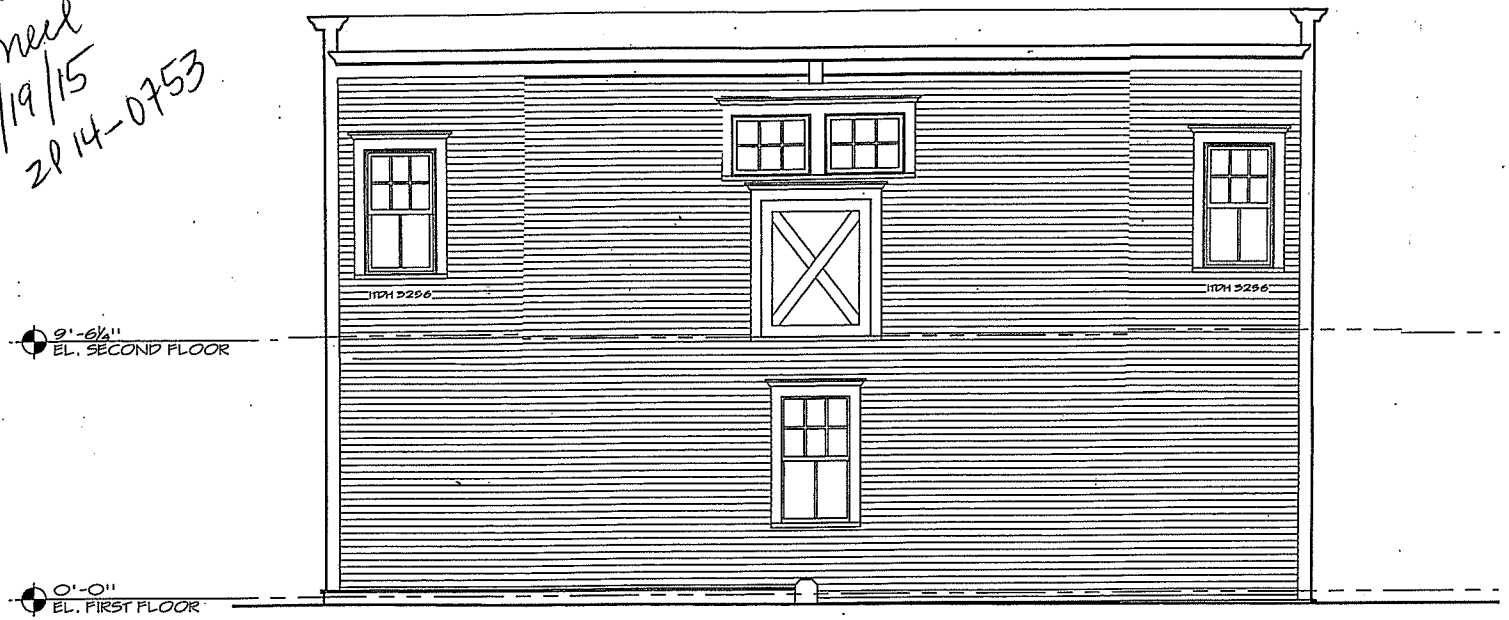
Retention of loft door as required by condition #16.
M O'Neil
3/19/15
2014-0753

Proposed
- Windows over door placed higher
- Door is retained

PROGRESS PRINT
NOT FOR CONSTRUCTION



EAST ELEVATION

FULL SCALE: ¼" = 1'-0"

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AS BUILT
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11.12.2012

