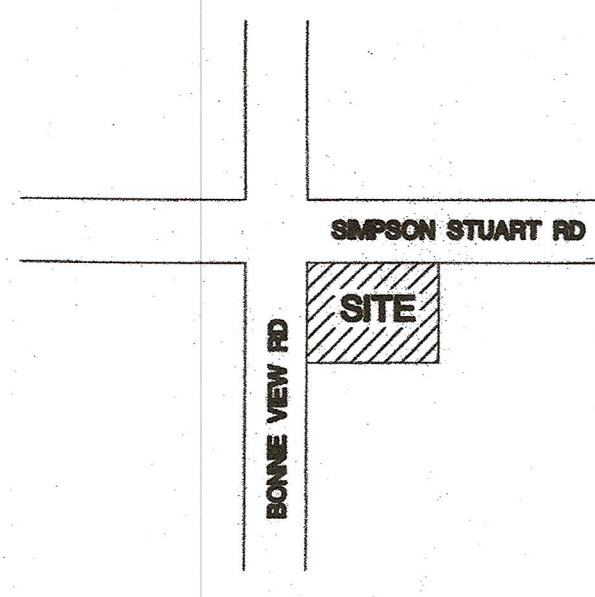


# C-STORE & GAS STATION

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 2008  
- 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: 1400 SF (1400/50 = 68 O.C.C.)

TOTAL OCCUPANT LOAD = 64 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

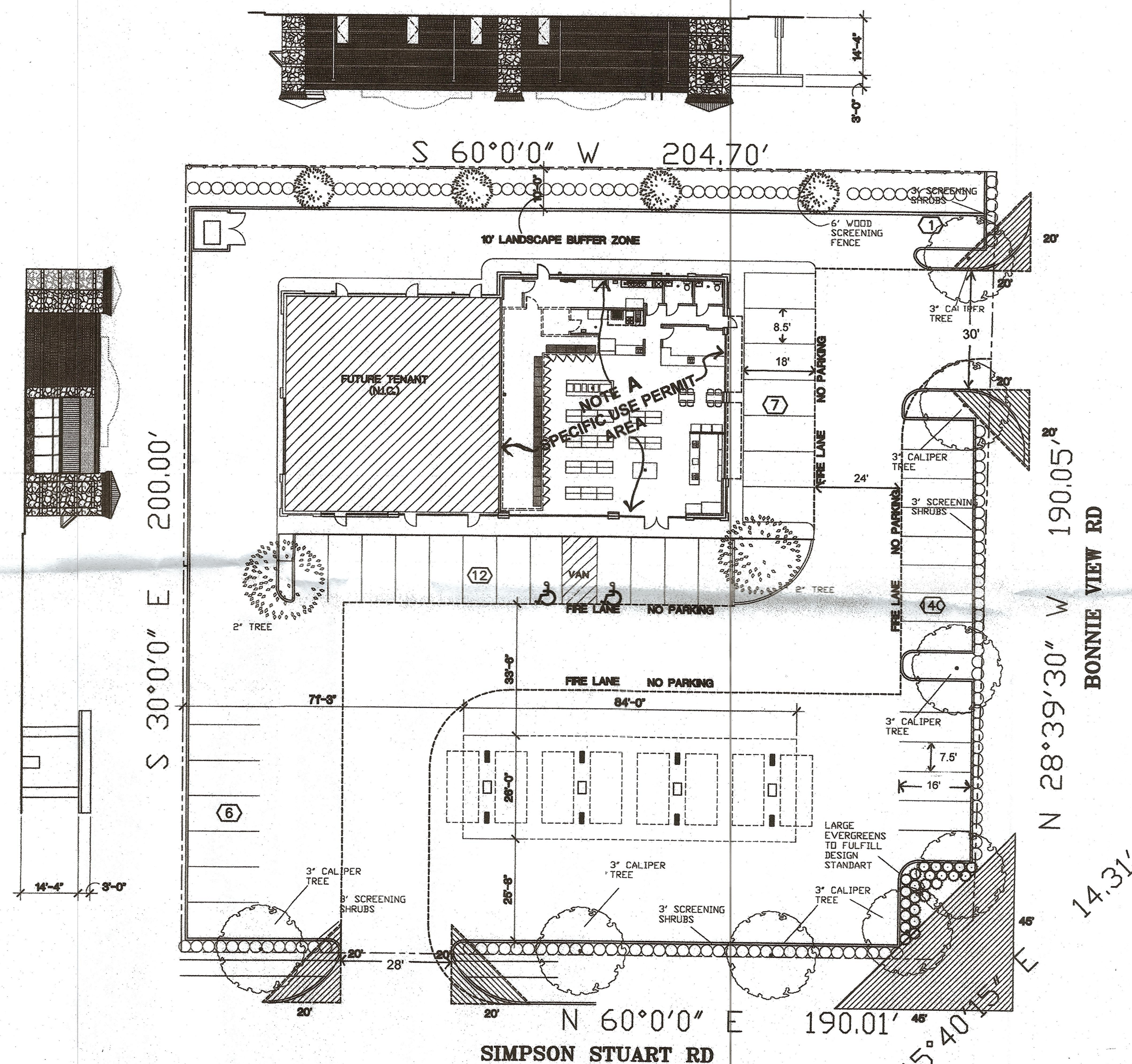
## GENERAL NOTES:

- 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            |

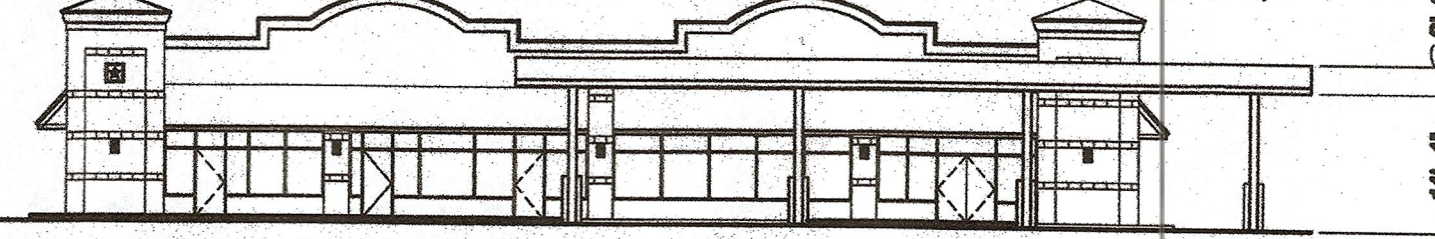
TOTAL PARKING REQ'D: 35 STALLS  
TOTAL PARKING PROVIDED: 40 STALLS  
TOTAL H.C. PARKING REQ'D: 3 STALLS (INCLUDING VAN ACCESSIBLE)  
TOTAL H.C. PARKING PROVIDED: 3 STALLS (INCLUDING VAN ACCESSIBLE)  
TOTAL COMPACT CAR ALLOWED: 15 STALLS (35%)  
TOTAL COMPACT CAR PROVIDED: 14 STALLS (35%)



### 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

