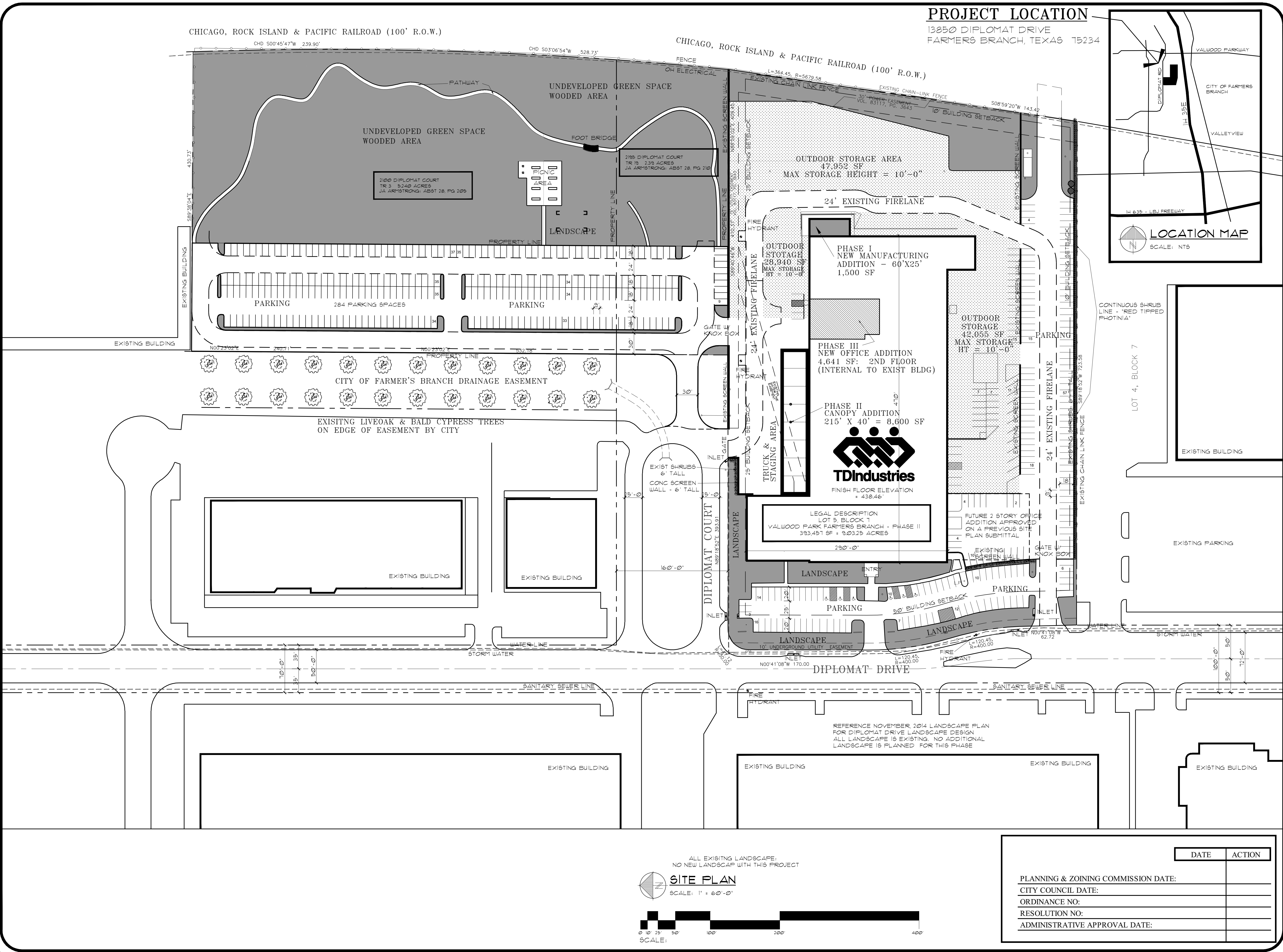
