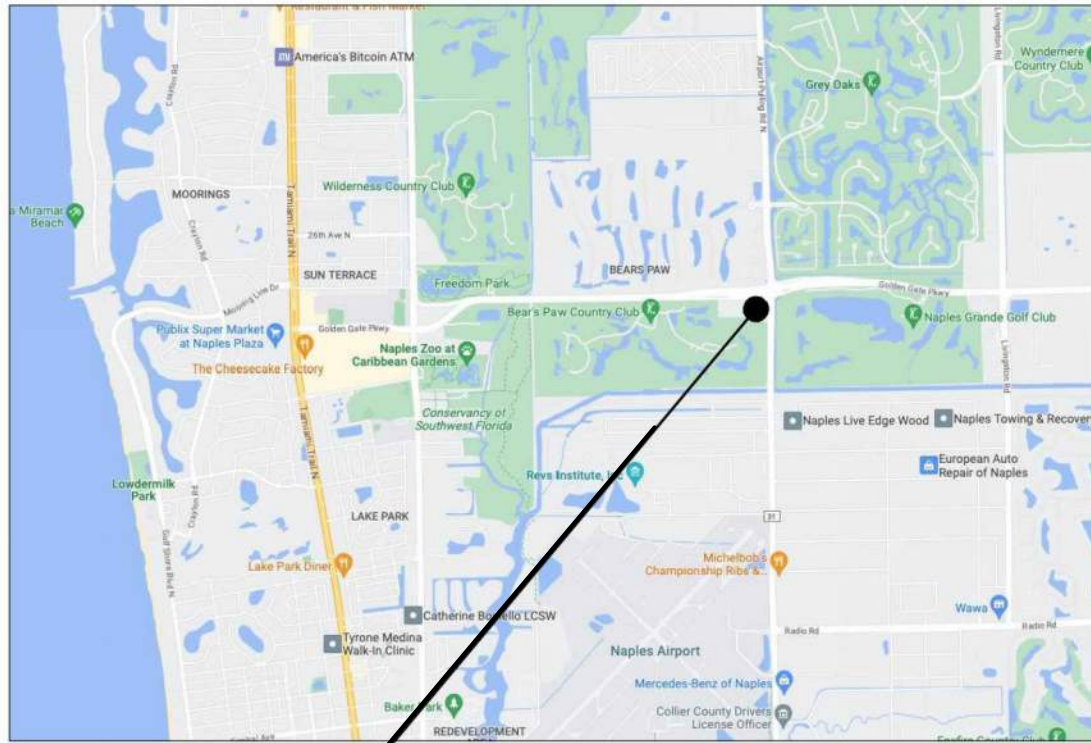


# DRAWING INDEX

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SK2	RETAIL BUILDING FLOOR PLAN
SK3	RETAIL BUILDING ROOF PLAN & BUILDING SECTION
SK4	RETAIL BUILDING ELEVATIONS
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SK8	RENDERS - RETAIL BUILDING
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LSA AND SURVEY IN SEPARATE FILES

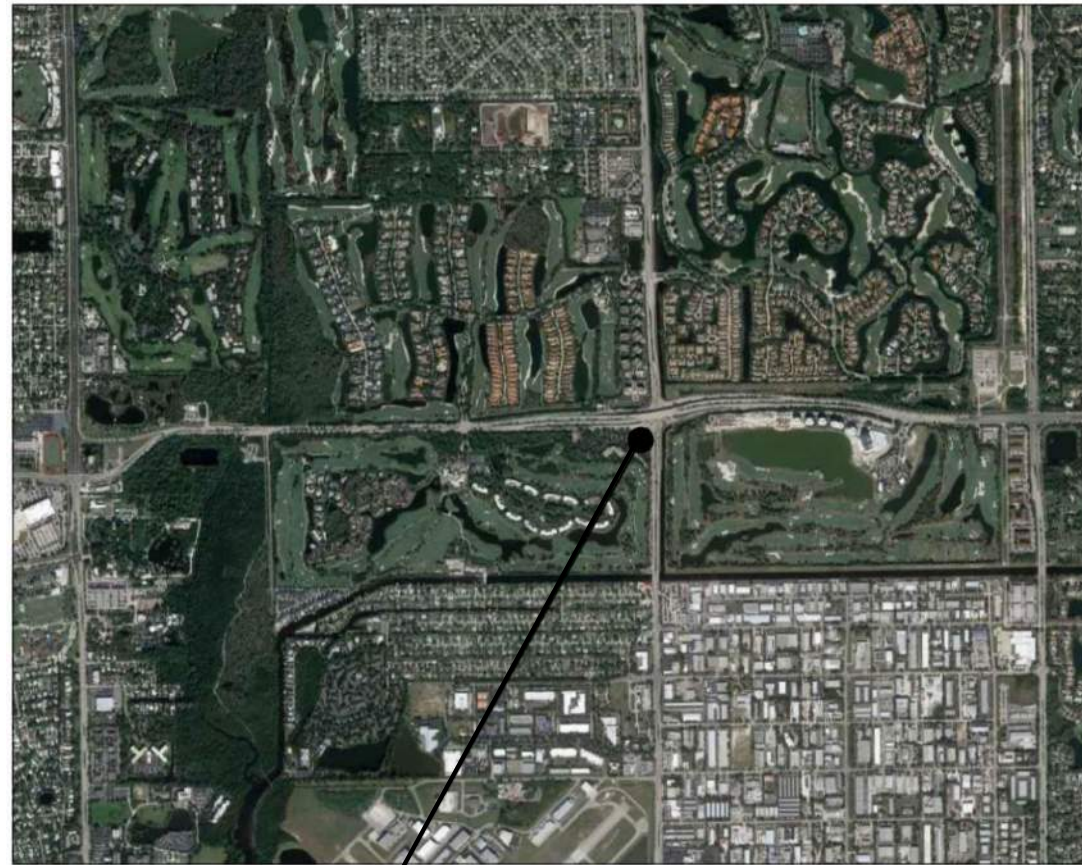


PROJECT SITE



PROJECT LOCATON MAP

SCALE: 1/4" = 1'-0"



PROJECT SITE



PROJECT AREAL PHOTO

SCALE: 1/4" = 1'-0"



## PROJECT SUMMARY:

2600 GOLDEN GATE PARKWAY IS A PLAZA CONSISTING OF TWO 1-STORY BUILDINGS AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOLDEN GATE PARKWAY AND AIRPORT-PULLING ROAD.

