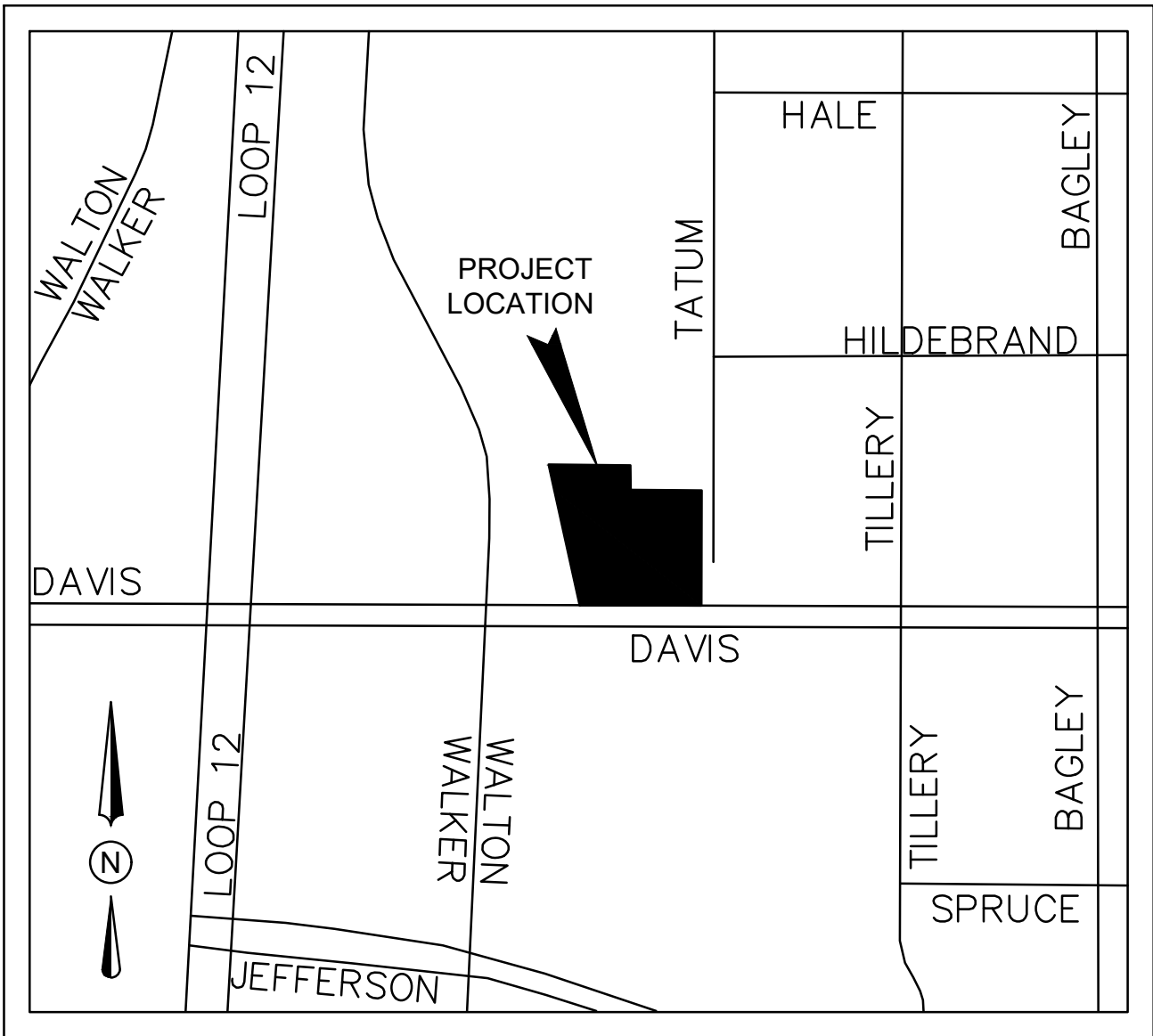


GENERAL NOTES

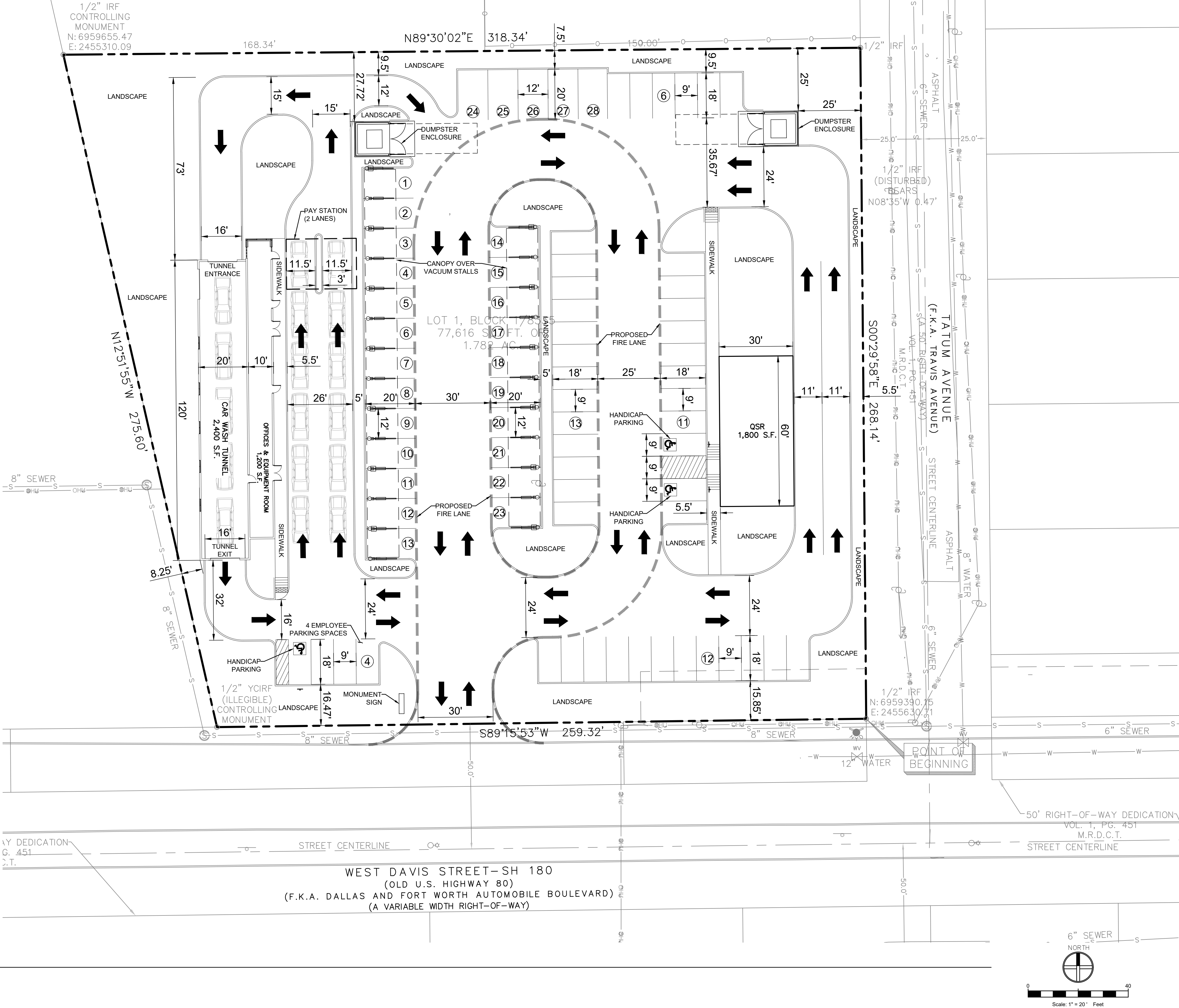
1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH DALLAS MUNICIPAL CODE.
10. ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. WILL CONFORM TO CITY OF DALLAS SIGN REQUIREMENTS.
11. HOURS OF OPERATION:
CAR WASH – 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
12. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS.
13. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
14. 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