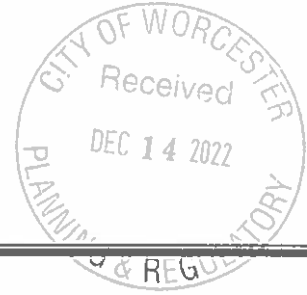




**SPECIAL PERMIT APPLICATION**



2022 DEC 15 AM 9:15  
Worcester City Office

**CITY OF WORCESTER ZONING BOARD OF APPEALS**  
455 Maint Street, Room 404: Worcester, MA 01608  
Phone 508-799-1400 Ext. 31440 - Fax 508-799-1406

**TYPE OF SPECIAL PERMIT** (check the Special Permit you are requesting and describe what you are requesting)

- 1.  Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
- 2.  Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
- 3.  Non-Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
- 4.  Non-Accessory Sign (Article IV, Section 6)
- 5.  Residential Conversion (Article IV, Section 9)
- 6.  Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7.  Modification of Parking/Loading Requirements (Article IV, Section 7)
- 8.  Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
- 9.  Other Special Permit (Describe Special Permit sought):

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 1059 Grafton Street  
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: No.

3. **OWNER OF RECORD:** Angelo Pizzarella Trustee of Pizzarella Irrevocable Trust- 2019  
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are 232 Plantation Street, Worcester, MA 01602

5. Worcester District Registry of Deeds (WDRD) Book(s) 61607, Page(s) 65  
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 38 Block 035 Lot 00002  
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** 1059 Grafton Street, LLC

8. Address of Applicant: 1380 Soldiers Field Road, Boston, MA 02135

9. Telephone: c/o Donald J. O'Neil (508) 755-5655

10. Email: c/o djo@oneilbarrister.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s)  (If you are not the owner of the subject property and are a lessee or optionee, it is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property.)
12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):  
BL-1.0 / RL- 7 (split lot)
13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):  
The portion of the property that the applicant seeks to build upon is vacant. The seafood market located on the corner of Grafton Street and Pine Hill Road along with approximately one acre of land will be retained by the current owner. ANR Plan to be submitted to the Planning Board to establish lot configuration.
14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):  
Construct and operate a carwash facility on the portion of the premises to be acquired which is zoned BL-1.0. No use of the residentially zoned land to be acquired is proposed at this time. Land area to be transferred to the Applicant is approximately 4.5 acres out of the 5.4664 acre parcel.
15. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property):  
Article IV, section 2, Table 4.1
16. Are you aware if this property has been previously granted approvals from any City Board or Commission?  
If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions):  
Unknown.
17. Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g. a cease and desist order has been issued)? If so, explain:  
No.
18. List any additional information relevant to the Special Permit (s):

## **SPECIAL PERMIT FINDINGS OF FACT**

**In the spaces below explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)**

1. Social, economic or community needs that are served by the proposal:  
The proposed car wash will help meet , City residents and others, need for the same through the construction of a new well designed facility to be constructed on the business zoned portion of the property which is currently under utilized.
  
2. Traffic flow and safety, including access, parking and loading areas:  
The traffic flow and safety issues presented have been adequately addressed by the Applicant's engineers. See attached plans filed herewith.
  
3. Adequacy of utilities and other public services:  
Existing utilities in Grafton Street are adequate in all respects for the proposed use.
  
4. Neighborhood character and social structure:  
The proposed use is consistent with the neighborhood character and social structure and will complement surrounding uses and structures.
  
5. Impacts on the natural environment:  
The area to be built upon is located on Grafton Street, in a developed area, and the proposed use will have minimal impact on the natural environment with proper attention being paid to the protection of the wetland area located to the rear of the property on the residentially zoned portion of the lot.
  
6. Potential fiscal impact, including city services needed, tax base, and employment:  
The proposed use will increase the City's tax base and provide employment opportunities for City residents with minimal demands on City services.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By: [Signature] A.H.P. 5  
(Signature of Applicant or Applicant's Agent)  
If more than one applicant, all applicants must fill out information.

1059 Grafton Street, LLC  
(Name of Applicant)

1380 Soldiers Field Road, Boston, MA 02135  
(Address)

c/o Donald J. O'Neil, Esq. (508) 755- 5655  
(Contact Phone Number)

djo@oneilbarrister.com  
(Email)

August 9, 2022  
(Date)

By: [Signature]  
(Signature of Property Owner or Owner's Agent)  
If more than one property owner, all owners must fill out information.

Pizzarella Irrevocable Trust - 2019  
(Name of Property Owner)

232 Planation Street, worcester, MA 01602  
(Address)

c/o Paul J. Demoga, Esq. (508) 793- 1900  
(Contact Phone Number)

pjdemoga@aol.com  
(Email)

August 9, 2022  
(Date)

**Non-Residential Use allowed only by Special Permit  
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed use (include description of business, proposed hours of operation, and number of employees)

The applicant is proposing to construct and operate a car wash facility, which is expected to be open from 7:00 A.M. to 9:00 P.M. , with 2 to 3 employees per shift.

2. Total square footage of proposed use:

Building square footage will be approximately 4,225. Lot area total will be approximately 4.5 acres with approximately 1 acre in active use along Grafton Street.

3. Number of off-street parking spaces to be provided. Indicate location of those parking spaces: garage, parking lot, parking spaces on a different lot provided through the same ownership and/or leased spaces (a 5-year minimum lease with renewal options must be provided) within 1,000 feet of the use it will serve.

15 vac spaces proposed, including one ADA space, and 3 additional parking spaces for employees for a total of 18 spaces.

4. For a proposed animal hospital, animal clinic, pet shop or animal shelter, per Article IV, Section 2, Notes to Table 4.1, Note 4, indicate the location of any animal runs if a residential zoning district is within 200 feet of the subject property.

5. For a proposed Bed and Breakfast use, provide additional documentation per Article IV, Section 11.

6. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.

7. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.

8. For a proposed non-accessory parking lot or a motor vehicle display lot, provide additional documentation showing compliance with Article IV, Section 7B.

**Non-Accessory Sign  
(Article IV, Section 6)**

1. Square footage, length and width of proposed sign, and height of total structure:

2. Distance of proposed sign from other non-accessory signs along each side of a street.

3. Indicate on the submitted plan the type and style of sign, exact location, etc.

**CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION**

**\*Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

**(1) If a Proprietorship or Single Owner of residential property:**

Name of Owner \_\_\_\_\_

Business Address \_\_\_\_\_

Home Address \_\_\_\_\_

Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature of owner (certifying payment of all municipal charges):  
\_\_\_\_\_ Date: \_\_\_\_\_

**(2) If a Partnership or Multiple Owners of residential property:**

Full names and address of all partners

Printed Names	Addresses
_____	_____
_____	_____
_____	_____
_____	_____

Business Address \_\_\_\_\_  
Business Phone \_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

(3) If a Corporation:

Full Legal Name \_\_\_\_\_

State of Incorporation \_\_\_\_\_

Principal Places of Business \_\_\_\_\_

Place of Business in Massachusetts \_\_\_\_\_

Printed Names of Officers of Corporation: \_\_\_\_\_ Title \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owners of Corporation:

Printed Names \_\_\_\_\_ Address \_\_\_\_\_ % of stock \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

\_\_\_\_\_  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

(4) If a Trust:

Name of Trust Pizzarella Irrevocable Trust -2019

Business Address 232 Plantation Street, Worcester, MA 01602

Printed Names of Trustees: \_\_\_\_\_ Address \_\_\_\_\_

Angelo Pizzarella Michelle Pizzarella 232 Plantation Street, Worcester, MA 01602  
\_\_\_\_\_  
17 Mildred Ave  
\_\_\_\_\_  
Milbury MA 01527

