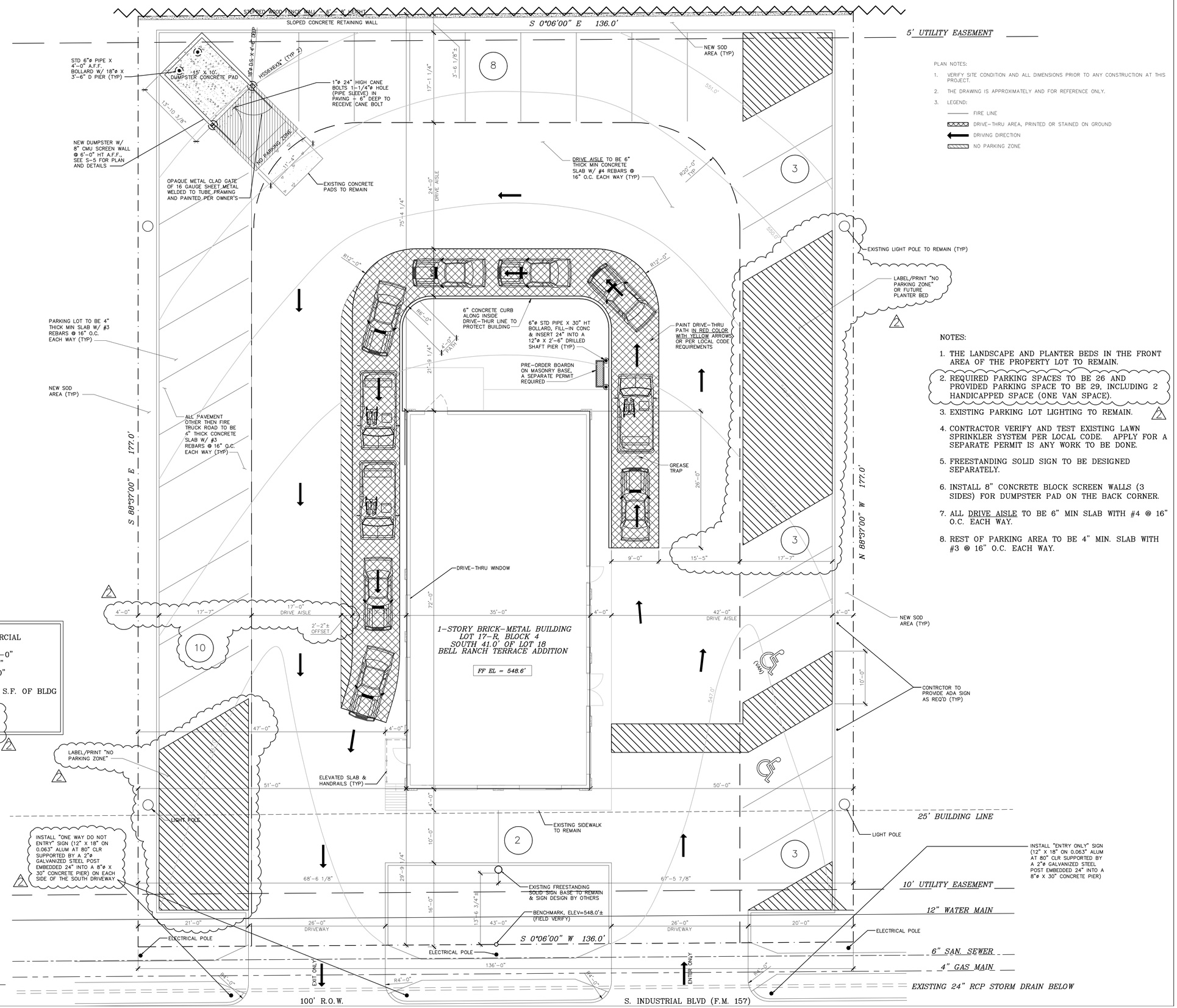

ZONING:	C? - COMMERCIAL
AREA:	0.553 ARCE
SETBACK:	FRONT = 25'-0"
	BACK = 5'-0"
	SIDES = 0'-0"
MAXIMUM HEIGHT:	35'-0"
PARKING REQUIREMENT:	1 SPACE/100 S.F. OF BLDG
REQUIRED PARKING:	26 SPACES
EXISTING REGULAR PARKING:	27 SPACES
EXISTING HANDICAPPED:	2 SPACES
TOTAL PARKING PROVIDED:	29 SPACES

01 PROPOSED SITE PLAN

1/8" = 1'-0"

PLAN NOTES:

1. VERIFY SITE CONDITION AND ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AT THIS PROJECT.
2. THE DRAWING IS APPROXIMATELY AND FOR REFERENCE ONLY.
3. LEGEND:
   - FIRE LINE
   - DRIVE-THRU AREA, PRINTED OR STAINED ON GROUND
   - DRIVING DIRECTION
   - NO PARKING ZONE

NOTES:

1. THE LANDSCAPE AND PLANTER BEDS IN THE FRONT AREA OF THE PROPERTY LOT TO REMAIN.
2. REQUIRED PARKING SPACES TO BE 26 AND PROVIDED PARKING SPACE TO BE 29, INCLUDING 2 HANDICAPPED SPACE (ONE VAN SPACE).
3. EXISTING PARKING LOT LIGHTING TO REMAIN.
4. CONTRACTOR VERIFY AND TEST EXISTING LAWN SPRINKLER SYSTEM PER LOCAL CODE. APPLY FOR A SEPARATE PERMIT IS ANY WORK TO BE DONE.
5. FREESTANDING SOLID SIGN TO BE DESIGNED SEPARATELY.
6. INSTALL 8" CONCRETE BLOCK SCREEN WALLS (3 SIDES) FOR DUMPSTER PAD ON THE BACK CORNER.
7. ALL DRIVE AISLE TO BE 6" MIN SLAB WITH #4 @ 16" O.C. EACH WAY.
8. REST OF PARKING AREA TO BE 4" MIN. SLAB WITH #3 @ 16" O.C. EACH WAY.

B C STRUCTURAL ENGINEERS, LLC

- Consulting
- Planning
- Design
- Forensic Evaluation
- Construction Support

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BUILDING RENOVATION AND INTERIOR FINISH OUT PROJECT FOR :

WOK XPRESS

314 SOUTH INDUSTRIAL BLVD., EULESS, TX 76040

STATE OF TEXAS
XUEBONG BAI
89538
REGISTERED PROFESSIONAL ENGINEER
05/30/12

REGISTRATION: TX #F-10942

REVISIONS

NO.	DATE	DESCRIPTION
1	6/15/12	CITY'S COMMENTS
2	7/9/12	CITY'S COMMENTS

ISSUE DATE FOR PERMIT
05/30/2012

PROJECT NO.
2011-90B-03

PROPOSED SITE PLAN

SHEET
C-2