TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 13, SERIES 2023

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE CANNON XPRESS CAR WASH SITE PLAN, GENERALLY LOCATED NORTH OF AND ADJACENT TO EAST HARMONY ROAD, AND EAST OF SIGNAL TREE DRIVE

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, Timnath Ranch, LLC. (the "Applicant") has submitted a Site Plan, more particularly depicted on Exhibit A (Site Plan) and attached hereto; and

WHEREAS, the Planning Commission held a meeting to consider this item on January 17, 2023, and the above described Site Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, the Town Council held a meeting to consider this item on February 14, 2023 and upon hearing the statements of staff and the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval
The Cannon Xpress Car Wash Site Plan is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON FEBRUARY 14, 2023.

TOWN OF TIMNATH, COLORADO

Mark J. Soukup, Mayor

ATTEST:

Milissa Peters-Garcia, CMC
Town Clerk

TOWN OF TIMNATH SEAL COLORADO

EXHIBIT A

Site Plan Documents

[attached]

Cannon Xpress CarWash - Harmony Site Plan

Lot 1 of Timnath Landing Filing No.5 Replat
Situate in the Northwest Quarter of Section 35 Township 7 North, Range 68
West of the 6th P.M.
5580 & 5600 E Harmony Road
Town of Timnath, County of Larimer, State of Colorado.
2.975 Acres / ±129,608 Square Feet

Project Contacts

Civil Engineer
Mark Harris
Bulldog Engineering, LLC
1051 Cherrybrook Drive
Windsor, CO 80550
970.302.6444

Owner
CAG Timnath LLC
66 Franklin Street, Suite 200
Oakland, CA 94607
510 347 3434

Architect
Mark Markley
Markley Designs
1019 30th Avenue, Suite L
Greeley, CO 80634
970.673.6369

Landscape Architect
Mike McGrath
MMLA
970.402.9850

Description

Lot 1 of Timnath Landing Filing No.5 Replat, Situate in the Northwest Quarter of Section 35 Township 7 North, Range 68 West of the 6th P.M. Town of Timnath, County of Larimer, State of Colorado.

Zoning

Existing Zoning for the Property: C1 w/ PD Overlay (Community Commercial with Planned Development Overlay)

Floodplain Information

Per the Letter to Map Revision (LOMR) Dated February 28, 2019, the site is a non-shaded Zone X, which indicates the site is outside the 0.2% chance floodplain (500 Year Floodplain).

Project Control Notes

PROJECT BENCHMARK:
BM 1134 1954 - In the new Timnath Consolidated School, at the North Entrance to the Gymnasium, Immediately Below and 4 feet West of corner curve, in north face of brick wall and 4 feet above sidewalk. brass tablet set vertically, Elevation = 4881.35 (NAVD 88)

BASIS OF BEARING:
Considering the South line of the Southwest quarter of said section 35 to Bear N89 40'50"W, as shown on the plat of Timnath Farms Fourth Amendment to the Town of Timnath, with all other Bearings relative.

SITE BENCHMARK:
POINT NO. 4
CP - NW
N=1414183.75
E=3174458.77
ELEVATION =4786.31

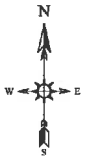
Notes.

1. Underground utility locates provided by Prime Locating Services, LLC
2. This is not a land survey plat or improvement survey plat. All lot lines, rights of way and easement lines are to be considered approximate.
3. All control shown shall be verified by the contractor before any construction or other improvements.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (CRS 13-80-105)

Sheet List Table		Revisions				
Sheet Number	Sheet Title	A	B	C	D	E
Sheet 1 of 37	Cover Sheet	✓	✓	✓	✓	✓
Sheet 2 of 37	Horizontal Control & Site Plan	✓	✓	✓	✓	✓
Sheet 3 of 37	Architectural Site Plan	✓	✓	✓	✓	✓
Sheet 4 of 37	Building A Cover Sheet	✓	✓	✓	✓	✓
Sheet 5 of 37	Building A Floor Plans	✓	✓	✓	✓	✓
Sheet 6 of 37	Building A Roof Plan	✓	✓	✓	✓	✓
Sheet 7 of 37	Reflected Ceiling Plans	✓		✓	✓	✓
Sheet 8 of 37	Building A Elevations	✓	✓	✓	✓	✓
Sheet 9 of 37	Building A Rendering & Materials	✓	✓	✓	✓	✓
Sheet 10 of 37	Building Sections		✓	✓	✓	✓
Sheet 11 of 37	Trash Enclosure	✓	✓	✓	✓	✓
Sheet 12 of 37	Vacuum Enclosure	✓		✓	✓	✓
Sheet 13 of 37	Building B & C Cover Sheet	✓	✓	✓	✓	✓
Sheet 14 of 37	Building B & C Floor Plans	✓	✓	✓	✓	✓
Sheet 15 of 37	Building B & C Roof Plans	✓	✓	✓	✓	✓
Sheet 16 of 37	Building B & C Elevations & Materials	✓	✓	✓	✓	✓
Sheet 17 of 37	Building B & C Elevations & Materials	✓	✓	✓	✓	✓
Sheet 18 of 37	Notes	✓	✓	✓	✓	✓
Sheet 19 of 37	Demolition Plan	✓	✓	✓	✓	✓
Sheet 20 of 37	Phasing Plan	✓	✓	✓	✓	✓
Sheet 21 of 37	Phase 1 Erosion & Sediment Control Plan	✓	✓	✓	✓	✓
Sheet 22 of 37	Phase 2 Erosion & Sediment Control Plan	✓	✓	✓	✓	✓
Sheet 23 of 37	Erosion & Sediment Control Details	✓	✓	✓	✓	✓
Sheet 24 of 37	Erosion & Sediment Control Details	✓	✓	✓	✓	✓
Sheet 25 of 37	Erosion & Sediment Control Details	✓	✓	✓	✓	✓
Sheet 26 of 37	Overall Grading Plan	✓	✓	✓	✓	✓
Sheet 27 of 37	Overall Utility Plan	✓	✓	✓	✓	✓
Sheet 28 of 37	Overall Signage & Striping Plan	✓	✓	✓	✓	✓
Sheet 29 of 37	Details	✓	✓	✓	✓	✓
Sheet 30 of 37	Details	✓	✓	✓	✓	✓
Sheet 31 of 37	Details	✓	✓	✓	✓	✓
Sheet 32 of 37	Details	✓	✓	✓	✓	✓
Sheet 33 of 37	Details	✓	✓	✓	✓	✓
Sheet 34 of 37	Landscape Plan		✓	✓	✓	✓
Sheet 35 of 37	Landscape Details		✓	✓	✓	✓
Sheet 36 of 37	Site Photometric Plan		✓	✓	✓	✓
Sheet 37 of 37	Photometric Details		✓	✓	✓	✓

Vicinity Map
Scale: 1" = 500'



Waivers

Per Section 5.10.5.J.6 of the Timnath Land Use Code, there shall be a minimum separation of 10' between all buildings and parking spaces or drive aisles. The proposed design is constrained North to South to meet all setbacks and provide other requirements. To avoid hindering key elements of the site a waiver has been requested to allow a minimum of 6 feet of separation in select areas. Additionally, wheel stops have been provided to avoid errant vehicle overhang onto the sidewalk.

Per Section 5.10.6.B.C1 of the Timnath Land Use Code, shrub and grassed cover planting beds shall be separated from turf grass with edging and shall have open earth or mulch cover and a minimum of (3) feet wide. Section 5.10.5.J.8. The proposed design is constrained North to South to meet all setbacks and provide other requirements. To avoid hindering key elements of the site a waiver has been requested to allow a reduced planting bed width along the South side of the car wash and the North side of the Southwestern building.

Waivers Town Council Certificate

Approved this _____ day of _____, 20___ by the Timnath Town Council, Timnath, Colorado, by the Timnath Town Council, Timnath, Colorado. All dedications are hereby accepted on behalf of the public. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town.

_____ Attest: _____
Mark J. Swihart, Timnath Mayor — Timnath Town Clerk

Notarial Certificate

Approved this _____ day of _____, 20___.