Printed Names of Beneficiaries: \_\_\_\_\_ Address \_\_\_\_\_

Angelo Pizzarella 232 Plantation Street  
\_\_\_\_\_  
Worcester MA 01602

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

[Signature] Date: 8-9-22  
[Signature] Date: \_\_\_\_\_  
Pizzarella Irrevocable Date: \_\_\_\_\_  
Trust - 2019 Date: \_\_\_\_\_

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: 1059 Grafton Street, LLC

Signature of Applicant: [Signature] Date: 8/9/22

Applicant

Edward M. Augustus, Jr.  
CITY MANAGER



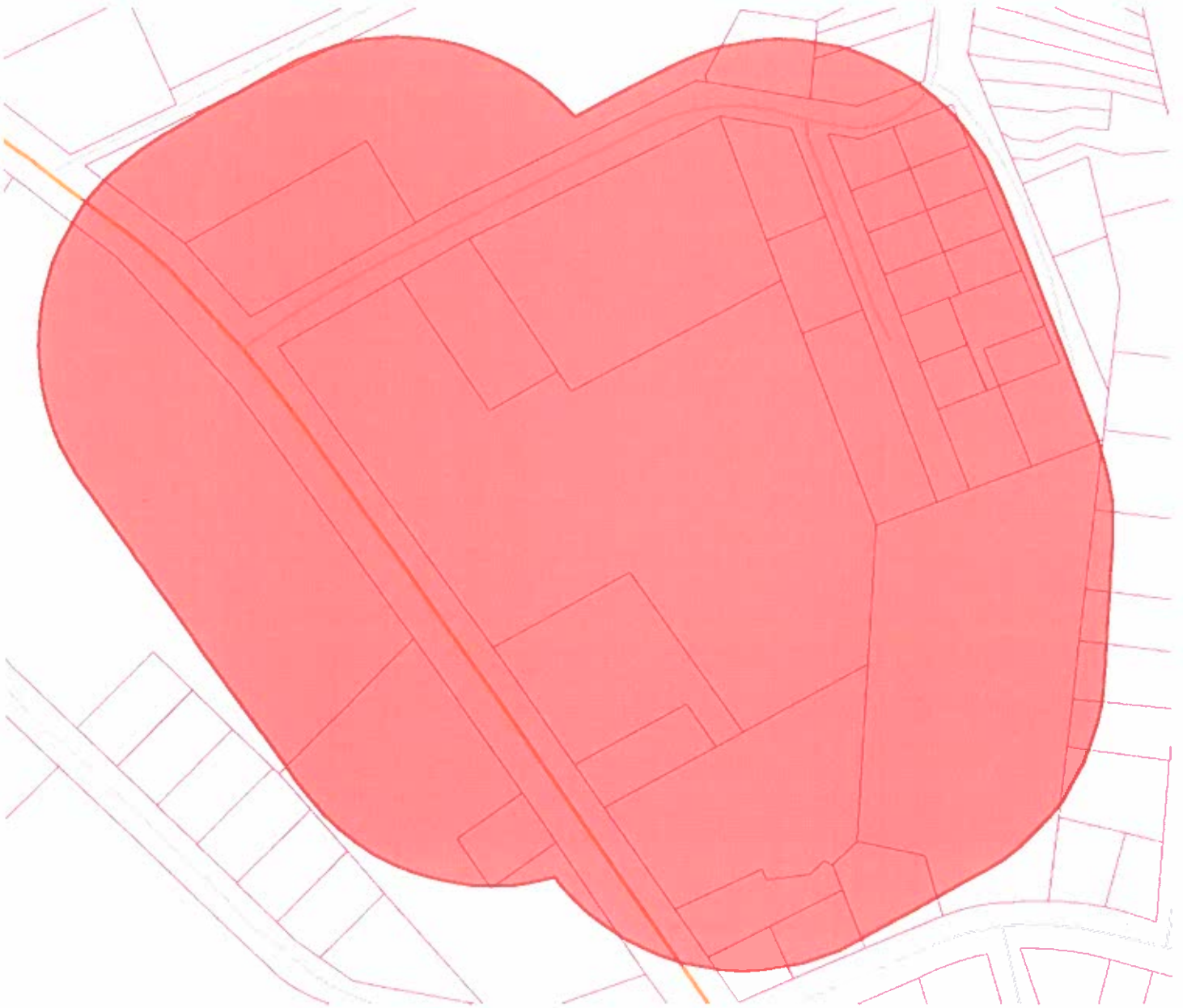
Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny  
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

## Abutters Map





Edward M. Augustus, Jr.  
CITY MANAGER



Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny  
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

### Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 42

Parcel Address: 1059 GRAFTON ST  
Assessor's Map-Block-Lot(s): 38-035-00002

Owner: PIZZARELLA, ANGELO TRUSTEE

Owner Mailing: 1059 GRAFTON ST  
WORCESTER MA, 01604

Petitioner (if other than owner): DONALD J. O'NEIL  
Petitioner Mailing Address: 688 PLEASANT ST  
WORCESTER MA, 01602

Petitioner Phone: 508-755-5655

Planning: \_\_\_\_\_ Zoning: X Liquor License: \_\_\_\_\_ ConComm: \_\_\_\_\_  
Historical: \_\_\_\_\_ Cannabis: \_\_\_\_\_ Other: \_\_\_\_\_

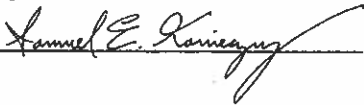
38-034-09+10	CUNNINGHAM JULIE +	10 SEDGEMEADOW RD	WAYLAND MA 01778
38-033-52+53	BOOKER LINDA T	65 CAMELOT DRIVE	WORCESTER MA 01602
38-033-00A+C	DICKEY RONALD R + DONNA J	0001 PINE HILL RD	WORCESTER MA 01604
34-025-003+5	CITY OF WORCESTER SCHOOL DEPT	20 IRVING ST	WORCESTER MA 01609
38-026-00044	BRANDT RICHARD A + MARY G	0004 BRANDT LN	WORCESTER MA 01604
38-033-31-2B	EKEH DEXTER	0011 POCASSET ST	WORCESTER MA 01604
38-033-00021	QUERY GEORGE + ROSANN B	0012 POCASSET ST	WORCESTER MA 01604
38-035-00004	LAJ PROPERTIES LLC	0211 SHREWSBURY ST	WEST BOYLSTON MA 01583
38-033-01-06	HOLLUP ROBERT P	0004 POCASSET ST	WORCESTER MA 01604
38-035-00003	ANKOMAH YAA	0012 PINE HILL RD	WORCESTER MA 01604
34-025-00023	UDOFIA ATAI	1110 GRAFTON ST	WORCESTER MA 01604
38-033-07-10	ROY ROBERT J JR	0006 POCASSET ST	WORCESTER MA 01604
38-033-22-25	B + M PROPERTY GROUP LLC	0447 RAWSON ST	LEICESTER MA 01524
38-034-0000A	ALCOTT MANAGEMENT COMPANY	0015 NORTHEAST INDUSTRIAL RD	BRANFORD CT 06405
38-034-00016	LGN LLC	0096 MIDDLESEX AVE	WORCESTER MA 01604
38-034-00003	HERR CATHERINE M +	0001 RURAL ST	WORCESTER MA 01604
38-034-00012	ROBERTS GEORGE M TRUSTEE	PO BOX 533	NO. GRAFTON MA 01536

