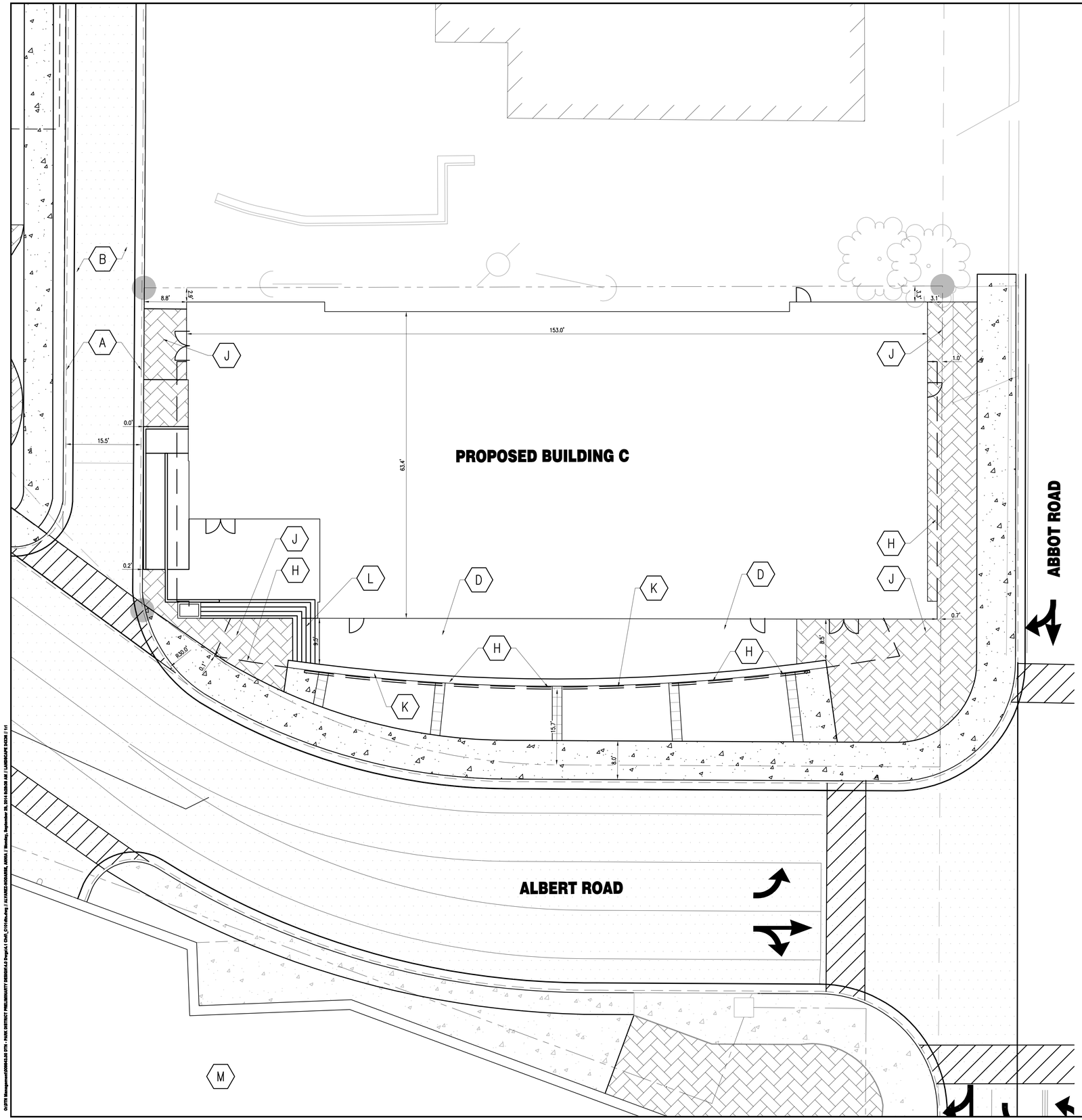

BENCHMARKS:

Benchmark #1: Big arm of fire hydrant on North side of Valley Court across from #248 West Grand River Avenue (car wash).
Elevation: 846.65

Benchmark #2: Big arm of fire hydrant on North side of intersection of Evergreen Avenue and Albert Avenue.
Elevation: 853.44

SITE DATA – BLD. C

EXISTING PARCEL NO(S):		33-20-01-13-229-011
ZONING:		C, CITY SERVICES – EXISTING B3, CITY CENTER COMMERCIAL – PROPOSED
LAND USE:		CITY PARKING LOT – EXISTING MIXED USE – PROPOSED
LOT AREA:		0.35 ACRES
SETBACKS:	FRONT YARD:	NONE REQUIRED 0.7' ALONG ABBOT ROAD PROPOSED 0.1' ALONG ALBERT AVENUE PROPOSED
	REAR YARD:	NONE REQUIRED 2.9' PROPOSED
	SIDE YARD:	NONE REQUIRED 0.0' ALONG PUBLIC ALLEY
FLOOR REQUIREMENT:		1.25 TIMES SITE AREA REQUIRED (±15,363 SQ.FT.) 86,910 SQ.FT. PROPOSED
BUILDING COVERAGE:		100% MAXIMUM PERMITTED 73.4% PROPOSED
GROUND COVERAGE:		100% MAXIMUM PERMITTED 85.5% PROPOSED
BUILDING HEIGHT:		8 STORIES, 112' ALLOWED WITH APPROVED SPECIAL PERMIT 8 STORIES, 93' PROPOSED

KEY NOTES

TYPICAL SITE DETAILS

A. CONCRETE CURB AND GUTTER
B. HMA SURFACE
C. NOT USED
D. OUTDOOR SEATING AREA
E. NOT USED
F. NOT USED
G. NOT USED
H. BUILDING OVERHANG
I. NOT USED
J. AESTHETIC SIDEWALK TREATMENT (I.E, PAVERS, STAMPED-COLORED CONCRETE, ETC.)
K. RETAINING WALL/ DECORATIVE SCREEN WALL (TYP.)
L. STEPS
M. BUILDINGS (BY OTHERS)

LEGEND

- AESTHETIC SIDEWALK TREATMENT (PAVERS, STAMPED – COLORED CONCRETE, ETC)
- BUILDING OVERHANG
- HMA SURFACE
- CONCRETE
- (A) KEY NOTE
- (12) NUMBER OF PARKING SPACES

N

0 10 20 30
1" = 10' BAR SCALE

811 Know what's below. Call before you dig.

NOT APPROVED:
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
	06/30/14	SPR SUBMITTAL		
	09/26/14	REVISED SPR SUBMITTAL		

BUILDING C SITE PLAN

Project Manager: T. AREND
Designed by: P. FURTAW/A. NODARSE
Drawn by: A. NODARSE
Checked by: P. FURTAW
Date Issued: February 28, 2014
Scale: 1" = 10'

Date

Project Number: 9843.00
File Name: _C101DTN.DWG

Drawing Number:

C101

G:\DTN Management\9800&UP\9843.00 DTN - PARK DISTRICT PRELIMINARY\DRAWING\Arch\Sheet Drawings\ (Sheet_C101DTN.dwg) ALVARADO,ADRIANNE, AMANDA (Wednesday, September 03, 2014 8:00:00 AM) LANDSCAPE ARCH (1:1)