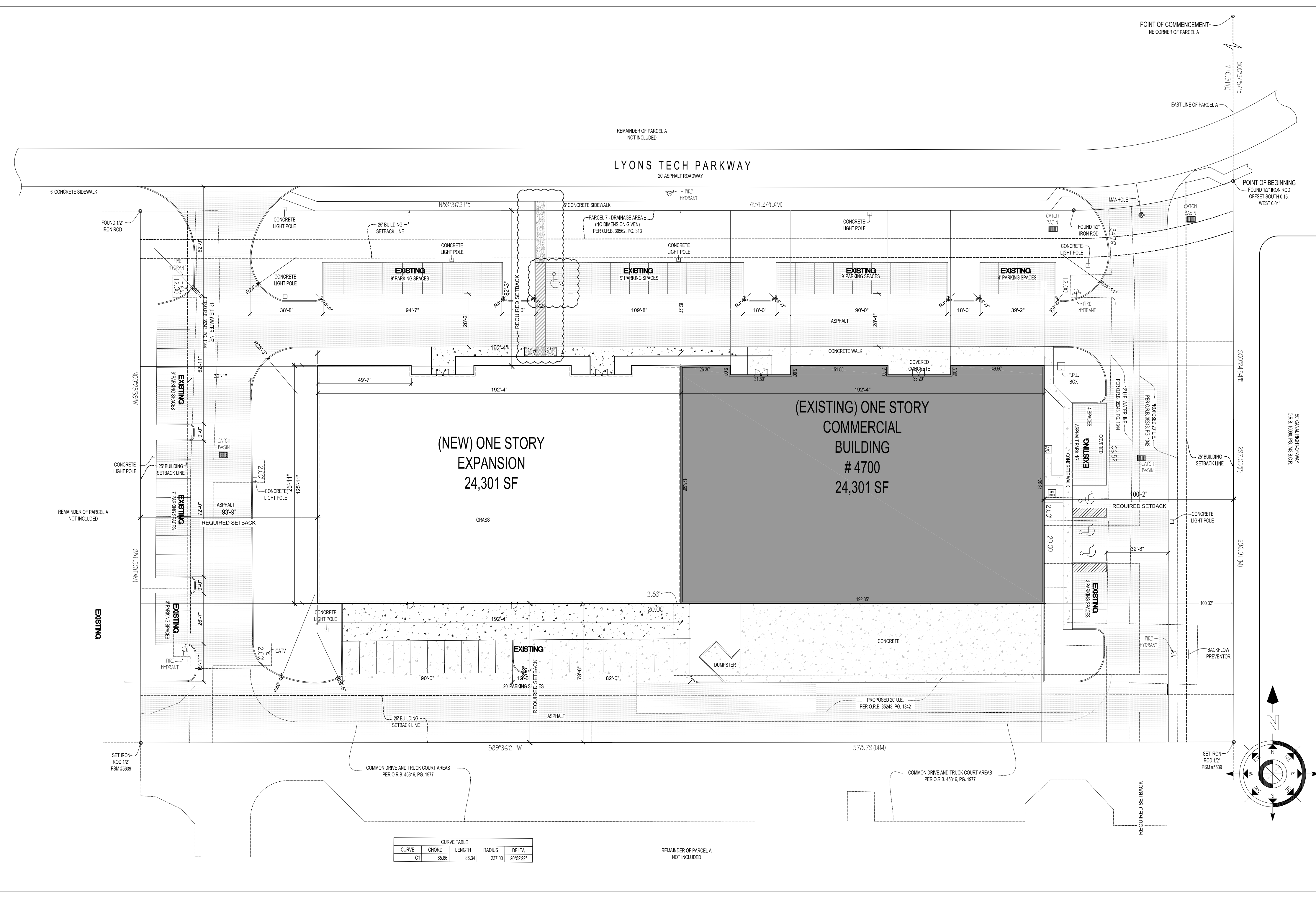


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ZONING INFORMATION:

SITE DATA	PCD-PLANNED COMMERCE	
EXISTING ZONING CLASIFICATION:	EC - EMPLOYMENT CENTER	
LAND USE	B-BUSINESS / S-STORAGE	
OCCUPANCE GROUP	163,350 S.F. ; 3.75ACRES	
TOTAL SITE AREA (AS PER PLAT)	REQUIRED	PROVIDED
BUILDING SETBACKS:	50 FT	84'-6"
MIN. FRONT SETBACK - NORTH (FRONT)	10 FT	100'-3"
MIN. SIDE SETBACK - EAST (SIDE)	10 FT	93'-8"
MIN. SIDE SETBACK - WEST (SIDE)	10 FT	73'-8"
MIN. REAR SETBACK - SOUTH (REAR)		
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.	= TOTAL REQUIRED PARKING	44 SPACES
12,916 SF / 300 SQ. FT.	= 43.05= 43 SPACES	
1ST FLOOR = 6,958 SF		
2ND FLOOR MEZZANINE = 5,958 SF		
EXISTING WAREHOUSE SQ. FT.	= TOTAL REQUIRED PARKING	9 SPACES
17,342 / 2000 SQ. FT.	= 8.67= 9SPACES	
PROPOSED ADDITION SQ. FT.	= TOTAL REQUIRED PARKING	13 SPACES
24,301 / 2000 SQ. FT.	= 12.15= 12 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'



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SHEET TITLE:
SITEPLAN

DRAWING NO.
ASI01

REV.:	ISSUE FOR:
03-27-2018	DPC SUBMITTAL