

Site Design Data

Total Site Area:	8.06 acres
Pad Site #1 Area:	1.47 acres
Pad Site #2 Area:	0.87 acres
Pad Site #3 Area:	0.84 acres
Road Right-of-Way Area:	0.73 acres
Main Shopping Center Parcel Area:	4.15 acres
12,800 sf Restaurant	
19,500 sf Retail	
20,497 sf Office	

52,797 sf Gross Building area	

Parking Data for Main Parcel

City of Owasso Design Criteria

Restaurant Occupancy - 1 parking space per 100 sf of floor area
Retail Occupancy - 1 parking space per 200 sf of floor area
Office Occupancy - 1 parking space per 300 sf of floor area

Minimum City of Owasso Requirement

Restaurant Occupancy - 12,800 sf / 150 sf per space = 86 spaces
Retail Occupancy - 19,500 sf / 200 sf per space = 98 spaces
Office Occupancy - 20,497 sf / 300 sf per space = 69 spaces

253 spaces are required 52,797 sf of lease space, 281 are provided, with 28 extra spaces.
2 loading berths are provided.

Parking spaces are 9'-0" wide x 20'-0" long.

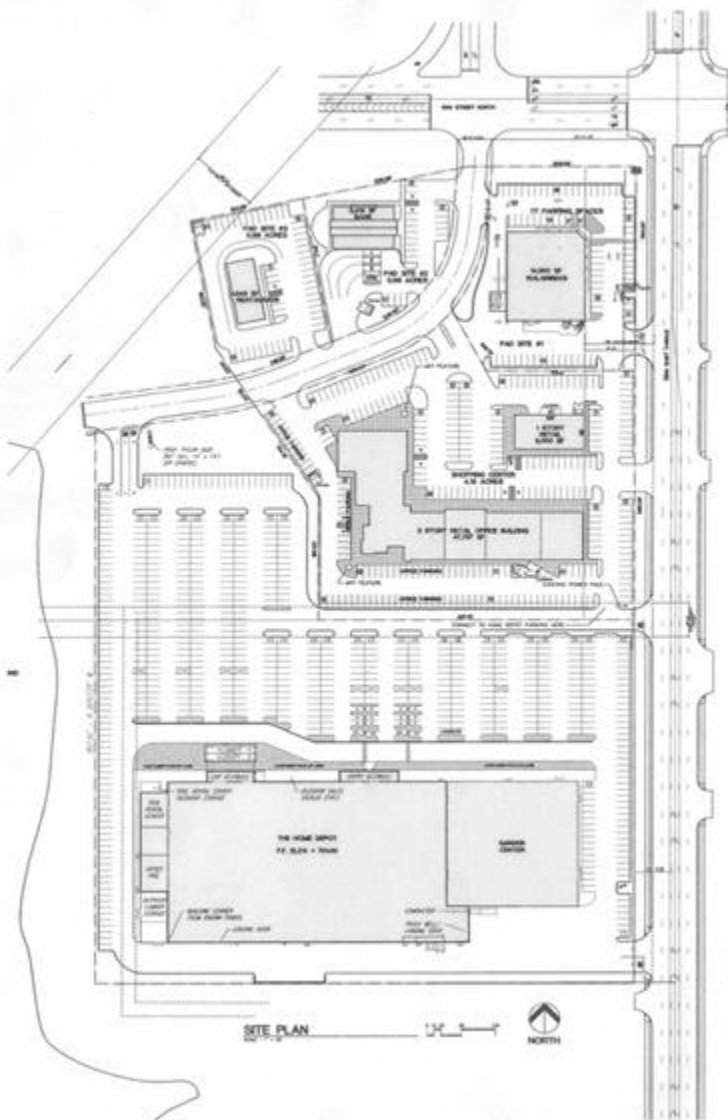
Loading berth spaces are 10'-0" wide x 30'-0" long.

