

REGULATORY INFORMATION

BUILDING CODE

INTERNATIONAL BUILDING CODE (IBC),
OCCUPANCY GROUPS: A-1, REPAIRS SHOP AND B (OFFICES)
FIRE PROTECTION: 100%
BUILDING HEIGHT: 100' 0"
TOTAL FLOOR AREA: 10,000 SF
REPAIRS SHOP: 10,000 SF
OFFICES: 10,000 SF
TOTAL: 20,000 SF

NO OCCUPANCY SEPARATION REQUIRED BETWEEN A-1 AND B (TABLE 504.4)
FIRE SEPARATIONS: ALL FIRE-RESISTANT WALLS, 0
ALLOWABLE AREA: TABLE 504.2: 10,000 SF
ACTUAL AREA: 10,000 SF

CONTACTS

OWNER	THE AMERICAN GLAZIER INC., 1001 W. 10TH AVE. DENVER, COLORADO 80202
ARCHITECT	THE BRUCE BONE CORPORATION 1000 N. WILSON ST. ANN ARBOR, MI 48106
CONTRACTOR	THE DAVID BAUER CORPORATION BAUER CONSTRUCTION MANAGEMENT 1000 W. 10TH AVE. DENVER, CO 80202

[illegible]

PARKING CALCULATION

WORKING REQUIREMENTS	TIME	RATIO	RECORD NUMBER
OFFICE AREA	6:30 TO 7:30	1	1
SHOW AREA	7:30 TO 8:30	1	1
TOTAL	ALL	2	2

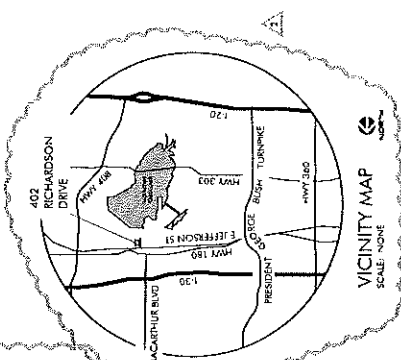
SITE DEVELOPMENT DATA

[illegible]

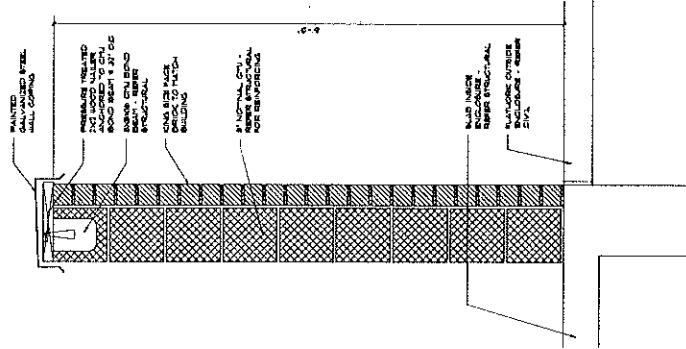
SITE PLAN NOTES

- [illegible]

