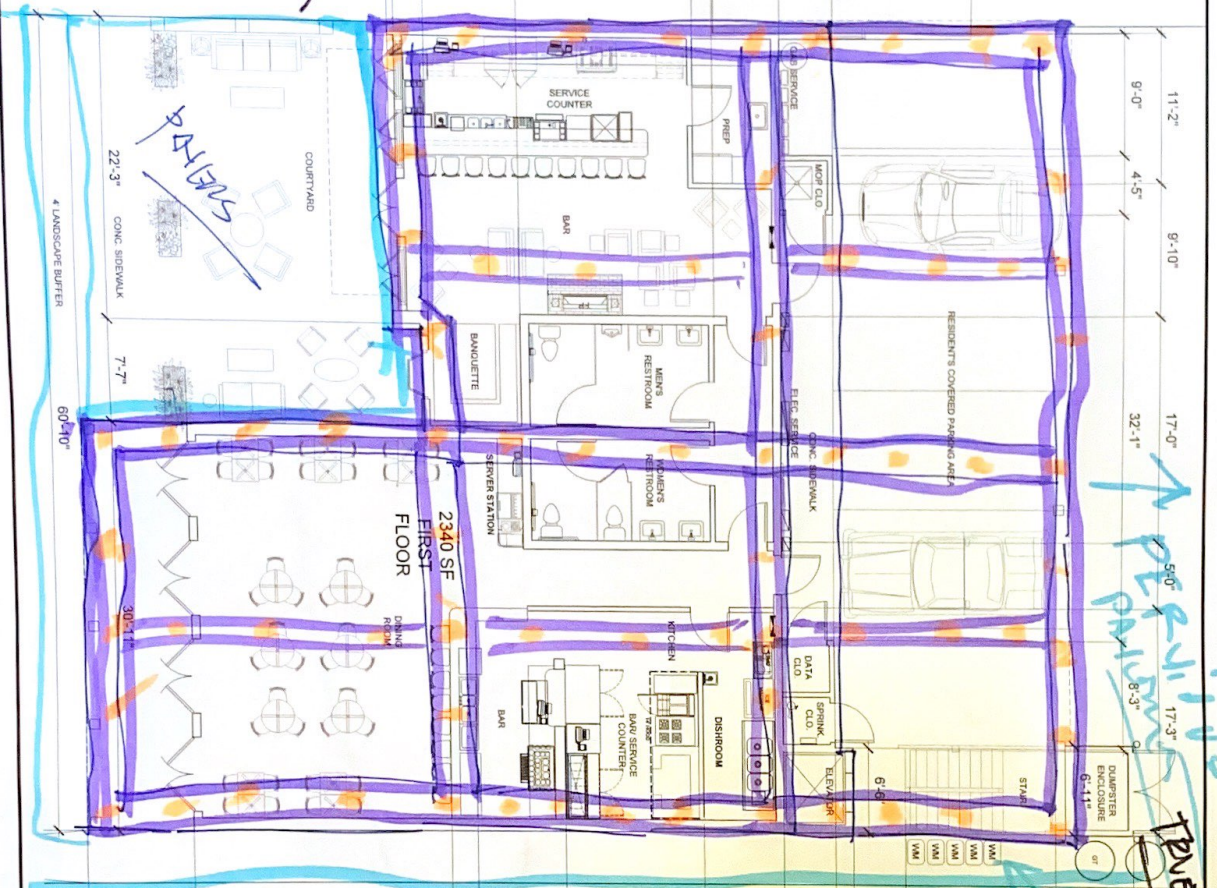


BUDG FOUNDATION



SMITH

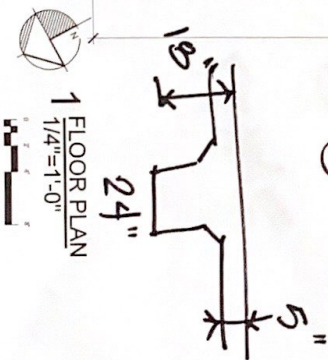
PERMITTING

TRUC. GATE

PT. 1

+ CONC.

SEE PLAN SHEETS
PINES
= 2 1/2" qz. bn.

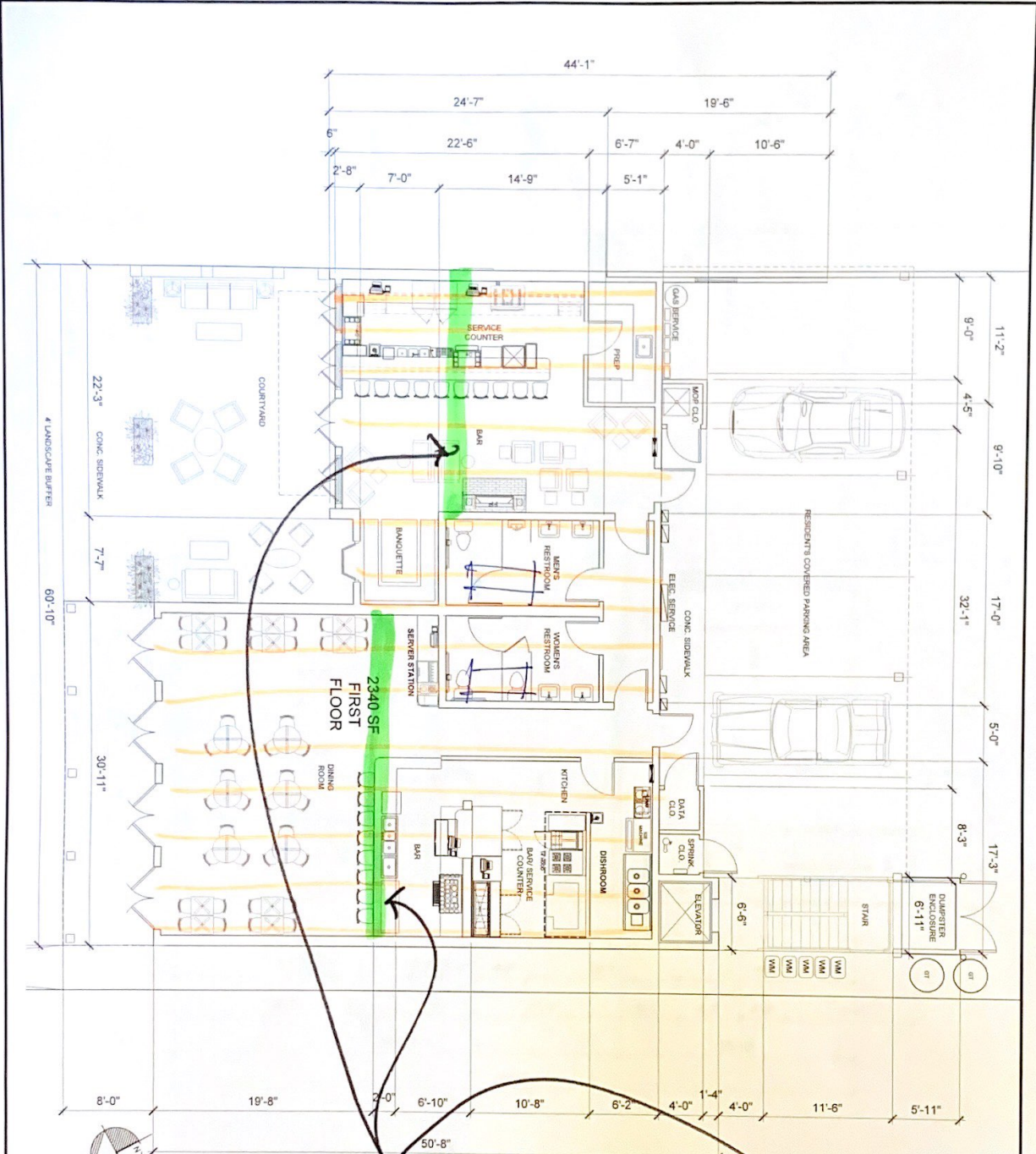


A2.0



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FRASER

= BEAM S = 4x10

= open web wood joists = 18" o.c.

