

Project Narrative Express Car Wash 1411 South Country Club Mesa, AZ

The developer is proposing to remove the existing buildings and infrastructure on the site as needed in order to build a new express car wash facility. 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 which can be secured with a roll down door at night. The new build area base footprint would be approximately 4,000 square feet.

The car wash use is an allowed use in the existing GC zoning with granting of a special use permit and thus will not be detrimental to the surrounding area. The site of the car wash will have a net area of approximately 1.25 acres (54,275 square feet). The project will provide new drives off Country Club and Hampton as a part of this project. These drive will not only bring the construction of the drives up to current city standard, they are also located to enhance the traffic flow through the site and the customer experience. 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 provided for all yards and the foundation base per the zoning ordinance.

The design challenge of the project is creating a durable and safe building that integrates into the urban landscape while retaining the ability to work as a standalone project. Architecturally, the building is designed for the rigors of a car wash, safety, economy and the contemporary urban environment of Mesa. The major elements of any express car wash are the tunnel and the support spaces. Both spaces have a minimal width compared to their length while sharing a wall along the length.

Security and safety are concerns for this local business. The building is designed with roll down shutters at both ends of the tunnel and over the vending area opening to prevent illegal, non-business hour occupancy. The location of the office allows staff to see the pay staions, vacuum areas and into the tunnel without the need to have blinds to defect the afternoon sun. The site and floor plan allow a view into and out of the tunnel for increased visability from the adjacent aertierial street and the reduction of blind spots. The pay station and

vacuum canopies have minimal vertical elements to eliminate the areas a person could hide from view. Therefore the design is used to prevent crime on the property.

The owner for this car wash also operates another car wash along Country Club, to the north. At that location, the benchs, tables and other public ammenities that were provided at the request of the city have proven to attract homeless individuals. Although it cannot be proven, this activity has likely resulted in decreased business. At this new locaiton, we will not be providing such ammentities. The business model for this car wash is quick service and is not intended to allow customers to lounge around for extended time.

The color and material pallet is consistent with contemporary commercial developments of the greater phoenix metropolitan area. The smooth, gray CMU are being utilized to withstand the Arizona sun, chemical and moisture related impacts from the carwash. The masonry is used as the primary building element because of the material's ability to stand up to the moisture and chemical rigors of the car wash. Framing and steel structures are susceptible to degradation from the chemicals used at car washes causing continual maintenance in order to appear clean and new. Painting the masonry helps to prevent the main maintenance issue for CMU at a car wash – effluence. Thus, the building is designed with a low-maintenance, durable core that will keep looking and performing new longer than other building materials. Additionally, 12", 8" and multi-wythe CMU are used to create shadow lines and depth throughout the building. The standard running bond pattern is used sparingly on the exterior with the dominant elements of the CMU being set in a stack bond pattern for a more contemporary look.

Corrugated metal is used to break-up the CMU masses as a separate material and plane interacting with the major elements of the building. The corrugated metal adds a bright, clean shine to the building. The panels can be refinished or replaced without major work to the building and are not as difficult to maintain as structural steel elements. Thus, the design incorporates metals without the problems of rebuilding the building due to the nature of the building.

The length of the building is relatively short by commercial building standards but feels long as a standalone project. Thus, stucco pop-outs have been added at openings to create a rhythm, breaking-up the length of the building beyond the changing pattern of the CMU. The color of these pop-outs helps blend the contemporary palette with the existing, surrounding developments that are the more traditional, beige, desert palette.

Blue accents have been added to the top of the parapets in a combination of heights and thicknesses. This adds a pop of color to the building without being loud or overwhelming. The choice of blue as the accent is twofold. First, blue is more resistance to fading than other accents colors, such as red. Second, the

blue ties into the selected fabric of the vacuum canopies pulling the separate structures on the site together.

The vacuum canopies are part of a service system and not a separate structural element. The system integrates all of the operable parts for the cleaning of the vehicle interiors into one unit. The structural, cantilevered arms support the shade canopies and double as the vacuum tube to deliver both shade and the flexible vacuum hose to the proper location for the vehicle. The columns, trash collection cans, vacuum debris collection tanks, vacuum hose tools and compressed air tools are all combined into a single feature designed for aesthetics and convenience of use. The vacuum canopy system understands the modernist rules of form following function.

