

PROJECT INFORMATION

PROJECT DESCRIPTION

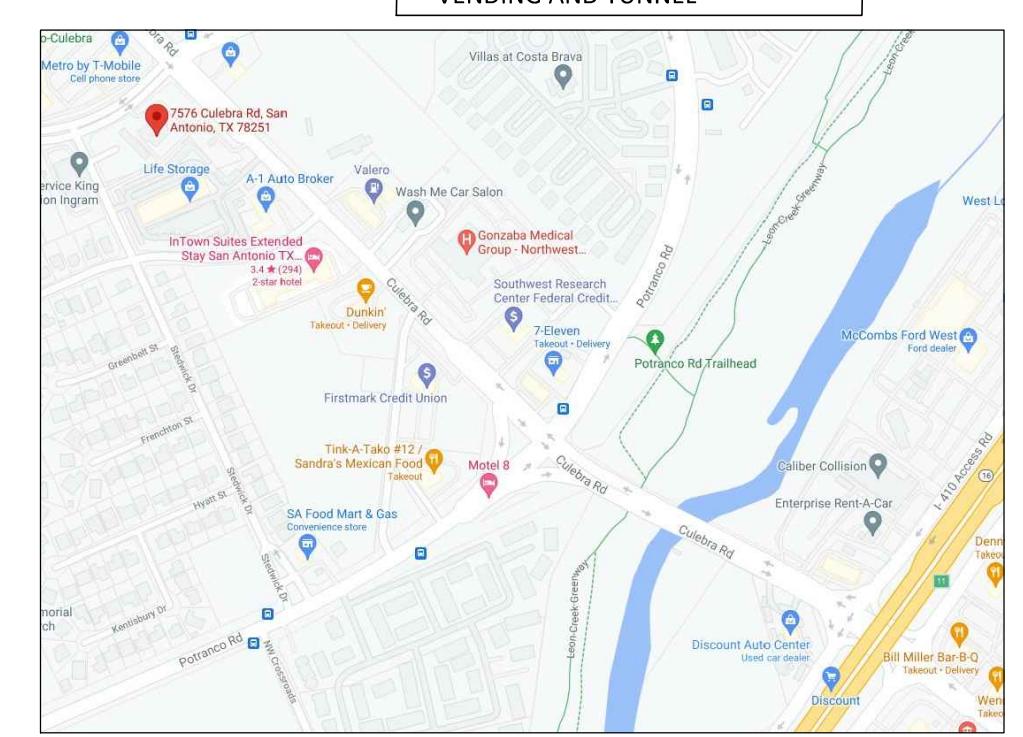
NEW EXPRESS SERVICE CAR WASH WITH OFFICE SPACE, BREAK ROOM AND RESTROOMS WITH NEW MECHANICAL, PLUMBING, AND ELECTRICAL. PARKING SPACES HAVE VACUUM STATIONS FOR USE BY CUSTOMERS. A DRIVE-THRU PAY STATION AND THE VACUUM STATIONS HAVE SHADE CANOPIES. THE CAR WASH TUNNEL HAS AN AUTOMATED CONVEYOR SYSTEM. NO VEHICLES WILL BE STORED IN THE TUNNEL WHILE THE BUSINESS IS CLOSED. AN ACCESSIBLE RESTROOM AND VENDING MACHINE FOR CUSTOMER USE WILL BE OPEN ONLY DURING NORMAL BUSINESS HOURS WHICH ARE ESTIMATED TO BE DAWN TO DUSK. THE OVERHEAD DOORS TO THE TUNNEL WILL ALWAYS BE OPEN ONLY DURING BUSINESS HOURS.

LOT AREA:	93,573 S.F. (2.14 ACRES)
PAVING COVERAGE:	58,909 S.F.
IMPERVIOUS COVERAGE:	28,172 S.F.
SETBACKS	
FRONT YARD:	20'
STREET SIDE YARD:	10'
INT. SIDE YARD:	0'
REAR YARD:	30'
MAXIMUM HEIGHT	
ALLOWED:	25'-0"
PROPOSED:	24'-0"
BUILDING COVERAGE	
ALLOWED:	16.80% (5,569 SF)
PROPOSED:	
PARKING CALCULATIONS	
REQUIRED (GENERAL COMMERCIAL)	1/400 SF (COMBINED RETAIL)
SALES/SERVICE)= 5,569 / 400 = 14 SPACES	
PROVIDED	36 SPACES (ONE VAN & ONE
ADA ACCESSIBLE SPACE)	
VACUUM STALLS PROVIDED	32 SPACES

CODE INFORMATION

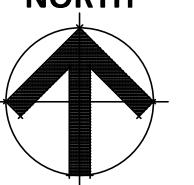
2018 IBC SECTION

BUILDING USE	CAR WASH
OCCUPANCY GROUP	B
304.1	VB
CONSTRUCTION TYPE	TABLE 601
PROPOSED BUILDING HEIGHT	40'-0"
TABLE 504.3	
STORIES ALLOWED (NON-SPRINKLED)	2
TABLE 503	
PROPOSED	1
ALLOWABLE FLOOR AREA	
B OCCUPANCY	9,000 SF
TABLE 506.2	
OCCUPANCY LOAD	NON OCCUPIED SPACE IN EQUIPMENT ROOM, STORAGE, VENDING AND TUNNEL 22



VICINITY MAP

SCALE: N.T.S.



SITE PLAN

SCALE: 1"=20'-0"

PROJECT DIRECTORY

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OWNER: WCW CULEBRA, LLC.
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CULEBRA CAR WASH
7576 CULEBRA RD
SAN ANTONIO, TX 78251
DATE: 05-21-2021

SP-8
SITE PLAN
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