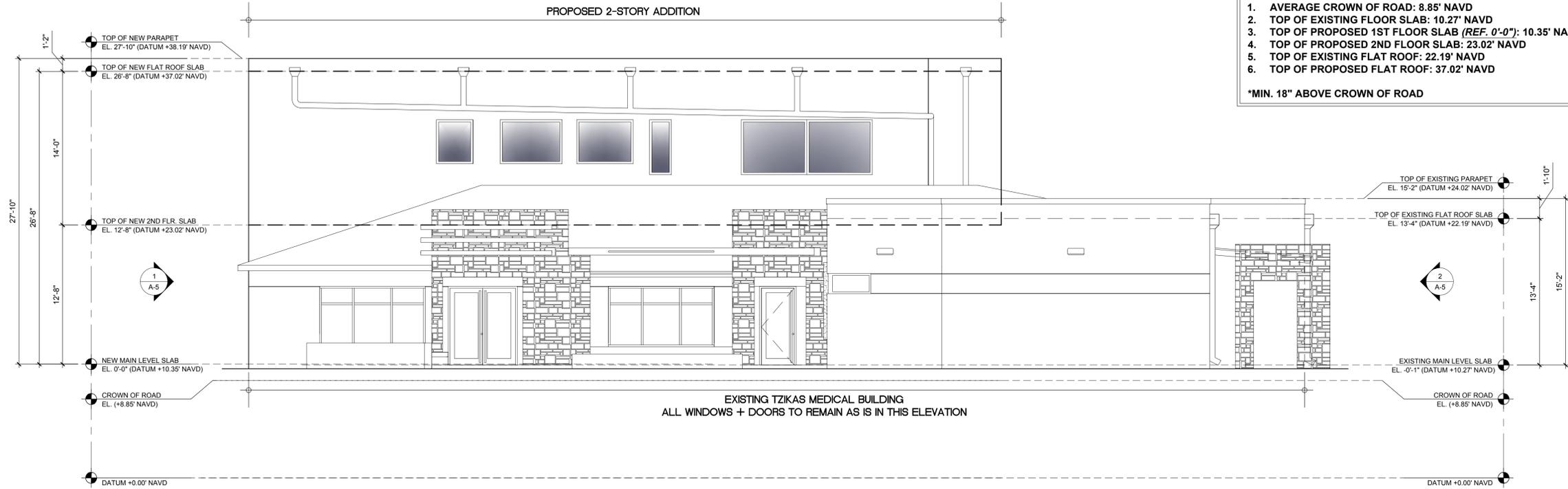
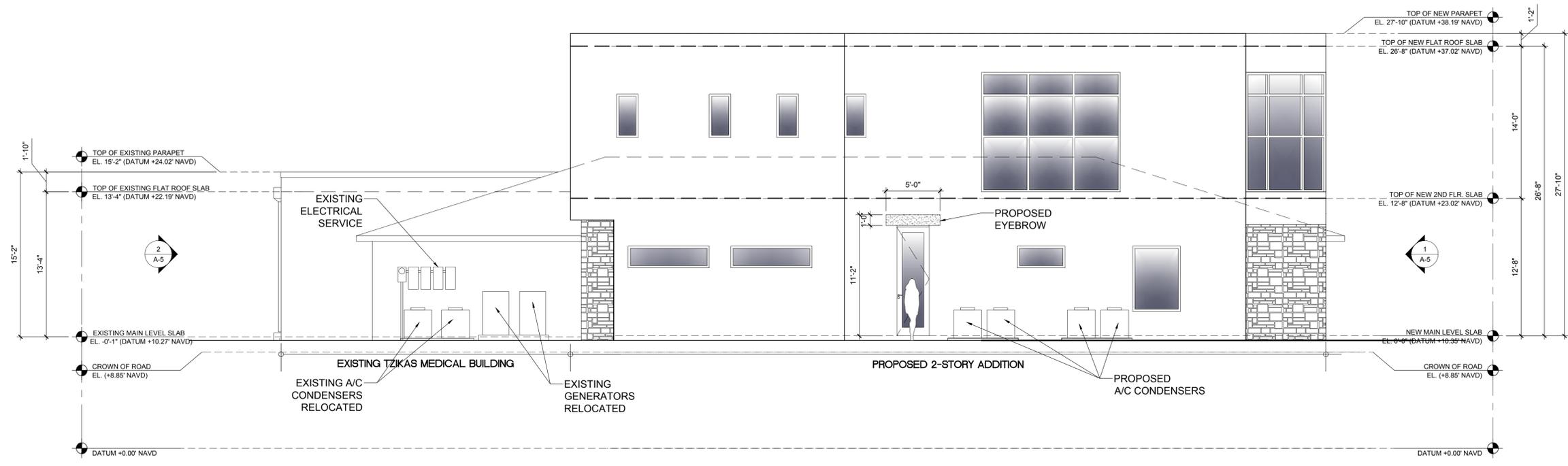


