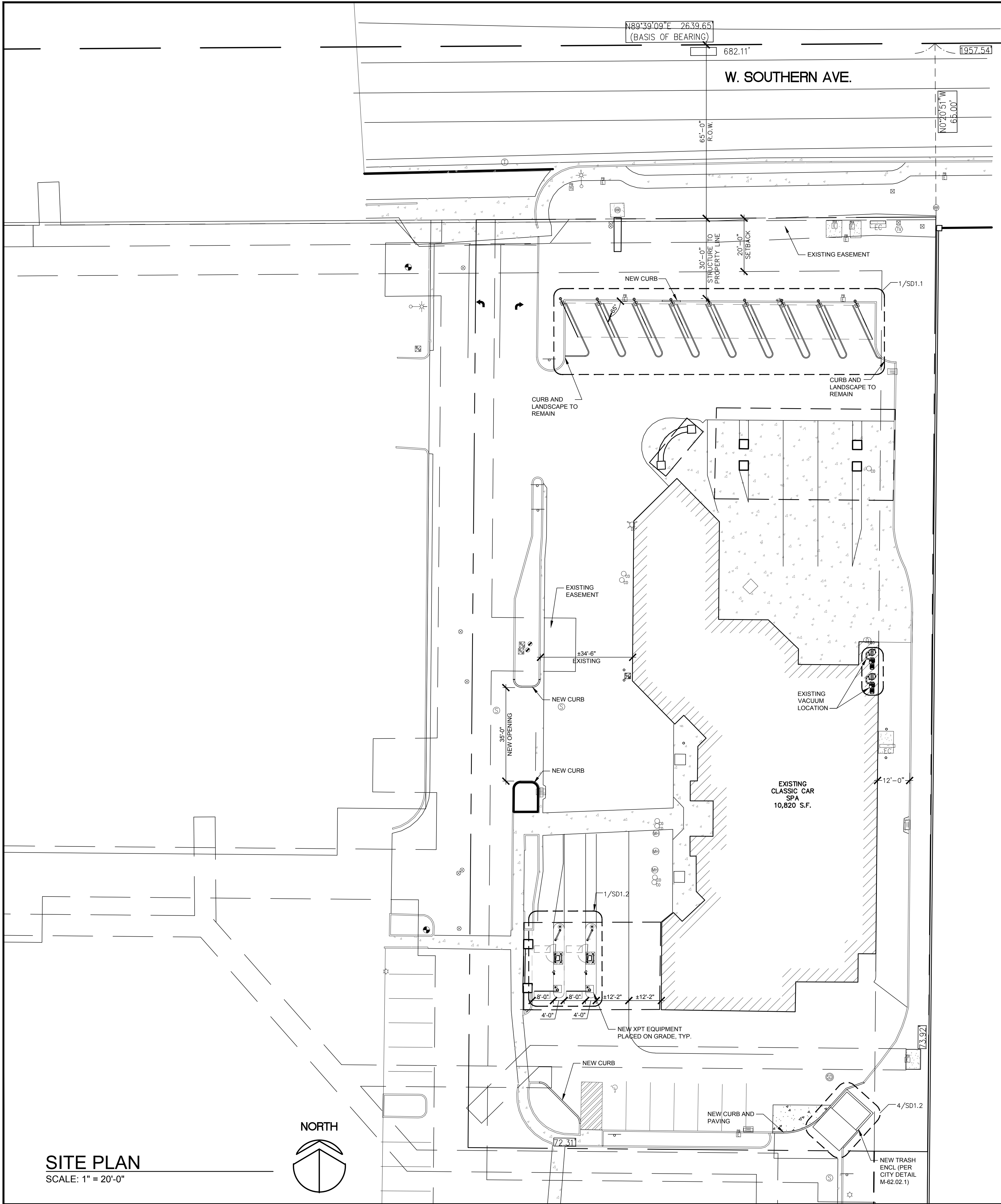




SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DATA

PROJECT NAME: COBBLESTONE AUTO SPA & MARKET
5245 E. Southern Ave.
MESA, ARIZONA 85206

PROPOSED USE: EXISTING CARWASH, LUBE BAY & RETAIL

OWNER: COBBLESTONE AUTO SPA
3739 EAST BELL ROAD
PHOENIX, AZ 85032
(602)787-0808 OFFICE
(602)787-0400 FAX
CONTACT: TUCK BETTIN

