

OFFICE BUILDING REMODEL

2824 VALLEY VIEW LANE
FARMER'S BRANCH, TEXAS

- SITE PLAN GENERAL NOTES**
1. SITE PLAN IS SHOWN 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 REQUIREMENTS, ...ETC. AND AS APPLICABLE CONSTRUCTION SHALL CONFORM WITH THE CITY OF DALLAS REGULATIONS AND STATE AND NATIONAL CODES AND STANDARDS
 3. ENTRANCE TO THE TENANT SPACE SHALL HAVE LEVEL SURFACE. SLOPE NOT TO EXCEED 2% IN EACH DIRECTION
 4. 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

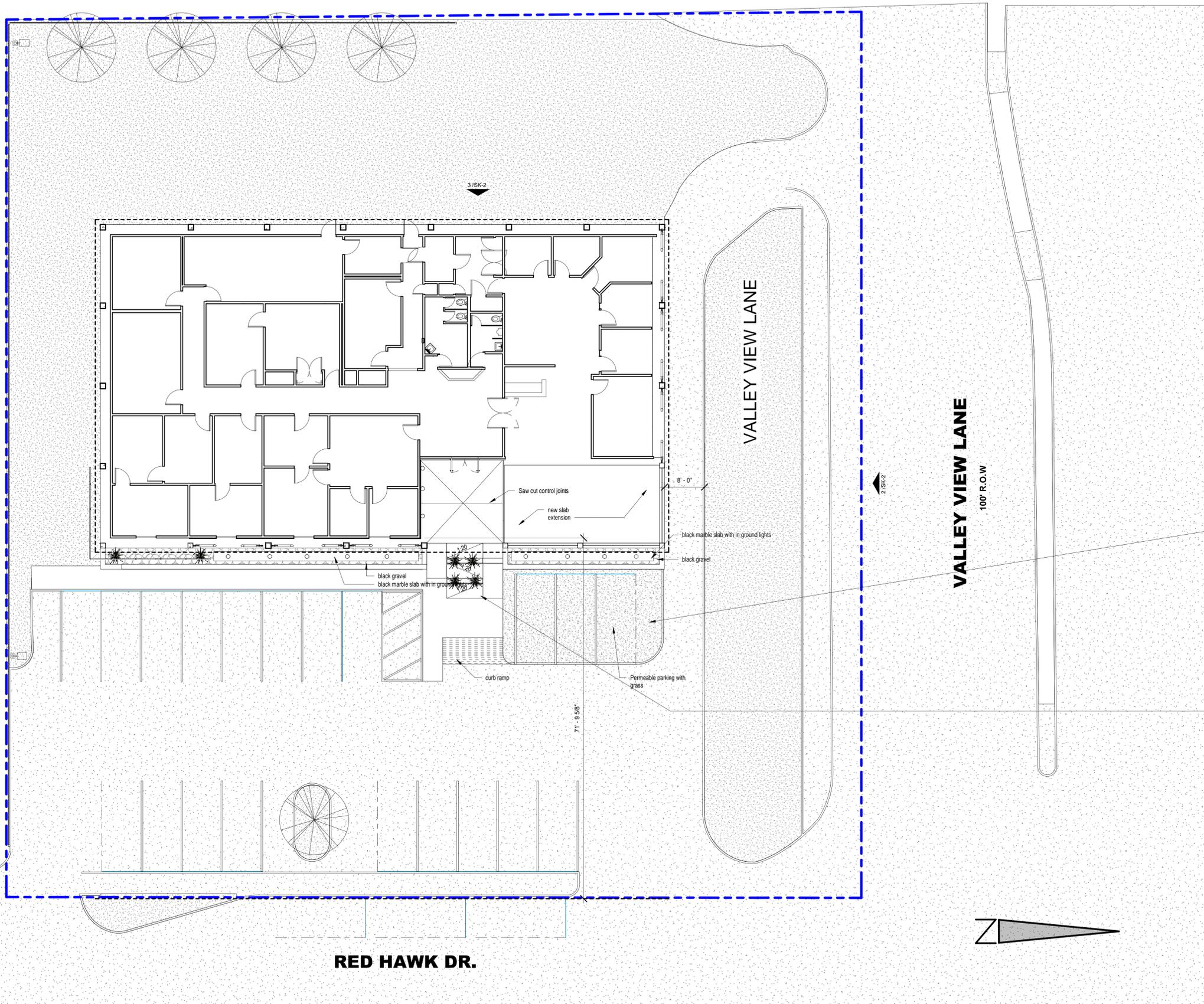
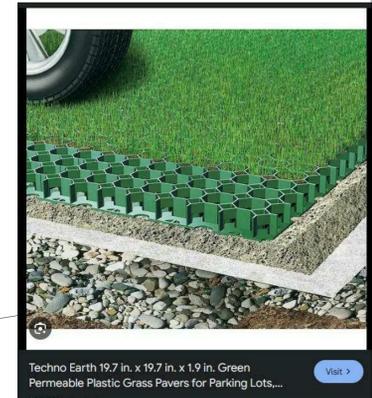
EXISTING USE: OFFICE_B
PROPOSED USE: OFFICE_B
BUILDING AREA: 6,400 SF

ZONING INFORMATION

LR-1-LOCAL RETAIL DISTRICT-1

PARKING INFORMATION

NO CHANGE OF USE PROPOSED
AVAILABLE PARKING: TOTAL 17 SPACES, 16 STANDARD SPACES, 1 ADA SPACE



REVISIONS

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| △ | For Client Review | 04/18/2025 |
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