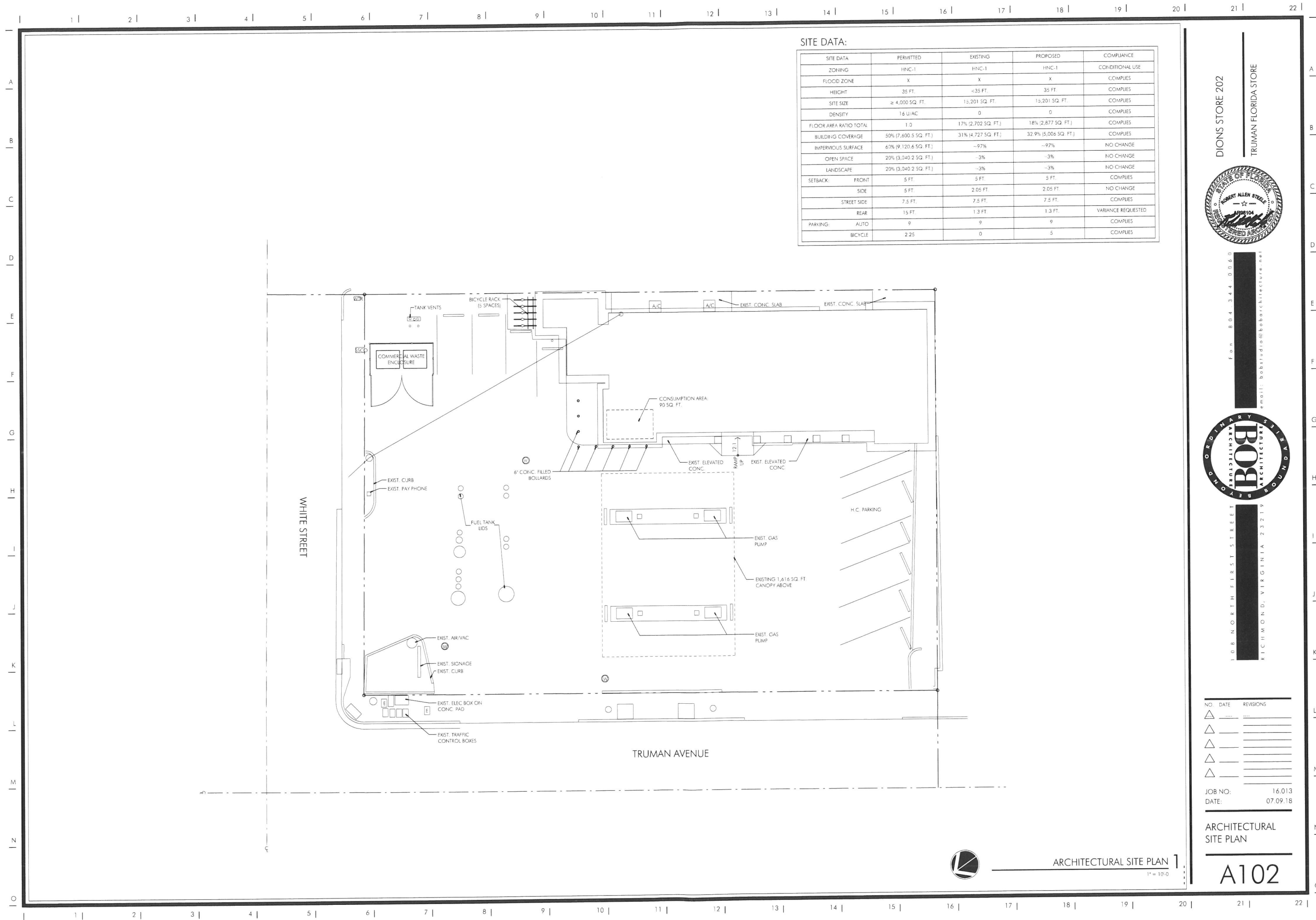




SITE DATA:

SITE DATA	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HNC-1	HNC-1	HNC-1	CONDITIONAL USE
FLOOD ZONE	X	X	X	COMPLIES
HEIGHT	35 FT.	<35 FT.	35 FT.	COMPLIES
SITE SIZE	≥ 4,000 SQ. FT.	15,201 SQ. FT.	15,201 SQ. FT.	COMPLIES
DENSITY	16 U/AC	0	0	COMPLIES
FLOOR AREA RATIO TOTAL	1.0	17% (2,702 SQ. FT.)	18% (2,877 SQ. FT.)	COMPLIES
BUILDING COVERAGE	50% (7,600.5 SQ. FT.)	31% (4,727.5 SQ. FT.)	32.9% (5,006 SQ. FT.)	COMPLIES
IMPERVIOUS SURFACE	60% (9,120.6 SQ. FT.)	~97%	~97%	NO CHANGE
OPEN SPACE	20% (3,040.2 SQ. FT.)	~3%	~3%	NO CHANGE
LANDSCAPE	20% (3,040.2 SQ. FT.)	~3%	~3%	NO CHANGE
SETBACK: FRONT	5 FT.	5 FT.	5 FT.	COMPLIES
SIDE	5 FT.	2.05 FT.	2.05 FT.	NO CHANGE
STREET SIDE	7.5 FT.	7.5 FT.	7.5 FT.	COMPLIES
REAR	15 FT.	1.3 FT.	1.3 FT.	VARIANCE REQUESTED
PARKING: AUTO	9	9	9	COMPLIES
BICYCLE	2-25	0	5	COMPLIES

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Fon 804.344.0060
email: bobstudio@bobarchitecture.net



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JOB NO: 16.013
DATE: 07.09.18

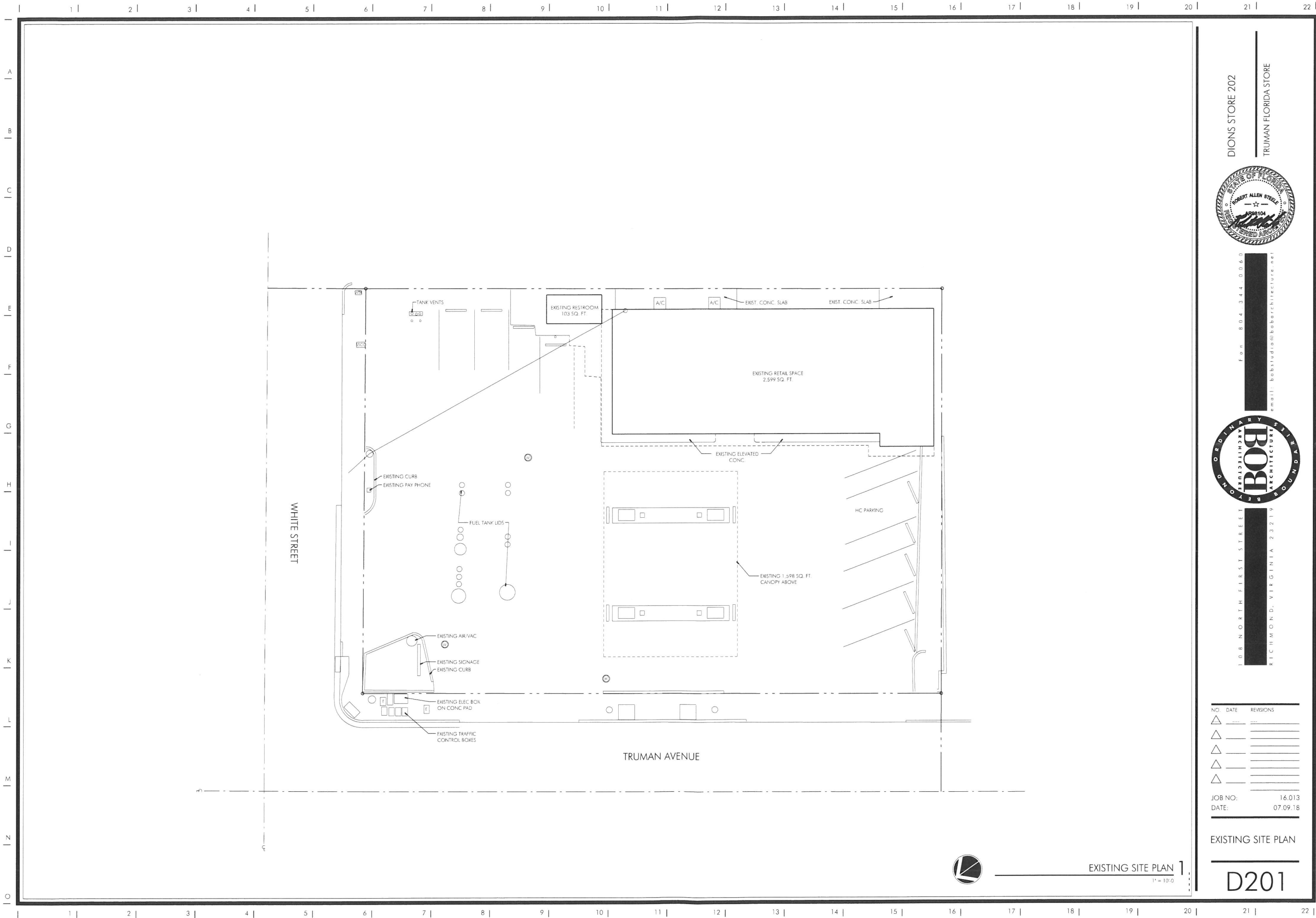
ARCHITECTURAL
SITE PLAN

A102



ARCHITECTURAL SITE PLAN 1

1" = 10'-0"



