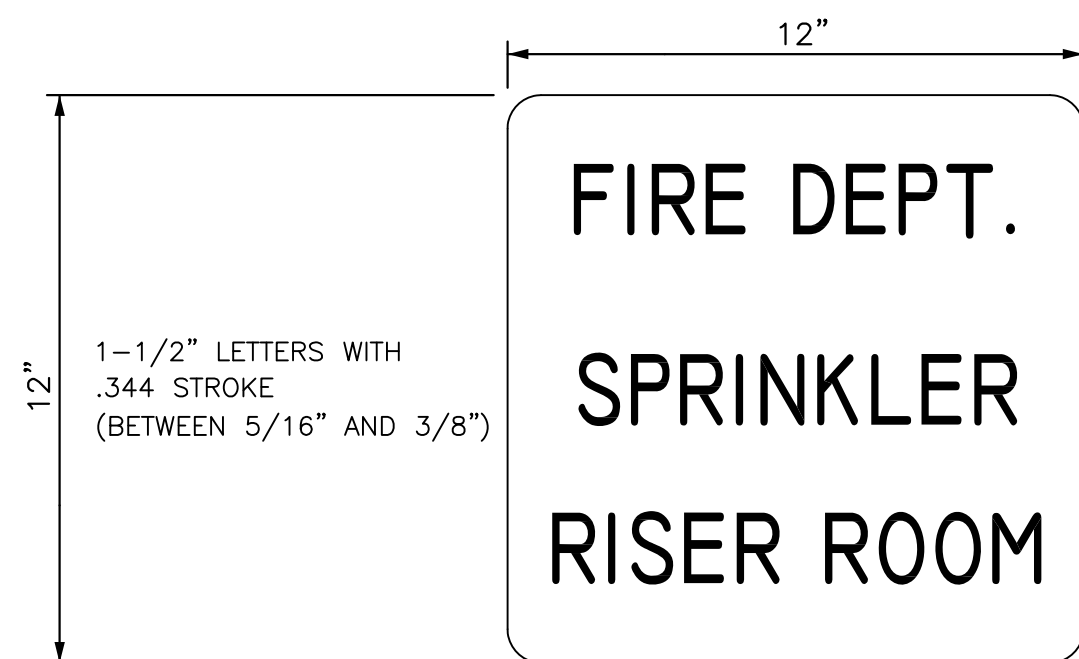
Revisions

Date: 12/20/2016

Project Number:

Drawing No:

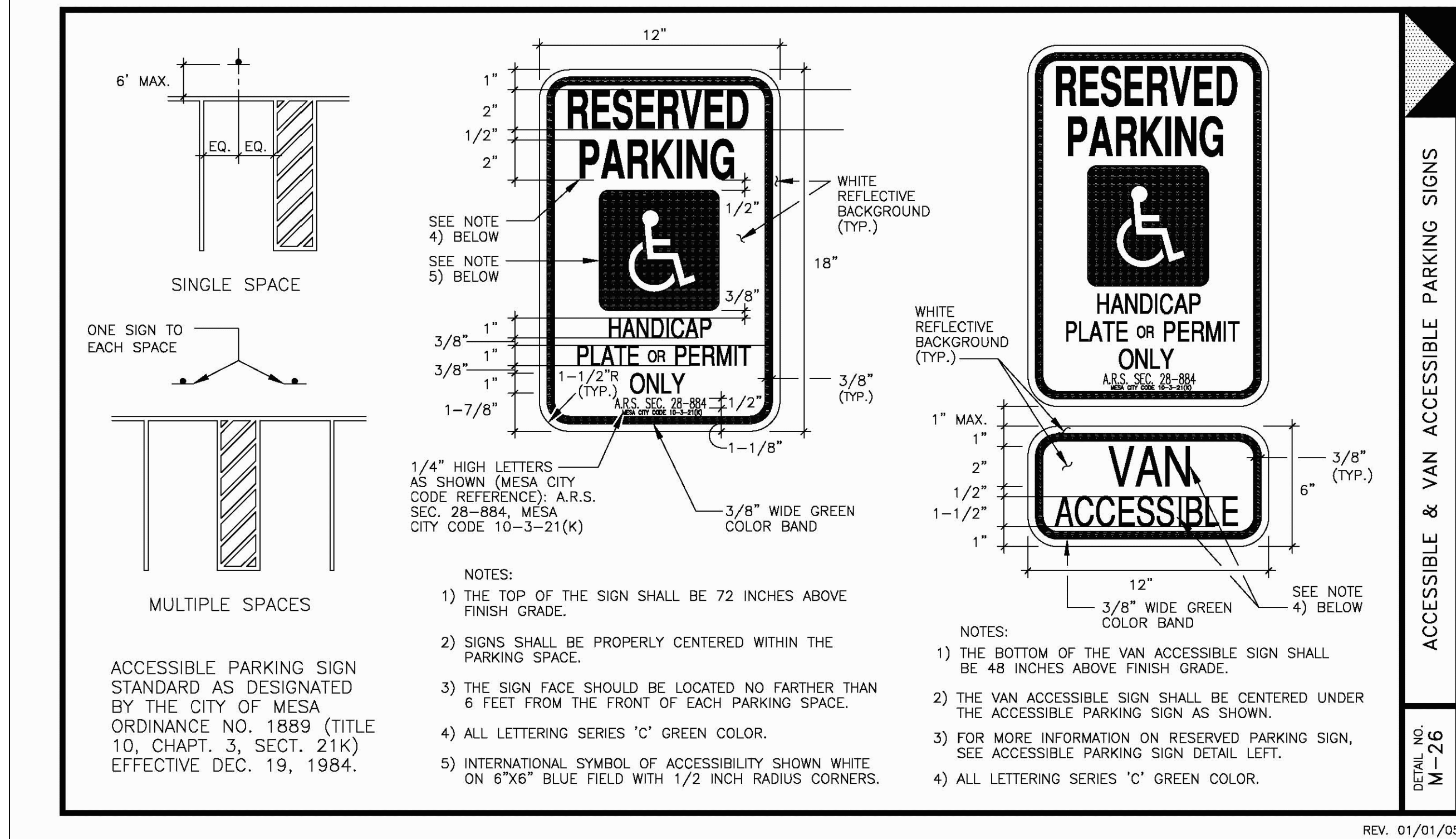
A3.0



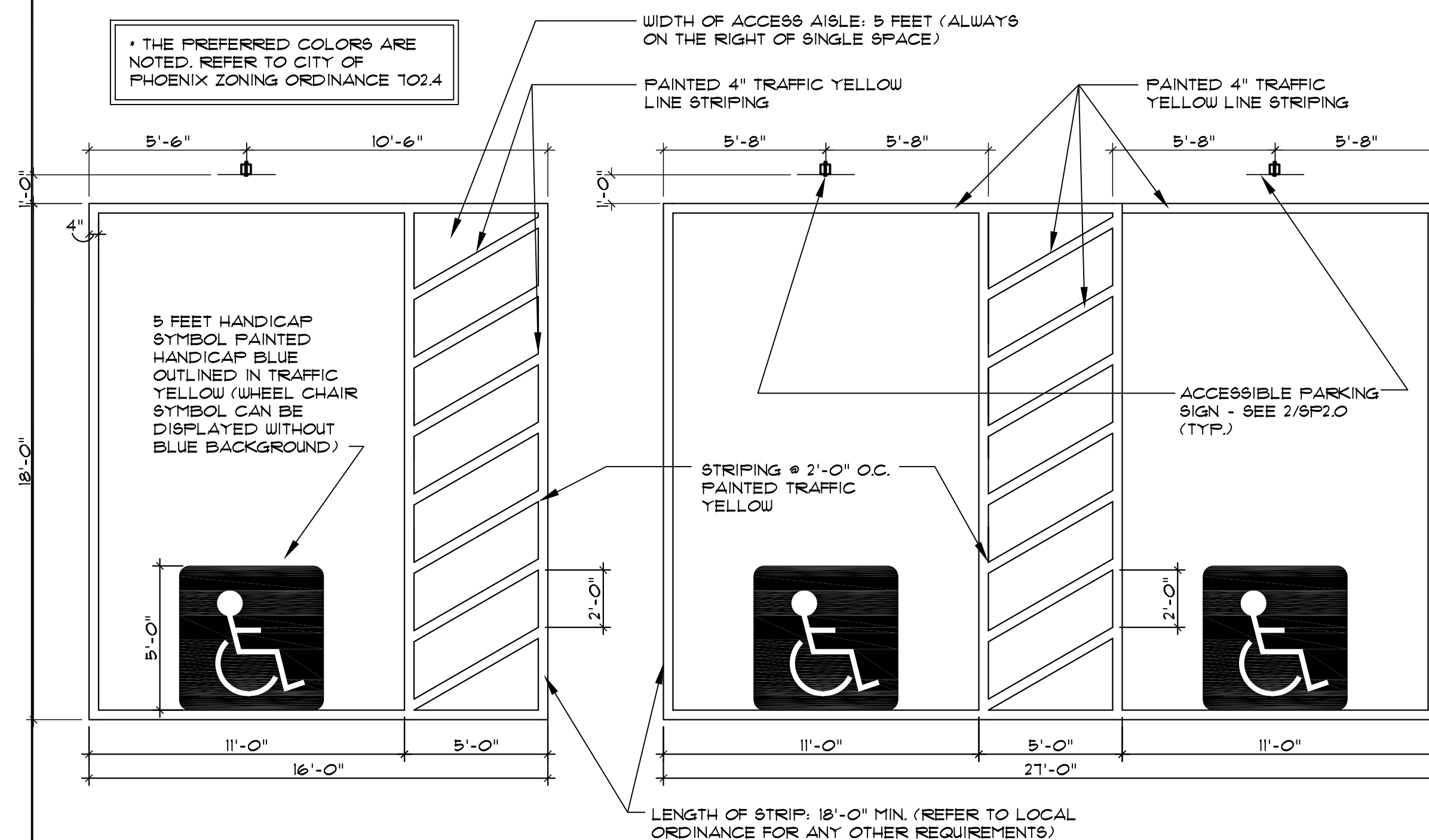
- NOTES:
1. THE SIGN FACE SHALL BE 12" x 12" AND FABRICATED FROM .080 ALUMINUM SHEET WITH 1-1/2" RADIUS CORNERS.
 2. FONT STYLE USED IS HANDEL GOTHIC BT CAPITAL FONTS
 3. THE SIGN FACE SHALL HAVE A WHITE 3M DIAMOND GRADE REFLECTIVE SHEETING (DG3 4090 SERIES OR EQUAL) APPLIED AS A BACKGROUND TO THE ALUMINUM PLATES.
 4. LETTERING GRAPHICS SHALL BE DONE ONE OF THE FOLLOWING WAYS:
 - A. 3M SCOTCHLITE ACRYLIC, TRANSPARENT, ELECTRONIC CUTTABLE FILM (3M 1170 SERIES) INVERSE CUT TO ALLOW WHITE REFLECTIVE BACKGROUND TO SHOW THROUGH.
 - B. ALL SIGN PRINTED USING 3M 880I OR 880-00 SERIES TRAFFIC SIGN RED TRANSLUCENT INK. BOTH PROCESSES (A OR B) WILL ACCOMPLISH A RED FIELD WITH WHITE COPY.
 5. ALL SIGN IMAGING SHALL BE IN COMPLIANCE WITH THE REFLECTIVE SHEETING MANUFACTURERS MATCH COMPONENT SYSTEM.
 6. REQUIRES PRE-APPROVAL BY FIRE PREVENTION EMERGENCY ACCESS OFFICER.

11 FIRE RISER ROOM SIGN
SCALE: 3/4"=1'-0"

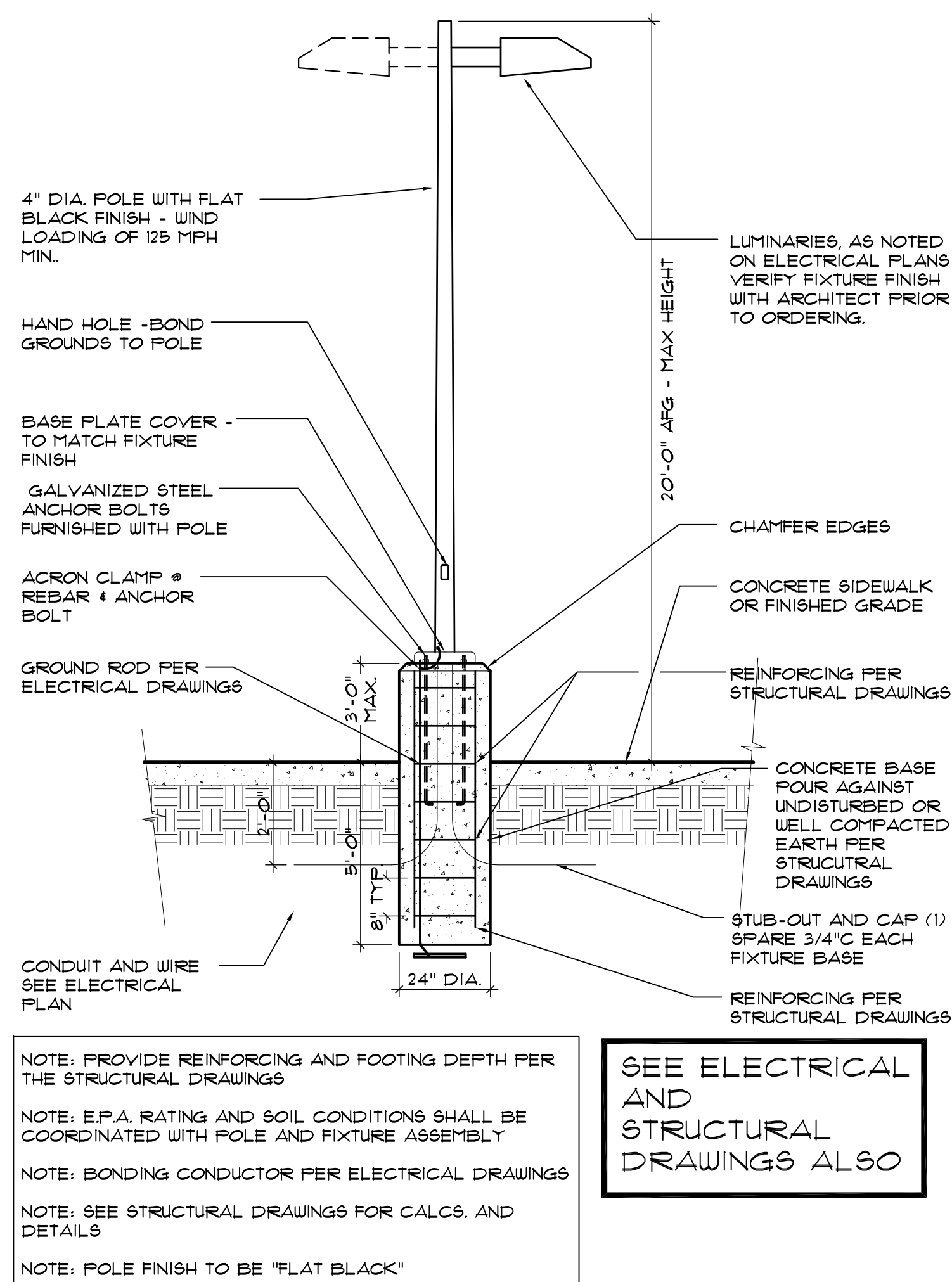
12 NOT USED
SCALE: NOT TO SCALE
FFDB031/3-1



