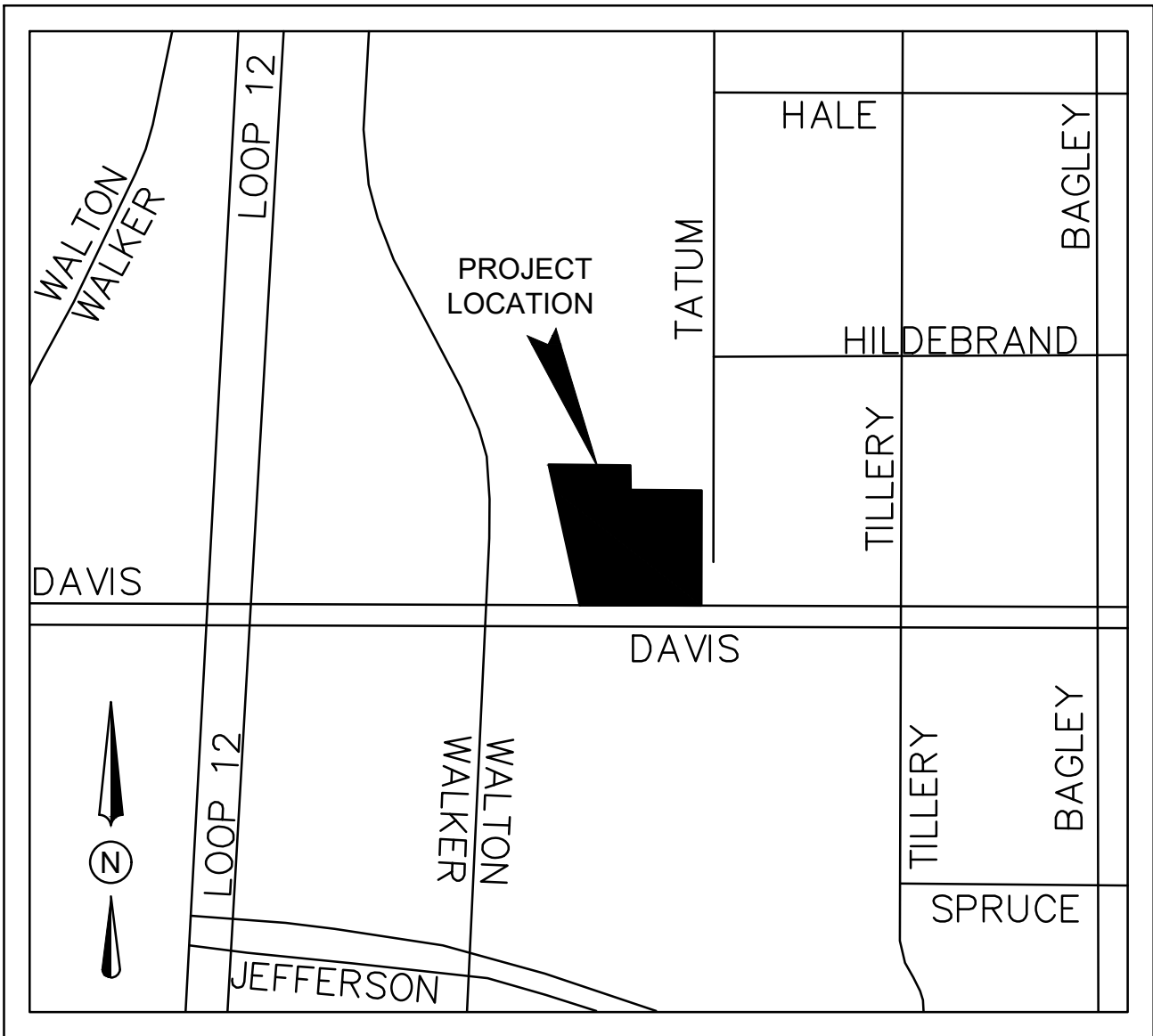


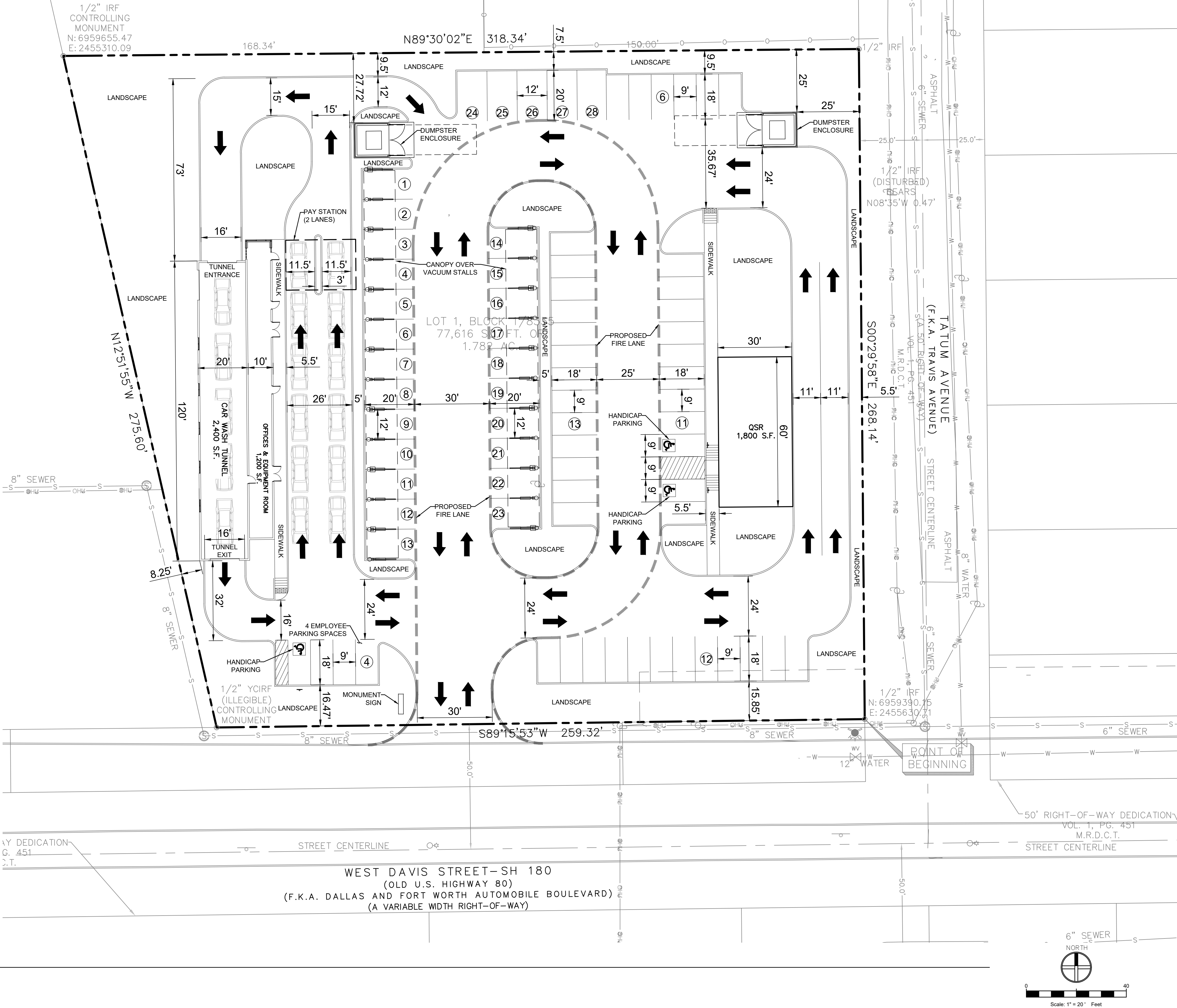
- GENERAL NOTES
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
 - CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
 - DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
 - ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
 - ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF DALLAS BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF DALLAS.
 - A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
 - VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
 - ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
 - ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH DALLAS MUNICIPAL CODE.
 - ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. WILL CONFORM TO CITY OF DALLAS SIGN REQUIREMENTS.
 - HOURS OF OPERATION:
CAR WASH – 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
 - PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - BLOWERS AND VACUUMS – EQUIPPED WITH BUILT-IN FACTORY INSTALLED NOISE REDUCING ACOUSTIC INSULATING/SIFLING SILENCERS WHICH REDUCES THE NOISE ON AN AVERAGE OF 10 DECIBELS MAKING THEM 10 TIMES QUIETER THAN OTHER BLOWERS.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.782 ACRES (77,615 SQ. FT.)
ZONING:	PD 631 - PLANNED DEVELOPMENT
PROPOSED USE:	AUTOMATED CARWASH
TUNNEL/OFFICE/EQUIP. ROOM AREA:	3,600 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	5%
FLOOR AREA RATIO:	0.05
IMPERVIOUS AREA:	54,734 S.F. (70.5%)
PERVIOUS/LANDSCAPE AREA:	22,881 S.F. (29.5%)
REGULAR PARKING REQUIRED:	0 SPACES
WASH LINE CAR STACKING:	5 CARS
EMPLOYEE PARKING PROVIDED:	3 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	4 SPACES
VACUUM STALLS PROVIDED:	28



02 VICINITY MAP
NOT TO SCALE

01 SITE PLAN
SCALE: 1" = 20'-0"



DATE: 9.30.2025

REVISIONS

FEEL GREAT CAR WASH
5500 W. DAVIS ST.
DALLAS, TX. 75211



T3 DESIGN STUDIO
972.864.9056
CASTROGARCIA0822@GMAIL.COM



310 S INDUSTRIAL BLVD.
EULESS, TX 76040

SITE PLAN

SHEET NUMBER

A1.00