

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
November 21, 2011
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors and Citizen Comments: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. *(Please note that the Planning and Zoning Commission cannot respond to, discuss or take any action regarding citizen comments made hereunder because of the limitations established by the Texas Open Meetings Act, Texas Government Code Chapter 551, violations of which Act carry criminal penalties.)*
- Planning and Zoning Commission Announcements relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, and condolences.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Discuss, approve or disapprove minutes from October 17, 2011 Planning & Zoning Meeting
- B. Consider and approve receiving resignation of Chairman David Corning from the Planning and Zoning Commission
- C. Discuss, approve or disapprove the Site Plan for the O'Reilly's Auto Parts Store to be located at 1705 West Audie Murphy Parkway, Farmersville

III. WORK SESSION

- A. Discussion and study to make recommendations to the City Council regarding possible amendments to the Comprehensive Zoning Ordinance related to "drive-in windows," "drive-in restaurants" and "drive-in service" to possibly update and modify such provisions and expand the types of establishments that can utilize a drive-in, drive-through and/or drive-up window to permit retail sales from a drive-through or drive-in window in all non-residential zoning classifications where retail sales are allowed.
- B. Discussion and study to make recommendations to City Council regarding possible changes to the Subdivision Ordinance that may allow for a more streamlined development process.

IV. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

V. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".

- The Commission may vote and/or act upon each of the items listed in the Agenda.



David Corning, Chairman

Dated this the 16th day of November, 2011.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on November 16, 2011 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary





TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 21, 2011
SUBJECT: Discuss, approve or disapprove minutes from October 17, 2011 Planning and Zoning Meeting

Minutes can be found at the following website:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

ACTION: Approve, make changes or disapprove minutes from October 17, 2011

(II - A)

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
October 17, 2011

The Farmersville Planning and Zoning Commission met in regular session on October 17, 2011 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Craig Overstreet, Betty Sergent, David Corning and John Politz. Staff members present was Public Works Director Ben White, City Attorney Alan Lathrom, City Secretary Edie Sims and Council Liaison Paul Kelly.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Corning called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM SEPTEMBER 19, 2011 PLANNING AND ZONING MEETING

Craig Overstreet motioned to approve the minutes as presented with Betty Sergent seconding the motion. Motion carried unanimously.

DISCUSSION AND POSSIBLE DIRECTION REGARDING THE SIDEWALK REQUIREMENTS CONTAINED IN THE SUBDIVISION ORDINANCE AND THE THOROUGHFARE DESIGN MANUAL

Ben White, Public Works Director, came before the Commission and presented a spreadsheet of sidewalk requirements for Anna, Rockwall, Wylie, McKinney and a proposal for Farmersville. According to the Commission from the last meeting, the direction was to follow the City of Anna's requirements. Mr. White also presented a scale drawing of the smallest residential zoning and how the proposed requirements would affect the property on an interior residential street. A similar scale drawing of the smallest residential zoning was also presented from the perspective of a collector street. Mr. White indicated that not all of the streets in Farmersville will meet this criterion as displayed on the residential drawing; however the street width does not affect anything. A 1' offset is preferred leaving utility room at the back of the curb. The exhibit shows utilities on opposite sides for water vs. wastewater. Power poles are typically in the right-of-way line. The water line can also be place within the 15' utility easement. The City would need to make a requirement that plants will not be allowed within the 15' utility easement, therefore the City would not be at cost for replacement of plants when the utility is in need of repair or maintenance. A residential street is normally 50' from right-of-way to right-of-way. A collector street is 65' from right-of-way to right-of-way. A sidewalk along a collector street is normally further into the property for safety reasons as the collector street has higher rates of speed and this will protect the pedestrians. The City owns the right-of-way. Private property starts behind the right-of-way line. The sidewalk would be placed in the city owned property. The grass maintenance would still be the property/homeowner's responsibility to maintain. City Attorney Alan Lathrom indicated the sidewalk is typically installed inside the right-of-way and the citizen is responsible for the sidewalk maintenance and repair and the right-of-way. Mr. White is proposing the following:

- Major Thoroughfare = 120' ROW width; 72' Pavement width; 5' Sidewalk width; sidewalk to be 18' distance from the pavement.
- Secondary Thoroughfare = 100' ROW width; 48' Pavement width; 5' Sidewalk width; sidewalk to be 20' distance from the pavement
- Collector = 65' ROW width; 38' Pavement width; 4' Sidewalk width; sidewalk to be 8.5' distance from the pavement

- Residential Street = 50' ROW width; 31' Pavement width; 4' Sidewalk width; sidewalk to be 4.5' distance from the pavement
- Residential Street Estate Residential = 60' ROW width; 32' Pavement width; 4' Sidewalk width; sidewalk to be 9' distance from the pavement

City Attorney Alan Lathrom stated that according to ADA Compliance, any width other than 5' of sidewalk width requires a 60x60" passing area at 200' intervals.

Commission recommended the proposal be presented in an ordinance and returned for Public Hearings for City Council approval.

DISCUSSION AND STUDY TO MAKE RECOMMENDATIONS TO THE CITY COUNCIL REGARDING POSSIBLE AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE RELATED TO "DRIVE-IN WINDOWS," "DRIVE-IN RESTAURANTS" AND "DRIVE-IN SERVICE" TO POSSIBLY UPDATE AND MODIFY SUCH PROVISIONS AND EXPAND THE TYPES OF ESTABLISHMENTS THAT CAN UTILIZE A DRIVE-IN, DRIVE-THROUGH AND/OR DRIVE-UP WINDOW TO PERMIT RETAIL SALES FROM A DRIVE-THROUGH OR DRIVE-IN WINDOW IN ALL NON-RESIDENTIAL ZONING CLASSIFICATIONS WHERE RETAIL SALES ARE ALLOWED

Commission discussed drive-thru's and was clear that the existing ordinance allows for food but does not allow for retail. The Council did not give specifics as to the direction they wanted the Commission to follow. Chairman Corning requested an example of other cities being Wylie and Anna. Paul Kelly stated when the document is being prepared, to clarify the definition of a drive-in, drive-thru. Commission will discuss this item at the next meeting with examples from other cities.

