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**ALLIANCE ARCHITECTS**  
 1600 N. Collins Blvd., Suite 1000  
 Richardson, Texas 75080 (972) 235-4444  
 Fax: (972) 235-9299

**AMERICAN LEATHER**

**THE STAUBACH COMPANY**

**PANATTONI**

**Panattoni CONSTRUCTION**

**SHELL BUILDING**

**SITE PLAN**

REVISIONS:

△	CONSTRUCTION SET
△	5-12-03
△	GENERAL REVISION
△	7/24/03
△	ZONING RE-SUBMIT
△	11/20/03

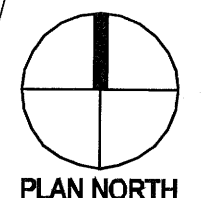
PROJECT NO.: 22134

**A1.1**

DATE: MARCH 18, 2003

**PARKING ANALYSIS**  
 SHOWROOM = 1 SPACE PER 1,000 SF  
 9106 SF / 1000 = 9 SPACES  
 OFFICE = 1 SPACE PER 333 SF  
 28,018 SF (1ST & 2ND FLOOR) / 333 = 117 SPACES  
 MANUFACTURING = 1 SPACE PER 500 SF  
 143,723 SF / 500 = 288 SPACES  
 WAREHOUSE = 1 SPACE PER 1,000 SF FOR  
 FIRST 20,000 SF & 1 SPACE PER 4,000 SF ABOVE 20,000 SF  
 26,277 SF TOTAL  
 20,000 SF / 1000 = 20 SPACES  
 36,277 SF / 4000 = 9 SPACES  
 TOTAL SPACES REQUIRED = 441 SPACES  
 TOTAL SPACES PROVIDED = 447 SPACES

APPROVED BY CITY PLAN COMMISSION  
 IN ACCORDANCE WITH THE PROVISIONS OF  
 SECTION 51A.4.702 OF THE DALLAS DEVELOPMENT  
 CODE  
 DATE: 3/5/03  
 PLANNED DEVELOPMENT DISTRICT NO. 521  
 FILE NO. 240-193



**01 SITE PLAN**  
 SCALE: 1" = 40'-0"

CURB RAMP:  
 CURB RAMP TO HAVE 1/4" DEEP x 3/4" WIDE  
 GROOVES @ 2 3/4" O.C. GROOVES TO BE ARRANGED  
 AS INDICATED - CURB RAMP TO BE OF  
 CONTRASTING COLOR THAN ADJACENT PAVING  
 COLOR TO BE INTEGRAL TO PAVING SURFACE  
 MAX SLOPE: 1:12