TEST FIT SUMMARY

TOWNHOUSES:
- EXIST. UNDEVELOPED: 24
- PROPOSED OPTIONS
  - NEW 20 FT WIDTH: 19
  - NEW 22 FT WIDTH: 17
  - NEW 24 FT WIDTH: 15
- TOTAL PROPOSED: 39 - 43

COMMERCIAL:
- MAX HEIGHT: 150 FT
- MAX STORIES: ~10 (ASSUMING HEIGHT OF 15 FT)
- FLOOR AREA RATIO: 2.0
- MAX LOT COVERAGE: 85% IMPERVIOUS

HOSPITALITY:
- LOT AREA: ± 30,000 SQ FT
- MAX TOTAL BUILDING FOOTPRINT: ± 60,000 SQ FT
- MAX FOOTPRINT PER FLOOR: ± 25,500 SQ FT
- PROPOSED FOOTPRINT PER FLOOR: ±10,000 SQ FT
- MAX HOTEL/RETAIL FLOORS (±10,000 SQ FT): 6

NOTE: ALL PROPERTIES WEST OF 2ND AND NORTH OF THE EXISTING TOWNHOUSE PROPERTY ARE IN THE WARRINGTON OVERLAY DISTRICT.

WARRINGTON OVERLAY
- SETBACKS: NEW CONSTRUCTION TO MAINTAIN EXIST. ALIGNMENT OF FACADES ALONG STREET FRONT.
- PARKING: FOR NEW CONSTRUCTION, PARKING MUST BE LOCATED IN THE REAR.

REV. NO.	DESCRIPTION	DATE

REVISIONS

McKIM&CREED
1206 N. Palafox Street
Pensacola, Florida 32501
Phone: (850) 994-9503

CA Lic. No. 29588
www.mckimcreed.com

SPINNAKER COVE

GENERAL

TEST FIT (OPTION #1)

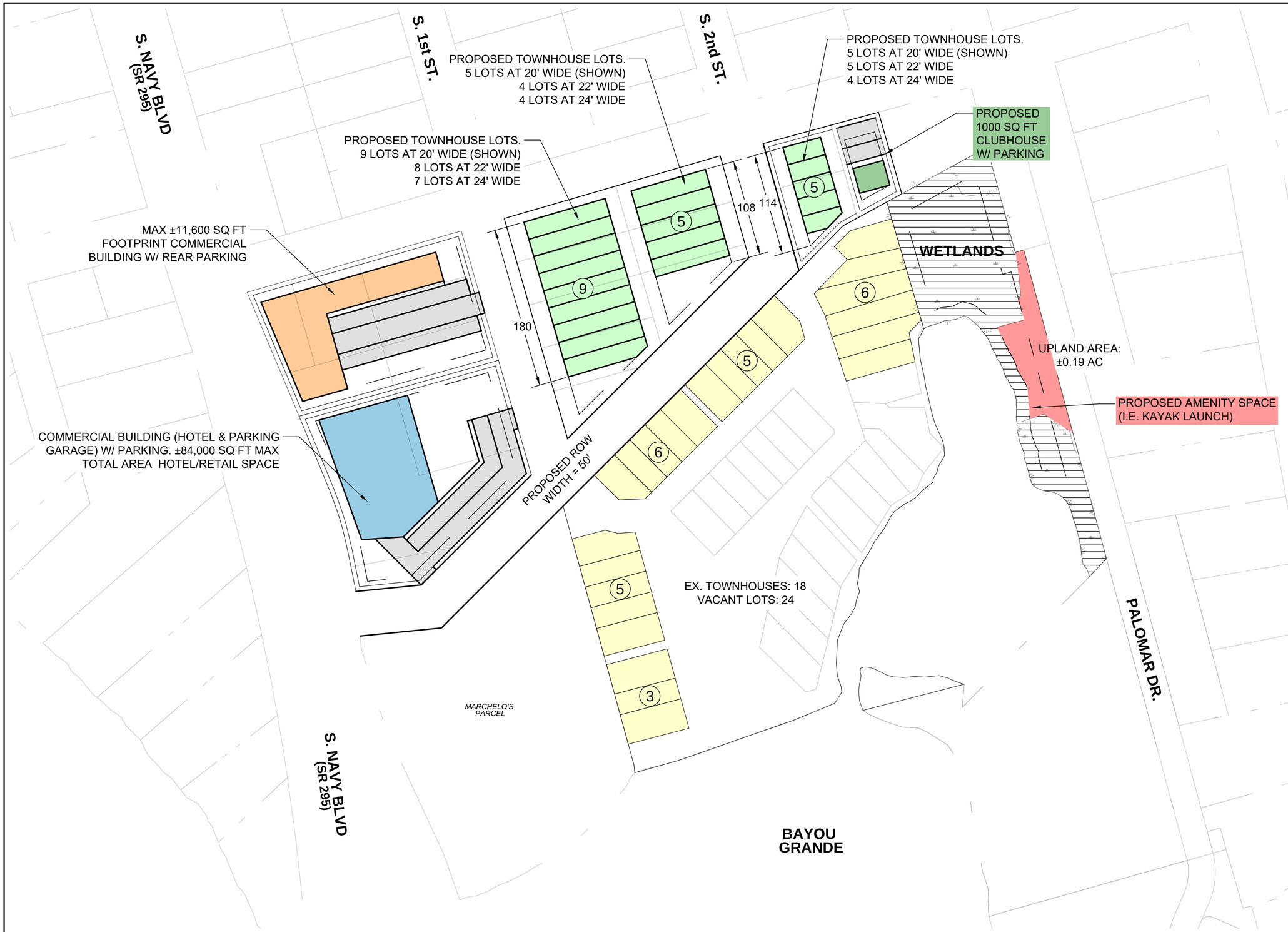
PROJ. START DATE:	---
MC PROJ. #	---
DRAWN	KG
DESIGNED	---
CHECKED	---
PROJ. MGR.	BW