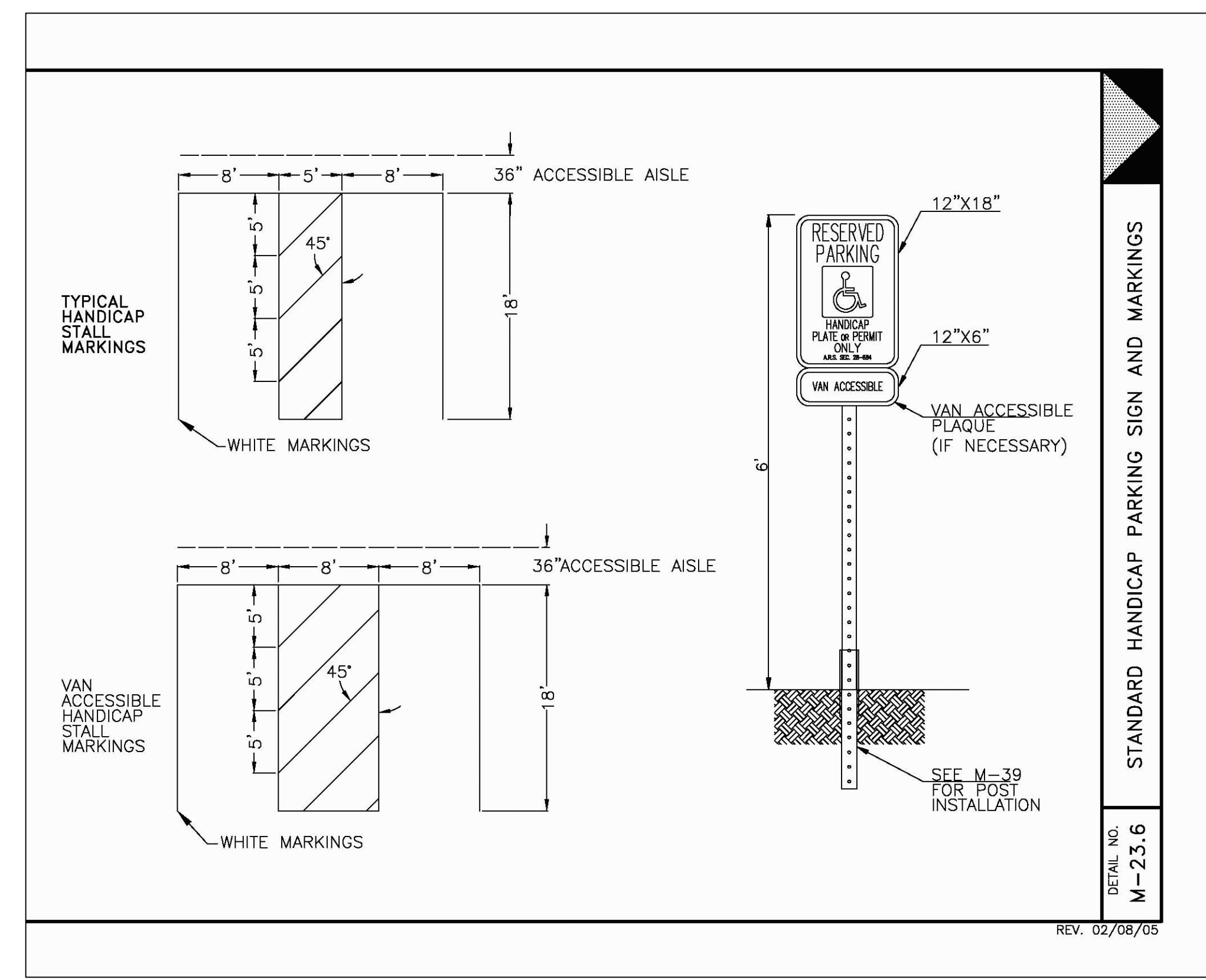
13 A.D.A. ACCESSIBLE PARKING SIGNAGE
SCALE: 1-1/2" = 1'-0"



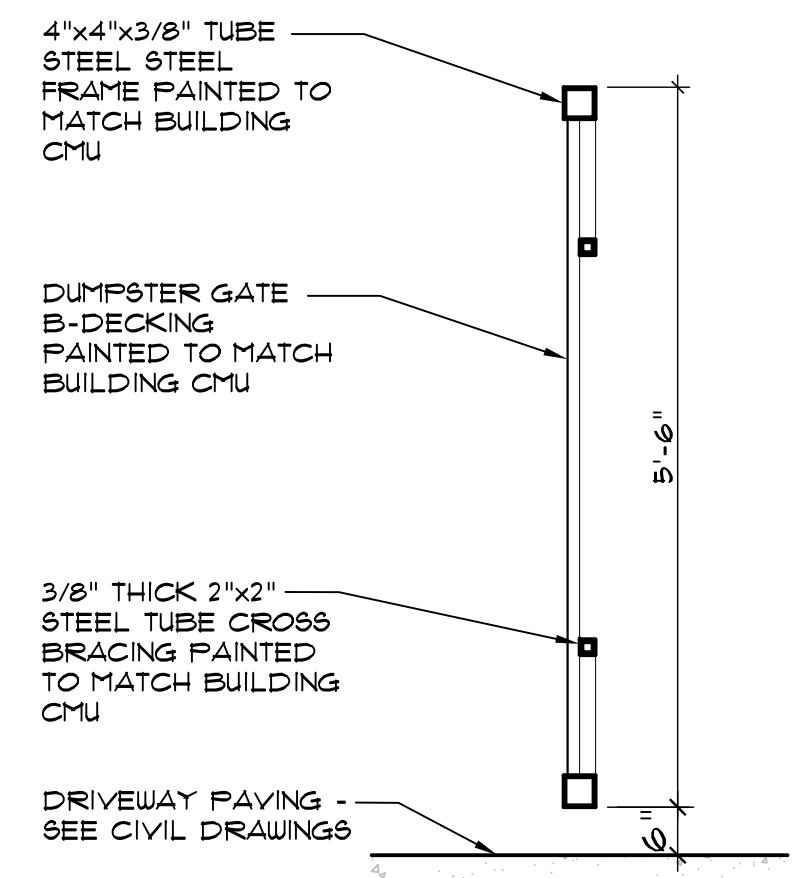
14 H.C. ACCESSIBLE PARKING DETAIL
SCALE: 1/4"=1'-0"



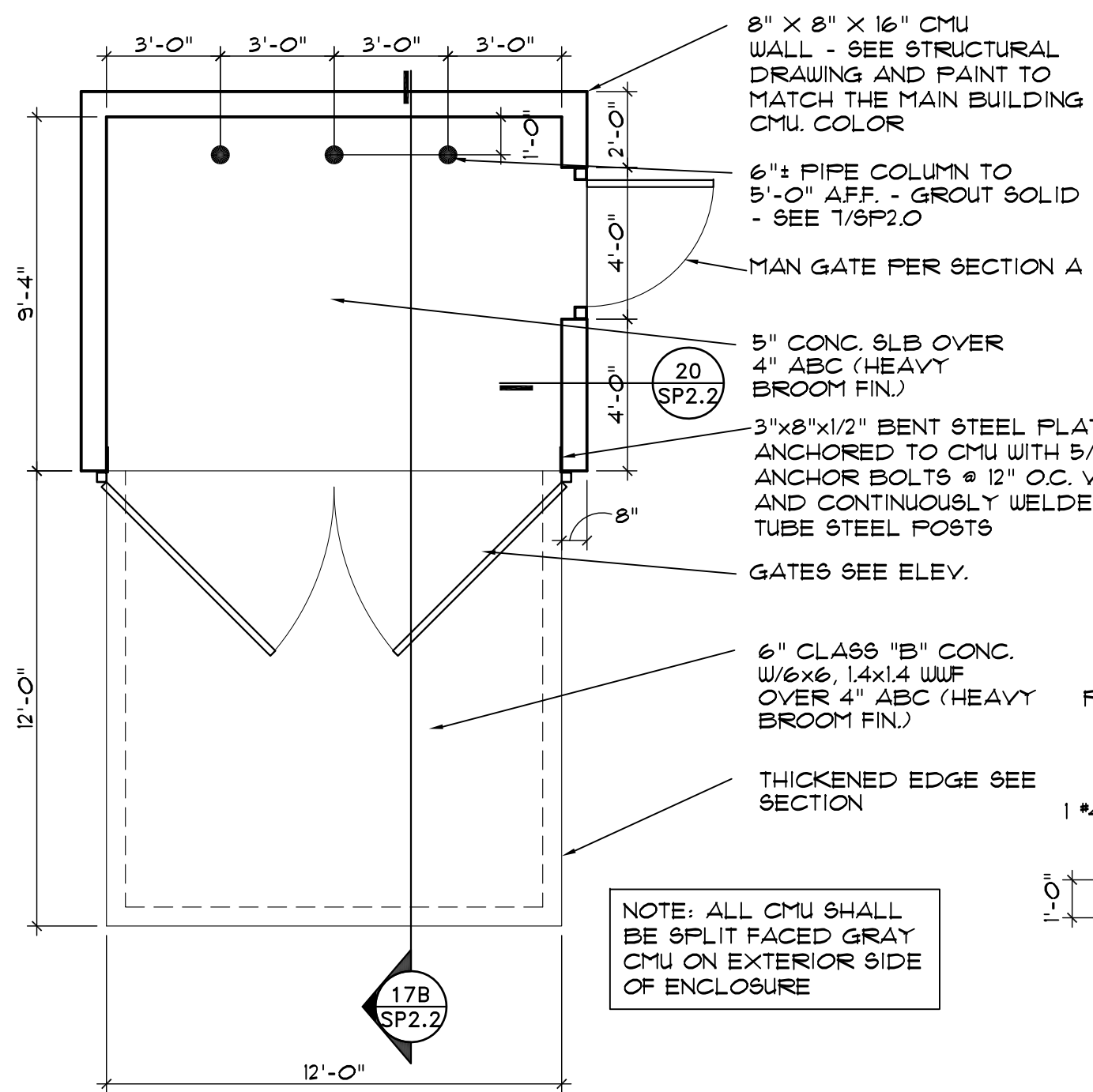
15 LIGHT POLE SECTION (REFERENCE ONLY)
SCALE: 3/8"=1'-0" LIGHT-POLE



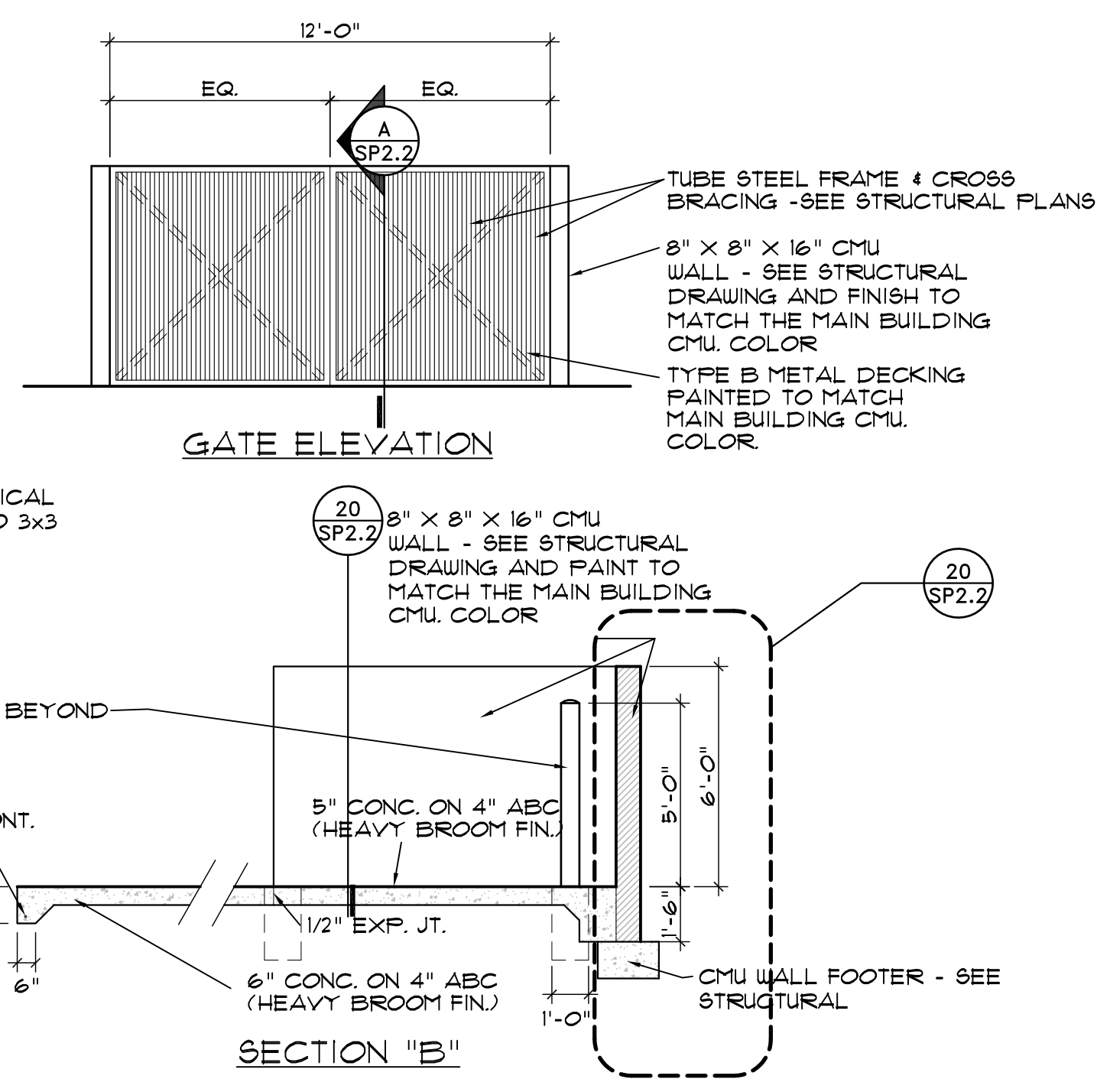
16 NOT USED
SCALE:



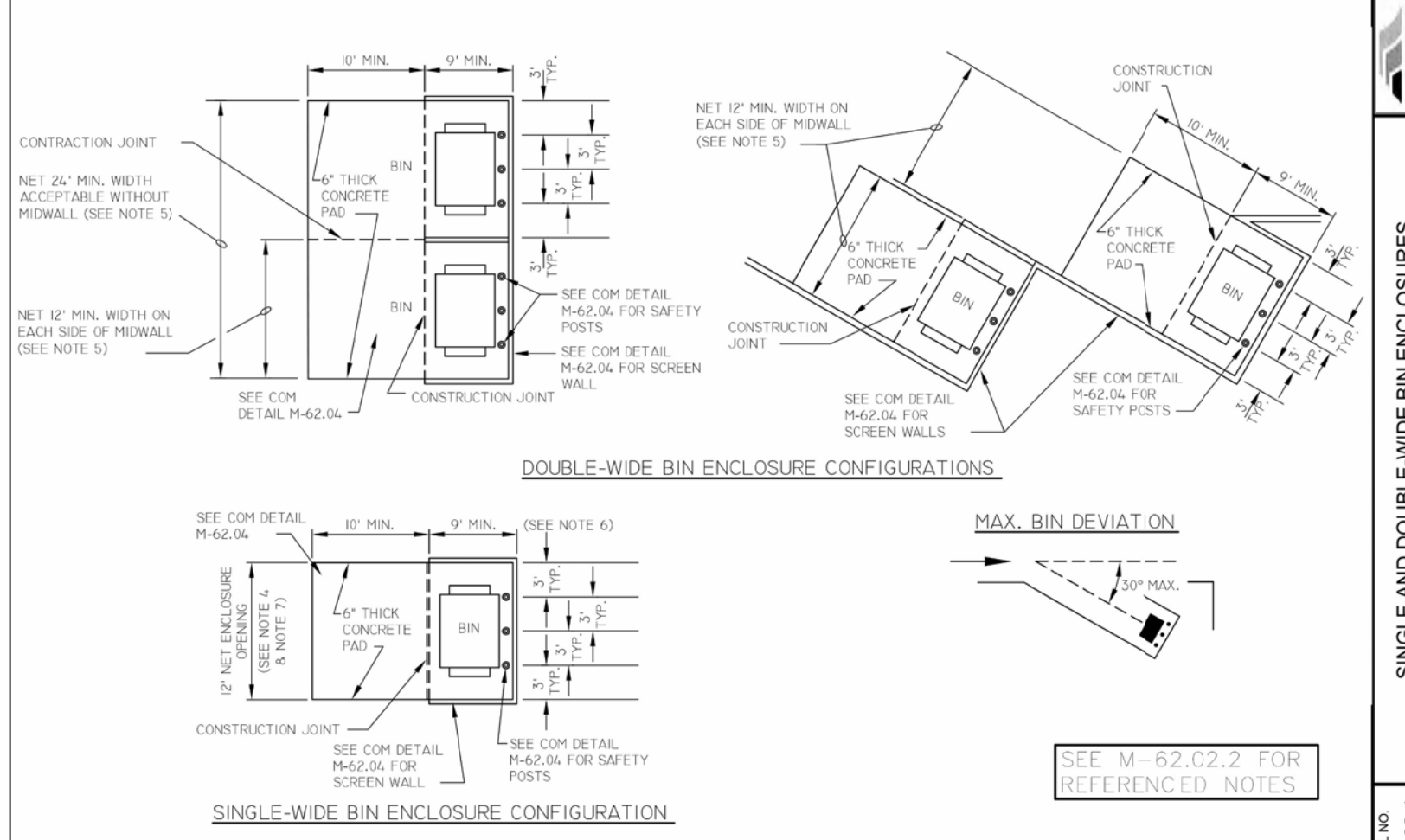
SECTION "A" - THRU DUMPSTER GATE
SCALE: 1/8" = 1'-0"



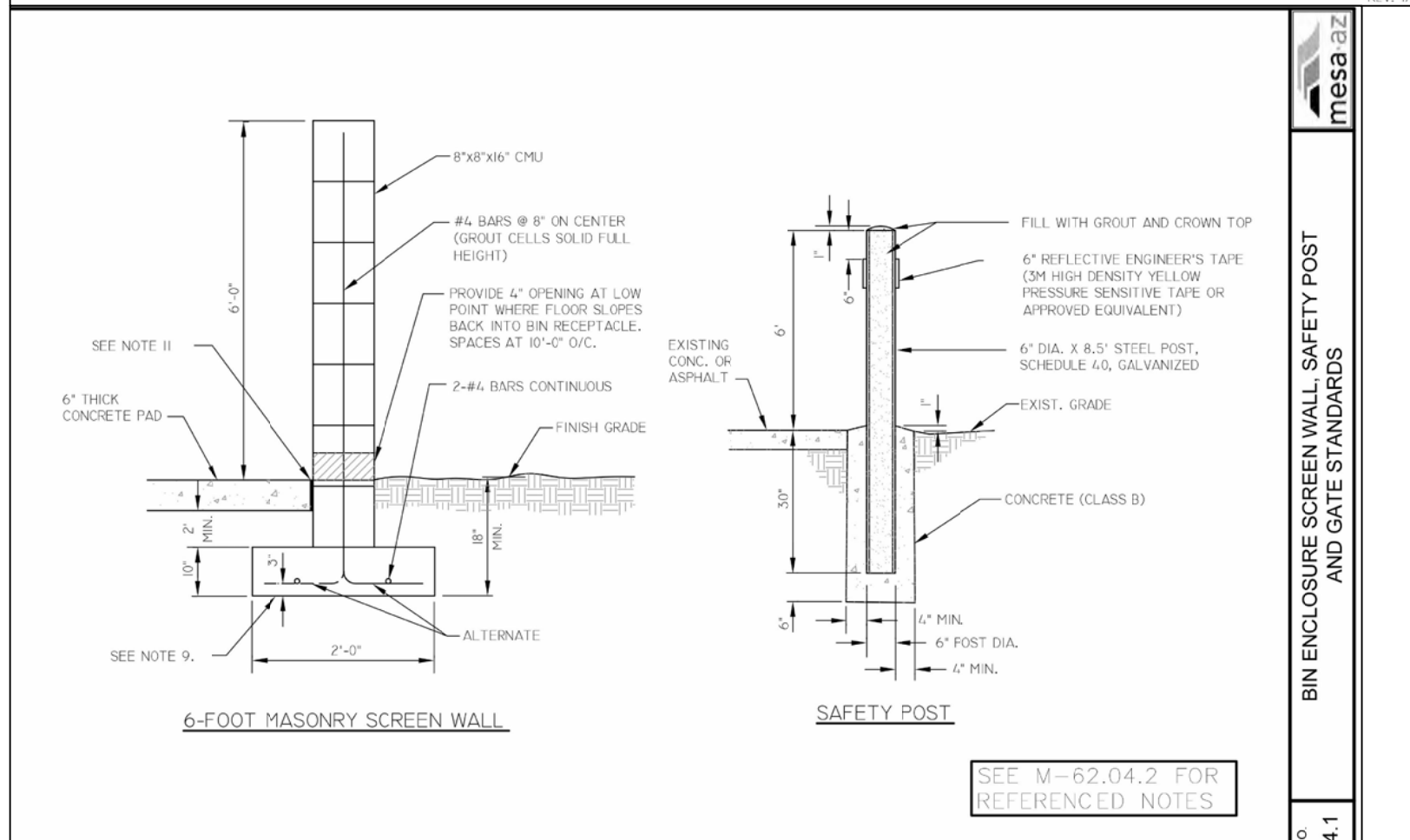
17 DUMPSTER PLAN, ELEVATION & SECTION DETAIL
SCALE: 1/4" = 1'-0"



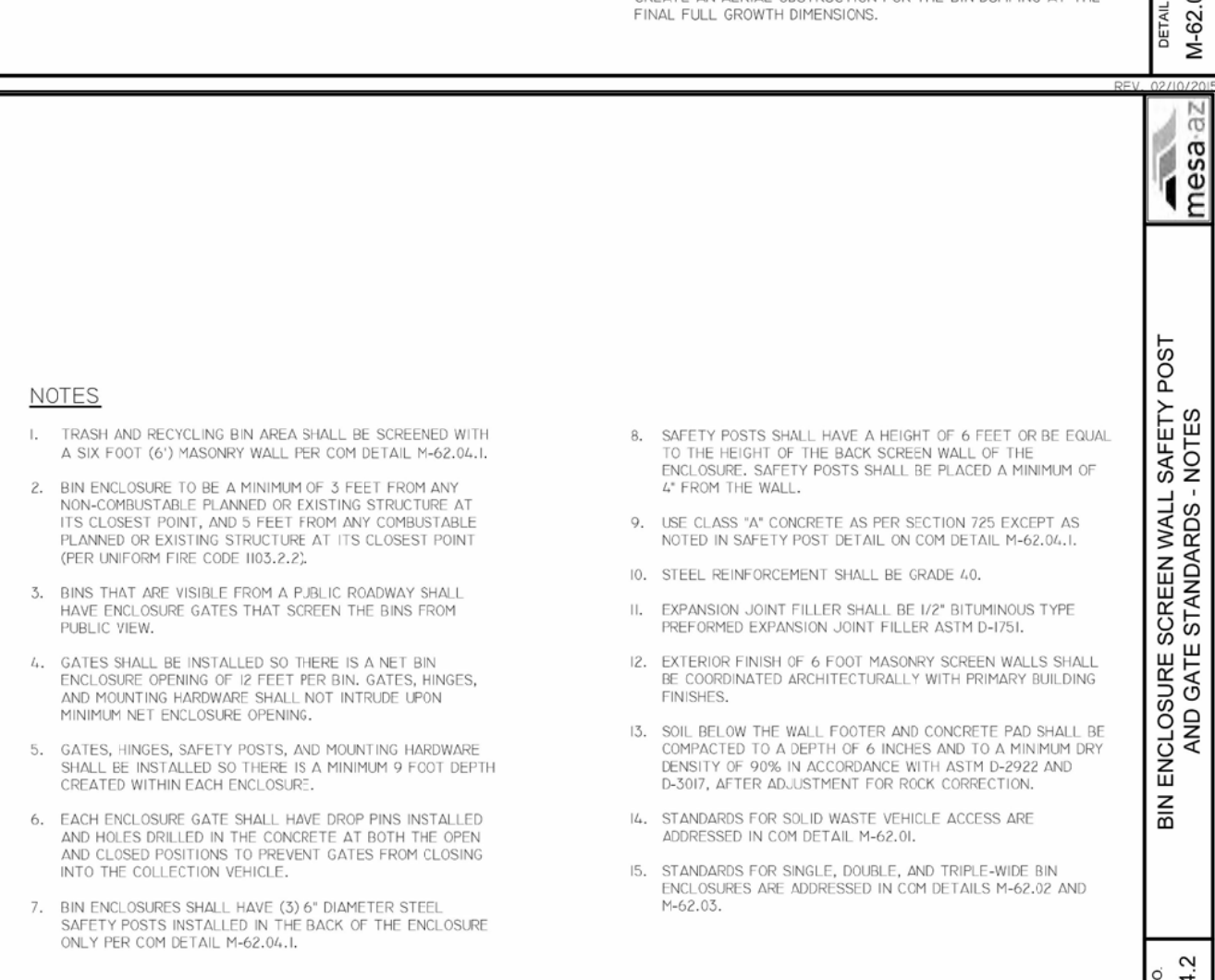
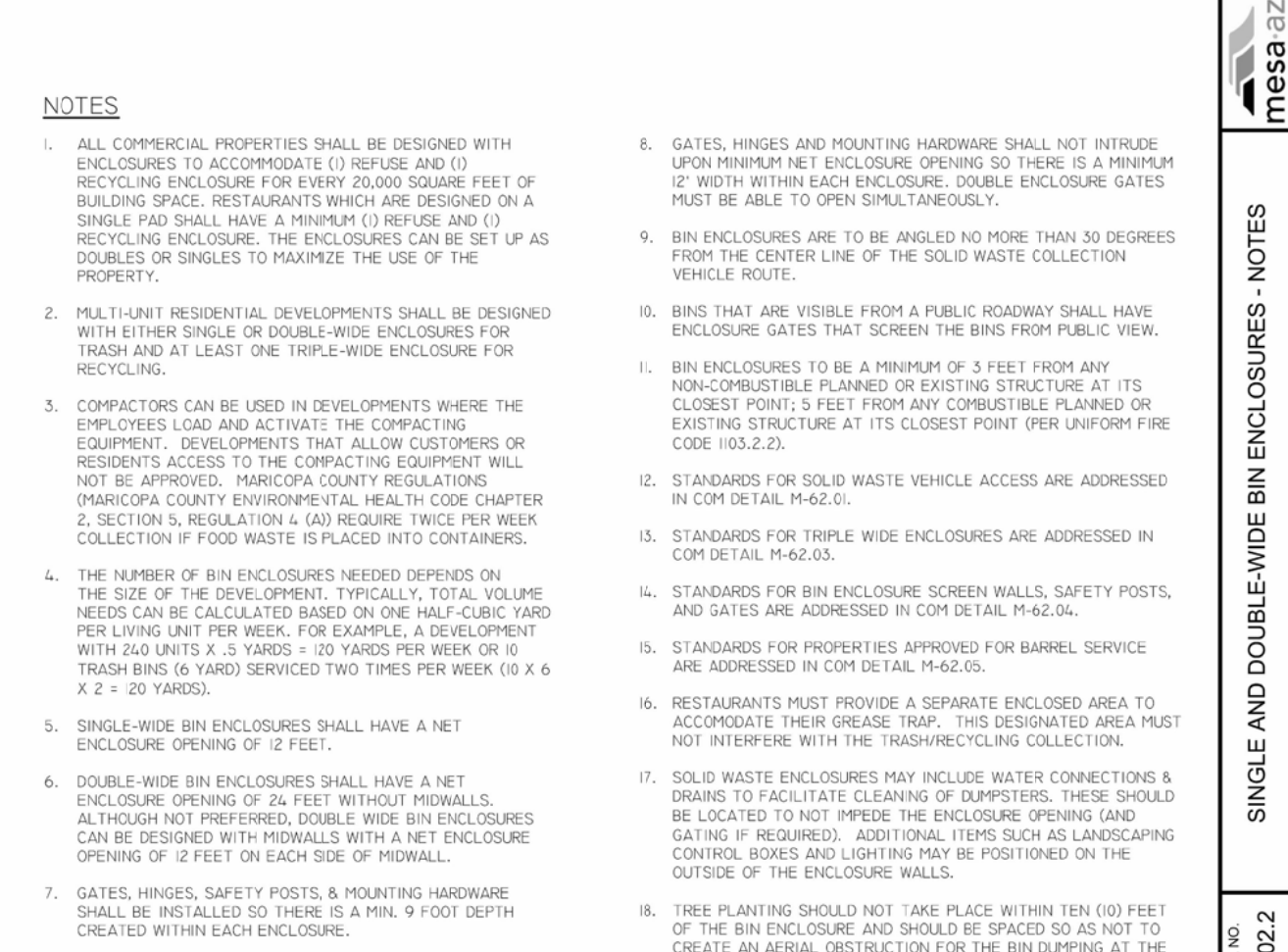
SECTION "B"



