

SITE PLAN GENERAL NOTES

1. SITE PLAN SHOWN HERE IS FOR REFERENCE ONLY.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING EXTERIOR CONDITIONS AND REPORT ANY ITEM/ ITEMS NEED TO BE ADDRESSED TO THE ARCHITECT INCLUDING BUT NOT LIMITED TO ACTUAL UTILITIES LOCATION (MAIN WATER LINES, SEWER LINES, SPRINKLER VAULT AND ELECTRICAL SERVICE), ACCESS/ EGRESS CONDITIONS, TRESHOLD, LANDSCAPE REQUIREMENTSETC. AND AS APPLICABLE
3. CONSTRUCTION SHALL CONFORM WITH THE CITY OF DALLAS REGULATIONS AND STATE AND NATIONAL CODES AND STANDARDS
4. ENTRANCE TO THE TENANT SPACE SHALL HAVE LEVEL SURFACE. SLOPE NOT TO EXCEED 2% IN EACH DIRECTION.
5. ENTRY DOOR THRESHOLD SHALL NOT EXCEED 1/4" VERTICAL, BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:2

BUILDING INFORMATION

PROPOSED USE: CHURCH
 BUILDING AREA:
 BUILDING A- CHURCH
 FIRST FLOOR = 13,808 SF
 MEZZANINE = 2,721 SF

BUILDING A- SUNDAY SCHOOL
 FIRST FLOOR = 6,850 SF
 MEZZANINE = 1,120 SF

BUILDING B
 FIRST FLOOR = 7,169 SF
 MEZZANINE = 1,272 SF

IMPERVIOUS COVERAGE SQUARE FOOT
 PARKING & DRIVE AISLES = 73,311 SF
 SIDEWALK = 800 SF
 TOTAL = 74,111 SF

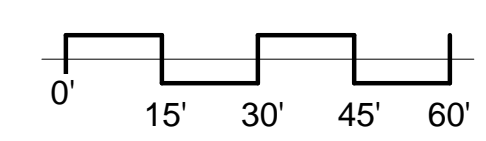
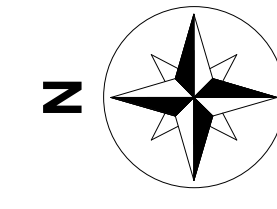
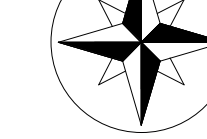
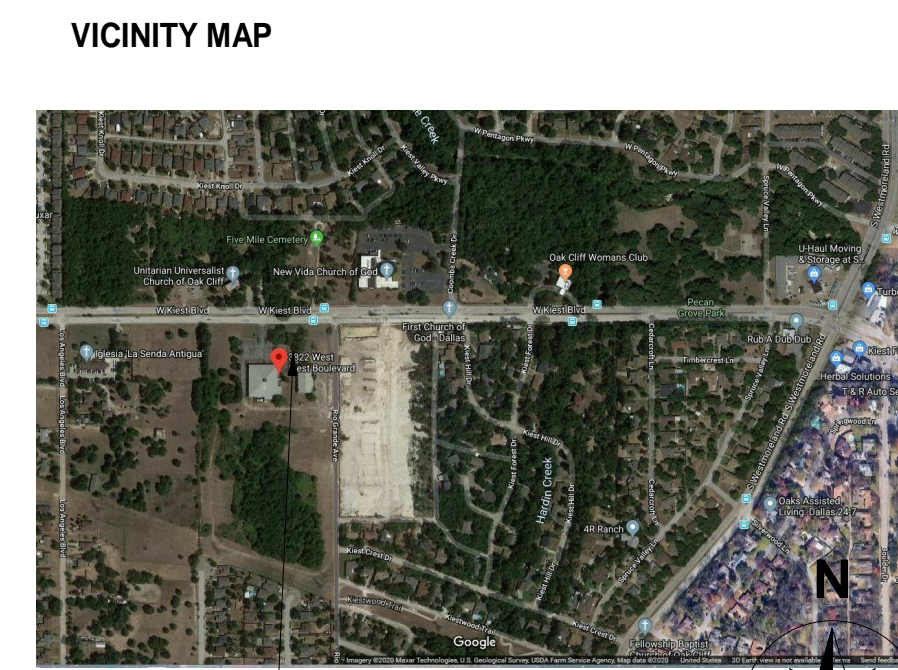
ZONING INFORMATION

