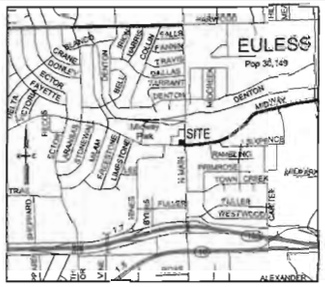


VICINITY MAP
NTS

DEMOLITION NOTES

1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR PROPERTY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION, REMOVAL AND RELOCATION OF ALL UTILITY LINES, METERS, GAS, ETC. SHALL BE PERFORMED PER REQUIREMENTS OF THE CITY OF EULESS & UTILITY COMPANIES. ANY DAMAGE TO PUBLIC UTILITIES SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO CORRECT.
2. ALL DEMOLITION AND CONSTRUCTION TO BE KEPT WITHIN THE BOUNDARIES OF THE SITE OR AS DESIGNATED BY CONSTRUCTION ENGINEER. ANY DAMAGE BY CONTRACTOR TO ADJOINING PROPERTIES OR ITEMS NOT IN THE DESIGNATED DEMOLITION AREA SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO CORRECT.
3. REMOVE ALL EXISTING UNDERGROUND UTILITIES, CAP AS REQUIRED, BACK FILL AND COMPACT TO CITY OF EULESS SPECIFICATIONS.
4. REMOVE SURFACE PAVING AS NEEDED TO COMPLETE PAVING PLAN.
5. REMOVE EXISTING SIGNAGE, INCLUDING POSTS AND FOUNDATIONS.
6. REMOVE ANY UNDERTEMS NOT INDICATED ABOVE BUT WHICH MUST BE REMOVED TO COMPLETE PROJECT AS DESCRIBED BY THE PLAN.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF EULESS SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF EULESS ENGINEERING STANDARDS AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING EULESS MUNICIPAL AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO CONTACT UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF EULESS ENGINEERING DEPARTMENT FOR REVIEW.
8. SURVEYING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
9. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH THE CITY OF EULESS REQUIREMENTS, TYP.
10. THE SANITATION CONTAINER SCREENING SHALL BE AND PER SDS. TO BE CONSTRUCTED PER ACCEPTED PLANS, THE CITY OF EULESS DESIGN SPECIFICATIONS SUBJECT TO REVIEW AND APPROVAL BY THE EULESS CODE OFFICIAL.
11. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN COMPLIANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF EULESS CODE OF ORDINANCES.
12. THE SITE SHALL CONFORM TO THE CITY OF EULESS STORM WATER MANAGEMENT ORDINANCE.
13. ANY EXISTING PAVING, CURB AND CONCRETE CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO EULESS CITY SPECIFICATIONS.

STATE OF TEXAS
COUNTY OF TARRANT

BEING a 0.26 [illegible] said tract lying in the W. E. Hahrm Survey, Abstract No. 1779, Tarrant County, Texas, being a portion of Lot C, Midway Park Addition No. 2, an Addition to the City of Euless, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-13, Page 79, of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut set for corner at the northeast corner of said Lot C, and the northwest corner of Lot A, Midway Park Addition No. 2, an Addition to the City of Euless, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-13, Page 79, of the Plat Records of Tarrant County, Texas, Texas, same point being in the west line of Main Street (a variable width Right-of-way);

THENCE South 00 degrees 39 minutes 00 seconds West, along the west line of said Main Street, a distance of 76.43 feet to an "X" cut set for corner, said point being the most easterly southeast corner of said 0.26 acre tract of land being described, said point being in the intersection of west line of said Main Street and the north line of Midway Drive (a 80.0 foot right-of-way);