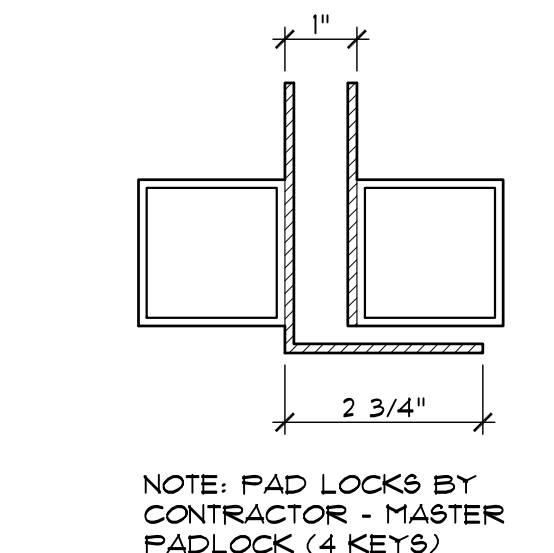
DOUBLE-WIDE BIN ENCLOSURE CONFIGURATIONS



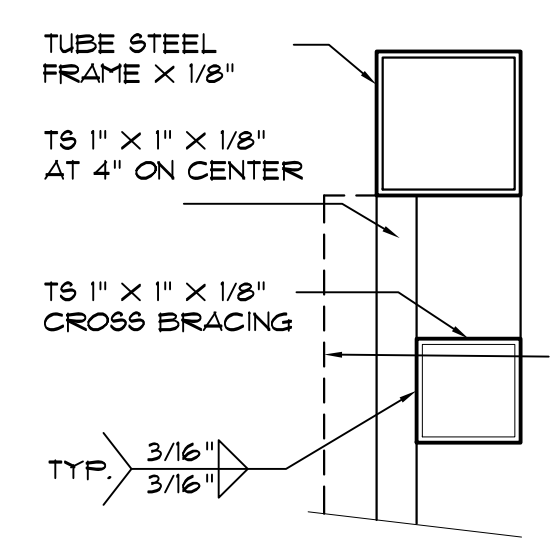
6-FOOT MASONRY SCREEN WALL



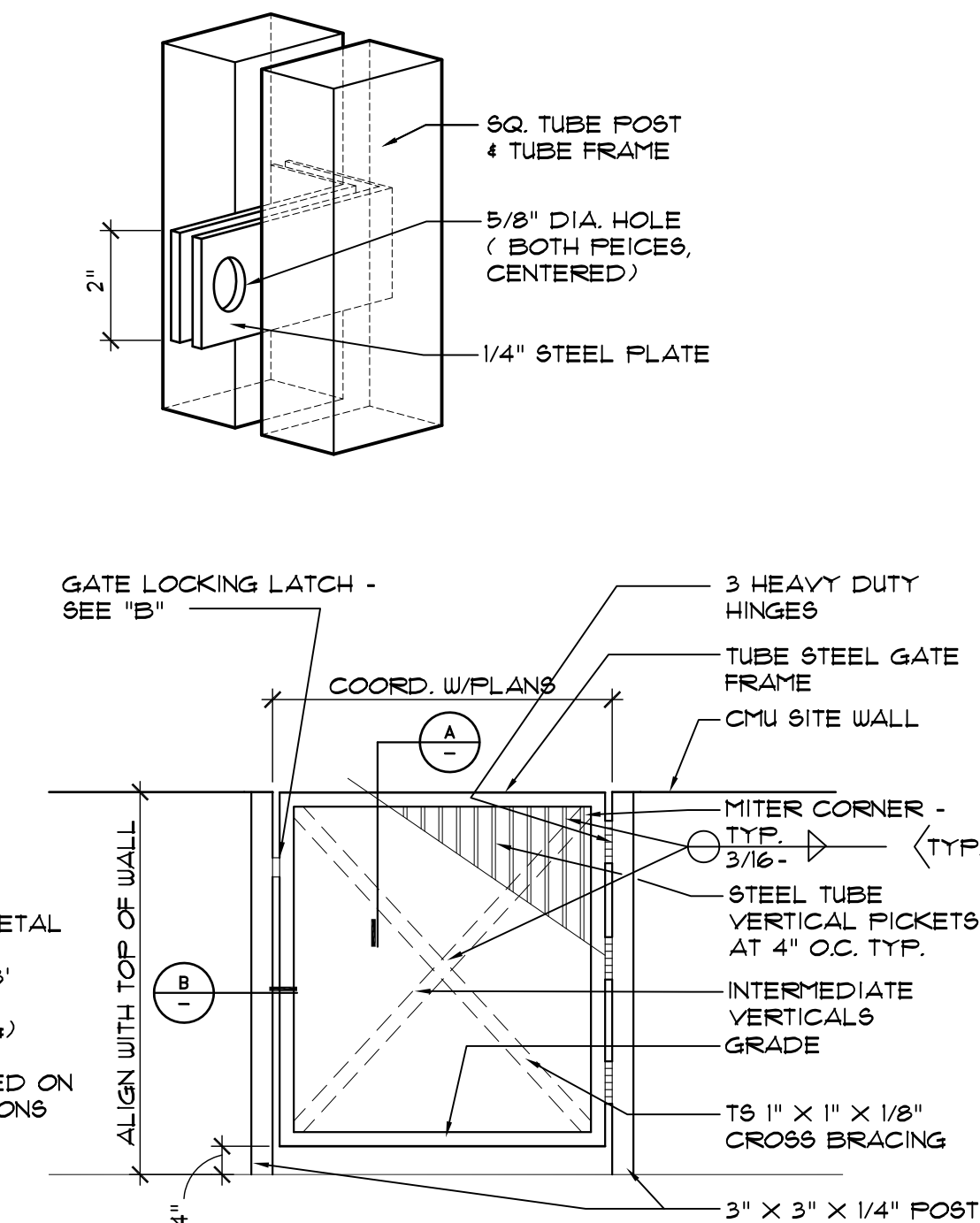
18 CITY OF PEORIA STANDARD DETAILS PE-146
SCALE: 1/8" = 1'-0"



B GATE LOCK DETAIL



A SECTION OF METAL GATE

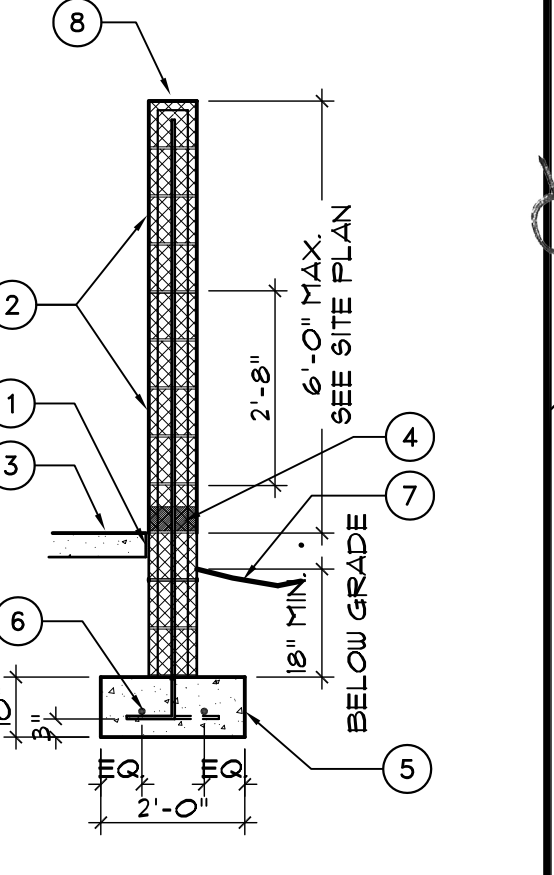


19 MAN GATE DETAILS
SCALE: 1/2" = 1'-0"

- NOTES:
- EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-1751
 - STANDARD 8"x8"x16" CMU MASONRY WALL WITH #4 VERTS AT 8" O.C. (GROUT SOLID ALL CELLS FULL HEIGHT)
 - CONCRETE SLAB ON GRADE AS OCCURS
 - PROVIDE 4" OPENING AT LOW POINT WHERE FLOOR SLOPES BACK INTO BIN RECEPTACLE. SPACES AT 10'-0" O.C.
 - CONCRETE FOOTING
 - 2 - #4 BARS CONTINUOUS
 - FINISHED GRADE
 - CMU CAP BLOCK

MINIMUM APPROVED MATERIALS:

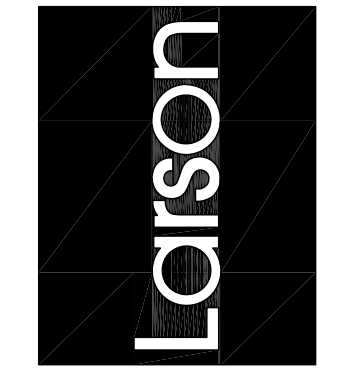
CONCRETE	F'C = 2000 PSI
REINFORCING	F'y = 40,000 PSI
CMU	F'm = 1350 PSI
MORTAR	ASTM TYPE S
GROUT	F'C = 2000 PSI
DIUOWALL	F'y = 80,000 PSI



COMPLY WITH CITY STANDARD DETAILS

20 6'-0" MASONRY WALL SECTION
SCALE: 3/8" = 1'-0"

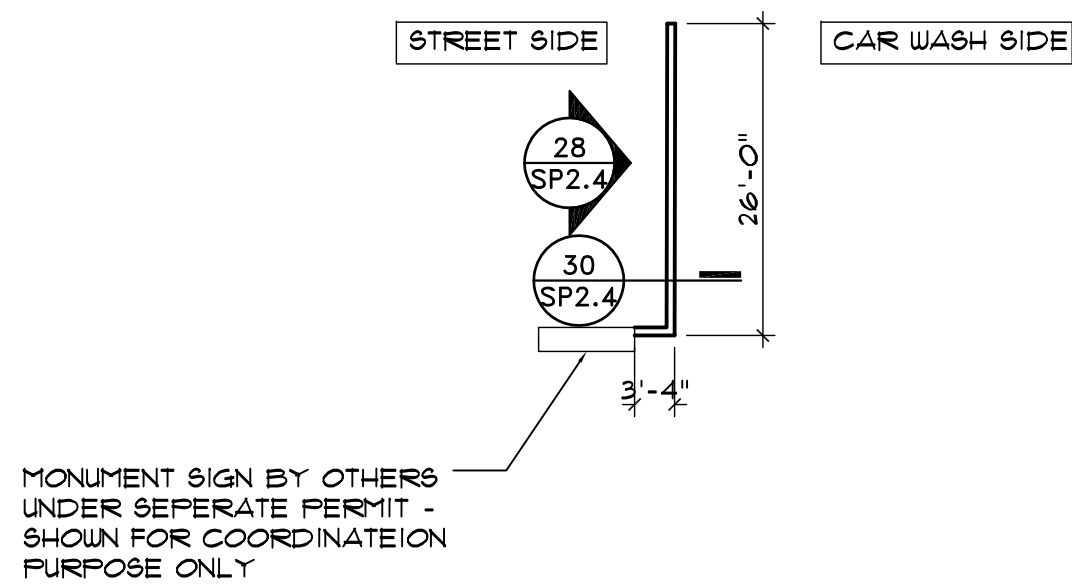
Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.954.9929 602.954.4790 FAX
design@larson-architects.com



