

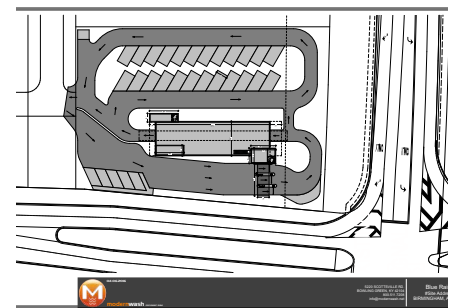
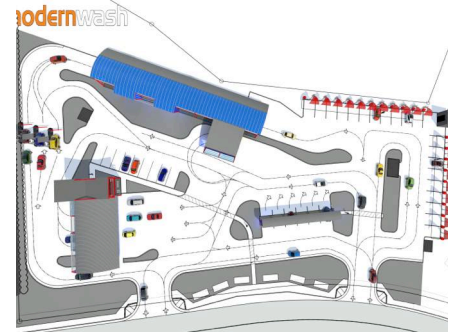


**Initial Design Documents**

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## Initial Design Documents

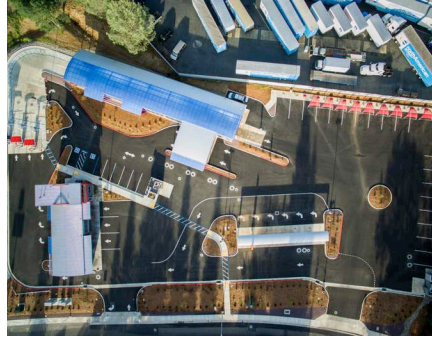
**When you decide to develop your first or an additional site, there are some initial documents and materials that you will need to gather in order to efficiently proceed. The process leading to receiving your actual building permit can be a long and very winding road and it will probably take longer than you expect, so the sooner you start assembling the necessary documents the better.**

Although a Carwash is quite a bit different than other type of commercial retail structures, both start out requiring mostly the same initial information. At Modernwash we emphasize the site selection process, since locating a good site that has the proper requirements for moving traffic on and off the site is of most importance. Please read our white paper on Site Design for some helpful tips.

The more time that we refine the site the better the site can function by processing traffic in an efficient flow. We walk a fine line between maximizing flow while also making the site navigation friendly. The more friendly the site layout becomes the more potential for success the operation becomes. Lets move on to a list of the initial documents that you will need.

### Main Concerns of Initial Design

- Plot Plan - Legal Description Documents
- Research Setbacks and Easements
- Research Site corridors and building positioning
- Local Design Criteria for the Site and the Building
- Initial Design Discussion, size of tunnel, architectural restrictions etc.
- Discussion of Site criteria, number of pay stations, vacuums etc.
- Initial Site Layout - Modernwash
- Civil Site Layout - Local Civil Eng.
- City Presentation Drawing Set
- Material Sample Board



## Starting Point

When you have located what seems to be a viable location make sure to get a **Plot Plan** and or recent survey of the property as well as **Legal Description Documents**. You should be able to obtain these from the real estate agent or the owner. Contact the Local Planning / Zoning Representative or Building Inspector to start a dialog of your project and its specific needs. This may lead to subsequent conversations with the water department and the electrical utility.

Generally speaking the city officials are very helpful and should be treated as part of your team. Remember, like your mother taught you a kind word goes a long way.

After these initial discussions you will then need to collect design documents that will start to describe and cement what you are actually planning to build. The city will use these as legally binding documents that they will review and either approve or disapprove as you move forward.

Assuming that you are building a Modernwash project you would contact



**TIMOTHY HOGUE** is the President and Senior Designer of Modernwash Buildings and Solutions, Inc. Modernwash designs and creates multiple Pre-Fabricated structures for the Carwash as well as Retail Industry They utilize a modern HSS frame System that features a proprietary hidden fastening system.

us to begin work on a **Conceptual Site Layout**. This is where we begin to work to determine:

### *The Placement of Structures*

#### *Entrance / Exit Points*

#### *Site / Viewing Corridors*

#### *Best Traffic Flow*

We will complete 2-3 variations of the layout to help determine the best possible arrangement based on our Unified Design criteria. After this has been completed, our drawing can then be given to a local Civil Engineer who will begin the task of including the local city requirements to complete a stamped **Civil Drawing Set**.

In conjunction and oftentimes overlapping the site layout process, we are discussing the architectural design of your new building. This consists of model, materials, options and color selection. We work with you to determine these so that we may prepare a Building Information Model.

This software creates a 3D representation of your new

structure. This will be located on the prepared site layout and included in a set of documents that will include : dimensions, footprint, elevations, color and material information along with required city code integration. This is our **City Presentation Set**, which you will need to present to the Planning / Zoning officials to get a pre-approval to move forward to building permit documents.

Along with the City Presentation Set, Plot Plan, Legal Description Documents, and the Civil Drawing Set you may be asked to provide a **Material Sample Board** which has actual samples of the buildings claddings, roof materials, colors, signage examples etc.

This a basic list of the necessary documents that you will need to start the building process and in fact your city may have various extra document requirements based on their local codes and or practices. Remember to ask questions and treat your building officials with respect in your quest to get your building permit.

Please be sure to check with Modernwash on your next project!