THE NORTH BUILDING IS A STARBUCKS WITH A DRIVE-THRU.

THE SOUTH BUILDING CONSISTS OF 3 UNITS TO BE USED AS RETAIL AND RESTAURANT SPACE. IT WILL HAVE AN ENTRANCE FROM AIRPORT-PULLING ROAD AND PARKING SURROUNDING THE BUILDING.

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SKO

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# MASTER PLAN (SUMMARY)

SITE AREA: 109,248 SQUARE FEET / 2.47 ACRES (UPDATE AFTER SURVEY)  
 THIS PROJECT IS SUBJECT TO THE FEMA FLOOD AE 7  
 ZONING: HC - HIGHWAY COMMERCIAL  
 MAXIMUM HEIGHT: 3 STORIES AND 42 FEET, MEASURED FROM 1ST FLOOR FEMA ELEVATION

SECTION 56-35 (B). BUILDING DIMENSIONS, MAXIMUM PERMITTED:  
 ATTACHED BUILDINGS. THE MAXIMUM DIMENSION OF ANY GROUP OF ATTACHED STRUCTURES SHALL NOT EXCEED 200 FEET IN ANY RESIDENTIAL DISTRICT, OFFICE DISTRICT OR PD DISTRICT INTENDED FOR RESIDENTIAL, TRANSIENT LODGING OR OFFICE USE. NO SUCH GROUP OF ATTACHED STRUCTURES SHALL EXTEND BEYOND THE BOUNDARIES OF AN IMAGINARY SQUARE OF 200 FEET IN LENGTH AND 200 FEET IN WIDTH. THE DIMENSIONAL RESTRICTION SHALL APPLY TO THE ENTIRE GROUP OF ATTACHED BUILDINGS AND SHALL NOT BE LIMITED TO ANY INDIVIDUAL BUILDING FACADE.

MAX LOT COVERAGE (SEC 56-40)  
 BUILDING HEIGHT LESS THAN 30' FEET = 30%  
 PRIMARY BUILDINGS: 30% OF 109,248 S.F. = 32,774.4 SQUARE FEET  
**TOTAL LOT COVERAGE = 12,500 SQFT OR 11% OF 109,248 SQFT**

BUILDING SETBACKS "YARDS" (SECTION 58-506)  
 FRONT (AIRPORT): 20'  
 FRONT (GOLDEN GATE): 50'  
 SIDE: 25'  
 REAR: 25'

DENSITY OF NEW PROPOSED BUILDINGS:  
 RETAIL BUILDING: (3) THREE UNITS AT 2,872 SF  
 4,270 SF  
 2,858 SF  
 STARBUCKS BUILDING: (1) ONE UNIT AT 2,500 SF

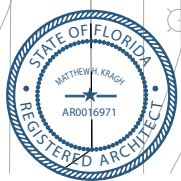
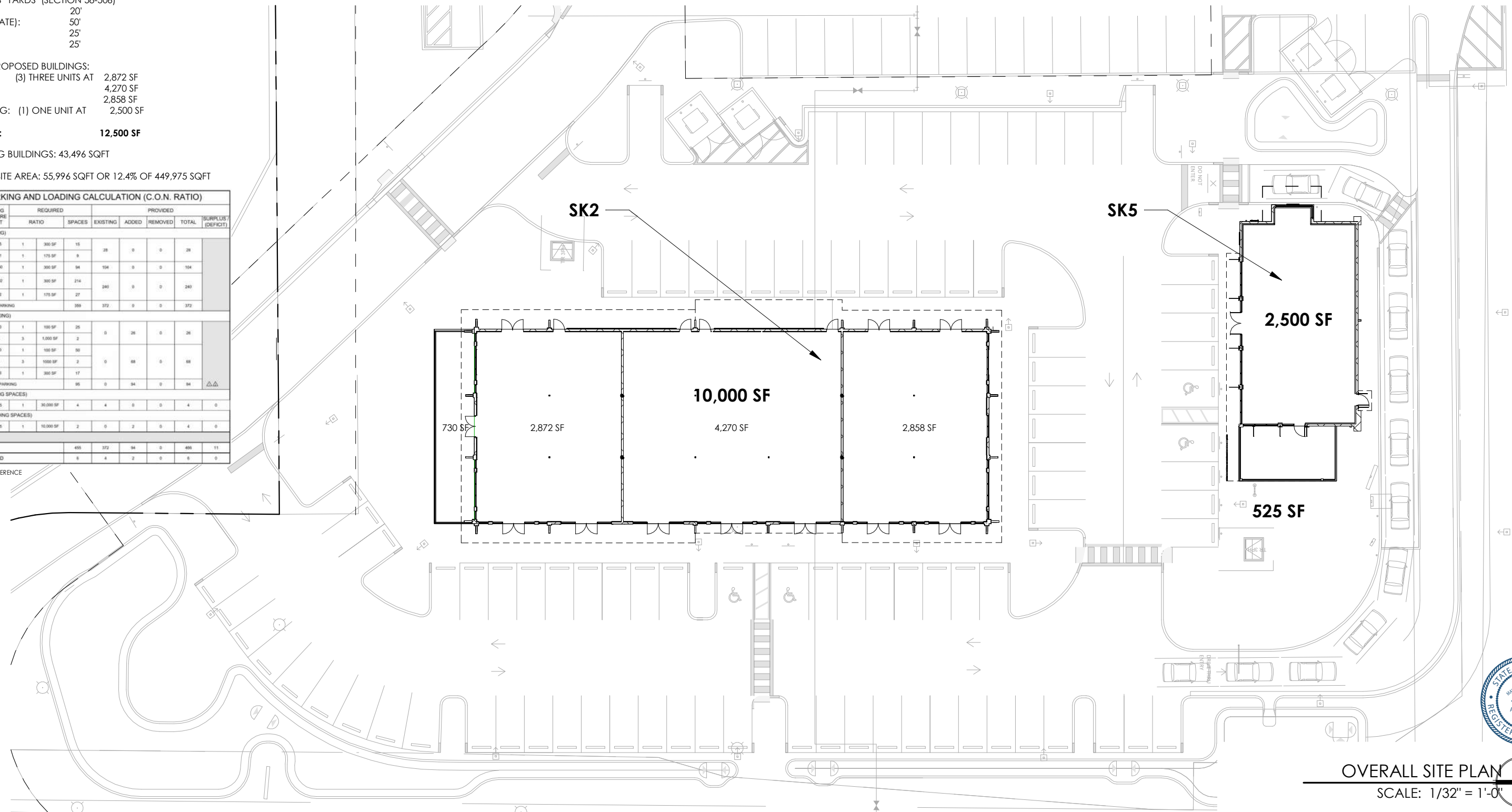
**SQUARE FEET TOTAL: 12,500 SF**

