



ZONING:	
DISTRICT:	C-2, BELTLINE OVERLAY, NPU-F
LOT AREA:	12,157 (.2791 ACRES)
FAR:	3.0 => 36,471SF (ALLOWED)
TOTAL FLOOR AREA:	8,000SF (PROPOSED)
BUILDING FOOTPRINT:	4,000SF (PROPOSED)
SETBACKS:	
FRONT:	10FT BUILDING
SIDE:	0FT BUILDING
REAR:	0FT BUILDING
TRANSITIONAL YARD:	NONE
SCREENING:	AT REAR, OPAQUE FOR 6FT
HEIGHT:	NO MAXIMUM - 25FT (PROPOSED)
TRANSITIONAL HEIGHT PLANE:	35FT ABOVE REAR SETBACK AND 45 DEG INWARD - COMPLIES
PARKING:	
MIN COMMERCIAL:	RESTAURANT: 1 PER 100SF => 108 SPACES BUSINESS: 1 PER 300SF => 36 SPACES PROPOSED: 16 VIA A VARIANCE REQUEST
LOADING:	0 PER TABLE IN 16-28.015
ENCLOSED BIKE/MOPED:	1 PER 8,000SF => 3 PROPOSED
BUILDING CODE:	
IBC 2018:	
OCCUPANCY:	B OR A2
SPRINKLERS:	NOT REQUIRED
TYPE:	VB
HEIGHT:	60FT (ALLOWED) - 22FT (PROPOSED)
AREA PER FLOOR:	6,000SF (ALLOWED) - 5,372SF (PROPOSED)
ACCESSIBILITY:	
ELEVATORS:	1 LULA FOR ACCESS TO SECOND FLOOR TENANCIES

1 | Site Plan - Separate
A.001 | 1" = 30'-0"