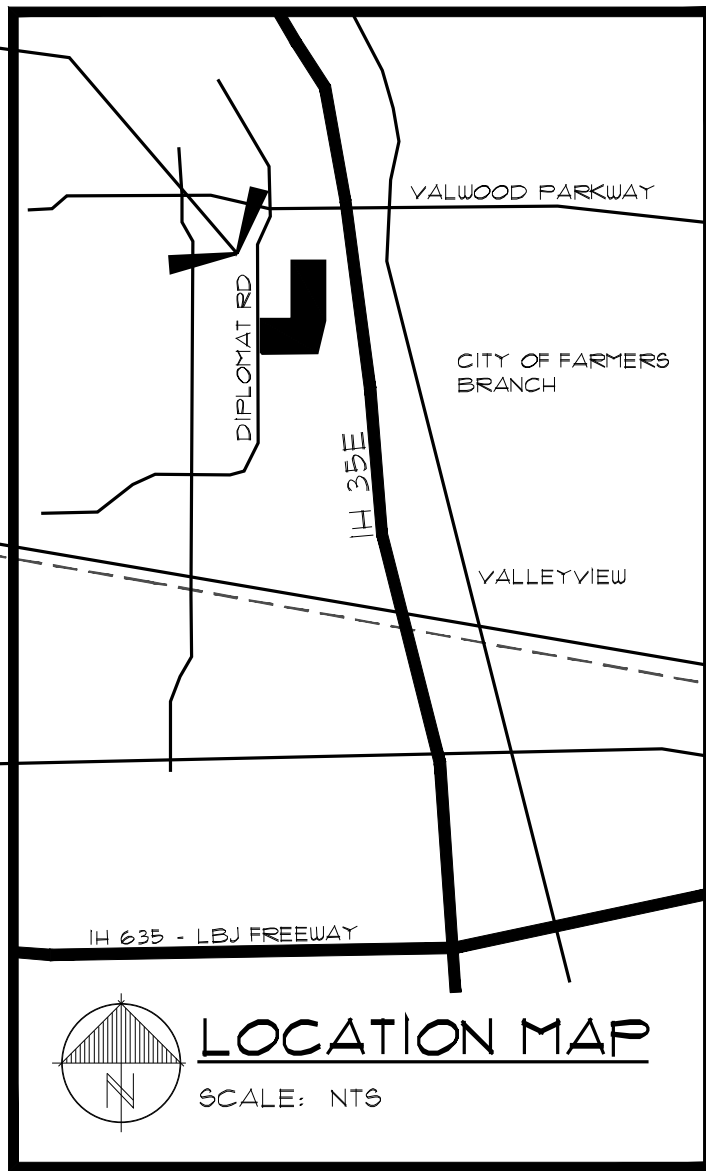