7 physically challenged spaces are required for 201 to 300 spaces in the lot, 7 are provided.

Rendering



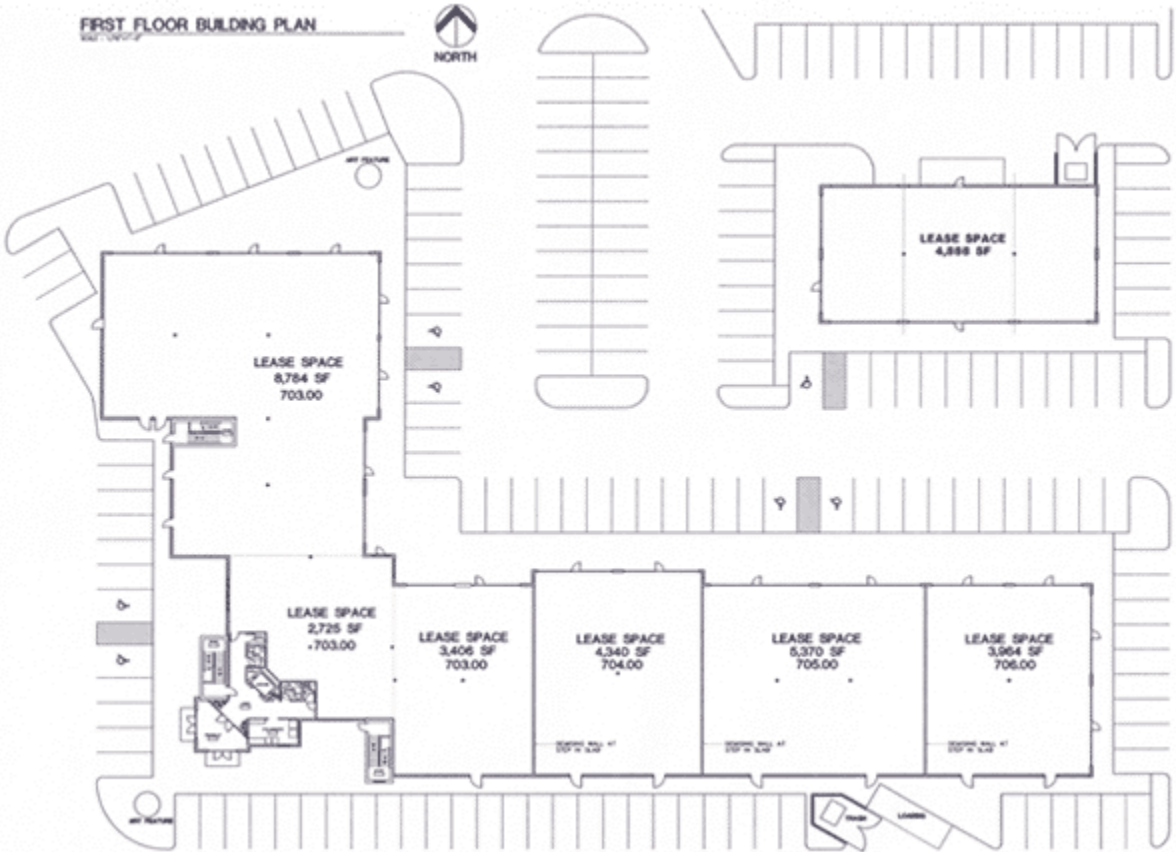
Site Plan



KEY PLAN 

SITE DESIGN DATA	
TOTAL SITE AREA	8.06 ACRES
PAD SITE #1 AREA	1.47 ACRES
PAD SITE #2 AREA	0.87 ACRES
PAD SITE #3 AREA	0.84 ACRES
ROAD RIGHT-OF-WAY AREA	0.73 ACRES
MAIN SHOPPING CENTER PARCEL AREA	4.15 ACRES
12,800 SF RESTAURANT	
19,500 SF RETAIL	
20,489 SF OFFICE	
52,797 SF GROSS BUILDING AREA	
PARKING DATA FOR MAIN PARCEL	
QTY. OF DWASGO DESIGN CRITERIA	
RESTAURANT OCCUPANCY	- 1 PARKING SPACE PER 150 SF OF FLOOR AREA
RETAIL OCCUPANCY	- 1 PARKING SPACE PER 200 SF OF FLOOR AREA
OFFICE OCCUPANCY	- 1 PARKING SPACE PER 300 SF OF FLOOR AREA
MINIMUM CITY OF DWASGO REQUIREMENTS	