DISCUSSION AND STUDY TO MAKE RECOMMENDATIONS TO CITY COUNCIL REGARDING POSSIBLE CHANGES TO THE SUBDIVISION ORDINANCE THAT MAY ALLOW FOR A MORE STREAMLINED DEVELOPMENT PROCESS

Public Works Director Ben White did a review of the Subdivision Requirements and stated he found some items mismatched and asked the Commission for extended time to streamline the process. Chairman Corning stated he would like to work in groups as this process is quite lengthy. The groups could include 3 of the P&Z Commission and the City Attorney. This particular topic could take 6-8 months to resolve. The Commission was informed that any group of the Commission of 3 or more would need to be posted as a planned meeting.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

No items were requested for future agendas.

ADJOURNMENT

P&Z Commission adjourned at 7:23 p.m.

ATTEST:

Edie Sims, City Secretary

David Corning, Chairman



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 21, 2011
SUBJECT: Consider and approve receiving resignation of Chairman David Corning from the Planning and Zoning Commission

Resignation letter is attached


ACTION: Approve the receipt of resignation.

(II - B)

November 7, 2011

Thank you for the opportunity to serve on the Planning and Zoning Commission. I regret to inform you that I will be resigning from the Commission after the November 21st meeting.

Thank you again and I appreciate all that you are doing for the City of Farmersville.

A handwritten signature in blue ink, appearing to read "David Corning", with a large, stylized flourish extending from the end of the name.

David Corning



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 21, 2011
SUBJECT: Discuss, approve or disapprove the Site Plan for the O'Reilly's Auto Parts Store to be located at 1705 West Audie Murphy Parkway, Farmersville

The Site Plan was delivered to you on November 17th. Please review and be prepared with questions or concerns.

ACTION: Approve or disapprove the Site Plan and recommendation to the City Council.

(II - C)



17 November 2011

Mr. John Moran
City Manager
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

Subject: O'Reilly's Auto Parts Building Permit Recommendation Letter

Dear Mr. Moran,

The building permit documentation for O'Reilly's Auto Parts located at 1705 West Audie Murphy Parkway is complete and ready for submission to the City of Farmersville Planning and Zoning Board. The documentation meets the required submission standards as noted below:

1. The documentation set is approved.
 - a. A signed application is on file.
 - b. The building plan and associated documentation has been recommended for approval by our City Engineer, Daniel & Brown Inc 17 November 2011) contingent upon the completion of 6 items. Please see attached.
 - c. The building plan and associated documentation has been reviewed and approved by our City Inspector, Bureau Veritas (29 August 2011).
2. The City of Farmersville Public Works Director has verified the package has followed the correct process steps.
3. The documentation set has the correct number of copies, 6 paper copies.

I recommend O'Reilly's Auto Parts documentation package be approved and a building permit be issued contingent upon the satisfactory completion of the items recommended by the City Engineer.

Sincerely,

Benjamin L. White, P.E.
Public Works Director



DANIEL & BROWN INC.
ENGINEERS/CONSULTANTS/PLANNERS

November 17, 2011

Mr. Ben White, P.E.
Director of Public Works
City of Farmersville
205 S Main Street
Farmersville, Texas 75442

RE: O'Reilly Auto Parts Store

Mr. White:

The plans for the O'Reilly Auto Parts facility located at Farmersville Market Center II have been reviewed according to the City of Farmersville Subdivision Ordinance. We recommend approval of the civil plans contingent on the completion of the following items.

Sheet SV1 Boundary Topographic Survey

1. Bearings and distances should match the plat.
The architect has agreed to complete this item.

Sheet C1 Site Grading Plan

1. The southern east-west driving lane in the parking lot shall match up with the platted 28' wide fire lane, access, drainage and utility easement. A curb opening/drive shall be constructed to the west property line at the 28' wide fire lane, access, drainage and utility easement for cross access.
The architect has agreed to complete this item.
2. The proposed ground mounted sign is located in the existing 30' NTMWD easement. The sign must be relocated, removed or an encroachment agreement must be obtained from NTMWD. Provide NTMWD notes on plans.
Mr. Bob Quinn at North Texas Municipal Water District requests that details of the sign and foundation be submitted for review. An encroachment agreement is not required. The architect has agreed to complete this item.
3. A permit must be obtained from the City of Farmersville for the proposed ground mounted sign.
The architect has agreed to complete this item.

Sheet C3 Site Details

1. Concrete Paving Section. Parking areas and driveways shall 6" minimum reinforced concrete, 3600 psi.

The architect has agreed to complete this item.

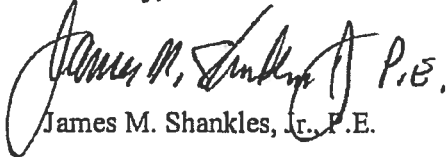
Sheet SU1 Site Utilities Plan

1. An encroachment agreement must be obtained for underground electric and telephone to cross the 30' NTMWD easement. Provide NTMWD notes on plans.

Mr. Bob Quinn at North Texas Municipal Water District requests that a note be included on the plans that the franchise utilities must verify the depth of the existing 24" water main and maintain a minimum clearance of 12". An encroachment agreement is not required. The architect has agreed to complete this item.

Please contact me if you should have any questions or need additional information.

Sincerely,



James M. Shankles, Jr., P.E.

November 8, 2011

projectno:10174-11
filename: FmvTX-Response-110811.doc

Attn: Mr. James Shankles, Jr., P.E.
DANIEL & BROWN, INC.
118 McKinney Street
Farmersville, TX 75442
p: (972) 784-7777

RE: New O'Reilly Auto Parts Store – Farmersville, Texas
Review Comments

Mr. Shankles,

In response to your September 15, 2011, review comments, we offer the following responses:

Sheet C1

1. The 30' fire lane, access, drainage and utility and 28' fire lane, access, drainage and utility easements have been added to the C1 Sheet from the updated SV1 sheet. The bearings and distances of the property line were updated on the C1 with the updated information from the revised SV1 sheet. The revised bearings and distances are shown as plat and measured because the bearings and distances shown on the plat did not close. Also, all adjacent property notations have been updated to refer to the final plat. Refer to Sheet C1.
2. The southern east-west driving lane in the parking lot matches up with the platted 28' wide fire lane, access, drainage and utility easement for cross-access. Refer to Sheet C1.
3. To be addressed by others.
4. Anderson Engineering has spoken with Bob Quinn with the North Texas Municipal Water District (NTMWD) and he said encroachments may not be required, but they need to review the plans to make the final determination. An additional set of plans have been included with this submittal to be forwarded to the NTMWD for their review.
5. The concrete trickle channel has been shortened and a riprap pad placed at the end to slow the concentrated flow before it enters the grass and access road. Refer to Sheet C1.
6. A TXDOT permit was obtained by the developer for construction of the driveway. A copy of the permit is enclosed with this letter.
7. Per Bob Quinn with NTMWD, NTMWD would not have requested an encroachment easement for the construction of the driveway.