SEE BUDGET

1ST FL

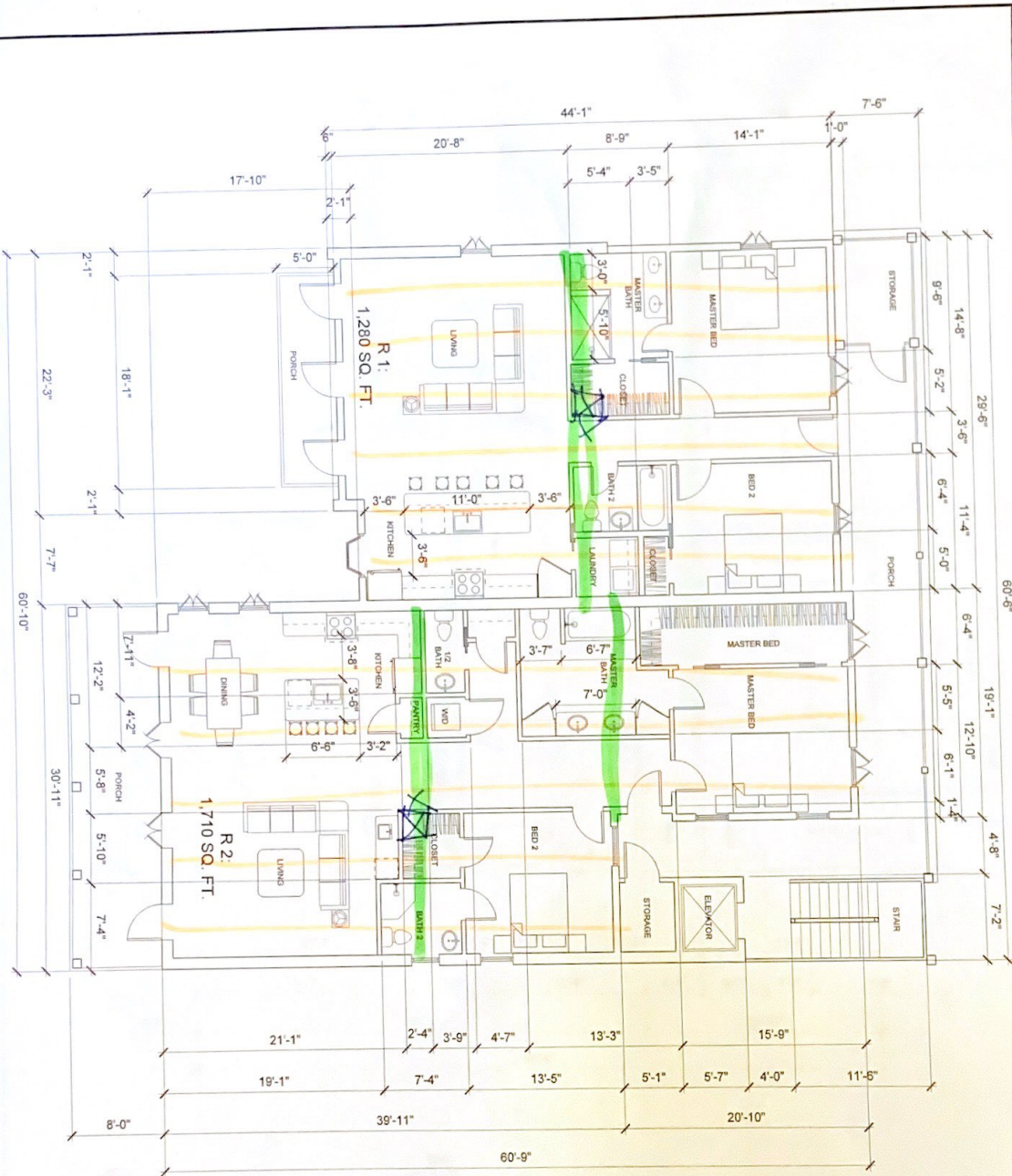
1 FLOOR PLAN
1/4" = 1'-0"

A2.0



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FRANK



1
1/4"=1'-0"

