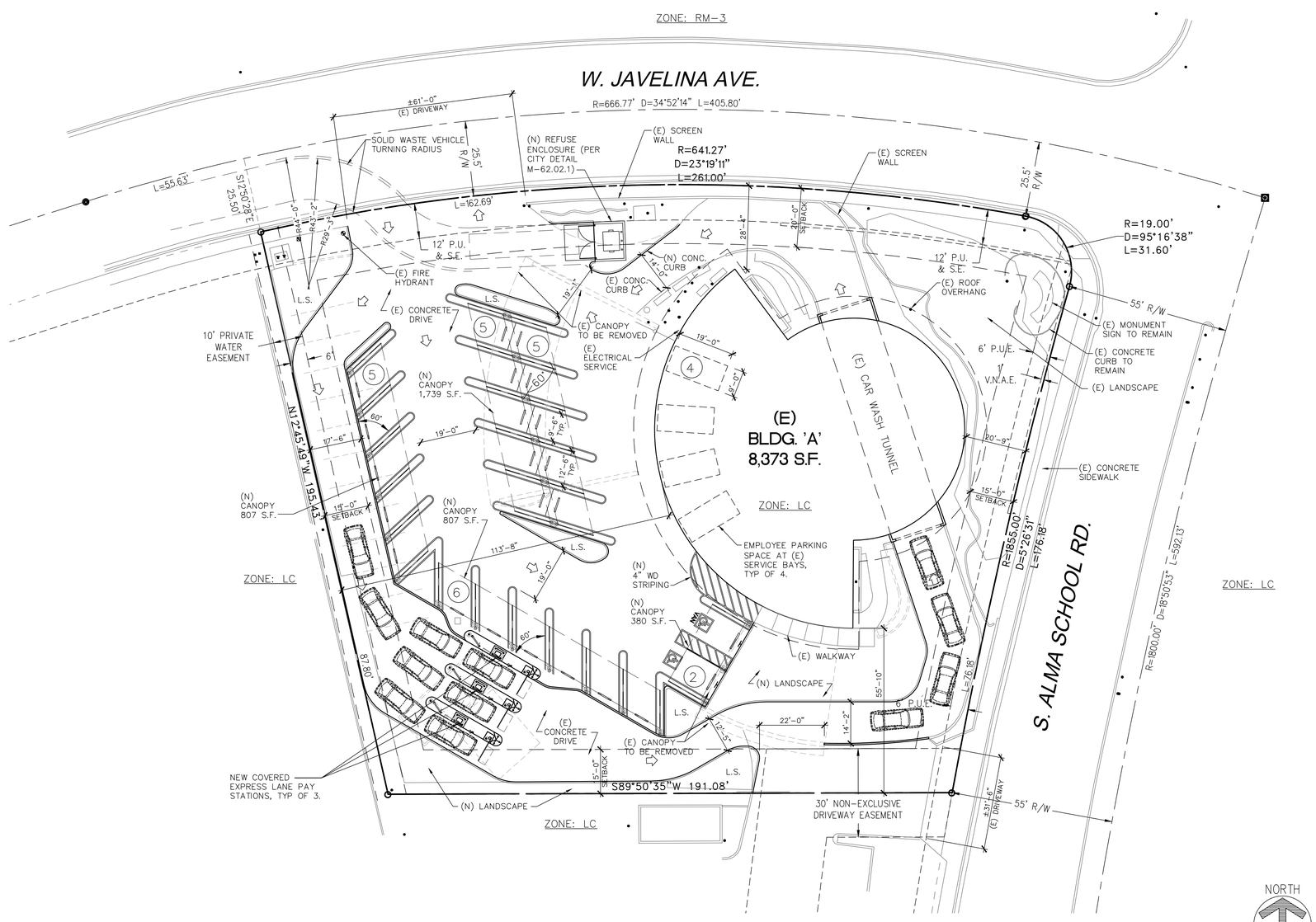


1 SD1 SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40 60 80

1"=20'-0" FEET

PROJECT DATA

PROJECT NAME: COBBLESTONE EXPRESS #27
1920 S. ALMA SCHOOL ROAD
MESA, ARIZONA 85210

EXISTING USE: FULL SERVICE CAR WASH W/ LUBE BAYS

PROPOSED USE: EXPRESS CAR WASH

OWNER: COBBLESTONE AUTO SPA
3739 E. BELL RD.
PHOENIX, AZ 85032
(602) 787-0808
CONTACT: TUCK BETTIN

ARCHITECT: PM DESIGN GROUP
76 EAST MITCHELL DRIVE
PHOENIX, ARIZONA 85012
(602) 457-5269 OFFICE
(602) 457-5755 FAX
CONTACT: PAT MUSSER

