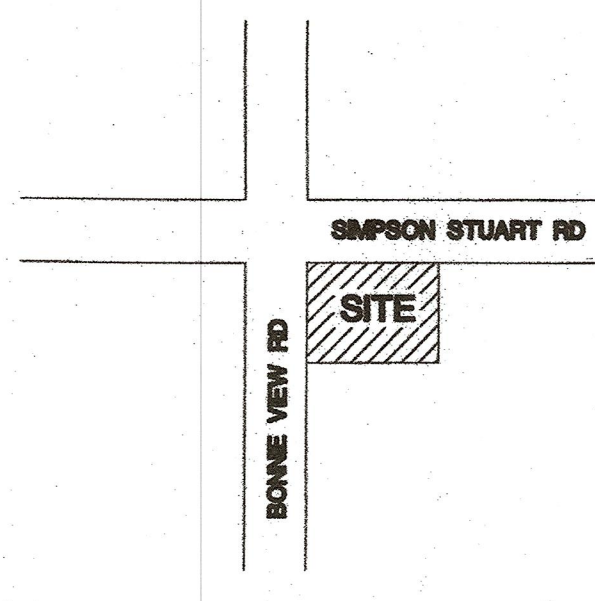


C-STORE & GAS STATION

3502 SIMPSON STUART RD. #100, DALLAS TEXAS

VICINITY MAP



CODE INFORMATION SUMMARY

SCOPE OF WORK:
SHELL CONSTRUCTION (6600 SF) & INTERIOR FINISH OUT FOR
C-STORE & GAS STATION (SUITE 100) 3600 SF

JURISDICTIONS:
CITY OF DALLAS BUILDING DEPARTMENT

APPLICABLE INFORMATION:

CODES - IBC 2006
- IFG 2006
- IMC 2006
- NEC 2005
- IFG 2006
- IECC 2006

REGULATIONS - TDLR - TEXAS ACCESSIBILITY STANDARDS

CONSTRUCTION TYPE - II-B (NON-SPRINKLERED BUILDING)
BUILDING OCCUPANCY TYPE - M (TAKE OUT ONLY)

OCCUPANT LOAD CALCULATION (OFFICE):

1. OFFICE AREA: 91 SF (91/100 = 1 O.C.C.)
2. SERVICE AREA: 295 SF (0 O.C.C.)
3. STORAGE (WALK-IN COOLER): 649 SF (649/500 = 3 O.C.C.)
4. KITCHEN: 449 SF (449/200 = 2 O.C.C.)
5. SALES: 1900 SF (1900/50 = 68 O.C.C.)

TOTAL OCCUPANT LOAD = 69 O.C.C.
NUMBER OF RESTROOM REQ'D = 2 (MORE THAN 50)
NUMBER OF RESTROOM PROVIDED = 2

BUILDING EGRESS -
MAX. TRAVEL DISTANCE: 61'-10"
NUMBER OF EXITS REQ'D: 2
NUMBER OF EXITS PROVIDED: 3
EGRESS WIDTH REQ'D: 13.8'
EGRESS WIDTH PROVIDED: 12'

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

A1.01 COVER SHEET/ SITE PLAN
A2.01 FLOOR PLAN
A3.01 ROOF PLAN/ DETAILS
A4.01 ELEVATIONS
A5.01 WALL SECTION
A6.01 WALL SECTION
A7.01 WALL SECTION
A8.01 DOOR/ WINDOW DETAILS
A9.01 INTERIOR FLOOR PLAN
A10.01 INTERIOR FLOOR FINISH/ RCP
A11.01 ADA DETAILS

MEP DRAWINGS

E1 ELECTRICAL
E2 ELECTRICAL
M1 MECHANICAL
P1 PLUMBING
P2 PLUMBING

STRUCTURAL DRAWINGS

S1 FOUNDATION PLAN
S2 FRAMING PLAN
S3 GAS STATION CANOPY

CIVIL DRAWINGS

T-1 COVER SHEET
--- FINAL PLAN
CE-1 DIMENSION CONTROL PLAN
CE-2 GRADING PLAN
CE-3 UTILITY PLAN
CE-4 PAVING PLAN WITH DETAILS
DA-1 DRAINAGE AREA MAP
EG-1 EROSION CONTROL DRAWING
LS-1 LANDSCAPE PLAN