DENSITY OF EXISTING BUILDINGS: 43,496 SQFT

TOTAL DENSITY OF SITE AREA: 55,996 SQFT OR 12.4% OF 449,975 SQFT

OVERALL PARKING AND LOADING CALCULATION (C.O.N. RATIO)										
BUILDING NO.	USE	BLDG SQUARE FEET	REQUIRED		PROVIDED				SURPLUS/DEFICIT	
			RATIO	SPACES	EXISTING	ADDED	REMOVED	TOTAL		
EXISTING DEVELOPMENT (PARKING)										
EX. BLDG 2500	COMMERCIAL (20% OF BLDG)	4,895	1	300 SF	15					
EX. BLDG 2600	MEDICAL (25% OF BLDG)	1,961	1	175 SF	9	28	0	0	28	
EX. BLDG 2600	COMMERCIAL	28,160	1	300 SF	94	104	0	0	104	
EX. BLDG 2940	COMMERCIAL (30% OF BLDG)	84,082	1	300 SF	214	240	0	0	240	
EX. BLDG 2940	MEDICAL (1% OF BLDG)	4,802	1	175 SF	27					
EXISTING TOTAL PARKING					359	372	0	0	372	
PROPOSED DEVELOPMENT (PARKING)										
BLDG 1	RESTAURANT (35% OF FLOOR)	2,500	1	100 SF	25	0	26	0	26	
	OUTDOOR DINING	525	3	1,500 SF	2					
	RESTAURANT	5,000	1	100 SF	30					
BLDG 2	OUTDOOR DINING	730	3	1000 SF	3	0	68	0	68	
	RETAIL	5,000	1	300 SF	17					
PROPOSED TOTAL PARKING					95	0	94	0	94	△△
EXISTING DEVELOPMENT (LOADING SPACES)										
EX. BLDG (OFFICES)		13755	1	30,000 SF	4	4	0	0	4	0
PROPOSED DEVELOPMENT (LOADING SPACES)										
PROP. BLDG (RETAIL/RESTAURANT)		13775	1	10,000 SF	2	0	2	0	4	0
TOTAL PARKING PROVIDED					455	372	94	0	456	11
TOTAL LOADING SPACES PROVIDED					6	4	2	0	6	0

