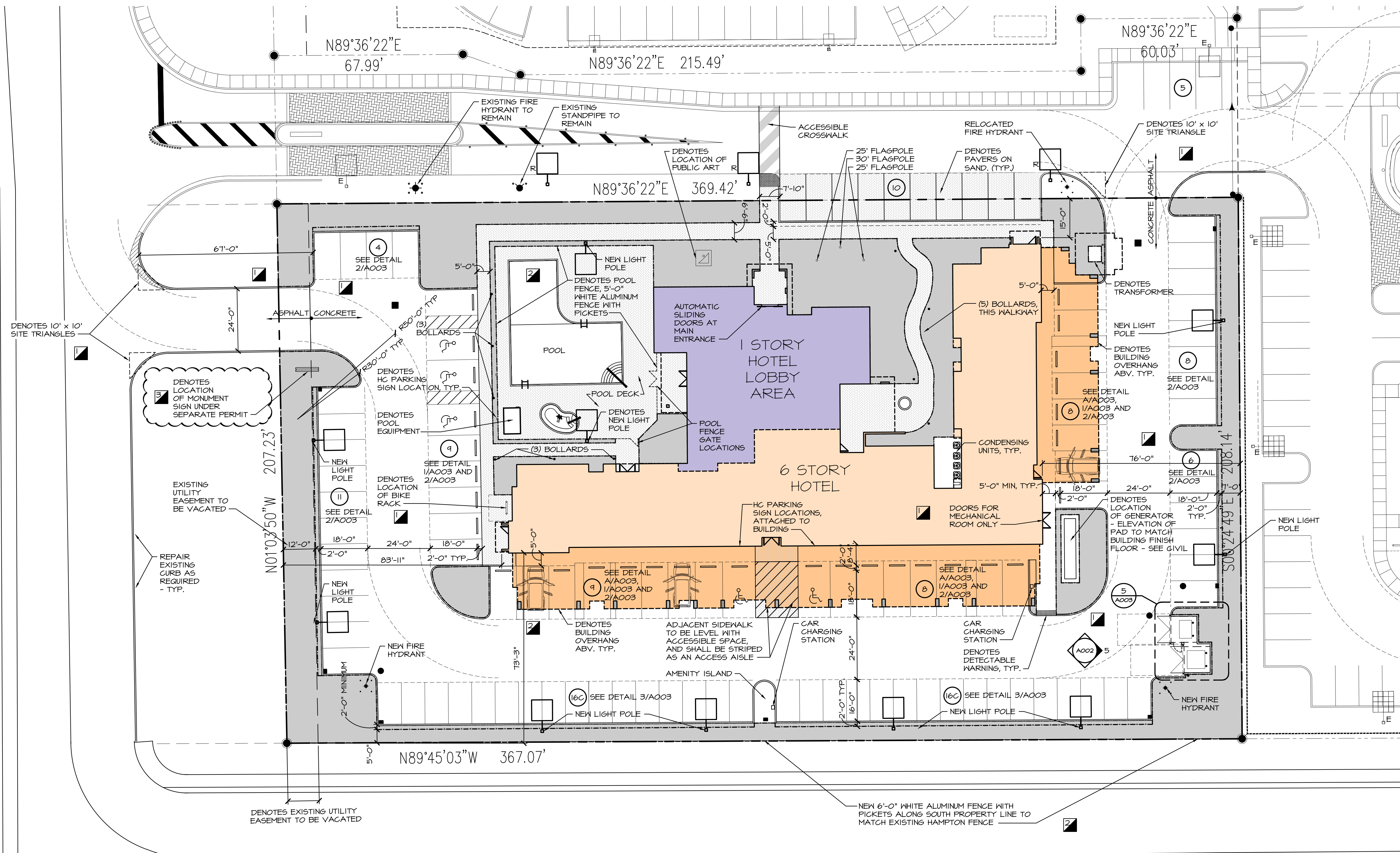


date	revision
03/29/16	DRG REVISIONS
05/02/16	DRG REVISIONS
05/18/16	DRG REVISIONS

commission: 14-030
principal: ERIC ANDERSON
project manager: CH

file name: 4030-SPA-002-SP
date: 02-23-16
title:

ENLARGED
SITE PLAN



ENLARGED SITE PLAN
1"=20'-0"

SITE TABULATIONS		BUILDING SETBACKS	
BUILDING FOOTPRINT (FIRST FLOOR)	13,515 SF	FLOOR AREA RATIO	1.2024 PROVIDED
BUILDING COVERAGE (INCLUDING ALL OVERHANGS)	2,113 SF (21.6%) PROVIDED (40.0%) ALLOWED		.5 / 1 ALLOWED
UNCOVERED SIDEWALKS PARKING / EQUIPMENT	35,782 SF		1.2024 ALLOWED IN PROPOSED PCD
POOL DECK	4,498 SF	REQUIRED = BUILDING HEIGHT / 2	
OPEN SPACE	15,101 SF (19.7% PROVIDED)	REQUIRED = (64'-4" / 2) = 31'-2"	
	20% REQUIRED IN PCD	EAST : 76'-0" PROVIDED	
	19.7% REQUIRED IN PROPOSED PCD	SOUTH : 73'-3" PROVIDED	
TOTAL:	76,494 SF (1.76 ACRES)	WEST : 83'-5" PROVIDED	
		NORTH : 15'-0" PROVIDED (15'-0" ALLOWED IN PROPOSED PCD)	

BUILDING AREAS:

FIRST FL	13,515 SF	0 ROOMS
SECOND FL	15,643 SF	21 ROOMS
THIRD FL	15,643 SF	21 ROOMS
FOURTH FL	15,643 SF	21 ROOMS
FIFTH FL	15,643 SF	21 ROOMS
SIXTH FL	15,643 SF	21 ROOMS
TOTAL	91,980 SF	105 ROOMS

PARKING INFORMATION:

REQUIRED PARKING BREAKDOWN:	
105 UNITS @ 1 SPACE / UNIT	105
12 EMPLOYEES @ .5 SPACES PER EMPLOYEE	6
MEETING ROOMS 1,343 SF / 200	7
REQUIRED	118

PARKING PROVIDED:	
PROVIDED	105

PROVIDED PARKING BREAKDOWN:	
HANDICAPPED, UNCOVERED (12' WIDE)	3
HANDICAPPED, COVERED (12' WIDE)	2
STANDARD, UNCOVERED (10'X20')	21
STANDARD, COVERED (10'X20')	47
COMPACT (9' X 18')	32 (30.5%)