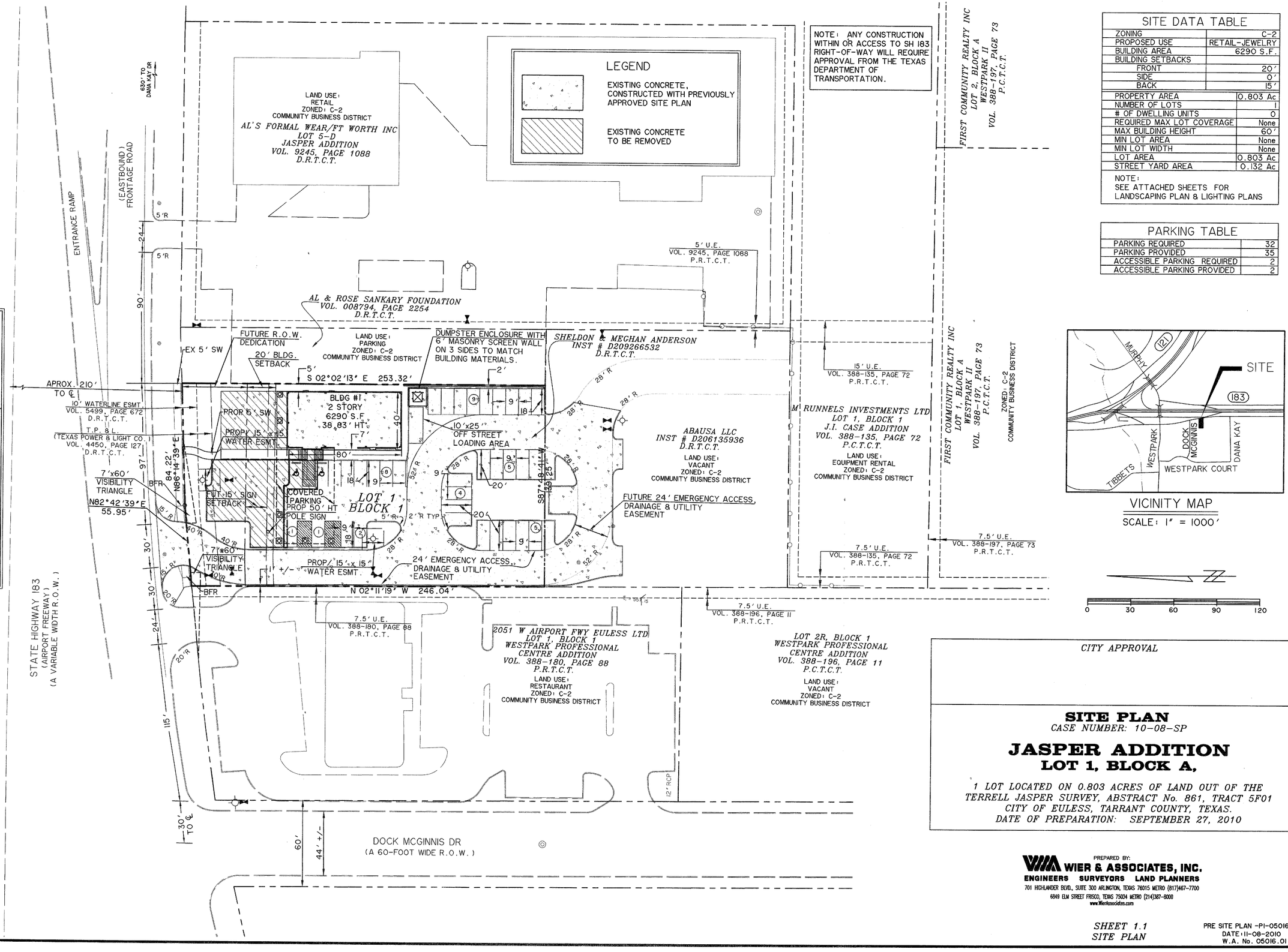

SITE DATA TABLE	
ZONING	C-2
PROPOSED USE	RETAIL-JEWELRY
BUILDING AREA	6290 S.F.
BUILDING SETBACKS	
FRONT	20'
SIDE	0'
BACK	15'
PROPERTY AREA	0.803 Ac
NUMBER OF LOTS	1
# OF DWELLING UNITS	0
REQUIRED MAX LOT COVERAGE	None
MAX BUILDING HEIGHT	60'
MIN LOT AREA	None
MIN LOT WIDTH	None
LOT AREA	0.803 Ac
STREET YARD AREA	0.132 Ac

NOTE:
SEE ATTACHED SHEETS FOR LANDSCAPING PLAN & LIGHTING PLANS

PARKING TABLE	
PARKING REQUIRED	32
PARKING PROVIDED	35
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

VICINITY MAP
SCALE: 1" = 1000'

0 30 60 90 120

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Berton F. Guidry, Jr. PE
Texas Registration No. 86558 On Date Shown Below.

