



**FARMERS
BRANCH**

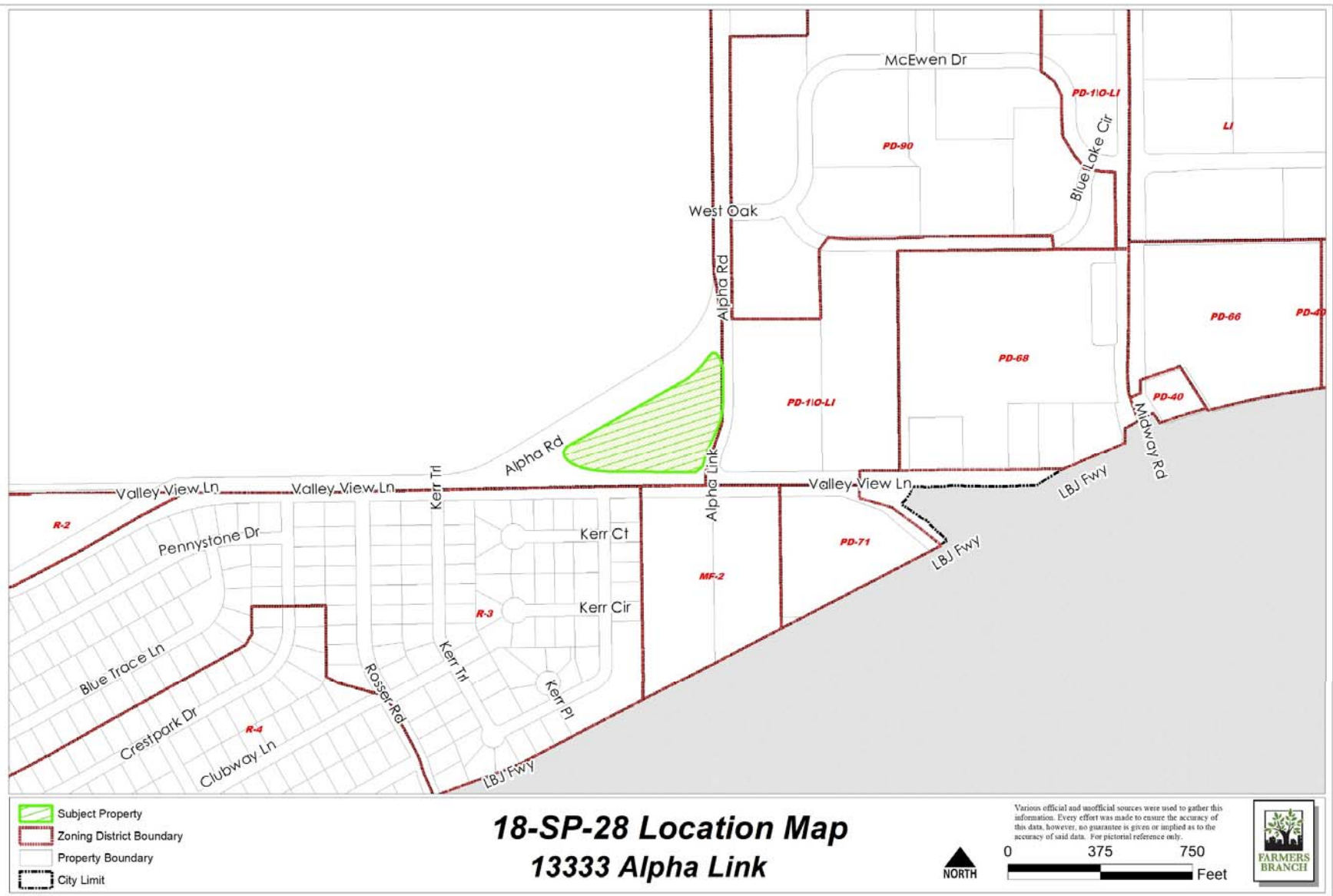
City Council

January 8, 2019 - DRAFT

Detailed Site Plan – 13333 Alpha Link







Proposed Detailed Site Plan

SITE INFORMATION (INSIDE PROPERTY LINE)	
TOTAL AREA TO BE	77,947.00 SQ. FT. (3.55 AC.)
TOTAL FLOOR AREA	3,000.00 SQ. FT.
TOTAL IMPERVIOUS COVER IN SQUARE FEET	27,614.00
PERCENTAGE OF TOTAL COVER BY IMPERVIOUS COVER	37.44%
TOTAL BUILDING COVERAGE	6.66% (W/ 37.44% TOTAL COVERAGE BY TOTAL STRUCTURE)

BUILDING INFORMATION	
PROJECT LOCATION AND ADDRESS OF EACH JOINT JOINT IN THE STRUCTURE	1305 E. W. 2 ND ST. BLDG. 101 AT CHAMBERS CLASSROOM, MECHANICAL, AND IMPROVEMENTS TO THE PARK
WINDSPEED CATEGORY	1 (30 MPH MAXIMUM WINDSPEED AT THE APPROXIMATE)
FLOOR OR ROOF RATIO	200' X 100' / 100' X 0
FINISHED FLOOR ELEVATION	504'
FOUNDATION TYPE	CONCRETE PILES
TOTAL WEIGHT OF THE BUILDING AND EACH FLOOR	LEVEL 1: 3,000 TONS MECHANICAL: 1,200 TONS

PARKING CALCULATIONS: 2015 IFIT CODES (UNLIMITED USE)	
FIRE STATION, RESIDENTIAL, 5.5 SPACES	5.5 SPACES
FIRE STATION, OFFICE, 2.0 SPACES, GENERAL-2	300 SF - 1 SPACES
FIRE STATION, APPARATUS BAY (EXTERIOR, APPROX 1000 SF)	4.0 SPACES
COMMUNITY ROOM (PLACES OF PUBLIC ASSEMBLY) 2000 SF	7.0 SF 31 SEATS - 1 SPACES TO BE ADDED 1.1 (1.1 SF AS REQUIRED) 1.1 SF 31
TOTAL REQUIRED	21
TOTAL PROVIDED	21

IMPERVIOUS SURFACES LEGEND

-  1" 500psi REINFORCED CONCRETE PAVEMENT
 1" 500psi REINFORCED CONCRETE PAVEMENT
 1" 500psi REINFORCED CONCRETE PAVEMENT
 1" 500psi REINFORCED CONCRETE PAVEMENT

LANDSCAPE IRRIGATION NOTES:

1. ALL TYPES OF HIGH RISE BUILDINGS MUST BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM.
2. ALL OCCUPANTS MUST BE EVACUATED BY AN AUTOMATED SYSTEM.
3. ALL BUILDINGS MUST BE PROVIDED WITH A FIRE FIGHTING EQUIPMENT.

DUMPSTER SCREENING NOTES

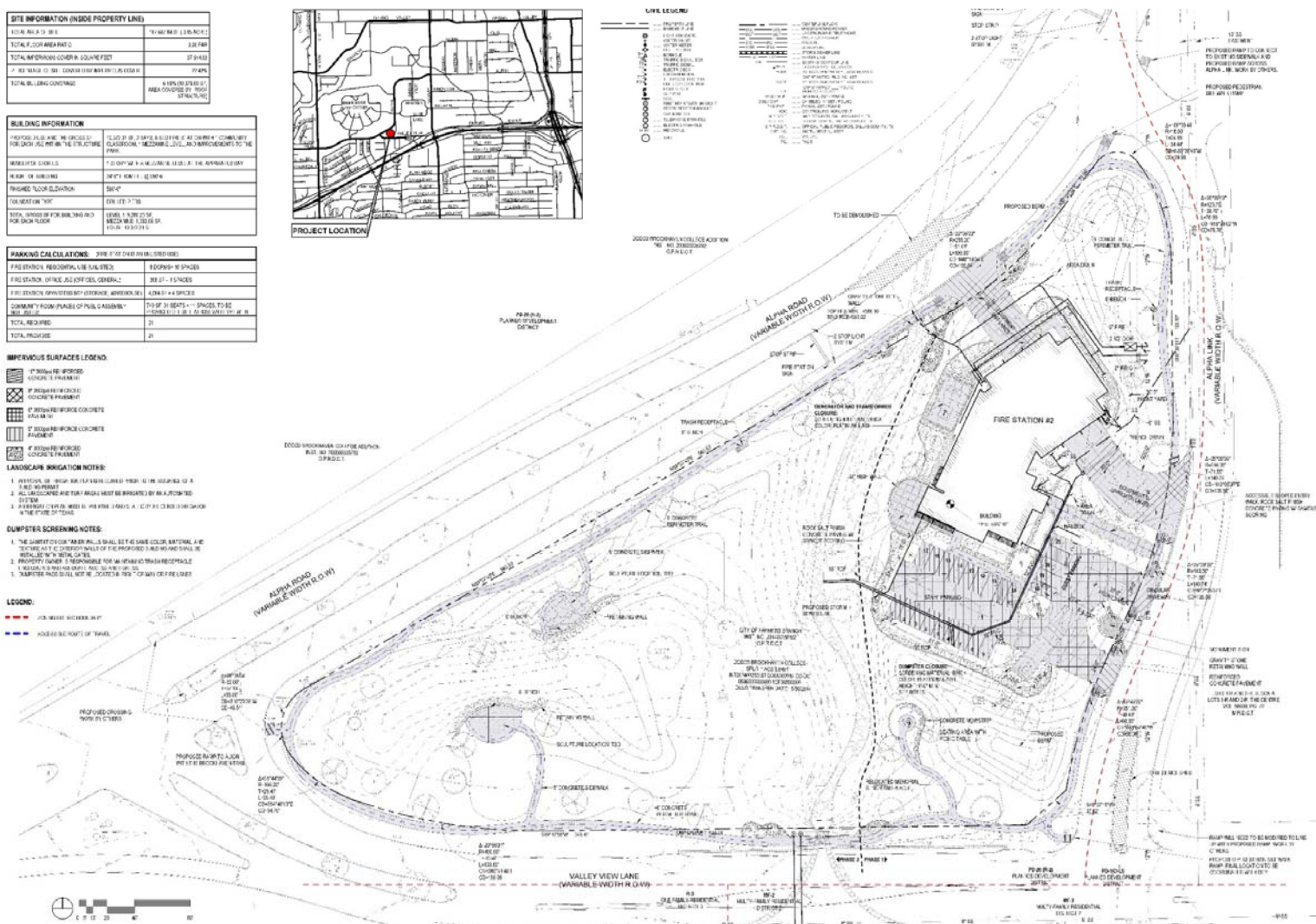
1. THE SURFACE OF CONCRETE WALLS SHALL BE THE SAME COLOR, APPEARANCE, TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED 3 AND 40 AND SHALL BE INSTALLED WITH METAL CAGES.

LEGEND:

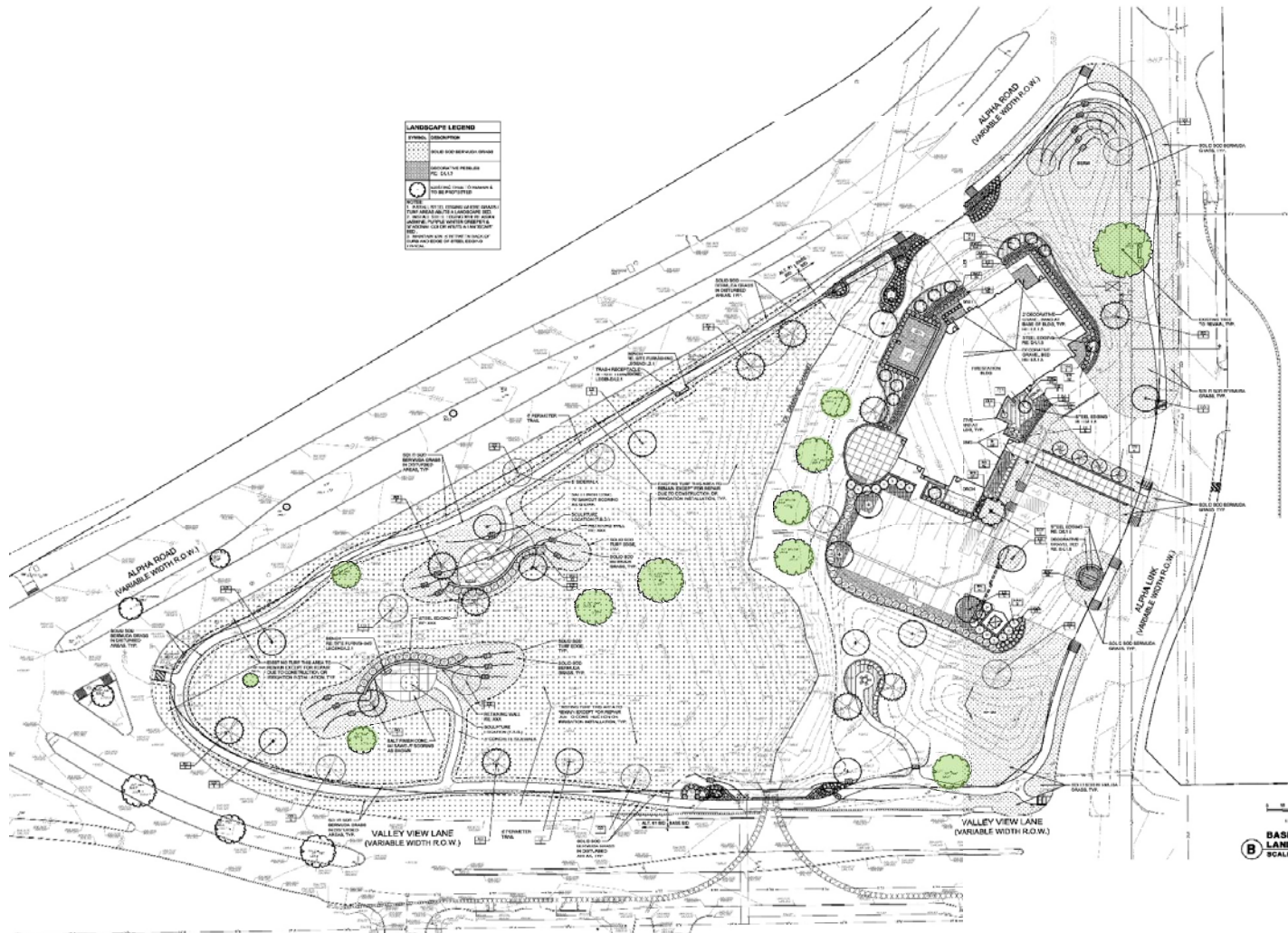
- — — — — ADRIANO NICOLAIS



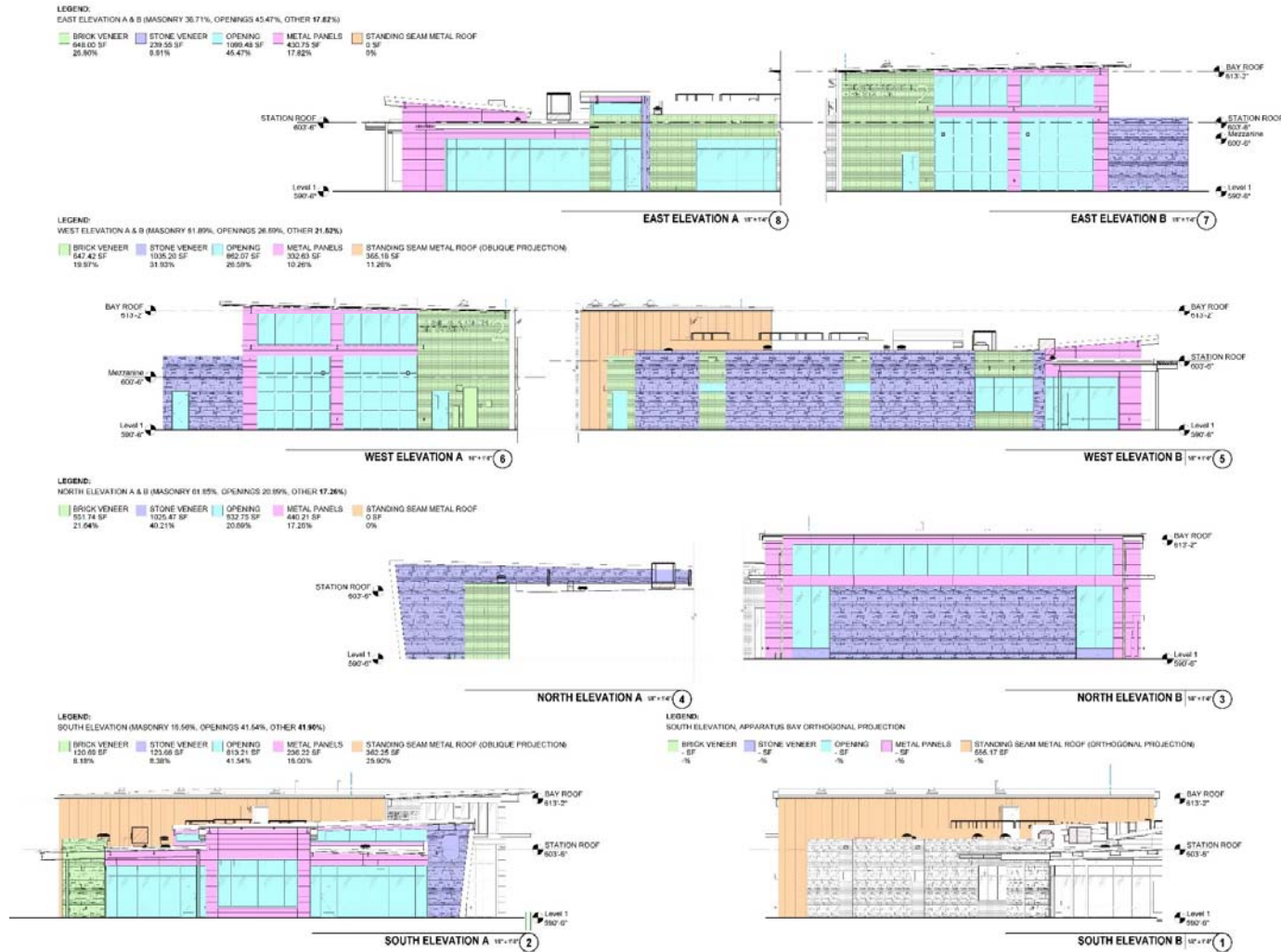
PROJECT LOCATION



Proposed Landscape Plan



Proposed Building Elevations



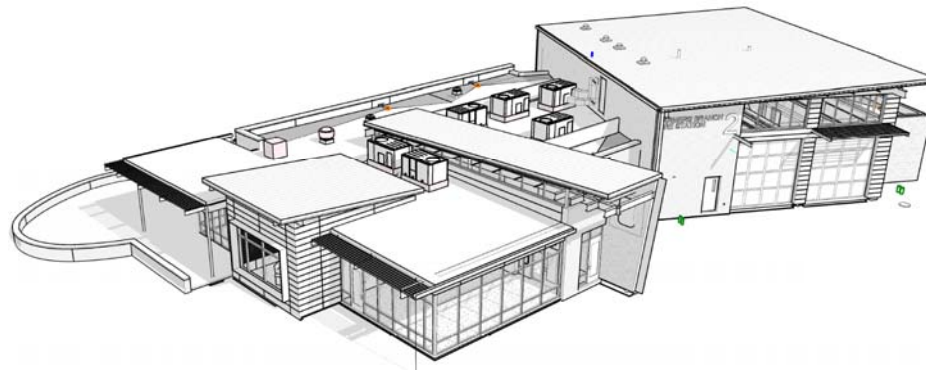
Proposed Building Perspectives



South/east elevation (corner of Alpha Link & Valley View Ln.)



East elevation (view from Alpha Link)



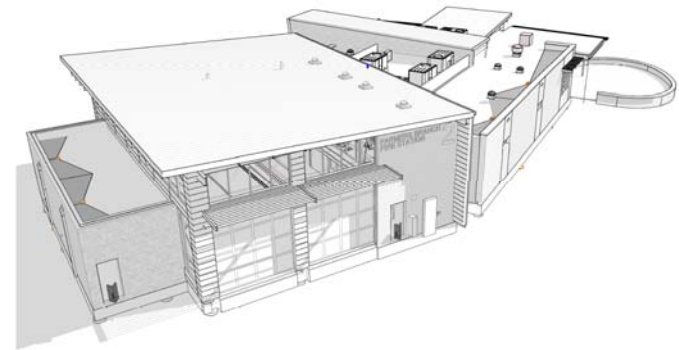
Proposed Building Perspectives



North/east elevation (view from Alpha Link & Alpha Rd.)



North/west elevation (view from Alpha Rd.)



Proposed Building Perspectives



South/west elevation (view from Alpha Rd. & Valley View Ln.)



South elevation (view from Valley View Ln.)



Proposed Detailed Site Plan

SITE INFORMATION (INSIDE PROPERTY LINE)	
TOTAL AREA TO BE	77,947.00 SQ. FT. (3.55 AC.)
TOTAL FLOOR AREA	3,000.00 SQ. FT.
TOTAL IMPERVIOUS COVER IN SQUARE FEET	27,614.00
PERCENTAGE OF TOTAL COVER BY IMPERVIOUS COVER	32.86%
TOTAL BUILDING COVERAGE	6.66% (W/ 37,000 SQ. FT. AREA CONSIDERED FOR STRUCTURE)

[illegible]

PARKING CALCULATIONS: 2016 IFC (FOR UNLIMITED USE)	
FIRE STATION, RESIDENTIAL SUBSTATION	800 SF = 1 SPACES
FIRE STATION, OFFICE, JAIL OFFICE, GENERAL	300 SF = 1 SPACES
FIRE STATION, APPARATUS BAY (EXTERIOR, APPROX 1000)	4,000 SF = 4 SPACES
COMMUNITY ROOM (PLACES OF PUBLIC ASSEMBLY) SEE 4.0.1.2	750 SF 31 SEATS ... SPACES TO BE = 7500 SF / 111 SF AS REQUIRED BY IFC 4.0.1.2
TOTAL REQUIRED	21
TOTAL PROVIDED	21

IMPERVIOUS SURFACES LEGEND

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LANDSCAPE IRRIGATION NOTES:

1. ALL TYPES OF HIGH RISE BUILDINGS MUST BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM.
2. ALL OCCUPANTS MUST BE EVACUATED BY AN AUTOMATED SYSTEM.
3. ALL BUILDINGS MUST BE PROVIDED WITH A FIRE FIGHTING EQUIPMENT.

DUMPSTER SCREENING NOTES

1. THE SURFACE OF COURTMARKINGS SHALL BE THE SAME COLOR, MATERIAL, TEXTURE AS THE CATEGORY WALLS OF THE PROPOSED 3 AND 40 AND SHALL BE INSTALLED WITHIN METAL CAGES.

LEGEND:

- — — — — ADRIANO NICOLAIS



PROJECT LOCATION

