

**NOTE:**  
 APPROX. 9% OF PROPOSED BUILDING FOOTPRINT LOCATED WITHIN 100' 'ABUTTING RESIDENTIAL' REAR SETBACK.

**PARKING CALCULATION**

BUILDING GROSS FLOOR AREA: 26,600 SF (OFFICE/RETAIL)

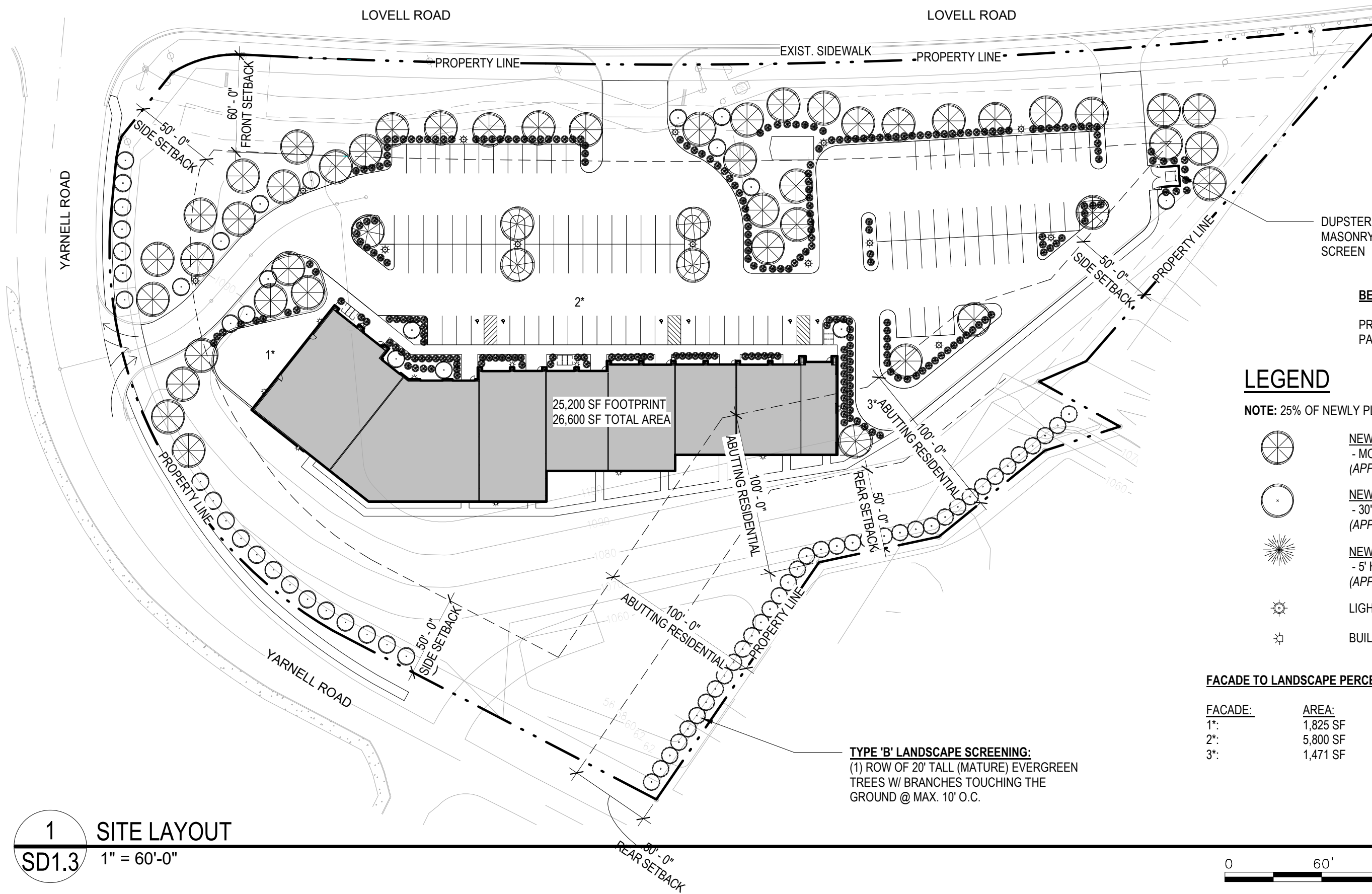
MIN. REQUIRED PARKING: MIN. 3 PER 1,000SF GFA = 80 SPACES  
 MAX. VEHICLE PARKING ALLOWED: 4.5 PER 1,000SF GFA = 120 SPACES

PROPOSED PARKING: 118 SPACES, INCLUDING (6) ADA SPACES  
 BICYCLE PARKING: 12 SPACES

SITE DEVELOPMENT AREA		
SITE AREA:	5.088 ACRE	(221,636.66 SF)
IMPERVIOUS AREA	PROPOSED	%
PAVING, VEHICULAR	59,400 SF	27%
PAVING, PEDESTRIAN	10,100 SF	5%
(GAC) BUILDING FOOTPRINT	25,200 SF	11.4%
(FAR) BUILDING GROSS FLOOR AREA	26,600 SF	12%
(IAR) IMPERVIOUS AREA RATIO	95,000 SF	43%

1 SITE LAYOUT  
 SD1.2 1" = 60'-0"










DUPSTER W/  
MASONRY WALL  
SCREEN

**BEDDING PLANTS IN PARKING AREA**  
  
 PROPOSED = 3,900+ SF (APPROX. 7%)  
 PARKING SURFACE = 59,700 SF

**LEGEND**

NOTE: 25% OF NEWLY PLANTED TREES SHALL BE EVERGREEN

-  NEW LARGE TREE: (50)  
- MORE THAN 50' HEIGHT - MATURE  
(APPENDIX B: Table 1)
-  NEW MEDIUM TREE (12)  
- 30'-50' HEIGHT - MATURE  
(APPENDIX B: TABLE 2)
-  NEW EVERGREEN SHRUB  
- 5' HEIGHT - MATURE  
(APPENDIX B: TABLE 10)
-  LIGHT POLE
-  BUILDING MOUNTED LIGHT

**FACADE TO LANDSCAPE PERCENTAGES:**

FACADE:	AREA:	PLANTED AREA:	%
1*:	1,825 SF	2,035 SF	112
2*:	5,800 SF	2,915 SF	51
3*:	1,471 SF	1,195 SF	82

**TYPE 'B' LANDSCAPE SCREENING:**  
 (1) ROW OF 20' TALL (MATURE) EVERGREEN  
 TREES W/ BRANCHES TOUCHING THE  
 GROUND @ MAX. 10' O.C.

**1 SITE LAYOUT**  
 SD1.3 1" = 60'-0"

