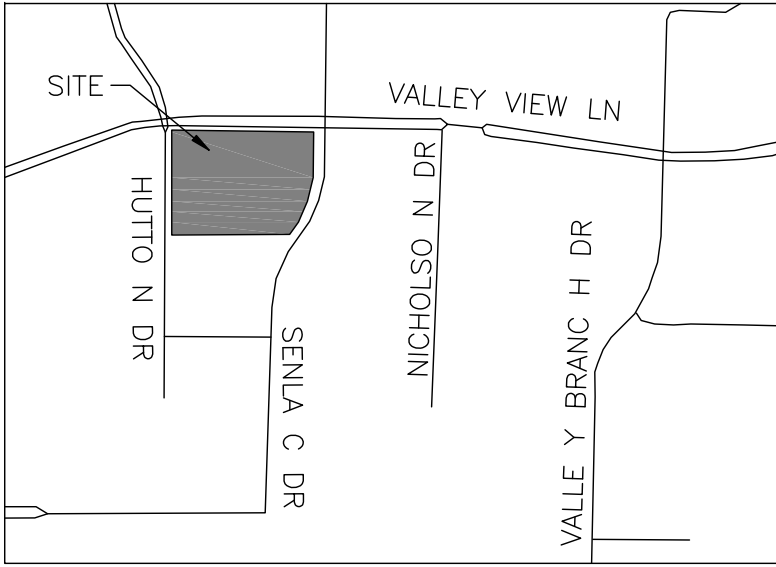


SITE DATA

EXISTING ZONING: PD-77	
EXISTING LAND USE: COMMERCIAL (OFFICE/WAREHOUSE/GALLERY)	
PROPOSED USE (ADDITION): OUTSIDE STORAGE	20,025 SQ. FT.
LOT AREA	6.921 AC. (301,479 SQ. FT.)
BUILDING FLOOR AREA EXISTING	24,020 SQ. FT.
BUILDING HEIGHT	37'-2"
EXISTING: 2 STORIES	100'-0"
FINISHED FLOOR ELEVATION: EXISTING CONCRETE	
FOUNDATION TYPE: EXISTING CONCRETE SLAB ON GRADE	
FLOOR AREA RATIO	124,020 SF/301,479 SF = 0.411
IMPERVIOUS AREA	240,276 SQ. FT.
IMPERVIOUS AREA RATIO	0.79:1 / 79%
TOTAL BUILDING COVERAGE	124,020 SF
EXISTING PARKING SPACES	313
DEMOLISHED PARKING SPACES	72
PARKING REQUIRED	
EXISTING WAREHOUSE	(85,032 SF/1,000) 85 SPACES
EXISTING OFFICE	(36,855 SF/300) 123 SPACES
EXISTING GALLERY	(2,133 SF/200) 10 SPACES
TOTAL: 218 SPACES REQUIRED	
PARKING PROVIDED	
REGULAR PARKING	234 SPACES
HANDICAP PARKING	7 SPACES
TOTAL: 241 SPACES PROVIDED	