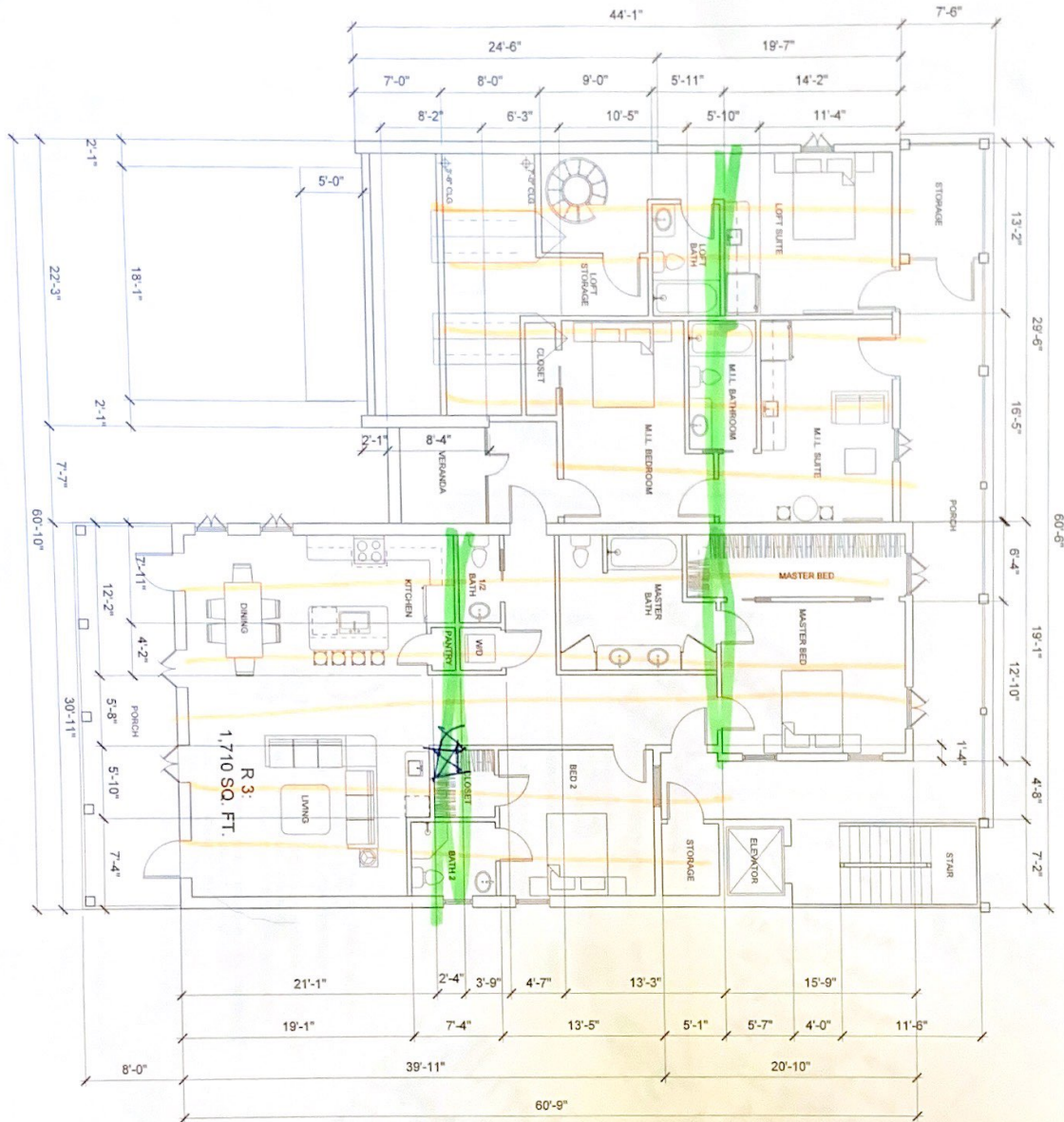
SECOND FLOOR PLAN

A2.1



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APPROVED



1
THIRD FLOOR PLAN

A2.2

DATE: 4.5.21
PROJECT NO: 202005
DRAWING



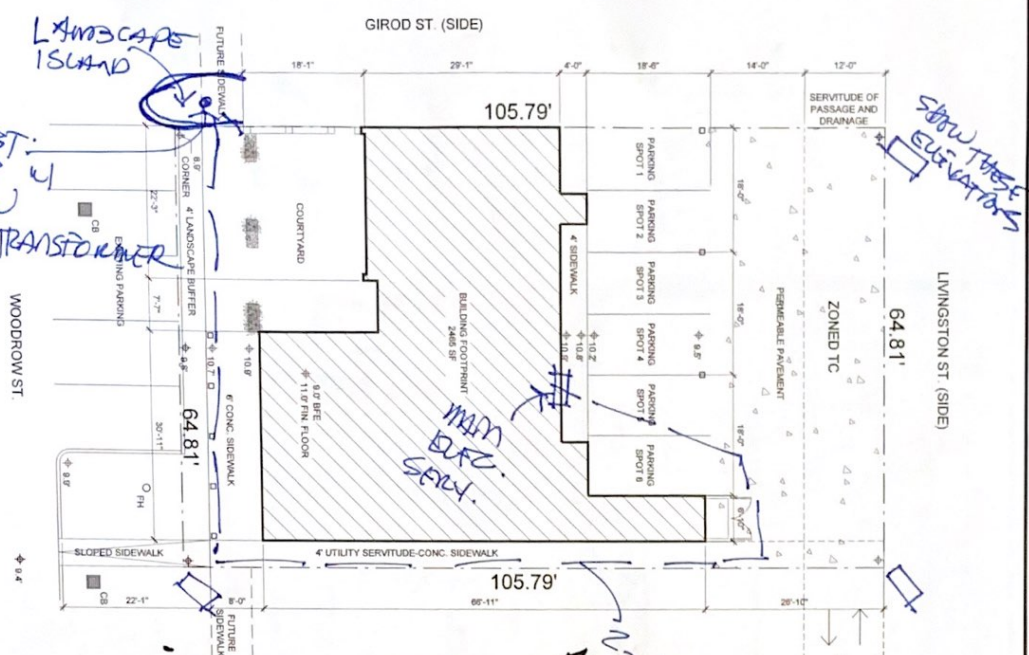
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1 SITE PLAN
1/8"=1'-0"

EXIST. PP
NEW
3P TRANSFORMER



TOWN CENTER ZONING USE REGULATIONS:

CLASS #	TENANT SPACE	AREA	USE CLASSIFICATION	TC - PERMITTED USES
6.2.6	CONDO UNIT R-1	1,280SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.2.6	CONDO UNIT R-2	1,705SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.2.6	CONDO UNIT R-3	1,705SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.4.67	RESTAURANT A-1	687 SF	TAVERN - BAR/LOUNGE	SPECIAL USE
6.4.67	RESTAURANT A-2	1,217 SF	REST. SIT DOWN W/ LOUNGE	SPECIAL USE

25% PERVIOUS SITE RECD.
28.5% PERVIOUS SITE PROPOSED

DENSITY CALCULATOR:
6,898 SF / 200 SF = 3.4 UNITS PERMITTED

SITE DEVELOPMENT REGULATIONS TO BE IN COMPLIANCE WITH THE TOWN VISUAL PERFORMANCE STANDARDS.

PARKING FIGURES

- 1 PARKING SPACE RECD PER 250 SF OF RESTAURANT (2,340 SF / 250 SF = 10 PARKING SPACES RECD)
- 2 PARKING SPACES RECD PER DWELLING UNIT (2 SPACES X 3 UNITS = 6 SPACES RECD)
- 3 DWELLING UNITS PROPOSED
- 1 PARKING SPACE RECD PER 10 PARKING SPACES RECD
- 2,340 SF RESTAURANT PROPOSED
- 2,340 SF / 250 SF = 10 PARKING SPACES RECD

TOTAL PARKING SPACE RECD (6 + 10) = 16 SPACES

ON SITE PARKING PROVIDED: 8 SPACES

ADJACENT PARKING PROVIDED: 8 SPACES

TOTAL PARKING PROVIDED FOR SPACES: 16 SPACES

TOTAL PARKING REQUESTED FOR SPACES (2+16) (6 SPACES) (244 PARKING SPACES IN SURROUNDING AREA)

2-4" PVC THROUGH BURD.

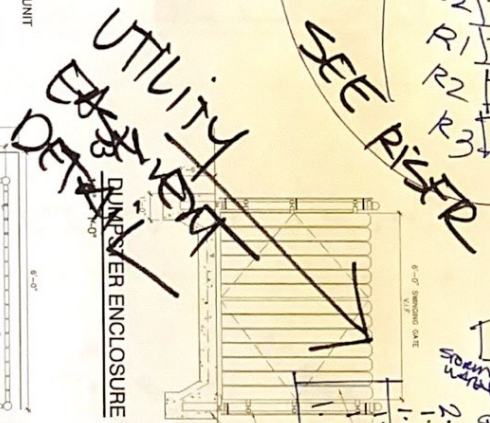
SEE RIVER

SEE DRAWINGS

GENERATOR

HP
C1
C2
R1
R2
R3

400A
400A
400A
200A
200A
200A



UTILITY DESIGN

DUMPSTER ENCLOSURE

RIVER

BOLLARD DETAIL

CONCRETE WALL

6" DIA. 50# 40' PVC

1,500# PER CONCRETE

6" DIA. 50#

4" UTILITY BARRIERS

2.4" FALLEN

1.5" GAS

1.12" SIDEWALKER

1" WATER

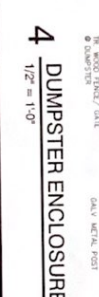
10" SEWER

6" FIRE WATER

UNDER BURD. STRAS

SITE PLAN NOTES

1. CONCRETE PAVING SHALL BE STANDARD PORTLAND AND 3000 PSI AND 2" THICK. ALL CURBS SHALL BE 3000 PSI AND 4" THICK. ALL DRIVEWAYS SHALL BE 3000 PSI AND 4" THICK.
2. PAVEMENT SHALL BE REPAIRED WITHIN THE LOCATION OF UTILITY REPAIRS AND CLOSURE WITHIN THE TIME FRAME OF THE REPAIRS. THE REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL UTILITIES SHALL BE MARKED WITH PINK AND CONFORMANCE WITH THE TOWN CENTER ZONING REGULATIONS.
4. CONCRETE PAVING AT TRANSFER PAVES CONFORMS TO THE TOWN CENTER ZONING REGULATIONS.
5. ALL UTILITIES SHALL BE MARKED WITH PINK AND CONFORMANCE WITH THE TOWN CENTER ZONING REGULATIONS.

