CONSTRUCTION PLANS
FOR VISION PROPERTY DEVELOPERS

OCEAN SPRINGS, MS
PARCEL #60120020025



SHEET INDEX

S – SITE AS IS
CO – SITE PREP
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3 – BUILDING SECTION PLAN CONT'D
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5 – NORTH & SOUTH ELEVATIONS
6 – EAST/WEST ELEVATIONS W/ FLOOR PLAN
7 – ROOF PLAN
8 – WINDOW AND DOOR SCHEDULE

INTERNATIONAL BUILDING CODE 2018 INFO & BUILDING DATA

ZONING: C–H (REGIONAL COMMERCIAL)

TYPE OF CONSTRUCTION	TYPE III
SPRINKLERS PROVIDED;	NO
HEIGHT OF CONSTRUCTION;	20' 11"
NUMBER OF STORIES;	1
FLOOD ZONE (FIRM)	X
FEMA MAP#	28047C0269G
OCCUPANCY	A2/M (RESTAURANT/MERCANTILE)
ALLOWABLE AREA	9,500 SQ FT

*BUILDING SHALL MEET REQUIREMENTS OF THE 2018 IBC BUILDING CODE AND LOCAL COMMERCIAL BUILDING CODES AND 2018 FIRE CODES.
THE NEW BUILDING EXCEEDS DESIGN WIND SPEEDS OF 160 MPH

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PROPOSED PLANS FOR
for
QDOBA OCEAN SPRINGS
2114 Bienville Blvd
Ocean Springs, MS 39564

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garlonhomes@gmail.com

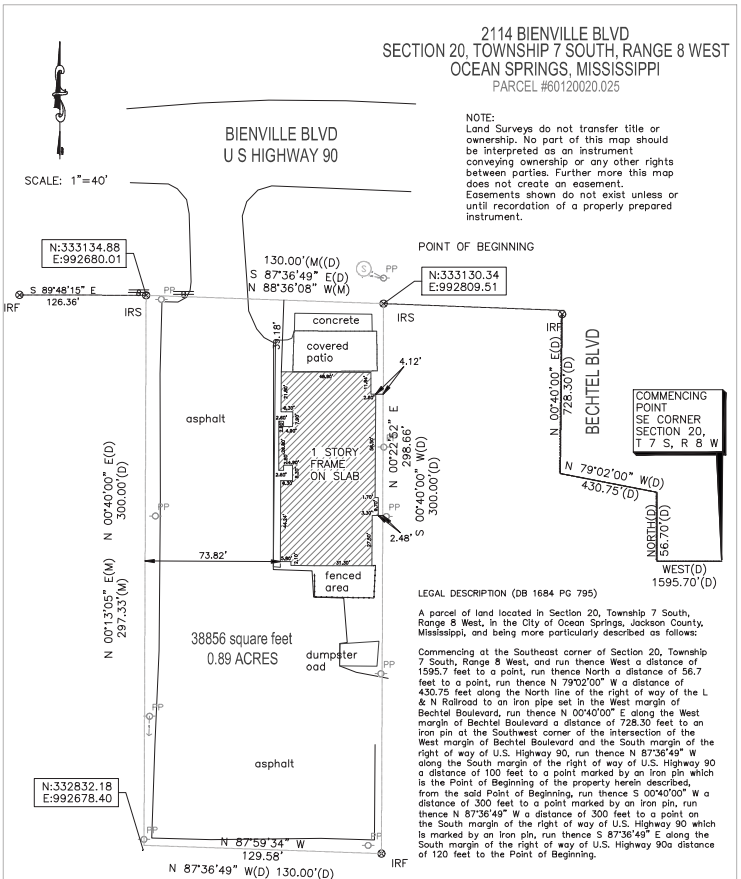
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DATE: 05/12/2026
SCALE: AS NOTED
DRAWN: GP
SHEET: T1

"AS IS SITE PLAN"

SCALE: 1/16" = 1'-0"



