

PROJECT DATA

Project Name: GENIE CAR WASH
Project Address: 2831 E MCKELLIPS ROAD
LEGAL DESCRIPTION: 141-14-003V, 003T
APN: 141-14-003V, 003T
OCCUPANCY: NO HAZARDOUS CONTENTS
AREAS: SALES = 1,422 S.F.
OFFICES = 827 S.F.
DETAILING = 890 S.F.
TOIL, STOR, EQUIP. = 615 S.F.
TUNNEL = 1,256 S.F.
EXIST. BUILDING TOTAL = 5,010 S.F.
CANOPIES (REMAINING) = 2,698 S.F.
VACUUM CANOPIES NEW = 85 X 20 = 1,700 S.F.
TOTAL UNDER ROOF = 9,408 S.F.

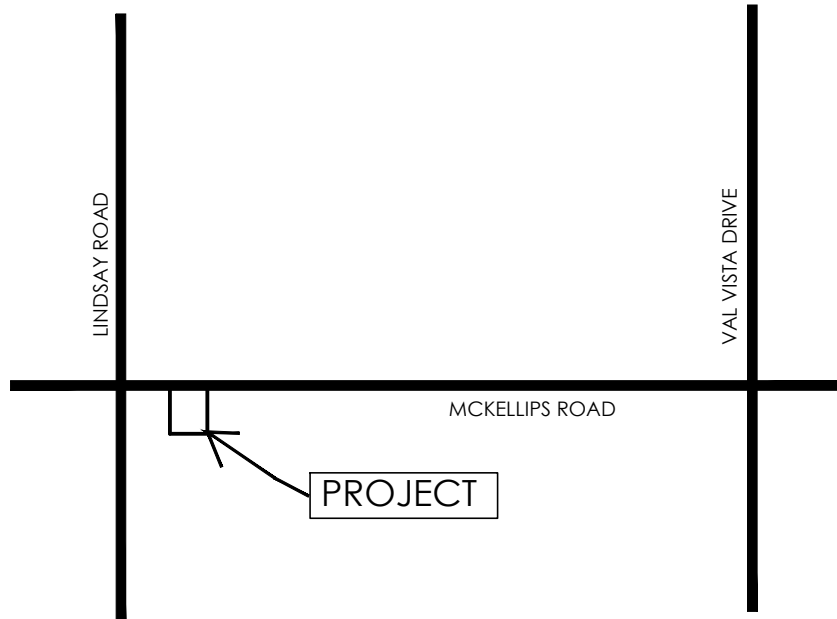
LOT AREAS
COVERAGE
Occupancy:
Construction Type:
AREA ALLOWED
Stories:
ZONE

