ARCHITECTURAL NOTES

1. DO NOT SCALE DRAWINGS.
2. BRING ERRORS, OMISSIONS & INCONSISTENCIES IN THE DRAWINGS TO THE ATTENTION OF THE G.C. OR THE ARCHITECT.
3. UTILITIES ARE EXISTING.
4. CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
5. ADDITIONAL PLANS MAY BE PROVIDED BY SUB-CONTRACTORS TO SECURE THEIR INDIVIDUAL PERMITS, INCLUDING, BUT NOT LIMITED TO: MECHANICAL, ELECTRICAL, PLUMBING, IRRIGATION SUB-CONTRACTORS.
6. HVAC UNITS AND WATER HEATER (IF TANK) TO BE LOCATED ABOVE THE CEILING. EXACT LOCATION TO BE DETERMINED BY OTHERS.
7. PROVIDE SMOKE DETECTORS AND FIRE EXTINGUISHERS PER BUILDING CODE AND FIRE CODE.
8. TEST TELEPHONE, ALARM, SECURITY, T.V. AND ANY RELATED SYSTEMS PRIOR TO TAPING & BEDDING. VERIFY INTERNET SYSTEM REQUIREMENTS WITH OWNER.

LANDSCAPE

		STREET TREES	SITE TREES	STREET SHRUBS
TREE REQUIREMENTS (PER ORDINANCE)		1 PER 25' FRONTAGE	1 PER 10 SF (@ FRONT)	
SHRUB REQUIREMENTS (PER ORDINANCE)				4 PER 25' FRONTAGE
REQUIREMENTS PER FRONTAGE				
STATE HIGHWAY 10	284'	11	1	45
WILSHIRE DR	300'	12		48
RQMTS PER AVAILABLE FRONTAGE (LESS DRIVES, VISIBILITY AREAS)				
STATE HIGHWAY 10	30'	1	1	4
WILSHIRE DR	162'	7		28
TREES & SHRUBS PROVIDED				
STATE HIGHWAY 10		1	1	33
WILSHIRE DR (3 EXISTING, 9 NEW)		12		60
GROUNDCOVER- ADDITIONAL LANDSCAPING		APPX 175 SQ.FT. OF GROUNDCOVER AT CORNER OF SH-10 & WILSHIRE		

