CARWASH BUILDING ADDITION / REMODEL

Division Summary | Ocean Blue Express Carwash | Sedona, Arizona

GENERAL SUMMARY		
Project Name	Carwash Building Addition/ Remodel & Canopy Addition	
Project Address	Ocean Blue Express Carwash 2660 West Highway 89A Sedona, AZ	
Date:	October 15, 2025	
DIVISION NO.	**DESCRIPTION**	**TOTAL DIV. COST**
1,000	GENERAL REQUIREMENTS	0
7,000	THERMAL & MOISTURE PROTECTION	0
TOTAL TRADE COST		**0**
CONTINGENCY	5%	0
OVERHEAD & PROFIT	10%	0
TAX	8.5%	0
PERFROMANCE & PAYMENT BOND	1.5%	0
TOTAL TRADE COST		**0**

DETAILED QUANTITY TAKEOFF

Material Breakdown | Original spreadsheet quantities and pricing fields

Project Name:			Carwash Building Addition/ Remodel & Canopy Addition			Address:		Ocean Blue Express Carwash 2660 West Highway 89A Sedona, AZ									
																DATE	45,945
SR. #	SHEET #	DETAIL #	DESCRIPTION	QTY.	WSTG	QTY W/ WSTG	UNIT	UNIT LABOR HOUR	TOTAL LABOR HOUR	LABOR WAGE/ HOUR	TOTAL LABOR COST	TOTAL MATERIAL COST	UNIT MATERIAL COST	UNIT LABOR COST	UNIT PRICE	TOTAL COST	TRADE TOTAL
			DIVISION 01-GENERAL REQUIREMENTS														
1			Mobilization	1	0	1	LS	0	0	50	0	0	0	0	0	0	
2			Supervision	1	0	1	LS	0	0	50	0	0	0	0	0	0	
3			Office overheads	1	0	1	LS	0	0	50	0	0	0	0	0	0	
4			Temporary facilities and controls	1	0	1	LS	0	0	50	0	0	0	0	0	0	
5			Project Closeouts	1	0	1	LS	0	0	50	0	0	0	0	0	0	
6			Submittal and approval	1	0	1	LS	0	0	50	0	0	0	0	0	0	
7			Mobile Scaffolding	1	0	1	LS	0	0	50	0	0	0	0	0	0	
			Subtotal														0
			DIVISION 07- THERMAL & MOISTURE PROTECTION														
			ROOFING														
	A6.1	07 31 00	UNDERLAYMENT														
8			15Lb Felt Paper Underlayment (Assumed)	2,960.922	10%	3,257.0142	SF	0	0	50	0	0	0	0	0	0	
		07 41 00	**METAL PANEL ROOFING**														
9			Standing Seam Metal Panel Roofing	2,960.922	10%	3,257.0142	SF	0	0	50	0	0	0	0	0	0	
10			Panels (8" x 10')			487	EA										
11			Metal Panel Fastener Clips			3,896	EA										
		07 50 00	**THERMOPASTIC-POLYOLEFIN ROOFING**														
12			Class 'A' Built-Up Roofing	858.49	10%	944.339	SF	0	0	50	0	0	0	0	0	0	
13			Membrane Rolls (12' x 100')			1	Rolls										
14			#14 Screws W/ 3" Dia. Metal or Plastic Plates			1,170.9804	EA										
		07 22 00	**ROOF BOARD INSULATION**														
15			2"Thick, Rigid Insulation	613	10%	674.3	SF	0	0	50	0	0	0	0	0	0	
16			Built-Up Roof Cricket	120	10%	132	SF	0	0	50	0	0	0	0	0	0	
		07 60 00	**FLASHING & DRIP EDGE**														
17			24GA. Galv Metal Coping w/ Cleat & Drip Edge Both Sides	139	10%	152.9	LF	0	0	50	0	0	0	0	0	0	
18			Ridge/ Hip Cap @ Standing Seam Panels	179	10%	196.9	LF	0	0	50	0	0	0	0	0	0	
19			Valley Flashing	117	10%	128.7	LF	0	0	50	0	0	0	0	0	0	
20			Wall to Roof Step Flashing	60	10%	66	LF	0	0	50	0	0	0	0	0	0	
21			26GA GI Drip Edge Flashing	221	10%	243.1	LF	0	0	50	0	0	0	0	0	0	
22			12"H Fascia - Dutch Seam, Dark Bronze	221	10%	243.1	LF	0	0	50	0	0	0	0	0	0	
23			Fiber Cant Strip	147	10%	161.7	LF	0	0	50	0	0	0	0	0	0	
24			Wall Flashing w/ Counter Flashing & Fasteners	147	10%	161.7	LF	0	0	50	0	0	0	0	0	0	
		07 70 00	**ROOF ACCESSORIES**														

