

COMMERCIAL FRONTAGE ON MACLAY			
OVERALL FACADE LENGTH	PERCENTAGE OF REQUIRED COMMERCIAL	REQUIRED COMMERCIAL LENGTH	PROVIDED
158'-10"	75%	119'-2"	119'-2" = 75.0%

SITE DATA		
LOT AREA	± 80,203	SQ. FT.
	± 1.84	ACRES
TOTAL GROSS BLDG. AREA (STORAGE)	196,759	SQ. FT.
FLOOR AREA RATIO	3:1 MAX 2.72:1 PROVIDED	234,072 SF ALLOWED 182,828 SF PROVIDED
BUILDABLE AREA	± 78,024	SQ. FT.
LOT COVERAGE	± 55,063	SQ. FT.
LOT COVERAGE %	± 97.28	%

BASIS OF DESIGN		
	EXISTING	PROPOSED
ZONE	C2-1-CPIO	C2-1-CPIO

SETBACKS (C2 - STORAGE)		
	REQUIRED	PROVIDED
FRONTYARD SETBACK	N/A	1'-6"
SIDEYARD SETBACK	NONE FOR COMMERCIAL	1'-6"
REAR SETBACK	N/A	5'

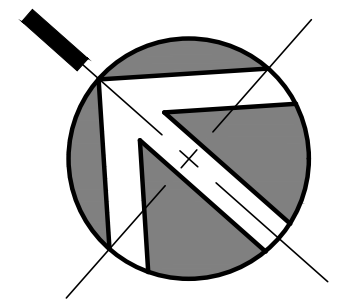
E BUILDING AREA TABULATIONS (SQUARE FEET)			
AREA	SELF STORAGE	OFFICE / ART / RESIDENTIAL	TOTAL
BLDG A - BASEMENT PARKING	0	14,900	14,900
BLDG A - OFFICE (1ST LEVEL)	0	1,138	1,138
BLDG A - RES. LOBBY (1ST LEVEL)	0	752	752
BLDG A - ART (1ST LEVEL)	0	2,888	2,888
BLDG A - RESIDENTIAL (2ND LEVEL) (11) - 1BR, (2) - 2BR	0	11,010	11,010
BLDG A - RESIDENTIAL (3RD LEVEL) (11) - 1BR, (1) - 2BR	0	11,803	11,803
BLDG A - 1ST LEVEL	21,414	0	21,414
BLDG A - 2ND LEVEL	16,939	0	16,939
BLDG A - 3RD LEVEL	16,114	0	16,114
BLDG B - BASEMENT	13,300	0	13,300
BLDG B - 1ST LEVEL	26,321	0	26,321
BLDG B - 2ND LEVEL	27,480	0	27,480
BLDG B - 3RD LEVEL	18,850	0	18,850
BLDG B - 4TH LEVEL	13,850	0	13,850
TOTAL BUILDING AREA	154,268 SQ. FT.	42,491 SQ. FT.	196,759 SQ. FT.
ESTIMATED NET RENTABLE @ 78%:			153,472 SQ. FT.

OPEN SPACE REQUIREMENTS		
	REQUIRED	PROVIDED
	2,450 S.F.	2,571 S.F.

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
<b>COMMERCIAL (158,294 S.F.)</b> 1 SPACE PER 500SF (PER CPIO)	316	48 REGULAR 2 ADA
<b>COMMERCIAL:</b> NUMBER OF EV CHARGING SPACES: 30% OF SPACES PROVIDED	99 OF 316	14 OF 48
<b>COMMERCIAL:</b> NUMBER OF EV CHARGING STATIONS: 10% OF SPACES PROVIDED	33 OF 316	5 OF 48
<b>RESIDENTIAL (25 UNITS) =</b> < 3 HABITABLE ROOMS = 1 STALLS = 3 HABITABLE ROOMS = 1.5 STALLS > 3 HABITABLE ROOMS = 2 STALLS	27	28
<b>RESIDENTIAL:</b> NUMBER OF EV CHARGING SPACES: 30% OF SPACES PROVIDED	9 OF 27	9 OF 28
<b>RESIDENTIAL:</b> NUMBER OF EV CHARGING STATIONS: 10% OF SPACES PROVIDED	3 OF 27	3 OF 28

