## BENT TREE PLAZA CENTER

25400

SUITE 102

HARBY'S BRAIDS

MILLS DONUTS

IN & OUT CARWASI

(OTHER OWNERSHIP)







5/5	-1.7	LUULII MUITU, IIUU	y!U					
	Suite	Tenant	SF					
	100	EL AREPAZO VZLA	1,440					
	101	FLORIDA STYLE SEAFOOD	1,432					
260	101-A	TINT STAR	1,368					
	102	AVAILABLE	2,100					
	103	HARBY'S BRAIDS	776					
	104	MILLS DONUTS	1,014					
	106	THE ISLAND SPOT	2,056					
	109	THE CHOP SHOP	6,120					
5	114	CICI'S PIZZA	3,227					
,	116	MJ ELECTRONICS	2,296					
59	117	THE CELL PHONE SHOPPE	696					
	201	DOLLAR TREE	10,000					
N.	205	AVAILABLE	2,045					
	207	METROCREST RESALE STORE	8,238					
1	209	ADDISON UPHOLSTERY	2,324					
	210	AVAILABLE	1,503					
200	211	AVAILABLE	1,561					
29	212	TO DAY'S CUT	980					
	213	HERBALIFE	1,051					
	214	INTRINSIC FOUNDATION	2,451					
	216	GOLD BEAUTY SUPPLY	14,994					
	216CR	CAMERA ROOM	37					
£	218	NICKLEMANIA	7,055					
	219	AVAILABLE	3,033					
323	220	AVAILABLE	3,549					
	225	ONCE UPON A CHILD	6,101					
9	228	T+T LEGEND NAILS	1,645					
¥	229	CHANEY STYLE BARBERSHOP	1,527					
Ξ	230	A+ DENTAL - DR. BABALOUI	1,578					
TRINITY MILLS	232	AVAILABLE	2,366					
	234	AVAILABLE	830					
	236	FUZZY'S TACO SHOP	3,087					
	239	SCHLOTZSKY'S	3,610					
	300	THE HUMAN BEAN	545					
31	2655 Midway Road							
40	Ö.P.	WENDY'S	3,642					
-31	Y							

REALTY MANAGEMENT, INC



AVAILABLE SUITE 219

AVAILABLE SUITE 220

SUITE 232

DOLLAR TREE



MIDWAY ROAD

PARKING TOTALS STANDARD: 811 11 822 HANDICAP: TOTAL:

A CRSA

(CTHER OWNERSHIP)

NEW AREA: 4,020 SQ. FT.

AREA: 2,100 SQ. FT.

PREVIOUS AREA: 6,120 SQ. FT.

NEW CO USE: LOUNGE CAFE

USE PER SAME PARKING RATIO

NEW SUITE #110, "CODED LOUNGE"

SAME PARKING REQ'D AS PREVIOUS

(OTHER OWNERSHIP)

BENT TREE PLAZA

SHOPPING CENTER RETAIL STRIP BLDG.

> JOHN R. WEST CARLA VISNICK LEASING AGENT SENIOR PROPERTY MANAGER 972.931.7400 EXT. 213 972.931.7400 EXT. 215 JWEST@SABREREALTY.COM CARLA@SABREREALTY.COM

E Trinity MIs Rd -> Take 5 Car Wash Alvi's Kitchen & Catering - Halal Me VICINITY MAP

for reference only

IDG INNOVA DESIGN GROUP INNOVA DESIGN GROUP, LLC JONATHAN ESTRADA RICCHI GROUP TOWER 1111 W. MOCKINGBIRD LN# 470 DALLAS, TX 75247 PH. | (214) 296-7930 EM. | JONATHAN@ICGTX.COM

2661 MIDW/ SUITE.109 & 1 CARROLLTON,

RD

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75006

	٧	DATE:	DESC:
	00	5.30.25	IST DRAFT
REVISIONS:			
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R			

SCALE: NOTED

07.08.25

SITE PLAN

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WILL LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERIN OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRICHT LAWS.

SMOOTH SURFACE ON THE PUSH SIDE.

HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACESSBILE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHINGM OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERTAING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN ABOVE FINISHED FLOOR.

CLOSERS: IF A DOOR HAS A CLOSER, THEN IT SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM TEH LATCH IS 5 SECONDS.

SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.