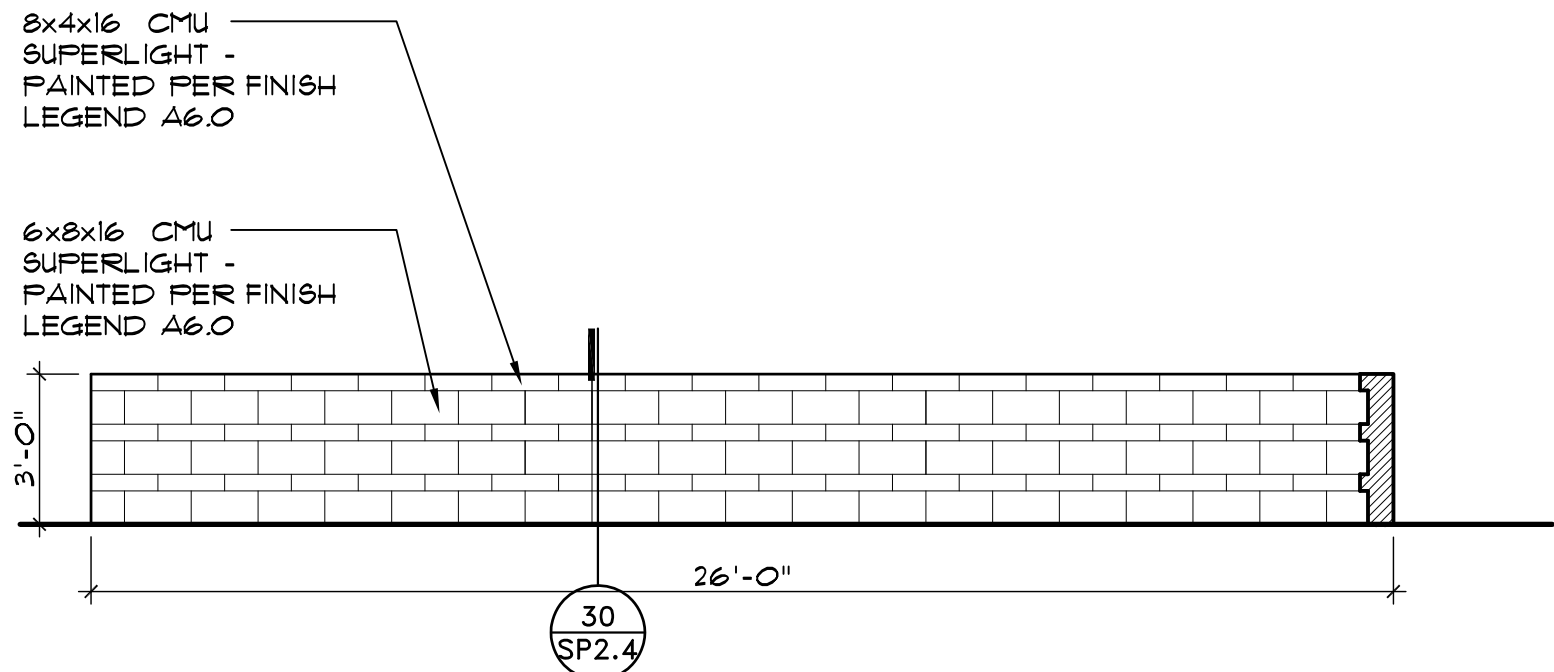
CLEAN FREAK CAR WASH
32ND STREET AND UNION HILLS ROAD
PHOENIX, AZ 85050
APN: 214-02-005Z



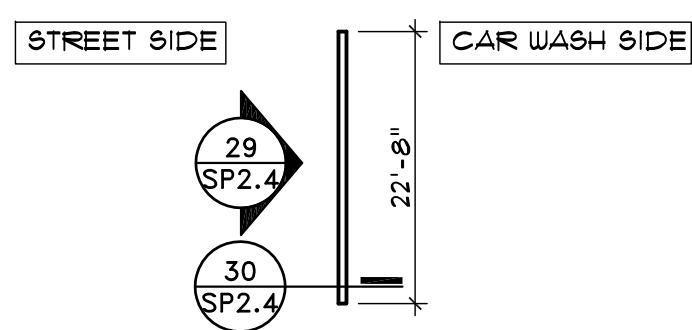
Drawing Name:
SITE DETAILS
Revisions
Date: 11/30/2016
Project Number:
Drawing No:
SP2.2



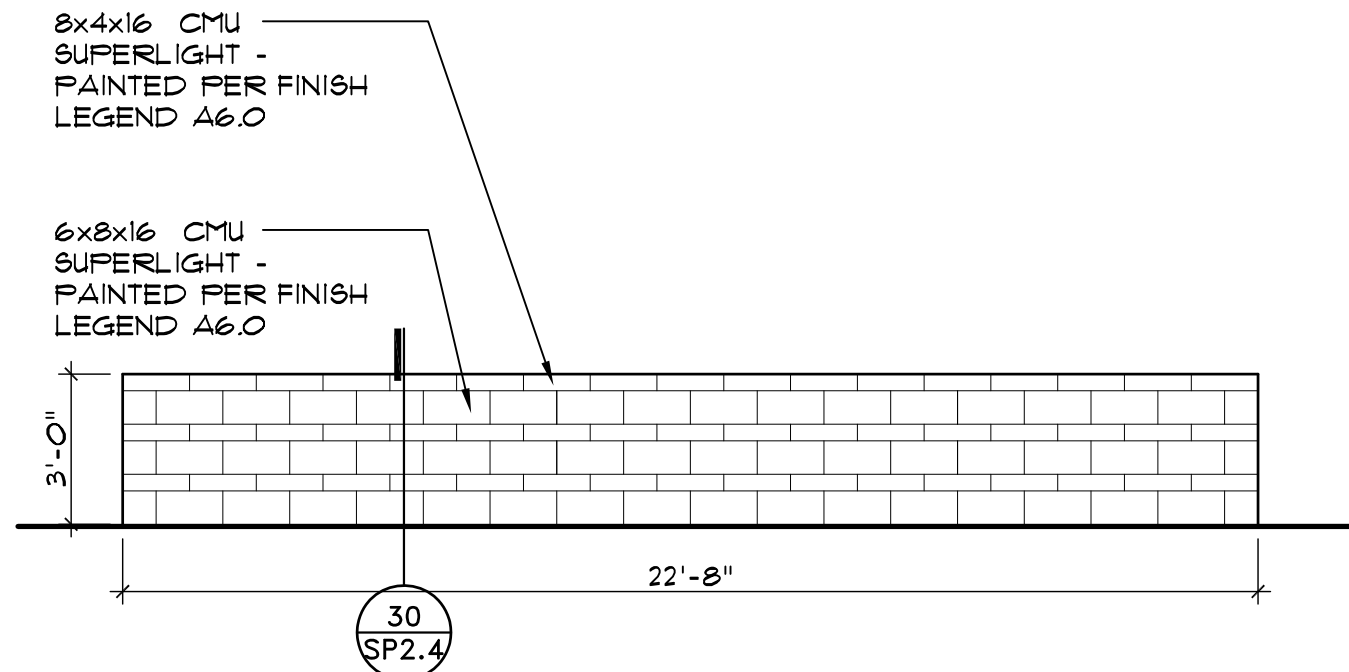
26 PARKING SCREEN WALL ALONG POWER - NORTH OF ENTRY
SCALE: 1/8"=1'-0"



28 SCREEN WALL ELEVATION STREET SIDE - NORTH
SCALE: 1/8"=1'-0"



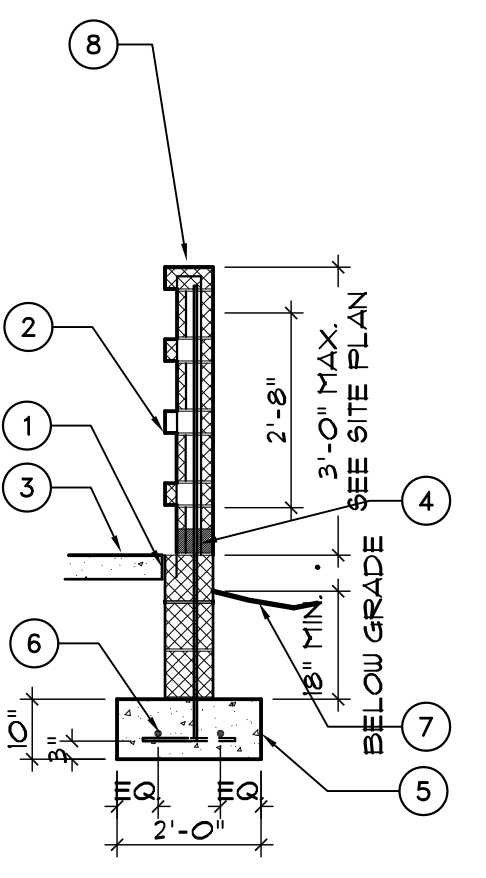
27 PARKING SCREEN WALL ALONG POWER - SOUTH OF ENTRY
SCALE: 1/8"=1'-0"



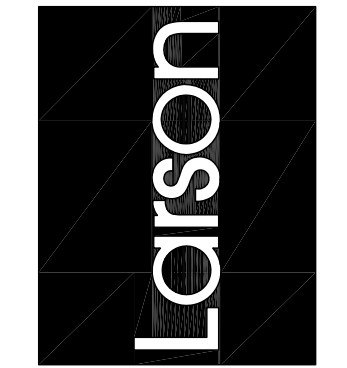
29 SCREEN WALL ELEVATION STREET SIDE - SOUTH
SCALE: 1/8"=1'-0"

- NOTES:
- EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-1751
 - ALTERNATING 6"x8"x16" & 8"x4"x16 CMU MASONRY WALL WITH #4 VERTS AT 8" O.C. (GROUT SOLID ALL CELLS FULL HEIGHT)
 - CONCRETE SLAB ON GRADE AS OCCURS
 - PROVIDE 4" OPENING AT LOW POINT WHERE FLOOR SLOPES BACK INTO BIN RECEPTACLE. SPACES AT 10'-0" O.C.
 - CONCRETE FOOTING
 - 2 - #4 BARS CONTINUOUS
 - FINISHED GRADE
 - CMU CAP BLOCK

MINIMUM APPROVED MATERIALS:	
CONCRETE	F'C = 2000 PSI
REINFORCING	FY = 40,000 PSI
CMU	FMI = 1350 PSI
MORTAR	ASTM TYPE S
GROUT	F'C = 2000 PSI
DUROWALL	F'Y = 80,000 PSI



30 3'-0" WALL SECTION
SCALE: 1/8"=1'-0"



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CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-31-023R



Drawing Name:

SITE
DETAILS
Revisions

Date: 12/20/2016

Project Number:

Drawing No:

SP2.4

Note: No street address or building number shall be posted under a gable or obstructed by any feature or foliage.

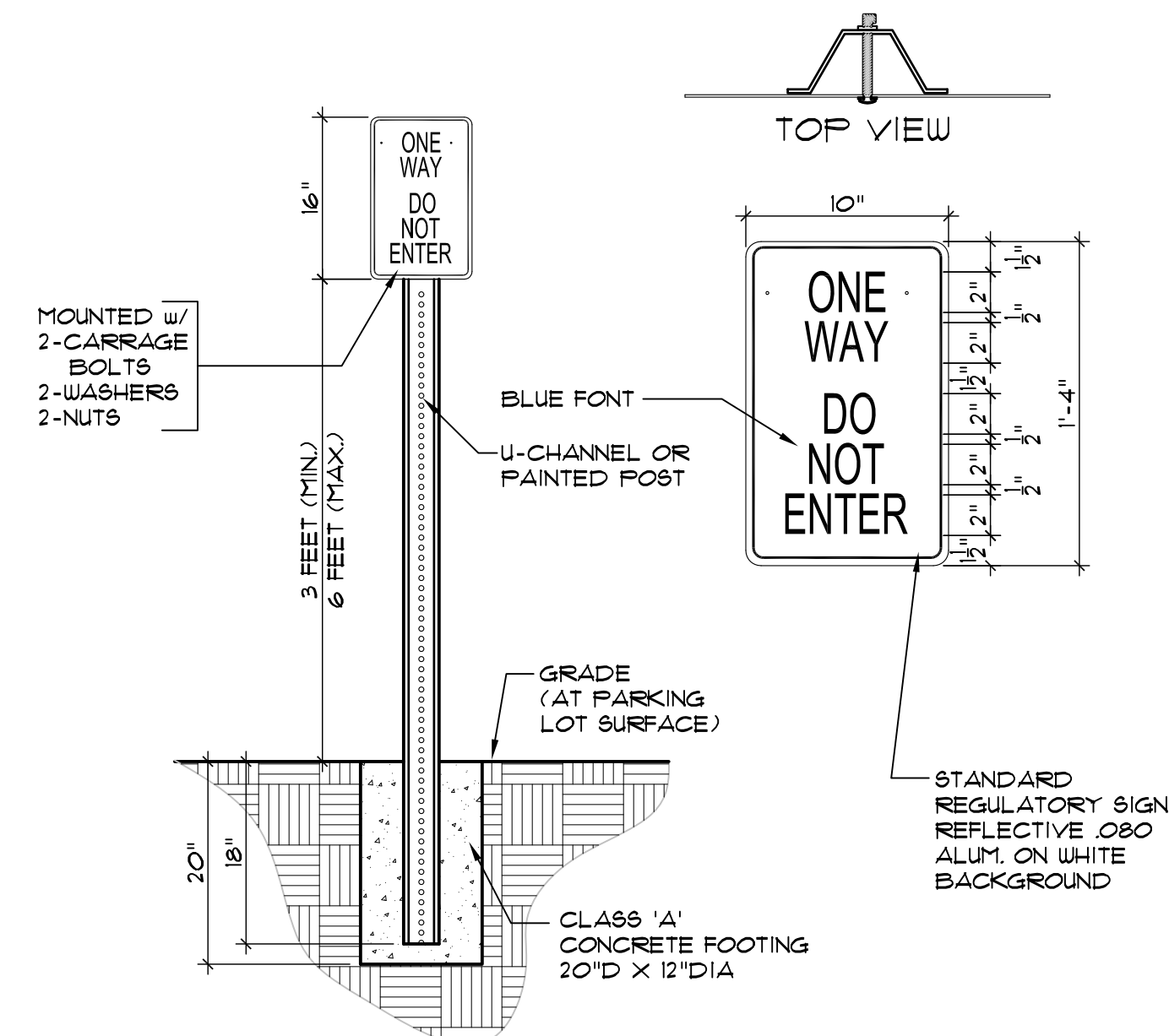
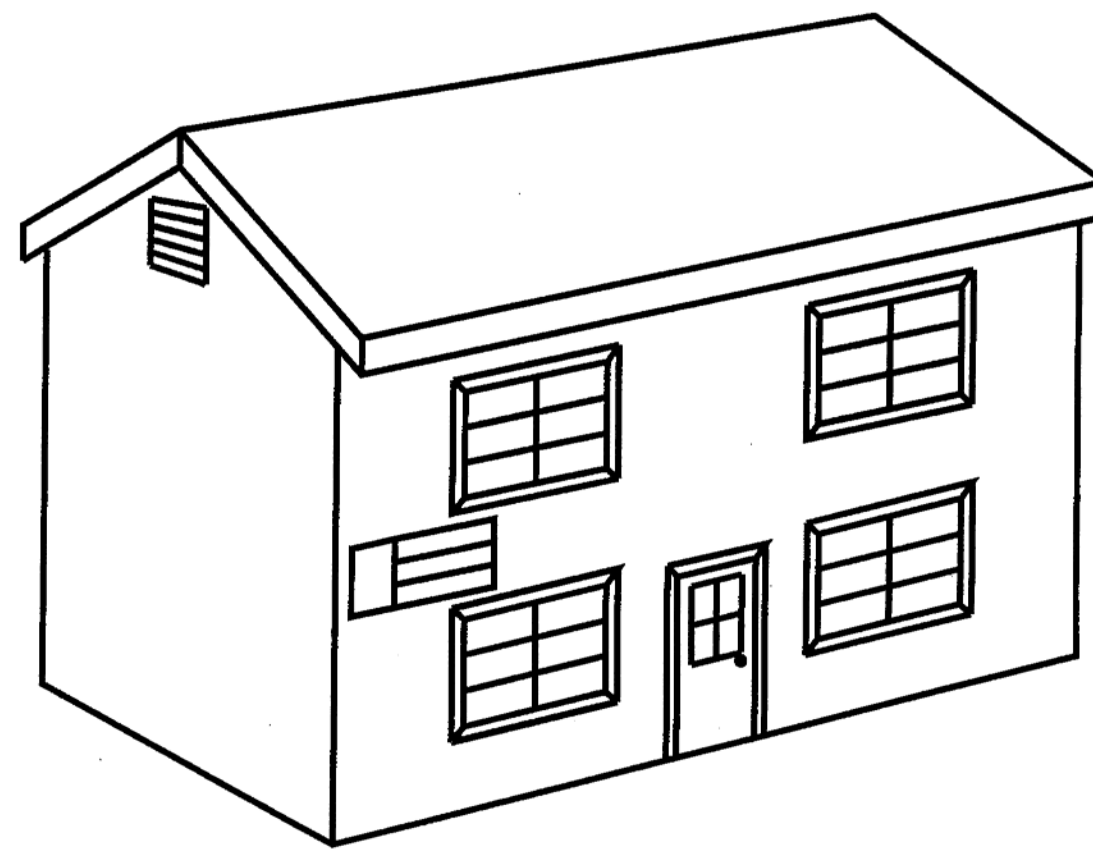
Address number: _____
on the highest point of the first story or on a
sign at each entrance facing the designated
property address. Numbers shall be a minimum
12" high with a 2" stroke.

