Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 10-12-04

Project No.: _____ - PA - _____

Coordinator: BILL VERSCHUREN

Case No.: 708 - PA - 2003

Project Name: DANNY'S FAMILY CARWASH

Project Location: 14651 N. NORTHSIGHT BLVD., NEC NORTHSIGHT + RAINTREE

Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3

Proposed Zoning: C-3

Number of Buildings: 2 + 5 canopies

Parcel Size: 111,268 S.F.

Gross Floor Area/Total Units: 14,628/2

Floor Area Ratio/Density: 17,740 S.F./15.9%

Parking Required: 57

Parking Provided: 105 SPACES

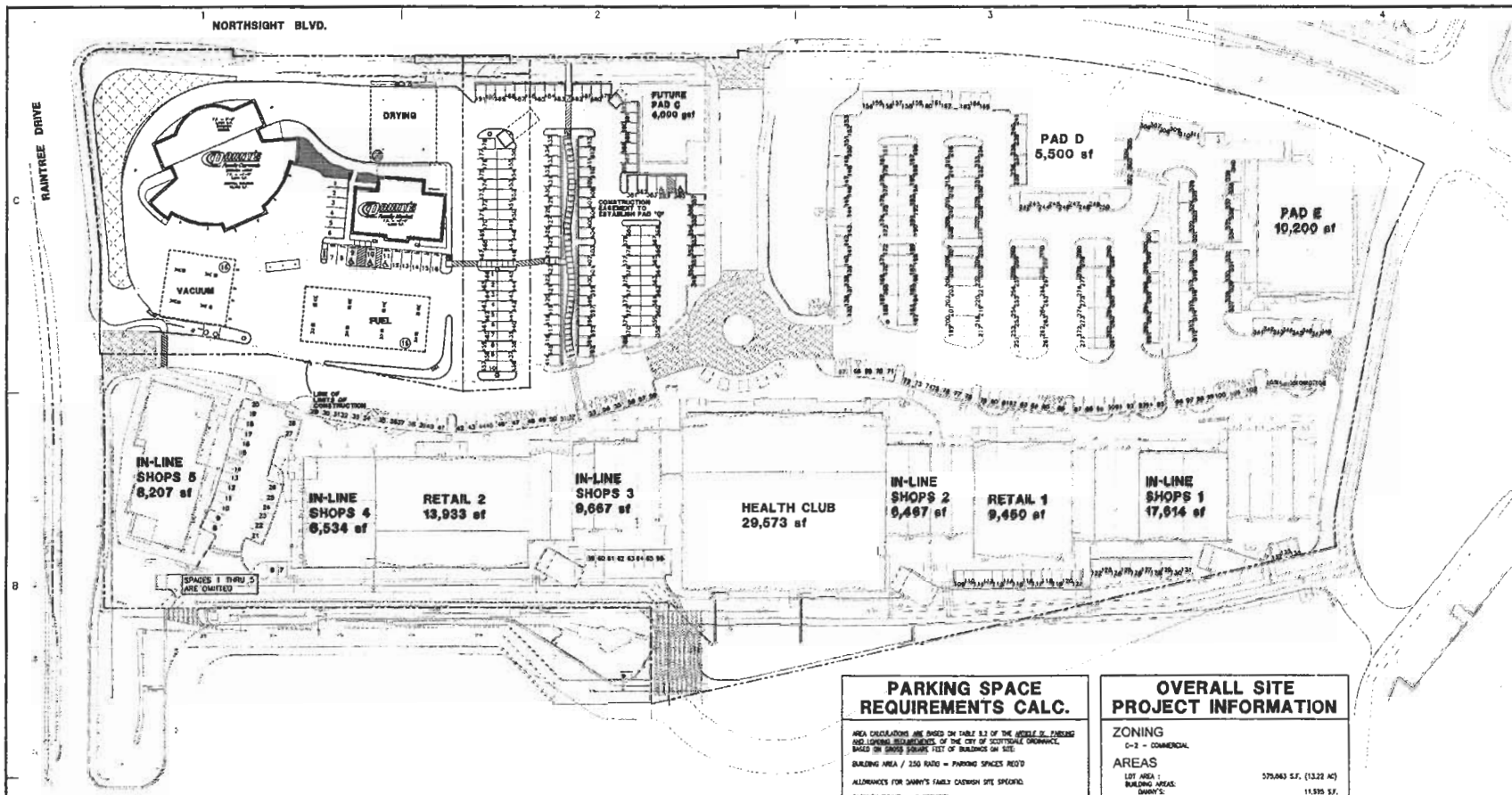
Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Applicant is seeking Development Review Board approval on constructing a new car wash facility featuring oil + lube services (4 bays), a detail center (2 bays), a 24 hour gas station and convenience store. This site includes a vacuum canopy for sixteen (16) cars with a 100-foot hand wash car wash tunnel and a twenty-(20) car-drying canopy. The main car wash building will have a lobby that includes a retail shop, children's viewing area, customer waiting area with (4) plasma televisions mounted above a custom built 375 gallon aquarium, internet service and restrooms. The oil + lube portion of the main car wash building will have a full basement. The car wash building is designed for the convenience of the customer having both services in one place. The upscale convenience store features a covered waiting area adjacent to the car wash drying canopy and is close proximity to the fuel islands. The c-store will offer an expansive coffee bar, fountain drinks, and retail shop. The placement of the beverage coolers and freezers will allow the flow of customers through the center of the store without causing congestion. Two of the current sites in Scottsdale are located at Vista Buena + Scottsdale Road, and 74th St. + Shea BLVD. We also have nine (9) other locations throughout the Valley. This is not your typical car wash/convenience store, it's a "Danny's Family Complete Car Care Center."

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



NOTE: SITE IS A PURCHASE PAD; NOT A LEASED PARCEL

OVERALL SITE PLAN
1" = 30'-0"
0 50 100 150 200

PARKING SPACE REQUIREMENTS CALC.

AREA CALCULATIONS ARE BASED ON TABLE 9.3 OF THE MODULE IV, PARKING AND LOADING REQUIREMENTS, OF THE CITY OF SCOTTSDALE ORDINANCE, BASED ON GROSS SQUARE FEET OF BUILDINGS ON SITE.

BUILDING AREA / 250 RATIO = PARKING SPACES REQ'D

ALLOWANCES FOR DANNY'S FAMILY CARWASH SITE SPECIFIC:

CARWASH TUNNEL = 0 REQUIRED

SERVICE BAYS = 0 REQUIRED,
HOWEVER EACH BAY REQUIRES 3 PARKING SPACES:
6 BAYS X 3 = 18 REQ'D., MINUS 6 SPACES AT BUILDING = 12 REQ'D.