REVISIONS	BY	DATE
REVISOR FOR REVIEW		02.12.18
REVISOR AS PER 02.18 REVIEW		
REVISOR AS PER 03.18 REVIEW		
REVISOR AS PER 07.18 REVIEW	DWD	09.23.19

- ELEVATION HEIGHT NOTES:**
1. AVERAGE CROWN OF ROAD: 8.85' NAVD
 2. TOP OF EXISTING FLOOR SLAB: 10.27' NAVD
 3. TOP OF PROPOSED 1ST FLOOR SLAB (REF. 0'-0"): 10.35' NAVD*
 4. TOP OF PROPOSED 2ND FLOOR SLAB: 23.02' NAVD
 5. TOP OF EXISTING FLAT ROOF: 22.19' NAVD
 6. TOP OF PROPOSED FLAT ROOF: 37.02' NAVD
- *MIN. 18" ABOVE CROWN OF ROAD



1 PROPOSED NORTH ELEVATION
3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION
3/16"=1'-0"

BUILDING ADDITION
THOMAS L. TZIKAS
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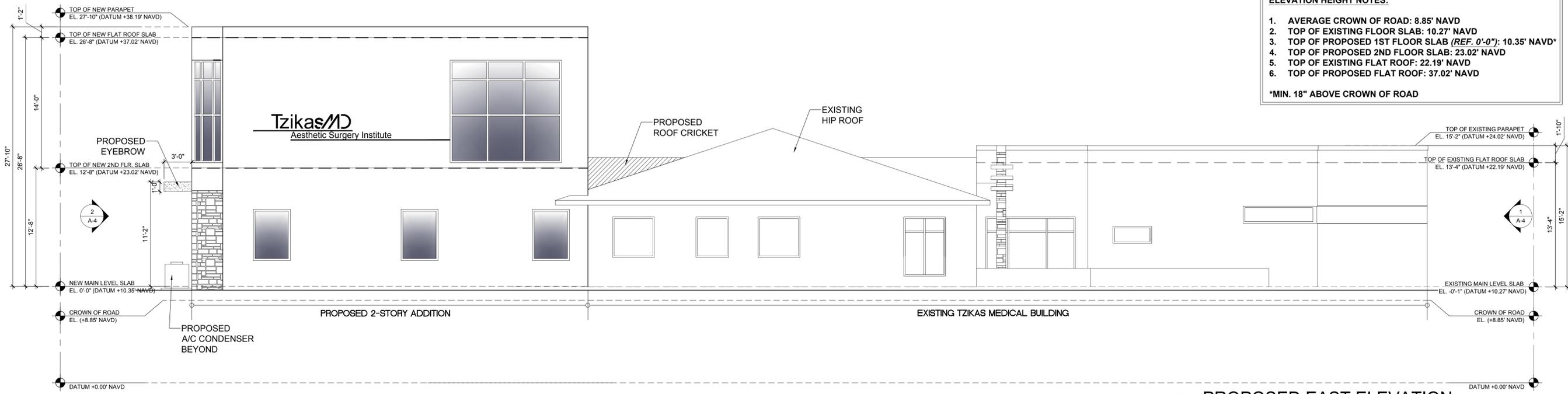
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A-4

