

NOTE: WE PROPOSE TO COMPLY WITH GREEN BUILDING PRACTICES WITH ENERGY EFFICIENT GLAZING, ROOFING MATERIAL, A/C EQUIPMENT, LED INTERIOR LIGHTING, GREEN ELEVATOR, ENCOURAGE CROSS VENTILATION WITH DOORS THAT OPEN TO THE EXTERIOR

NOTE: LOADING WILL
BE PROVIDED IN THE
ALLEY

	PROPOSED
PARKING SPACES REQUIRED FOR NEW RESTAURANT (FIRST FLOOR)	3.516 SF, @ 6 PER 1000 SF. = 211 SPACES
PARKING SPACES REQUIRED FOR NEW YOGA STUDIO (SECOND FLOOR)	NOT REQUIRED, REFER TO SECTION 4.413 (1)(2)(d)
PARKING SPACES REQUIRED FOR NEW PROFESSIONAL OFFICES, ARTIST STUDIOS (THIRD, FOURTH, ROOF)	NOT REQUIRED, REFER TO SECTION 4.413 (1)(2)(d)

TOTAL ON-SITE HANDICAP PARKING SPACES:	1
TOTAL ON-SITE BACK-OUT ALLEY PARKING SPACES:	1
EXCESS PARKING @ BEDNER'S MARKET (3500 SF. @ 1 PER 500 SF. = 7.11 SPACES)	23 - 7 x 16 SPACES AVAILABLE THROUGH CROSS PARKING AGREEMENT
TOTAL PARKING SPACES REQUIRED:	21 FOR NEW RESTAURANT
TOTAL PARKING SPACES PROVIDED:	2 PROVIDED ON SITE + 16 SPACES LEASED FROM BEDNERS + 3 LEASED FROM 325 N.E. 3RD AVE. = 21 SPACES

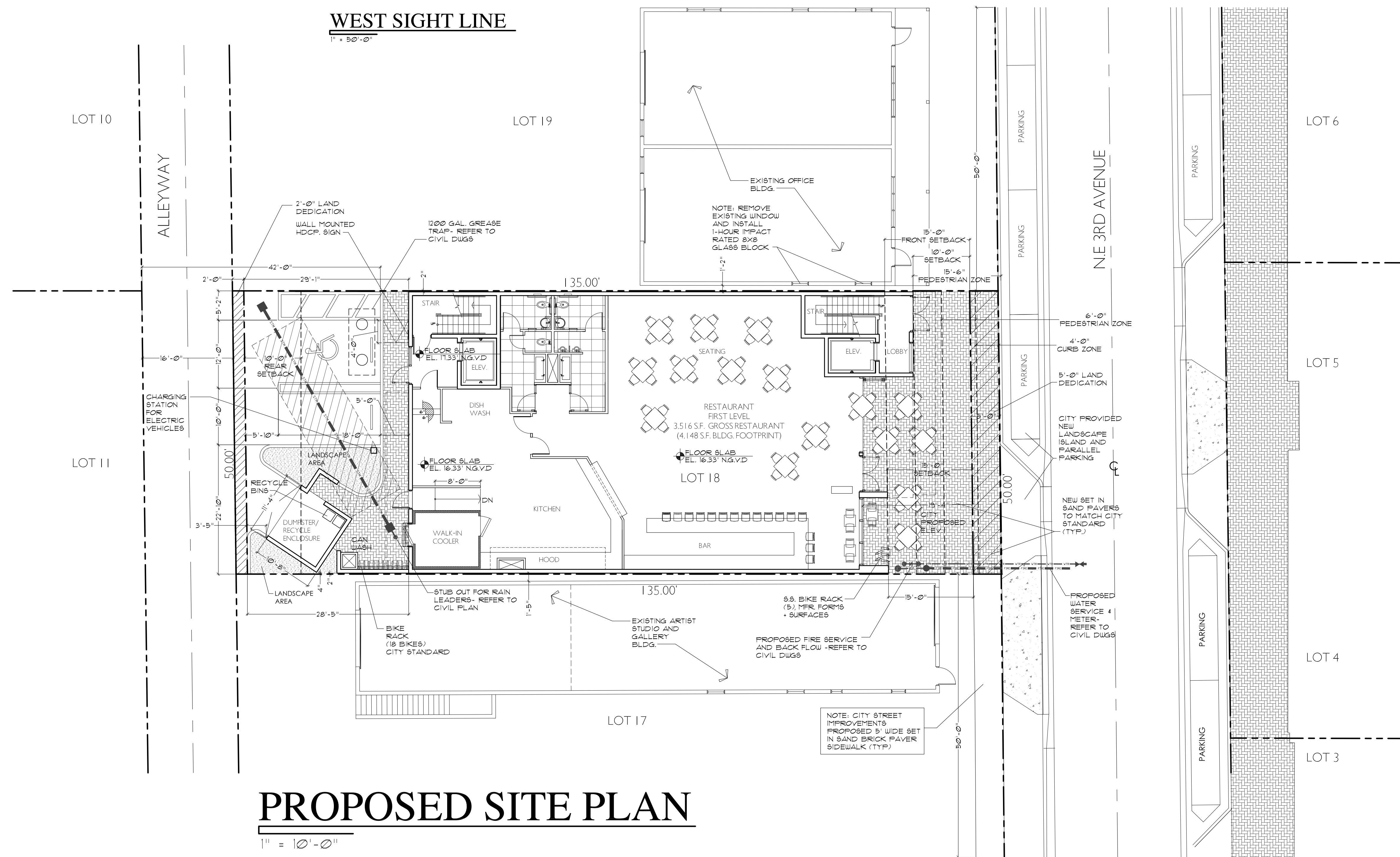
BIKE RACKS REQUIRED FOR NEW RESTAURANT (FIRST FLOOR)	3516 SF. # 2 PER 1000 SF. = 7.0 BIKES
BIKE RACKS REQUIRED FOR NEW YOGA STUDIO (2ND FLOOR)	3520 SF. # 2 PER 1000 SF. = 7.0 BIKES
BIKE RACKS REQUIRED FOR NEW OFFICE SPACE (THIRD FLOOR)	3520 SF. # 1 PER 2,000 SF. = 2.0 BIKES
BIKE RACKS REQUIRED FOR NEW ARTIST STUDIO (FOURTH FLOOR)	3430 SF. # 2 PER 1,000 SF. = 7.0 BIKES
TOTAL BIKE RACK SPACES REQUIRED:	23 BIKE RACKS
TOTAL BIKE RACK SPACES PROVIDED:	23 BIKE RACKS