PARKING REQUIRED CALCULATION:

C-STORE PARKING REQUIRED:	(1 PER 250 SF) = 4,000 / 250 =	16
TOTAL CARWASH PARKING REQUIRED:	3,328 / 250 =	13
AUTOMOTIVE SERVICE BAY PARKING REQUIRED:	(6 BAYS) =	12
DUPLOYEE PARKING REQUIRED:		10
TOTAL PARKING REQUIRED:		51

PARKING PROVIDED:

PARKING UNDER VACUUM CANOPY:	18
PARKING UNDER FUEL CANOPY:	16
PARKING UNDER DRYING CANOPY:	20
PARKING AT C-STORE:	16
TOTAL PARKING PROVIDED:	68

NOTE: FOR OVERALL SITE, SPACES NUMBER 1 THRU 5 ARE OMITTED
TOTAL 491 - 5(OMITTED) = 486 FOR SITE
486 + 68 (DANNY'S) = 554 PROVIDED

OVERALL SITE PROJECT INFORMATION

ZONING

C-2 - COMMERCIAL

AREAS

LOT AREA :	575,863 S.F. (13.22 AC)
BUILDING AREAS:	
DANNY'S:	11,595 S.F.
REMAINING SITE:	121,295 S.F.
TOTAL:	132,890 S.F.
FLOOR AREA RATIO:	132,890 / 575,863 = 23.08%
BUILDING VOLUME:	
ALLOWED:	9.6 x 575,863 = 5,528,265 CSF
PROVIDED:	27 x 132,890 = 3,588,030 CSF
BUILDING HEIGHTS:	
ALLOWED:	36'
PROVIDED:	30'

PARKING REQUIREMENTS

PARKING REQUIRED:	128,209 / 250 = 513
PARKING PROVIDED:	554
PARKING RATIO:	4.32 PER 1000 SF
ACCESSIBLE PARKING REQUIRED: (4% OF REQUIRED)	513 x 4% = 21
ACCESSIBLE PARKING PROVIDED:	23
ACCESSIBLE VAN PARKING REQUIRED:	4
ACCESSIBLE VAN PARKING PROVIDED:	8
BICYCLE RACK REQUIRED: (1 PER 10 SPACES)	513/10 = 52
BICYCLE RACK PROVIDED:	56

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED: (10% NET LOT AREA)	=103,465 CSF
OPEN SPACE PROVIDED:	138,414 CSF
FRONT OPEN SPACE REQUIRED: (1/3 REQUIRED OPEN SPACE)	= 51,828 CSF
FRONT OPEN SPACE PROVIDED:	69,218 CSF
PARKING LOT LANDSCAPE REQUIRED: (10% PARKING AREA)	= 37,542 CSF
PARKING LOT LANDSCAPE PROVIDED:	38,858 CSF

N

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Architecture
Interior Design
Planning
Project management

CONSULTANTS

DANNY'S FAMILY CARWASH
RAINTREE AND NORTHSIGHT
SCOTTSDALE, ARIZONA

USE OF DESIGNS CONTAINED HEREIN REPRESENTS THAT CONSULTANT ALLOWS THE OWNER TO CONSTRUCT AND OPERATE BUILDING AND STRUCTURES WHEN — WHEN AFTER THE BILLING AND ESTIMATES HAVE BEEN RECEIVED FROM THE CONSULTANT AND OWNER HAS PAID THE BILLINGS AND ESTIMATES.
USE OF DESIGNS PRIOR TO PERMITS, THE CONSULTANT ALLOWS THE OWNER TO HAVE PERMITS BEGIN — USE AFTER CONSULTANT HAS PAID THE BILLINGS AND ESTIMATES.

MARK

PROJECT NO: 03370-00
CAD DWG FILE: -
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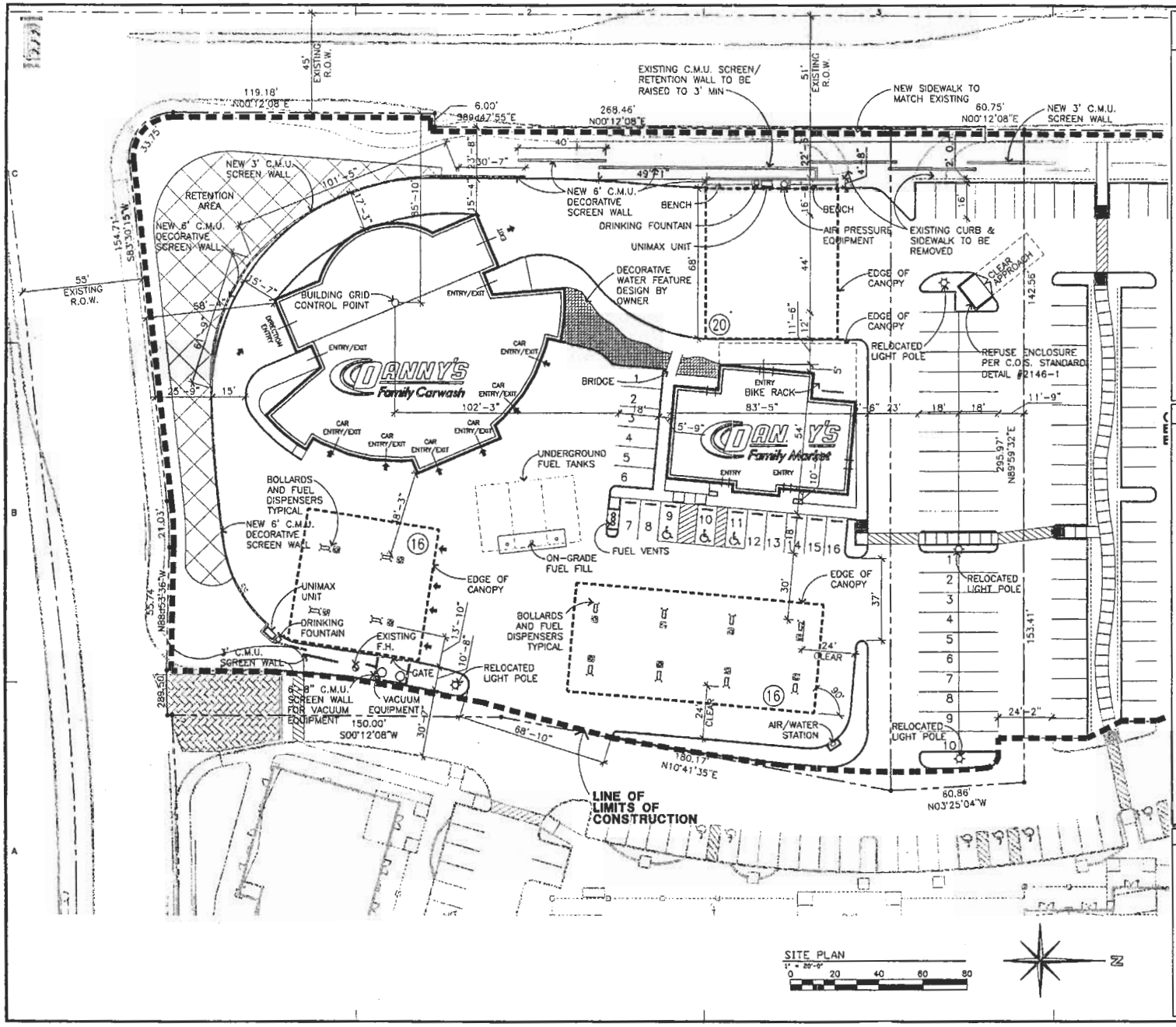
SHEET TITLE
OVERALL SITE PLAN

AS-100

#03370-00 DANNY'S RAINTREE & NORTHSIGHT DRB SUBMITTAL 05-DR-2003 #4

5-DR-2003#4
REV: 11/17/04



PROPOSED PARCEL PROJECT INFORMATION

ZONING

C-2 - COMMERCIAL

AREAS

LOT AREA :	111,268 S.F. (2.55 AC)
BUILDING AREAS:	
CARWASH:	7,475 S.F.
C-STORE:	4,100 S.F.
TOTAL:	11,575 S.F.
FLOOR AREA RATIO:	11,575 / 111,268 = 10.42%
BUILDING VOLUME:	
ALLOWED:	9.0 x 111,268 = 1,068,173 CSF
PROVIDED:	30' x 11,575 = 347,250 CSF
BUILDING HEIGHTS:	
ALLOWED:	36'
PROVIDED:	30'

