

1. TWO PARKING SPACES DEFICIENCY, SEE NOTES.
2. ENCROACHMENT INTO THE REQUIRED 10' WESTERN PERIMETER LANDSCAPING WITH TWO FUTURE PARKING SPACES.
3. STACKING SHOWN WITHIN THE FIRELANE ON THE WEST SIDE OF THE BUILDING.
4. THE MENU BOARD NOISE LEVEL SHALL NO EXCEED 60dB MEASURED AT THE WESTERN PROPERTY LINE.

1 EXISTING PARKING ON SITE TOTALS 25 SPACES.  
HISTORIC DATA FROM CORPORATE INDICATES DRIVE-THRU SALES  
ARE 80 PERCENT OF TOTAL STORE SALES AT STORES WITH  
A DRIVE-THRU WINDOW.  
STACKING SPACE IN THE DRIVE-THRU LANE OUTSIDE OF THE FIRELANE  
IS 3 SPACES BRINGING THE TOTAL ON SITE TO 28 SPACES.  
IN ADDITION, 2 ADDITIONAL SPACES CAN BE ADDED ON THE WEST  
SIDE, IF DEEMED NECESSARY BY THE CITY. THESE SPACES ARE  
DASHED IN ON THE WEST SIDE OF THE SITE PLAN.  
FINALLY, DONUT CITY HAS BEEN A TENANT FOR 20 YEARS AND  
NO CHANGES ARE ANTICIPATED. THEIR OPERATING HOURS ARE  
INDICATED BELOW.

2 ANY FUTURE PARKING WILL REQUIRE A CONSTRUCTION  
DEVELOPMENT PERMIT WITH ENGINEERING DEPT.

SMOOTHIE KING		
SUNDAY	10am to	8pm
MONDAY-FRIDAY	7am to	9pm
SATURDAY	8am to	9pm

DONUT CITY  
MONDAY CLOSED  
TUESDAY–SUNDAY 6am to 12pm

EXISTING BUILDING:	3,996	SF
DONUT CITY:	875	SF
DRY CLEAN:	1,775	SF
UNLEASED	1,346	SF
TOTAL BLDG AREA:	3,996	SF

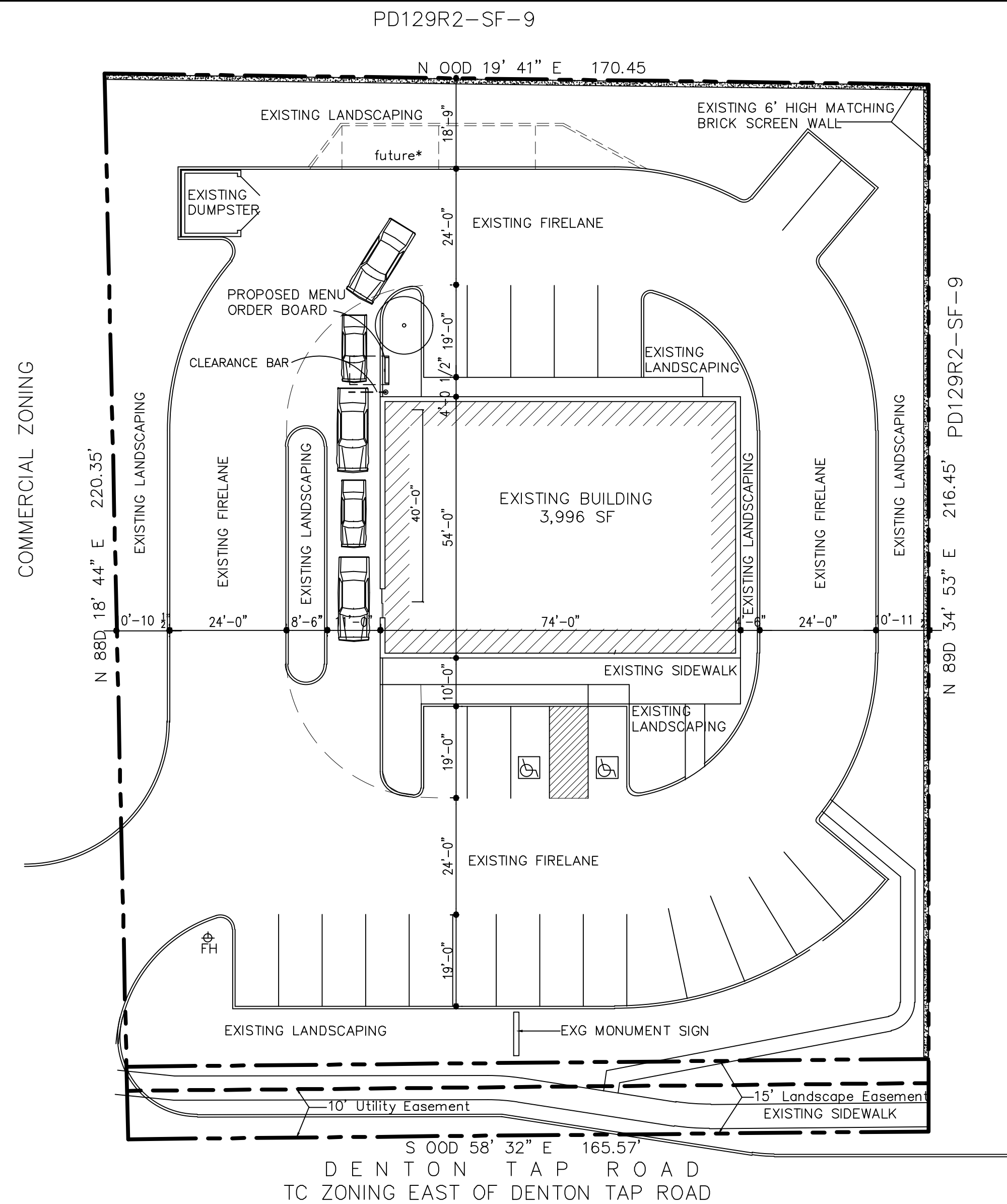
SERVICE (DRY CLEAN)	2 SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 300 SF OVER 1000 SF	
	1,775 = 2 + 3 =	5 SPACES
RESTAURANT (DONUT)	875 / 100 SF PER SPACE =	9 SPACES
FUTURE RESTAURANT (SK)	1346 / 100 SF PER SPACE =	13 SPACES
TOTAL PARKING REQUIRED		27 SPACES
TOTAL PARKING PROVIDED		25 SPACES
SPACES IN STACKING LANE		4 SPACES
*FUTURE SPACES TO BE CONSTRUCTED IF NEEDED OR WHEN CHANGE IN TENANT MIX NECESSITATES MORE PARKING UNDER THE CURRENT ZONING ORDINANCE		2 SPACES
TOTAL SPACES ON SITE		31 SPACES

EXISTING ZONING: COMMERCIAL

SQUARE FOOTAGES:  
EXISTING BLDG 3,996 SF

IMPERVIOUS AREA:  
EXISTING: 23,484 SF

Scale: 1" = 20'



A TRACT OF LAND SITUATED IN THE GEORGE W. JACK ABSTRACT NO. 694, DALLAS COUNTY, TEXAS, SAID TRACT BEING PART OF THAT TRACT OF LAND CONVEYED TO LEE PROPERTIES, INC., EMPLOYEE PROFIT SHARING PLAN AS RECORDED IN VOLUME 99178, PAGE 1370 OF SAID DEED RECORDS.

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