



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 24, 2025, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, March 24, 2025, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The public is invited to address the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of January 27, 2025.

AGENDA

1. **Replat Case RP-02-25:** Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a Replat Request for 9.091 acres tract of land, Lot 1R-1 Thru 1R-6, Block 1, being a replat of a portion of Lot 1, Block 1, Vista at Williams Farms, an addition to the City of Glenn Heights, Ellis County, Texas, being situated in the William C. Denton Survey, Abstract No. 295 City of Glenn Heights, Ellis County, Texas, also known as 604 S. Hampton Road, Glenn Heights, Ellis County, Texas. (Dr. LaSheyla Jones, City Planner)
2. **Site Plan SP-03-25:** Discuss and consider making a recommendation to the

City Council of the City of Glenn Heights, Texas, regarding a request concerning a Site Plan for Al-Nejmah Neighborhood Market/Grocery Store. The 1.25-acres property is situated in Lot 2, in Block A of lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1714 S. Hampton Road, Glenn Heights, Dallas County, Texas. (Dr. LaSheyla Jones, City Planner)

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the city to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, March 21, 2025.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

[illegible]

**MINUTES OF THE PLANNING AND ZONING COMMITTEE OF
THE CITY OF GLENN HEIGHTS, TEXAS**

JANUARY 27, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 27th day of January 2025, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Arnold Davis, Jr.	*	Board Member, Place 3 (Nominated Chair)
April Stokes	*	Board Member, Place 2
Stevelyn Miller	*	Board Member, Place 4
Brodrick K. Rhodes	*	Board Member, Place 5

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Davis called the Meeting of the Planning and Zoning Committee to order at 6:30 PM

INVOCATION

Commissioner Davis delivered the Invocation at 6:31 PM

PLEDGE OF ALLEGIANCE

Commissioner Davis led the assembly in the Pledge of Allegiance.

CHAIR (ACTING) - NOMINATION

Nominating Commissioner Davis to Chair as Chair Kelley was not present.

MOTION by Commissioner Stokes, 2nd by Commissioner Rhodes.

VOTE – Davis, Rhodes, Miller, Stokes
CARRIED (4-0)

PUBLIC COMMENT

The public is invited to address the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of December 16, 2024.

MOTION by Commissioner Rhodes, 2nd by Commissioner Stokes.

VOTE – Davis, Rhodes, Miller, Stokes
CARRIED (4-0)

AGENDA

1. **Replat Case RP-01-25:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a Replat Request for a 11.4832 acres tract of land, by virtue of the deeds recorded in Document Numbers 202200302209 and 202400047019 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), also including all of Lot 1, Block A, Rolke Greenhouses Addition, recorded in Document Number 202400017681 in the Plat Records of Dallas County, Texas (P.R.D.C.T.), S. Clark Survey, A-249, City of Glenn Heights, Dallas County, Texas, also known as 1908 South Hampton Road, Glenn Heights, Texas.

MOTION by Commissioner Stokes, 2nd by Commissioner Rhodes.

VOTE – Davis, Rhodes, Miller, Stokes
CARRIED (4-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Rhodes, 2nd by Commissioner Miller

VOTE – Davis, Rhodes, Miller, Stokes
CARRIED (4-0)

Commissioner Davis adjourned the meeting at 6:52 PM

Arnold Davis, Jr, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 27th day of January 2025



POB

5/8" CIRF "TXDOT"
NAD83 (GRID)
N:6880305.0
E:2474342.3

CALLLED 45.347 ACRES
JKL TEXAS
PROPERTIES, LLC
CC# 1803443
RPRECT

WILLIAM C. DENTON SURVEY ~
ABSTRACT NO. 295

CALLLED 45.347 ACRES
JKL TEXAS
PROPERTIES, LLC
CC# 1803443
RPRECT

EBLA INVESTMENTS, LP
VOL. 2777, PG. 2386
OPRECT

JAMES CLAYTON SURVEY ~
ABSTRACT NO. 211

BAKRI MOHAMED,
ALAA
VOL. 1031, PG. 237
DRECT

WAL MART REAL ESTATE
BUSINESS TRUST
VOL. 2816, PG. 513
DRECT

M. MCDERMOTT SURVEY ~
ABSTRACT NO. 743

SOUTH HAMPTON ROAD
RIGHT-OF-WAY VARIES

WEST OVILLA ROAD
(F.M. HIGHWAY NO. 664)

RIGHT-OF-WAY VARIES

TXDOT SURVEY BASELINE

TXDOT RIGHT-OF-WAY DEDICATION
ROW CSJ: 1051-01-043
CO# 1600806

5/8" CIRF (TXDOT)
NAD83 (GRID)
N:6880304.4
E:2474906.0

1/2" CIRF STAMPED "J.S. COLE RPLS
NO. 5411 BEARS S01°08'E - 0.7"

85' D&UE (BY THIS PLAT)

100' D&UE
VOL. 1, PG. 191, PRECT
ABANDONED BY THIS PLAT
(LIMITED TO LOT 1, BLOCK 1)

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OWNER'S CERTIFICATE

WHEREAS **FORMITX, LTD., A TEXAS LIMITED PARTNERSHIP, SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER**, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 9.091 ACRE TRACT OF LAND SITUATED IN THE WILLIAM C. DENTON CONNER SURVEY, ABSTRACT NO. 295, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET I, PAGE 181, PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT), SAID OWNERSHIP BEING EVIDENCED IN AND UNDER THE SUBSTITUTE TRUSTEE'S DEED, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1803996, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), SAID SUBSTITUTE TRUSTEE'S DEED REFERENCES A DEED OF TRUST FILED FOR RECORD IN VOLUME 2217, PAGE 225 (CALLED 28.526 ACRES), DEED RECORDS, ELLIS COUNTY, TEXAS (DRECT), SAID 9.091 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING IN THE WILLIAM C. DENTON CONNER SURVEY, ABSTRACT NO. 295, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET I, PAGE 181, PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT), SAID OWNERSHIP BEING EVIDENCED IN AND UNDER THE SUBSTITUTE TRUSTEE'S DEED, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1803996, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), SAID SUBSTITUTE TRUSTEE'S DEED REFERENCES A DEED OF TRUST FILED FOR RECORD IN VOLUME 2217, PAGE 225 (CALLED 28.526 ACRES), DEED RECORDS, ELLIS COUNTY, TEXAS (DRECT), SAID 9.091 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT" ON THE CURRENT SOUTH RIGHT-OF-WAY LINE OF WEST OVILLA ROAD (FM HIGHWAY NO. 664), A VARIABLE WIDTH RIGHT-OF-WAY, SAID 5/8" CAPPED IRON ROD FOUND BEING AN INTERIOR BOUNDARY CORNER OF TXDOT TRACT NO. 14 (SURVEY BASELINE STATION 576+82.46 - 75.00 FEET RIGHT), FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1600806, OPRECT, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6880305.0 E:2474342.3 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

THENCE SOUTH 87 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 74.47 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT" (SURVEY BASELINE STATION 577+56.92 - 75.00 FEET RIGHT), BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1575.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 49 MINUTES 10 SECONDS, AN ARC LENGTH OF 104.99 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 88 DEGREES 52 MINUTES 52 SECONDS EAST, A CHORD LENGTH OF 104.97 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT";

THENCE NORTH 89 DEGREES 12 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 384.44 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT" (SURVEY BASELINE STATION 582+41.33 - 75.00 FEET RIGHT), BEING THE NORTHWEST CORNER OF LOT 1, SHAFER ACRES, A SUBDIVISION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 589, PRECT;

THENCE SOUTH 01 DEGREES 06 MINUTES 02 SECONDS EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, COMMON WITH THE WEST LINE OF SAID SHAFER ACRES, AT A DISTANCE OF 352.75 FEET, PASSING A 1/2" IRON FOUND FOR REFERENCE, AND CONTINUING IN ALL A TOTAL DISTANCE OF 665.88 FEET, TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RHODES" BEARS NORTH 01 DEGREES 06 MINUTES WEST, A DISTANCE OF 0.8", SAID POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6879638.6 E:2474918.8;

THENCE SOUTH 89 DEGREES 05 MINUTES 32 SECONDS WEST, DEPARTING SAID COMMON LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS, A DISTANCE OF 595.64 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "COLE 5411" FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH HAMPTON ROAD, AN APPROXIMATE RIGHT-OF-WAY OF 52.5 FEET, (NO DEDICATION ON WEST SIDE OF ROADWAY);

THENCE NORTH 00 DEGREES 44 MINUTES 18 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, COMMON WITH THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 649.51 FEET, TO A 5/8" CAPPED IRON SET STAMPED "MWM RPLS 5438", BEING AT THE SOUTHWEST END OF A RIGHT-OF-WAY CORNER CLIP;

THENCE NORTH 46 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 37.99 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 9.091 ACRES OF LAND (395,998 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FORMITX, LTD., A TEXAS LIMITED PARTNERSHIP, SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS**, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT OTTAWA COUNTY, MICHIGAN, THIS THE __ DAY OF FEBRUARY, 2025.

BY: _____
JANE WELCH

TITLE: _____
GENERAL PARTNER

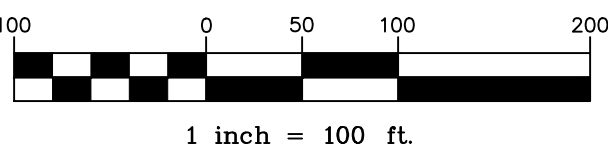
STATE OF MICHIGAN)
COUNTY OF OTTAWA)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JANE N. WELCH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF FEBRUARY, 2025.

NOTARY PUBLIC, STATE OF TEXAS

SEE PAGE 2 OF 2 FOR SURVEYOR'S CERTIFICATE;
GENERAL NOTES; CITY APPROVAL BLOCKS;
LINE/CURVE TABLE; VICINITY MAP & LEGEND/
ABBREVIATIONS



OWNER/DEVELOPER:

FORMITX, LTD.

7125 HEADLY STREET SE, SUITE #213

ADA, MI, 49301

CONTACT: JANE WELCH

PHONE: 616-634-0872

EMAIL: JANEN.WELCH@ICLOUD.COM

ENGINEER:

CHARLES CROOK CONSULTING, INC.

2400 U.S. HIGHWAY 287, SUITE 110

MANSFIELD, TX 76063

CONTACT: CYLE COX

PHONE: 817-453-1200

REPLAT

HAMPTON HEIGHTS

LOT 1R-1 THRU 1R-6, BLOCK 1

BEING A REPLAT OF A PORTION OF

LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS

AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS, COUNTY TEXAS
BEING SITUATED IN THE WILLIAM C. DENTON SURVEY, ABSTRACT NO. 295

CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS.

SURVEYOR:

MWM

MERLE W. MILLER LAND SURVEYING, LLC

DALLAS - FORT WORTH METROPLEX

PHONE: 817.228.7870

MMW.LANDSURVEYING@GMAIL.COM

JOB NO. 2024-150-01

6 LOTS ~ FEBRUARY 2025

PAGE 1 OF 2

GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
2. ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON RODS WITH BLUE CAPS STAMPED "MWM RPLS 5438."
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48139C0065G, EFFECTIVE DATE: OCTOBER 19, 2023.
4. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE 6 COMMERCIAL LOTS FOR DEVELOPMENT, BEING LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS.
6. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
7. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
8. ELLIS COUNTY AND THE CITY OF GLENN HEIGHTS ARE NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
9. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
10. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
11. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
12. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.
13. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
14. THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, TO CONFORM THE GRADES ESTABLISHED IN THIS PLAT.
15. ALL COMMON AREAS, INCLUDING THE 85' DRAINAGE & UTILITY EASEMENT, WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
16. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
17. ALL PRIVATE ACCESS AND UTILITY EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS/ COMMERCIAL PROPERTY ASSOCIATION TO MAINTAIN AND NOT THE CITY OF GLENN HEIGHTS OR ELLIS COUNTY.
18. PRIVATE EASEMENTS THAT HAVE A MUTUAL BENEFICIARY CAN ONLY BE ABANDONED UPON A FORMAL MUTUAL AGREEMENT OF ALL PROPERTY OWNERS REFLECTED ON THIS PLAT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, **MERLE W. MILLER**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: FEBRUARY __, 2025

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MERLE W. MILLER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS __ DAY OF FEBRUARY, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRELIMINARY

This document shall not be
recorded for any purpose and
shall not be used or viewed or
relied upon as a final survey
document



REPLAT SIGNATURE BLOCK

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS, AN ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS THE __ DAY OF FEBRUARY, 2025, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS".

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS, AN ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS THE __ DAY OF FEBRUARY, 2025, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS".

MAYOR DATE CITY SECRETARY DATE

WAIVER OF CLAIM FOR DAMAGES

THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE THE EXISTING STREETS AND ALLEYS, TO CONFORM THE GRADES ESTABLISHED IN THIS PLAT.

COMMON AREAS

ALL COMMON AREA LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1575.00'	104.99'	3°49'10"	S88°52'52"E	104.97'
C2	1500.00'	100.05'	3°49'18"	S88°53'36"E	100.03'
C3	1575.00'	8.55'	0°18'40"	N89°20'55"E	8.55'
C4	90.00'	31.37'	19°58'11"	N10°47'01"W	31.21'
C5	90.00'	30.89'	19°40'05"	N10°56'04"W	30.74'
C6	175.00'	60.07'	19°40'05"	S10°56'04"E	59.78'
C7	1575.00'	96.89'	3°31'29"	S88°44'01"E	96.87'

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N46°12'30"E	37.99'
L2	S87°01'30"E	74.47'
L3	N89°12'04"E	384.44'
L4	N00°47'56"W	9.58'
L5	S00°47'56"E	10.46'
L6	S20°46'07"E	106.10'
L7	N01°06'02"W	476.57'
L8	S89°05'32"W	15.00'

ELLIS COUNTY



VICINITY MAP
NTS

ABBREVIATIONS

OPRECT = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
DRECT = DEED RECORDS, ELLIS COUNTY, TEXAS
PRECT = PLAT RECORDS, ELLIS COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"
BL = BUILDING LINE
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
WL = WATER LINE
UE = UTILITY EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT

REPLAT
HAMPTON HEIGHTS

LOT 1R-1 THRU 1R-6, BLOCK 1
BEING A REPLAT OF A PORTION OF
LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS
AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS, COUNTY TEXAS
BEING SITUATED IN THE WILLIAM C. DENTON SURVEY, ABSTRACT NO. 295
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS.

SURVEYOR:



OWNER/DEVELOPER:

FORMITX, LTD.

7125 HEADLY STREET SE, SUITE #213

ADA, MI, 49301

CONTACT: JANE WELCH

PHONE: 616-634-0872

EMAIL: JANEN.WELCH@ICLOUD.COM

MERLE W. MILLER LAND SURVEYING, LLC

DALLAS - FORT WORTH METROPLEX

PHONE: 817.228.7870

MMW.LANDSURVEYING@GMAIL.COM

6 LOTS ~ FEBRUARY 2025

JOB NO. 2024-150-01

PAGE 2 OF 2

ENGINEER:

CHARLES CROOK CONSULTING, INC.