O'Reilly Auto Parts Store – Farmersville, Texas

November 8, 2011

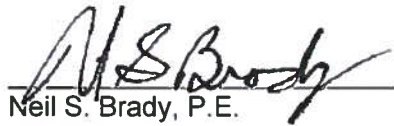
Page 2 of 2

8. Anderson Engineering has spoken with Bob Quinn with the North Texas Municipal Water District (NTMWD) and he said encroachments may not be required, but they need to review the plans to make the final determination. An additional set of plans have been included with this submittal to be forwarded to the NTMWD for their review.
9. To be addressed by others.

The above responses address all of the remaining comments from your reviews. We look forward to issuing the final copies of the Engineering Plans. Please contact us with any questions.

Thank you for your assistance in this review process.

Sincerely,



Neil S. Brady, P.E.
President

NSB/ath

Enclosures



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 04/10)
Page 1 of 2

PERMIT NUMBER: 2011010105					
REQUESTOR		GPS*		ROADWAY	
		LATITUDE, LONGITUDE		HWY NAME	U.S. 380
		N 33.15889, W 96.39056		FOR TxDOT'S USE	
NAME MACATEE ENGINEERING				CONTROL	0135
				SECTION	04
MAILING ADDRESS		4336 LEMMON AVENUE			
CITY, STATE, ZIP		CITY OF DALLAS, TEXAS, 75219			
PHONE NUMBER		214-373-1180			
<small>*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY</small>					

The Texas Department of Transportation, hereinafter called the State, hereby authorizes EMERGING MARKET PARTNERS, LLC, hereinafter called the Permittee, to construct / reconstruct a COMMERCIAL (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number US380 in COLLIN County, located ON U.S. 380 APPROX. 1,000 FEET WEST OF C.R. 607

USE ADDITIONAL SHEETS AS NEEDED

Subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:
SEE ATTACHED PLAN

The permittee will also contact the State's representative (shown below) upon completion of the State roadway portion of work authorized by this permit for a final inspection.

All construction of materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.
7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
8. The Permittee will contact the State's representative Mr. Ray Hejke and Darrin Boykin @ (972) 439-6841 telephone, (972) 547-2345, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

1/5/11
Date of Issuance

State Authorized Representative

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: December 9, 2010

Signed: Darnton Macatee
(Property owner or owner's representative)



**S M I T H - G O T H
E N G I N E E R S , I N C .**

3855 South Jefferson
Springfield, MO 65807

Phone: 417-882-2200
Fax: 417-882-1188
www.smithgoth.com

November 8, 2011

Daniel & Brown Inc.
118 McKinney Street
Farmersville, TX 75442

Attn: Mr. James Shankles, Jr.

Re: New O'Reilly Auto Parts Store
1705 W. Audie Murphy Parkway
Farmersville, TX

Dear Mr. Shankles:

The following are in response to your Plan Review comments dated September 15, 2011:

Sheet SU1

Comment 1: An 8" water main has been installed on the east side of the O'Reilly site. A 2" service-line has been installed to serve Lot 2. The domestic and irrigation service shall be located on the new 8" water main. Refer to water and sanitary sewer plans by Macatee Engineering of Dallas, Texas.

Response 1: Please refer to Sheet SU1, revised 11/8/11, for correction in water service location & tie-in.

Comment 2: An 8' stub-out with 8" gate valve shall be installed for the fire service. The service shall be located on the new 8" water main. A double detector check valve shall be required.

Response 2: Please refer to Sheet SU1, revised 11/8/11, for correction in fire service location and addition of gate valve and detector check valve.

Comment 3: An 8" sanitary sewer has been installed on the south side of the O'Reilly site. A 6" service stub-out has been included. The O'Reilly service shall be connected to the existing stub-out. The existing 6" sanitary sewer flows to the east. Refer to water and sanitary sewer plans by Macatee Engineering of Dallas, Texas.

Response 3: Please refer to Sheet SU1, revised 11/8/11, for correction of sanitary sewer connection to stub-out provided.

Comment 4: one or more parking lot lights may be located in the existing 30' NTMWD easement. An encroachment agreement must be obtained from NTMWD. Provide NTMWD notes on the plans.

Response 4: Please refer to Sheet SU1, revised 11/8/11, for added notes for NTMWD on the plan.

Comment 5: Light source shall be a down-light type, indirect, diffused, or shielded type luminaries installed so as to reduce glare effect and consequent interference with use of adjacent properties and boundary streets.

New O'Reilly Auto Parts Store
1705 W. Audie Murphy Parkway
Farmersville, TX
Page 2 of 2

Response 5: Please refer to Sheet SU1 & E1, revised 11/8/11, for revision to site lighting & fixtures.

Comment 6: An encroachment agreement must be obtained for underground electric and telephone to cross the 30' NTMWD easement. Provide NTMWD notes on plans.

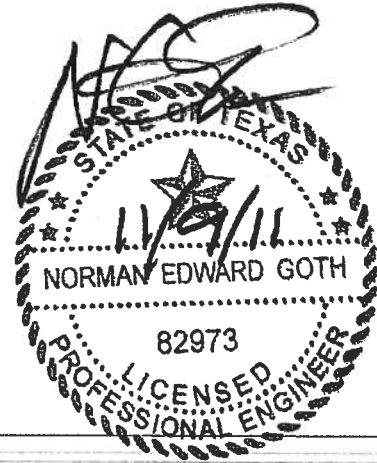
Response 6: Please refer to Sheet SU1, revised 11/8/11, for added notes for NTMWD on the plan.