By: _____

Name/Title: _____

Town Planner

Approved this _____ day of _____, 20___ by the Town Planner of Timnath, Colorado

By: _____

Name/Title: _____

Certificate of Ownership

I/We certify that: _____ is/are the owners of the property. _____ are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this plat and join in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

By: _____

Planning Commission Certificate

Approved this _____ day of _____, 20___ by the Town Planning Commissioner of Timnath, Colorado

By: _____

Phil Goldson, Chairperson

Poudre Fire Authority Certificate

Approved this _____ day of _____, 20___ by the Poudre Fire Authority Certificate of Fort Collins, Colorado

By: _____

Name/Title: _____

Town Engineer Certificate

Approved this _____ day of _____, 20___ by the Timnath Town Engineer of Timnath, Colorado

By: _____

Name/Title: _____

Fort Collins Loveland Water District Certificate

Approved this _____ day of _____, 20___ by the Fort Collins Loveland Water District of Fort, Colorado

By: _____

Name/Title: _____

South Fort Collins Sanitation District Certificate

Approved this _____ day of _____, 20___ by the South Fort Collins Sanitation District of Fort, Colorado

By: _____

Name/Title: _____

Preparer's Certificate

Approved this _____ day of _____, 20___.

By: _____

Name/Title: _____

Town Council Certificate

Approved this _____ day of _____, 20___, by the Timnath Town Council, Timnath, Colorado. All dedications are hereby accepted on behalf of the public. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town.

_____ Attest: _____
Mark J. Swihart, Timnath Mayor — Timnath Town Clerk

BULLDOG ENGINEERING
970.302.6444

PRELIMINARY NOT FOR CONSTRUCTION

22-007

1-10-2023

BULLDOG ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL SUBJECT SITES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811

REV. NUMBER	DATE	REVISION DESCRIPTION
A	7-7-2022	1st Submittal to Town
B	8-8-2022	2nd Submittal to Town
C	11-2-2022	3rd Submittal to Town
D	12-7-2022	4th Submittal to Town
E	1-10-2023	5th Submittal to Town

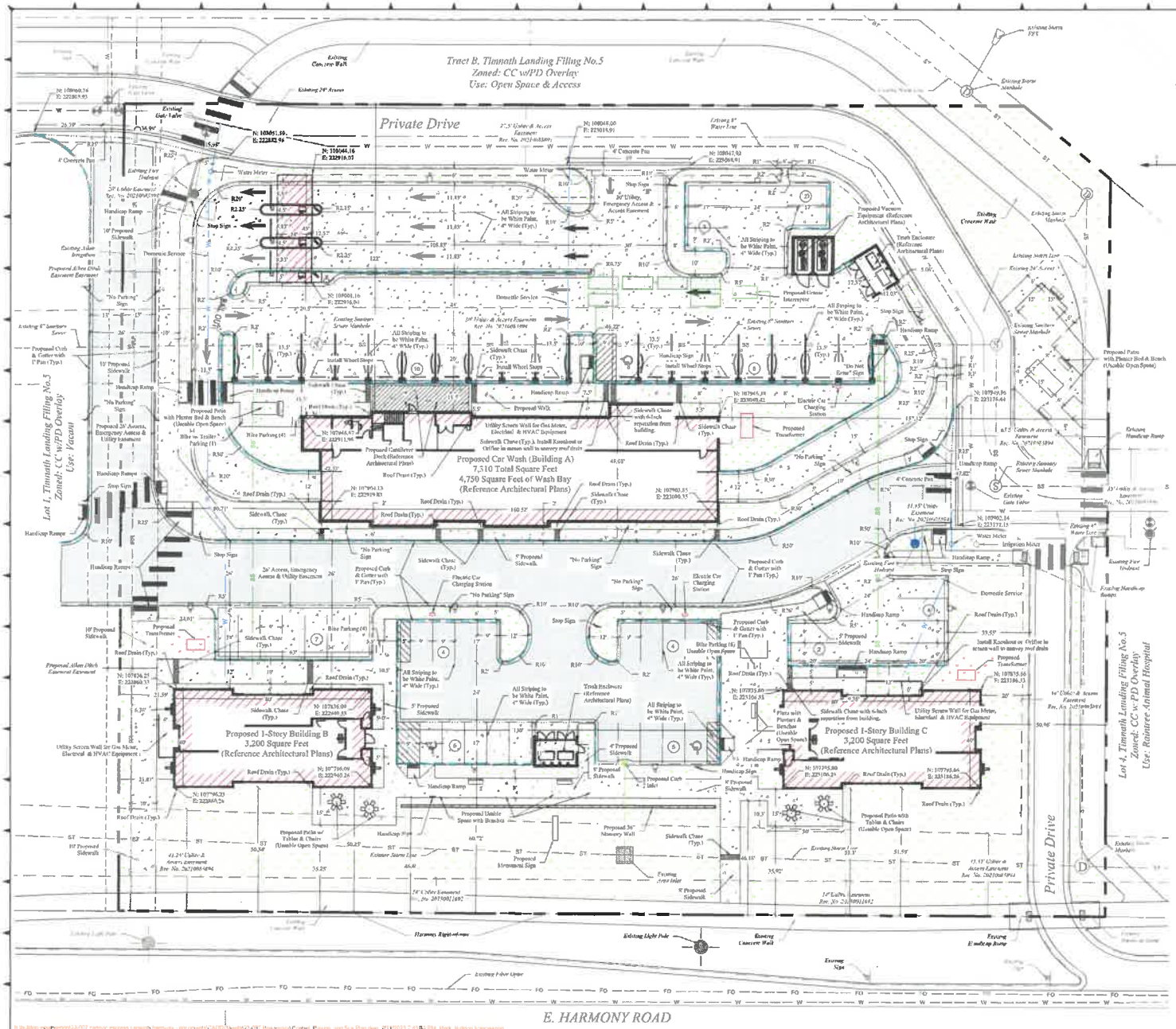
SITE PLAN APPLICATION

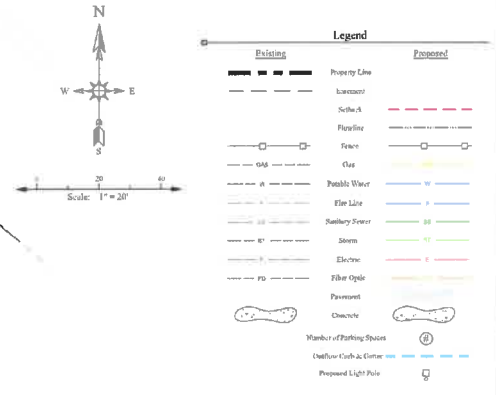
Cannon Xpress Carwash Harmony
5580 & 5600 E. Harmony Road

Cover Sheet

Timnath, co

SHEET NUMBER
Sheet 1 of 37





Land Use Summary		
LOT USE	COMMERCIAL (MIXED USE)	
ZONING	CC w/PD - COMMUNITY COMMERCIAL WITH PLANNED DEVELOPMENT OVERLAY	
LOT SIZE	129.608 Square Feet	100%
		% OF TOTAL AREA
BUILDING & TRASH ENCLOSURE	14,110 Square Feet	10.9%
SIDEWALK	14,361 Square Feet	11.1%
PARKING & DRIVE AREA	53,629 Square Feet	41.4%
PRIVATE STREET	15,063 Square Feet	11.6%
LANDSCAPE AREA (TOTAL)	32,445 Square Feet	25.0%
REQUIRED LANDSCAPE AREA	32,402 Square Feet	25.0%
USEABLE OPEN SPACE*	7,210 Square Feet	5.6%
REQ. USEABLE OPEN SPACE	6,480 Square Feet	5.0%
CAR WASH PARKING PROVIDED (BUILDING A)		
Required Parking Spaces (Maximum Number of Employees)	4	
Standard Spaces	5	
Vacuum Spaces	17	
ADA Spaces	1	
Bicycle (Includes 1 for Trailer)	5 (1 Bike w/ Trailer Space)	
SOUTH BUILDINGS PARKING PROVIDED (BUILDING B & C)		
Required Parking Spaces (1 per 400 Square Feet)	16	
Standard Spaces (Additional Parking Provided for Use Flexibility)	29	
ADA Spaces	2	
Bicycle	10	
UTILITY PROVIDERS		
SEWER SERIVER PROVIDER	SOUTH FORT COLLINS SANITATION DISTRICT	
WATER SERVICE PROVIDER	FORT COLLINS-LOVELAND WATER DISTRICT	
ELECTRIC SERVICE PROVIDER	XCEL ENERGY	
GAS SERVICE PROVIDER	XCEL ENERGY	
PHONE SERVICE PROVIDER	CENTURY LINK	
CATV SERVICE PROVIDER	COMCAST	

* Useable Open Space Breakdown: 900 Square Feet of Patio's, 500 Square Feet of Plaza Northwest of the Carwash, 3,600 Square Feet of Plaza/Patio with seating and plant beds surrounding southern parking lot between the proposed buildings, & 1,480 Square Feet of Useable Space in the landscaped area in the Northeast corner of the property.