25			Roof Drain & Overflow Drain	2	0	2	EA	0	0	50	0	0	0	0	0	0	
26			1x2 PT Nailer	294	10%	323.4	LF	0	0	50	0	0	0	0	0	0	
27			3/4" Plywood Soffit	324	10%	356.4	LF	0	0	50	0	0	0	0	0	0	
			Subtotal														**0**
			TOTAL AMOUNT														**0**
			CONTIGENCIES (5%)								5%						0
			OVERHEAD AND PROFIT (10%)								10%						0
			TAX (8.5%)								8.5%						0
			PERFORMANCE AND PAYMENT BONDS								1.5%						0
			TOTAL BASEBID														**0**

Carwash Building Addition / Remodel and Canopy Addition

for

Ocean Blue Express Carwash
2660 West Highway 89A
Sedona, AZ

GENERAL NOTES

A. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO JOHN REDDELL ARCHITECTS, INC.
B. IT IS THE RESPONSIBILITY OF ALL BIDDERS TO VISIT THE JOB SITE, TO COMPLETELY STUDY THESE CONTRACT DOCUMENTS, AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT.
C. IF CONTRACTOR OR SUBCONTRACTOR DISCOVERS ANY DISCREPANCIES, ERRORS OR OMISSIONS IN THESE DRAWINGS, OR QUESTION THEIR INTENT, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.
D. ALL BIDDERS SHALL INCLUDE ALL CONTINGENCY COSTS IN THEIR BID, AND NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
E. ALL WORK AND EQUIPMENT ON THIS PROJECT SHALL COMPLY WITH APPROPRIATE BUILDING CODES, STATE LAWS AND REGULATIONS, UTILITY CO. REGULATIONS, FEDERAL CODES AND REGULATIONS, WILLIAM-STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (PUBLIC LAW 91-596), AND OTHER STATUTORY PROVISIONS PERTAINING TO THE WORK.
F. CONTRACTOR OR SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND PRIVATE PROPERTIES FROM ANY DAMAGE THROUGHOUT CONSTRUCTION.
G. IN THE CASE OF CONSTRUCTION IN TOPOGRAPHICALLY OR ENVIRONMENTALLY DELICATE AREAS, THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT AND PRESERVE NATURAL AREAS.
H. CONTRACTOR AND SUBCONTRACTORS SHALL KEEP THE CONSTRUCTION IN A NEAT AND ORDERLY CONDITION, FREE FROM ACCUMULATION OF DEBRIS.
I. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING BUILDING STRUCTURE PER SITE PLAN AND WITHIN ALL SETBACKS AS INDICATED ON PLANS.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND UTILITY EASEMENTS. ALL COORDINATION AND INSTALLATION OF UTILITY DEVELOPMENT (ELECTRIC, WATER, GAS, SEWER, TELEPHONE, CABLE TV, ETC.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
K. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED.
L. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMIT.
M. ALL PRODUCTS LISTED BY I.C.C. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
N. FINISH FLOOR ELEVATION (AS-BUILT) SHALL BE CERTIFIED BY THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) WHERE REQUIRED.