SEE CIVIL DRAWINGS FOR REFERENCE



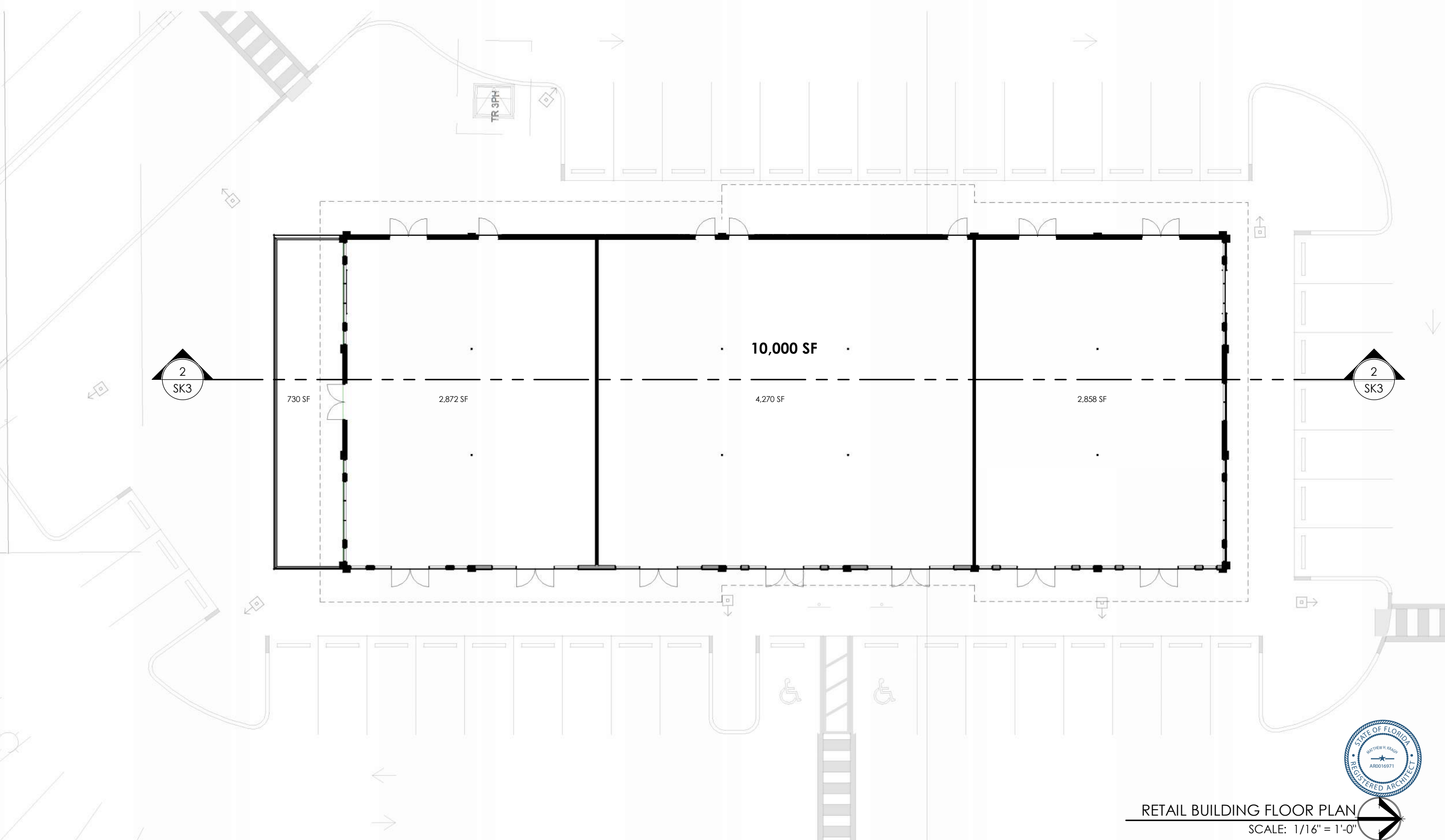
OVERALL SITE PLAN  
 SCALE: 1/32" = 1'-0"

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RETAIL BUILDING FLOOR PLAN  
SCALE: 1/16" = 1'-0"

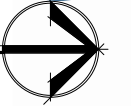
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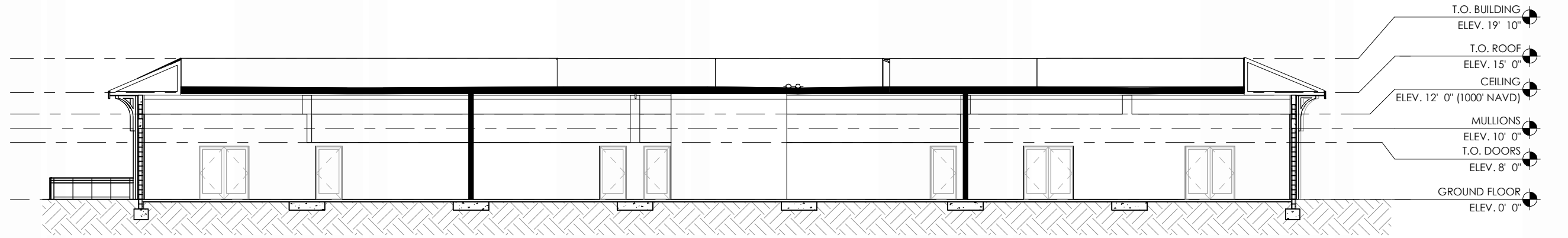
SK2

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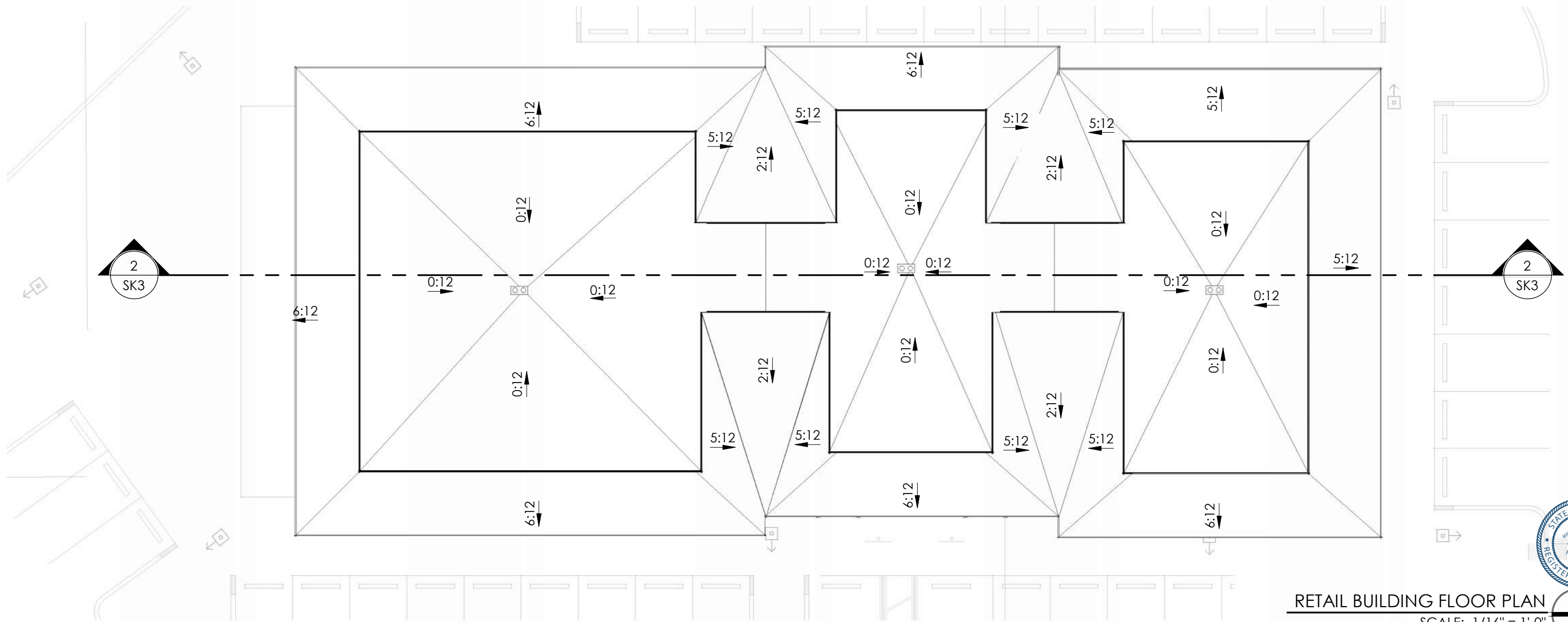
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MAIN SECTION - SK/SPA