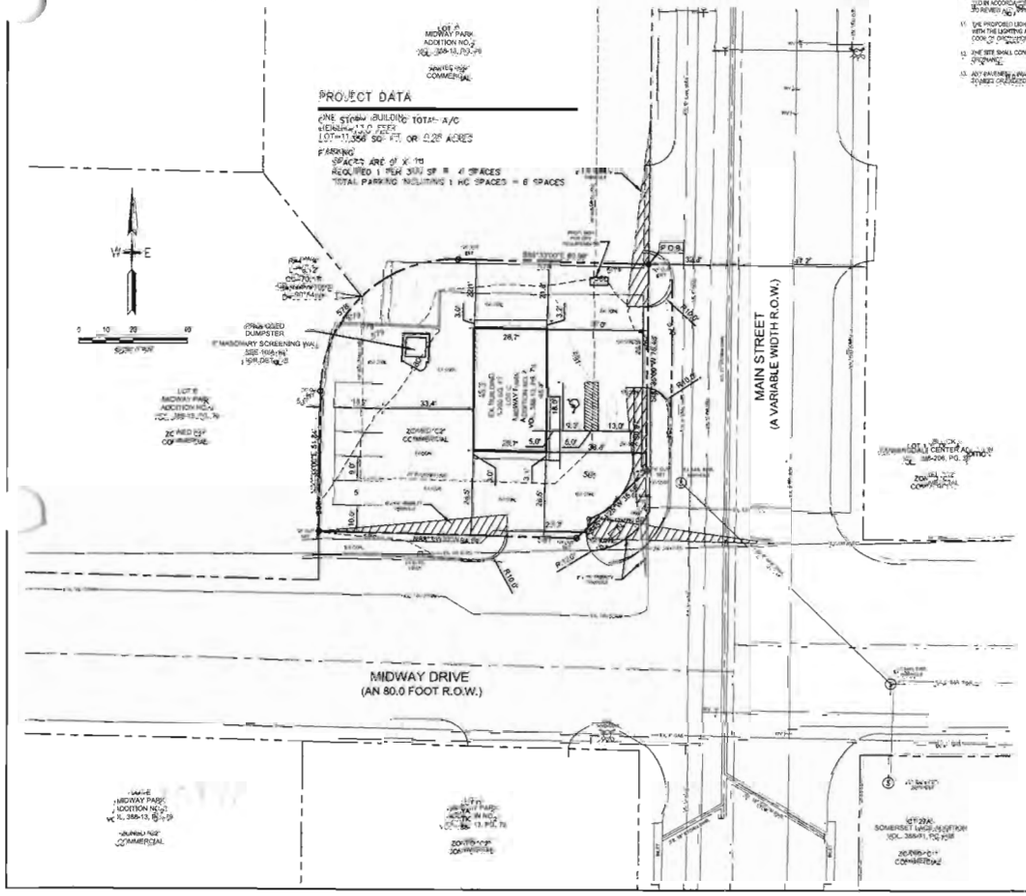
THENCE South 41 degrees 49 minutes 28 seconds West, along the intersection of said west line of said Main Street and the north line of said Midway Drive, a distance of 35.55 feet to an "X" cut set for corner, said point being the most southerly southeast corner of said 0.26 acre tract of land being described;

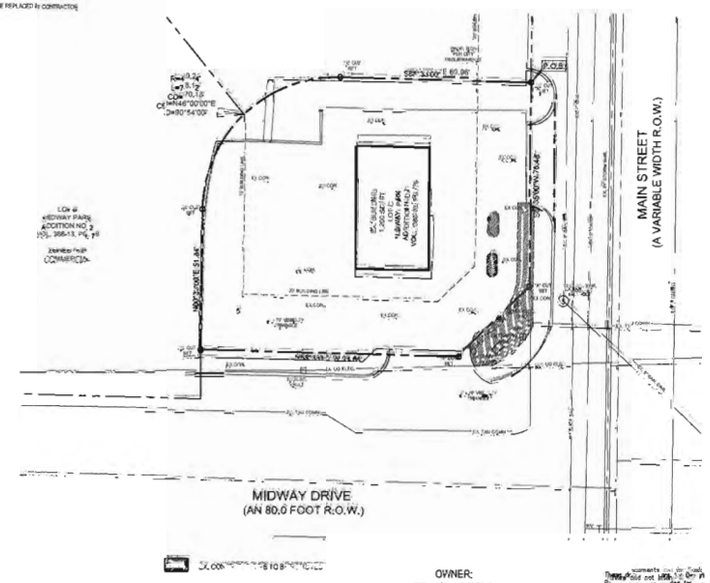
THENCE North 48 degrees 33 minutes 00 seconds West, along the north line of said Midway Drive, a distance of 19.82 feet to an "X" cut set for corner, said point being the southwest corner of said 0.26 acre tract of land being described, same point being in the east line of Lot B, Midway Park Addition No. 2, an Addition to the City of Euless, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-13, Page 79, of the Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 33 minutes 28 seconds East, along the common line of said Lot B and said Lot C, a distance of 51.84 feet to an "X" cut set for corner, said point being the beginning of a curve to the right having a radius of 45.34 feet, a delta angle of 46 degrees 54 minutes 00 seconds, a chord bearing and distance of North 46 degrees 00 minutes 00 seconds East, 18.18 feet;