SITE DATA

SITE GROSS AREA: 66,962 S.F. / 1.54 AC
SITE NET AREA: 47,338 S.F. / 1.08 AC.

APN #: 134-26-572

BUILDING FOOTPRINT: 8,373 S.F.
PARKING CANOPIES: 3,733 S.F.
P.O.S. CANOPIES: 450 S.F.

BUILDING COVERAGE: 8,373 S.F. / 47,338 S.F. = 17.7%

IMPERVIOUS COVERAGE: 36,470 S.F. / 47,338 S.F. = 77%
LANDSCAPE: 10,868 S.F. / 47,338 S.F. = 23%

ZONING – CURRENT: LC

ZONING – PROPOSED: LC

GENERAL PLAN DESIGNATION: COMMERCIAL

BUILDING HEIGHT: MAXIMUM: 30'-0" PROVIDED: ±24'-0"

PARKING:
REQUIRED:
(1) SPACE PER 375 S.F. OF BUILDING AREA
8,373 S.F. / 375 = 23 SPACES

PARKING PROVIDED:
COVERED PARKING SPACES: 21 SPACES
COVERED ACCESSIBLE PARKING SPACES: 2 SPACES
EMPLOYEE PARKING SPACES 4 SPACES
TOTAL PROVIDED: 27 SPACES

SETBACKS:

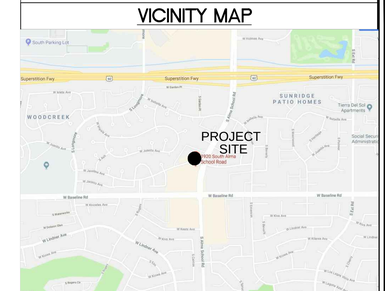
SETBACKS	REQ'D:	PROVIDED:
STREET FRONT (EAST)	15'	20'-9"
SIDE STREET (NORTH)	20'	28'-4"
SIDE (SOUTH)	15'	55'-10"
REAR (WEST)	15'	113'-8"

TYPE OF CONSTRUCTION: VB – SPRINKLERED
OCCUPANCY TYPE: B (BUSINESS)

SCOPE OF WORK

SCOPE OF WORK:
EXISTING FULL SERVICE CAR WASH TO BE MODIFIED TO EXPRESS CAR WASH. EXISTING CAR WASH BUILDING TO REMAIN. ATTACHED ENTRY CANOPY AND EXIT CANOPY TO BE REMOVED. EXISTING TRASH ENCLOSURE AND DETAIL CANOPY TO BE REMOVED. ADD 22 COVERED SELF SERVE VACUUM STANCHIONS. EXTEND EXISTING CAR WASH TUNNEL TO EDGE OF EXISTING ROOF OVERHANG. INSTALL (3) NEW COVERED XPT EXPRESS LANE PAY STATIONS. REVISE EXISTING SERVICE BAYS & WAITING AREA TO BE OFFICE, STORAGE, RESTROOMS AND VENDING AREA FOR CUSTOMERS.

VICINITY MAP



PM DESIGN
Architectural Solutions Group
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

REGISTERED ARCHITECT CERTIFICATE NO. 49777 ROY W. PEDRO DATE SIGNED 1-19-18 ARIZONA, U.S.A.
EXP 6-30-18
Seal

MARK	DATE	REVISION
	12/18/17	SUP / SCIP SUBMITTAL

COBBLESTONE EXPRESS #28
1920 S ALMA SCHOOL ROAD
MESA, AZ

COBBLESTONE AUTO SPA

Project Number
CBL17007

Sheet Name
PRELIMINARY SITE PLAN

Sheet Number
SD1