

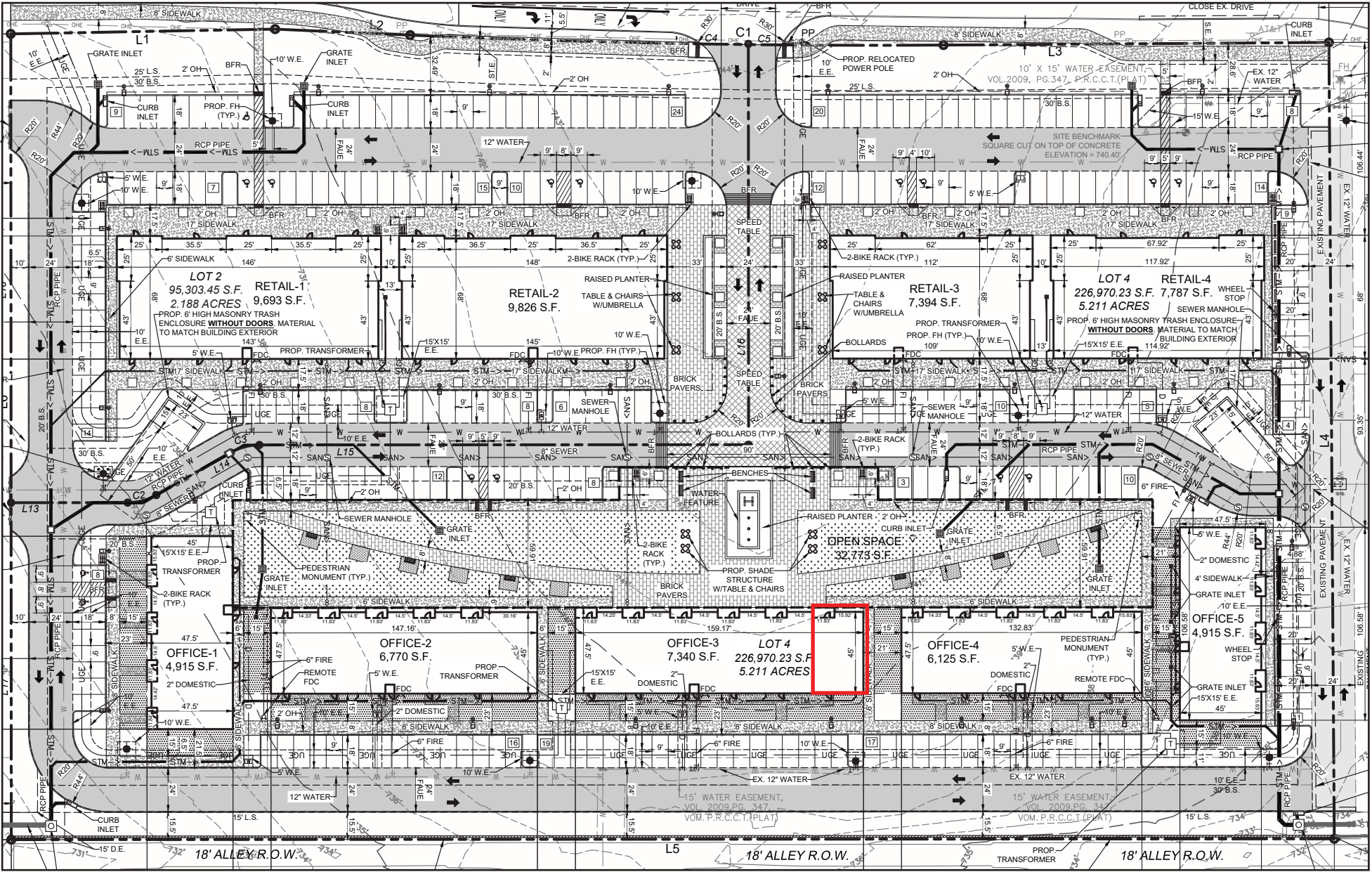
SEKHAR DANCE STUDIO FRISCO

PARKING ANALYSIS GENERAL	
NAME SITE	13177 MAIN ST. SUITE A
PROPOSED USE	COMMERCIAL
AREA	1,100 SQ. FT.
RATIO PARKING REQUIRED	1/100
PARKING REQUIRED	11
STANDARD PARKING	10
VAN ACCESSIBLE	1
NUMBER OF EXISTING PARKING PROVIDED	11
LEGAL DESCRIPTION	
COIT-3537 ADDITION, BLOCK A, LOT 2 & LOT 4, 7.393 ACRES, ABS. # 236,	