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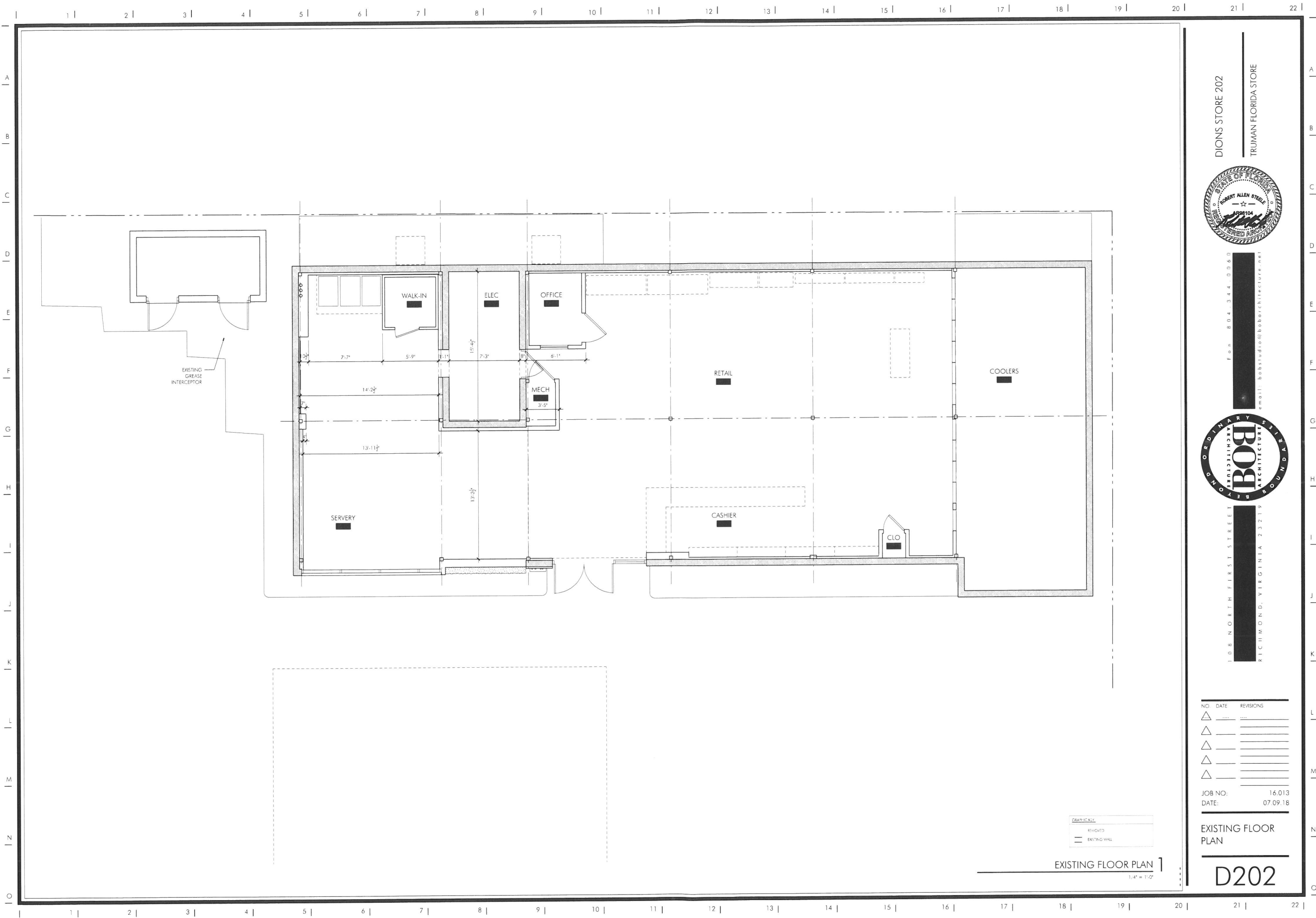