PARKING REQUIREMENTS

C-STORE PARKING REQUIRED:	(1 per 250 sf) = 4,000 / 250 = 16
TOTAL CARWASH PARKING REQUIRED:	3,328 / 250 = 13
AUTOMOTIVE SERVICE BAY PARKING REQUIRED:	(6 Bays) = 12
EMPLOYEE PARKING REQUIRED:	10
TOTAL PARKING REQUIRED:	51
TOTAL PARKING PROVIDED:	68

NOTE: FOR PARKING SPACE REQUIREMENT CALCULATION FOR THIS PAD SEE SHEET AS-100

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED:	(15% NET LOT AREA) = 20,028 CSF
OPEN SPACE PROVIDED:	27,508 CSF
FRONT OPEN SPACE REQUIRED:	(1/3 REQUIRED OPEN SPACE) = 10,014 CSF
FRONT OPEN SPACE PROVIDED:	26,225 CSF
PARKING LOT LANDSCAPE REQUIRED:	(15% PARKING AREA) = 1,315 CSF
PARKING LOT LANDSCAPE PROVIDED:	3,253 CSF

LEGAL DESCRIPTION

This portion of Lot2, NORTHSIGHT CROSSING I LOT DIVISION, according to Book 888 of Maps, page 2, records of Maricopa County, Arizona, also being portions of Parcel 1 and Northsight Boulevard, according to the Map of Dedication for NORTHSIGHT II, recorded in Book 313 of Maps, page 15, and Affidavit of Correction recorded in Document No. 89891286?, and a portion of Parcel "B", according to the 18.00 foot right-of-way abandonment for Northsight Boulevard recorded in Document No. 94012979?, records of Maricopa County, Arizona, located in Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2, also being the East line of said Northsight Boulevard, said point lying on a curve that radius of which bears South 64 degrees 47 minutes 48 seconds East a distance of 1,005.00 feet;

Thence Southerly along the West line of said Lot 2 and the arc of said curve through a central angle of 25 degrees 00 minutes 00 seconds a distance of 438.38 feet to a point of tangency;

Thence South 89 degrees 13 minutes 08 seconds West along said West line a distance of 180.02 feet;

Thence South 00 degrees 47 minutes 55 seconds East along said West line, also being a 6.00 foot right of way dedication as recorded in Document No. 2002-0944488, records of Maricopa County, Arizona, a distance of 6.00 feet;

Thence South 00 degrees 12 minutes 08 seconds West along said West line a distance of 108.64 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 59 minutes 52 seconds East, leaving said West line, a distance of 295.97 feet;

Thence South 03 degrees 25 minutes 04 seconds East a distance of 60.86 feet;

Thence South 10 degrees 41 minutes 35 seconds West a distance of 180.17 feet;

Thence South 00 degrees 12 minutes 08 seconds West a distance of 150.00 feet to a point on the South line of said Lot 2, also being the North line of a 2.00 foot right-of-way dedication of Raintree Drive, as recorded in Document No. 2003-0904880, records of Maricopa County, Arizona;

Thence South 87 degrees 04 minutes 38 seconds West, along said South line of Lot 2, also being the North line of said Raintree Drive right-of-way, a distance of 6.11 feet;

Thence the South 02 degrees 04 minutes 49 seconds East, along said South line of Lot 2, also being the North line of said Raintree Drive right-of-way, a distance of 2.30 feet to a point on the Northerly right-of-way line of Raintree Drive as recorded in Book 262 of Maps, page 11, records of Maricopa County, Arizona, said point lying on a curve the radius of which bears North 02 degrees 34 minutes 43 seconds West a distance of 238.39 feet;

Thence Westerly along said South line of Lot 2, also being said Northerly line and the arc of said curve through a central angle of 04 degrees 01 minutes 06 seconds a distance of 28.21 feet to a point of tangency;

Thence North 88 degrees 53 minutes 36 seconds West, along said South line, also being said Northerly line a distance of 55.74 feet to the beginning of a curve concave Southerly and having a radius of 20.00 feet;

Thence Westerly along said South line, also being said Northerly line and the arc of said curve through a central angle of 87 degrees 38 minutes 08 seconds a distance of 21.03 feet to a point of tangency;

Thence South 83 degrees 30 minutes 15 seconds West along said South line, also being said Northerly line a distance of 154.71 feet to the beginning of a curve concave Northerly and having a radius of 30.00 feet;

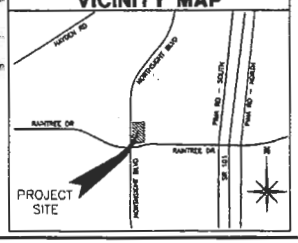
Thence Northwesterly along said South line, also being said Northerly line and transitioning to said West Said West Line of said Lot 2, and the arc of said curve through a central angle of 98 degrees 41 minutes 43 seconds a distance of 33.75 feet to point of tangency;

Thence North 30 degrees 12 minutes 08 seconds East along said West line a distance of 119.18 feet to a point on said 6.00 foot right-of-way dedication of Northsight Boulevard;

Thence South 88 degrees 47 minutes 55 seconds East along said West line, a distance of 6.00 feet;

Thence North 00 degrees 12 minutes 08 seconds East along said West line, a distance of 268.47 feet to the TRUE POINT OF BEGINNING.

VICINITY MAP



Deutsch Associates

Architecture
Interior Design
Planning
Project Management

REGISTERED ARCHITECT
84514
EDWARD JOHN GRAHAM
ARIZONA, U.S.A.

COMPOSE UNITS

DANNY'S FAMILY CARWASH
RAINTREE AND NORTHSIGHT
SCOTTSDALE, ARIZONA

NOTICE OF COVERED CONTRACTORS AND AFFIRMATIVE ACTION PROVISIONS. THIS CONTRACT ALLOWS THE OWNER TO CONSIST WITH AFFIRMATIVE ACTION PROVISIONS AND COVERED CONTRACTORS. — DATE OF EXECUTION OF THIS CONTRACT BY THE OWNER IS WHICH PROVIDES WITHIN — DATE AFTER EXECUTION AND APPROVAL OF BUILDING AND CONTRACT

MARK	

PROJECT NO: 03370-00
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SHEET TITLE

