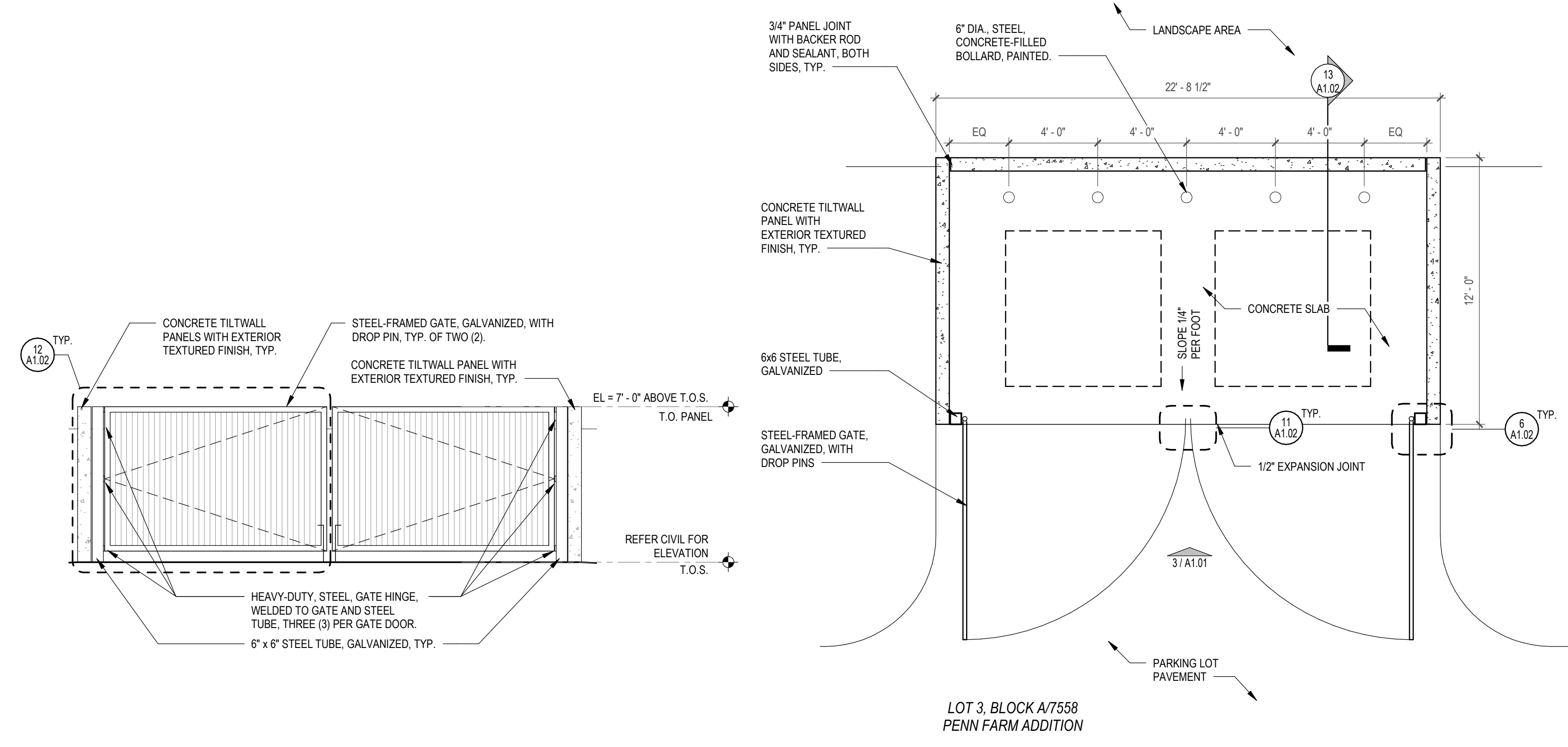


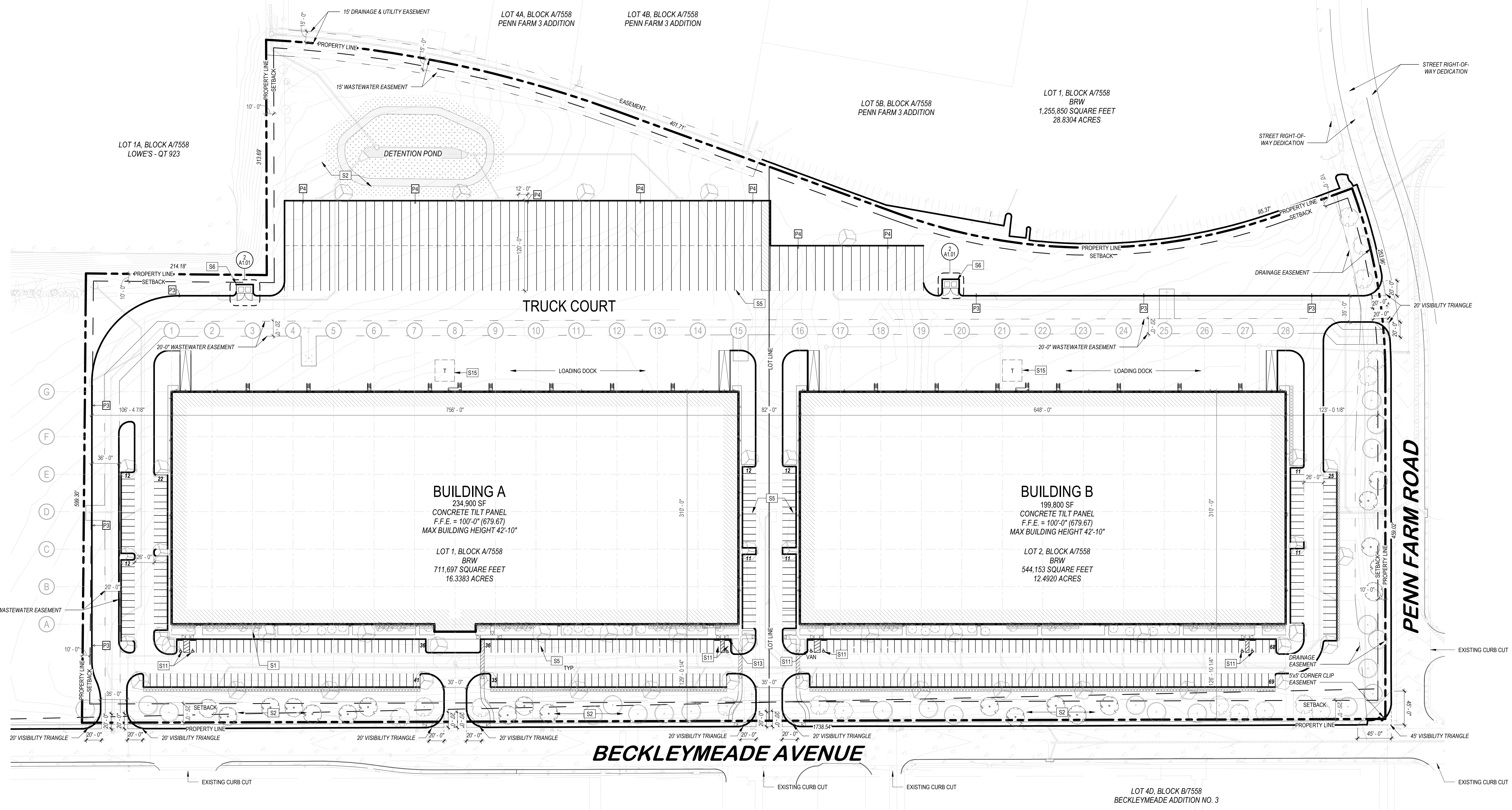


PARKING SUMMARY	BUILDING LOCATION DIAGRAM	ZONING SITE DATA	GENERAL SITE PLAN NOTES		
<p>PER DALLAS DEVELOPMENT CODE, SEC. 51-4-214</p> <p>PARKING SPACES REQUIRED FOR STORAGE AREA: 1 SPACE FOR EACH 1,000 SF OF AREA UP TO 20,000 SF 1 SPACE FOR EACH 4,000 SF OF AREA ABOVE 20,000 SF</p> <p>PARKING SPACES REQUIRED FOR OFFICE AREA: 1 SPACE FOR EACH 333 SF OF AREA</p> <p>BUILDING A: 234,900 SF - 20,000 SF = 20 SPACES 214,900 SF / 4,000 SF = 54 SPACES 2,745 SF / 333 SF = 8 SPACES TOTAL SPACES = 83 SPACES</p> <p>BUILDING B: 199,800 SF - 20,000 SF = 20 SPACES 179,800 SF / 4,000 SF = 45 SPACES 2,512 SF / 333 SF = 8 SPACES TOTAL SPACES = 73 SPACES</p> <p>TOTAL PARKING SPACES REQUIRED = 156 SPACES TOTAL PARKING SPACES PROVIDED = 424 SPACES* LOADING SPACES REQUIRED = 5 LOADING SPACES PROVIDED = 77</p> <p>ACCESSIBLE PARKING SPACES REQUIRED: 5 STANDARD ACCESSIBLE 2 VAN</p> <p>ACCESSIBLE PARKING SPACES PROVIDED: 6 STANDARD ACCESSIBLE 2 VAN</p> <p>* EXCESS PARKING SPACES PROVIDED FOR FUTURE TENANT OFFICE EXPANSION WITHIN SHELL BUILDING</p>		<p>PD 240 TRACTS 3A, 3B, AND 3C *CASE NUMBER: 0212-002</p> <p><b>SETBACKS</b></p> <p>FRONT SETBACK AREA 