MATERIAL SYMBOLS

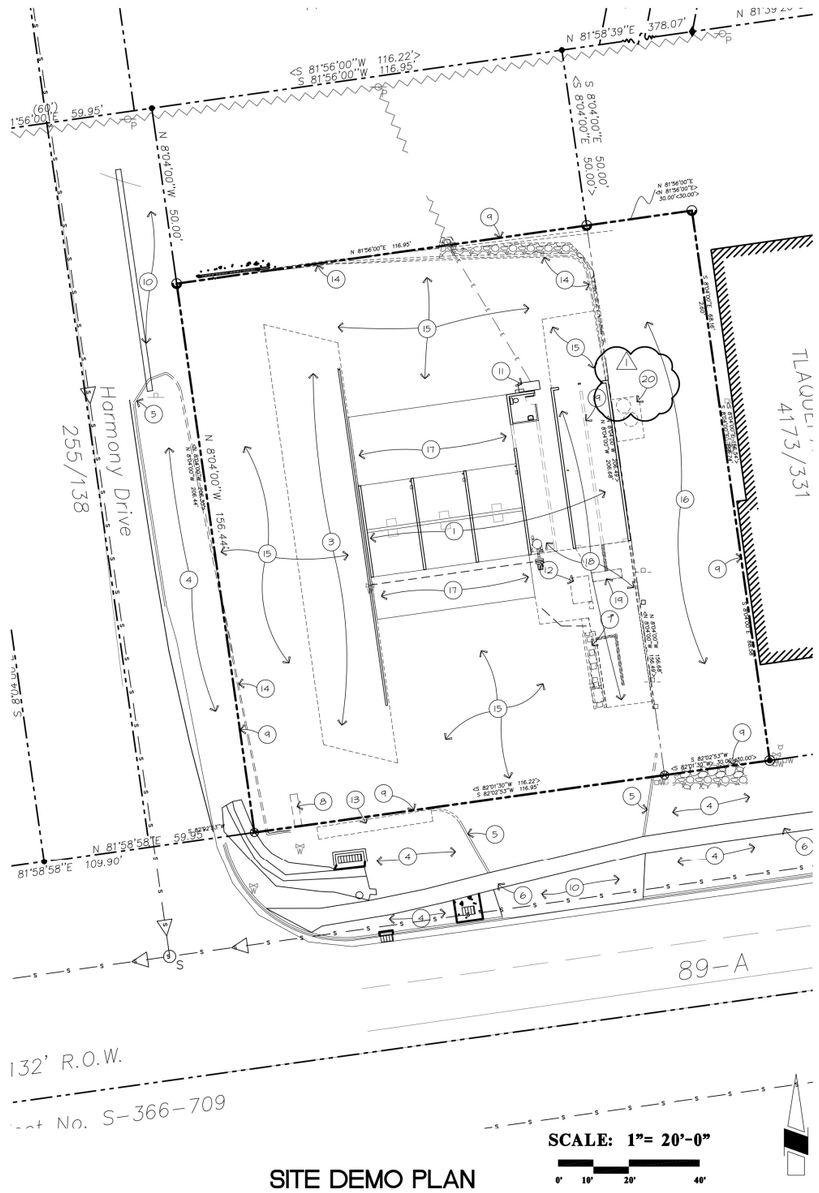
- AGGREGATE BASE COURSE
- ASPHALTIC CONCRETE
- CONCRETE
- WOOD (ROUGH FRAMING)
- WOOD (BLOCKING)
- FINISHED WOOD
- METAL / WOOD STUD WALL (SEE PLAN)
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- GYPSUM WALLBOARD, STUCCO OR PLASTER
- SHEET METAL (ELEVATION)
- ARCHITECTURAL MASONRY
- STANDARD CONCRETE MASONRY
- STRUCTURAL STEEL
- CERAMIC TILE

