

DIMENSION LAYOUT NOTES:

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AUNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

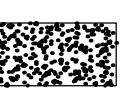
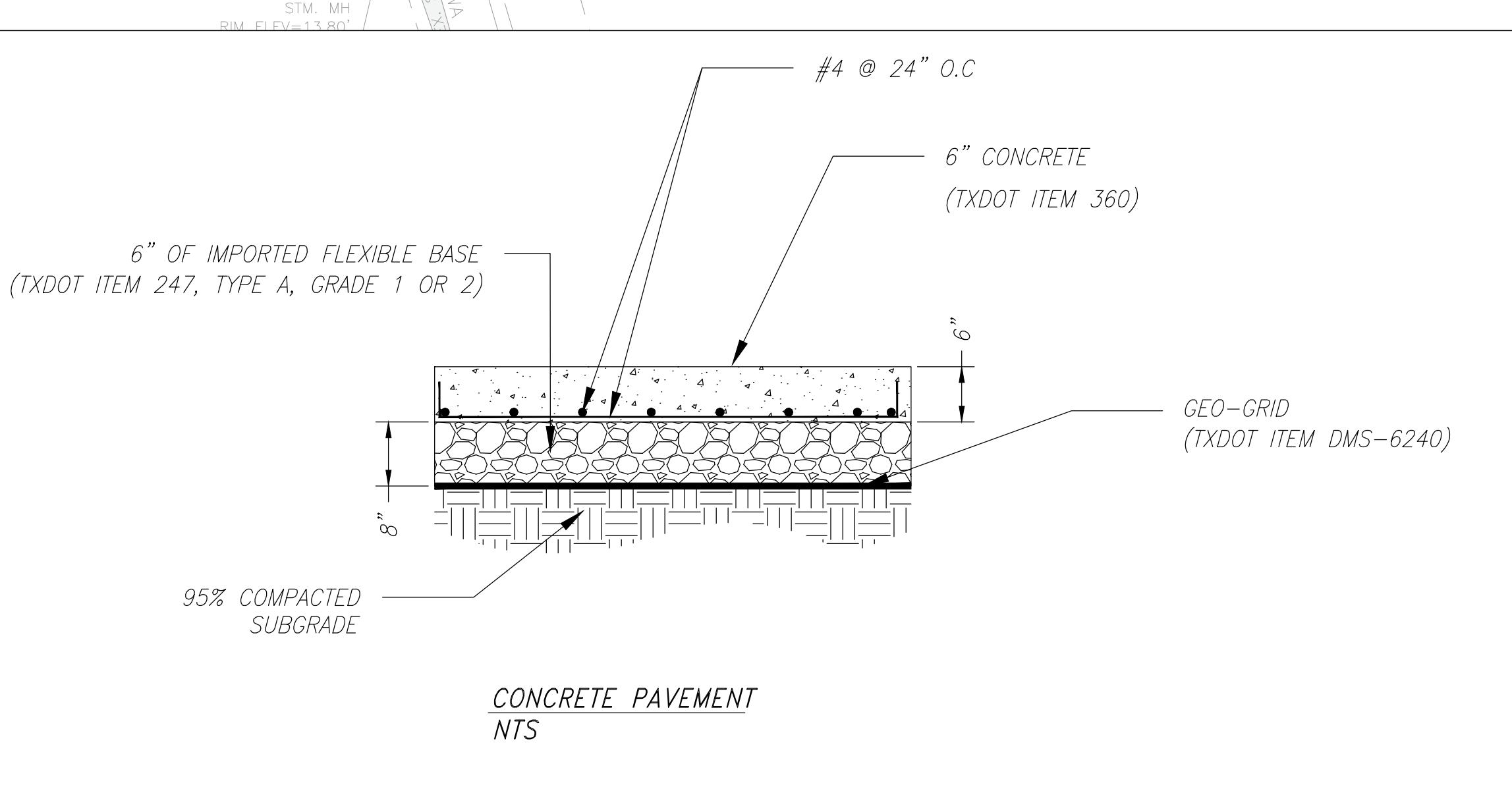
SITE PLAN CALLOUTS:-

- ① PROPOSED CAR WASH TUNNEL BUILDING(4,625 SFT), SEE PLAN BY OTHERS
- ② CONCRETE PAVEMENT (6" WITH #4 BARS @ 24" O.C)
- ③ 6" CURB
- ④ CAST IN PLACE CONCRETE DETENTION VAULT (STRUCTURAL DESIGN BY OTHERS)
- ⑤ DUMPSTER PAD (7" WITH #5 BARS @ 12" O.C.)
- ⑥ PAY STATION
- ⑦ VACCUM STALLS
- ⑧ 4" INCH WHITE EPOXY PAVEMENT MARKING AT 18" OC
- ⑨ GENERATOR / TRANSFORMER PAD
- ⑩ LIGHT POLE
- ⑪ 20 FT FIRE LANE
- ⑫ PROPOSED SIDEWALK
- ⑬ RAMP
- ⑭ SAW-TOOTH CURB (9' CURB, 3' OPENING ALTERNATE)
- ⑮ MONUMENT SIGNAGE
- ⑯ SAW CUT EVERY 10 FT AT EASEMENTS

IMPERVIOUS COVERAGE TABLE	
PROPOSED IMPERVIOUS AREA	39,285 SF
EXISTING IMPERVIOUS AREA	0 SF

SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS
ALL DIMENSIONS ARE TO FACE OF
CURB UNLESS NOTED OTHERWISE

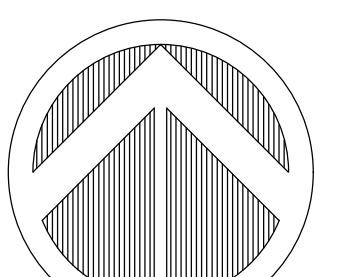
CARS RECOMMENDED:		
DRIVE THRU LANE :	350 FT /25	= 14 CARS
CAR WASH TUNNEL		= 1 CAR
VACCUME STATIONS:		= 16 CARS
REGULAR PARKING STALLS:		= 12 CARS
 TOTAL:		= 43 CARS



PROPOSED SIDEWALK



EXISTING SIDEWALK



NORTH



SCALE

**PROPOSED CAR WASH
LOCATED AT
2464 MARINA BAY DR, LEAGUE CITY, TX 77573**

ENGINEER :
ZAHOOR AHMAD
TX PE# 145509



03/14/2025

CT NUMBER	:	24-000
E	:	1"=20'
WN BY	:	Z.AHMAD
CKED BY:	:	Z.AHMAD
TITLE	:	

SITE PLAN



C-200

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	09-26-2024	PERMIT SET

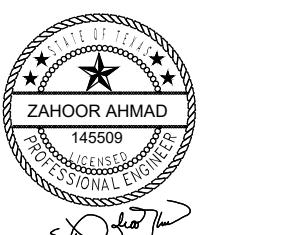


MAKMO DESIGN
86 ZENITH LANE, SUGAR LAND, TX 77498
PH # 832-231-7047 TPE FIRM # 21236

**PROPOSED CAR WASH
LOCATED AT
2464 MARINA BAY DR, LEAGUE CITY, TX 77573**

CIVIL ENGINEER :
ZAHOOR AHMAD
TX PE# 145509

SEAL



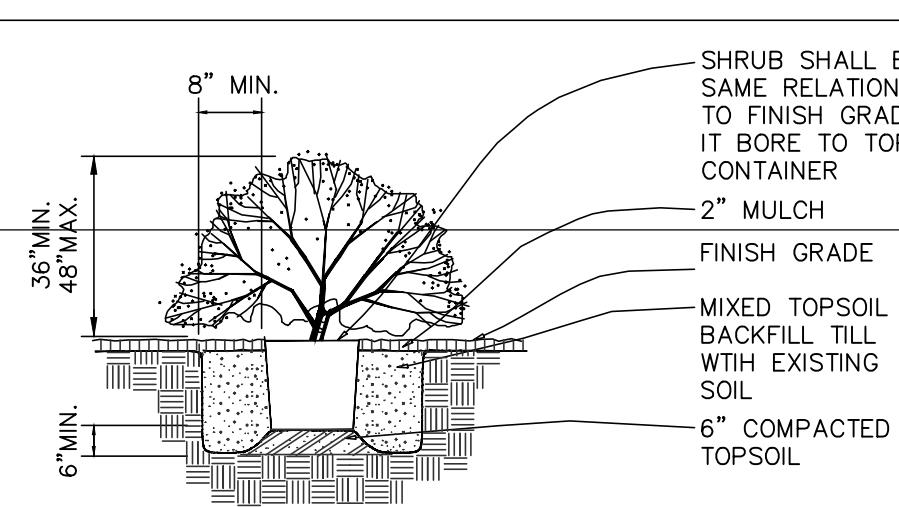
DATE: 09/26/2024

PROJECT NUMBER : 24-000
SCALE : 1"=20'
DRAWN BY : Z.AHMAD
CHECKED BY: Z.AHMAD
SHEET TITLE :

LANDSCAPING PLAN

DRAWING NUMBER:

LANDSCAPE DETAILS



LEGEND

LEGEND

— INDICATES EXISTING CONCRETE SIDEWALK

— INDICATES PROPOSED CONCRETE SIDEWALK

— GRASS/ LANDSCAPE BED SOD.

— STREET TREES

LO

1 1/2" HIGHRISE OAK TREE (15 GAL.)
(*QUERCUS VIRGINIANA* 'HIGHRISE')

CM

— PARKING LOT TREES

1 1/2" LITTLE GEM MAGNOLIA- WHITE (15 GAL.)
(*MAGNOLIA GRANDIFLORA* 'LITTLE GEM')

— BUFFER YARD TREES

1 1/2" RIVER BIRCH (15 GAL.)
(*BETULA NIGRA* 'RIVER BIRCH')

— SHRUBS MAXIMUM SPACING 36" ON CENTER (5 GAL.)

ILEX CORNUTA "BURFORD HOLLY" MIN 3' HEIGHT FOR SCREENING

— SHRUBS MAXIMUM SPACING 36" ON CENTER (5 GAL.)

MYRICA CERIFERA "WAX MYRTLE" MIN 3' HEIGHT FOR SCREENING

F.H.

— INDICATES FIRE HYDRANT

FDC

— INDICATES FIRE DEPARTMENT CONNECTION

— NUMBER OF PARKING SPACES

— HANDICAP PARKING SPACE

— PROPERTY LINE

— BUILDING LINE

— LIGHT POLE . RE: ELECTRICAL SITE PLAN

LANDSCAPING ANALYSIS

- STREET TREES REQUIRED	1 PER 30 L.F.	374.6' /30=12
- STREET TREES PROVIDED		12
- PARKING LOT TREES REQUIRED	1 PER 8 PARKING SPACES	25/8=3
- PARKING LOT TREES PROVIDED		3
- BUFFER YARD TREE REQUIRED	4 PER 100 L.F.	(280' /100)X4=11
- BUFFER YARD TREE PROVIDED		11
- SHRUB PROVIDED		120
- LANDSCAPED AREA REQUIRED		15%
- LANDSCAPED AREA PROVIDED		41%
- IMPERVIOUS AREA REQUIRED		MAX. 80%
- IMPERVIOUS AREA PROVIDED		59%

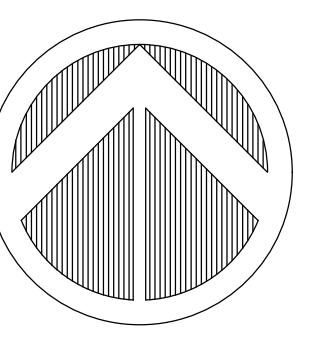
NOTE:

CONTRACTOR SHALL COMPLY WITH THE LEAGUE CITY DEVELOPMENT HANDBOOK AND THE UNIFIED DEVELOPMENT CODE (U.D.C.) FOR ALL APPLICABLE PROCEDURES, APPLICATIONS, AND REGULATIONS.

REFER TO TABLE 3.9.6.C.2 OF THE U.D.C. FOR MINIMUM STREET TREE PLANTING CLEARANCES, INCLUDING ADJUSTMENTS WHERE SPECIAL CONDITIONS EXIST.

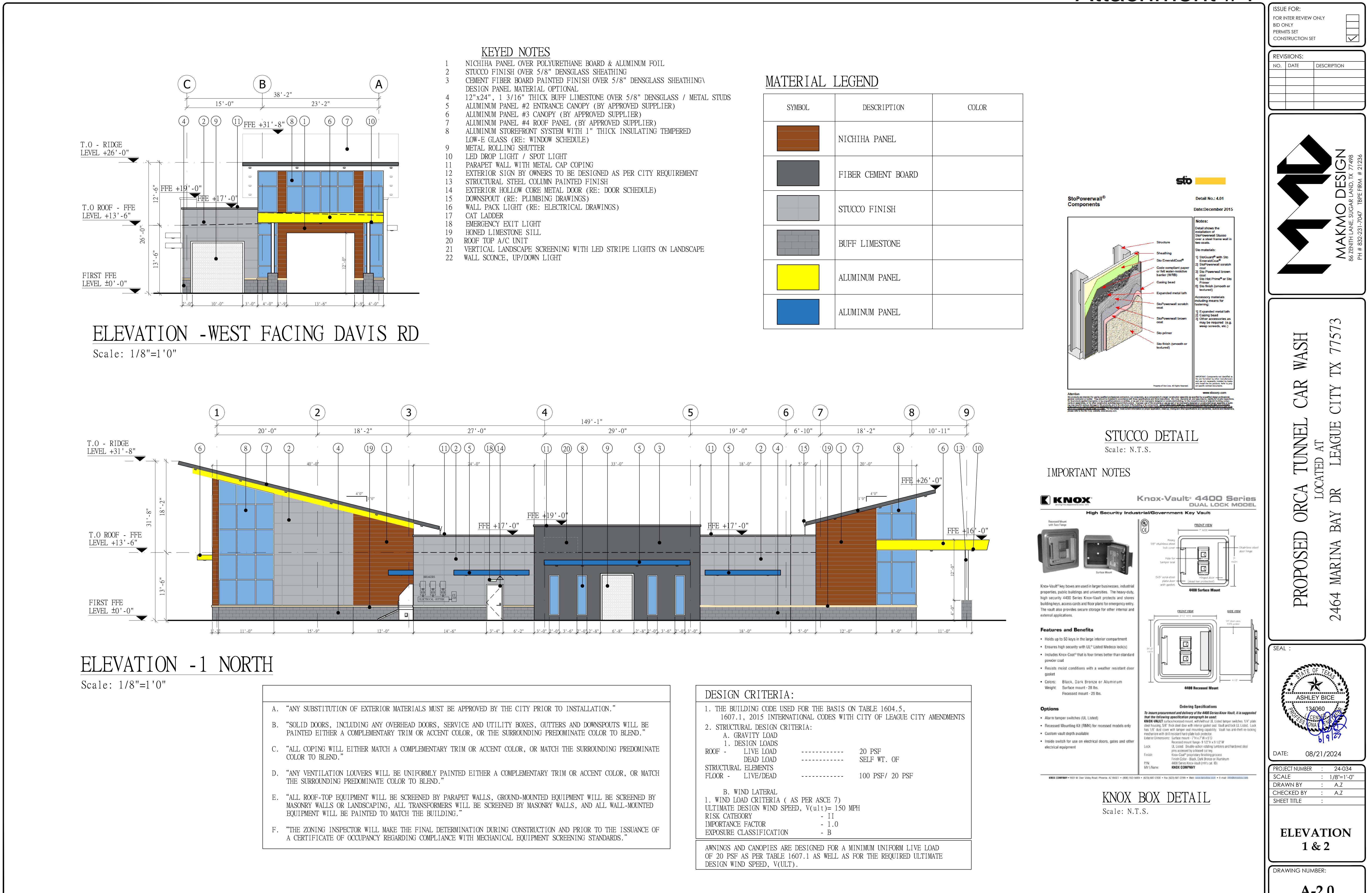
PARKING NOTES

1. CONTRACTOR TO PAINT STRIPING, ARROWS ETC.
AS SPECIFIED AND AS SHOWN ON THE PLAN.
2. PROVIDE 4" WIDE WHITE PARKING STRIPS.
PAINT STRIPING, ARROWS ETC.

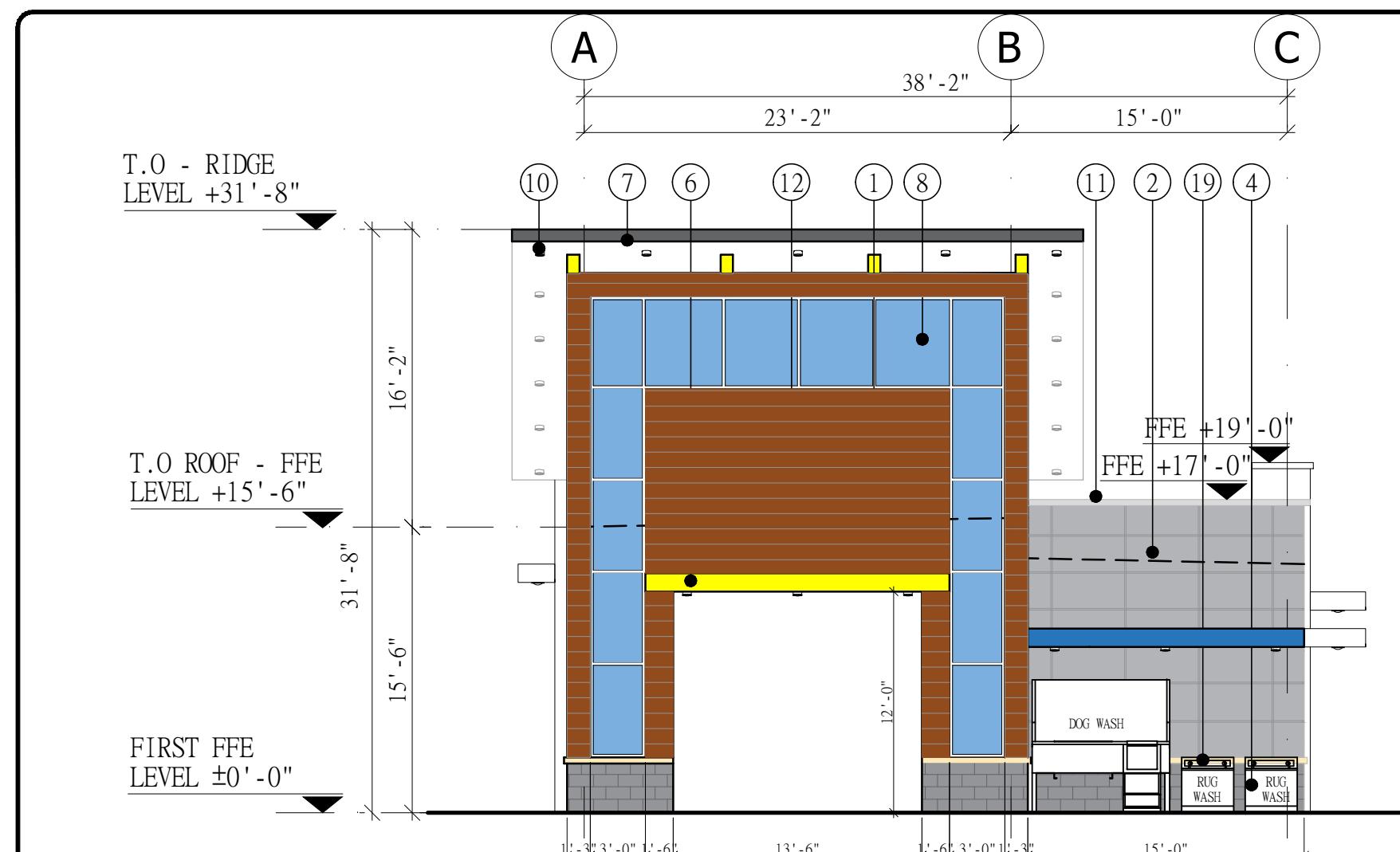


NORTH

SCALE

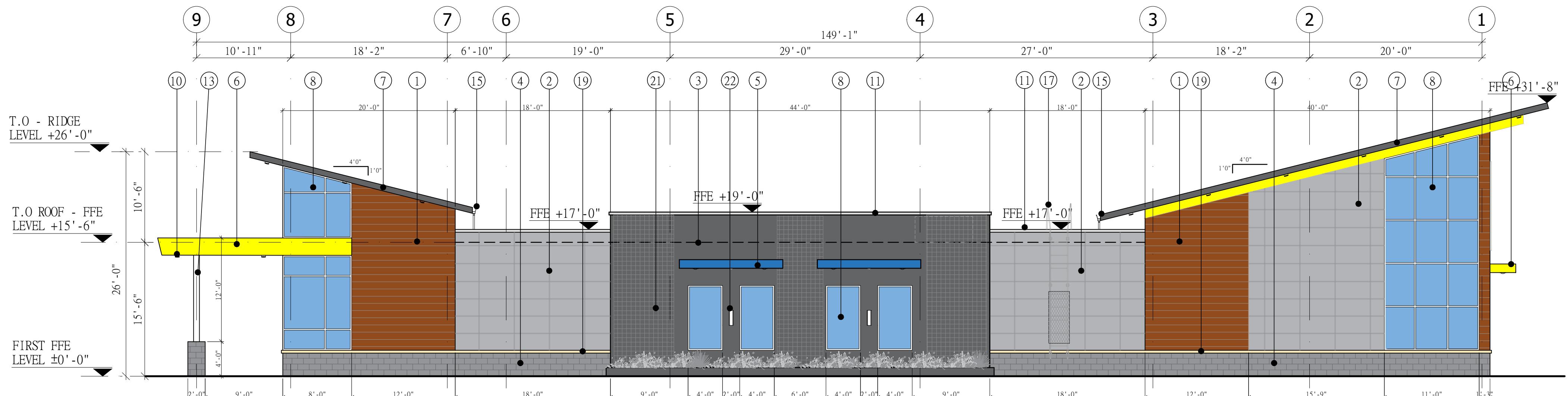


Attachment #4



ELEVATION - EAST FACING MARINA BAY DR

Scale: 1/8"=1'0"



ELEVATION - SOUTH

Scale: 1/8"=1'0"

LIGHT GAUGE METAL FRAMING NOTES:

- ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
- ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
- ALL STUDS, RUNNERS, JOISTS AND TRUSSES SHALL BE FORMED FROM GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR .097, .068, .054 THICK MEMBERS AND 33 KSI FOR .043 AND .033 THICK MEMBERS AND FLAT STRAP BRACING.
- PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
- PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING, HANDLING AND LIFTING SHALL BE DONE IN A MANNER SO AS NOT CAUSE DISTORTION IN ANY MANNER.
- ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
- AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE POSITIONED AGAINST THE INSIDE OF TRACK WEB PRIOR TO FASTENING.
- FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR WELDS. SCREW OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED UP WITH A ZINC-RICH PAINT.
- RUNNERS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
- ABUTTING LENGTH OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT-WELDED, OR SPICED.
- STUDS SHALL BE PLUMB, ALIGNED, AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
- JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADERS, AND WHERE NEEDED TO FURNISH SUPPORT, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
- RESISTANCE TO MINOR AXIS BENDING AND ROTATION SHALL BE PROVIDED BY GYPSUM BOARD OR GYPSUM SHEATHING AND BY HORIZONTAL STRAP AND BLOCKING OR COLD-ROLLED CHANNEL BRACING AT THIRD POINTS.
- SPlices IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
- PROVIDE A MINIMUM OF (3) #12 SCREWS FOR ALL STUD CONNECTIONS.
- BRIDGING SHALL BE INSTALLED IMMEDIATELY AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED TO PREVENT FLANGE ROTATION AND TO SUPPORT FLANGES IN COMPRESSION. BRIDGING SHALL CONSIST OF SOLID BLOCKING PLUS STRAP BRACING OR 1 1/2" COLD-ROLLED CHANNELS SCREW-ATTACHED OR WELDED TO BOTTOM JOIST FLANGES. BRIDGING SHALL BE INSTALLED AT MID SPAN FOR SPAN 16'-0" OR LESS AND AT 8'-0" O.C. MAX. FOR SPANS GREATER THAN 16'-0" U.L.C. SOLID BLOCKING, OF FIELD-CUT TRACK OR JOIST SECTION, SHALL BE PROVIDED, WELDED OR SCREW-ATTACHED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS AND ADJACENT TO OPENING AT 10'-0" O.C. MAX. COLD-ROLLED CHANNELS OR STRAP BRACING OF 1 1/2" X 33 MIL (0.033") CORROSION-RESISTANT STEEL SHALL BE SCREW-ATTACHED TO BOTTOM JOIST FLANGE BETWEEN SOLID BLOCKING. REFERENCE MANUFACTURER INSTALLATION INSTRUCTIONS.

MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	NICHIA PANEL	
	FIBER CEMENT BOARD	
	STUCCO FINISH	
	BUFF LIMESTONE	
	ALUMINUM PANEL	
	ALUMINUM PANEL	



MONUMENT SIGNAGE - MARINA BAY DR

Scale: 3/8"=1'0"

STUCCO COMPOSITION NOTES:

SECTION 2512: EXTERIOR PLASTER

2512.1 GENERAL

Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete or gypsum board backing as specified in Section 2510.5. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

2512.1.1 ON-GRADE FLOOR SLAB

On wood-framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

2512.1.2 WEEP SCREDS

A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3-1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2512.2 PLASTICITY AGENTS

Only approved plasticity agents and approved amounts thereof shall be added to Portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plasticizer is permitted to be added to cement plaster or cement and lime plaster in an amount not to exceed that set forth in two coats, provided the total thickness is as set forth in ASTM C 926.

2512.3 LIMITATIONS

Gypsum plaster shall not be used on exterior surfaces.

2512.4 CEMENT PLASTER

Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40° F (4° C), unless provisions are made to keep cement plaster work above 40° F (4° C) during application and 48 hours thereafter.

2512.5 SECOND COAT APPLICATION

The second coat shall be brought out to proper thickness, rodded and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/4 inch (6.4 mm) in any direction under a 5-foot (1524 mm) straight edge.

2512.6 CURING AND INTERVAL

First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and table 2512.6.

TABLE 2512.6 CEMENT PLASTERS

COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
FIRST	48 HOURS ^a	48 HOURS ^b
SECOND	48 HOURS	7 DAYS ^c
FINISH	—	NONE C

a. The first two coats shall be required for the first coats of exterior plaster, except that the moist-curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

b. Twenty-four-hour minimum interval between coats of interior cement plaster. For alternate method of application, see Section 2512.8.

c. Finish coat is permitted to be applied to interior Portland cement base coats after a 48-hour period.

2512.7 APPLICATION TO SOLID BACKINGS

Where applied over gypsum backing as specified in Section 2510.5 or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hard-ness.

2512.8 ALTERNATE METHOD OF APPLICATION

The second coat is permitted to be applied as soon as the first coat has attained sufficient rigidity to receive the second coat.

2512.8.1 ADMIXTURES

When using this method of application, calcium aluminate cement up to 15 percent of the weight of the Portland cement is permitted to be added to THE MIX.

2512.8.2 CURING

Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926 and Table 2512.6.

2512.9 FINISH COATS

Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thick-ness to conceal the brown coat.

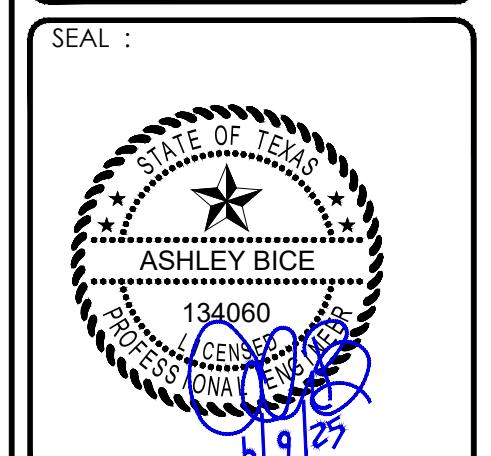
These notes were obtained from 2015 IBC.

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 CONSTRUCTION SET

REVISIONS:
 NO. DATE DESCRIPTION



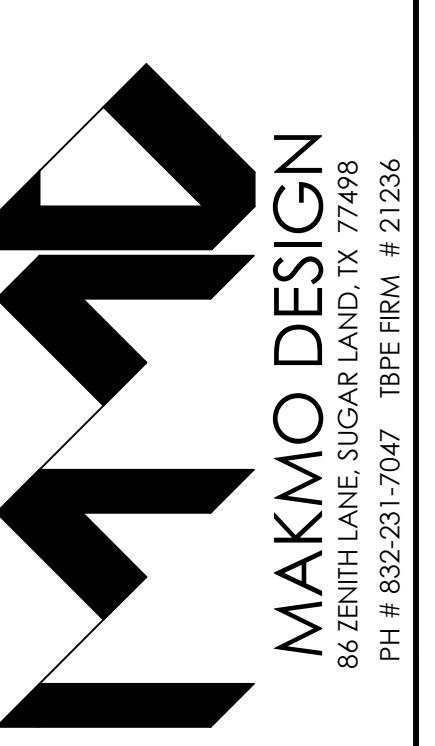
PROPOSED ORCA TUNNEL CAR WASH
 LOCATED AT
 2464 MARINA BAY DR LEAGUE CITY TX 77573



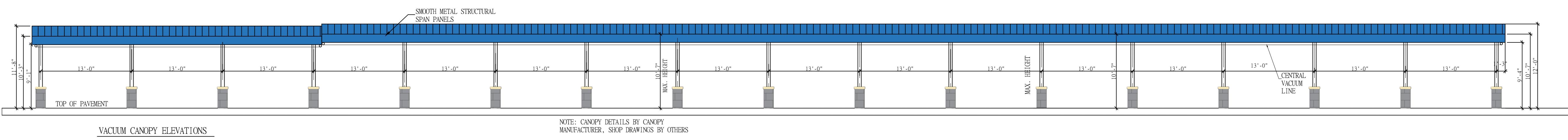
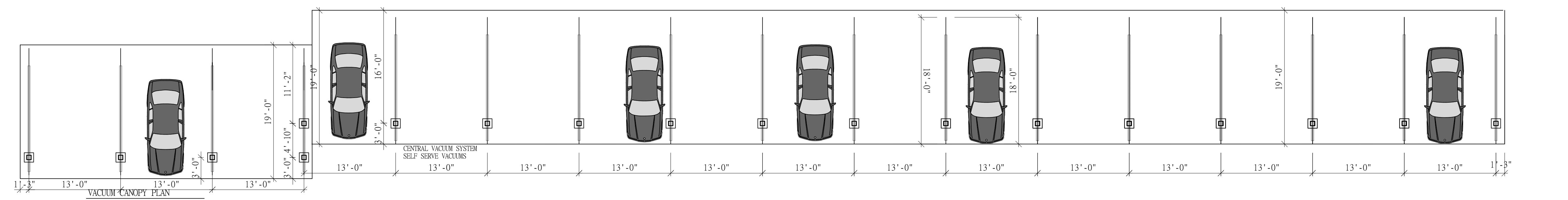
PROJECT NUMBER : 24-034
 SCALE : 1/8"=1'0"
 DRAWN BY : A.Z.
 CHECKED BY :
 SHEET TITLE : ELEVATION 3 & 4
 DRAWING NUMBER: A-2.1

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:
NO.
DATE
DESCRIPTION



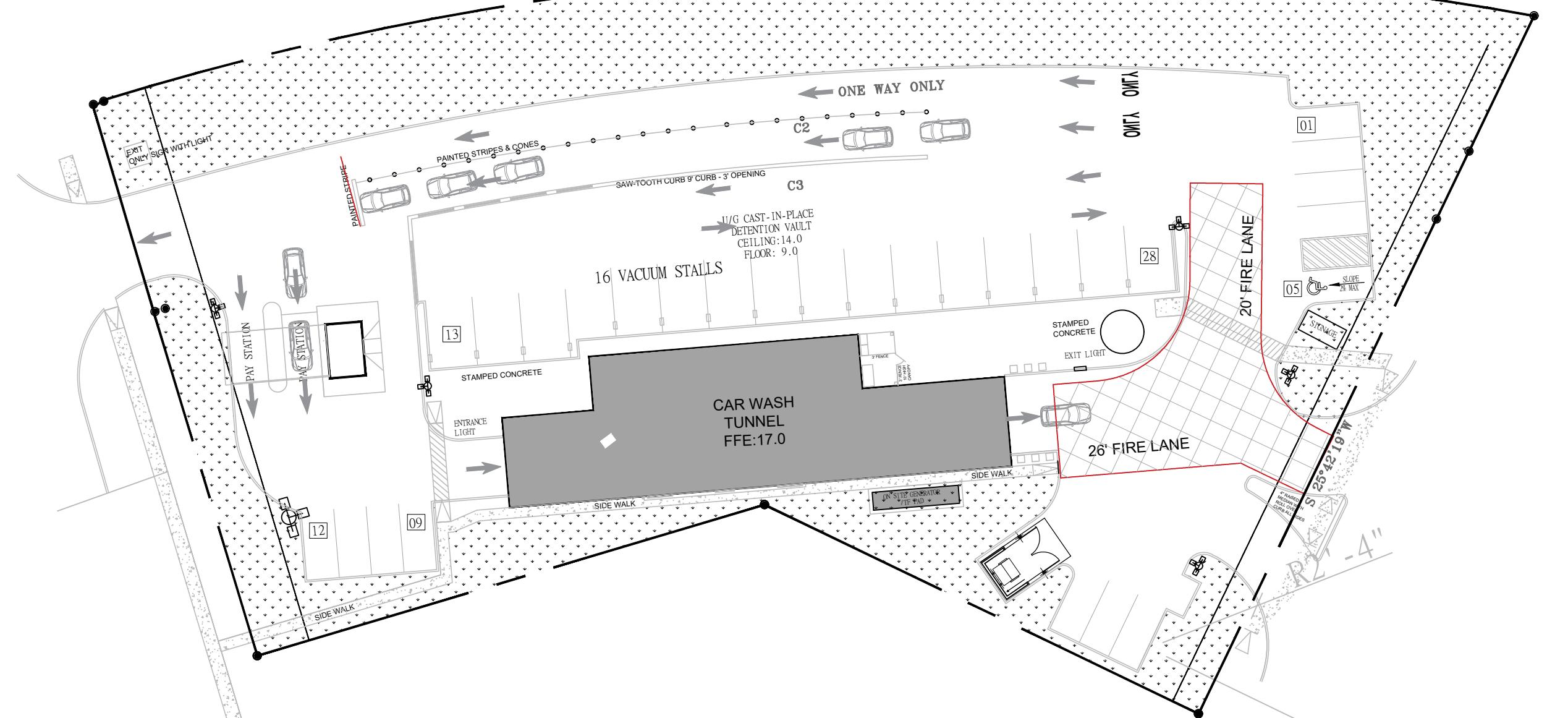
PROPOSED ORCA TUNNEL CAR WASH
LOCATED AT
2464 MARINA BAY DR LEAGUE CITY TX 77573



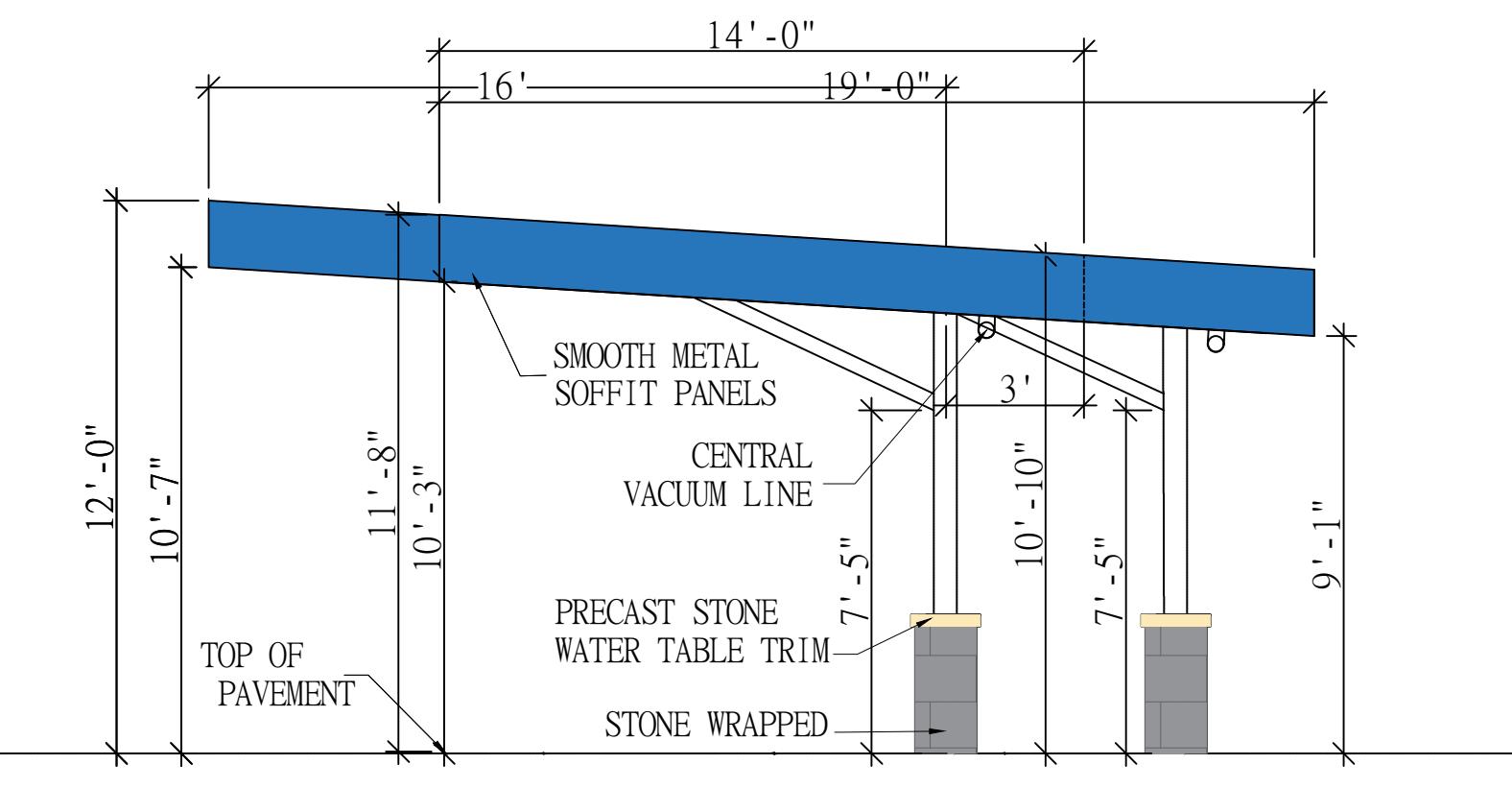
NOTE: CANOPY DETAILS BY CANOPY
MANUFACTURER, SHOP DRAWINGS BY OTHERS

VACUUM CANOPY PLAN & ELEVATION

Scale: 1/8"=1'0"

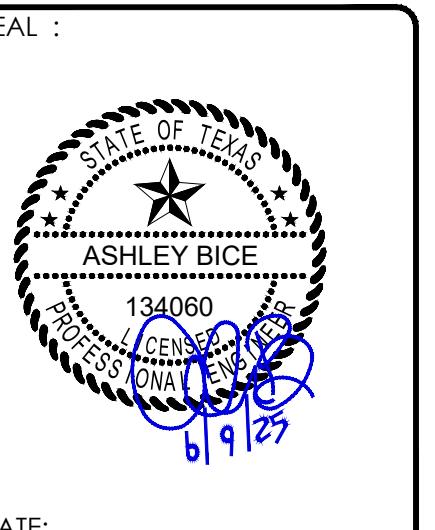


NOTES:
CENTRAL VACUUM SYSTEM EQUIPMENT WILL BE
INSIDE THE MAIN CAR WASH BUILDING



Scale: 1/4"=1'0"

1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
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6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST BUTTING MEMBERS.
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9. RUNNER SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
10. ABUTTING LENGTHS OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT - WELDED, OR SPLICED.
11. STUDS SHALL BE PLUMB, ALIGNED, AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
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DATE:
PROJECT NUMBER : 24-034
SCALE :
DRAWN BY : 1/4"=1'0"
CHECKED BY : A.Z
SHEET TITLE :
VACUUM CANOPY

DRAWING NUMBER:
A-2.2

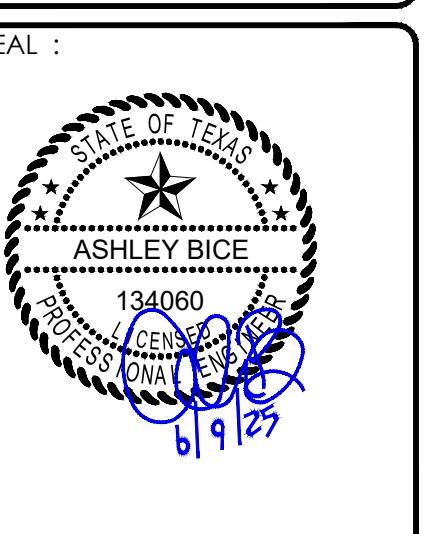
SITE PLAN FOR VACUUM LOCATION

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:
NO. DATE DESCRIPTION



PROPOSED ORCA TUNNEL CAR WASH
LOCATED AT
2464 MARINA BAY DR LEAGUE CITY TX 77573

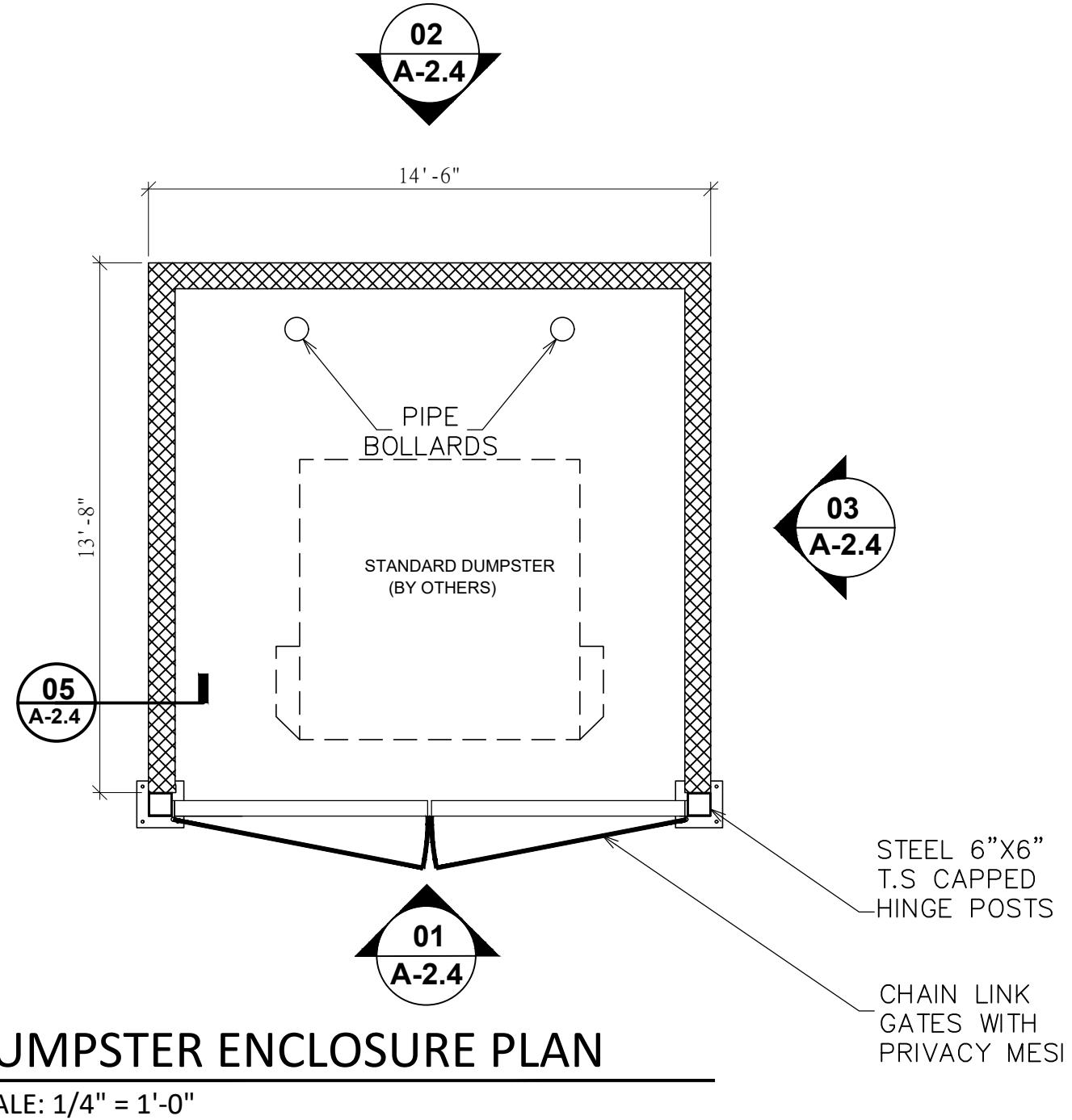


SEAL :
PROJECT NUMBER : 24-034
SCALE :
DRAWN BY : A.Z=1'-0"
CHECKED BY : A.Z
SHEET TITLE :
DATE:

DUMPSTER DETAIL
DRAWING NUMBER: A-2.4

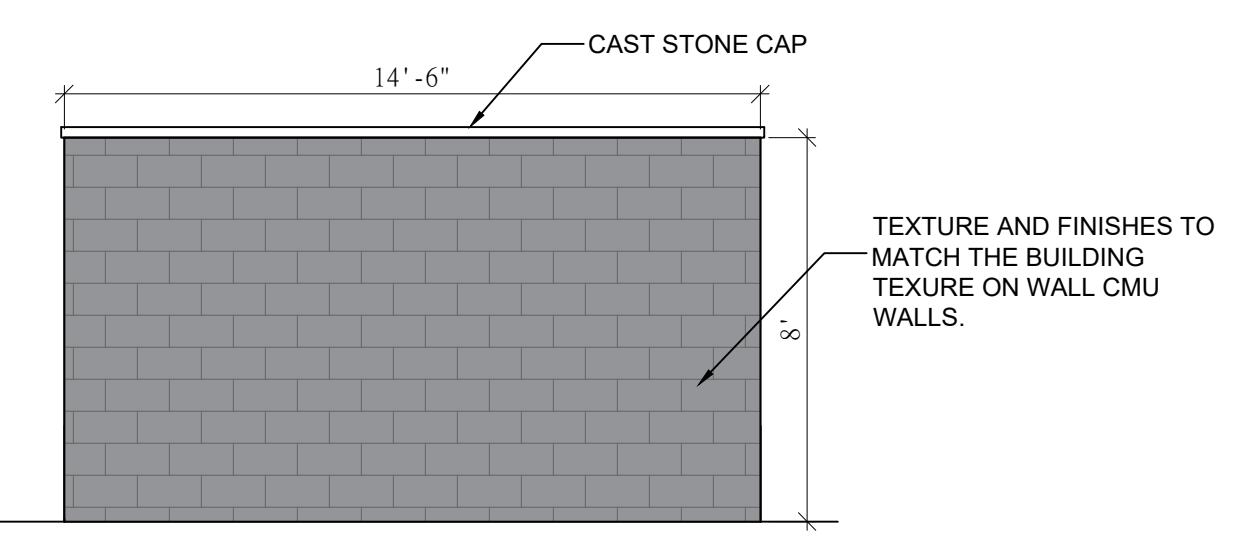
NOTES:

1. INSTALL GATE TO SWING CLEAR OF PAVEMENT.
2. PROVIDE BOLTS TO SECURE GATES IN FULL OPEN OR CLOSED POSITION.
3. SEAL AND PAINT TO MATCH BUILDING.
4. ENCLOSURE HEIGHT: MIN 6', MAX 8'.
5. MATERIALS MUST BE COMPATIBLE WITH PRINCIPAL BUILDING.
6. DUMPSTER TO REMAIN FULLY SCREENED FROM PUBLIC VIEW.
7. ENCLOSURE MUST BE MAINTAINED IN CLEAN, SECURE CONDITION.



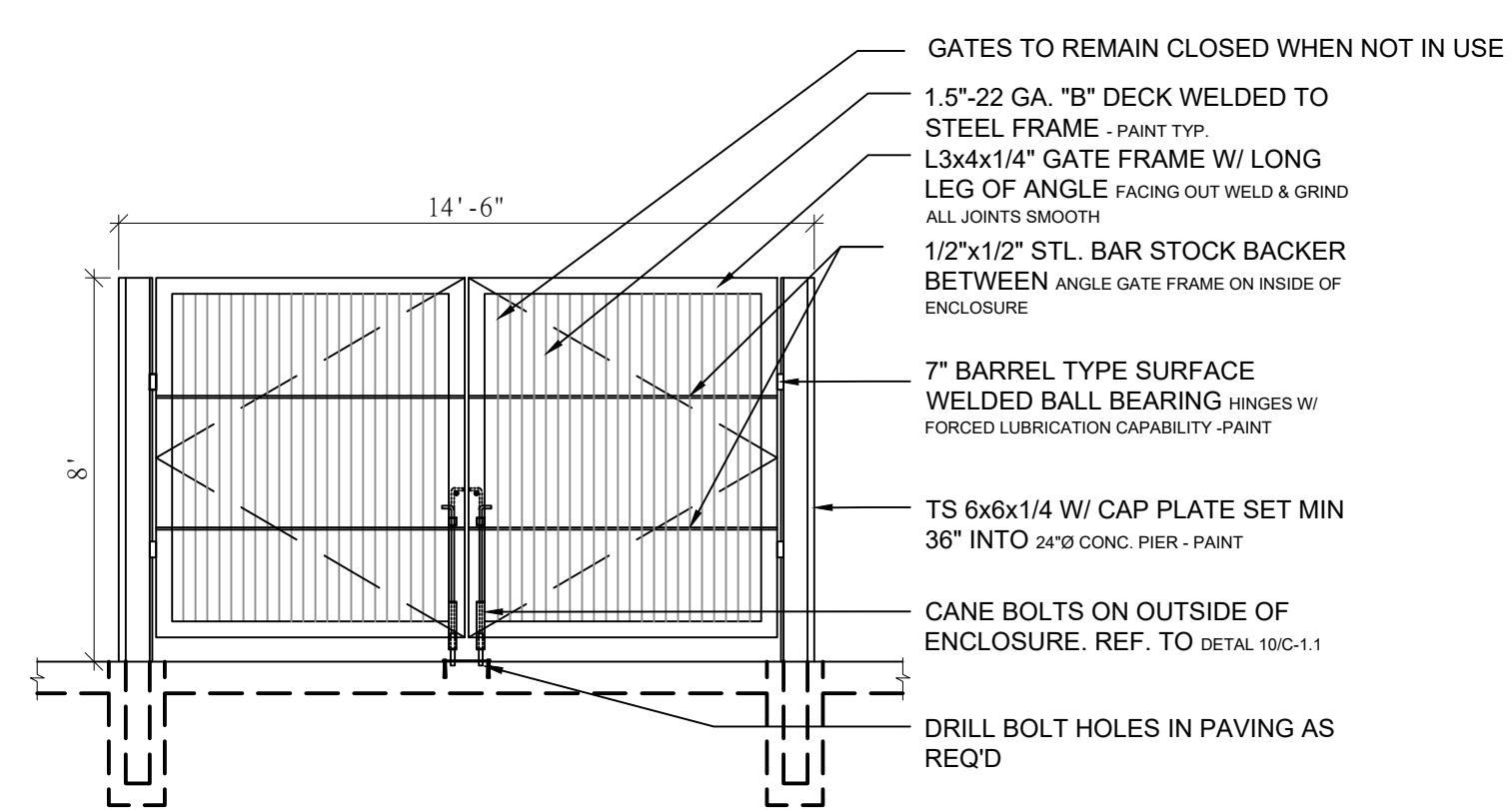
DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



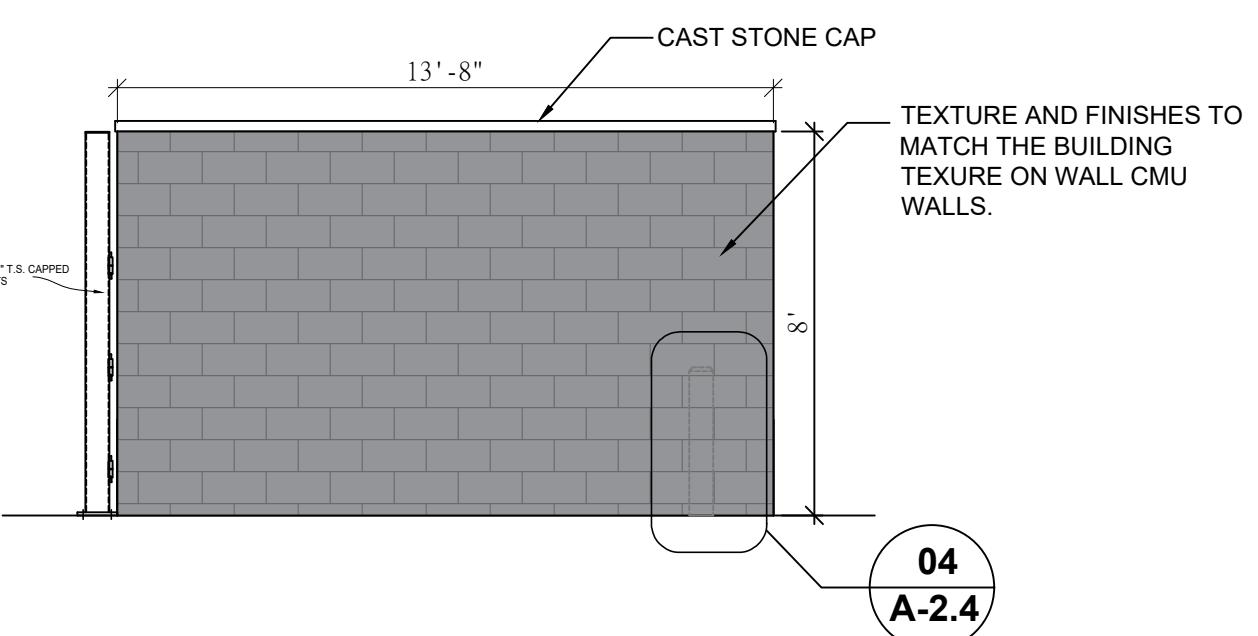
02 ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

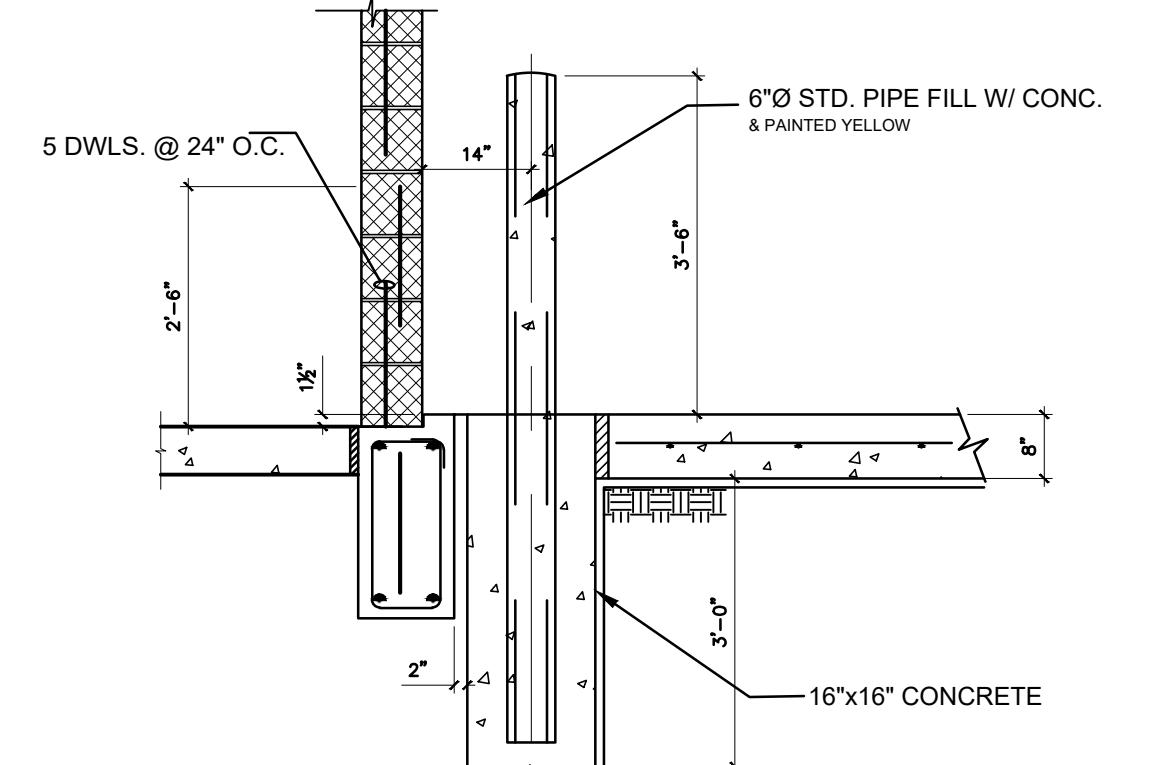


03 ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

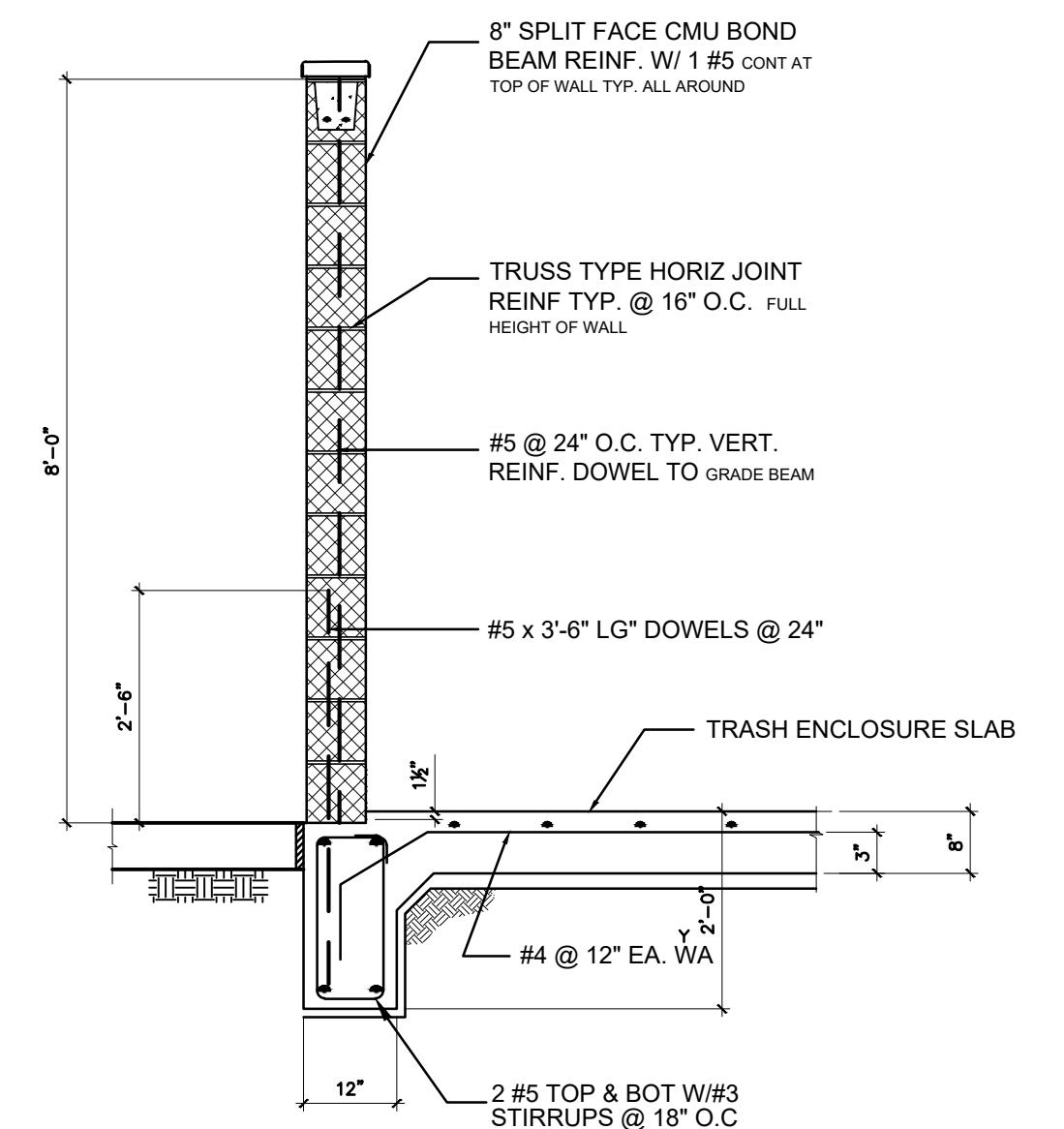
DUMPSTER DETAIL

Scale: 1/4"=1'0"



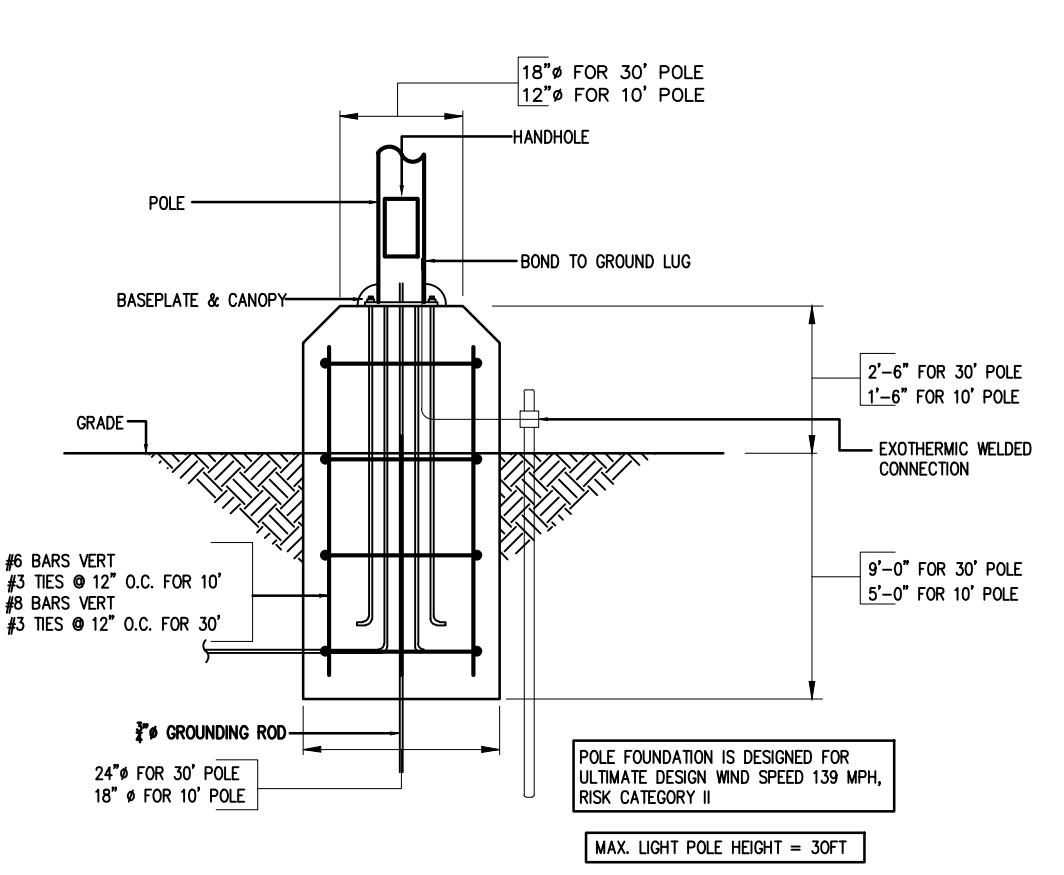
04 ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



05 SECTION : DUMPSTER WALLS

SCALE: 1/4" = 1'-0"



06 DETAIL : LIGHT POLE FOUNDATION SECTION

SCALE: 1/4" = 1'-0"