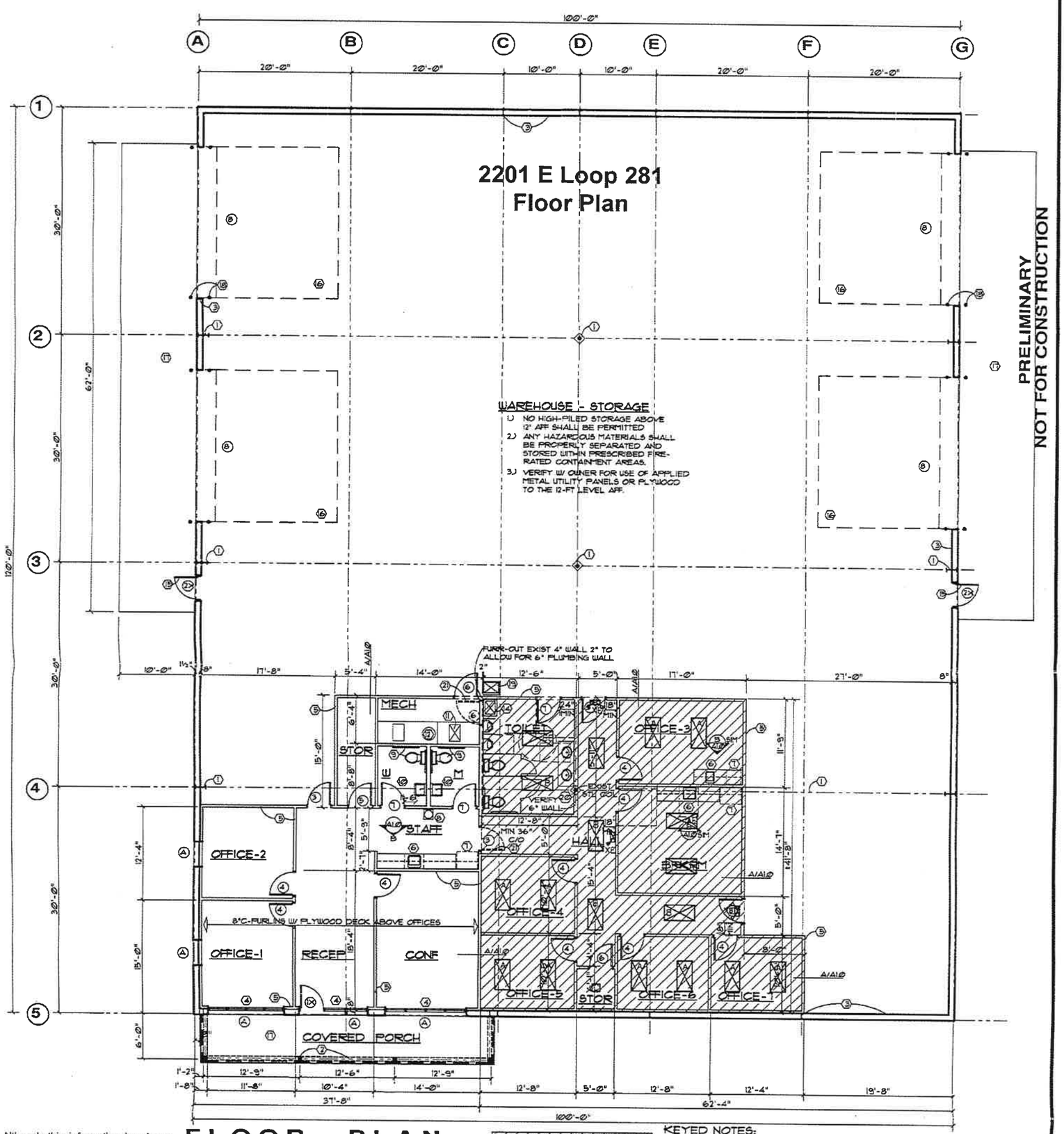

FLOOR PLAN

SCALE: 1/8" = 1'-0"

ADDITIONAL SPACES:

PROJECT DATA:

	EXISTING SPACES:	ADDITION SPACES:	TOTAL SPACES:
AREAS: OFFICES:	880 SQFT	722 SQFT	1602 SQFT
STAFF, TOILETS, STORAGE & CORRIDORS	400 SQFT	824 SQFT	1224 SQFT
TOTAL CONDITIONED SPACES:	1280 SQFT	1526 SQFT	2806 SQFT
WAREHOUSE (S-2) (UN-CONDITIONED):	10,720 SQFT	(1366 SQFT)	9,354 SQFT
TOTAL BUILDING FLOOR AREA:	12,000 SQFT	12,000 SQFT	12,000 SQFT
OCCUPANCY LOADS:			
BUSINESS OCCUPANCY: 2,806 SQFT/100=	---	---	28 OL
WAREHOUSE (S-2): 9,354 SQFT/500=	---	---	19 OL
TOTAL BUILDING OCCUPANCY LOAD:	---	---	47 OL
PARKING:			
REQUIRED PARKING: 2,806 SQFT/300=	---	---	10 SPACES
WAREHOUSE (S-2): 9,354 SQFT/1000=	---	---	10 SPACES
TOTAL PARKING REQUIRED:	---	---	20 SPACES
TOTAL EXISTING PARKING SHOWN:	---	---	21 SPACES

KEYED NOTES:

1. METAL BLDG STRUCTURAL MAIN-FRAMES
2. METAL BLDG STRUCTURAL COVERED CANOPY
3. METAL BLDG STRUCTURAL EXT WALL GIRTS & STRUTS
4. ALUM STOREFRONT FRAMING & GLAZING (FIELD MEASURE)
5. METAL STUD WALL FRAMING W/ APPLIED GYPSUM BOARD
6. STAFF BREAKROOM CABINETS W/ KITCHEN SINK
7. STAFF REFRIGERATORS BY OTHERS - ALLOW CABINET SPACE
8. PORTABLE BOTTLED WATER W/ CUPS FOR ACCESSIBLE USE
9. HANDICAP WATER CLOSETS W/ GRAB BARS (SEE SHEETS H1.0 & H2.0)
10. HANDICAP LAVATORIES (SEE SHEETS H1.0 & H2.0)
11. INSTALL NEW MECH HVAC UNIT ON RAISED PLATFORM BASE
12. RELOCATE EXIST ELECTRIC WATER HEATER ON RAISED PLATFORM BASE
13. RELOCATED EXISTING MOP BASIN TO INSIDE PROPOSED TOILET ROOM
14. SHELVING AS REQUIRED BY OWNER
15. REQUIRED EXIT DOORS
16. 20'x16' O.H. DOORS
17. MISCELLANEOUS CONCRETE FLATWORK (PORCH & APRONS)
18. CONCRETE-FILLED STEEL PIPE BOLLARDS
19. HAND-WASH SINK
20. ENCLOSE EXIST STL COLUMN IN NEW WALL. (VERIFY SIZE OF COL.)
21. REMOVE AND RELOCATE EXIST DOOR #3, AND DEMO & CUT-IN TO RELOCATE EXIST DOOR #6 TO MECH ROOM AS SHOWN

SITE ORIENTATION

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.