ABBREVIATIONS

A.B.	ANCHOR BOLT	JST.	JOIST(S)
A.B.C.	AGGREGATE BASE COURSE	JT.	JOINT(S)
A.F.F.	ABOVE FINISH FLOOR		
A.F.G.	ABOVE FINISH GRADE	MAX.	MAXIMUM
AL.	ALUMINUM	M.B.	MACHINE BOLT
ALT.	ALTERNATE	M.C.	MEDICINE CABINET
A/C	AIR CONDITIONING	M.C.J.	MASONRY CONTROL JOINT
		MIN.	MINIMUM
B.B.	BOND BEAM	M.O.	MASONRY OPENING
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING		
BM.	BEAM	N.I.C.	NOT IN CONTRACT
BOTT.	BOTTOM	N.T.S.	NOT TO SCALE
BRG.	BEARING		
B.U.R.	BUILT-UP ROOFING	O.C.	ON CENTER
		OH.	OVERHEAD
C.I.P.	CAST-IN-PLACE	OPP.	OPPOSITE
C.J.	CONTROL JOINT	O.R.D.	OVERFLOW ROOF DRAIN
C.L.F.	CHAIN LINK FENCE		
CLG.	CEILING	PL.	PLATE
CLR.	CLEAR	P.L.	PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT(S)	PLAM.	PLASTIC LAMINATE
CL.	CENTERLINE	PWD.	PLYWOOD
CONC.	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CON.JT.	CONSTRUCTION JOINT	PSI	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS		
C'SUNK	COUNTERSUNK	R.	RADIUS
C.T.	CERAMIC TILE	RA	RETURN AIR
		R.D	ROOF DRAIN
DBL.	DOUBLE	R.O.	ROUGH OPENING, OR
DIM.	DIMENSION		REVERSE OSMOSIS
DTL.	DETAIL	R.O.W.	RIGHT OF WAY
D.F.	DRINKING FOUNTAIN	R.S.	ROUGH SAWN
DWG.	DRAWING(S)		
DP.	DAMP PROOF	S.C.	SOLID CORE WOOD
		SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
E.B.	EXPANSION BOLT	SQ.	SQUARE
E.D.F.	ELECTRIC DRINKING FOUNTAIN	S.S.	STAINLESS STEEL
E.J.	EXPANSION JOINT	STD.	STANDARD
ELEV.	ELEVATION	STL.	STEEL
EQ.	EQUAL		
E.W.	EACH WAY	T&G	TONGUE AND GROOVE
EXIST.	EXISTING	T.O.L.	TOP OF LEDGER
		T.O.M.	TOP OF MASONRY
F.E.	FIRE EXTINGUISHER	T.O.P.	TOP OF PARAPET
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.PL.	TOP OF PLATE
F.D.	FLOOR DRAIN	T.O.W.	TOP OF WALL
F.F.	FINISH FLOOR	TYP.	TYPICAL
F.G.	FINISH GRADE		
		U.N.O.	UNLESS NOTED OTHERWISE
GA.	GAUGE		
G.I.	GALVANIZED IRON	V.C.T.	VINYL COMPOSITION TILE
GYP.BD.	GYPSUM WALLBOARD	VERT.	VERTICAL
G.L.B.	GLU-LAMINATED BEAM		
		W	WITH
H.B.	HOSE BIB	W.O	WITHOUT
H.C.	HOLLOW CORE WOOD	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
H.M.	HOLLOW METAL	W.I.	WROUGHT IRON
HOR.	HORIZONTAL	W.P	WATER PROOF
		W.R.	WATER RESISTANT

SYMBOLS

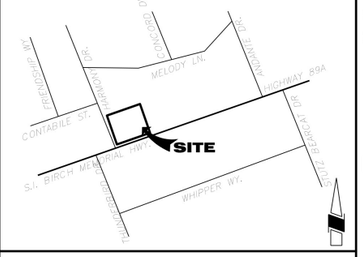
- BUILDING SECTION — SECTION LETTER: A — SHEET NUMBER: A5
- DETAIL — DETAIL NUMBER: 1 — SHEET NUMBER: A2
- ELEVATION MARK — ELEVATION FROM DATUM (FINISHED FLOOR): 10'-0" — ELEVATION NOTE: BRG.
- KEYNOTES — KEYNOTE NUMBER: 12
- ROOM IDENTIFICATION — ROOM NAME: OFFICE — ROOM NUMBER: 333
- DOOR IDENTIFICATION — DOOR NUMBER: 12
- WINDOW IDENTIFICATION — WINDOW LETTER: A



SCALE: 1"= 20'-0"
0' 10' 20' 40'

SITE DEMO PLAN

VICINITY MAP:



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PROJECT TEAM:

OWNER:
OCEAN BLUE CARWASH
22037 N. 78th Street
Scottsdale, Az 85255

ARCHITECT:
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BUILDING CODE DATA

BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 International Building Code (IBC) Amendments
2018 International Mechanical Code (IMC) Amendments
2018 International Plumbing Code (IPC) Amendments)
2018 International Fire Code (IFC) Amendments
2017 National Electric Code (NEC) Amendments
2018 International Fuel Gas Code (IFGC) Amendments
2018 International Residential Code (IRC) Amendments
2018 International Energy Conservation Code (IECC) Amendments
2018 International Existing Building Code (IEBC) Amendments
2018 International Swimming Pool and Spa Code (ISPSC) Amendments
2015 ADA / ICC A117.1 - 2009

PROJECT DATA:

ZONING	
BUILDING USE	EXTERIOR CARWASH REMODEL
SITE AREA:	23,011 SQ. FT. (.52 AC)
ASSESSOR PARCEL	408-24-487 C
EXISTING CARWASH BUILDING AREA:	
EXISTING CARWASH BUILDING	1,324 S.F.
ADDITION CARWASH BUILDING	498 S.F.
TOTAL BUILDING S.F.	1,822 S.F.
(INCREASE OF BUILDING .198% OR 20% <25%)	
LANDSCAPE COVERAGE	20%
TOTAL SITE COVERAGE	80%
NEW CANOPY AREA:	
VACUUM CANOPY #1	1221 S.F.
BUILDING OCCUPANCY	B
BUILDING CONSTRUCTION TYPE	V-B (NON SPRIKLERED)
BUILDING HEIGHT PROVIDED:	+27'-0"
OFF STREET PARKING AND LOADING:	
TABLE 5.2 VEHICLE WASH	
PARKING REQUIRED:	4 STACKING SPACES
PARKING PROVIDED:	11 STACKING SPACES 8 COVERED / PARKING SPACES

SITE PLAN NOTES:

1. EXISTING BUILDING TO REMAIN - REFER TO SHEET A2.1 FOR ADDITION
2. EXISTING PAVEMENT - REPLACE, PATCH AND REPAIR AS REQ.
3. EXISTING CANOPY STRUCTURE TO BE REMOVED AND REPLACED WITH A NEW CANOPY - REFER TO SHEET A1.3 AND CIVIL
4. EXISTING LANDSCAPE AREA TO REMAIN
5. EXISTING CURB TO REMAIN - DO NOT DISTURB
6. EXISTING CONCRETE WALKWAY TO REMAIN
7. EXISTING UNDERGROUND REGLAIM SYSTEM TO REMAIN - TIE ALL NEW LINES TO EXISITN MAIN LINE - REFER TO PLUMBING
8. EXISTING MONUMENT SIGN TO BE REMOVED - NEW SIGN AND LOCATION - BY SEPARATE PERMIT
9. PROPERTY LINE
10. EXISTING DRIVEWAY TO REMAIN - DO NOT DISTURB
11. EXISTING SES LOCATION - REPLACE UNIT FOR NEW EQUIPMENT REFER TO ELECTRICAL
12. REMOVE EXISTING PAYBOOTH STRUCTURE - REPLACE WITH NEW PAYSTATION CANOPY - REFER TO SHEET A1.3
13. EXISTING LANDSCAPING TO BE REMOVED
14. EXISTING CURB TO BE REMOVED
15. EXISTING ASPHOLTIC PAVEMENT TO REMAIN -REPAIR AS REQUIRED REFER TO CIVIL FOR PAVEMENT ALTERATIONS
16. NEW CONCRETE PAVEMENT - REFER TO CIVIL
17. REMOVE EXISTING CONCRETE APRON REPLACE WITH NEW - REFER TO SHEET A1.2 FOR CONCRETE REPLACEMENT
18. REMOVE EXISTING PAVEMENT REPLACE WITH NEW - REFER TO SHEET A1.2 AND CIVIL FOR CONCRETE REPLACEMENT
19. REMOVE EXISTNIG TRENCH REFER TO SHEET A2.1 FOR NEW CONVEYOR SYSTEM
20. REMOVE EXISTNIG CONCRETE PAD