BUILDING CONSTRUCTION TYPE: IIB  
OCCUPANCY CLASSIFICATION: S-1  
BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

NORTH



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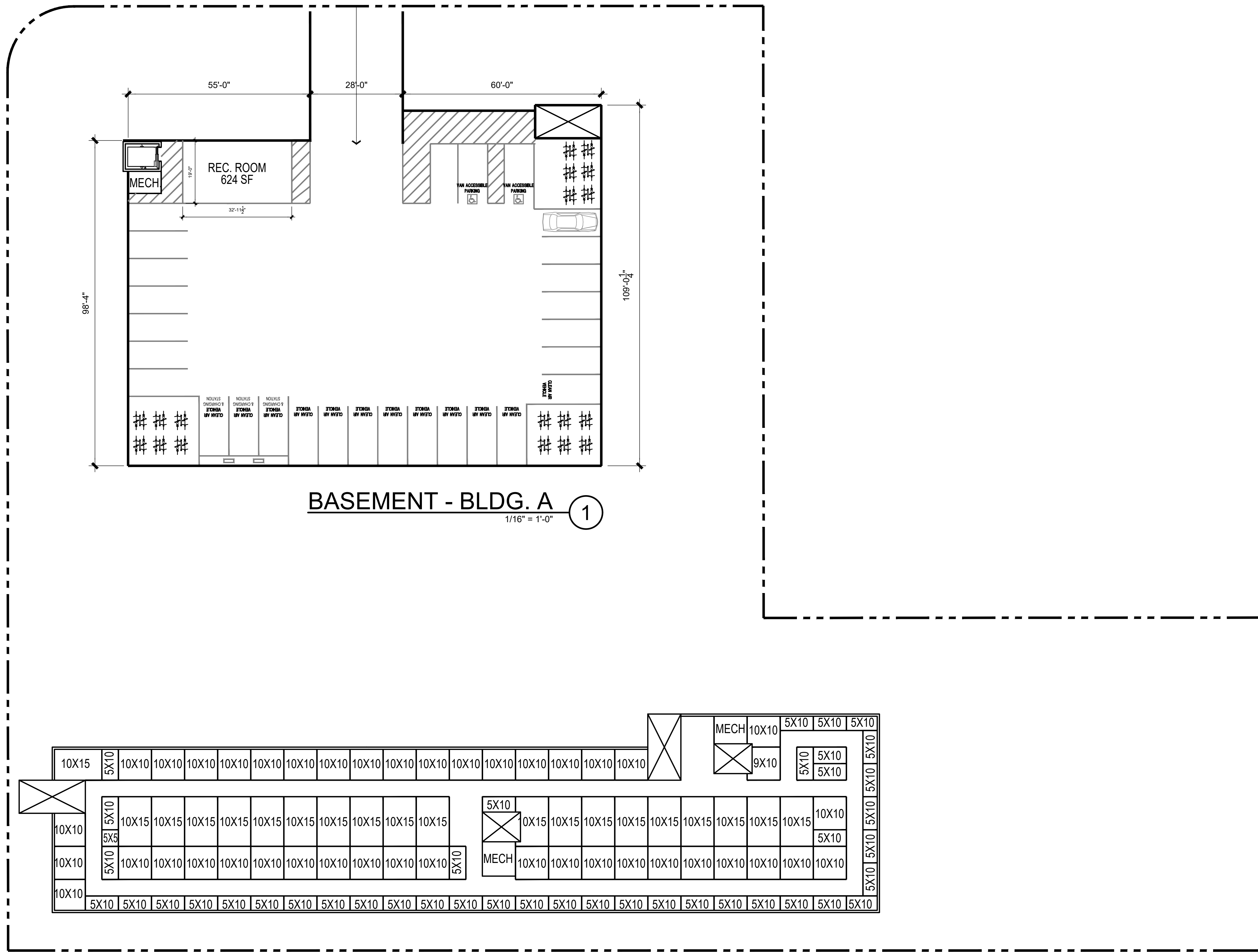
# PRELIMINARY SITE PLAN

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JOB NUMBER: 20-1127  
SCALE: 1"=20'-0"  
DATE: 12/21/2021

