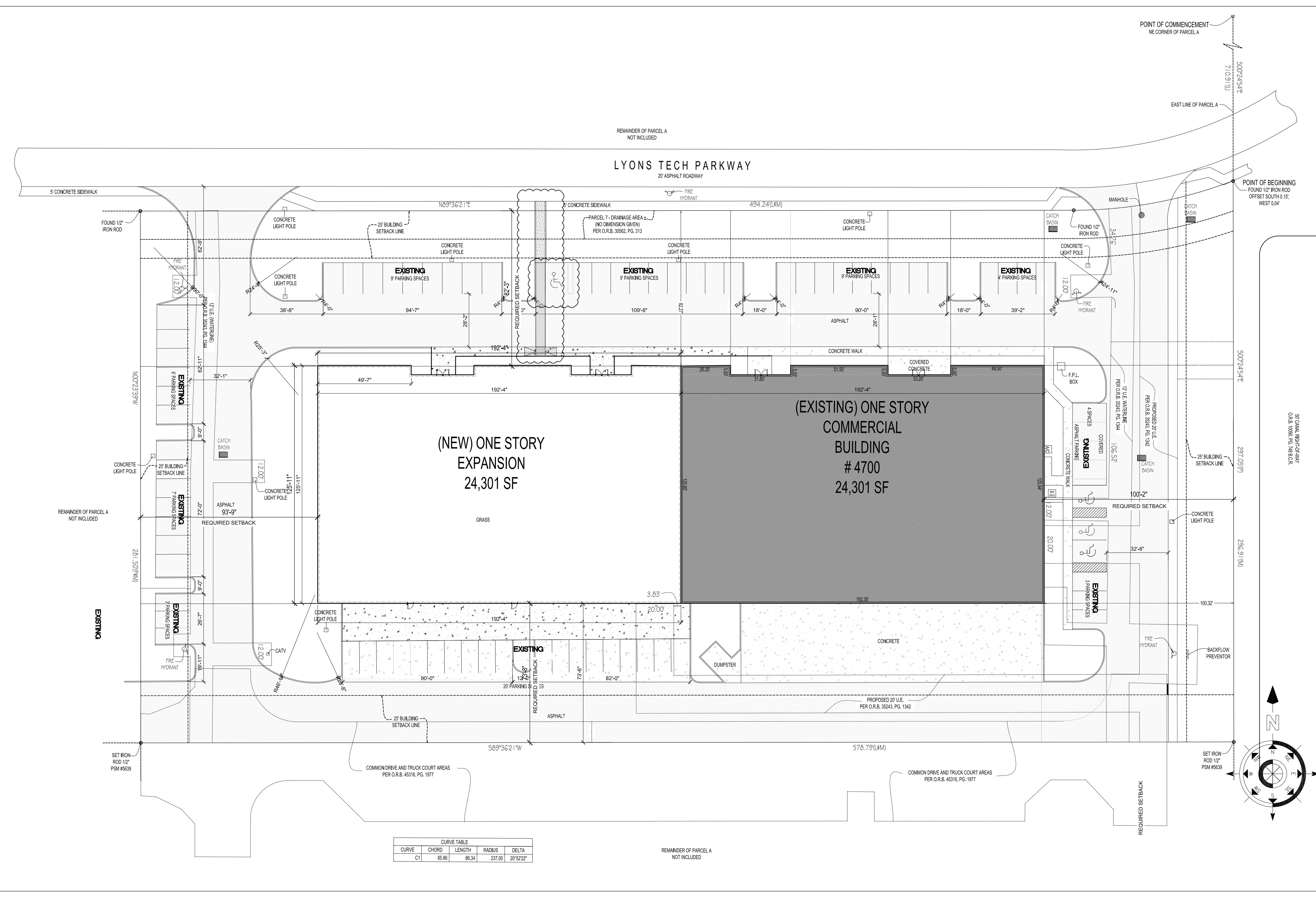


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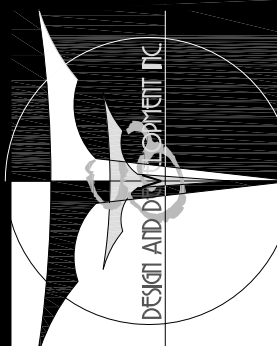


1 SCHEMATIC SITEPLAN
 Scale: 1" = 30'

ZONING INFORMATION:

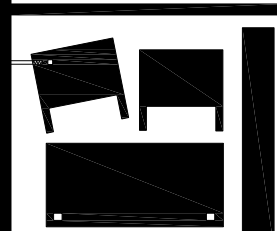
| | | |
|--|---------------------------------|---|
| SITE DATA | | |
| EXISTING ZONING CLASIFICATION: | PCD-PLANNED COMMERCE | |
| LAND USE | EC - EMPLOYMENT CENTER | |
| OCCUPANCE GROUP | B-BUSINESS / S-STORAGE | |
| TOTAL SITE AREA (AS PER PLAT) | 163,350 S.F. | :3.75ACRES |
| BUILDING SETBACKS: | 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 WILLIS LEASE | OCCUPANCY WAREHOUSE/OFFICE | CONSTRUCTION TYPE TYPE II (UNPROTECTED) |
| SITE - BUILDING AREA | 131,855 S.F TOTAL | |
| EXISTING BLDG (EXISTING OFFICE) | 24,301 S.F. TOTAL | |
| (EXISTING WAREHOUSE) | 6,958 SF | |
| NEW (PROPOSED WAREHOUSE) | 17,343 SF | |
| | SQ. FEET | REQUIRED PROVIDED |
| FLOOR AREA (MAX) | 48,602 SF | 45 % 29.0% |
| BUILDING HEIGHT: | 55'-0" | |
| REQUIRED MAX. (FEET / STORIES) | 32'-0" HT | |
| TOP OF ROOF | 35' / 1 STY | |
| TOP OF PARAPET/NO OF STORIES | 48,602 S.F. | |
| GROUND FLOOR | | |
| PARKING CALCULATIONS | | |
| EXISTING OFFICE SQ. FT. = 12,916 SF / 300 SQ. FT. | TOTAL REQUIRED PARKING = 43.05= | 44 SPACES |
| 1ST FLOOR = 6,958 SF | | |
| 2ND FLOOR MEZZANINE = 5,958 SF | | |
| EXISTING WAREHOUSE SQ. FT. = 17,342 / 2000 SQ. FT. | TOTAL REQUIRED PARKING = 8.67= | 9 SPACES |
| PROPOSED ADDITION SQ. FT. = 24,301 / 2000 SQ. FT. | TOTAL REQUIRED PARKING = 12.15= | 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. | | |





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SHEET TITLE:
SITEPLAN

DRAWING NO.
ASI01