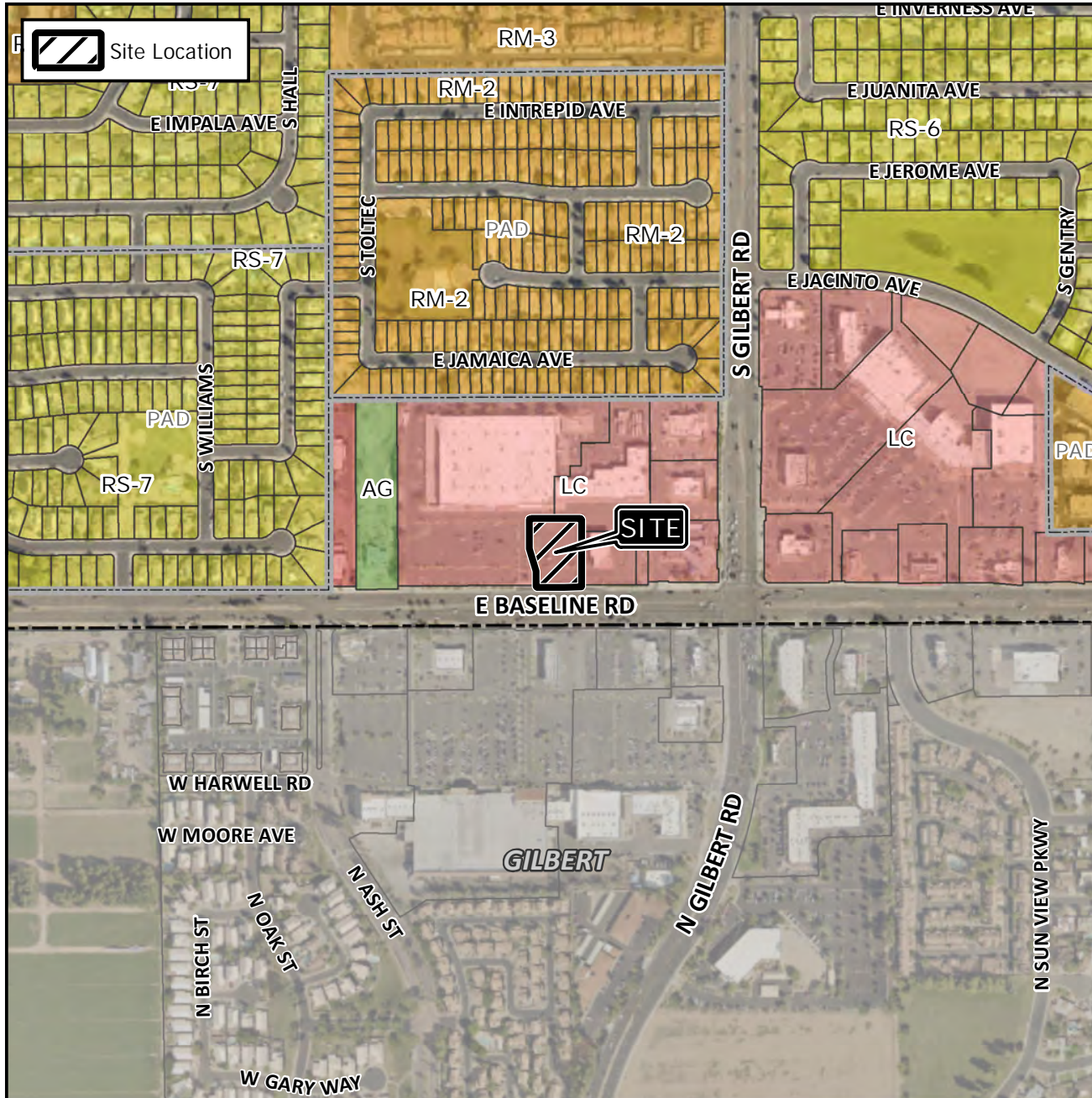


# Design Review Vicinity Map: DRB20-00135

## Case Details



Case:

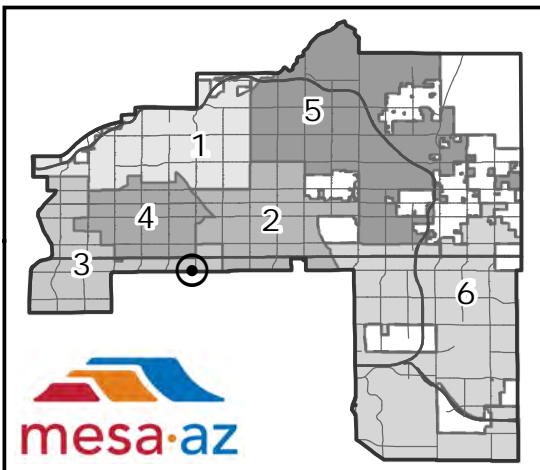
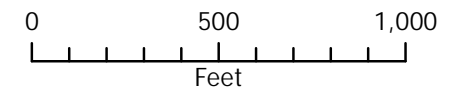
DRB20-00135

Site / Address:

District 3. Within the 1800 to 2000 block of East Baseline Road (north side)

Request:

Requesting the review of an automobile/vehicle service and repair (minor) facility.