25'-0" ALONG INTERSTATE HIGHWAY 20 AND BECKLEYMEADE AVE. 10'-0" ALONG PENN FARM ROAD</p> <p>SIDE SETBACK 10'-0" MIN</p> <p>REAR SETBACK 10'-0" MIN</p> <p><b>LOT COVERAGE</b></p> <table border="1"> <tr> <td>BRW TOTAL: BLOCK A/7558 1,255,850 SQUARE FEET 28.8304 ACRES</td> <td>LOT COVERAGE (MAX) ALLOWED: 60% LOT COVERAGE % PROVIDED: 434,700 SF BUILDING / 1,255,850 SF LOT = 35% COVERAGE</td> </tr> </table>	BRW TOTAL: BLOCK A/7558 1,255,850 SQUARE FEET 28.8304 ACRES	LOT COVERAGE (MAX) ALLOWED: 60% LOT COVERAGE % PROVIDED: 434,700 SF BUILDING / 1,255,850 SF LOT = 35% COVERAGE	<p>1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. REFERENCE CIVIL, LANDSCAPE AND OTHER PROVIDED SITE RELATED WORK DOCUMENTS FOR SITE LAYOUT REQUIREMENTS</p> <p>2. ALL NEW CONCRETE IMMEDIATELY OUTSIDE OF ALL EXTERIOR DOORS AND FOR A DISTANCE OF 5'-0" MIN. SHALL NOT EXCEED A SLOPE OF 2%.</p> <p>3. ALL CONCRETE WALKS OR PARKING AREAS ON ACCESSIBLE ROUTES SHALL NOT EXCEED A SLOPE OF 5% WITH A CROSS-SLOPE OF 2% MAX.</p> <p>4. PROVIDE EXPANSION JOINTS AT THE PROPERTY LINE AT ALL NEW DRIVES GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS - TYPICAL.</p> <p>5. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINTS AS SHOWN ON PLAN. VERIFY JOINT LAYOUT WITH ARCHITECT IN FIELD PRIOR TO FORMING. JOINTS ARE TO BE CAULKED. NO WOOD STRIPS ALLOWED.</p> <p>6. WHERE NEW SITE WORKS JOINS EXISTING CONDITIONS, EXISTING CONDITIONS SHALL CONTROL. IF MAJOR DISCREPANCIES ARE APPARENT, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p>
BRW TOTAL: BLOCK A/7558 1,255,850 SQUARE FEET 28.8304 ACRES	LOT COVERAGE (MAX) ALLOWED: 60% LOT COVERAGE % PROVIDED: 434,700 SF BUILDING / 1,255,850 SF LOT = 35% COVERAGE				
<p><b>SYMBOL LEGEND - SITE</b></p> <ul style="list-style-type: none"> <li>PROPERTY LINE</li> <li>EASEMENT</li> <li>SETBACK</li> <li>POLE LIGHT RE. LIGHTING SCHEDULE A7.01</li> </ul>	<p><b>BUILDING AREA SUMMARY</b></p> <p>BUILDING A: 234,900 SF BUILDING B: 199,800 SF TOTAL SF = 434,700 SF</p>	<p><b>KEYNOTE LEGEND - SITE</b></p> <ul style="list-style-type: none"> <li>S1 NEW CONCRETE SIDEWALK</li> <li>S2 LANDSCAPE AREA</li> <li>S5 PARKING STRIP</li> <li>S6 DUMPSTER ENCLOSURE</li> <li>S11 ACCESSIBLE PARKING SPACE. REFER A1.0201 FOR DETAIL</li> <li>S13 CONCRETE WHEELSTOPS</li> <li>S15 TRANSFORMER LOCATION</li> </ul>			



**3 TRASH ENCLOSURE ELEVATION**  
1/4" = 1'-0"

**2 TRASH ENCLOSURE PLAN**  
1/4" = 1'-0"



**1 ARCHITECTURAL SITE PLAN**  
1" = 60'-0"

