

ARCHITECTURAL NOTES

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

LANDSCAPE

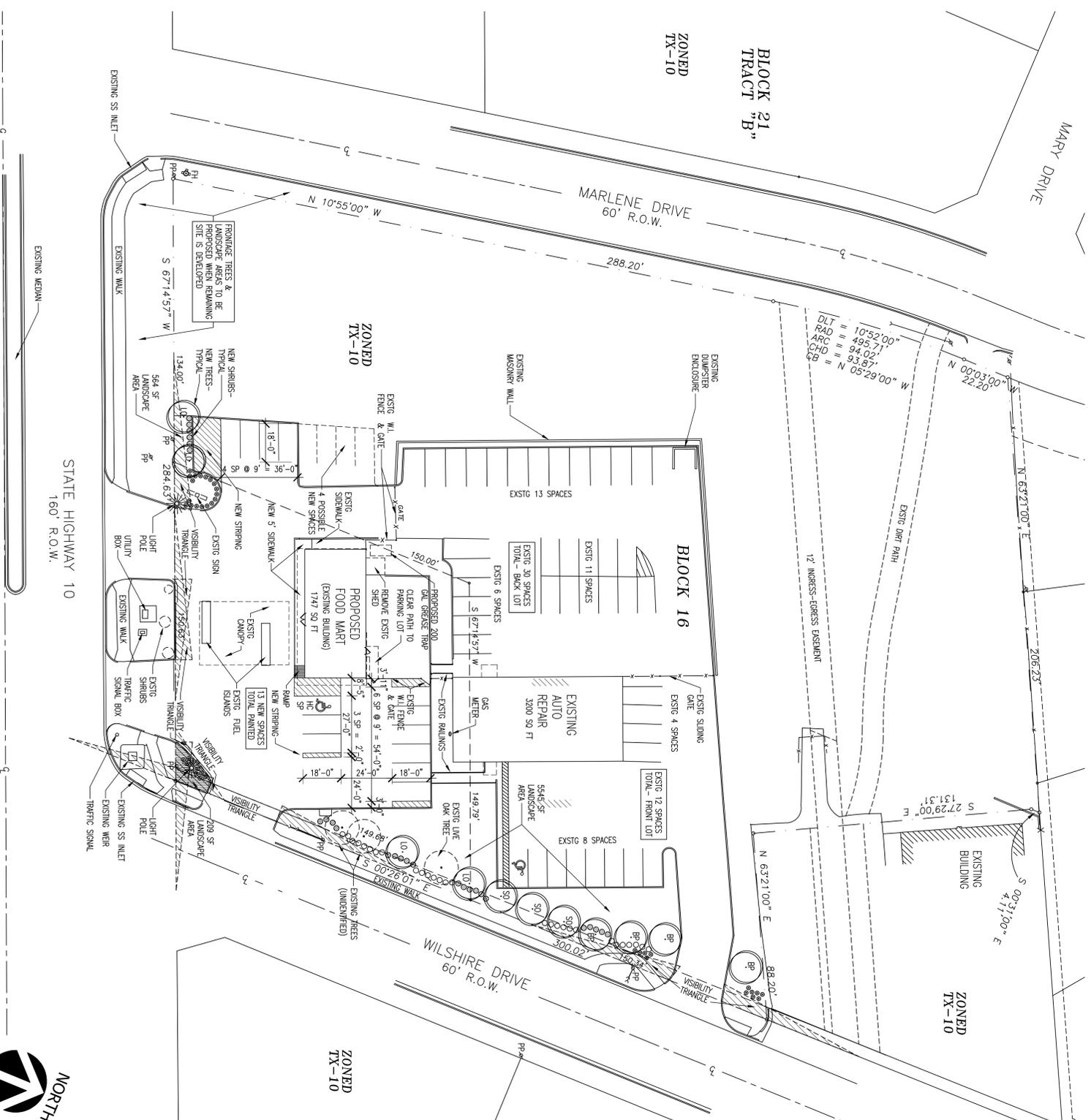
PER REQUIREMENTS	STREET TREES	SITE TREES	STREET SHRUBS
1 PER 25' FRONTAGE	1 PER 10 SF FRONTAGE	4 PER 25' FRONTAGE	
SHRUB REQUIREMENTS PER ORDINANCE			
STATE HIGHWAY 10	244'	11	45
REQUIREMENTS PER FRONTAGE	300'	12	45
STATE HIGHWAY 10			
REQUIREMENTS PER AVAILABILITY			
LESS DRIVE, VISIBILITY AREAS	30'	1	4
STATE HIGHWAY 10			
WILSHIRE DR	102'	7	29
TREES & SHRUBS PROVIDED			
STATE HIGHWAY 10	12	1	33
WILSHIRE DR (3 EXISTING, 9 NEW)			
APPROX. 175 SQ. FT. OF GROUND COVER			
ADDITIONAL LANDSCAPING			
SHRUBS IN VISIBILITY TRIANGLES AND RECTANGLES SHALL BE MAINTAINED AT A MATURE MAX HT OF 24". GROUND COVER HT SHALL NOT EXCEED 12".			

CODES - ZONING

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



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



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

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

SHEET NO.

**A1**

JOB NO.  
10002

**01** SITE PLAN  
1" = 30'-0"