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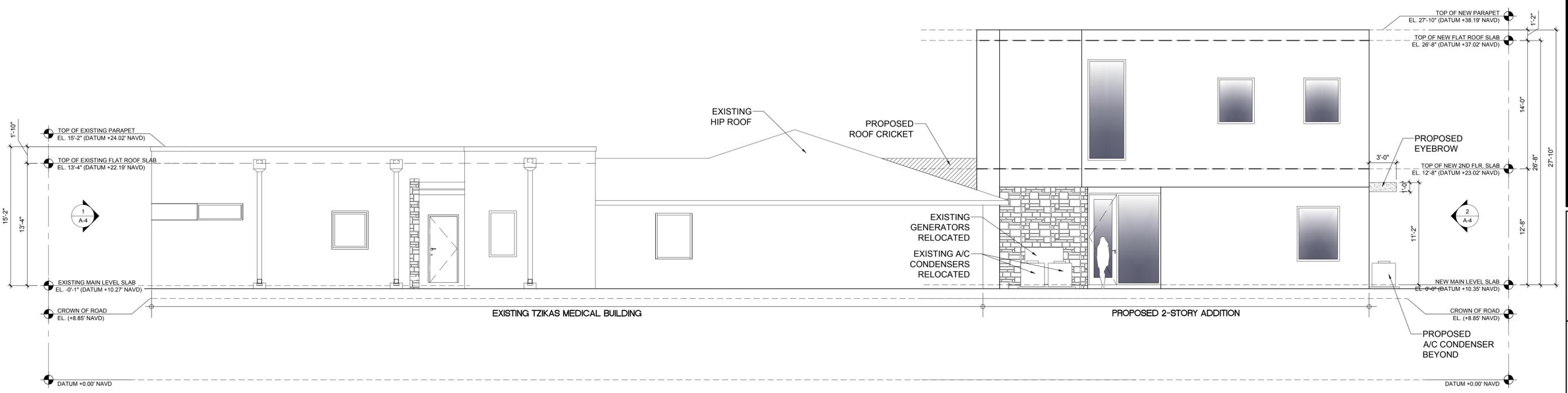


ELEVATION HEIGHT NOTES:

1. AVERAGE CROWN OF ROAD: 8.85' NAVD
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5. TOP OF EXISTING FLAT ROOF: 22.19' NAVD
6. TOP OF PROPOSED FLAT ROOF: 37.02' NAVD

*MIN. 18" ABOVE CROWN OF ROAD

1 PROPOSED EAST ELEVATION
3/16"=1'-0"



2 PROPOSED WEST ELEVATION
3/16"=1'-0"

REVISIONS	BY	DATE
REVISOR FOR REVIEW		02.12.18
REVISOR AS PER 02.18 REVIEW		
REVISOR AS PER 03.18 REVIEW		
REVISOR AS PER 7.16.19 REVIEW	DWD	09.23.19