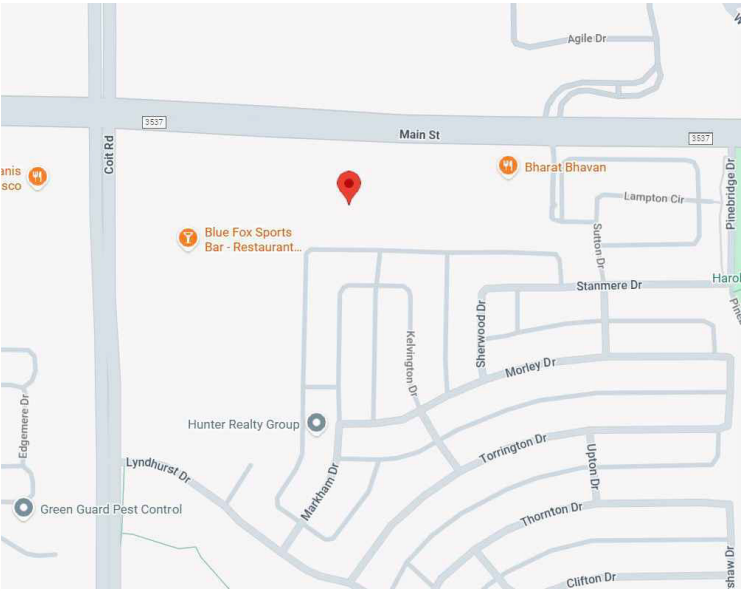
2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL COMMERCIAL CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL PLUMBING CODE
2024 NATIONAL ELECTRICAL CODE
2024 SOLAR ENERGY PROVISION
2024 ENERGY CONSERVATION CODE

BLUE PRINTS



Site Plan

SCOPE OF WORK	
ITEM	DESCRIPTION
A	Construction of new non-load-bearing interior metal stud partitions per proposed layout.
B	Electrical work, including new lighting, switches, and receptacles as required.
C	Mechanical (HVAC) work, including new air distribution ductwork and diffusers.
D	Plumbing work for installation of new sanitary fixtures.
E	Installation of office and restroom fixtures and equipment.
F	Existing ceiling to remain. No ceiling modifications included.
G	No exterior or structural work included.



VICINITY MAP
FOR REFERENCE

PROJECT NAME:

13177 Main St.
Suite A
Frisco, TX 75035

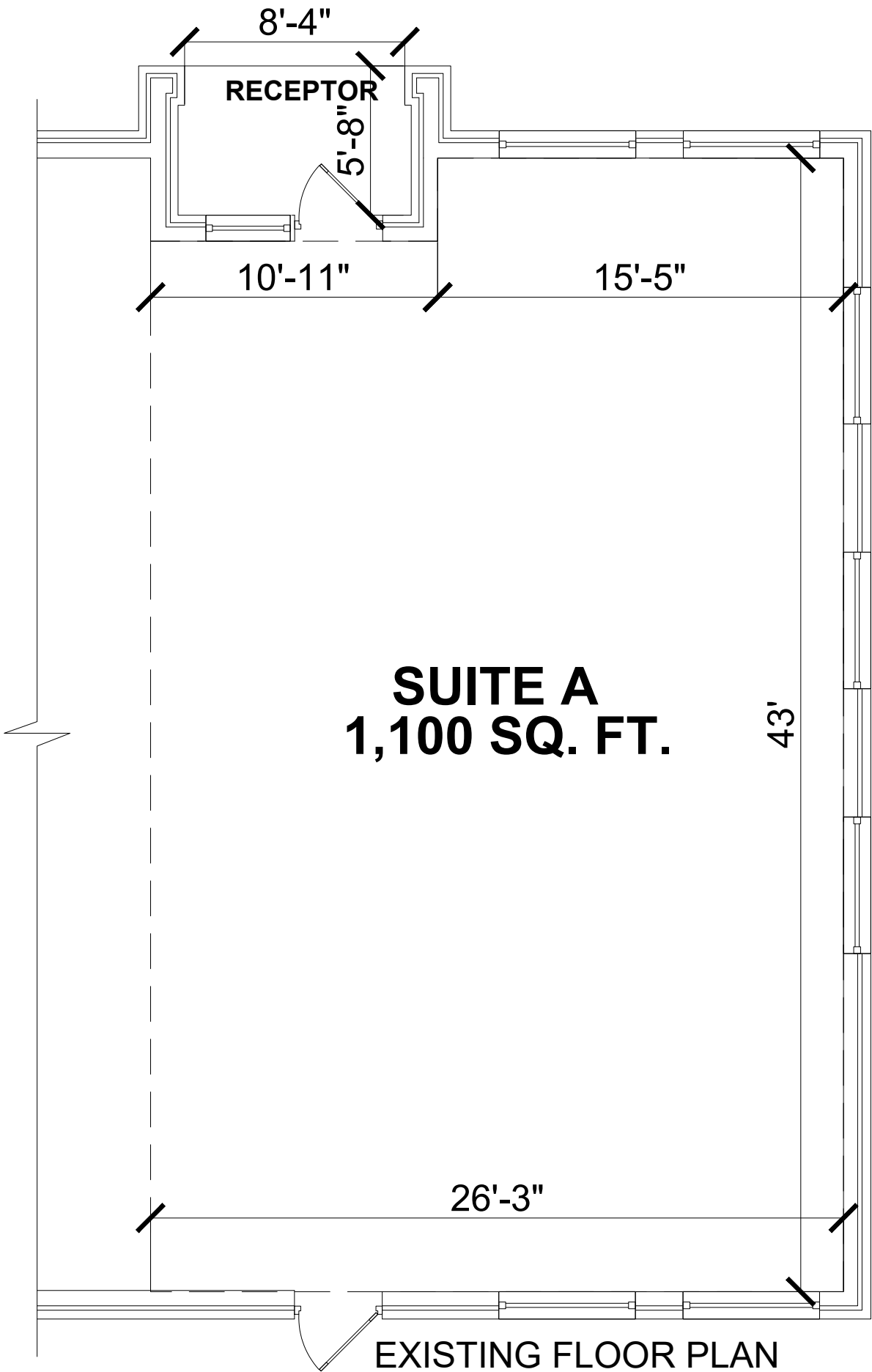
DATE:

01/21/26

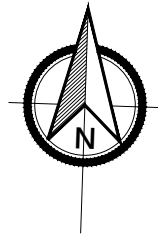
SCALE:

1/32"=1'-0"

A0



3/16" = 1'-0"



IECC 2024 GREEN/ENERGY CODE COMPLIANCE FOR COMMERCIAL

- ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERRED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.
1. STORMWATER:
1.1. 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.
2. WATER EFFICIENCY:
2.1. LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
2.2. SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
2.3. TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:
2.3.1. LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.
2.3.2. DUAL FLUSH COMPLYING WITH ASME A 112.19.14.
2.3.3. COMPLY WITH US EPA WATER SENSE.
2.4. ENERGY STAR DISHWASHER.
2.5. ENERGY STAR CLOTHES WASHER.
3. HEAT ISLAND MITIGATION:
3.1. ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.
3.2. RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.
3.3. ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER).
3.4. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.
3.5. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.
3.6. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.
3.7. BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.
4. DUCTS AND AIR SEALING
4.1. DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³/MIN PER 100 SQUARE FOOT (OR 3 CFM IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.
4.2. HVAC AND DUCTWORK LOCATED OUTSIDE OF FIRE RATED ENVELOPE OF GARAGE.
4.3. THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.20 INCH W.G. (50 PASCALS).
4.4. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE SEALD AND INSULATED WITH R-8 WHEN DUCTS IS 3" OR GREATER, R-6 WHEN 3" OR LESS AND EXEMPT WHEN COMPLETELY INSIDE CONDITIONED SPACE.
5. INSULATION:
5.1. ALL WINDOWS FENESTRATION U-FACTOR FOR CITY MUST BE 0.35, SKYLIGHT U-FACTOR 0.32 AND GLAZED FENESTRATION SHGC 0.25.
5.2. CEILINGS MUST BE INSULATED WITH R-38, IF NO ATTIC SPACE R-30, THIS REDUCTION IS LIMITED TO 500 SQUARE FEET (46 M²) OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.
5.3. ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.
5.4. ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
5.5. CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.
5.6. PIER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.
6. HVAC SYSTEMS
6.1. TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM.
MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 3/4" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
6.2. PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
6.3. LIGHTNING:
6.4. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.