Building number (for multiple building properties):
Typical Sign:

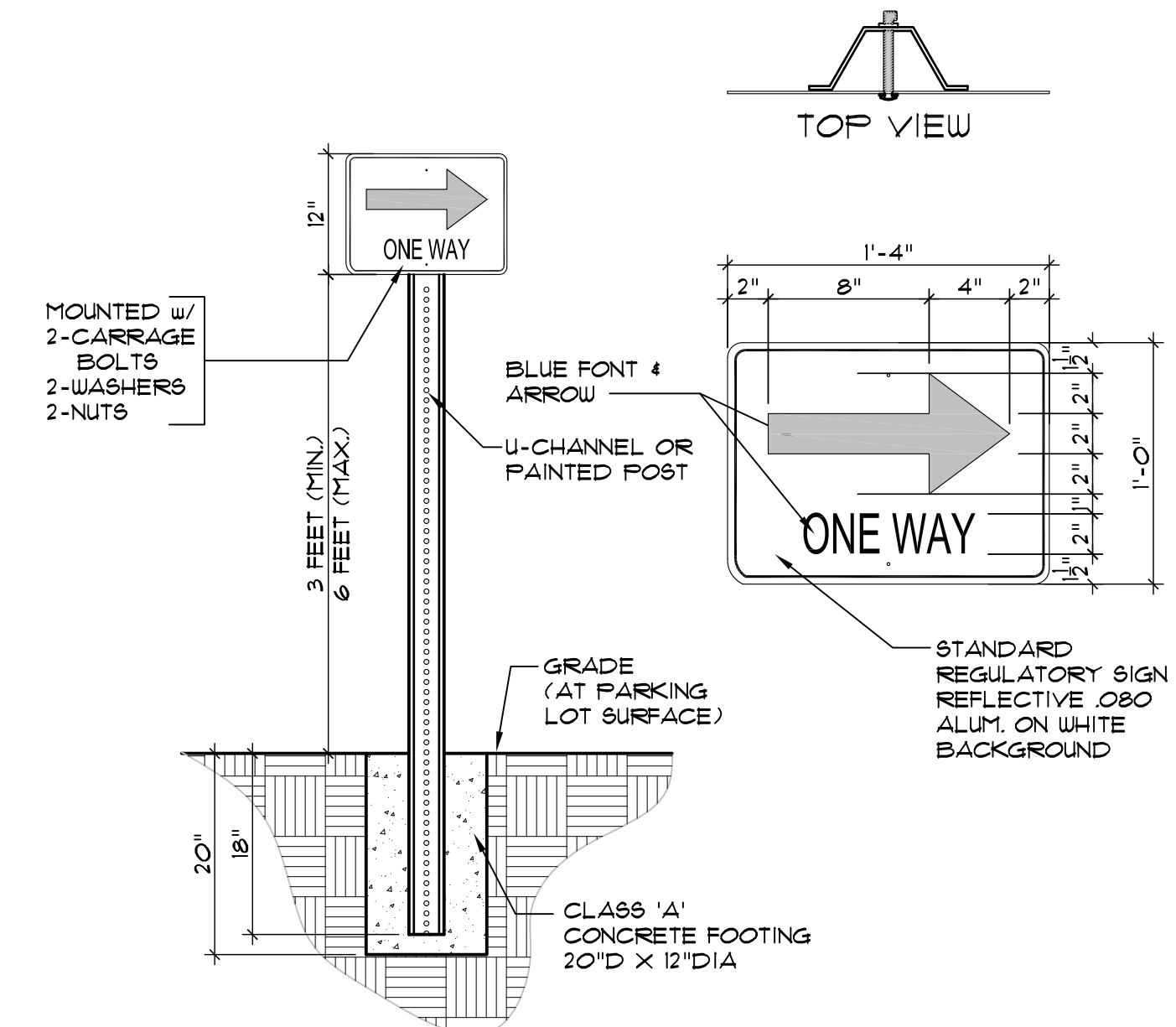
1	301 - 304
	201 - 204
	101 - 104

The building number shall be a minimum 6" high with a 3/4" stroke.
The unit numbers shall be a minimum 3" high with a 1/2" stroke.

Suite/Unit Numbers: Suite/Unit numbers shall be posted above or to the side of the entrance door. Numbers shall be a minimum 3" high, with 1/2" stroke. Numbers on glass shall be white (if the glass is tinted, numbers shall be posted on the exterior of the glass).



22 DO NOT ENTER SIGN
SCALE: 1/8" = 1'-0" DO NOT ENTER SIGN



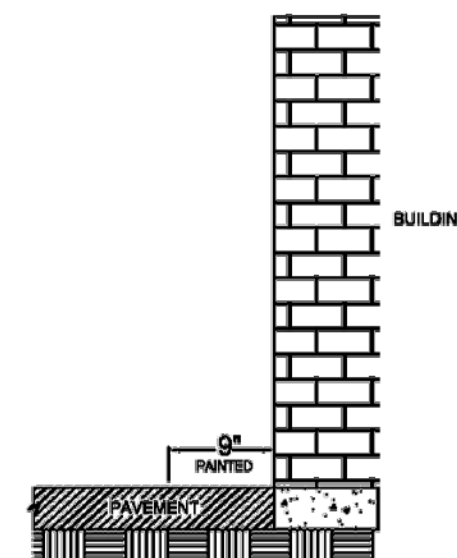
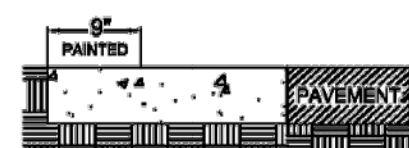
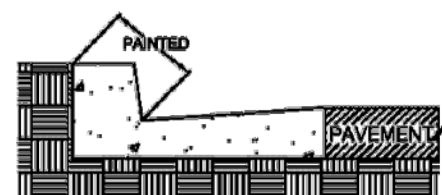
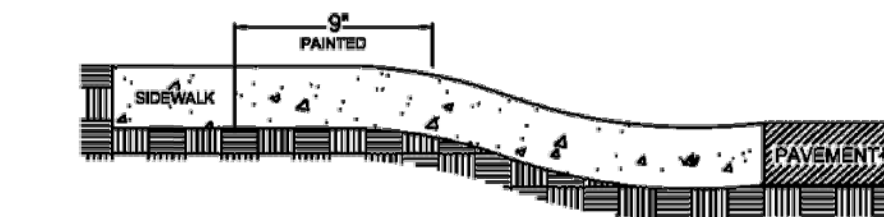
23 DO NOT ENTER SIGN WITH ARROW
SCALE: 1/8" = 1'-0" DO NOT ENTER SIGN

21 MESA ADDRESS SIGNAGE DETAIL
SCALE: NOT TO SCALE

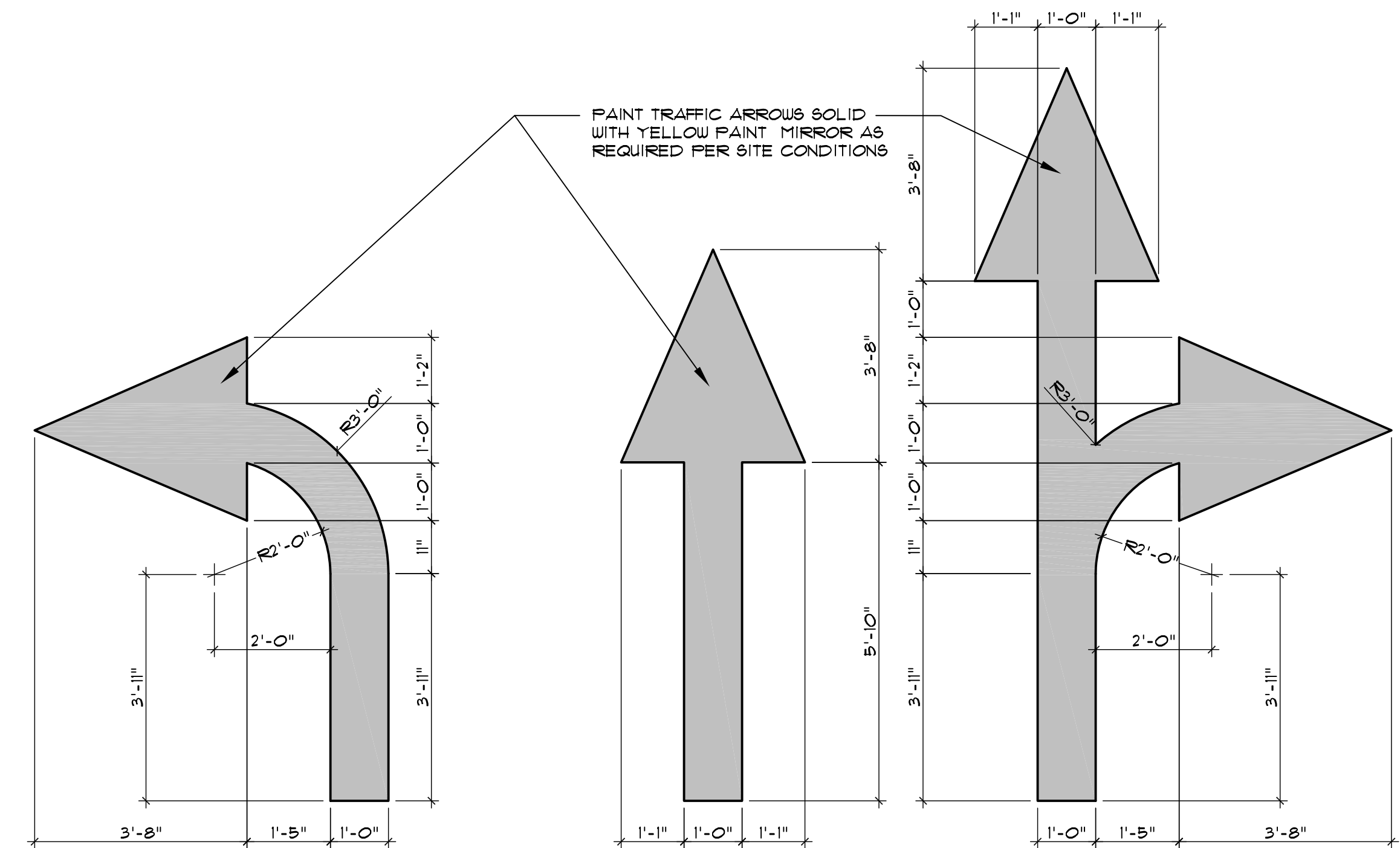
- CURBS SHALL BE PAINTED RED (Pervo Brand Paint #7004 or equivalent) WITH WHITE LETTERS "FIRE LANE - NO PARKING" EVERY 50 FT.
- LETTERS SHALL BE 3" WITH 3/8" STROKE.
- LETTERING TO BE ON TOP OF SURFACE OF CURB.
- WHERE THERE ARE NO CURBS, A 9" BAND OF RED PAINT SHALL BE PLACED AT THE EDGE OF THE DRIVING SURFACE. THE WHITE LETTERING SHALL BE PLACED ON THIS RED BAND AS STATED ABOVE.
- ADDITIONAL MARKINGS MAY BE REQUIRED BY THE FIRE MARSHAL.

NOTE: PAINT SHALL NOT BE SUPPLIED BY THE CITY.
MARKINGS TO BE MAINTAINED BY THE PROPERTY OWNER.
PAINT SHALL BE SPECIFIED FOR CONCRETE USE.

** If these requirements cannot be met because the ground surface cannot be painted, then the Fire Marshal must be contacted for an approved alternate method of marking.



