

**GENERAL NOTES**

1. Fire lanes shall be designed and constructed per City standards.
2. Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
3. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
4. All signage contingent upon approval by Building Inspection Department.
5. All electrical transmission, distribution and service lines must be underground where required.
6. All dimensions are to face of curb or edge of building unless otherwise noted.

**Notes:**  
 1. Handicap Parking is Provided In Accordance w/ ADA Standards.  
 2. No Floodplain Exists On The Site.  
 3. Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.

**Site Data Summary Table Detailed**

SYNOPSIS	LOT 1R1A, BLOCK 1
Zoning	PD-171R2-HC
Land Use	Office, Showroom, Warehouse
Lot Area	6.59 Ac. (287,270 Sq. Ft.)
Building Footprint Area	67,600 Sq. Ft.
Building Height	36'-0"
Lot Coverage	19.1% of Site
Floor Area Ratio	0.235:1
<b>PARKING</b>	
Parking Ratio:	Office: 1 Sp./300 Sq. Ft.=34 Sp Showroom: 1 Sp./300 Sq. Ft.=50 Sp Warehouse: 1 Sp./1,000 Sq. Ft.=42 Sp
Required Total Parking:	126 Spaces
Provided Total Parking:	155 Spaces (Incl. HC)
Accessible Parking Required:	6 Spaces
Accessible Parking Provided:	7 Spaces

**PD Conditions:**  
 1. Proposed use has greater than 20% warehouse  
 2. Proposed building has 10% masonry  
 3. Proposed site plan has greater than 50% of parking in the front of building.

**LEGEND**

- Firelane, Access & Utility Easement
- Existing Contour

**SHEET 1 OF 1  
 DETAILED SITE PLAN  
 OF  
 WISENBAKER OFFICE BUILDING  
 LOT 1R1A, BLOCK 1  
 GTE SHARED SERVICES CENTER ADDITION  
 COPPELL, DALLAS COUNTY, TEXAS**

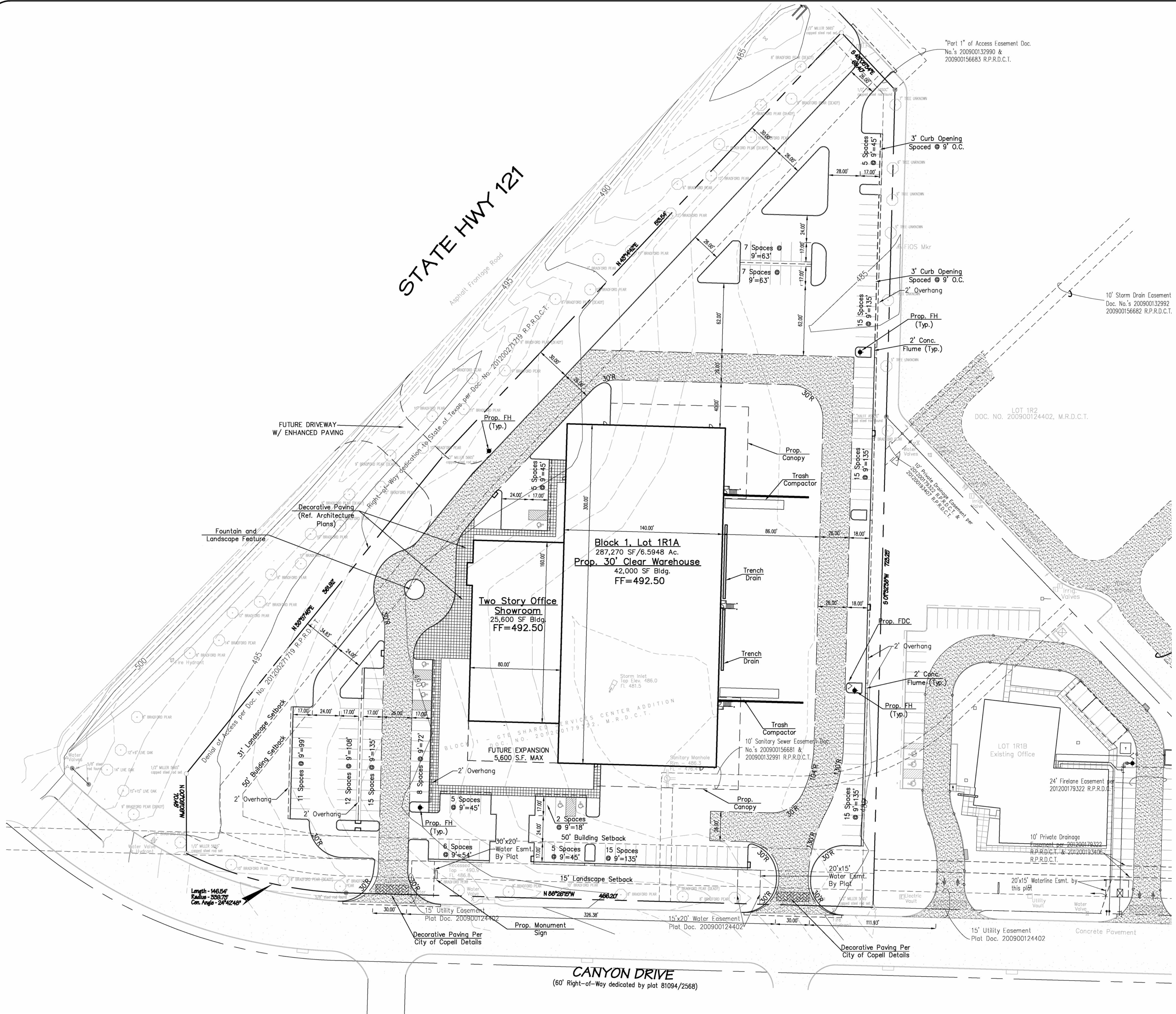
**Applicant**  
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 Dallas, TX 75238  
 Telephone (214) 261-9060  
 Contact: John Taylor

**Owner**  
 DFW Canyon Partners, Ltd.  
 3811 Turtle Creek Blvd. #730  
 Dallas, TX 75219  
 Telephone (214) 520-7800  
 Contact: Richard Crow

**Engineer**  
 Spiers Engineering, Inc.  
 TBPE No. F-2121  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Kevin Wier

**Surveyor**  
 Miller Surveying, Inc.  
 430 Mid Cities Blvd.  
 Hurst, Texas 76054  
 Telephone (817) 577-1052

Drawing: G:\2012\0853\12-154 WISENBAKER\12-154 SITE PLAN DETAILED.dwg, Saved By: KIFER, Save Time: 11/6/2012 7:56:32 AM  
 Plotted by: KIFER Plot Date: 11/20/2012 12:05 PM



**CANYON DRIVE**  
 (60' Right-of-Way dedicated by plat 81094/2568)