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EXISTING SITE PLAN

D201



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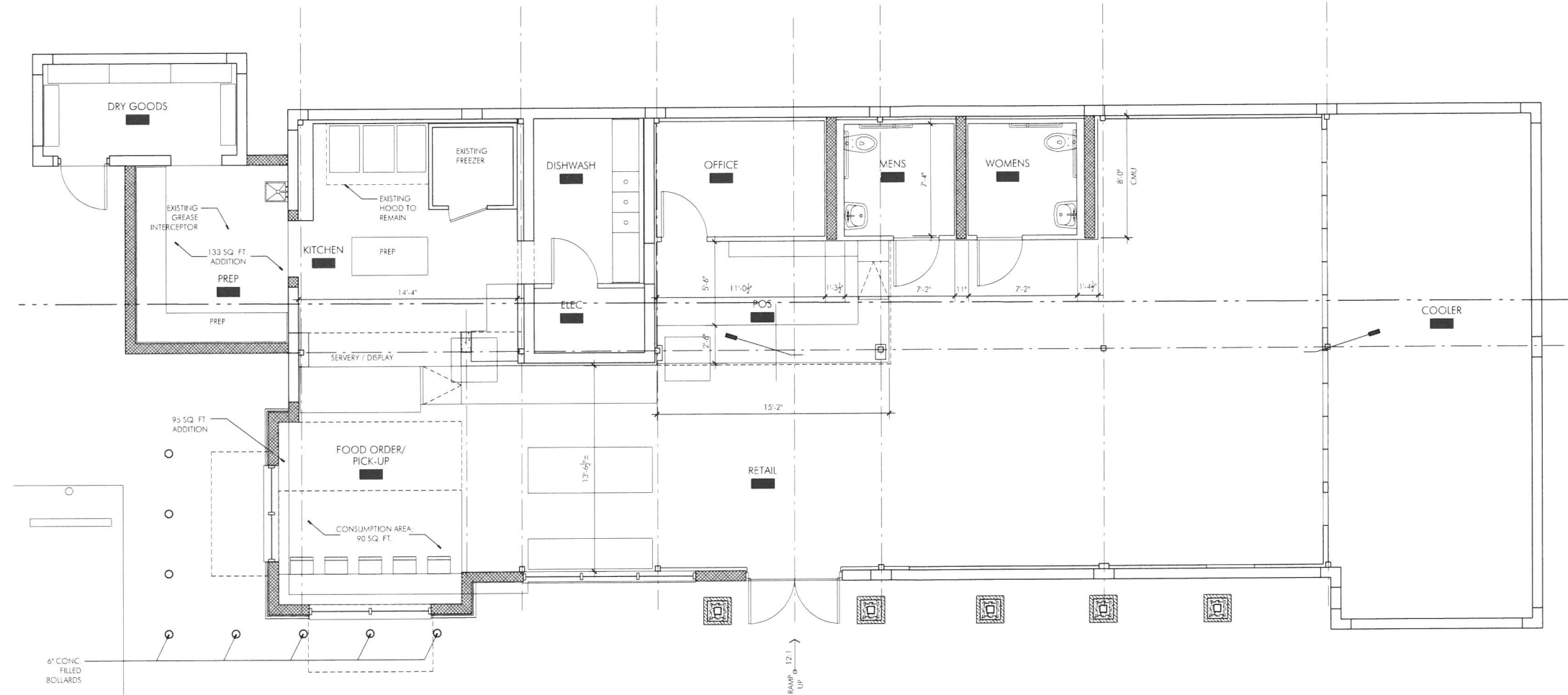
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EXISTING FLOOR
PLAN

D202



BUILDING AREA	
EXISTING RESTAURANT:	512 GSF
EXISTING RETAIL:	2,201 GSF
TOTAL EXISTING:	2,713 GSF
PROPOSED RESTAURANT ADDITION:	164 GSF
PROPOSED RESTAURANT:	804 GSF
PROPOSED RETAIL:	2,073 GSF
TOTAL PROPOSED:	2,877 GSF

GRAPHIC KEY:	
	NEW CMU WALL
	EXISTING WALL



FIRST FLOOR PLAN 1
1/4" = 1'-0"