SHEET: S

DRAWN: GP

SCALE: AS NOTED

DATE: 05/12/2026

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SITE PREP

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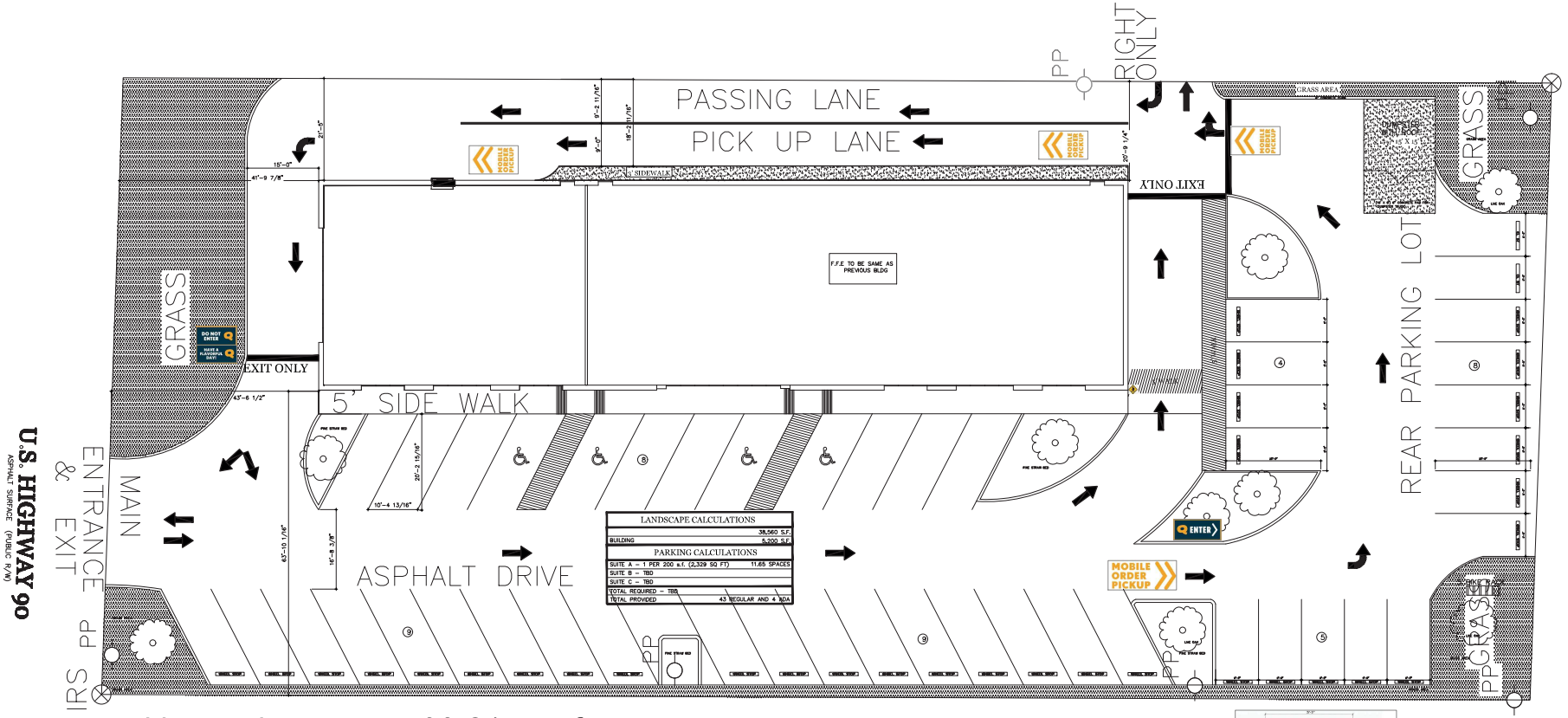
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SHEET: C0

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proposed impervious area - 33,217 sq ft
lot area - 38,856 sq ft
proposed coverage = 85.4% (min difference)

NEW SITE PLAN

SCALE: 3/32" = 1'

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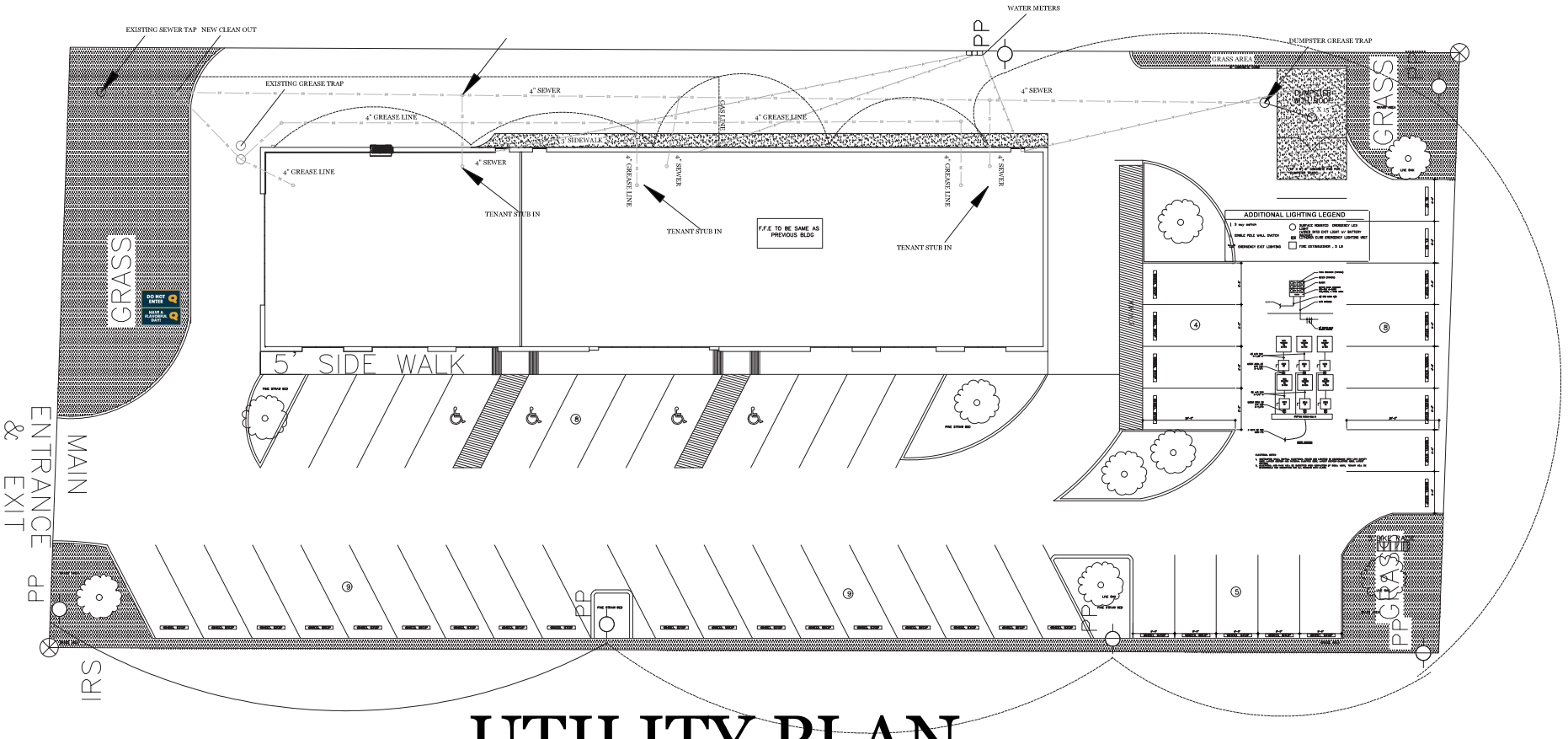
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UTILITY PLAN

