

NOT FOR CONSTRUCTION

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SITE PLAN LEGEND

PROPERTY BOUNDARY	
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

PARKING LOT SITE INFORMATION BLOC

SITE ADDRESS: 250 E. OLIN AVE
SITE ACREAGE (TOTAL) = 1.47 ACRES

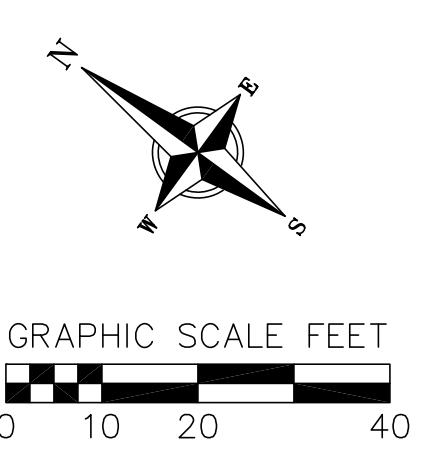
NUMBER OF BUILDING STORIES (ABOVE GRADE): 13
BUILDING HEIGHT: 136'
DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): TYPE 1A
USE OF PROPERTY: MIXED-USE
GROSS SQUARE FT OF BUILDING: 284,233 GSF
GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 13,506 GSF
NUMBER OF EMPLOYEES: TBD (OFFICE SPACE)
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: TBD

LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

SITE AREA: 63,775 SF
LOT COVERAGE: 52,923 SF
LOT COVERAGE: 83
LOT COVERAGE MAXIMUM: 85%

NUMBER OF BEDROOMS: 257
REQUIRED USABLE OPEN SPACE = 20 SF/BEDROOM = 5,140 SF
SITE USABLE OPEN SPACE AREA (DOG RUN & REAR OF BUILDING): 3,120 SF
BUILDING USABLE OPEN SPACE AREA (BALCONY & ROOFDECK AREA): 18,716 SF
(SEE ARCHITECTURAL PLANS FOR BALCONY & ROOFDECK LAYOUT)

TOTAL USABLE OPEN SPACE: 21,836 SF



A graphic scale bar for a map. It features a horizontal line with a grid pattern. The grid has 10 squares in the first foot, 10 squares in the second foot, and 10 squares in the third foot, with the fourth foot being solid black. Below the line, numerical markings are present at 0, 10, 20, and 40, representing feet.

NUMBER OF TREES SHOWN: SEE LANDSCAPE PL.

NUMBER OF PARKING STALLS:	
PROPOSED SITE	23
PROPOSED COVERED	202
ELECTRIC VEHICLE	2% EV INSTALLED. 10% EV READY.
ACCESSIBLE	7 TOTAL. 1 ON SITE. 6 COVERED.
VAN ACCESSIBLE	1 ON SITE. 1 COVERED.
TOTAL	225

SITE PLAN					
NO.	DATE	REMARKS	NO.	DATE	REMARKS
DATE	06/13/2022				
RFTER					
JGOL					
HECKED					
CLAN/TSCH					
OBJECT NO.	210063				