

**SITE PLAN  
GENERAL NOTES**

- A. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF FINISH, CENTERLINE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT, UNLESS NOTED OTHERWISE.
- B. FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
- C. STAGING OF ALL NEW MATERIALS SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, & OVERALL APPEARANCE TO THE NEIGHBORHOOD.
- D. REPAIR ANY DAMAGE TO EXISTING BUILDING AND SITE CONDITIONS DUE TO CONSTRUCTION.
- E. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION & NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.

**SHEET KEY NOTES**

- 01 (E) TREES TO REMAIN
- 02 (E) FENCE TO REMAIN
- 03 (E) PAVING / DRIVE TO REMAIN
- 11 DEMO FENCE & GATE
- 12 DEMO POWER LINE & POWER POLES
- 13 DEMO GRAVEL DRIVE
- 21 PAVING, RE: CIVIL
- 22 PARKING LOT STRIPING (4" TYP)
- 23 PARKING SPACE MIN 9' X 19'
- 24 WHEEL STOP, RE: A1.01
- 25 ADA PARKING SIGNAGE, RE: A1.01
- 26 FIRE APPARATUS ACCESS TURN-AROUND
- 27 120" HAMMERHEAD, 26' APPROACH, 28' RADIUS
- 28 CONCRETE SIDEWALK, RE: CIVIL
- 29 PRIVACY FENCE & GATE, RE: A1.01
- 30 PER SECTION 18-1, CODE OF ORDINANCES
- 31 CITY OF KEMAH, RE: A1.00
- 32 FIRE LANE STRIPING, RE: A1.01
- 33 DUMPSTER LOCATION W/ PRIVACY FENCE, RE: A1.01
- 34 DOWNSPOUT
- 35 MONUMENT SIGNAGE, BY OTHER (FUTURE)
- 36 POND CIRCULATION AND AERATION PUMP, BY OTHER (FUTURE)
- 37 BOLLARDS @ OVERHEAD DOORS (TYPICAL)
- 38 CONCRETE CURB, RE: CIVIL
- 39 5 1/2" BRICK LEDGE (BRICK / STONE WAINSCOT)
- 40 1 1/2" BRICK LEDGE (METAL PANEL)

**PARKING CALCULATIONS**

SECTION 98-78 (12) PARKING REQUIREMENTS:  
WAREHOUSE USE: TWO AND ONE-HALF SPACES PER ONE THOUSAND SQUARE FEET OF GFA OF OFFICE SPACE; AND ONE SPACE PER TWO THOUSAND SQUARE FEET OF GFA OF WAREHOUSE SPACE.

BUILDING	AREA	OFFICE	WAREHOUSE	TOTAL	PROVIDED
BUILDING 01	12,000 SF	25% X 12,000 = 3,000 X 2 1/2 / 1000 = 7.5	75% X 12,000 = 9,000 X 1 / 2000 = 4.5	12 SPACES	21 SPACES (1 ADA)
BUILDING 02	12,000 SF	25% X 12,000 = 3,000 X 2 1/2 / 1000 = 7.5	75% X 12,000 = 9,000 X 1 / 2000 = 4.5	12 SPACES	21 SPACES (1 ADA)
<b>TOTAL REQUIRED:</b>				<b>24 SPACES</b>	<b>42 SPACES (2 ADA)</b>

**Anders Lane Business Park**

2323 Anders Lane  
Kemah, TX 77565  
June 12, 2025

**BUILDING A**

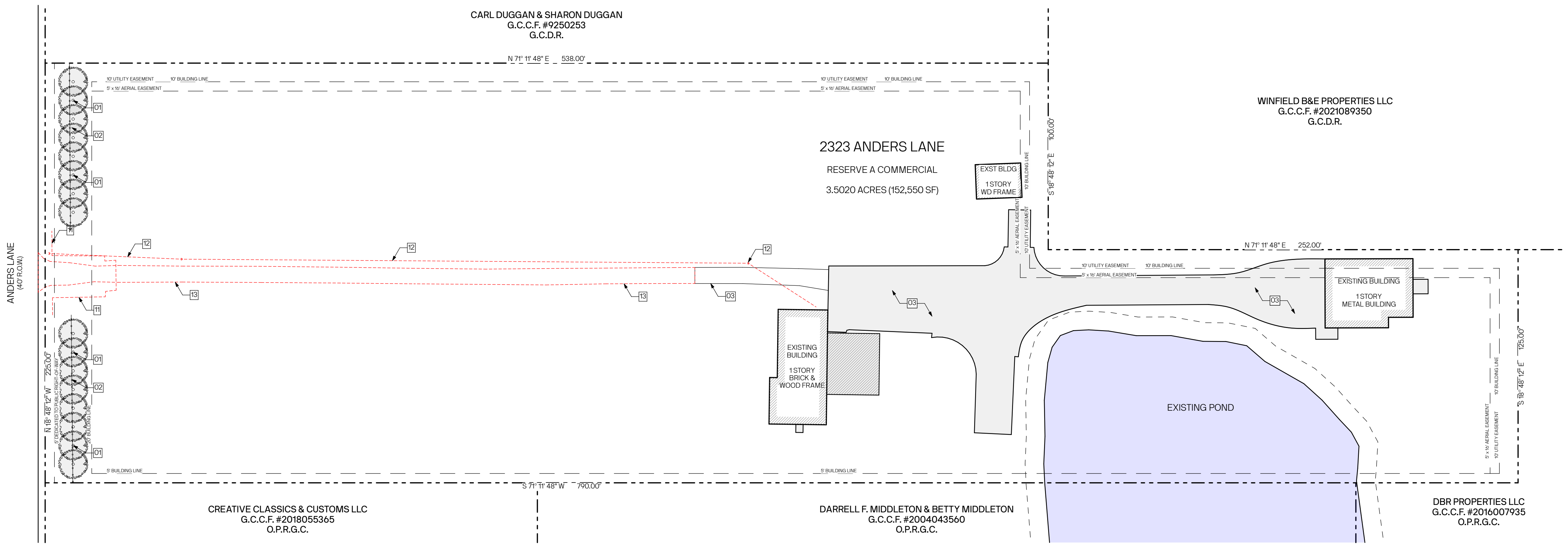
ISSUED FOR REVIEW

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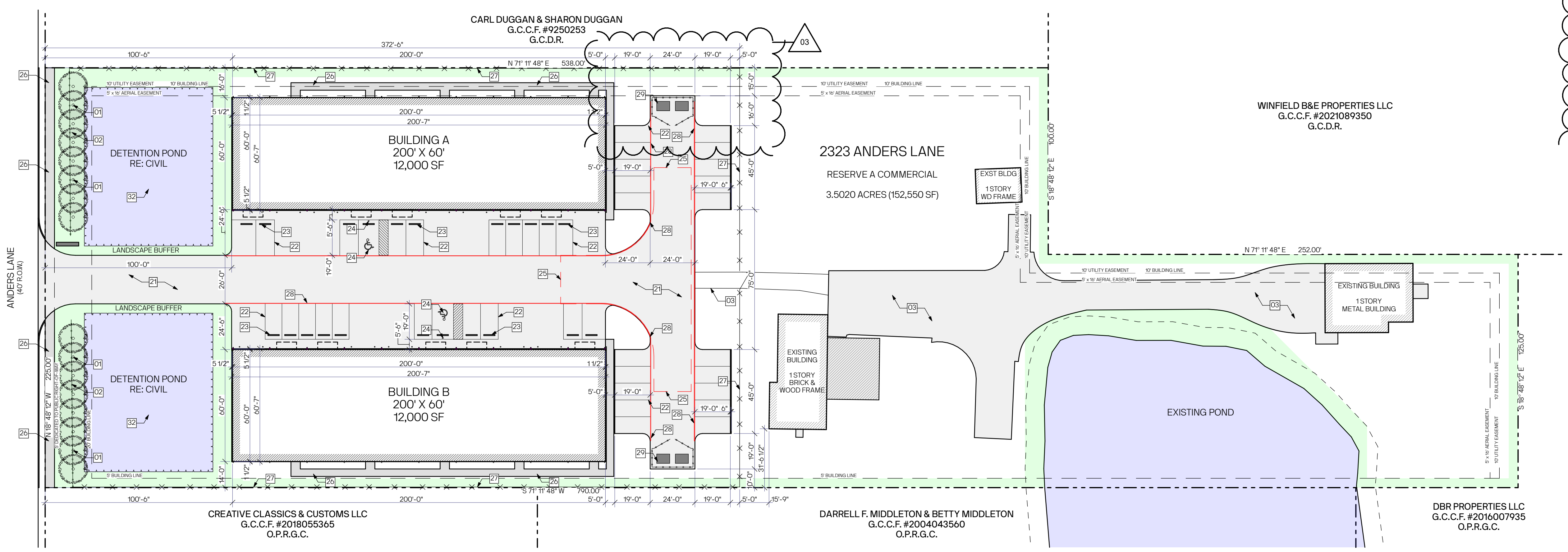
MARK	DATE	DESCRIPTION
02	5/23/25	PLAN REVIEW REVISIONS
03	6/12/25	PLAN REVIEW REVISIONS

DEMO & SITE PLAN

**A1.00**



**2 DEMOLITION SITE PLAN**  
SCALE: 1/32" = 1'-0"



**1 SITE PLAN**  
SCALE: 1/32" = 1'-0"



6/12/25

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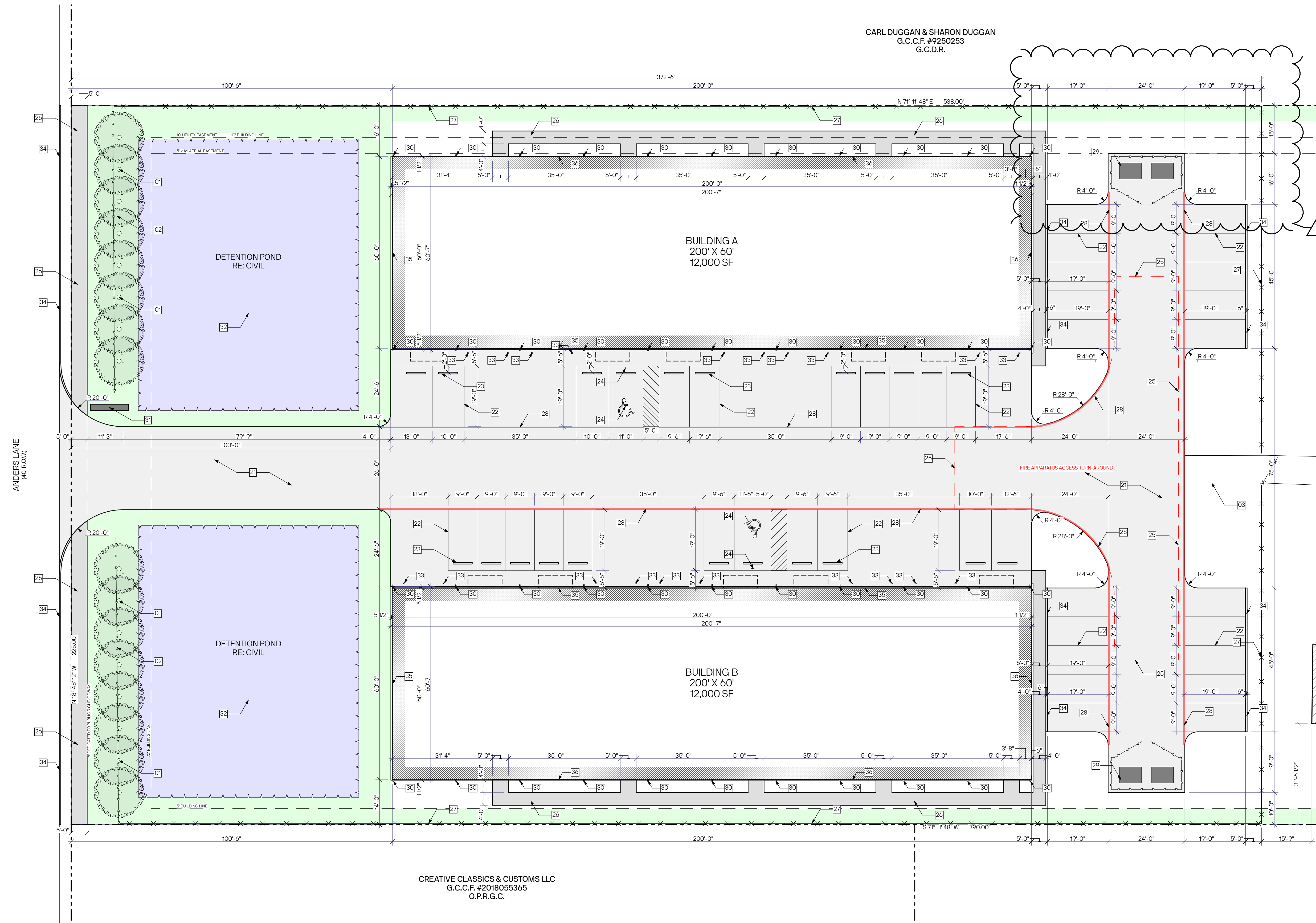
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MARK	DATE	DESCRIPTION
02	6/12/25	PLAN REVIEW REVISIONS

SITE PLAN  
(ENLARGED)

A1.00A



CARL DUGGAN & SHARON DUGGAN  
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G.C.D.R.

CREATIVE CLASSICS & CUSTOMS LLC  
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O.P.R.G.C.