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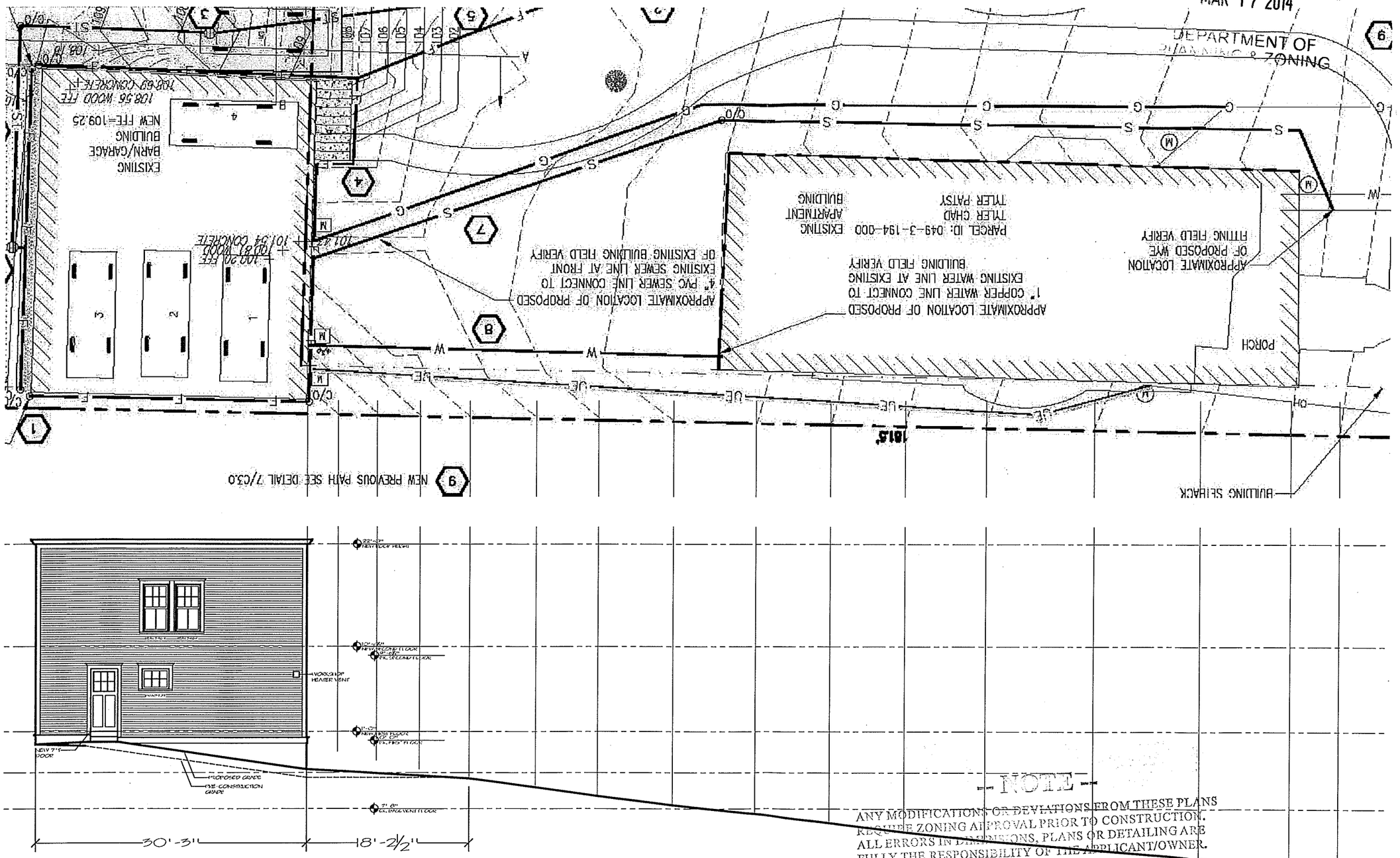

NORTH ELEVATION SITE SECTION
SCALE: 1"-10'

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DESIGN CONCEPT
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SITE

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Existing coverage (34.34%) taken from ZP 08 – 446CA

