

INTERPLAN ARCHITECTS, INC.



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ARCHITECTURE
PLANNING
PERMITTING
DESIGN
CONSTRUCTION

INTERPLAN

ARCHITECTS INC.

19855 Greenwind Chase Dr. Houston, Texas 77094 Office: 281-398-2020 Email: Interplan01@sbcglobal.net



BUC-EE'S TRAVEL CENTER: LULING, TX

INTERPLAN ARCHITECTS

WHO WE ARE:

INTERPLAN ARCHITECTS, INC. is a full-service architectural firm, located in the Houston area. With over 30 years of experience in the commercial sector, we specialize in the convenience store/gas station and quick service restaurant industries. We are known for delivering designs that conform to stringent commercial company rules and community restrictions. Our scope of work also includes retail shopping centers, office buildings, medical & dental professional offices, and construction administration. Our clients are diverse, and we are confident in coordinating with the needs of individuals and corporations alike, no matter the project size. Each project design is custom tailored to fit the needs of our clients.

WHAT WE CAN DO FOR YOU:

The objective of INTERPLAN ARCHITECTS, INC. is to provide a comprehensive design build process which meets the professional needs of our clients. We can assist you in every aspect in the creation of your facility. We have the expertise to guide you from beginning to end of your project. Interplan bolsters a solid reputation of being actively involved in every project from conception to occupancy, ensuring the satisfaction of our client's vision. We accomplish this by providing an integrated project delivery method which collaborates between architects, engineers, marketing professionals, and construction professionals.

SERVICES WE PROVIDE

Preliminary and Final Site Plans

C-Store Floor Plans and Architecture

Fast Food/ Drive Thru/ Car Wash Plans

MEP, Civil, Structural Plans and Permitting

FUEL and UST Plans and Permitting

Landscaping and Irrigation Plans

UST Installation and Removal Plans

Pre-Project Permitting Analysis

Compliance Paperwork

Difficult Permit Resolution

Unbiased Advice on Structures and C- Store Equipment

Bid Documents and Contractor Selection

Project and Program Management



SPECIALTIES

● ARCHITECTURE

Our approach to architecture is a team design process between the client, designer, and developer. This round table collaboration brings forth a distinctively great design which balances aesthetics and usability.

● PLANNING

We offer your company the tools and advice to discover your true path to success. By interviewing key personnel, evaluating existing conditions and creating intelligent action plans, we can help demanding executives cut through the politics and restraints to create a clear vision for the future of your company.

● PERMITTING

We have been successful in securing permits and entitlements for more than 600 gas stations, c-stores and quick-service restaurants throughout the state of Texas.



Customer Service:

Our goal is to earn the privilege of becoming our client's strategic partner in making their ideas a feasible reality. Our objective is to provide the highest quality of service throughout the design process resulting in solid designs that are on time and within budget. Our process of collaborative goal setting and problem solving is the means by which we consistently produce excellent facilities. We have confidence that our methodology will lead to a mutually beneficial relationship for future projects.

Productivity Through Experience:

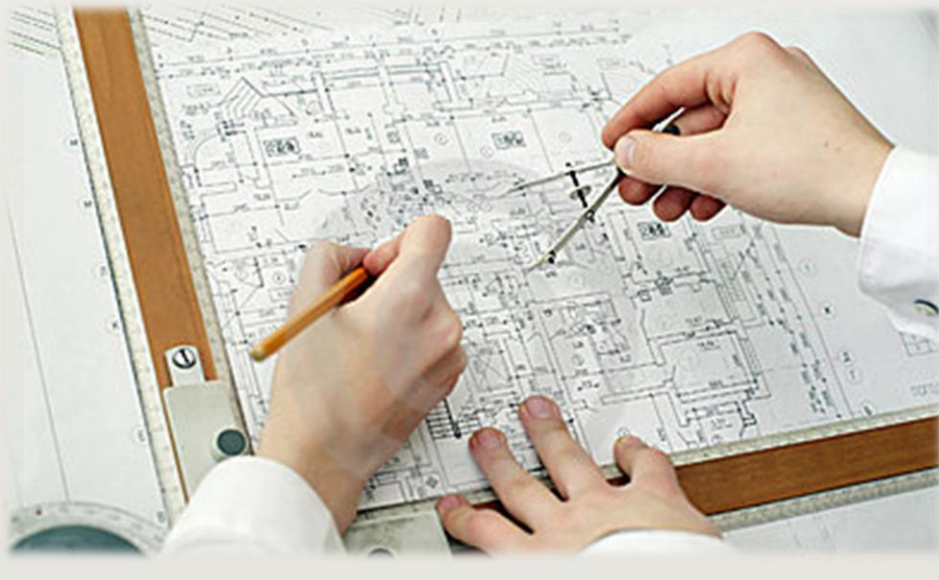
We are committed to making our knowledge gained from every past project a part of the design process that is used to foresee present and future challenges, effectively and efficiently. Our investments in technology systems and people are intended to enhance the productivity of our employees so that we can pass the savings to our clients.



PROJECT DEVELOPMENT

We provide a design strategy intended for the convenience of your staff and clients. We will assist you in every aspect of your facility; from architecture to permitting, construction, land feasibility and location recommendations, contractor references, equipment choices, QSR contacts and requirements, fuel branding, building cost reduction concepts, etc. We anticipate and accommodate the needs of our industry through the strategic relationships we cultivate, and we embrace the skills and technologies that enable us to provide valuable service for the long term. We design new projects for tomorrow's markets, making sure that our clients will have a facility that will take them in to the distant future in their industry.

We deliver every requirement you will need to produce a profitable facility. We are experts in every stage of your project and can help you make the right choices to succeed.



Team Relationships

At Interplan we consider our employees, clients, vendors, and owners as key contributors to our team. Our team focuses on communication, reliability, honesty, respect, responsibility, accountability, innovation and commitment.



Gas Station / Convenience Store Specialist

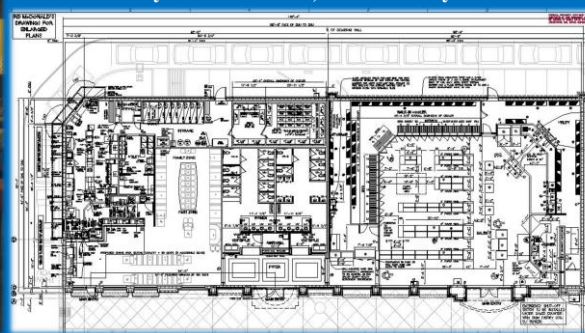
"WE SPECIALIZE IN GENERATING NEW IMAGES FOR OUR CLIENTS TO MODERNIZE THEIR CONVENIENCE STORE FACILITIES FOR TOMORROW'S COMPETITIVE MARKETS."

INTERPLAN ARCHITECTS, INC. specializes in Gas Station, C-Store, QSR and Retail Center development. We have designed over 600 projects in the state of Texas to well established clients such as Buc'ees, Landmark Industries, C.L. Thomas, King Fuels and many more.



INTERIOR DESIGN

Designing the interior layout is an important aspect for the functionality of your development. When this phase is done correctly, it will increase the usability of your space and increase the overall satisfaction of your customers. We make all the parties involved satisfied with your project, which will increase your overall sales, and increase your ROI.



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SHELL GAS STATION, HOUSTON, TX

CLIENT: TIMEWISE-LANDMARK



I-10 AT KIRKWOOD - Houston, TX

RAZE & REBUILD

LAND: 39,387 SF

BUILDING: 4,710 SF

9 MPD'S

QSR: SHIPLEY'S DO-NUTS

CARWASH

Timewise is setting the standard in the Houston area with its vision of what the present day gas station blueprint should be. The Kirkwood and I-10 layout is an example of what **Interplan Architects** can design to meet those expectations. This raze rebuild is one of the highest producing gas stations in the Houston area. The C-store is 4,710 sf. and has a Shipley's Donuts QSR next door. It accommodates 9 MPD'S and a drive thru carwash on its 39,387 sq. ft. lot. The property is undoubtedly accessible from the I-10 Interstate and can be easily seen from both East and West bound lanes. Its vicinity to the memorial area and the I-10 Interstate makes it a great location for both its local customers and passing motorist.



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SHELL GAS STATION, LULING, TX

CLIENT: BUC-EE'S



I-10 AT HWY 183 - Luling, TX

LAND: 197,348 SF

C-STORE: 10,764 SF

OUTDOOR CENTER: 8,100 SF

32 MPD'S

Interplan Architect's Bucee's Luling store design is the flag ship of travel centers in Texas. We have designed /remodeled over 15 Bucee's travel centers though out Texas. Luling, Angleton, El Campo, Giddings, Port O' Conner, League City etc... to name a few. Bucee's offers everything from beef jerky, deli food, to outdoor grills and souvenirs. The main store has a total sq. footage of 10,764 and an additional out door center that is 8,100 sf. The outdoor center markets merchandise unique to their Texas area customers. The travel center has a total of 32 MPD'S making it one of the largest, not only in Texas but the United States. **Interplan Architects** designed this property with one thing in mind, ACCESSABILITY. This creates the convenience for its customers to make rest stops from their long road trips across the I-10 interstate with little effort.



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SHELL GAS STATION, KATY, TX

CLIENT: TIMEWISE-LANDMARK



FRY RD. AT F.M. 529- KATY, TX

LAND: 94,043 SF

BUILDING: 5,370 SF

12 MPD'S

Interplan Architect's design located on the intersection of F.M. 529 and Fry Rd. is the gold standard for Landmark's "C-store only" gas stations. The floor area of the C-store is 5,370 sf. positioned on a land area of 2.15 acres. The two fuel canopies are 4,800 sf. and 3,360 sf. respectively, for an over-all coverage of 8,160 sf. This gas station has 12 MPD'S, giving it a total of 24 refueling positions. The property has 59 available parking spaces with additional parking area for larger vehicles such as boats, RVs and trucks. The over-all look of this gas station is massive, catching the attention of anyone driving by.



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SHELL GAS STATION, BROOKSHIRE, TX

CLIENT: TIMEWISE-LANDMARK



I-10 AT F.M. 359- Brookshire, TX

RAZE & REBUILD

LAND: 157,278 SF

BUILDING: 11,531 SF

14 MPD'S

QSR: MCDONALD'S

Landmark demolished an existing gas station to build a contemporary Timewise C-store with an attached McDonald's. This **Interplan** design is the benchmark for Timewise's modern, income producing gas stations with an attached QSR. The floor area of the C-store is 5,675 sf. and the McDonald's is 4,120 sf. with a 12 car drive thru. They both share a common area of 1,736 sf. giving this building the total area of 11,531 sf. The area of the fuel canopy is 11,100 sf. and has 14 MPDs, for a total of 28 refueling stations. This property is located on a total land area of 3.61 acres and has 138 available parking spaces for their customers. This is just one of many examples of the type of products **Interplan Architects** can provide for our clients.



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SHELL GAS STATION, LEAGUE CITY, TX

CLIENT: GAS DUDES — PETROLEUM DISTRIBUTION OF TEXAS



HWY 96 AT WALKER ST. - LEAGUE CITY, TX

LAND: 97,671 SF

BUILDING: 5,197 SF

10 MPD'S

CARWASH

Petroleum Distribution of Texas required a design that would give them the advantage in the gas station industry. With that in mind, they created the brand "GAS DUDES" to compete in the highly demanding market of League City.

Interplan Architect's master design of this property is in compliance with the League City strict A.R.C. policies and guidelines. The floor area of the c-store has a total of 5,197 sf. with an exterior façade created to catch the consumer's attention while matching local ARC developments. The total area of the fuel canopy is 7,040 sf. and has 10 MPDs, for a total of 20 refueling stations. This property has 44 available parking spaces with additional parking area for large vehicles such as boats, RV's and trucks.



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TEXACO GAS STATION, HOUSTON, TX

CLIENT: PALWASHA INC. - C-STORE/QSR/RETAIL CENTER



VERTERANS MEMORIAL DR. AT FALLBROOK DR. - Houston, TX

LAND: 207,302SF

C-STORE: 5,185 SF

RETAIL CENTER: 18,033 SF

4 MPD'S

QSR: CHURCH'S CHICKEN

The Veterans Memorial gas station and retail center is located on 4.75 acres. This site utilizes both the gas station/QSR customers and the retail businesses to draw in more traffic flow. The floor area of the C-store is 3,565 sf. and the Church's Chicken has 1,620 sf. with an 8 car drive thru. The C-store building has a total area of 5,185 sf. and the adjacent retail center has a total of 18,033 sf. **Interplan Architects** designed the retail center to match the adjacent gas station and fill the retail needs of the local residents. This gas station/QSR accommodates 45 parking spaces and the retail center has a total of 85.



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SHELL GAS STATION, CYPRESS, TX

CLIENT: TIMEWISE-LANDMARK



TELGE RD. AT JARVIS RD. CYPRESS, TX

LAND: 148,794 SF

BUILDING: 8,387 SF

6 MPD'S

QSR: MCDONALD'S

This is **Interplan Architect's** design of the Timewise Country C-store with an attached McDonald's. The floor area of the C-store is 4,079 sf. and the McDonald's area is 3,480 sf. with a 10 car drive thru. They both share a common area of 828 sf. giving this building a total of 8,387 sf. The area of the fuel canopy is 4,078 SF. and has 6 MPDs, for a total of 12 refueling stations. This property has 81 available parking spaces for all their customers.



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SHELL GAS STATION, HOUSTON, TX

CLIENT: ROCKPORT GROUP



TC JESTER AT SPRING CYPRESS- Houston, TX

LAND: 51,997 SF

BUILDING: 4,034 SF

6 MPD'S

If a simple but modern looking property is what you are looking for, then **Interplan Architects** can produce a design that is economically feasible to your budget and also meets the needs to your customers. This store is sitting on 51,997 sf. and is a great design for our smaller owner operated clients looking to save money in construction and design cost. The C-store building occupies 4,034 sf. and has 6 MPD'S for its customers. If you're looking to save on your investment then try one of our smaller designs that will meet your requirements and can save you in the long run!



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TEXAS AIM CONSTRUCTION COMPANY, INC.

TEXAS AIM CONSTRUCTION COMPANY, INC. was created to manage the comprehensive general contracting for the clients of INTERPLAN ARCHITECT. We wanted our client to see that their projects can transform from paper, to a completed commercial building without the conflicts presented by some local contractors. We have the experience and the confidence to finish a project for our clients efficiently and at a competitive cost.

We have built long relationships with subcontractors and vendors and learned firsthand that the best way to get the job done right is to do it ourselves. After working 30 years in this industry I can say that there is a big gap between the information architects create and its realistic application in the field with the contractors. Construction is among the most complex and intense of activities in development and staying on top of it requires knowledge and skills that are not available to every company. When our clients need to pass the day-to-day, hands-on management and oversight of construction into other capable hands, we have the qualified professionals to help you at TEXAS AIM CONSTRUCTION COMPANY.



Construction Management

INTERPLAN ARCHITECTS, INC.

acts as the client's principal mediator, representing the interests of the owners in the management and examination of construction projects of all types and sizes.

We have the experienced professionals that assist with a complete review of project documentation, on-site project management, continual monitoring of the work, project scheduling, on-going interaction with the contractor and sub-consultants, project cost, pay application review and compliance, and if needed, dispute resolution.





Mr. Meijer's construction companies have managed the general contracting for more than 50 commercial projects. Throughout the past thirty years we have established our reputation as the leader in designing and construction of Gas Stations, C-Stores, QSRs, and Retail Centers. This is a list of a few of those projects.



Texas Aim Construction Company

Project Name	Project Address
Conoco	Martin Luther King Blvd and Yellow Stone Blvd, Houston, TX
Texaco	610 Loop West & Airline Dr., Houston, TX
Citgo	Barker Cypress Rd & South Park View Dr, Houston, TX
Citgo	Priston Blvd & Vista Dr., Pasadena, TX
Chevron	Grand Parkway & Cinco Ranch Blvd, Katy, TX
Texaco	Clear Lake City Blvd & Crescent Landing, Houston, TX
Texaco	Almeda & N. MacGregor, Houston, TX
Texaco	Main Street & Hadley St., Houston, TX
Exxon	Highway 6 & Tea Bend Blvd, Arcola, TX
Texaco (Car Wash)	US HWY 290 & Telge Rd. Houston, TX
Exxon	HWY 71 & HWY 21, Bastrop, TX
Chevron	Dulles Blvd & Lexington Blvd, Sugar Land, TX
Chevron	HWY 59 & FM HWY 2090, Splendora, TX
Chevron	FM 620 & Great Oaks Drive, Round Rock, TX
Texaco	Spencer Highway & Canada Road, Laporte, TX
Texaco	John F. Kennedy Blvd, Houston, TX
Monterrey Oaks.Dr	HWY 290 & Monterrey Oaks Dr, Austin, TX
William Cannon	William Cannon/Escarpment, Austin, TX
Chevron- Carwash	3026 FM 2094, Leauge City, TX
Texaco	HWY 150 & FM 145, City of Montgomery, TX
Exxon	US HWY 6 & FM 1128, Manvel, TX
Chevron/ Jack in the Box	US HWY 79, Round Rock, TX
Chevron Carwash Addition	Alvin, TX
Phillips	Highway 35 & FM 517, Alvin, TX
Exxon	1300 Sheldon Rd, Channelview, TX
Texaco	Highway 35 & Hospital Rd, Angleton, TX
Phillips	610 Loop and Main St, Houston, TX
Chevron	Main & Wichita, Houston, TX
Chevron	US Highway 35 & South St, Alvin, TX
Exxon	US Highway 290 & County Rd 133, Giddings, TX
Exxon	401 Danville Rd, Willis, TX
Exxon	US HWY 75 and FM 3083, Conroe, TX
Chevron	Woodbridge
Texaco	US Highway 290 & FM Highway 1736, Hempstead, TX
Texaco	6160 N. Sam Houston Parkway, Houston, TX
Truck Canopy Facility	US Highway 59 & Hopper Rd, Houston, TX
Conoco	Telephone Rd and Park Place Blvd, Houston, TX
Diamond Shamrock	Will Clayton Pkwy. & McKay
Shell	Westheimer and Westerland, Houston, TX
Diamond Shamrock	Beltway 8 & Imperial Valley
Shell	Spencer Avenue & South Shaver
Exxon	Hwy. 6 & Greens Prairie Road
Professional Office Building	19855 Greenwind Chase
Texaco	Beltway 8 & F.M. 249
Diamond Shamrock	Highway 6, Manvel, TX
Columbus Travel Center	4800 Interstate-10, Alleyton, TX



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Fax: 281-398-2024

Email: Interplan01@sbcglobal.net

Texas Aim Construction Company

19855 Greenwind Chase Dr.

Houston, Texas 77094

Office: 281-398-2022

Fax: 281-398-2024

Email: Texasaim@sbcglobal.net

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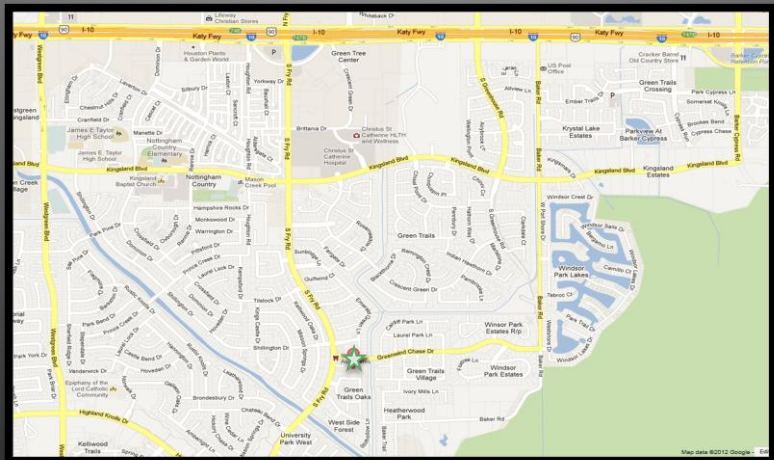
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THE HISTORY OF INTERPLAN ARCHITECTS, INC.

This firm was started in 1985 by Mr. Marcel Meijer in Houston, Texas. Throughout the firm's history, INTERPLAN has established a solid reputation as an award-winning designer of gas stations, c-stores, QSRs, car-washes and commercial facilities including medical buildings. We are Houston's largest designer of gas stations, c-stores, and QSRs with developments all over the state of Texas.

Mr. Meijer graduated from the University of Miami in 1976 with a Bachelor's Degree in Architecture. He moved to Houston, Texas to pursue a career with CRS Architects, for whom he did extensive work in designing commercial buildings in Bahrain, Saudi Arabia and the Arab Emirates. He then worked for Skidmore, Owens and Merrill from 1980-1982, before taking a job working independently for the land developer Funderburk, Goldman, Inc. After three years he started INTERPLAN ARCHITECTS, INC. in 1985.

Mr. Meijer has over 35 years of national and international professional experience in architectural and construction management services, including master planning, interior design, and space planning.



Please contact Interplan Architects by phone or email if you are interested in additional information. We are open from 8-5 Monday- Thursday.
We look forward in meeting with you.