TYPE: 11-B PROTECTED NON-COMBUSTIBLE, SPRINKLERED
OCCUPANCY: A2, B
ZONING: CBD-RC
BUILDING DESIGNED: ENCLOSED

SITE AREA:	SQUARE FOOTAGE:
TOTAL SITE AREA PRIOR TO DEDICATION:	6,750 SF. (15.4 ACRES)
TOTAL SITE AREA AFTER DEDICATION:	6,650 SF. (15.2 ACRES)
TOTAL GROSS BUILDING FOOTPRINT:	4,148 SF. (62.4% OF SITE)
TOTAL GROSS BUILDING AREA:	14,618 SF. (219.8% OF SITE)
TOTAL LANDSCAPED AREA:	319 SF. (4.7% OF SITE)
TOTAL ASPHALT PARKING AND HARDSCAPE AREA:	2,183 SF. (32.81% OF SITE)

BUILDING:	EXISTING	PROPOSED
FRONT SETBACK (EAST): 15' MIN. REQUIRED	48' - 0"	10' - 0" - 15' - 0"
REAR SETBACK (WEST): 10' REQUIRED	15' - 0"	28'-5" - 29'-1"
SIDE STREET SETBACK (SOUTH): 10' REQUIRED	N/A	N/A
SIDE INTERIOR (NORTH): 0' REQUIRED	0' - 0"	0' - 0"
BUILDING HEIGHT 25' MIN - 54' MAX	22' - 2"	53'-6" TO ROOF DECK

UTILITY SERVICE NOTE:
ALL UTILITIES SHALL BE FED TO
BUILDING UNDERGROUND. CONTRACTOR
SHALL BE RESPONSIBLE FOR ALL
COORDINATION

$$|'' = 50' - 0''$$
$$|'' = 50' - 0''$$


PROPOSED SITE PLAN

$$|^{11} = |\textcircled{1}^1 - \textcircled{1}^{11}$$
[illegible]

LOCATION MAP

NTS



S.S. BIKE RACK, MFR.
FORMS + SURFACES

The logo for George Brewer Architecture features the name "GEORGE BREWER" in a large, bold, sans-serif font. Below the name are three solid black squares. The word "ARCHITECTURE" is written in a smaller, all-caps, sans-serif font at the bottom. The letter "I" in "ING" is replaced by a square containing a diagonal line, which is part of the three black squares mentioned above.

