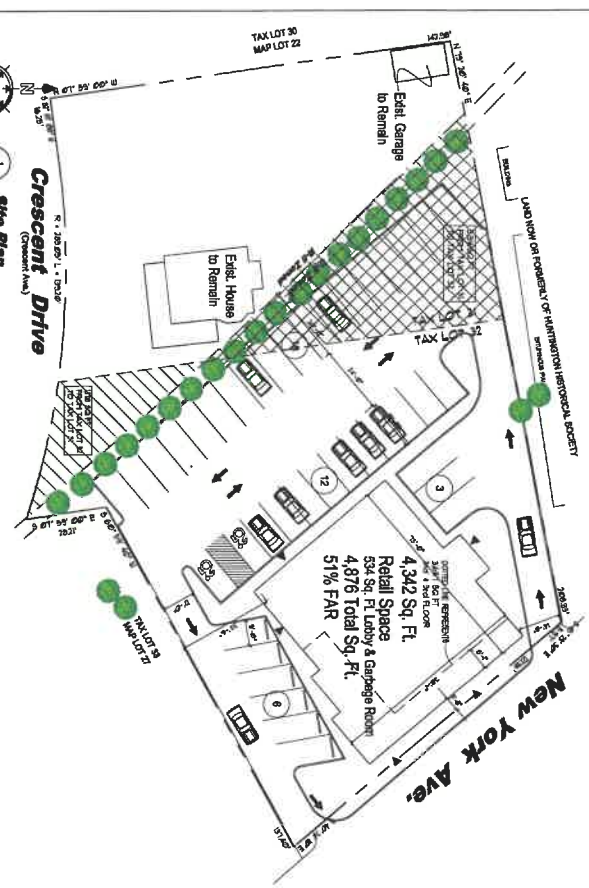




Site Plan
(Current Area)

PARKING CALCULATIONS

FIRST FLOOR 4,342 SQ. FT. PROPOSED RETAIL	22 SPACES
• (100%) - (open floor area)	
FIRST FLOOR 531 SQ. FT. APARTMENT LOBBY	
• 2 SPOT-1 BEDROOM/APARTMENT (1)	4 SPACES
• 2 SPOT-1 BEDROOM/APARTMENT (2)	
• 1 SPOT-1 BEDROOM/APARTMENT (6)	9 SPACES
TOTAL SPOTS REQUIRED	35 SPACES
TOTAL SPOTS PROVIDED	35 SPACES

SITE DATA

SITE AREA	23,581 SQ. FT. (.53 ACRES)
EXISTING USE	BUSINESS/RESIDENTIAL
PROPOSED USE	BUSINESS/RESIDENTIAL
EXISTING ZONE	C-6 GENERAL BUSINESS/RESIDENTIAL
SCHOOL DISTRICT	DIST. 4000 SECT. 36 BLK. 1 LOT 33.91
WATER DISTRICT	WASHINGTON WATER AUTHORITY
FIRE DISTRICT	WASHINGTON FIRE DEPARTMENT

ZONING COMPLIANCE TABLE

REQUIRED	PROPOSED
BUILDING HEIGHT	35' MAX
LOT COVERAGE	5%
FRONT YARD	NONE
FRONT YARD (PARKING)	NONE
SIDE YARD	33'-6" x 4'-6"
REAR YARD	15'
LOT AREA	23,581 SQ. FT.

5,000 SQ. FT. FLOOR X 1.5 = 15,000 SQ. FT. (MAX.)
3,149 SQ. FT. FLOOR X 1.5 = 4,724 SQ. FT. (MAX.)
3,149 SQ. FT. FLOOR X 1.5 = 4,724 SQ. FT. (MAX.)