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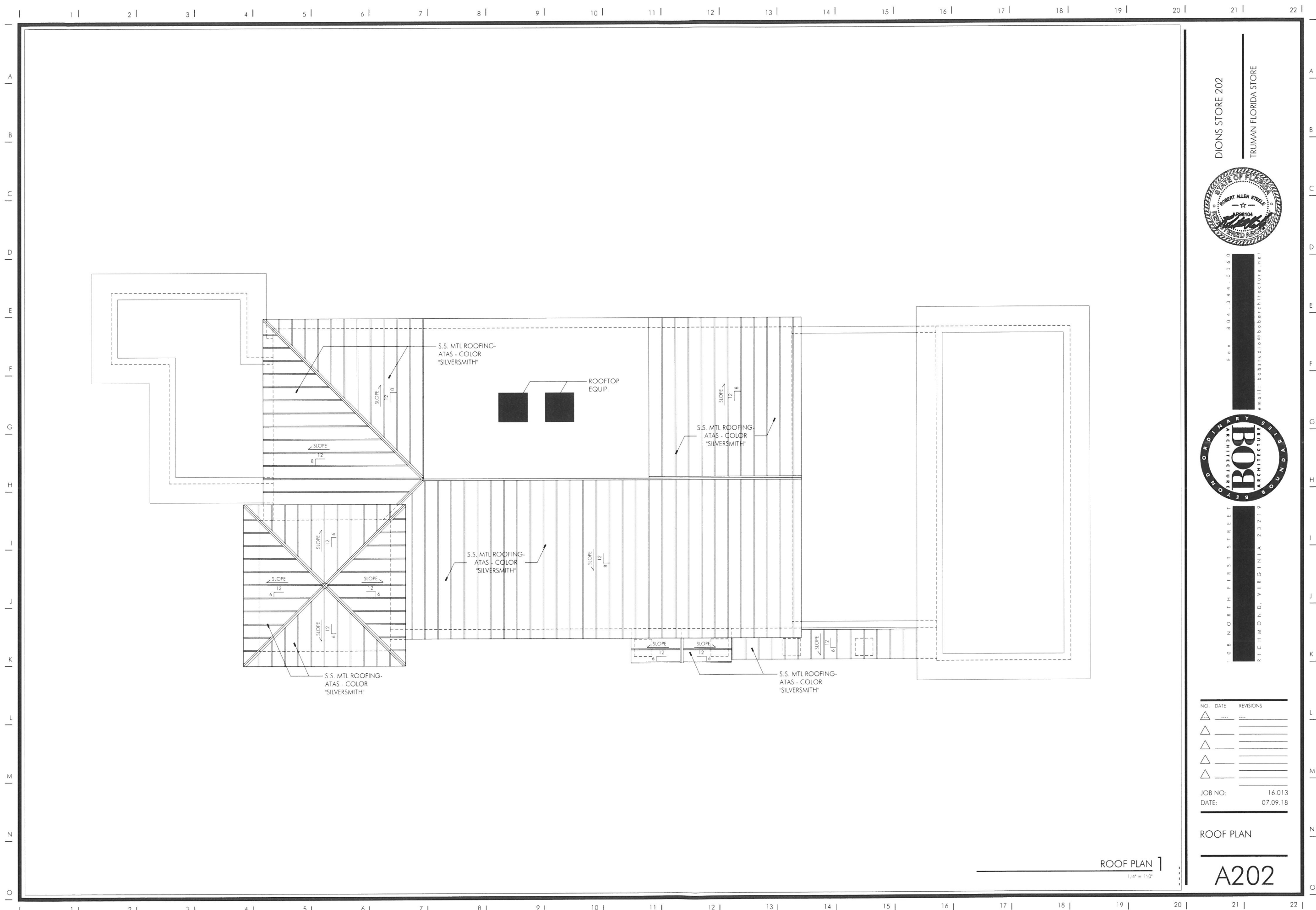
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FIRST FLOOR PLAN