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



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SK3

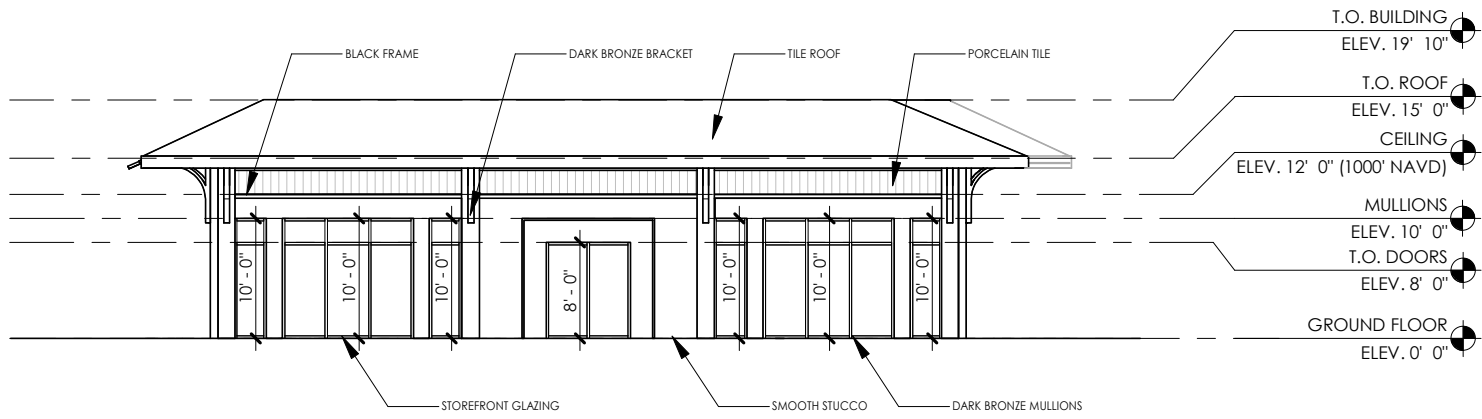
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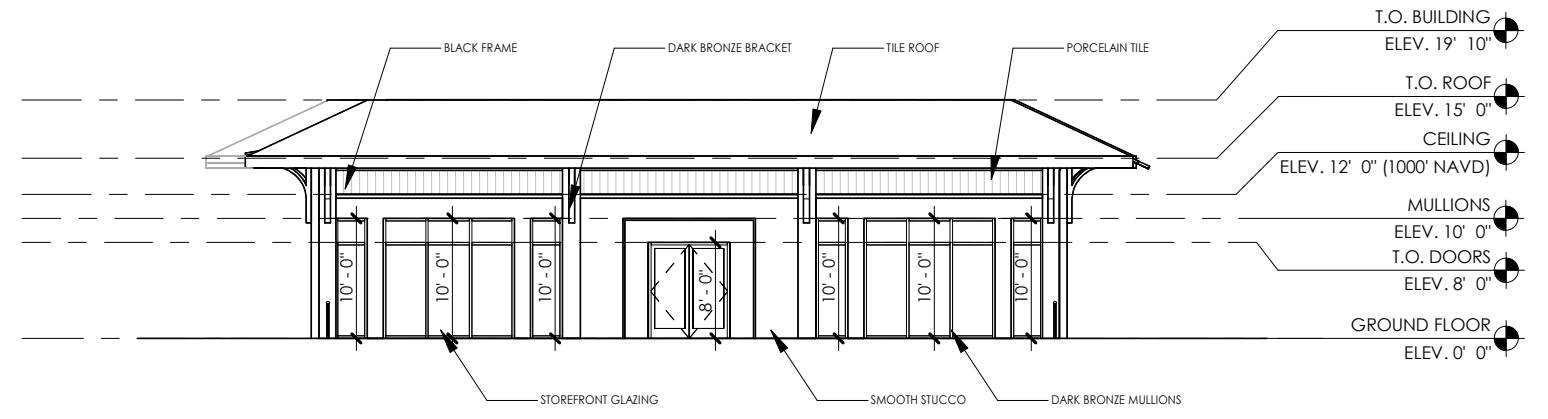
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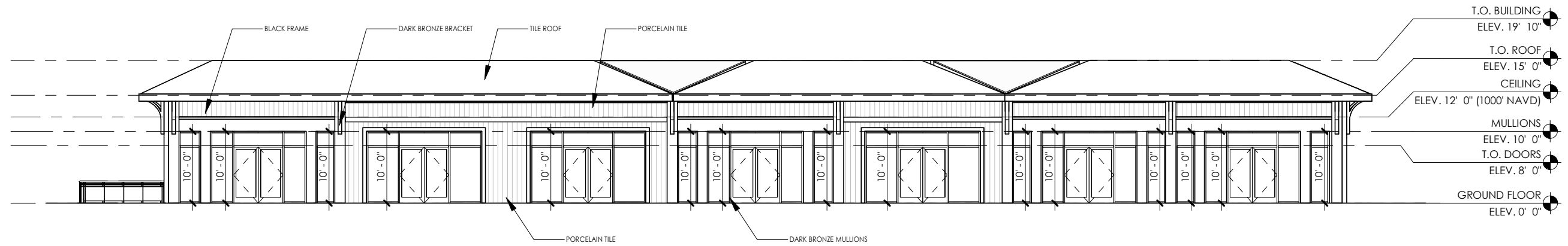