PROJECT LOCATION

13850 DIPLOMAT DRIVE
FARMERS BRANCH, TEXAS 75234



SA
STUCKEY ARCHITECTS
ARCHITECTURE PLANNING INTERIORS
208 N. MAIN STREET, SUITE 140
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Robert A. Stuckey
OCTOBER 21, 2018
ROBERT A. STUCKEY
ARCHITECT: TEXAS #3093

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PHASE I: WATTS PLASMA
CUTTER ADDITION
13850 DIPLOMAT DRIVE
FARMERS BRANCH, TX. 75234-8849
(972) 888-9500

TDIndustries

LEGAL DESCRIPTION:
LOT 5, BLOCK 7
VALWOOD PARK
FARMERS BRANCH-PHASE II

SITE SUBMITTAL

REVISIONS

DRAWN BY: **RAS** PROJ. MGR.: **RAS**

DATE: OCTOBER 21, 2018 PROJ. NO:

SHEET NO.

SP1.1

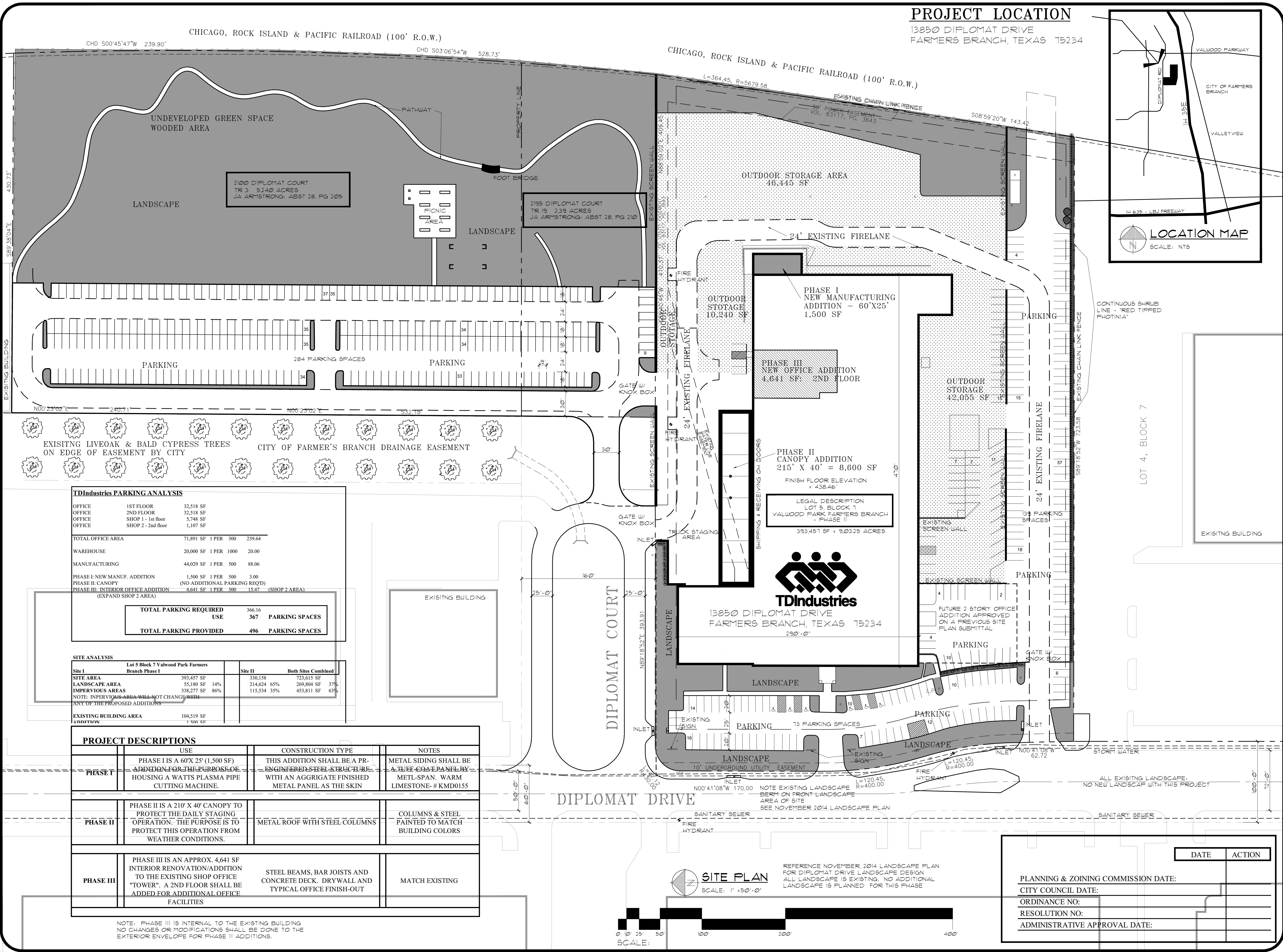
SHEET
01 OF 06

ALL EXISTING LANDSCAPE:
NO NEW LANDSCAP WITH THIS PROJECT

SITE PLAN
SCALE: 1" = 60'-0"

