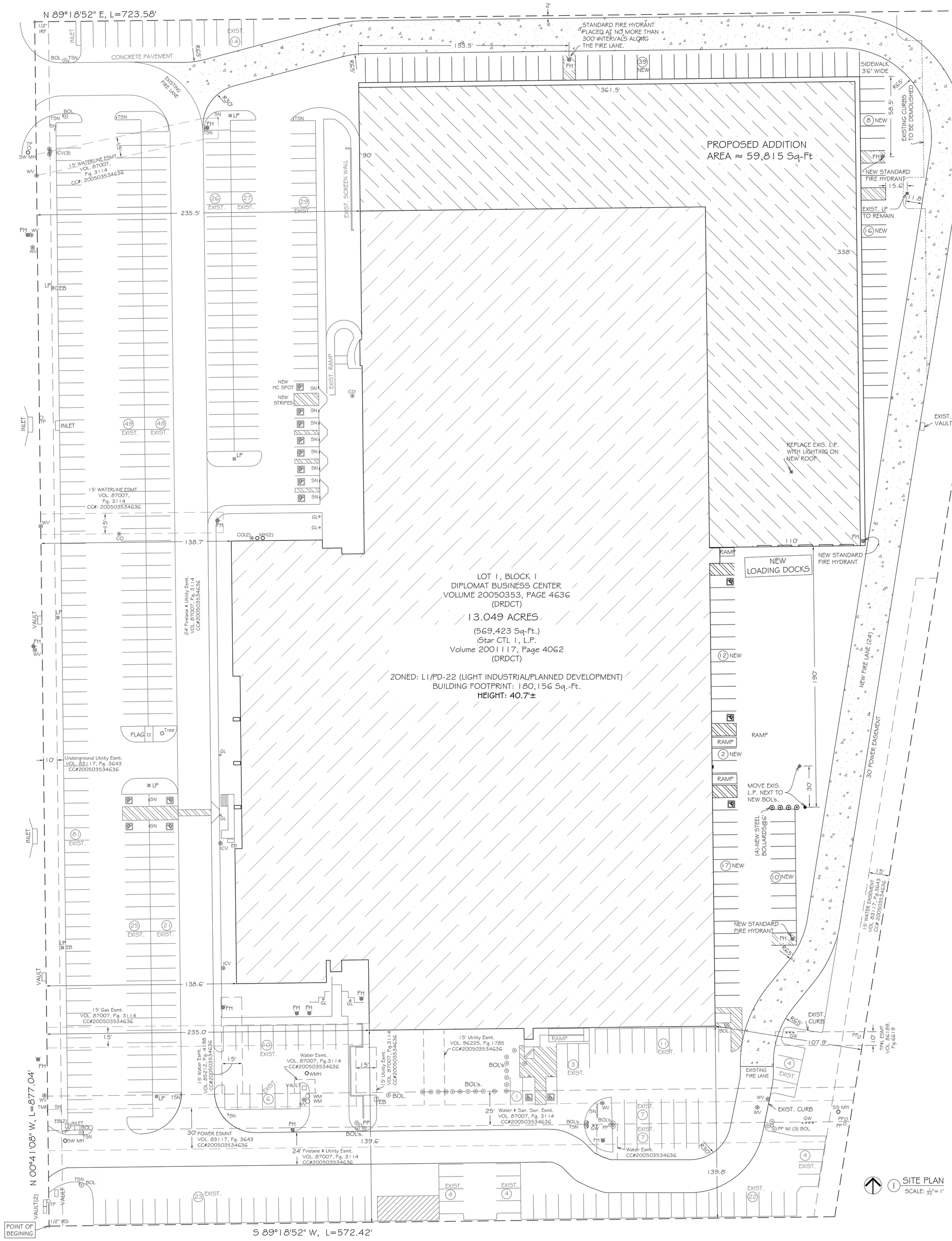

REVISION NOTE:
STANDARD FIRE HYDRANTS ARE PLACED ALONG FIRE DEPARTMENT ACCESS AT INTERVALS NOT EXCEEDING 300 FEET.

1 SITE PLAN
SCALE: 1/32" = 1'

NOTE:
THIS DRAWING HAS BEEN RE-GENERATED USING AN EXISTING SURVEY PERFORMED BY Winkelman & Associates, Inc. (DWG. NO. 53119.005(52), DATED 11/13/2006). THE SOLE PURPOSE OF THIS DRAWING IS TO DEPICT LOCATION OF THE PROPOSED ADDITION WITH RESPECT TO PROPERTY LINES, EASEMENTS, EXISTING STRUCTURES, AND UTILITIES AS PART OF THE PROCESS OF OBTAINING A CONSTRUCTION PERMIT FROM CITY OF FARMERS BRANCH.
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LIST OF ABBREVIATIONS:
BOL's.= BOLLARDS
CO= CLEAN OUT
EB= ELECTRIC BOX
FH= FIRE HYDRANT
GL= GROUND LIGHT
GW= GUY WIRE
HC= HANDICAPPED SPACE
HSN= HANDICAPPED SIGN
ICV= IRRIGATION CONTROL VALVE
IRF= IRON ROD FOUND
IRS= IRON ROD SET
LP= LIGHT POLE
MH= MANHOLE
PP= POWER POLE
SN= SIGN
SP= SIGNAL POLE
SS= SANITARY SEWER
SW= STORM SEWER
TMK= TELEPHONE MARKER
TP= TELEPHONE PEDESTAL
TSN= TRAFFIC SIGN
WM= WATER METER
WV= WATER VALVE

AREA DESCRIPTION	USAGE	AREA (Sq-Ft.)
EXISTING 1st FLOOR	WAREHOUSE	180,156
EXISTING MEZZANINE	OFFICE SPACE	44,950
PROPOSED ADDITION	WAREHOUSE	59,815
TOTAL 1st FLOOR AFTER CONSTRUCTION	WAREHOUSE	239,971
TOTAL OFFICE AREA AFTER CONSTRUCTION	OFFICE SPACE	44,950
LOT	LOT	569,423
CONSTRUCTED FOOTPRINT/ LOT		42.14 %

PARKING (AREAS & ALLOCATION)	REQUIRED	PROVIDED
WAREHOUSE AREAS (1 PER 1000 Sq-Ft.)	240	
OFFICE SPACE (1 PER 300 Sq-Ft.)	150	
TOTAL	390	530
HANDICAPPED PARKING, [VAN ACCESSIBLE]	8 , [2]	17 , [11]

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1001 Bellerview Sq., Ste. 300, Dallas, TX 75215
TEL: (214) 288 5210 www.rossprofs.com

REV.	DATE:
1	8-4-2016

8/4/2016

DATE: 06/17/2016
PROJ. NO.: 1432016

COMMERCIAL ADDITION:
13800 DIPLOMAT DR., FARMERS BRANCH, TX 75234

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A.1
1 OF 2