Although a separate submittal and permit, the signage package is being designed to integrate with the building. The preliminary sign designs are shown on the color elevations.

All work is to be done as a single phase.

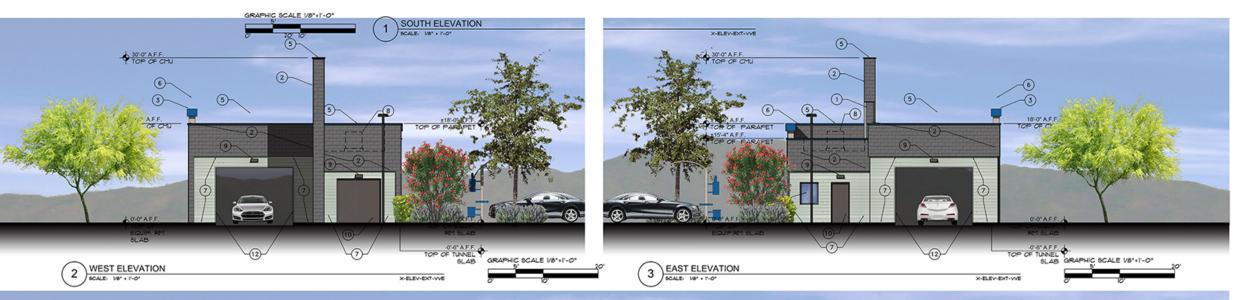
All new signage shall be permitted and completed under a separate permit.

CAR WASH

(5)~

ELEVATION KEYNOTES

- SHUGU CHU BLOCK IN RANING BOND PATTERN PANTED DUN EDULARDS DE 6389 FALLEN ROCK SEE FLOOR PLAN AND STRUCTURAL DRAUNGS
- SHXIGU CHU BLOCK IN RANING BOND PATTERN PANTED DUNI EDUARDS DE 6391 BLACK RUSSIAN SEE FLOOR PLAN AND STRUCTURAL DRAWINGS
- SYNTHETIC STUCCO OVER 2" OF RIGID FOAM OVER CMU
 WALL PAINTED DIAN EDULARDS DECTIO DRIFTING STUCCO TO HAVE SAND FINISH
- CLEAR ANODIZED ALUMINIM WINDOW FRAMES WITH GRAY TINTED WINDOW GLAZING SEE WINDOW TYPES ON SHT. A6.0
- 5) BREAK METAL PARAPET CAP PAINTED DUNN EDWARDS DE 5846 LAPIS
- 7 1/8" GALVANIZED CORRUGATED METAL PANELS LITH "L"
 EDGE TRIM PIECES LINES OF PANELS TO RIN
 HORIZONTALLY ATTACHED TO CHU INDERNEATH MY
 SCREUS AND GASHETS + CUD PONT OF CORRUGATION +
 12" OC. MAX SEE DETAILS 40-46/A5/4
- 8) HVAC SYSTEM BEYOND AND BELOW PARAPET FULLY HIDDEN FROM VIEW
- 9 EXTERIOR WALL MOUNTED LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
- (10) HOLLOW METAL DOORS PAINTED DUNN EDWARDS DE6391 BLACK RUSSIAN
- (2) CLEAR ANODIZED ALUMINUM OVERHEAD GRILLE FOR SECURING TUNNEL AT NIGHT
- (13) EXTERIOR GRADE STANLESS STEEL, ADA ACCESSIBLE
- NG IN WALL TO TUNNEL BEYOND





4 NORTH ELEVATION

GRAPHIC SCALE 1/8"+1'-O" X-ELEV-EXT-VVE

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EXPRESS CAR WASH COUNTRY CLUB AND HAMPTON A, AZ AND ME6A, 139-41-026A △