38-034-00014	LGN LLC	0096 MIDDLESEX AVE	WORCESTER MA 01604
38-033-0000B	SHEA JUSTINE M	0047 PINE HILL RD	WORCESTER MA 01604
38-033-00B-1	HANRAHAN ALISON	0049 A PINE HILL RD	WORCESTER MA 01604
38-033-002-2	DIXON DAVID + RIBEIRO	004B OCKWAY ST	WORCESTER MA 01602
38-033-003-2	GUERRA CLINT A	0005 POCASSET ST	WORCESTER MA 01604
38-033-004-1	KRAUS EVA + TRACY MARUSAK	0003 POCASSET ST	WORCESTER MA 01604
38-033-004-2	KEGBEH SYLVESTER K	0001 POCASSET ST	WORCESTER MA 01604
38-033-003-1	FALL MASSITAN + HAWA	0007 POCASSET ST	WORCESTER MA 01604
38-033-0006A	TERRILL KIRA	0006 OCKWAY ST UNIT A	WORCESTER MA 01604
38-033-0006B	GRIFFITHS BARBARA	0009 FRANCINE RD	FRAMINGHAM MA 01701
38-033-002-1	SENDAWULA ROSALYNE	004A OCKWAY ST	WORCESTER MA 01604
38-033-001-2	AMPARBENG URIEL D + GLORIA	002B OCKWAY ST	WORCESTER MA 01604
38-033-001-1	FRIMPONG AGYEN	002A OCKWAY ST	WORCESTER MA 01604
38-034-00011	PREMIER INVESTMENT PROPERTIES LLC	0069 SANDRA DR	WORCESTER MA 01604
38-034-00008	INGELLIS VICTOR M JR + JEAN M	0009 RURAL ST	WORCESTER MA 01604
38-034-00006	GARDELLA MICHAEL + MARY	0005 RURAL ST	WORCESTER MA 01604
38-034-00005	GARDELLA MICHAEL + MARY	0005 RURAL ST	WORCESTER MA 01604
38-034-00015	LGN LLC	0096 MIDDLESEX AVE	WORCESTER MA 01604
38-033-00011	BERNAL MARIBEL CARDONA +	0017 RURAL ST	WORCESTER MA 01604
38-035-00002	PIZZARELLA ANGELO TRUSTEE	0232 PLANTATION ST	WORCESTER MA 01604
38-026-0003A	BRANDT RICHARD A + MARY G	0004 BRANDT LN	WORCESTER MA 01604
38-034-0012A	ROMANOFF DAVID TRUSTEE	0425 SUNDERLAND RD	WORCESTER MA 01604
38-034-00013	ROMANOFF DAVID	0425 SUNDERLAND RD	WORCESTER MA 01604
38-033-31-04	ANTWI GABRIEL G	0009 POCASSET ST	WORCESTER MA 01602
34-025-00025	FIRST COTTAGE LLC	PO BOX 42	GROTON MA 01450

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 38-035-00002 as cited above.

Certified by:

Signature



12/07/2022

Date



**CROSSMAN ENGINEERING**  
 107 Crossman Avenue  
 Worcester, MA 01605  
 Phone: (508) 854-1178  
 Fax: (508) 854-1179  
 Website: www.crossmaneng.com

**PROPOSED CAR WASH**  
 PLAT MAP 38, BLOCK 35, LOT 2  
 ZONING DISTRICT: B2  
 BUSINESS LIMITED  
 SINGLE FAMILY DISTRICT  
 1693 GRAFTON STREET  
 WORCESTER, MA

203 CENTREVILLE ROAD, LLC  
 CO BAS, DOMERTY and PARK, PC  
 SUITE 2100  
 BOSTON, MA 02135-1023

**CONCEPTUAL EXISTING CONDITIONS PLAN**

DATE: 11/20/2022  
 PROJECT NO: 1220-CD-CO-001-003

SCALE: 1" = 20'

PROJECT ADDRESS: 1693 GRAFTON STREET

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

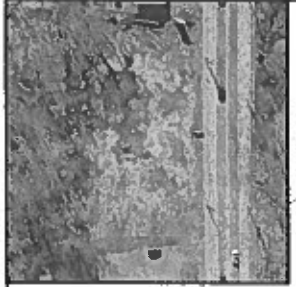
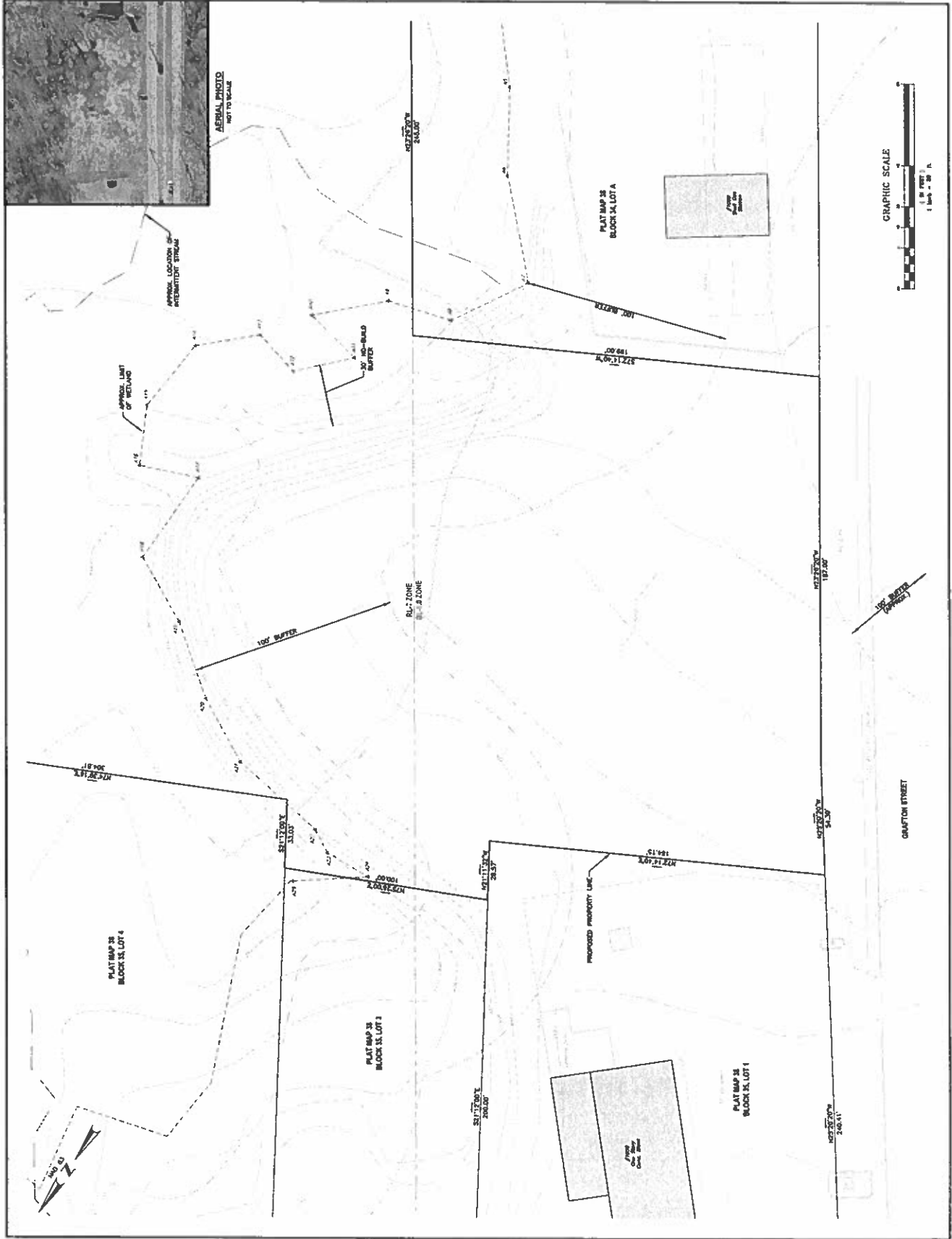
PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