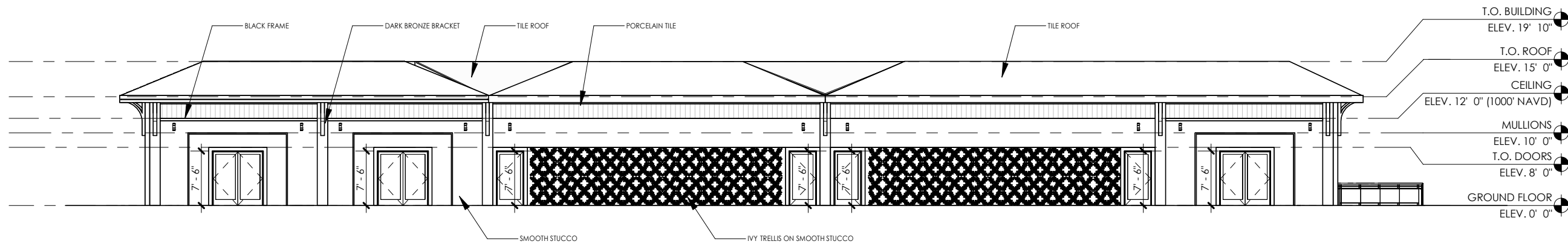
**NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



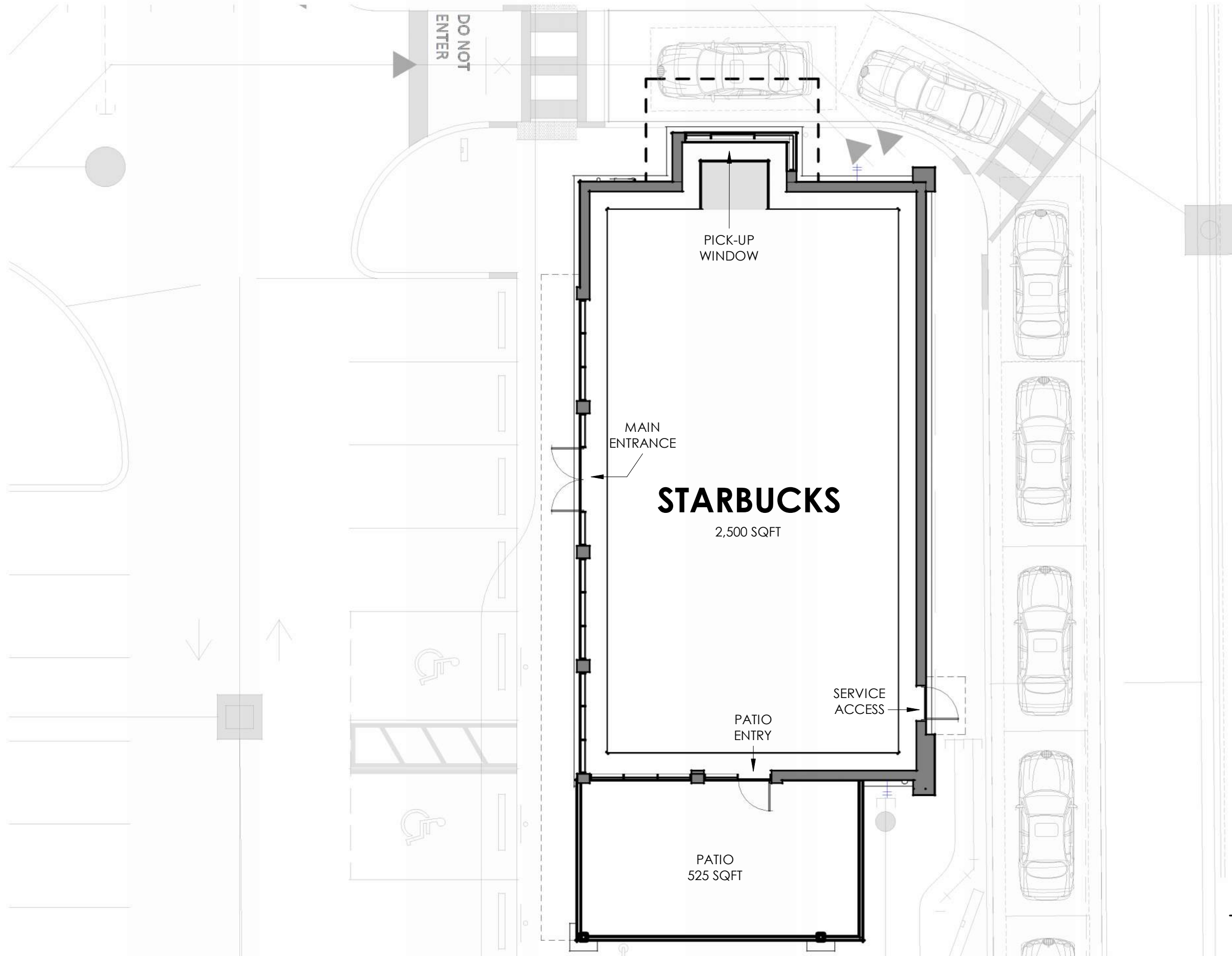
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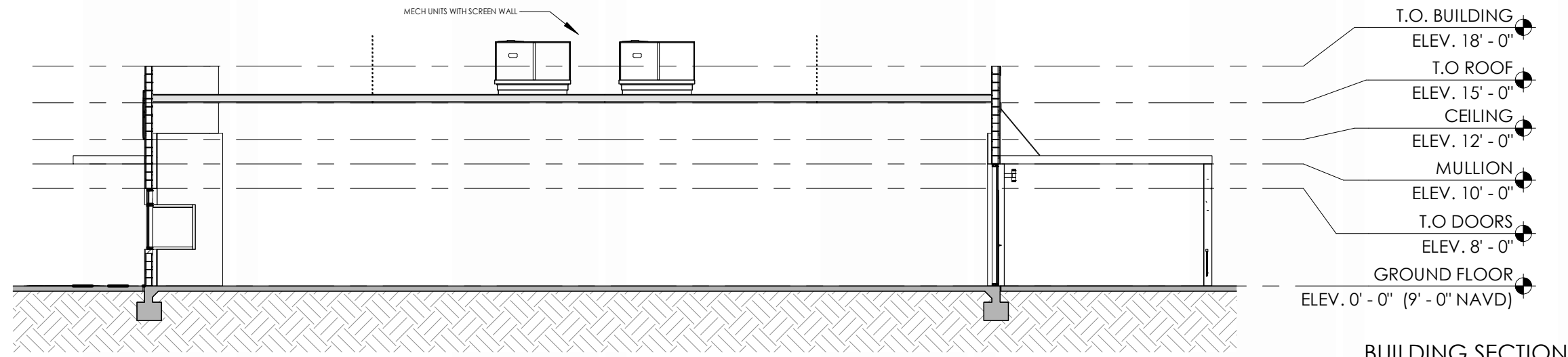
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STARBUCKS FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

