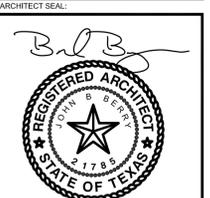


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 817-426-3008 FAX
 240 EAST RENFRO ST.
 SUITE 203
 BURLESON, TX 76028

JURISDICTION:
 THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 12337, AUSTIN, TX 78711-2337, P.H.D.E. # 15121305-8000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECTS REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

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03/16/2012

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 (817) 571-7888 Office
 (817) 571-9971 Fax

PROJECT:
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 EULESS, TX 76040
CASE #12-02-SP
 FSI JOB #1104110
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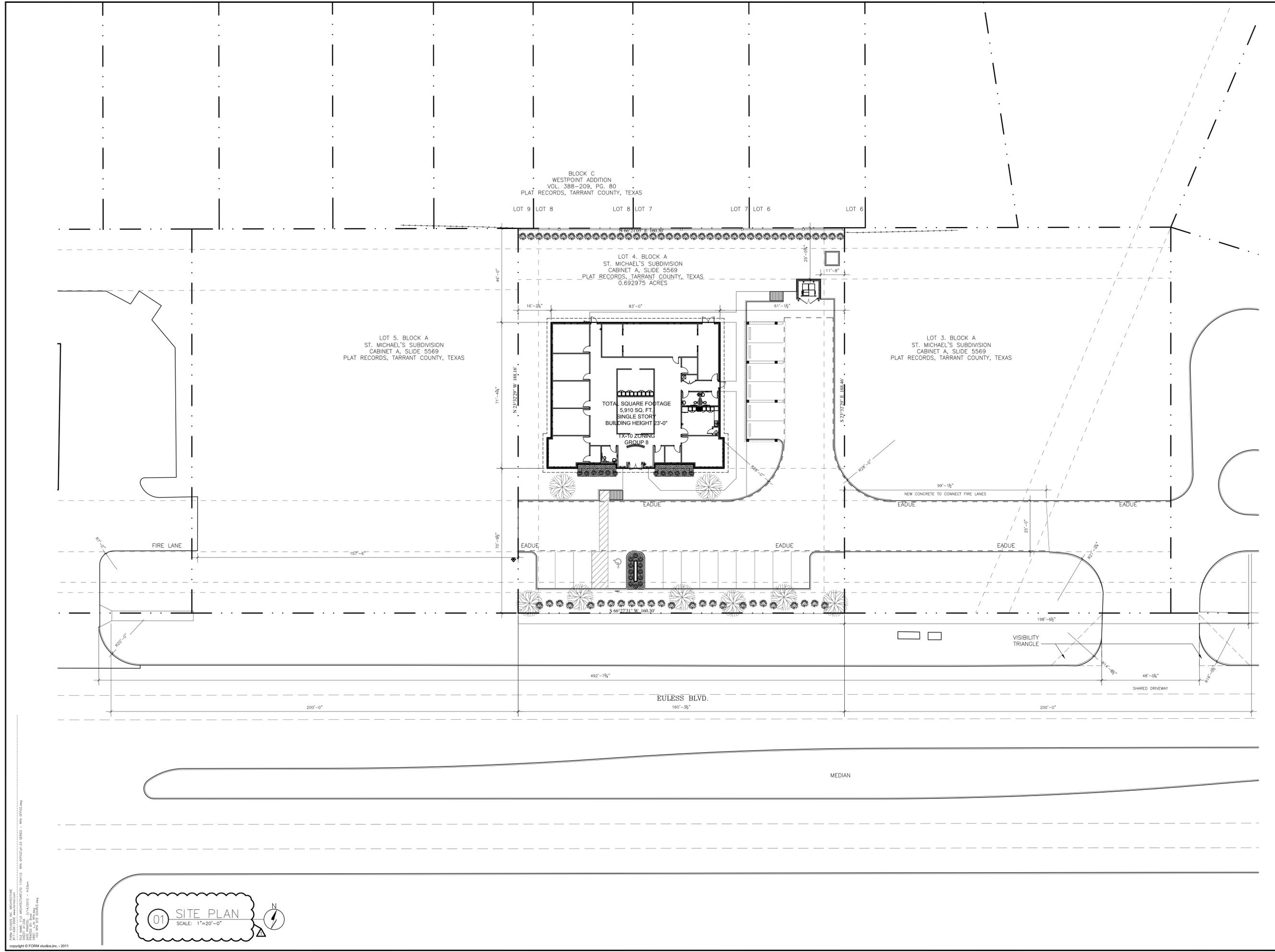
REVISIONS:

REVISION 1 - DSG COMMENTS 2/21/2012

ISSUE FOR CONSTRUCTION DATED XXXXXXXX
 ISSUE FOR BID DATED XX/XX/XX
 ISSUE FOR SITE REVIEW 03/16/2012

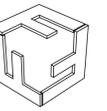
SHEET TITLE:
 SITE PLAN

SHEET:
 A1.03A



01 SITE PLAN
 SCALE: 1"=20'-0"

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ARCHITECT SEAL:



02-06-2012

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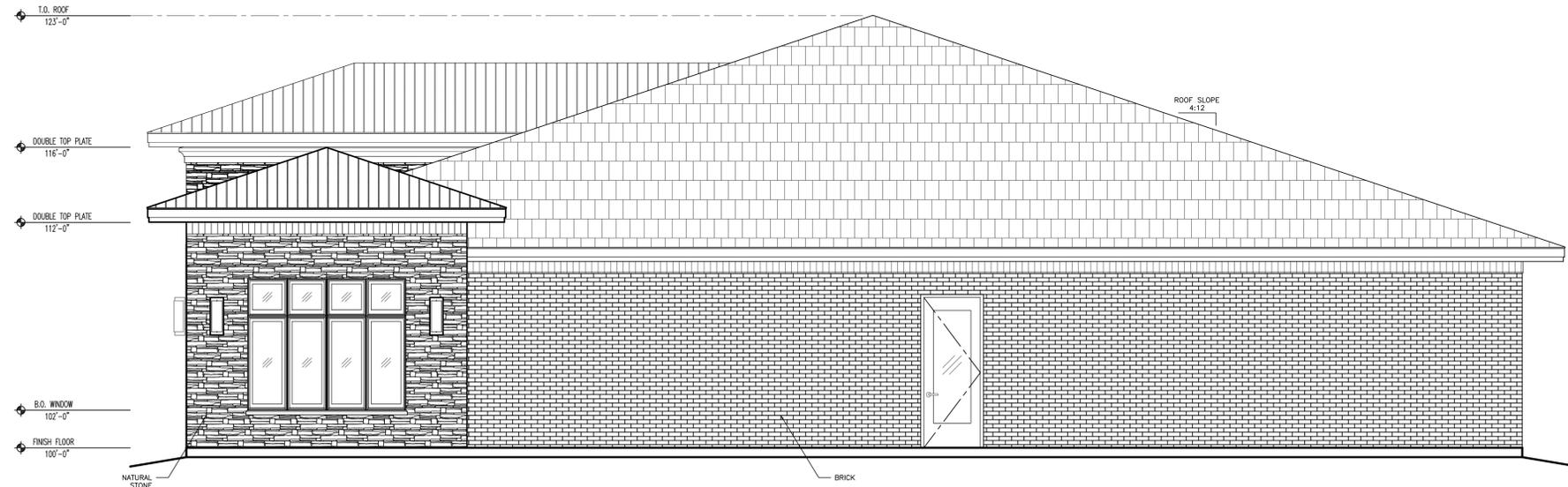
REVISIONS:

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ISSUE FOR SITE REVIEW 2/06/2012