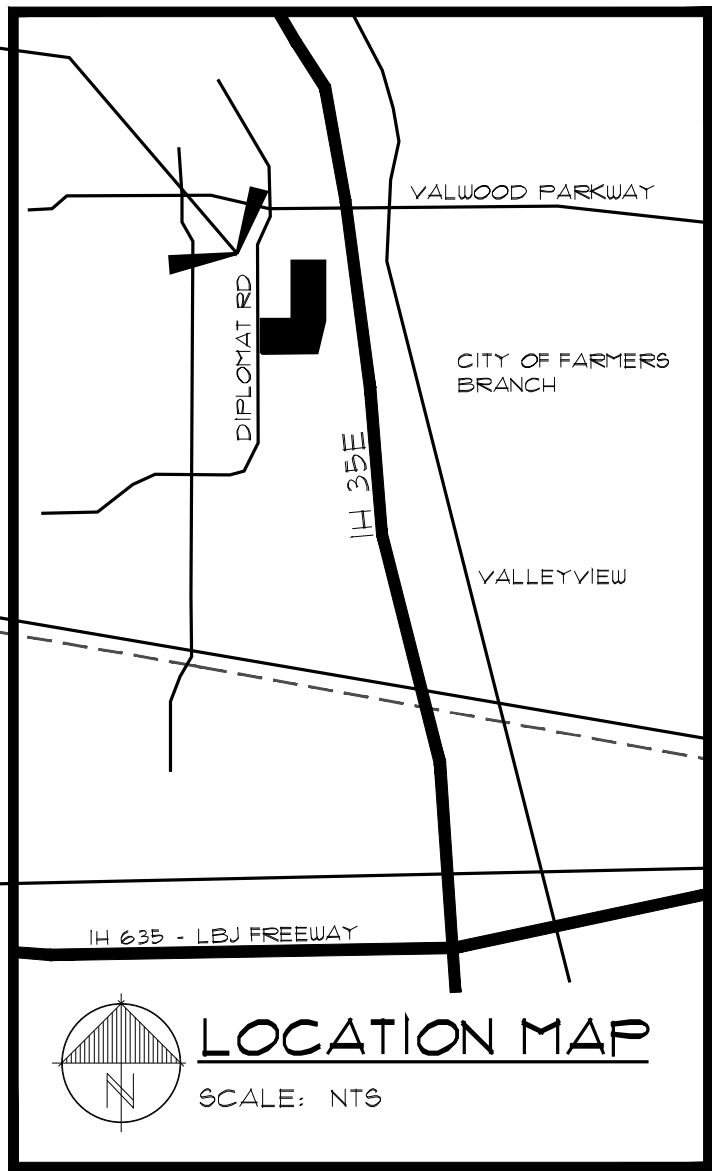
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DATE	ACTION
PLANNING & ZONING COMMISSION DATE:	
CITY COUNCIL DATE:	
ORDINANCE NO:	
RESOLUTION NO:	
ADMINISTRATIVE APPROVAL DATE:	



PROJECT LOCATION

13850 DIPLOMAT DRIVE
FARMERS BRANCH, TEXAS 75234





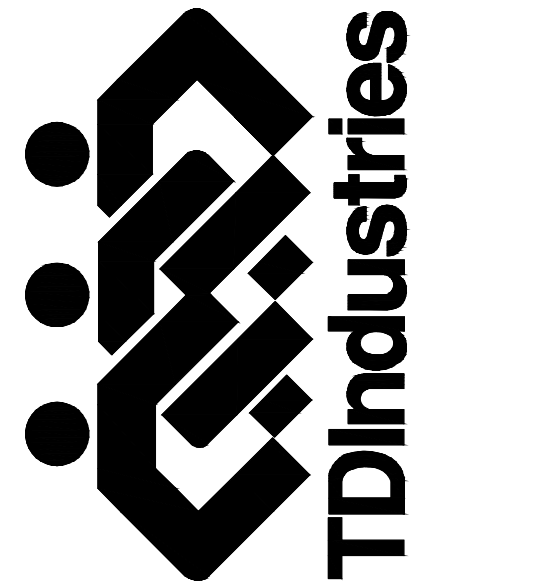
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TD Industries

LEGAL DESCRIPTION:
LOT 5, BLOCK 7
VALWOOD PARK
FARMERS BRANCH-PHASE II

SITE SUBMITTAL

REVISIONS

DRAWN BY: **RAS** PROJ. MGR.: **RAS**
DATE: OCTOBER 21, 2018 PROJ. NO:

SHEET NO.

SP1.2

SHEET
02 OF 06

TDIndustries PARKING ANALYSIS

OFFICE	1ST FLOOR	32,518 SF
OFFICE	2ND FLOOR	32,518 SF
OFFICE	SHOP 1 - 1st floor	5,748 SF
OFFICE	SHOP 2 - 2nd floor	1,107 SF

TOTAL OFFICE AREA	71,891 SF	1 PER	300	239.64
WAREHOUSE	20,000 SF	1 PER	1000	20.00
MANUFACTURING	44,029 SF	1 PER	500	88.06

PHASE I: NEW MANUF. ADDITION	1,500 SF	1 PER	500	3.00
PHASE II: CANOPY	(NO ADDITIONAL PARKING REQ'D)			
PHASE III: INTERIOR OFFICE ADDITION	4,641 SF	1 PER	300	15.47 (SHOP 2 AREA)

