

LISTUL INDUSTRIES INC.

ZONING		I - INDUSTRIAL DISTRICT	
LOT AREA	169,320 S.F. +/-		
BUILDING AREA (S.F.)			
OFFICE	4,100		
WAREHOUSE (INCL. 2,100 S.F. MEZ)	17,400		
SUBTOTAL	21,500		
ACCESSORY BLDG			
TOTAL	23,900		
PARKING REQUIRED			
OFFICE (1/200)	21		
FABRICATING (1/2000)	8		
PAINTING (1/2000)	1		
TOTAL REQUIRED	30		
PARKING PROVIDED			
STALL SIZE 8' X 18'			
DRIVE AISLE 24'			
	38		
SETBACKS (REQ'D / ACTUAL)			
	BUILDING	PARKING	
FRONT (EAST, THOROUGHFARE)	50' / 50'	20' / 32'	
SIDE (SOUTH)	25' / 60'	0' / 40'	
SIDE W/ STREET (NORTH)	35' / 68'	20' / 70'	
REAR (WEST)	35' / 300' +	0' / 100' +	
	REQUIRED	ACTUAL	
MAXIMUM BUILDING HEIGHT	35'0"	22'0"	
MAXIMUM LOT COVERAGE	35%	14%	

1 SITE DATA
A1

BUILDING OCCUPANCY	B	F-2
	(OFFICE)	(WAREHOUSE)
OCCUPANCY SEPARATION	(NON-REQUIRED)	
TYPE OF CONSTRUCTION		
	BN	
ALLOWABLE FLOOR AREAS		
BASIC (TABLE S-8)	12,000	18,000
AREA INCREASE FOR SEPARATION ON 4 SIDES (TAB. 1.3)		
(100% MAX. INCREASE)	12,000	18,000
(60'-20'-40% INCREASE)	12,000	18,000
SUBTOTAL	24,000	36,000
AREA INCREASE FOR AUTOMATIC SPRINKLER SYSTEM (505.3)		
	X 3	X 3
TOTAL ALLOWABLE FLOOR AREA	72,000	108,000
ACTUAL FLOOR AREA		
	4,100	17,400
RATIO OF ACTUAL TO ALLOWABLE FLOOR AREA		
	0.06	0.16
AN AREA SEPARATION WALL IS NOT REQUIRED, BECAUSE THE SUM OF THE RATIOS DOES NOT EXCEED 1.0		

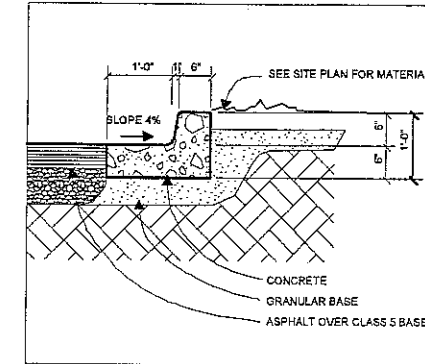
2 BUILDING DATA
A1

ARCHITECTURAL

- A1 SITE PLAN, SITE & BLDG DATA, SHEET INDEX
- A2 1/8" BUILDING PLAN
- A3 EXTERIOR ELEVATIONS, DOOR & WINDOW TYPES
- A4 WALL SECTIONS, MEZZANINE PLAN, TOILET ELEVATIONS, ROOM FINISH SCHEDULE
- A5 ACCESSORY BUILDING SHEET INDEX