NOTE:  
1. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

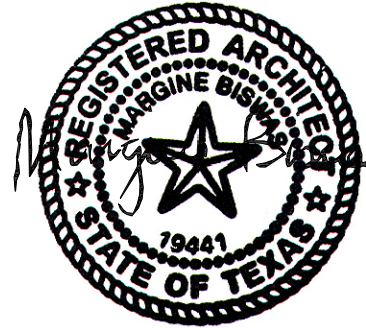


2 SITE MAP  
N.T.S.

- OUTDOOR STORAGE NOTES**
- MATERIAL STORED WITHIN THE PROPOSED OUTDOOR STORAGE AREA WILL CONSIST OF GRANITE SLABS AND OTHER SIMILAR MATERIAL THAT WILL BE FOR DISPLAY AND STORAGE ONLY. NO LOOSE ROCK OR AGGREGATE WILL BE STORED WITHIN THE PROPOSED OUTDOOR STORAGE AREAS.
  - MATERIAL AND PRODUCT STORED WITHIN THE OUTDOOR STORAGE AREA WILL NOT BE VISIBLE ABOVE THE HEIGHT OF THE PROPOSED SCREENING WALL OR FENCE.
- GENERAL NOTES**
- BASE INFORMATION WAS TAKEN FROM SURVEYS PROVIDED TO THE ARCHITECT BY BEST CHEER STONE.
  - THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (I.E. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF ANY EXTERIOR WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CITY'S STANDARD SITE PLAN NOTES**
- FIRE CODES
  - FIRE LANES:
    - FOR DETAILS CONCERNING THE REQUIREMENT, LOCATION, AND ENFORCEMENT OF FIRE LANES REFER TO THE 2015 UNIFORM FIRE CODE AND CITY ORDINANCE 3414.
    - FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
    - A MINIMUM OF 14 FEET OF CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRE LANES.
    - FIRE LANES SHALL BE CONSTRUCTED OF AN ALL-WEATHER DRIVING SURFACE HAVING THE CAPABILITY TO SUPPORT A 80,000 POUND VEHICLE.
    - DEAD END FIRE LANES WITHOUT APPROVED TURN AROUND INSTALLATIONS SHALL NOT EXCEED 150 FEET IN LENGTH.
    - ALL FIRE LANES SHALL HAVE A MINIMUM 26-FOOT INSIDE RADIUS AND A MINIMUM 50-FOOT OUTSIDE RADIUS.
  - FIRE HYDRANTS:
    - REQUIRED FIRE HYDRANTS AND WATER SUPPLY LINES SHALL BE LOCATED WITHIN THE DEDICATED UTILITY EASEMENTS.
    - WHEN FIRE LANE AND UTILITY EASEMENTS ARE REQUIRED, THE UTILITY EASEMENT MAY BE LOCATED WITHIN THE FIRE LANE EASEMENT.
    - FIRE HYDRANTS SHALL BE SPACED AT INTERVALS OF 300 FEET ALONG THE LENGTH OF THE FIRE LANES AND NON-RESIDENTIAL STREETS.
    - FIRE HYDRANTS SHALL NOT BE LOCATED CLOSER THAN 3 FEET NOR FURTHER THAN 6 FEET FROM STREETS OR FIRE LANES.
    - DEAD END WATER LINES SHALL MEET THE FOLLOWING REQUIREMENTS FOR MINIMUM PIPE SIZES:
      - ONE HYDRANT, MAXIMUM 150 FEET 6 INCHES
      - ONE HYDRANT, MAXIMUM 500 FEET 8 INCHES
      - ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 150 FEET 8 INCHES
      - ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 500 FEET 12 INCHES
      - TWO HYDRANTS, MAXIMUM 500 FEET 12 INCHES
    - TWO OR THREE HYDRANTS AND FIRE SPRINKLER SYSTEM ARE NOT PERMITTED ON A DEAD END MAIN.
  - LANDSCAPING:
    - APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
    - ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
    - ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.
  - UTILITIES:
    - THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15 FEET WIDE.
    - FOR TRASH RECEPTACLES THE FOLLOWING NOTES SHALL BE INCLUDED:
      - THE SANITATION CONTAINER WALLS SHALL BE MASONRY, AND THE EXTERIOR WALL FINISH SHALL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, AND SHALL BE INSTALLED WITH METAL GATES.
      - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS.
    - DUMPSTER PADS AND ENCLOSURES SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRE LANES.

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05-09-2019

KEY PLAN

REVISIONS

**Best Cheer Stone**  
2020 Valley View Ln  
Farmers Branch, TX 75234

OWNER INFORMATION:  
GS REAL PROPERTY TX INC.  
3190 E. MIRALOMA AVE.  
ANAHEIM, CA 92806  
(Ph) 714-399-1588

Architectural Drawings

PROJECT NUMBER: 18029

ISSUED:

SITE PLAN

**A-1.1**