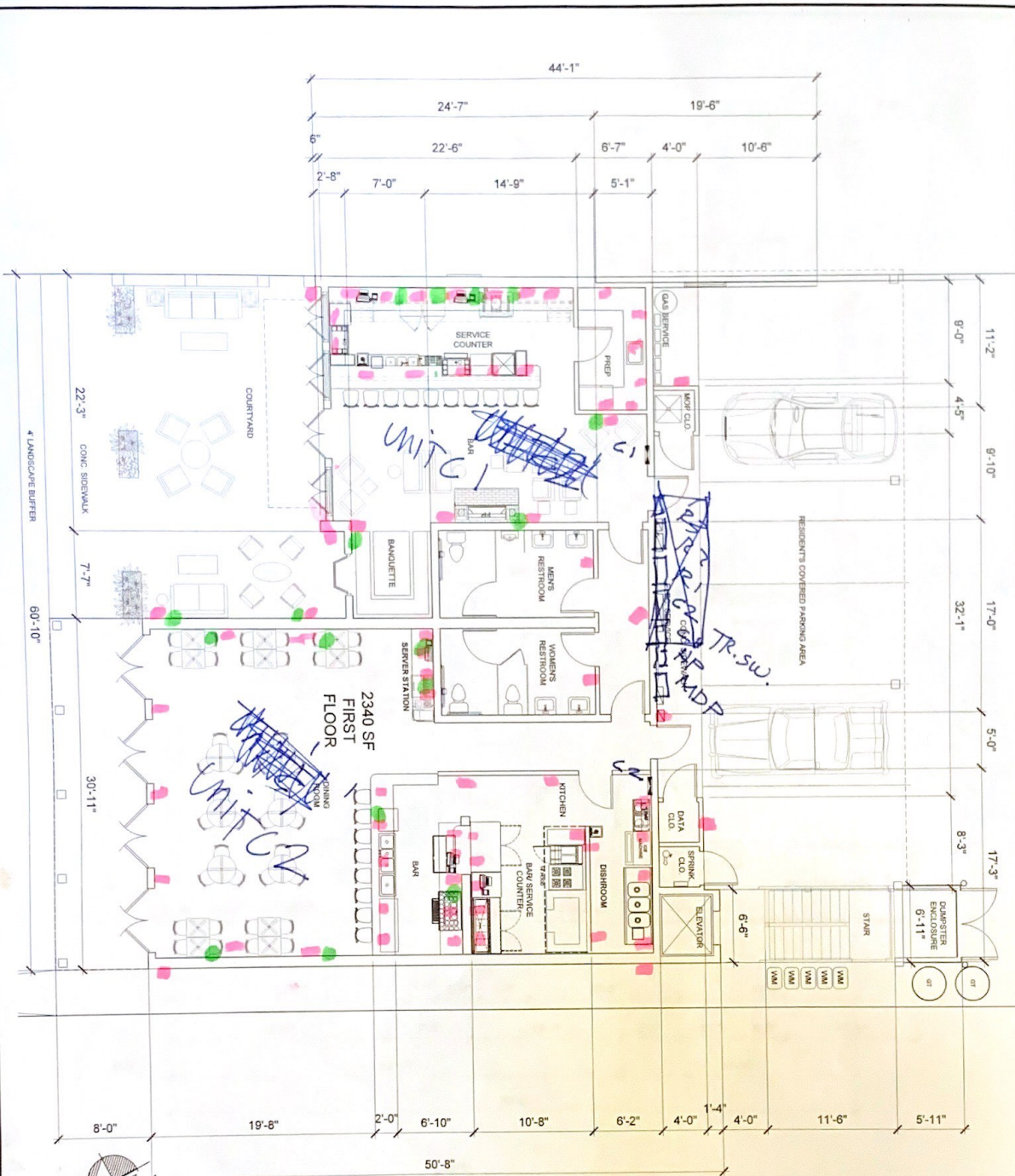


4 DUMPSTER ENCLOSURE
1/2" = 1'-0"

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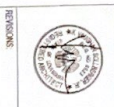
DATE: 4.5.21
PROJECT NO.: 200005
DRAWING: A1.0