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SHEET A1



**BASEMENT - BLDG. A** ①  
1/16" = 1'-0"

**BASEMENT - BLDG. B** ②  
1/16" = 1'-0"

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**PRELIMINARY FLOOR PLANS**

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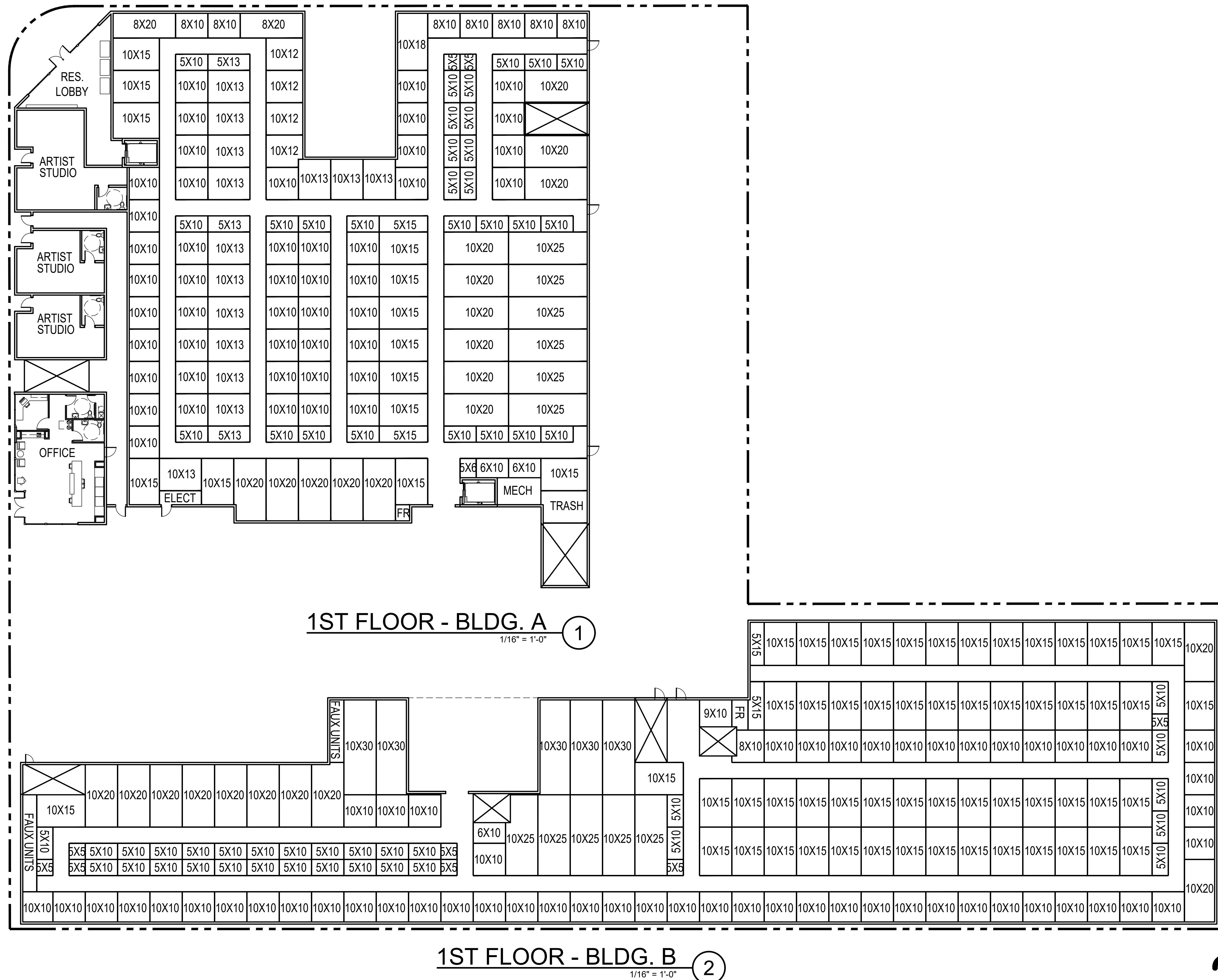
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**SHEET A2**