DOOR AND GATE HARDWARE: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING PARTS ON ACESSBILE DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN TEH FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

DOOR AND GATE OPENING FORCE: FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2N) MAXIMUM

2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

DOOR AND GATE SURFACES: SWING DOOR SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR SHALL HAVE A

	STUD	STUD PARTI		TION	FURRING	NOTES
	DESIGN	WIDTH	1 LAYER	2 LAYER	1 LAYER	NOTES
"ST" SERIES		1 5/8"	9'-6"	10'-6"	8'-3"	1. LIMITING HEIGHTS DATA IS FROM THE USG SYSTEM FOLDEI #SA-923, AND RELATE ONLY TO THE USE OF USG PRODUCTS
31 SLNILS	25 GA.	2 1/2"	12-6"	13'-6"	11'-0"	OTHER MANUFACTURERS MAY VARY.
(BASED ON INTERIOR LIMITING HEIGHTS		3 5/8"	16'-0"	16'-9" F	14'-6"	2. HEIGHTS INDICATED ARE BASED UPON UNBRACED HEIGHTS. UNBRACED STEEL STUD HEIGHTS GREATER THAN
CHARTS)		6"	20'-0" F	20'-0" F	20'-0" F	LISTED SHALL BE ENGINEERED BY THE STEEL STUD MANUFACTURER AND SUBMITTED TO THE ARCHITECT FOR
		2 1/2"	13'-0"	14'-0"	12'-0"	APPROVAL.
	22 GA.	3 5/8"	17'-3"	18'-0"	16'-0"	<ol><li>USE ONE LAYER HEIGHTS FOR UNBALANCED ASSEMBLIES;</li><li>TWO LAYER FOR MULTIPLE LAYER ASSEMBLIES.</li></ol>
		6"	25'-3"	26'-0"	23'-9"	4. STUDS EXCEEDING 12'-0" IN HEIGHT IN FURRED WALLS SHALL BE BRACED BACK TO THE NEAREST FULL PARTITION
	20 GA.	2 1/2"	14'-0"	14'-9"	13'-0"	OR SHALL REQUIRE A MID-HEIGHT ANCHOR DIRECTLY TO THE
		3 5/8"	18'-3"	19'-0"	17'-3"	EXTERIOR WALL. 5. LIMITING CRITERIA: DEFLECTION, UNLESS NOTED ON TABLI
		6"	26'-6"	27'-6"	25'-6"	W/ "F" - BENDING STRESS 6. L/240 SHALL BE THE MAXIMUM DEFLECTION ALLOWED FO
"SJ" SERIES (BASED ON INTERIOR LIMITING HEIGHTS CHARTS)	20 GA.	3 5/8"	19'-9"	19'-9"	18'-3"	INTERIOR WALLS, PARTITIONS, FURR-OUTS, AND CHASE WALLS. 7. FOR EXTERIOR WALL STUDS REF. TO STRUCTURE DWGS/SPEC'S

STEEL STUD SCHEDULE FOR WOOD STUD SUBSTITUTIONS

	3 5/8"	16'-0"	16'-9" F	14'-6"	2. HEIGHTS INDICATED A HEIGHTS. UNBRACED ST
	6"	20'-0" F	20'-0" F	20'-0" F	LISTED SHALL BE ENGINE MANUFACTURER AND SU
	2 1/2"	13'-0"	14'-0"	12'-0"	APPROVAL.
22 GA.	3 5/8"	17'-3"	18'-0"	16'-0"	3. USE ONE LAYER HEIGH TWO LAYER FOR MULTIPI
	6"	25'-3"	26'-0"	23'-9"	4. STUDS EXCEEDING 12' SHALL BE BRACED BACK
	2 1/2"	14'-0"	14'-9"	13'-0"	OR SHALL REQUIRE A MII
20 GA.	3 5/8"	18'-3"	19'-0"	17'-3"	EXTERIOR WALL. 5. LIMITING CRITERIA: DE
	6"	26'-6"	27'-6"	25'-6"	W/ "F" - BENDING STRESS 6. L/240 SHALL BE THE M
					INTERIOR WALLS, PARTIT
20 GA.	3 5/8"	19'-9"	19'-9"	18'-3"	WALLS. 7. FOR EXTERIOR WALL S
					SPEC'S
					No. Fire Rating  FIRE - SOUND  SINGLE LAYER - 3 5/  1hr.  2hr.
	T T	RAB BARS —  JILET PAPER SPENSER—	TYP. TC  SCALE: N.  MA  THRESH  SCALE: N.	T.S.  CLEAR SPACE	1/8" VINYL COMPOSITION TILE 1/2" MAXIMUM  MARBLE THRESHOLD  17" MIN.
		ΙF	CVER TO	24″ MIN	12" 6" MIN. MAX.