- ALL FIRE ACCESS ROADS (LANES) MUST BE AT LEAST 20' WIDE WITH VERTICAL CLEARANCE OF AT LEAST 15'
- FIRE ACCESS ROADS LESS THAN 28' WIDE - NO PARKING EITHER SIDE
- AT LEAST 28' WIDE BUT LESS THAN 34' - NO PARKING ONE SIDE
- 34' WIDE OR GREATER - PARKING ALLOWED BOTH SIDES



24 TYPICAL TRAFFIC ARROW DETAIL
SCALE: 1/2" = 1'-0"



25 TYPICAL DO NOT ENTER PAVEMENT PAINT
SCALE: 1/2"=1'-0"

24 MESA FIRE PREVENTION DETAIL 503.3-1
SCALE: NOT TO SCALE



**MESA FIRE
DEPARTMENT
DETAIL
FPD 503.3**

**FIRE LANE - MARKING
PRIVATE PROPERTY**

Revised:
07/24/2011

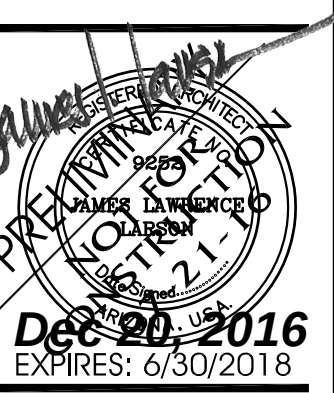
FPD 503.3
Page 1 of 1



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design@larson-architects.com

Larson

CLEAN FREAK CAR WASH
32ND STREET AND UNION HILLS ROAD
PHOENIX, AZ 85050
APN: 214-02-005Z



Drawing Name:
SITE
DETAILS

Revisions

Date: 11/30/2016

Project Number:

Drawing No:

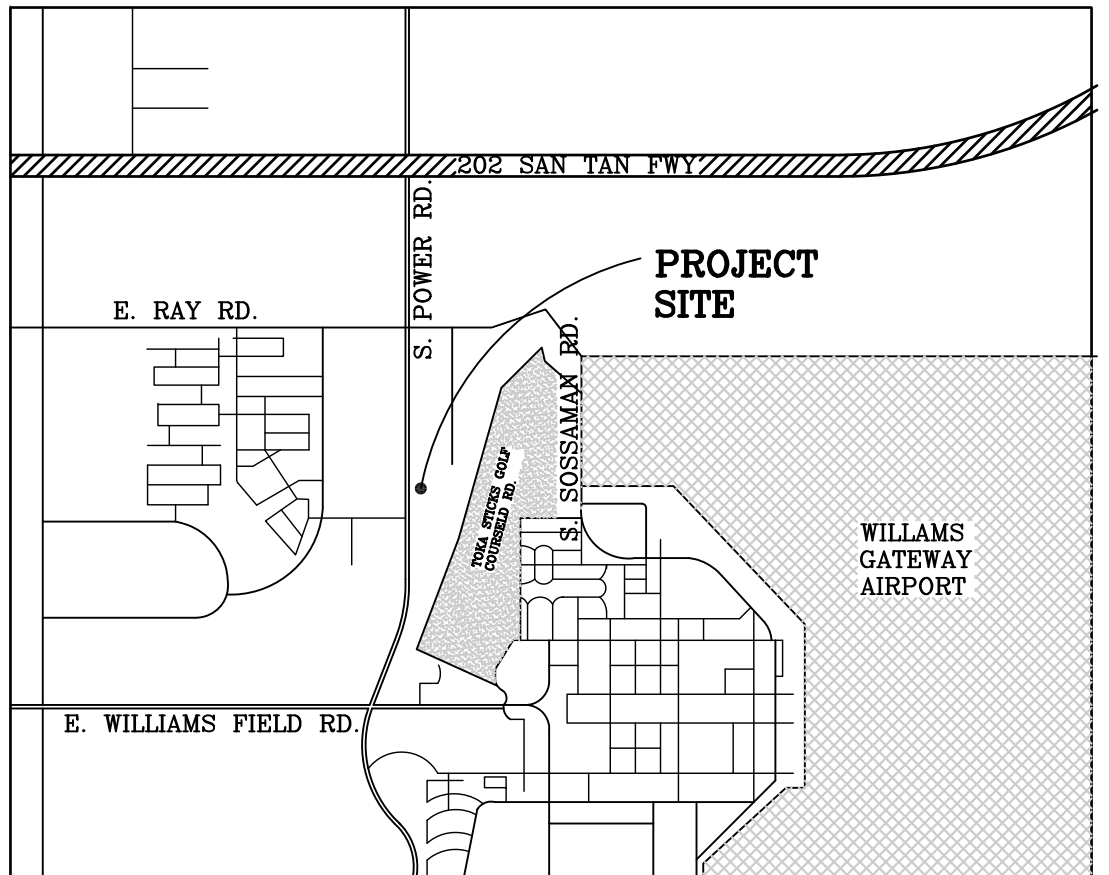
SP2.3

KIVA#16-2694; PAPP #1604700; SDEV 1600529

KIVA#16-2694; PAPP #1604700; SDEV 1600529

APN 304-38-009X
S. POWER ROAD
FARM LAND
ZONING BP

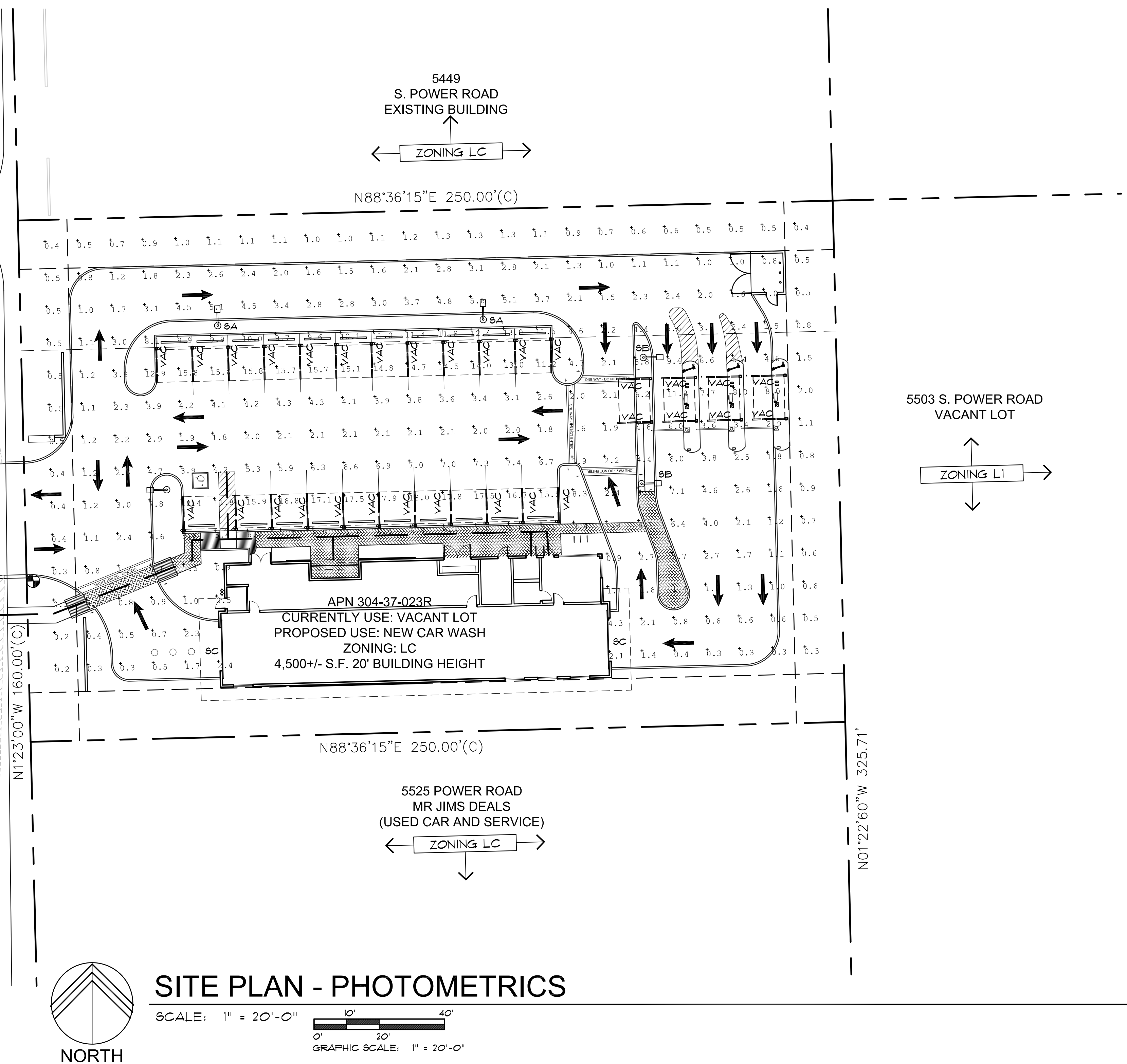
SOUTH POWER ROAD



VICINITY MAP
SCALE: N.T.S.

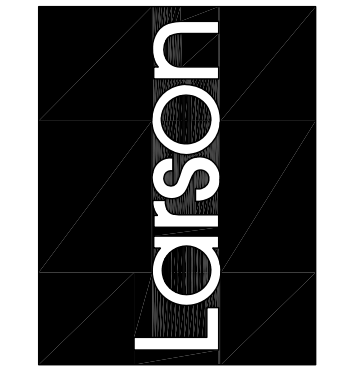
Luminaire Schedule							
Label	Symbol	MTG HGT	Description	LLF	Lum. Lumens	Lum. Watts	Qty
SA		20'	HUBBELL #ASL-8L-4K-210-3	0.900	5624	61.5	3
SB		20'	HUBBELL #ASL-16L-4K-210-4	0.900	11417	122.7	2
SC		VARIOUS	PINNACLE #EX3-WET-N-40HO-4	0.900	2487	34.6	5
VAC		7'	4000 LUMEN VACUUM STATION	0.900	4315	36.3	23

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Illuminance	Fc	4.12	18.0	0.2	20.60	90.00



SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 1" = 20'-0"

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design@larson-architects.com



CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-37-023R

Professional Engineer
JAMES D. HENDERSON
No. 10000
Exp. 6/30/2018
Dec 20, 2016

Drawing Name:
PHOTOMETRIC PLAN
Revisions
Date: 12/20/2016
Project Number:
Drawing No:
SP3.0

ASIRO LED SERIES AREA/SIDE/ROAD LIGHTER

Specifications: Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation. Separate optical and electrical compartment for improved thermal management and optimum component operation.

Options: EPA: 8L = 5012, 16L = 8282, 24L = 14184. Premium engineered individual acrylic lenses deliver IES Type I, II, III, IV and V distributions.

Product Image(s): ASL-24L, ASL-16L, ASL-8L.

Dimensions: ASL-8L, ASL-16L, ASL-24L.

Shipping Information: Catalog Number, Description, Mfg., Distribution, Wattage, 2 Drivers Drive Current, Voltage, CCT, Lumens, LPW, Weight (lb., kg.).

Ordering Information - Stock Configurations: ASL-16L-3, ASL-16L-4, ASL-24L-3, ASL-24L-4, ASL-24L-4-HD, ASL-24L-4-HD.

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

ORDERING INFORMATION ORDERING FORM: ASL-A-24L-4K-210-4-U-DB

ASL - FAMILY, MOUNTING, CCT, DISTRIBUTION, COLOR, OPTIONS.

Accessories and Services (Ordered Separately): ASL-MAF, ASL-MAF installed, ASL-MAF installed, ASL-MAF installed.

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PERFORMANCE DATA

Electrical Data: # of LEDs, Drive Current, System Watts, Dist. Type, Input Voltage, System Power, Current.

Photometrics: ASL-24L-4K Type I, ASL-24L-4K Type II, ASL-24L-4K Type III, ASL-24L-4K Type IV, ASL-24L-4K Type V.

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PHOTOMETRICS For additional photometric information and IES downloads, visit our web site at www.hubbelloutdoor.com

ARM/MOUNTING BLOCK: ASL-24L-4K Type I, ASL-24L-4K Type II, ASL-24L-4K Type III, ASL-24L-4K Type IV, ASL-24L-4K Type V.

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EDGE EV3 WET LED Recessed Linear with Satin Wet Lens

Construction: 6063-T5 extruded aluminum housing with welded ends. Internal lens gaskets seal housing to prevent moisture and debris from entering the fixture.

Electrical: Electronic, 120 to 277 VAC input and 36V output, 0-10 VDC dimming standard. Must specify 10 in dimming for dimming.

Mounting: 1/2" flange mount available. Refer to installation instructions for appropriate ceiling detail.

Finish: Standard powder-coat textured white, matte silver, textured black, graphite or bronze painted finish. Consult factory for color of standard paint finishes. Contact factory for additional custom color and finish options.

Warranty: Edge LED offered with a 5-year limited warranty. Covers LED, driver and finish.

Labels: UL and cUL Listed, approved for wet location unless otherwise noted. IP65 rated.

Temp Rating: Edge Wet is rated for temperatures from -30°C to 40°C.

Luminaire Specification: EV3- WET- COLOR/ LUMENS, LENGTH, POSITION, MOUNTING, VOLTAGE, CIRCUITING, FINISH, OPTIONS.

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PHOTOMETRICS EDGE EV3 WET

Individual Modules: 2', 3', 4', 5', 6', 7', 8'.

Water Resistant: 6063-T5 extruded aluminum housing with welded ends. Internal lens gaskets seal housing to prevent moisture and debris from entering the fixture.

Compact Components: All-inclusive module houses all LED system components in one compact unit. Unit easily releases from the housing for room-side maintenance.

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WPX4 4 foot IP68 Connected Wet Location Linear

Product Description: The versatile G&G LED WPX Series wet location linear luminaire is suitable for the most extreme indoor and outdoor applications.

Performance Summary: Convenient push-and-click connectors and cabling. Patented embedded aluminum heat sink technology. Made in the U.S.A. Delivered Light Output: 4000 lumens. Efficacy: 100 LPW. CRI: Minimum 80 CRI. CCT: 3000K, 4000K, 5000K. Lifetime: Designed to last 100,000 hours at 25°C. Warranty: 5 years. Mounting: Ceiling or wall. Dimensions: L48.00" x W 1.25" x H 1.75".