**C1**  
 SHEET 1 OF 3





**CROSSMAN ENGINEERING**  
 101 Crossman Road  
 Worcester, MA 01605  
 Phone: 508.853.1100  
 Fax: 508.853.1101  
 Website: www.crossman-engineering.com

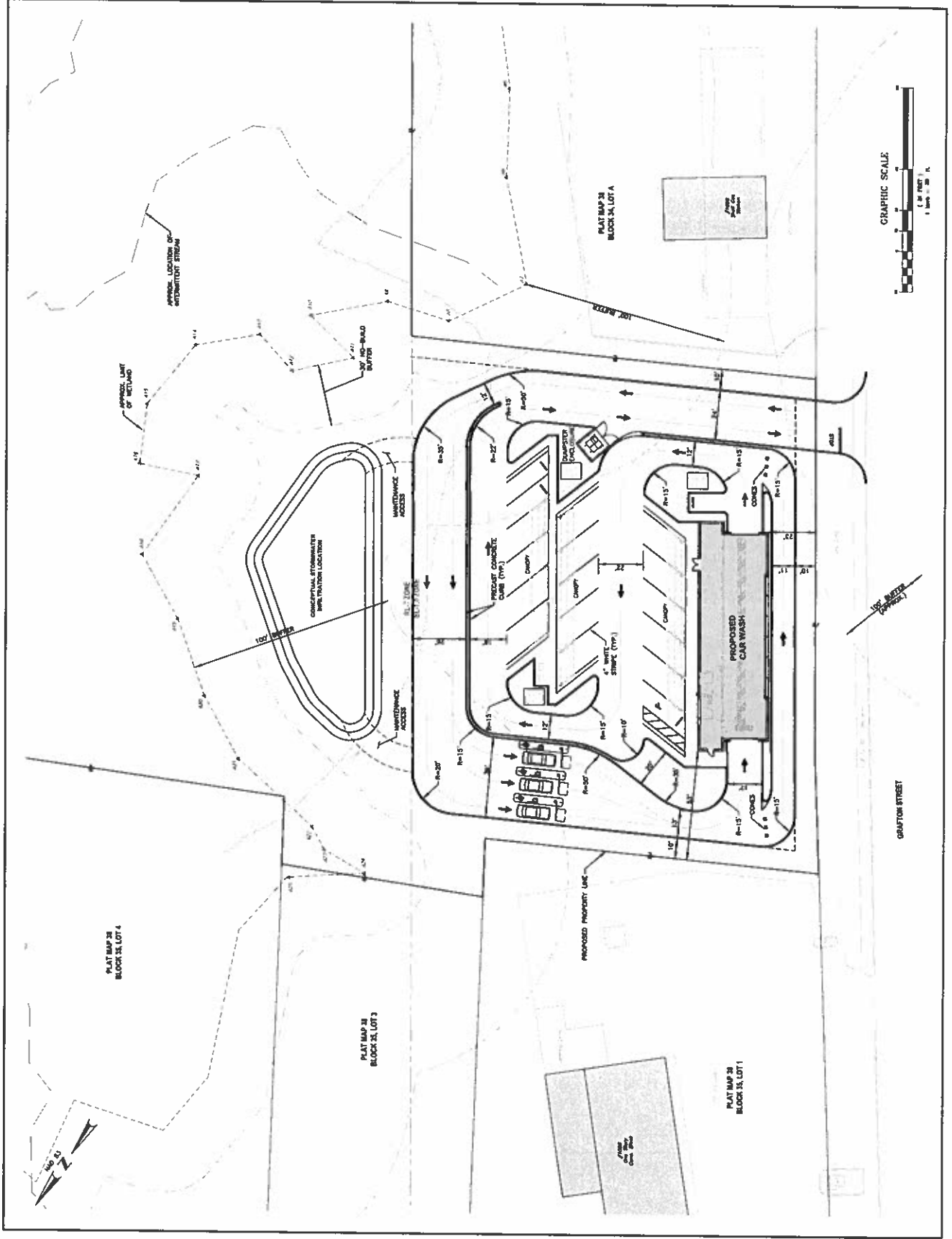
**PROPOSED CAR WASH**  
 PLAT MAP 38, BLOCK 38, LOT 2  
 ZONING DISTRICT: B1.5 and B1.7  
 BUSINESS LIMITED AND  
 SINGLE FAMILY DISTRICT  
 1659 GRAFTON STREET  
 WORCESTER, MA


**PREPARED BY:**  
 293 CENTERVILLE ROAD, LLC  
 C/O BASS, DOHERTY AND FRENK, P.C.  
 SUITE 2100  
 BOSTON, MA 02135-1023

**PROJECT TITLE:**  
 SITE LAYOUT PLAN

DATE	DESCRIPTION	SCALE
NOVEMBER 2023	REVISED	1"=20'

**C2**  
 SHEET 2 OF 3





**Crossman Engineering**  
 100 State Street, Worcester, MA 01608  
 (508) 753-5000  
 www.crossman-engineering.com

**PROPOSED CAR WASH**  
 PLAT MAP 38 BLOCK 38 LOT 2  
 200MG DISTRICTS: 8-13 AND 8-17  
 BUSINESS LIMITED AND  
 SINGLE FAMILY DISTRICT  
 1059 GRAFTON STREET  
 WORCESTER, MA