SCALE: 3/32" = 1"

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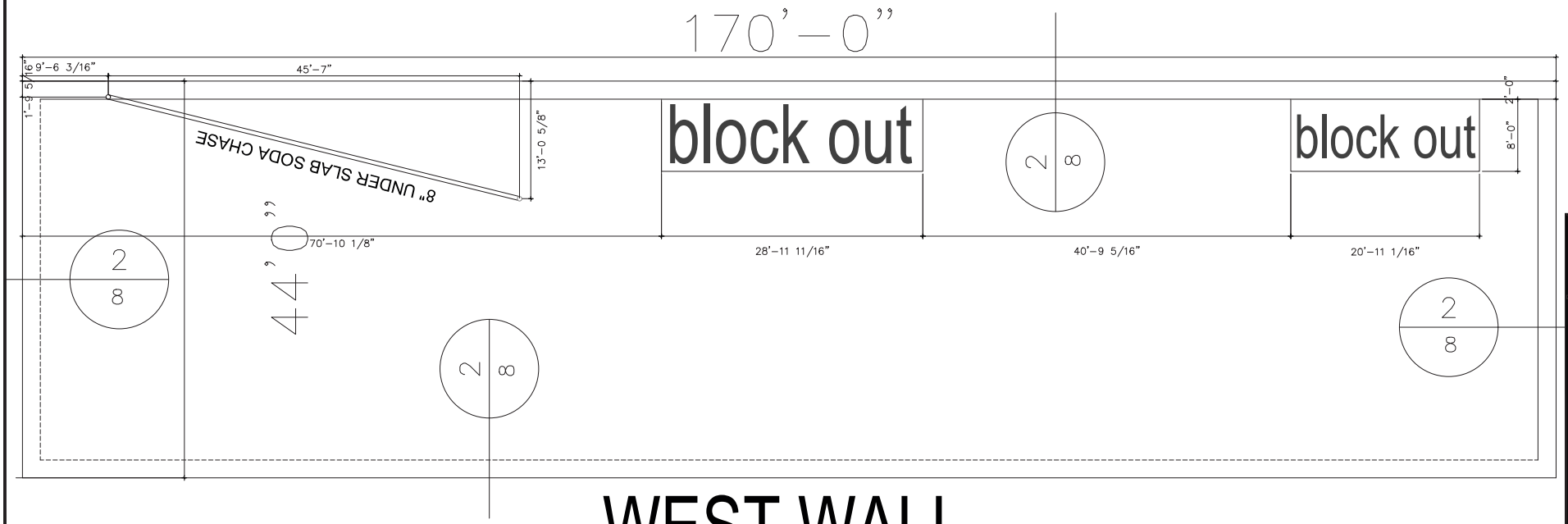
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SHEET: C2



WEST WALL

FOUNDATOIN PLAN

SCALE: 3/16" PER FT

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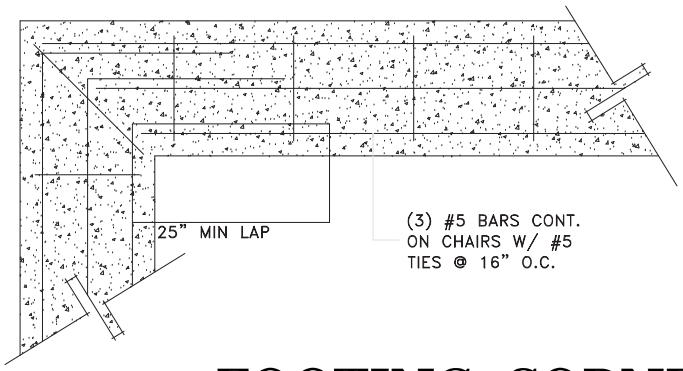
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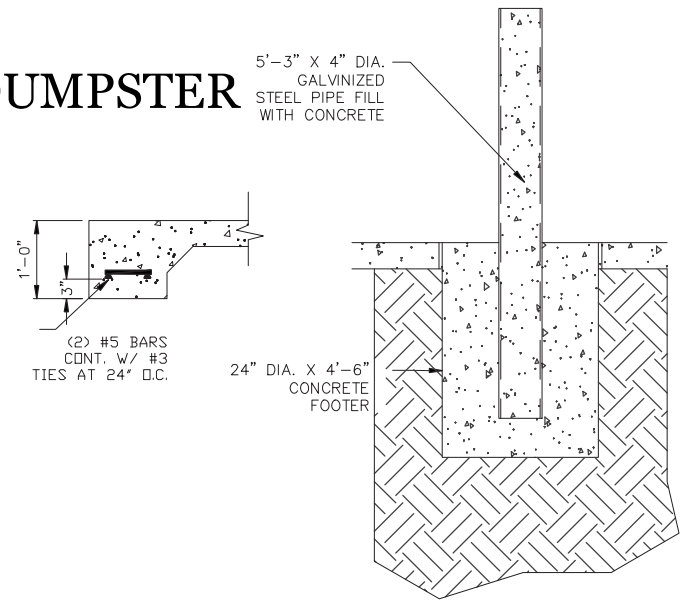
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SHEET: 1