A201



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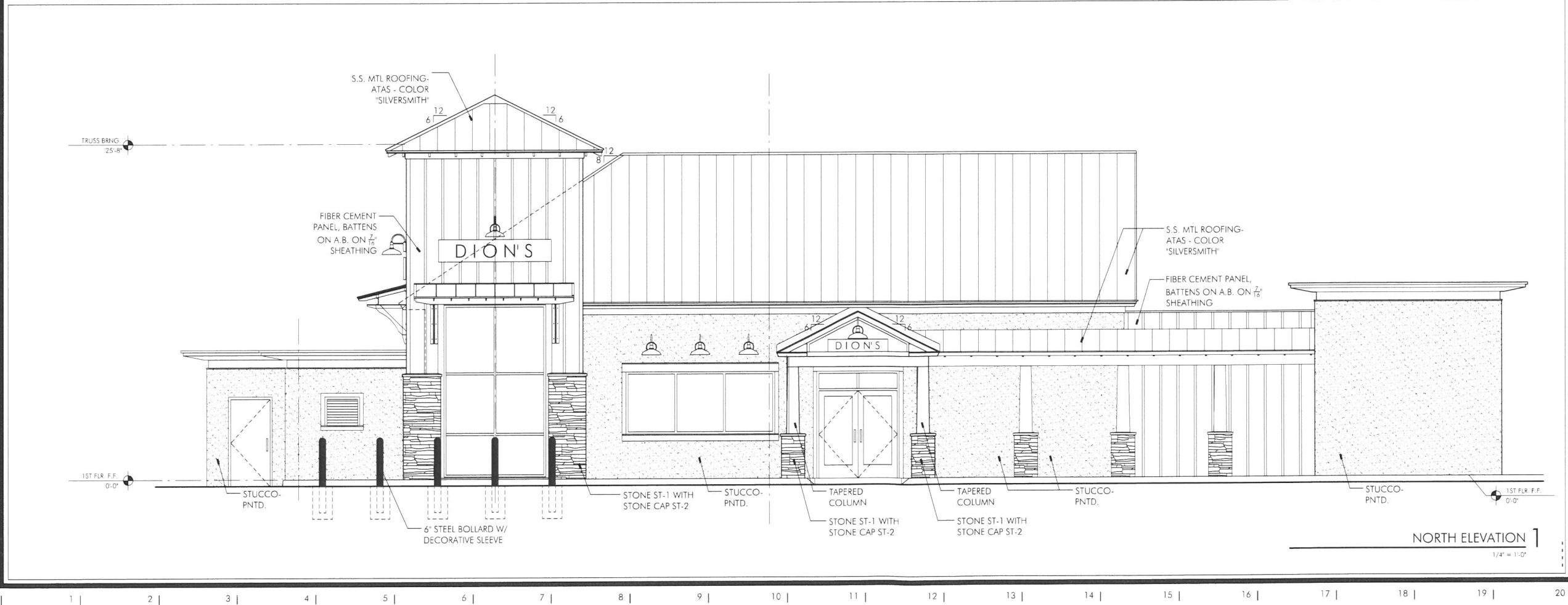
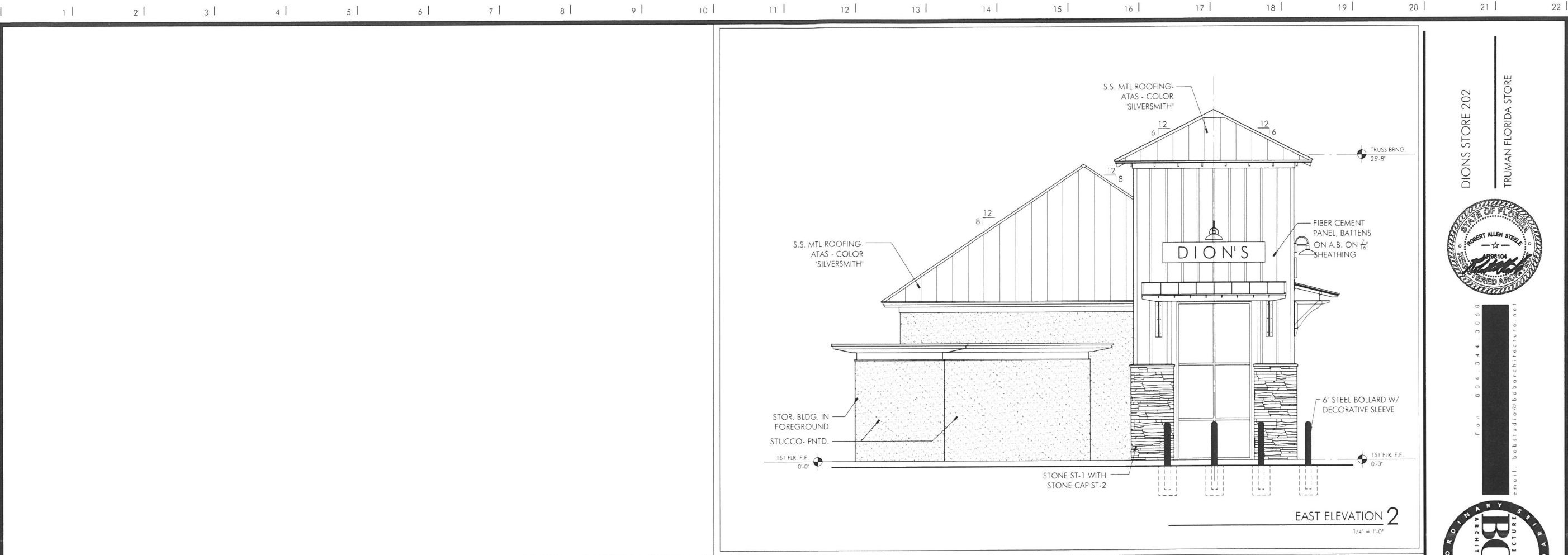
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ROOF PLAN