BULLDOG ENGINEERING
970-593-0444
mail@bulldogeng.com

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER 22-007
DATE 1-10-2023

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811

REVISION DESCRIPTION

REV. NUMBER	DATE	
A	2-2-2022	1st Submittal to Town
B	3-14-2022	2nd Submittal to Town
C	5-2-2022	3rd Submitted to Town
D	12-2-2022	4th Submitted to Town
E	1-10-2023	5th Submitted to Town

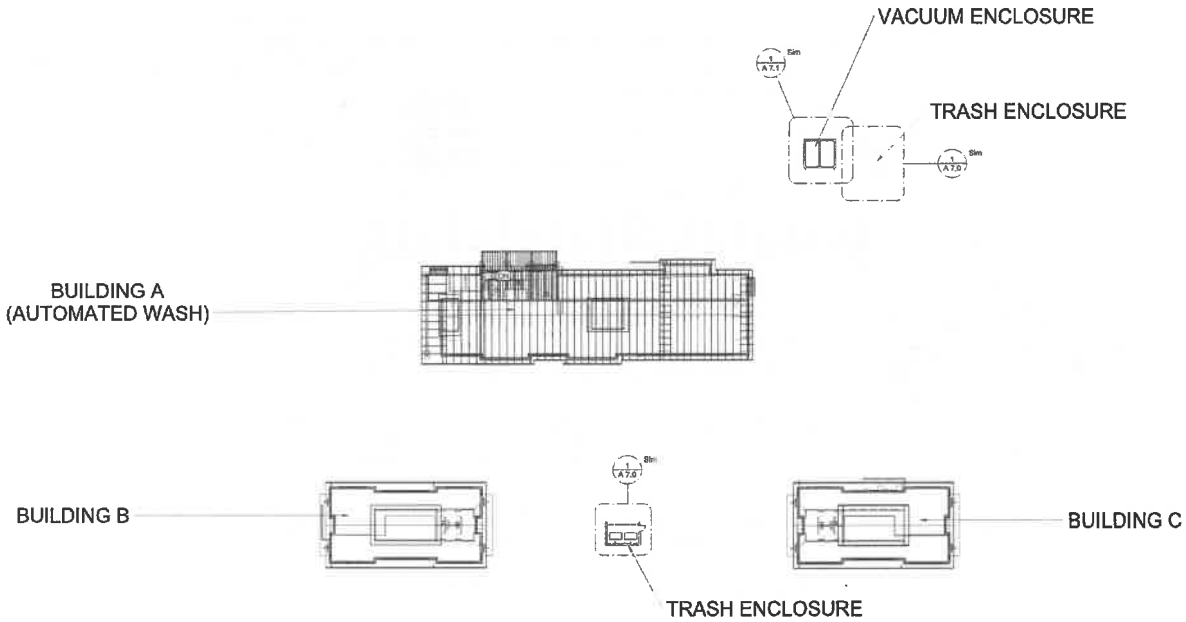
SITE PLAN APPLICATION

Cannon Xpress Carwash Harmony
5580 & 5600 E. Harmony Road

Horizontal Control & Site Plan

Timnath, CO

SHEET NUMBER
Sheet 2 of 37



1 SITE PLAN
1" = 30'-0"

Markley
DESIGNS
ARCHITECTURE - PLANNING - CONSULTING
970.973.9248
MARKLEYDESIGNS.COM

ARCHITECTURAL SITE PLAN

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1 3
DRAWN BY:	RMW
REVISIONS	

Sheet 3 of 37

PLANNING DOCUMENTS - NOT FOR CONSTRUCTION 1/11/2023 5:43:19 PM

Sheet List

Sheet Name	Sheet Number	COMMENTS
BUILDING A COVER SHEET	A 0.00	
GENERAL NOTES	A 0.01	
GENERAL NOTES	A 0.02	
GENERAL NOTES	A 0.03	
ARCHITECTURAL SITE PLAN	A 0.04	
FLOOR PLANS	A 1.0	
ROOF PLAN	A 1.1	
REFLECTED CEILING PLANS	A 1.2	
BUILDING A - ELEVATIONS	A 2.0	
MATERIALS	A 3.1	
BUILDING SECTIONS	A 4.0	
BUILDING SECTIONS	A 4.1	
DETAILS	A 5.0	
DETAILS	A 5.1	
SCHEDULES	A 6.1	
STOREFRONT ELEVATIONS	A 6.2	
TRASH ENCLOSURE	A 7.0	
VACUUM ENCLOSURE	A 7.1	
BUILDING B & C COVER SHEET	B 0.00	
BUILDING B & C - FLOOR PLANS	B 1.0	
BUILDING B & C ROOF PLAN	B 1.2	
BUILDING B & C - ELEVATIONS	B 2.00	
BUILDING B & C - ELEVATIONS	B 2.01	

CODE ANALYSIS:
APPLICABLE CODES:
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 EXISTING BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING 1 - AUTOMATED WASH BUILDING
AUTOMATED CAR WASH: MAIN FLOOR = XXXX SQ. FT.
SECOND FLOOR = XXXX SQ. FT.
TOTAL = XXXX SQ. FT.

CONSTRUCTION TYPE: II-B WITHOUT FIRE SUPPRESSIONS
OCCUPANCY: B, BUSINESS - CAR WASH
ALLOWABLE AREA: 9,000 SQ.FT.
ALLOWABLE BUILDING HEIGHT: 40 FEET
OCCUPANT LOAD: BUSINESS AREAS @ ONE OCCUPANT PER 150 GROSS SQ.FT.= 8.5
STORAGE/ MECH EQUIP ROOMS @ ONE OCCUPANT PER 300 GROSS SQ.FT. = 20

MEANS OF EGRESS: SPACES WITH ONE EXIT = 100 FEET
EXIT TRAVEL DISTANCE = 300 FEET

PLUMBING SYSTEMS:

PLUMBING SYSTEMS:

DESCRIPTION	MALE	FEMALE
BUSINESS		
WATERCLOSET	.1	.1
LAVATORIES	.1	.1
STORAGE		
WATERCLOSET	.25	.25
LAVATORIES	.25	.25

ONE SERVICE SINK IS REQUIRED

MEANS OF EGRESS: SPACES WITH ONE EXIT, B OCCUPANCY= 100 FEET
EXIT ACCESS TRAVEL DISTANCE, B OCCUPANCY = 200 FEET

PROJECT CONTACTS:

ARCHITECT
MARKLEY DESIGNS
MARK MARKLEY
1519 39TH AVE., SUITE L
GREELEY, CO 80634
PHONE: 970.873.8248
EMAIL:
MARK@MARKLEYDESIGNS.COM

STRUCTURAL ENGINEER
CORY MYRTLE, PE, SE
OWNER | STRUCTURAL ENGINEER
301 BOARDWALK DR, 8273353
FORT COLLINS, CO 80527
C: 970-669-1430
P: 970-852-0951
EMAIL:
CORY.MYRTLE@CORBELENG.COM
WWW.CORBELENG.COM

MECHANICAL - ELECTRICAL - PLUMBING ENGINEER
DARIN RAMIREZ, PE, LEED AP
RAMIREZ, JOHNSON, AND ASSOCIATES
DARIN RAMIREZ <DARIN@RJA-ENG.COM>