STRUCTURAL

- S1 FOUNDATION PLAN
- S2 ROOF FRAMING PLAN
- S3 ACCESSORY BUILDING, DETAILS STRUCTURAL NOTES

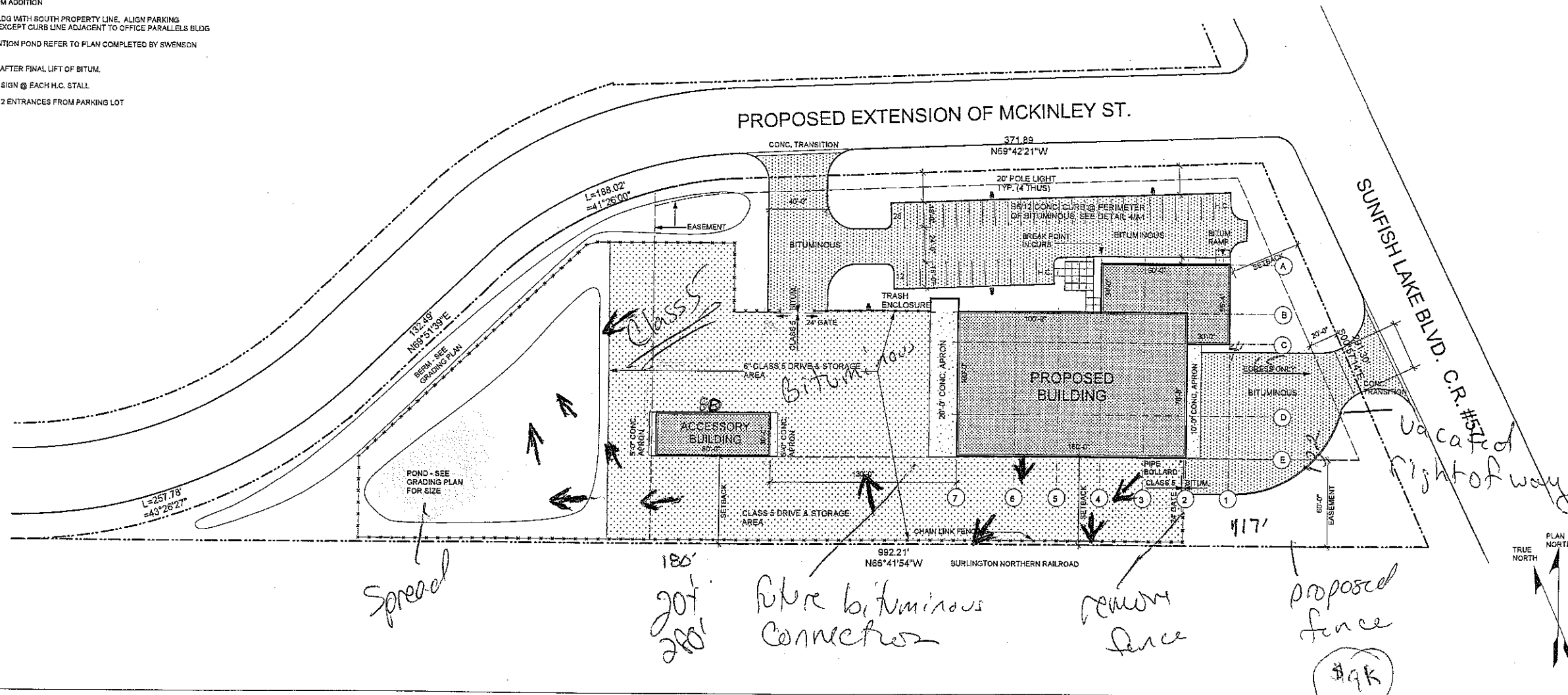


4 B612 CONC. CURB
A1 3/4" = 1'-0"

5 NOT USED
A1 NO SCALE

GENERAL SITE PLAN NOTES

1. INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE PROPOSED FINAL PLAT OF FERRUM ADDITION, PREPARED BY HAKANSON ANDERSON ASSOC., INC. (UNDATED)
2. LEGAL TO BE LOT 1, BLOCK 1, FERRUM ADDITION
3. ALIGN BUILDING AND ACCESSORY BLDG WITH SOUTH PROPERTY LINE. ALIGN PARKING AREA WITH NORTH PROPERTY LINE EXCEPT CURB LINE ADJACENT TO OFFICE PARALLEL BLDG
4. FOR GRADING, UTILITIES, AND DETENTION POND REFER TO PLAN COMPLETED BY SWENSON LAND SURVEYING, INC.
5. PAINT ALL PARKING STALL STRIPING AFTER FINAL LIFT OF BITUM.
6. FURNISH AND INSTALL H.C. PARKING SIGN @ EACH H.C. STALL
7. PROVIDE MAX. 1:20 RAMP ACCESS @ 2 ENTRANCES FROM PARKING LOT



5 SITE PLAN
A1 1" = 40'-0"

LISTUL INDUSTRIES INC.
OFFICE / MANUFACTURING
RAMSEY, MINNESOTA

ISSUE/REVISIONS
FEB. 21, 1996 PRELIM.
MAR. 26, 1996 PERMIT

DESIGN/BUILD CONTRACTOR
SHARP & ASSOCIATES
10907 93RD AVE. NO.
MAPLE GROVE, MN 55369
612-425-2002
FAX-425-6426

CONSULTANT

ARCHITECT
PAUL MEYER ARCHITECTS
11315 45TH AVENUE NORTH
PLYMOUTH, MN 55442
612-557-8001
FAX 559-6038

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____
REG. NO: 21614
DRAWN: DB
CHECKED: PJ
PROJECT NO: 8604

SITE PLAN
SHEET INDEX
SITE & BLDG. DATA

A1/5