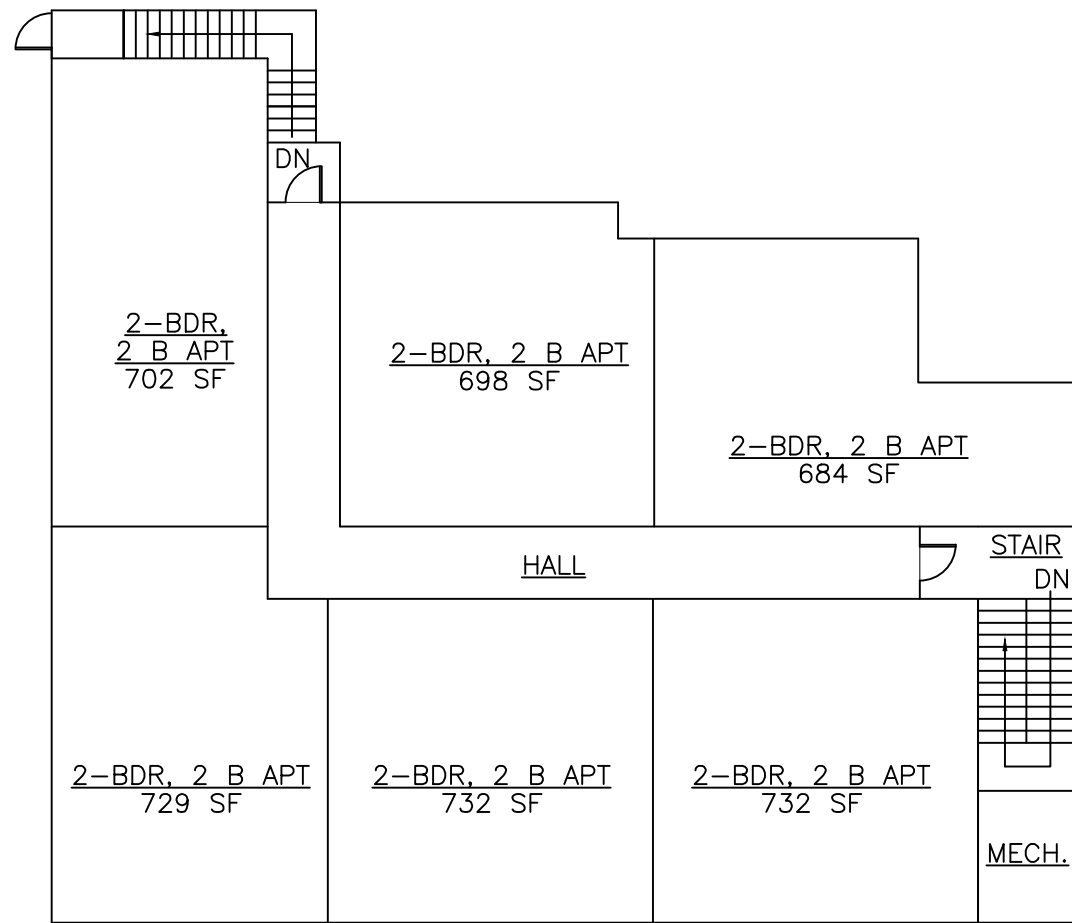
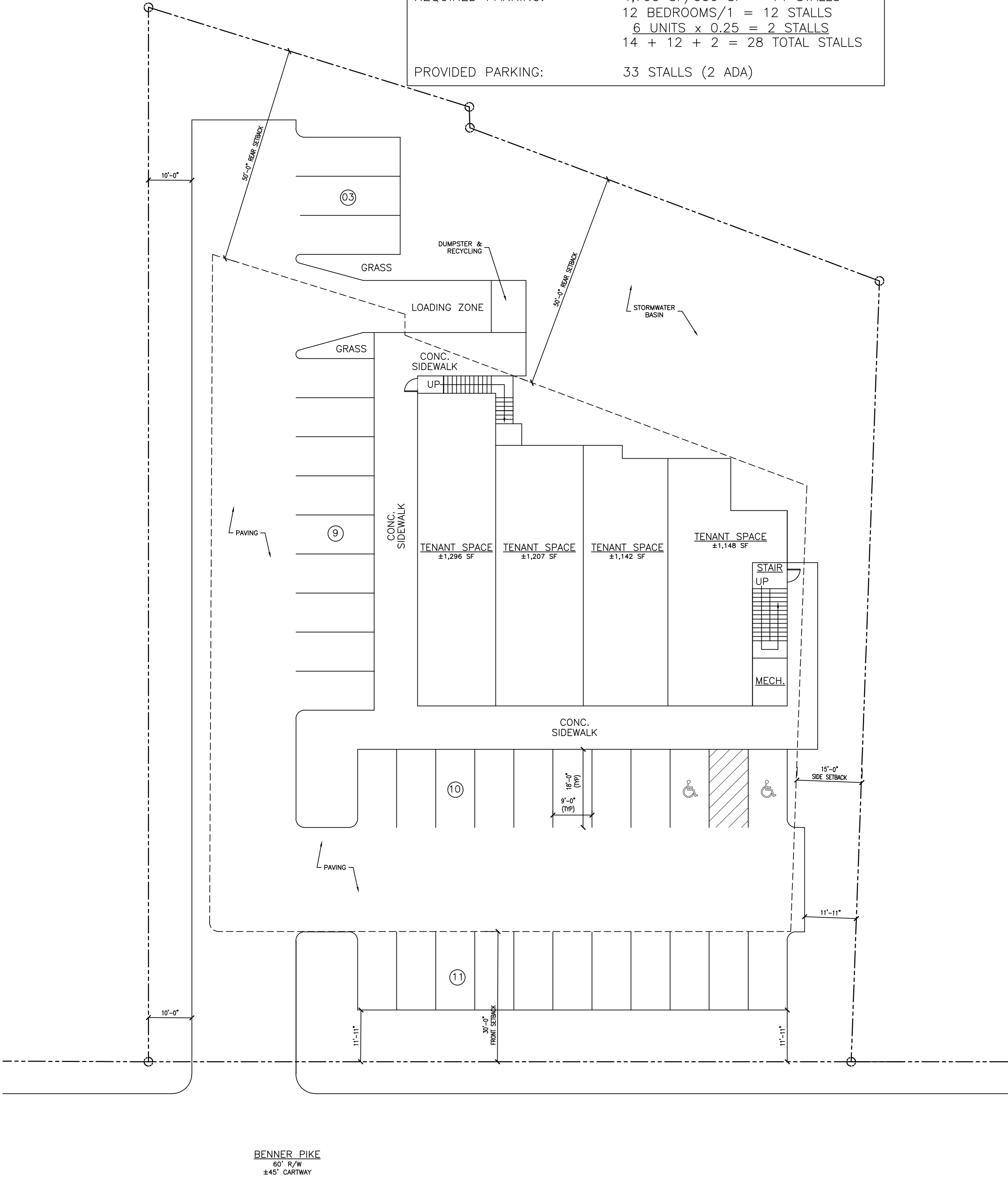