210 S. UNION ST.

ZONE- INSTITUTIONAL CAMPUS	
LOT COVERAGE- ALLOWED: 40%;	NO NET CHANGE PROPOSED,
(EXISTING PER CITY= 34.34%)	*(SEE DETAIL BREAKDOWN ON SITE PLAN);*
BUILDING HEIGHT- ALLOWED: 35';	PROPOSED +12"
FRONT SETBACK- ALLOWED: 15;	NO CHANGE PROPOSED
SIDE SETBACKS- BLDG. ALLOWED: 5.4';	NO CHANGE PROPOSED
DRIVE/PARKING ALLOWED: 5'	PROPOSED 5';
REAR SETBACK- BUILDING ALLOWED: 45.4';	NO CHANGE PROPOSED
DRIVE/PARKING ALLOWED: 20';	PROPOSED 28.5';
DENSITY- ALLOWED: 20 DU/ACRE	
EXISTING: 4 UNITS;	PROPOSED: 5 UNITS;
PARKING- REQUIRED: 1 SPACE PER UNIT	
(SHARED USE PARKING DISTRICT)	
EXISTING: 4 /4 UNITS;	PROPOSED: 5/5 UNITS;

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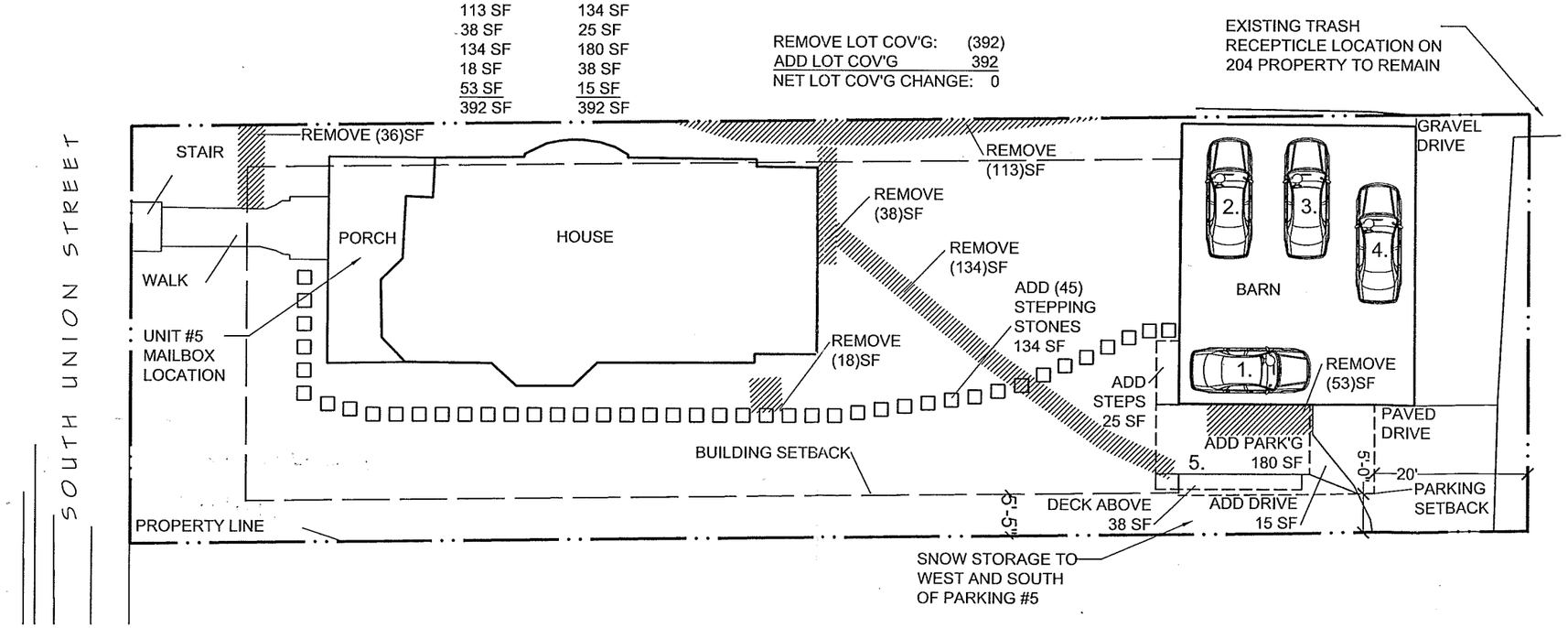
Revised