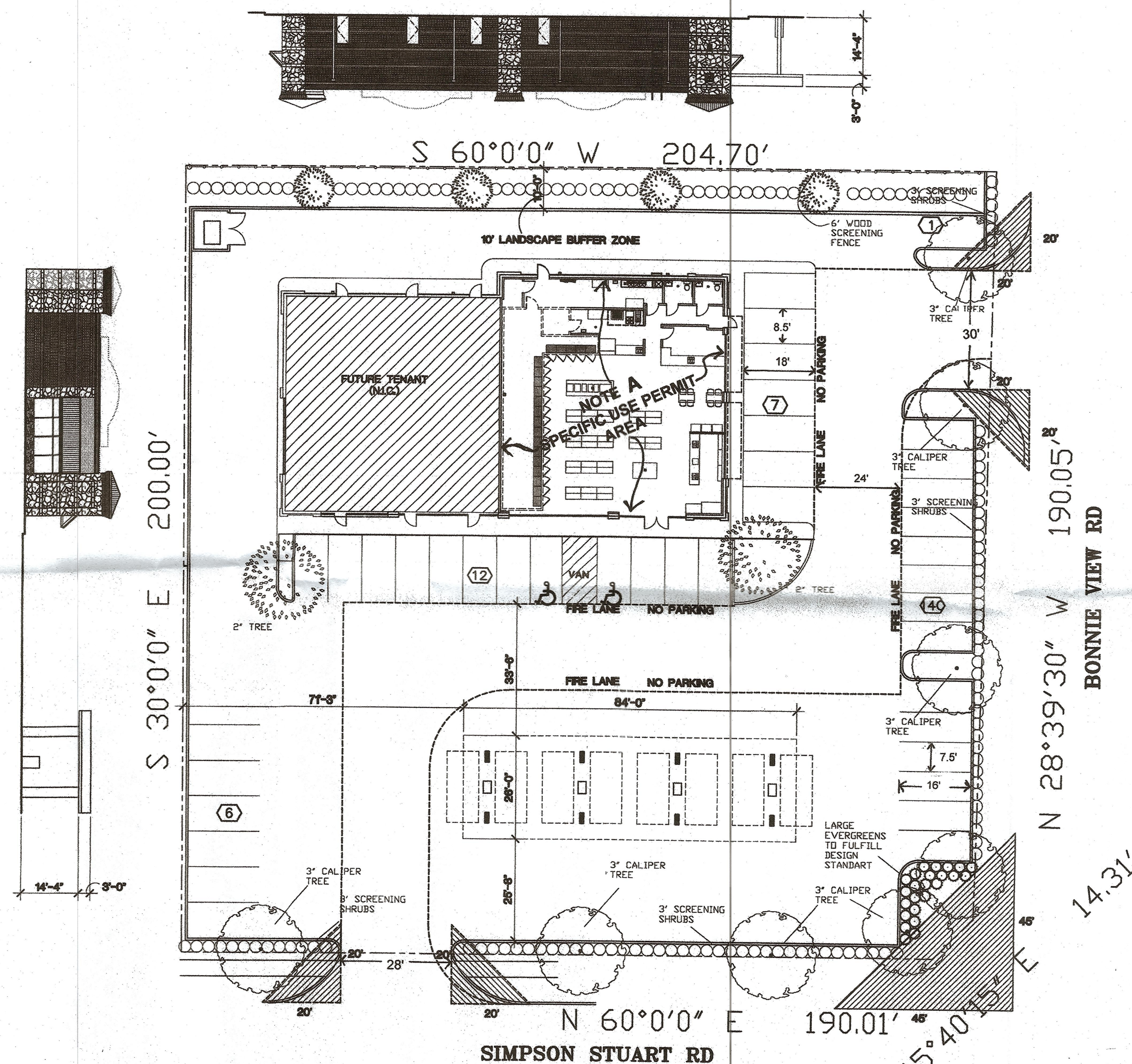
GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING CONTRACT AND COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY THE LOCAL CITY REQUIREMENTS.
- WHILE THE DRAWINGS HAVE BEEN SEGMENTED INTO STANDARD DIVISIONS GENERALLY REFLECTING THE SCOPE OF WORK OF DIFFERENT TRADES, WORK REQUIRED OF ANY TRADE MAY BE SHOWN ANYWHERE IN THE DRAWINGS. CONTRACTOR IS THEREFORE CAUTIONED TO BASE CONTRACT ON THE ENTIRE INTEGRATED CONSTRUCTION DOCUMENTS. NO CLAIM FOR AN EXTRA WILL BE CONSIDERED FOR FAILURE TO DO SO.
- IN THE EVENT OF DISCREPANCIES BETWEEN VARIOUS DRAWINGS, REPORT CONDITIONS TO ARCHITECT IN TIMELY MANNER TO ALLOW REVIEW AND RESPONSE.
- UNLESS OTHERWISE INDICATED ON THESE DRAWINGS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS ETC. AND INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS.
- COLORS SHALL BE PROVIDED BY ARCHITECT, UNLESS OTHERWISE NOTED, UPON COMPLETION OF APPROVED COLOR SELECTION BOARD.
- UNLESS OTHERWISE NOTED, EXTERIOR AND INTERIOR EXPOSED METAL TRIM, TRELLAGE, RAILINGS, MOLDINGS, FRAMES, CASTINGS, ETC. SHALL BE PAINTED.
- GENERAL CONTRACTOR TO KEEP SITE CLEAN AT ALL TIMES.
- GAPS BETWEEN DIFFERENT MATERIALS OR AT CORNERS SHALL BE THOROUGHLY SEALED.
- ROOF PENETRATIONS FOR NEW MECHANICAL EQUIPMENT SHALL CONFORM TO EXISTING ROOFING MANUFACTURERS' WARRANTY DETAILS, SO AS TO MAINTAIN WARRANTY COVERAGE.

