

ZONING LEGEND

*ZONING DISTRICT: COMMERCIAL INTERMEDIATE DISTRICT C-3
OVERLAY DISTRICT TWO-B

GROSS LOT AREA: 16,732 S.F. (.38 ACRES)
BUILDING FOOTPRINT: 1,375 S.F.

Minimum open space: 24%
Proposed open space: 80%

**BUILDING HEIGHT: 50' ALLOWED, 23'-6" PROPOSED

***BUILDING SETBACKS:
FRONT YARD (NORTH) 25'min 25' PROPOSED
STREET SIDE YARD (EAST) 15'min 15' PROPOSED
INTERIOR SIDE (WEST) 15'min 15' PROPOSED
REAR YARD 15' min 15' PROPOSED

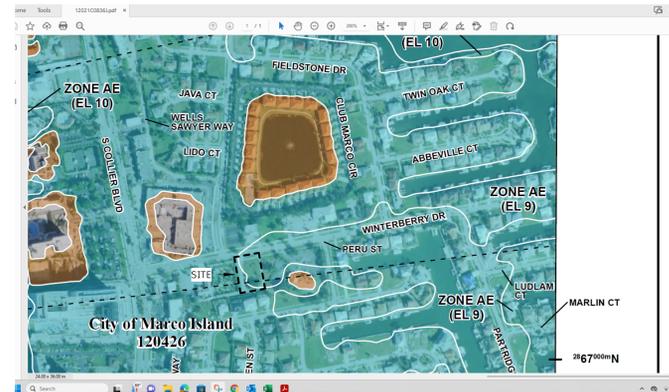
Minimum principal structure: 700sq. ft proposed: 1375 sq. ft
Max Lot coverage: 79% 20%proposed

Program	Ratio	Required Spaces	Provided
RETAIL	1 per 250sf	561/250 = 2.2	
CAFE (Sit down)	1 per 4 seats	48 Seats = 11	
Kitchen/ Prep	1 per 200sf	266/200 = 1.3	
Total		14.5**	13

**Maximum 20% Reduction in parking through bike parking, shared parking drive, and pedestrian access

FEMA FLOOD ELEVATION

FEMA FLOOD ZONE: FLOOD ZONE AE
BASE FLOOD ELEVATION (BFE): 10
DESIGN FLOOD ELEVATION: 11



SPECIFIC KEY NOTES

Key Value	Keynote Text
A01	POLYLUMBER DECKING; TREX, TIMBERTECH, OR SIMILAR
A02	ROLLAWAY DUMPSTER LOCATION
A04	POTTED PLANTS, RE: LANDSCAPE
A05	OPENING FOR TREE
A06	STORM WATER, RE: CIVIL
A07	CONCRETE PAD FOR MECHANICAL CONDENSING UNITS, VERIFY SIZE WITH CUTSHEETS
A08	METAL STAND FOR CONDENSING UNITS RE: MECHANICAL, HEIGHT TO MATCH FINISH FLOOR ELEVATION