PREPARER
WIER & ACCOCIATES, INC.
701 HIGHLANDER BLVD., STE. 300
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CONTACT: BERT GUIDRY
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FAX: 817-467-7713

OWNER/APPLICANT
DFW GOLD & SILVER EXCHANGE
11360 EMERALD STREET
DALLAS, TX 75229
CONTACT: SHELDON ANDERSON
PH: 972-488-4653
FAX: 214-624-7550

CITY APPROVAL

SITE PLAN
CASE NUMBER: 10-08-SP

JASPER ADDITION
LOT 1, BLOCK A,

1 LOT LOCATED ON 0.803 ACRES OF LAND OUT OF THE TERRELL JASPER SURVEY, ABSTRACT No. 861, TRACT 5F01
CITY OF EULESS, TARRANT COUNTY, TEXAS.
DATE OF PREPARATION: SEPTEMBER 27, 2010

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
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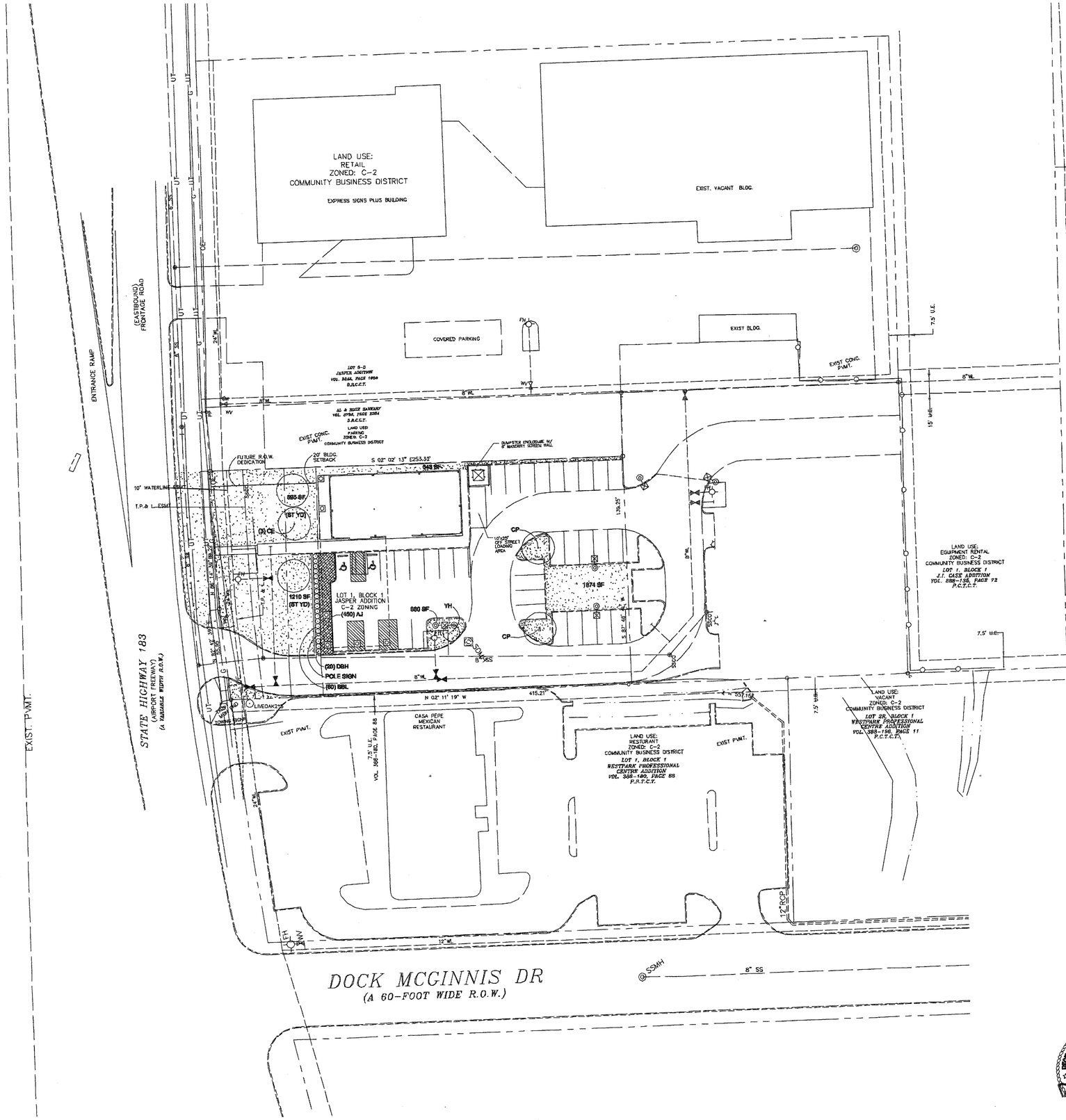
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.WierAssociates.com

SHEET 1.1
SITE PLAN

PRE SITE PLAN -PI-05016.dwg
DATE: 11-08-2010
W.A. No. 05016.01

FILE: PRE SITE PLAN -PI-05016.dwg
TIME: 13:12

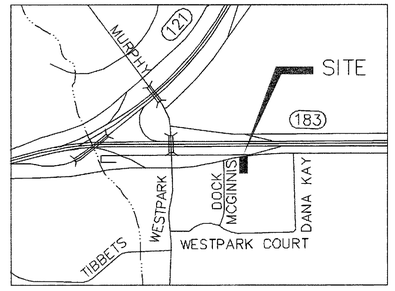


PLANT MATERIAL SCHEDULE				QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. VERIFY EXACT QUANTITIES ON THE PLAN OR IN THE FIELD.
KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
SHADE TREES				
CE	3	CEDAR ELM	Ulmus crassifolia	3" caliper, 12' tall, b&b, space as shown.
CP	2	CHINESE PISTACHE	Pistachia chinensis	3" caliper, 10'-12' tall, b&b, space as shown.
YH	1	YAUPON HOLLY	Ilex vomitoria	8'-10' tall, b&b, space as shown.
SHRUBS				
DBH	20	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	5 gallon, full to base, 36" on center.
GROUNDCOVER				
AJ	450	ASIAN JASMINE	Trachelospermum asiaticum	4" pot, space at 12" on center
BBL	60	BIG BLUE LIRIOPE	Liriope muscari-'Big Blue'	4" pot, space at 12" on center
GRASS				
SOD		BERMUDA GRASS	Cynodon dactylon	hydromulch, solid sod

LANDSCAPE CALCULATIONS:

ORIGINAL STREET YARD = 5,989 SF. 15% = 885 SF = REQ'D L/S AREA.
PROPOSED STREET YARD = 2,770 SF. 15% = 416 SF = REQ'D L/S AREA. PROVIDED LANDSCAPE AREA = 2,105 SF = 78%
(1) TREE PER 1,000 SF OF STREET YARD = REQ'D TREES. 2,770/1,000 = (3) TREES REQUIRED. (3) TREES PROVIDED.
(1) SHRUB PER 50 SF OF REQ'D L/S AREA = REQ'D SHRUBS. 416/50 = (9) SHRUBS REQUIRED. (20) SHRUBS PROVIDED.
10% OF REQ'D L/S AREA TO BE GROUNDCOVER IN STREET YARD. 10% OF 416 = (41) REQ'D. (42) PROVIDED.
PARKING LOT LANDSCAPING-STREET YARD-DOES NOT APPLY.
PARKING LOT LANDSCAPING-NONSTREET YARD = 60 SF PER (12) SPACES. (35) /12 = 2.75x60 = 165 SF REQUIRED. 3,397 SF PROVIDED.

NOTES:
REFERENCE PLANT MATERIAL SCHEDULE FOR MINIMUM SIZE AND SPACING.
REQUIRED LANDSCAPING SHALL BE PROTECTED BY CONCRETE CURBING.
LANDSCAPING WILL BE INSTALLED PRIOR TO REQUESTING A C.O.
NO EXISTING TREES ARE ON THIS SITE.
UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.



VICINITY MAP
SCALE: 1" = 1000'

0 30 60 90 120

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Berton F.Guidry,Jr, PE
Texas Registration
No. 86558 On
Date Shown Below.

PREPARER

DON C. WHEELER, ASLA
3116 W. 5TH STREET
FORT WORTH, TX 76107
CONTACT: DON WHEELER
PH: 817-335-1405
FAX: 817-335-1415

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11360 EMERALD STREET
DALLAS, TX 75229
CONTACT: SHELDON ANDERSON
PH: 972-488-4653
FAX: 214-624-7550

CITY APPROVAL

LANDSCAPE PLAN
CASE NUMBER: 10-08-SP

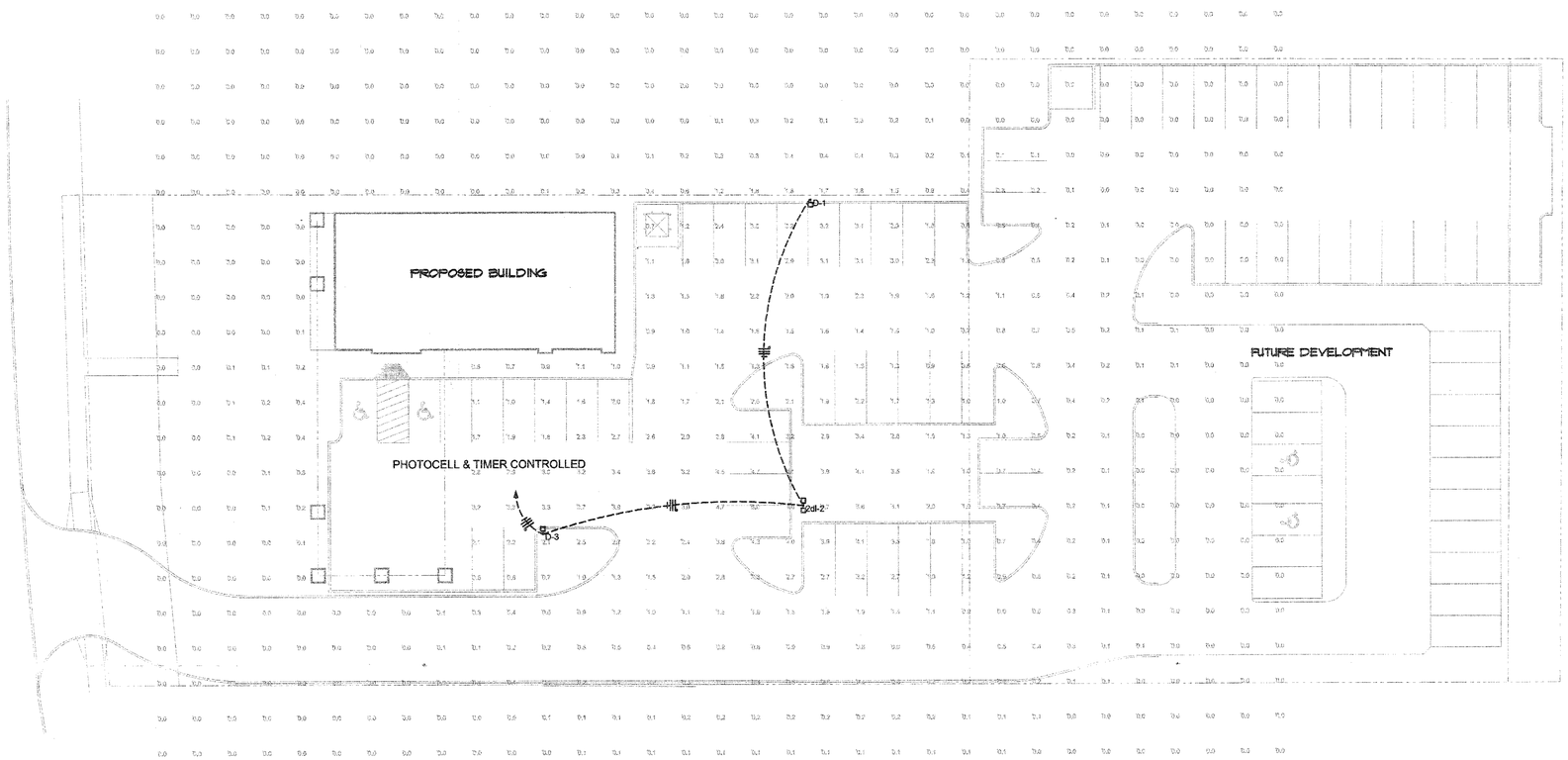
JASPER ADDITION
LOT 1, BLOCK A,

1 LOT LOCATED ON 0.803 ACRES OF LAND OUT OF THE TERRELL JASPER SURVEY, ABSTRACT No. 861, TRACT 5F01 CITY OF EULESS, TARRANT COUNTY, TEXAS.
DATE OF PREPARATION: OCTOBER 25, 2010