Please contact our office if you have any further questions.

Sincerely,



Norman E. Goth, P.E.



Smith-Goth Engineers, Inc.
F-1611



Buddy Webb & Company

Architect - Consultant

1501 East Sunshine - Suite E
Springfield, Missouri 65804
(417) 877-1385 Phone
(417) 877-9736 Fax

November 8, 2011

Mr. James Shankles, Jr., P.E.
Daniel & Brown Inc.
118 McKinney Street
Farmersville, TX 75442

Re: Plan Review
New O'Reilly auto Parts Store
1705 W. Audie Murphy Parkway
Farmersville, TX 75442

Dear Mr. Shankles:

Please find the following responses to the plan review letter received on September 15, 2011 for the above referenced project.

Sheet SV1 – Boundary and Topographic Survey:

1. Refer to revised sheet SV1 (attached) for clarifications to comments 1-9.

Sheet D1 – Demolition Plan.

1. Refer to revised sheet D1 for (attached) for clarifications to comments 1, 2.
2. The TXDOT permit is to be obtained by the developer of the property. A copy of the permit is attached.

Sheet C1 – Site Grading Plan

1. Refer to revised C1 (attached) and also to comments from Civil Engineers (attached).

Sheet C2 – Site Development Plan

1. Refer to revised C2 (attached) for clarifications to comments 1 & 2.

Sheet C3 – Site Details

1. Refer to revised C3 (attached) for clarifications to comment 1.
2. As per City Ordinance, the screening around the mechanical units and trash dumpster is required to be masonry to match the building and the height is 6'-0". The proposed gates for the opening are 6'-0" tall but due to structural concerns and cost, they are proposed as closed wooden slat gates that provide easy access when opened and full screen for vision and noise when close closed.

Sheet L1- Landscape Plan.

1. Refer to revised L1 (attached) for clarifications to comment 1.
2. As per the updated Site Survey SV1 (attached) the northern east-west drive is NOT intended to be a cross access drive, therefore the landscaping to remain as shown.
3. As per the North Texas Municipal Water District, we have included an addition set of plans for their review to determine the necessity of an easement encroachment agreement.

Sheet L3 – Irrigation Coverage Plan

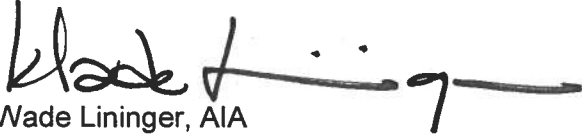
1. Refer to comment 3 for Sheet L1- Landscape Plan.

Sheet SU1 – Site Utilities Plan

1. Refer to revised sheet SU1 (attached) and to comments from Mechanical Engineers. (attached)

Please contact our office if additional information or clarifications are required.

Respectfully,

A handwritten signature in black ink, appearing to read "Wade Lininger", with a long horizontal stroke extending to the right.

Wade Lininger, AIA

Architect

Buddy D. Webb – Architect / Consultant

attachments



COMcheck Software Version 3.9.1

CITY COPY

Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : New O'Reilly Auto Parts

Construction Site:
1705 W Audie Murphy Parkway
Farmersville, TX 75442

Owner/Agent:
Steve Peterie
O'Reilly Automotive Stores, Inc.
233 S. Patterson
Springfield, MO 65802
417.862-2674
speterie@oreillyauto.com

Designer/Contractor:
Wade Lininger
Buddy D. Webb, Architect - Consultant
1501 E. Sunshine - Suite E
Springfield, MO 65804
417.877.1385
wade@webbarch.com



AUG 23 2011

Plans Reviewed
Plans not valid without attached review notes

Section 2: General Information

Building Location (for weather data): **Farmersville, Texas**
Climate Zone: **3a**
Building Type for Envelope Requirements: **Non-Residential**
Vertical Glazing / Wall Area Pct.: **9%**

Activity Type(s)
Retail

Floor Area
7569

Plans have been reviewed for Code Compliance. Reviewed plans must be kept at site of work and be open to inspection by the Building Official or a duly authorized representative. Review of plans does not represent the code(s) in their entirety. Field verification must be done to ensure compliance with all jurisdiction adopted code(s) and ordinances.

Section 3: Requirements Checklist

Envelope **PASSES**: Design 1% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Orientation: NORTH					
Exterior Wall 1: Steel-Framed, 24" o.c.	1075	19.0	0.0	0.094	0.084
Window 1: Metal Frame with Thermal Break:Double Pane, Tinted, SHGC 0.28	424	---	---	0.650	0.650
Door 1: Glass, Entrance Door, SHGC 0.28	21	---	---	0.350	0.650
Orientation: EAST					
Exterior Wall 4: Steel-Framed, 24" o.c.	1303	19.0	0.0	0.094	0.084
Door 3: Insulated Metal, Swinging	21	---	---	0.600	0.700
Door 4: Overhead Door, Non-Swinging	48	---	---	0.600	1.450
Door 5: Insulated Metal, Swinging	21	---	---	0.600	0.700
Orientation: SOUTH					
Exterior Wall 2: Steel-Framed, 24" o.c.	1320	19.0	0.0	0.094	0.084
Orientation: WEST					
Exterior Wall 3: Steel-Framed, 24" o.c.	1393	19.0	0.0	0.094	0.084
Orientation: UNSPECIFIED ORIENTATION					
Roof 1: Metal Building, Standing Seam	7569	30.0	0.0	0.051	0.055
Floor 1: Slab-On-Grade:Unheated	338	---	---	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with closing devices.
 - Exceptions:*
 - Building entrances with revolving doors.
 - Doors that open directly from a space less than 3000 sq. ft. in area.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.8.1 and to comply with the mandatory requirements in the Requirements Checklist.