230 CENTVILLE ROAD, LLC  
 CO BAS, DORSET AND PARK, PC  
 SUITE 2100  
 BOSTON, MA 02155-1623

**LANDSCAPE PLAN**

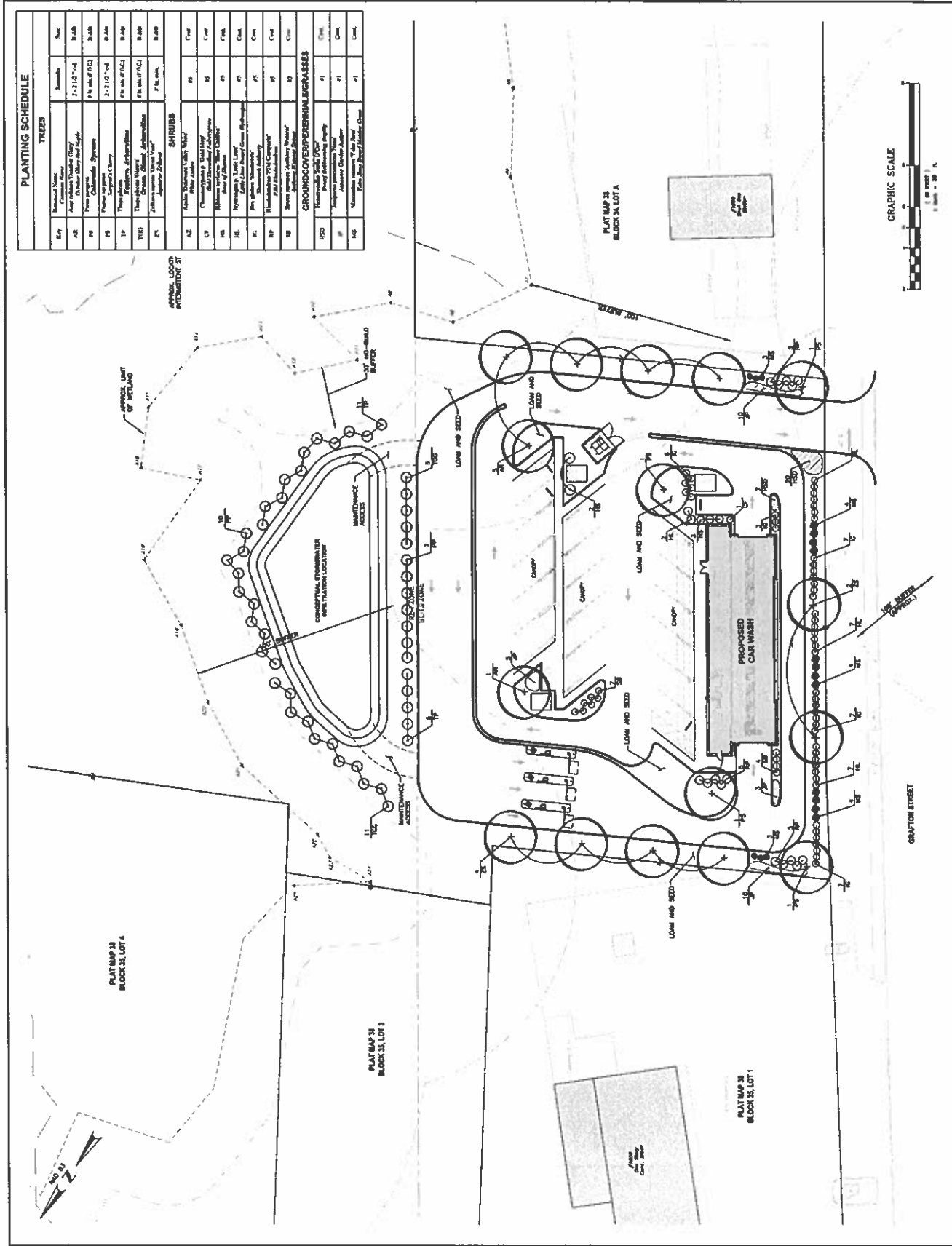
DATE: 05/20/2023 SCALE: 1"=20'

PROJECT: 1059-G-UD-LAND.LIN

**LANDSCAPE PLAN**

NO.	DATE	REVISION
1	05/20/23	ISSUE FOR PERMIT

L1  
SHEET 3 OF 3



**PLANTING SCHEDULE**

TREES		Quantity
Symbol	Remarks	
TR1	5-1/2" DBH x 12-0" H	1
TR2	5-1/2" DBH x 12-0" H	1
TR3	5-1/2" DBH x 12-0" H	1
TR4	5-1/2" DBH x 12-0" H	1
TR5	5-1/2" DBH x 12-0" H	1
TR6	5-1/2" DBH x 12-0" H	1
TR7	5-1/2" DBH x 12-0" H	1
TR8	5-1/2" DBH x 12-0" H	1

SHRUBS		Quantity
Symbol	Remarks	
SR1	5-1/2" DBH x 12-0" H	1
SR2	5-1/2" DBH x 12-0" H	1
SR3	5-1/2" DBH x 12-0" H	1
SR4	5-1/2" DBH x 12-0" H	1
SR5	5-1/2" DBH x 12-0" H	1
SR6	5-1/2" DBH x 12-0" H	1

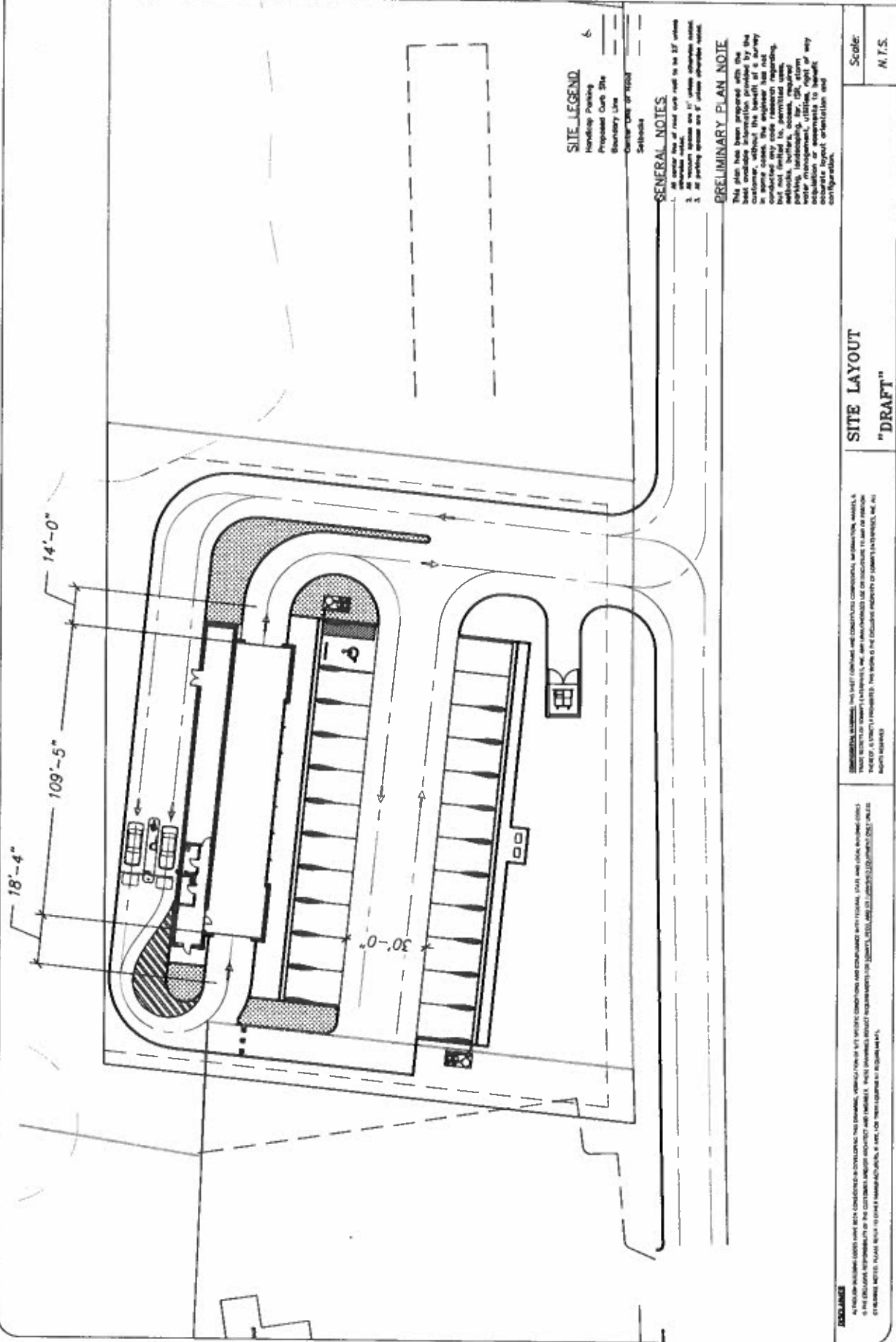
  

GROUNDCOVER/PERENNIALS/GRASES		Quantity
Symbol	Remarks	
GC1	5-1/2" DBH x 12-0" H	1
GC2	5-1/2" DBH x 12-0" H	1
GC3	5-1/2" DBH x 12-0" H	1
GC4	5-1/2" DBH x 12-0" H	1

CRD DATE:	08.02.22
CRD BY:	CW
REV DATE:	10.20.22
REV BY:	CW
CHKD BY:	

SONNY'S **PECO**  
The Car Wash Factory  
www.SonnyPest.com  
http://www.SonnyPest.com

Project Number:	MA
Location:	
Project Name:	HANG TEN-GRAFTON #10
Sheet:	01
Rev:	-0



**SITE LEGEND**  
 Handicap Parking  
 Proposed Car Wash  
 Boundary Line  
 Center Line of Road  
 Setback

**GENERAL NOTES**  
 1. All work shall be in accordance with the 2018 Florida Building Code.  
 2. All work shall be in accordance with the 2018 Florida Electrical Code.  
 3. All work shall be in accordance with the 2018 Florida Mechanical Code.  
 4. All work shall be in accordance with the 2018 Florida Fire and Life Safety Code.