1ST FLOOR - BLDG. A  
1/16" = 1'-0" ①

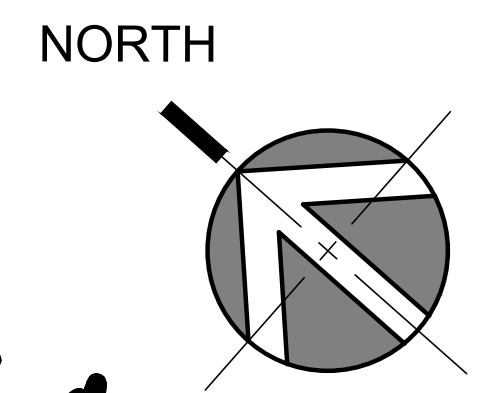
1ST FLOOR - BLDG. B  
1/16" = 1'-0" ②

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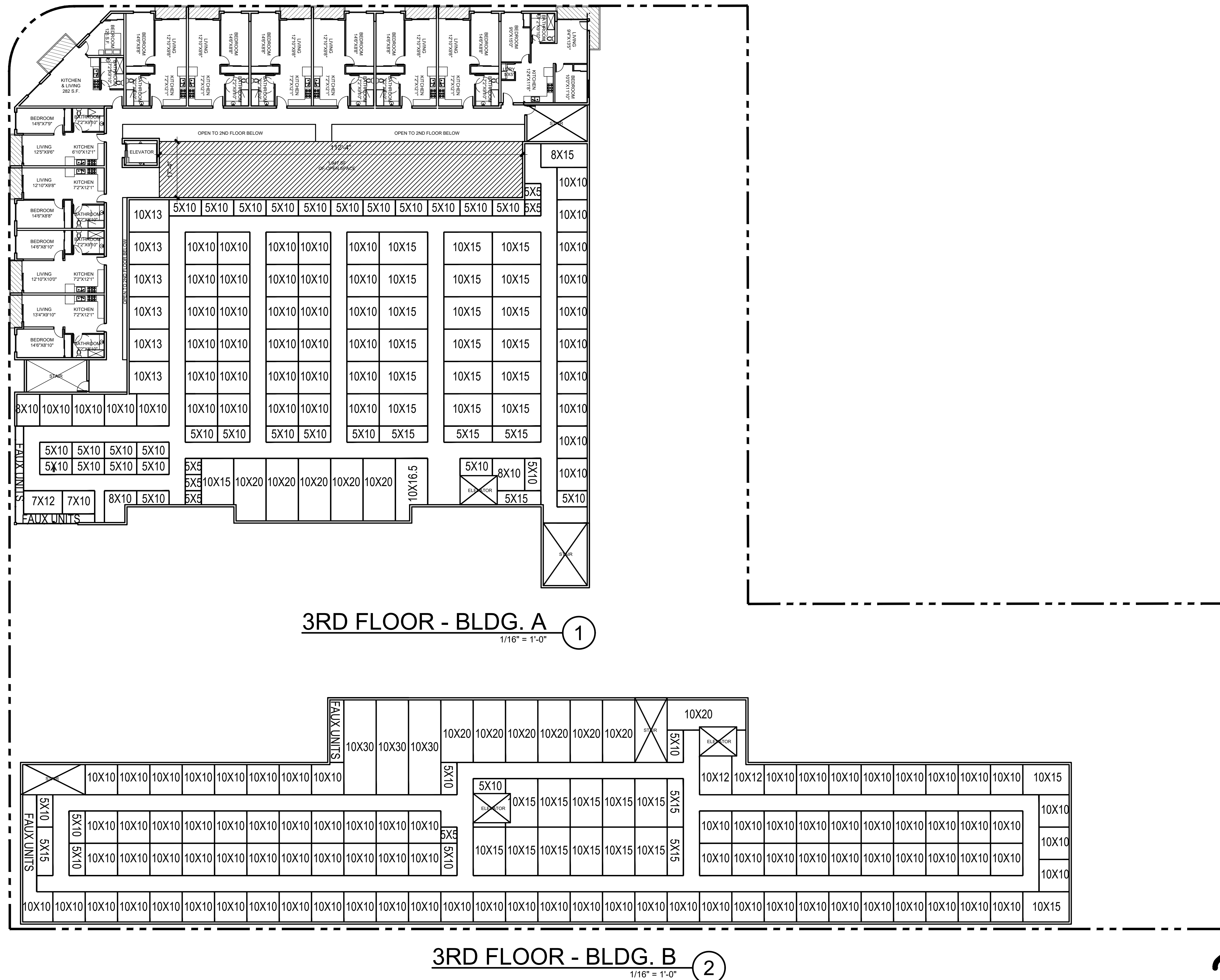
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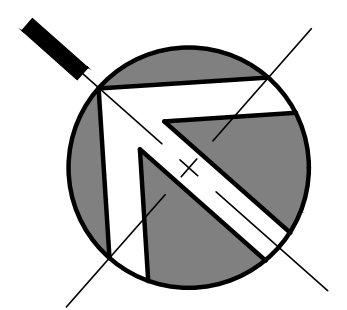




3RD FLOOR - BLDG. A ①  
1/16" = 1'-0"

3RD FLOOR - BLDG. B ②  
1/16" = 1'-0"

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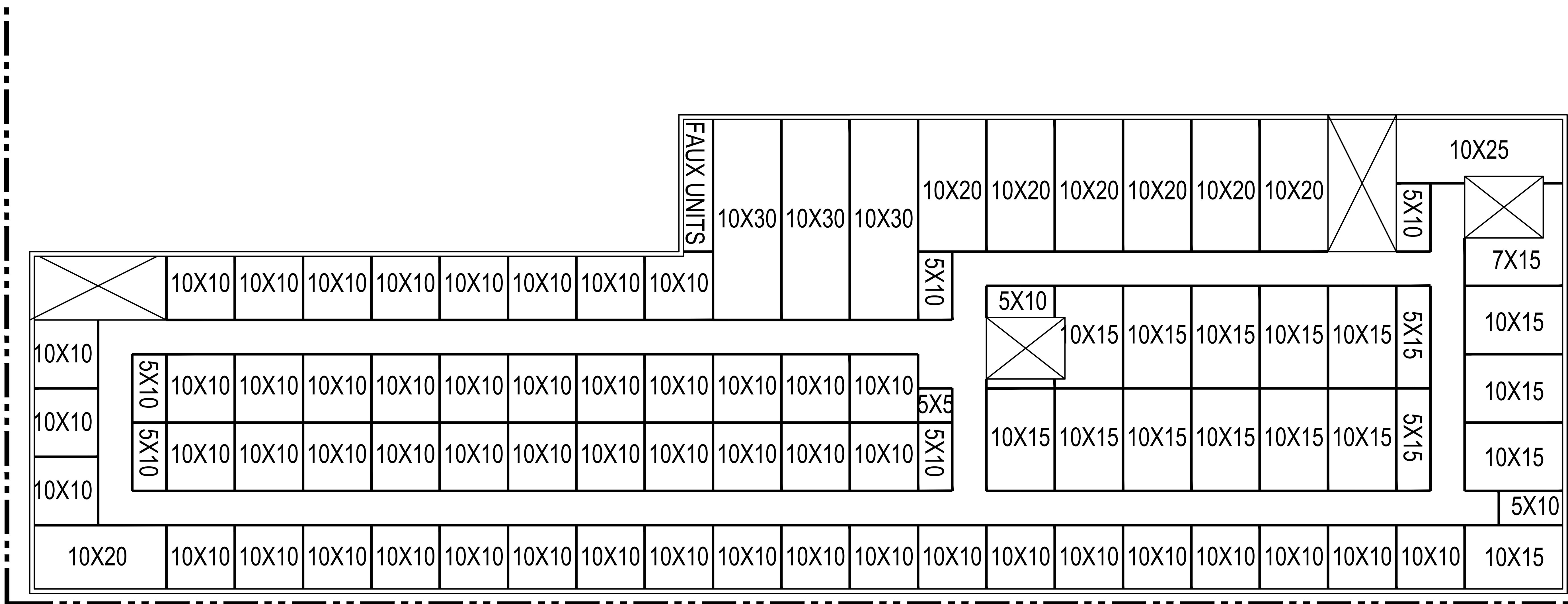
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4TH FLOOR - BLDG. B 1  
1/8" = 1'-0"