SITE PLAN

AS-102

#03370-00 DANNY'S RAINTREE & NORTHSIGHT DRB SUBMITTAL 05-DR-2003 #4

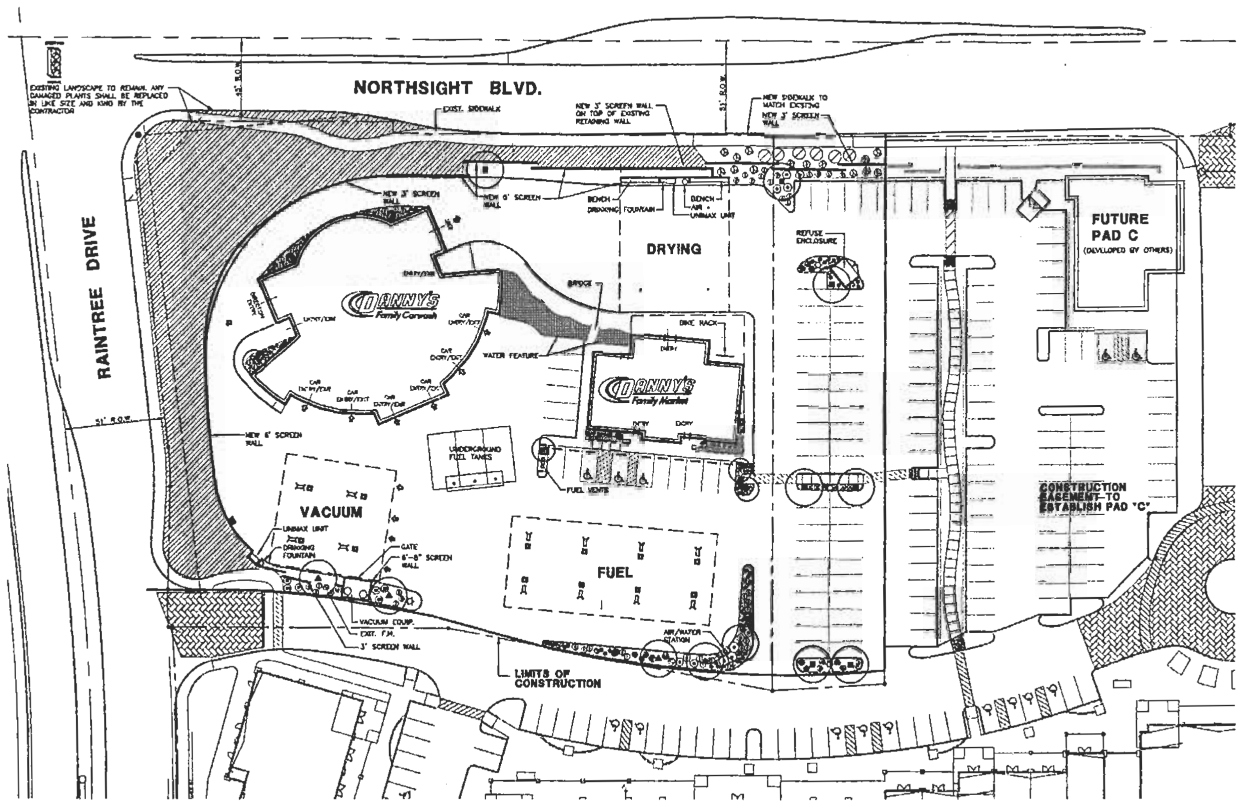
5-DR-2003#4
REV: 11/17/04

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING, ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF 1/2" SCREENED "PALOMINO GOLD" DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
16. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF SCOTTSDALE LANDSCAPE SECTION.
17. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
18. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
    1 GALLON PLANT = 1 TABLET   15 GALLON PLANT = 4 TABLETS
    5 GALLON PLANT = 2 TABLET   BOXED TREE = 8 TABLETS (MIN.)
    TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
19. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
20. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON; SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
21. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
22. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL, DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
23. SIGNS REQUIRE SEPERATE PERMITS AND APPROVALS.

REQUIRED NOTES

1. NO LIGHTING PROPOSED WITH THIS SUBMITTAL. SEE ELECTRICAL FOR ALL SITE LIGHTING.
2. NO NATIVE TREES EXIST ON THIS SITE. EXISTING LANDSCAPE ON SITE WILL BE SALVAGED.
3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7' IN ANY DIRECTION WITHOUT VEGETATIVE GROUNDCOVER OR CANOPY COVER.
4. SIGHT VISIBILITY TRIANGLES SHALL BE KEPT CLEAR OF VISIBILITY OBSTRUCTIONS. VEGETATION WITHIN SIGHT DISTANCE EASEMENT SHALL BE MAINTAINED AT A HEIGHT OF 2' MAX. TREES IN THE S.D.E. SHALL HAVE A CLEAR CANOPY OF 7' AT INSTALLATION.
5. ALL SPRAY OR STREAM TYPE IRRIGATION HEADS SHALL BE SETBACK 12" FROM BACK OF CURB OR SIDEWALK TO PREVENT OVERSPRAY.
6. NO TURF AREAS ARE TO BE PROVIDED.
7. THE LANDSCAPE SPECIFICATION SECTIONS OF THE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
8. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
9. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE CERTIFICATE OF OCCUPANCY/ LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICE STAFF.
10. SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMIT.
11. PROVIDE 5% SLOPE AWAY FROM WALK OR CURB FOR 5'-0" ALONG ALL STREETS

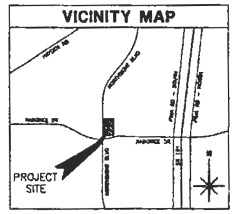


LANDSCAPE PLAN
0 30 60 90 120
SCALE: 1"=30'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
	TREES			
	PARKINSONIA HYBRID 'DESERT MUSEUM' BLUE PALO VERDE	15 GAL.	12	STAKE AS REQUIRED
	ACACIA SALICINA WILLOW ACACIA	15 GAL.	5	STAKE AS REQUIRED
	PROSOPIS GLANDULOSA 'THORNLESS' THORNLESS HONEY MESQUITE	15 GAL.	1	STAKE AS REQUIRED
	SHRUBS			
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	20	1 GPH EMITTER
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.	15	1 GPH EMITTER
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'tm THUNDER CLOUD SAGE	5 GAL.	3	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'tm RIO BRAVO SAGE	5 GAL.	21	1 GPH EMITTER
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'tm CIMARRON SAGE	5 GAL.	12	1 GPH EMITTER
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	6	1 GPH EMITTER
	TECOMA SPP. 'ORANGE JUBILEE'	5 GAL.	6	1 GPH EMITTER
	ACCENTS			
	OCOTILLO OCOTILLO	5 GAL.	8	1 GPH EMITTER
	AGAVE DESMETTIANA N.C.N.	5 GAL.	26	.5 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	14	1 GPH EMITTER
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	19	1 GPH EMITTER
	GROUNDCOVER			
	ACACIA REDOLENS 'LOW BOY' N.C.N.	1 GAL.	6	1 GPH EMITTER
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL.	6	1 GPH EMITTER
	LANTANA SPP. 'NEW GOLD' LANTANA	1 GAL.	64	1 GPH EMITTER
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.	47	1 GPH EMITTER
	MATERIAL			
	DECOMPOSED GRANITE 'WALKER GOLD'	1/2" MINUS		2" DEPTH ALL LANDSCAPE AREAS

VICINITY MAP



TOTAL LANDSCAPE AREA
36,000 SQ. FT OR 0.83 ACRES

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Deutsch Associates
Architecture
Interior Design
Planning
Project Management

CONSULTANTS
GILMORE PARSONS
LAND DESIGN GROUP

DANNY'S FAMILY CARWASH
RAINTREE AND NORTHSIGHT
SCOTTSDALE, ARIZONA

MARK	DATE	DESCRIPTION
DD	6-14-04	DESIGN DEVELOPMENT
PP	6-5-04	RESPONSE OF PRICING PACKAGE
CD	DATE	RELEASE BIDDING
	DATE	XXX
	DATE	XXX
	DATE	XXX
	DATE	XXX
	DATE	XXX

PROJECT NO: 03370-00
CAD DWG FILE: -
DRAWN BY: JRH
CHK'D BY: SCP
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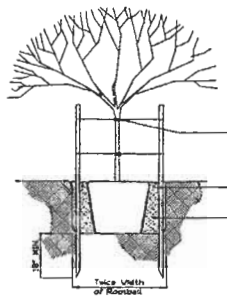
SHEET TITLE
LANDSCAPE PLAN