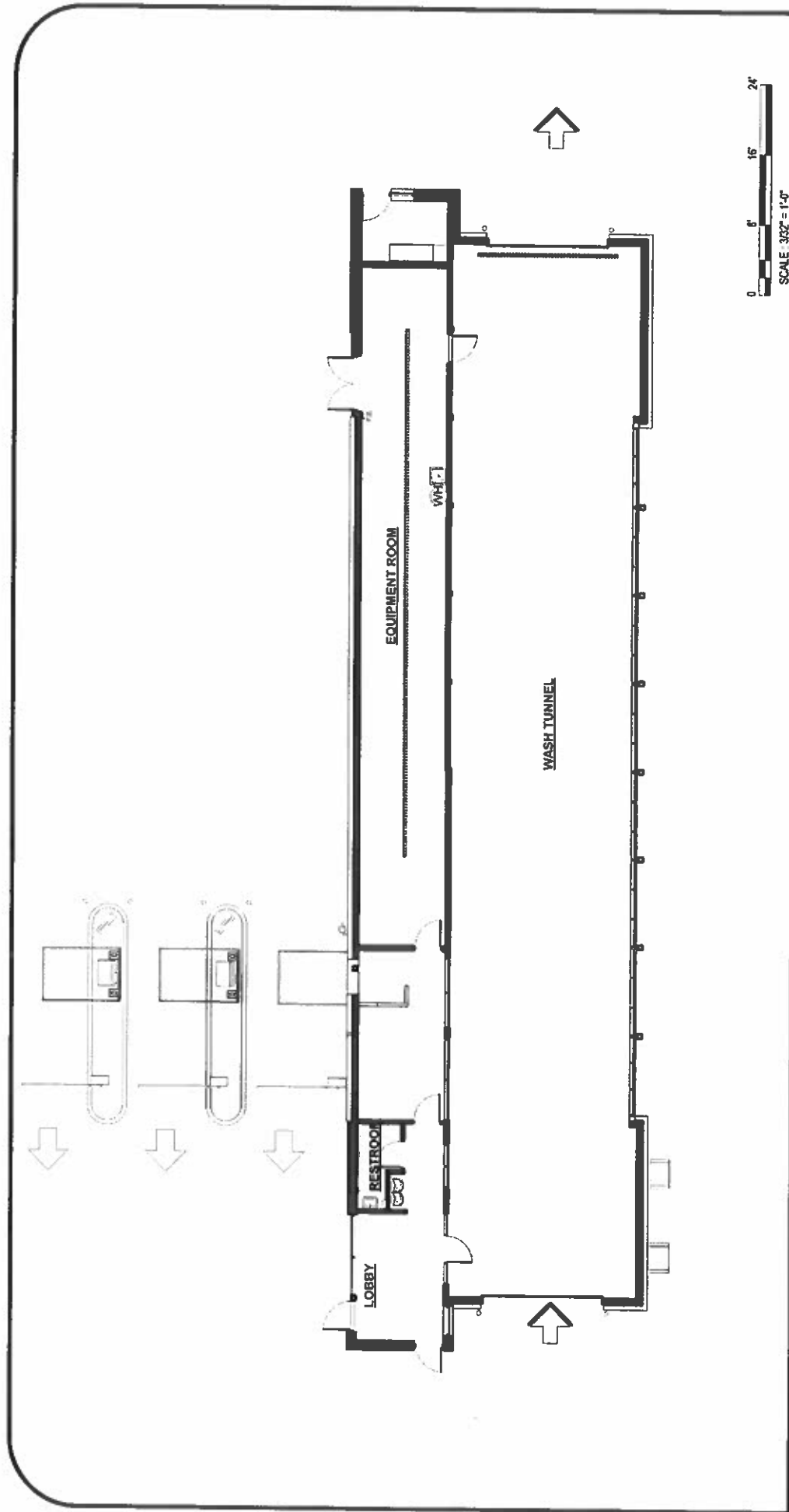
**PRELIMINARY PLAN NOTE**  
 This plan has been prepared with the best available information provided by the client. The client is responsible for the accuracy of the information provided. The architect does not warrant, represent, or guarantee the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

Scale: N.T.S.

**SITE LAYOUT**  
**"DRAFT"**

**DISCLAIMER:** THIS SHEET FORWARDS THE CONSULTING PROFESSIONAL'S OPINION, ANALYSIS, AND RECOMMENDATIONS. THE CONSULTING PROFESSIONAL'S OPINION, ANALYSIS, AND RECOMMENDATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

**EXCLUDED:** ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 FLORIDA BUILDING CODE, THE 2018 FLORIDA ELECTRICAL CODE, THE 2018 FLORIDA MECHANICAL CODE, AND THE 2018 FLORIDA FIRE AND LIFE SAFETY CODE. THE CONSULTING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



# CONCEPTUAL FLOOR PLAN

PROJECT NO. PDP22.CWB.003  
 DATE: 10/31/2022  
 DRAWN BY: MMK  
 CHECKED BY: JTK



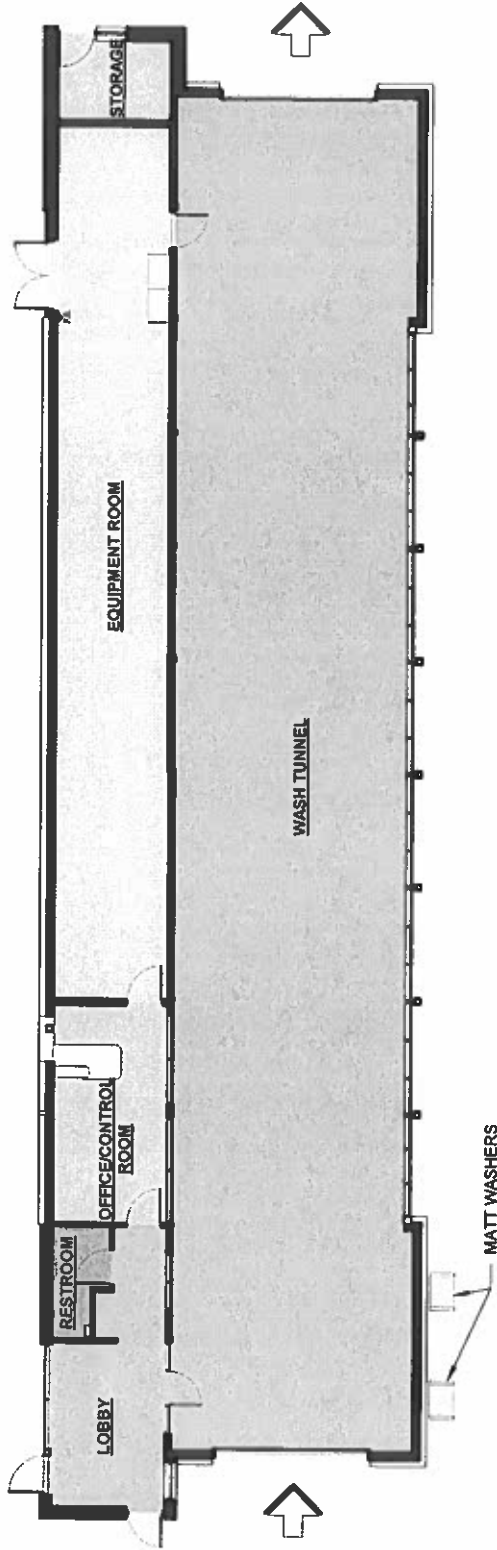
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COLOR LEGEND