Buddy Webb - Architect

Name - Title

[Handwritten Signature]

Signature

6/14/11

Date





COMcheck Software Version 3.7.0 Interior Lighting Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : New O'Reilly Auto Parts

Construction Site:
1705 W Audie Murphy Parkway
Farmersville, TX 75442

Owner/Agent:
Steve Peterie
O'Reilly Automotive Stores, Inc.
233 S. Patterson
Springfield, MO 65802
417.862-2674
speterie@oreillyauto.com

Designer/Contractor:
Wade Lininger
Buddy D. Webb, Architect - Consultant
1501 E. Sunshine - Suite E
Springfield, MO 65804
417.877.1385
wade@webbarch.com

Section 2: General Information

Building Use Description by: **Activity Type**

<u>Activity Type(s)</u>	<u>Floor Area</u>
Retail	7569

Section 3: Requirements Checklist

Interior Lighting:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
11354	9024	YES

Controls, Switching, and Wiring:

2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
3. Daylight zones have individual lighting controls independent from that of the general area lighting.
Exceptions:
Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
4. Independent controls for each space (switch/occupancy sensor).
Exceptions:
Areas designated as security or emergency areas that must be continuously illuminated.
Lighting in stairways or corridors that are elements of the means of egress.
5. Master switch at entry to hotel/motel guest room.
6. Individual dwelling units separately metered.
7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
8. Each space provided with a manual control to provide uniform light reduction by at least 50%.
Exceptions:
Only one luminaire in space;
An occupant-sensing device controls the area;
The area is a corridor, storeroom, restroom, public lobby or sleeping unit.

Areas that use less than 0.6 Watts/sq.ft.

- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.

- 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

Lighting intended for 24 hour use.

- 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 4: Compliance Statement

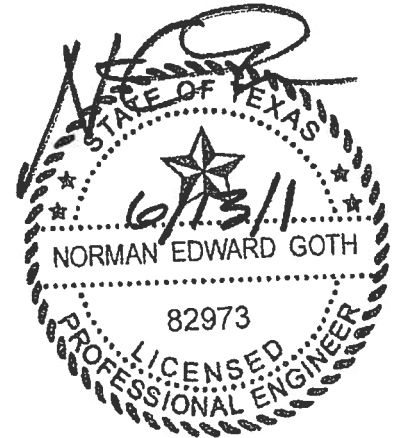
Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.7.0 and to comply with the mandatory requirements in the Requirements Checklist.

Norman E. Goth, P.E.

Name - Title

Signature

Date



Smith-Goth Engineers, Inc.
F-1611



COMcheck Software Version 3.7.0
**Interior Lighting Application
 Worksheet**

2009 IECC

Section 1: Allowed Lighting Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Retail	7569	1.5	11354
Total Allowed Watts =			11354

Section 2: Proposed Lighting Power Calculation

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Retail (7569 sq.ft.)				
Linear Fluorescent 1: A: 48" T8 28W (Super T8) / Electronic	4	52	96	4992
Linear Fluorescent 2: B: 48" T8 28W (Super T8) / Electronic	2	5	48	240
Linear Fluorescent 3: C: 48" T8 28W (Super T8) / Electronic	4	39	96	3744
Linear Fluorescent 4: D: 48" T8 28W (Super T8) / Electronic	2	1	48	48
Total Proposed Watts =				9024

Section 3: Compliance Calculation

If the Total Allowed Watts minus the Total Proposed Watts is greater than or equal to zero, the building complies.

Total Allowed Watts = 11354
 Total Proposed Watts = 9024
 Project Compliance = 2330

Interior Lighting PASSES: Design 21% better than code.



COMcheck Software Version 3.7.0 Mechanical Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : New O'Reilly Auto Parts

Construction Site:
1705 W Audie Murphy Parkway
Farmersville, TX 75442

Owner/Agent:
Steve Peterie
O'Reilly Automotive Stores, Inc.
233 S. Patterson
Springfield, MO 65802
417.862-2674
speterie@oreillyauto.com

Designer/Contractor:
Wade Lininger
Buddy D. Webb, Architect - Consultant
1501 E. Sunshine - Suite E
Springfield, MO 65804
417.877.1385
wade@webbarch.com

Section 2: General Information

Building Location (for weather data): **Farmersville, Texas**
Climate Zone: **3a**

Section 3: Mechanical Systems List

Quantity System Type & Description

- | | |
|---|---|
| 4 | HVAC System 1: Heating: Other, Electric, Capacity 34 kBtu/h / Cooling: Split System, Capacity 55 kBtu/h, Efficiency: 15.50 SEER, Air-Cooled Condenser / Single Zone |
| 1 | Water Heater 1: Electric Instantaneous Water Heater, Capacity: 0 gallons, Efficiency: 1.00 EF |

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Split System: 13.0 SEER
- 2. Integrated air economizer required
 - Exception: Air/evap condenser serving space with open-case refrigeration

Requirements Specific To: Water Heater 1 :

- 1. Hot water system sized per manufacturer's sizing guide
- 2. Electric Water Heater efficiency: 0.9 EF (20 SL, Btu/h (if > 12 kW))
- 3. First 8 ft of outlet piping is insulated

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Plant equipment and system capacity no greater than needed to meet loads
 - Exception: Standby equipment automatically off when primary system is operating
 - Exception: Multiple units controlled to sequence operation as a function of load
- 2. Minimum one temperature control device per system
- 3. Minimum one humidity control device per installed humidification/dehumidification system
- 4. Load calculations per ASHRAE/ACCA Standard 183
- 5. Automatic Controls: Setback to 55 degrees F (heat) and 85 degrees F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
 - Exception: Continuously operating zones
 - Exception: 2 kW demand or less, submit calculations
- 6. Outside-air source for ventilation; system capable of reducing OSA to required minimum