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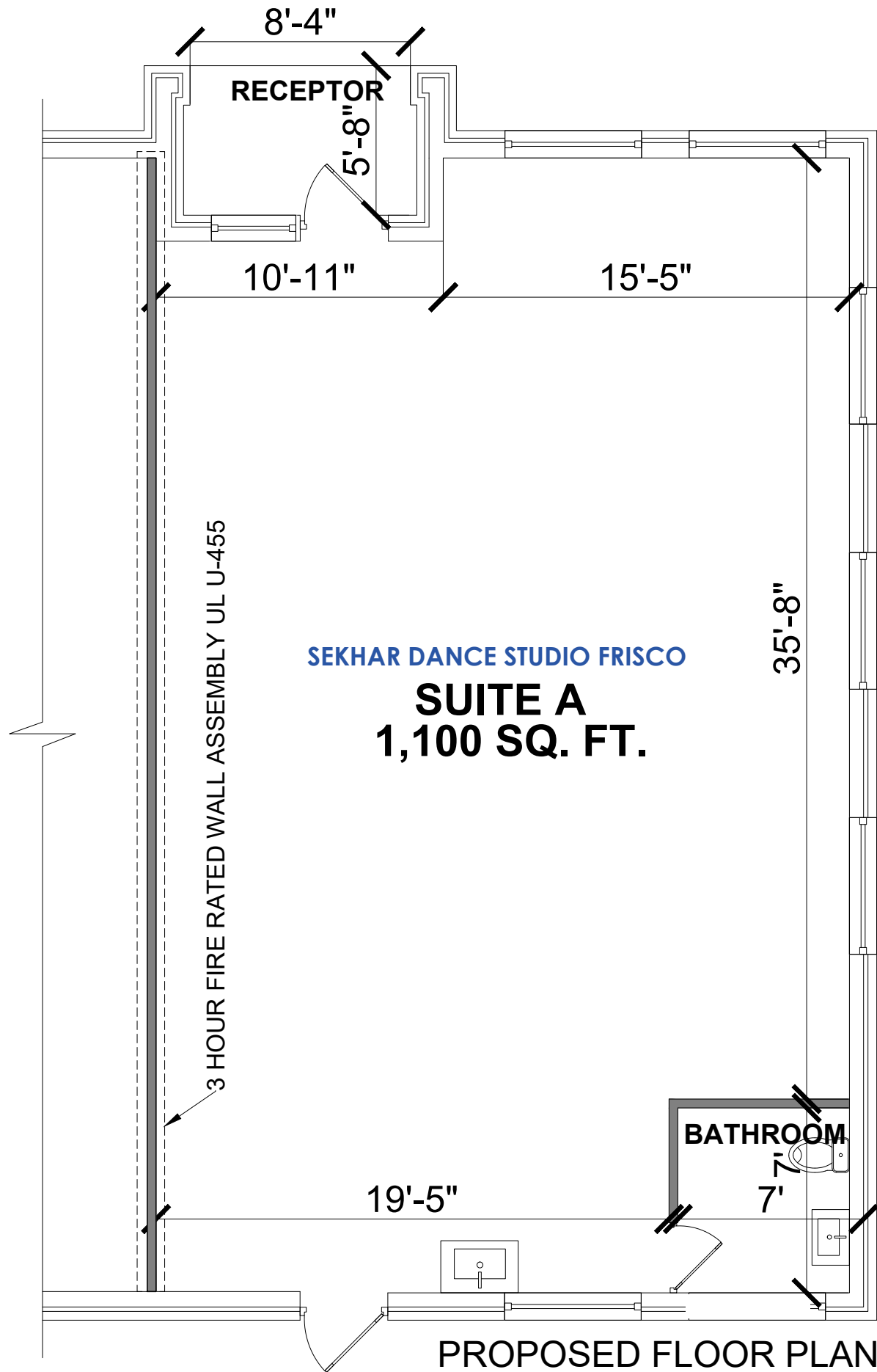
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A1



SEKHAR DANCE STUDIO FRISCO
SUITE A
1,100 SQ. FT.

PROPOSED FLOOR PLAN

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