BUILDING ADDITION
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A-5

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REVISED AS PER 03.18 REVIEW		
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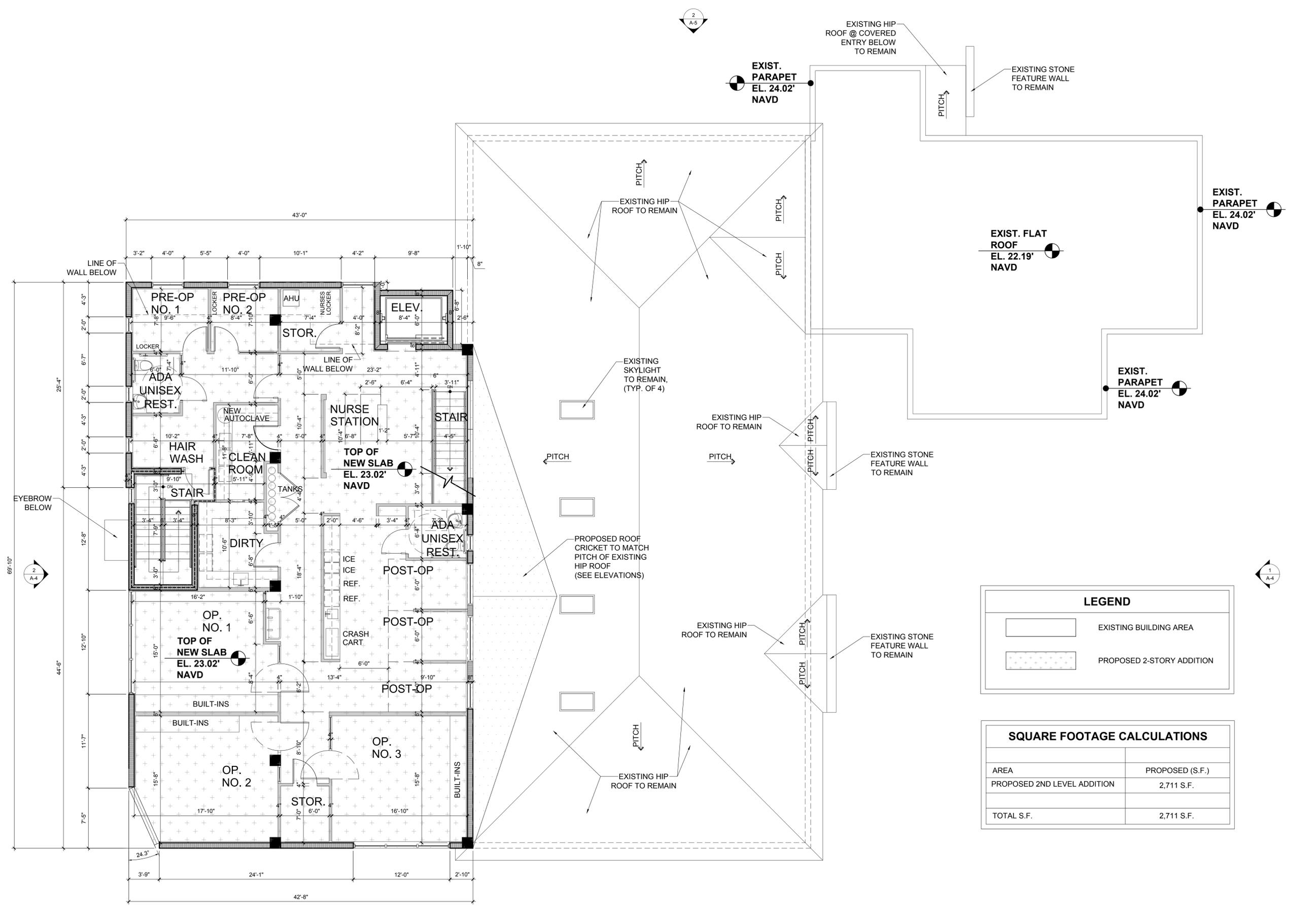
BUILDING ADDITION
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A-2



LEGEND

[Solid Line]	EXISTING BUILDING AREA
[Dotted Line]	PROPOSED 2-STORY ADDITION

SQUARE FOOTAGE CALCULATIONS

AREA	PROPOSED (S.F.)
PROPOSED 2ND LEVEL ADDITION	2,711 S.F.
TOTAL S.F.	2,711 S.F.

1 PROPOSED 2nd FLOOR PLAN
 3/16"=1'-0"

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REVISED AS PER 03.15 REVIEW		
REVISED AS PER 7.16.18 REVIEW	DWD	09.23.19

IMPERVIOUS DATA

LOT SIZE	24,976 S.F.	
	PROPOSED (S.F.)	PROPOSED (%)
EXISTING STRUCTURE	5,319 S.F.	21%
PROPOSED 1ST LEVEL ADDITION	2,753 S.F.	11%
PROPOSED 2ND LEVEL ADDITION	2,711 S.F.	NOT INCLUDED
ASPHALT & CONCRETE	9,728 S.F.	34%
TOTAL IMPERVIOUS	17,800 S.F.	71%

VEHICLE PARKING TYPE BREAKDOWN

	SIZE	PROPOSED
TOTAL ON-SITE STANDARD (NON-ALLEY) PARKING SPACES:	9'-0" x 18'-0"	11
TOTAL ON-SITE STANDARD (ALLEY) PARKING SPACES:	10'-0" x 18'-0"	7
TOTAL ON-SITE COMPACT (NON-ALLEY) PARKING SPACES:**	8'-0" x 16'-0"	1
TOTAL ON-SITE COMPACT (ALLEY) PARKING SPACES:**	9'-0" x 16'-0"	7
TOTAL ON-SITE HANDICAP PARKING SPACES:	12'-0" x 18'-0"	2
TOTAL OFF-SITE PARALLEL PARKING:	8'-0" x 22'-0"	4

