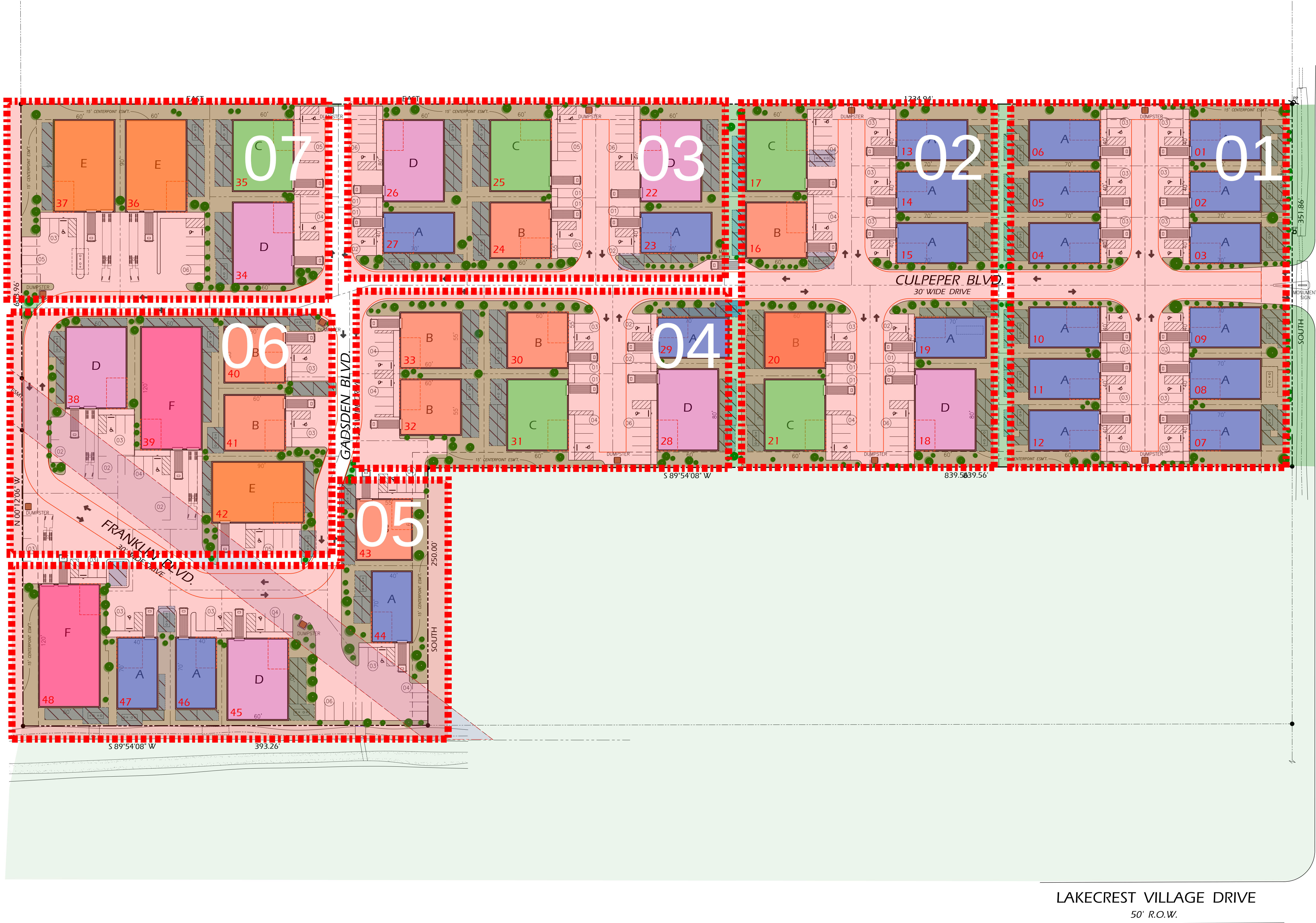


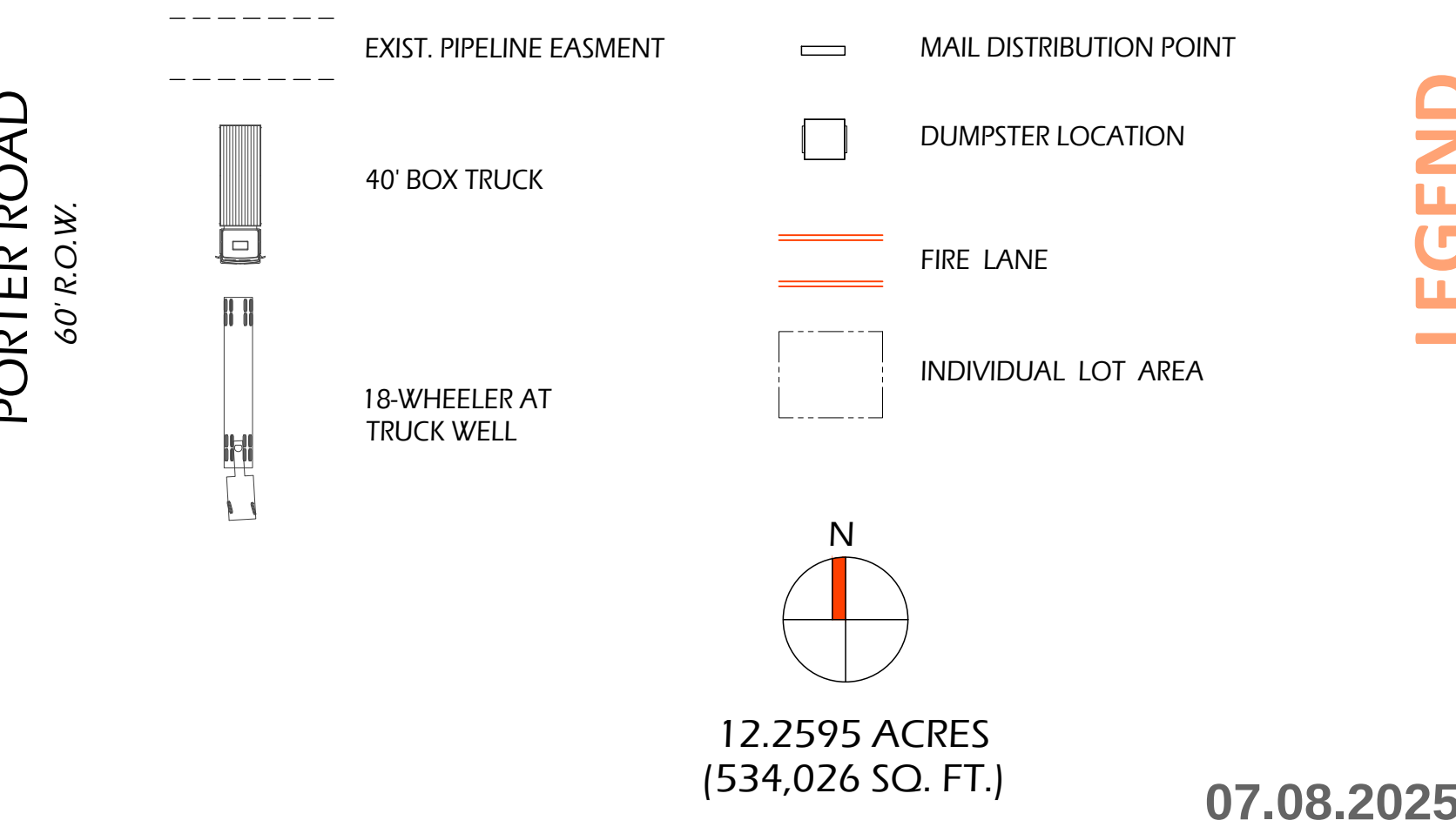
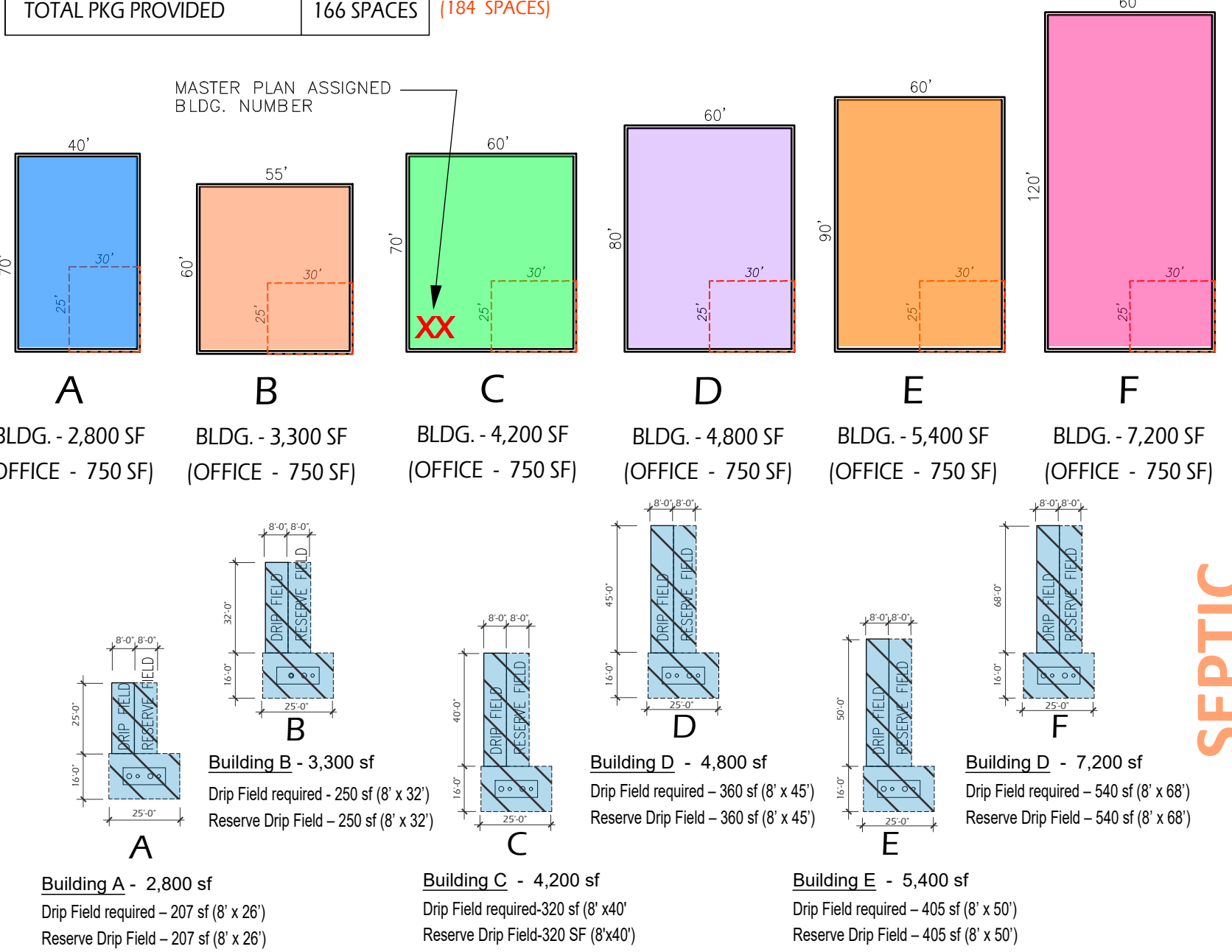
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BUILDING TYPE	A	B	C	D	E	F	
GROSS SQ. FT. PER TYPE	2,800 SF	3,300 SF	4,200 SF	4,800 SF	5,400 SF	7,200 SF	
OFFICE SF / WHSE. SF	750 2,050	750 2,550	750 3,450	750 4,050	750 4,650	750 6,450	
TOTAL BLDG. QTY.	22 BLDGS. (8 BLDGS.)	9 BLDGS. (13 BLDGS.)	5 BLDGS. (9 BLDGS.)	7 BLDGS. (8 BLDGS.)	3 BLDGS.	2 BLDGS.	48 BLDGS. (43 BLDGS.)