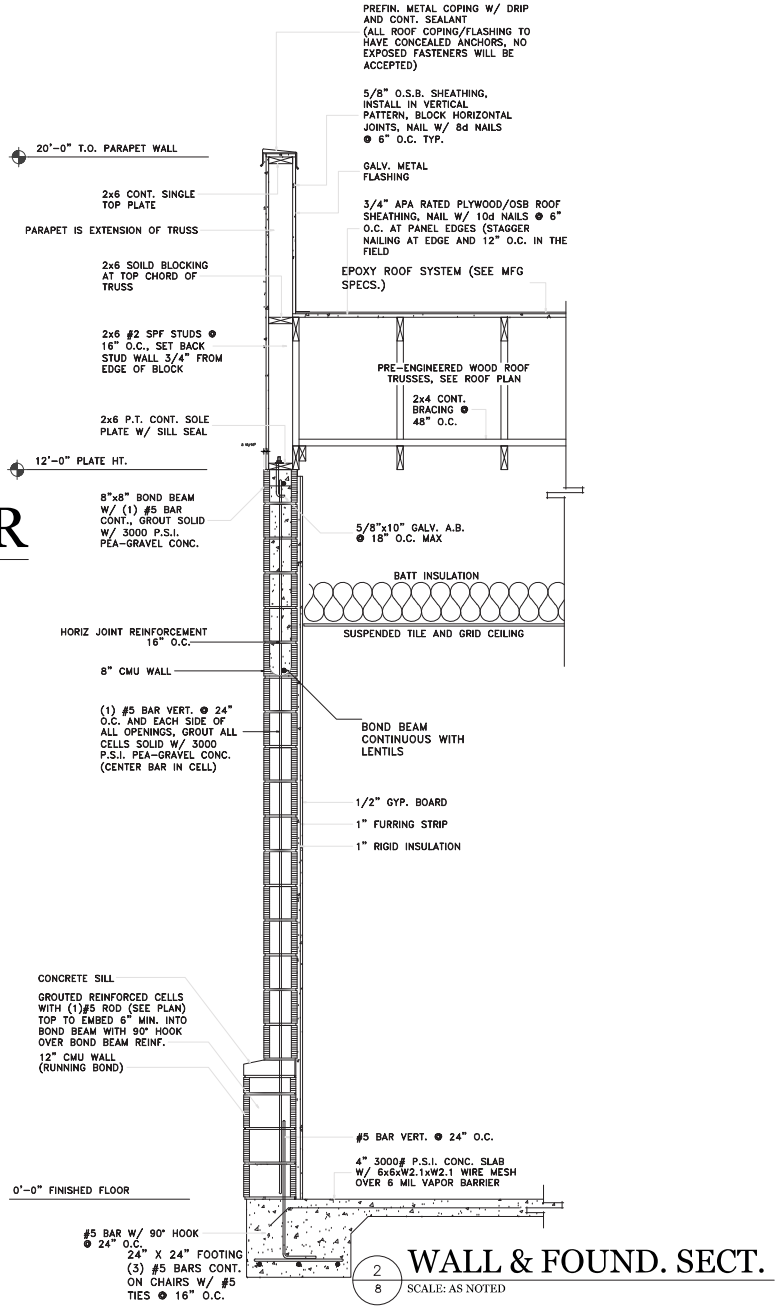


FOOTING CORNER

SCALE: AS NOTED

DUMPSTER





WALL & FOUND. SECT.