A202



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ORDINARY

BOB

ARCHITECTURE

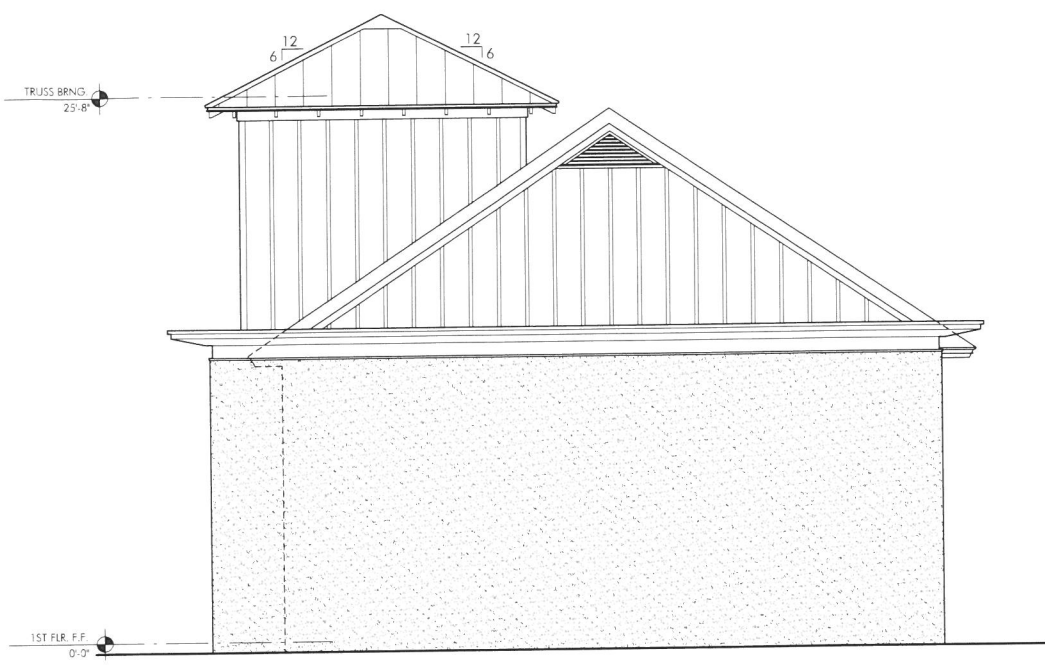
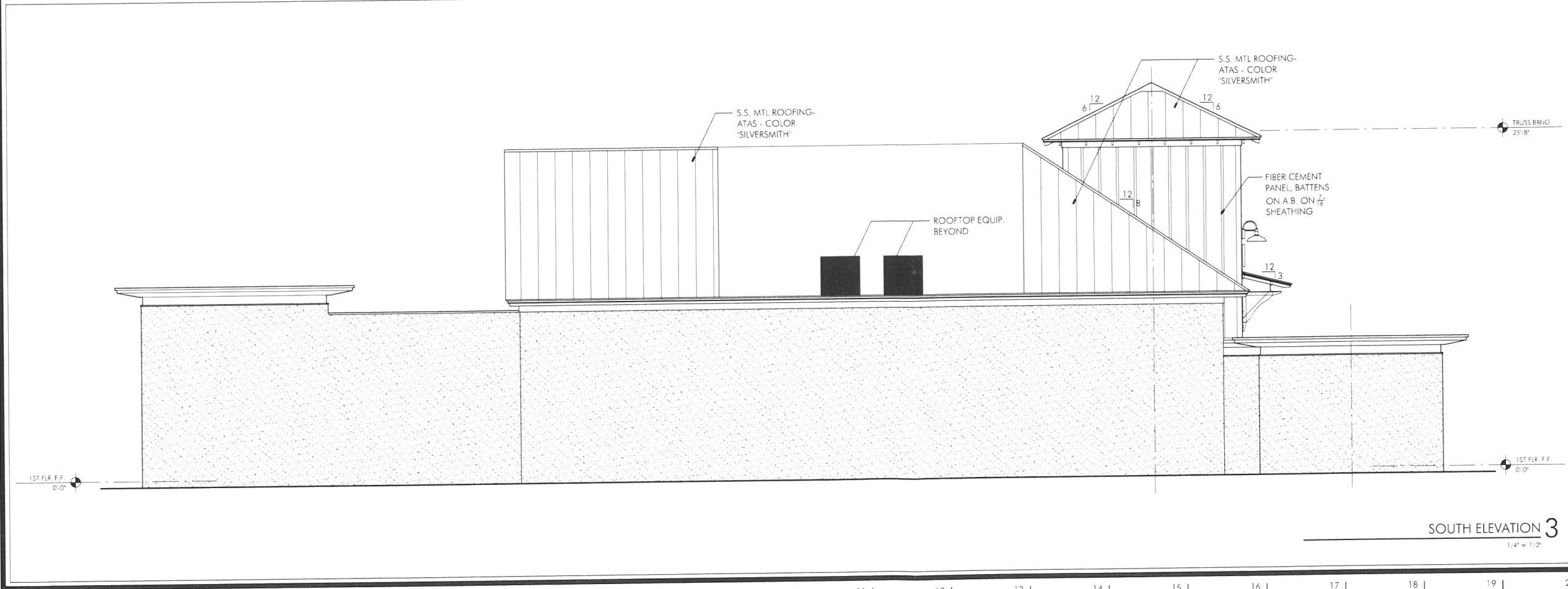
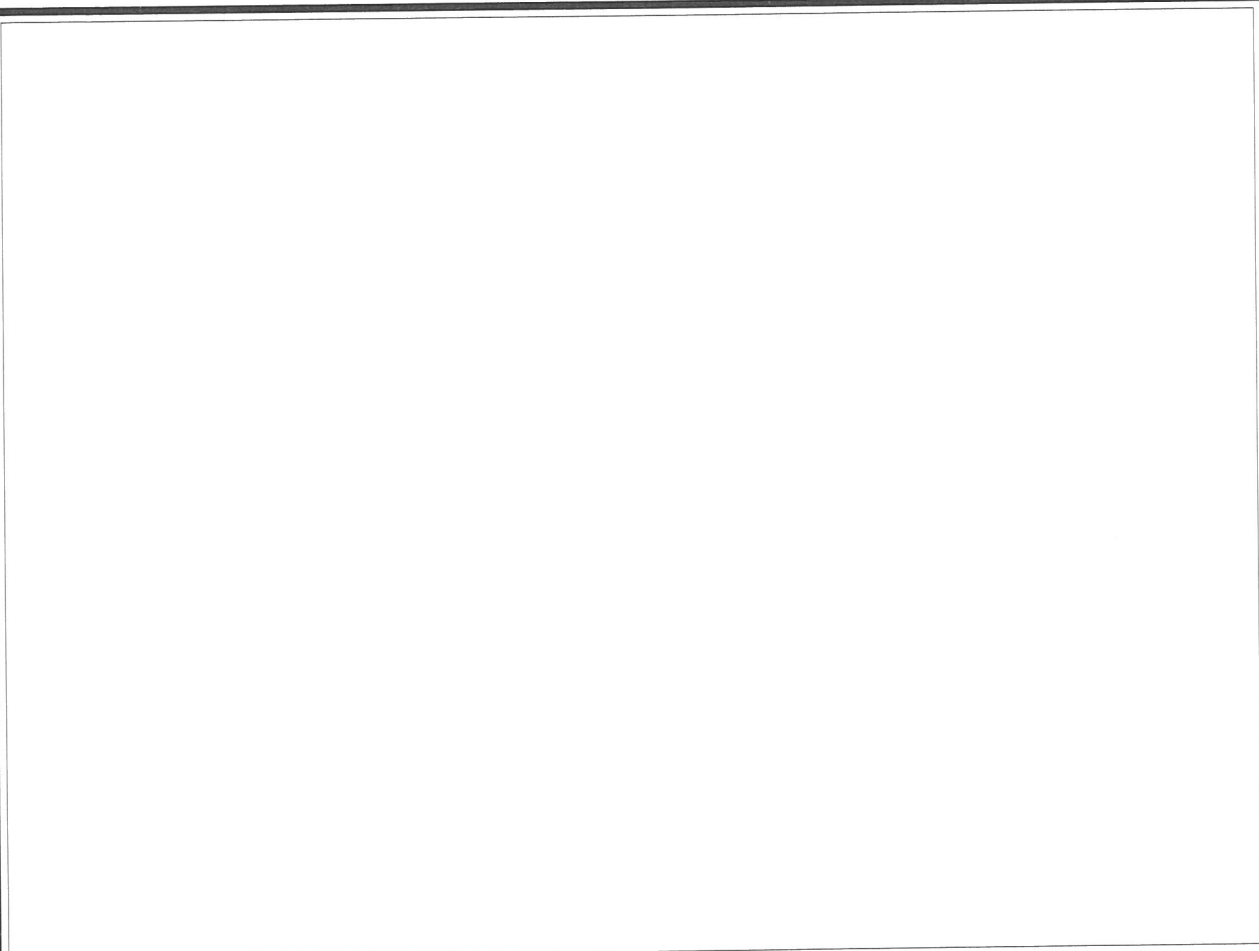
BEYOND

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ELEVATIONS

A301



WEST ELEVATION 4
1/4" = 1'-0"

DIONS STORE 202

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ELEVATIONS

A302