EXISTING ZONING: Commercial

PRPOSED USE: Light Mechanics Shop

TOTAL LOT AREA: 0.821 Ac. (35742 sq. ft.)

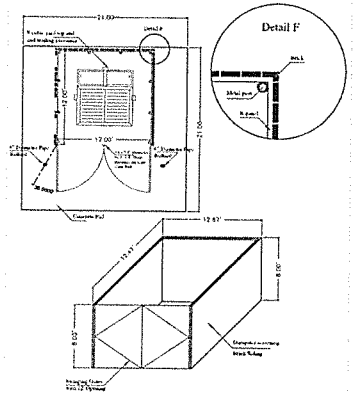
NUMBER OF EXISTING BUILDINGS: 1

NUMBER OF PROPOSED BUILDINGS: 1

NOTES

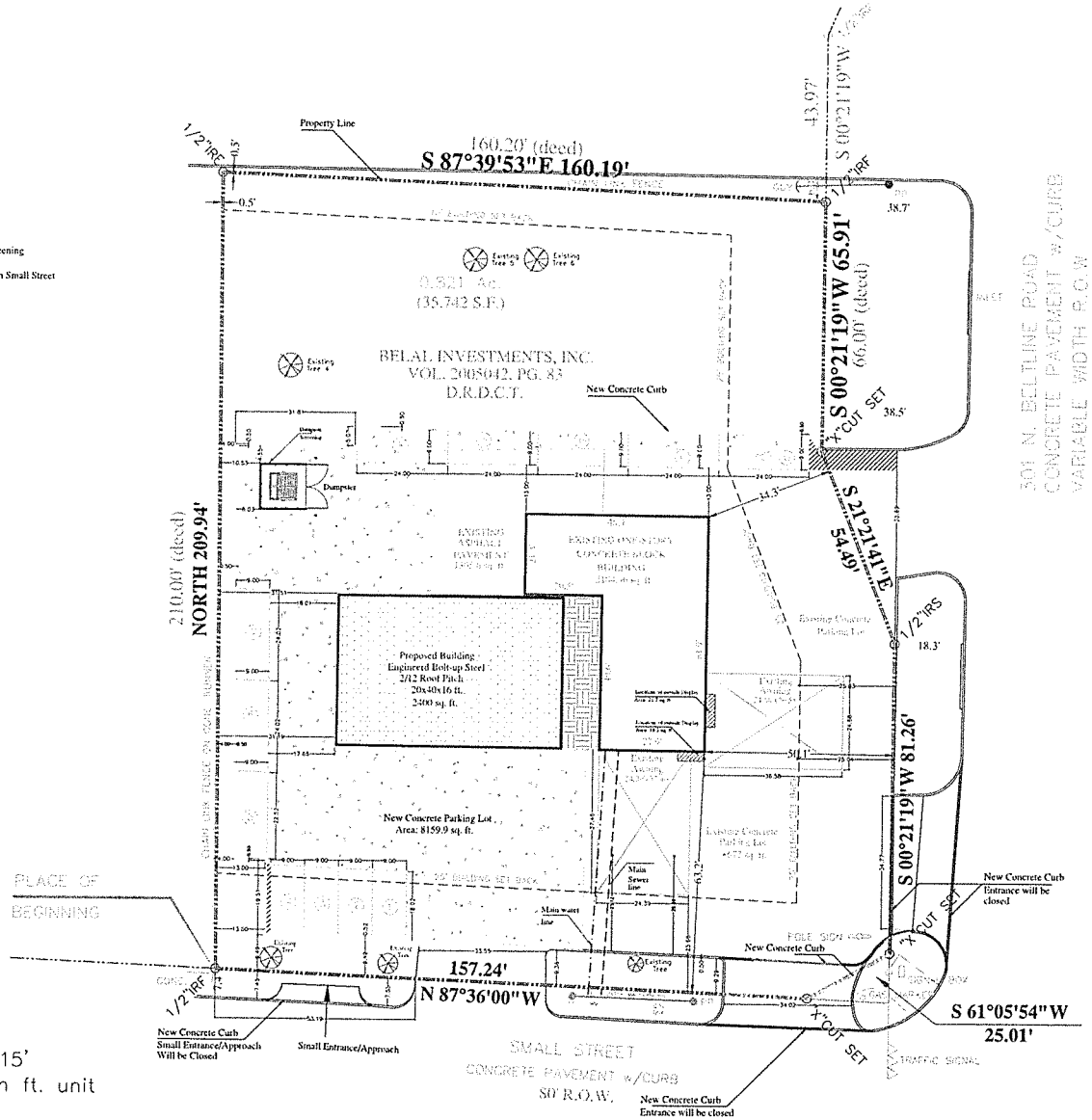
1. Refer to Floor & Elevation Plans for Exact Buildings Dimensions.
2. New building will be engineered bolt-up steel building with steel roofing and siding (panels)
3. New building's roof and walls will be insulated with 2" thermal insulation fiberglass planketts
4. New building's sidings (walls) will be 100% covered on the outside by masonry (brick) except for the doors and windows.
5. Contractor to verify existing location to sewer service and reconnect to proposed building.
6. Contractor to verify existing location to water service and reconnect to proposed building.
7. All new paving is concrete
8. Existing concrete paving is 8677 sq. ft.
9. 4041.4 sq. ft of existing asphalt pavement will be demolished, balance of Asphalt pavement will be 1305.6 sq. ft.
10. Total new concrete parking lot area is 8159.9 sq. ft.
11. Total impervious surface area = 22752.5 sq. ft. Impervious surface are percentage of the site is 63.66%
12. Floor to Area Ratio = (2400+2184.96)/35742 = 12.83%.
13. Dumpster will be placed on a concrete pad and will have a screening around it and a swinging gates (120 degrees). Dumpster screening will be made of steel frame minimum 6 ft. height with R-panle and covered with brick (artificial or natural)
14. New parking lot on south side of the building will be sloped so that rain water will drain to small street at the property entrance on Small Street
15. Small Entrance/Approach on Small Street will be Closed
16. The two drive ways/entrances closer to the intersection will be closed

Dumpster Screening Enclosure Detail



* N O T E *

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, COMMUNITY PANEL No. 48113C0455 L, MAP REVISED JULY 7, 2014



SCALE: 1" = 15'

All Dimensions are in ft. unit

CONTRACTOR
Texas Horse Stalls
521 Bakers Branch Rd.
Waxahachie, TX 75167
Tel: 214 288-9939

DRAFTSMAN
Eng. Amer S. Bani-Mustafa
3519 Willowood Circle
No. 2009
Arlington, TX 76015
Tel: 469 939-5099
E-mail: amersym@yahoo.com

BUILDING ADDITION
Belal Investment Inc.
301 N. Belt Line
Grand Prairie, TX 75050
Tel: 817 412-9270

DATE	REV.	DESCRIPTION
9/15/2014	01	Issued for Approval
10/22/2014	02	For Pre. DRC Reviewed
10/25/2014	03	Following DRC Meeting
10/29/2014	04	Dumpster Location

PROJECT NO: 318141

DATE: 9/15/2014

DRAWN BY: Eng. Amer Bani-Mustafa

APPROVED BY: Amer Bani-Mustafa

DRAWING TITLE
SITE / DIMENSIONAL CONTROL PLAN

SHEET NO. A1

CASE NO. SU141103

Exhibit "B"