REMOVE:	ADD:
36 SF	
113 SF	134 SF
38 SF	25 SF
134 SF	180 SF
18 SF	38 SF
53 SF	15 SF
392 SF	392 SF

REMOVE LOT COV'G: (392)
ADD LOT COV'G 392
NET LOT COV'G CHANGE: 0



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

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210 S. UNION ST.

ZONE- INSTITUTIONAL CAMPUS	
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(SHARED USE PARKING DISTRICT)	
EXISTING: 4 /4 UNITS;	PROPOSED: 5/5 UNITS;

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REMOVE:	ADD:
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113 SF	134 SF
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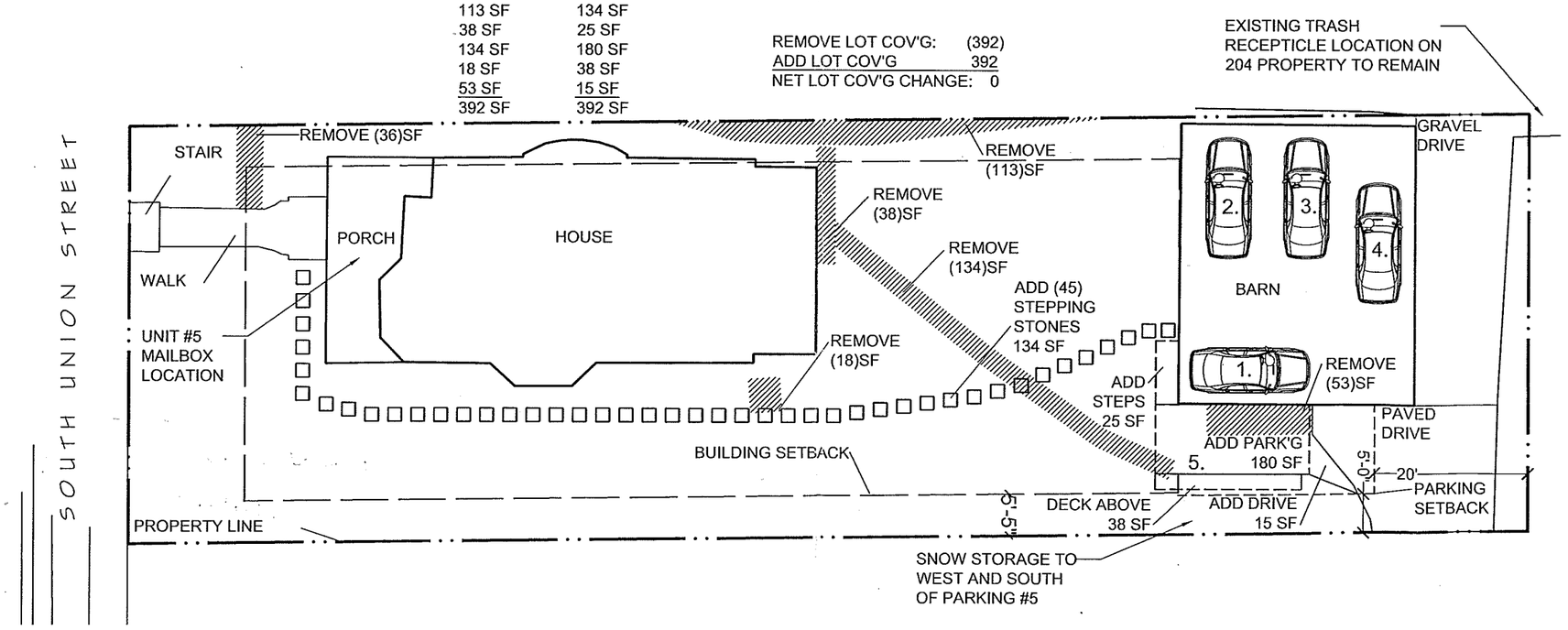
ADD LOT COV'G 392
NET LOT COV'G CHANGE: 0