2400 U.S. HIGHWAY 287, SUITE 110

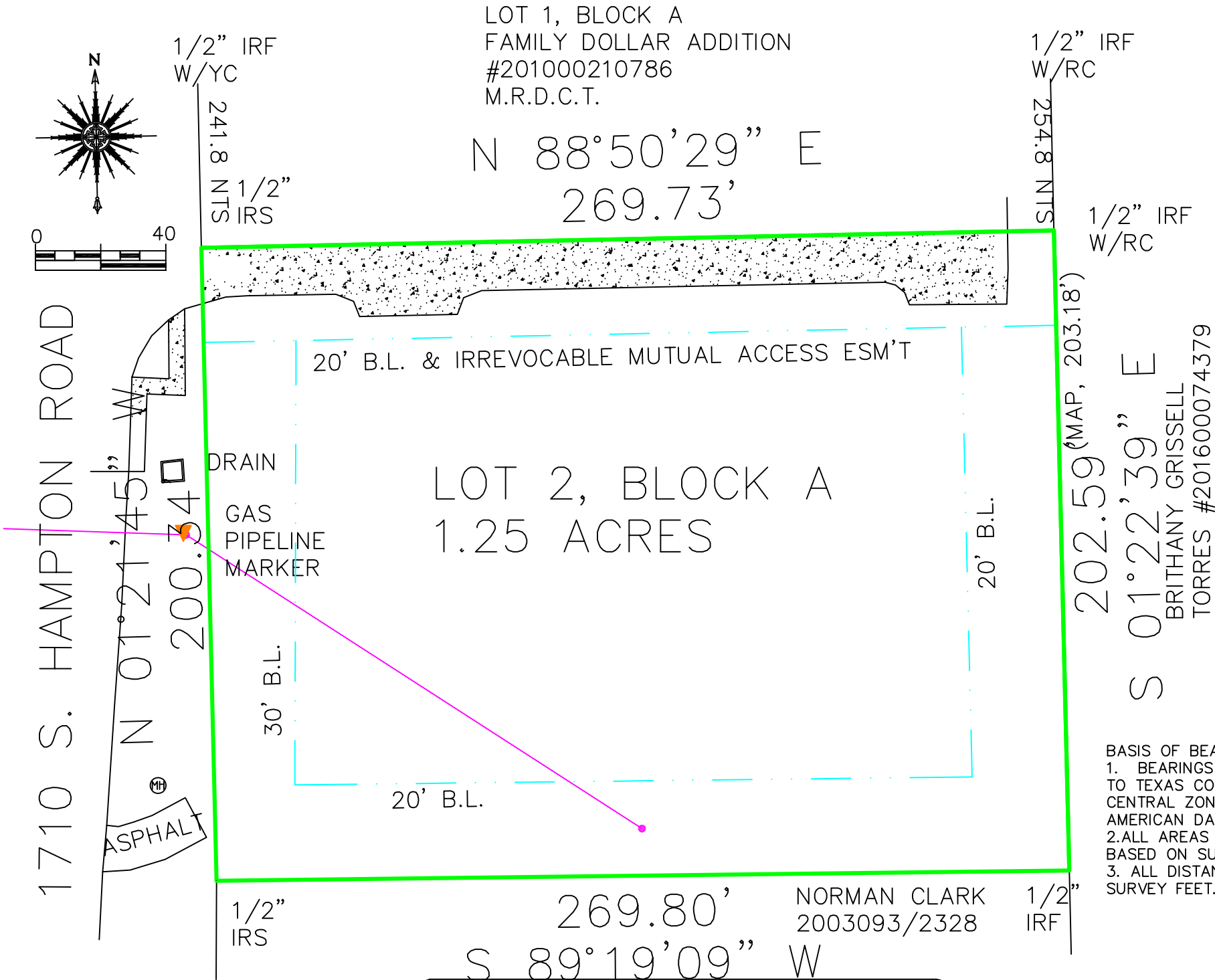
MANSFIELD, TX 76063

CONTACT: CYLE COX

PHONE: 817-453-1200

[illegible]

LOT 2, IN BLOCK A OF LOTS 1 AND 2 IN BLOCK A OF FAMILY DOLLAR ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK’S FILE NO. 2010–210786, MAP RECORDS, DALLAS COUNTY, TEXAS.



BASIS OF BEARING
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.

LEGEND			
	POWER POLE		FENCE
	WOOD DECK		BUILDING LINE
	CONCRETE		EASEMENT LINE
	GRAVEL		IRON ROD FOUND
	BRICK		IRON ROD SET
	SEPTIC LIDS		POWER LINE
	GAS METER		NOT TO SCALE
	COVERED AREA		UTILITY PEDESTAL
	AC PAD		ELECT. BOX
	FIRE HYDRANT		UTILITY EASEMENT
	BUTANE TANK		WATER METER
	PROPERTY LINE		BUILDINGS



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
5611 SWEET WATER DRIVE
MIDLOTHIAN, TX 76065
Jimmilyn D. Woodard R.P.L.S. 5398
FIRM #101219-00 Email: kstuart@jimmywpogue.com

Job Number: 131757

Date: 05/06/2024

Drawn by: KS

G.F. Number: 3017002240009

Title Company: ALLEGIANCE TITLE

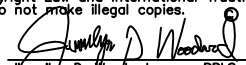
Certified to:

KHALED ALI REFALE

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgements as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc.. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.



Jimmilyn D. Woodard

RPLS #5398



THIS SURVEY VALID WITH EMBOSSED SEAL

GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING CONDITIONS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING AUTHORITIES HAVING JURISDICTION.
- 4. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION IN ADJACENT AND NEIGHBORING OCCUPIED SPACE.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER THEFT, FIRE OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONTRACT.
- 7. ALL MATERIALS AND ITEMS REMOVED BY THE CONTRACTOR BECOME HIS PROPERTY AND SHALL BE REMOVED FROM THE SITE IN CLOSED CONTAINERS ON A DAILY BASES OR IN A MANNER ACCEPTABLE TO THE OWNER.
- 8. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING ALL WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT CABLING, ETC., WITH OWNER.
- 9. THOROUGHLY CLEAN ALL AREAS AND SPACES USED TO ACCESS WORK AREAS WITHIN CONTRACT LIMITS AND BROOM CLEAN TWICE DAILY AT A MINIMUM. CONTRACTOR SHALL PROVIDE FIRE RETARDANT DUST MATS AT ALL EXITS AND ENTRANCES TO SPACES UNDER CONSTRUCTION. COORDINATE WITH LOCAL CODE REQUIREMENTS AND ORDINANCES.
- 10. CONTRACTORS SHALL COORDINATE LOCATION OF ALL UTILITIES WITH EQUIPMENT TO BE INSTALLED BY OTHERS WITH EXISTING CONDITIONS AND THE ENGINEERS' DRAWINGS.
- 11. THE DRAFTSPERSON SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL, OR EXPOSURE OF PEOPLE TO HAZARDOUS MATERIALS IN ANY FORM, INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 12. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL COST AND/OR TIME TO THE DRAFTSPERSON AND OWNER WITHIN FIVE DAYS OF ITS DISCOVERY AND BEFORE PROCEEDING WITH THE WORK. THIS SHALL BE SUBMITTED IN THE FORM OF A UNIT COST AND DETAILED LUMP SUM BREAKDOWN. COST EVENTS WITHOUT AN ACCOMPANYING BREAKDOWN WILL NOT BE CONSIDERED FOR REVIEW AND APPROVAL.

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERV. CODE
2023 NATIONAL ELECTRIC CODE

TYPE OF WORK

NEW CONSTRUCTION

BUILDING SQ.FT.

4,500 SF

SHEET INDEX

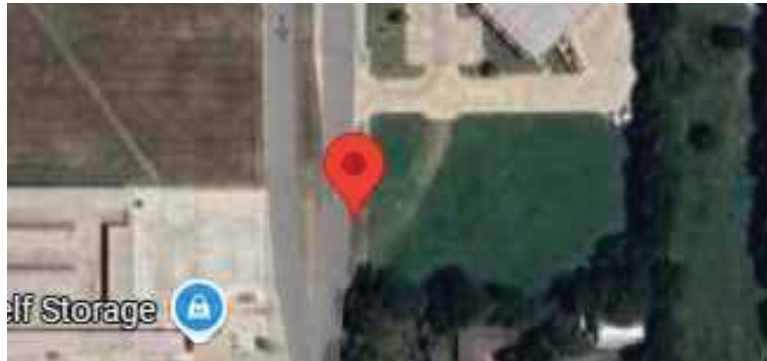
- A.00 COVER SHEET
- A0.00 SITE PLAN
- L1.00 LANDSCAPE PLAN
- L2.00 LANDSCAPE DETAILS
- S1.00 FOUNDATION PLAN
- S2.00 FOUNDATION DETAILS
- A1.00 FLOOR PLAN
- A2.00 ELEVATIONS
- A3.00 ELEVATIONS
- M4.00 MECHANICAL
- E5.00 ELECTRICAL
- P6.00 PLUMBING
- P6.10 PLUMBING DETAILS
- A7.00 FRAMING PLAN
- A8.00 DETAILS SHEET
- A9.00 ADA SHEET
- G10.00 GAS LINE PLAN

1714 S. HAMPTON ROAD
GLENN HEIGHTS, TX.
75154

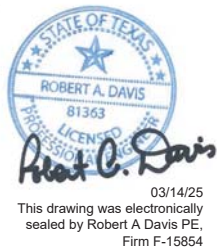
VICINITY MAP



EXISTING SITE AREA



CITY STAMP:



SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249

DRAWING CONTENT:

LANDSCAPE
PLAN

SCALE:

1/16" = 1'-0"

DATE:

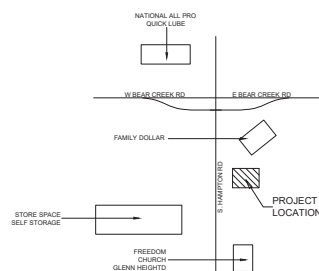
3/10/25

SHEET:

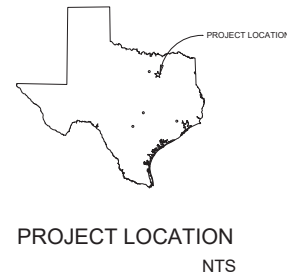
COVER



DRAFTED BY ARTHUR A. ARCHULETA
469.605.5438 artarchuleta.aa@gmail.com



VICINITY MAP
NTS



PROJECT LOCATION
NTS

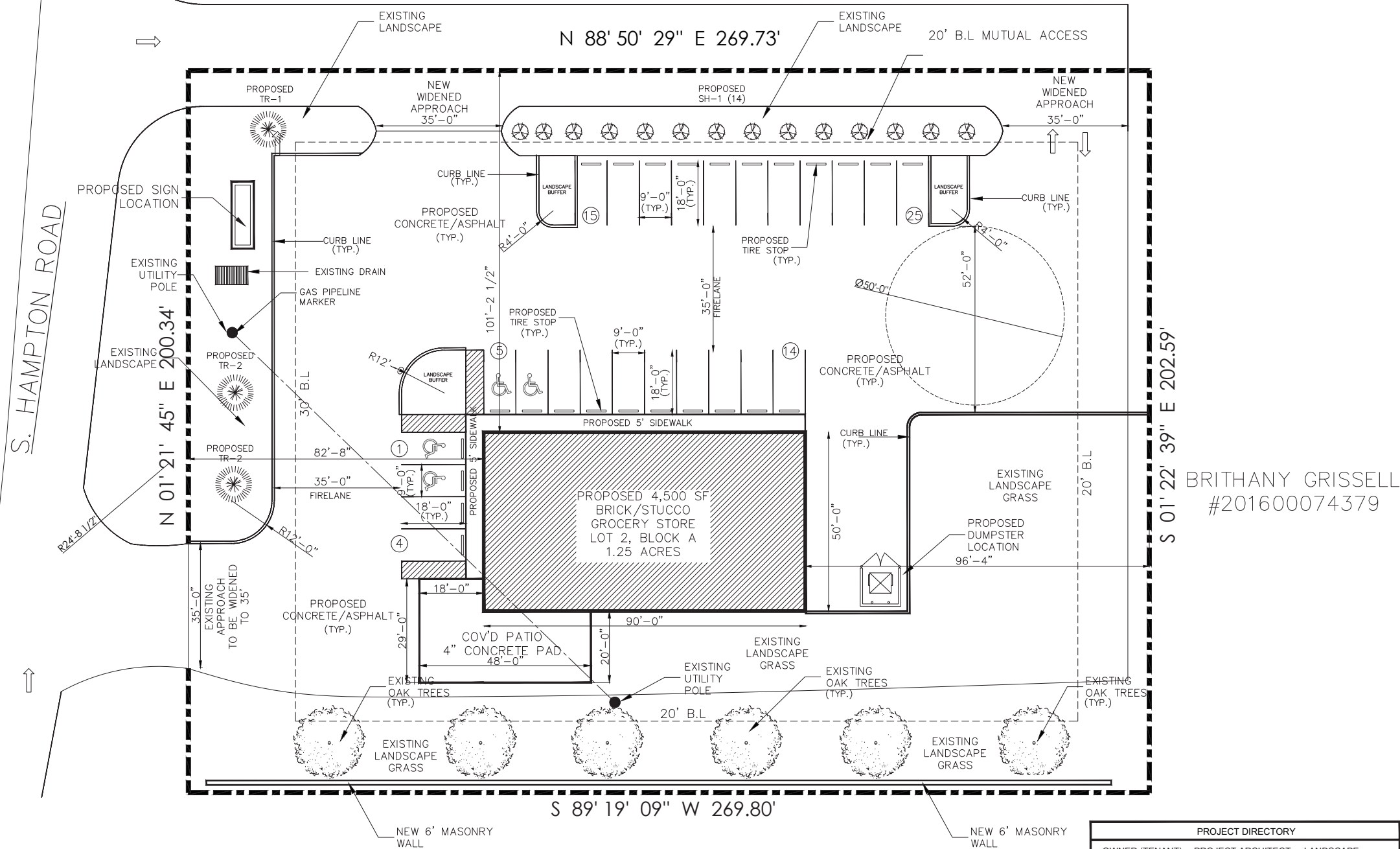
SITE PLAN GRAPHIC LEGEND

- PROPERTY LINE
- BUILD LINE
- PLATTED LOT LINE



LOT 1, BLOCK A
FAMILY DOLLAR ADDITION
#201000210786
M.R.D.C.T.

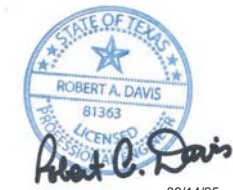
SITE DATA SUMMARY TABLE	
ZONING (FROM ZONING MAP)	COMMERCIAL
LOT AREA (SQUARE FEET & ACRES)	1,249 ACRES/54,407 SF
BUILDING FOOTPRINT AREA (SQUARE FEET)	4,500 SF
TOTAL BUILDING AREA (SQUARE FEET)	4,500 SF
BUILDING HEIGHT PERMITTED	20'-0"
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	14'-0"
LOT COVERAGE	9%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	3 SPOTS/100 SF
REQUIRED PARKING (# SPACES)	15
PROVIDED PARKING (# SPACES)	25
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	4
PARKING IN EXCESS OF 10% OF REQUIRED PARKING (# SPACES)	0
LANDSCAPE AREA (INCLUDING TURF AREAS, 20% REQUIRED)	3,160 SF REQUIRED
TREES IN FRONT YARD AREA SHALL BE 1/1000 SQUARE FOOT	1
SHRUBBERY SHALL BE 150 SF	15
GROUND COVER 10% OF LANDSCAPE AREA, THE REST CAN BE GRASSES	
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPING) (SQ. FT.)	
INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	25,251 SF
TOTAL LANDSCAPE AREA (SQUARE FEET) - EXISTING	460 SF
TOTAL LANDSCAPE AREA (SQUARE FEET) - PROPOSED	323
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OF TURF AREAS)	0
PERMEABLE PAVEMENT (SQUARE FEET)	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS	0
TOTAL PERMEABLE AREA (SQUARE FEET)	323
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	4,500 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQ. FT.)	19,893 SF
OTHER IMPERVIOUS AREA - DUMPSTER	121 SF
TOTAL IMPERVIOUS AREA	24,514 SF
TOTAL LANDSCAPE + TOTAL PERMEABLE AREA - EXISTING	23,653 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SQUARE FEET) NOTE: SUM MUST EQUAL LOT AREA	54,407 SF



NORMAN CLARK
#2003093/2328

PROJECT DIRECTORY		
OWNER (TENANT): MOHAMMAD ALLAN AL NEJMAH MARKET 1710 S. HAMPTON ROAD GLENN HEIGHTS, TX. 75154 P: 504.329.8179 cheftiscout@yahoo.com	PROJECT ARCHITECT: ART ARCHULETA A3 ARCHITECTURAL SERVICES, LLC LANCASTER, TX. 75134 P: 469.605.5438 artarchuleta.aa@gmail.com	LANDSCAPE: ART ARCHULETA A3 ARCHITECTURAL SERVICES, LLC LANCASTER, TX. 75134 P: 469.605.5438 artarchuleta.aa@gmail.com

CITY STAMP:



03/14/25
This drawing was electronically
sealed by Robert A Davis PE,
Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

SITE PLAN

SCALE:

1/16" = 1'-0"

DATE:

3/10/25

SHEET:

A0.00

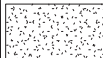


**ARCHITECTURAL
SERVICES, LLC**

DRAFTED BY ARTHUR A. ARCHULETA
469.605.5438 artarchuleta.aa@gmail.com



LANDSCAPE LEGEND

	NEW SHRUB
	NEW LARGE TREE,
	NEW MEDIUM TREE
	NEW SMALL TREE
	GRASS



NORMAN CLARK
#2003093/2328

PROJECT DIRECTORY		
OWNER (TENANT): MOHAMMAD ALLAN AL NEJMAH MARKET 1710 S. HAMPTON ROAD GLENN HEIGHTS, TX. 75154 P. 504. 329.8179 chefsdiscount@yahoo.com	PROJECT ARCHITECT: ART ARCHULETA A3 ARCHITECTURAL SERVICES, LLC LANCASTER, TX. 75134 P. 469.605.5438 artarchuleta.aa@gmail.com	LANDSCAPE: ART ARCHULETA A3 ARCHITECTURAL SERVICES, LLC LANCASTER, TX. 75134 P. 469.605.5438 artarchuleta.aa@gmail.com