## Valvoline

### Project Description

1864 E. Baseline Rd.

Mesa, AZ

**Project Summary:** The proposed project would be constructed on a section of an existing parking lot within the Mesa Commons shopping center adjacent to a Discount Tire store. The Valvoline will be mid-block along Baseline Dr to the right of the main entrance into Mesa Commons. The location of the new facility is in an area that currently contains 84 parking stalls; the new layout will retain 21 stalls, 12 of which will be allocated to the Valvoline with the remaining stalls available to the larger center. The building will have a 1,917-sf footprint and will provide three services bays for oil change and service as well as a customer waiting area, restroom, office and ancillary spaces. A basement, of the same size, will house the workstations (under the vehicles), a changing room, and equipment. Work beyond the limits of Lot 3 will include a connection to the public sidewalk along Baseline, upgrades to the ADA crossing at the Mesa Common's entrance, a sidewalk connection from Baseline into Mesa Commons, and utility connections.

**Business:** Valvoline is a socially responsible partner in the community, recycling 100% of materials generated from primary services and minimizing energy and water usage at every establishment. From full-service oil changes to battery replacement, Valvoline specializes in minor vehicle services (which does not include exhaust, tire, brake, or paint sales or services). The operations and customer service are built on maximizing customer comfort and efficiency—completing an entire service in as little as 15 minutes. Valvoline's mission to "provide quick, easy, trusted oil changes and preventive maintenance with speed and precision and get customers back on the road quickly and safely" has led to the success of the company since 1986. Today, Valvoline owns and operates more than 500 stay-in-your-car oil change locations, and more than 700 franchises locations in the United States. With customers remaining in their vehicles during service and payment, the use of the waiting area is minimal. Parking is used almost exclusively by employees.

The new oil change facility in Mesa will employ two service providers per bay, plus up to two additional customer service employees at full capacity. Together, Valvoline will employ up to eight employees at one time.

Operation hours are planned to be 8:00 am – 7:00 pm, Monday through Friday, 9:00 am – 6:00 pm on Saturdays, and limited hours on Sunday. Hours are subject to change.

**Surrounding Properties:** The parcel is adjacent to commercial uses on all sides.

**Project Phasing:** The construction will be completed as quickly as possible once the permits are available. There is no phasing anticipated.

**Loading:** Valvoline's limited delivery schedule (during business hours only) with no tractor-trailers, separates it from other businesses. The standard delivery vehicles for Valvoline are 26' straight trucks and product is delivered thru portholes into the lower level of the building leading to no old-fashioned barrel deliveries. Waste oil is also removed through the portholes and transported away.

**Parking:** The location of the new facility is in an area that currently contains 84 parking stalls; the new layout will retain 21 stalls, 12 of which will be allocated to the Valvoline with the remaining stalls available as shared spaces. The chart shows the total building area / uses for the center and the required parking spaces. Note that even with the development of the Valvoline removing some parking spaces, the overall parking count remains in excess of that required.

<b>MESA COMMONS Parking Study</b>								
<b>Tenant</b>		<b>Area (sf)</b>	<b>Use</b>	<b>Parking Ratio</b>				<b>Required Parking</b>
Amazing Jake's	1830 E Baseline Rd	87,277	Group Comm.	1 per	275	SF	317.37	318
Parkour Academy	1830 E Baseline Rd #108	16,333	Retail	1 per	375	SF	43.55	44
Frankie D's Salon	1902 E. Baseline Rd #7	1,000	Retail	1 per	375	SF		3
Saquaro Medical	1902 E. Baseline Rd #6	1,000	Retail	1 per	375	SF	2.67	3
Rustic Hutch	1902 E. Baseline Rd	4,000	Retail	1 per	375	SF	10.67	11
Leslie's Pool	1908 E. Baseline Rd	5,000	Retail	1 per	375	SF	13.33	14
<i>Vacant</i>		4,300	Retail	1 per	375	SF	11.47	12
Victory Martial Arts	1914 E Baseline Rd #103	4,600	Retail	1 per	375	SF	12.27	13
Two Men and a Truck	1916 S. Gilbert Rd, #2	3,400	Retail	1 per	375	SF	9.07	10
MAKA Beauty Supply	1916 S. Gilbert Rd, #4	1,066	Retail	1 per	375	SF	2.84	3
Terra Marketing	1916 S. Gilbert Rd, #5	2,453	Retail	1 per	375	SF	6.54	7
Pad Sites								
Dignity Health ER	1910 S. Gilbert Rd	7,436	Medical	1 per	200	SF	37.18	38
Exceptional Pets	1928 S. Gilbert Rd	6,112	Retail	1 per	375	SF	16.30	17
Discount Tire	1936 E. Baseline Rd.	6,060	Retail	1 per	375	SF	16.16	17
<b>New PAD - Valvoline</b>		3,776	Retail	1 per	375	SF	10.07	11
Total Gross Building Area:		153,813						
<b>Total Parking Required by the City:</b>								<b>521</b>
<i>Total Parking Provided (Current):</i>								<i>636</i>
<b>Total Parking Provided (with new pad site plan):</b>								<b>573</b>
<i>Excess Parking Spaces:</i>								<i>52</i>

