

ZONING: C
 4,937 Total Building Square Footage
 Building One Story - 25 Ft. Tall
 15 Ft. Front Setback
 15 Ft. Side Setback
 15 Ft. Rear Setback
 Maximum Lot Coverage
 80% Building
 90% Impervious
 85% Impervious Proposed
 2:1 FAR Ratio
 Proposed FAR Ratio is 0.14
 Sign Panels Will Be Separate
 10' Wide 'X' 6' Tall

Parking Space Requirements
 Store Square Footage
 4,937 SF
 1 Space per 200 SF = 25 Spaces
 25 Spaces Required
 Fuel Area
 8 Spaces Required
 8 Spaces Required
 Car Wash
 3 Stack Up
 11 Spaces
 4 Spaces Required
 37 Total Spaces Required
 37 Spaces Provided
 1 ADA Space Provided
 Stack Up Spaces Are 10'x20'

F.M. 548

Vicinity Map
 Property Location

Raimund Gideon
 701 Noel
 Longview, TX 75602
 (936) 757-4188

DATE
 11/10/18
DRAWN BY
 GAT
SCALE
 1" = 10'-0"

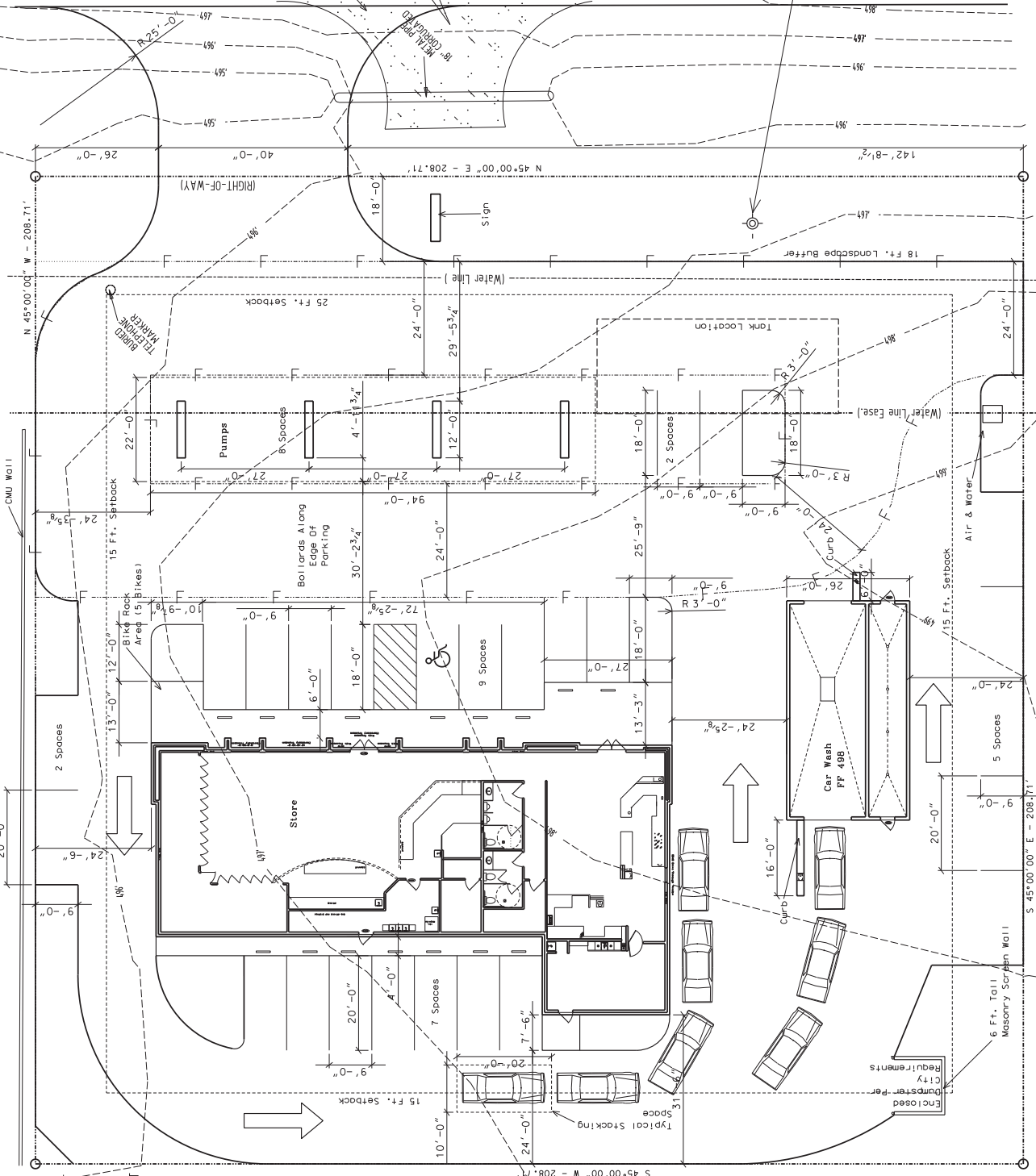
SHEET
 C/4

0 5 10 20 30
 Scale 1" = 10'-0"

Site Plan

FM 548 Forney

VAULT



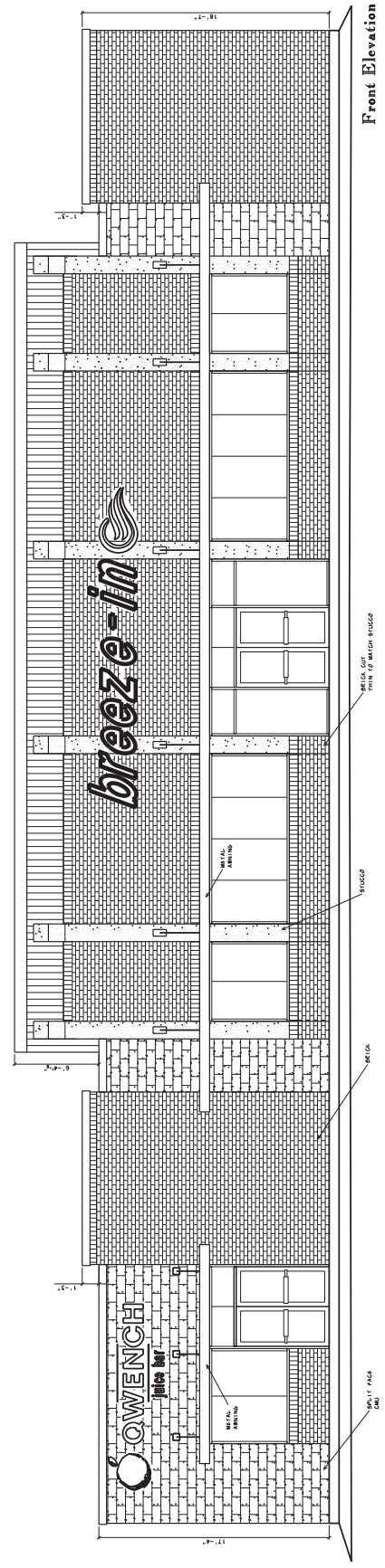
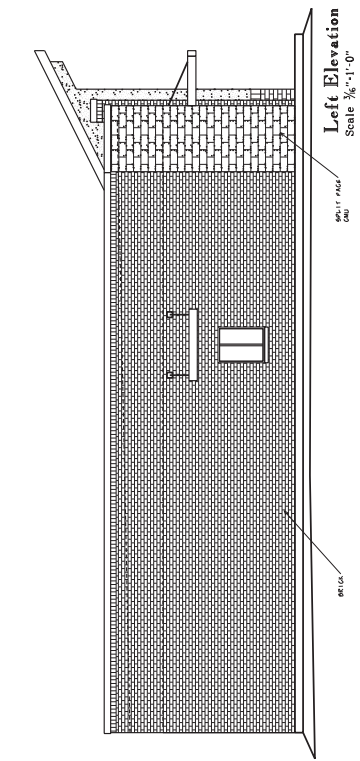
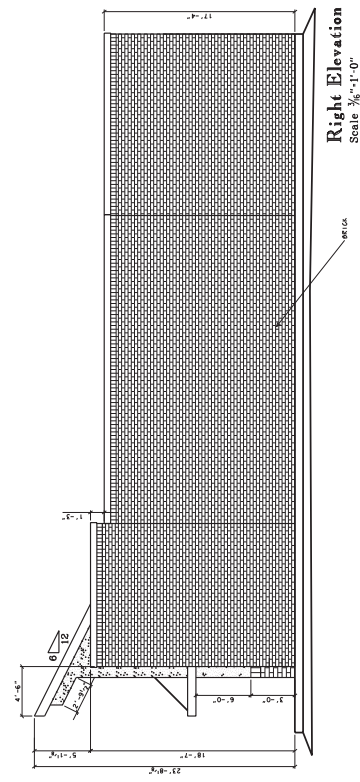
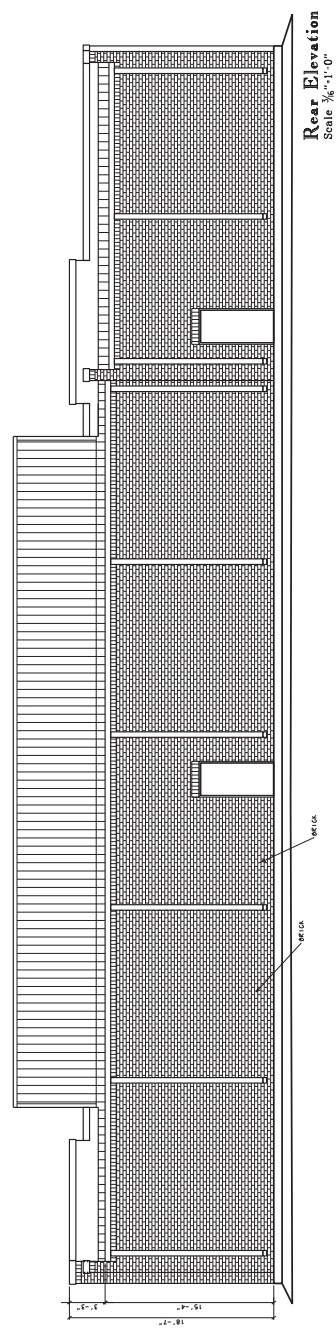