DON C. WHEELER, LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE PLANNING IRRIGATION DESIGN
3116 WEST 5th STREET SUITE 103 FORT WORTH, TEXAS 76107
(817) 335-1405 (817) 335-1415 FAX don@dcwla.com

11/08/10

SHEET 1.2



1 SITE PLAN

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□ D	D	4	KAD 400M R3 HS	DIECAST CUTOFF LUMINAIRE W/R3 REFL. AND HOUSE SIDE SHIELD	ONE 400-WATT CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION.	LTL8675.IES	32000	0.72	462
□ 2dl	2dl	1	KAD 400M R3 HS	DIECAST CUTOFF LUMINAIRE W/R3 REFL. AND HOUSE SIDE SHIELD	ONE 400-WATT CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION.	LTL8675.IES	32000	0.72	924

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	D	3868.3	-8.9	30.0	30.0	180.0	0.0	3868.3	-10.3	0.0
2	2dl	3886.0	-96.0	30.0	30.0	180.0	0.0			
3	D	3791.3	-104.0	30.0	30.0	0.0	0.0	3791.3	-102.6	0.0

The property represented on the plan conforms with parking lot lighting requirements on section 84-201 (i) of the unified development code of the City of Euless, Texas.

REVISIONS	BY

GOLD & SILVER

STATE HIGHWAY 183 (AIRPORT FREEWAY)
LOTS 1 & 2 - JASPER ADDITION - EULESS, TEXAS

STATE OF TEXAS
ROBERT FRIAS
15373
REGISTERED PROFESSIONAL ENGINEER
10-25-10

FRIAS ENGINEERING
1506 W. PIONEER PKWY
STE. 107
ARLINGTON, TX 76013
PHONE: 817-274-3666
FAX: 817-276-1300

R S S ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY, SUITE #145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/640-9440

Date 7-22-10

Job 10011

Sheet
SITE
Of Sheets

DRAINAGE AREA CALCULATIONS							
DRAINAGE AREA	AREA (Ac)	C	CxA	Tc (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
01	0.83	0.95	0.79	10	8.74	6.9	OFFSITE AREA
02	1.33	0.95	1.24	10	8.74	10.8	OFFSITE AREA
A1	1.61	0.95	1.53	10	8.74	13.4	ON-SITE AREA

SITE DATA TABLE	
ZONING	C-2
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BUILDING SETBACKS	
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SIDE	0'
BACK	15'
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# OF DWELLING UNITS	0
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STREET YARD AREA	0.132 Ac

NOTE:
SEE ATTACHED SHEETS FOR LANDSCAPING PLAN & LIGHTING PLANS

PARKING TABLE	
PARKING REQUIRED	32
PARKING PROVIDED	33
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

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Texas Registration No. 86558 On Date Shown Below.

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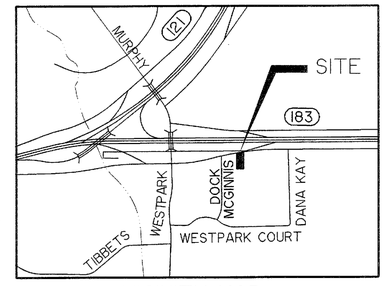

VICINITY MAP
SCALE: 1" = 1000'

0 30 60 90 120

CITY APPROVAL

SITE PLAN
CASE NUMBER: 10-08-SP

JASPER ADDITION
LOT 1, BLOCK A,

1 LOT LOCATED ON 0.803 ACRES OF LAND OUT OF THE TERRELL JASPER SURVEY, ABSTRACT No. 861, TRACT 5F01 CITY OF EULESS, TARRANT COUNTY, TEXAS.
DATE OF PREPARATION: SEPTEMBER 27, 2010

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.Wierassociates.com

SHEET 2.1
GRADING & DRAINAGE

11-08-2010
DATE: PRE SITE PLAN -P2A-05016
W.A. No. 05016.01

TIME: 13:16 FILE: PRE SITE PLAN -P1-05016.dwg

NOTE: ALL UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.

AL'S FORMAL WEAR/FT WORTH INC
LOT 5-D
JASPER ADDITION
VOL. 9245, PAGE 1088
D.R.T.C.T.

FIRST COMMUNITY REALTY INC
LOT 2, BLOCK A
WESTPARK II
VOL. 388-197, PAGE 73
P.C.T.C.T.

FIRST COMMUNITY REALTY INC
LOT 1, BLOCK A
WESTPARK II
VOL. 388-197, PAGE 73
P.C.T.C.T.

M RUNNELS INVESTMENTS LTD
LOT 1, BLOCK 1
J.I. CASE ADDITION
VOL. 388-135, PAGE 72
P.C.T.C.T.

AL & ROSE SANKARY FOUNDATION
VOL. 008794, PAGE 2254
D.R.T.C.T.

SHELDON & MEGHAN ANDERSON
INST # D209266532
D.R.T.C.T.

ABAUSA LLC
INST # D206135936
D.R.T.C.T.

2051 W AIRPORT FWY EULESS LTD
LOT 1, BLOCK 1
WESTPARK PROFESSIONAL CENTRE ADDITION
VOL. 388-180, PAGE 88
P.R.T.C.T.

LOT 2R, BLOCK 1
WESTPARK PROFESSIONAL CENTRE ADDITION
VOL. 388-196, PAGE 11
P.C.T.C.T.

BLDG #1
2 STORY
6290 S.F
38.83' HT.

LOT 1
BLOCK 1

EX 6" SS
EX 8" SS
EX 24" W.L.
EX 8" W.L.
EX 6" W.L. & F.H.
EX 6" FIRELINE
EX 1.5" IR. LINE
EX 12" S.D.
EX CONDUIT
12" RCP

ENTRANCE RAMP
(EASTBOUND) FRONTAGE ROAD
STATE HIGHWAY 183
(AIRPORT FREEWAY)
(A VARIABLE WIDTH R.O.W.)

DOCK MCGINNIS DR
(A 60-FOOT WIDE R.O.W.)

10' WATERLINE ESMT.
VOL. 5499, PAGE 672
D.R.T.C.T.

T.P. & L.
(TEXAS POWER & LIGHT CO.)
VOL. 4450, PAGE 127
D.R.T.C.T.

24' EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT

FUTURE 24' EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT

PROP/ 15'x15' WATER ESMT.

PROP/ 15'x 15' WATER ESMT. COVERED PARKING

5' U.E.
VOL. 9245, PAGE 1088
P.R.T.C.T.

15' U.E.
VOL. 388-135, PAGE 72
P.R.T.C.T.

7.5' U.E.
VOL. 388-135, PAGE 72
P.R.T.C.T.

7.5' U.E.
VOL. 388-197, PAGE 73
P.R.T.C.T.

7.5' U.E.
VOL. 388-180, PAGE 88
P.R.T.C.T.

7.5' U.E.
VOL. 388-196, PAGE II
P.R.T.C.T.

300' R

N86°14'39"E 84.22'

N82°42'39"E 55.95'

S87°48'41"W 139.25'

S 02°02'13" E 253.32'

N 02°11'19" W 415.21'

SITE DATA TABLE	
ZONING	C-2
PROPOSED USE	RETAIL-JEWELRY
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PARKING TABLE	
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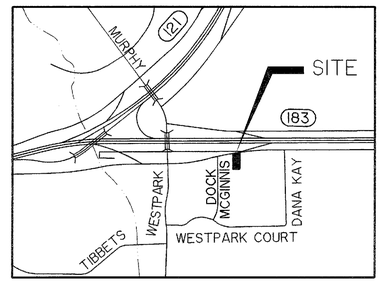
PARKING PROVIDED	33
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

NOTE: CONNECTIONS BETWEEN EXISTING UTILITY LINES AND PROPOSED BUILDING TO BE DESIGNED BY M.E.P. CONSULTANT.



VICINITY MAP
SCALE: 1" = 1000'

0 30 60 90 120

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CITY APPROVAL

SITE PLAN
CASE NUMBER: 10-08-SP

JASPER ADDITION
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6949 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.WierAssociates.com

SHEET 2.2
UTILITIES

11-08-2010
DATE: PRE SITE PLAN -P2B-05016
W.A. No. 05016.01

TIME: 13:30 FILE: PRE SITE PLAN -PI-05016.dwg

NOTE:

INTERIOR DETAILS, DESIGN & LOCATION (STAIRS, ETC.) TO BE DETERMINED DURING BUILDING FINISH-OUT (UNDER SEPARATE PERMIT.) COORDINATE REQUIREMENTS W/ OWNER.

AREAS

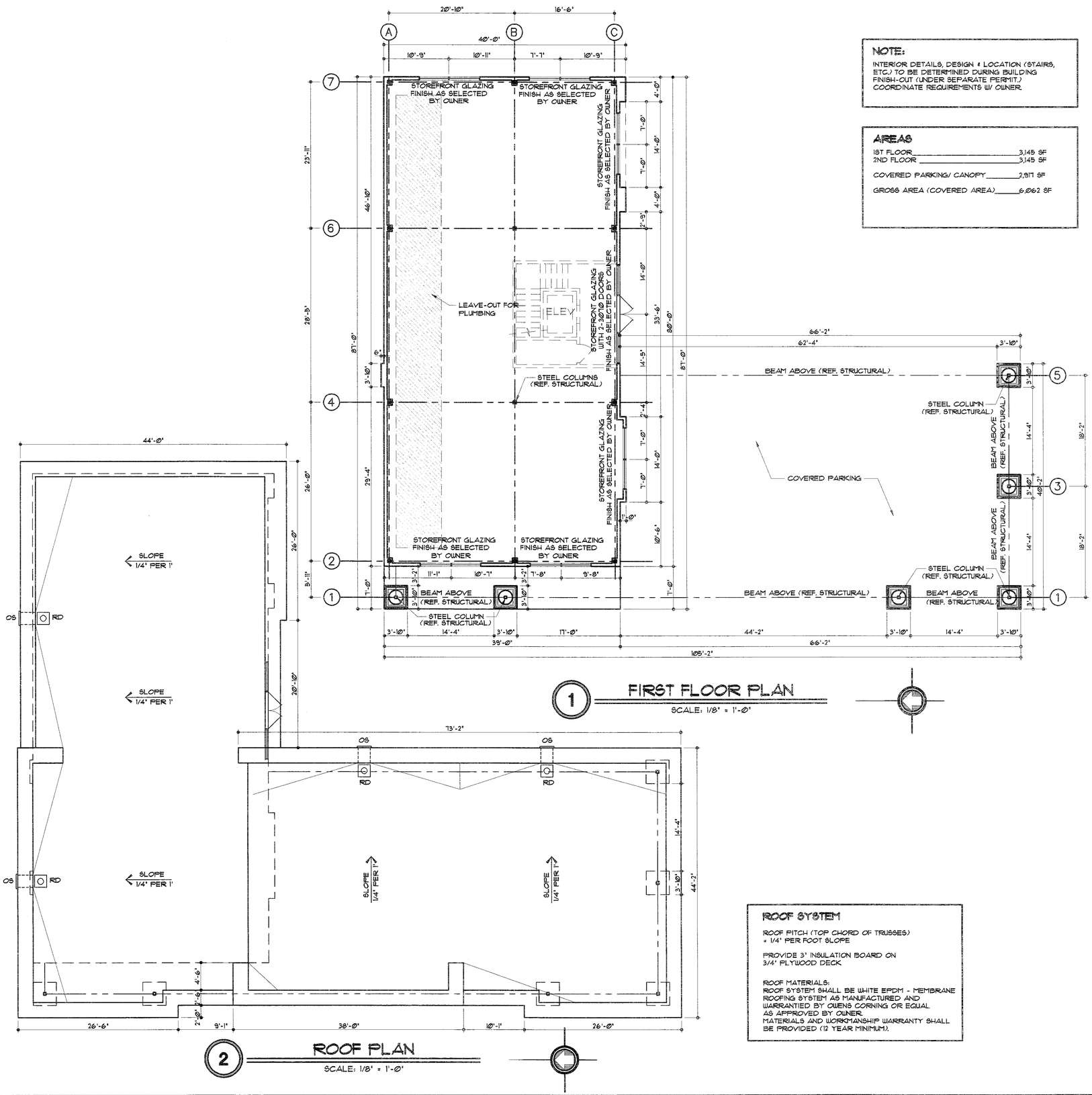
1ST FLOOR	3,145 SF
2ND FLOOR	3,145 SF
COVERED PARKING/ CANOPY	2,917 SF
GROSS AREA (COVERED AREA)	6,062 SF

GENERAL NOTES:

1. GRID LINES AND DIMENSIONS ARE TO CENTER LINE OF WOOD STUDS.
2. INTERIOR SIGNAGE TO BE ACCESSIBLE, MOUNTED ACCORDING TO ACCESSIBILITY DETAILS. REFER ACCESSIBILITY SHEET.
3. MOUNT ALL FIXTURES, ACCESSORIES AND EQUIPMENT IN ACCORDANCE WITH TAS REQUIREMENTS.
4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WORK.
5. IF DISCREPANCIES ARE FOUND IN THE DRAWINGS OR CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF THE ENGINEERS OCCUR NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
6. INSULATION:
EXTERIOR WALLS: 3 1/2" MIN. THICKNESS, R-19
ATTIC CEILING: R-38 BATT OR BLOWN.
INTERIOR PARTY WALLS: 5 1/2" SOUND BATT
FIRST FLOOR CEILING: 3 1/2" SOUND BATT.

CITY NOTES:

1. ALL SIGNAGE SHALL MEET THE C.O.E. SIGN ORDINANCE REQUIREMENTS.
2. PROVIDE FIRE SPRINKLER SYSTEM PER CODE REQUIREMENTS. (MAIN BUILDING AND CANOPY).
3. PROVIDE A KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS.
4. PROVIDE MINIMUM 8 INCH TALL ADDRESS WHERE SHOWN ON ELEVATIONS. ADDITIONALLY PROVIDE ADDRESS AT ENTRANCE OF PROPERTY.
5. ELECTRICAL SERVICE TO THE BUILDING SHALL BE UNDERGROUND.



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF SYSTEM

ROOF PITCH (TOP CHORD OF TRUSSES)
= 1/4" PER FOOT SLOPE

PROVIDE 3" INSULATION BOARD ON 3/4" PLYWOOD DECK

ROOF MATERIALS:
ROOF SYSTEM SHALL BE WHITE EPDM - MEMBRANE ROOFING SYSTEM AS MANUFACTURED AND WARRANTIED BY OWENS CORNING OR EQUAL AS APPROVED BY OWNER.
MATERIALS AND WORKMANSHIP WARRANTY SHALL BE PROVIDED (12 YEAR MINIMUM).

3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS	BY

GOLD & SILVER

STATE HIGHWAY 183 (AIRPORT FREEWAY)
LOTS 1 & 2 - JASPER ADDITION - EULESS, TEXAS

CASE NUMBER 10-08-SP

REGISTERED ARCHITECT
RICHARD S. SCHMITT
76005
STATE OF TEXAS
12-13-10

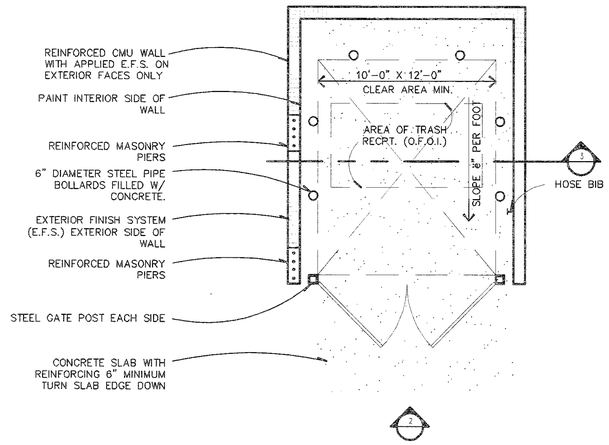
R S S ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY., SUITE #H5
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

Date 9-3-10

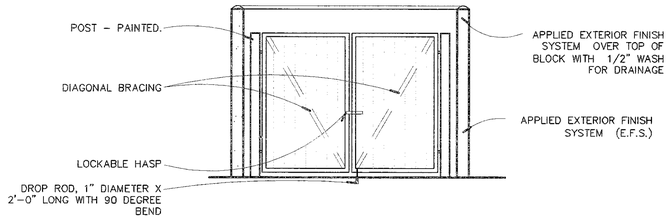
Job 10011

Sheet A101

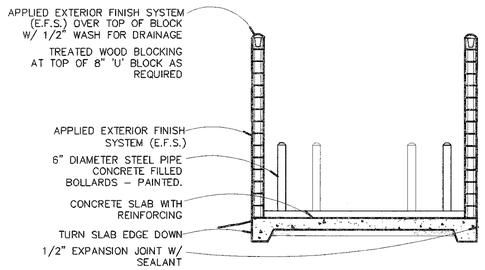
Of Sheets



1 PLAN- DUMPSTER RECEPTACLE
1/4" = 1'-0"



2 ELEVATION- DUMPSTER RECEPTACLE
1/4" = 1'-0"



3 SECTION- DUMPSTER RECEPTACLE
1/4" = 1'-0"

REVISIONS	BY

GOLD & SILVER
STATE HIGHWAY 183 (AIRPORT FREEWAY)
LOTS 1 & 2 - JASPER ADDITION - EULESS, TEXAS

CASE NUMBER 10-08-SP

REGISTERED ARCHITECT
RICHARD S. SIGNITZ
16806
STATE OF TEXAS
10-19-10

R S S ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY, SUITE #145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

Date 9-9-10

Job 10011

Sheet
A104
Of Sheets