STATE OF TEXAS
ROBERT A. DAVIS
81363
LICENSED PROFESSIONAL ENGINEER
Robert A. Davis

03/14/2011
This drawing was electronically
sealed by Robert A Davis PE
Firm F-1585

NEW CONSTRUCTION

**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

AL NEJMAH MARKET

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

LANDSCAPE PLAN

$1/16'' = 1'-0''$

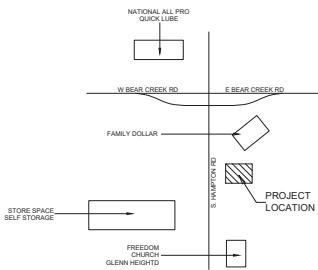
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L1.00

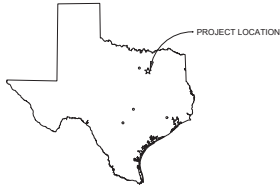


ARCHITECTURAL
SERVICES, LLC

DRAFTED BY ARTHUR A. ARCHULETA
469.605.5438 artarchuleta.ga@gmail.com



VICINITY MAP
NTS

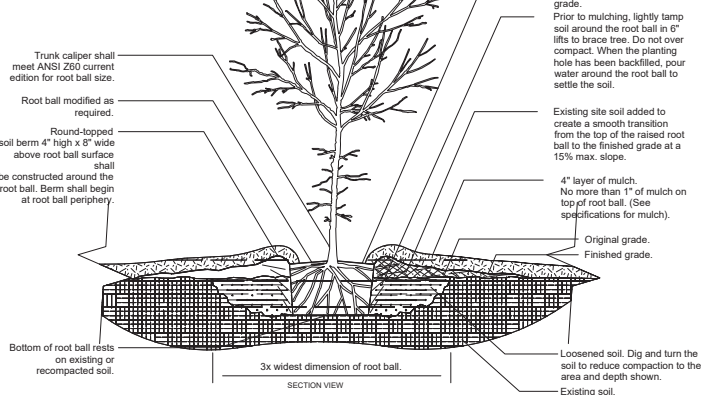


PROJECT LOCATION
NTS

LANDSCAPE NOTES

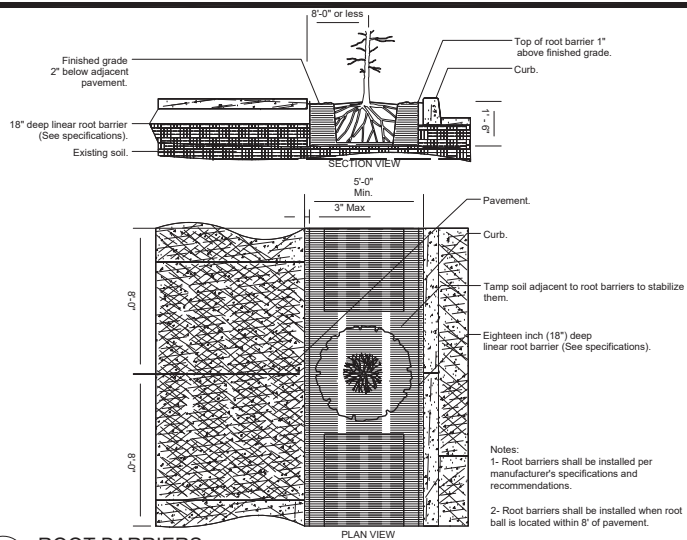
1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. TREES SHALL BE PLANTED A LEAST FIVE (4') FEET FROM PAVEMENT AND A (3') CLEAR DIAMETER AROUND FIRE HYDRANTS.
6. ALL TREES PLANTED WITHIN FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER.
7. FOR EACH SMALL TREE INSTALLATION, A MIN 24" OF SOIL DEPTH AND 25 SF OF OPEN SOIL AREA.
8. FOR EACH MEDIUM OR LARGE TREE A MIN 36" OF SOIL DEPTH AND 200 SF OF OPEN SOIL AREA REQUIRED.
9. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A MIN. CLEAR TRUNK HEIGHT OF (7') FEET.
10. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF (14') FEET.
11. LARGE AND MEDIUM TREES MUST BE PLANTED A MIN OF 30' FORM THE CLOSEST POINT OF AN OVERHEAD ELEC. DISTRIBUTION LINE.
12. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED 24" IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF (9') FEET.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
14. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
15. SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
16. AN IRRIGATION SYSTEM SHALL BE PROVIDED & MAINTAINED OPERATIONAL AT ALL LANDSCAPE AREAS. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR THE IRRIGATION SYSTEM.
17. SOIL: CONTRACTOR TO MODIFY THE TOP 10-12 INCHES OF THE EXISTING NATIVE SOIL FOR TREES AND SHRUBS BEDS BY MIXING EXISTING SOIL OR IMPORTED TOP SOIL WITH COARSE SAND AND COMPOST IN THE APPROXIMATE MIX RATIOS INDICATED BELOW TO GET A FINAL ORGANIC MATTER BETWEEN 3-4% (BY DRY WEIGHT) :
MIX COMPONENT % BY MOIST VOLUME
NATIVE OR IMPORTED TOPSOIL, UNSCREENED 45-50%
COARSE SAND 40-45%
COMPOST 10%

- Notes:
- 1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 - 2- See specifications for further requirements related to this detail.



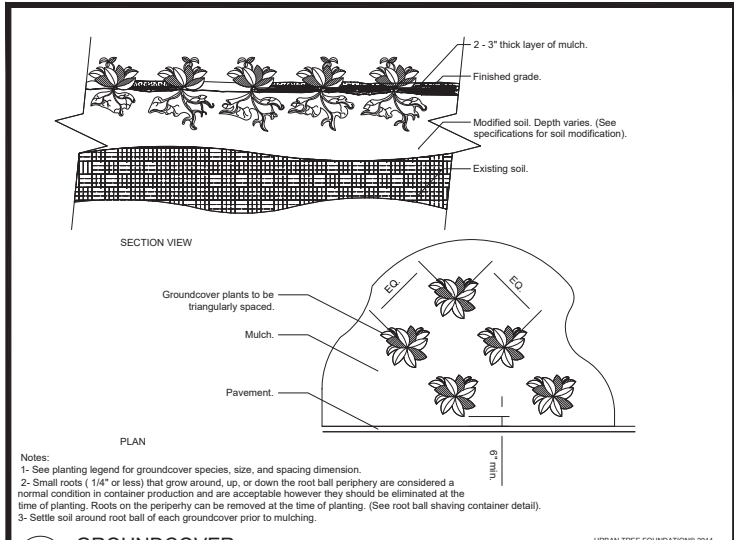
3 TREE IN POORLY DRAINED SOIL
1/2" = 1'-0"

L_tree planting_compacted soil



2 ROOT BARRIERS
3/8" = 1'-0"

L_site preparation_rootbarriers



1 GROUND COVER
3/4" = 1'-0"

pdel_groundcover

LANDSCAPE REQUIREMENTS:		
MANDATORY PROVISION	REQUIRED:	PROVIDED:
ROW STREETSCAPE BUFFER: MIN OF 6' BETWEEN B.O.C & SIDEWALK	6'	6'
STREET TREE : 1 MEDIUM SHADE TREE/ 50' OF STREET FRONTAGE	200' FRONTAGE, 24'-0" DRIVE= 324'	3 SMALL TREES/ 2 MEDIUM
STREET LANDSCAPE SHALL HAVE GROUND COVER OR GRASS W/ APPROPRIATE IRRIGATION & MAINTENANCE	GROUND COVER OR GRASS	EXISTING GRASS SPECIFIED
SITE LANDSCAPING		
20% OF SITE SHALL HAVE PERMANENT LANDSCAPE	54,407/ 20% = 10,881 SF	25,251 SF
STREET YARD LESS THAN 10,000 SF	1 TREE / 1000 SF, 5382/1000= 5	0 LARGE TREE
CREDIT FOR EXISTING TREES	10	10
2 ORNAMENTAL TREES MAY BE SUBSTITUTED FOR 1 REQ. LARGE TREE, MAX 50% ALLOWED SUBSTITUTION, 6' HIGHT WHEN PLANTED	-	-
SHRUBBERY: 1 SHRUB/ 50 SF OF REQ. LANDSCAPE	15	15
GROUND COVER: MIN 10% OF REQ. LANDSCAPE IS GROUND COVER	N/A	
90% LAWN GRASSES AND MULCH AROUND BEDDING PLANTS	N/A	
30% OF TOTAL REQUIRED LANDSCAPE IN FRONT & SIDE YARD	N/A	
PARKING SCREENING: 10' MIN BUFFER, 3'-4' HEIGHT, MAX 36" OC	10' MIN BUFFER, 3'-4' HGT, MAX 36" OC	10', 3'-4' HIGH, MAX. 36" OC
AREA OF PARKING SCREENING BUFFER		
INTERNAL PARKING LOT LANDSCAPE	> 75% = 19 SF/PARKING STALL	450 SF
% OF PARKING BETWEEN BLDG FACADE AND ROW	11*19= 209 SF	
PARKING PLANTER ISLAND SHALL CONTAIN: 1 CANOPY TREE OR 2 UNDESTORY/ ACCENT TREE IN, THE REST IN SHRUBS	1	1
NO PARKING SPACE MAY BE LOCATED MORE THAN 80 FEET FROM THE TRUNK OF A LARGE CANOPY TREE	80'	65'-0"

LANDSCAPE LEGEND



NEW SHRUB



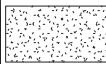
NEW LARGE TREE,



NEW MEDIUM TREE



NEW SMALL TREE



GRASS

CITY STAMP:



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SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

**LANDSCAPE
DETAILS**

SCALE:

N.T.S

DATE:

3/10/25

SHEET:

L2.00

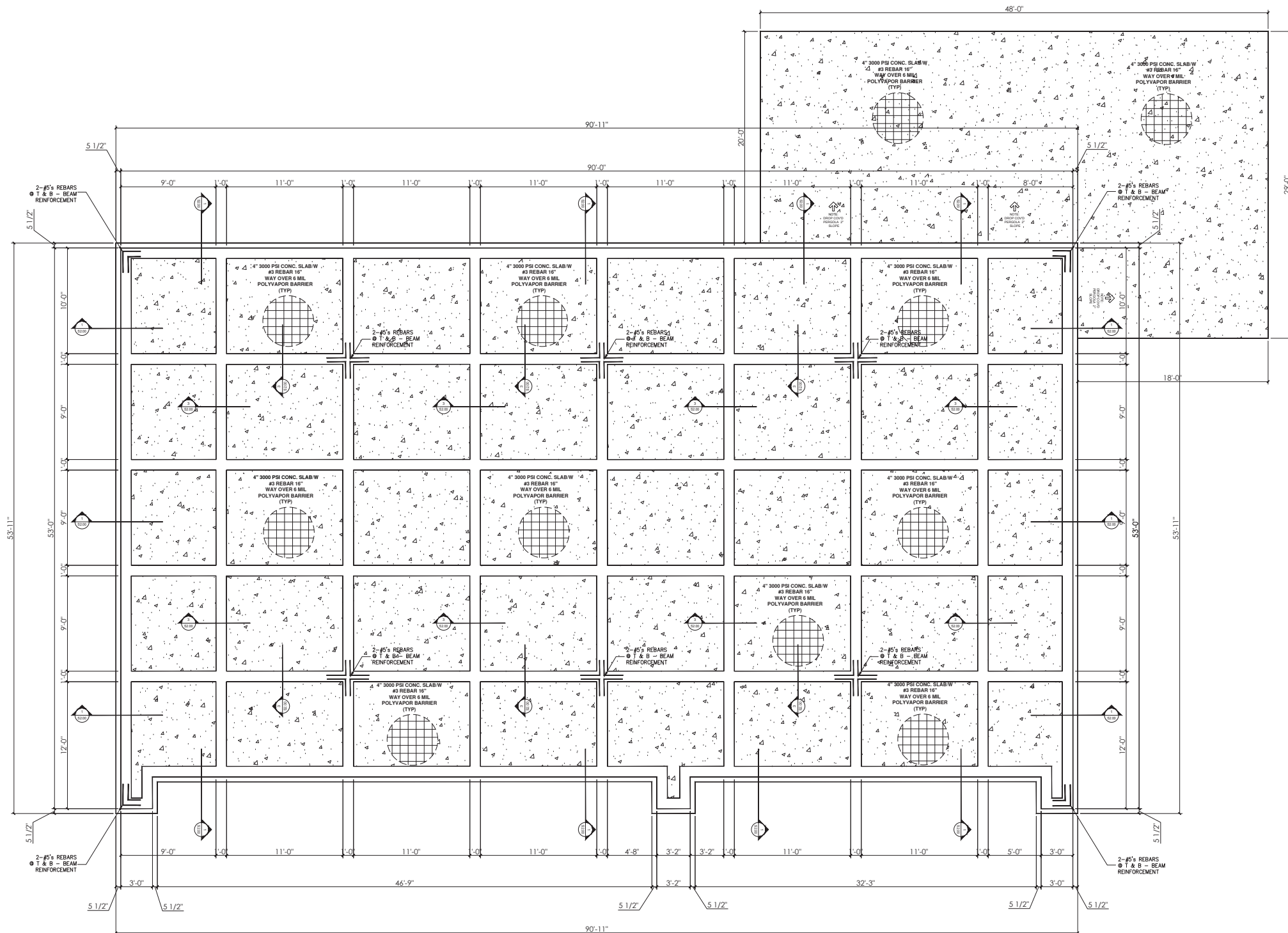


**ARCHITECTURAL
SERVICES, LLC**

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PROJECT DIRECTORY

OWNER (TENANT): MOHAMMAD ALLAN AL NEJMAH MARKET 1710 S. HAMPTON ROAD GLENN HEIGHTS, TX. 75154 P-504, 329.8179 chelfdiscount@yahoo.com	PROJECT ARCHITECT: ART ARCHULETA AS ARCHITECTURAL SERVICES, LLC LANCASTER, TX. 75134 P: 469.605.5438 artarchuleta.aa@gmail.com	LANDSCAPE: ART ARCHULETA AS ARCHITECTURAL SERVICES, LLC LANCASTER, TX. 75134 P: 469.605.5438 artarchuleta.aa@gmail.com
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FOUNDATION PLAN

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SCOPE OF WORK:
NEW CONSTRUCTION

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75154**

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BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:
**FOUNDATION
PLAN**