PROPOSED SITE PLAN – SECOND FLOOR APARTMENT
SCALE: 1/16" = 1'-0"

LOT INFO:	
TOTAL LOT AREA:	35,190 SF
MAX. IMPERVIOUS %:	70% – 5% = 65%
PROP. IMPERVIOUS:	22,465 SF
PROP. IMPERVIOUS %:	63.8%
REDUCTION FOR HAVING PARKING IN FRONT YARD:	63.8% < 65% – OK
PARKING INFO:	
RETAIL/OFFICE PARKING:	1 STALL/350 SF
APARTMENT:	1 STALL/BEDROOM
SPILL-OVER:	0.25/UNIT
PROP. RETAIL/OFFICE SF:	4,793 SF
PROP. APARTMENTS:	12 BEDROOMS
PROP. UNITS:	6 UNITS
REQUIRED PARKING:	4,793 SF/350 SF = 14 STALLS
	12 BEDROOMS/1 = 12 STALLS
	6 UNITS x 0.25 = 2 STALLS
	14 + 12 + 2 = 28 TOTAL STALLS
PROVIDED PARKING:	33 STALLS (2 ADA)



PROPOSED SITE PLAN – GROUND FLOOR
SCALE: 1/16" = 1'-0"

ALBERT A. DROBKA ARCHITECT
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA.
(814) 238-0710

PROJECT
PROPOSED MIXED-USE BUILDING FOR:
1235, 1301, & 1317 BENNER PIKE
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
PROPOSED
SITE PLAN

DATE
10/28/20

SCALE
AS NOTED

DRAWN BY:
JBA

CHECKED BY
AAD

SHEET NO.

ST1

PROJECT #

020-102