THENCE [illegible] northeasterly direction along said curve to the right, an arc distance of 18.42 feet to an "X" cut set for corner, said point being on the south line of said Lot A;

THENCE South 88 degrees 33 minutes 00 seconds East, along the common line of said Lot B and said Lot C, a distance of 49.88 feet to the POINT OF BEGINNING and containing 11,356 square feet or 0.26 acres of computed land.





OWNER:
TEXAS CAR TITLE
8501 DLA WOODY PLACE
ATLANTA, GEORGIA 30350
(678) 624-1441 ext. 103
(678) 578-6702 fax

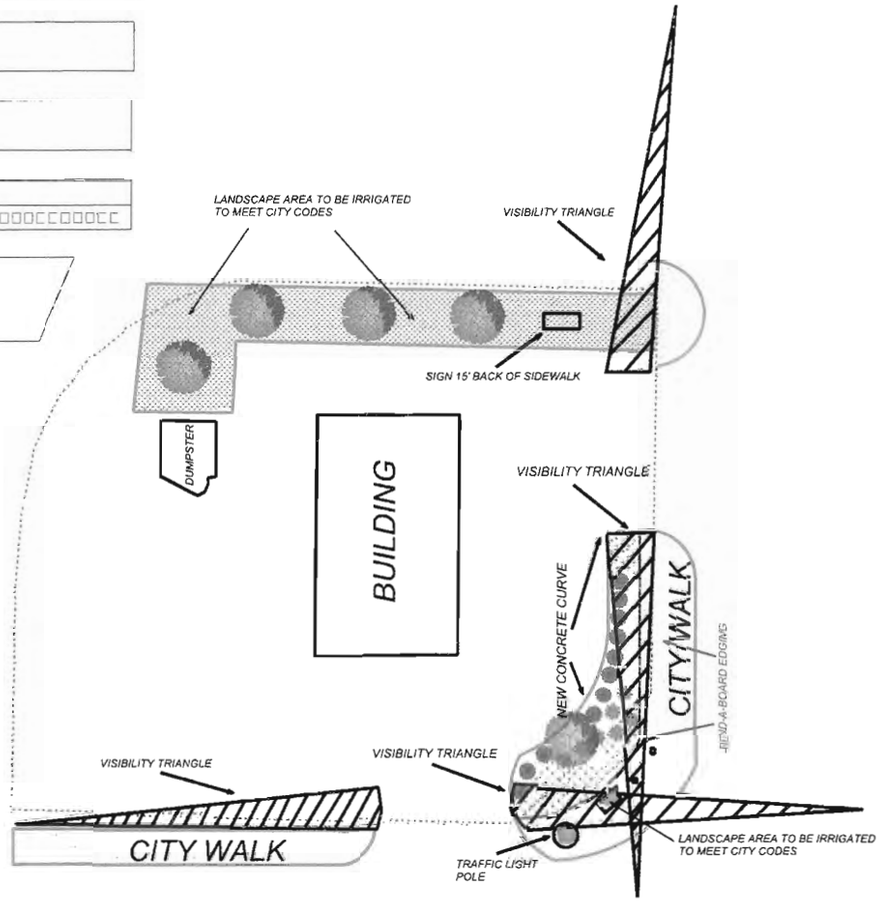
CASE NO. 10-01-SP

THE ENSURCON GROUP
SURVEYING * CONSULTING * MANAGEMENT
828 HOWELL DRIVE
COPPELL, TEXAS 75019
PHONE 214-704-1595
FAX 817-354-1451

