

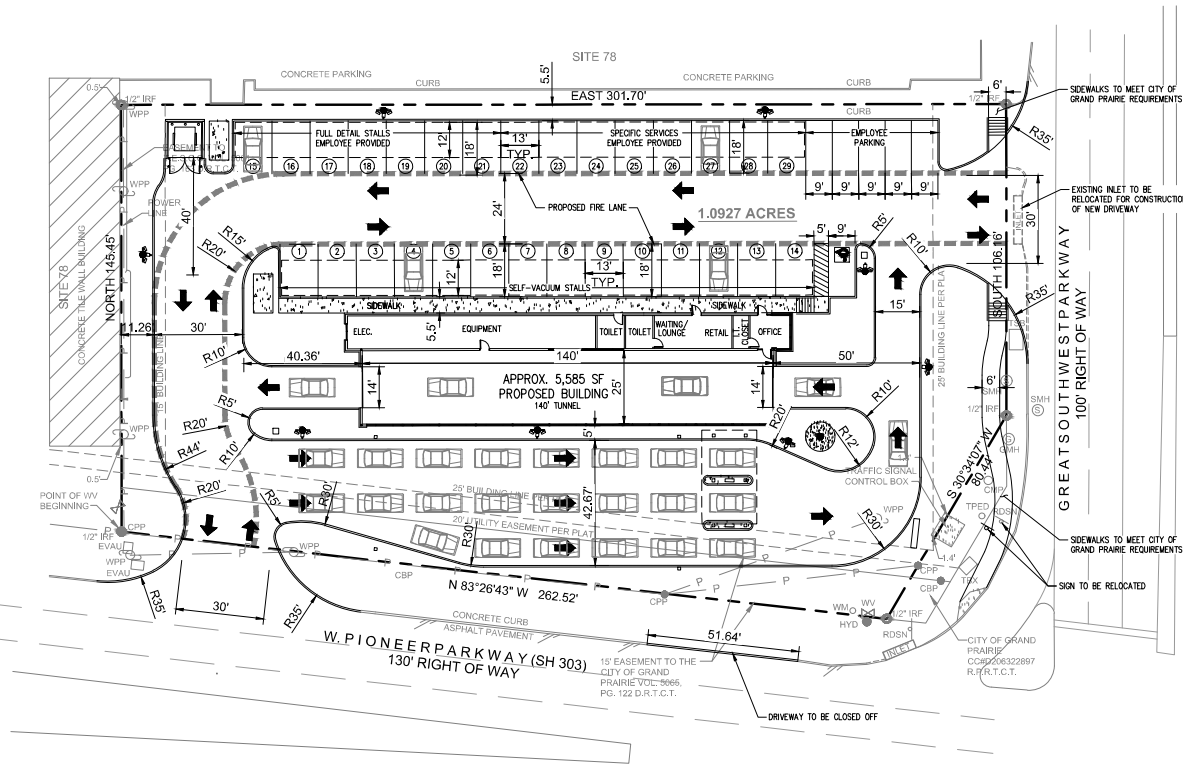
GENERAL NOTES

- 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 GRAND PRAIRIE BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF GRAND PRAIRIE.
- 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 LOOKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITES TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH GRAND PRAIRIE MUNICIPAL CODE.
- ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. TO FOLLOW THE GRAND PRAIRIE SIGN ORDINANCE.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, GLASS WINDOW PANELS AND STORE FRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- SITE WILL COMPLY WITH LANDSCAPING REQUIREMENTS.
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.0927 ACRES (47,603 SQ. FT.)		
ZONING:	LI - LIGHT INDUSTRIAL		
PROPOSED USE:	CARWASH		
BUILDING AREA:	5,585 S.F.		
NUMBER OF STORIES:	1		
BUILDING COVERAGE:	12%		
FLOOR AREA RATIO:	0.12		
EXIST. IMPERVIOUS AREA:	38,950 S.F. (81.8%)		
EXIST. PERVIOUS LANDSCAPE AREA:	8,653 S.F. (18.2%)		
PROP. IMPERVIOUS AREA:	35,484 S.F. (74.5%)		
PROP. PERVIOUS LANDSCAPE AREA:	12,119 S.F. (25.5%)		
VACUUM STALLS PROVIDED:	27		
EMPLOYEES:	7-10		
PARKING SUMMARY:			
STANDARD	REQUIRED	PROPOSED	MEETS
CAR WASH QUEUE	6	7	YES
CARWASH (1 SPACE PER 150 S.F.)	32	32	YES
4,748/150 = 32 SPACES			
RETAIL (1 SPACE PER 275 S.F.)	3	3	YES
837/275 = 3 SPACES			
LANDSCAP PARKING	1	1	YES

Exhibit B - Site Plan
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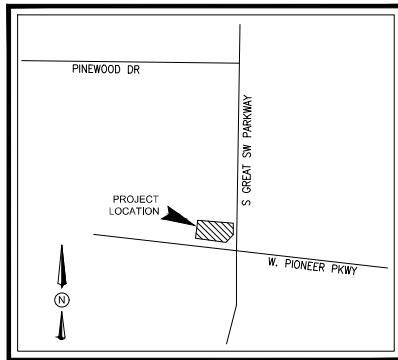


CAR WASH MENU

SERVICE	PRICE
THREE FOAM CAR WASH	PRICE PER WASH PLAN
TAR, BUG & SAP REMOVAL	INCLUDED WITH WASH
TOTAL BODY WASH PROTECTION	INCLUDED WITH WASH
TIRE/WHEEL CLEANING	INCLUDED WITH WASH
SPOT FREE RINSE	INCLUDED WITH WASH
HIGH SPEED POWER DRYING	INCLUDED WITH WASH
TOWEL HAND DRYING	PRICE PER WASH PLAN
WHEEL SHINE	PRICE PER WASH PLAN
EXPRESS SYNTHETIC WAX (MACHINE BUFF & HAND WIPE)	PRICE PER WASH PLAN
VACUUMS	FREE
CARPET CLEANING (VACUUM, SHAMPOO & SPOT REMOVAL)	PRICE PER DETAIL SERVICE PLAN
SEAT CLEANING (SHAMPOO & LEATHER CONDITIONING)	PRICE PER DETAIL SERVICE PLAN
WINDOW CLEANING (INTERIOR & EXTERIOR)	PRICE PER DETAIL SERVICE PLAN
INTERIOR DETAILING (DRESS DOORS, DASH & CONSOLE)	PRICE PER DETAIL SERVICE PLAN
AIR FRESHENER FRAGRANCE APPLICATION	PRICE PER DETAIL SERVICE PLAN

CAR WASH PLANS AND DETAIL SERVICES

WASH PLANS	PRICE
ULTIMATE EXPERIENCE	\$18
PREMIUM WASH	\$13
DELUXE WASH	\$9
BASIC WASH	\$6
DETAIL SERVICES	PRICE
EXPRESS WAX	\$49
CARPET CLEAN	\$49
SEAT SHAMPOO & TREATMENT	\$49
SUPER CLEAN	\$49
MINI DETAIL	\$200
HEADLIGHT RESTORATION	\$65
FULL SERVICES	PRICE
PLATINUM PACKAGE	\$30
GOLD PACKAGE	\$25
SILVER PACKAGE	\$21
BRONZE PACKAGE	\$18



02 VICINITY MAP
NOT TO SCALE

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



DATE: 12.11.2023
JOB NO: XXXXX
DRAWN: STAFF
CHECKED: AG



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GRAND PRAIRIE
CARWASH
2600 W. PIONEER PKWY.
GRAND PRAIRIE, TX. 75051

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00