- EQUIPMENT ROOM
- LOBBY
- OFFICE/CONTROL ROOM
- RESTROOM
- STORAGE
- WASH TUNNEL



FLOOR PLAN



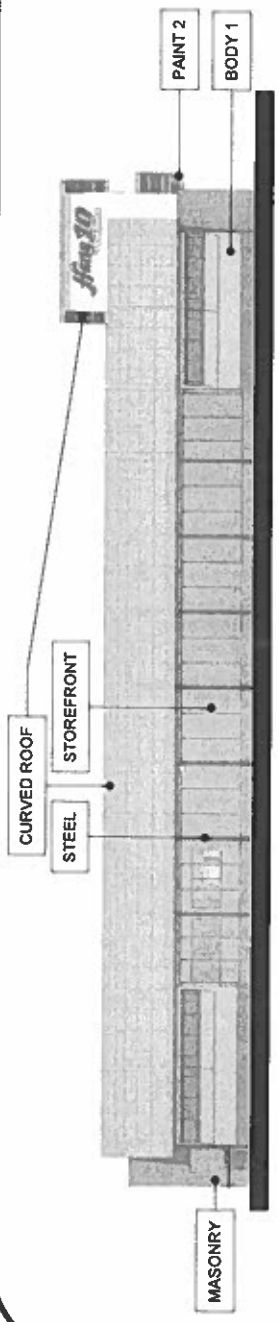
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DATE:	11/25/2022
DRAWN BY:	MMK
CHECKED BY:	JTK

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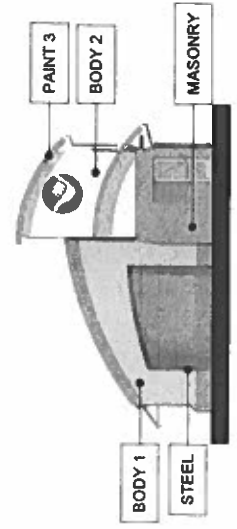




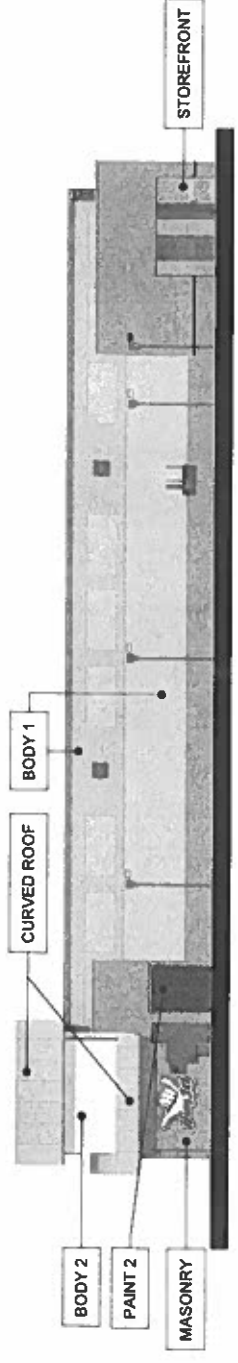
**FRONT ELEVATION**



**LEFT ELEVATION**



**RIGHT ELEVATION**



**BACK ELEVATION**

**CURVED ROOF**

- EXPOSED STEEL
- POLYCARBONATE ROOF

**BODY 1**

- METAL PANEL

**BODY 2**

- METAL PANEL

**MASONRY**

- BLOCK

**PAINT**

- WALL TRIM PART 1
- DOORS & FRAMES PART 2
- AWNING PART 3

**STOREFRONT**

- STOREFRONT

0 8' 16' 32'

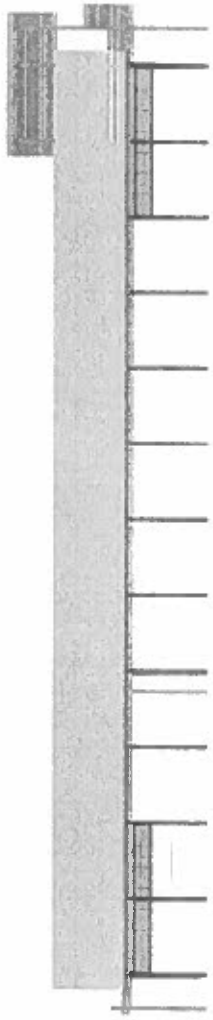
SCALE: 1/16" = 1'-0"

**BUILDING ELEVATIONS**

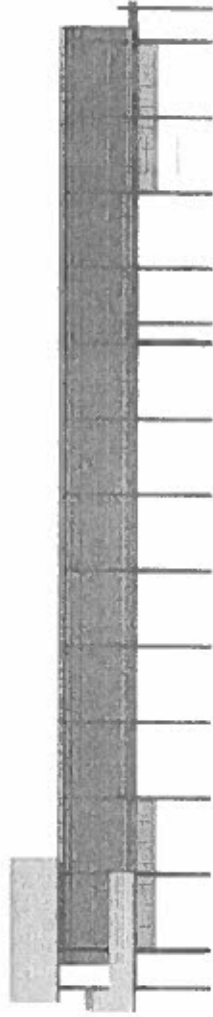


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 DATE: 10/31/2022  
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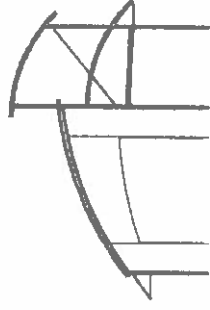
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

