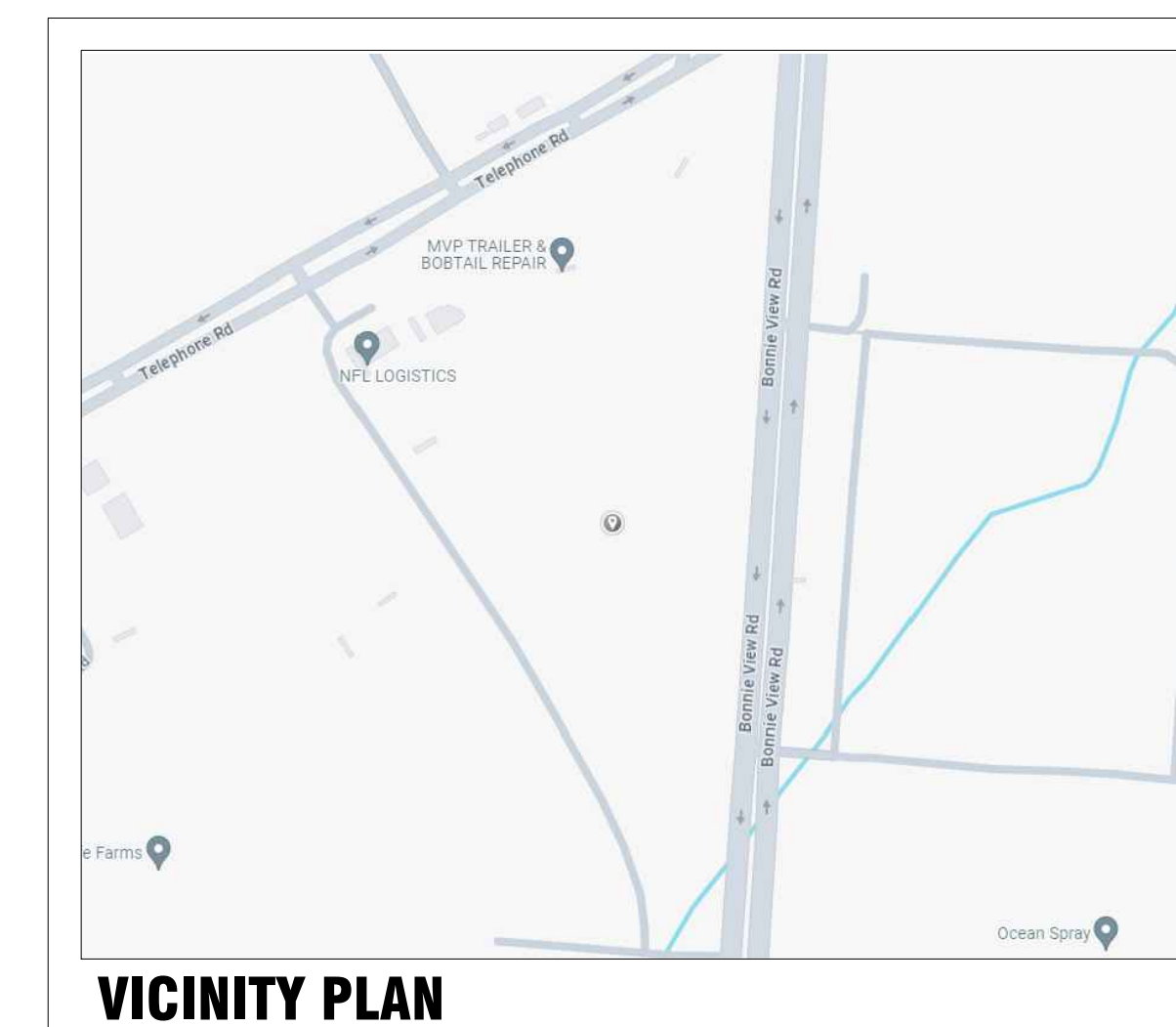
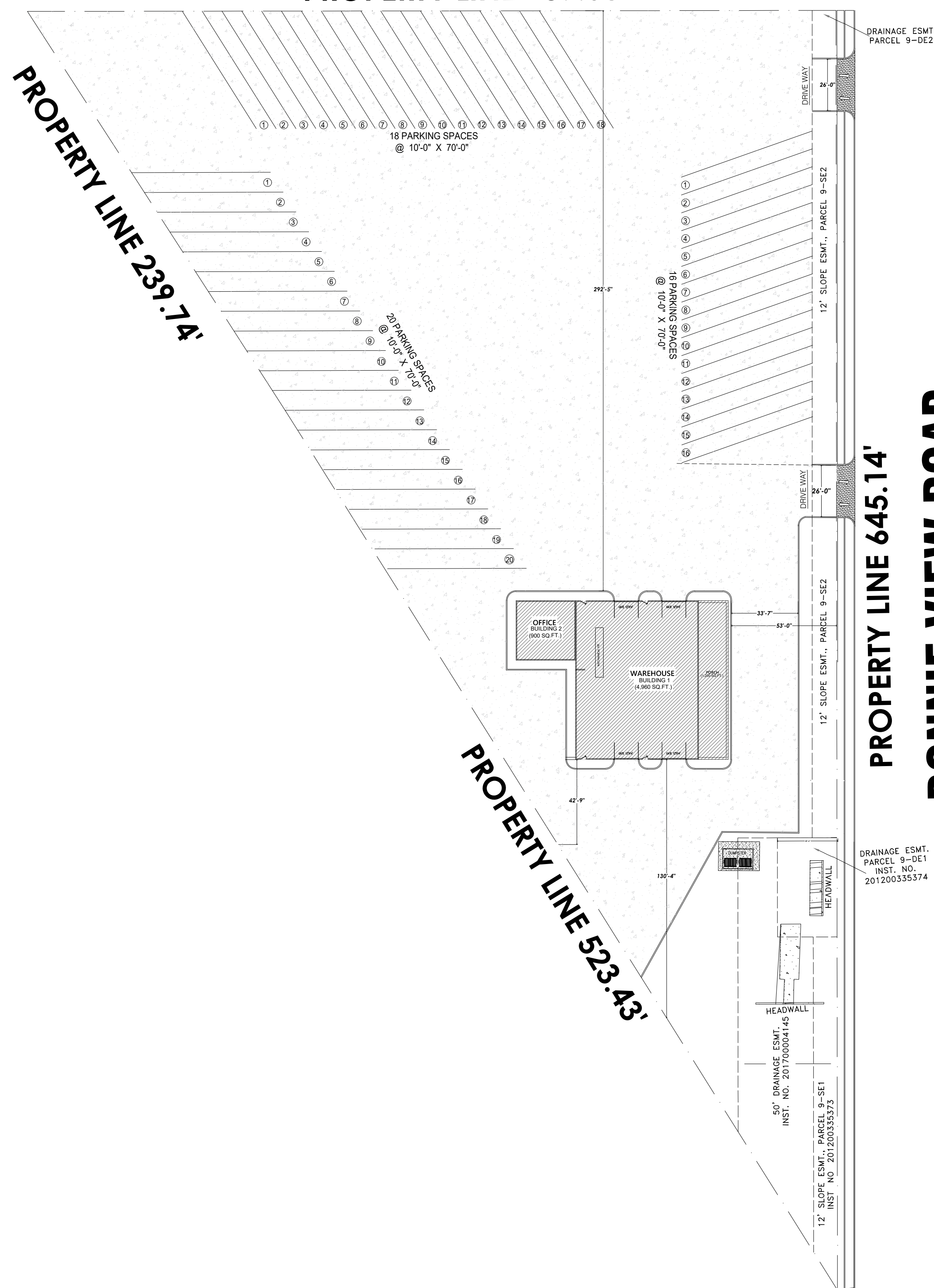