SITE PLAN					
TEXAS CAR TITLE					
LOT C					
MIDWAY PARK ADDITION NO. 2					
CITY OF EULESS, TEXAS					
DRAWN	CHECKED	DATE	SCALE	JOB NO	SHEET NO
RM	W.P.P.	[illegible]	[illegible]	[illegible]	1 of 1

Landscape

Qty	Symbol	Description	Part Number
Ground Cover-Vines			
4" POTS		170 S.F. BIG BLUE LIRIOPE	
New Plant Category			
		EXISTING GRASS FT	
Shrubs Under 3 Feet			
11		Holly, Dwarf Burford 3 Gallon	
7		Dwarf Yaupon 3 Gallon	
5 Trees		Oak, Southern Live 3 to 3 1/2	



SHEET:	1 of 1
SCALE:	1" = 10'
CHECKED BY:	KEITH WHITMORE
DRAWN BY:	IGNACIO SALCIDO
JOB NUMBER:	12345
DATE:	2/5/10
REVISIONS:	REVISIONS 2/5/10

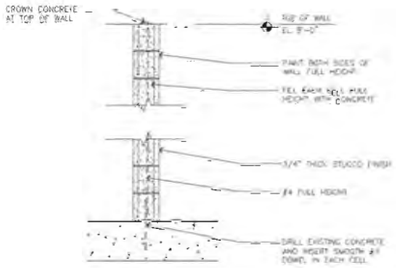
PROJECT:
TEXAS CAR TITLE
MIDWAY PARK EULESS TX.

SHEET DESCRIPTION:
LANDSCAPE DESIGN

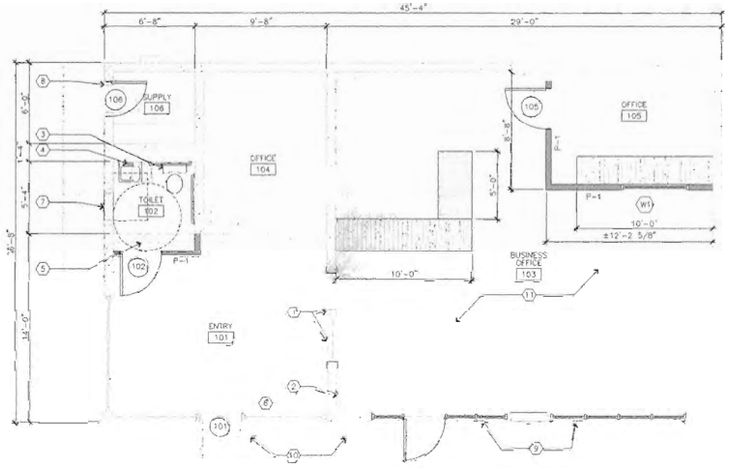
WHITMORE AND SONS
P.O. BOX 210203
BEDFORD, TX. 76095
817-498-0800 METRO
817-545-2073 FAX

CONSTRUCTION NOTES

1. REMOVE EXISTING DOOR, FRAME, WINDOW, & PORTION OF WALL TO ALLOW FOR NEW CASED OPENING. BRACE STRUCTURE AS REQUIRED.
2. REMOVE EXISTING PLUMBING FIXTURE – CAP AND ABANDON DRAIN AND SUPPLY BELOW FLOOR SLAB – PATCH FLOOR SLAB AS REQUIRED PRIOR TO INSTALLATION OF NEW FLOOR FINISH.
3. INSTALL NEW ADA COMPLIANT FIXTURE. BREAK OUT CONCRETE AS REQUIRED TO RELOCATE DRAIN AND SUPPLY.
4. INSTALL NEW ADA COMPLIANT LAVATORY – INSULATE ALL LINES BELOW LAVATORY. BREAK OUT CONCRETE AS REQUIRED TO RELOCATE DRAIN AND SUPPLY.
5. REMOVE PORTION OF EXISTING WALL.
6. INSTALL RECEPTACLE ON CEILING IN LOCATION INDICATED FOR "OPEN" SIGN. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
7. REMOVE EXISTING DOOR & FRAME – INFILL OPENING WITH MATERIALS TO MATCH EXISTING ADJACENT CONSTRUCTION.
8. REMOVE EXISTING DOOR AND FRAME AND PREPARE OPENING FOR INSTALLATION OF NEW DOOR AND FRAME.
9. REMOVE EXISTING OVERHEAD COILING DOOR – INFILL OPENING WITH STOREFRONT AS SHOWN.
10. BREAK OUT EXISTING CONCRETE WALK TO PROVIDE NEW ADA ACCESSIBLE ROUTE – RE:4/A-101.
11. INSTALL NEW LEVEL CONCRETE TOPPING OVER EXISTING SLOPING FLOOR – CAP AND ABANDON ALL FLOOR DRAINS BELOW FLOOR SLAB



10 CMU WALL DETAIL
3/4" = 1'-0"
SCALE: 3/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

SCOPE OF WORK

1. EXISTING UNOCCUPIED BEAUTY SHOP IS TO BE REMODELED INTO LOAN OFFICE WITH NEW ACCESSIBLE RESTROOM.
2. PROVIDE NEW ACCESSIBLE PARKING AND REWORK ACCESSIBLE PATH TO ENTRANCE IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS.
3. EXISTING BUILDING = ±,209 S.F.
4. BUILDING UPON COMPLETION OF REMODEL 1,209 S.F.

HVAC UNITS – EXISTING HVAC UNITS ARE TO REMAIN WITH MAINTENANCE AS REQUIRED. NO ADDITIONAL UNITS WILL BE ADDED. USE EXISTING DUCTWORK AND OR ADD NEW AS REQUIRED.

HVAC DUCTS AND REGISTERS – LAYOUT SHOWN ON PLANS IS THE ARCHITECTS SUGGESTION. ACTUAL DESIGN OF DUCTING AND REGISTERS IS TO BE DETERMINED BY AND BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AS APPROVED BY CO CONSTRUCTION.

LIGHTING – PROVIDE NEW FIXTURES AS SHOWN ON PLANS. EXISTING FIXTURES MAY BE USED, BUT ONLY IF FIXTURE WATTAGE MATCHES OR IS LESS THAN FIXTURE IT REPLACES IN PLAN. COMCHECK LIGHTING REPORT IS REQUIRED AND PROVIDED. LIGHTING AND SWITCHING SHALL COMPLY WITH 2006 INTERNATIONAL ENERGY CODE.

APPLICABLE CODES

INTERNATIONAL FIRE CODE – 2003 EDITION
INTERNATIONAL BUILDING CODE – 2003 EDITION

BUILDING SQUARE FOOTAGE – ±,209 S.F.

OCCUPANCY

BUSINESS (GROUP B) – SECTION 304

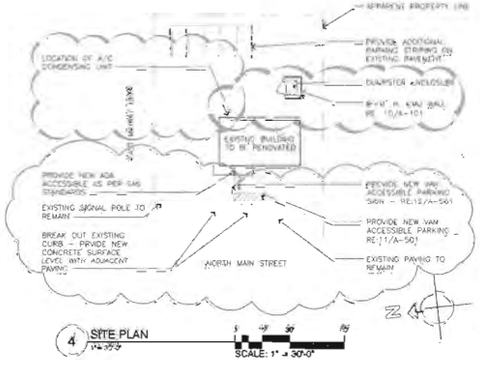
OCCUPANT LOAD
ONE PERSON PER ±,00 S.F.
1,209/100 = 12 OCCUPANTS