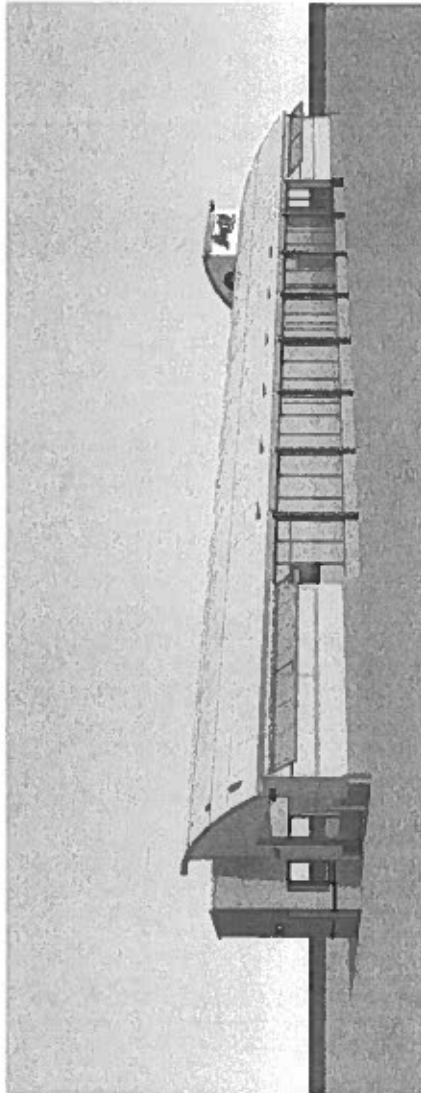
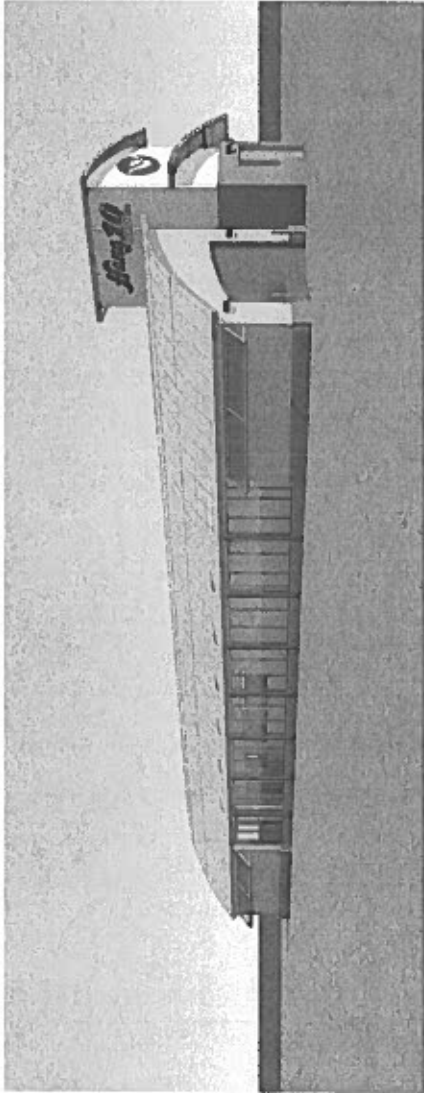
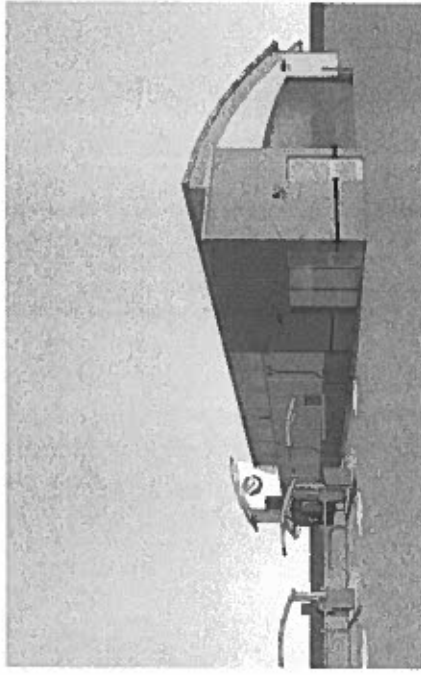
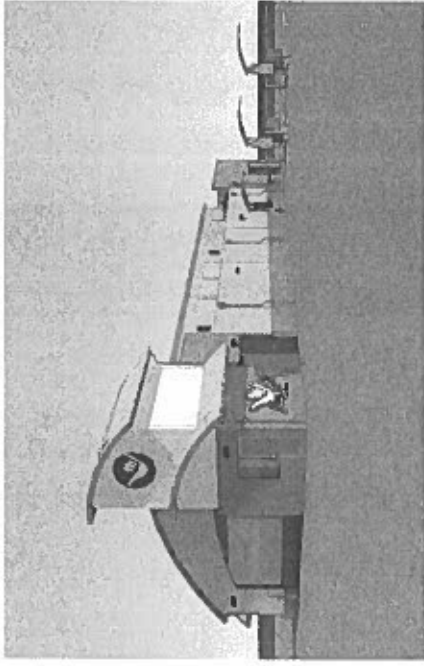


**STEEL ELEVATIONS**

PROJECT NO: PDP22.CWB.003  
 DATE: 10/31/2022  
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## PERSPECTIVES

**H O V E R**  
ARCHITECTURE

**Car Wash**  
BUILDINGS

PROJECT NO.: PDP22.CWB.003  
DATE: 11/25/2022  
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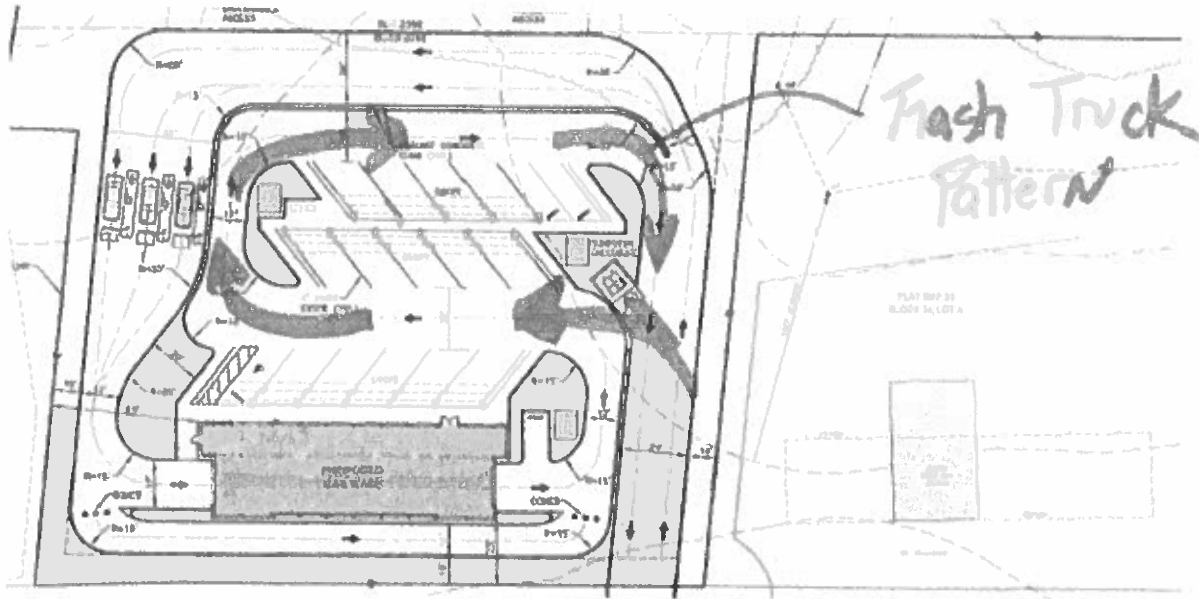
1059 Grafton St – Hang Ten Carwash

Rose please see the answers below and 2 attachments; site plan 1 and site plan 2.

1. The main concerns we have are lack of pedestrian access to the site.
  - a. Facility does not provide service to pedestrians or bicyclists, however in Site plan 2 we could make a connection with a sidewalk to the site. Neither the gas station next door nor the plaza next door to the gas station have a sidewalk to the buildings, pedestrians walk through the parking lots to gain access.
2. Not being able to enter and exit the site without paying for the car-wash (think of someone changing their mind, employees, trash pickup) since the escape lane is only accessed after paying.
  - a. See Site plan 1 showing the traffic pattern for trash pickup or for someone wanted to gain access without going through the car wash. The curb in both options can be shortened to help with the turning radius. Operational we provide free vacuums for patrons of the car wash and so we like for the patrons to go through the car wash first. However in Site Plan 2 you will see that we have access to the vacuums without having to go through the tunnel. This also give access for employees.
  - b. In the instance that someone changes their mind about the car wash we simple let through the pay station and then through the "bail-out" lane.
3. How do you anticipate waste removal operations to occur? Will they need to circulate through the whole site?
  - a. See "a" above and the traffic pattern for trash pick up. Site Plan 2 gives a different option for trash pick up.
4. Have you considered adding a bicycle air pump?
  - a. There have been discussion about adding air near the vacuum spots for people to blow off their car (the rear view mirrors and door handles...), but we are not servicing bicycles and not really servicing tire pressure either.
5. Please eliminate or move the employee parking space located the exit of the carwash.
  - a. This spot has been eliminated.

Attachments Below.

**Site Plan 1**



**Site Plan 2**

