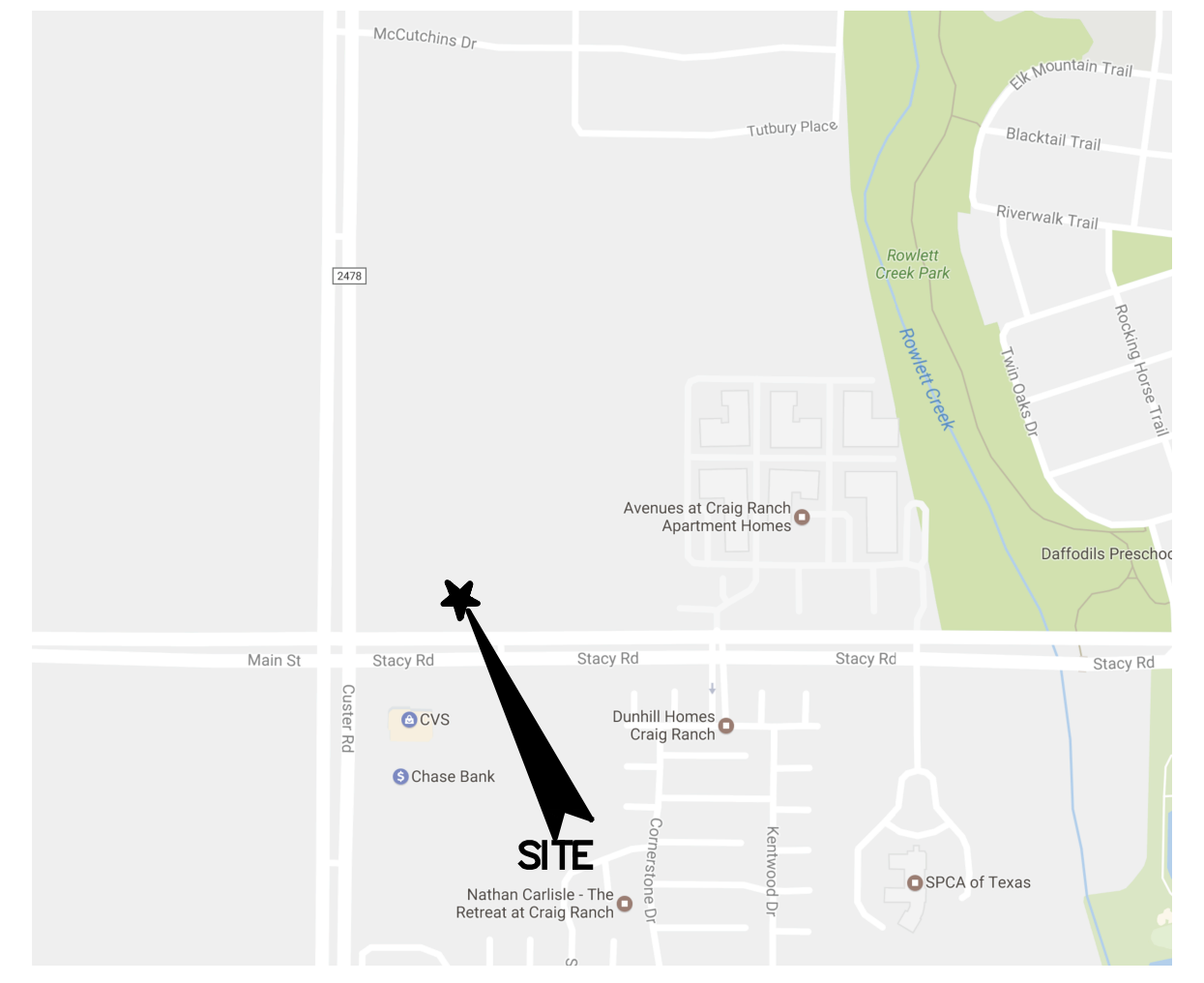
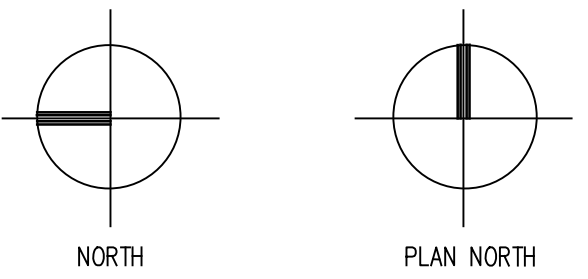


1 SITE PLAN 1"=30'-0"



VICINITY MAP

STANDARD NOTATIONS:

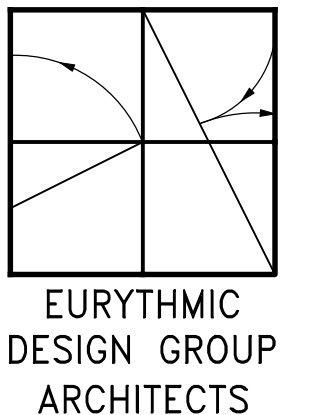
SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA TABLE:

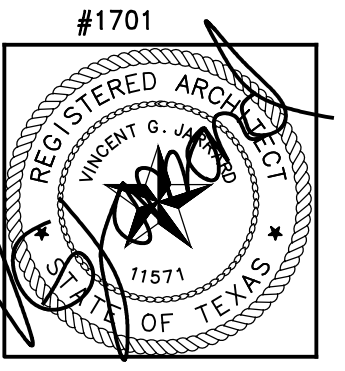
EXISTING ZONING:	PD 2013-08-75
BASE ZONING:	C - PLANNED CENTER AND REC - REGIONAL EMPLOYMENT OVERLAY DISTRICT
PROPOSED ZONING:	NO CHANGE
PROPOSED USE:	EXPRESS CARWASH
BUILDING AREA:	
LOWER LEVEL OFFICE AREA =	541 S.F.
UPPER LEVEL OFFICE AREA =	429 S.F.
TOTAL OFFICE AREA =	970 S.F.
TUNNEL EQUIPMENT AREA =	3,640 s.f.
TOTAL BUILDING AREA (NET) =	4,610 s.f.
WASH BUILDING LOWER LEVEL (UNDER ROOF) = 4,979 s.f.	
WASH BUILDING UPPER LEVEL (UNDER ROOF) =	876 s.f.
TOTAL WASH BUILDING (UNDER ROOF) =	5,855 s.f.
TOTAL BUILDING COVERAGE =	5,855 s.f.
LOT AREA:	48,787 S.F.
COVERAGE:	21.55%
FAR:	23.34%
IMPERVIOUS AREA:	37,818 s.f. 77.5%
MAXIMUM HEIGHT OF BLDG. =	30'
PARKING REQUIRED:	
1:250 CARWASH OFFICE ARE ONLY (970 S.F.)	4 SPACES
PARKING PROVIDED	4 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACES



EURYTHMIC DESIGN GROUP ARCHITECTS

EDDY'S CAR WASH - MCKINNEY
 8870 STACY ROAD MCKINNEY TX, 75070
 PART OF LOT 2 BLOCK A ENCORE MCKINNEY ADDITION
 CASE NUMBER: 17-071SP
OWNER INFORMATION:
 ADEEB SANDUGAH
 EDDY'S CAR WASH
 101 L.R. CAMPBELL RD. ITALY TX, 76651
 972.483.3016 sandugah@yahoo.com
APPLICANT INFORMATION:
 VINCENT JARRARD AIA
 EURYTHMIC DESIGN GROUP ARCHITECTS
 11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
 214.361.1934 vincent@edg-architects.com

- 1 03.13.17 SITE PLAN REVIEW
- 2 03.27.17 FIRST REVISION
- 3 04.10.17 2ndREV



GENERAL CONTRACTOR:
BMG COMMERCIAL, INC.
 3421 S. BRIERY ROAD IRVING, TEXAS 75060
 CONTACT: TIM ATLEE 972-986-7239

NEW EXPRESS CARWASH FOR EDDY'S CAR WASH
EDDY'S CAR WASH ***
 8870 STACY ROAD at CUSTER ROAD
 MCKINNEY, TX 75070

EURYTHMIC DESIGN GROUP ARCHITECTS
 V. G. JARRARD A.I.A.
 11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
 tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com
 ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
SP-1
 1 OF (1)SP SHEETS

If showing and/or other markings regarding building materials and/or equipment used in the drawings, all may not be duplicated, used or discussed without written consent of architect.

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 By Planning Department at 7:40 am, Apr 10, 2017