

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE USE AND DEVELOPMENT REGULATIONS OF TRACT 1 OF PLANNED DEVELOPMENT PD NO. 58 WITH A BASE ZONING OF SHOPPING CENTER “SC” RELATING TO THE DEVELOPMENT OF LOTS 6A AND 6B, BLOCK A, CLA ALLEN ADDITION, BY ADOPTING A ZONING EXHIBIT, CONCEPT PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending as set forth in Section 2, below, the regulations of Planned Development “PD” No. 58 Shopping Center “SC” relating to the development and use of property described as Lots 6A and 6B, Block A, CLA Allen Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 435, Plat Records, Collin County, Texas, and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”).

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the development and use regulations of Tract 1 of Planned Development “PD” No. 58 as set forth in Ordinance No. 3262-10-14 and Ordinance No. 1409-3-96, as such regulations have been amended, except to the extent modified by the Development Regulations set forth below:

- A. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. BUILDING ELEVATIONS:** The buildings shall be designed and constructed in generally conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“Building Elevations”).
- C. PERMITTED USES:** In addition to uses currently permitted, the Property may be used and developed as an “Office-Showroom/Warehouse” use. For the purposes of this ordinance, “Office-

Showroom/Warehouse” shall be defined as “an establishment with a minimum of 50 percent of its total floor area devoted to storage and warehousing but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.”

D. TRAFFIC IMPROVEMENTS: The deceleration lane on Exchange Parkway as shown on the Concept Plan shall be constructed and completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24TH DAY OF AUGUST 2021.

APPROVED:

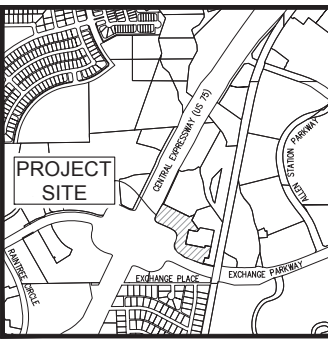
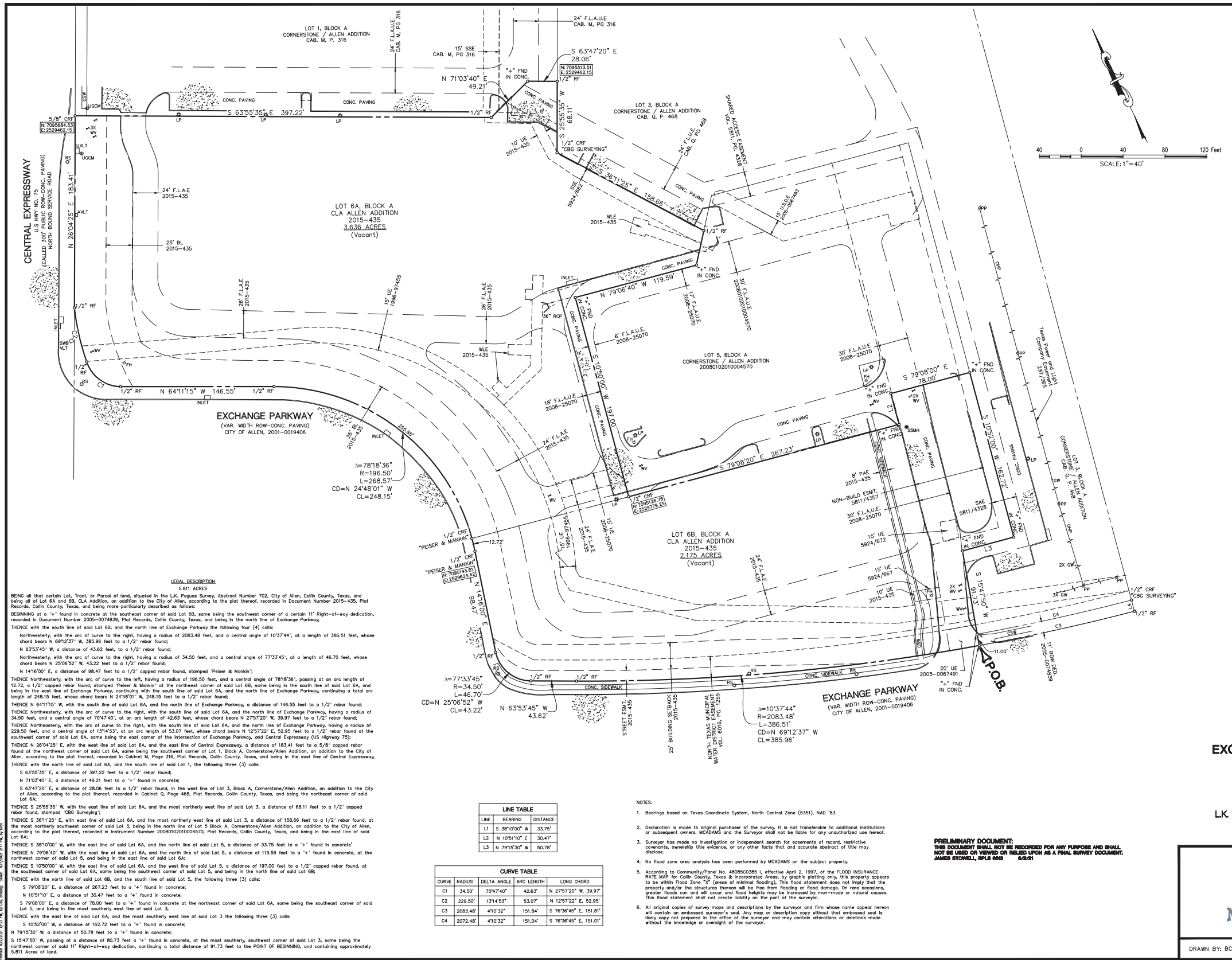
Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl.)