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

1
DRAWING NUMBER

REVISION

STATUS: CONCEPTUAL TEST FIT NOT RELEASED FOR CONSTRUCTION



TEST FIT SUMMARY

TOWNHOUSES:
- EXIST. UNDEVELOPED: 24
- PROPOSED OPTIONS
  - NEW 20 FT WIDTH: 19
  - NEW 22 FT WIDTH: 17
  - NEW 24 FT WIDTH: 15
- TOTAL PROPOSED: 39 - 43

COMMERCIAL:
- MAX HEIGHT: 150 FT
- MAX STORIES: ~10 (ASSUMING HEIGHT OF 15 FT)
- FLOOR AREA RATIO: 2.0
- MAX LOT COVERAGE: 85% IMPERVIOUS

HOSPITALITY:
- LOT AREA: ± 42,000 SQ FT
- MAX TOTAL BUILDING FOOTPRINT: ± 84,000 SQ FT
- MAX FOOTPRINT PER FLOOR: ± 35,700 SQ FT
- PROPOSED FOOTPRINT PER FLOOR: ±14,000 SQ FT
- MAX HOTEL/RETAIL FLOORS (±14,000 SQ FT): 6

NOTE: ALL PROPERTIES WEST OF 2ND AND NORTH OF THE EXISTING TOWNHOUSE PROPERTY ARE IN THE WARRINGTON OVERLAY DISTRICT.

WARRINGTON OVERLAY
- SETBACKS: NEW CONSTRUCTION TO MAINTAIN EXIST. ALIGNMENT OF FACADES ALONG STREET FRONT.
- PARKING: FOR NEW CONSTRUCTION, PARKING MUST BE LOCATED IN THE REAR.

REV. NO.	DESCRIPTION	DATE

REVISIONS

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SPINNAKER COVE

GENERAL

TEST FIT (OPTION #2)

PROJ. START DATE:	---
MC PROJ. #	---
DRAWN	KG
DESIGNED	---
CHECKED	---
PROJ. MGR.	BW

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

2 DRAWING NUMBER

--- REVISION

STATUS: CONCEPTUAL TEST FIT NOT RELEASED FOR CONSTRUCTION