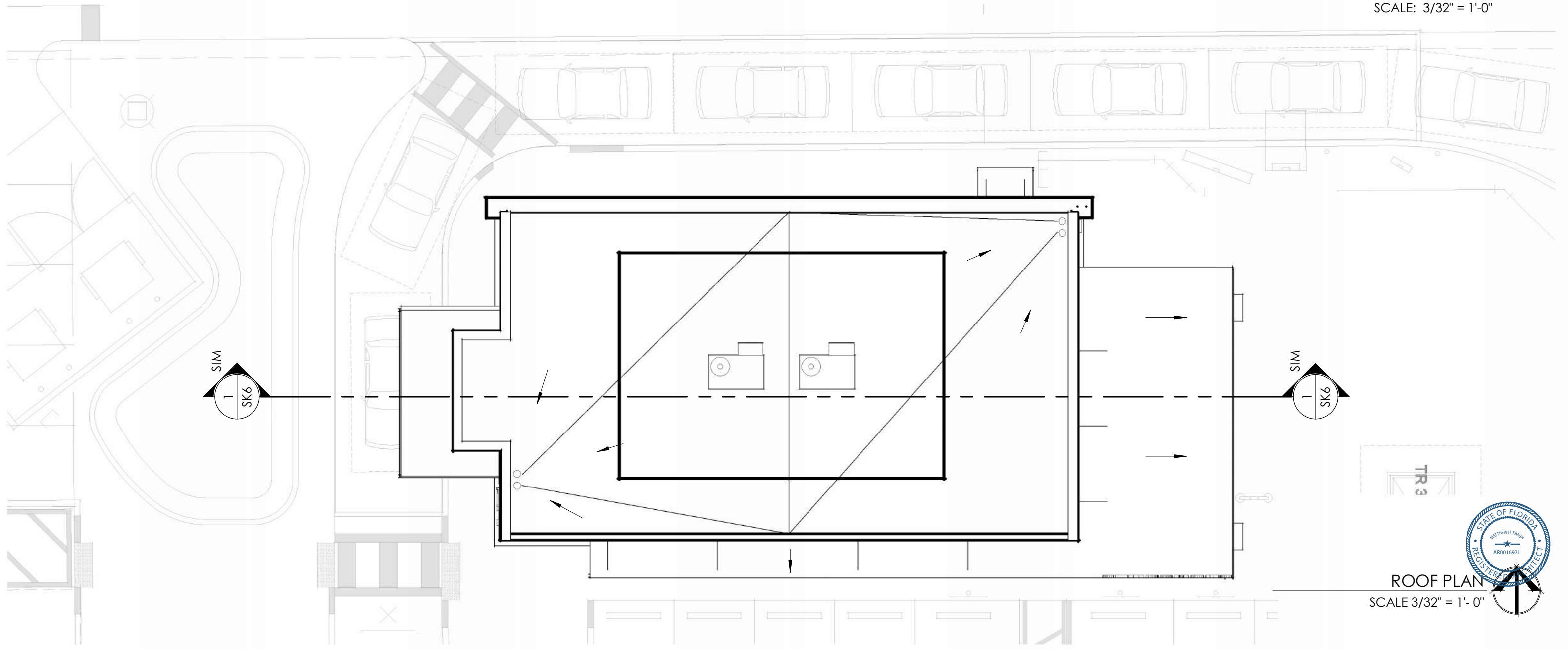
**STARBUCKS BUILDING**

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**BUILDING SECTION**

SCALE: 3/32" = 1'-0"