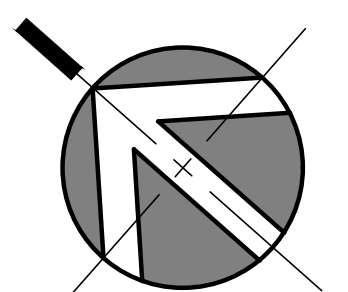
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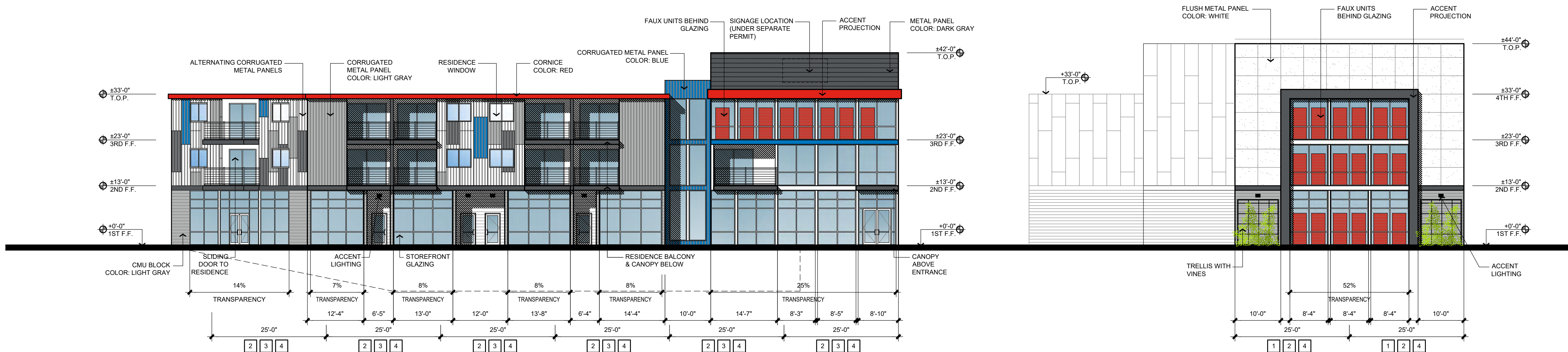
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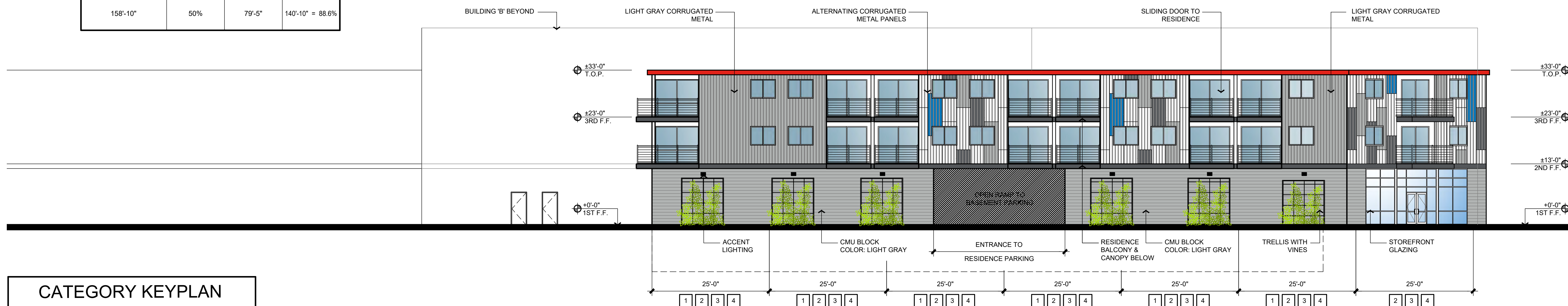
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**SHEET A6**



**NORTHWEST ELEVATION** ①  
3/32" = 1'-0"

FRONTAGE GLAZING CALCULATION ON MACLAY			
OVERALL FACADE LENGTH	PERCENTAGE OF REQUIRED GLAZING	REQUIRED GLAZING LENGTH	PROVIDED ON ELEVATION
158'-10"	50%	79'-5"	140'-10" = 88.8%