ELEC

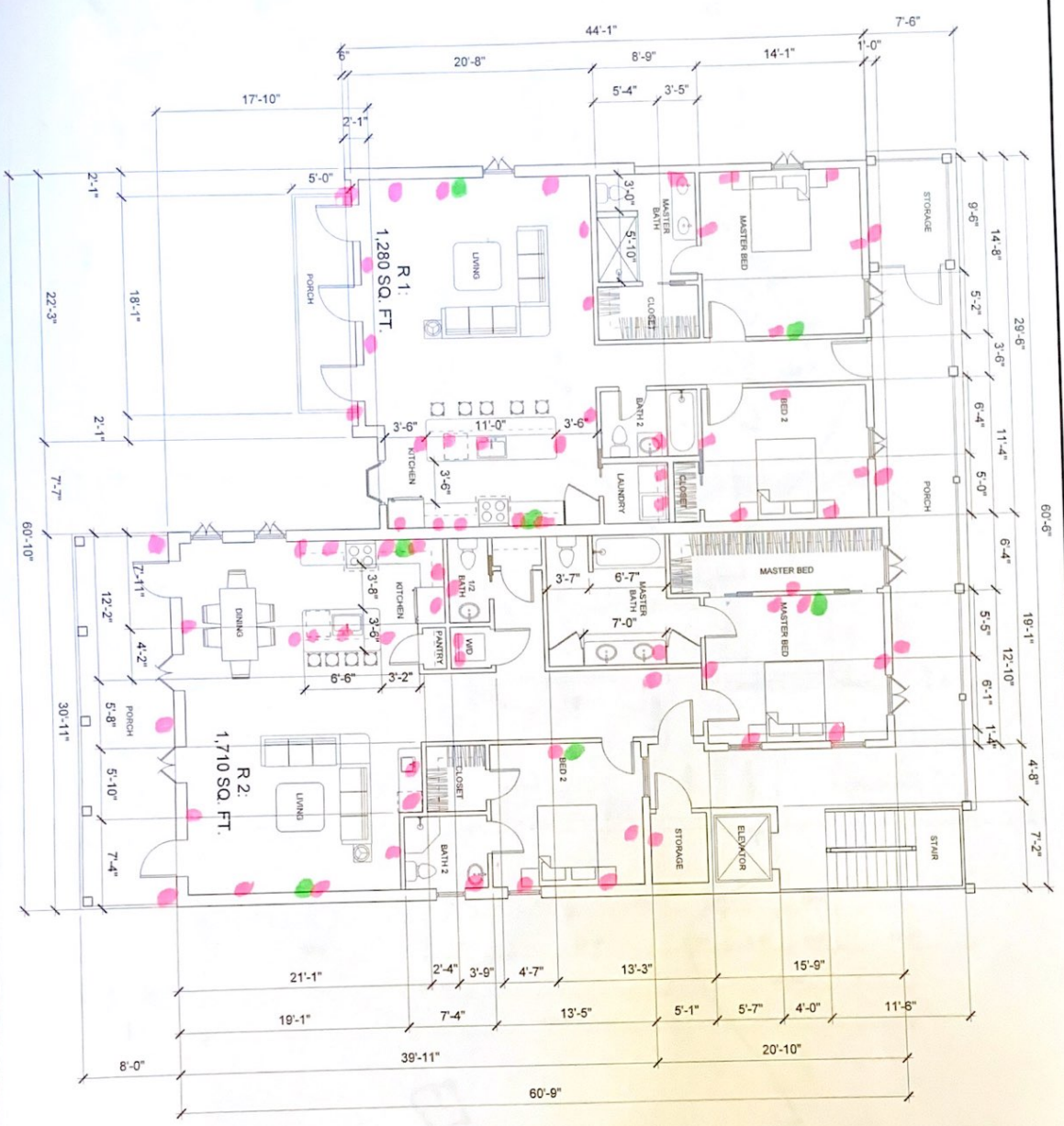
NO COOLER / FREEZER SPACE

A2.0



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 1 SECOND FLOOR PLAN



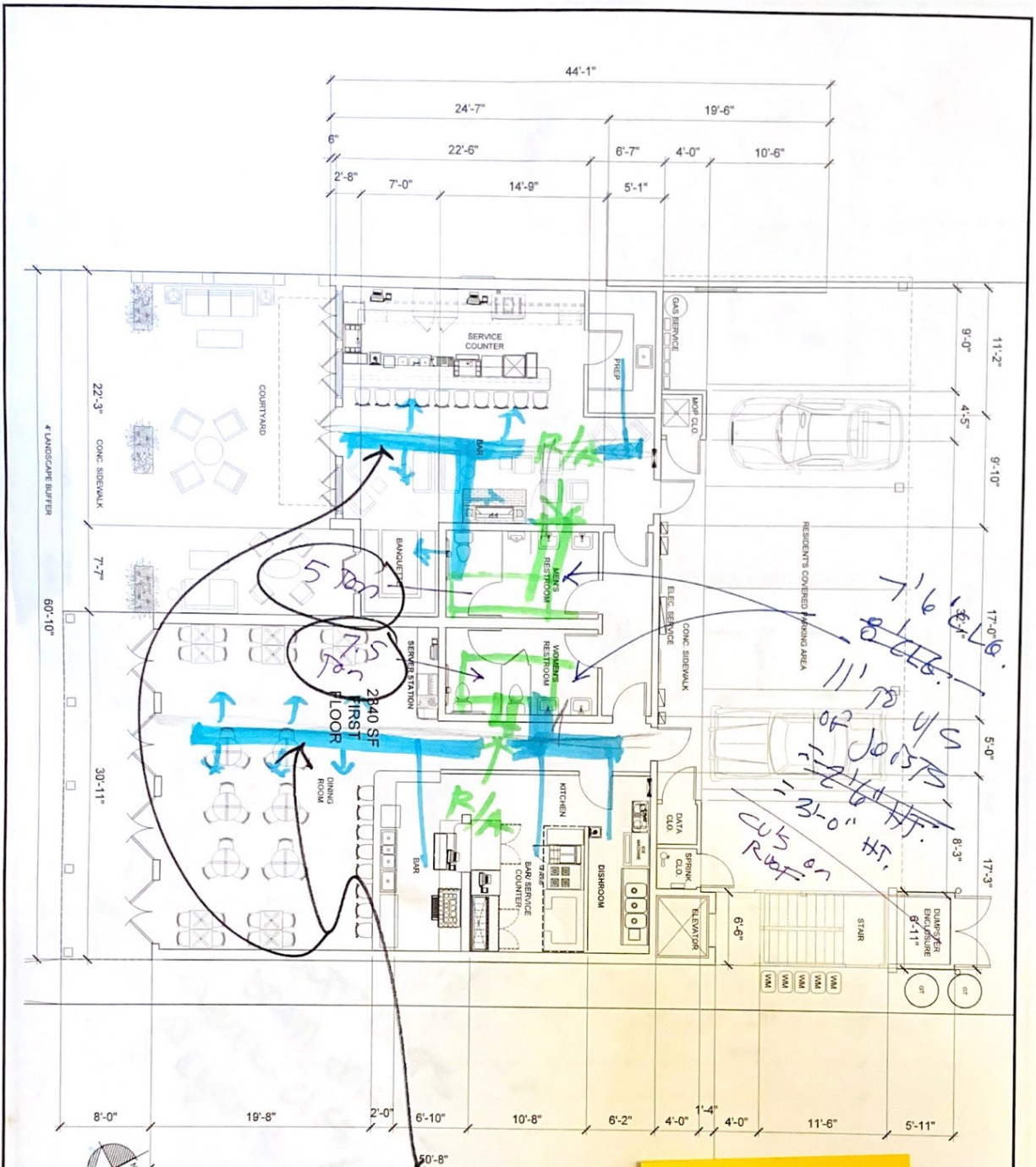
 1/4" = 1'-0"

DATE: 4.5.21
 PROJECT: 200005
 DRAWING: A2.1



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

Handwritten notes on the plan:
 - 5' DIA.
 - 5' DIA.
 - 2840 SF FIRST FLOOR
 - EXPOSED HVAC 18" DIA. MET. DUCT
 - 300 x 300 = 900 SF