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

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SOUTH ELEVATION

4' 2' 0 4' 8'

FULL SCALE: ¼" = 1'-0"

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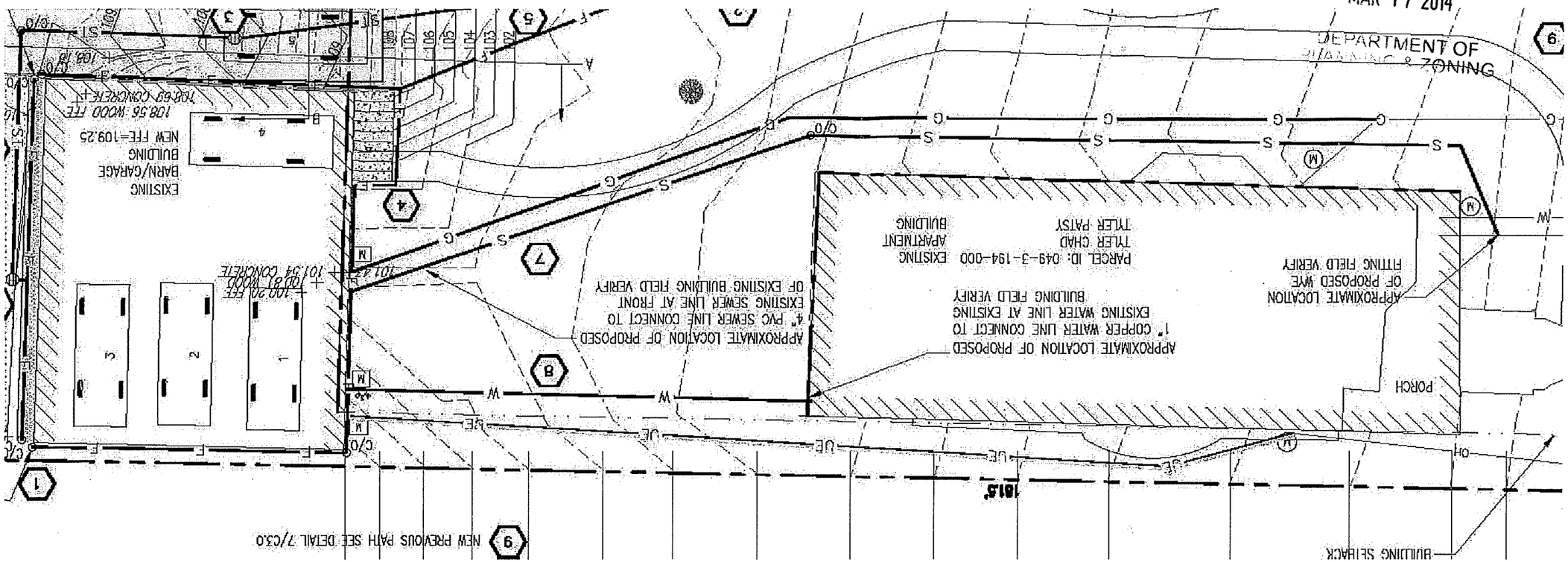

NORTH ELEVATION SITE SECTION
SCALE: 1"-10'