- 7. R-5 supply and return air duct insulation in unconditioned spaces R-8 supply and return air duct insulation outside the building R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
 - Exception: Ducts located within equipment
 - Exception: Ducts with interior and exterior temperature difference not exceeding 15 degrees F.
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification
- 8. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
- 9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
- 10. Hot water pipe insulation: 1.5 in. for pipes ≤ 1.5 in. and 2 in. for pipes > 1.5 in. Chilled water/refrigerant/brine pipe insulation: 1.5 in. for pipes ≤ 1.5 in. and 1.5 in. for pipes > 1.5 in. Steam pipe insulation: 1.5 in. for pipes ≤ 1.5 in. and 3 in. for pipes > 1.5 in.
 - Exception: Piping within HVAC equipment.
 - Exception: Fluid temperatures between 55 and 105 degrees F.
 - Exception: Fluid not heated or cooled with renewable energy.
 - Exception: Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI840 rating).
 - Exception: Runouts < 4 ft in length.
- 11. Operation and maintenance manual provided to building owner
- 12. Piping, insulated to 1/2 in. if nominal diameter of pipe is < 1.5 in.; Larger pipe insulated to 1 in. thickness
- 13. Lavatory faucet outlet temperatures in public restrooms limited to 110 degrees F (43 degrees C)
- 14. Thermostatic controls have 5 degrees F deadband
 - Exception: Thermostats requiring manual changeover between heating and cooling
 - Exception: Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.
- 15. Balancing devices provided in accordance with IMC (2006) 603.17
- 16. Demand control ventilation (DCV) present for high design occupancy areas (> 40 person/1000 ft² in spaces > 500 ft²) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
 - Exception: Systems with heat recovery.
 - Exception: Multiple-zone systems without DDC of individual zones communicating with a central control panel.
 - Exception: Systems with a design outdoor airflow less than 1200 cfm.
 - Exception: Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.
- 17. Motorized, automatic shutoff dampers required on exhaust and outdoor air supply openings
 - Exception: Gravity dampers acceptable in buildings < 3 stories
 - Exception: Gravity dampers acceptable in systems with outside or exhaust air flow rates less than 300 cfm where dampers are interlocked with fan
- 18. Stair and elevator shaft vents are equipped with motorized dampers
- 19. Automatic controls for freeze protection systems present
- 20. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted

Section 5: Compliance Statement

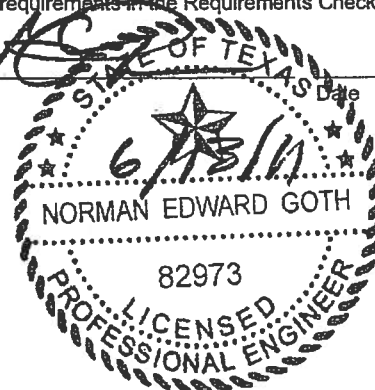
Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2009 IECC requirements in COMcheck Version 3.7.0 and to comply with the mandatory requirements in the Requirements Checklist.

Norman E. Goth, P.E.

Name - Title

Signature

Date



Smith-Goth Engineers, Inc.



COMcheck Software Version 3.7.0

Mechanical Requirements Description

2009 IECC

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

Requirements Specific To: HVAC System 1 :

1. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Split System: 13.0 SEER
2. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected project location. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.
 - Exception: An economizer is not required for systems having air or evaporatively cooled condensers that serve spaces with open-case refrigeration.

Requirements Specific To: Water Heater 1 :

1. Service water heating system design loads for the purpose of sizing systems and equipment must be determined in accordance with manufacturers' published sizing guidelines.
2. Service water heating equipment used solely for heating potable water, pool heaters, and hot water storage tanks must meet the following minimum efficiency: Electric Water Heater efficiency: 0.9 EF (20 SL, Btu/h (if > 12 kW))
3. Insulation must be provided for the first 8 ft of outlet piping for a constant temperature nonrecirculating storage system and for the inlet pipe between the storage tank and a heat trap in a storage system.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. All equipment and systems must be sized to be no greater than needed to meet calculated loads. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, within available equipment options.
 - Exception: The equipment and/or system capacity may be greater than calculated loads for standby purposes. Standby equipment must be automatically controlled to be off when the primary equipment and/or system is operating.
 - Exception: Multiple units of the same equipment type whose combined capacities exceed the calculated load are allowed if they are provided with controls to sequence operation of the units as the load increases or decreases.
2. Each heating or cooling system serving a single zone must have its own temperature control device.
3. Each humidification system must have its own humidity control device.
4. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
5. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria: a) capable of setting back temperature to 55 degrees F during heating and setting up to 85 degrees F during cooling, b) capable of automatically setting back or shutting down systems during unoccupied hours using 7 different day schedules, c) have an accessible 2-hour occupant override, d) have a battery back-up capable of maintaining programmed settings for at least 10 hours without power.
 - Exception: A setback or shutoff control is not required on thermostats that control systems serving areas that operate continuously.
 - Exception: A setback or shutoff control is not required on systems with total energy demand of 2 kW (6,826 Btu/h) or less.
6. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code. If the ventilation system is designed to supply outdoor-air quantities exceeding minimum required levels, the system must be capable of reducing outdoor-air flow to the minimum required levels.
7. Air ducts must be insulated to the following levels: a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5. Unconditioned spaces include attics, crawl spaces, unheated basements, and unheated garages. b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building. c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.
 - Exception: Duct insulation is not required on ducts located within equipment.
 - Exception: Duct insulation is not required when the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15 degrees F.
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.
8. Mechanical fasteners and seals, mastics, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.

9. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastics; mesh and mastic sealing systems; or tapes. Tapes and mastics must be listed and labeled in accordance with UL 181A and shall be marked '181A-P' for pressure sensitive tape, '181A-M' for mastic or '181A-H' for heat-sensitive tape. Tapes and mastics used to seal flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked '181B-FX' for pressure-sensitive tape or '181B-M' for mastic. Unlisted duct tape is not permitted as a sealant on any metal ducts.
10. All pipes serving space-conditioning systems must be insulated as follows: Hot water piping for heating systems: 1 1/2 in. for pipes <=1 1/2-in. nominal diameter, 2 in. for pipes >1 1/2-in. nominal diameter. Chilled water, refrigerant, and brine piping systems: 1 1/2 in. insulation for pipes <=1 1/2-in. nominal diameter, 1 1/2 in. insulation for pipes >1 1/2-in. nominal diameter. Steam piping: 1 1/2 in. insulation for pipes <=1 1/2-in. nominal diameter, 3 in. insulation for pipes >1 1/2-in. nominal diameter.
 - Exception: Pipe insulation is not required for factory-installed piping within HVAC equipment.
 - Exception: Pipe Insulation is not required for piping that conveys fluids having a design operating temperature range between 55 degrees F and 105 degrees F.
 - Exception: Pipe insulation is not required for piping that conveys fluids that have not been heated or cooled through the use of fossil fuels or electric power.
 - Exception: Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI840 rating).
 - Exception: Pipe insulation is not required for runout piping not exceeding 4 ft in length and 1 in. in diameter between the control valve and HVAC coil.
11. Operation and maintenance documentation must be provided to the owner that includes at least the following information: a) equipment capacity (input and output) and required maintenance actions b) equipment operation and maintenance manuals c) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming comments d) complete narrative of how each system is intended to operate.
12. Service hot water piping, where required, must be insulated to 1/2 in. If pipe less than 1.5 in. nominal diameter. Larger pipe must be insulated to 1 in.. Pipe insulation will have a conductivity of less than 0.28 Btu.in/(h-ft²-degrees F).
13. Temperature controlling means must be provided to limit the maximum temperature of water delivered from lavatory faucets in public facility restrooms to 110 degrees F.
14. Thermostats controlling both heating and cooling must be capable of maintaining a 5 degrees F deadband (a range of temperature where no heating or cooling is provided).
 - Exception: Deadband capability is not required if the thermostat does not have automatic changeover capability between heating and cooling.
 - Exception: Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.
15. Balancing devices provided in accordance with IMC (2006) 603.17.
16. Demand control ventilation (DCV) required for high design occupancy areas (>40 person/1000 ft² in spaces >500 ft²) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
 - Exception: Systems with heat recovery.
 - Exception: Multiple-zone systems without DDC of individual zones communicating with a central control panel.
 - Exception: Systems with a design outdoor airflow less than 1200 cfm.
 - Exception: Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.
17. Outdoor air supply and exhaust systems must have motorized dampers that automatically shut when the systems or spaces served are not in use. Dampers must be capable of automatically shutting off during pre-occupancy building warm-up, cool-down, and setback, except when ventilation reduces energy costs (e.g., night purge) or when ventilation must be supplied to meet code requirements. Both outdoor air supply and exhaust air dampers must have a maximum leakage rate of 3 cfm/ft² at 1.0 in w.g. when tested in accordance with AMCA Standard 500.
 - Exception: Gravity (non-motorized) dampers are acceptable in buildings less than three stories in height.
 - Exception: Systems with a design outside air intake or exhaust capacity of 300 cfm (140 L/s) or less that are equipped with motor operated dampers that open and close when the unit is energized and de-energized, respectively.
18. Stair and elevator shaft vents must be equipped with motorized dampers capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems. All gravity outdoor air supply and exhaust hoods, vents, and ventilators must be equipped with motorized dampers that will automatically shut when the spaces served are not in use.
 - Exception: Gravity (non-motorized) dampers are acceptable in buildings less than three stories in height above grade.
 - Exception: Ventilation systems serving unconditioned spaces.
19. All freeze protection systems, including self-regulating heat tracing, must include automatic controls capable of shutting off the systems when outside air temperatures are above 40 degrees F or when the conditions of the protected fluid will prevent freezing. Snow- and ice-melting systems must include automatic controls capable of shutting off the systems when the pavement temperature is above 50 degrees F and no precipitation is falling, and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40 degrees F.

20. Individual fan systems with a design supply air capacity of 5000 cfm or greater and minimum outside air supply of 70 percent or greater of the supply air capacity must have an energy recovery system with at least a 50 percent effectiveness. Where cooling with outdoor air is required there is a means to bypass or control the energy recovery system to permit cooling with outdoor air.
- Exception: Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.
 - Exception: Systems serving spaces that are heated and not cooled to less than 60 degrees F.
 - Exception: Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
 - Exception: Heating systems in climates with less than 3600 HDD.
 - Exception: Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64 degrees F.
 - Exception: Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
 - Exception: Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate make up air supply meeting the following makeup air requirements: a) at least 75 percent of exhaust flow rate, b) heated to no more than 2 degrees F below room setpoint temperature, c) cooled to no lower than 3 degrees F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.



Buddy Webb & Company

Architect - Consultant

1501 East Sunshine - Suite E
Springfield, Missouri 65804
(417) 877-1385 Phone
(417) 877-9736 Fax

LETTER OF TRANSMITTAL

Date: August 18, 2011

TO: Attn: Joe Hysell Bureau Veritas 1000 Jupiter Road Plano TX 75074	RE: New O'Reilly Auto Parts Store (FMV) 1705 W Audie Murphy Parkway Farmersville TX 75442
---	---

We are enclosing: <input type="checkbox"/> Shop Drawings <input type="checkbox"/> Preliminary Drawings <input checked="" type="checkbox"/> Construction Drawings <input type="checkbox"/> Other - Butler Order	Status: <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> For Your Information <input type="checkbox"/> Please Review & Return <input type="checkbox"/> As Requested <input type="checkbox"/> As Noted on Plans
---	---

<u>Qty.</u>	<u>Drawing No.</u>	<u>Date</u>	<u>Item Description</u>
1		08/18/11	Revised Building Plans
1		08/18/11	Review Letter Responses
2		08/18/11	Civil Plans

Remarks: Revised building plans as per Bureau Veritas comments.

Shipped Via: <input type="checkbox"/> First Class Mail <input checked="" type="checkbox"/> UPS <input type="checkbox"/> Picked Up/Delivered By:	Printed By: <input type="checkbox"/> Springfield Blueprint <input type="checkbox"/> Engineers Repro <input checked="" type="checkbox"/> In-House
---	--

Copy of Transmittal To: file	Copy of Enclosure To:
--	------------------------------

Transmitted By: Wade

Received By: _____



**S M I T H - G O T H
E N G I N E E R S , I N C .**

3855 South Jefferson
Springfield, MO 65807

Phone: 417-882-2200
Fax: 417-882-1188
www.smithgoth.com

August 15, 2011

Bureau Veritas
1000 Jupiter Road
Suite 800
Plano, TX 75074

Re: O'Reilly Auto Parts
Farmersville, TX

Mr. Joe Hysell:

The following are in response to your Commercial Plan Review Comments dated July 14, 2011:

Means of Egress
2003 IBC w. City Amendments

1. Provide exterior exit lighting with a 90 minute backup power supply, at all required exits. (ref. Sec. 1006)
SGE Response: Please refer to sheet E1, revised 8/11/11, for addition of exterior emergency exit lighting with 90 minute backup power supply.

