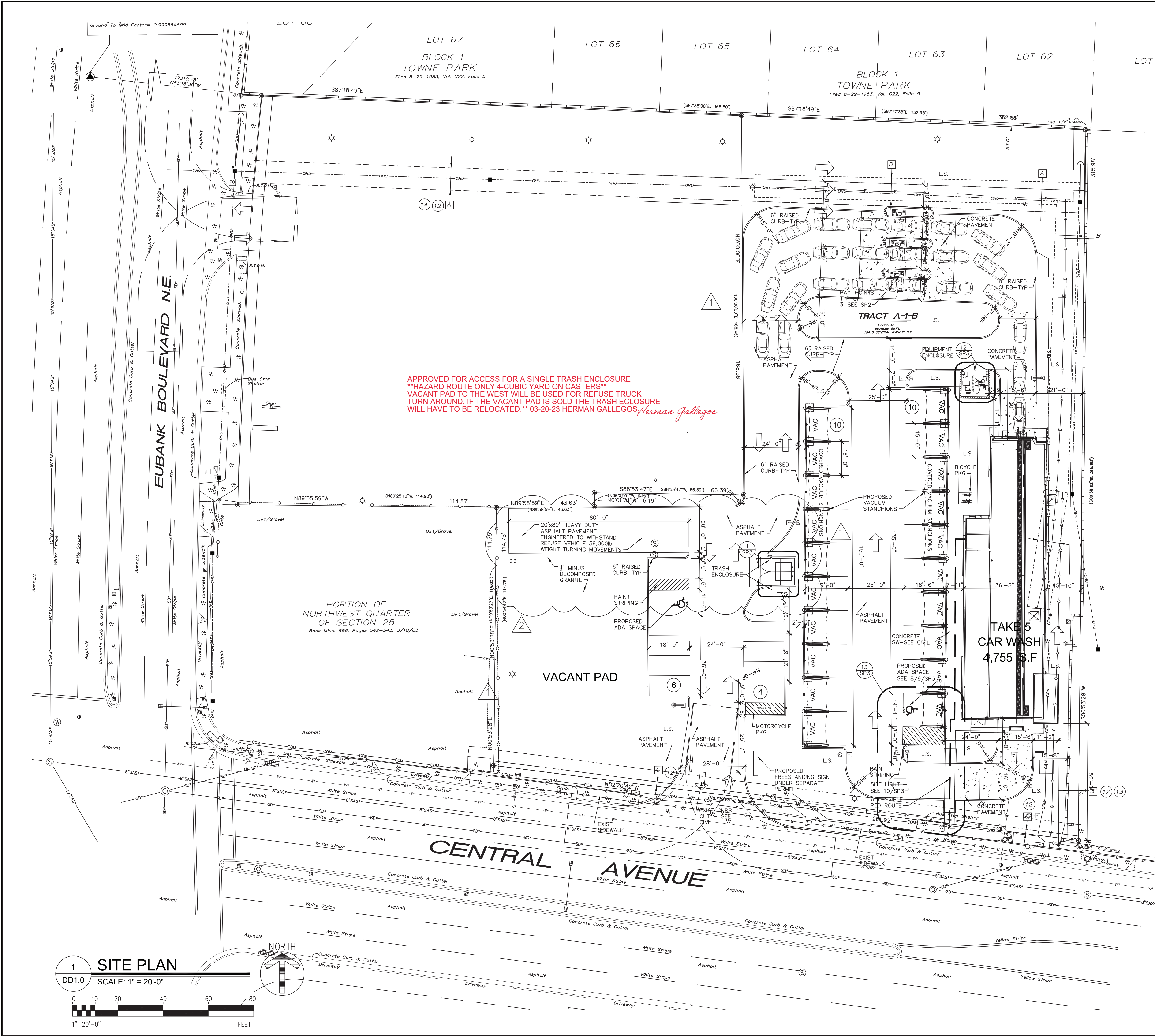




PROJECT DATA

PROJECT NAME: TAKE 5 CAR WASH EXPRESS
10415 CENTRAL AVE NE
ALBUQUERQUE, NM
EXISTING USE: VACANT
PROPOSED USE: CAR WASH EXPRESS/OIL CHANGE
DEVELOPER: DRIVEN BRANDS
440 S. CHURCH ST #700
CHARLOTTE, NC 28202
CONTACT: LISA WHITE/MATTHEW GILBERT
(980) 259-0701
ARCHITECT: M3 DESIGN
2845 N 7TH AVE
PHOENIX, ARIZONA 85007
(480) 528-3136
CONTACT: JESSE MACIAS

SITE DATA

PROJECT NAME: TAKE 5 CAR WASH EXPRESS
10415 CENTRAL AVE NE
ALBUQUERQUE, NM
ZONING: MX-H
EXISTING USE: VACANT
PROPOSED USE: CAR WASH FACILITY
APN#:
OCCUPANCY & CONSTRUCTION TYPE:
TYPE OF CONSTRUCTION: VB - NON-SPRINKLERED
OCCUPANCY TYPE: B (BUSINESS)
PARCEL SIZE: 60,483 S.F. - 1.39 ACRES
TAKE 5 CAR WASH BUILDING: 4,755 S.F.
** TYPE VB/OCC. B - NON-SPRINKLERED
** HEIGHT: $\pm 31'-0"$ 1 STORY
** TAKE 5 OIL RETAIL BUILDING: REMOVED
SETBACKS: SETBACKS REQUIRED PROVIDED:
STREET FRONT (SOUTH) 5' 10'-0"
SIDE (EAST) 0' 5'-0"
SIDE (WEST) 5' 10'-0"
REAR (NORTH) 15' 15'-0"

PARKING REQUIRED: CAR WASH 4,755/1000X2 = 9 SPACES

PARKING PROVIDED:
COVERED SPACES: 20 SPACES
STANDARD SPACES: 6 SPACES
A.D.A COVERED SPACES: 2 SPACE
MOTORCYCLE SPACES: 1 SPACE
BICYCLE SPACES: 4 SPACES
TOTAL PROVIDED: 27 SPACES

ALLOWABLE AREA PER TABLE 506.2:

BASIC ALLOWABLE AREA (B): NON-SPRINKLERED BUILDING 9,000 S.F.

TOTAL ALLOWABLE BUILDING FLOOR AREA 9,000 S.F.

PER 2015 IBC SECTION 506.2: 4,755 S.F.

OCCUPANT LOAD PER 2015 IBC TABLE 1004.1.2

OCCUPANT GROUP	AREA / FACTOR	NO. OF OCCUPANTS
B OFFICE	89 S.F. / 100	1
B RESTROOM	80 S.F. / 200	1
B EQUIPMENT AND STORAGE	796 S.F. / 300	3
B TUNNEL	2,635 S.F. / 300	9
TOTAL OCCUPANT LOAD:		14

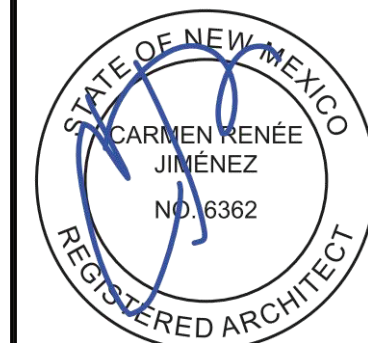
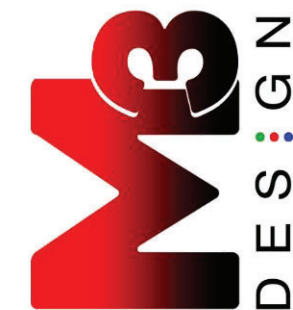
MINIMUM PLUMBING FIXTURES REQUIRED FOR BUSINESS BUILDING:
PER CITY OF ALBUQUERQUE AMENDED CODE 2015 IBC SECTION 2901.1; SEPARATE
FACILITIES ARE NOT REQUIRED

FIXTURES:	W.C.	LAV.	UNRINAL	DRINKING FOUNTAIN
REQUIRED:	1	1	0	0
PROVIDED:	1	1	0	0

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCE.
2. THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA WITH APPROVED PLANS.
4. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAYS IN ACCORDANCE WITH APPROVED PLANS
5. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY.
6. BARBED, RAZOR, OR CONCERTINA WIRE (OR SMALLER) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
7. ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMITS.
8. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION

2645 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH/OIL RETAIL FACILITY
NEC CENTRAL & EUBANK
ALBUQUERQUE, NM 87123

SITE PLAN

DATE: 2022-3-10
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CWU22001.0
SHEET: SP1.0
REV: DELTA 2 SANITATION COMMENTS