**TOTAL COMPACT SPACES PROVIDED NOT TO EXCEED 30% OF THE TOTAL PARKING SPACES REQUIRED. TOTAL COMPACT SPACES PROVIDED IS 8, WHICH IS 25% OF 32 SPACES REQUIRED, LESS THAN 30% MAXIMUM ALLOWED.

VEHICLE PARKING CALCULATIONS

PARKING SPACES REQUIRED FOR EXISTING MEDICAL OFFICE (5,319 S.F.)	18 SPACES	SPECIAL ACTION PARKING REDUCTION APPROVED (2010-094)
PROPOSED MEDICAL OFFICE EXPANSION (5,464 SF)	28 SPACES	5,464 SF x 5 / 1,000 = 28 SPACES
TOTAL REQUIRED (5,319 S.F. + 5,464 S.F. = 10,783 S.F.)	46 SPACES	18 SPACES + 28 SPACES = 46 SPACES
PROVIDED	32 SPACES * (28 ON SITE + 4 OFF SITE)	*SPECIAL ACTION PARKING REDUCTION PROPOSED TO REDUCE THE TOTAL REQUIRED PARKING TO 32 SPACES.

SITE DATA

ZONING DESIGNATION	GENERAL COMMERCIAL (GC)		
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK (EAST)	10'-0" (MIN.)	15'-4"	10'-6"
REAR SETBACK (WEST)	10'-0" (MIN.)	11'-7"	11'-7"
SIDE STREET SETBACK (SOUTH)	10'-0" (MIN.)	N/A	10'-5"
SIDE INTERIOR (NORTH)	0'-0" (MIN.)	0'-0"	59'-5"
BUILDING HEIGHT (see note #1)	25'-0" (MIN.) / 48'-0" (MAX.)	13'-4" / 22.19' NAVD	26'-8" / 37.02' NAVD
AVERAGE CROWN OF ROAD ELEVATION	8.85' NAVD		
BASE BUILDING ELEVATION	10.35' NAVD (see note #2)	10.27' NAVD	10.35' NAVD