TOTAL CURRENT SQ. FTG.	61,600 SF (21,600 SF)	29,700 SF (42,900 SF)	21,000 SF (37,800 SF)	33,600 SF (38,400 SF)	16,200 SF	14,400 SF	
GRAND TOTAL SQ. FTG.	176,500 SF (171,300 SF)						

TOTAL STD. PKG. PROVIDED	97 SPACES
TOTAL H.C. PKG. PROVIDED	48 SPACES
GRAND TOTAL PKG. PROVIDED	166 SPACES (184 SPACES)

USE CLASSIFICATION		OFFICE SPACE			WAREHOUSE @ GRADE (NO TRUCK WELL)			WAREHOUSE WELL		
PARKING RATIO REQUIREMENTS	GFA (S.F.)	2.5 SPACES / 1,000 GFA			1.0 SPACE / 5,000 GFA			1.0 SPACE / 7,000 GFA		
		REQ.	PROV.	ACTUAL RATIO	REQ.	PROV.	ACTUAL RATIO	REQ.	PROV.	ACTUAL RATIO
OFFICE	36,000 SF	90	139	3.9	-	-	-	-	-	-
WHSE. @ GRADE (NO TRUCK WELL)	114,250 SF	-	-	-	23	23	1.0	-	-	-
WHSE. (WELL)	26,250 SF	-	-	-	-	-	-	4	4	1.0
TOTAL SQ. FT.	176,500 SF									
TOTAL PKG PROVIDED	166 SPACES	(184 SPACES)								



MASTERPLAN

PORTER ROAD BUILDINGS



07.08.2025