

**DO IT YOURSELF LETTERING
WAREHOUSE BUILDING EXPANSION**

EXISTING CONDITIONS

David M. Winsberg
Winsberg, Inc.
P.O. Box 2815
Lake City FL, 32056
PE# 68463 - CA# 29596

For Permitting and
Review. Not Final.

DRAWN BY	CHECKED BY
DW	DW
PROJECT #	SHEET
1862B	4

DATE	REVISION NOTES

ZONING
INDUSTRIAL LIGHT WAREHOUSE

IMPERVIOUS AREA
20,600 SF ASPHALT PAVEMENT
1,158 SF CONCRETE & SIDEWALK AREAS
9,000 SF EXISTING BUILDINGS
3,000 SF PROPOSED BUILDINGS
33,758 SF TOTAL IMPERVIOUS

45,320 SF PERMITTED IMPERVIOUS (60% PER LOT)

REQUIRED PARKING
WAREHOUSE: 1 SPACE PER 1,500 SF
OFFICE: 1 SPACE PER 200 SF
9,750 SF WAREHOUSE & 2,250 SF OFFICE
REQUIRED SPACES = 9,750 / 1,500 + 2,250 / 200
= 18 SPACES

AVAILABLE PARKING
2 HANDICAP
29 REGULAR
31 TOTAL
2 TRUCK LOADING

OTHER REQUIREMENTS
FLOOR AREA RATIO = % COVERED BUILDINGS
= 12,000 / 75,533 = 15.9%

OTHER NOTES
DIMENSIONS AND SPECIFICATIONS OF PARKING SPACES ARE ALSO LISTED ON SHEET 8, LABELED AS "PARKING STALL DETAIL."



STORMWATER POND
FOR WINDSWEPT
INDUSTRIAL SUBDIVISION
TOP DESIGN EL = 97.0
BOTTOM DESIGN EL = 92.0

TOP OF POND
ELEVATION = 97.0

BOTTOM OF POND
ELEVATION = 92.0

RUBBLE PAD

ENERGY DISSIPATION PAD

EXISTING DITCH

EXISTING ENERGY
DISSIPATION PAD
EXISTING
RUBBLE PAD

EXISTING
SIDE WALK

EXISTING
DUMPSTER
PADS

15' BUILDING
SETBACK

PROPOSED
3,000 SF
BUILDING
EXPANSION
MFFE = 99.70

EXISTING
9,000 SF
BUILDING

20' BUILDING
SETBACK

EXISTING
SIDE WALK

EXISTING
RETAINING WALLS

15' BUILDING
SETBACK

SW WINDSWEPT GLEN



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SITE PLAN

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PROJECT # 1862B	SHEET 5

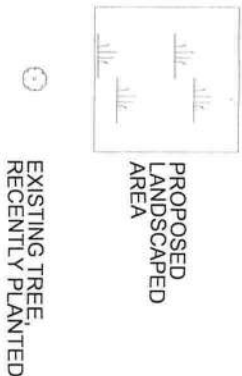
LANDSCAPING REQUIREMENTS
10% OF PARKING AREA MUST BE LANDSCAPED.
ONE TREE REQUIRED PER 200 SF
OF REQUIRED LANDSCAPED AREA.

18,725 SF TOTAL PARKING AREA
1,873 SF REQUIRED LANDSCAPED AREA
10 REQUIRED TREES WERE TO BE PLANTED

6,000 SF LANDSCAPED AREA THAT IS
INSIDE OR ADJACENT TO PARKING AREA
±45,928 SF TOTAL LANDSCAPED AREA PROVIDED

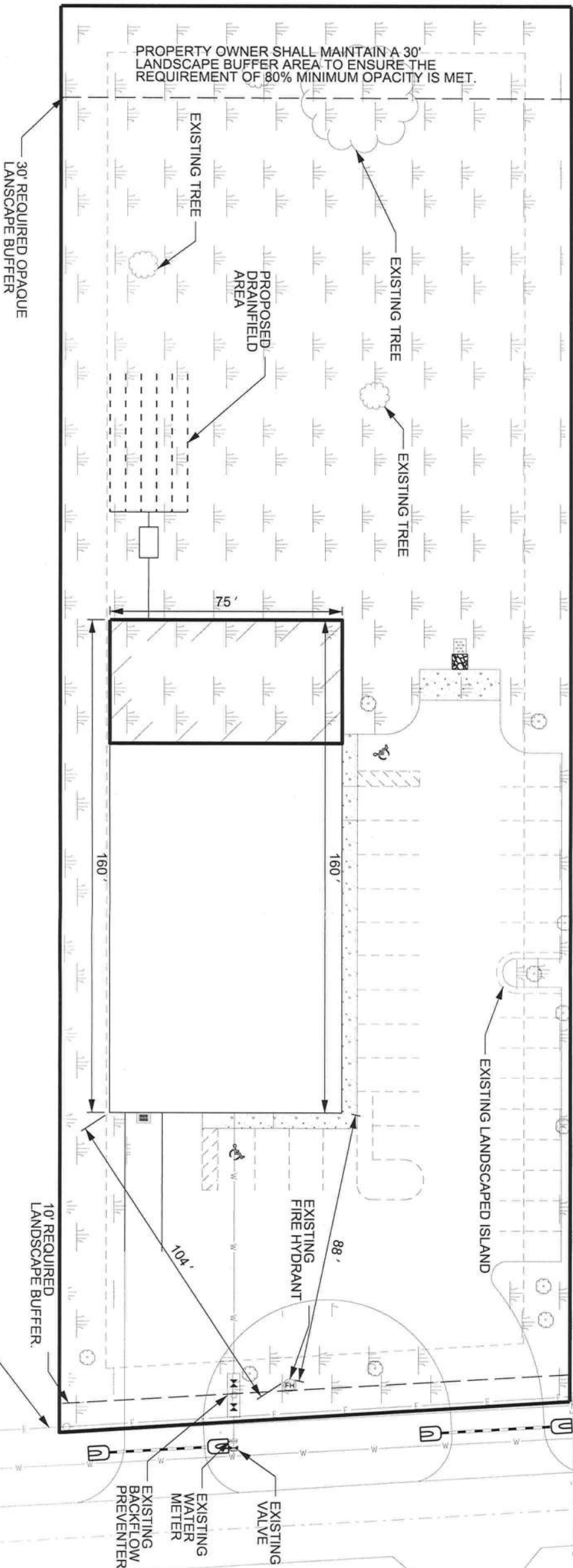
LANDSCAPING REQUIREMENTS
ALL TREES REQUIRED TO BE PLANTED
AS PER THESE PLANS SHALL BE A
MINIMUM OF FOUR FEET OVERALL
HEIGHT IMMEDIATELY AFTER PLANTING,
AS PER LDR SECTION 4.2.17.10.

REQUIRED FIRE FLOW
BASED ON TABLE 18.4.5.1.2 OF THE NFPA FIRE CODE,
2012 EDITION, THE FIRE FLOW FOR THE
BUILDING IS THE MINIMUM (1,500 GPM)
BECAUSE THE BUILDING IS LESS THAN
12,700 SQUARE FEET. FIRE FLOW DURATION IS 2 HOURS.



EXISTING WATER LINE
EXACT LOCATION UNKNOWN

EXISTING OVERHEAD ELECTRIC
EXACT LOCATION UNKNOWN



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LANDSCAPING AND UTILITY PLAN

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