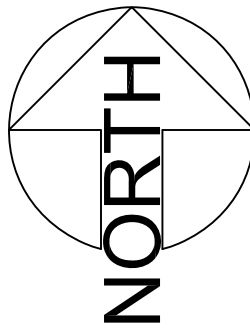
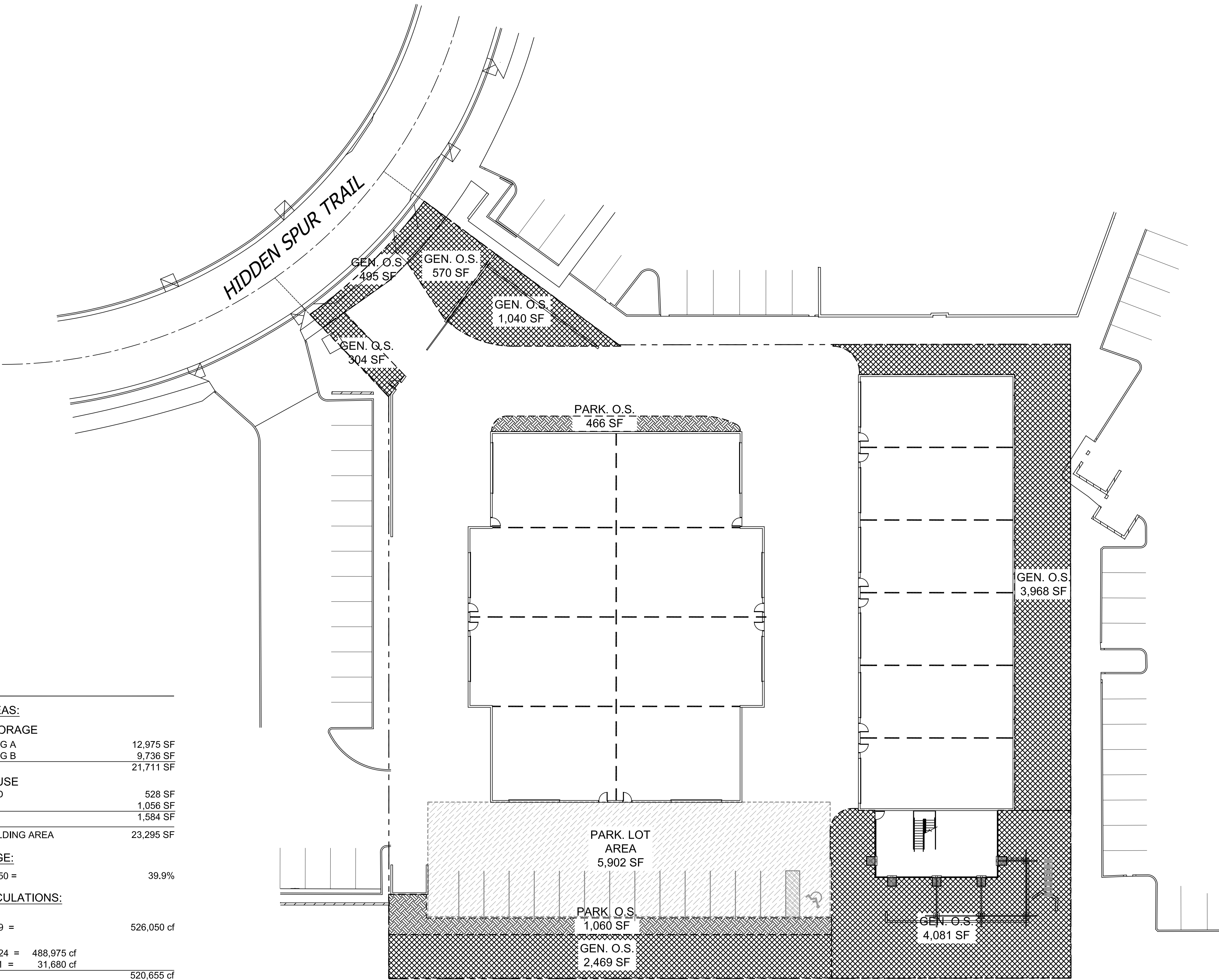


LEGEND
OPEN SPACE

	GENERAL OPEN SPACE 4,212 SF
	PARKING OPEN SPACE 1,283 SF
	PARKING (INTERIOR) OPEN SPACE 806 SF
	PARKING LOT AREA 8,327 SF

DEVELOPMENT DATA

LOT AREA:		BUILDING AREAS:	
LOT AREA	58,450 SF (1.34 AC)	AUTO STORAGE	
OCCUPANCY GROUP:		BUILDING A	12,975 SF
OFFICE	B	BUILDING B	9,736 SF
WAREHOUSE	S-2	TOTAL	21,711 SF
CONSTRUCTION TYPE:		CLUBHOUSE	
	III-B	SECOND	528 SF
ZONING:		FIRST	1,056 SF
	I-1	TOTAL	1,584 SF
BUILDING HEIGHT:		TOTAL BUILDING AREA	23,295 SF
	34'- 0"	LOT COVERAGE:	
OPEN SPACE REQUIRED:		23,295/58,450 =	39.9%
GENERAL		VOLUME CALCULATIONS:	
BASE - 58,450 X 10% =		ALLOWED :	
HGT. ABV. 12' - (34 -12) X 0.4% = 8.8% =		58,450 sf X 9 =	526,050 cf
TOTAL GEN. O.S. REQ'D.		PROVIDED :	
		21,711 sf X 24 =	488,975 cf
PARKING		1,056 sf X 31 =	31,680 cf
15% X 5,902 SF =		TOTAL	520,655 cf
TOTAL O.S. REQ'D.		PARKING REQUIRED:	
11,874 SF		AUTO STOR. 1/50 UNITS (14 UNITS)	1 SPACE
OPEN SPACE PROVIDED:		CLUBHOUSE = 1,584/300 =	5.3 SPACES
GENERAL OPEN SPACE	12,927 SF	TOTAL	7 SPACES
PARKING OPEN SPACE	1,526 SF	ADA SP. REQ'D. (1/ 1st 25 SPACES-VAN)	1 SPACE
TOTAL OPEN SPACE	14,453 SF	PARKING PROVIDED:	15 SPACES
		ADA SPACE (VAC ACCESS.)	1 SPACE



OPEN SPACE WORKSHEET

SCALE: 1" = 20'

SILVERLEAF AUTO STORAGE
9271 E. HIDDEN SPUR TRAIL
DC RANCH CORPORATE CENTER - LOT 8

DATE: 6.1.21
REVISED:
C.O.S. 7.29.21
COMMENTS

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OS-1
OPEN SPACE
WORKSHEET