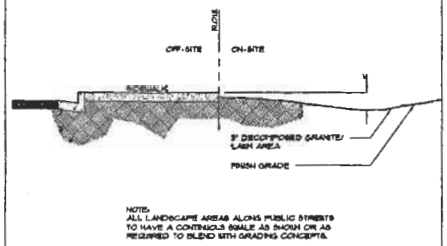
L101
SHEET 1 OF 3

#03370-00 DANNY'S RAINTREE & NORTHSIGHT

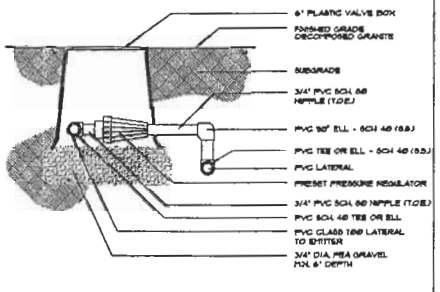
5-DR-2003#4
REV: 11/17/04



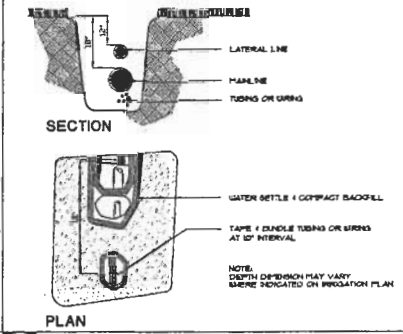
1 TREE PLANTING DETAIL NTS



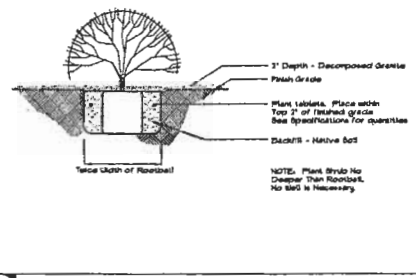
4 SWALE DETAIL NTS



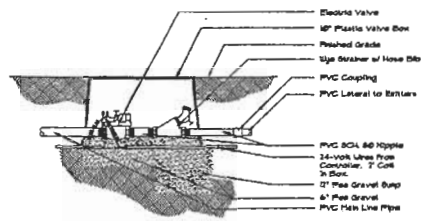
7 PRESET PRESSURE REGULATOR NTS



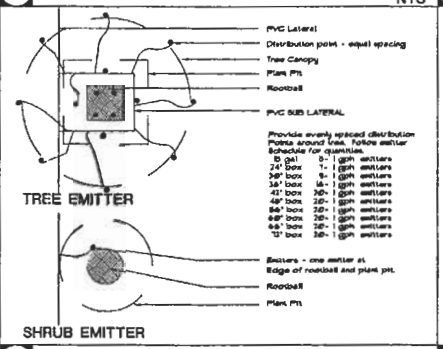
10 TRENCHING DETAIL NTS



2 SHRUB PLANTING DETAIL NTS

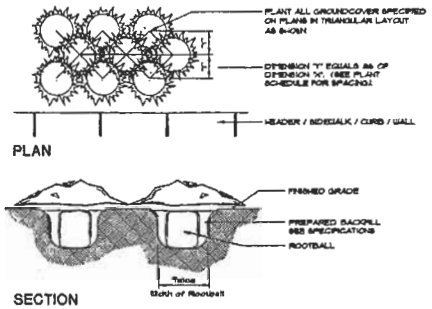


5 DRIP VALVE ASSEMBLY NTS

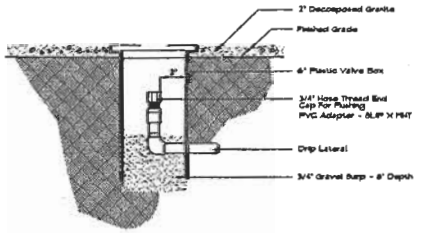


8 EMITTER LOCATION NTS

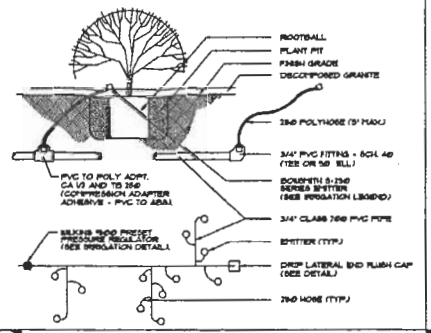
11 BACKFLOW PREVENTER CAGE NTS



3 GROUNDCOVER PLANTING DETAIL NTS



6 DRIP SYSTEM MANUAL FLUSH PLUG NTS



9 SHRUB/GROUNDCOVER EMITTER DETAIL NTS

12 NTS

Deutsch Associates
Architecture
Interior Design
Planning
Project Management

CONSULTANTS
GILMORE PARSONS
LAND DESIGN GROUP

DANNY'S FAMILY CARWASH
RAINTREE AND NORTHSIGHT
SCOTTSDALE, ARIZONA

1	DATE	XXX	
2	DATE	XXX	
3	DATE	XXX	
4	DATE	XXX	
5	DATE	XXX	
6	DATE	XXX	
7	6-21-04	FP	REVISE BIDDING
8	5-3-04	DO	RELEASE IN PROGRESS PACKAGE
	DATE	BY	DESCRIPTION

PROJECT NO: 03370-00
CAD DWG FILE: -
DRAWN BY: JRH
CHK'D BY: SCP
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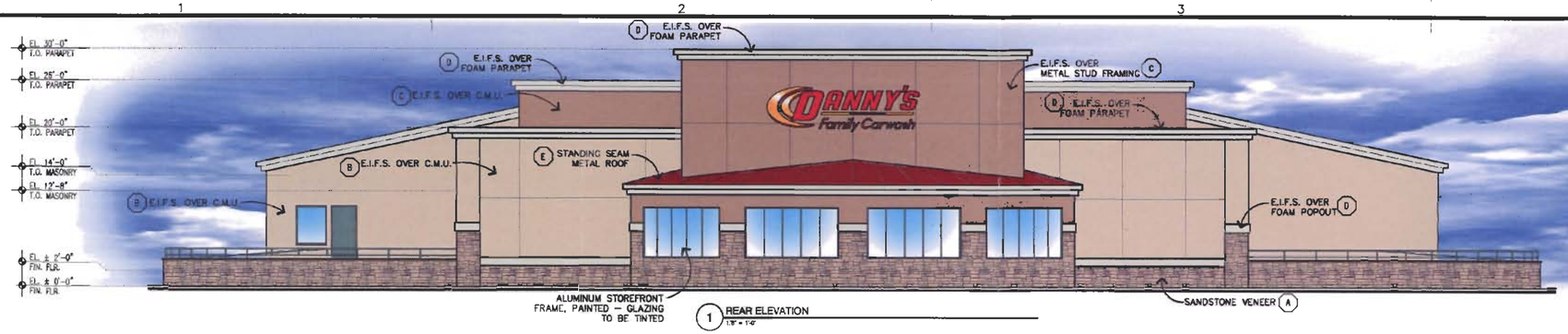
SHEET TITLE
LANDSCAPE DETAILS

L301
SHEET 3 OF 3

#03370-00 DANNY'S RAINTREE & NORTHSIGHT

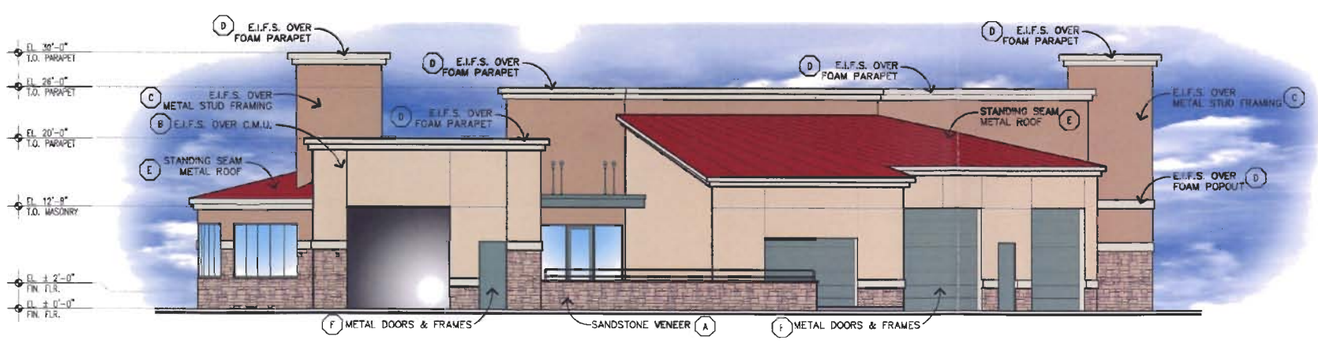
5-DR-2003#4
REV: 11/17/04



1 REAR ELEVATION

2 FRONT ELEVATION

3 SIDE ELEVATION



4 SIDE ELEVATION

EXTERIOR COLOR SCHEDULE

SANDSTONE VENEER
(A) SANDSTONE – COUNTRY ROSE

EXTERIOR FINISH – SENERGY TO MATCH
(B) FRAZEE – 8212W (MILLET)
(C) FRAZEE – 8254M (CINNAMON SPICE)
(D) FRAZEE – 8710W (DISCOVERY)

STANDING SEAM METAL ROOF & MISCELLANEOUS METALS
(E) ATAS – BRIGHT RED

MISCELLANEOUS METALS, DOORS AND FRAMES
(F) FRAZEE – 8105D (ACANTHUS LEAF)

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602/840-8646 Fax
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Architecture
Interior Design
Planning
Project Management

CONSULTANTS

DANNY'S Family Carwash

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO IDENTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN — DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR
NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN __ DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES

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DRAWN BY: NC
CHK'D BY: SG
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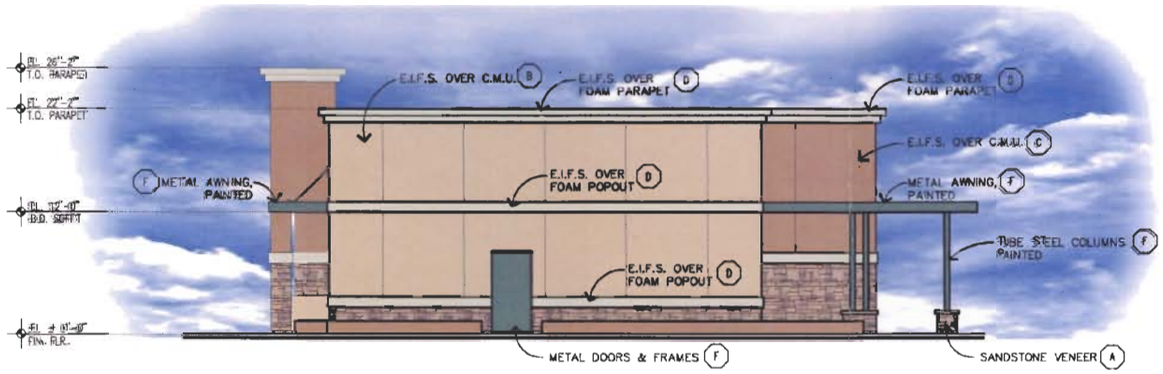
SHEET TITLE

CAR WASH EXTERIOR ELEVATIONS

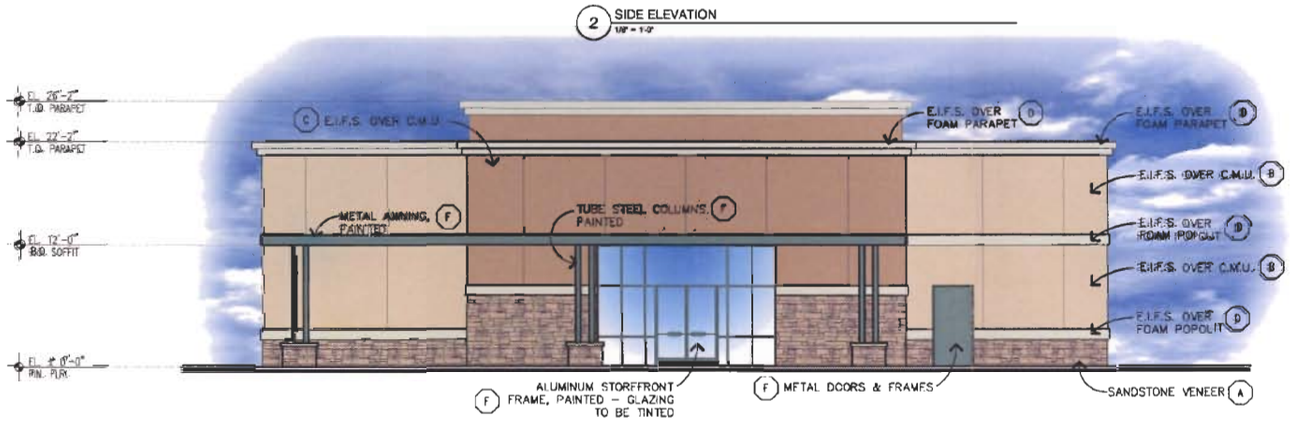
A-201

5-DR-2003#4
10/22/2004

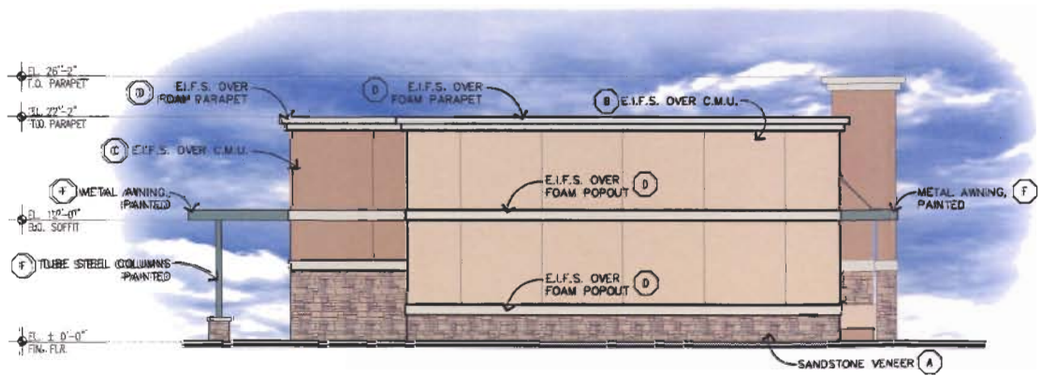
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



EXTERIOR COLOR SCHEDULE

SANDSTONE VENEER
(A) SANDSTONE – COUNTRY ROSE

EXTERIOR FINISH – SENERGY TO MATCH
(B) FRAZEE – 8212W (MILLET)
(C) FRAZEE – 8254M (CINNAMON SPICE)
(D) FRAZEE – 8710W (DISCOVERY)

STANDING SEAM METAL ROOF & MISCELLANEOUS METALS
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DANNY'S Family Carwash

NOTICE OF EXTENDED CONTRACTION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN — DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.
NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN — DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

PROJECT NO:	03370-00
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DRAWN BY:	NC
CHK'D BY:	SG

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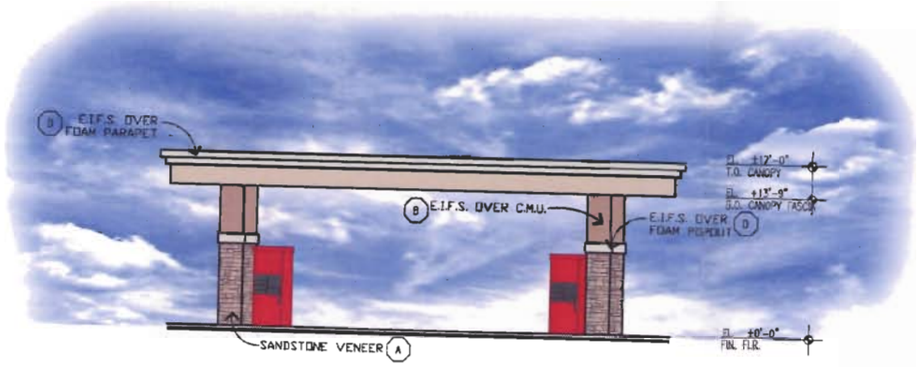
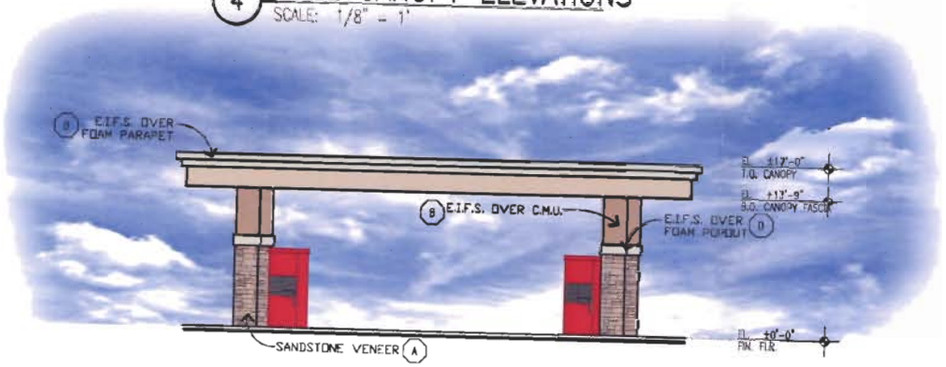
SHEET TITLE

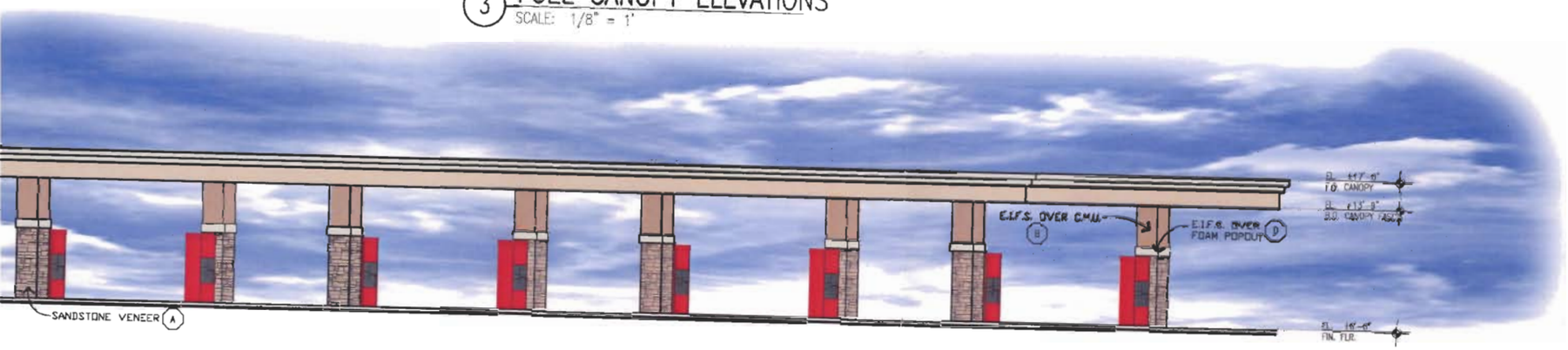
EXTERIOR



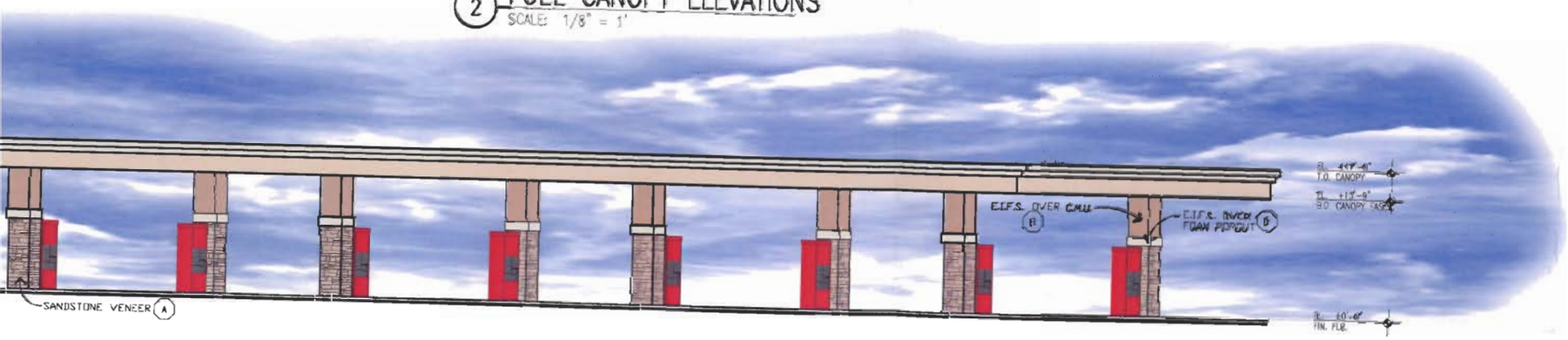
4 FUEL CANOPY ELEVATIONS
SCALE: 1/8" = 1'



3 FUEL CANOPY ELEVATIONS
SCALE: 1/8" = 1'



2 FUEL CANOPY ELEVATIONS
SCALE: 1/8" = 1'



1 FUEL CANOPY ELEVATIONS

EXTERIOR COLOR SCHEDULE

SANDSTONE VENEER
(A) SANDSTONE - COUNTRY ROSE

EXTERIOR FINISH - SENERGY TO MATCH
(B) FRAZEE - 8212W (MILLET)
(C) FRAZEE - 8254M (CINNAMON SPICE)
(D) FRAZEE - 8710W (DISCOVERY)

STANDING SEAM METAL ROOF & MISCELLANEOUS METALS
(E) ATAS - BRIGHT RED

MISCELLANEOUS METALS, DOORS AND FRAMES
(F) FRAZEE - 8105D (ACANTHUS LEAF)

Deutsch Associates
Architecture
Interior Design
Planning
Project Management

REGISTERED ARCHITECT
CERTIFICATE NO. 24114
EDWARD JOHN WIMMER
Date Signed
ARIZONA U.S.A.