Shelley B. George, TRMC, CITY SECRETARY



LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- CRF = CAPPED REBAR FOUND
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- PP = POWER POLE
- LP = LIGHT POLE
- OW = OVER HEAD WIRE
- OWP = OVER HEAD POWER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- RSD = ROAD SIGN
- UCM = UNDERGROUND CABLE MARKER
- COW = CONCRETE SIDEWALK
- UVLT = UTILITY VAULT
- AVT = AT&T VAULT
- SWB VLT = SOUTHWESTERN BELL VAULT
- FL&UE = FIRE LINE AND UTILITY EASEMENT
- FL&LE = FIRE LINE ACCESS AND UTILITY EASEMENT
- U&SDE = UTILITY AND STORM DRAIN EASEMENT
- RSP = REINFORCED CONCRETE PIPE
- SAE = SHARED ACCESS EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

LEGAL DESCRIPTION

5.811 ACRES

BEING all that certain Lot, Tract, or Parcel of land, situated in the L.K. Pegues Survey, Abstract Number 702, City of Allen, Collin County, Texas, and being all of Lot 6A and 6B, CLA Addition, an addition to the City of Allen, according to Document Number 2015-435, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "4" found in concrete at the southeast corner of said Lot 6B, same being the southwest corner of a certain 11' Right-of-way dedication, recorded in Document Number 2005-0074839, Plat Records, Collin County, Texas, and being in the north line of Exchange Parkway;

THENCE with the south line of said Lot 6B, and the north line of Exchange Parkway the following four (4) calls:

Northwesterly, with the arc of curve to the right, having a radius of 203.45 feet, and a central angle of 103°37'44", at a length of 385.51 feet, whose chord bears N 69°12'37" W, 385.96 feet to a 1/2" rebar found;

N 63°53'45" E, a distance of 43.62 feet, to a 1/2" rebar found;

Northwesterly, with the arc of curve to the right, having a radius of 34.50 feet, and a central angle of 77°33'45", at a length of 46.70 feet, whose chord bears N 25°00'52" W, 43.22 feet to a 1/2" rebar found;

N 14°40'00" E, a distance of 98.47 feet to a 1/2" capped rebar found, stamped "Peiser & Mankin";

THENCE Northwesterly, with the arc of curve to the left, having a radius of 196.50 feet, and a central angle of 78°18'36", passing at an arc length of 12.72, a 1/2" capped rebar found, stamped "Peiser & Mankin" at the northwest corner of said Lot 6B, same being in the south line of said Lot 6A, and being in the east line of Exchange Parkway, continuing with the south line of said Lot 6A, and the north line of Exchange Parkway, continuing a total arc length of 248.15 feet, whose chord bears N 24°48'01" W, 248.15 feet to a 1/2" rebar found;

THENCE N 64°11'15" W, with the south line of said Lot 6A, and the north line of Exchange Parkway, a distance of 146.55 feet to a 1/2" rebar found;

THENCE Northwesterly, with the arc of curve to the right, having a radius of 42.63 feet, whose chord bears N 27°57'20" W, 39.97 feet to a 1/2" rebar found;

THENCE Northwesterly, with the arc of curve to the right, with the south line of said Lot 6A, and the north line of Exchange Parkway, having a radius of 229.50 feet, and a central angle of 124°43'53", at an arc length of 53.07 feet, whose chord bears N 12°57'22" E, 52.95 feet to a 1/2" rebar found at the southwest corner of said Lot 6A, same being the east corner of the intersection of Exchange Parkway, and Central Expressway (US Highway 75);

THENCE N 26°04'25" E, with the west line of said Lot 6A, and the east line of Central Expressway, a distance of 183.41 feet to a 5/8" capped rebar found at the northwest corner of said Lot 6A, same being the southwest corner of Lot 1, Block A, Cornerstone/Allen Addition, an addition to the City of Allen, according to the plat thereof, recorded in Cabinet M, Page 316, Plat Records, Collin County, Texas, and being in the east line of Central Expressway;

THENCE with the north line of said Lot 6A, and the south line of said Lot 1, the following three (3) calls:

S 63°50'30" E, a distance of 397.22 feet to a 1/2" rebar found;

N 71°03'40" E, a distance of 49.21 feet to a "4" found in concrete;

S 63°47'20" E, a distance of 28.06 feet to a 1/2" rebar found, in the west line of Lot 3, Block A, Cornerstone/Allen Addition, an addition to the City of Allen, according to the plat thereof, recorded in Cabinet Q, Page 468, Plat Records, Collin County, Texas, and being the northeast corner of said Lot 6A;

THENCE S 25°50'35" W, with the east line of said Lot 6A, and the most northerly west line of said Lot 3, a distance of 68.11 feet to a 1/2" capped rebar found, stamped "CBG Surveying";

THENCE S 38°10'00" W, with the east line of said Lot 6A, and the most northerly west line of said Lot 3, a distance of 33.75 feet to a "4" found in concrete;

THENCE N 79°06'40" W, with the east line of said Lot 6A, and the north line of said Lot 5, a distance of 119.59 feet to a "4" found in concrete, at the northwest corner of said Lot 5, and being in the east line of said Lot 6A;

THENCE S 10°50'00" W, with the east line of said Lot 6A, and the west line of said Lot 5, a distance of 197.00 feet to a 1/2" capped rebar found, at the southeast corner of said Lot 6A, same being the southwest corner of said Lot 5, and being in the north line of said Lot 6B;