Carwash Building Addition / Remodel and Canopy Addition
for
Ocean Blue Express Carwash
2660 West Highway 89A
Sedona, AZ

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Date:
Revisions:
1 SEDONA 6-10-24
2
3

7664 JOHN B. REDDELL JR. REGISTERED ARCHITECT ARIZONA, U.S.A.

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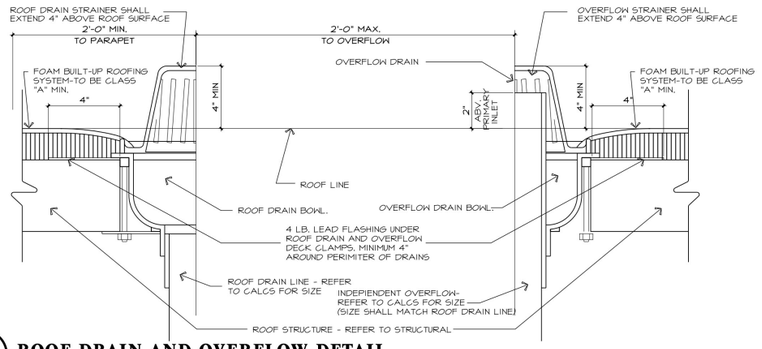
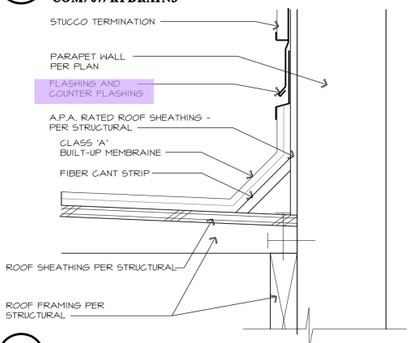
A1.1