139041-026B



Drawing Name: EXTERIOR ELEVATIONS

Revisions

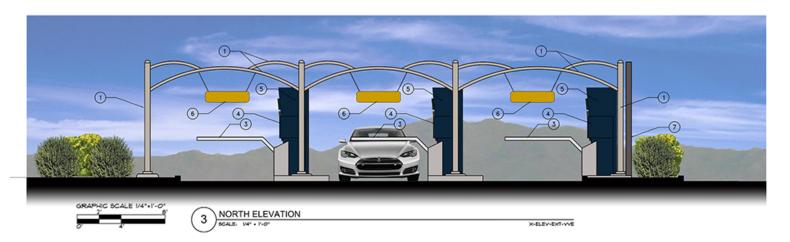
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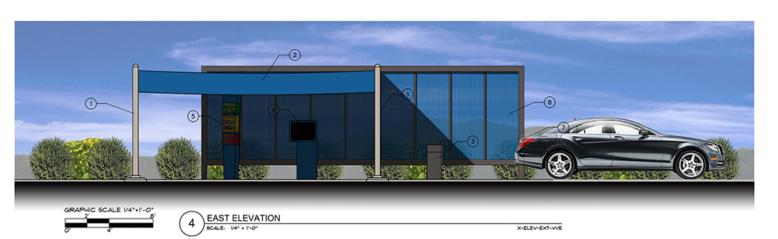
Drawing No:

A2.0

GRAPHIC SCALE I/4*+1*-0*

2 WEST ELEVATION
95ALE IV*+1*-0*
10 SCALE IV*+1*-0*
10 SCALE IV*+1*-0*
11 SCALE IV*+1*-0*
12 WEST ELEVATION





ELEVATION KEYNOTES

- PAY STATION CANOPY STRUCTURAL FRAMES TO BE DUNN EDWARDS DECITO DRIFTING
- 2 PAY STATION CANOPY CANVAS TO MATCH DUNN EDUIARDS DE 5846 LAPIS
- 3 PAY STATION GATE PER EQUIPMENT MANUFACTURER
- PAY STATION XPT PAYMENT TERMINAL PER EQUIPMENT
 PROVIDER'S STANDARDS MAIN COLOR TO MATCH DUN
 EDWARDS DE 5846 LAPIS
- (5) PAY STATION MENU BOARD PER EQUIPMENT PROVIDER'S STANDARDS MAIN COLOR TO MATCH DUNN EDUARDS DE 5846 LAPIS
- MAXIMM VEHICULAR HEIGHT SIGN PER SIGN DRAUINGS -TO BE SUBMITTED AND PERMITTED BY A SEPARATE PROCESS
- PAY STATION VERTICAL SHADE FRAME TO BE DUNN EDWARDS DECTIO DRIFTING
- PAY STATION VERTICAL SHADE PANELS TO BE PERFORATED METAL TO MATCH DUM EDWARDS DE 58-LAPIS

111	EGEND		
	MANUFACTURER	PRODUCT, COLOR & STYLE	NOTES
		PAINTED PER ELEVATIONS (DE 6391 BLACK RUSSIAN OR DE 6389 FALLEN ROCK)	
	DUNN EDWARDS	DEC770 DRIFTING	
	DUNN EDWARDS	DE SAM LAPIS	
	DUNN EDWARDS	DE6391 BLACK RUSSIAN	
	USA SHADE OR EQUAL	USA SHADE FABRIC - ROYAL BLUE COLOR - OR EQUAL	FINAL COORDINATION WOWNER & VENDOR REO'D

EXTERIOR FINISH

CMU-1 PT-2 PT-2 PT-3 F-1 EXPIRES: 6/30/2018

EXPRESS CAR WASH COUNTRY CLUB AND HAMPTON MESA, AZ APN: 139-41-026A AND 139041-026B

LGTSON Associates Architects, Inc. 3807 North 24th Street, Suite 100 Phoenix, Az 85016 602.955,9929 602.954.4790 FAX design@larson-architects.com

Larsor

Drawing Name: EXTERIOR ELEVATIONS

Revisions

Date: 6/14/2017

Project Number

Drawing No:

A2.1

VACUUM CANOPY PEDESTRIAN SIDE ELEVATION

SCALE: 144 - 1 - 0*

X-ELEV-EXT-V/E

3-



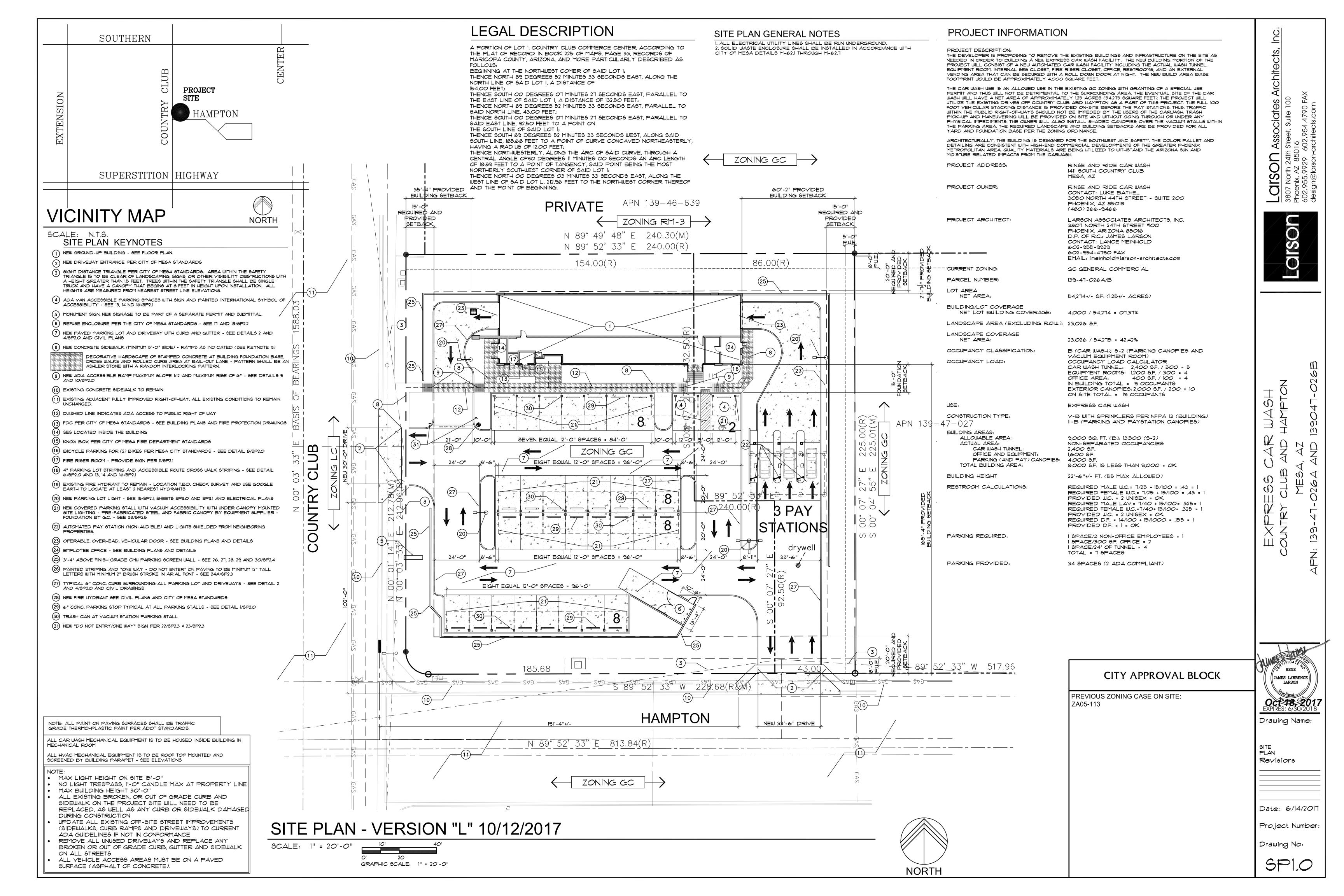
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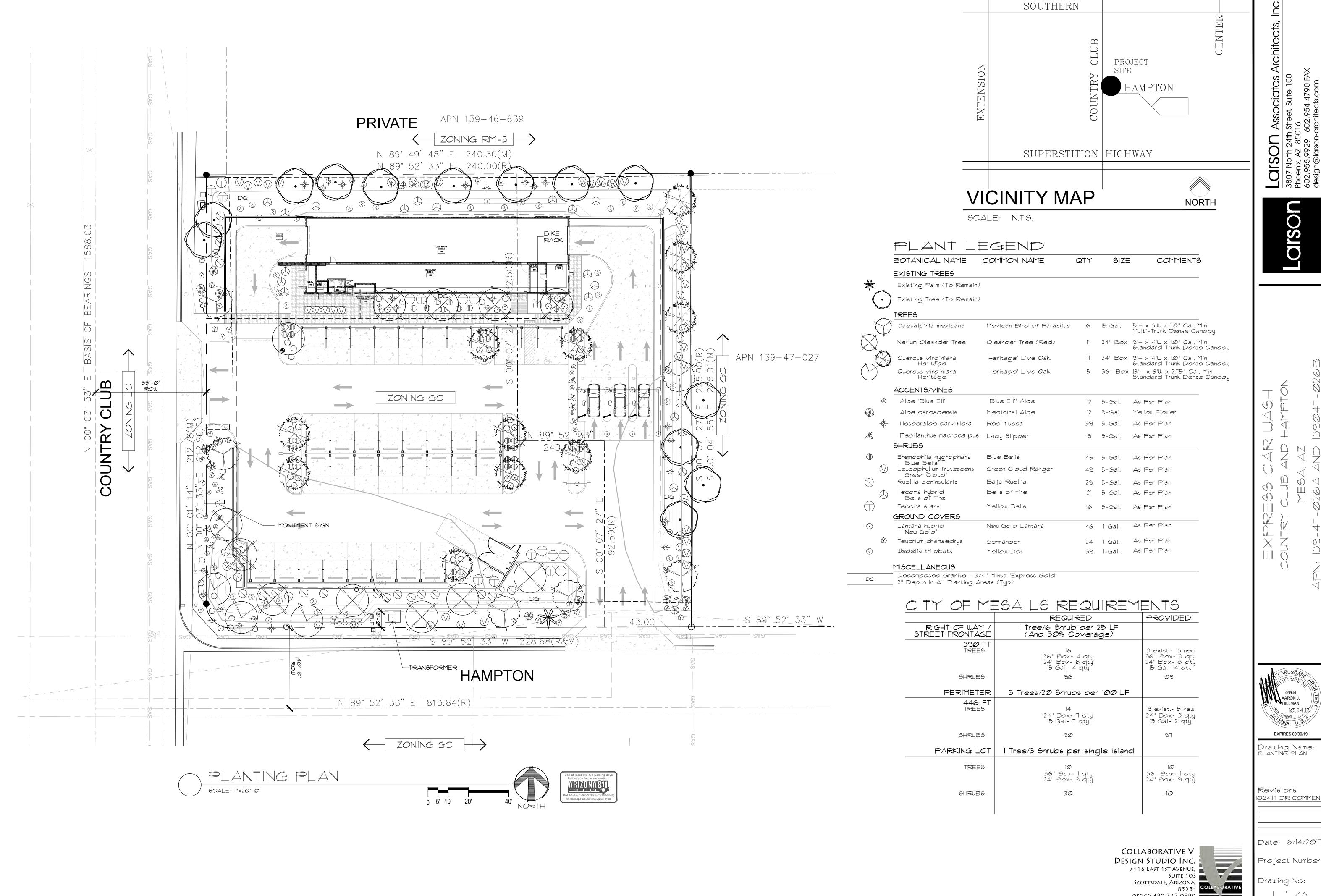
Larson

MESA, AZ APN: 139-41-*026A* AND 139041-*026*B

Drawing No:

A2.2





Larson

LANDSCAPE ANDSCAPE ANDSC TRANSIONA, U.S.A.

EXPIRES 09/30/19 Drawing Name: PLANTING PLAN

Revisions 1<u>0.24.17 DR COMMEN</u>

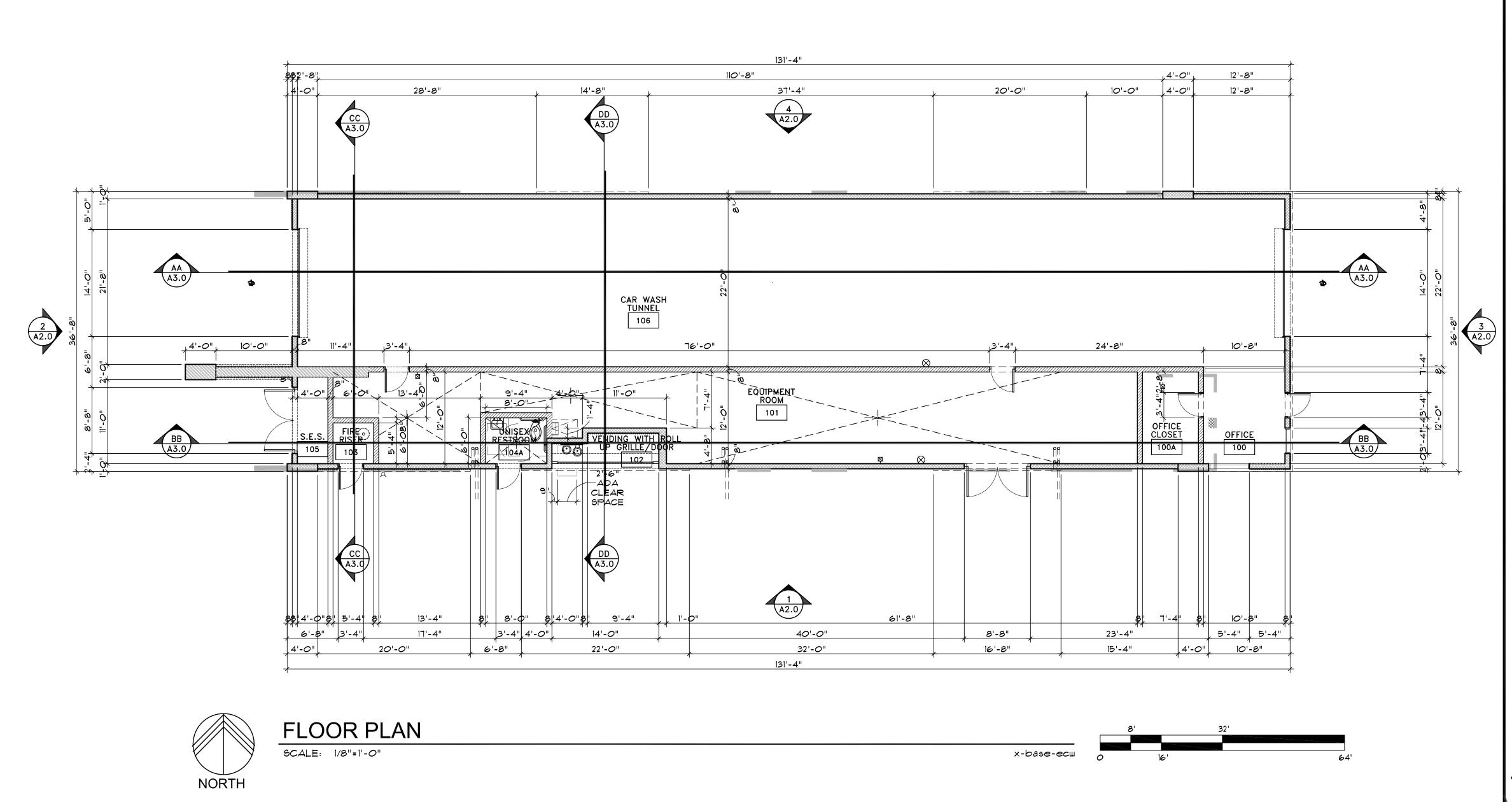
Date: 6/14/2017

Drawing No:

OFFICE: 480-347-0590

FAX: 480-656-6012

DESIGN STUDIO



EXPRESS CAR WASH
COUNTRY CLUB AND HAMPTON
MESA, AZ
PN: 139-47-026A AND 139047-026B

Drawing Name: FLOOR PLAN

Revisions

Date: 6/14/2017

Project Number:

Drawing No:

X 1 🦟

Express Car Wash				
Country Club and Hampton Mesa, Arizona				
Color Board Legend: Exterior Material Finishes				
A. CMU-1 Color: Initial and Date:	8x16 CMU in Stack Bond Pattern Painted Black Russian DE 6391 Fallen Rock DE 6389			
B. PT-1 Manufacturer: Color: Initial and Date:	Synthetic Stucco Dunn Edwards Drifting DEC770			
C. PT-2 Manufacturer: Color: Initial and Date:	Accent Paint Color Modern Masters Lapis DE 5846			
D. PT-3 - Manufacturer: Color: Initial and Date:	Doors and Door Frames Dunn Edwards Black Russian DE 6391			
E. Window Frame	Clear Anodized Aluminum			
F. Window Glazing G. Metal Panels Color: Initial and Date:	50% Gray Tinting (Not Shown) 7/8" Corrugated Aluminum Panels Clean Anodized			
Larson Associates Architects, Inc.				
3807 N. 24 th Street, Suite 100 Phoenix. AZ 85016				