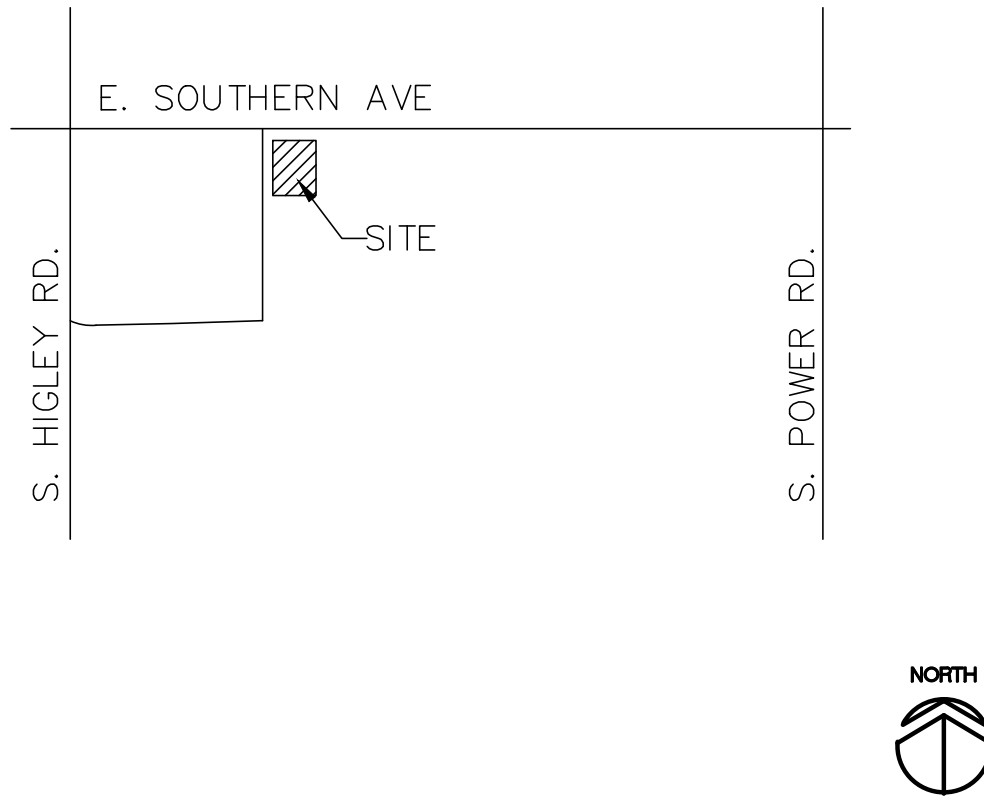
ARCHITECT: PM DESIGN GROUP, INC.
76 E MITCHELL DRIVE
PHOENIX, AZ 85012
(602)457-5757 OFFICE
(602)457-5755 FAX
CONTACT: RICHARD GABALDON

SCOPE OF WORK

SITE MODIFICATIONS OF AN EXISTING COBBLESTONE AUTO SPA. NO CHANGES TO BUILDING

- NEW DUAL EXPRESS LANE
- NEW COVERED VACUUM CANOPIES AREA
- NEW TRASH ENCLOSURE

VICINITY MAP



SITE DATA

GENERAL INFORMATION

OWNER: COBBLESTONE AUTO SPA CONTACT: TUCK BETTIN
ADDRESS: 3739 EAST BELL ROAD, PHOENIX, AZ 85032
TELEPHONE: (602)787-0808 FAX: (602)787-0400

BUILDING CODE: 2006 IBC
MECHANICAL CODE: 2006 IMC
PLUMBING CODE: 2006 IPC AMENDMENTS: MESA
ELECTRICAL CODE: 2006 NEC
FIRE CODE: 2006 IFC

SITE INFORMATION

PROJECT ADDRESS: 5245 E. SOUTHERN AVE.
MESA, ARIZONA

ASSESSORS PARCEL NUMBER: 141-53-885
ZONING DISTRICT: LC (EXISTING)
SURROUNDING ZONING DISTRICTS:
NORTH: LC
EAST: RM-3
SOUTH: LC
WEST: LC

BUILDING FOOTPRINT AREA:

EXISTING STRUCTURE

C-STORE:	4,545 S.F.
CARWASH:	2,146 S.F.
LUBE BAY:	1,633 S.F.
DETAIL BAY:	2,496 S.F.
TOTAL EXISTING AREA:	10,820 S.F.
ENTRANCE CANOPY:	1,682 S.F.
FINISH CANOPY:	2,279 S.F.
TOTAL EXISTING AREA:	3,961 S.F.

NEW STRUCTURES

VACUUM CANOPY #1: 1,399 S.F.

SETBACKS:	BUILDING:	PARKING:	LANDSCAPE:
FRONT - NORTH:	30'	30'	30'
REAR - SOUTH:	0'	0'	0'
SIDE - WEST:	0'	0'	0'
SIDE - EAST:	15'	15'	15'

BUILDING USE: MERCANTILE - CARWASH AND MARKET

SITE AREA: GROSS: 72,401 S.F. 1.66 ACRES
NET: 60,116 S.F. 1.38 ACRES

PARKING ANALYSIS:

REQUIRED:

C-STORE = 1/375 OF GROSS FLOOR AREA
4,545 / 375 = 13 SPS.
CARWASH = 1/375 OF GROSS FLOOR AREA
2146/375 @ MAX SHIFT = 6 SPS.
LUBE BAY = 1/375 OF GROSS FLOOR AREA
1,633/375 = 5 SPS.
DETAIL BAY = 1/375 OF GROSS FLOOR AREA
2,496/375 = 7 SPS.

TOTAL REQUIRED 31 SPACES

PROVIDED EXISTING: 7 SPACES

PROVIDED NEW: 8 SPACES

TOTAL: 15 SPACES

ADDITIONAL PARKING SHARED WITH EXISTING
SPROUTS CENTER: 351 SPACES

LANDSCAPE:

REQUIRED: 10% OF SITE AREA. 60,116 * 10% = 6,012 S.F.
PROVIDED: 9,668 S.F.



76 E MITCHELL DRIVE
PHOENIX, AZ 85012

PHONE: (602) 457-5757
FAX: (602) 457-5755

ROY PEDRO, ARCHITECT
KEN MCCracken, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

Seal

REVISION

DATE

MARK

SITE MODIFICATIONS
COBBLESTONE #35
5245 E. SOUTHERN AVE.
MESA, AZ 85206



Project Number
CBL16006.1

Sheet Name
SITE PLAN

Sheet Number
SD1.0