Plumbing Code & Fuel Gas Code
2003 IPC & IFGC w/ City Amendments

1. Provide tempered water to sinks and lavatories. (ref. Sec. 607)
SGE Response: Please refer to sheet P1, revised 8/11/11 and New sheet P2, dated 8/11/11 for addition of mixing valve.
2. Provide for thermal expansion. (ref. Sec. 607)
SGE Response: Comment not applicable due to instantaneous type water heater being specified. Refer to sheet P1.
3. Provide for backflow protection at the connection to the domestic water service. (ref. Sec. 608)
SGE Response: Please refer to sheet P1, revised 8/11/11 and New sheet P2, dated 8/11/11 for addition of backflow protection.

**Texas Department of Licensing and Regulation
Architectural Barriers Project Registration Confirmation Page
Tuesday, May 31, 2011
EABPRJB1812880**

PERSON FILING FORM

Name: Wade Lininger **Phone:** 417-877-1385
Person Address: 1501 E. Sunshine Suite E, Springfield, MO 65804
Ras Number: 0055

Project Name: New O'Reilly Auto Parts Store
Project Address: O'Reilly Auto Parts Store
 1705 W. Audie Murphy Parkway
 Farmersville, TX 75442 **County:** Collin

TENANT

Contact Name: **Phone:**
Contact Address:

BUILDING/FACILITY Name: O'Reilly Auto Parts Store
FACILITY Owner: O'Reilly Automotive Stores INC **Phone:** 417-862-2674
Owner Address: 233 South Patterson, Springfield, MO 65802
Contact Name: Tim Williams **Phone:**
Contact Address:
Contact Email: twilliams@oreillyauto.com

DESIGN FIRM Name: Buddy D. Webb **Phone:** 417-877-1385
Firm Address: 1501 E Sunshine Suite E, Springfield, MO 65804
Designer Name: Wade Lininger **Email:** wade@webbarch.com
Type of License: Architect **License Number:** 16204

PROJECT DESCRIPTION

Start Date: 09/2011 **Completion date:** 09/2012 **Estimated Cost:** \$625,000.00
Type of Work: New Construction
Type of Funds: This project is privately funded, on private land for private use.
State Lease No. :
Scope of Work: New Auto Parts Store
Does this building(s) have more than one level? No
Are there any elevators, escalators, or platform lifts in this building? No
Are there any boiler in this building? No

This AB Project registration Confirmation Page, construction documents, and applicable fees must be submitted in accordance with the Texas Administrative Code Chapter 68, Rule 68.51.

If TDLR will be performing the review or inspection services, see Rule 68.80.

If a RAS will be performing the review or inspection services, please contact the RAS as they set and collect their own fees, see Rule 68.75.

In accordance with Rule 68.52, the owner of a building or facility must also obtain an inspection from the department or a registered accessibility specialist not later than the first anniversary of the completion of construction. Request for inspection shall be made by completing the Request for Inspection form and submitting it no later than 30 calendar days after the completion of construction.

RECEIVED

JUN 15 2011

BY RAS #0055

41041



**S M I T H - G O T H
E N G I N E E R S , I N C .**

3855 South Jefferson
Springfield, MO 65807

Phone: 417-882-2200
Fax: 417-882-1188
www.smithgoth.com

**Electrical Code
2005 NEC w/ City Amendments**

1. All commercial buildings must have as outside electrical disconnects equivalent to inside amps.

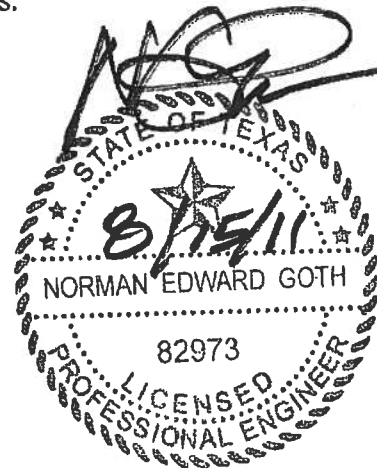
SGE Response: Please refer to previously submitted sheet E3 for Service Riser Diagram that shows the outside electrical disconnect being equivalent to the inside amps.

Please contact our office if you have any further questions.

Sincerely,



Norman Goth, P.E.



Smith-Goth Engineers, Inc.
F-1611

Buddy Webb & Company

Architect - Consultant

1501 East Sunshine - Suite E
Springfield, Missouri 65804
(417) 877-1385 Phone
(417) 877-9736 Fax

August 18, 2011

Mr. Joe Hysell
Bureau Veritas
1000 Jupiter Road, Suite 800
Plano TX 75074

Re: BV Project #: 2011-005570
O'Reilly Auto Parts Store
1705 W. Audie Murphy Pkwy
Farmersville TX

Dear Mr. Hysell:

The following comments are on response to your review comments in your letter dated July 14, 2011. That letter is attached for your reference.

Building Code

1. As per sheet F1, Finish Plans; all wall and floor finishes shall be smooth, hard, non-absorbent surfaces.
2. 2006 IBC Issues:
 - a. Studs; as per plans all metal studs shall be at 24" o.c
 - b. Ceiling Joists; No Ceiling Joists in project.
 - c. Decking; No roof decking in project.
3. As per structural sheets all concrete slabs on grade are 6" in thickness min.

Accessibility Code


1. Refer to attached TDLR information.

Energy Code

1. Enclosed with this letter is a copy of the revised set of construction documents revising the entrance to include a self-enclose vestibule.

Please see attached comments regarding plumbing, mechanical and electrical and contact our office if additional information or clarifications are required.

Respectfully,
Buddy D. Webb – Architect / Consultant



Je Lininger, AIA
Architect

Attachments
C Paula Jackson, City of Farmersville



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: November 21, 2011

SUBJECT: Discussion and study to make recommendations to the City Council regarding possible amendments to the Comprehensive Zoning Ordinance related to "drive-in windows," "drive-in restaurants" and "drive-in service" to possibly update and modify such provisions and expand the types of establishments that can utilize a drive-in, drive-through and/or drive-up window to permit retail sales from a drive-through or drive-in window in all non-residential zoning classifications where retail sales are allowed.

ACTION: Workshop Session, discuss and give direction.

(III - A)



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: November 21, 2011

SUBJECT: Discussion and study to make recommendations to City Council regarding possible changes to the Subdivision Ordinance that may allow for a more streamlined development process.

ACTION: Workshop Session, discuss and give direction.

(III - B)