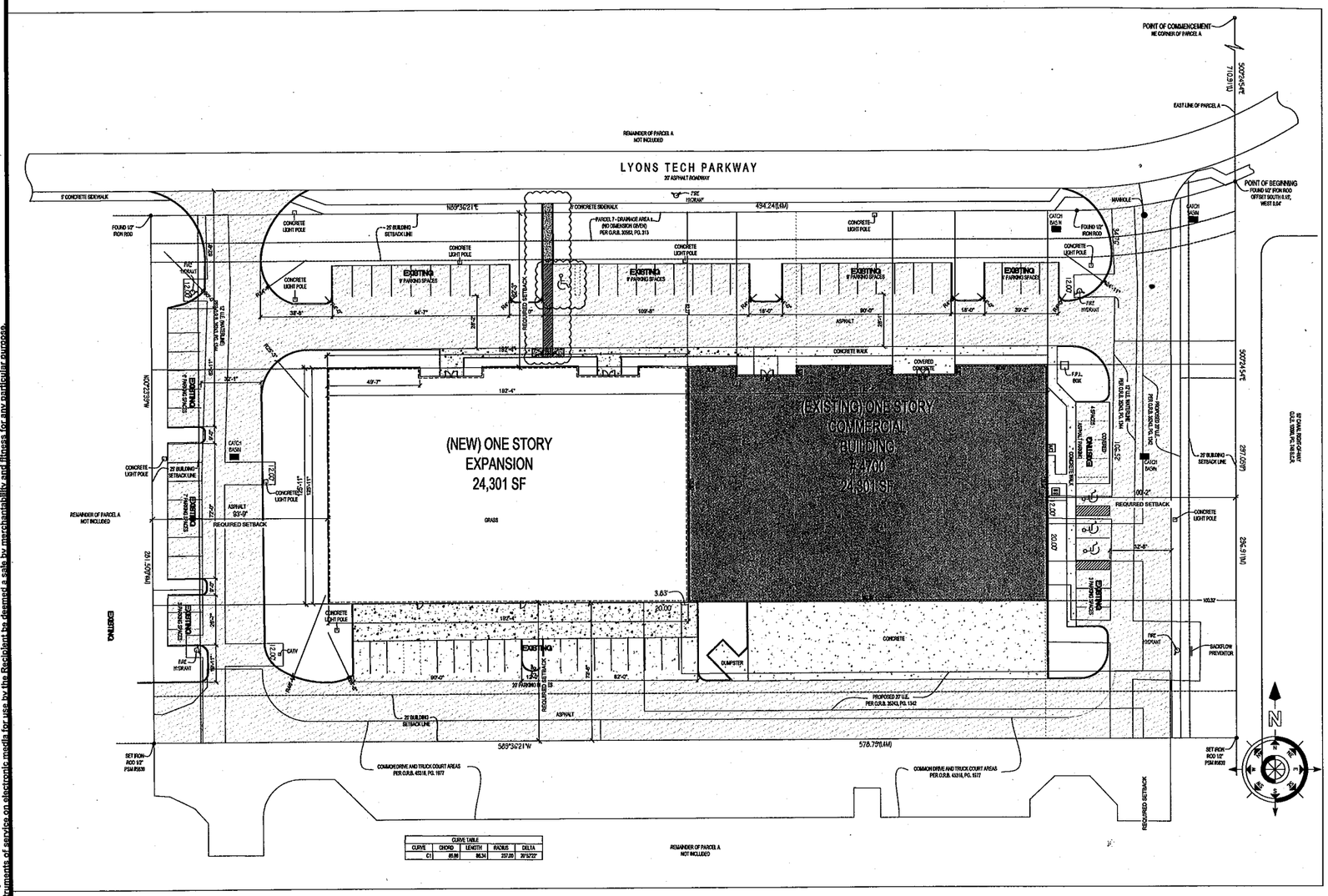

CURVE TABLE				
CURVE	CHORD	LENGTH	RADIUS	DELTA
C1	65.86	66.24	237.00	20°12'22"

ZONING INFORMATION:

SITE DATA

EXISTING ZONING CLASIFICATION:	PCD-PLANNED COMMERCE
LAND USE	EC - EMPLOYMENT CENTER
OCCUPANCE GROUP	B-BUSINESS / S-STORAGE
TOTAL SITE AREA(AS PER PLAT)	163,350 S.F. ;3.75ACRES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
MIN. FRONT SETBACK - NORTH (FRONT)	50 FT	84'-6"
MIN. SIDE SETBACK - EAST (SIDE)	10 FT	100'-3"
MIN. SIDE SETBACK - WEST (SIDE)	10 FT	93'-8'
MIN. REAR SETBACK - SOUTH (REAR)	10 FT	73'-8"

BUILDING	OCCUPANCY	CONSTRUCTION TYPE
WILLIS LEASE	WAREHOUSE/OFFICE	TYPE II (UNPROTECTED)

SITE - BUILDING AREA	131,855 S.F TOTAL
EXSITING BLDG	24,301 S.F. TOTAL
(EXISTING OFFICE)	6,958 SF
(EXISTING WAREHOUSE)	17,343 SF
NEW (PROPOSED WAREHOUSE)	24,301 S.F.

	SQ, FEET	REQUIRED	PROVIDED
FLOOR AREA (MAX)	48,602 SF	45 %	29.0%

BUILDING HEIGHT:

REQUIRED MAX. (FEET / STORIES)	55'-0"
TOP OF ROOF	32'-0" HT
TOP OF PARAPET/NO OF STORIES	35' / 1 STY
GROUND FLOOR	48,602 S.F.

PARKING CALCULATIONS

EXISTING OFFICE SQ. FT. 12,916 SF / 300 SQ. FT.	= TOTAL REQUIRED PARKING = 43.05= 43 SPACES	44 SPACES
1ST FLOOR = 6,958 SF 2ND FLOOR MEZZANINE = 5,958 SF		
EXISITING WAREHOUSE SQ. FT. 17,342 / 2000 SQ. FT.	= TOTAL REQUIRED PARKING = 8.67= 9SPACES	9 SPACES
PROPOSED ADDITION SQ. FT. 24,301 / 2000 SQ. FT.	= TOTAL REQUIRED PARKING = 12.15= 12 SPACES	13 SPACES

SITE:

TOTAL REQUIRED	66 SPACES
PARKING PROVIDED	77 SPACES

HANDICAP SPACES:

TOTAL REQUIRED	2 SPACES
PARKING PROVIDED	4 SPACES

BUILDING GROSS S.F.	48,602 SQ. FT.	(45 %)	(29.0%)
PERVIOUS AREA	69,908 SQ. FT.	(20 %)	(41 %)
IMPERVIOUS AREA	76,144.8 SQ. FT.	(35 %)	(44.5%)
TOTAL	170,354.8 SQ. FT.	(100 %)	(100 %)

FIRE SPRINKLERS

NEW FIRES SPRINKLER W /ESFR.

1 SCHEMATIC SITEPLAN

Scale: 1" = 30'

Edward Torres

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SHEET TITLE: SITEPLAN

EDWARD TORRES AR 94792

DRAWING NO. AS101

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