THENCE with the north line of said Lot 6B, and the south line of said Lot 5, the following three (3) calls:

S 79°08'20" E, a distance of 267.23 feet to a "4" found in concrete;

S 10°50'00" W, a distance of 30.47 feet to a "4" found in concrete;

S 79°08'00" E, a distance of 78.00 feet to a "4" found in concrete at the northeast corner of said Lot 6A, same being the southeast corner of said Lot 5, and being in the most southerly west line of said Lot 3;

THENCE with the east line of said Lot 6A, and the most southerly west line of said Lot 3 the following three (3) calls:

S 10°50'00" W, a distance of 162.72 feet to a "4" found in concrete;

S 79°08'00" E, a distance of 50.78 feet to a "4" found in concrete;

S 15°47'50" W, passing at a distance of 80.73 feet to a "4" found in concrete, at the most southerly, southwest corner of said Lot 3, same being the northeast corner of said 11' Right-of-way dedication, continuing a total distance of 91.73 feet to the POINT OF BEGINNING, and containing approximately 5.811 Acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°10'00" W	33.75'
L2	N 10°51'10" E	30.47'
L3	N 79°19'30" W	50.78'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	34.50'	70°47'40"	42.63'	N 27°57'20" W, 39.97'
C2	229.50'	134°43'53"	53.07'	N 12°57'22" E, 52.95'
C3	2083.48'	47°02'32"	151.84'	S 78°36'45" E, 151.81'
C4	2072.48'	47°02'32"	151.04'	S 78°36'45" E, 151.01'

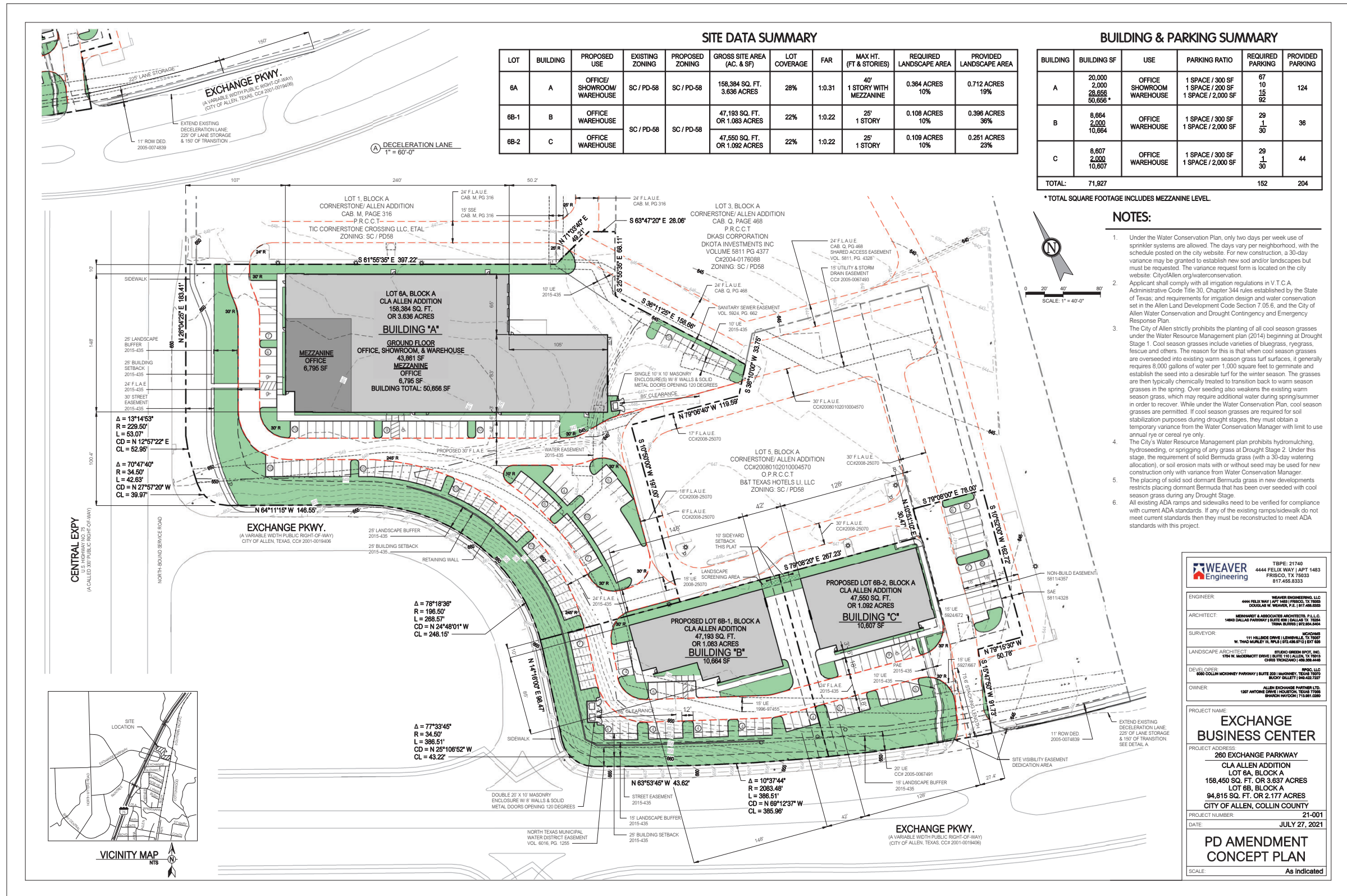
- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (5351), NAD '83.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS and the Surveyor shall not be liable for any unauthorized use hereof.
 - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that will accurate abstract of title map disclose.
 - No flood zone area analysis has been performed by MCADAMS on the subject property.
 - According to Community/Panel No. 4808502385 L, effective April 2, 1997, of the FLOOD INSURANCE RATE MAP for Collin County, Texas and incorporated herein, by graphic plotting only, this property appears to be within Flood Zone "X" (Area of Minimal Flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - All original copies of survey maps and descriptions by the surveyor and firm whose name appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 689 6/2/21

