



**VICINITY MAP**

NO SCALE

SITE AREA	1,067,149 S.F./24.49 AC.
BUILDING AREA	
BUILDING 1	109,920 SF
BUILDING 2	360,360 SF
TOTAL BUILDING AREA	470,280 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%

<b>BUILDING 1</b>	OFFICE/WAREHOUSE
PROPOSED USE	1 STORY
NUMBER OF STORIES	42'-6"
HEIGHT OF BUILDING	452.80'
FINISH FLOOR ELEVATION	S.O.G. / PIERS
FOUNDATION TYPE	
BUILDING AREA	
OFFICE (ESTIMATE 20%)	21,984 S.F.
WAREHOUSE	87,936 S.F.
TOTAL GROSS BUILDING AREA	109,920 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	147 SPACES
TOTAL ACCESSIBLE PARKING REQ'D./PROVIDED	5 SPACES

<b>BUILDING 2</b>	OFFICE/WAREHOUSE
PROPOSED USE	1 STORY
NUMBER OF STORIES	43'-0"
HEIGHT OF BUILDING	452.80'
FINISH FLOOR ELEVATION	S.O.G. / PIERS
FOUNDATION TYPE	
BUILDING AREA	
OFFICE (ESTIMATE 5%)	18,018 SF
WAREHOUSE	342,342 SF
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
TOTAL ACCESSIBLE PARKING REQ'D./PROVIDED	7/8 SPACES

TRAILER STALLS (12' x 50') 54 STALLS

**\*\* SPECIAL EXCEPTION REQUEST**  
REQUEST WAREHOUSE PARKING RATIO AT 1 SPACE PER 2,000 SF  
IN LIEU OF 1 SP:1000 SF

**PROPOSED BUILDINGS 1 & 2**  
**DALLAS CORPORATE CENTER NORTH**  
12301 & 12401 STEMMONS FREEWAY  
FARMERS BRANCH, TEXAS



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



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