Notes:

Elevation Square Footage's
 Front Elevation - 1,344 SF
 Right Elevation - 995 SF
 Left Elevation - 985 SF
 Total - 3,324 SF

Percentage's Masonry (Brick and Split Face CMU Block)
 Front Elevation - 1,344 SF
 Right Elevation - 995 SF
 Left Elevation - 985 SF
 Total - 3,324 SF

5/8" Glazing
 5/8" Stucco
 Rear 100% Masonry (Brick)
 Right 100% Masonry (Brick)
 Left 99% Masonry (Brick)
 1% Doors



FM 548 Forney Store

DRAWINGS REPRESENT COMMON CONSTRUCTION PRACTICE AND SHOULD NOT BE CONSIDERED AS ENGINEERED



Rainmund Gideon

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DATE	04/27/16
DRAWN BY	RAI
CHECKED BY	RAI
SCALE	1/4"=1'-0"
SHEET	A/2

Rear Elevation

Right Elevation

Front Elevation

Technical drawing of a rectangular building plan. The overall dimensions are 28'-0" wide by 16'-8" deep. The plan is divided into two main sections by a central horizontal corridor. The left section is 9'-4" wide and 4'-8" deep, containing a circular feature labeled "C". The right section is 9'-4" wide and 4'-8" deep, containing a circular feature labeled "C". The central corridor is 7'-8" wide and 10'-0" deep. The plan includes various internal walls, doors, and a central rectangular area labeled "110" with dimensions 10'-0" x 10'-0". The drawing is oriented with the long side horizontal.

Left Elevation

Elevation Square Footage's

Front (Main Floor) - 370 SF	Front Face CMU Block
Rear (Main Floor) - 370 SF	Rear Face CMU Block
Left (Minus Glass) - 762 SF	Left Face CMU Block
Right (Minus Door) - 370 SF	Right Face CMU Block
Percentages:	
Front 100% Masonry (Brick and Split Face CMU Block)	
Rear 100% Masonry (Brick and Split Face CMU Block)	
Left 100% Masonry (Brick and Split Face CMU Block)	
Right 100% Masonry (Brick and Split Face CMU Block)	

Raimund Gideon
 101 Noel
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 903/727-4189

DATE 5/16/16	DRAWN BY RAI
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SCALE
1/4" = 1'-0"