**PD AMENDMENT
ZONING EXHIBIT
EXCHANGE BUSINESS CENTER
5.811 Acres
CLA ADDITION
Lots 6A & 6B, Block A
in the
L.K. PEGUES SURVEY, ABSTRACT NO. 702
CITY OF ALLEN
COLLIN COUNTY, TEXAS**

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972-438-9712
201 Courtney View Drive
Roanoke, Texas 76262
940-240-1012
TSBP: 19162 TBP#: 10194440
www.gacn.com
www.mcadamsco.com

DRAWN BY: BC DATE: 6/1/2021 SCALE: 1"=40' JOB No. WEAVERENG 2021310237



SITE DATA SUMMARY

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA
6A	A	OFFICE/SHOWROOM/WAREHOUSE	SC / PD-58	SC / PD-58	158,394 SQ. FT. 3.636 ACRES	28%	1:0.31	40' 1 STORY WITH MEZZANINE	0.384 ACRES 10%	0.712 ACRES 19%
6B-1	B	OFFICE WAREHOUSE	SC / PD-58	SC / PD-58	47,193 SQ. FT. OR 1.083 ACRES	22%	1:0.22	25' 1 STORY	0.108 ACRES 10%	0.398 ACRES 36%
6B-2	C	OFFICE WAREHOUSE	SC / PD-58	SC / PD-58	47,550 SQ. FT. OR 1.092 ACRES	22%	1:0.22	25' 1 STORY	0.109 ACRES 10%	0.251 ACRES 23%

BUILDING & PARKING SUMMARY

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
A	20,000 2,000 28,858 50,858*	OFFICE SHOWROOM WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 200 SF 1 SPACE / 2,000 SF	67 10 15 92	124
B	8,664 2,000 10,664	OFFICE WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 2,000 SF	29 1 30	36
C	8,607 2,000 10,607	OFFICE WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 2,000 SF	29 1 30	44
TOTAL:	71,927			152	204

* TOTAL SQUARE FOOTAGE INCLUDES MEZZANINE LEVEL.

NOTES:

- Under the Water Conservation Plan, only two days per week use of sprinkler systems are allowed. The days vary per neighborhood, with the schedule posted on the city website. For new construction, a 30-day variance may be granted to establish new sod and/or landscapes but must be requested. The variance request form is located on the city website: CityOfAllen.org/waterconservation.
- Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas, and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
- The City of Allen strictly prohibits the planting of all cool season grasses under the Water Resource Management plan (2014) beginning at Drought Stage 1. Cool season grasses include varieties of bluegrass, ryegrass, fescue and others. The reason for this is that when cool season grasses are overseeded into existing warm season grass turf surfaces, it generally requires 8,000 gallons of water per 1,000 square feet to germinate and establish the seed into a desirable turf for the winter season. The grasses are then typically chemically treated to transition back to warm season grasses in the spring. Over seeding also weakens the existing warm season grass, which may require additional water during spring/summer in order to recover. While under the Water Conservation Plan, cool season grasses are permitted. If cool season grasses are required for soil stabilization purposes during drought stages, they must obtain a temporary variance from the Water Conservation Manager with limit to use annual rye or cereal rye only.
- The City's Water Resource Management plan prohibits hydromulching, hydroseeding, or sprigging of any grass at Drought Stage 2. Under this stage, the requirement of solid Bermuda grass (with a 30-day watering allocation), or soil erosion mats with or without seed may be used for new construction only with variance from Water Conservation Manager.
- The placing of solid sod dormant Bermuda grass in new developments restricts placing dormant Bermuda that has been over seeded with cool season grass during any Drought Stage.
- All existing ADA ramps and sidewalks need to be verified for compliance with current ADA standards. If any of the existing ramps/sidewalk do not meet current standards then they must be reconstructed to meet ADA standards with this project.

WEAVER Engineering
4444 FELIX WAY | APT 1483
FRISCO, TX 75033
972.455.8333

ENGINEER: WEAVER ENGINEERING, L.L.C.
4444 FELIX WAY | APT 1483 | FRISCO, TX 75033
DOUGLAS W. WEAVER, P.E. | 972.455.8333

ARCHITECT: MERRHART & ASSOCIATES ARCHITECTS, P.L.L.C.
14403 DALLAS PARKWAY | SUITE 400 | DALLAS, TX 75244
TRINA BLAIR | 972.824.8464