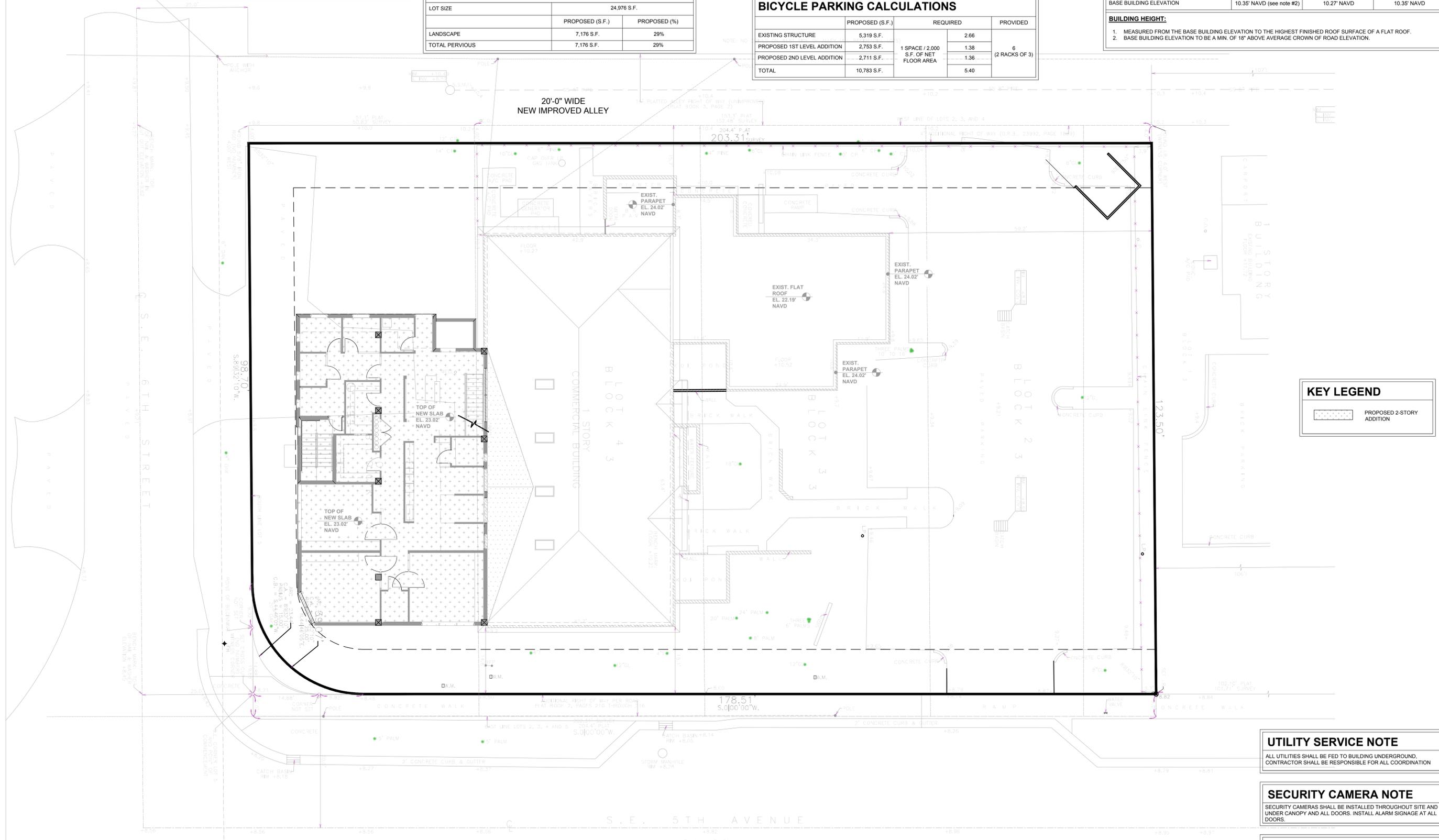
BUILDING HEIGHT:
 1. MEASURED FROM THE BASE BUILDING ELEVATION TO THE HIGHEST FINISHED ROOF SURFACE OF A FLAT ROOF.
 2. BASE BUILDING ELEVATION TO BE A MIN. OF 18" ABOVE AVERAGE CROWN OF ROAD ELEVATION.

PERVIOUS DATA

LOT SIZE	24,976 S.F.	
	PROPOSED (S.F.)	PROPOSED (%)
LANDSCAPE	7,176 S.F.	29%
TOTAL PERVIOUS	7,176 S.F.	29%

BICYCLE PARKING CALCULATIONS

	PROPOSED (S.F.)	REQUIRED	PROVIDED
EXISTING STRUCTURE	5,319 S.F.	2.66	6 (2 RACKS OF 3)
PROPOSED 1ST LEVEL ADDITION	2,753 S.F.	1.38	
PROPOSED 2ND LEVEL ADDITION	2,711 S.F.	1.36	
TOTAL	10,783 S.F.	5.40	



KEY LEGEND

	PROPOSED 2-STORY ADDITION
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UTILITY SERVICE NOTE

ALL UTILITIES SHALL BE FED TO BUILDING UNDERGROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION.

SECURITY CAMERA NOTE

SECURITY CAMERAS SHALL BE INSTALLED THROUGHOUT SITE AND UNDER CANOPY AND ALL DOORS. INSTALL ALARM SIGNAGE AT ALL DOORS.

FIRE SPRINKLER NOTES

- EXISTING 1-STORY BUILDING TO REMAIN NON-SPRINKLERED.
- PROPOSED 2-STORY ADDITION TO BE PROTECTED THROUGHOUT w/ AUTOMATIC SPRINKLERS AND MONITORED IN ACCORDANCE w/ 2017 FBC AND APPLICABLE LOCAL BUILDING CODES.

BUILDING ADDITION
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PROPOSED 2nd FLOOR SITE PLAN
 1"=10'-0"

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