# LOT 5

PROPERTY LINE 407.68'



VICINITY PLAN

## PARKING ANALYSIS

ESTABLISHMENT	SQUARE FOOTAGE	APPL. RATIO 1 CAR PER	PARKING REQUIRED
OFFICE	900	CATEGORY D - 1 SPACE PER 200 S.F. OF FLOOR AREA	4.5
WAREHOUSE	4,960	CATEGORY C - 1 SPACE PER 300 S.F. OF FLOOR AREA	16.33
<b>PARKING REQUIRED</b>			<b>21</b>
<b>PARKING PROVIDED</b>			<b>58</b>
10' X 70' TRUCKPARKING STALL SIZE		54 SPACES	
7'-6" X 16' STALL SIZE		3 SPACES	
7'-6" X 16' HANDICAP SPACE		1 SPACES	
BICYCLE RACK		8 SPACES	

## SQUARE FOOTAGE

BUILDING	4,960 S.F.
OFFICE	900 S.F.
TERRACE	1,200 S.F.
LOT COVERAGE	7,060 S.F.
LOT SIZE	130,685 S.F.
% OF LOT	5.40%

CITY STAMP:

ENGINEER STAMP:

SCOPE OF WORK:

NEW CONSTRUCTION

ADDRESS:

9300 BONNIE VIEW RD,  
DALLAS, TX 75241.

LEGAL DESCRIPTION:

VALDEZ ADDITION  
LOT 6 BLK A/8318

DRAWING CONTENT:

SITE PLAN

SCALE:

1 TO 40

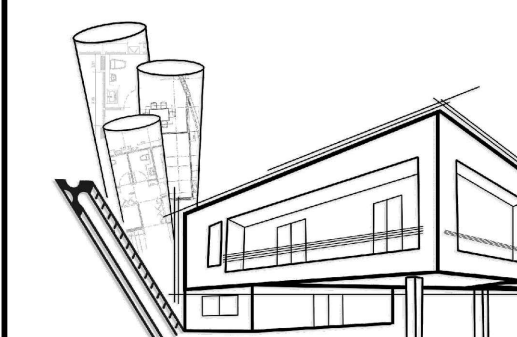
DRAWN:

JMM

DATE:

11/03/2023

SHEET 1 OF 01



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351 W Jefferson Blvd, Suite #701  
Dallas, TX 75208

2021 INTERNATIONAL BUILDING CODE

SITE PLAN  
SCALE: 1 TO 40