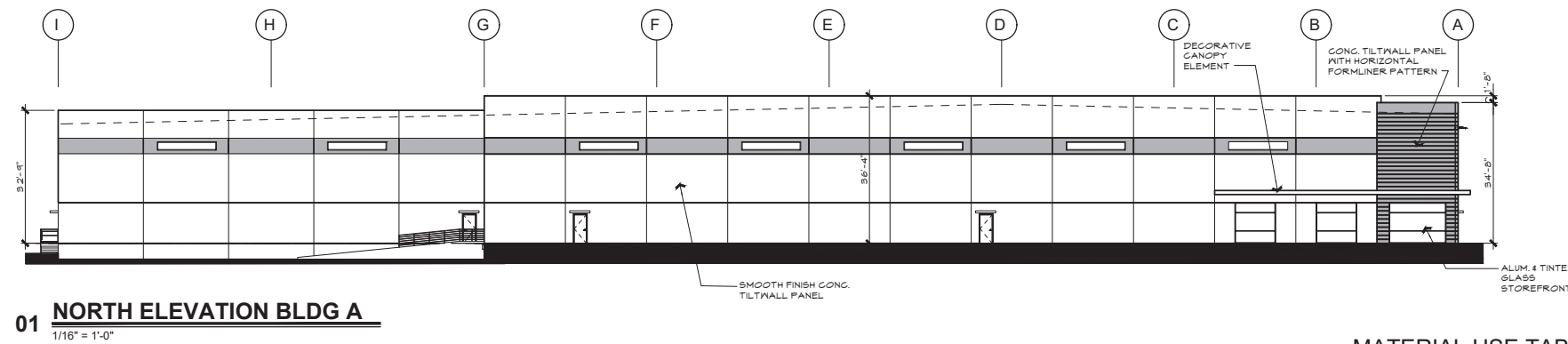
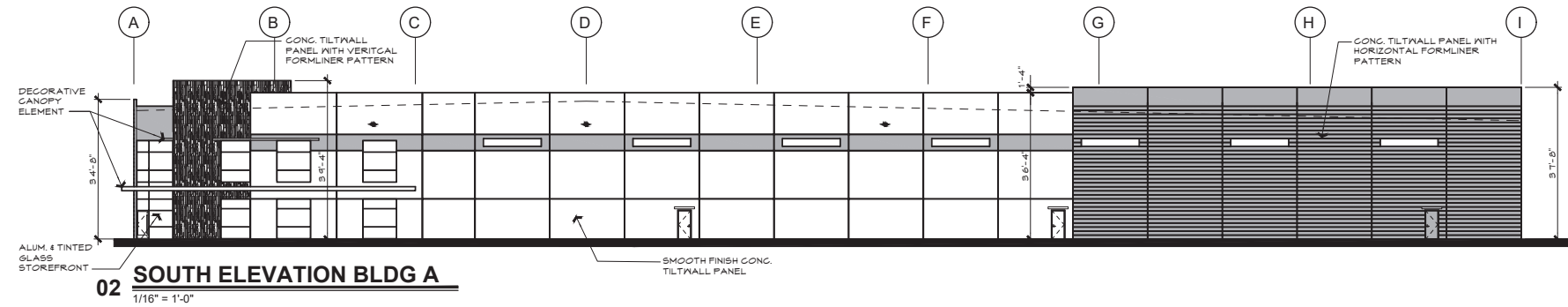
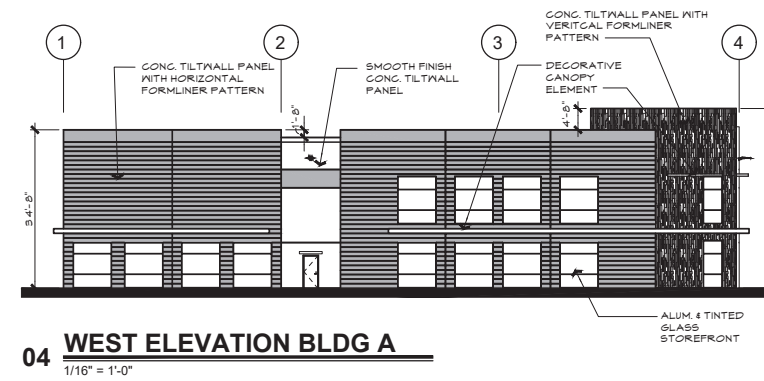
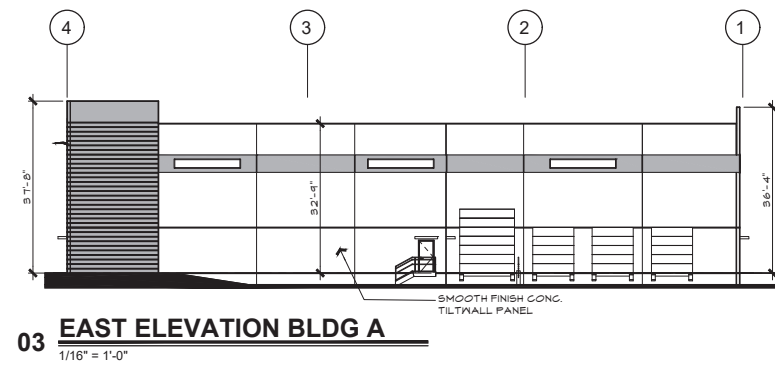
SURVEYOR: MCDONNELL & ASSOCIATES, L.L.C.
111 HILLBROOK DRIVE | LEWISVILLE, TX 75040
W. THOMAS MURLEY, II, R.L.S. | 972.426.9712 | EXT 626

LANDSCAPE ARCHITECT: STEPHEN GREEN SPUR, INC.
1704 W. MCKINNEY DRIVE | SUITE 100 | DALLAS, TX 75205
CHRIS TRONCADO | 469.388.6446

DEVELOPER: MDCO, L.L.C.
3000 COLLIN MCKINNEY PARKWAY | SUITE 203 | MCKINNEY, TEXAS 75069
BOBBY BELLETTI | 972.462.7227

OWNER: ALLEN BUSINESS CENTER, L.L.C.
1207 ANTONIO DRIVE | HOUSTON, TEXAS 77060
SIVACHA WITKORN | 713.891.5589

PROJECT NAME: **EXCHANGE BUSINESS CENTER**
PROJECT ADDRESS: **260 EXCHANGE PARKWAY**
CLA ALLEN ADDITION
LOT 6A, BLOCK A
158,450 SQ. FT. OR 3.537 ACRES
LOT 6B, BLOCK A
94,815 SQ. FT. OR 2.177 ACRES
CITY OF ALLEN, COLLIN COUNTY
PROJECT NUMBER: 21-001
DATE: JULY 27, 2021
SCALE: As Indicated



