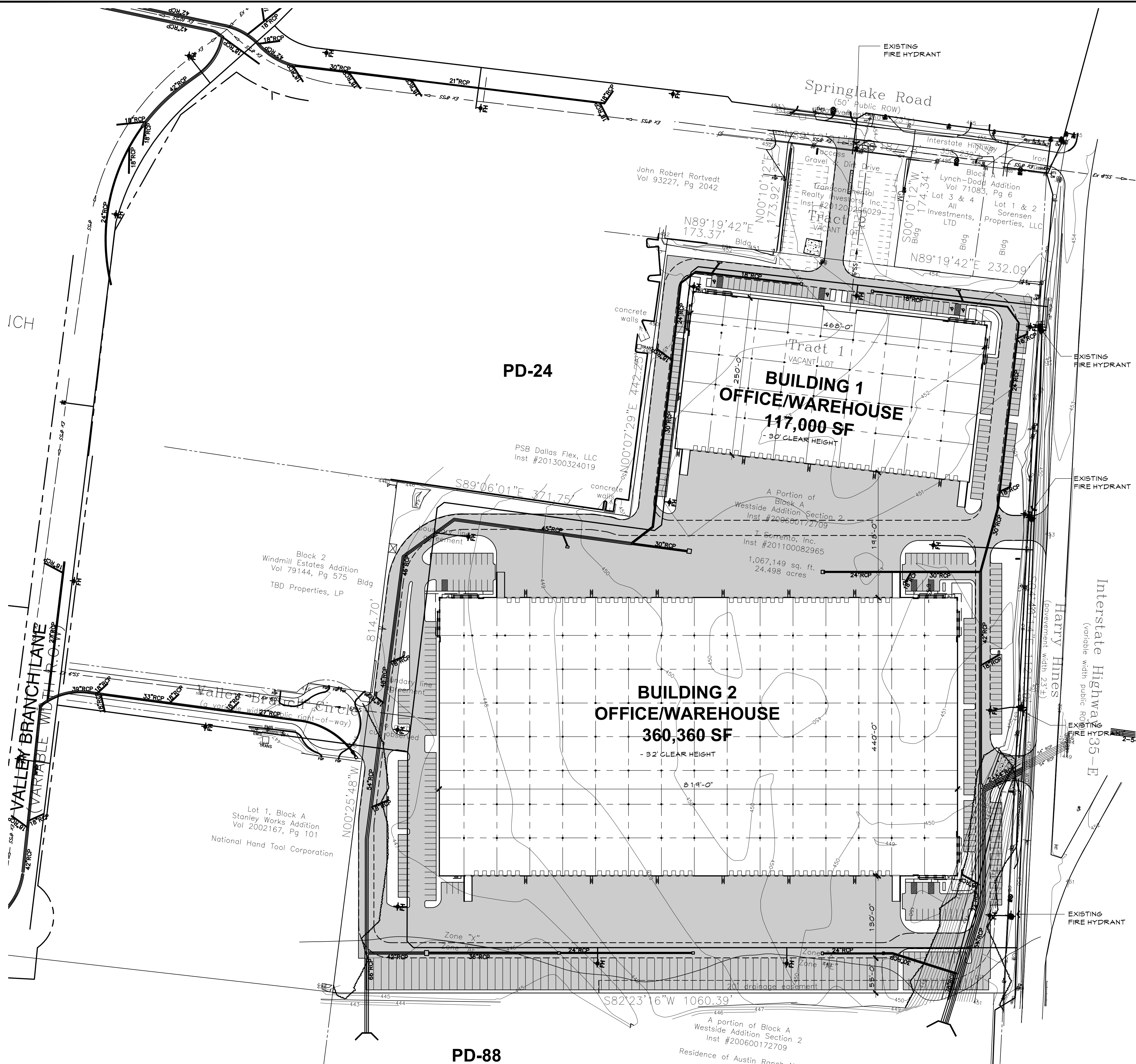




VICINITY MAP

NO SCALE

SITE AREA	1,067,149 S.F./24.49 AC.
BUILDING AREA	
BUILDING 1	117,000 SF
BUILDING 2	360,360 SF
TOTAL BUILDING AREA	477,360 SF
TOTAL AREA IMPERVIOUS COVER (BLDG. + PAV'G.)	932,358 SF
% OF SITE COVERED BY IMPERVIOUS COVER	87.3 %

FLOOR AREA RATIO (F.A.R.)	4:1
COVERAGE	45.6%

BUILDING 1

PROPOSED USE	OFFICE/WAREHOUSE
NUMBER OF STORIES	1 STORY
HEIGHT OF BUILDING	45'-4"
FINISH FLOOR ELEVATION	453.4'
FOUNDATION TYPE	S.O.G. / PIERS
TOTAL GROSS BUILDING AREA	117,000 SF
REQUIRED PARKING w/ 20% OFFICE (1:300 SF)	78 SPACES
REQUIRED PARKING W/HSE (**1:2,000 SF)	46.8 SPACES
TOTAL PARKING REQUIRED	125 SPACES
TOTAL PARKING PROVIDED	127 SPACES

BUILDING 2

PROPOSED USE	OFFICE/WAREHOUSE
NUMBER OF STORIES	1 STORY
HEIGHT OF BUILDING	41'-2"
FINISH FLOOR ELEVATION	453.4'
FOUNDATION TYPE	S.O.G. / PIERS
TOTAL GROSS BUILDING AREA	360,360 SF
REQUIRED PARKING w/ 5% OFFICE (1:300 SF)	60 SPACES
REQUIRED PARKING W/HSE (**1:2,000 SF)	171.1 SPACES
TOTAL PARKING REQUIRED	231 SPACES
TOTAL PARKING PROVIDED	240 SPACES

TRAILER STALLS (12' x 50')	70 STALLS
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**** SPECIAL EXCEPTION REQUEST**
REQUEST WAREHOUSE PARKING RATIO AT 1 SPACE PER 2,000 SF
IN LIEU OF 1 SP:1000 SF

REVISIONS:

PROPOSED BUILDINGS 1 & 2
DALLAS CORPORATE CENTER NORTH

FARMERS BRANCH, TEXAS

MERCERS CROSSING



PROJECT NO.	
SHEET TITLE:	
DRAWN BY:	CHECKED BY:



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A1.00

DATE: 06-04-14 SHEET:



01 MASTER PLAN

SCALE: 1" = 80'-0"