



Program Analysis Chart

Key	Building Use	Stories	Building Size (GSF)	Parking	Estimated Bldg Efficiency	Building Size (NSF)	NSF / Employee	Estimated Employees	Estimated Sewage Flows (GPD)
A	Office	1	24,000	190	72%	17,280	260	70	1,050
B	Office	1	24,000	190	72%	17,280	260	70	1,050
C	Office	1	24,000	190	72%	17,280	260	70	1,050
D	Office	1	24,000	190	72%	17,280	260	70	1,050
E	Office	1	18,000	90	72%	12,960	260	50	700
F	Office	1	24,000	190	72%	17,280	260	70	1,050
G	Office	2	48,000	450	72%	34,560	260	140	2,100
H	Office	1	14,400	72	72%	10,368	260	40	600
I	Research and Development	1	180,000	150	85%	60,300	500	100	1,500
J	Light Industrial	1	180,000	150	85%	60,300	500	94	2,200
K	Commercial	1	1,500	25	78%	1,170	500	1	600
L	Commercial	1	2,500	13	78%	1,975	500	4	400
M	Commercial	1	1,500	25	78%	1,170	500	1	400
N	Commercial	1	2,500	13	78%	1,975	500	4	200
O	Commercial	1	2,500	13	78%	1,975	500	4	200
P	Office	1	14,400	72	72%	10,368	260	40	600
Q	Office	1	24,000	190	72%	17,280	260	70	1,050
R	Office	1	24,000	190	72%	17,280	260	70	1,050
S	Office	1	14,400	72	72%	10,368	260	40	600
T	Office	1	14,400	72	72%	10,368	260	40	600
U	Office	1	24,000	190	72%	17,280	260	70	1,050

Program Summary Chart

Use	Total Area (GSF)	Percentage of Total	Estimated Sewage Flows (GPD)
Office	216,000	59.2%	13,800
IND	180,000	33.6%	1,500
Light Industrial	180,000	33.6%	3,200
Commercial	17,500	2.9%	1,400
Total	363,500		20,300

Legend

- Office
- Research and Development
- Light Industrial
- Commercial

Notes:
 1. Estimated sewage flow based on WPC Industrial Recycled Waterwater Quantity Management Plan - 2006.
 2. Parking spaces for Office and Commercial are based on 3 spaces per 1,000 sq ft per hourly event @ 2200-7:15 a.m.
 3. Parking spaces for Light and Light Industrial are an estimated based on parking for these uses are typically 2.5 to 3.0 spaces per sq ft. In the future, the number of parking spaces for these uses will be determined by the building user based on their specific program requirements.
 4. Sewering connections will require an on-site pump station.

Harrison Leishear Property
 Planning Feasibility
 Mt. Airy, Carroll County, MD

ALTERNATE CONCEPT PLAN