MATERIAL USE TABLE- BLDG A

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	12,127 S.F.	12,739 S.F.	4,624 S.F.	5,234 S.F.
2. FACADE (EXCLUSIVE OF DOOR AND WINDOWS)	11,514 S.F.	11,760 S.F.	4,375 S.F.	4,105 S.F.
3. DOORS AND WINDOWS S.F.	613 S.F.	979 S.F.	549 S.F.	1,129 S.F.
4. CONCRETE TILT WALL S.F.	11,514 S.F. and 100%	11,760 S.F. and 100%	4,375 S.F. and 100%	4,105 S.F. and 100%

ALLEN EXCHANGE QUALGEAR
 ALLEN, TEXAS
 COLLIN COUNTY


 MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
 14643 DALLAS PARKWAY
 SUITE 600
 DALLAS TEXAS 75254
 972.980.8980

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

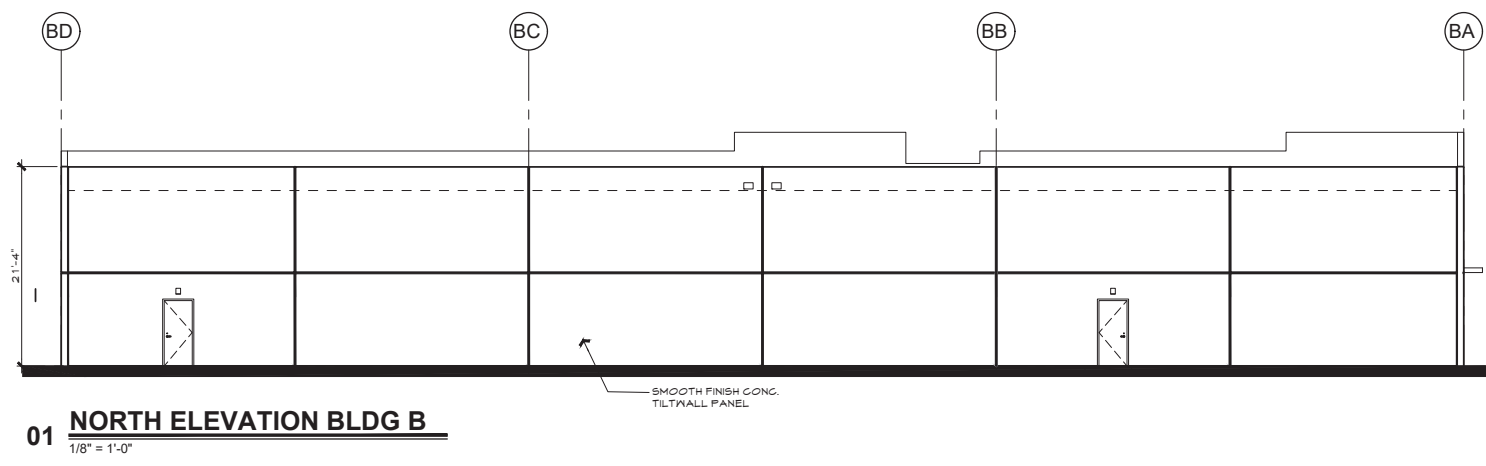
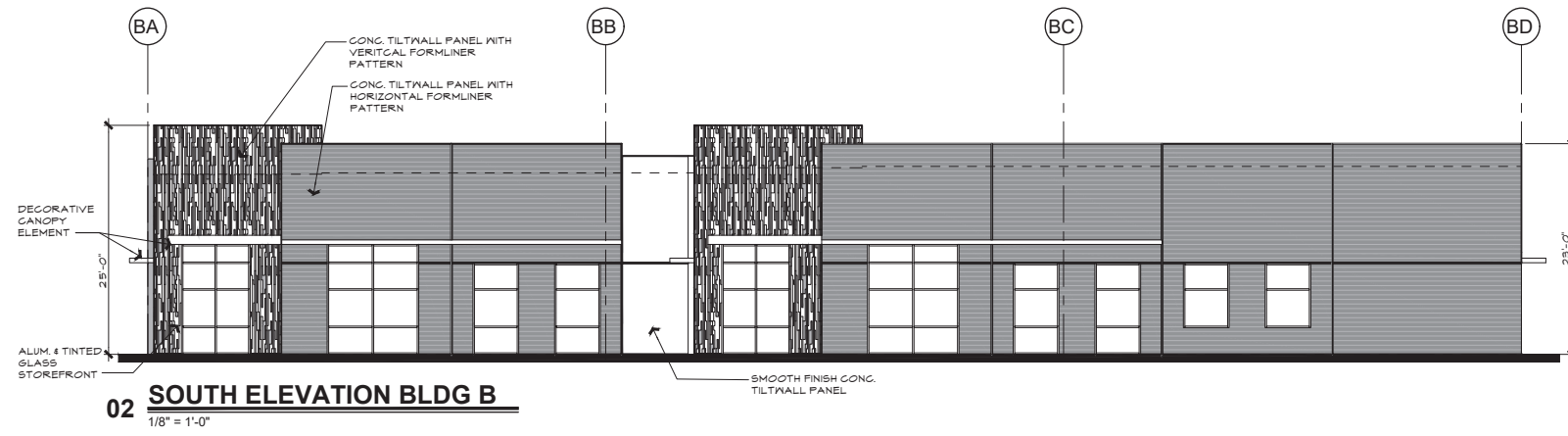
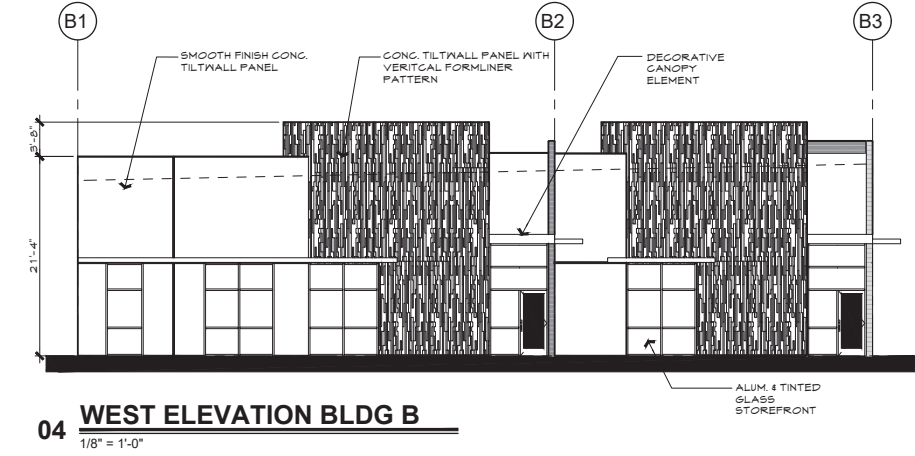
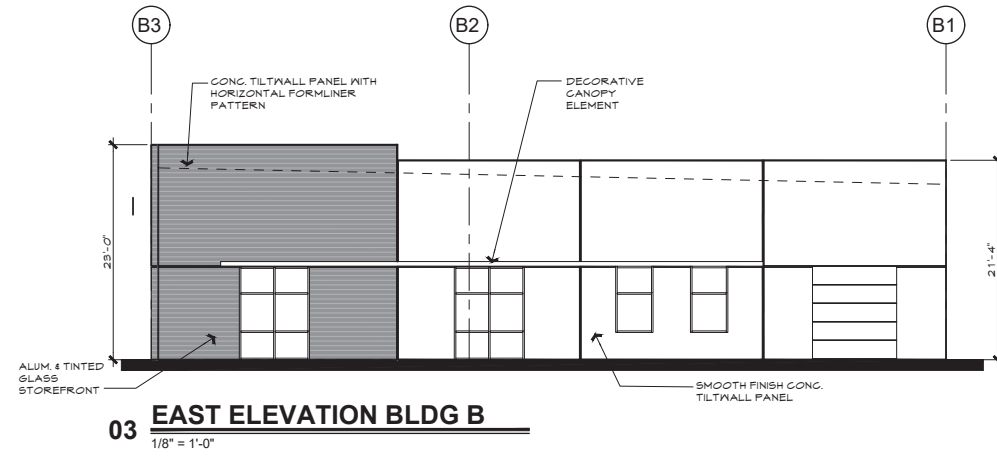
06.04.21
Job # 21-234