CONSULTANTS

DANNY'S Family Carwash

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN ___ DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.
NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO HAVE PAYMENT WITHIN ___ DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

PROJECT NO: 03370-00
CAD DWG FILE: =
DRAWN BY: =
CHK'D BY: ED WIMMER

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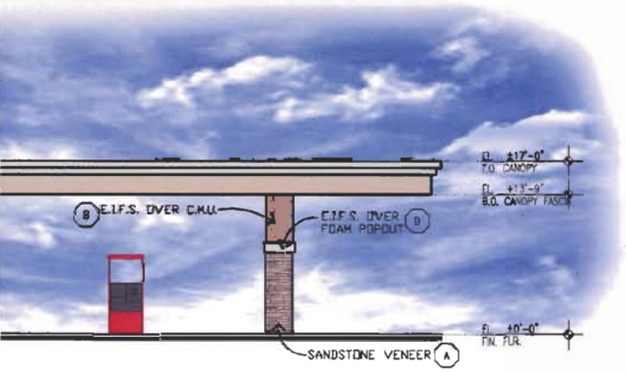
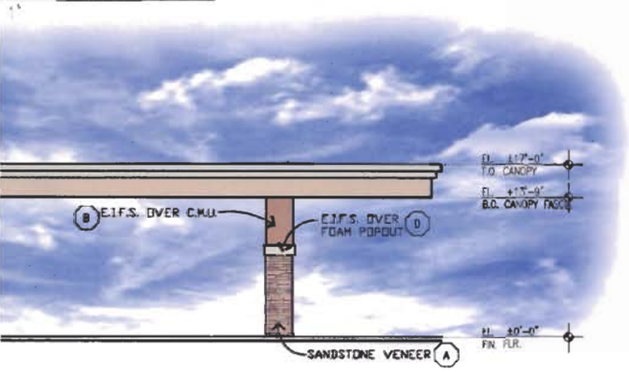
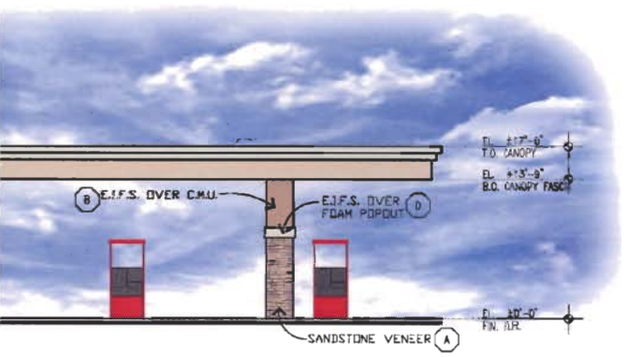
SHEET TITLE
FUEL CANOPY



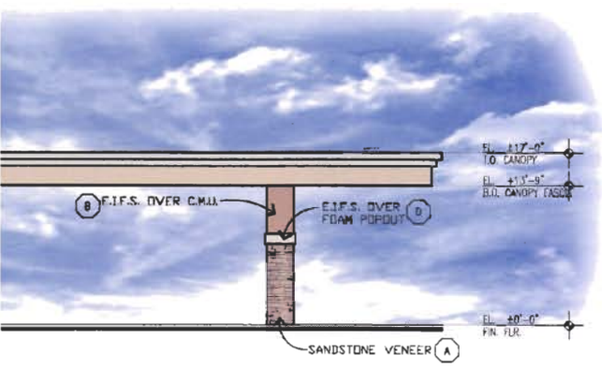
CANOPY SIDE ELEVATION



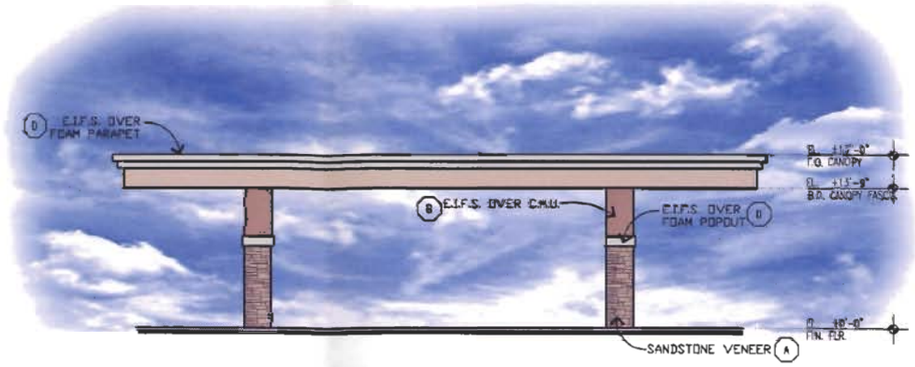
CANOPY REAR ELEVATION



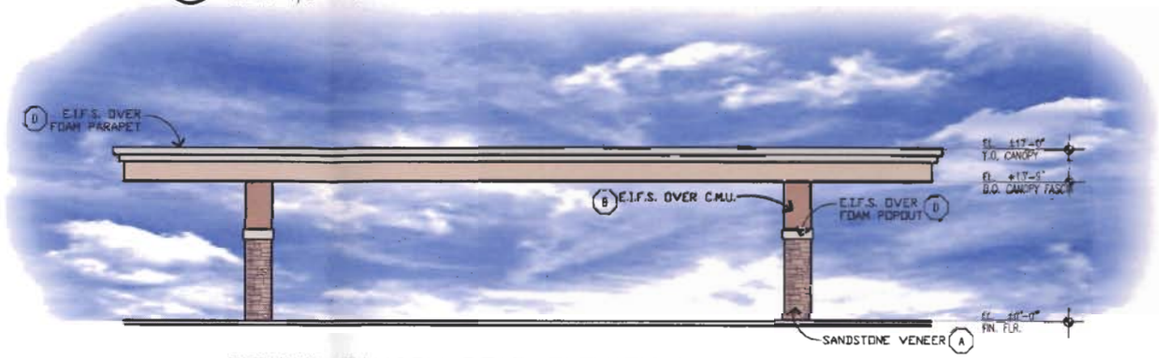
CANOPY SIDE ELEVATION



CANOPY FRONT ELEVATION

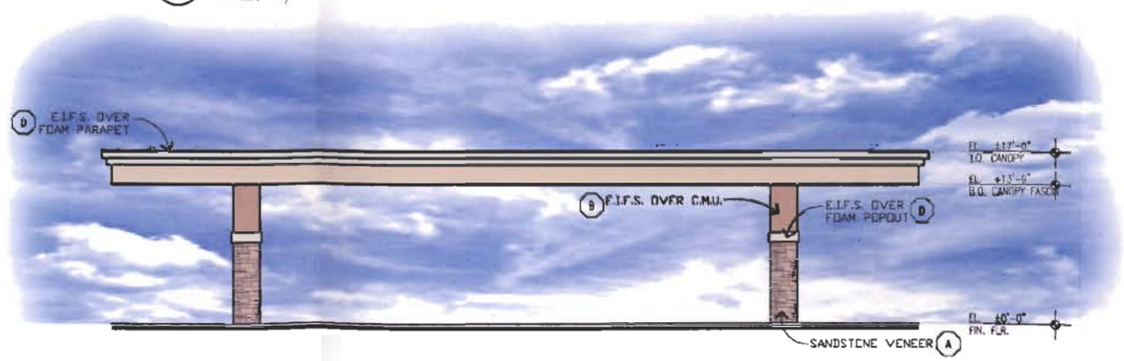


8 DRYING CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'



7 DRYING CANOPY REAR ELEVATION
SCALE: 1/8" = 1'

6 DRYING CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'



5 DRYING CANOPY FRONT ELEVATION

EXTERIOR COLOR SCHEDULE

SANDSTONE VENEER
(A) SANDSTONE - COUNTRY ROSE

EXTERIOR FINISH - SENERGY TO MATCH
(B) FRAZEE - 8212W (MILLET)
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Project Management

REGISTERED ARCHITECT
CERTIFICATE NO. 24174
EDWARD JOHN WIMMER
Designed
ARIZONA U.S.A.

CONSULTANTS

DANNY'S Family Carwash

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN ___ DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.
NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER 60 DAYS TO MAKE PAYMENT. ___ DAYS AFTER THE OWNER HAS APPROVED THE BILLINGS AND ESTIMATES.

PROJECT NO:	03370-00
CAD DWG FILE:	–
DRAWN BY:	–
CHK'D BY:	ED WIMMER

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SHEET TITLE

VACUUM AND