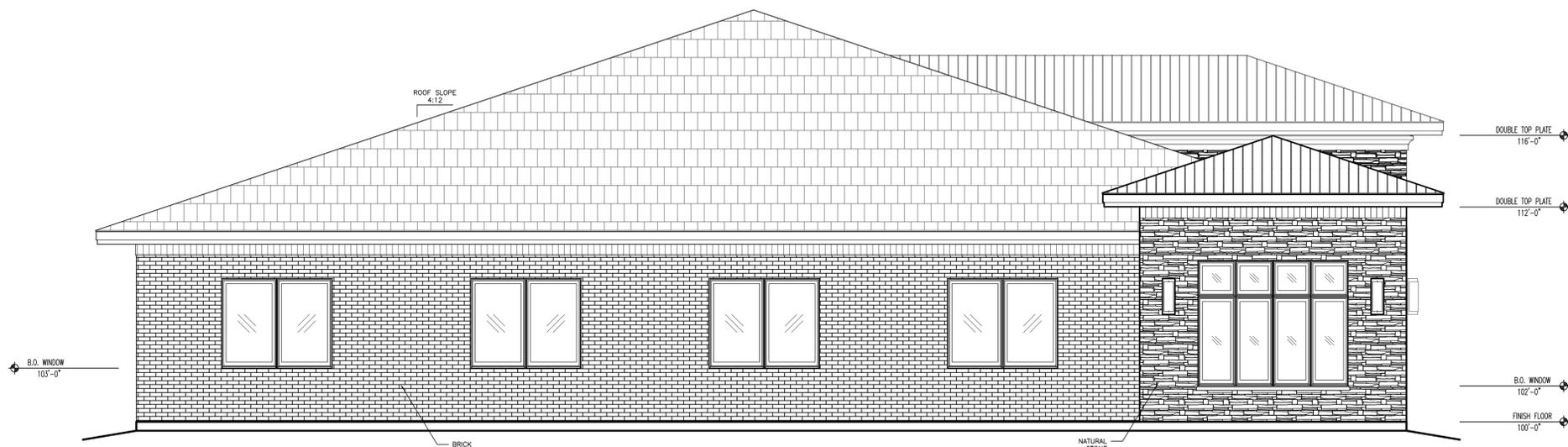
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:

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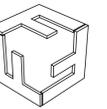


01 SIDE ELEVATION
SCALE: 1/4"=1'-0"



02 SIDE ELEVATION
SCALE: 1/4"=1'-0"

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817-426-3006 www.formstudios.com
FILE NAME: 2012 ARCHITECTURE/03 1104110 - RP & ASSOCIATES SERIES - RFA_012012.rvt
PROJECT: 1104110 - RP & ASSOCIATES
DATE: 02/06/2012 11:46am
DRAWN BY: J. BEATTY
CHECKED BY: J. BEATTY
350 W. 15TH STREET, SUITE 203
BURLESON, TX 76028



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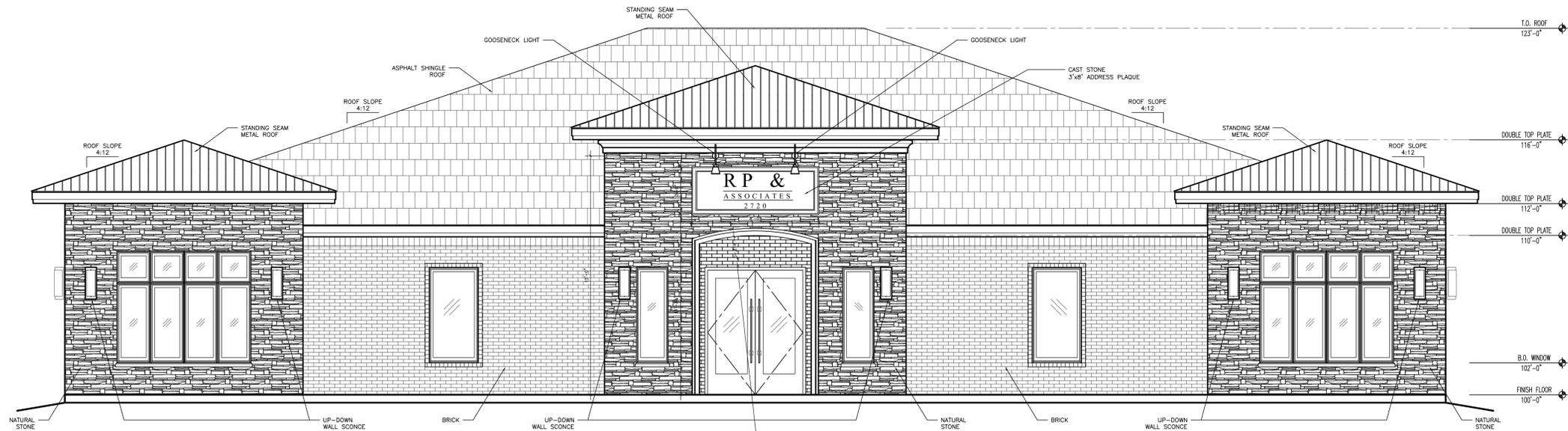
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 ISSUE FOR SITE REVIEW 2/06/2012

SHEET TITLE:
 EXTERIOR ELEVATIONS

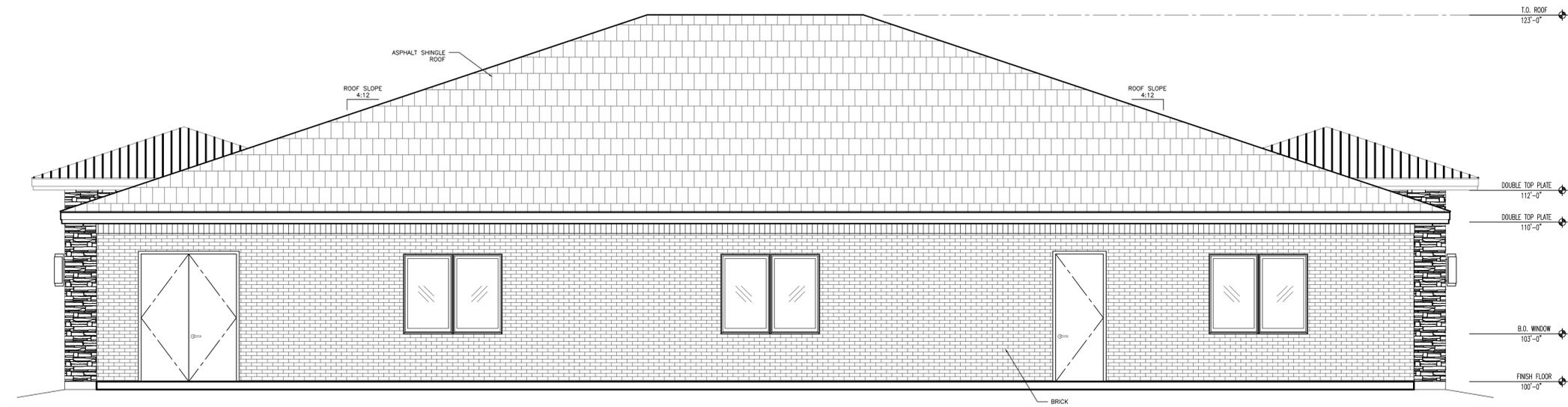
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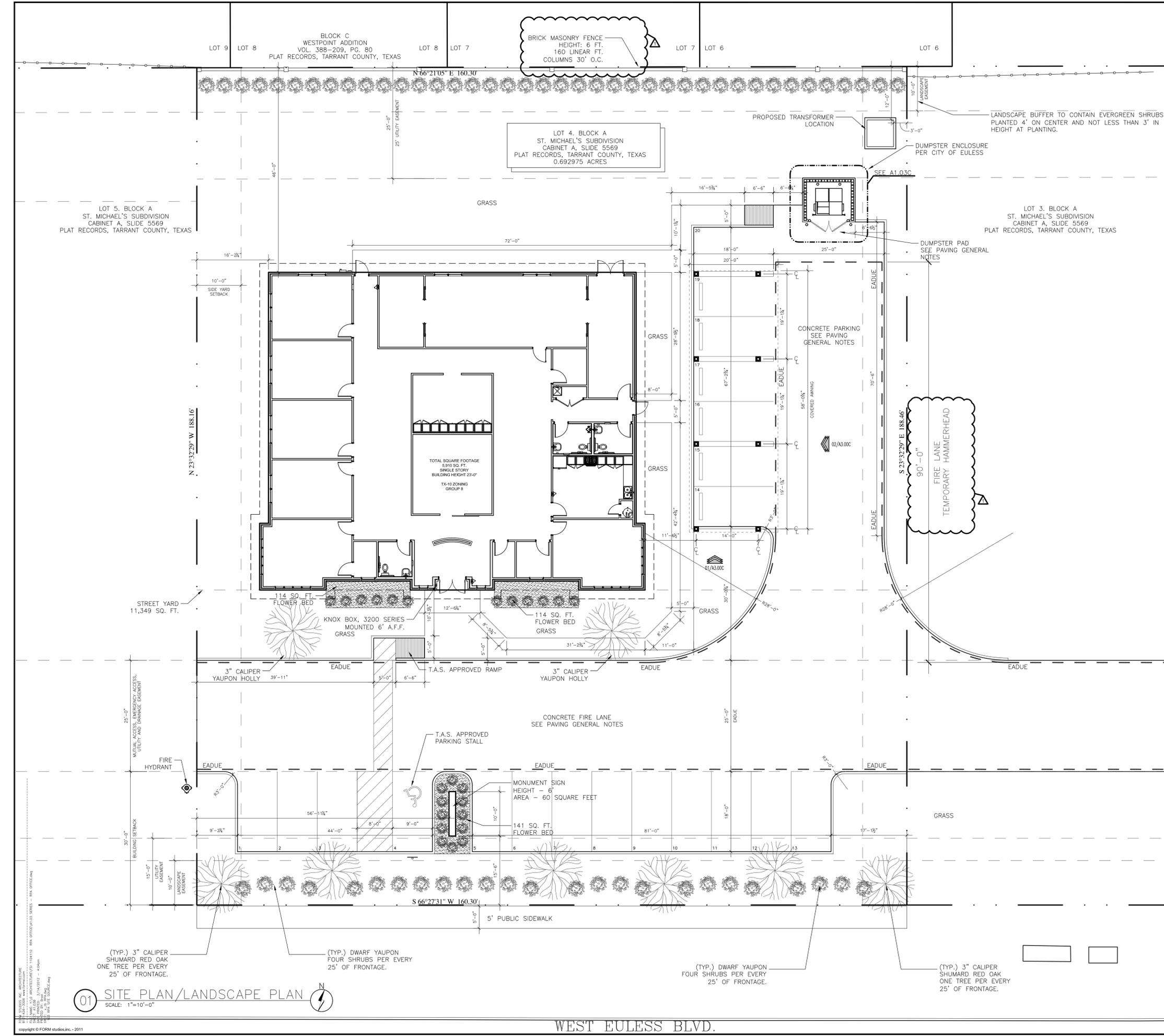


01 FRONT ELEVATION
 SCALE: 1/4"=1'-0"

EXTERIOR FINISH BREAKDOWN:	
NATURAL STONE	= 31%
BRICK	= 69%
TOTAL	= 100%



02 REAR ELEVATION
 SCALE: 1/4"=1'-0"



NOTE 1 - T.A.S. CHANGE IN LEVELS

- IF AN ACCESSIBLE ROUTE HAS CHANGES GREATER THAN 1", THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT SHALL BE PROVIDED.
- AT ENTRY OR DOORWAY MAX. VERTICAL DISTANCE IS 2" TOTAL HEIGHT INCLUDING ANY DOOR HARDWARE OR THRESHOLD.
- AT CHANGES IN FLOORING MATERIAL MAX. CHANGE IN HEIGHT IS 2" TOTAL HEIGHT.

T.A.S. CONCRETE SURFACE

- SURFACES OF CURB RAMPS SHALL COMPLY WITH SECTION 4.5 ABOVE. (TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.)
- FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

PARKING:

- PARKING REQUIRED - 20
- PARKING PLANNED - 20
- HANDICAP STALLS - 1

SQUARE FOOTAGE:

TOTAL SQ. FOOTAGE (SITE)	30,186	SQ. FT.
MIN. LOT COVERAGE	22,500	SQ. FT.
BUILDING 1 SQ. FOOTAGE	5,910	SQ. FT.
TOTAL SQ. FOOTAGE OF PAVING	10,624	SQ. FT.
TOTAL SQ. FOOTAGE OF SIDEWALK	1,432	SQ. FT.
TOTAL SQ. FOOTAGE OF GRASS	12,220	SQ. FT.
TOTAL SQ. FT. OF R.O.W. SIDEWALK	801	SQ. FT.
MIN. LOT WIDTH	130	FT.
ACTUAL LOT WIDTH	160	FT.

FLOOD INFORMATION:

Floodplain Notes
 No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year flood elevation.

T.A.S. PAVING SLOPE REQUIREMENTS

- ACCESSIBLE ROUTE - $\leq 5\%$ SLOPE
 - RAMP & CURB RAMP - $\leq 2\%$ CROSS SLOPE
 - TAS PARKING & ACCESS AISLE - $\leq 2\%$ SLOPE IN ANY DIRECTION
- <math>< <math>$=$ LESS THAN

GENERAL NOTES: T.A.S.

- ALL PAVING AND CURBING TO COMPLY WITH T.A.S. GUIDELINES FOR SURFACES, SLOPE, AND CROSS SLOPE. T.A.S. 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.7, 4.3.8, 4.3.1, 4.5.1, 4.5.2, AND 4.5.3.
- PARKING TO COMPLY WITH T.A.S. 4.6.1, 4.6.2, AND 4.6.3.
- RAMPS TO COMPLY WITH T.A.S. 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.7.5, 4.7.6, 4.7.8, 4.7.9, 4.7.10, 4.8.

SITE LIGHTING / BUILDING LIGHTING:

- POWER TO BE CONTROLLED BY ELECTRIC EYE.
- REFER TO A2.04 SERIES LIGHT LEGEND FOR FIXTURE SPECIFICATIONS.

SITE FENCING:

160 FEET OF EXISTING 6" WOOD PRIVACY FENCE

LANDSCAPE:

TOTAL SQ. FOOTAGE OF SITE:	30,186	SQ. FT.
TOTAL SQ. FOOTAGE OF LANDSCAPE:	12,220	SQ. FT.

LANDSCAPING PLANNED:

- 369 SQ. FT. OF FLOWER BED PLANNED
- 3" CALIPER TREE (SHUMARD RED OAK) - 6
- 3" CALIPER TREE (YAUPON HOLLY) - 2
- 3' TALL SHRUBS - 1
- 6" EVERGREEN SHRUBS IN REAR YARD - 40

*LANDSCAPING TO BE INSTALLED BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

SITE IRRIGATION:

- A LOW VOLUME IRRIGATION SYSTEM, THAT PROVIDES 100% COVERAGE TO ALL PROPOSED PLANTINGS, WILL BE DESIGNED AND INSTALLED BY THE CONTRACTOR AND WILL BE MAINTAINED BY OWNER.
- THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS, (I.E., BACK FLOW PREVENTION, AUTOMATIC RAIN SHUTOFF DEVICE, ETC...)
- IRRIGATION SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK.
- IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY CITY PROJECT MANAGER PRIOR TO INSTALLATION OF MULCH.
- UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

PAVING GENERAL NOTES:

- FIRE LANE (PAVING CLASS 5): CONCRETE 6" THICK, 650 PSI. (FLEXURAL), #4 BARS @ 18" CENTERS EACH WAY.
- PARKING LOT (PAVING CLASS 2): CONCRETE 4" THICK, 3000 PSI. (FLEXURAL), #3 BARS @ 24" CENTERS EACH WAY.
- DUMPSTER PAD (PAVING CLASS 5): CONCRETE 6" THICK, 650 PSI. (FLEXURAL), #4 BARS @ 18" CENTERS EACH WAY.
- SIDEWALKS (PAVING CLASS 2): CONCRETE 4" THICK, 3000 PSI. (FLEXURAL), #3 BARS @ 24" CENTERS EACH WAY.

*CONCRETE SPECIFICATIONS PER CITY OF EULESS REQUIREMENTS. SEE CITY OF EULESS CITY ORDINANCE FOR FURTHER SPECIFICATIONS.

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ARCHITECT SEAL:

ARCHITECT SEAL:
 JOHN BEYER
 REGISTERED ARCHITECT
 STATE OF TEXAS
 21788

03/16/2012

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 CASE #12-02-SP

FSI JOB #1104110
 FORM Studios, Inc.
 03/16/2012

REVISIONS:

REVISION 1 - DSG COMMENTS 2/21/2012

SHEET TITLE:
 ENLARGED SITE PLAN/LANDSCAPE PLAN

SHEET:
 A1.03B

ISSUE FOR CONSTRUCTION DATED XXXXXX
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