Floor Plan

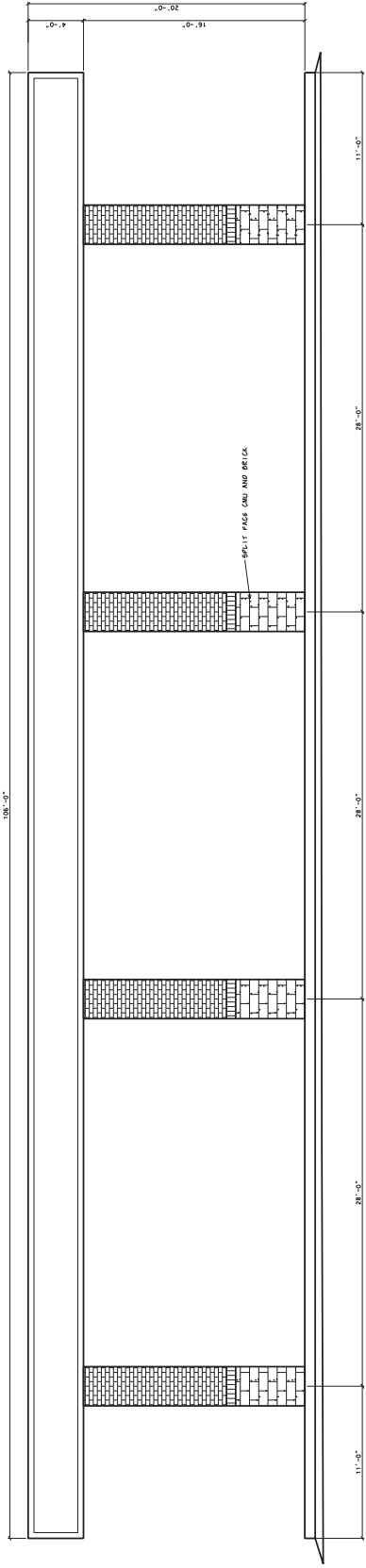
FM 548 Forney Carwash

DRAWINGS REPRESENT COMMON CONSTRUCTION PRACTICE AND SHOULD NOT BE CONSTRUED AS ENGINEERED

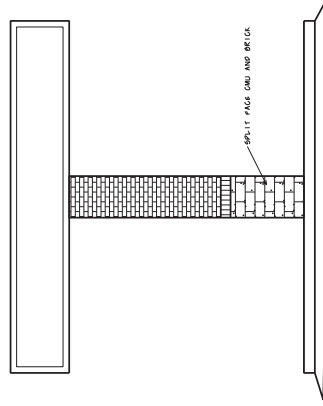
Building Section

Technical drawing of a rectangular building plan. The drawing includes the following annotations:

- Top Wall:**
 - Left section: "WALL BRICKS TO THE ROOF"
 - Right section: "WALL BRICKS TO THE ROOF"
- Left Wall:**
 - Top section: "WALL BRICKS TO THE ROOF"
 - Bottom section: "WALL BRICKS TO THE ROOF"
- Right Wall:**
 - Top section: "WALL BRICKS TO THE ROOF"
 - Bottom section: "WALL BRICKS TO THE ROOF"
- Interior Features:**
 - Top center: "WALL BRICKS TO THE ROOF"
 - Bottom center: "WALL BRICKS TO THE ROOF"
 - Left center: "WALL BRICKS TO THE ROOF"
 - Right center: "WALL BRICKS TO THE ROOF"
- Dimensions and Measurements:**
 - Top: "10'-0\"/>
 - Right: "10'-0\"/>
 - Bottom: "10'-0\"/>
 - Left: "10'-0\"/>
- Other Labels:**
 - Top left: "WALL BRICKS TO THE ROOF"
 - Top right: "WALL BRICKS TO THE ROOF"
 - Bottom left: "WALL BRICKS TO THE ROOF"
 - Bottom right: "WALL BRICKS TO THE ROOF"

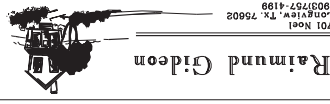


Front & Rear Elevation



Left & Right Elevation

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DATE	DRAWN BY
5/10/16	RAI
SCALE	SHEET
1/4"=1'-0"	A/20

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