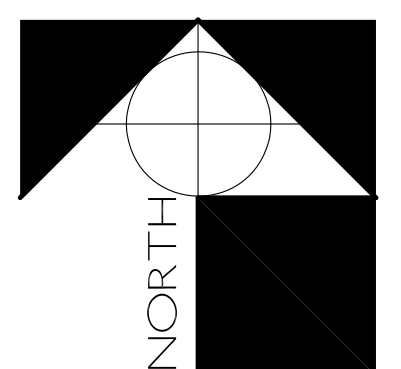
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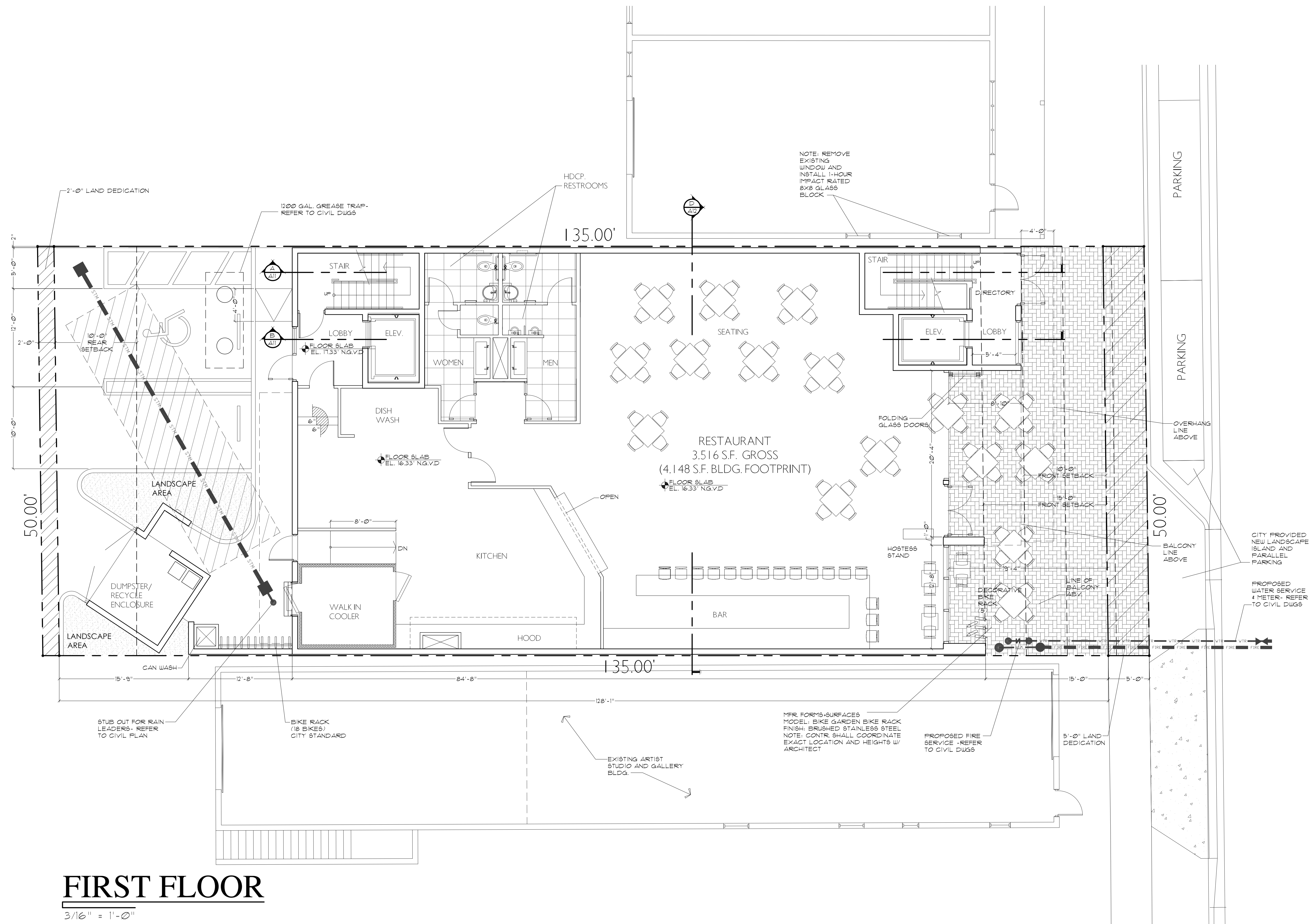
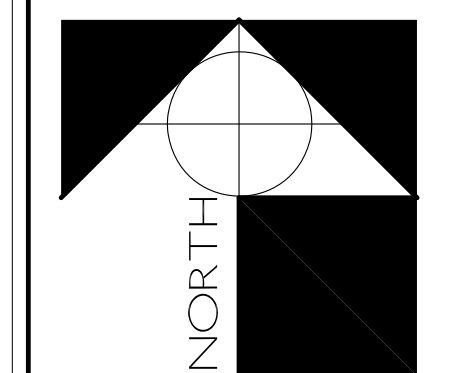
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DATE: 11-03-2016

PERMIT NO.
REVISIONS:
- REV. 02-17-17 SPRAB
COMMENTS
- REV. 04-21-17 SPRAB
COMMENTS



SP1



FIRST FLOOR

3/16" = 1'-0"