RESTAURANT OCCUPANCY	- 12,800 SF / 150 SF PER SPACE = 86 SPACES
RETAIL OCCUPANCY	- 19,500 SF / 200 SF PER SPACE = 98 SPACES
OFFICE OCCUPANCY	- 20,489 SF / 300 SF PER SPACE = 68 SPACES
253 SPACES ARE REQUIRED FOR 52,797 SF OF LEASE SPACE. 261 ARE PROVIDED, WITH 26 EXTRA SPACES.	
2 LOADING BERTHS ARE PROVIDED.	
PARKING SPACES ARE 8'-0" WIDE X 20'-0" LONG.	
LOADING BERTH SPACES ARE 10'-0" WIDE BY 32'-0" LONG.	
7 PHYSICALLY CHALLENGED SPACES ARE REQUIRED FOR 201 TO 300 SPACES IN THE LOT. 7 ARE PROVIDED.	

Retail Floor Plan



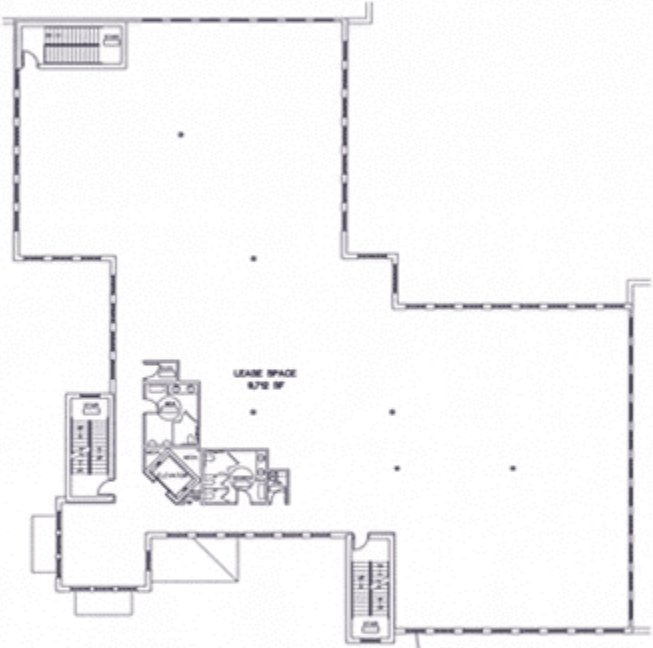
Office Floor Plan



OFFICE FIRST FLOOR PLAN



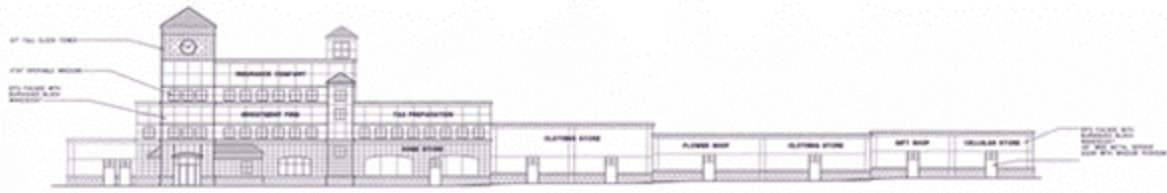
OFFICE THIRD FLOOR PLAN



OFFICE SECOND FLOOR PLAN



Elevations



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Location Map

