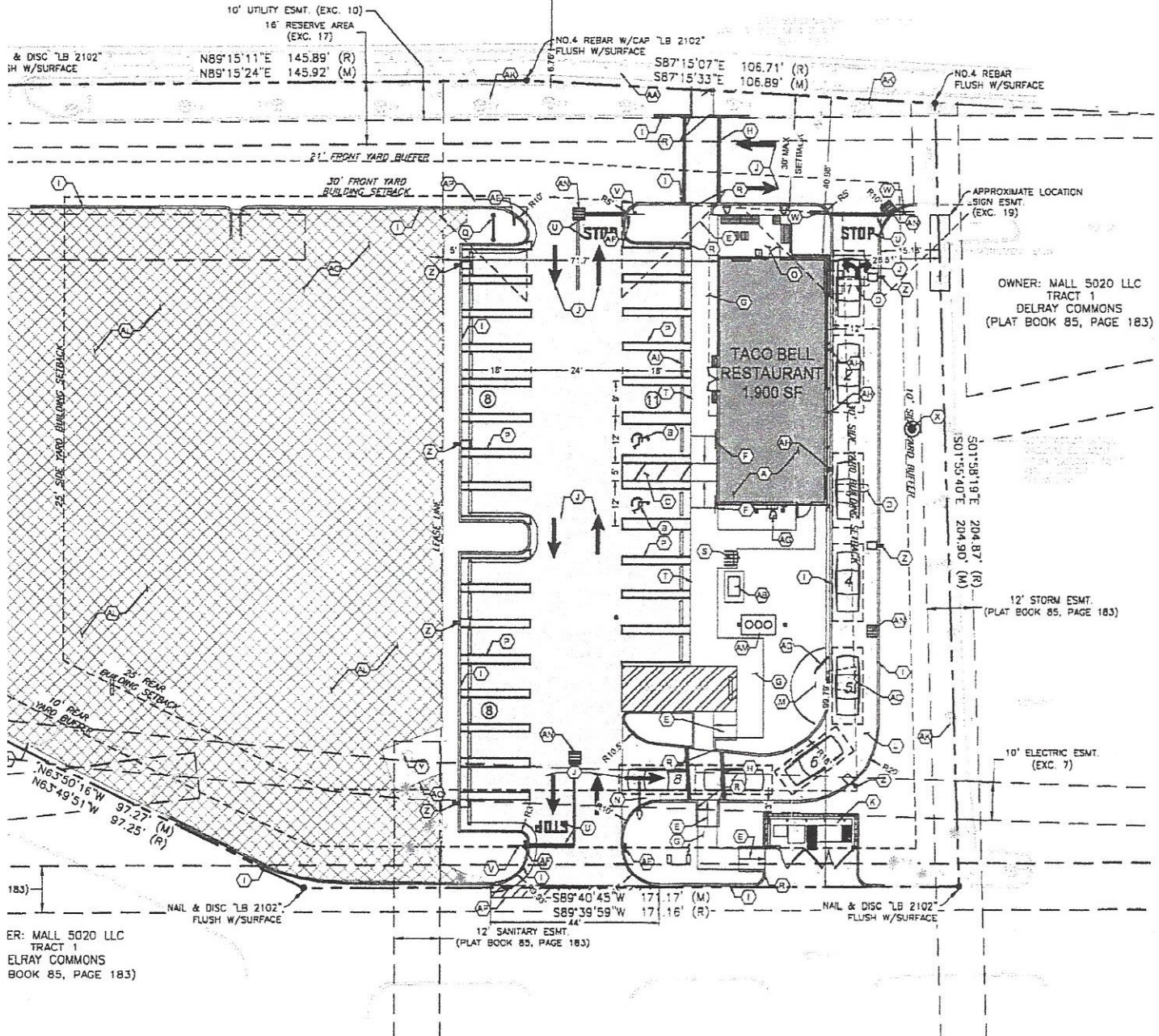


WEST ATLANTIC AVENUE
(PUBLIC R.O.W. VARIES)
(PLAT BOOK 85, PAGE 183)



ER: MALL 5020 LLC
TRACT 1
ELRAY COMMONS
BOOK 85, PAGE 183)

OWNER: MALL 5020 LLC
TRACT 1
ELRAY COMMONS
(PLAT BOOK 85, PAGE 183)

BUILDING DATA TABLE

	EXISTING	PROPOSED
BUILDING SIZE	2,844 SF	1,900 SF
BUILDING COVERAGE	2,844 SF / 0.0663 AC (5.53%)	1,900 SF / 0.0436 AC (6.06%)
	ALLOWABLE	PROPOSED
BUILDING HEIGHT	48 FEET	28 FEET
SETBACKS	REQUIRED BUILDING	REQUIRED BUILDING
	LANDSCAPING	LANDSCAPING
FRONT (W ATLANTIC)	30 FEET	21 FEET
SIDE (EAST)	25 FEET	10 FEET
SIDE (WEST)	25 FEET	10 FEET
REAR (SOUTH)	25 FEET	10 FEET

*EXISTING CONDITION TO REMAIN
** TO LEASE LINE

PARKING TABLE

	REQUIRED (SEE BELOW)	PROVIDED
STANDARD (9' x 18')	23 SPACES	25 SPACES
ADA (12' x 18')	2 SPACES	2 SPACES
TOTAL	25 SPACES	27 SPACES
LOADING ZONE	12X30'	12X30'

*PARKING REQUIREMENT: 12 SPACES PER 1,000 SF OF GROSS FLOOR AREA.
**1,900SF / 1,000SF = 1.9
***1.9 x 12 SPACES = 23 SPACES



Scale
1 inch = 40'0"

