

COMMERCIAL SF SUMMARY

GROCERY	23,291 SF
SHOPS	46,581 SF
EXISTING BANK	3,500 SF
TOTAL	73,372 SF

RESIDENTIAL SUMMARY

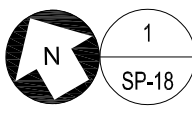
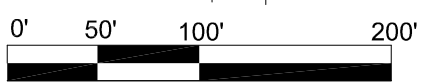
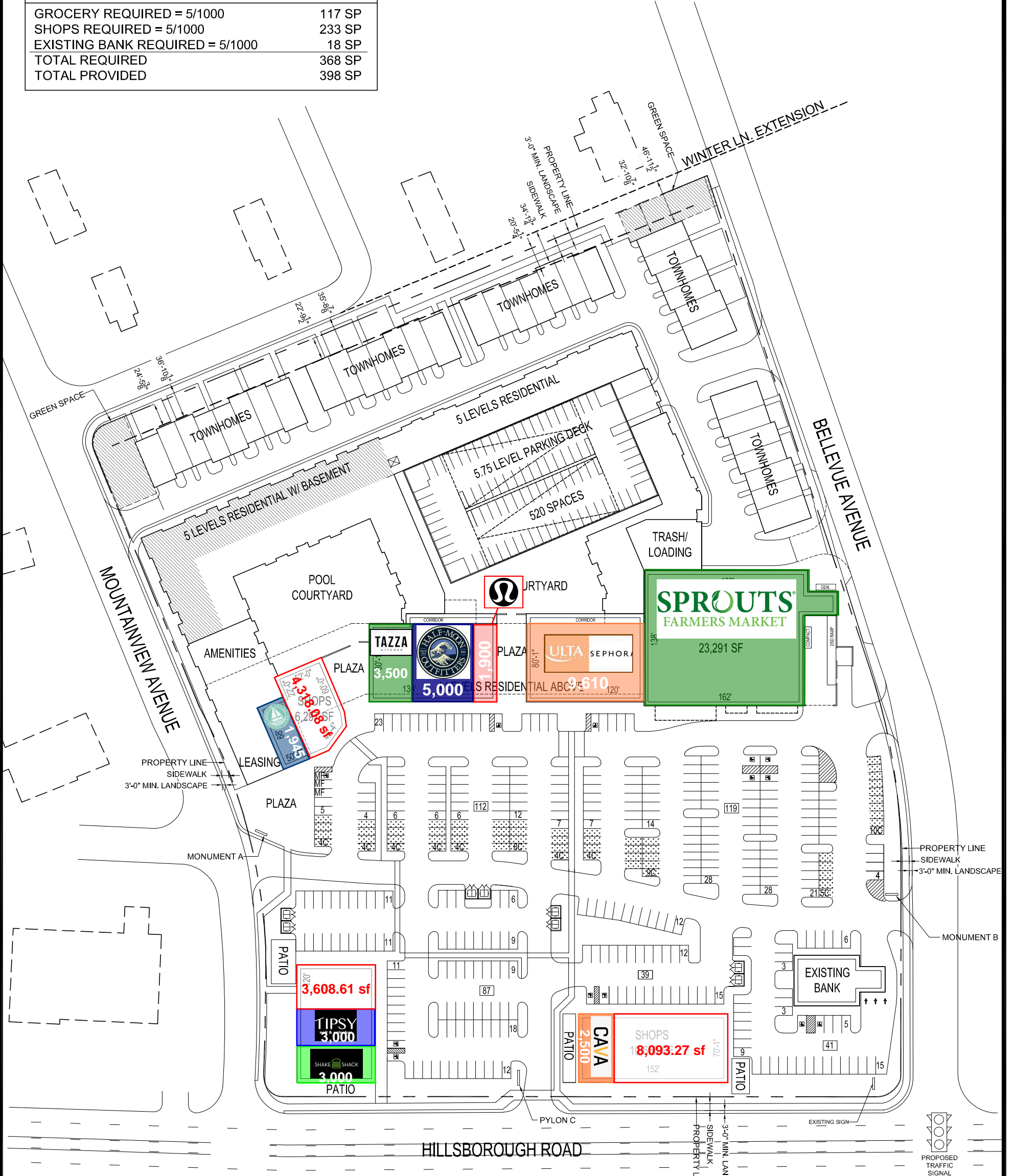
MULTIFAMILY = 850SF AVG.	370 UNITS
PARKING REQ'D = 1.4 / UNIT	518 SP
PARKING PROVIDED	520 SP
	(W/ 26 ADDITIONAL ON STREET SPACES)
TOWNHOMES	35 UNITS, SELF PARK

LEGEND

-----	PROPERTY LINE
---	SITE CURB
---	BLDG OUTLINE
---	BLDG PARAPET
---	SITE STRIPING

COMMERCIAL PARKING SUMMARY

GROCERY REQUIRED = 5/1000	117 SP
SHOPS REQUIRED = 5/1000	233 SP
EXISTING BANK REQUIRED = 5/1000	18 SP
TOTAL REQUIRED	368 SP
TOTAL PROVIDED	398 SP



CONCEPTUAL SITE PLAN
SCALE: 1" = 100'