R-10(A) SUP 601

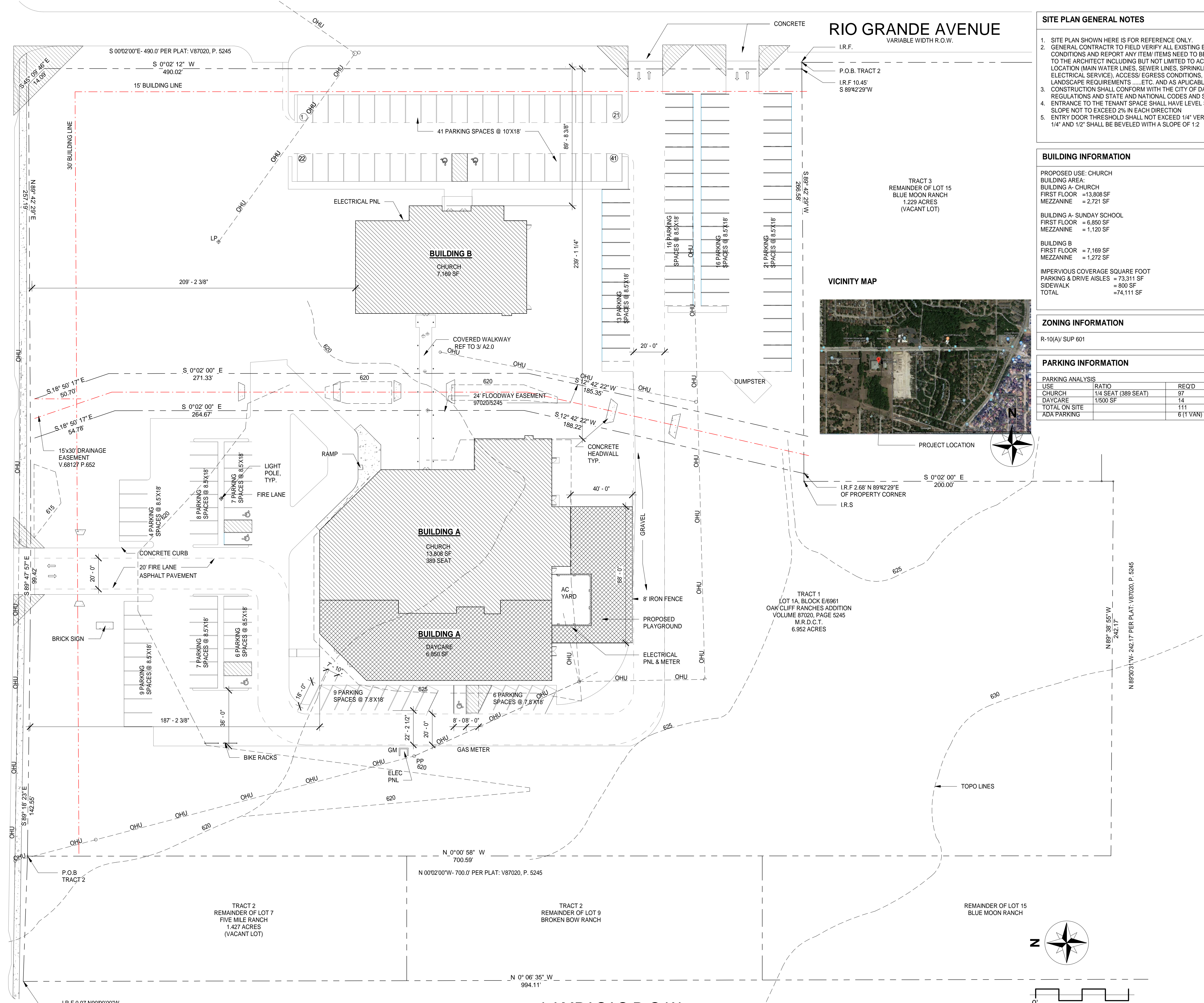
PARKING INFORMATION

PARKING ANALYSIS			
USE	RATIO	REQ'D	PROVIDED
CHURCH	1/4 SEAT (389 SEAT)	97	142
DAYCARE	1/500 SF	14	21
TOTAL ON SITE		111	163
ADA PARKING		6 (1 VAN)	6

RIO GRANDE AVENUE
 VARIABLE WIDTH R.O.W.



PROJECT # XXXXXXXXXX



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CLIENT
 CENTRO CRISTIANO PARA LA FAMILIA

**DAYCARE CENTER
 CENTRO CRISTIANO PARA LA FAMILIA**

REVISIONS

NO.	DESCRIPTION

JOB # 19-1561
SHEET TITLE
 ARCHITECTURAL SITE PLAN
SHEET NUMBER
AS101
ISSUE DATE
 08/5/2020