3301 LAWRENCE ST SUITE 2, DENVER, CO 80205
PHONE: (720) 598-0774

CANNON EXPRESS CAR WASH - TIMNATH LOCATION

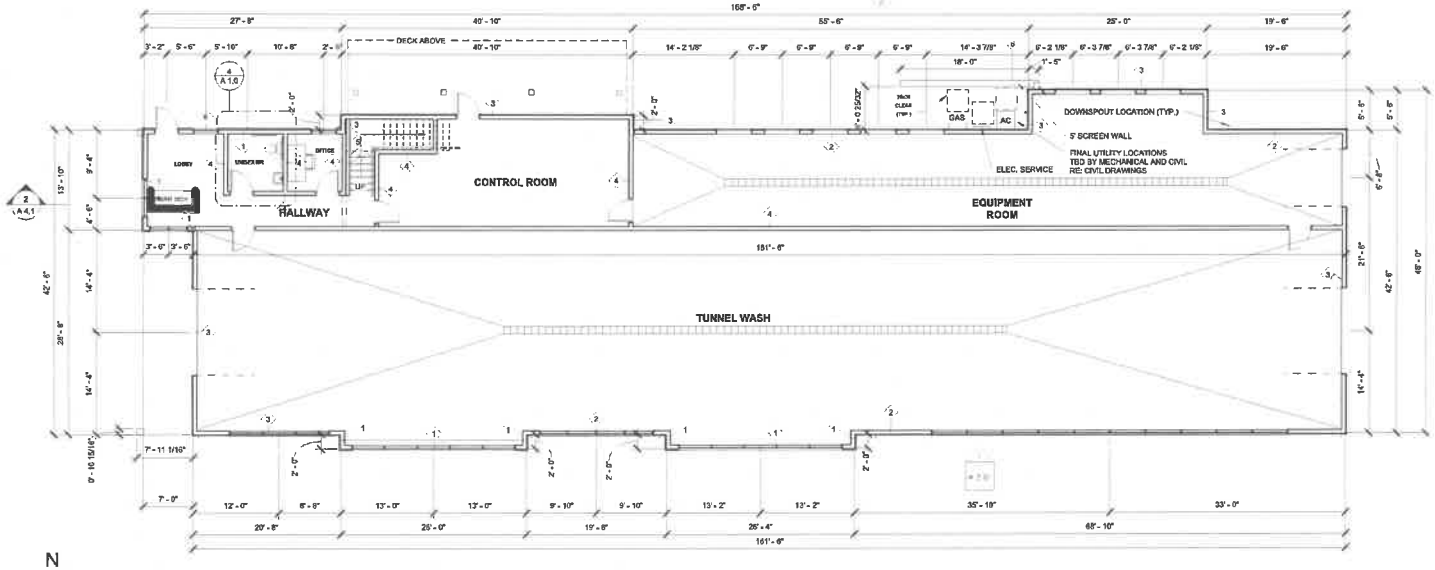
ADDRESS: 5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

Markley DESIGNS
ARCHITECTURE - PLANNING - CONSULTING
970.873.8248
MARKLEYDESIGNS.COM

BUILDING A COVER SHEET
CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

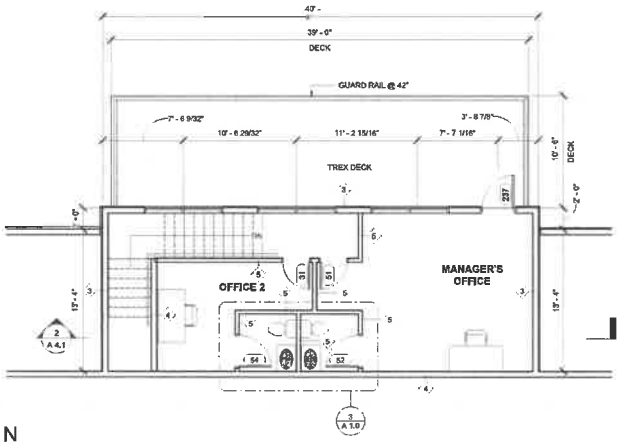
PROJECT NO:	CCW TIM. MODEL 1.5
DRAWN BY:	RMW
REVISIONS	

PLANNING DOCUMENTS - NOT FOR CONSTRUCTION 1/11/2023 5:43:18 PM



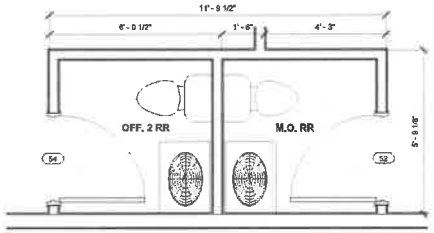
1 MFF
1/8" = 1'-0"

GROSS AREA CALCULATION: 7290 SQ FT.

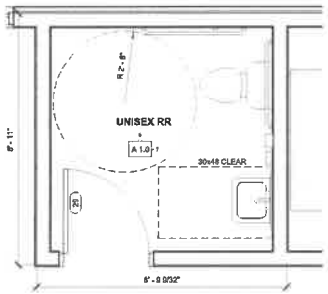


2 MEZZ FF
3/16" = 1'-0"

GROSS AREA CALCULATION: 651 SQ FT.



3 UPPER FLOOR PRIVATE BATHROOMS
1/2" = 1'-0"



4 MAIN FLOOR UNISEX RESTROOM
1/2" = 1'-0"

GENERAL RESTROOM NOTES

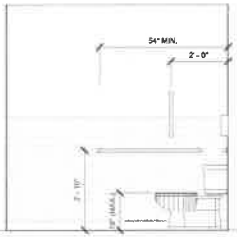
RESTROOM REQUIREMENTS SHALL COMPLY WITH THE ACCESSIBLE AND USABLE BUILDING AND FACILITIES ICC A117.1-2009 AND LOCAL AMENDMENTS.

1. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

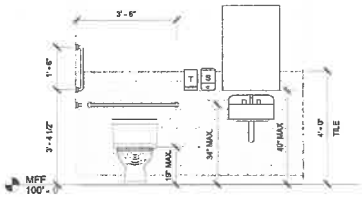
3. Flush controls shall be hand operated. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments

4. Restroom hardware finishes to be 'finished Nickel' by BoBrick or similar.
   A. TA-1: B-6806 Series Concealed Mounting Grab Bar 1-1/2 inch diameter.
   B. TA-2: B-290 Series Angle-Frame Mirror.
   C. TA-3: B-4388 ContoursSeries Recessed Multi-Roll Toilet Tissue Dispenser.
   D. TA-4: B-43944 ContoursSeries Recessed Paper Towel Dispenser / Waste Receptacle with TowelMate and LinerMate.
   E. TA-5: B-826 Automatic, Countertop-Mounted Foam Soap Dispenser

5. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.



6 Elevation 1 - d
1/2" = 1'-0"



7 Elevation 5 - a
1/2" = 1'-0"

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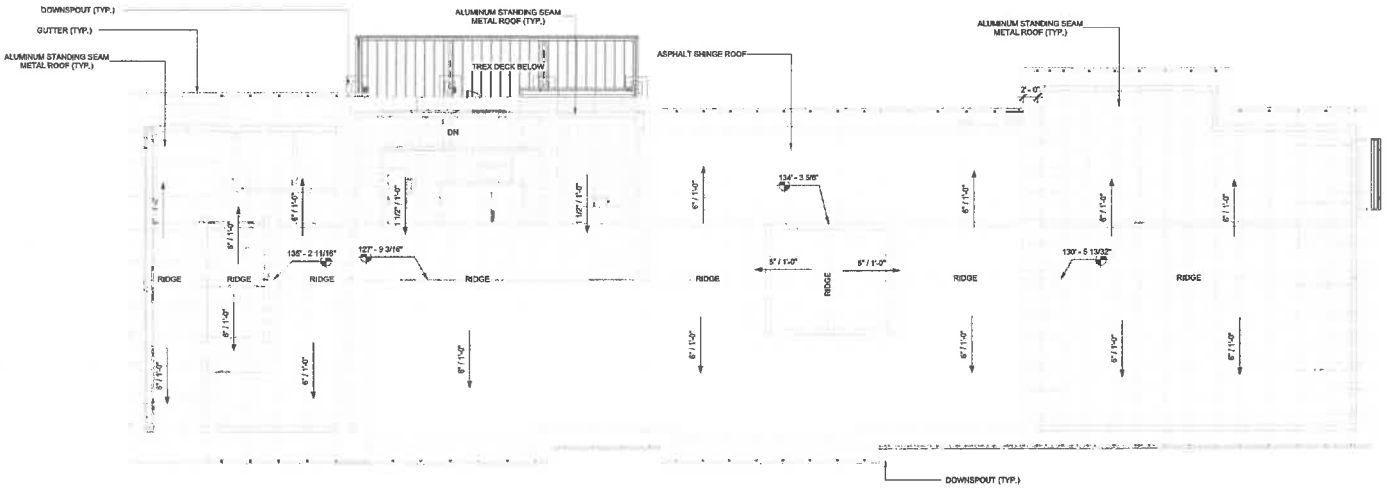
FLOOR PLANS

