



THE ARCHITECTS OFFICE &
ENGINEERS
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GENERAL SITE NOTES

SCALE: 1"=30'-0"
CURRENT ZONING: B-1
PROPOSED ZONING: RSR
TOTAL AREA: 3.359 ACRES
PROPOSED DENSITY: 40 UNITS/ACRE
(DENSITY ALLOWED BY SPECIAL USE REVIEW)
CONSTRUCTION TYPE/OCCUPANCY: V-4/R-2
APARTMENTS:

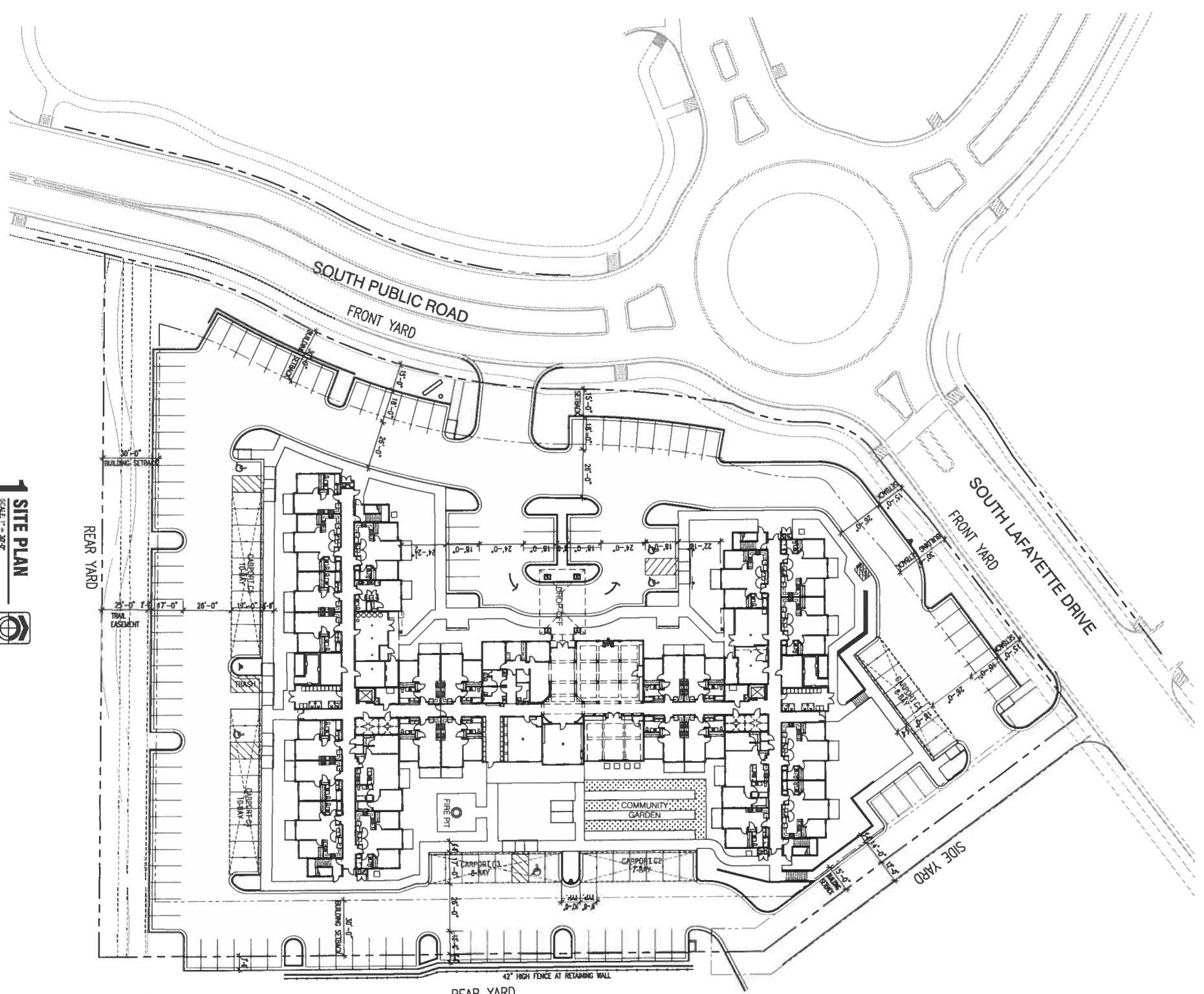
BUILDING AREAS:	UNIT MIX:
APARTMENT BUILDING	STUDIO (TRADITIONS)
FIRST FLOOR: 31,893 S.F.	1-BED, 1-BATH (TRADITIONS)
SECOND FLOOR: 32,347 S.F.	2-BED, 1.5-BATH (TRADITIONS)
THIRD FLOOR: 31,453 S.F.	TOTAL UNITS: 133
FOURTH FLOOR: 31,453 S.F.	
TOTAL AREA: 127,146 S.F.	

PARKING REQUIRED:
1-BED UNITS, 1.50 UNIT X 71 = 106.5 SPACES
2-BED UNITS, 2.00 UNIT X 62 = 124 SPACES
TOTAL PARKING REQUIRED: = 231 SPACES

PARKING PROPOSED:
Carport Spaces: 41 (2 accessible)
Open Spaces: 110 (3 accessible)
TOTAL PARKING: = 151 SPACES (1:1.40 UNIT)

SETBACKS:
FRONT BUILDING SETBACK REQUIRED 30' (30' MIN. PROPOSED)
SIDE BUILDING SETBACK REQUIRED 15' (15' MIN. PROPOSED)
REAR BUILDING SETBACK REQUIRED 30' (30' MIN. PROPOSED)
FRONT PARKING SETBACK REQUIRED 15' (15' MIN. PROPOSED)

BUILDING HEIGHT ALLOWED: 35' TO MIDPOINT OF ROOF
PROPOSED: 45' TO MIDPOINT OF ROOF
FIRE SPRINKLERS: YES (NFPA 13R)
FIRE ALARMS: YES



1 SITE PLAN
SCALE: 1" = 30'-0"
NORTH

SEAL



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FILE
DATE: 8-22-18
PROJECT: 17-214 A1.0
DESIGNED BY: JOHN PRINCE

REVISIONS

SHEET

A1.0
SITE PLAN