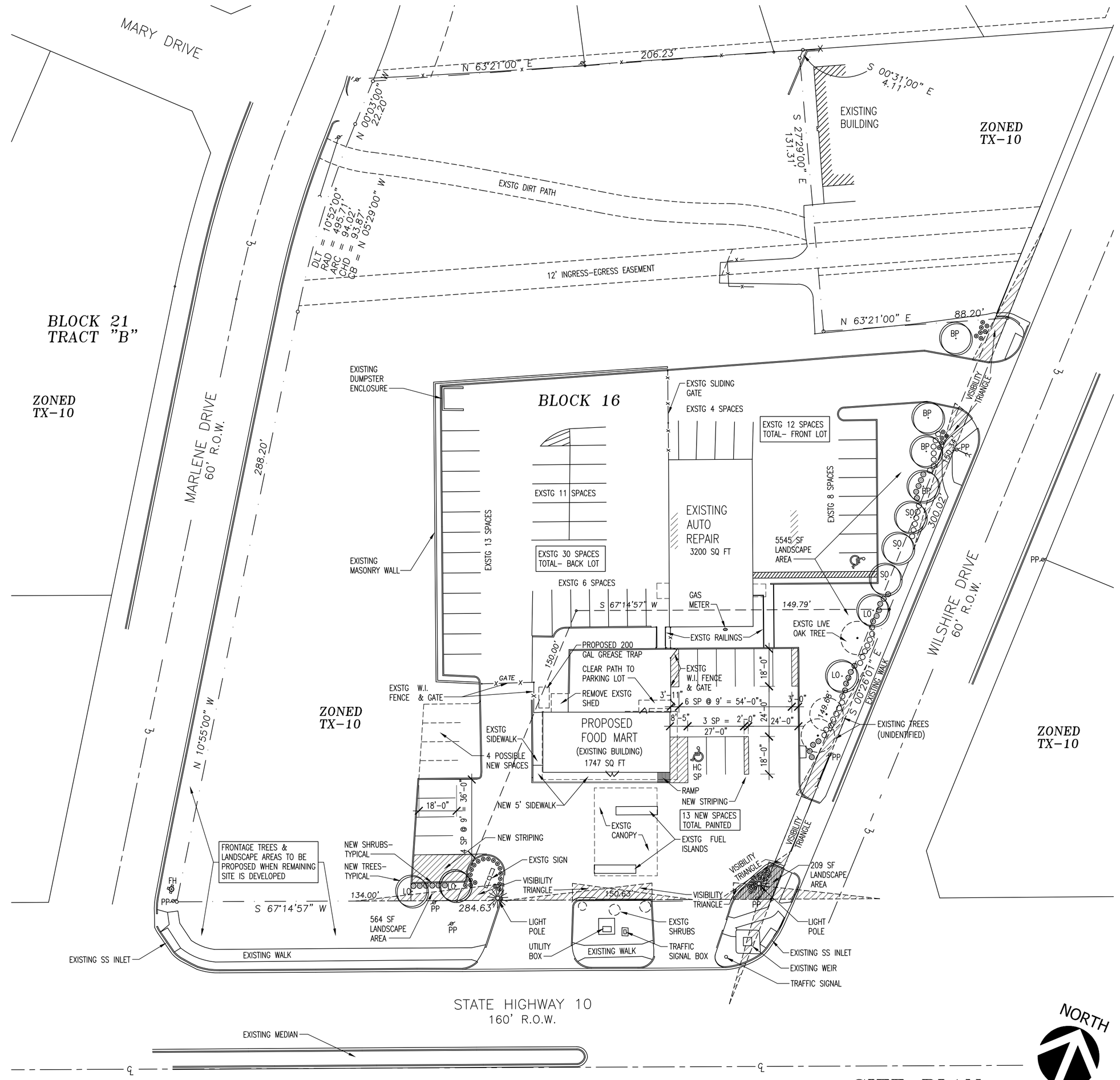
SHRUBS IN VISIBILITY TRIANGLES AND RECTANGLES SHALL BE MAINTAINED AT A MATURE MAX HT OF 24". GROUNDCOVER HT SHALL NOT EXCEED 12".

CODES – ZONING

ZONING:	SUP FOR TX-10 CORRIDOR DISTRICT
BUILDING CODE:	2003 IBC, 2003 ICC, 2002 NEC
OCCUPANCY:	MERCANTILE- M
OVERALL LOT AREA:	114,364 SQUARE FEET (2.625 ACRES)
BUILDING AREAS:	1,747 SF- PROPOSED FOOD MART (EXISTING BLDG)
BUILDING AREA:	3,200 SF- AUTO REPAIR (EXISTING BLDG)
OCCUPANT LOAD FOR: BLDG TO BE REMODELED	1 OCCUPANT/ 30 SQ FT = 58 OCCUPANTS
PARKING REQUIRED:	1 SPACE PER 200 SQ FT = 9 SPACES
PARKING PROVIDED:	10 SPACES- PROPOSED FOOD MART 42 SPACES- AUTO REPAIR BUILDING

SHEET INDEX

A1	SITE PLAN, INDEX, CODES & ZONING, LANDSCAPE
A2	FLOOR PLAN
A3	BUILDING ELEVATIONS



01 SITE PLAN
1" = 30'-0"

DRAWN
AEL
CHECKED
AEL
ISSUE DATES
PMT 15 APR '11
PMT 23 APR '11
REVISIONS

A E L
ARCHITECTS
3551 FLAIR DR DALLAS, TX 75229 214.350.1260

REGISTERED ARCHITECT ALFREDO E. LOPEZ 9395 STATE OF TEXAS
4/23/11

ADAM'S FOOD MART
1600 W EULESS BLVD
EULESS, TEXAS

SHEET NO.
A1
JOB NO.
10002