SITE LIGHTING LEGEND

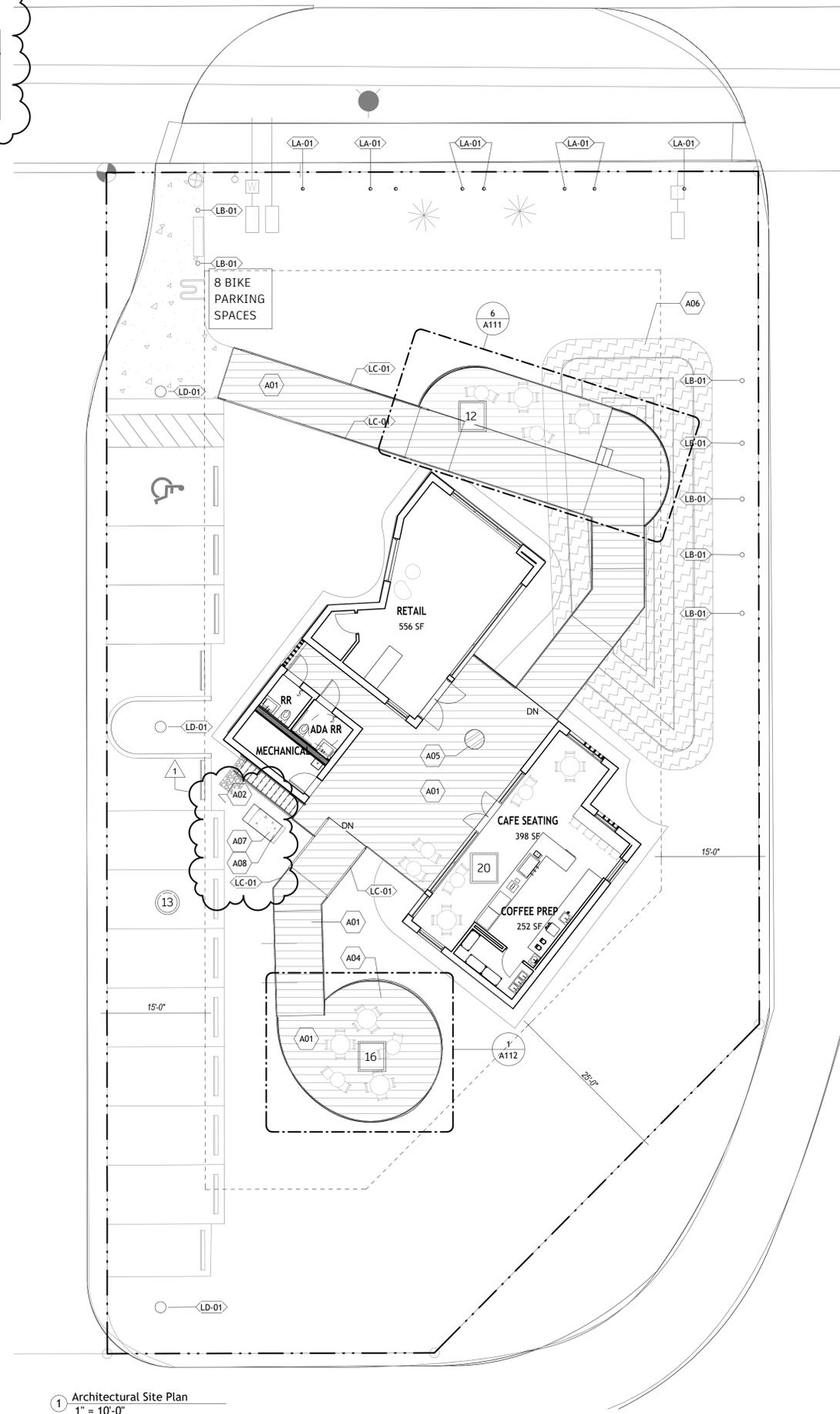
TAG	DESCRIPTION	SIZE	FINISH	MANUFACTURER	Model NO.
LA-01	TREE MOUNTED LIGHT	4"	TBD	BEGA	B84067
LB-01	EXTERIOR LIGHT BOLLARD	3'-0"	TBD	BEGA	B99862
LC-01	CONTINUOUS IN-HANDRAIL LIGHT	continuous	TBD	GRECO	G-LIGHT
LD-01	TALL EXTERIOR LIGHT BOLLARD	10'-0"	TBD	BEGA	B77589

SITE PLAN LEGEND

- SETBACK LINE
- PROPERTY LINE
- (XX) NUMBER OF PARKING SPACES
- [XX] NUMBER OF CAFE SEATS
- [Hatched] DECK
- [Stippled] CONCRETE SIDEWALK

Approval is for the lighting plan and the exact same plan in the architectural set. MPH

Reviewed for code compliance
M Holden
11/26/2024 12:23:50 PM



1 Architectural Site Plan
1" = 10'-0"

S.Lyarchitecture

Digitally signed by Sarah Lyons
DN: c=US, o=S.Ly Architecture,
dnQualifier=A01410C000018EA8F6D4DC0007B816, cn=Sarah Lyons
Date: 2024.08.26 10:24:01 -04'00'
slyarchitecture.com

No.	Description	Date
	PERMIT SET	6/18/24
1	Revision 1	8/20/24

989 WINTERBERRY DR

ARCHITECTURAL SITE PLAN AND ZONING

Project Number 23-0101
Date 4/15/2024
Drawn By SLy
Checked By ADSK

A100

Scale As indicated