



VICINITY MAP
N.T.S.

SITE PLAN - FOR REFERENCE ONLY

SCALE: 1" = 20'-0"

GENERAL NOTES

1. ALL COMMUNICATION FOR THIS PROJECT MUST BE DIRECTED THROUGH THE ARCHITECT OF RECORD. DIRECT CONTACT OF CONSULTANTS IS PROHIBITED PRIOR TO RECEIVING APPROVAL FROM THE ARCHITECT OF RECORD.
2. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO BE REPORTED TO WALGREENS AND AOR IMMEDIATELY.
3. ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
4. ALL EXISTING CONDITIONS AND EXISTING CONSTRUCTION TO REMAIN, UNLESS NOTED OTHERWISE.
5. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION. CONTACT WALGREENS AND AOR IF ANY DISCREPANCIES EXIST.
6. GO RESPONSIBLE TO MAINTAIN ONSITE THE MOST CURRENT CONSTRUCTION DRAWINGS AND SPECIFICATION MANUAL PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION ACTIVITIES. VERIFY WITH AOR THAT THE SET ON SITE IS THE MOST RECENT APPROVED CONSTRUCTION DOCUMENT SET.
7. ALL WORK TO BE DONE IN APPROVED WORKMANLIKE MANNER AND SHALL BE IN ACCORDANCE WITH GOVERNING CODES & REGULATORY AGENCIES.
8. CONTRACTORS SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL REQUIREMENTS OF LICENSING AGENCIES HAVING JURISDICTION.
9. ALL DRAWINGS, SPECIFICATIONS, COMPUTER FILES AND OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE BY AND SHALL REMAIN THE PROPERTY OF THE CONSULTANT. NO CHANGES OR ALTERATIONS SHALL BE PERMITTED TO THE DOCUMENTS, WITHOUT THE KNOWLEDGE AND PERMISSION OF THE APPROPRIATE CONSULTANT. SEE THE PROJECT MANUAL FOR REQUIREMENTS FOR THE USE OF SHOP DRAWINGS OR AS-BUILT USE BY THE CONTRACTOR.
10. CONTRACTOR IS PRESUMED TO ADEQUATELY FAMILIARIZE ITSELF AND COMPLY WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS, INCLUDING THE AHS PERMIT REQUIREMENTS AND OBLIGATIONS, WHICH RELATE OR CONCERN CONTRACTOR'S SCOPE OF WORK OR STANDARD OF CARE, IRRESPECTIVE OF ANOTHER'S ADMINISTRATIVE ACTION OR CONDUCT PRIOR TO THE START OF CONSTRUCTION.
11. THE ARCHITECT/ENGINEER WORKING ON BEHALF OF WALGREENS IS RESPONSIBLE ADHERENCE TO ANY AND ALL CODES, INCLUDING FEDERAL, STATE, AND LOCAL CODES. IN SEISMIC ZONES, THIS SHALL INCLUDE STRUCTURAL CALCULATIONS AND OBTAINING PERMITS FOR WALGREENS' SHELVING SYSTEMS. WALGREENS ASSUMES NO RESPONSIBILITY FOR ANY DIFFERENCES BETWEEN THESE PLANS AND APPLICABLE CODES AND MUNICIPAL REQUIREMENTS.
12. THESE STANDARD DRAWINGS ARE PROPERTY OF WALGREENS COMPANY. THEY ARE MEANT FOR REFERENCE ONLY. ANY USE OR REPRODUCTION IN PART OR IN TOTAL IS PROHIBITED WITHOUT AUTHORIZATION FROM WALGREENS COMPANY.

KEYNOTES:

- 101 EXISTING PROPERTY LINE.
- 102 EXISTING ACCESSIBLE PATH OF TRAVEL.
- 103 EXISTING 5' SIDEWALK.
- 104 EXISTING CONST. BARRIER FREE RAMP.
- 105 EXISTING 30' LANDSCAPE SETBACK.
- 106 EXISTING CANOPY ABOVE.
- 107 EXISTING PLANTER.
- 108 EXISTING ACCESSIBLE PARKING.
- 109 EXISTING ROOF AT DRIVE-THRU.
- 110 EXISTING MONUMENT SIGN.
- 111 5' EXISTING CROSSLINKS CONNECTED TO EXISTING SIDEWALK.
- 112 6' EXISTING SIDEWALK.
- 113 EXISTING PARKING STRIPING.
- 114 ENTRY TO SITE.
- 115 EXISTING VAN ACCESSIBLE.
- 116 EXISTING PAVEMENT MARKINGS.
- 117 EXISTING TRASH ENCLOSURE.
- 118 EXISTING ENCLOSURE.
- 119 EXISTING FIRE LANE.
- 120 EXISTING FIRE HYDRANT IN VICINITY.
- 121 EXISTING 5' OVERHEAD DOOR.
- 122 EXISTING PATH OF TRAVEL TO PUBLIC PATHWAY.
- 123 EXISTING SITE LIGHT POLE.
- 124 EXISTING OVERHEAD UTILITY POLE W/ GUY.
- 125 EXISTING DRIVE-THRU AREA.
- 126 SITE LINE TRIANGLE PER VISIBILITY ORDINANCE 19062.
- 127 DRIVE-THRU PAVEMENT MARKINGS.
- 128 EXISTING 6" PIPE BOLLARDS AT ELECTRIC METER.

