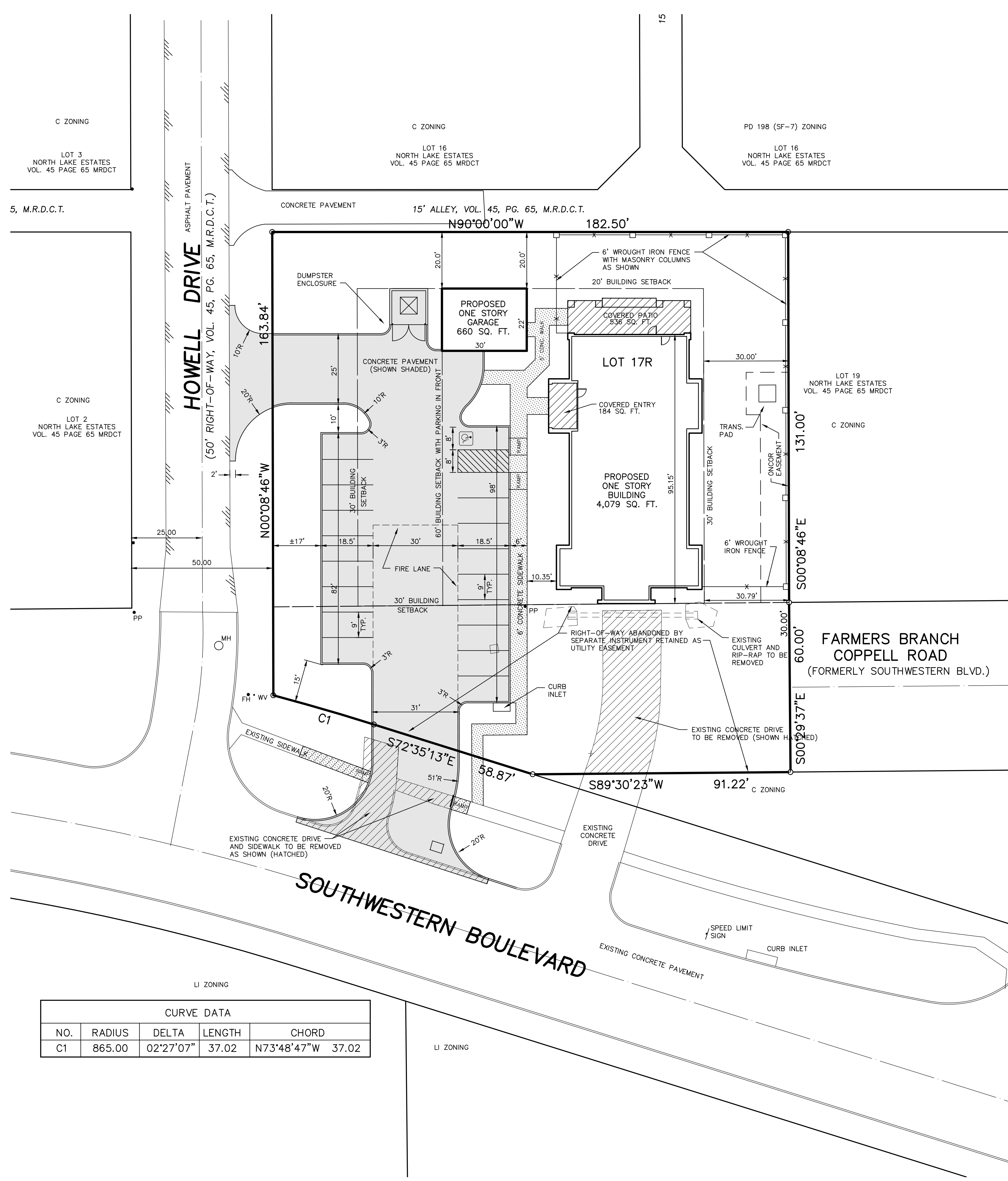




SITE DATA

SITE AREA _____ 33,667 SF (0.7729 AC)
ZONING _____ C COMMERCIAL
PROPOSED USE _____ PROFESSIONAL OFFICE BUILDING

BUILDING AREA

FIRST FLOOR	4,079 SQ. FT.
COVERED AREAS	720 SQ. FT.
TOTAL AREA	4,799 SQ. FT.

GARAGE _____ 660 SF

BUILDING HEIGHT _____ 24 FEET

PARKING

<u>REQUIRED</u>	
OFFICE _____	1 PER 300 SF – 14 SPACES
PROVIDED _____	19 SPACES (INCLUDING 1 ACCESSIBLE)
LOT COVERAGE _____	5,459/33,667 = 0.162 OR 16.2%
FLOOR AREA RATIO _____	5,459/33,667 = 0.162 OR 16.2%

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAIL
4. ALL SIGNAGE SHALL COMPLY WITH THE SIGN ORDINANCE.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

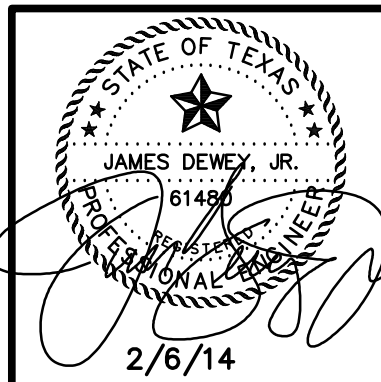
OWNER/APPLICANT:

**CAVALRY CONSTRUCTION &
CONSULTING**
6911 Breen Dr., Building C
Houston, TX 77086
Phone: (281) 931-9900
Fax: (281) 931-0704

JDJR ENGINEERS & CONSULTANTS, INC.
TSPE REGISTRATION NUMBER F-9527

ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-JDJR (5357) Fax 972-252-8958



**PROJECT: PROPOSED OFFICE BUILDING FOR:
CAVALRY CONSTRUCTION & CONSULTING
LOT 17R, NORTH LAKE ESTATES
180 & 184 SOUTHWESTERN BOULEVARD,
CORPELL, TEXAS**

REVISIONS:	
DATE	REVISION
2-6-14	STAFF COMMENTS

SHEET TITLE
SITE PLAN

DATE: 1-17-14

SCALE: 1" = 20'

DRAWN BY: JDJR

CHECKED BY: JDJF

SHEET NO.

1 OF 7

UDJR FILE NO. 1116-1-13