



BUILDING TABULATIONS:			
EXISTING BUILDING: FIRST FLOOR			
OFFICE		34,392	SF
WAREHOUSE/STORAGE		271,812	SF
PUMP ROOM/CENTRAL PLANT		4,106	SF
COVERED SHIP/RECEIVING DOCKS		29,140	SF
TOTAL:		339,450	SF
EXISTING BUILDING: SECOND FLOOR			
OFFICE		57,700	SF
MECHANICAL ROOM		2,730	SF
TOTAL:		60,430	SF
TOTAL GROSS BUILDING AREA		399,880	SF
EXPANSION:			
OFFICE		2,000	SF
WAREHOUSE/STORAGE		209,200	SF
TOTAL GROSS BUILDING AREA		211,200	SF
TOTAL BUILDING WITH EXPANSION:			
OFFICE		94,092	SF
WAREHOUSE/STORAGE		481,012	SF
COVERED SHIP/RECEIVING DOCKS		29,140	SF
MECHANICAL ROOMS		6,836	SF
TOTAL GROSS BUILDING AREA		611,080	SF
NUMBER OF STORIES		2	STORIES
HEIGHT OF BUILDING	EXISTING	40	FT
	EXPANSION	68	FT
FINISH FLOOR ELEVATION		437.17	FT
FOUNDATION TYPE		DRILLED PIERS & SLAB ON GRADE	
PARKING REQUIRED PER EMPLOYEE/SHIFT			
OFFICE EMPLOYEES AT FACILITY		310	PERSONS
DAY SHIFT WAREHOUSE EMPLOYEES		70	PERSONS
DAY SHIFT DRIVERS AT FACILITY		105	PERSONS
TOTAL REQUIRED (1 SPACE PER PERSON)		485	SPACES
PARKING PROVIDED:			
EXISTING		456	SPACES
ADDED		24	SPACES
ACCESSIBLE		13	SPACES
TOTAL PROVIDED		493	SPACES
TRUCK PARKING PROVIDED:			
EXISTING		36	SPACES
ADDED		86	SPACES
TOTAL		122	SPACES
SITE TABULATIONS:			
TOTAL SITE AREA		25.21	ACRES
COVERAGE		1,098,203	SF
FLOOR AREA RATIO		50	%
TOTAL IMPERVIOUS COVER		414,137	SF
TOTAL BUILDING AREA		339,450	SF
PERCENT OF SITE WITH IMPERVIOUS COVER		69	%
ELEVATION TABULATIONS:			
MASONRY PERCENTAGE:			
SAND BLASTED CONCRETE TILT WALL		95	%
PRE-FINISHED METAL PANELS		5	%



GLAZER'S  
INVESTMENTS  
BUILDING  
EXPANSION

FARMERS BRANCH, TX

Authorization



03/12/2018

Design Team

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Issues and Revisions

No.	Date	Description
1	01/30/2018	SITE DEVELOPMENT PACKAGE
2	03/12/2018	REVISED FOR CITY COMMENTS
3	03/12/2018	COMMENTS
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Job No. Issue Date

17009 03/12/2018

Issue Package

SITE DEVELOPMENT PLAN PACKAGE

Sheet Title

SITE PLAN

Sheet Number

A1.100

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