**ROOF PLAN**

SCALE 3/32" = 1'-0"



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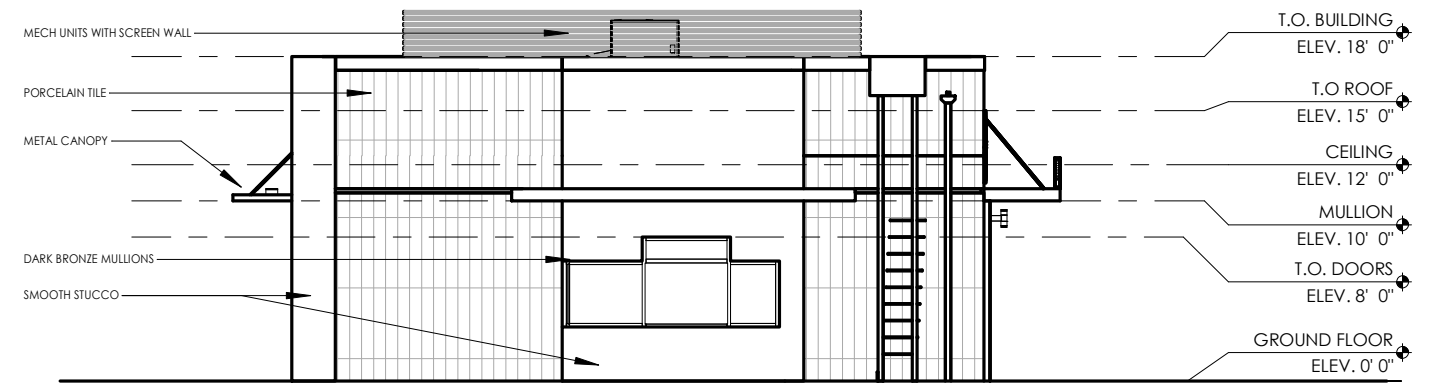
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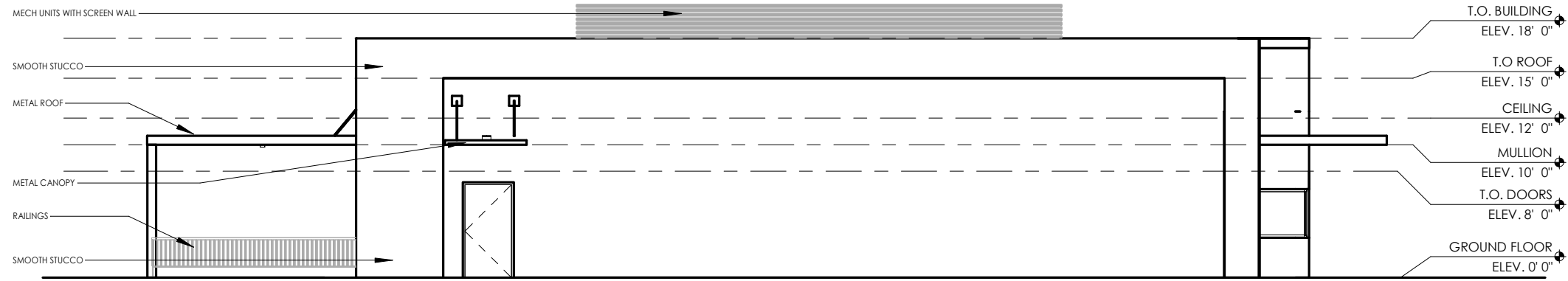




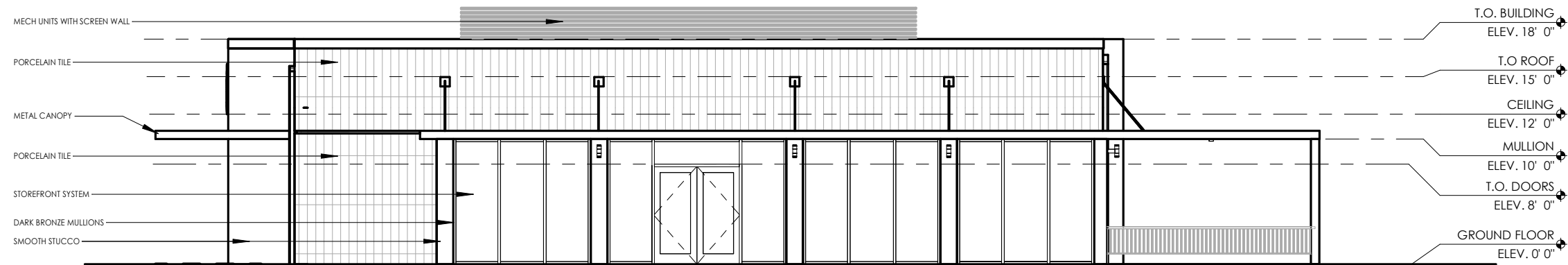
1 EAST  
SCALE: 3/32" = 1'-0"



2 WEST  
SCALE: 3/32" = 1'-0"



3 NORTH  
SCALE: 3/32" = 1'-0"



4 SOUTH  
SCALE: 3/32" = 1'-0"



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