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1 5
DRAWN BY:	RMW
REVISIONS	

Sheet 5 of 37

PLANNING DOCUMENTS - NOT FOR CONSTRUCTION 1/11/2023 5:43:20 PM



1 ROOF PLAN
1/8" = 1'-0"

Markley
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ROOF PLAN

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1.5
DRAWN BY:	RMW
REVISIONS	

Sheet 6 of 37

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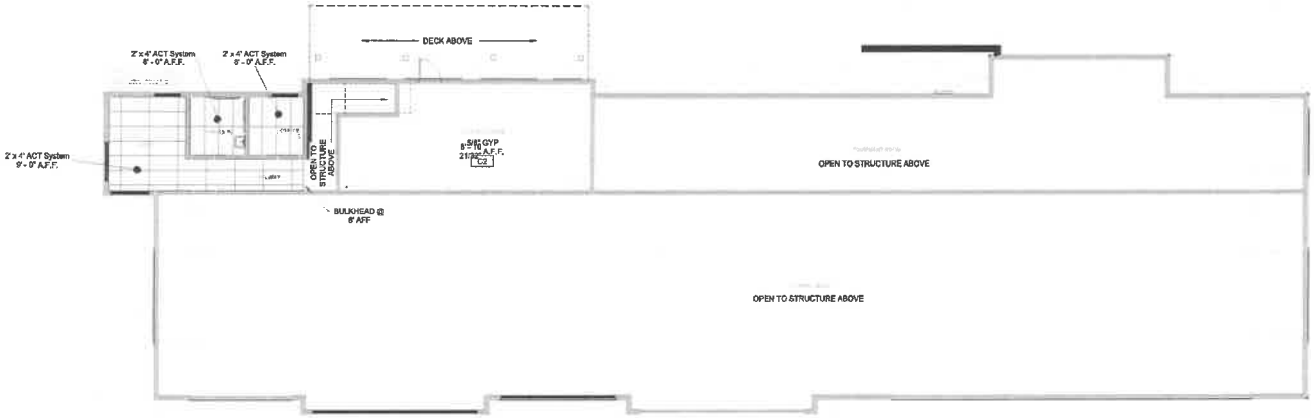
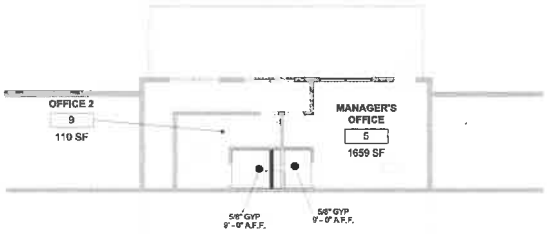


1 MFF - RCP
1/8" = 1'-0"



2 MEZZ FF - RCP
1/8" = 1'-0"

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REFLECTED CEILING PLANS

CANNON EXPRESS CAR WASH
5580 + 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1S
DRAWN BY:	RMW
REVISIONS	

Sheet 7 of 37

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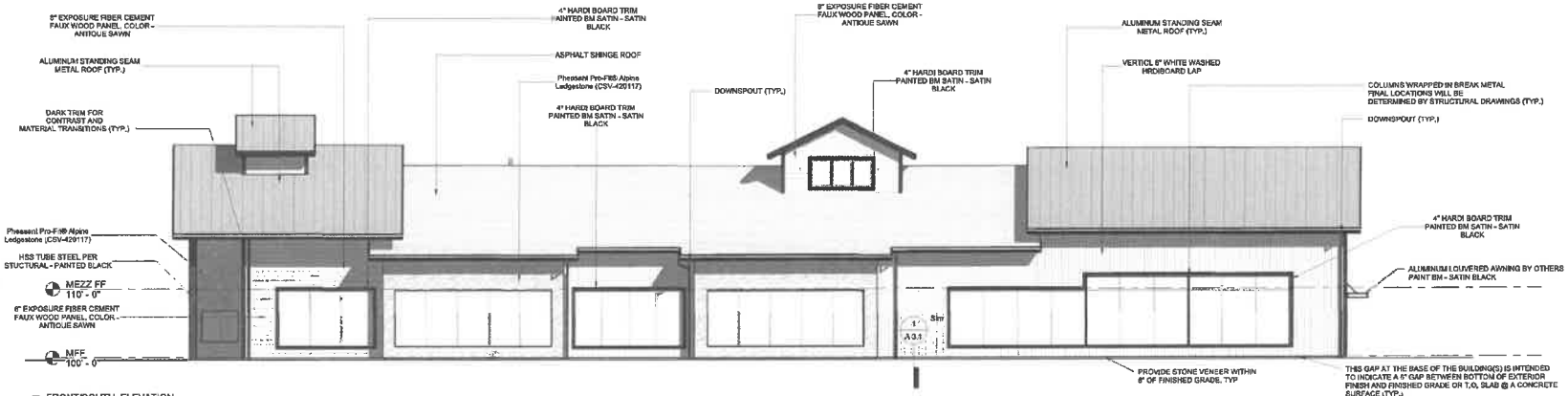
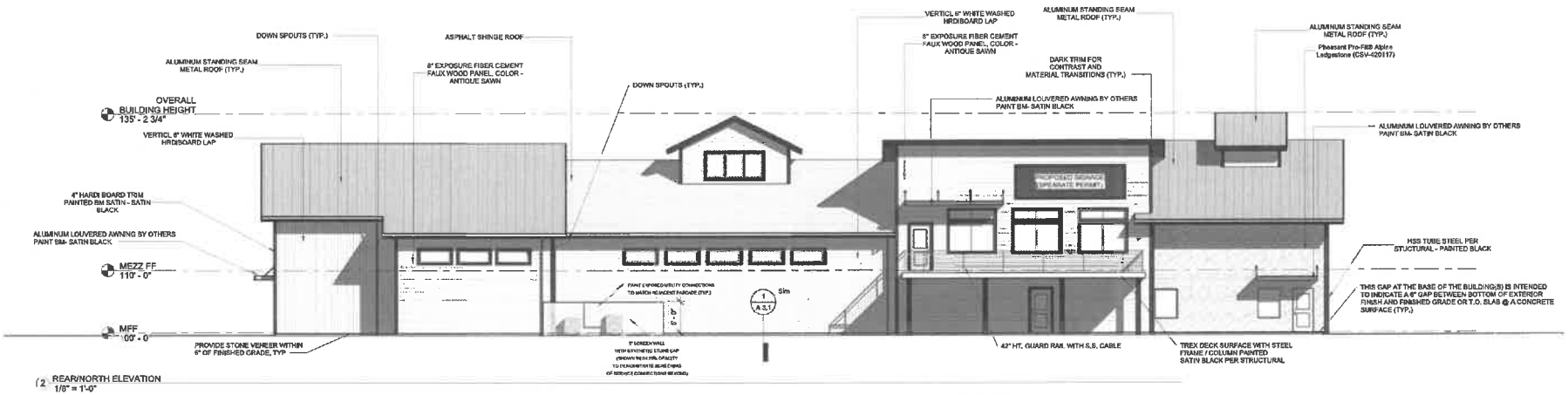
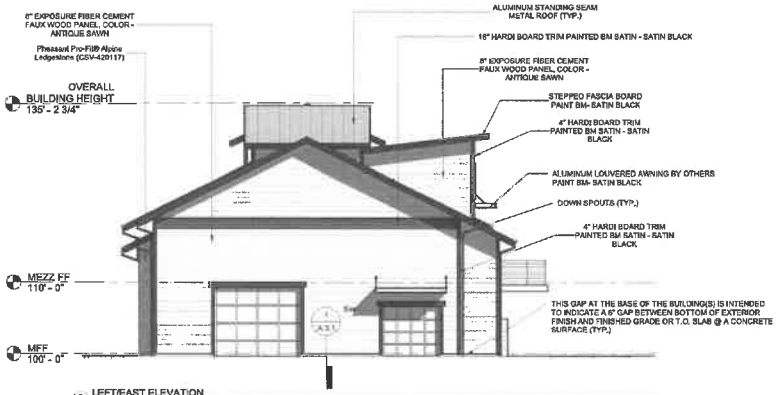


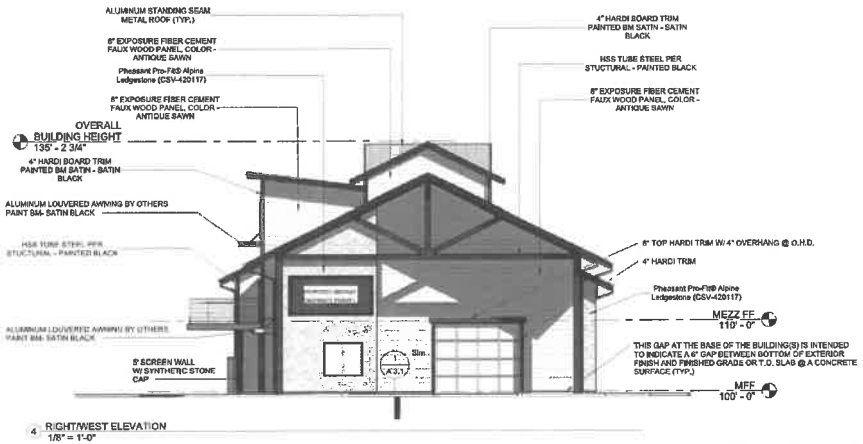
1 FRONT/SOUTH ELEVATION
1/8" = 1'-0"