LOCATED ON

WIDE SIDE OF STALL----

FRONT ELEVATION

SCALE: N.T.S.

ter Partitions / Steel Framina Ref. Design No. Description ER — 3 5/8" STUDS 5/8"(15.9) Kal Kore Fire—Shield Type X Hi—impact Plaster base screw attached vertically to both sides of 3 5/8" (92.1 mm) 20 quage steel studs 16" o.c. (406 mm). Wallboard joints

Base layer 5/8"(15.9 mm) Fire—Shield Gypsum Wallboard

COMPOSITION

screw attached vertically both sides to 2 1/2"(63.5mm) steel studs 24"o.c.(610mm). Face layer laminated or screw attached vertically both sides 2 1/2"(63.5mm) mineral wool or glass fiber in cavity. Wallboard joints staggered. Two layers 5/8"(15.9mm) Fire—Shield Gypsum Wallboard

screw attached horizontally with vertical and horizontal joints

staggered 2 1/3"(63.5mm) mineral wool or glass fiber in cavity.

2-1/2" (63.5 mm) glass fiber in cavity

**ENERGY EFFICIENCY:** -INDOOR AREA TO BE EITHER 15% ABOVE 2021 IECC USING IC3 SOFTWARE OR BE ENERGY STAR RATED HERS 75 TYPE -EXG. EXTERIOR WALL CONSTRUCTION OF METAL FRAME MEET R-13+7.5ci REQIRE. **HEAT ISLAND MITIGATION:** -2:12 OR GREATER SLOPED ROOFS MUST BE ENERGY STAR QUALIFIED OR MAY USE A RADIANT BARRIER OR USE SPRAY FOAM INSULATION AT THE ROOF DECK

RESTROOM WALLS AND FLOORS MUST BE PROVIDED WITH AN APPROVED NONABSORBENT FINISH TO A HEIGHT OF 48" NOTE: PAINT IS NOT ACCEPTABLE AS A NONABSORBENT FINISH UNLESS LISTED BY ICBO FOR WET AREA USE.

RESTROOM SHALL PROVIDE WITH AN EXHAUST FAN THAT WILL PROVIDE A MINIMUM OF FOUR (4) AIR CHANGES PER HOUR. EXHAUST FANS SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE WITH DISCHARGE AT LEAST THREE (3) FEET FROM ANY

-ALL LAV. FAUCETS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER

-ALL TOILETS TO BE 1.3 GAL. PER FLUSH OR DUAL FLUSH OR WATER SENSE

-ALL DUCTWORK MUST BE OUTSIDE OF THE RATED GARAGE ENVELOPE

CONDITIONED SPACES AND DOORS WEATHER-STRIPPED

-CONDITIONED SPACE ABOVE OR ADJACENT TO GARAGE - ALL PENETRATIONS MUST BE SEALED, FLOOR AND CEILING JOISTS SEALED, PAINTED WALLS AND CEILINGS OF

MAIN ENTRY DOOR MAY BE PROVIDED WITH A LATCH OR LOCK WHICH REQUIRES A

KEY OR SPECIAL KNOWLEDGE IF IN ADDITINO A SIGN TO BE PLACED ADJACENT TO DOOR WHICH STATES "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"

SIGN TO READILY VISIBLE WITH MINIMUM 1: LETTER HEIGHT ON A CONTRASTING

-ALL SHOWER HEADS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER

FOR OTHER THAN FIRE DOORS THE REQUIRED OPENING FORCE FOR PUSHING OR PULLING DOORS OPEN SHALL NOT EXCEED 5 POUNDS MAXIMUM.

OPERABLE PARTS OF ACCESSIBLE FACILITIES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE PINCHING, TIGHT GRASPING, OF TWISTING OF THE WRIST.

WHERE CUSTOMERS SALES AND SERVICE COUNTERS OR WINDOWS ARE PROVIDED. / PORTION OF THE COUNTER OR AT LEAST ONE WINDOW AND WORK SURFACE SHALL BE ACCESSIBLE.

ONE REFRIGERATED FOOD CASE, ONE MICROWAVE AND ONE COFFEE MACHINE WILL BE ON TOP OF THE COUNTER. TWO BEVERAGE COOLERS WILL BE UNDERNEATH.

**SANITATION GENERAL NOTES:** 

REEN/ENERGY CODES

WATER EFFICIENCY:

INDOOR AIR QUALITY:

BACKGROUND.

BUILDING OPENING.

HARDWARE/R.R. GENERAL NOTES:

ALL EQUIPMENT SHOWN TO BE COMMERCIAL GRADE EQUIPMENT.

PROVIDE SOAP AND TOWEL DISPENSERS FOR ALL HANDWASH SINKS.

ALL WALLS MUST BE LIGHT IN COLOR, SMOOTH FINISH AND EASY TO CLEAN.