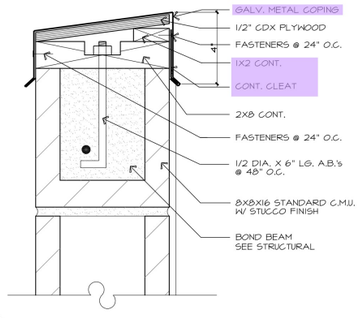
1 ROOF DRAIN AND OVERFLOW DETAIL

COM/07/RFDRAIN3 — **3"= 1'-0"**



2 BUILT-UP ROOF FLASHING DETAIL

07/BURCANT2 — **3"= 1'-0"**

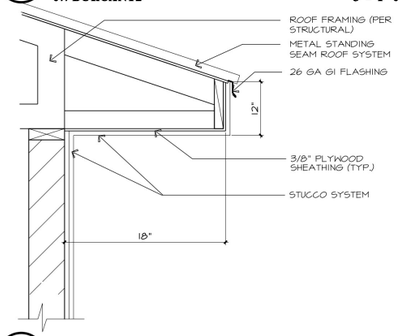


A6.1

A6.1

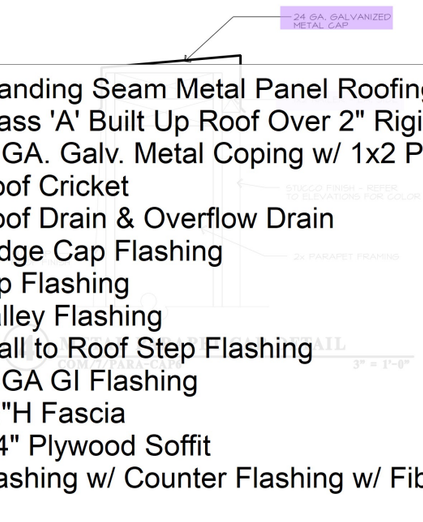
5 PARAPET DETAIL

04/M-COPING — **3" = 1'-0"**

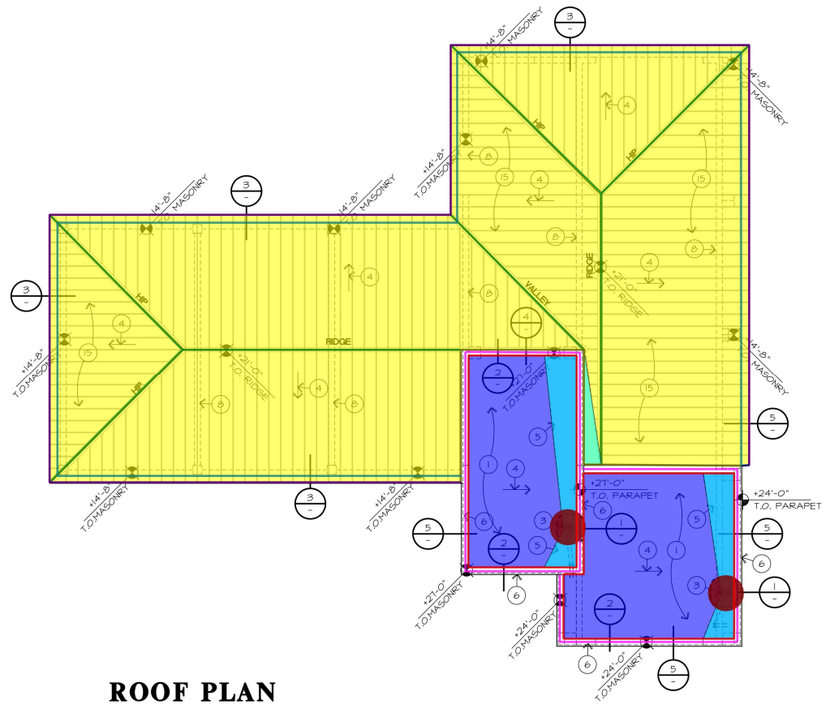


3 FASCIA DETAIL

06/WCW-FASC — **3/4"= 1'-0"**



Standing Seam Metal Panel Roofing	2733.8 SQ FT
Class 'A' Built Up Roof Over 2" Rigid Roof Insulation	613.0 SQ FT
24GA. Galv. Metal Coping w/ 1x2 PT Nailer	138.7 FT
Roof Cricket	119.4 SQ FT
Roof Drain & Overflow Drain	2.0 EA
Ridge Cap Flashing	61.5 FT
Hip Flashing	89.2 FT
Valley Flashing	21.2 FT
Wall to Roof Step Flashing	59.1 FT
26GA GI Flashing	220.9 FT
12"H Fascia	220.0 FT
3/4" Plywood Soffit	215.2 FT
Flashing w/ Counter Flashing w/ Fiber Cant Strip	146.6 FT



ROOF PLAN

1/4"=1'-0"

NOTES:

1. CLASS 'A' BUILT-UP ROOF OVER 2" RIGID ROOF INSUL. OVER 1/2" SOLID PLYWOOD DECK
2. OMITTED
3. ROOF DRAIN W/ OVERFLOW TO DAYLIGHT. ROOF DRAIN TO 1 1/2" A.F.G. AND OVERFLOW TO +8 A.F.G.. ROOF DRAIN LEADERS TO SLOPE MIN. 1/4" PER FT. - PER DETAIL 2 THIS SHT AND PLUMBING SHEET P0.1 FOR SIZES
4. DIRECTION OF ROOF SLOPE (MIN. 1/4" PER FOOT)
5. BUILT-UP ROOF CRICKET AND FLASHING - MAINTAIN MIN 1/4" PER FOOT SLOPE AT CRICKET VALLEY TO ROOF DRAIN. (INDICATED BY SHADING) - SEE DTLS 4&5 THIS SHT
6. CMU PARAPET WITH 2" PROJECTION AND METAL CAP - SEE DTL 5 THIS SHT
7. OMITTED
8. WALL BELOW - REFER TO STRUCTURAL

Carwash Building Addition / Remodel and Canopy Addition

for

Ocean Blue Express Carwash
2660 West Highway 89A
Sedona, AZ

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Email: johnreddellarchitects.com

Date: _____
Revisions:
1 _____
2 _____
3 _____

7664 JOHN B. REDDELL JR. Date Signed 4-7-25 REGISTERED ARCHITECT ARIZONA, U.S.A.

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