PARKING ANALYSIS

SUITE #	DBA	USE	S.F.	RATIO	PARKING REQ'D
100	C-STORE & GAS STATION	RETAIL	3,600	1:200	18
		RETAIL	3,000	1:200	15
	FUEL PUMPS				2
			6,600		35

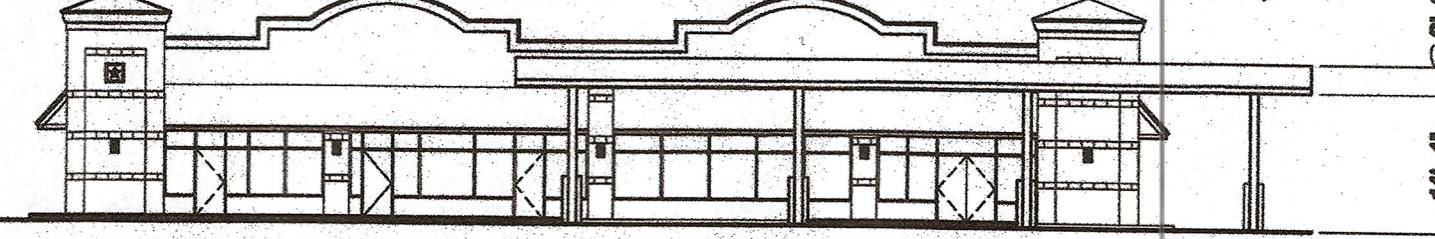
TOTAL PARKING REQ'D: 35 STALLS
TOTAL PARKING PROVIDED: 40 STALLS
TOTAL H.C. PARKING REQ'D: 3 STALLS (INCLUDING VAN ACCESSIBLE)
TOTAL H.C. PARKING PROVIDED: 3 STALLS (INCLUDING VAN ACCESSIBLE)
TOTAL COMPACT CAR ALLOWED: 15 STALLS (35%)
TOTAL COMPACT CAR PROVIDED: 14 STALLS (35%)



FRONT ELEVATION (BUILDING ONLY)



FRONT ELEVATION (W/ GAS STATION CANOPY)



LOT 4, BLOCK A/6870

3502 SIMPSON STUART ROAD

SPECIFIC USE PERMIT

SITE PLAN

SPECIFIC USE PERMIT
NOTE A

Specific Use Permit
sales area limited to
Convenience store
area (3,600) square
feet as shown on site
plan

