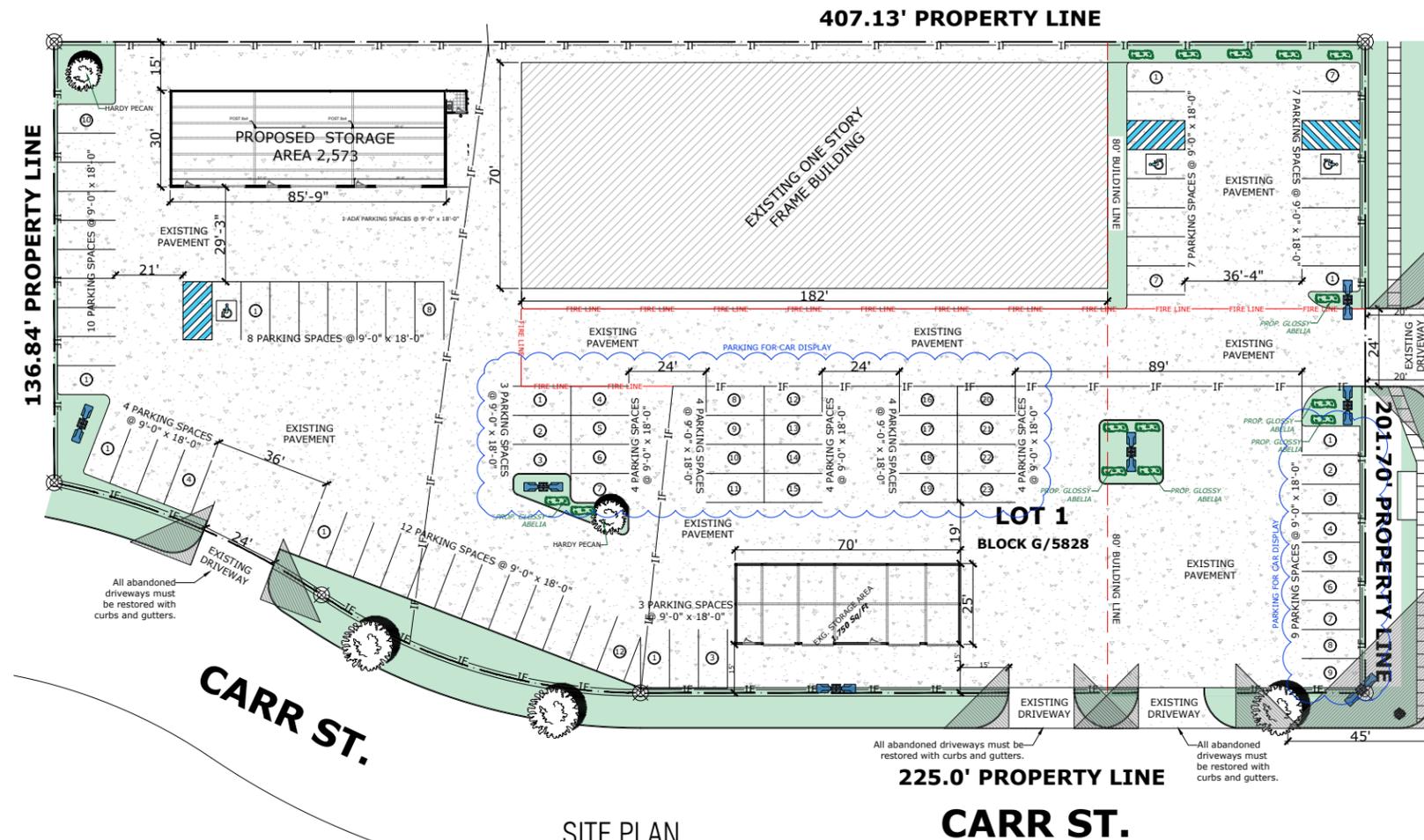
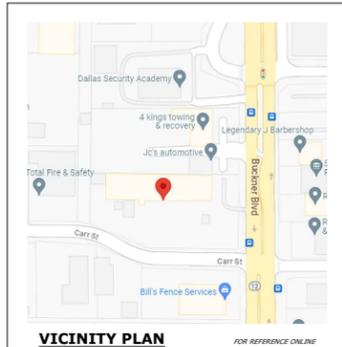


LOT 2



S BUCKNER BLVD.
(CALLED 100' R.O.W.)

SITE PLAN
SCALE: 1 TO 50



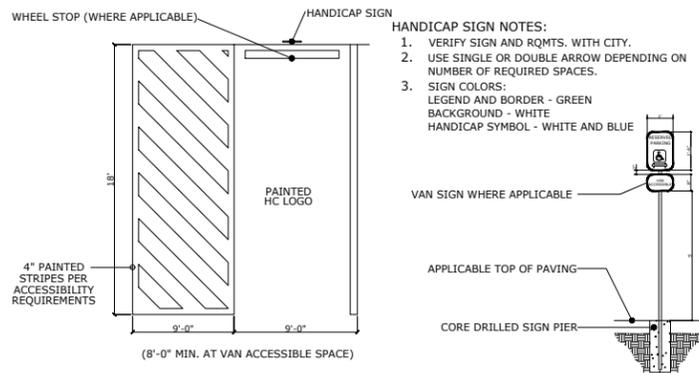
VICINITY PLAN
FOR REFERENCE ONLY

LEGAL DESCRIPTION:

1. BLOCK G/5828.
2. LOT 1.
3. BUCKNER BLVD & CARR ST.

SQUARE FOOTAGE

EXISTING BLDG ONE STORY	12,740 SQ FT
EXISTING BUILDING 2ND STORY	1,750 SQ FT
PROP. STORAGE AREA	2,573 SQ FT
PROP. FOUNDATION AREA	17,063 SQ FT
LOT SIZE	76,860 SQ FT
TOTAL COVERED AREA	17,063 SQ FT
% COVERAGE	22 %



TYP. HANDICAP SIGNED
SCALE: N.T.S.

THE CITY DALLAS, TX. HAS CURRENTLY ADOPTED THE FOLLOWING BUILDING CODES:

- 2021 INTERNATIONAL RESIDENTIAL CODE.
- 2021 INTERNATIONAL BUILDING CODE.
- 2021 INTERNATIONAL PLUMBING CODE.
- 2021 INTERNATIONAL MECHANICAL CODE.
- 2021 INTERNATIONAL FIRE CODE.
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE.
- 2021 INTERNATIONAL FUEL & GAS CODE.
- 2020 NATIONAL ELECTRICAL CODE.
- 2021 INTERNATIONAL EXISTING BUILDING CODE.
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE.

ANALYSIS PARKING

ESTABLISHMENT	SQUARE FOOTAGE	APPL. RATIO 1 CAR PER	PARKING REQUIRED
SALE AND DISPLAY OF USED VEHICLES	17,063	- 1 PARKING SPACE PER 200 S.F. OF FLOOR AREA	85
PARKING REQUIRED			85
PARKING PROVIDED			85
PARKING FOR CAR DISPLAY			32
PARKING FOR CAR EMPLOYEES			53
		• 9'-0" x 18'-0" STANDARD STALL SIZE	82 SPACES
		• 9'-6" x 18'-0" HANDICAP STALL SIZE	3 SPACES

PLANT LEGEND

SYM.	TYPE	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE
	SHRUBS	ABELIA GRANDIFLORA	GLOSSY ABELIA	14	3" Cal
	Trees	CARYA ILLINOIENSIS	HARDY PECAN	2	
	GRASS	STENOTAPHRUM SECUNDATUM	St. AUGUSTINE GRASS	3,791 Sq. Ft.	

LEGEND/SYMBOL	
	CONCRETE/ASPHALT/GRAVEL
	GRASS
	4' PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	BUILDING LINE
	IRON FENCE
	WOOD FENCE
	FIRE LINE
	STREETLIGHT
	HYDRANT
	TRIANGLE VISIBILITY (45'x45') & (20'x20')
	TREE

CITY STAMP

ENGINEER STAMP

SCALE: 1 TO 50

DATE: 02-13-26

REV:

SQ.FT: 1,750

DRAWING NO.

1 of 8

ADDRESS:
4001 S BUCKNER BLVD. DALLAS, TX 75227

SCOPE OF WORK: ADDITION REAR

DRAWN: V.G.

PLAN:

SITE PLAN