**Mesa Zoning Ordinance Section 11-31-6: Automobile/Vehicle Repair, Major and Minor:**

- A. Minimum Lot Size. 1 acre, unless part of a larger group commercial center.  
**Response:** Valvoline is part of a larger group commercial center, mid-block along Baseline Dr to the right of the main entrance of Mesa Commons on Lot 3.
- B. Screening. Car service and storage areas shall be screened per Sections 11-30-9(F), Auto Service Bays and 11-30-9(H), Parking Areas.  
**Response:** All car servicing is conducted completely inside of the Valvoline facility. Storage of all new products is inside of the facility with any trash placed inside of the enclosure.
- C. Litter. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles may be stored outside of the main building.  
**Response:** Valvoline does not discard or store automotive parts/equipment/etc. outside the building. All products are stored inside of the facility. All trash is placed in the trash enclosure on the northeast corner of the structure which ensures that the dumpsters are visible to those passing by.
- D. Noise. All body and fender work, or similar noise-generating activity, shall be enclosed in masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with Title 6, Chapter 12 of the Mesa City Code. Bay openings shall be oriented so as to minimize the effects of sound emanating from the

auto repair building towards residential uses, towards outdoor restaurant seating and outdoor reception areas. Compressors shall be located within separately enclosed, sound attenuated rooms.

**Response:** To ensure noise is kept to a minimum, vehicle bays are not open and facing Baseline Dr. The air compressor onsite is located within a sound deadened room.

end

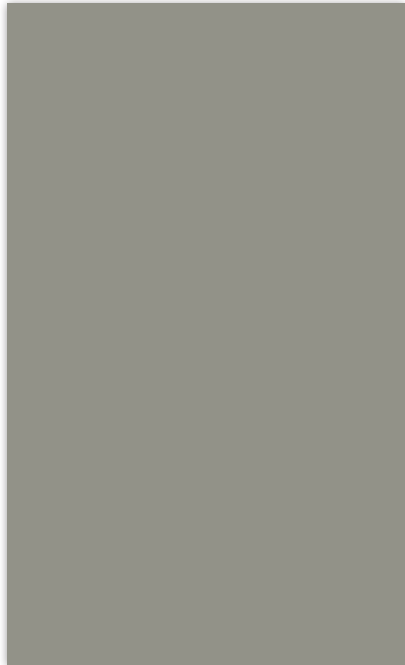








BELDEN BRICK & SOLDIER COURSE



PAC CLAD  
METAL CANOPY, COPING,  
SOFFIT & TRIM



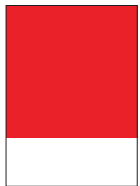
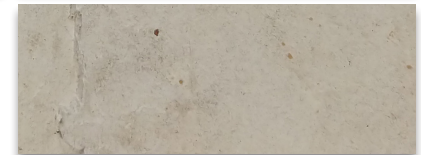
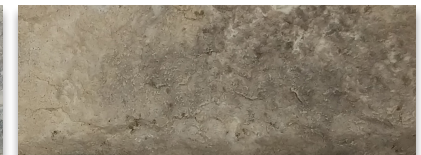
CUSTOM CAST STONE  
PRECAST SILL



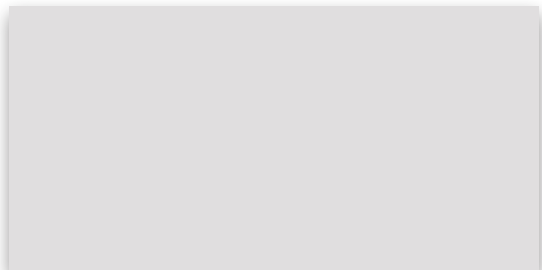
LEHIGH  
MORTAR



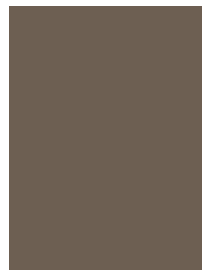
ELDORADO  
STONE VENEER  
WAINSCOT



VIOC RED  
BOLLARDS/  
GUARDPOSTS



KAWNEER  
STOREFRONT SYSTEM



SHERWIN WILLIAMS  
H.M. DOORS, FRAMES,  
& DUMPSTER  
ENCLOSURE GATE



DRYVIT  
EXTERIOR INSULATED FINISH  
SYSTEM (EIFS)



**VALVOLINE INSTANT OIL CHANGE**  
EXTERIOR FINISH MATERIAL BOARD  
MESA, ARIZONA



02.26.20	02.28.20	Date
REVISED CUP SUBMISSION	CUP SUBMISSION	Revision/Submission
No.		

VALVOLINE INSTANT OIL CHANGE  
1830 E. BASELINE ROAD, MESA, AZ 85204

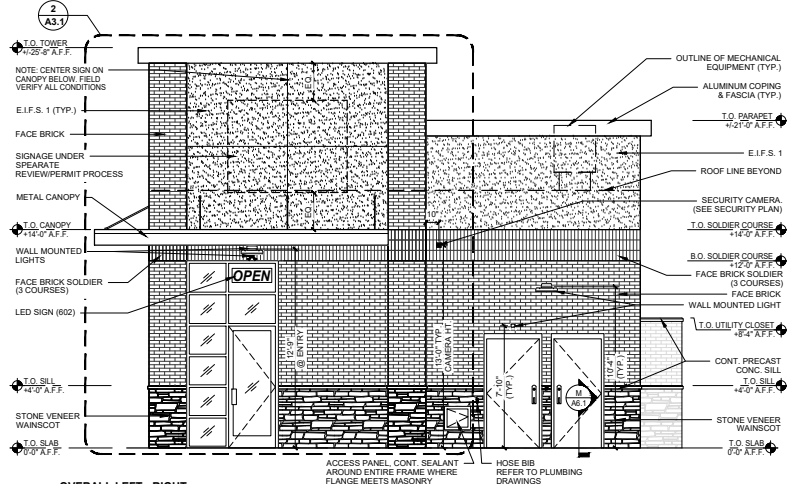


Professional Seal

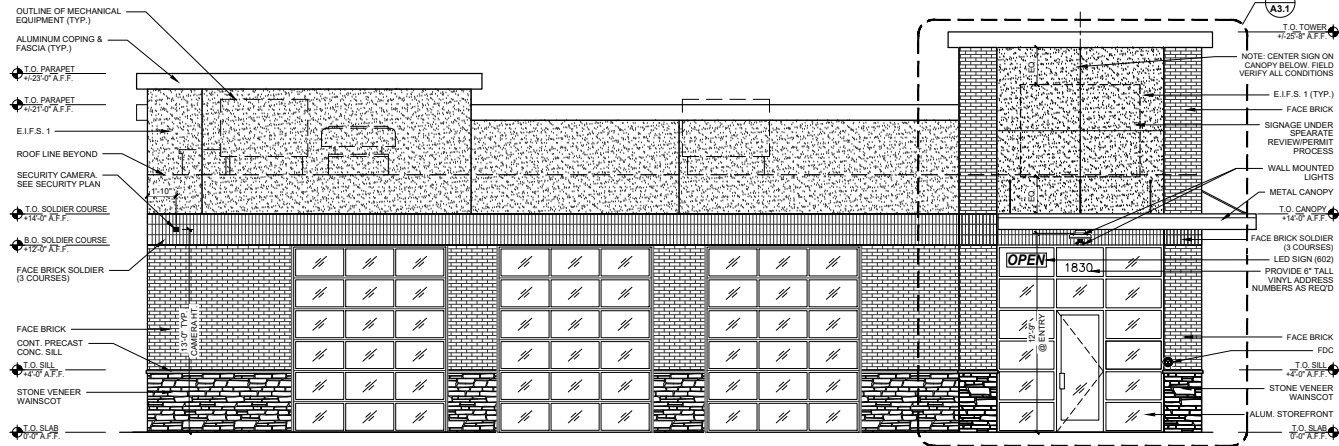
Project No.	20191354
Scale	AS NOTED
Drawn	SS
Checked	JN
Professional in charge	SUSAN N. KOUIGAS
Creating File	

**EXTERIOR ELEVATIONS**

EXTERIOR FINISHES		SIGNAGE SCHEDULE			ELEVATION NOTES	
EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #13 AMARILLO WHITE	NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
STONE WAINSCOT: (GRADE TO PRECAST SILL)	ELBORADO STONE - CLIFFSTONE PROFILE "BOARDWALK" GRAY DRY STACKED STONE	800	LOGO SIGN	7'-8" X 5'-11" (45 S.F.)	INTERNALLY	2
FACE BRICK: (ABOVE WAINSCOT)	BELDEN - "MODULAR HAMILTON BLEND A"	801	LANE INDICATOR SIGN	10'-0" X 1'-4" (13.33 S.F.)	NO	3
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)	802	OPEN SIGN	2'-7 1/2" X 11 1/2" (25.2 S.F.)	INTERNALLY	2
MORTAR:	LEHIGH - "LIGHT BEIGE"	803	MONUMENT SIGN	6'-6" X 6'-9" (44 S.F.)	INTERNALLY	1
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.	804	LOGO SIGN	4'-11" X 6'-5" (31 S.F.)	INTERNALLY	1
METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "SLIVER"					
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/IT INSULATED GLAZING.					
H.M. DOORS & FRAMES:	FIELD PAINT W/SHERWIN-WILLIAMS 866-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF 866-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.					
O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM.					
BOLLARDS/GUARD POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS 866-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF 866-300 SHER-CYRL HPA. COLOR SHALL BE "VALVOLINE RED".					
DUMPSTER ENCLOSURE GATE POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS 866-310 PRO-CYRL AND PRIMER FOLLOWED BY (2) FINISH COATS OF SHERWIN WILLIAMS 7515 "HOMESTEAD BROWN". SEMI-GLOSS DTM ACRYLIC 866-200.					
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".					
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".					
STORM DRAINAGE DOWNSPOUTS:	DOWNSPOUTS ARE INTERNAL AS PER THE RECOMMENDATION OF THE DESIGN REVIEW BOARD.					



**1**  
OVERALL LEFT - RIGHT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**2**  
OVERALL FRONT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



02.28.20	Date
02.28.20	Revised CIP Submission
02.28.20	CIP Submission
	Revision/Submitter
	NO.

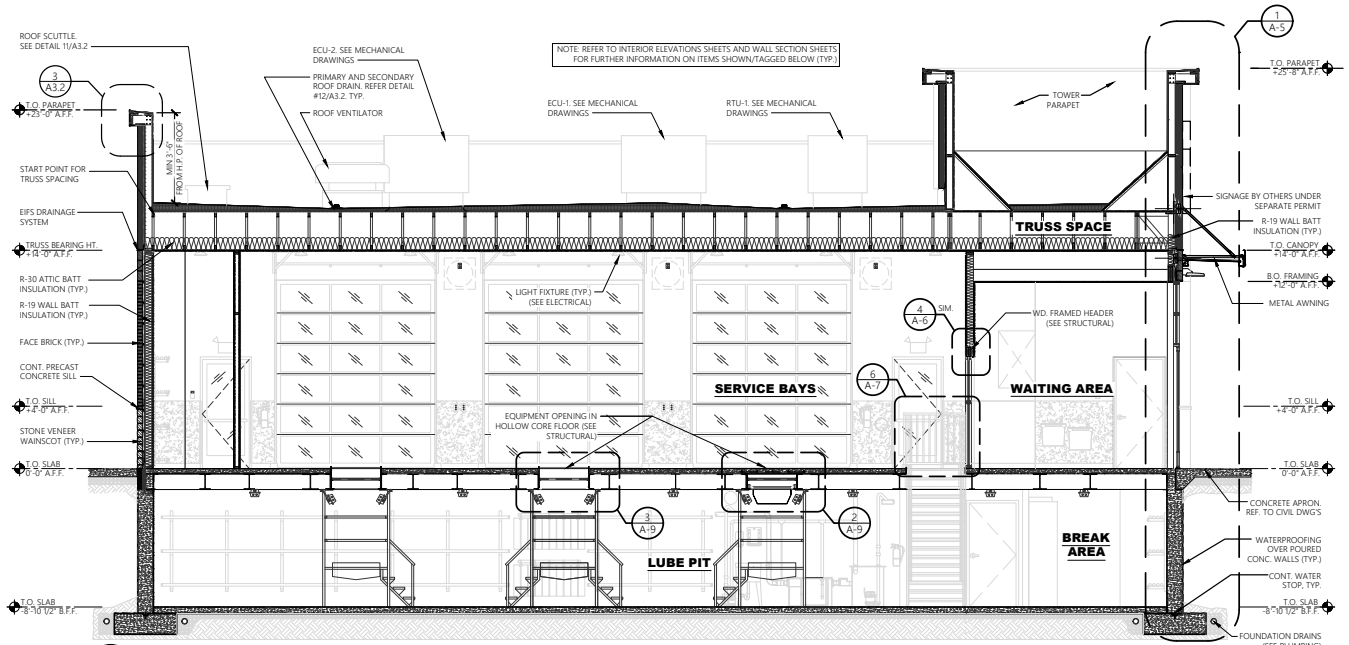
**VALVOLINE INSTANT OIL CHANGE**  
1830 E. BASELINE ROAD, MESA, AZ 85204

Professional Seal

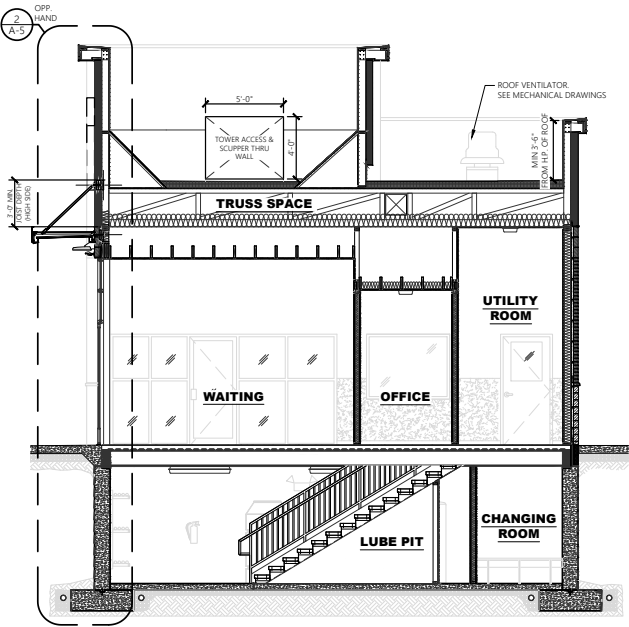
Project No.	20191354
Scale	AS NOTED
Drawn	SS
Checked	JN
Professional in charge	SUSAN N. KOUGIAS

**BUILDING SECTIONS**

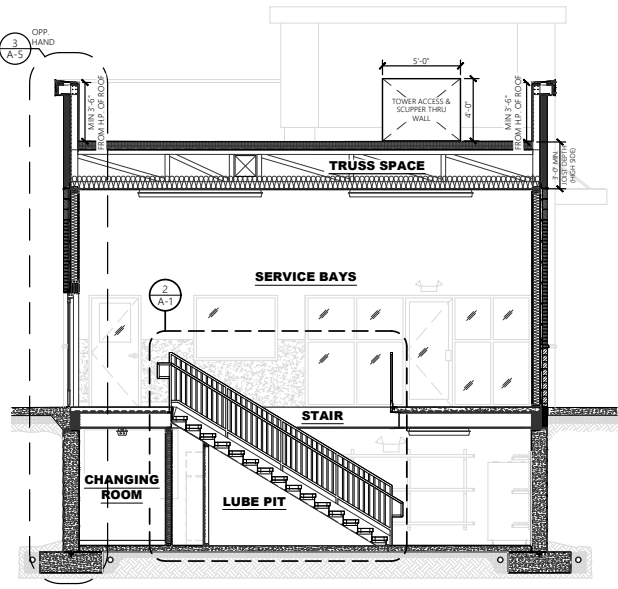
Drawing No.



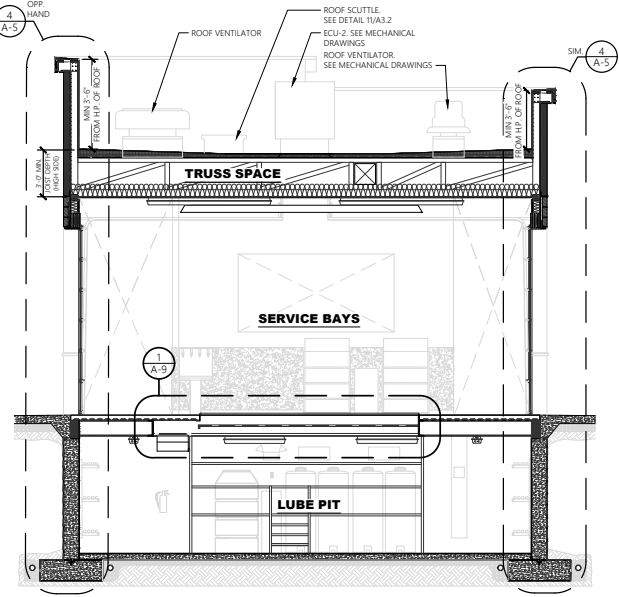
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**4 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

C:\Users\SHERBAZ\Documents\SWFH\2020-02-28\VALVOLINE.MESA\CAD\BRN-AZ\_Arch\CAD 2019\10.BRN-AZ\_A Building Sections\_26-03-2020\_18.32.47\_SHERBAZ



DATE	02-28-20	02-28-20
DESCRIPTION	REVISED CUP SUBMISSION	CUP SUBMISSION
BY		
NO.		

REVISIONS/SUBMITTALS

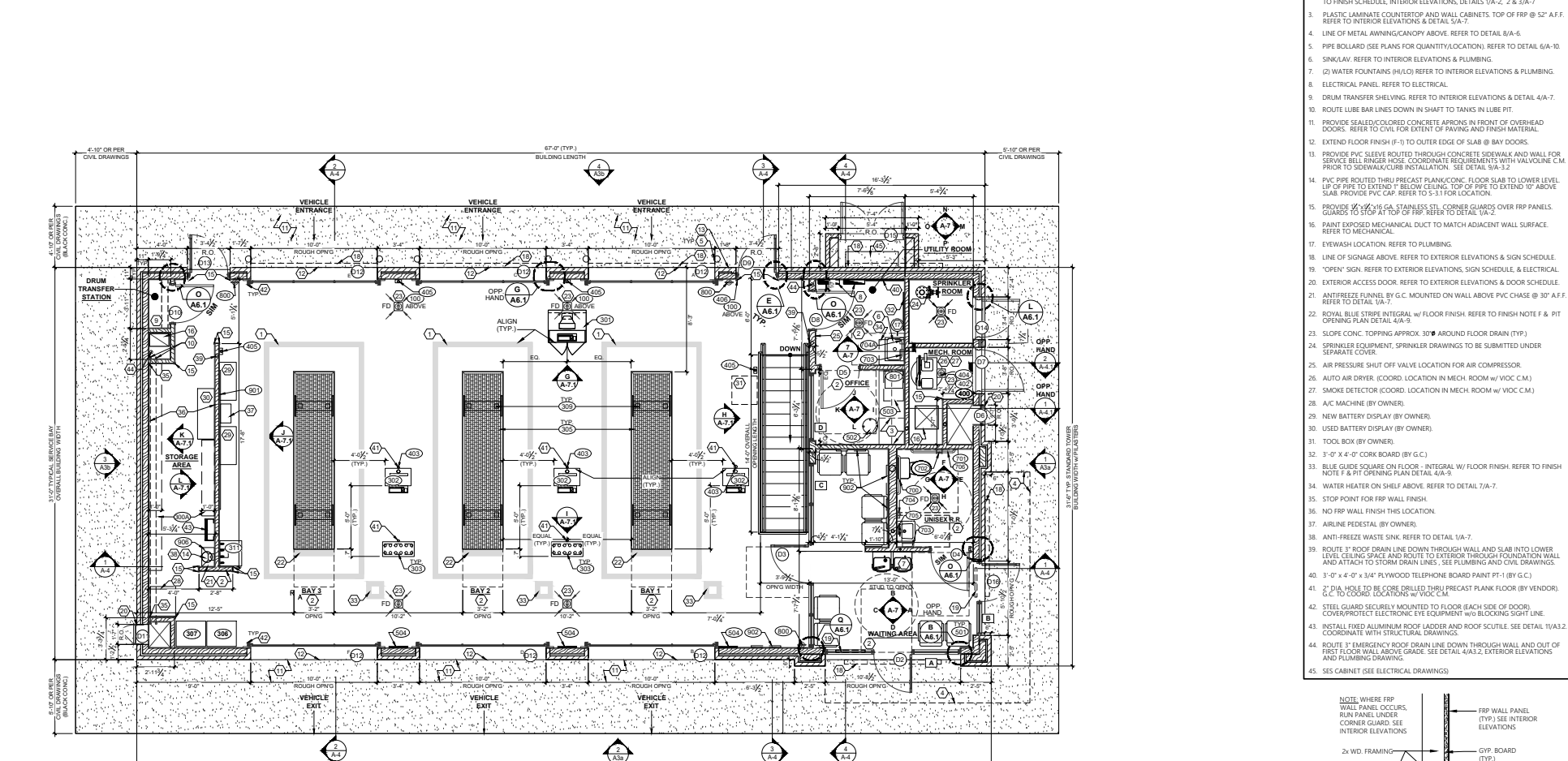
VALVOLINE INSTANT OIL CHANGE  
1830 E. BASELINE ROAD, MESA, AZ 85204

Project No: 20191354  
Scale: AS NOTED  
Draw: SS  
Checked: JN  
Professional in charge: SUSAN N. KOUGIAS  
Professional No.

UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1 CORNER GUARD DETAIL  
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE										FINISH LEGEND				FINISH NOTES		GENERAL NOTES											
ROOM	FLOOR	BASE	WALLS	FULL HEIGHT	WAINSCOT	CEILING	EXPOSED STRUCTURE	REMARKS	Mark	Color	Finish	Manufacturer	Product	A.	B.	C.	D.	E.	F.								
WAITING AREA	F-2	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-1	Tinted to match		Sherrin Williams	Heavy Duty Block Filler B2W66	A. W-1 FINISH SHALL BE MARBLE .090 PANELS CONTACT (330) 343-6621. USE B-1 BASE W/ THIS WALL FINISH.	B. W-2 FINISH IS AVAILABLE THROUGH CRANE COMPOSITES CONTACT KEVIN BELLINGER @ (704) 904-4792.	C. PROVIDE STANDARD FRP TRIMS & MOLDS IN COLORS TO MATCH FRP FOR FINISHES W-1 & W-2. COMPLY W/ MANUFACTURERS INSTALLATION GUIDELINES USING ONLY APPROVED ADHESIVES AND SEALANTS.	D. (NOT USED)	E. (NOT LIGHT BROOM FINISH @ CONCRETE SURFACES SCHEDULED TO RECEIVE F-3.	F. F-1 SHALL BE A SEAMLESS, RESINOUS QUARTZ FLOORING SYSTEM AS MANUFACTURED BY SILKA OR DUR-A-FLEX QUARTZ FLOORING SYSTEM SHALL CONSIST OF 61 CQ SELF-LEVELING GROUT COAT, FOLLOWED BY BROADCAST COAT (70% BLACK, 10% BLUE, 10% GREY, 9% WHITE), FOLLOWED BY TWO TOPCOATS OF RT-1 SEALER. INTEGRAL BASE IS INCLUDED AS PART OF THIS FLOORING SYSTEM. PROVIDE YELLOW CAUTION STRIPING AND BLUE END OF BAY MARKING INTEGRAL W/ FLOOR FINISH. SEE FLOOR PLAN. PAINT TO BE SHERWIN WILLIAMS, PROPAK WATERBORNE TRAFFIC PAINT - BLUE FOR PRICING, DISTRIBUTION AND INSTALLATION. CONTACT THE FOLLOWING: *NORM COCHRAN (SILKA) (864) 338-4352 *MATTHEW SIMPINS (DUR-A-FLEX) (317) 890-4696 *GREG SOLTIS (RES-TEK) (404) 805-6494	A. INTERIOR WALLS SURROUNDING RESTROOMS AND OFFICE SHALL BE PROVIDED W/ SOUND BATT INSULATION TO EXTEND FULL HEIGHT TO INSULATED CEILINGS, TRUSS OR JOIST SPACE TO ACHIEVE VOC ACCEPTABLE SOUND ENCLOSURE. VAPOR BARRIER IS NOT REQUIRED IN THESE WALLS. EXTERIOR WALLS PER R-VALUES REQUIRED, REFER TO SHEET A-4.	B. ALL EXTERIOR WALLS & AREAS ABOVE CEILINGS JOIST & TRUSS SPACES SHALL BE PROVIDED WITH BATT INSULATION TO ACHIEVE COMPLETELY INSULATED THERMAL ENVELOPE AS REQUIRED. PROVIDE VAPOR BARRIER PER LOCAL CLIMATE REQUIREMENTS. BLOW-IN INSULATION IS UNACCEPTABLE.	C. ALL GYPSUM BOARD IN SERVICE BAYS AND STORAGE AREA SHALL BE 5/8" HIGH ABUSE FIRE SHIELD BY NATIONAL OPSULUM.	D. ALL WALLS EXTENDING TO UNDERSIDE OF TRUSSES SHALL BE BRACED TO STRUCTURE AS REQUIRED. PROVIDE NECESSARY BLOCKING FOR STABLE SECURE INSTALLATION.	E. REFER TO SHEET A-1 FOR EQUIPMENT SCHEDULE.	F. DIMENSIONS FOR INTERIOR WALLS ON PLANS ARE TO ROUGH FRAMING (I/O.C.) EXTERIOR DIMENSIONS ARE TO FINISHED SURFACES AND OPENINGS.	G. VALVOLINE INSTANT OIL CHANGE DOES NOT PERFORM WORK ON VEHICLE FUELING SYSTEMS. IN THE CASE A FUEL SYSTEM IS IN NEED OF REPAIR, VALVOLINE EMPLOYEES ARE TO INSTRUCT VEHICLE OWNERS TO TAKE THE VEHICLE TO A LOCAL REPAIR STATION OFF PREMISES.	H. REFER TO SHEET S-3.1 FOR FLOOR PENETRATION LOCATIONS
