

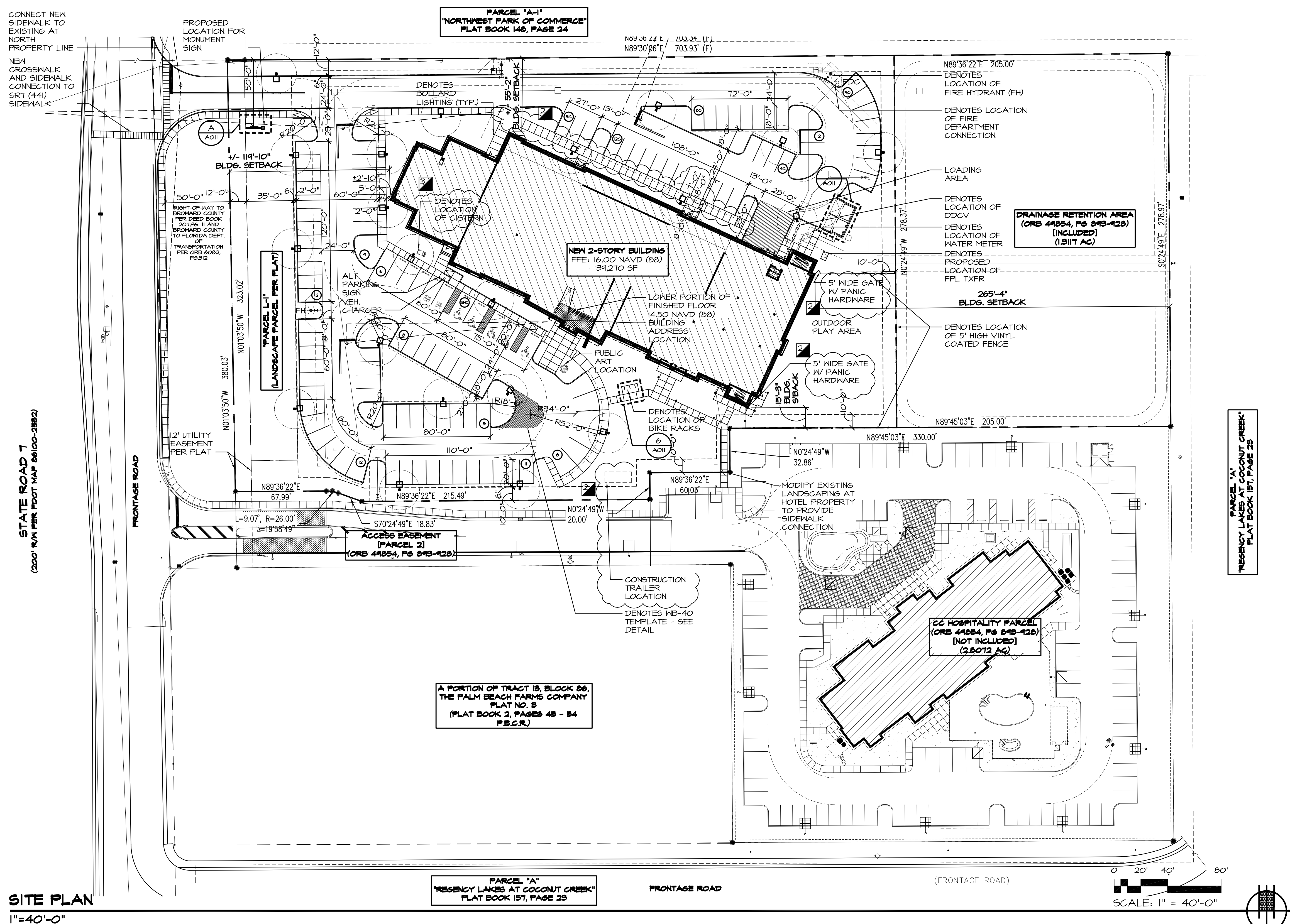
revision:			
date:	04-22-14	DRC RESUBMITTAL #1	
	05-14-14	DRC RESUBMITTAL #2	

commission: 13051
principal: ERIC ANDERSON
project manager: MF

file name: 3051-A-010,1-SP
date: 01-28-14
title: SITE PLAN

SITE PLAN

at: 7 A



SITE PLAN
1"=40'-0"

PARKING CALCULATIONS:

PROVIDED PARKING:

STANDARD SPACES:	76 SPACES (65.33%)
COMPACT SPACES:	35 SPACES (30.17%)*
ACCESSIBLE SPACES:	5 SPACES (4.5%)
TOTAL PROVIDED:	116 SPACES

* PER THE PCO 30% MAXIMUM COMPACT SPACES ARE PERMITTED, 24.18% PROVIDED.

PCO COMPACT SPACE CALCULATIONS:
TOTAL PARKING PROVIDED: 233 SPACES
AMERICAN TOP TEAM: 116 SPACES
HOTEL: 117 SPACES

TOTAL COMPACT PROVIDED: 68 SPACES (24.18%)
AMERICAN TOP TEAM: 35 SPACES
HOTEL: 33 SPACES

SITE TABULATIONS:

SITE AREA			
AM. TOP TEAM SITE	156,003 SF.	(3.58 AC)	46.5 %
RETENTION (EXISTING)	57,136 SF.	(1.31 AC)	17.0 %
TOTAL PROJECT AREA:	213,139 SF.	(4.89 AC)	63.5 %
HOTEL SITE	122,284 SF.	(2.8 AC)	36.5 %
TOTAL PCO SITE:	335,423 SF.	(7.7 AC)	100 %
GROUND FLOOR AREA:	31,670 S.F.		14.86 %
EXERCISE AREA:	22,710 S.F.		
OFFICE AREA:	3,500 S.F.		
LOCKER ROOMS:	1,900 S.F.		
STORAGE / MECHANICAL:	2,000 S.F.		
AFTER-SCHOOL:	1,500 S.F.		
SECOND FLOOR AREA:	7,600 S.F.		
DORM ROOMS (QTY. 13):	3,024 S.F.		
COMMON AREA:	4,571 S.F.		
TOTAL BUILDING AREA:	39,270 S.F.		
OPEN SPACE:	116,251.5 S.F.		54.54 %
AM. TOP TEAM SITE:	54,115.5 S.F.		
RETENTION AREA:	57,136 S.F.		
VEHICULAR USE AREA (VUA):	56,995.81 S.F.		26.74 %
VEHICLE OVERHANGS:	1,771 S.F.		0.83 %
SIDEWALKS:	6,444.69 S.F.		3.03 %

SITE DATA:

FOLIO NUMBER:	484207180010, 484207180020
ZONING:	PCD
FUTURE LAND USE:	COMMERCIAL
BUILDING CALCULATIONS (GROSS):	
GROUND FLOOR	± 31,670 SF
SECOND FLOOR	± 7,600 SF
TOTAL	± 39,270 SF
FAR:	2517
BUILDING COVERAGE:	20.30%
BUILDING SETBACKS:	
STREET	114 FT. 10 IN.
NORTH	55 FT. 2 IN.
SOUTH	15 FT. 3 IN.
EAST	265 FT. 4 IN.
PROPOSED HEIGHT OF STRUCTURE:	
PARAPET	± 35 FT.
TOP OF ROOF	± 30 FT.
MAXIMUM PERMITTED HEIGHT:	40' HEIGHT LIMITATION PER PCO