Ordering Information: Example: WPX4-40L-50K-DIM-UVO.

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

WPX4 Product Specifications

Construction & Materials: Convenient push-and-click connectors and cabling. Patented embedded aluminum heat sink technology. Made in the U.S.A. Delivered Light Output: 4000 lumens. Efficacy: 100 LPW. CRI: Minimum 80 CRI. CCT: 3000K, 4000K, 5000K. Lifetime: Designed to last 100,000 hours at 25°C. Warranty: 5 years. Mounting: Ceiling or wall. Dimensions: L48.00" x W 1.25" x H 1.75".

Optical System: Full Definition LEDs. Durable polycarbonate lens. Lens and heat sink base are co-extruded simultaneously, providing a seamless bond and IP68 waterproof capabilities.

Electrical System: Power Factor: 0.9 nominal. Input Power: Stays consistent over life. Temperature Rating: Designed to operate in temperatures -40°C to 55°C. Total Harmonic Distortion: < 20%.

Regulatory & Voluntary Qualifications: cULus listed. IP68 system. UL listed for wet locations. NSF Splash Zone certified.

Photometry: WPX Series. WPE-C84-48L-40K / Based on DTC Report Test #: 14404-T. Polar Candle Distribution. Zonal Lumen Summary.

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

CUT SHEETS FOR LIGHT FIXTURE SC SCALE:

CUT SHEETS FOR LIGHT FIXTURE SC SCALE:

CUT SHEETS FOR LIGHT FIXTURE VAC SCALE:

CUT SHEETS FOR LIGHT FIXTURE VAC SCALE:

Larson Associates Architects, Inc. 3007 North 24th Street, Suite 100 Phoenix, AZ 85016 602.955.9929 602.954.4790 FAX design@larson-architects.com

CLEAN BREAK CAR WASH POWER ROAD & GALVESTON STREET MESA, AZ APN: 304-3T-023R

Lighting Cutsheets Revisions

Date: 12/20/2016 Project Number: SP3.1

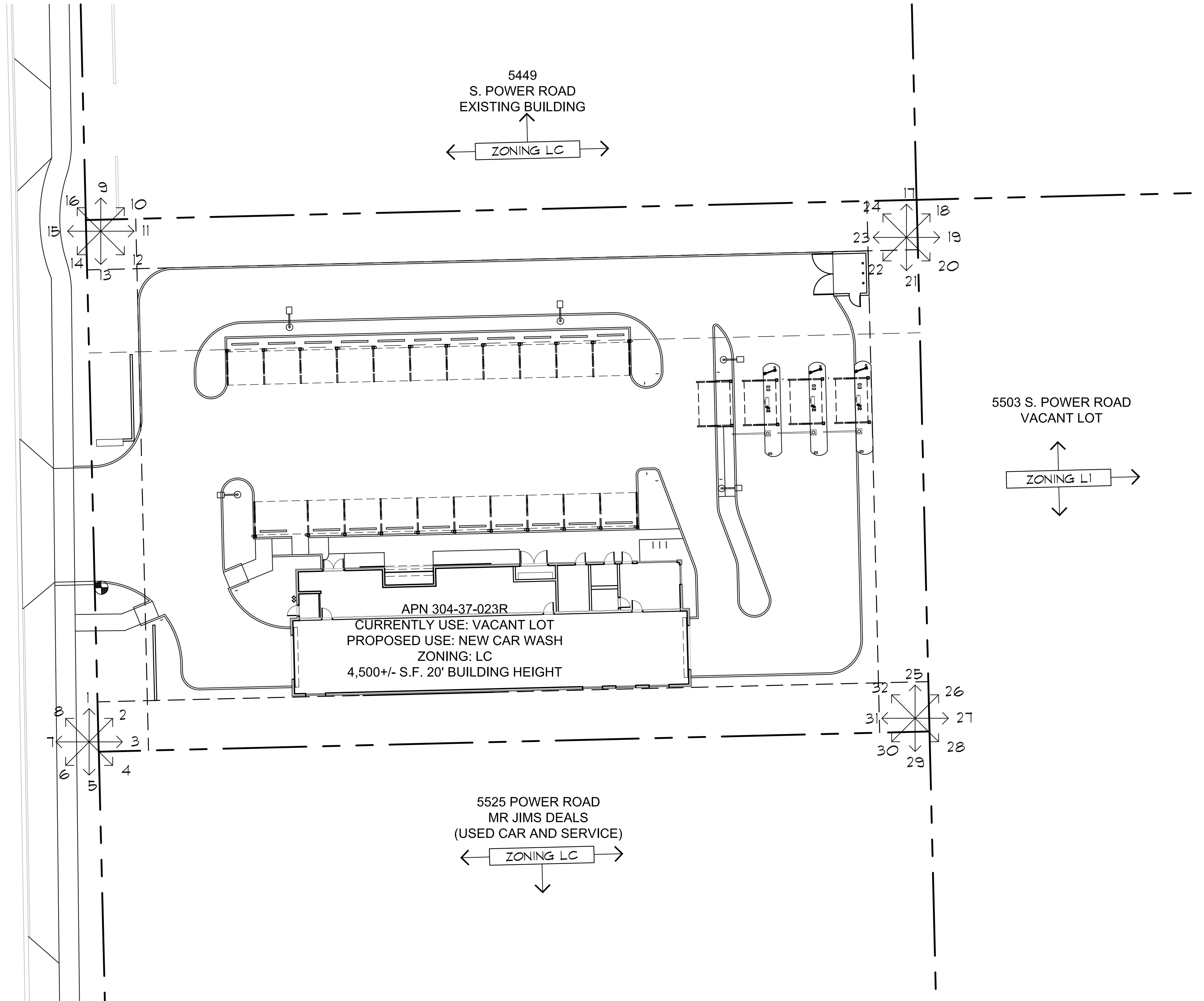
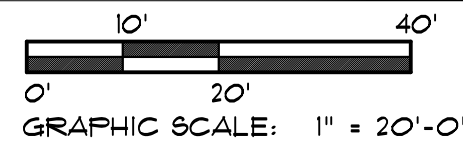
APN 304-38-009X
S. POWER ROAD
FARM LAND
← ZONING BP →

SOUTH POWER ROAD



PHOTOGRAPH REFERENCE PLAN

SCALE: 1" = 20'-0"



Drawing Name:

SITE
PLAN
Revisions

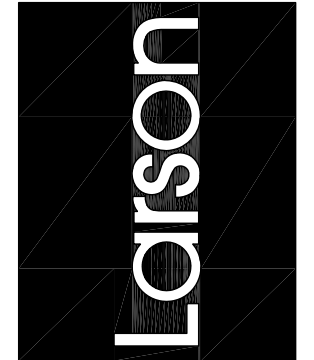
Date: 10/18/2016

Project Number:

Drawing No:

SP1.0

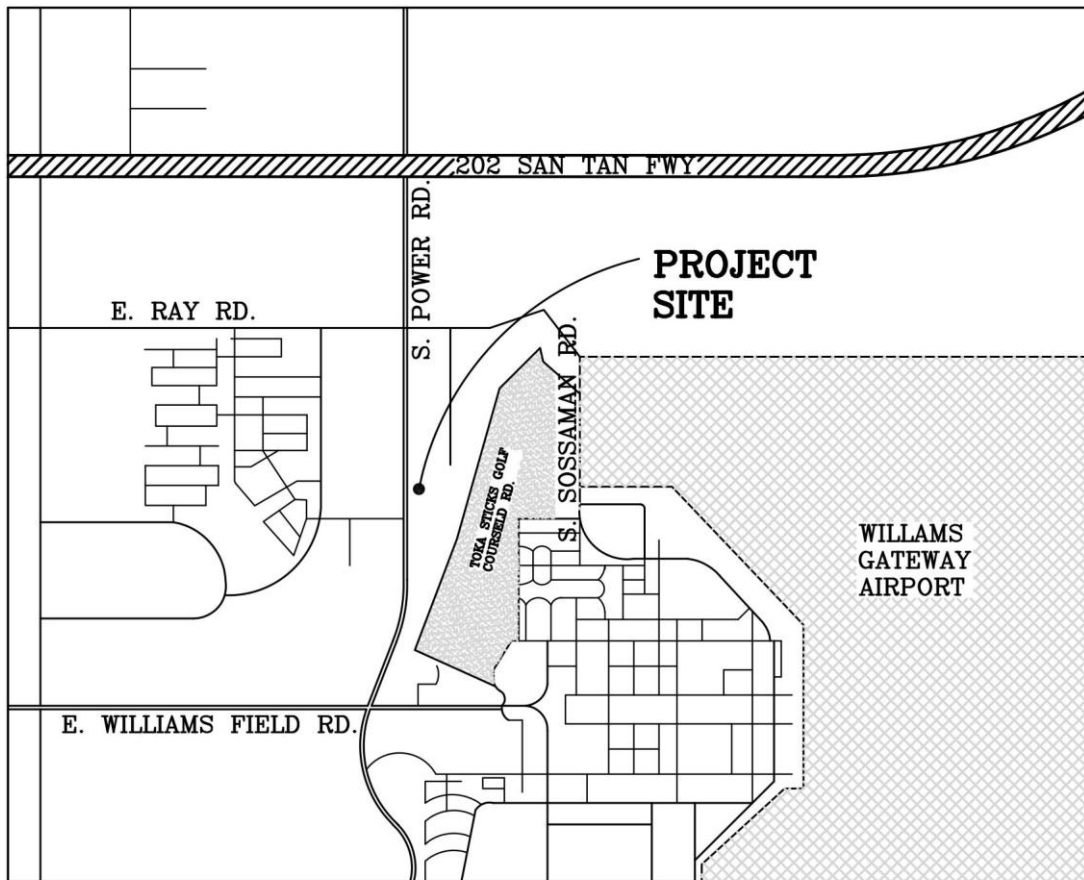
CLEAN FREAK CAR WASH
POWER ROAD & GALVESTON STREET
MESA, AZ
APN: 304-37-023R



Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com



Photographic Exhibit of Existing Site Conditions
Clean Freak Car Wash
Two Lots North of Galveston on the East Side of Power Road
Address (To Be Assigned)
Mesa, AZ
APN: 304-37-023R
City of Mesa Tracking Number (To Be Assigned)



VICINITY MAP

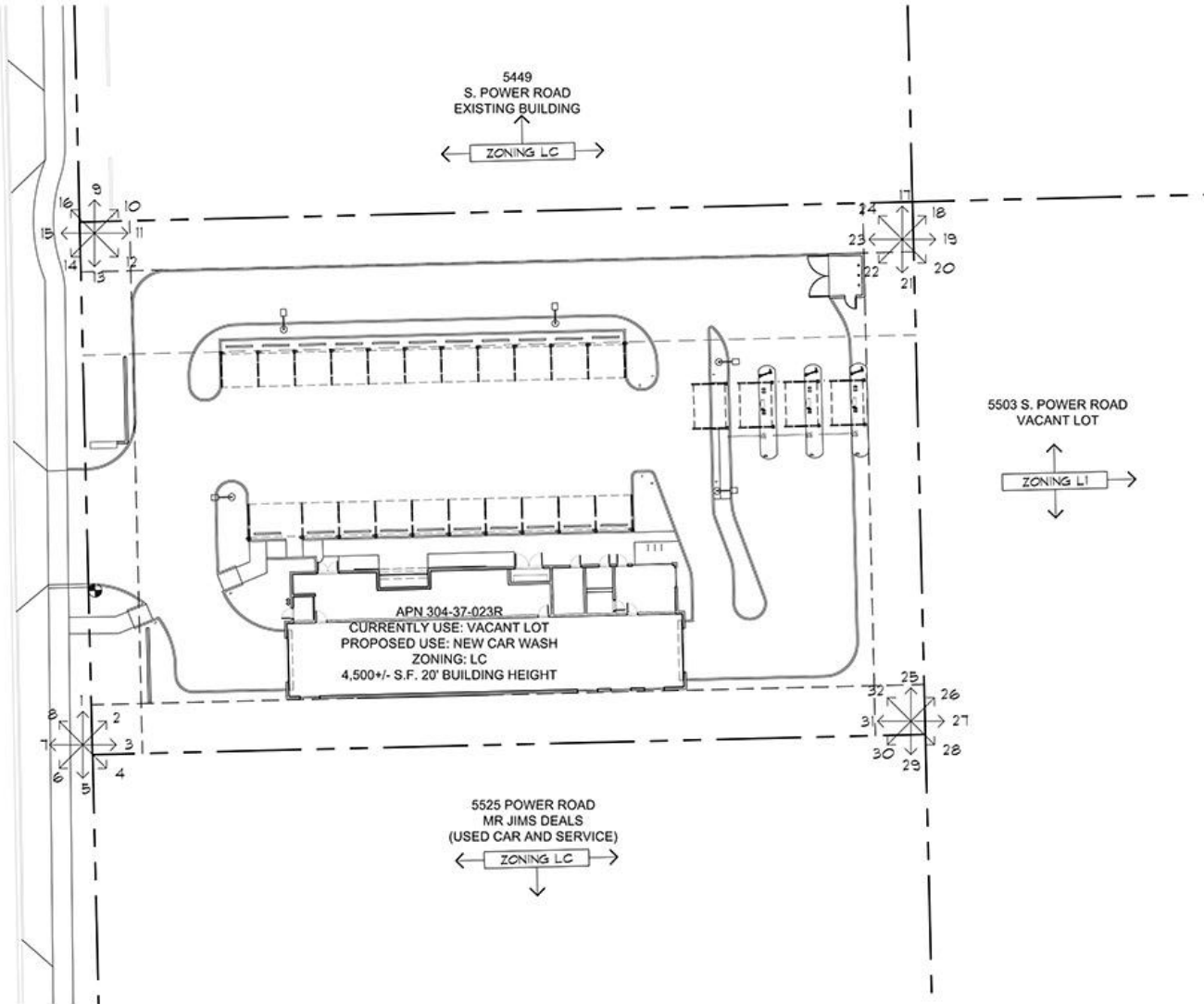


NORTH

SCALE: N.T.S.

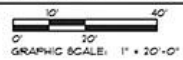
APN 304-38-009X
S. POWER ROAD
FARM LAND
← ZONING BP →

SOUTH POWER ROAD



PHOTOGRAPH REFERENCE PLAN

SCALE: 1" = 20'-0"



1.



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