**NORTHEAST ELEVATION** ②  
3/32" = 1'-0"

CATEGORY KEYPLAN	
FOR EVERY 25 HORIZONTAL FEET OF BUILDING FACADE FACING A STREET, A BUILDING SHALL INCORPORATE AT LEAST ONE ITEM FROM THREE OF THE FOUR FOLLOWING CATEGORIES:	
1	CATEGORY 1: COLUMNS, PILASTERS, POSTS, OR TRELLISES
2	CATEGORY 2: WALL RECESSES, PROJECTIONS, OR OFFSETS
3	CATEGORY 3: ARCADES, AWNINGS, OR CANOPIES
4	CATEGORY 4: WINDOWS OR STOREFRONT BAYS

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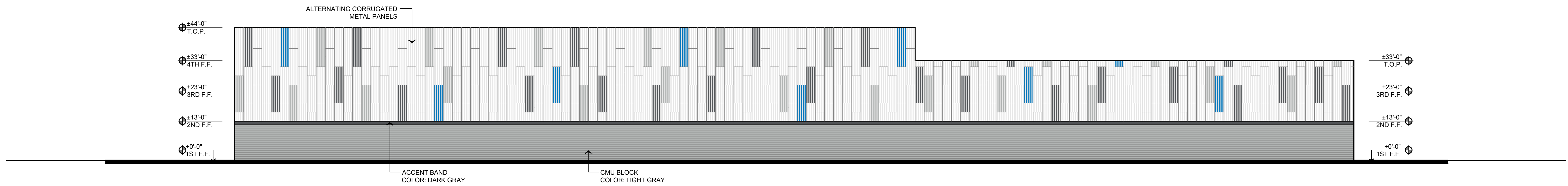
**PRELIM. ELEVATIONS**

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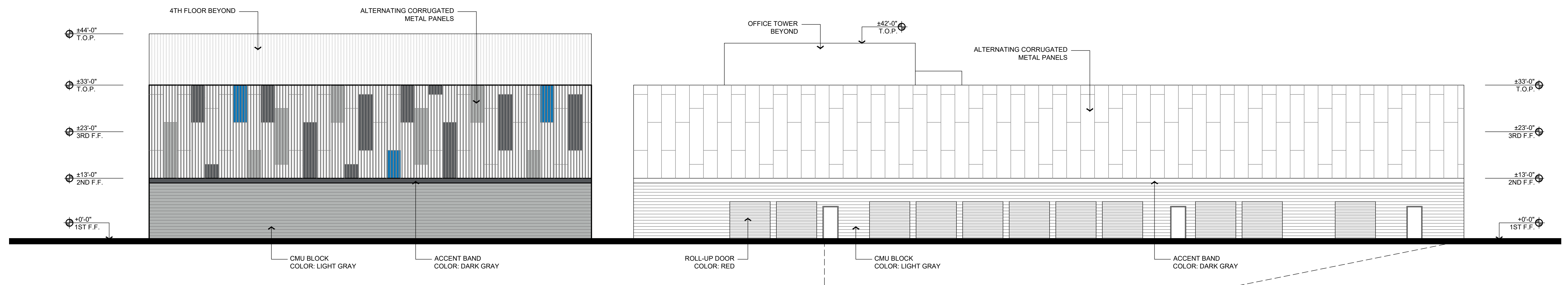
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**SHEET A7**