SHEET:

A

ATTACHMENT "E"

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MATERIAL USE TABLE- BLDG B

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	3,247 S.F.	3,496 S.F.	1,857 S.F.	1,982 S.F.
2. FACADE (EXCLUSIVE OF DOOR AND WINDOWS)	3,200 S.F.	2,806 S.F.	1,563 S.F.	1,565 S.F.
3. DOORS AND WINDOWS S.F.	42 S.F.	690 S.F.	294 S.F.	417 S.F.
4. CONCRETE TILT WALL S.F.	3,200 S.F. and 100%	2,806 S.F. and 100%	1,563 S.F. and 100%	1,565 S.F. and 100%

ALLEN EXCHANGE GILLETT
 ALLEN, TEXAS
 COLLIN COUNTY

MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
 4543 DALLAS PARKWAY
 SUITE 636
 DALLAS TEXAS 75254
 972.960.8980

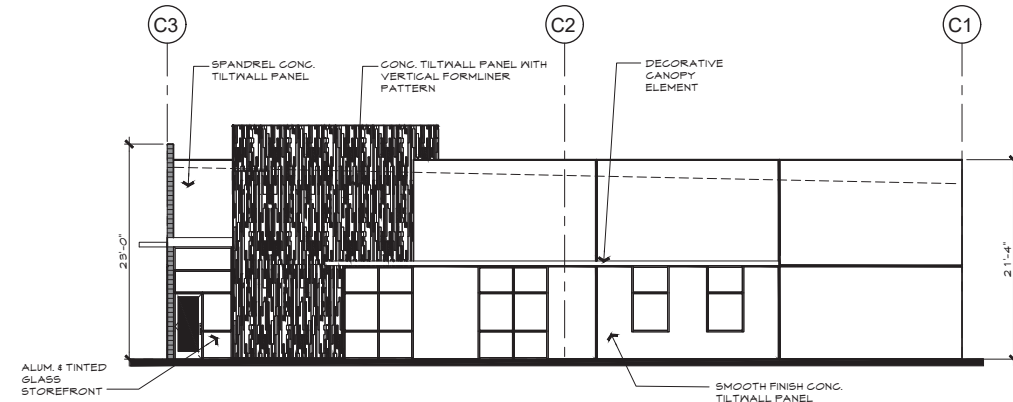
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