SPRINKLERED: NO

CONSTRUCTION TYPE:
NFC – TYPE V

GENERAL NOTES

1. ALL SALVAGED ITEMS TO BE REUSED AND/INVENTORED AND TURNED OVER TO OWNER.
2. ALL WORK PERFORMED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
3. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. EACH DESIGN PROFESSIONAL WILL BE THE PRIMARY SOURCE FOR INFORMATION REGARDING THAT DISCIPLINE (ARCH, STRUCT, MECH, ELECT, ETC.), HOWEVER IT WILL NOT BE THE ONLY SOURCE FOR COORDINATION OF DIMENSIONS, FIRE RESISTANCE, DESIGN, DETAILING AND FINISH APPEARANCE, COLOR OR TRIM FEATURES. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF RELATED DESIGN DISCIPLINES AS THEY AFFECT COORDINATION.
5. NEW GYPSUM WALLBOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITHOUT VISIBLE JOINTS SHOWING.
6. GENERAL CONTRACTOR SHALL PLACE BACK ALL EXISTING FIRE EXTINGUISHERS AS PER CODE BEFORE COMPLETING CONSTRUCTION.
7. PROVIDE NECESSARY SUPPORTS AND BLOCKING IN WALLS TO SUPPORT WORK ATTACHED TO THEM.
8. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTACT ARCHITECT WITH ANY CONFLICTS FOR RESOLUTION.
9. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
10. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILINGS SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
11. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILTS FOR ALL TRADES AT COMPLETION OF PROJECT.
12. THIS PROJECT IS A NON-SMOKING PROJECT. SMOKING IS NOT ALLOWED IN THE BUILDING.
13. ALL WOODWORK IN DRYWALL CEILINGS, SHOWN BLOCKS, AND MISC. BLOCKING IS TO BE FIREPROOFED IN ACCORDANCE WITH ALL APPLICABLE CODES UNLESS NOTED OTHERWISE.
14. THE CONTRACTOR WILL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, REFLECTORS, LIGHTS, ETC. DURING CONSTRUCTION. PROPERLY IDENTIFY AREAS CLOSED TO THE PUBLIC.
15. THE CONTRACTOR WILL REMOVE ALL RUBBLE AND DEBRIS FROM THE JOB SITE DAILY AND LEAVE THE BUILDING AND GROUNDS BROOM CLEAN UPON COMPLETION OF THE WORK.
16. THE CONTRACTOR'S SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
17. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPED OF 0-450 IN AREAS OF NEW CONSTRUCTION ALL EXISTING.
18. OBSTRUCTIONS SHALL BE REMOVED AS REQUIRED.
19. MAINTAIN ADA 1'-6" CLEARANCE ON PULL SIDE OF DOOR TO MEET ADA REQUIREMENTS.
20. INSULATE LINES UNDER LAVATORY AS REQUIRED TO COMPLY WITH ADA GUIDELINES



4 SITE PLAN
1/16" = 1'-0"
SCALE: 1" = 30'-0"

Project:
Interior Renovations
for
Payday Loans
611 North Main Street
Euless, TX 76039

Chase Project Number: 2006-006

10-01-SP

FAX NUMBERS:
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JOHN L. CHASE, JR. 817.993.1884
CHASE ARCHITECTS
ENGINEER:
WILLIAM PRICE 817.354.1451
THE ENSURCON GROUP
OWNER:
PETER LAWSON 214.696.8614

chase architects

REGISTERED ARCHITECT JOHN L. CHASE JR. 13893 STATE OF TEXAS

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Revisions:
PERMIT REVISION 01/15/2010
PERMIT REVISION 2/16/2010
PERMIT REVISION 3/15/2010

Sheet Title:
FIRST FLOOR ARCHITECTURAL

Drawn:	BR	File:	A-1(2)
Checked:	JC	Drawing Number:	
Date:	10/08/09	A-101	
Scale:	AS NOTED		