



MATILDA STREET

ROSS AVENUE

HUDSON STREET

HOPE STREET

1.529 ACRES  
66,598 SQ. FT.

New Bldg. 'C'  
Total S.F. = 20,508 S.F.  
3-Story Building

New Bldg. 'B'  
Total S.F. = 16,080 S.F.  
3-Story Building

Existing Bldg. 'A'  
5600 ROSS AVE.  
Total S.F. = 7,721 S.F.  
3-Story Brick Building

TOTAL SQUARE FOOTAGE (incl. use groups)			
	Child-Care Facility (sf)	Community Service (sf)	
Existing Building A (Hope Building)	FL 1	-	2,750
	FL 2	-	2,609
	FL 3	-	2,362
<b>Total Building A</b>			<b>7,721</b>
New Building B	FL 1	5,360	-
	FL 2	5,360	-
	FL 3	-	5,360
<b>Total Bldg B</b>			<b>16,080</b>
New Building C	FL 1	-	6,836
	FL 2	-	6,836
	FL 3	-	6,836
<b>Total Bldg C</b>			<b>20,508</b>

Total Child-Care Facility Use (sf)		10,720	
Total Community Service Use (sf)		33,589	
Total Building Area (sf)*		44,309	
Building Area (sf) Not to Exceed*		47,500	
<b>PARKING CALCULATIONS (Code Req'd)</b>			
Community Service SF	33,589	Parking Ratio 1:200	Parking Spaces Req'd 168
Child-Care SF	10,720	1:500	21
<b>Total Parking Spaces Req'd</b>			<b>189</b>

Parking Spaces to be Provided: 65 (New) \*60 min./65 max.  
 \*A Parking Study dated 07/06/16 provided by Kimley-Horn supports that any parking supply over 60 spaces will completely accommodate the parking demand for the new site, plus a significant buffer or safety factor. This was approved by the traffic engineer for Sustainable Development and Construction.

BUILDING HEIGHT		
Existing Building	Stories	Total Bldg Ht.
Existing Building A	3	Existing
New Building B	3	*42'-8" A.F.F.
New Building C	3	*42'-9" A.F.F.

\*Since parapet height will vary, the building height indicated is an average of all corners of the building.

LOT COVERAGE		
Site Area (sf)		66,598 *1.529 acres
Total Surface Parking Area (sf)	44%	29,280
Total Building Footprint Area (sf)	22%	14,946
Maximum Allowable Lot Coverage (sf)	60%	39,959
Actual Lot Coverage (sf)*	22%	14,946 *based on building footprint (as designed)

FLOOR AREA RATIO		
Total Building Area (sf)		47,500 *based on max. area
Site Area (sf)		66,598 *1.529 acres
FAR		0.71:1

NOTES:  
 ALONG ROSS AVE., HOPE ST., AND HUDSON ST., NEW SIDEWALKS ARE TO BE 6'-0" WIDE, TYP. WITH A MINIMUM 4'-0" LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND STREET.  
 ALONG MATILDA ST., NEW SIDEWALKS ARE TO BE 4'-0" WITH A 3'-6" LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND STREET.  
 SIDEWALKS ARE TO BE LEVELED ACROSS ALL DRIVES AND BUILT TO ADA AND CITY STANDARDS.  
 A 3'-0" HIGH LANDSCAPE SCREENING WILL BE PROVIDED ALONG HOPE ST., HUDSON ST., AND MATILDA ST. TO SCREEN THE SURFACE PARKING.  
 CONTOUR LINES REPRESENT EXISTING GRADING. THE CIVIL ENGINEER HAS NOT YET DEVELOPED A GRADING PLAN FOR THE SITE.  
 THESE PLANS SHOW EXISTING TREES TO REMAIN. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



SCALE: 1/16" = 1'-0"

CASE NO. Z112-281 (OTH)