2/8 SCALE: AS NOTED

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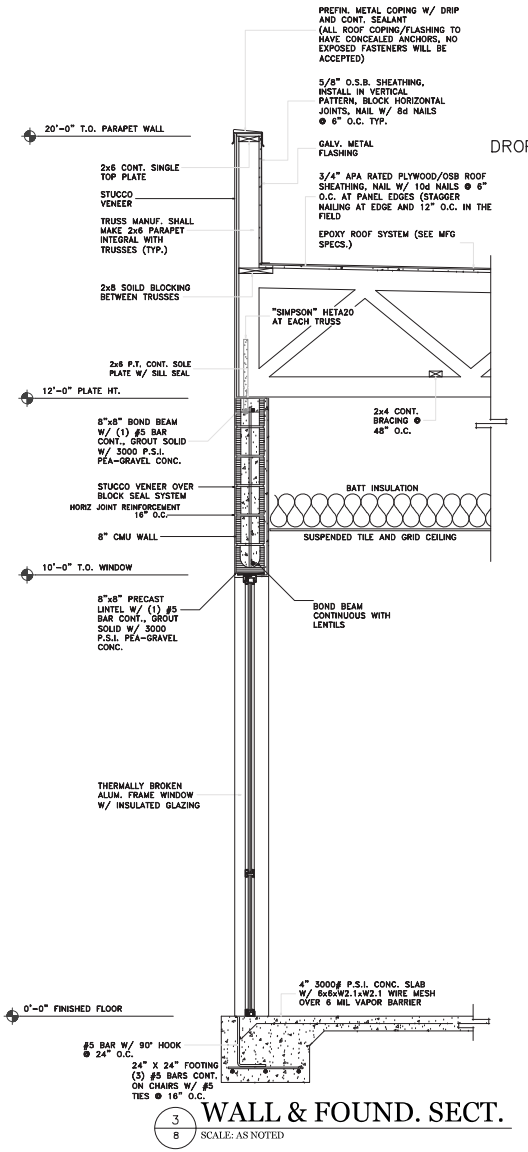
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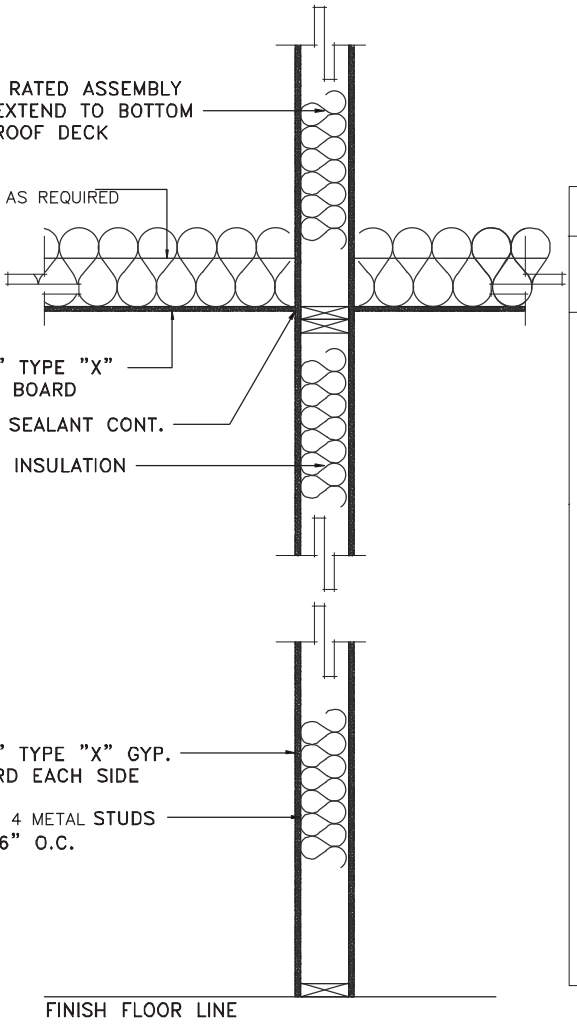
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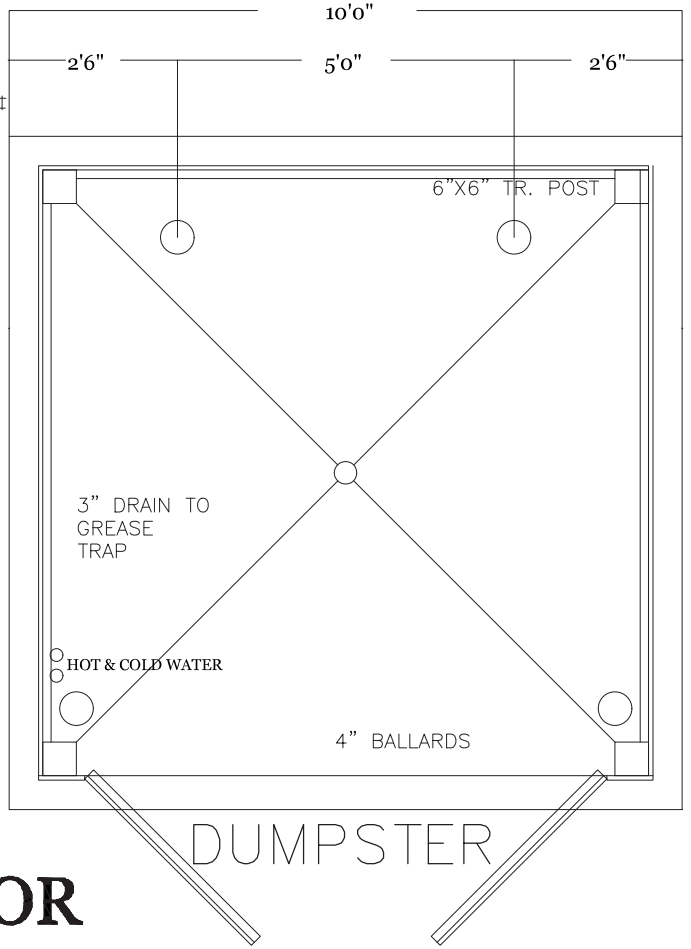
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SCALE: AS NOTED
DRAWN: GP
SHEET: 2