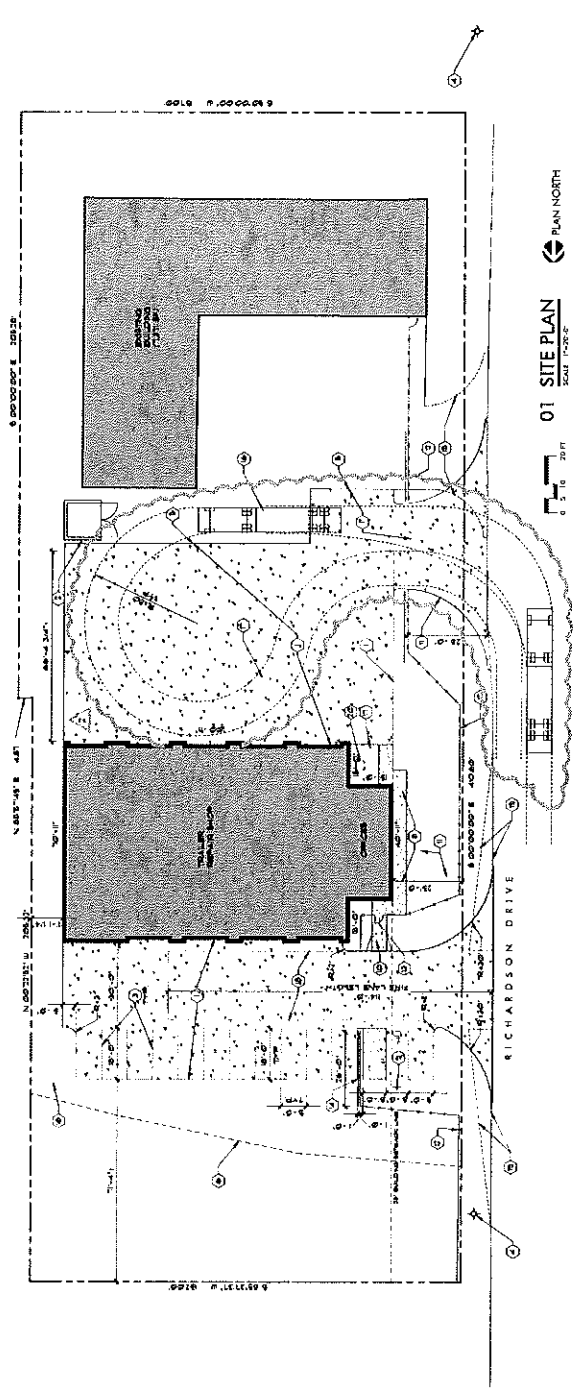
BEGINNING at a met 1/2
 NE1/4 North 88°33'30"
 NE1/4 North 87°22'53"
 NE1/4 North 85°52'49"
 NE1/4 South 87°53'54"
 NE1/4 South 85°44'00"
 NE1/4 North 86°22'21"



02 SCREEN DETAIL
SCALE 1/2"=1'-0"



01 SITE PLAN
SCALE 1"=20'-0"
PLAN NORTH



PROJECT: REPAIR SHOP BUILDING FOR INTERNATIONAL HYDRAULICS
ADDRESS: 402 RICHARDSON DRIVE, 75051
ARCHITECT: ROSE DESIGN, ARLINGTON, TX
LOT 1A, BLOCK 1
CASE NUMBER S161201