2 REAR/NORTH ELEVATION
1/8" = 1'-0"



3 LEFT/EAST ELEVATION
1/8" = 1'-0"



4 RIGHT/WEST ELEVATION
1/8" = 1'-0"

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BUILDING A - ELEVATIONS

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1.5
DRAWN BY:	RMW
REVISIONS	

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MATERIALS LIST - CANNON EXPERSS CAR WASH - TIMNATH LOCATION

FIBER CEMENT FAUX WOOD PANEL, COLOR - ANTIQUE SAWN

VERTICL 6-8" WHITE WASHED HRDIBOARD LAP

PHEASANT PRO-FIT® ALPINE LEDGESTONE (CSV-420117)

BLACK STANDING SEAM METAL ROOF

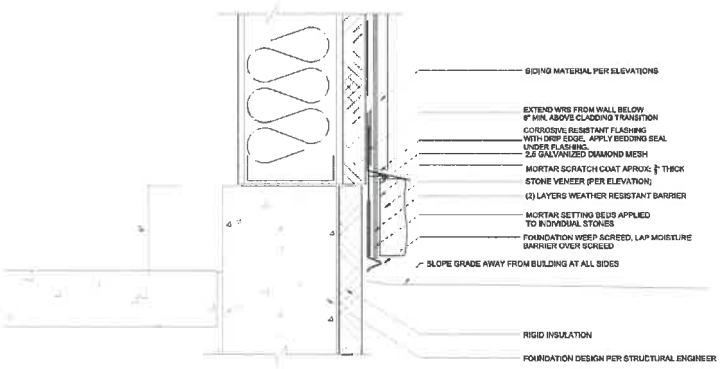
BENJAMIN MOORE COLOR PALLETE
(OR SIMILAR PRODUCT MANUFACTURER)

GENERAL MATERIAL NOTES:

1.) ALL EXTERIOR MATERIALS SHALL HAVE A MIN. OF 8" CLEARANCE ABOVE ADJACENT GRADE OR FLATWORK ONISTE.

2.) T.O.F. SHALL EXTEND 6" ABOVE ADJACENT GRADE.

MATERIALS SHEET
1/8" = 1'-0"



INSULATED WALL FOUNDATION DETAIL
3" = 1'-0"

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MATERIALS

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM, MODEL 1 B
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REVISIONS	

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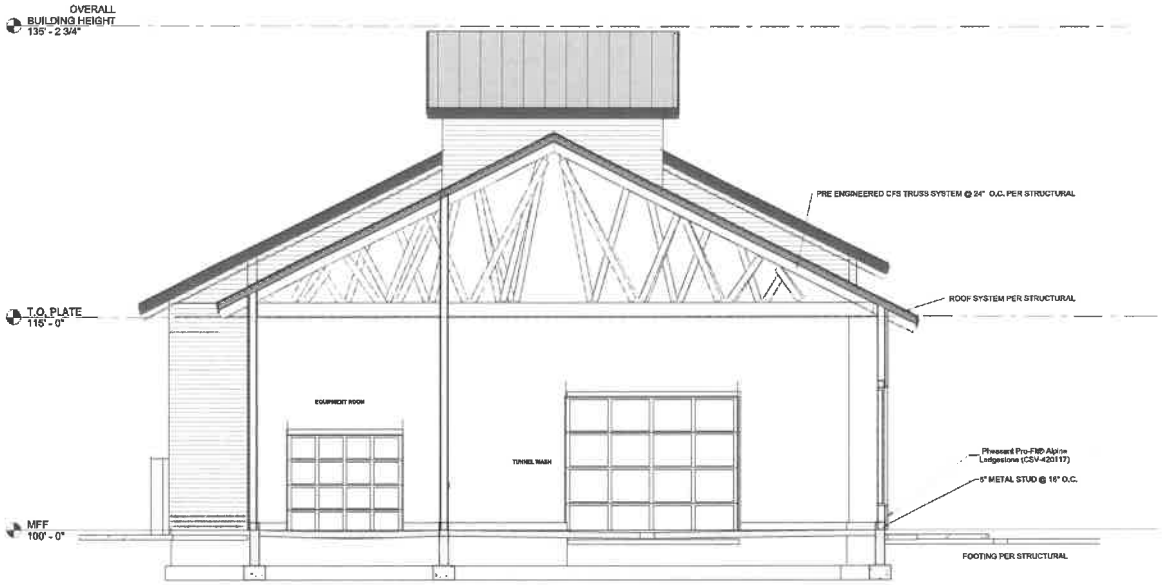

2 Section 4
1/4" = 1'-0"

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BUILDING SECTIONS

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 13
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REVISIONS	

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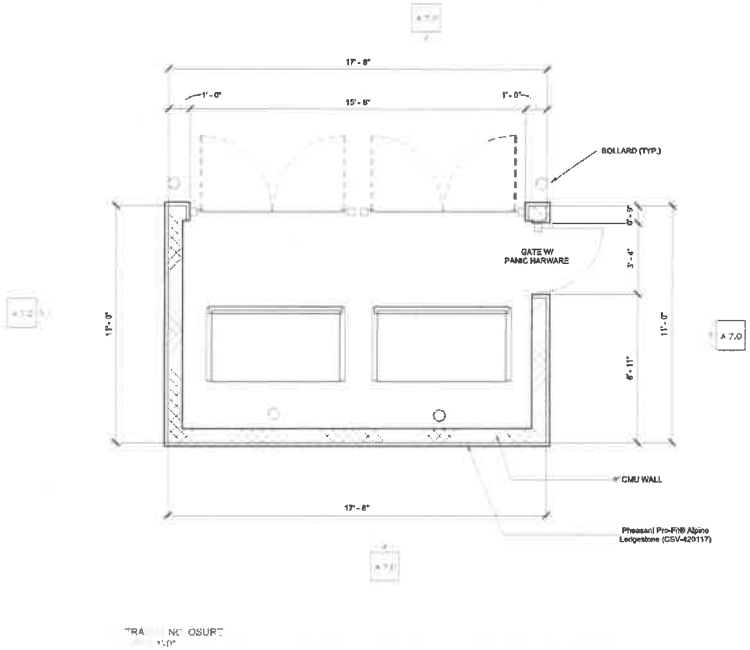
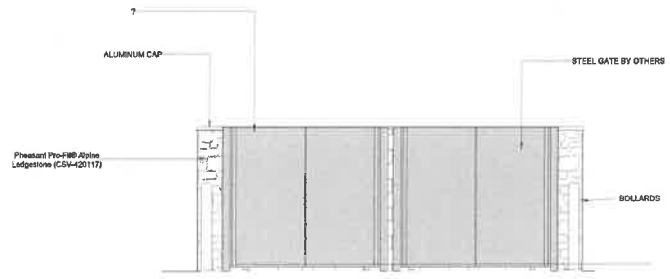
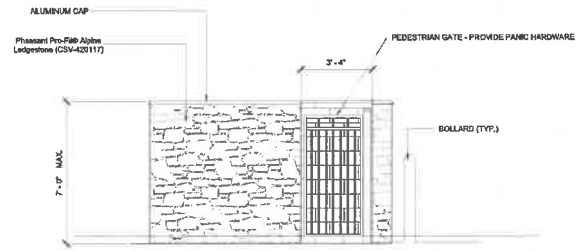


TRA NC OSURE
1'-0"

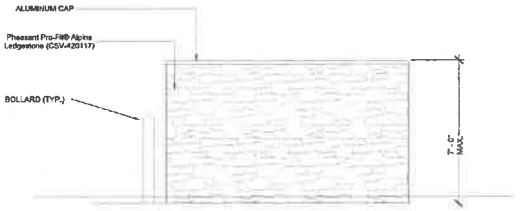


(2) Elevation 1 - a
3/8" = 1'-0"



(3) Elevation 2 - a
3/8" = 1'-0"

(4) Elevation 3 - a
3/8" = 1'-0"



(5) Elevation 4 - a
3/8" = 1'-0"

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TRASH ENCLOSURE

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1.5
DRAWN BY:	RMW
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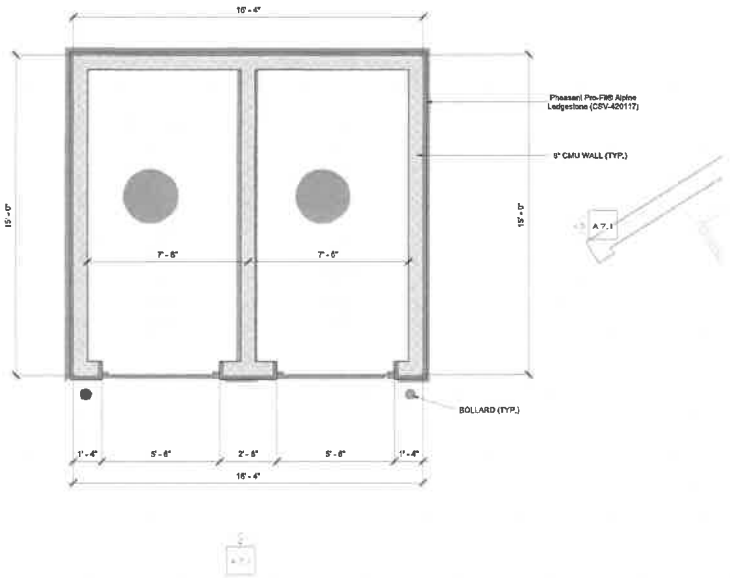
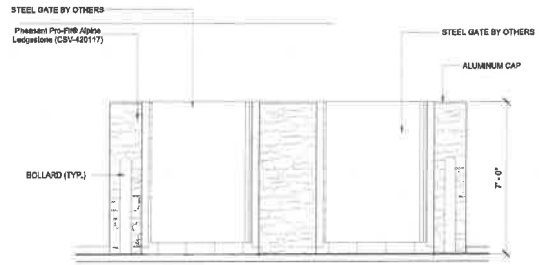
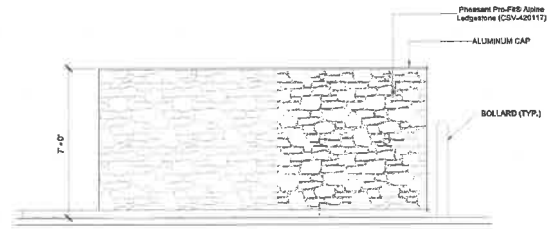


1 VACUUM ENCLOSURE
3/8" = 1'-0"

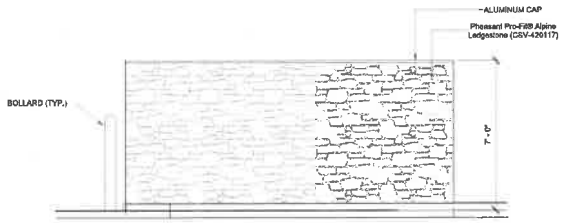


2 VACUUM CENCLOSURE FRONT
3/8" = 1'-0"



3 VACUUM ENCLOSURE LEFT
3/8" = 1'-0"

4 VACUUM ENCLOSURE REAR
3/8" = 1'-0"



5 VACUUM ENCLOSURE RIGHT
3/8" = 1'-0"

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VACUUM ENCLOSURE

CANNON EXPRESS CAR WASH
5560 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 13
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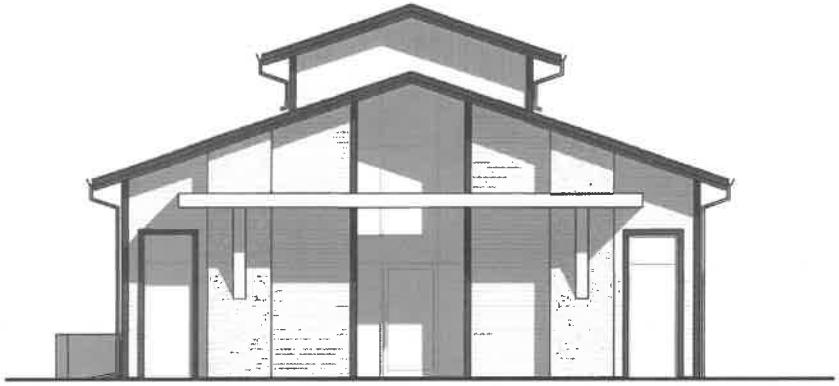
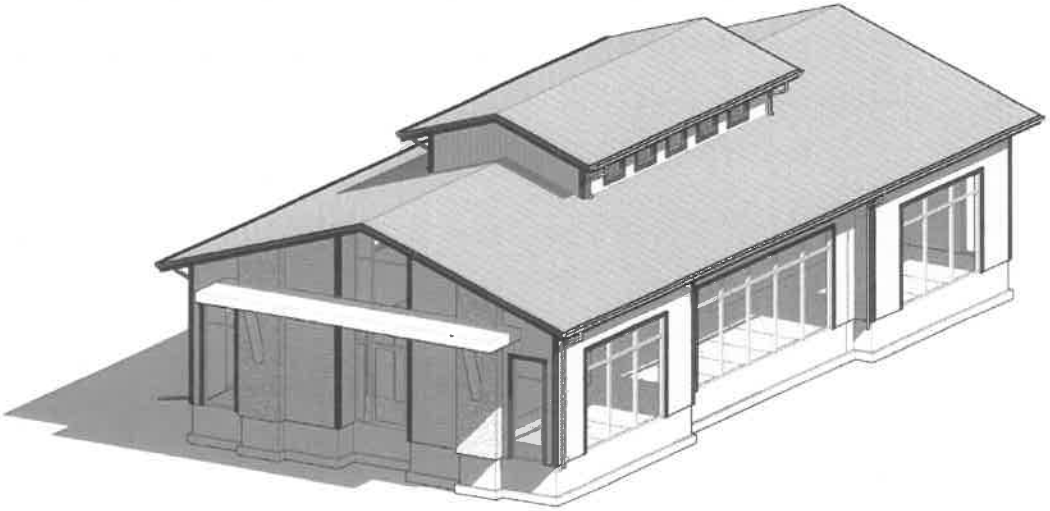
REVISIONS	





CANNON EXPRESS CAR WASH BUILDINGS B & C - TIMNATH LOCATION

ADDRESS: TIMNATH, CO

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BUILDING B & C COVER SHEET

CANNON EXPRESS CAR WASH

5500 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1 S
DRAWN BY:	RMW
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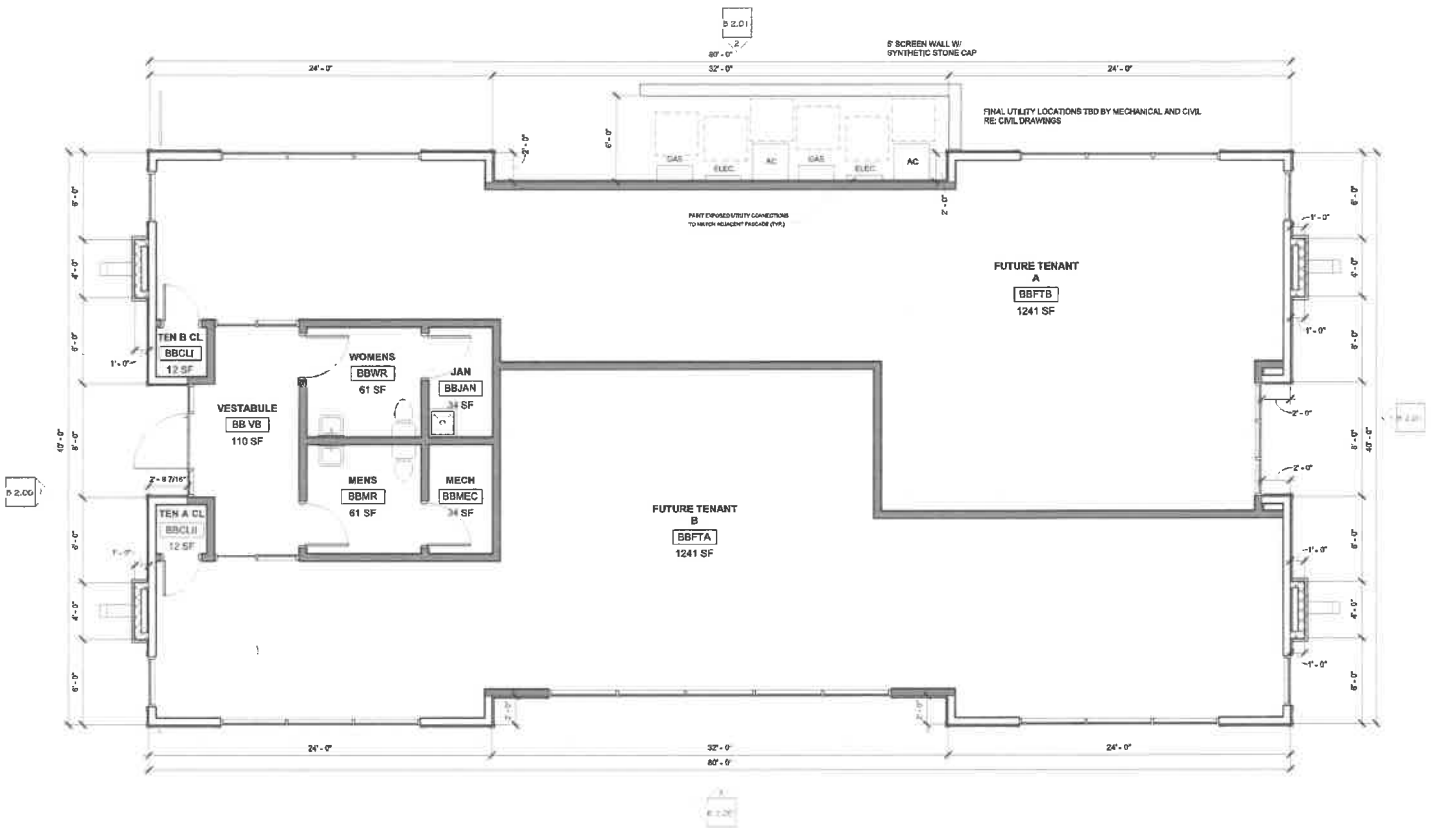

N

1 BUILDING B&C- MAIN FLOOR
1/4" = 1'-0"

GROSS AREA CALCS: MAIN FLOOR = 3634 SQ. FT.