**SOUTHWEST ELEVATION** ①  
1/16" = 1'-0"



**SOUTHEAST ELEVATION** ②  
3/32" = 1'-0"

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**SHEET A8**





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SHEET A9



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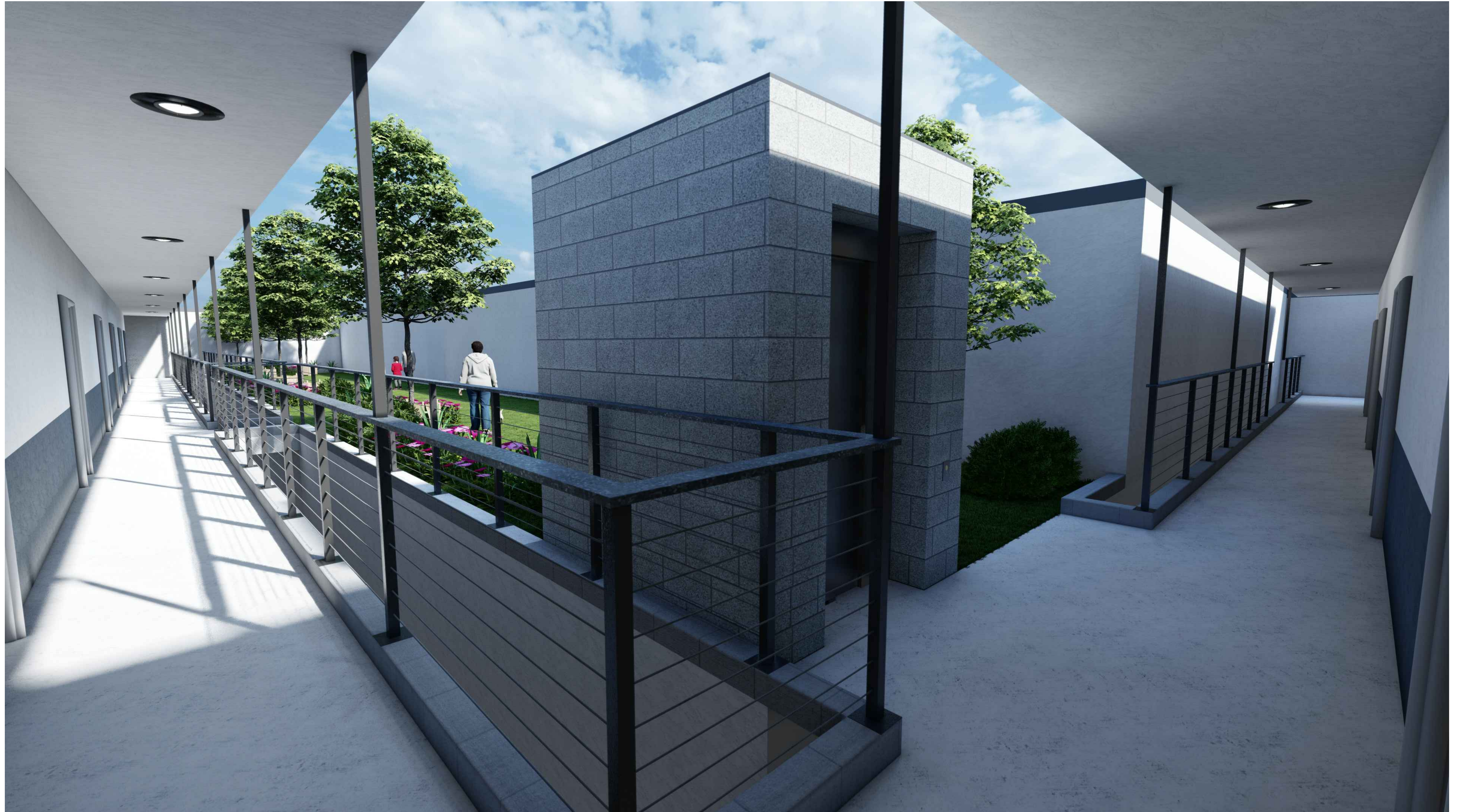
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SHEET A10



