

All Site Plan - Warehouse Row

Bldg 7A, 7B, 7C Thunder Road

- Width: 80' span
- Office: 32'x80'
- Wood truss & Shingles
- Walls: engineered lumber
- Concrete floor slab
- None Sprinklered

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DEVELOPMENT**

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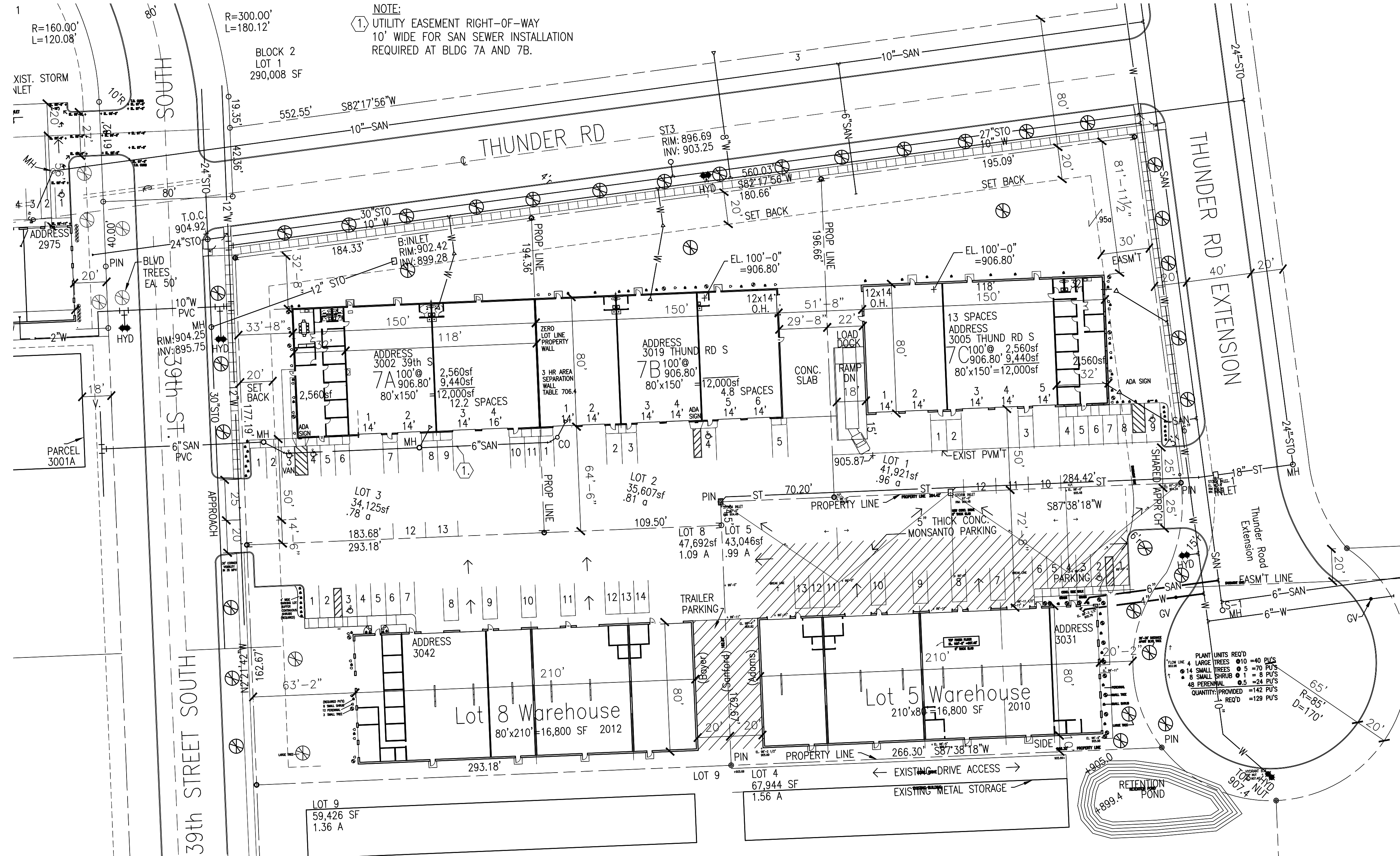
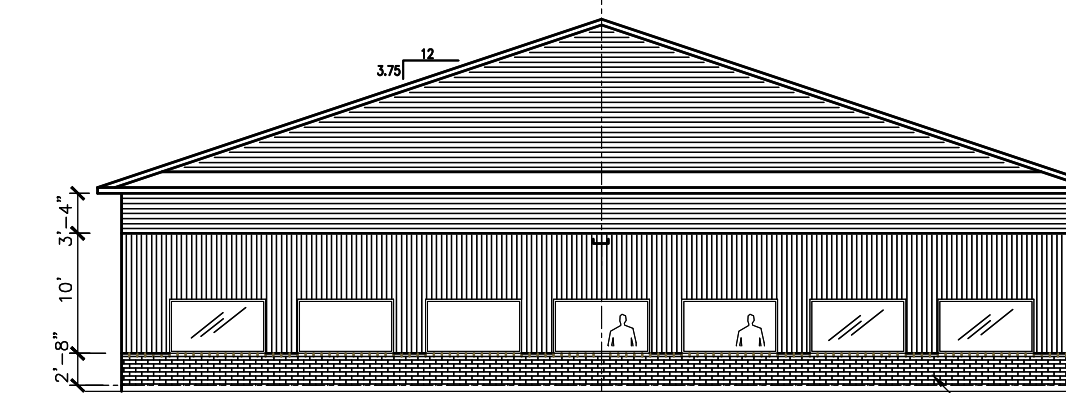
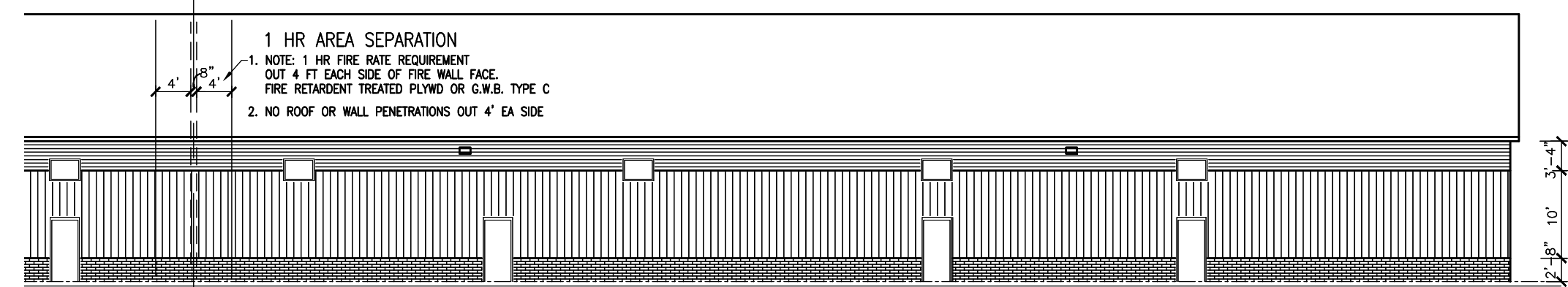
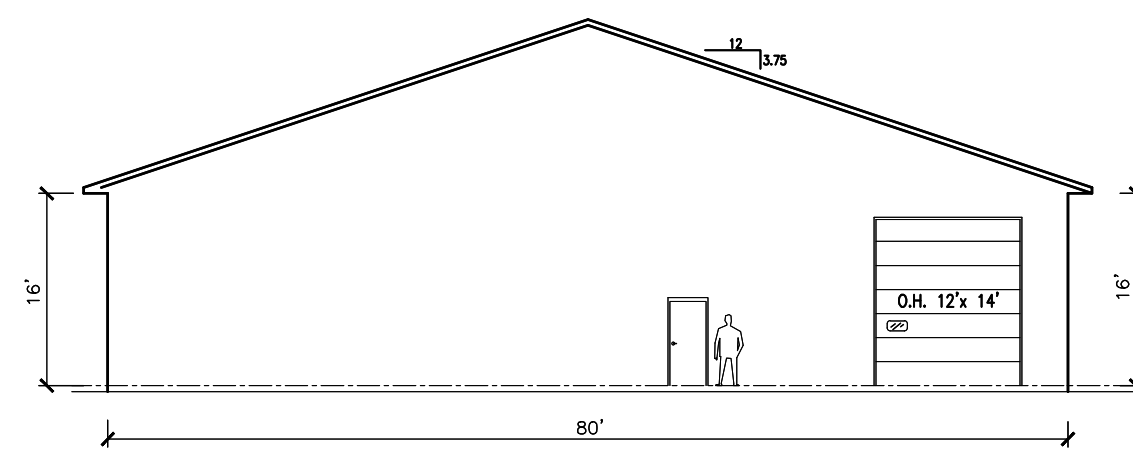
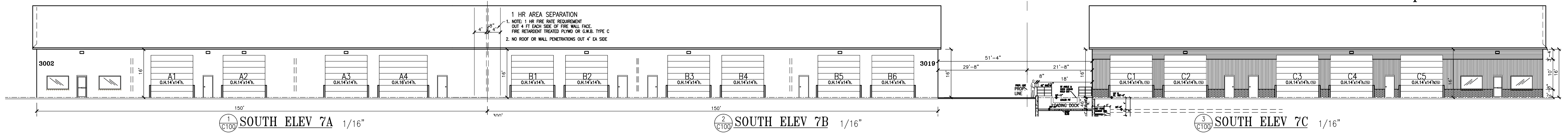
REVISIONS:
12 MAY 2015
ADD ZERO LOT LINE