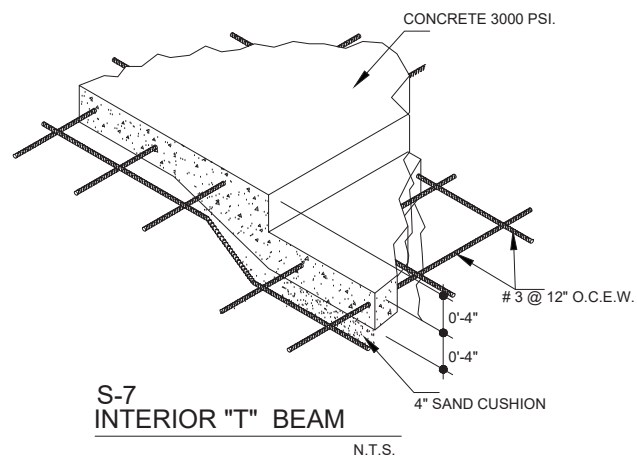
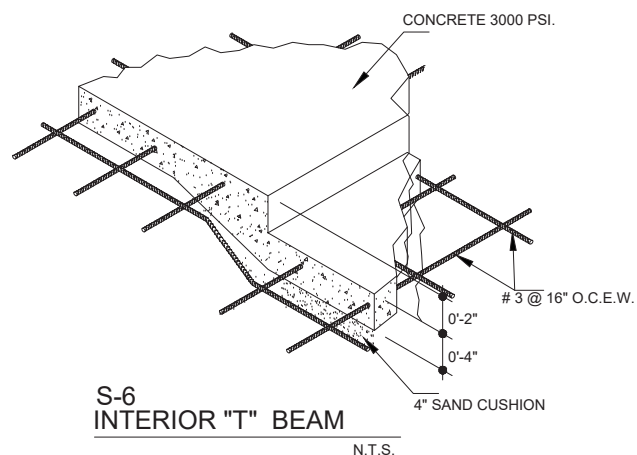
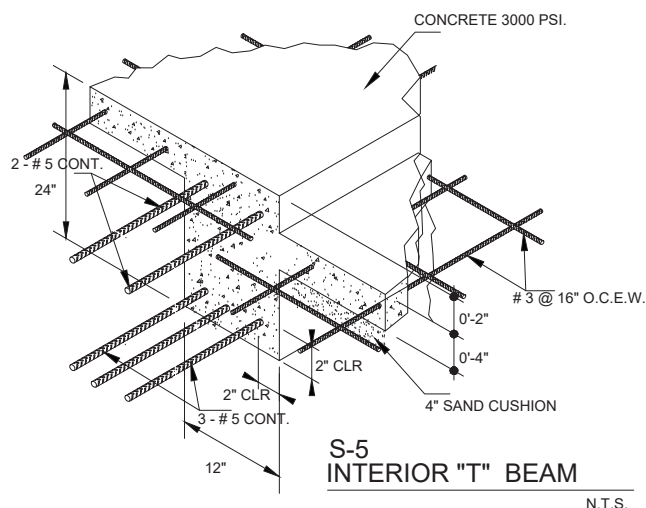
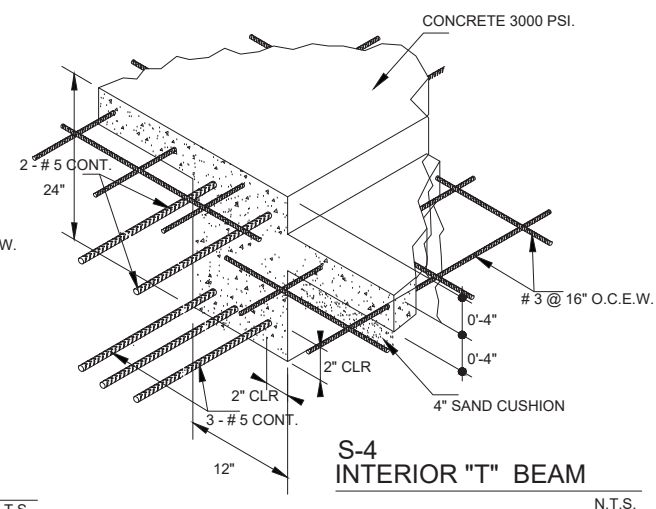
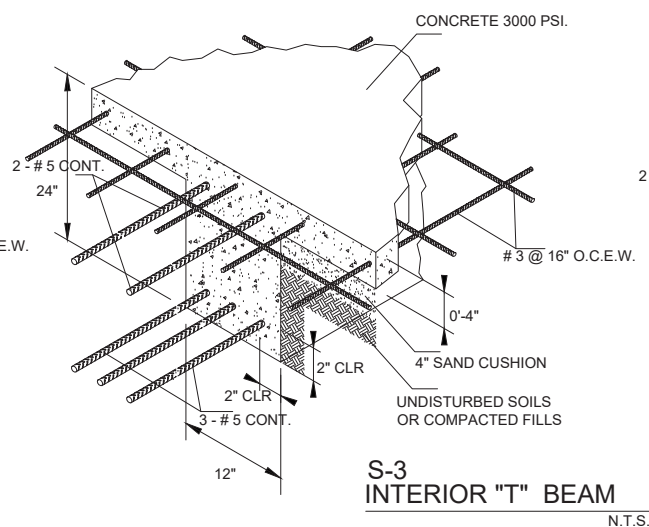
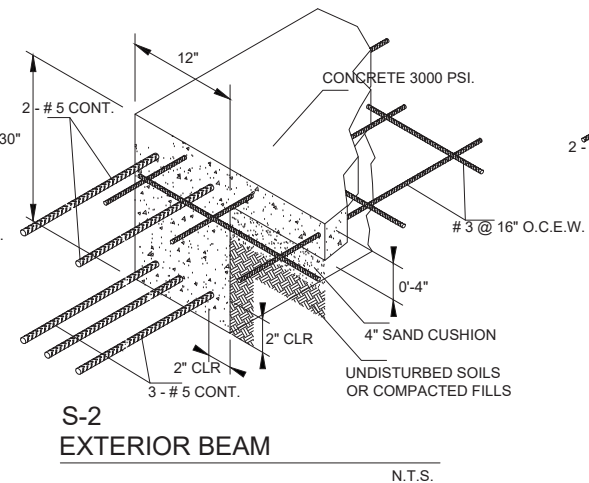
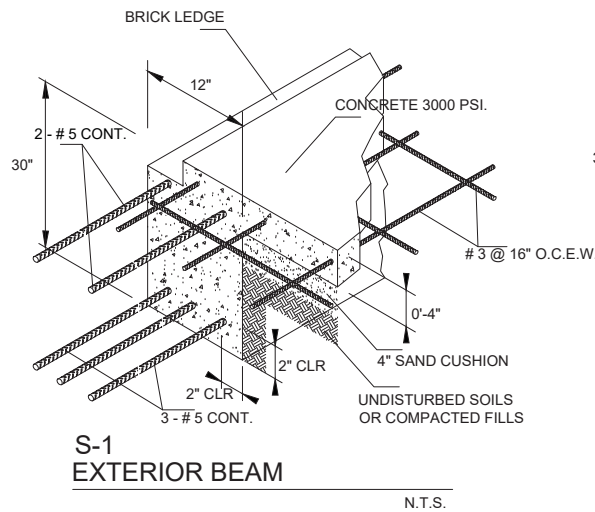
SCALE:
3/16" = 1'-0"

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3/10/25

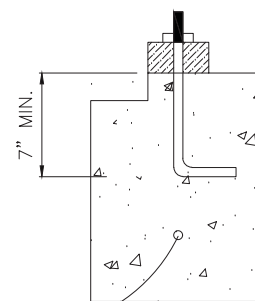
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ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6' O.C. MAX, AND WITHIN 12" OF EACH CORNER EMBEDDED MIN, 7" INTO CONCRETE ATTACHMENT IS REQUIRED WITHIN 4"-12" OF EACH BUTT JOINT IN THE PLATE. MINIMUM 1/2" DIAMETER.



ANCHOR BOLT DETAIL
NOT TO SCALE

CONCRETE NOTES:

FOUNDATION SLAB SHALL BE 4" THICK OF 3,000 PSI REINFORCED CONCRETE .

CONCRETE SLAB S SHALL BE PLACED OVER 4" THICK SAND AND GRAVE CUSHION APPLY LAYER OF 4 MIL THICK VAPOR BARRIER OF POLYETHYLENE BELOW SLAB.

UNDISTURBED SOIL SHALL BE COMPACTED TO 90% PROCTOR PRIOR TO PLACEMEN OF SAND CUSHION.

SLAB REINFORCEMENT SHALL BE #3 BARS AT 16" O.C. EACH WAY IN CENTER OF SLAB.

ALL CONCRETE BEAM S SHALL BE 12" WIDE AND 24" DEEP WITH REINFORCING AS INDICATED ON DETAIL.

AT ALL BEAM INTERSECTIONS. SHALL HAVE #3 CORNER BAR REINFORCING AND SHALL LAP BEAM REINFORCING NOT LESS THAN 18"

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY, 3,000 PSI COMPRESSIVE STRENGTH.

ADMIXTURES CONTAINING CHLORIDES, SULPHITES, NITRATES AND FLY ASH ARE NOT PERMITTED.

REINFORCING STEEL SHALL BE NEW BILLET STEEL

CONFORMING TO ASTM A-65, GRADE 60, EXCEPT No. 3 BARS MAY BE GRADE 40.

REINFORCING STEEL SHALL BE SUPPORTED AT 36" ON STIRRUPS, OR ALTERNATIVELY, DROP-IN STIRRUPS AS CENTERS MAXIMUM.

SHOWN SHALL BE PLACED AT NO LESS THAN 24" O.C. FOR

No. 3 CORNER REINFORCING BARS SHALL BE INSTALLED AT ALL BEAM INTERSECTIONS. CORNER REINFORCING BARS CORNER REINFORCING BARSShall LAP BEAM BARS NOT LESS THAN 18"

CITY STAMP:



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Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

**FOUNDATION
DETAILS**

SCALE:

1/16" = 1'-0"

DATE:

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SHEET:

S2.00



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TYPE	PARTITION	GA.	HST	GYP. BD. TYPE	INSULATION
A2		20	B.O. DECK	5/8" TYPE "X" GYP. BD. ON 6" MTL. STUDS @24" O.C. ON BOTH SIDES	BATT INSULATION (R14)
A3		25	12"	5/8" MR. GYP. BD. ON 3 5/8" MTL. STUDS @24" O.C. ON BOTH SIDES	BATT INSULATION (R13) @ TOILET

NOTES: IN ACCORDANCE WITH 2021 IRC SECTION 103.7, FIRE RATED DEMISING WALL SHALL BE MARKED AND IDENTIFIED WITH SIGNS WHICH IS LOCATED WITHIN 15 FEET OF END OF EACH WALL, AND AT INTERVAL NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE FIRE RATED WALL. SIGN LETTER SHALL NOT BE LESS THAN 3 INCH IN HEIGHT WITH MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR IN CORPORATING THE SUGGESTED WORDING, - 1 HOUR FIRE RATED WALL.

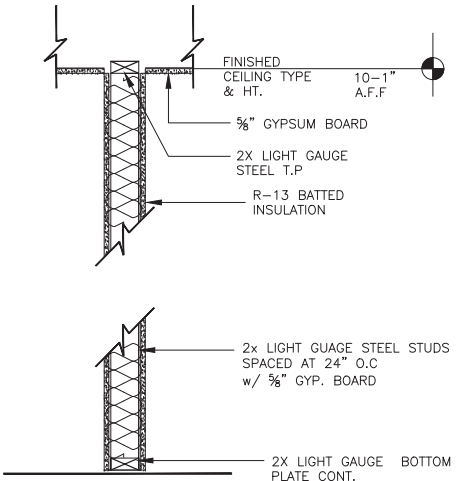
ROOM FINISH SCHEDULE										
ROOM NAME	EXIST	FLOORS		BASE		WALLS		CEILING		NOTES
		Q. TILE	OPT	LEVEL BED W/ EPOXY PAINT	QTB-1	VTB-2	EXIST	PAINT	FRP	
RR - UNI-SEX										
RR - UNI-SEX										
SERVICE										
KITCHEN AREA										

GENERAL PLAN NOTES

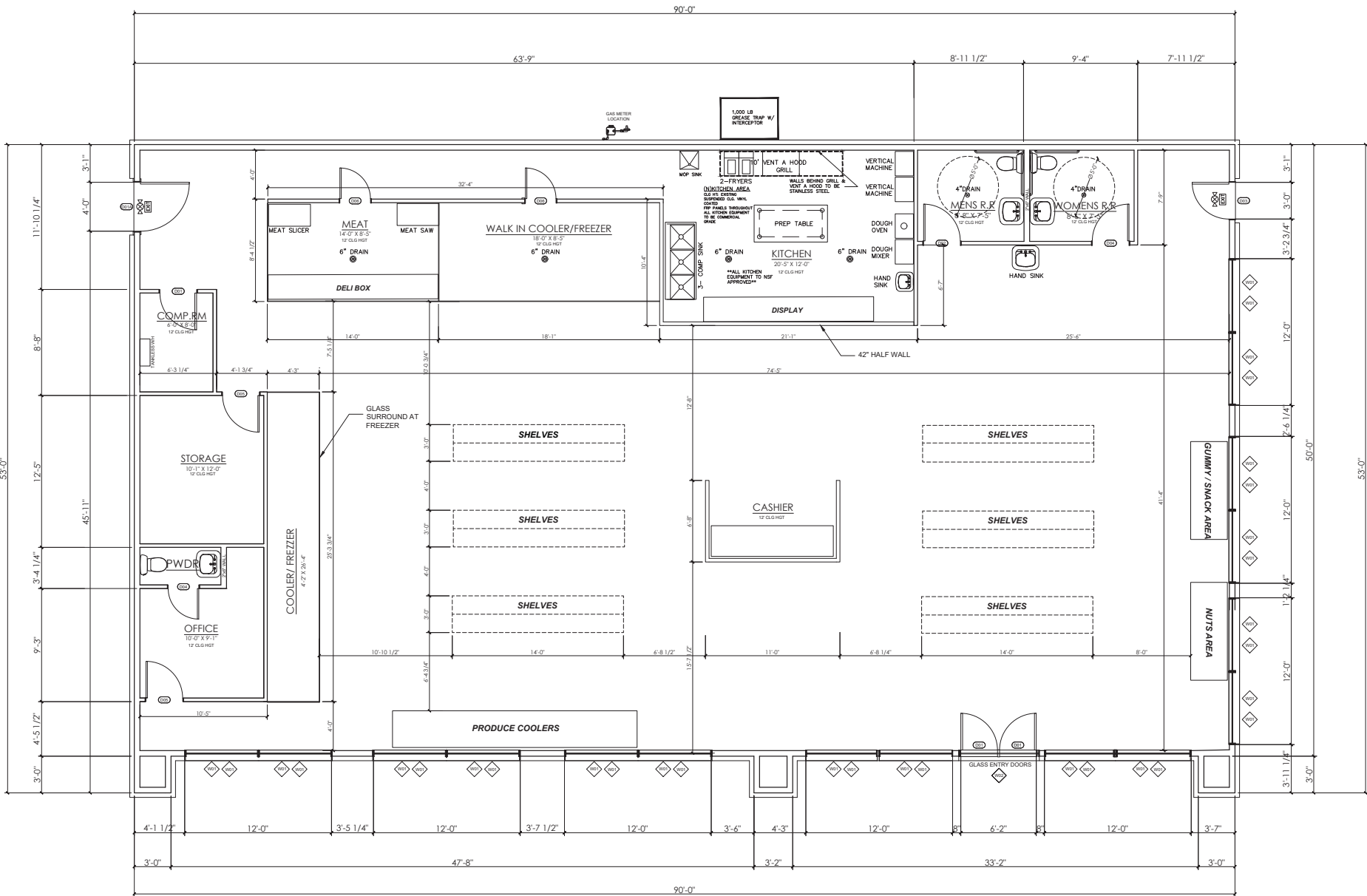
- ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
- TYPICAL WALLS NOTES:
 - TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X6 FRAMING, UNO.
 - ALL POCKET WALLS CONTAINING POCKET DOORS ARE TO BE 2X6 FRAMING, UNO.
 - PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - ALL BLOCKING TO BE 2X12.
 - DOORS HAVE 4" JAMB OR ARE CENTERED IN ROOM / OPENING. UNO. CABINETS & APPLIANCES INDICATED ARE REPRESENTATIVE OF WHAT IS TO BE INSTALLED. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FINISH & PRODUCT SELECTION.
 - COORDINATE AND FIELD VERIFY ROUGH OPENINGS, FRAMING, AND CONNECTIONS FOR CABINETS AND APPLIANCES BEFORE FABRICATION AND INSTALLATION.
 - COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUS BEFORE INSTALLATION.
 - CEILING HEIGHT IS 14'-0" AFF UNO.
 - LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS.
 - OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION. NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
 - ALL CLOSETS WITH SWING DOORS TO HAVE DOOR JAMB SWITCHES.
 - MOTION SENSORS TO BE INSTALLED AT ALL UNDER VANITY LED'S.

SQ. FT. TABLE

	SQ. FT.
FLOOR PLAN	4500
TOTAL AREA	4500
PERGOLA/PATIO AREA	1122
TOTAL UNDER ROOF	4500



2 INT. WALL DETAIL
A-1 3/8" = 1'-0"



FLOOR PLAN

CITY STAMP:



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Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249

DRAWING CONTENT:

FLOOR PLAN

SCALE:

3/16" = 1'-0"

DATE:

3/10/25

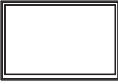
SHEET:

A1.00



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DOOR SCHEDULE											
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	COMMENTS	
	D01	3068	2	1	3068 L EX	38"X83"	EXT. HINGED-DOOR F01	2"X6"X41" (2)		GLASS ENTRY	
	D01A	4068	1	1	4068 L EX	48"X83"	EXT. HINGED-DOOR F01	2"X6"X41" (2)		SOLID CORE W/ PANIC HARDWARE	
	D02	2668	1	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D03	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR F01	2"X6"X41" (2)		SOLID CORE W/ PANIC HARDWARE	
	D04	2668	4	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D05	3068	2	1	3068 L IN	38"X82 1/2"	HINGED-DOOR P04	2"X6"X41" (2)			

WINDOW SCHEDULE													
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	
	W01	6040FX	32	1	6040FX	73"X49"		FIXED GLASS	2"X10"X76" (2)				
	W02	6756FX	1	1	6756FX	80"X67"		FIXED GLASS	2"X10"X83" (2)				

WINDOW NOTES

1. ALL WINDOWS WITH A SILL LESS THAN 24" ABOVE THE FINISHED FLOOR AT THE INTERIOR AND MORE THAN 6'-0" ABOVE FINISHED GRADE AT EXTERIOR SHALL MEET CODE REQUIRED FALL PROTECTION REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CITY BUILDING CODE.
2. EGRESS WINDOWS SHALL MEET SECTION R310 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE/ LOCAL CITY BUILDING CODE REQUIREMENTS FOR EMERGENCY EGRESS OPENINGS. SILL SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND WIDTH, HEIGHT AND AREA OF OPENING SHALL AT A MINIMUM MEET THE REQUIREMENTS OF THIS SECTION OF THE CODE.
3. CONTRACTOR SHOULD CONFIRM NECESSARY ROUGH OPENING SIZE AND ALLOWABLE SPACE FOR DEFLECTION OF STRUCTURE ABOVE WINDOWS WITH THE WINDOW COMPANY AND A STRUCTURAL ENGINEER.
4. PROPOSED U-VALUE LESS THAN +0.30 AND SHGC = 0.23 AND U-FACTOR LESS THAN 0.30. VERIFY THESE VALUES MEET THE ALLOWABLE/ REQUIRED U-VALUE, SHGC, AND INFILTRATION WITH THIRD PARTY GREEN CERTIFICATION CONSULTANT PRIOR TO PLACING ORDER FOR DOORS AND WINDOWS.
5. CONTRACTOR IS RESPONSIBLE FOR SELECTING WINDOWS AND DOORS THAT WILL MEET APPROPRIATE DESIGN PRESSURE AND PERFORMANCE CLASS RATINGS AND ARE CAPABLE OF RESISTING WATER AND AIR INTRUSION FOR THE LOCATIONS AND HEIGHTS WHERE THE WINDOWS ARE TO BE INSTALLED. IF ADDITIONAL TESTING IS REQUIRED IN ORDER TO DETERMINE ADHERENCE WITH THE APPROPRIATE STANDARDS THEN IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FOR SUCH TESTING AS IS NECESSARY PRIOR TO INSTALLATION OF WINDOWS OR DOORS.
6. WINDOWS MUST BE TEMPERED GLASS IF ALL OF THE FOLLOWING CRITERIA ARE MET: MORE THAN 9 SQUARE FEET IN ONE SINGLE PIECE OF GLASS THAT IS 18 INCHES OR LESS FROM THE FLOOR AND THE TOP OF THE GLASS IS GREATER THAN 36 INCHES ABOVE THE FLOOR AND HAS A 36-INCH WALKWAY ON EITHER SIDE OF THE GLASS. IF A DOOR SWING IS TOWARDS A WINDOW THEN THE WINDOW THEN THE GLASS SHALL BE TEMPERED.
7. WINDOWS ARE TO BE LOW-E WITH U-FACTOR LESS THAN 0.30 AND SHGC BARRIER 0.23 AND U-FACTOR LESS THAN .30.

FOR ANY OPERABLE WINDOWS WITH A SILL BELOW 2'-0" ABOVE THE FINISHED FLOOR AT THE SECOND FLOOR IN A BUILDING COVERED BY THE IRC.

ALL OPERABLE WINDOWS LESS THAN 24" A.F.F. SHALL HAVE WINDOW OPENING CONTROL DEVICES THAT MEET 2021 IRC REQUIREMENTS (ANGEL VENTLOCK OR EQUAL). DEVICES MAY BE RETROFIT. CONSULT WITH MANUFACTURER AND WINDOW MANUFACTURER FOR APPROPRIATE DEVICE FOR THE WINDOW. ONE OPTION FOR THE DEVICE IS DEPICTED BELOW. CONFIRM DEVICES FIT WINDOWS AND ALLOW FREE MOVEMENT OF SASHES.

CITY STAMP:



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Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

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GLENN HEIGHTS, TX.
75154

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AL NEJMAH MARKET

LEGAL DESCRIPTION:

FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249

DRAWING CONTENT:

SCHEDULE
PLAN

SCALE:

1/16" = 1'-0"

DATE:

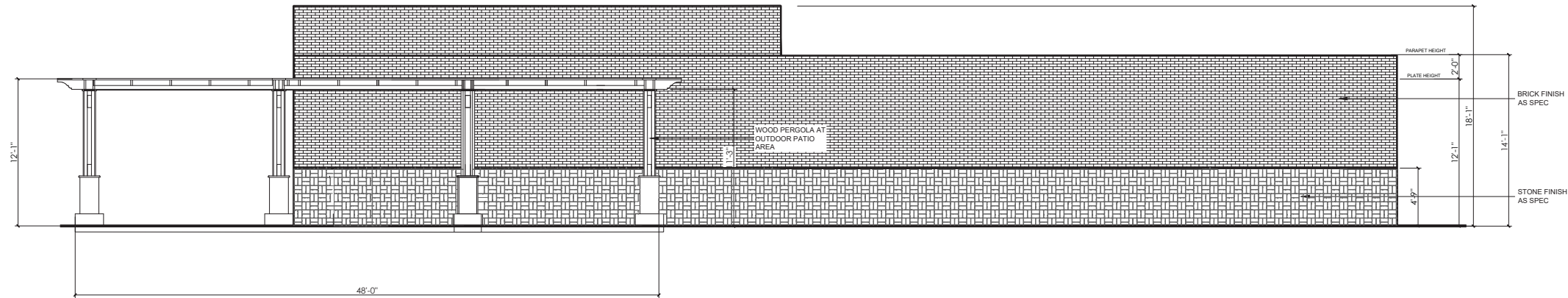
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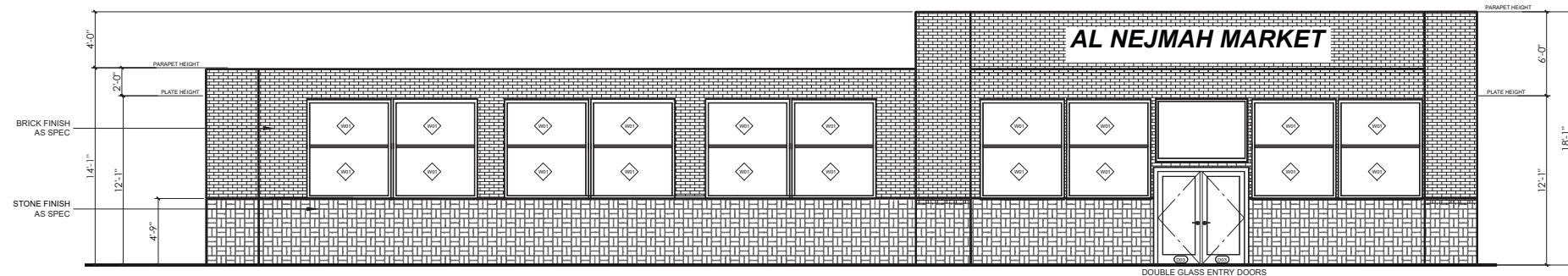
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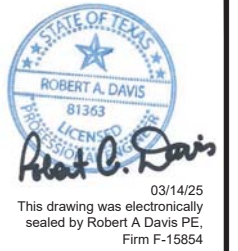


SOUTH ELEVATION



NORTH ELEVATION

CITY STAMP:



SCOPE OF WORK:
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BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:
ELEVATIONS

SCALE:
3/16" = 1'-0"

DATE:
3/10/25

SHEET:
A2.00



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469.605.5438 artarchuleta.aa@gmail.com

ELEVATION NOTES

1. ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
2. TYPICAL WALLS NOTES:
 - A. TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X6 FRAMING, UNO.
 - B. ALL POCKET WALLS CONTAINING POCKET DOORS ARE TO BE 2X6 FRAMING.
 - C. PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - D. TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - E. ALL BLOCKING TO BE 2X12.
3. DOORS HAVE 4" JAMB OR ARE CENTERED IN ROOM / OPENING, UNO.
4. CABINETRY & APPLIANCES INDICATED ARE REPRESENTATIVE OF WHAT IS TO BE INSTALLED. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FINISH & PRODUCT SELECTION.
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6. COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUSES BEFORE INSTALLATION.
7. CEILING HEIGHT IS 9'-0" AFF ON GROUND LEVEL AND, 9'-0" AFF ON L2, UNO.
8. LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION.
9. NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
10. ALL CLOSETS WITH SWING DOORS TO HAVE DOOR JAMB SWITCHES.
11. MOTION SENSORS TO BE INSTALLED AT ALL UNDER VANITY LED'S.

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DRAWING CONTENT:

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SCALE:

1/4" = 1'-0"

DATE:

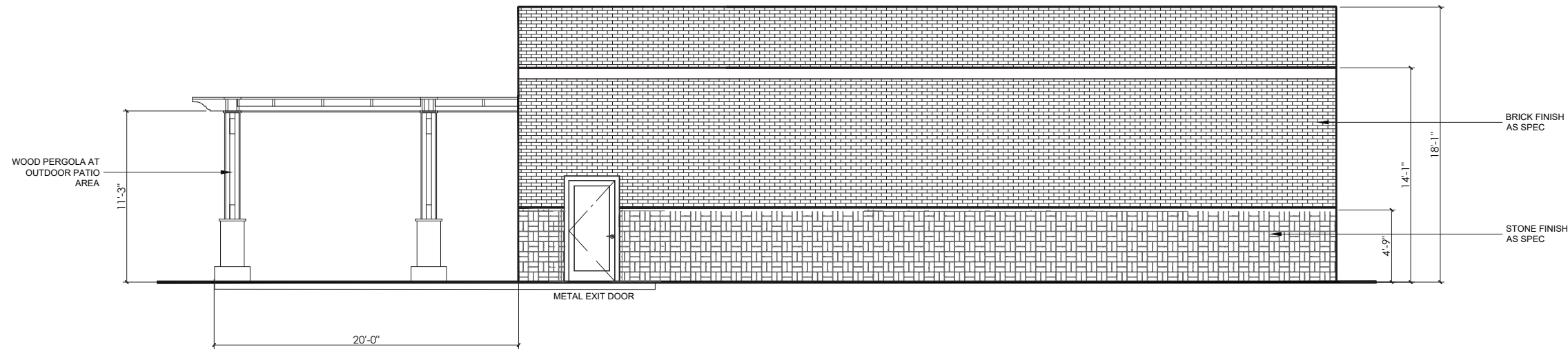
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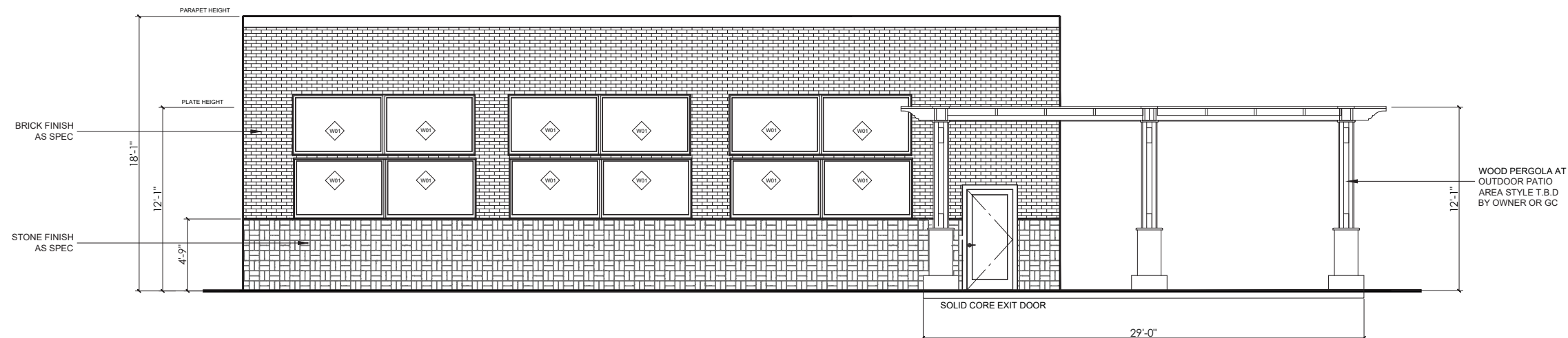
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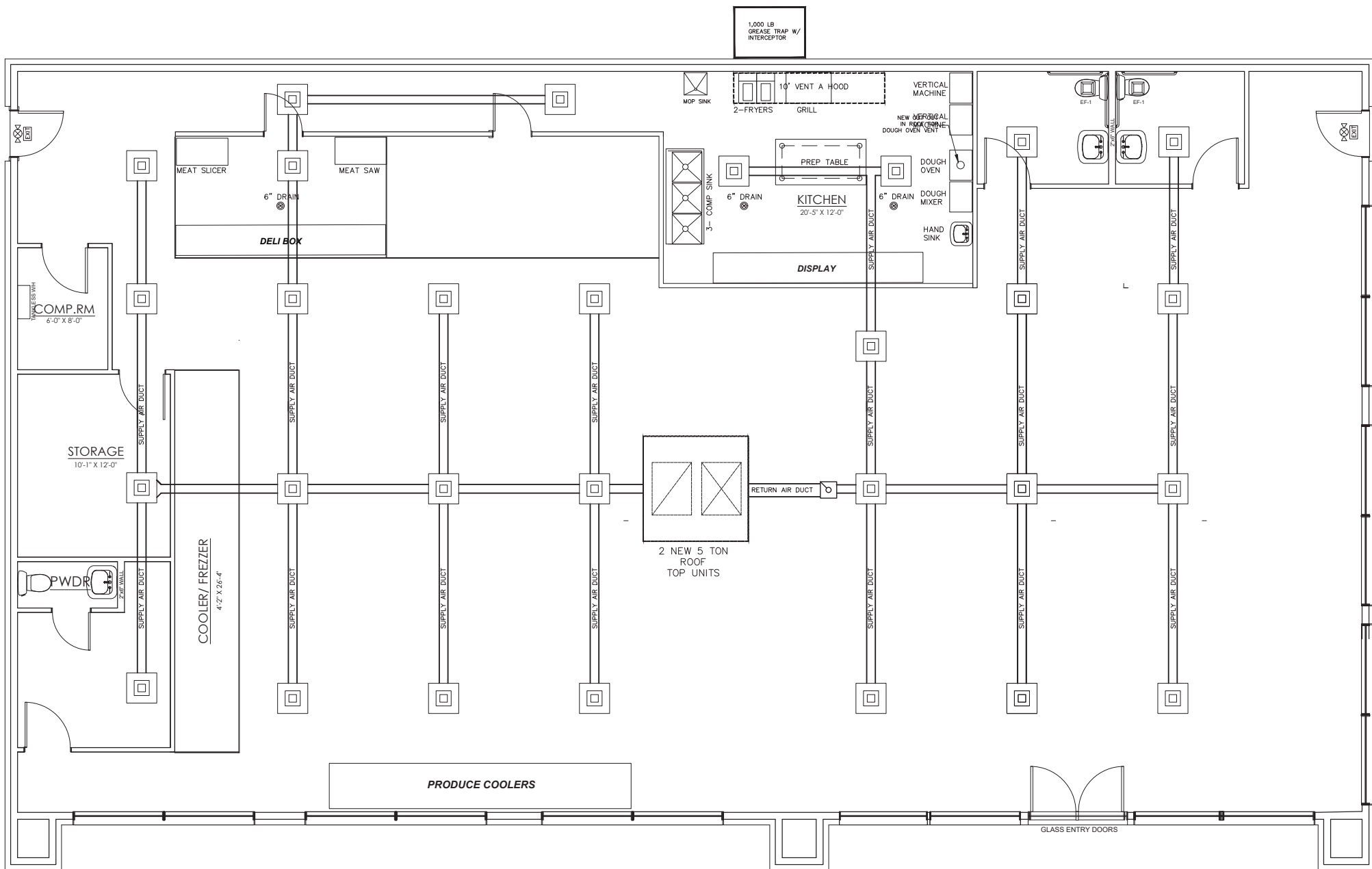
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EAST ELEVATION