06.04.21
Job # 21-233

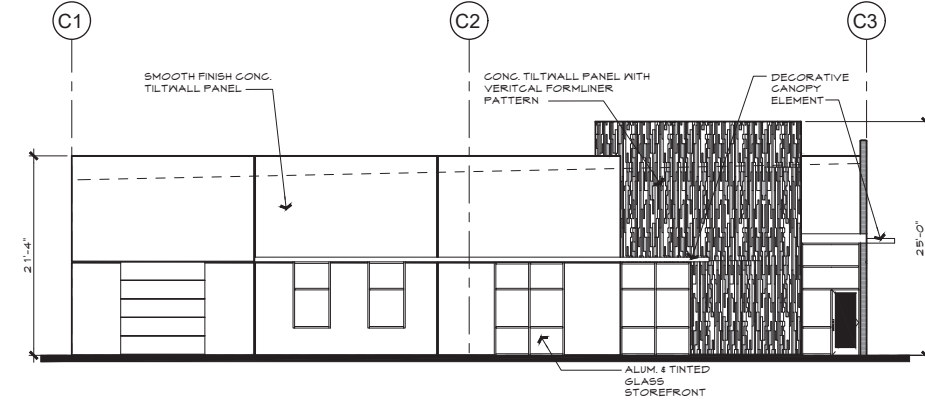
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ATTACHMENT "E" **B**

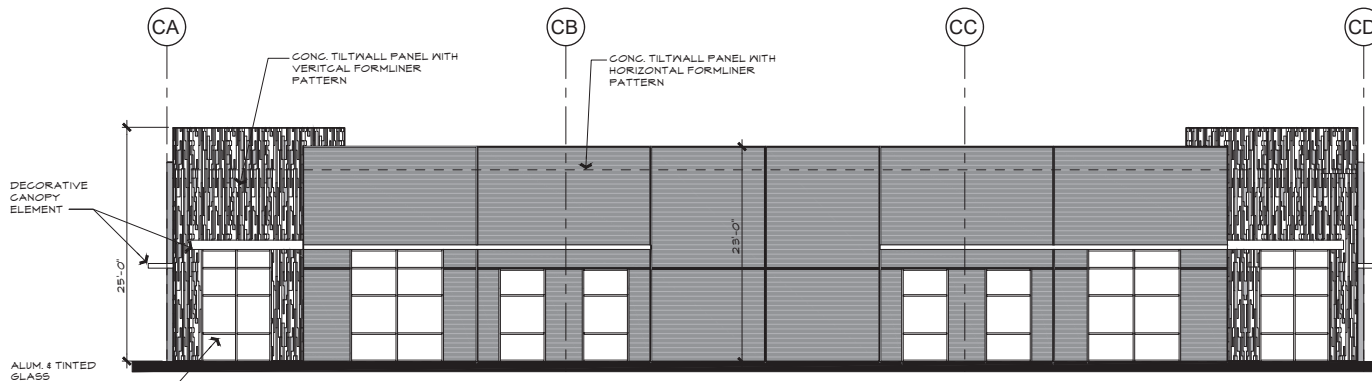
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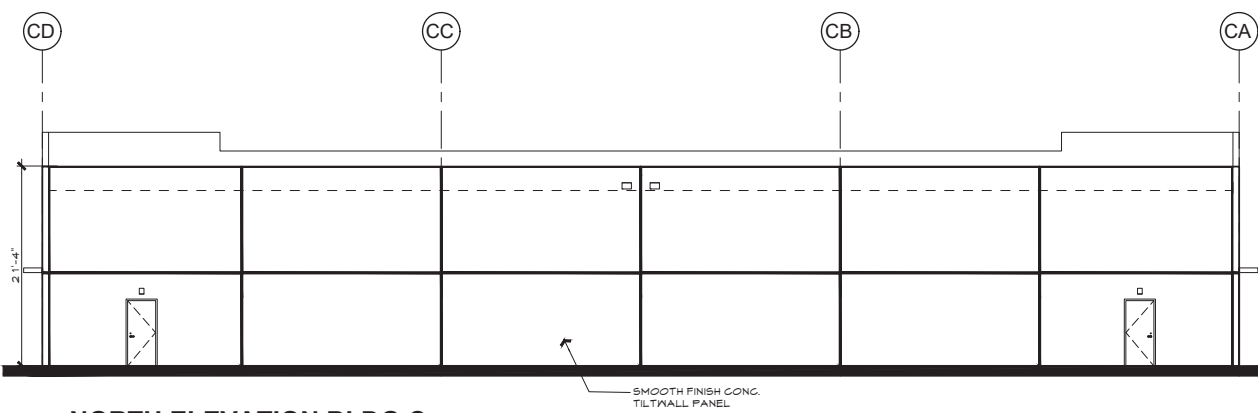
03 EAST ELEVATION BLDG C
1/8" = 1'-0"



04 WEST ELEVATION BLDG C
1/8" = 1'-0"



02 SOUTH ELEVATION BLDG C
1/8" = 1'-0"



01 NORTH ELEVATION BLDG C
1/8" = 1'-0"

COLLIN COUNTY
ALLEN EXCHANGE GILLETT
ALLEN, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972.960.8980

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

06.04.21
Job # 21-233

SHEET:

C

MATERIAL USE TABLE- BLDG C

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	2,773 S.F.	2,987 S.F.	1,894 S.F.	1,894 S.F.
2. FACADE (EXCLUSIVE OF DOOR AND WINDOWS)	2,731 S.F.	2,367 S.F.	1,612 S.F.	1,432 S.F.
3. DOORS AND WINDOWS S.F.	42 S.F.	620 S.F.	282 S.F.	462 S.F.
4. CONCRETE TILT WALL S.F.	2,731 S.F. and 100%	2,367 S.F. and 100%	1,612 S.F. and 100%	1,432 S.F. and 100%

ATTACHMENT "E"

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