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BUILDING B & C - FLOOR PLANS

CANNON EXPRESS CAR WASH
5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1.5
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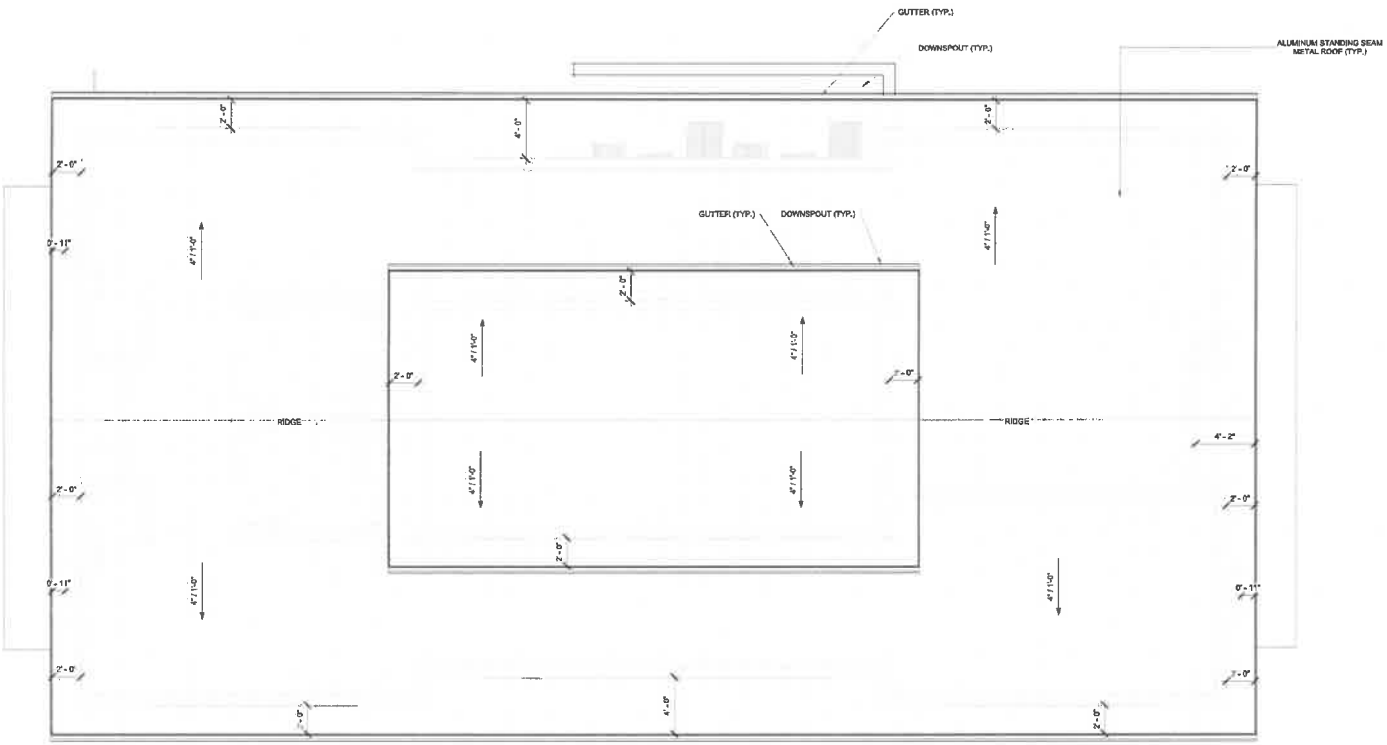

1 BUILDING B&C ROOF PLAN
1/4" = 1'-0"

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BUILDING B & C ROOF PLAN

CANNON EXPRESS CAR WASH

5580 & 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM, MODEL 13
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MATERIALS LIST - CANNON EXPERSS

CAR WASH - TIMNATH LOCATION

1 BUILDING B FRONT/EAST ELEVATION - BUILDING C FRONT/WEST ELEVATION
1/4" = 1'-0"

FIBER CEMENT FAUX WOOD PANEL, COLOR - ANTIQUE SAWN

VERTICL 8" WHITE WASHED HRDIBOARD LAP

PHEASANT PRO-FIT® ALPINE LEDGESTONE (CSV-420117)

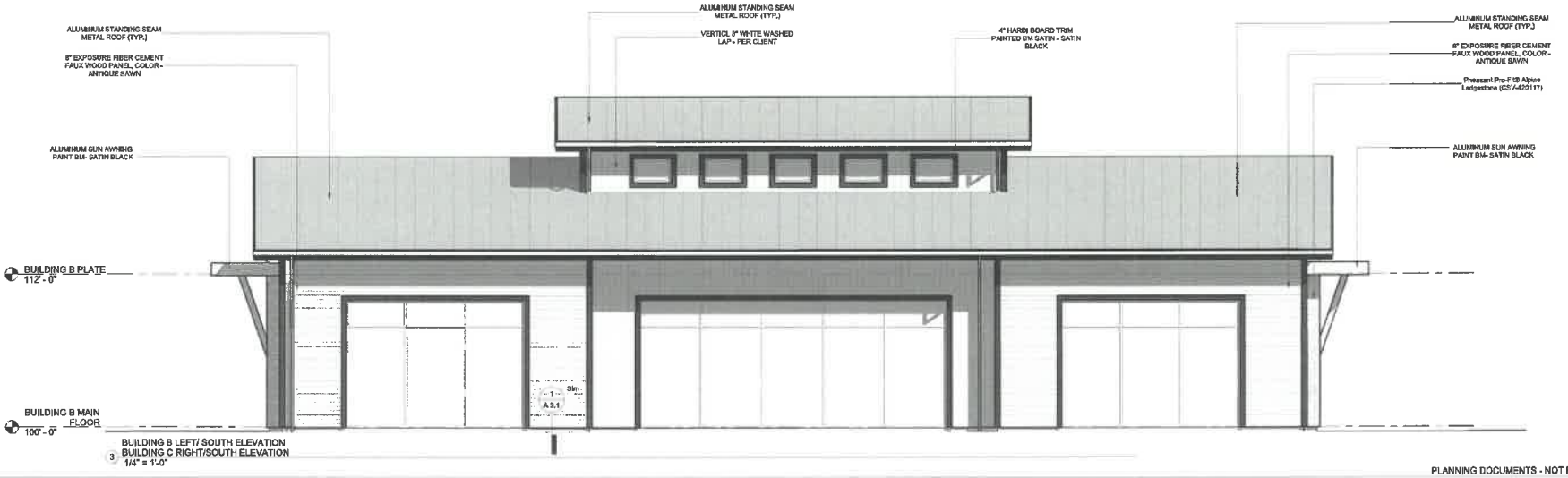
BLACK STANDING SEAM METAL ROOF

BENJAMIN MOORE
COLOR PALLETE
(OR SIMILAR PRODUCT
MANUFACTURER)

GENERAL MATERIAL NOTES:

1.) ALL EXTERIOR MATERIALS SHALL HAVE A MIN. OF 6" CLEARANCE ABOVE ADJACENT GRADE OR FLATWORK ONISTE.

2.) T.O.F. SHALL EXTEND 6" ABOVE ADJACENT GRADE.



3 BUILDING B LEFT/ SOUTH ELEVATION
BUILDING C RIGHT/SOUTH ELEVATION
1/4" = 1'-0"

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BUILDING B & C - ELEVATIONS
CANNON EXPRESS CAR WASH
5580 E 5600 E HARMONY RD. - TIMNATH, COLORADO 80547

PROJECT NO:	CCW TIM. MODEL 1 3
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