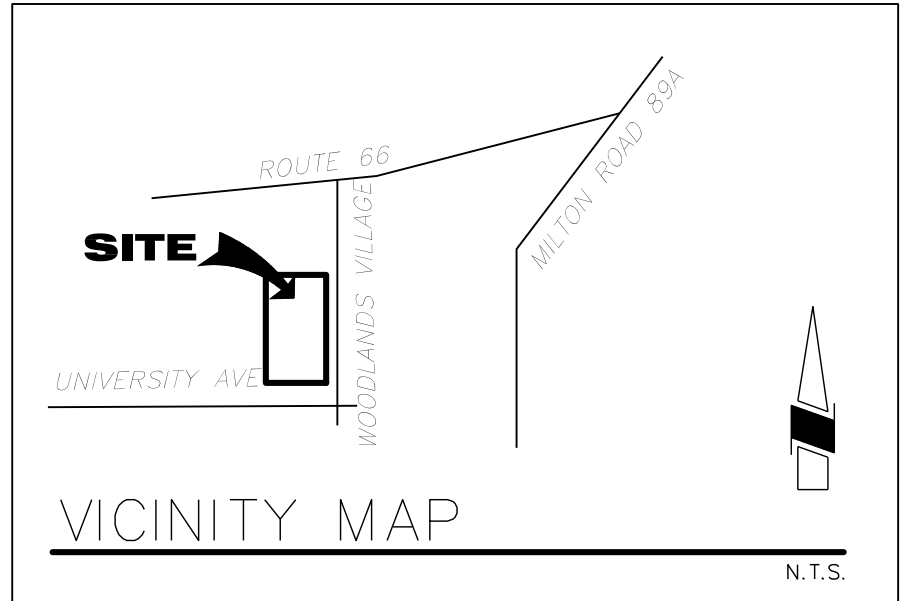
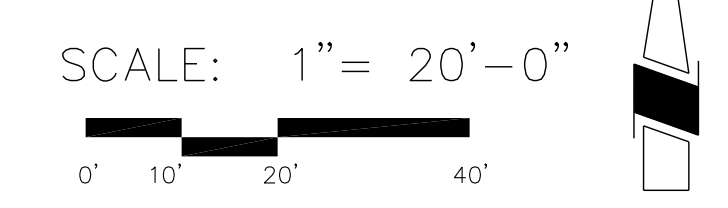


SITE PLAN



PROJECT DATA:
OWNER:
 Iron Line Partners - TRAX, LLC
 1830 E. Jefferson
 Phoenix, AZ 85204
 602-315-8275
DEVELOPER:
 OCEAN BLUE CARWASH
 22037 N. 78th Street
 Scottsdale, Az 85255
ARCHITECT:
 John Reddell Architects, Inc.
 4992 S. 158TH STREET
 GILBERT, AZ 85298
 (602) 531-2854
 Email: john@reddellarchitects.com
 Contact: John Reddell

ASSESSOR PARCEL 112-24-001B
EXISTING ZONING LI-O LIGHT INDUSTRIAL
PROPOSED ZONING HC
SITE AREA: 51,400 SQ. FT.
LOT (NET) (1.17 AC)
BUILDING USE EXTERIOR CARWASH REMODEL

EXISTING CARWASH BUILDING AREA:

LUBE BUILDING DEMO	1,536 S.F.
REMAINING CARWASH BUILDING	4,500 S.F.
NEW ADDITION TO CARWASH BUILDING	1,536 S.F.
TOTAL REMODELED BUILDING S.F.	6,036 S.F.

NUMBER OF STORIES	1
FIRE SPRINKLERS	YES

LANDSCAPE COVERAGE	18%
FAR ALLOWED 3.0 / FAR PROVIDED	.117

LANDSCAPE:

EXISTING LANDSCAPE	7,287 S.F.
DEMDED LANDSCAPE	-559 S.F.
TOTAL REMAINING	17,948 S.F.
NEW LANDSCAPE	+3,176 S.F.
NEW TOTAL LANDSCAPE	21,124 S.F.

BUILDING OCCUPANCY	B
BUILDING CONSTRUCTION TYPE	V-B AFES
MAX. BUILDING HEIGHT:	60'-0"
BUILDING HEIGHT PROVIDED:	28'-0"

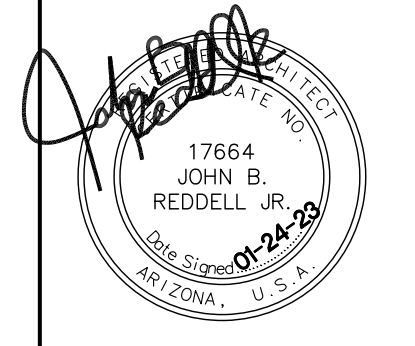
PARKING:

BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	4
DRIVE THRU STACKING REQUIRED	3x5 = 15
DRIVE THRU STACKING PROVIDED	3x6 = 18 INC. 1 ADA

- SITE PLAN NOTES**
1. FIRE TRUCK TURNING RADIUS, 35' INNER WHEEL, 55' OUTER WHEEL
 2. NEW LANDSCAPE AREA
 3. BUILDING ADDITION
 4. NEW CONCRETE SIDEWALK
 5. EXISTING SIDEWALK TO REMAIN - DO NOT DISTURB
 6. NEW COVERED PAYSTATIONS
 7. EXISTING TRASH ENCLOSURE LOCATION TO REMAIN
 8. EXISTING BUILDING TO REMAIN
 9. EXISTING VACUUM - RELOCATE INTO INTERIOR EQUIP. ROOM
 10. EXISTING RETENTION AREA TO REMAIN - DO NOT DISTURB
 11. EXISTING CONCRETE CURB TO REMAIN
 12. NEW CONCRETE CURB - TO MATCH EXISTING
 13. HDOP PARKING W/ 5' ACCESS
 14. REMOVE LUBE BAY PORTION OF EXISTING BUILDING
 15. PAINTED STRIPING - TYP.
 16. NOT USED
 17. PROPERTY LINE
 18. EXISTING 3'-4" HIGH PARKING SCREEN WALL
 19. EXISTING ASPHALT PAVING TO REMAIN
 20. EXISTING CONCRETE SIDEWALK TO REMAIN - DO NOT DISTURB
 21. EXISTING FIRE HYDRANT LOCATION TO REMAIN
 22. EXISTING WATER METER LOCATION - TO REMAIN
 23. NEW MAS. SCREEN WALL - MATCH EXISTING
 24. NEW CONG. SIDEWALK WITH ADA RAMP
 25. BYPASS LANE
 26. BICYCLE PARKING

Ocean Blue Express Carwash
 1899 S Woodlands Village Blvd.
 Flagstaff, AZ 86001

John Reddell Architects, Inc.
 Architecture Interiors Land Planning
 4992 S. 158th Street, Gilbert, Arizona 85298
 602-531-2854 Email: john@reddellarchitects.com



Date: 10/27/22
 Revisions:

