CIRCLE K SOUTHWEST PROTOTYPE 4480 - 08/13/2013

CIRCLE K

STORE # ----

CONVENIENCE STORE WITH FUEL PUMPS
SEC OF PECAN ST. & SARAH'S CREEK DR.
TRAVIS COUNTY, PFLUGERVILLE, TX 78660

PLANNING SDP# , GRADING PERMIT #, BLDG. PERMIT #
FIRE PERMIT #, HEALTH PERMIT #

ABBREVIATIONS

& = AND
L = ANGLE
@ = AT
℄ = CENTERLINE
ø = DIAMETER OF ROUND
= POUND OR NUMBER
(E) = EXISTING
(R) = RELOCATED
(N) = NEW

A.B. = ANCHOR BOLT
A.F.F. = ABOVE FINISH FLOOR
AGGR. = AGGREGATE
AL. = ALUMINUM
APPROX. = APPROXIMATE
ARCH. = ARCHITECTURAL
ASPH. = ASPHALT

BD. = BOARD
BITUM. = BITUMINOUS
BLDG. = BUILDING
BLKG. = BLOCKING
BM. = BEAM
BOT. = BOTTOM
BW = BACK OF WALK

CAB. = CABINET
CEM. = CEMENT
CER. = CERAMIC
C.I. = CAST IRON
C.J. = CONTROL JOINT
CLG. = CEILING
CLR./CL. = CLEAR
COL. = COLUMN
CONC. = CONCRETE
CONSTR. = CONSTRUCTION
CONT. = CONTINUOUS
CTSK. = COUNTERSUNK
CNTR. = COUNTER
CTR. = CENTER

DEPT. = DEPARTMENT
DET. = DETAIL
DIA. = DIAMETER
DIM. = DIMENSION
DISP. = DISPENSER
DN. = DOWN
DR. = DOOR
D.S. = DOWNSPOUT
DWG. = DRAWING

E = EAST
EA. = EACH
EL. = ELEVATION
ELEC. = ELECTRICAL
EQ. = EQUAL
EXP. = EXPANSION
EXT. = EXTERIOR

F.F = FLOOR FINISH
FDN. = FOUNDATION
FG = FINISH GRADE
FIN. = FINISH
FL. = FLOOR
FLASH'G = FLASHING
FLUOR. = FLUORESCENT
F.O.C. = FACE OF CONCRETE
F.O.F. = FACE OF FINISH
F.O.S. = FACE OF STUDS
F.R.P. = FIBERGLASS REINFORCED PANEL
F.S. = FLOOR SINK
FT. = FOOT OR FEET
FTG. = FOOTING
FURR. = FURRING
FUT. = FUTURE

G.A. = GAUGE
GALV. = GALVANIZED
GL. = GLASS
GR. = GRADE
GB = GRADE BREAK
GSM = GALVANIZED SHEET METAL
GYP. = GYPSUM
GYP.BD. = GYPSUM BOARD

H.B. = HOSE BIBB
HDWE. = HARDWARE
H.M. = HOLLOW METAL
HORIZ. = HORIZONTAL
HR. = HOUR
HGT. = HEIGHT

IE = INVERT ELEVATION
I.D. = INSIDE DIAMETER
INSUL. = INSULATION
INT. = INTERIOR

JT. = JOINT

LAM. = LAMINATE
LAV. = LAVATORY
LIP = EDGE OF SWALE OR GUTTER

MAX. = MAXIMUM
MECH. = MECHANICAL
MEMB. = MEMBRANE
MFR. = MANUFACTURER
MIN. = MINIMUM
MISC. = MISCELLANEOUS
M.O. = MASONRY OPENING
MTD. = MOUNTED
MUL. = MULLION

N. = NORTH
N.I.C. = NOT IN CONTRACT
NO. OR # = NUMBER
NOM. = NOMINAL
N.T.S. = NOT TO SCALE

O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
OPNG. = OPENING
OPP. = OPPOSITE

PB = LEVEL PAVEMENT AT DISPENSER PIT BOX
PL. = PLATE
P.LAM. = PLASTIC LAMINATE
PLYWD. = PLYWOOD
P.O.C. = POINT OF CURVATURE
P.O.S. = POINT OF SALE

R OR RAD. = RADIUS
R.D. = ROOF DRAIN
REF. = REFERENCE
REINF. = REINFORCED
REQ'D = REQUIRED
RM. = ROOM
R.O. = ROUGH OPENING
R.O.W. = RIGHT OF WAY

SCHED. = SCHEDULE
SECT. = SECTION
SHT. = SHEET
SIM. = SIMILAR
SPEC. = SPECIFICATION
SQ. = SQUARE
S.ST. = STAINLESS STEEL
STD. = STANDARD
STL. = STEEL
STOR. = STORAGE
STRL. = STRUCTURAL
SYM. = SYMMETRICAL

T.C. = TOP OF CURB
TG = TOP OF GRATE
T.& G. = TONGUE & GROOVE
THK. = THICK
TI = TOP OF ISLAND
T.O. = TOP OF
TOW = TOP OF WALL
TP = TOP OF PAVEMENT
TS = TOP OF SLAB
TW = TOP OF WALK
TYP. = TYPICAL

UNF. = UNFINISHED
U.O.N. = UNLESS OTHERWISE NOTED

VERT = VERTICAL
V.I.F. = VERIFY IN FIELD

W. = WEST
W/ = WITH
W.C. = WATER CLOSET
WD. = WOOD
W/O = WITHOUT
WP. = WATERPROOF
WSCT. = WAINSCOT
WT. = WEIGHT

SYMBOL LEGEND

ROOM NUMBER IDENTIFICATION — ROOM NAME / XXX
DOOR NUMBER IDENTIFICATION — XXX
WINDOW NUMBER IDENTIFICATION — XX / XX
DETAIL MARK — # / Sheet
INTERIOR PARTITION TYPE — X
REVISION MARK — 1
WALL SECTION — # / Sheet
ELEVATION INDICATOR
CEILING HEIGHT — X' X"
KEYED NOTE — 1

PROJECT DATA

PROJECT ADDRESS: **LOT-1, BLOCK-B, SEC OF PECAN ST. & SARAH'S CREEK DR., PFLUGERVILLE, TX**

PROJECT NAME: CIRCLE K CONVENIENCE STORE & FUEL PUMPS

PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A **4,480 S.F.** CONVENIENCE STORE AND A **6,500** S.F. FUEL CANOPY WITH **10** FUEL PUMPS. THE CONVENIENCE STORE WILL SELL BEER AND WINE FOR OFFSITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.

PARCEL NUMBER: LOT-1, BLOCK-B, SARAH'S CREEK COMMERCIAL SECTION ONE

PARCEL/SITE AREA: **± 1.603 ACRES (69,841 S.F.)**

GROSS BUILDING AREA: **4,480 S.F.**

GROSS FUEL CANOPY: **6,500 S.F.**

ALLOWABLE AREAS: V-B, M OCCUPANCY — 9,000 S.F. (C-STORE – COMPLIES)
II-B, M OCCUPANCY — 12,500 S.F. (FUEL CANOPY – COMPLIES)

GROSS LOT COVERAGE

GROSS BLDG. AREA/SITE AREA= **4,480 S.F./69,841 S.F.=6.41%**

PARKING REQUIRED: **4,480 SF/200 = 23 STALLS**
(INCLUDING 1 REQ'D VAN ACCESSIBLE STALL & 1 REQ'D. REGULAR ACCESSIBLE STALL)

PARKING PROVIDED: **29 STALLS**
(INCLUDING 1 REQ'D VAN ACCESSIBLE STALL & 1 REQ'D. REGULAR ACCESSIBLE STALL)

2006 IBC AND 2006 IFC REQUIRES MERCANTILE OCCUPANCY OF MORE THAN 12,000 S.F. TO BE SPRINKLERED
4,480 S.F. (BUILDING) < 12,000 S.F.
6,500 S.F. (FUEL CANOPY) < 12,000 S.F.
THEREFORE, NO SPRINKLER SYSTEM IS REQUIRED

CONSTRUCTION TYPE (BUILDING): V-B — NON-SPRINKLERED

CONSTRUCTION TYPE (FUEL CANOPY): II-B — NON-SPRINKLERED

OCCUPANCY: M (MERCANTILE) — BUILDING + FUEL CANOPY

MAX. BUILD. HEIGHT: **23'-6" PROVIDED (40' ALLOWED) PER 2006 IBC**

MAX. CANOPY HEIGHT: **19'-0" PROVIDED (40' ALLOWED) PER 2006 IBC**

LOADING PROVIDED: 1 TRUCK SPACE (size 22' WIDTH)

CONVENIENCE STORE BUILDING AREA:

1. ACCESSORY STORAGE AREA, MECHANICAL EQUIPMENT ROOM:		
A. AREA OF BACKROOM / UTILITY:	=	671 S.F.
B. AREA OF WALK-IN COOLER	=	963 S.F.
	=	1,634 S.F.
2. SALES AREA:	=	2,358 S.F.
3. AUXILIARY AREAS (HALLWAY, RESTROOMS):	=	433 S.F.
4. OFFICE AREA:	=	55 S.F.
TOTAL BUILDING AREA	=	4,480 S.F.

EXITING:

1. ACCESSORY STORAGE AREA, MECHANICAL EQUIPMENT ROOM:	1,634 S.F./300	= 6 OCC.
2. SALES AREA:	2,358 S.F./30	= 79 OCC.
3. AUXILIARY AREAS (HALLWAY, RESTROOMS)	433 S.F.	= 0 OCC.
4. OFFICE AREA:	55 S.F./100	= 1 OCC.
TOTAL OCCUPANT LOAD		= 86 OCCUPANTS

EXITS REQUIRED: 2
EXITS PROVIDED: 2
EGRESS WIDTH REQUIRED: 86 x 0.2 = 17.2"
EGRESS WIDTH PROVIDED: 34"x1 + 68"x1 = 102"

APPLICABLE BUILDING CODES:
BASED ON THE FOLLOWING:
2012 INTERNATIONAL BUILDING CODE AND REFERENCE STANDARDS
2009 INTERNATIONAL FIRE CODE WITH CITY OF PFLUGERVILLE AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
NFPA 70, NFPA 110 AND NFPA 111
2009 ICC/ANSI 117.1 ACCESSIBILITY
ALL FEDERAL, STATE, AND LOCAL CODES & AMENDMENTS
2012 TAS (TEXAS ACCESSIBILITY STANDARDS)

PLUMBING FIXTURE COUNT: BASED ON IPC+IBC & TABLE A (50% MALE & 50% FEMALE)
86 OCCUPANTS – 43M & 43F

	WATERCLOSETS 1/500 – M & F		LAVATORIES 1/750 – M & F		URINAL	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE	MALE	
REQUIRED	1	1	1	1	0	1
PROVIDED	1	2	2	2	1	1

PROJECT TEAM

OWNER
CIRCLE K STORES, INC. SOUTHWEST REGION
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COPPELL, TX 75019
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DEFERRED SUBMITTALS

DEFERRED SUBMITTALS: (PER 2009 IBC)

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING, THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:

WOOD TRUSSES
BUILDING SIGNAGE

GENERAL NOTES

1. COORDINATE ALL EQUIPMENT PLACEMENTS, SUPPORTS, AND CONNECTIONS WITH EQUIPMENT SUPPLIERS.
2. COMPLY WITH ALL LOCAL BUILDING CODES, ORDINANCES, AND CONSTRUCTION STANDARDS.
3. FOR COMPLETE MECHANICAL SYSTEM LOCATIONS AND SIZES OF SUPPLY, RETURN, AND DUCTWORK, SEE MECHANICAL PLANS.
4. FOR COMPLETE ELECTRICAL SYSTEM LOCATIONS AND SIZES OF LIGHTING, OUTLETS, PHONES, AND ELECTRICAL PANELS, SEE ELECTRICAL PLANS.
5. FOR COMPLETE PLUMBING LOCATIONS, SIZES, AND FIXTURE TYPES, SEE PLUMBING PLANS.
6. ALL NEW WALLS SHALL BE TAPED, TEXTURED, AND PAINTED (LEVEL 5 FINISH) PER OWNERS COLOR SELECTION / SPECIFICATIONS.
7. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
8. ONE SET OF STAMPED, APPROVED DRAWINGS MUST BE MAINTAINED ON-SITE AND MADE AVAILABLE TO CITY INSPECTORS ON DEMAND.
9. ALL WORK SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND THE HIGHEST PROFESSIONAL WORKMANSHIP OF THE BUILDING TRADES PERFORMING UNDER THIS CONTRACT.
10. ALL REQUIRED CONTROLLED INSPECTIONS SHALL COMPLY WITH THE LOCAL BUILDING CODES.
11. ALL DIMENSIONS SHALL BE FIELD CHECKED, CHECKED IN SHOP, AND VERIFIED PRIOR TO THE PERFORMANCE OF ANY WORK, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF AN DISCREPANCIES IN WRITING BEFORE PERFORMANCE OF THE WORK.
12. CONSTRUCTION SUPERVISOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR THE SCHEDULING OF THE WORK.
13. ELECTRICAL SYSTEMS SHALL BE INSTALLED PER N.E.C. AND IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY SPECIFICATIONS AND MUNICIPAL JURISDICTIONAL CODES.
14. ALL PLUMBING AND ELECTRICAL PIPING CONDUIT SHALL BE CONCEALED EXCEPT AS OTHERWISE SPECIFIED.
15. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN COLORADO AND SUBMITTED TO THE ARCHITECT.
16. COORDINATION OF PLANS AND SPECIFICATIONS: THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION. HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT, THE ARCHITECT WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.
17. PROVIDE METAL ACCESS DOORS TO DUCTS AND OTHER MECHANICAL/ELECTRICAL EQUIPMENT THROUGH SPACES, OR CEILINGS AS REQUIRED BY MECHANICAL/ELECTRICAL DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE BUILDING CODES (BUILDING, MECHANICAL, ELECTRICAL).
18. PROPER STDS. OF CONSTRUCTION SHALL BE USED AS RECOMMENDED AS ACCEPTABLE STDS. IN THE INDUSTRY FOR ALL CONSTRUCTION EVEN IF NOT SPECIFIED IN DETAIL.
19. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS.
21. IT IS THE G.C.'S RESPONSIBILITY TO COORDINATE LOCATE AND CONFIRM ALL UNDERGROUND/ OVERHEAD PLUMBING AND ELECTRICAL STUB UPS.
22. G.C. TO CAULK AND SEAL ALL EXPANSION JOINTS AT ALL INTERIOR CONCRETE PRIOR TO FLOORING.
23. ALL EXPOSED UNFINISHED METAL AND WOOD SHALL BE PAINTED AS PER SPECIFICATION, PAINT TO MATCH ADJACENT COLOR.
24. GENERAL CONTRACTOR SHALL ENCLOSE, SEAL, AND COVER ALL PIPE, CONDUIT, DUCT, AND STRUCTURAL PENETRATIONS IN ALL WALLS.
25. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF CONC. AND THE FACE OF STUD.
26. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION SHALL BE DEEMED AS THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED.
27. CONTRACTOR TO MAINTAIN ROAD CLEANLINESS DURING CONSTRUCTION.

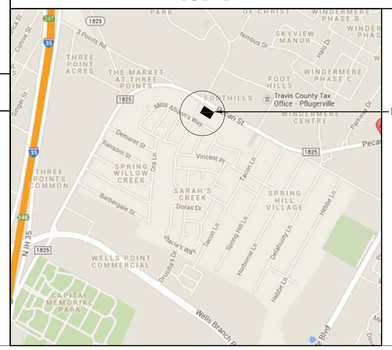
GENERAL BIDDING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION AND SUBMITTALS TO UTILITY COMPANIES FOR THIS PROJECT.
2. CONTRACTOR SHALL PROVIDE UNIT PRICING TO OWNER ON ALL PHONE, GAS, TELECOMMUNICATION, AND POWER COST FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO TRENCHING, CONDUIT, LINE PULLS, CONNECTION, ETC.
3. CONTRACTOR SHALL BID THIS PROJECT COMPLETELY WITH NO EXCEPTIONS UNLESS INSTRUCTED BY OWNER. CONTRACTOR SHALL PROVIDE ALLOWANCES ON ANY ITEM THAT CAN NOT BE RESOLVED DURING THE BID PROCESS.
4. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONNECTIONS, EXISTING PLUMBING TAPS, ELECTRICAL PANEL LOCATIONS, GAS METERS AND MECHANICAL EQUIPMENT AGAINST THE PLANS AND REPORT ANY DISCREPANCIES DURING THE BID PROCESS
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLARIFICATION OF DOCUMENTS. SHOULD A BIDDER FIND DISCREPANCIES IN OR OMISSIONS FROM THE DRAWINGS OR DOCUMENTS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, HE SHALL NOTIFY THE ARCHITECT FIVE DAYS OR MORE BEFORE DATE SET TO RECEIVE BIDS, WHO WILL SEND, AFTER CONSIDERATION, IDENTICAL INSTRUCTIONS TO ALL BIDDERS. IN THE EVENT CLARIFICATION IS DEEMED NECESSARY, NEITHER OWNER NOR ARCHITECT WILL BE RESPONSIBLE FOR ORAL INSTRUCTIONS.
6. GENERAL CONTRACTOR SHALL VERIFY GOVERNING REQUIREMENTS PRIOR TO BID AND ALL REQUIREMENTS FOR A COMPLETE FIRE SPRINKLER SYSTEM ARE TO BE INCLUDED IN BID.
7. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID/PRICING THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
8. ALL BID NUMBERS SHOULD INCLUDE BREAKDOWN OF UNIT PRICE.
9. CONTRACTOR TO BASE BID ON PROVIDING 3 FIRE EXTINGUISHERS.

CIRCLE K GENERAL NOTE

UNDER NO CIRCUMSTANCES WILL CIRCLE K ALLOW A CHANGE OF SUPERINTENDENTS DURING THE PROJECT(S).

VICINITY MAP



SHEET INDEX

● SHEET ISSUED
○ SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY

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	F3.2	DETAILS	○
	F6.0	CONTROL DIAGRAMS	○
	F7.0	SYSTEM WIRING DIAGRAMS	○
	F8.0	FUEL SYSTEM DIAGRAMS	○

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/28/2014	PERMIT/BID SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS COUPER
PROJECT MANAGER
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QUALITY CONTROL
WARREN DRURY
DRAWN BY
RP

PROJECT NAME
CIRCLE K STORES, INC.

PFLUGERVILLE
TEXAS

SEC WEST PECAN ST. & SARAH'S CREEK DR.
PFLUGERVILLE, TX

CIRCLE K STORES INC.

PROJECT NUMBER
20140041.5

SHEET TITLE
COVER SHEET AND PROJECT INFORMATION

SHEET NUMBER
G1.0

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