30,308 + 20,753 = 51,061 S.F.
9,408 / 51,061 = 18.4%
EXIST. B. OFFICE
6,000
1
LC

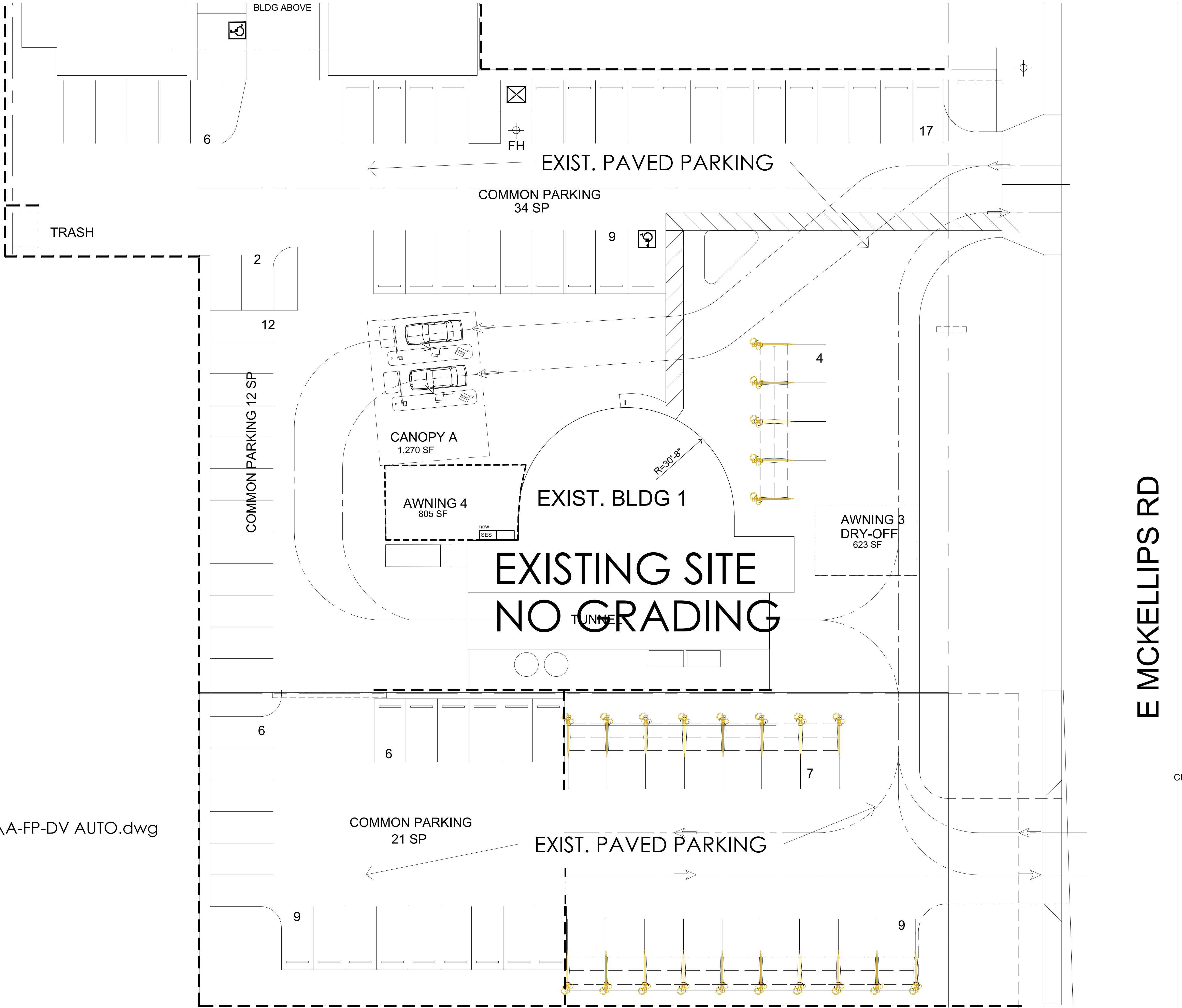
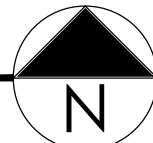
OCCUPANT LOAD:
PARKING

SEE A3
BLDG 1: SALES, OFFICES = 2,249 / 375 = 6 SP
TUNNEL, STOR, EQUIP = 2,761 / 375 = 8 SP
TOTAL REQD = 14 SP
BLDG 2: REST, 1,900 / 75 = 26 SP
RETAIL/OFFICE 5,100 / 375 = 14 SP
TOTAL REQD = 40 SP
TOTAL REQD FOR BOTH SITES=14+40=54 SP
TOTAL PRVD = 36+43=79 SP
(79 TOTAL SHAIRED SP + 11 SP ON RESTAURANT SITE = 90 SP)

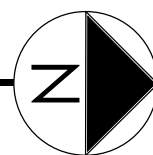
f. \A-FP-DV AUTO.dwg



VICINITY MAP
NOT TO SCALE



GRADING PLAN
SCALE: 1"=10'

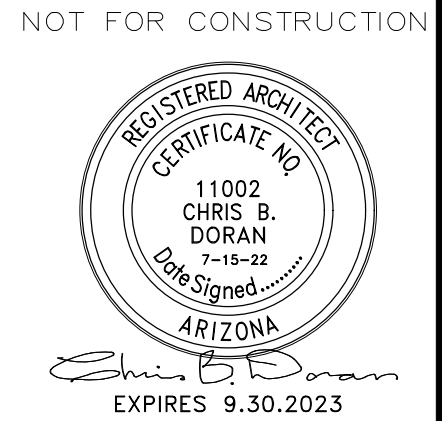


CITY-2 SCIP 7-15-22

JOB NUMBER	21-24	CONTRACT DATE	9-14-21	DRAWN BY	CD	APPROVED	CD
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S.D.S CONSULTING
4644 N 22ND STREET, #1161
Phoenix, AZ 85016
602-405-8951

TENANT REMODEL
FOR
GENIE CAR WASH
2831 E MCKELLIPS ROAD
MESA, ARIZONA



SHEET
G1