

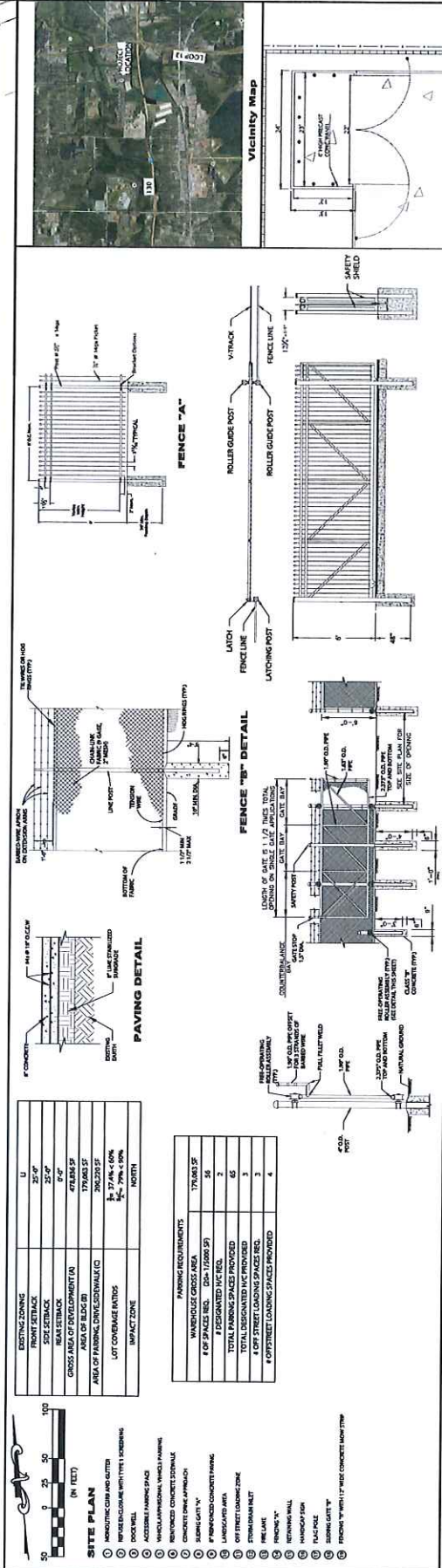
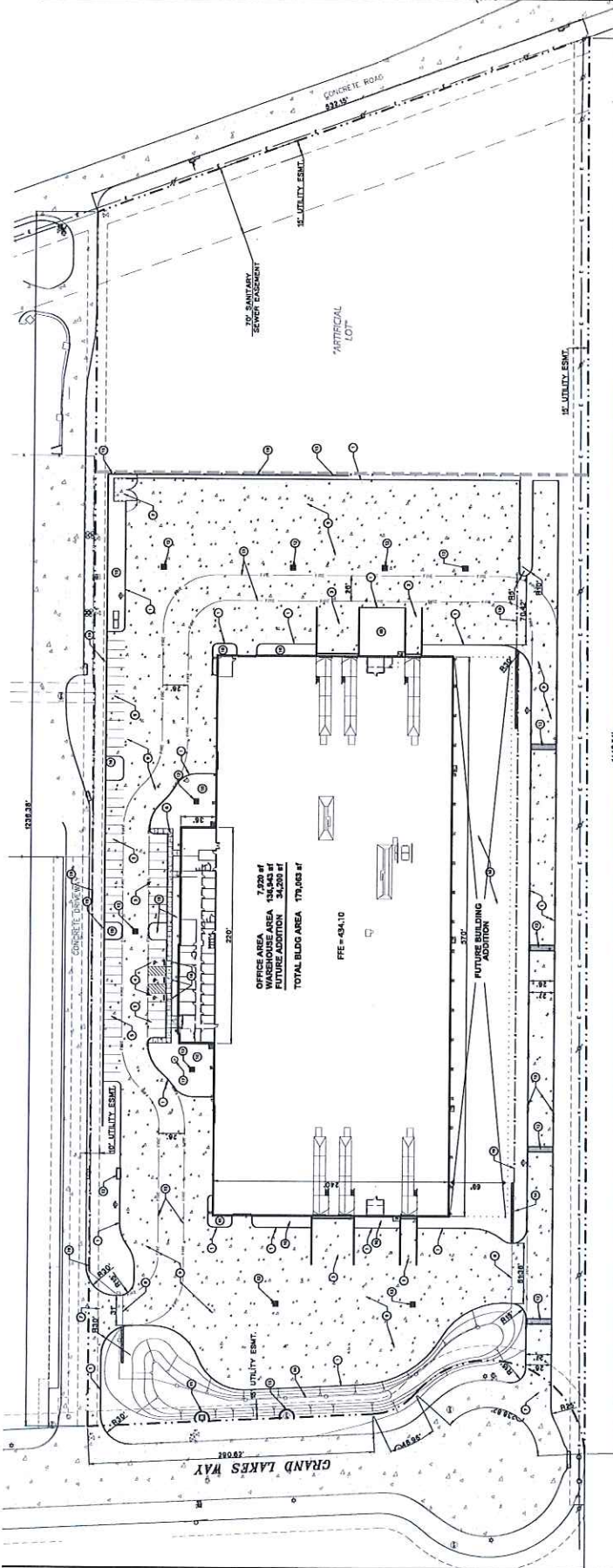


THE WALLACE GROUP
A CRAY COMPANY
ARCHITECTS
OFFICE 150-222-9272 • 200 WEST STATE HWY 5 • SUITE 410
WACO, TEXAS 76702 • WALLACE GROUP CCM/ARCHITECTURE

FFCO
NEW WAREHOUSE FACILITY
GRAND LAKES WAY

RECEIVED
ENCLOSURE
ENLARGEMENT
AUG 26 2015
PLANNING DEPARTMENT

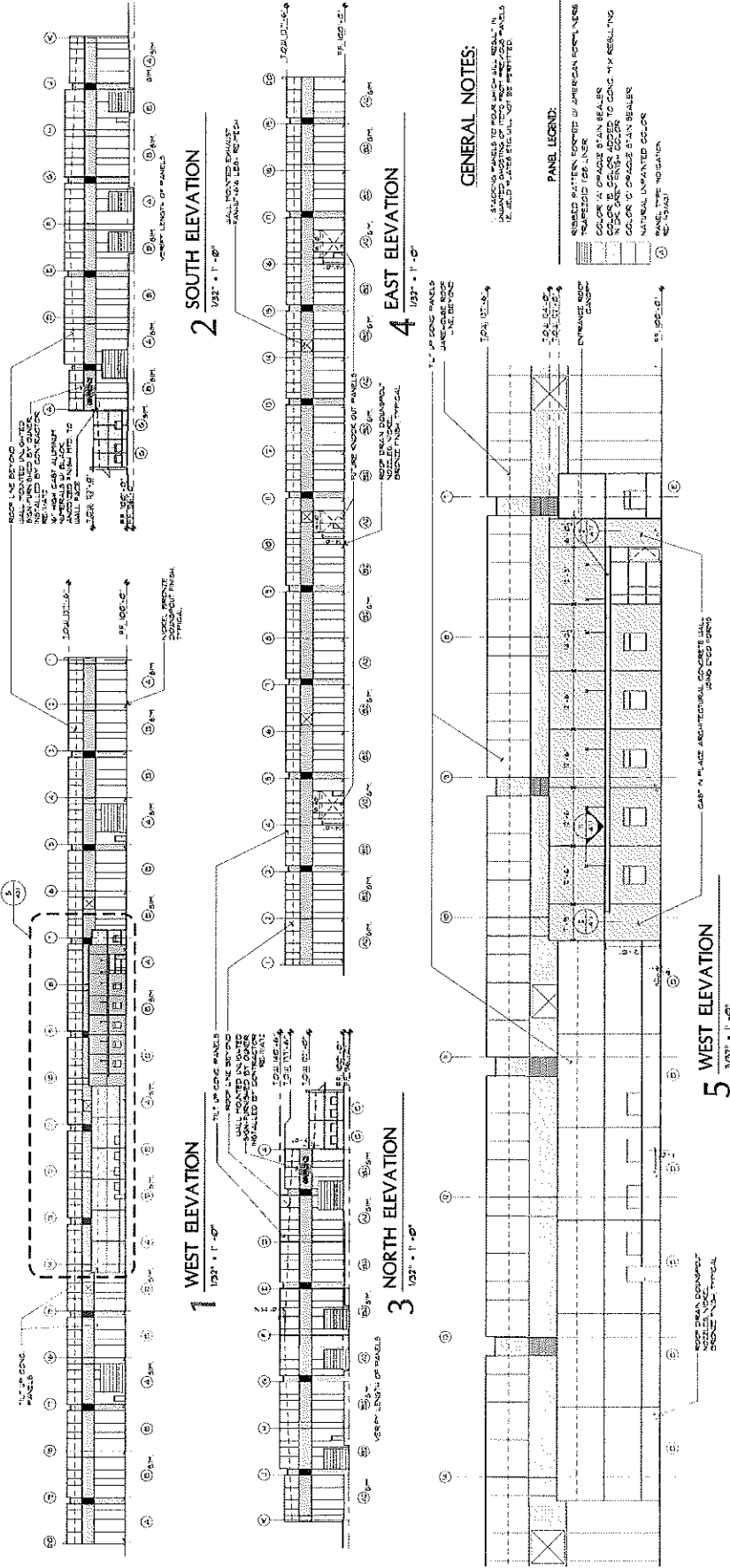
CITY FILE NO. 355504



EXISTING ZONING	LI
FRONT SETBACK	35'-0"
SIDE SETBACK	25'-0"
REAR SETBACK	0'-0"
GROSS AREA OF DEVELOPMENT (A)	476,635 SF
AREA OF BLDG (B)	179,843 SF
AREA OF PARKING DRIVE/DEVELOPMENT (C)	296,792 SF
LOT COVERAGE RATIO	27.4% < 30%
IMPACT ZONE	NORTH

PARKING REQUIREMENTS	LI
MINIMUM PARKING SPACES	179,843 SF
# OF SPACES PROVIDED	36
# OF SPACES PROVIDED (MINIMUM)	36
# OF SPACES PROVIDED (MAXIMUM)	45
TOTAL PARKING SPACES PROVIDED	45
# OF STREET PARKING SPACES PROVIDED	3
# OF OFF-STREET PARKING SPACES PROVIDED	4

- SITE PLAN**
1. INDICATE CURB AND GUTTER
 2. INDICATE DRIVE APPROACHES
 3. INDICATE DRIVE APPROACHES
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ELEVATION NOTE:

ALL ROOM-MOUNTED EQUIPMENT WILL BE SETBACK "C"
"D-C" AND/OR "SEATING" MEASUREMENTS. ALL JULY 1980
SCHEMATIC FROM VIEW BY A PARALLEL WALL & WINDOW
SHOULD BE USED AS A GUIDE.