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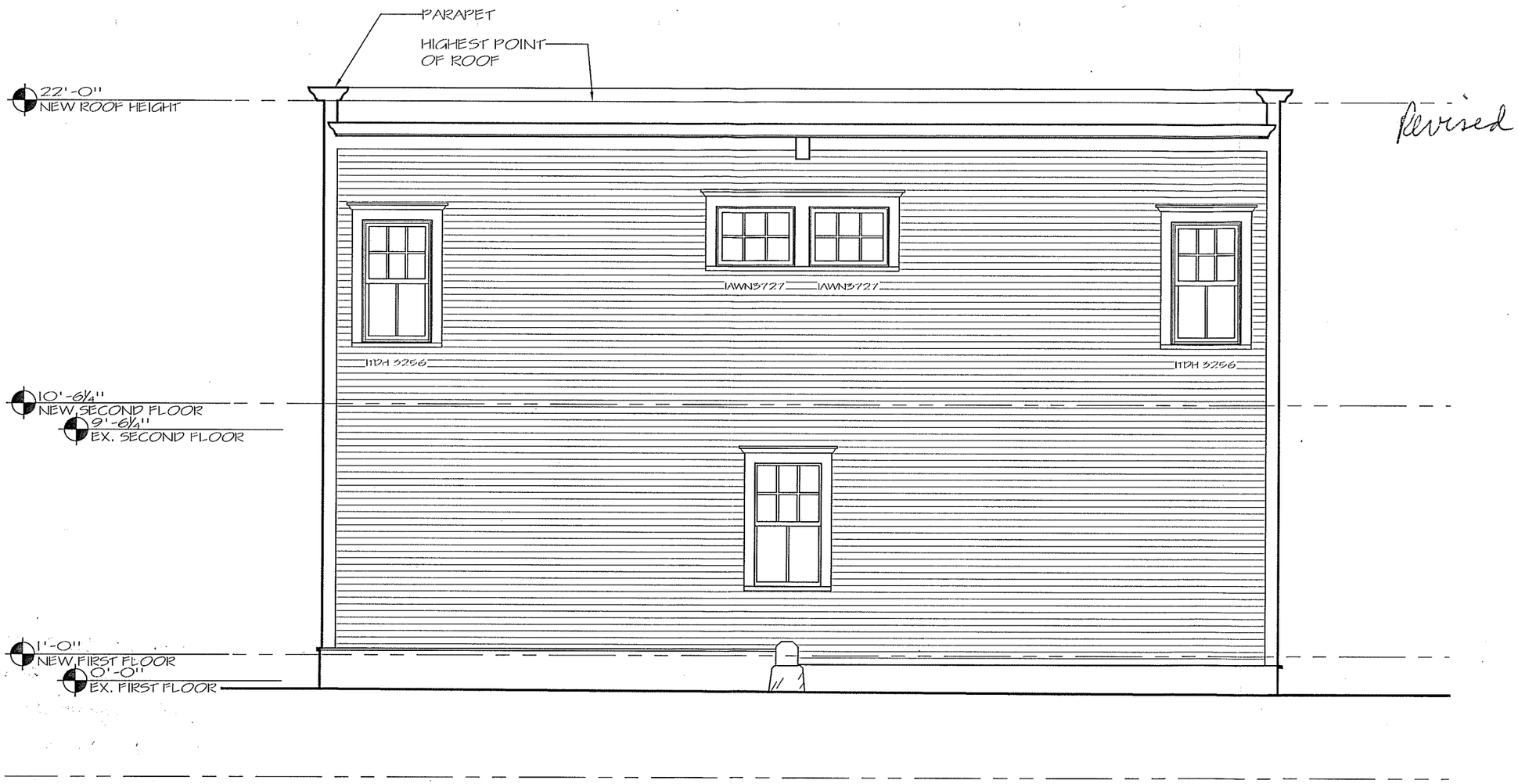
See condition #16



EAST ELEVATION

OPTION 1- REVISED

4' 2' 0 4' 8'

FULL SCALE: ¼" = 1'-0"

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Unless alteration req'd by bldg inspector. See condition #17.

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NORTH ELEVATION
OPTION 1- REVISED

4' 2' 0 4' 8'

FULL SCALE: ¼" = 1'-0"

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WEST ELEVATION

4' 2' 0 4' 8'

FULL SCALE: ¼" = 1'-0"

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