WEST ELEVATION



MECHANICAL EQUIPMENT SCHEDULE	
1. EF-1: RESTROOM EXHAUST FAN, 75 CFM, CEILING MOUNT.	
2. RTU-1: 5 TON ROOF TOP AIR CONDITIONER w/ ROOF CURB 208V/1 PHASE, ELEC. HEATING.	
LEGEND	
	200 LAY IN SUPPLY DIFFUSER
	CEILING EXHAUST GRILLE
	RAKE RETURN GRILLE
	THERMOSTAT
	SMOKE DETECTOR
MECHANICAL NOTES	
1. ALL MECHANICAL WORK SHALL CONFORM WITH MOST CURRENT EDITION OF THE MECHANICAL CODE AND LOCAL CODE.	
2. ALL DUCTWORK SHALL BE CONFORM TO SMACNA STANDARDS.	
3. SUPPLY AND RETURN AIR DUCTWORK TO BE OF RIGID SHEET METAL CONSTRUCTION WRAPPED WITH 1/2" THICK FIBERGLASS INSULATION EXCEPT FINAL CONNECTION INSULATED FLEXIBLE DUCT.	
4. FINAL CONNECTIONS TO ALL GRILLS, REGISTERS AND DIFFUSERS TO BE A MAXIMUM 6' INSULATED CEILING PLAN AND LIGHTING PLAN.	
5. THE LOCATION OF ALL CEILING DIFFUSERS, GRILLS AND REGISTERS SHALL BE COORDINATED WITH THE REFLECTED CEILING PLAN AND LIGHTING PLAN.	
6. THERMOSTAT SHALL HAVE 5 DEG. F DEADBAND, SETBACK TO 55 DEG. F (HEAT) AND 65 DEG. F (COOL), 1-DAY CLOCK, 2 HOUR OCCUPANT OVERRIDE, 10-DEGREE UP.	
7. PROVIDE MINIMUM R-8 INSULATION FOR SUPPLY AND RETURN AIR DUCTS.	
8. ALL JOINTS LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED.	
9. MECHANICAL FASTENERS AND SEALS, MASTICS, OR GASKETS MUST BE USED WHEN CONNECTING DUCTS TO FANS AND OTHER AIR DISTRIBUTION EQUIPMENT.	
10. CONTRACTOR SHALL PROVIDE THE OWNER A COPY OF OPERATION AND MAINTENANCE MANUAL ON ALL MECHANICAL EQUIPMENT.	
11. EACH SUPPLY AIR DIFFUSER & RETURN GRILLS SHALL HAVE ADJUSTABLE DAMPERS FOR ITS OWN AIR BALANCE. MECHANICAL CONTRACTOR SHALL PROVIDE AIR BALANCE REPORT FOR EACH AIR SYSTEM.	
12. PROVIDE SUPPORTS FOR EACH EXHAUST FAN WITH VIBRATION ISOLATORS TO STRUCTURE.	
13. PROVIDE SMOKE DETECTORS IN SUPPLY & RETURN DUCTS OF EACH ROOF TOP A/C UNIT.	
14. BALANCING DAMPERS TO BE INSTALLED IN ALL BRANCH TAKE OFF'S. ALL DAMPERS TO HAVE LOCKING QUADRANTS.	

CITY STAMP:



03/14/25
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Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249

DRAWING CONTENT:

MECHANICAL
PLAN

SCALE:

1/4" = 1'-0"

DATE:

3/10/25

SHEET:

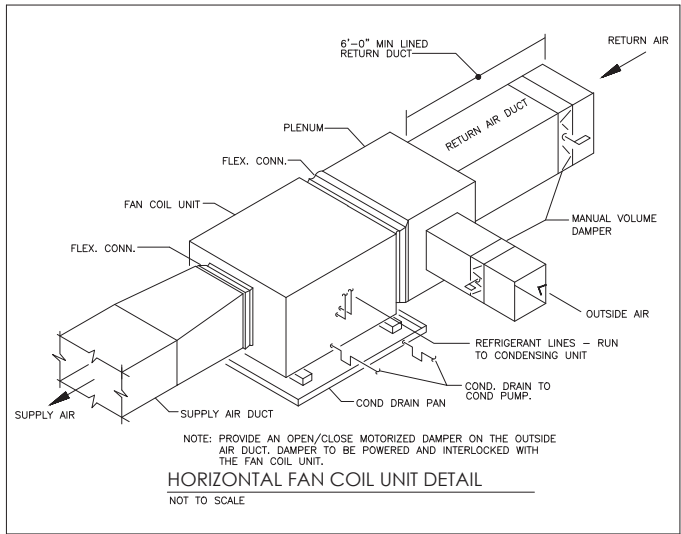
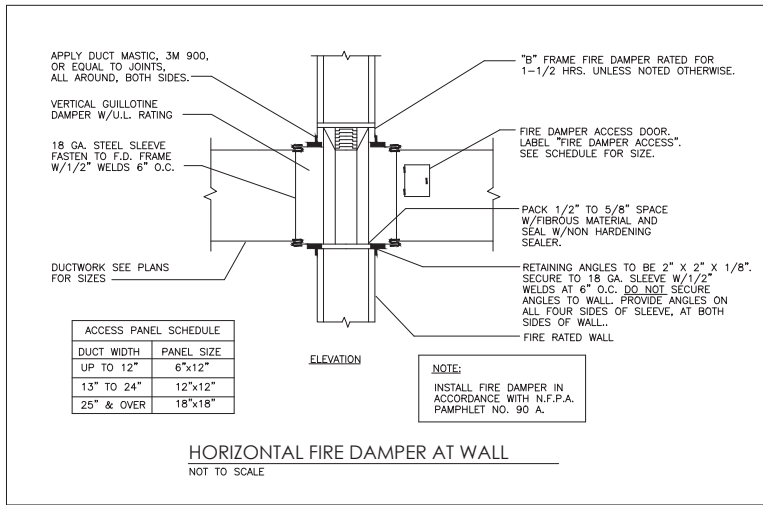
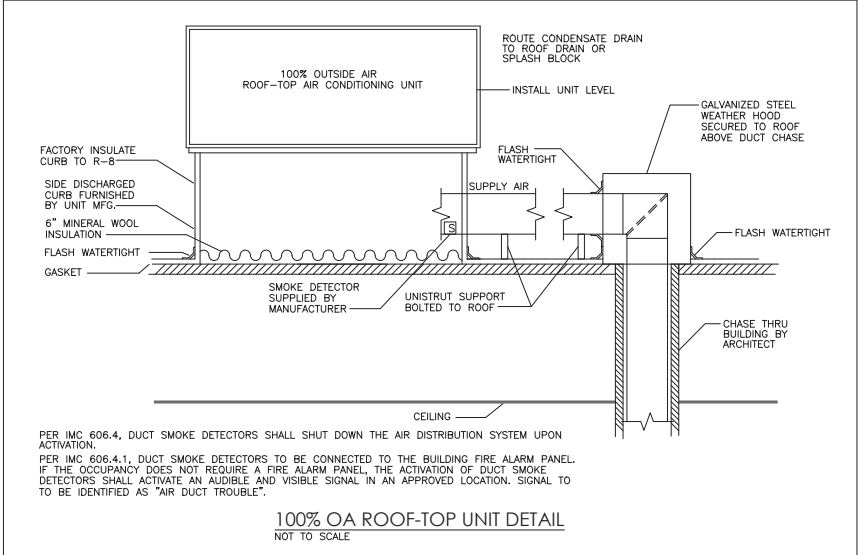
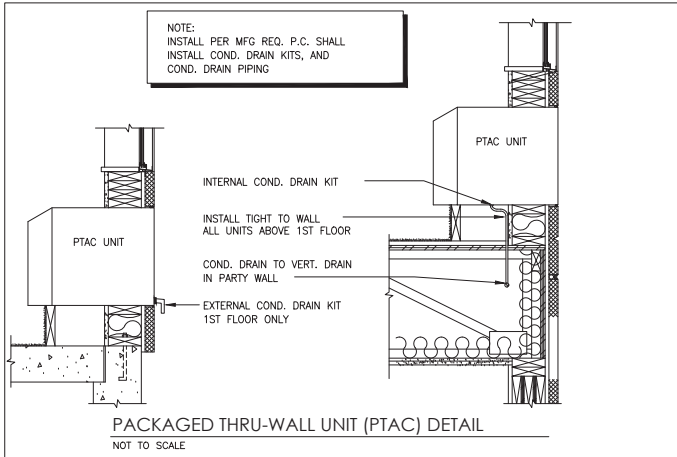
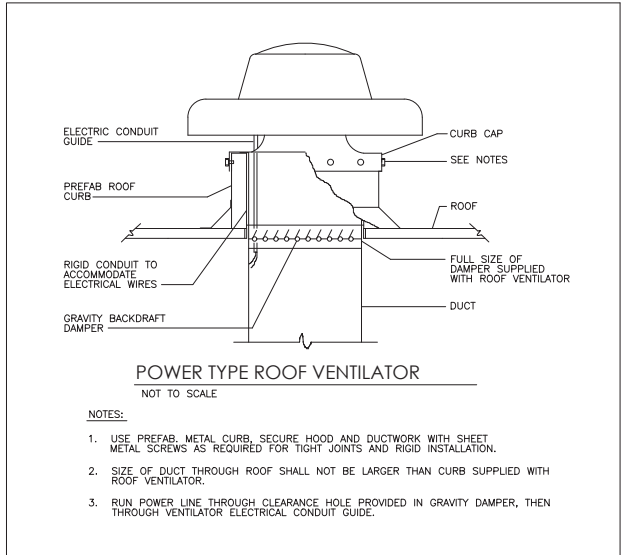
M4.00



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MECHANICAL PLAN



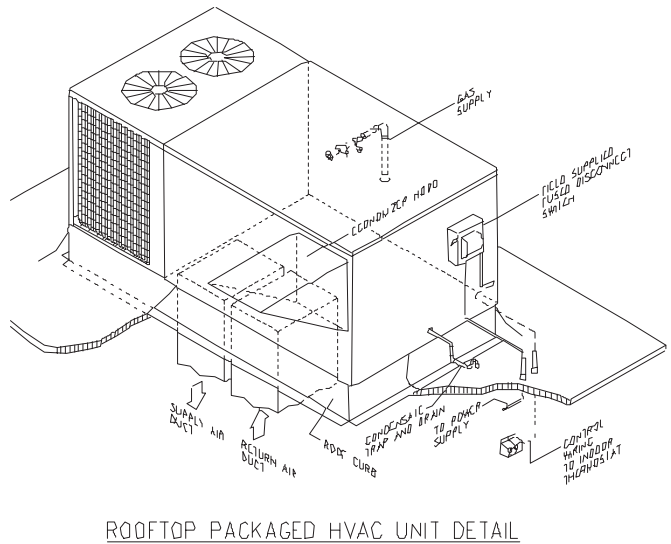
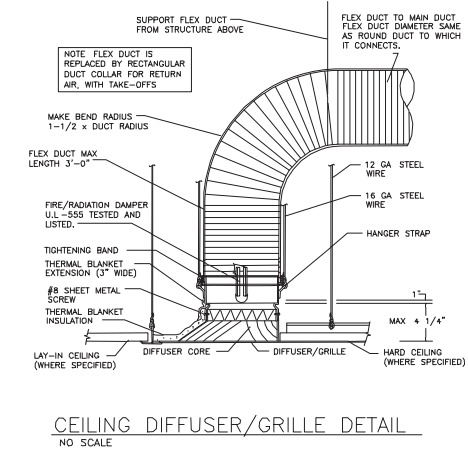
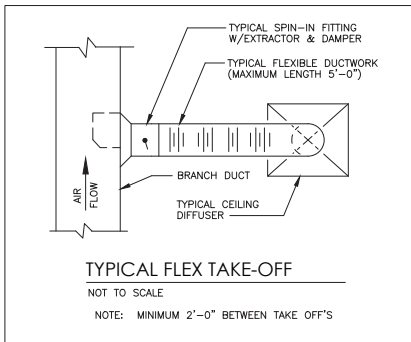
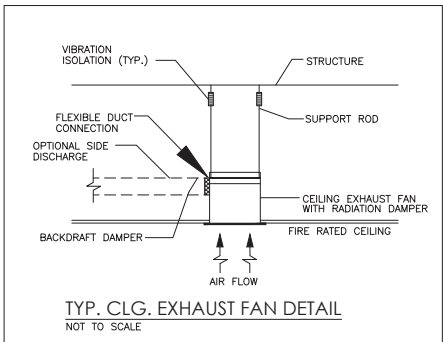
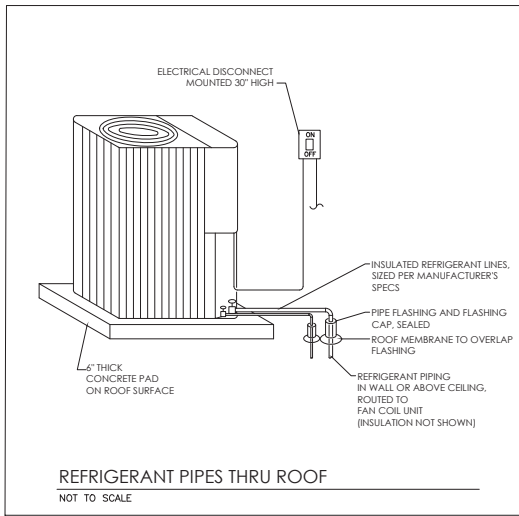
TYPICAL MAIN DUCT SIZES:

TYPICAL MAIN DUCT SIZE VS. CFM @ 0.08/800 FOOT:

6"	180 CFM
8"	275 CFM
10" OR (10" X 8")	360 CFM
12" OR (12" X 10")	575 CFM
14" OR (12" X 12")	800 CFM
16" OR (14" X 14")	1,300 CFM
18" OR (20" X 14")	1,800 CFM
20" OR (24" X 14")	2,300 CFM
24" OR (24" X 20")	3,800 CFM
(24" X 18")	3,000 CFM
(24" X 24")	6,000 CFM
(30" X 16")	4,000 CFM
36" OR (36" X 30")	10,000 CFM

DIFFUSER / REGISTER / GRILL NOTES:

- PROVIDE FACE PANEL, FRAME AND BORDER COMPATIBLE WITH BASE MOUNTING SURFACE.
 - PROVIDE NECK, BRANCH TAP & NECK ADAPTOR SIZED IN ACCORDANCE WITH THE FOLLOWING:
- | DIFFUSER CFM | NECK | BRANCH TAP | NECK ADAPTOR |
|--------------|---------|------------|----------------|
| UP TO 350 | 12"x18" | 8" DIA. | 12"x12" TO 8" |
| 360 TO 475 | 15"x15" | 12" DIA. | 18"x18" TO 12" |
| 480 TO 640 | 18"x18" | 14" DIA. | 18"x18" TO 14" |
- PROVIDE ALUMINUM BORDER, BLADE AND ALUMINUM OPPOSED BLADE DAMPER



CITY STAMP:



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SCOPE OF WORK:

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**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

**MECHANICAL
PLAN**

SCALE:

N.T.S

DATE:

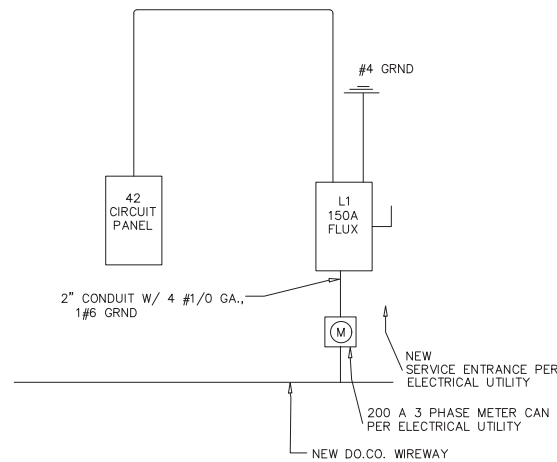
3/10/25

SHEET:

M4.10



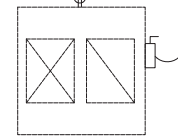
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ELECTRICAL PANEL DIAGRAM

LOAD ANALYSIS:	
LIGHTING	1,000 W
RECEPTACLES	20,000 W
WATER HEATER	4,500 W
AC- ELECT. HEAT	12,000 W
FAN MOTOT @ 125%	1,000 W
SIGN @ 125%	1,500 W
TOTAL	40,000 W
40,000 W / (173X208) = 111 AMPS	

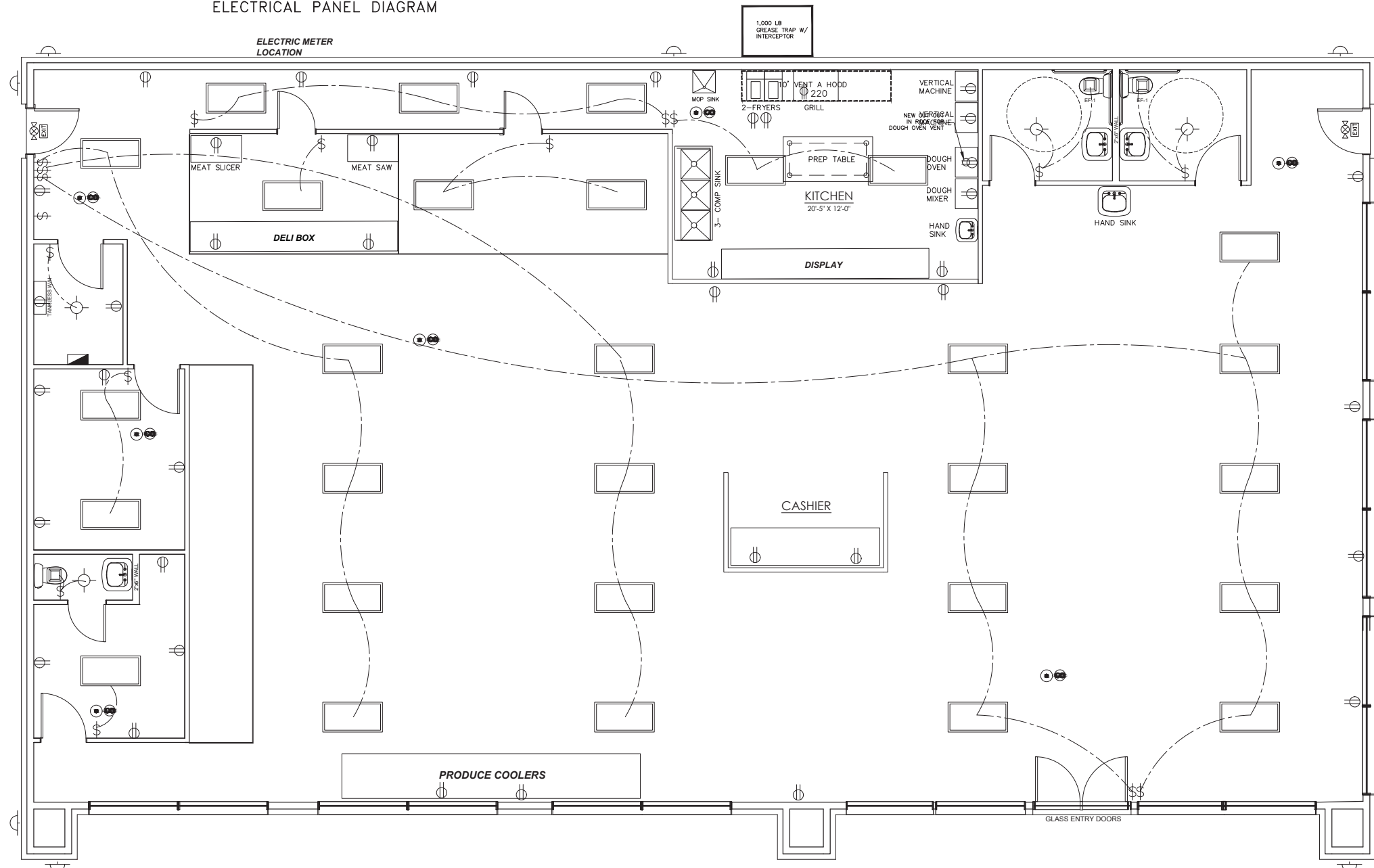
GFCI FOR SERVICE OF RTU (W/P)



RTU#1-5 TON ON THE ROOF ECONOMIZER IS REQ'D PER CODE

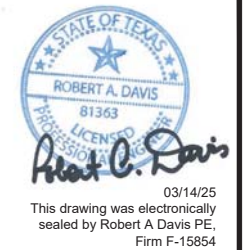
ELECTRICAL LEGEND			
SYMBOL	ITEM DESCRIPTION	SYMBOL	ITEM DESCRIPTION
⊕	110 V. OUTLET (VEHICLE HEIGHTS)	⊕	SURFACE MOUNTED (2' X 4') FLUORESCENT LIGHT FIXTURE
⊕ 220	220 V. OUTLET (VEHICLE HEIGHTS)	⊕	INTERIOR SCONCE/WALL LIGHT FIXTURE
⊕	110 V. OUTLET AT CEILING	⊕	HANGING/PENDANT LIGHT
⊕	110 V. WATERPROOF 20 AMP GFCI OUTLET	⊕	EXTERIOR WALL SCONCE LED AUTO
⊕	110 V. GROUND FAULT CURRENT INTERRUPTER OUTLET	⊕	CEILING FAN W/LIGHT COMBO (VEHICLE HEIGHTS)
\$	2-WAY SWITCH	⊕	SMOKE DETECTOR AC/DC
\$	3-WAY SWITCH	⊕	EXHAUST FAN
⊕	HOTV OUTLET	⊕	ELECTRICAL PANEL
⊕	LIGHT FIXTURE	⊕	WATER-PROOF RECESSED FIXTURE
⊕	RECESSED LIGHT FIXTURE	⊕	CARBON MONOXIDE DETECTOR

LEGEND:	
TYPE	FIXTURE DESCRIPTION
A	LED- 2'X4' PLAT (40W) QTY. 20
B	EXIT LIGHT, 5 WATT LED 4 TWIN HEAD EMERGENCY LIGHT IV BATTERY BACK UP, 120V
C	TWIN HEAD EMERGENCY LIGHT IV BATTERY BACK UP, 120V



ELECTRICAL PLAN

CITY STAMP:



SCOPE OF WORK:

NEW CONSTRUCTION

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GLENN HEIGHTS, TX.
75154

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249

DRAWING CONTENT:

ELECTRICAL
PLAN

SCALE:

1/4" = 1'-0"

DATE:

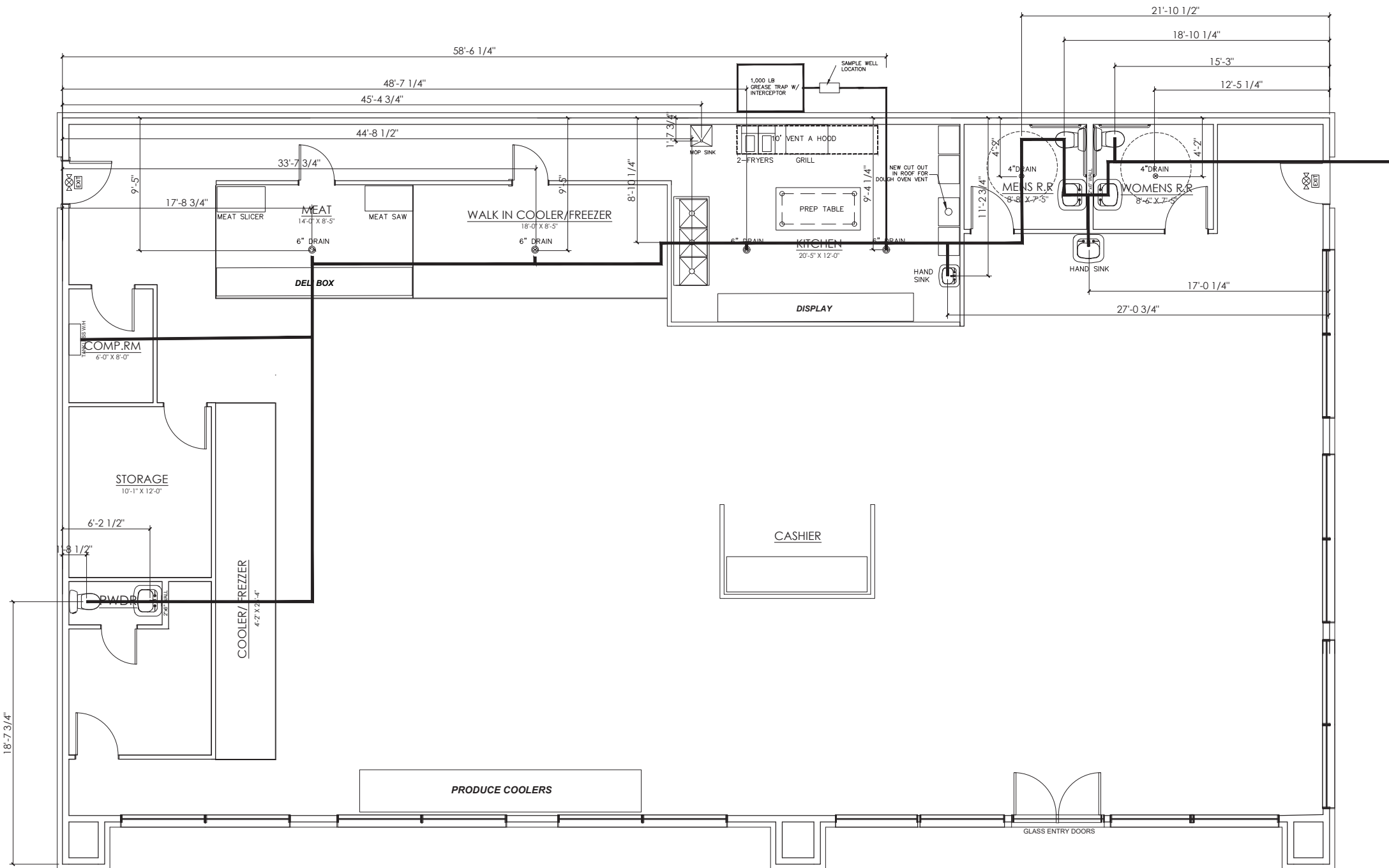
3/10/25

SHEET:

E5.00



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PLUMBING PLAN

CITY STAMP:



SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

**PLUMBING
PLAN**

SCALE:

1/4" = 1'-0"

DATE:

3/10/25

SHEET:

P6.00



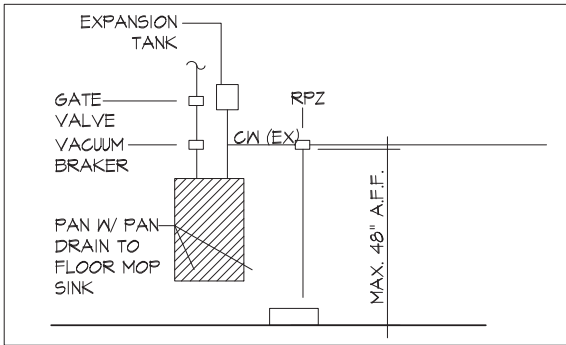
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CONNECT TO
EXISTING
SEWER LINE

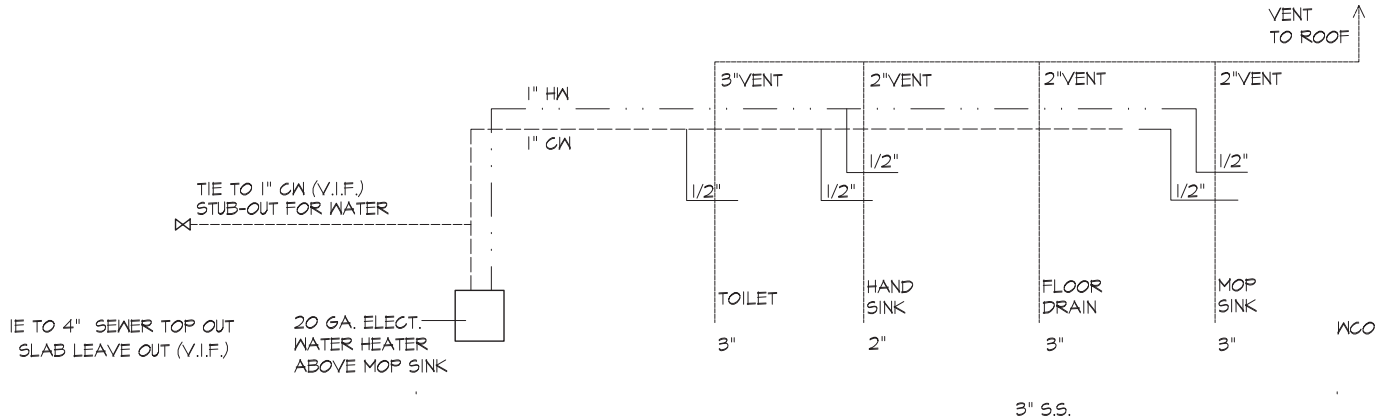
FIXTURE UNIT (F.U.)					
NU.	FIXTURE	(F.U.) FACTOR	UNIT	TOTAL	REMARK
1	TOILET	5	1	3	
2	HAND SINK	3	1	1	
3	PREP. SINK	3	1	1	
4	3 COMP. SINK	4	1	1	
5	MOP SINK	3	1	1	
6	DISH WASHER	2	0	N/A	
7	URINAL	5	0	N/A	
8	WASHER	2	N/A	N/A	
9	DRINING FOUNTAIN	0.25	N/A	N/A	
	TOTAL F.U.			7	
	GPM				MIN. 3/4" CW, 3/4" HW REQ'D

DRAINAGE FIXTURE UNIT (DFU)					
NU.	FIXTURE	(F.U.) FACTOR	UNIT	TOTAL	REMARK
1	TOILET	4	1	3	
2	HAND SINK	1	1	1	
3	PREP. SINK	2	0	1	
4	3 COMP. SINK	2	0	1	
5	MOP SINK	2	1	1	
6	DISH WASHER	2	0	N/A	
7	URINAL	4	0	N/A	
8	F.D/ F.S	2	1		
9	DRINING FOUNTAIN	0.25	N/A	N/A	
10	WASHER	2	N/A	N/A	
	TOTAL DFU			7	
	PIPE SIZE			3"	MIN. 3" SEWER LINE REQ'D



ASSE 1010 APPROVED THERMOSTATIC MIXING VALVES SHALL BE PROVIDED AT ALL LAVATORIES AND HAND WASH SINKS PER 2021 IBC 416.5 RE: P5 FOR DETAIL

RPZ VALVE BACKFLOW PREVENTION SYSTEM ON THE INCOMING WATER LINE PRIOR TO ANY OTHER CONNECTIONS, TEST PER CODE, RE: P3 FOR RPZ DETAIL



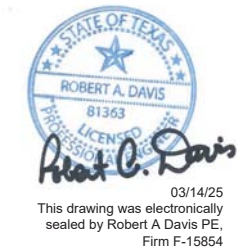
PLUMBING KEY NOTES

- ① PROVIDE WATER SUPPLY LINE FROM BUILDING WARER, FIELD VERIFY.
PROVIDE BACKFLOW PREVENTOR IF/AS REQUIRED BY THE CITY.

PLUMBING NOTES

- I. ALL PLUMBING WORKS AND MATERIALS ARE TO CONFORM WITH PLUMBING CODE, LOCAL AND STATE CODES.
2. PLUMBING CONTRACTOR SHALL VERIFY AVAILABILITY WITH LOCATIONS, SIZES OF SEWER, WATER, AND GAS.
3. PLUMBING CONTRACTOR SHALL MAKE ARRANGEMENT WITH THE UTILITY COMPANIES FOR SERVICE AND CONNECTIONS, PAY FOR ALL PERMITS, CONNECTION FEES, INSPECTION FEES AND METER CHARGES.
4. SOIL AND WASTE PIPING SHALL SLOPE AT 2% MINIMUM.
5. ALL VENTS AND FLUES SHALL CLEAR OUTSIDE AIR INTAKES OR OPENING BY MINIMUM OF 10'
6. PLUMBING CONTRACTOR SHALL MAKE & COMPLETE ROUGH IN ALL FINAL CONNECTION TO EQUIPMENT PROVIDED BY OTHERS REQUIRING PLUMBING CONNECTIONS.
7. PLUMBING CONTRACTOR SHALL PROVIDE FIXTURES, FAUCETS, TRAPS, STOPS, GATE VALVES, GLOBE VALVES, GAS COCKS, WATER HAMMER ARRESTERS, CLEANOUTS, INDIRECT WASTE PIPING, AND ALL NECESSARY TRIMS FOR A COMPLETE PLUMBING SYSTEM.
8. INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 1" FIBERGLASS PIPE INSULATION, WITH VAPOR BARRIER.
9. PROVIDE GAS SUPPLY LINE FROM GAS METER.
10. VERIFY ALL FINAL CONNECTIONS TO EQUIPMENT WITH EQUIPMENT SUPPLIER. VERIFY ROUGH-IN REQUIREMENTS WITH SAME.
- II. MATERIAL SHALL BE AS FOLLOWS:
- A. WATER PIPING TO BE PEX
- B. WASTE PIPING TO BE CAST IRON OR PVC IF ACCEPTED BY CITY.
- C. VENTS TO BE CAST IRON OR PVC IF ACCEPTED BY CITY.
- D. GAS PIPING TO BE SCHEDULE 40, BLACK STEEL PIPE. PROVIDE GAS SHUT-OFF VALVE TO EACH EQUIPMENT.
- E. CONDENSATE DRAIN PIPING TO BE COPPER OR CAST IRON, PROVIDE INSULATION FOR PIPING INSIDE BUILDING.
- II. ALL INDIRECT WASTES EXCEEDING 24" IN LENGTH SHALL BE TRAPPED.
12. PROVIDE CLEANOUTS REQUIRED, AND AT THE BASE OF ALL STACKS.
13. ROUTE DRAIN LINES FROM HOT WATER HEATERS TO NEAR BY FLOOR SINK.
14. PROVIDE FIXTURE STOPS AT ALL PLUMBING FIXTURES.
15. HANDICAP PLUMBING FIXTURES SHALL BE INSULATED IN ACCORDANCE WITH THE ADA REQUIREMENTS & LOCAL STATE BARRIER FREE REQUIREMENT.
16. PROVIDE 1" WATER SUPPLY LINE FROM BUILDING WATER, PROVIDE WATER BACKFLOW PREVENTOR PER CITY.

CITY STAMP:



SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249

DRAWING CONTENT:

PLUMBING
DETAILS

SCALE:

1/16" = 1'-0"

DATE:

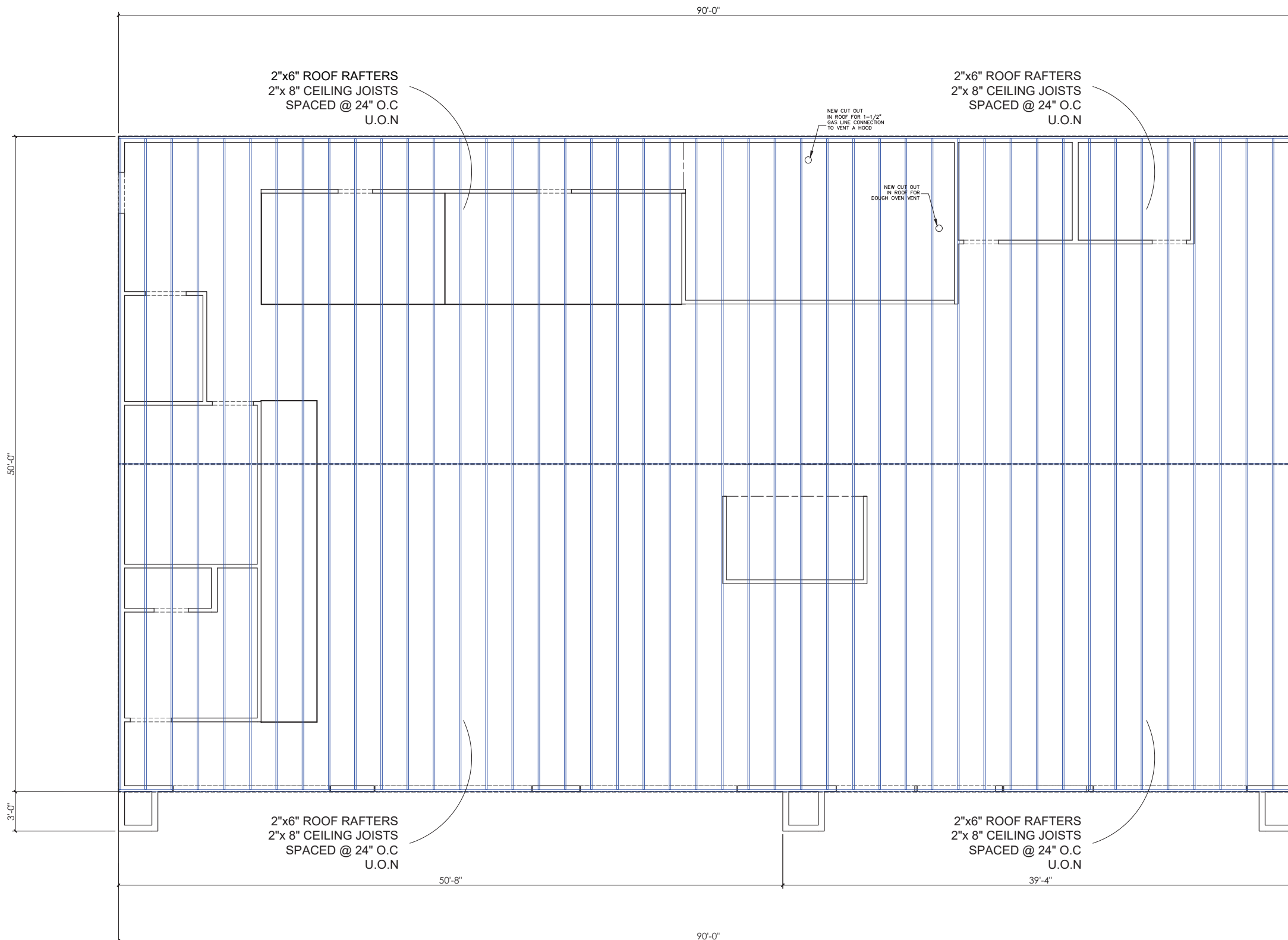
3/10/25

SHEET:

P6.10



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ROOF FRAMING PLAN

CITY STAMP:



03/14/25
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Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

JOB ADDRESS:

**1714 S. HAMPTON RD.
GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

**FRAMING
PLAN**

SCALE:

1/16" = 1'-0"

DATE:

3/10/25

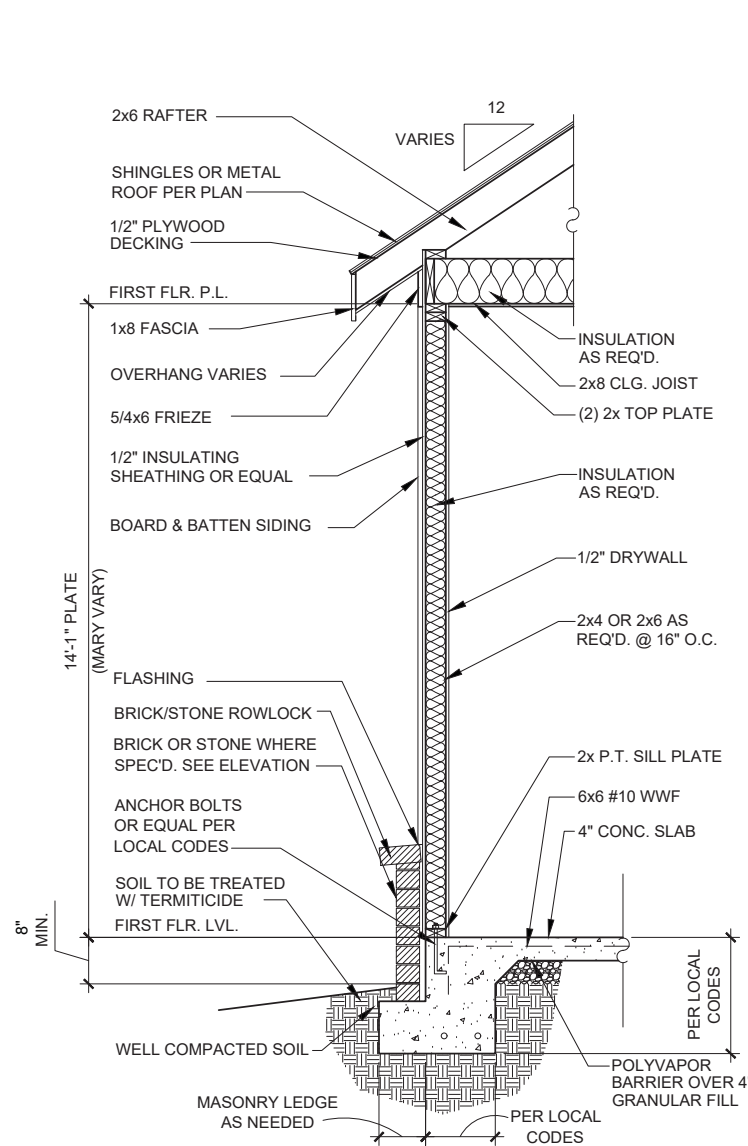
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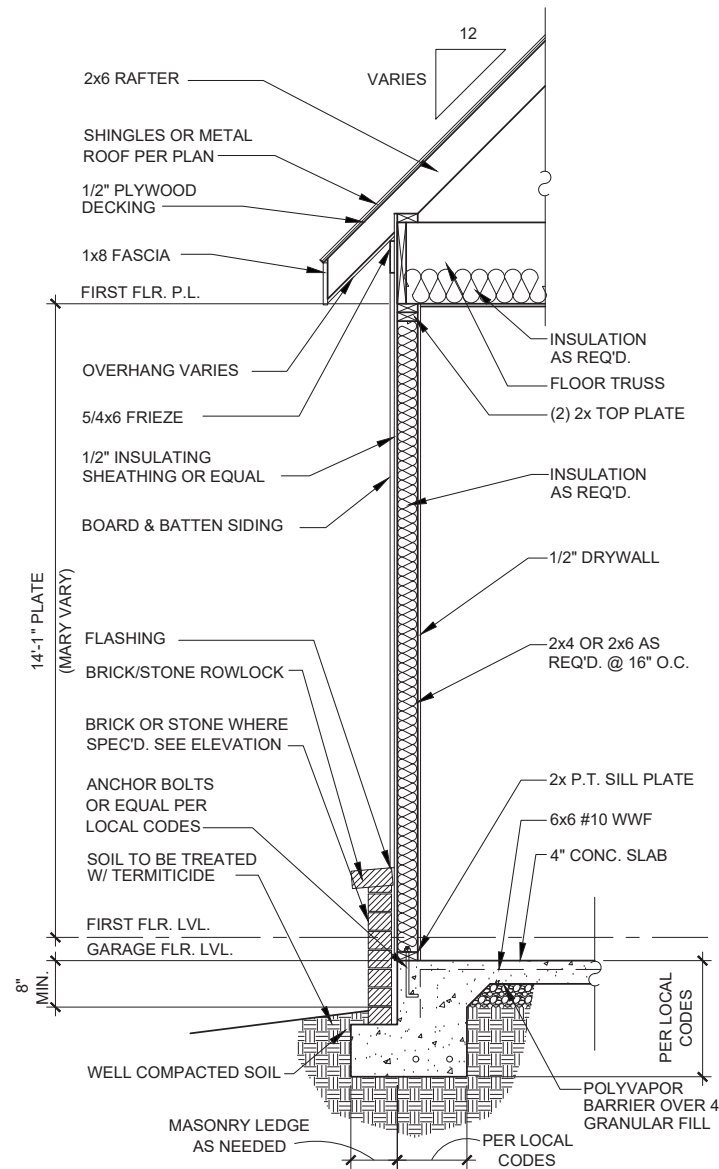


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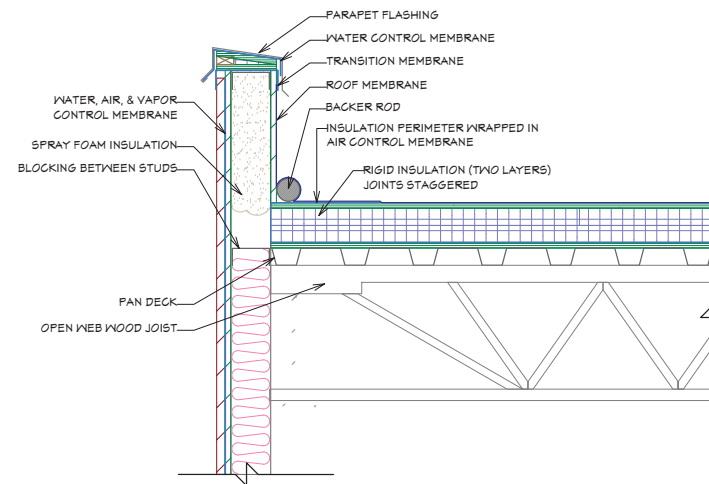
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1 TYPICAL WALL SECTION
D1.1 SCALE: 1/2" = 1'-0"



2 TYP. WALL SECTION W/ BONUS
D1.1 SCALE: 1/2" = 1'-0"



PARAPET ROOF
1" = 1'

CITY STAMP:



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GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

DETAIL SHEET

SCALE:

N.T.S

DATE:

3/10/25

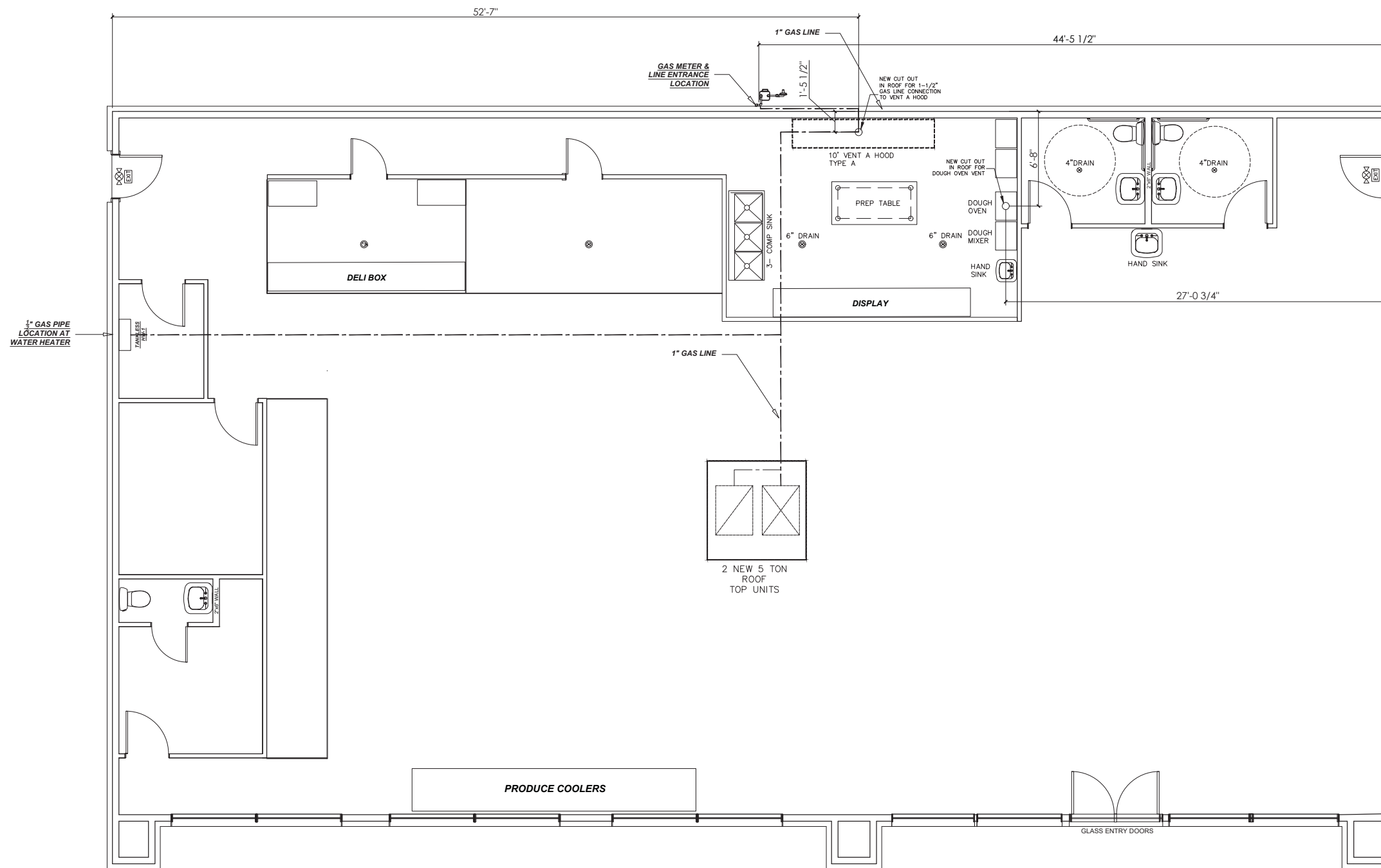
SHEET:

A8.00



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GAS LINE LOCATION PLAN

CITY STAMP:



03/14/25
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Firm F-15854

SCOPE OF WORK:

NEW CONSTRUCTION

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GLENN HEIGHTS, TX.
75154**

PROJECT NAME:

AL NEJMAH MARKET

LEGAL DESCRIPTION:

**FAMILY DOLLAR
BLOCK A LOT 2
ACS 1.249**

DRAWING CONTENT:

GAS LINE PLAN

SCALE:-

$1/4" = 1'-0"$

DATE: _____

3/10/25

SHEET:

G10.00



ARCHITECTURAL
SERVICES, LLC

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