ALL FLOORS MUST BE WATER TIGHT AND SEALED. ALL RESTROOMS TO BE PROPERLY VENTED TO OUTSIDE

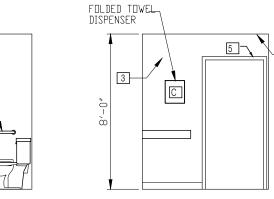
SELF CLOSING DOORS REQUIRED FOR ALL RESTROOMS

PROVIDE SHOP DRAWINGS FOR HAND SINK AND PREP SINK FOR REVIEW TO CITY OF DUNCANVILLE HEALTH DEPARTMENT

ALL LIGHT FIXTURES MUST BE PLASTIC COATED

OUTSIDE TRASH DUMPSTER MUST BE LOCATED ON CONCRETE PAD

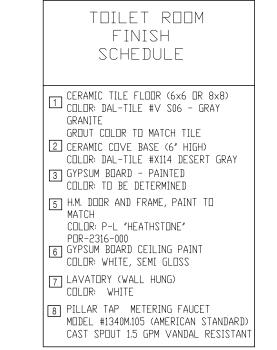
CEILING AND WALLS IN DRY STORAGE AREA MUST BE SMOOTH FINISH AND LIGHT IN COLOR AND EASY TO CLEAN.







TOILET PAPER HOL<del>DER</del>



SCALE: N.T.S.

AREA OF CLEARANCE

ARDUND GRAB BARS-

TDILE<u>t room signage</u> A. PLACE " ADA" TOILET ROOM SIGNAGE ON WALL ADJACENT TO THE LATCH SIDE. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A



-TOILET PAPER DISPENSER

A. MIRROR TO BE "BRADLEY - FIXED TILT" MODEL #740 DR

BATHROOM SPECIFICATION SPECIFICATIONS

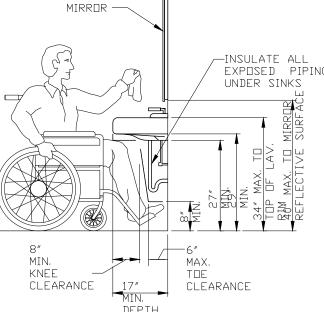
B. GYPSUM BOARD IN TOILET ROOMS TO BE WATER RESISTANT.

GRAB BARS SHALL BE 1 1/2 " D.D., 18 GAUGE, TYPE 304 STAINLESS STEEL WITH A SATIN FINISH. RAIL SHALL BE DESIGNED FOR WALL TO WALL MOUNTING WITH CONCEALED ANCHORS. ACCEPTABLE MANUFACTURERS:

AMERICA SPECIALTIES, INC., BOBRICK, MC KINNEY/PARKER AND BRADLEY CORPORATION.

B. SOAP DISPENSERS, DIAPER DISPENSER, ALUMINUM DOUBLE ROLL PAPER HOLDER FOR EACH WATER CLOSET AND TOWEL HOLDERS, ETC. TO BE SUPPLIED, AND INSTALLED BY GENERAL CONTRACTOR.

C. FOLDED TOWEL DISPENSER:SUPPLIED, AND INSTALLED BY GENERAL CONTRACTOR, KIMBERLY CLARK MODEL KCC 09905 SMOKE GRAY, OR EQUAL PRODUCT. INSTALLED PER ADA SPECS.



LAVATORY CLEARANCES

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITLOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERIN OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

TE: ALL FEDERAL, STATE, AND LOCAL DES AND RESTRICTIONS TAKE

SCALE:

3/16" = 1'-

07.08.25

FLOOR PLAN

INNOVA

DESIGN

IDG GROUP

INNOVA DESIGN

JONATHAN ESTRADA

111 W. MOCKINGBIRD LN# 470 PALLAS, TX 75247

GROUP, LLC

ICCHI GROUP TOWER

PH. | (214) 296-7930

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FIREDOOR &

NEW SWING

√ 3070 SC

WALL,48" MIN, HT, TILE

R.R. WALLS

PERIMETER AROUND ALL

NEW SHADED WALLS -

WALL @ 24" O.C. W/ 5/8" GYP. BRD. WALLS

OPEN SEATING

NEW CO USE: LOUNGE CAFE

AREA: 2,100 SQ. FT.

SAME PARKING REQ'D AS PREVIOUS

USE PER SAME PARKING RATIO

PROPOSED OCC. LOAD: 72

(FIXED SEATING)

EXG WINDOW/ STOREFRONT ALUM. TO REMAIN

4" METAL STUDDED

HARDWARE

SERVICE / WASH AREA

24" countertop, 36" ht.

NEW 36"W x 32"H—

FIREDOOR &

HARDWARE

6'-0

EXG 2HR FIRE BARRIER

EXG. FLUSH

