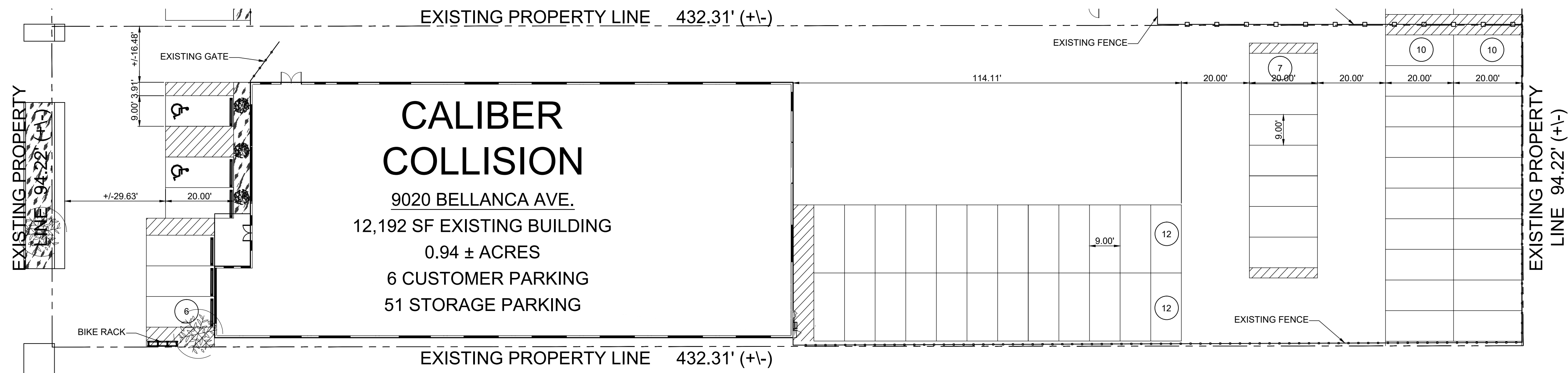
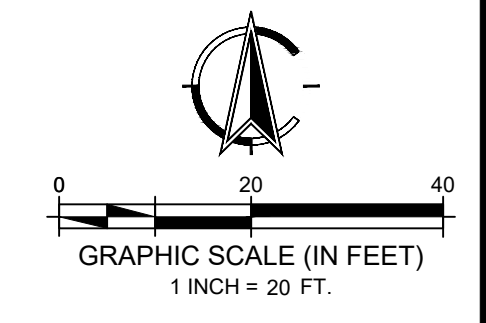


BELLANCA AVE



SITE DATA	
9010 Bellanca Ave.	
OFFICE FLOOR SQ.FT.	= 2,081 SQ. FT. ±
SHOP FLOOR SQ.FT.	= 10,111 SQ. FT. ±
TOTAL FLOOR SQ.FT.	= 12,192 SQ. FT. ±
ACREAGE TOTAL	= 0.94
PARCEL CONTROL NUMBER: 4125010012	
FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)	
SETBACKS:	
EXISTING BUILDINGS	
PROPOSED HEIGHT	= EXISTING
MAX. HEIGHT	= EXISTING
ZONING	M1(Limited Industrial Zone)
USE	AUTO REPAIR
WATER	(UTILITY DISTRICT)
SEWER	(UTILITY DISTRICT)
PARKING CALCULATIONS	
OFFICE @ 1:500 REQ'D	= 4
SHOP @ 1:500 REQ'+(1per 5,000)	= 22
CITY TOTAL REQUIRED	= 26
TOTAL PARKING SHOWN	= 57
BICYCLE CALCULATIONS	
OFFICE @ 1 PER 10,000 S.F.	= 1
SHOP @ 1 PER 10,000 S.F.	= 1
CITY TOTAL REQUIRED	= 2
TOTAL BICYCLE SHOWN	= 3

1 SITE PLAN  
1" = 20'-0"



**Bret**  
FLORY

BRET FLORY  
879 JUNCTION DR.  
ALLEN, TEXAS 75013  
PH: 972.398.6644

**CALIBER COLLISION**

SITE PLAN 01

LOS ANGELES, CA

DRAWN: CVO	PROJECT #: 21025	DATE: 21.08.30
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