3/8 WALL & FOUND. SECT.
SCALE: AS NOTED





1 HOUR INTERIOR FIREWALL ASSEMBLY

UL DES U465

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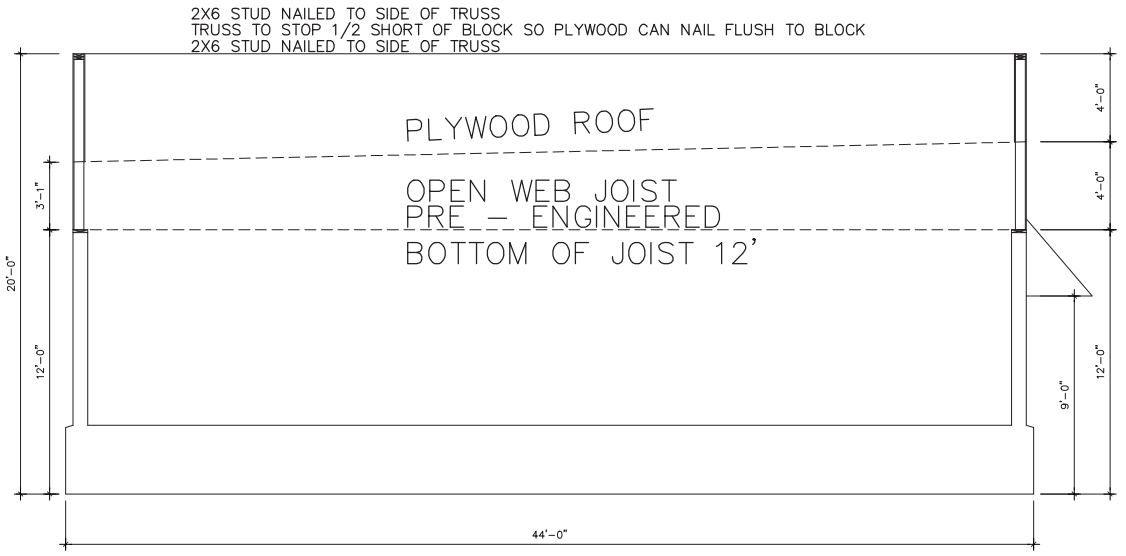
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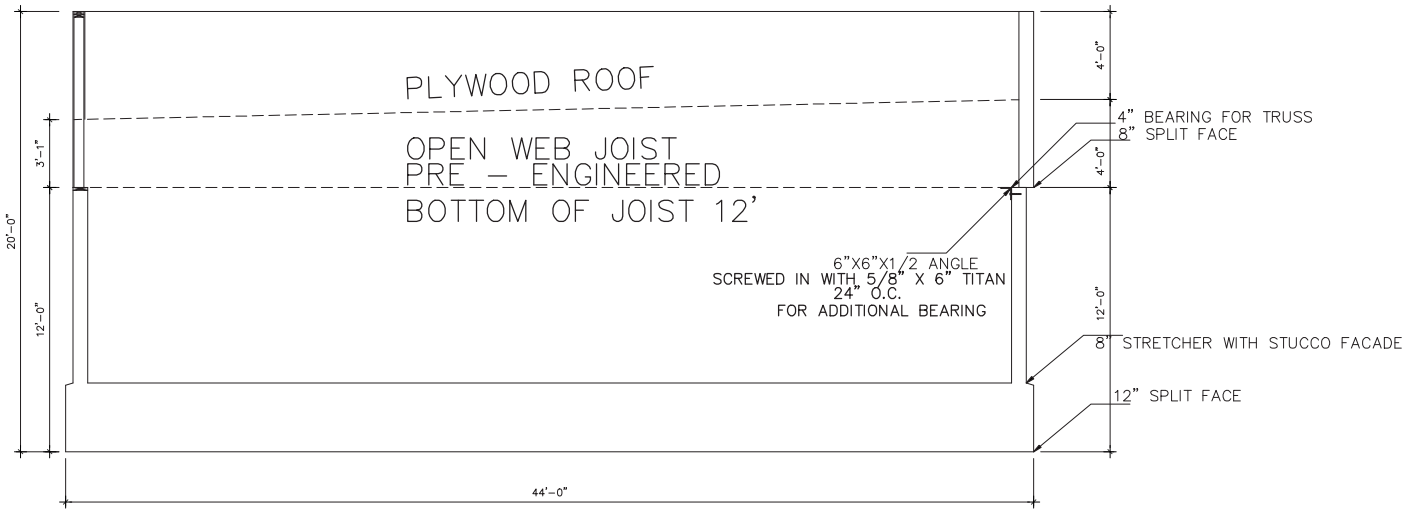
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SCALE: AS NOTED
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SHEET: 3



FRONT ELEVATION PRIMARY SECTIONS



FRONT ELEVATION SECTION FOR CENTER SECTIONS

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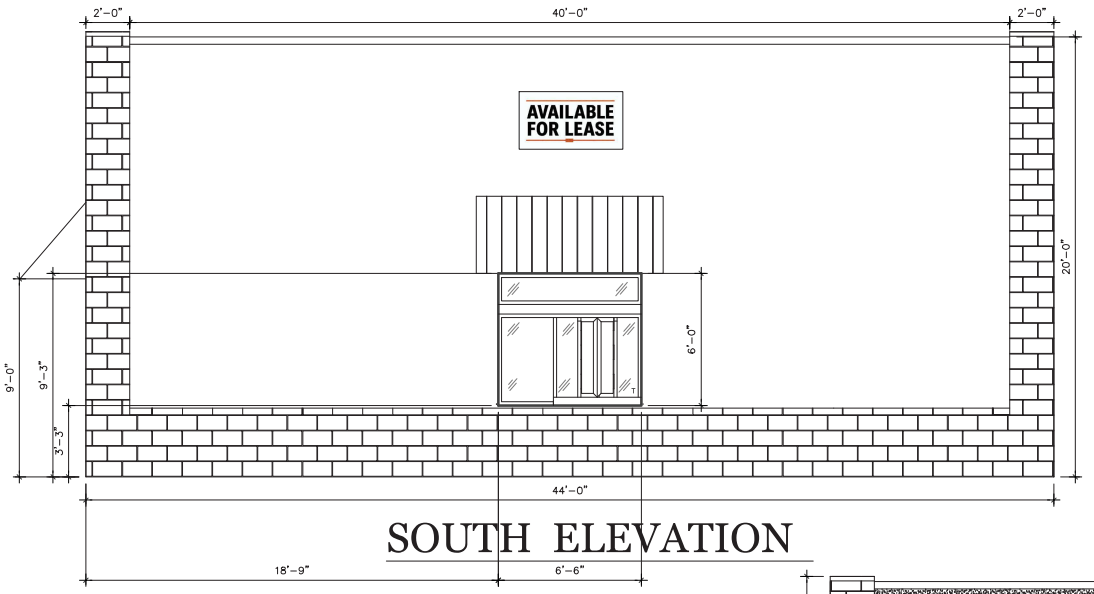
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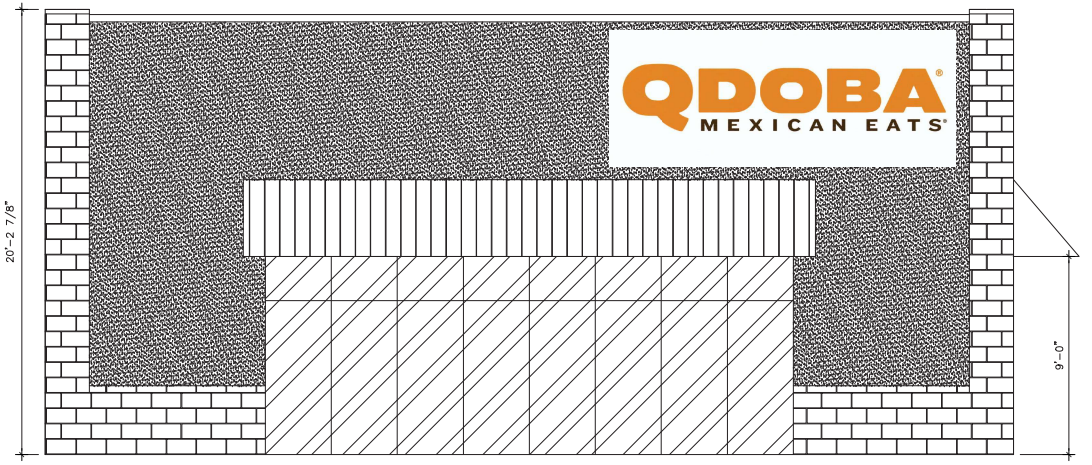
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SHEET: 4



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 3/8" = 1'

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SHEET: 5

Exterior Colors: SW 7008 Alabaster White

Exterior materials: Cement split face block painted and cement strecher block with finished cement stucco SW 7008

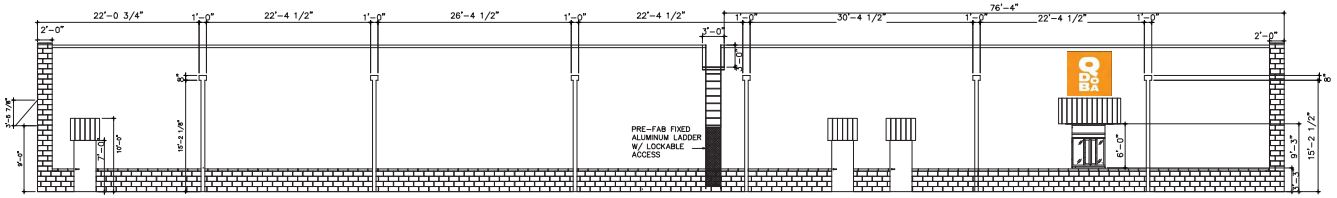
Awnings and store front glass/doors to be black aluminum

Roof to be an epoxy coated grey. Roof and all equipment on roof to be hidden with continuous parapet walls

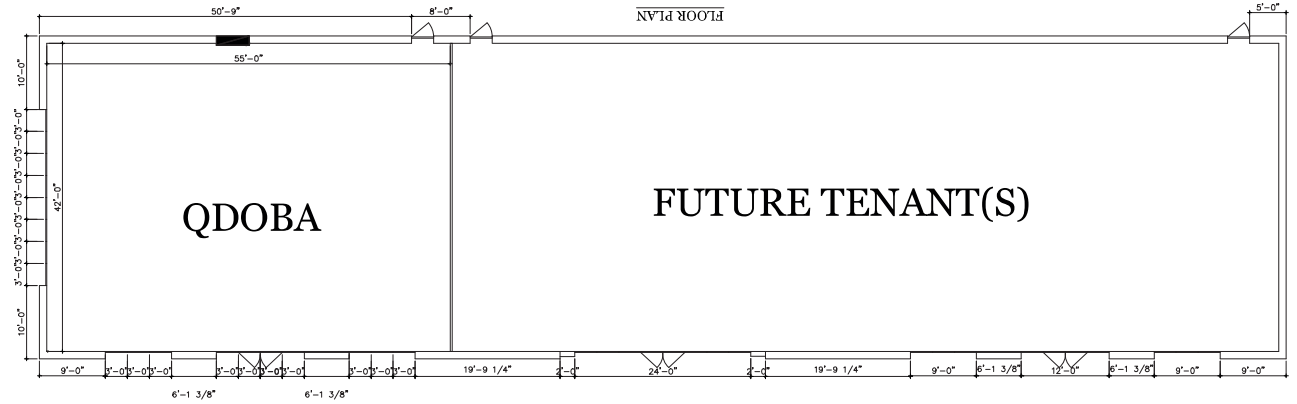


WEST ELEVATION

SCALE: 1/8" = 1'



EAST ELEVATION



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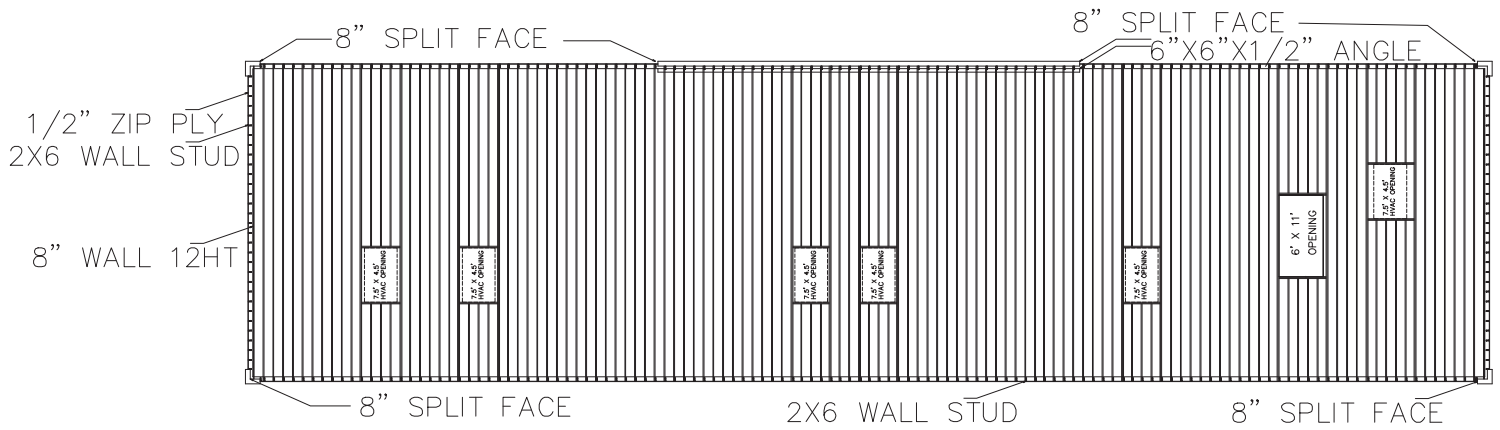
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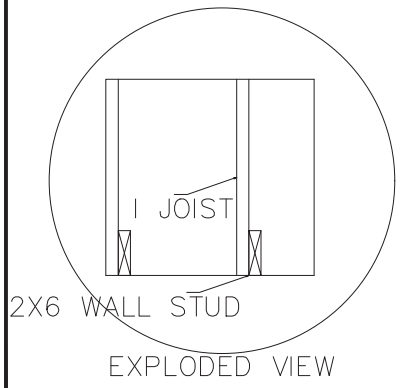
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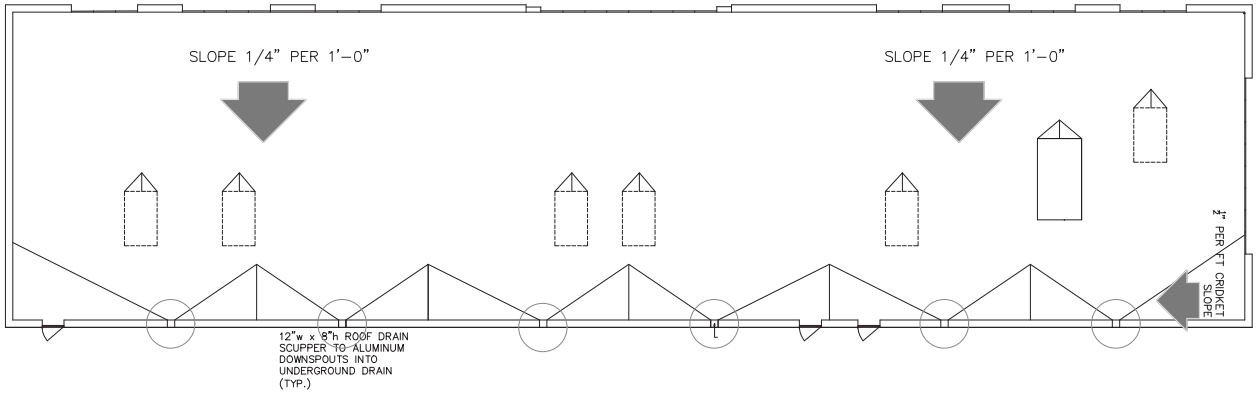
SHEET: 6



ROOF LAYOUT PLAN

SCALE: 1/8" PER FT





ROOF DRAINAGE PLAN

SCALE: 1/8" PER FT

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SCALE: AS NOTED
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SHEET: 7

WINDOW AND DOOR

NORTH ELEVATION	(8) 3070 WINDOWS W/ (8) 3020 TRANS
SOUTH ELEVATION	DRIVE THRU SEE MANUFACTURE FOR SPECS
EAST ELEVATION	(3) 3070 LH/OS METAL DOOR WITH CLOSURES AND PANIC HARDWARE
EAST ELEVATION	DRIVE THRU SEE MANUFACTURE FOR SPECS
WEST ELEVATION	(4) TRIP 3070 WINDOWS / 3020 TRANSOMS
WEST ELEVATION	(2) DOUBLE 3070 W/ DBL 3070 O/S & (4) 3020 TRANSOMS
WEST ELEVATION	CENTER SECT. (6) 3070 W/ DBL 3070 O/S & (8) 3020 TRANSOMS

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