OFFICE	F-2	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-2	Tinted to match		Sherrin Williams	Pro-Cry Primer 866-119 Series														
LINEX RESTROOM	F-2	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-3	Tinted to match		Sherrin Williams	Prep Note 200 Prim or B0BW200														
SPRINKLER ROOM	F-3	B-1	PR-3PT-5	PER INT. ELEV.	W-2	PR-3PT-5	PR-3PT-5	SEE 1/4"-7 FOR WAINSCOT DETAIL	PR-4	Yellow Red		Sherrin Williams	Water Base Industrial Enamel 866-300 Series														
SERVICE BAYS	F-1	B-2	PR-3PT-5	PER INT. ELEV.	W-2	PR-3PT-5	PR-3PT-5	SEE 1/4"-7 FOR WAINSCOT DETAIL	PR-5	Ultra White		Sherrin Williams	Water Base Industrial Enamel 866-300 Series														
MECHANICAL ROOM	F-1	B-2	PR-3PT-5	PER INT. ELEV.	W-2	PR-3PT-5	PR-3PT-5	SEE 1/4"-7 FOR WAINSCOT DETAIL	PR-6	White		Sherrin Williams	Water Base Industrial Enamel 866-300 Series														
DRUM TRANSFER STATION	F-1	B-2	PR-3PT-5	PER INT. ELEV.	W-2	PR-3PT-5	PR-3PT-5	SEE 1/4"-7 FOR WAINSCOT DETAIL	PR-7	1/2" Light Gray		Marble	FRP Panel w/ Matching Color Trim - Class C														
LUBE PT.	F-3	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-8	Marble Ice (10%)		Satin	FRP Panel w/ Matching Color Trim - Class C														
CHANGING ROOM	F-1	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-9	White		Sherrin Williams	Water Base Industrial Enamel 866-300 Series														
TOILET	F-1	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-10	White		Sherrin Williams	Water Base Industrial Enamel 866-300 Series														
STORAGE AREA	F-1	B-2	PR-3PT-5	PER INT. ELEV.	W-2	PR-3PT-5	PR-3PT-5	SEE 1/4"-7 FOR WAINSCOT DETAIL	PR-11	Black		Smooth	Roppe or Eo. 700 Series 4" Rubber Cove Base														
UTILITY ROOM	F-1	B-1	PR-3PT-5	PER INT. ELEV.	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT	PR-12	Black		Silka	Seamless Resinous System														
ITEM	FINISH	REMARKS	NOTES: 1. ANY MOISTURE PROBLEMS SUCH AS ROOF LEAKS, IMPROPER GRADING, ETC. MUST BE CORRECTED PRIOR TO PAINT APPLICATION. 2. CLEAN & PREPARE ALL SURFACES ACCORDING TO COATING MFG. RECOMMENDATIONS. 3. ALL GALVANIZED SURFACES SHALL BE CLEANED WITH SOLVENT AS RECOMMENDED BY MFG. PRIOR TO PRIMING AND PAINTING W/ MTL. PRIMERS. RUSTED AREAS SHOULD BE PREPARED PER SSPC-SP10 OR SP11 HAND OR POWER TOOL CLEANING & PRIMED WITH PR-2 PRIOR TO APPLICATION OF SPECIFIED FINISH COATS. 4. ALL SURFACES SHALL RECEIVE (2) APPLICATIONS OF TOP COAT, APPLIED ACCORDING TO MFG. RECOMMENDATIONS. 5. ENTIRE DOOR & FRAME SHALL BE PAINTED ONE COLOR AS NOTED. 6. ALL WELDS SHALL BE GRINDING SMOOTH PRIOR TO PRIME COAT. 7. ALL EXPOSED UNITS SHALL BE PAINTED THE SAME COLOR AS THE DOOR FRAME AT MAIN DOORS AND TO MATCH THE BEST SAND METAL COLORS AT ALL OTHER EXPOSURES.																								
EXPOSED STEEL AT LUBE PIT OPENINGS	"VALVOLINE RED" SEE SPEC 9901	WIRE BRUSH RUST SPOTS PRIOR TO PRIMING.																									
EXPOSED STEEL AT STAIR	"VALVOLINE RED" SEE SPEC 9901	WIRE BRUSH RUST SPOTS PRIOR TO PRIMING.																									
STAIR RAIL	"VALVOLINE RED" SEE SPEC 9901	WIRE BRUSH RUST SPOTS PRIOR TO PRIMING.																									



UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