TOTAL PARKING REQUIRED USE	366.16	PARKING SPACES
TOTAL PARKING PROVIDED	496	PARKING SPACES

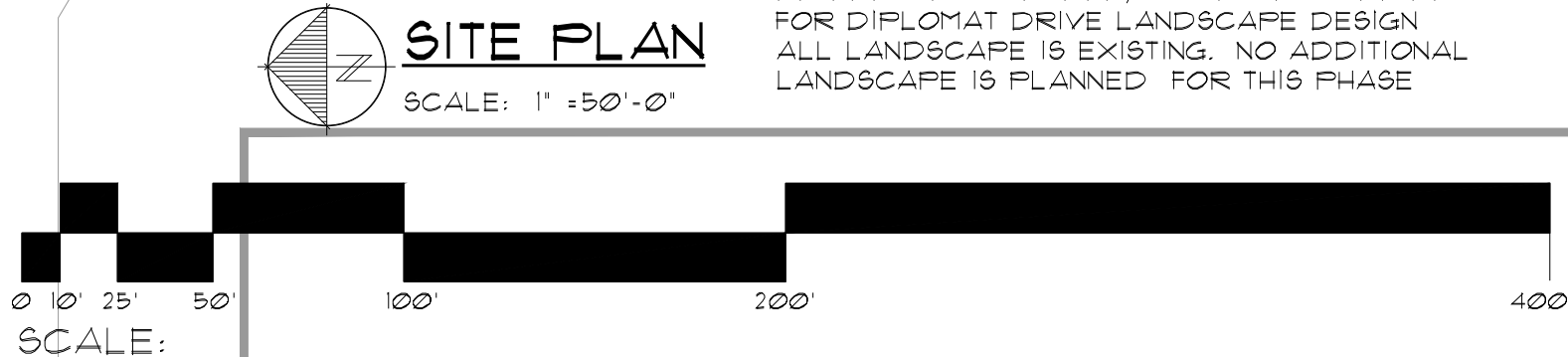
SITE ANALYSIS

Site I	Lot 5 Block 7 Valwood Park Farmers Branch Phase I	Site II	Both Sites Combined
SITE AREA	393,457 SF	330,158	723,615 SF
LANDSCAPE AREA	55,180 SF 14%	214,624 65%	269,804 SF 37%
IMPERVIOUS AREAS	338,277 SF 86%	115,534 35%	453,811 SF 63%
NOTE: IMPERVIOUS AREA WILL NOT CHANGE WITH ANY OF THE PROPOSED ADDITIONS			
EXISTING BUILDING AREA	104,519 SF		
ADDITION	1,500 SF		

PROJECT DESCRIPTIONS

	USE	CONSTRUCTION TYPE	NOTES
PHASE I	PHASE I IS A 60'X 25' (1,500 SF) ADDITION FOR THE PURPOSE OF HOUSING A WATTS PLASMA PIPE CUTTING MACHINE.	THIS ADDITION SHALL BE A PRE-ENGINEERED STEEL STRUCTURE WITH AN AGGREGATE FINISHED METAL PANEL AS THE SKIN	METAL SIDING SHALL BE A TUFF COAT PANEL BY METL-SPAN. WARM LIMESTONE- # KMD0155
PHASE II	PHASE II IS A 210' X 40' CANOPY TO PROTECT THE DAILY STAGING OPERATION. THE PURPOSE IS TO PROTECT THIS OPERATION FROM WEATHER CONDITIONS.	METAL ROOF WITH STEEL COLUMNS	COLUMNS & STEEL PAINTED TO MATCH BUILDING COLORS
PHASE III	PHASE III IS AN APPROX. 4,641 SF INTERIOR RENOVATION/ADDITION TO THE EXISTING SHOP OFFICE "TOWER". A 2ND FLOOR SHALL BE ADDED FOR ADDITIONAL OFFICE FACILITIES	STEEL BEAMS, BAR JOISTS AND CONCRETE DECK. DRYWALL AND TYPICAL OFFICE FINISH-OUT	MATCH EXISTING

NOTE: PHASE III IS INTERNAL TO THE EXISTING BUILDING. NO CHANGES OR MODIFICATIONS SHALL BE DONE TO THE EXTERIOR ENVELOPE FOR PHASE II ADDITIONS.



REFERENCE NOVEMBER 2014 LANDSCAPE PLAN FOR DIPLOMAT DRIVE LANDSCAPE DESIGN. ALL LANDSCAPE IS EXISTING. NO ADDITIONAL LANDSCAPE IS PLANNED FOR THIS PHASE.

PLANNING & ZONING COMMISSION DATE:
CITY COUNCIL DATE:
ORDINANCE NO:
RESOLUTION NO:
ADMINISTRATIVE APPROVAL DATE: