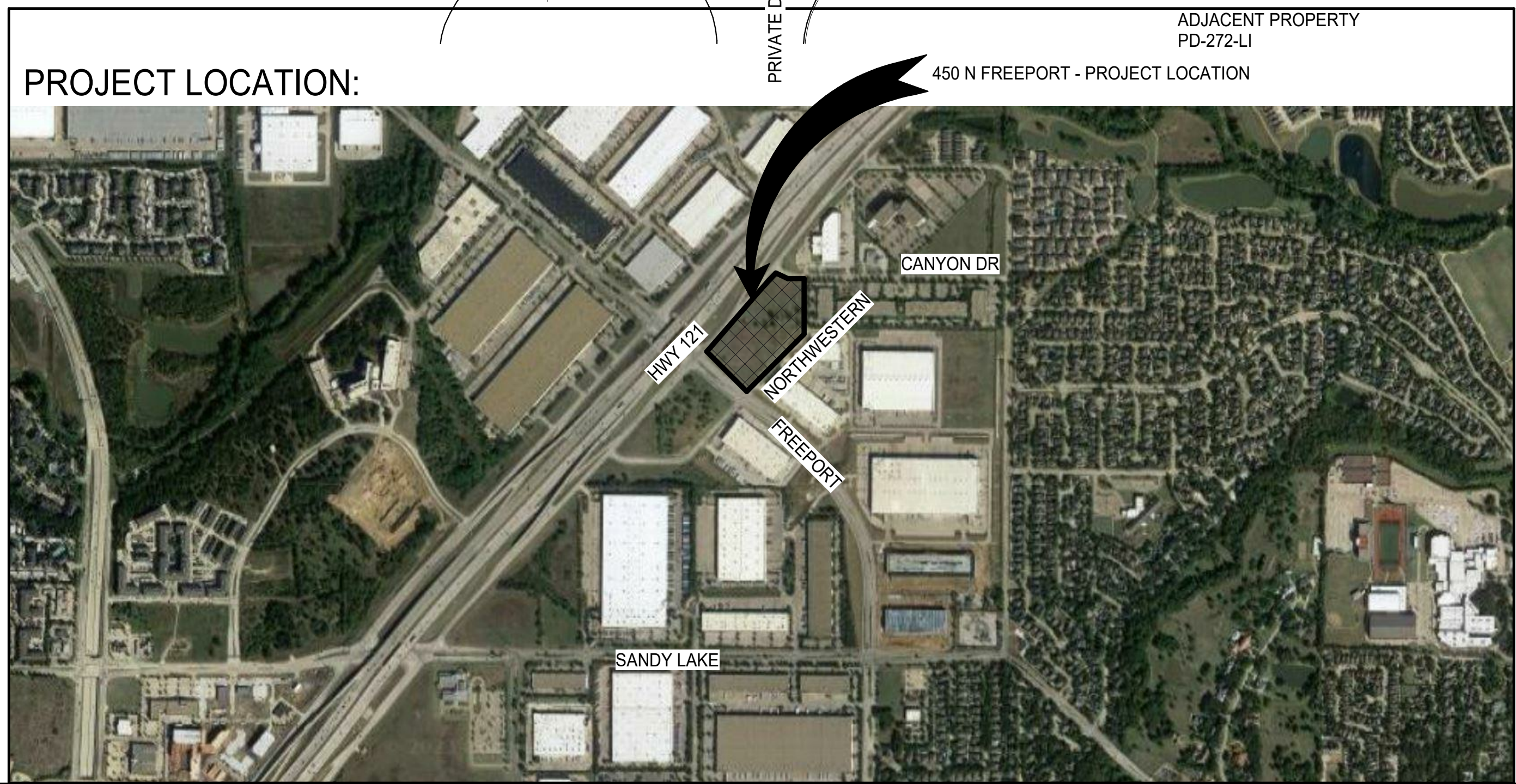
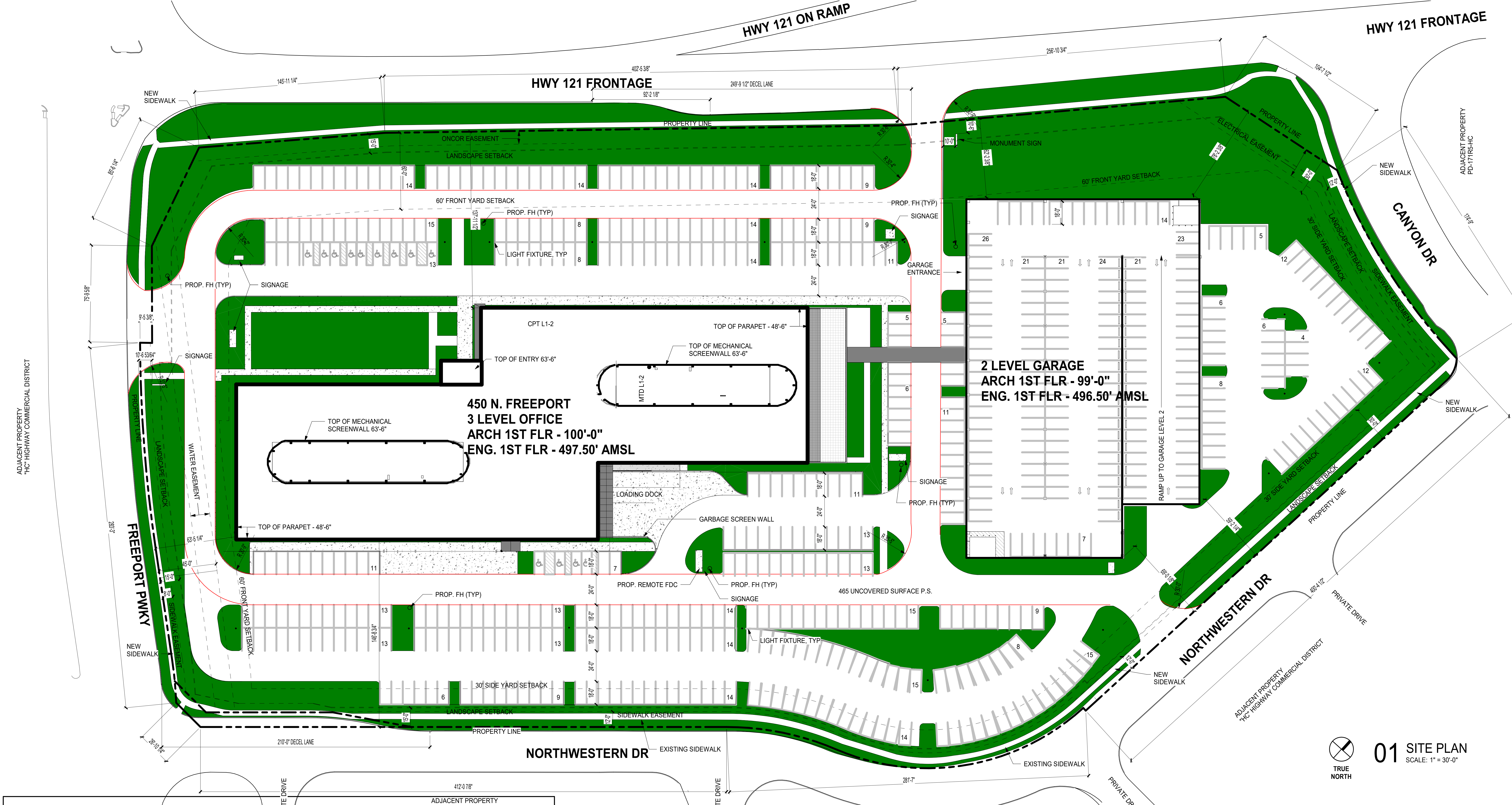




PLANNED DEVELOPMENT CONDITIONS TABLE		SITE DATA		VARISPACE COPPELL ADDITION, LOT 1, BLOCK A 450 N FREEPORT PREPARED BY: BOKA POWELL 8070 PARK LANE #300 DALLAS, TX 75231 972-701-9000 jdockery@bokapowell.com
- MONUMENT SIGNAGE ALLOWED FOR TENANT MONUMENT SIGN AND ENTRY MONUMENT SIGN AS SHOWN ON SIGNAGE EXHIBIT - VEHICULAR DIRECTIONAL SIGNAGE AS SHOWN ON SIGNAGE EXHIBIT 18' X 9' PARKING ALLOWED AT HEAD TO HEAD PARKING STALLS ON SURFACE LOT 18' X 9' PARKING ALLOWED AT HEAD TO HEAD PARKING STALLS IN PARKING GARAGE - ONE LOADING DOCK ZONE PER EVERY 70,000 GSF OF OFFICE - CONCRETE PANELS, CEMENT PLASTERING AND METAL PANEL FINISHES AS NOTED ON ELEVATIONS AND SAMPLE BOARD		EXISTING ZONING	"HC" HIGHWAY COMMERCIAL DISTRICT	
		PROPOSED USES	OFFICE, PARKING GARAGE	
		SQUARE FOOTAGE	185,700SF OFFICE BUILDING/ 82,763 SF PARKING	
		BUILDING AREA	63,800SF FOOTPRINT 185,637 TOTAL SF	
		BUILDING HEIGHT	48'-9" TOP OF PARAPET / 63'-7" TOP OF SCREEN WALL	
		REQUIRED PARKING	619 REQUIRED / 728 PROVIDED	
		LOT COVERAGE	428,560 LOT TOTAL SF/111,600 SF BUILDING + GARAGE = .26 LOT COVERAGE	
		FLOOR AREA RATIO	.42	