Warehouse Row Site Plan
3002, 3019, 3005, at Thunder Road
Fargo, ND

PROJECT 2013

C100

16 JUN 2015



CODE REVIEW IBC-2012

A. LEGAL DESCRIPTION AND LOT AREA: RAW LAND
LOT 1, 2, & 3, IN BLK 1 OF ADAMS 9th ADDITION TO CITY OF FARGO, ND, CASS CO.
3 PARCELS:
3005 Thund Rd LOT 1-BLDG 7C 41,921 SF =.96 ACRE
3019 Thund Rd LOT 2-BLDG 7B 35,607 SF =.81 ACRE
3002 39th St S LOT 3-BLDG 7A 34,125 SF =.78 ACRE
111,653 SF

B. CODE-IBC 2012: HEIGHT: 25 FT - ONE STORY
CONST. TYPE: V-A
OCCUPANCY: MIXED
OFFICE: GROUP B =BUSINESS
WAREHOUSE: S-1 STORAGE =MODERATE HAZARD

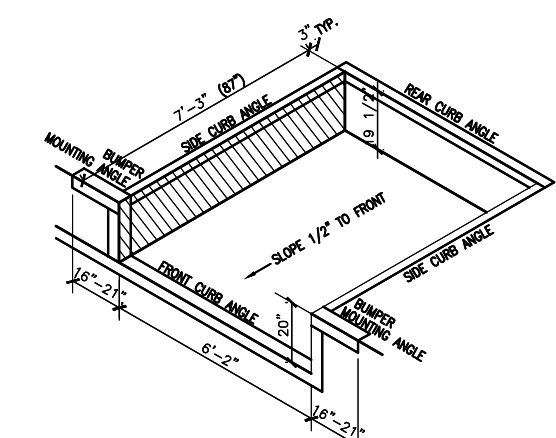
C. BUILDING AREA: ALLOWED: =14,000 SF
WAREHOUSE: SEE PLAN

D. OCCUPANT LOAD: TABLE 1004.1.2
WAREHOUSE: 500 SF OCCUP.
TRAVEL DISTANCE: TABLE 1014.3 75'
WAREHOUSE: NON SPRINKLERED
MINIMUM EXITS: 2
FIRE WALL SEPARATION: 3 HR ZERO LOT LINE PROPERTY WALL

E. ZONING: L-1 =LIMITED INDUSTRIAL
FRONT YARD: =20 FT MAX COVERAGE: =85%
INTERIOR SIDE: =10 FT ALLOWED
STREET SIDE: =20 FT
REAR: =20 FT

F. PARKING REQ EA BLDG: SEE INDIVIDUAL PLAN
WAREHOUSE: 1 EA 2,500SF
OFFICE: 1 EA 300SF
LOT 1-BLDG 7C =14 SPACES
LOT 2-BLDG 7B =05 SPACES
LOT 3-BLDG 7A =12 SPACES

G. LANDSCAPING: LOT AREA DEVELOPED: =111,641 SF
PLANT UNITS: (1) EA 1,000 SF
VALUES: SEE ENLARGEMENTS
3 PARCELS:
3005 THUND RD LOT 1-BLDG 7C 41,921 SF =43 PU'S
3019 THUND RD LOT 2-BLDG 7B 35,607 SF =36 PU'S
3002 39th ST S LOT 3-BLDG 7A 34,125 SF =34 PU'S
111,653 SF



SITE PLAN 1' = 40'