NOT FOR CONSTRUCTION
BRIDGE 4, ROSE AVE. BRG. #2162A

Planning Department

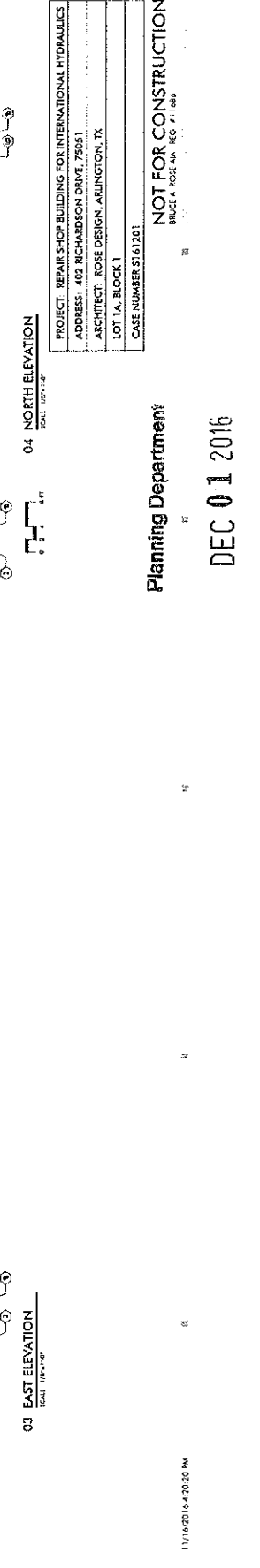
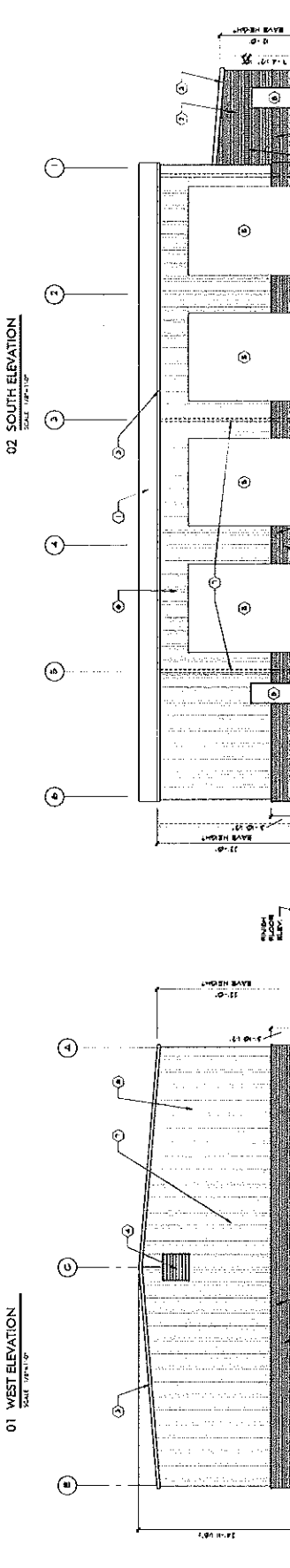
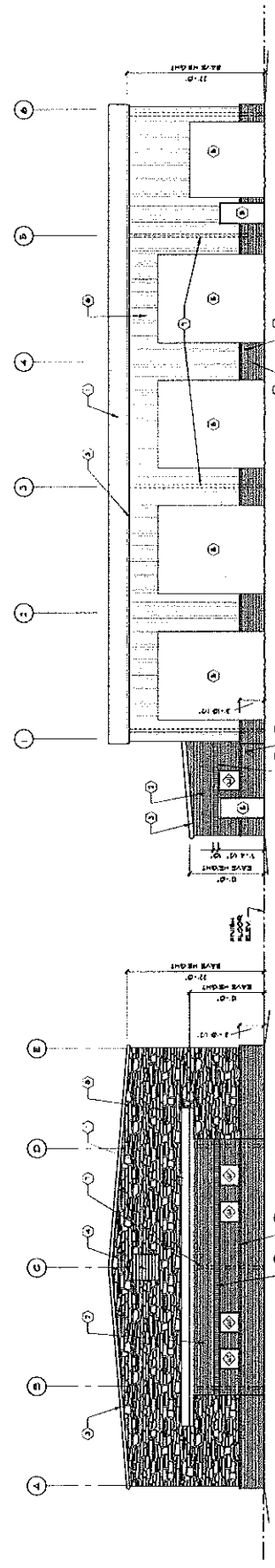
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- ELEVATION NOTES
- 1. REPAIR SHOP BUILDING FOR INTERNATIONAL HYDRAULICS
 - 2. ADDRESS: 402 RICHARDSON DRIVE, 75051
 - 3. ARCHITECT: ROSE DESIGN, ARLINGTON, TX
 - 4. LOT: 1A BLOCK 1
 - 5. CASE NUMBER: S131201

FACE AREA CALCULATIONS

DIRECTION	WALL AREA	DOOR/ WINDOW AREA	NET WALL AREA	"MASSING" AREA	"MASSING" OF WALL
WEST	1040 SQ. FT.	1300 SQ. FT.	1300 SQ. FT.	1040 SQ. FT.	100%
EAST	1040 SQ. FT.	1300 SQ. FT.	1300 SQ. FT.	1040 SQ. FT.	100%
NORTH	1040 SQ. FT.	1300 SQ. FT.	1300 SQ. FT.	1040 SQ. FT.	100%
SOUTH	1040 SQ. FT.	1300 SQ. FT.	1300 SQ. FT.	1040 SQ. FT.	100%
TOTAL BUILDING	4160 SQ. FT.	5200 SQ. FT.	5200 SQ. FT.	4160 SQ. FT.	100%



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CONTACTS

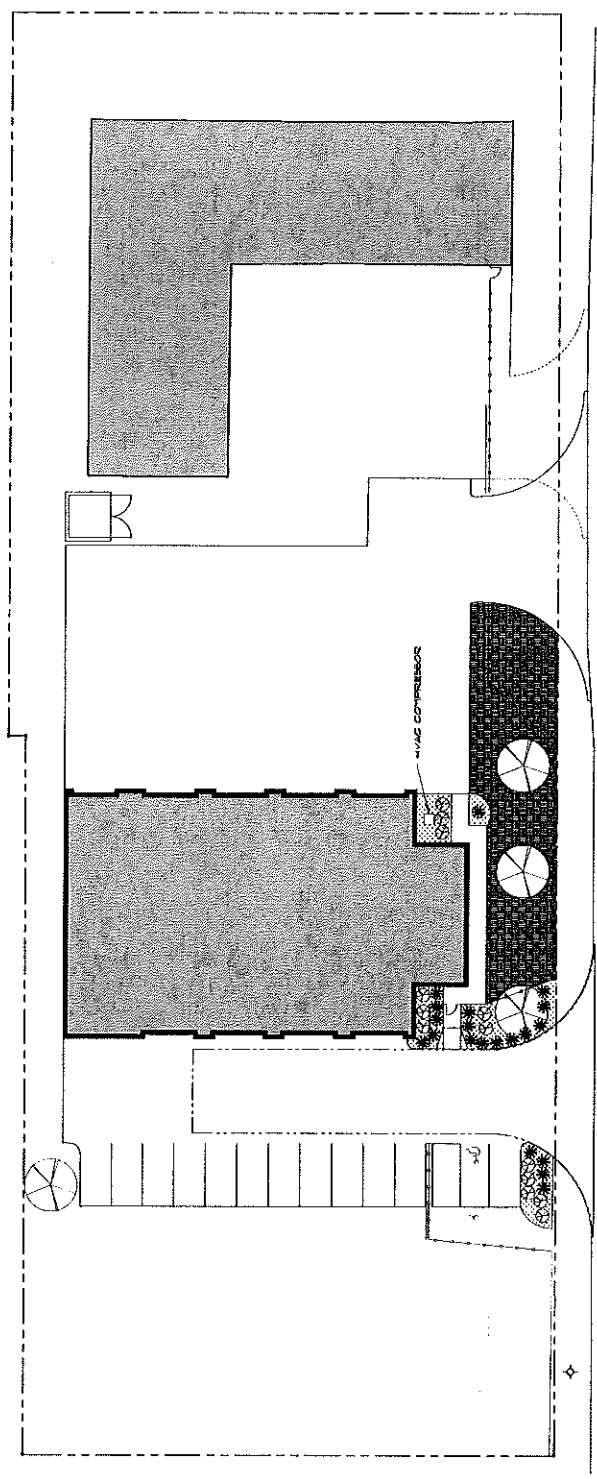
OWNER: THE ADELMANT CALDERON
724 RICHARDSON DRIVE
GRAND PRAIRIE, TEXAS 75051
ARCHITECT: P/R, BRUCE ROSE
ARCHITECTS
10000 W. 11TH STREET, SUITE 200
FARMERSVILLE, TEXAS 75444
CONTRACTOR: THE ROLAND BARRETT
CONSTRUCTION COMPANY
10000 W. 11TH STREET, SUITE 200
FARMERSVILLE, TEXAS 75444

LANDSCAPE NOTES

- 1. THE LANDSCAPE SHALL BE DESIGNED TO COMPLY WITH ALL CITY ORDINANCES AND REQUIREMENTS. THE LANDSCAPE SHALL BE DESIGNED TO BE SUBMITTED BY THE ARCHITECT TO THE CITY FOR APPROVAL.

LANDSCAPE REQUIREMENTS

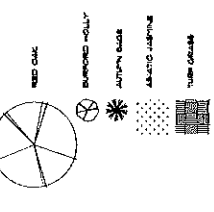
LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	REQUIREMENTS
LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	REQUIREMENTS
LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	REQUIREMENTS
LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	REQUIREMENTS



PLANTING SCHEDULE

COMMON NAME	BOTANICAL NAME	MIN. SIZE AT PLANTING	SPACING	QTY
RED OAK	QUERCUS Coccinea	4" GALLON	4' ON CENTER	4
FLORIDA YACHT	QUERCUS laevis	4" GALLON	4' ON CENTER	4
FLORIDA YACHT	QUERCUS laevis	4" GALLON	4' ON CENTER	4
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LANDSCAPE LEGEND



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ADDRESS: 402 RICHARDSON DRIVE, 75051
ARCHITECT: ROSE DESIGN, ARLINGTON, TX
LOT 1A, BLOCK 1
CASE NUMBER: S161201
NOT FOR CONSTRUCTION
BRUCE A. ROSE, AIA, REG. #11488

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A REPAIR SHOP BUILDING FOR
INTERNATIONAL HYDRAULICS
402 RICHARDSON DRIVE GRAND PRAIRIE, TEXAS 75051

12/27/16 SITE PLAN
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