LEGEND

- ACCESSIBLE PATH OF TRAVEL.
- - - PROPERTY LINE.
- [Hatched] FIRE LANE (HATCHED)
- (1) PARKING STALL COUNT TOTAL
- [Square] EXISTING MONUMENT SIGN
- [Circle with cross] FIRE HYDRANT
- [Square with cross] EXISTING SITE LIGHTING
- [Circle with cross] PP (OVERHEAD UTILITY POLE W/ GUY)
- [Triangle] 20' X 20' VISIBILITY TRIANGLE

BUILDING CODE

APPLICABLE CODES

CITY OF:	DALLAS
BUILDING:	2021 INTERNATIONAL BUILDING CODE
EXISTING:	2021 INTERNATIONAL BUILDING CODE
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE
PLUMBING:	2021 INTERNATIONAL PLUMBING CODE
FIRE / LIFE SAFETY:	2021 INTERNATIONAL FIRE CODE
ENERGY:	2021 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL GAS:	2021 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY:	2022 TEXAS ACCESSIBILITY STANDARDS (TAS)

DEVELOPMENT STANDARDS

ZONING - CITY OF DALLAS	PD (PLANNED DEVELOPMENT) - 193
FEMA FLOOD MAP: BUILDING ADDRESS NOT IN FLOOD ZONE	
EXISTING SITE SUMMARY	APN(S): 00971001108A0000
GROSS SITE AREA	76,070 SF
TOTAL BUILDING AREA(S)	15,048 SF
COVERAGE	20%
FAR	0.20

EXISTING RETAIL BUILDING	FOOTPRINT	15,048 SF
BUILDING AREA(S)	68,051,000 SF	76 STALLS
EXISTING PARKING	ACCESSIBLE PARKING	4 STALLS

EXISTING ZONING DISTRICT:	PD (PLANNED DEVELOPMENT) - 193
(DISTRICT 14)	
DRY OVERLAY	D-1
WATER CITY OF DALLAS CODE SECTION 51A-4.503, D AND D-1 LIQUOR CONTROL OVERLAY DISTRICTS. A PERSON SHALL NOT SELL OR SERVE ALCOHOLIC BEVERAGES OR SETUPS FOR ALCOHOLIC BEVERAGES FOR CONSUMPTION ON OR OFF THE PREMISES, UNLESS THE SALE OR SERVICE IS PART OF THE OPERATION OF A USE FOR WHICH A SPECIFIC USE PERMIT HAS BEEN GRANTED BY THE CITY COUNCIL.	
DEMOLITION DELAY OVERLAY DDO-2	

BUILDING HEIGHT:	THE MAXIMUM BUILDING HEIGHT REQUIREMENTS IN A PLANNED DEVELOPMENT DISTRICT ARE CONTROLLED BY THE PLANNED DEVELOPMENT DISTRICT REGULATIONS. THE MAXIMUM PERMITTED HEIGHT IN A MATRIX DISTRICT IS ESTABLISHED BY THE CITY COUNCIL AT THE TIME THE DISTRICT IS CREATED.
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REQUIRED OFF-STREET PARKING:	1 SPACE FOR EACH 220 SF OF FLOOR AREA (15,048 SF/220) = 68.4 -> 69 TOTAL PARKING SPACES
NUMBER OF ACCESSIBLE SPACES:	76-100 SPOTS: 4 ACCESSIBLE PARKING SPACES
ACCESSIBILITY REQUIREMENTS:	36" CLEAR WIDTH FOR ACCESSIBLE ROUTE
CAR PARKING SPACES:	96" WIDE
VAN PARKING SPACES:	132" WIDE

EXISTING BUILDING DESIGN CRITERIA	
OCCUPANCY:	M-MERCANTILE
CLASS OF CONSTRUCTION:	TYPE V-B
AUTOMATIC SPRINKLER SYSTEM:	YES, NFPA 13

WARE MALCOMB

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ARCHITECTURE
INTERIORS
MEP / STRUCTURAL ENGINEERING
BUILDING MEASUREMENT
BRANDING

CLIENT LOGO

WALGREENS 5092

3418 MCKINNEY AVENUE
DALLAS, TEXAS 75204

SITE PLAN

DATE

REMARKS

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	CBS25-0081-00

SHEET

A100