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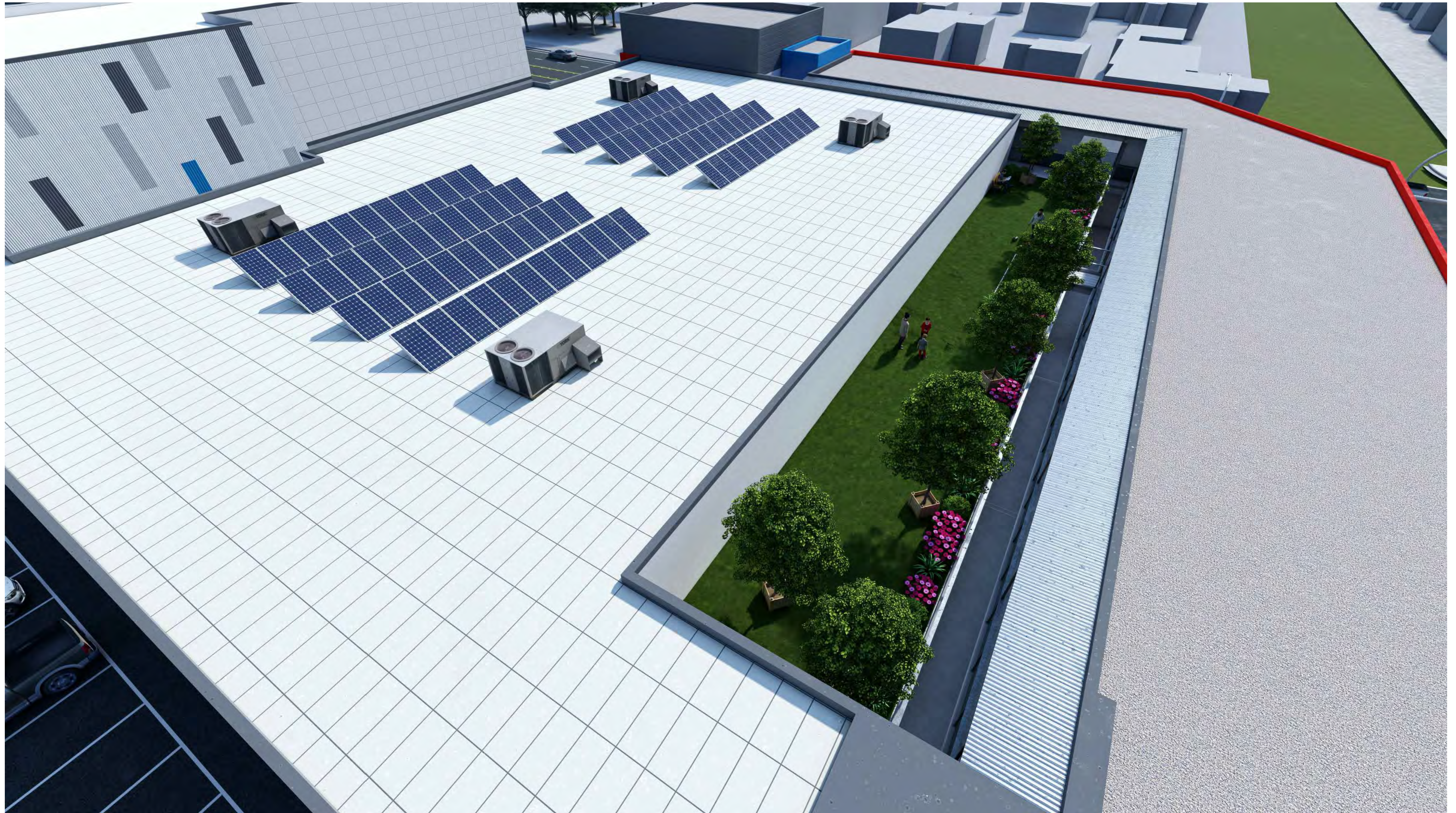
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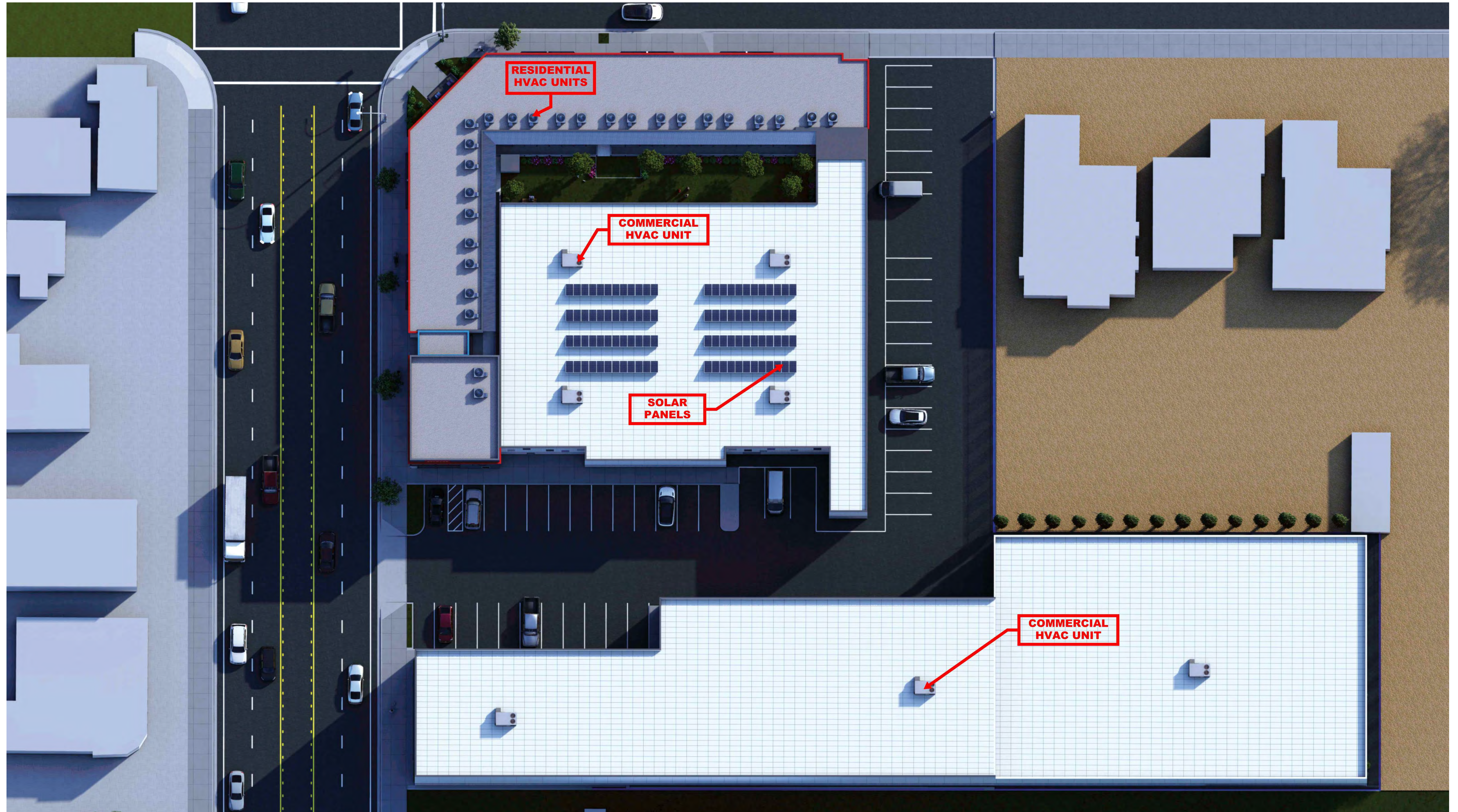
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