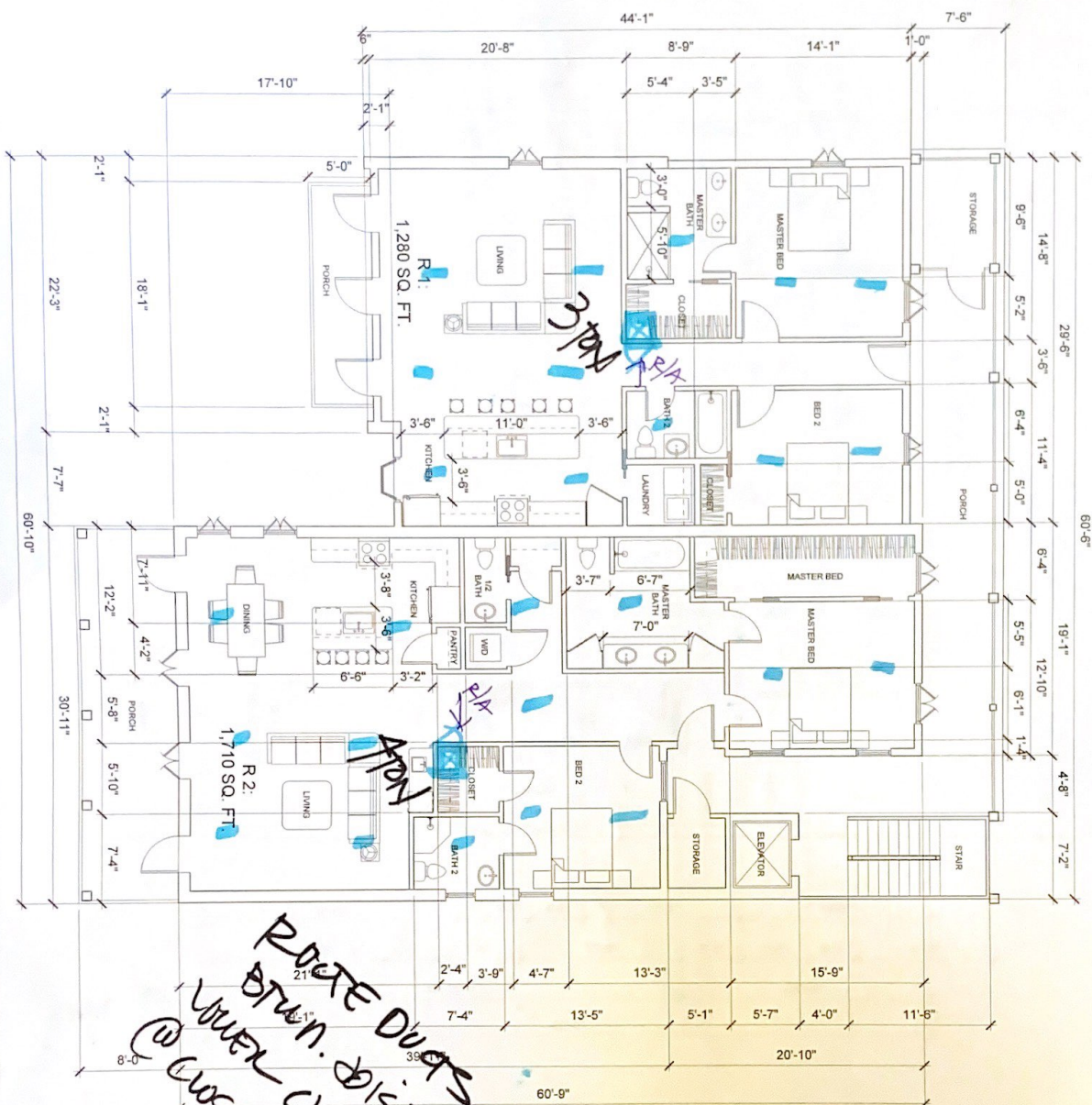
PT. 2

A2.0



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ROCK DUCTS
 BRUN. DIST. -
 UNDER CLGS. HVAAC
 @ CLOSETS

→ = supply air
 ← = return air

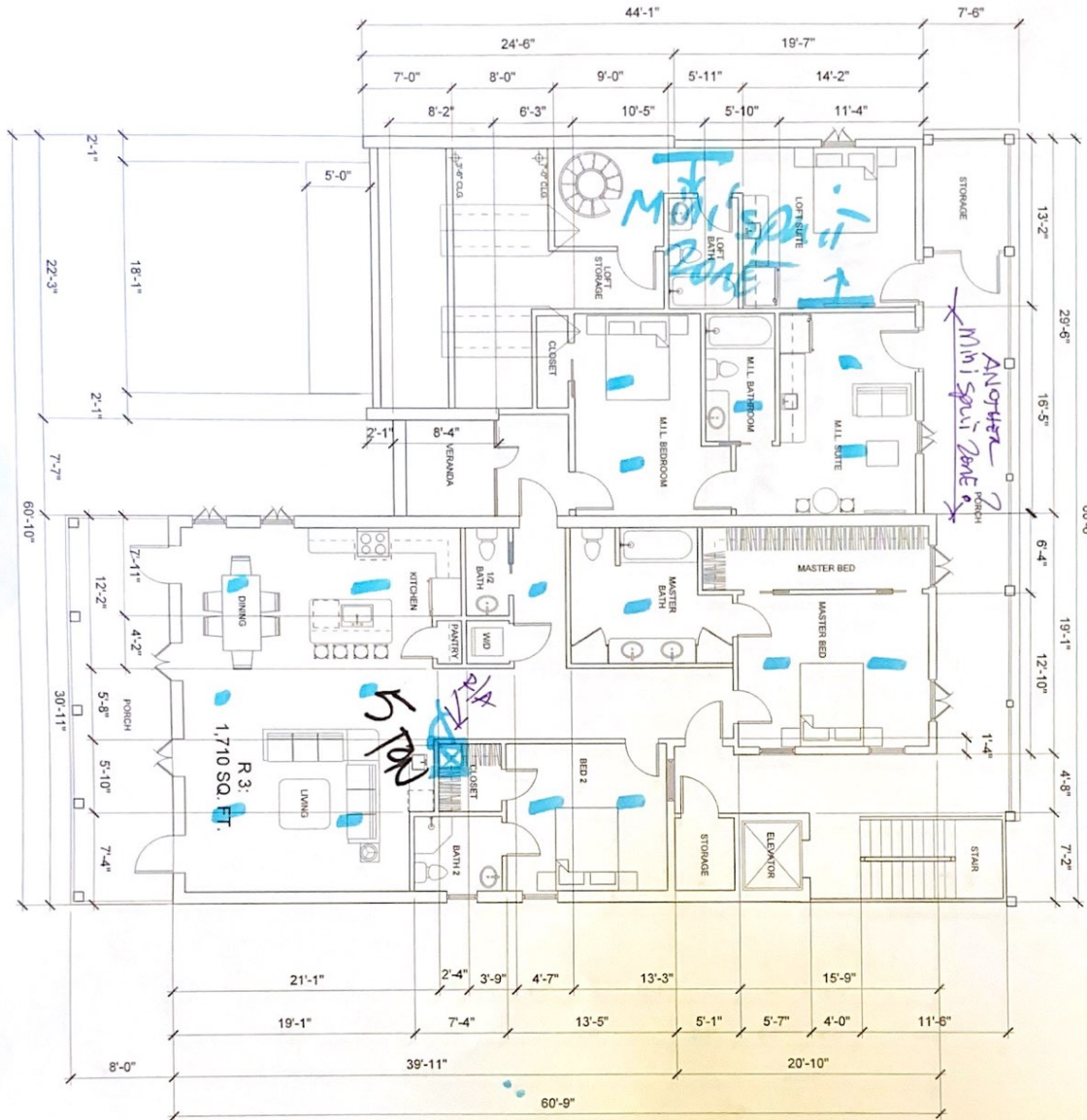
1
 1/4" = 1'-0"
 SECOND FLOOR PLAN

DATE	4.25.21
PROJECT No.	20005
DRAWING	A2.1



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HVAC



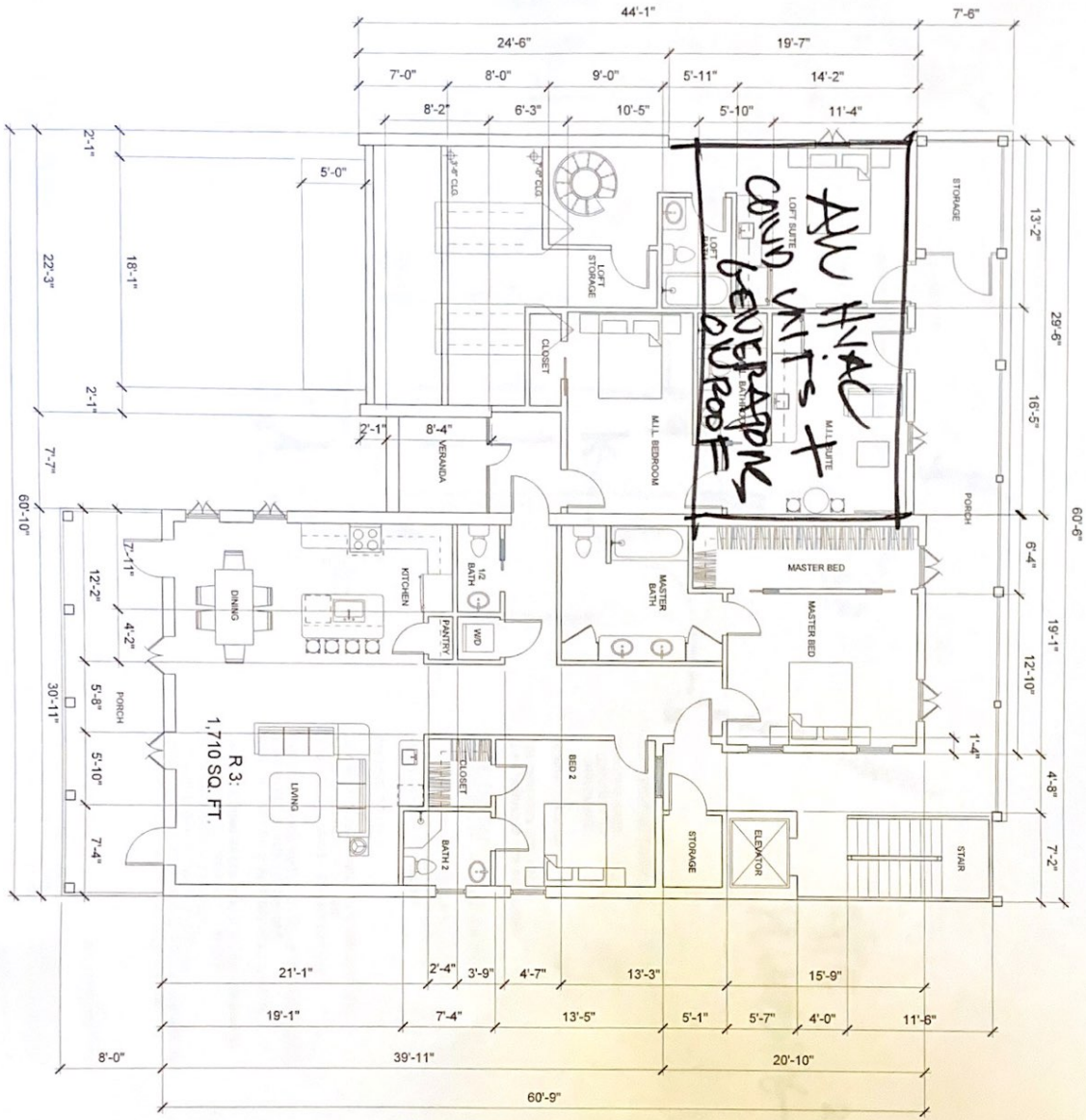
A2.2


DATE: 4.5.21
 PROJECT No: 20005
 DRAWING



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 1/4" = 1'-0"
 THIRD FLOOR PLAN
 Roof

HVAC

A2.2

DATE: 4.5.21
 PROJECT: 20005
 DRAWING:

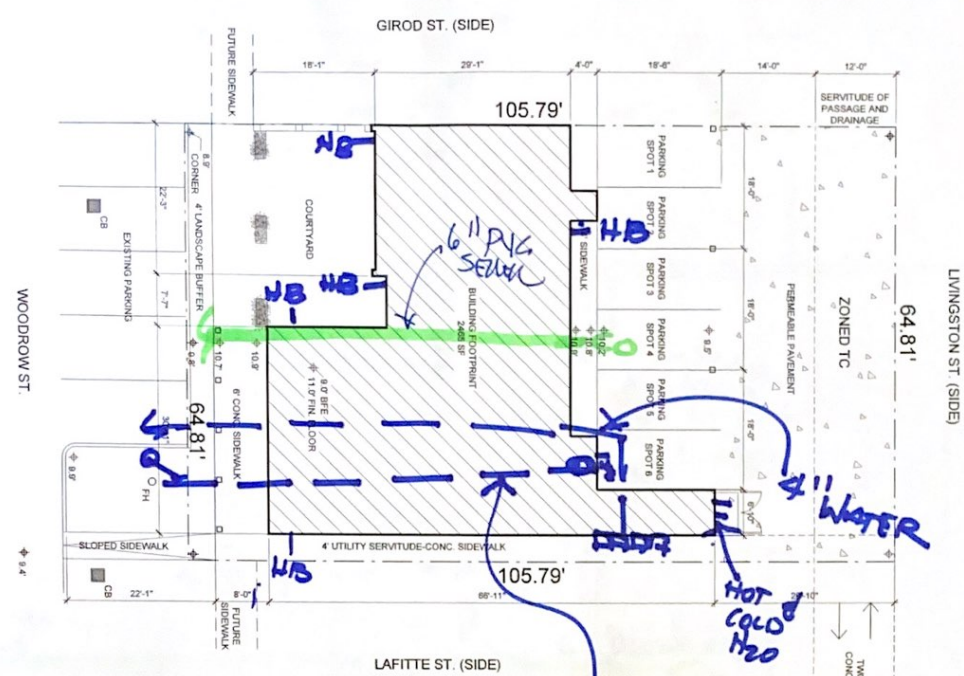


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1 SITE PLAN
1/8" = 1'-0"



TOWN CENTER ZONING USE REGULATIONS:

CLASS #	TENANT SPACE	AREA	USE CLASSIFICATION	TC-PERMITTED USES
6.2.6	CONDO UNIT R-1	1,280SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.2.6	CONDO UNIT R-2	1,710SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.2.6	CONDO UNIT R-3	1,710SF	CONDOMINIUM RESIDENTIAL	PERMITTED BY RIGHT
6.4.67	RESTAURANT A-1	687 SF	TAVERN - BAR/LOUNGE	SPECIAL USE
6.4.67	RESTAURANT A-2	1,217 SF	REST. SIT DOWN W/ LOUNGE	SPECIAL USE

USE CLASSIFICATION

CONDOMINIUM RESIDENTIAL
CONDOMINIUM RESIDENTIAL
CONDOMINIUM RESIDENTIAL
TAVERN - BAR/LOUNGE
REST. SIT DOWN W/ LOUNGE

PERMITTED BY RIGHT

PERMITTED BY RIGHT
PERMITTED BY RIGHT
PERMITTED BY RIGHT

SPECIAL USE

SPECIAL USE

PARKING FIGURES:

2 PARKING SPACES REQD PER DWELLING UNIT
3 DWELLING UNITS PROPOSED
(2 SPACES X 3 UNITS = 6 SPACES REQD)

1 PARKING SPACE REQD PER 250 SF OF RESTAURANT
2,340 SF RESTAURANT PROPOSED
(2,340 SF / 250 SF = 10 PARKING SPACES REQD)

TOTAL PARKING SPACE REQD: (6 + 10) = 16 SPACES

ON SITE PARKING PROVIDED: 6 SPACES
ADJACENT PARKING: 5 SPACES
TOTAL PARKING PROVIDED: 11 SPACES
EXCEPTION REQUESTED FOR SPACES (2-16 (5 SPACES))
(2-16 PARKING SPACES IN SURROUNDING AREA)

TOTAL PROPERTY AREA: 6,898 SF

PERVIOUS AREA (LANDSCAPE/PAVEMENT): 1,958 SF (245 SF) / 1,713 SF

IMPERVIOUS AREA: 4,898 SF

28% PERVIOUS SITE REQD

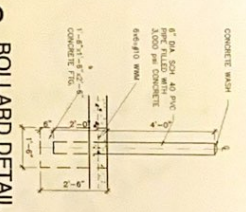
28.5% PERVIOUS SITE PROPOSED

DENSITY CALCULATOR: 6,856 SF / 2,000 SF = 3.4 UNITS PERMITTED

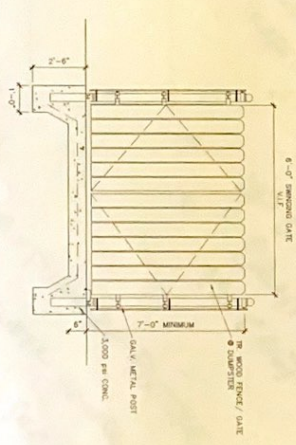
SITE DEVELOPMENT REGULATIONS TO BE IN COMPLIANCE WITH THE TOWN VISUAL PERFORMANCE STANDARDS

SITE PLUMBING

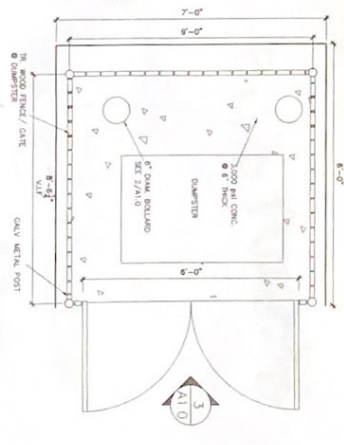
2 BOLLARD DETAIL
1/2" = 1'-0"



3 DUMPSTER ENCLOSURE
1/2" = 1'-0"



4 DUMPSTER ENCLOSURE
1/2" = 1'-0"



SITE PLAN NOTES

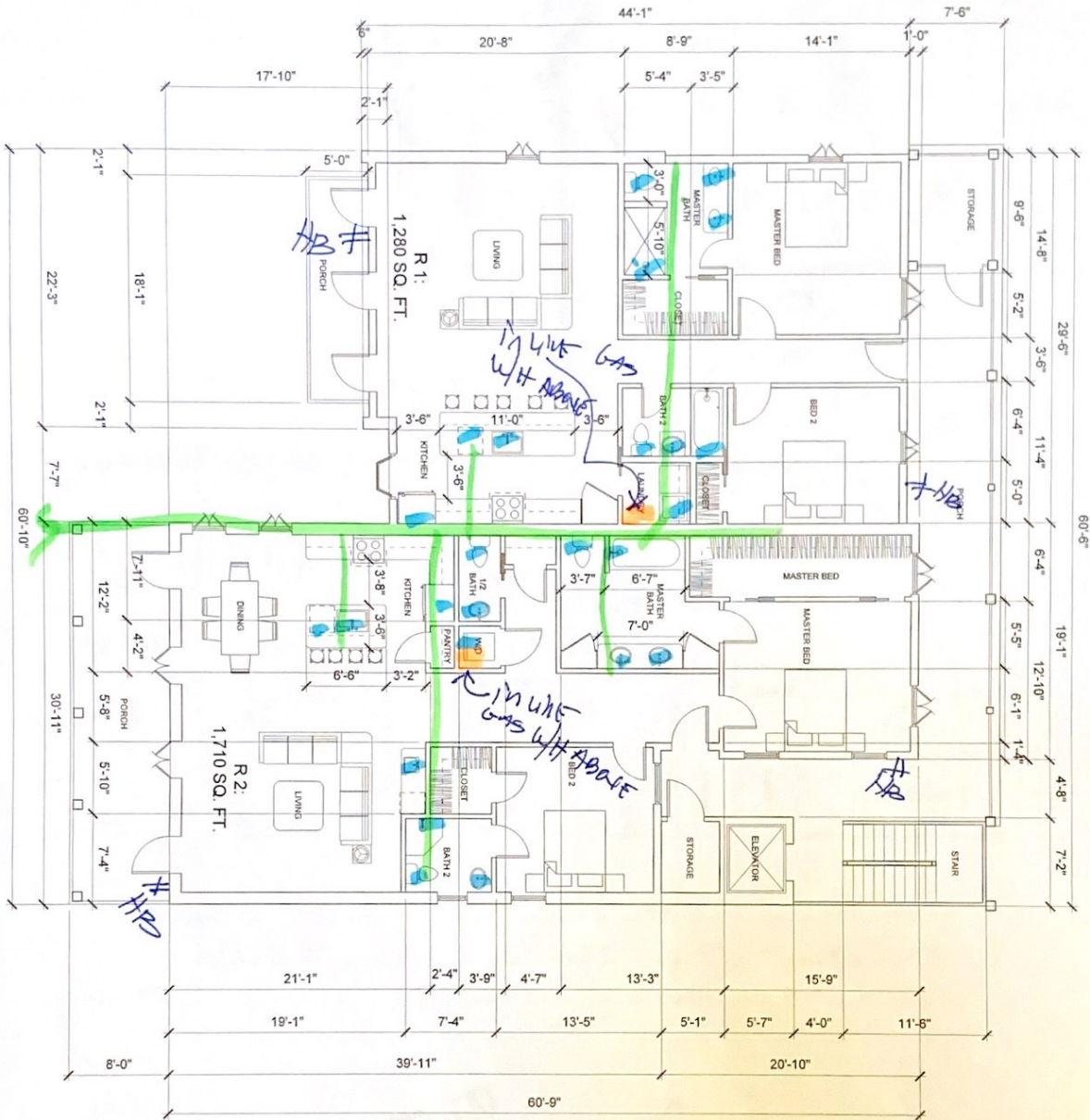
1. UNPERMITTED PARKING SHALL BE EXCLUDED FROM THE TOTAL PERVIOUS AREA.
2. PERVIOUS AREA SHALL BE CALCULATED AS THE TOTAL PERVIOUS AREA OF ALL PERVIOUS SURFACES WITHIN THE SITE BOUNDARIES.
3. PERVIOUS AREA SHALL BE CALCULATED AS THE TOTAL PERVIOUS AREA OF ALL PERVIOUS SURFACES WITHIN THE SITE BOUNDARIES.
4. PERVIOUS AREA SHALL BE CALCULATED AS THE TOTAL PERVIOUS AREA OF ALL PERVIOUS SURFACES WITHIN THE SITE BOUNDARIES.

DATE	4.5.21
PROJECT	20005
DRAWING	A1.0



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*PSDE
PUMPINGS*

** EVERY THING
BEING PUT
DOWN WITH
IS GAS
CON*

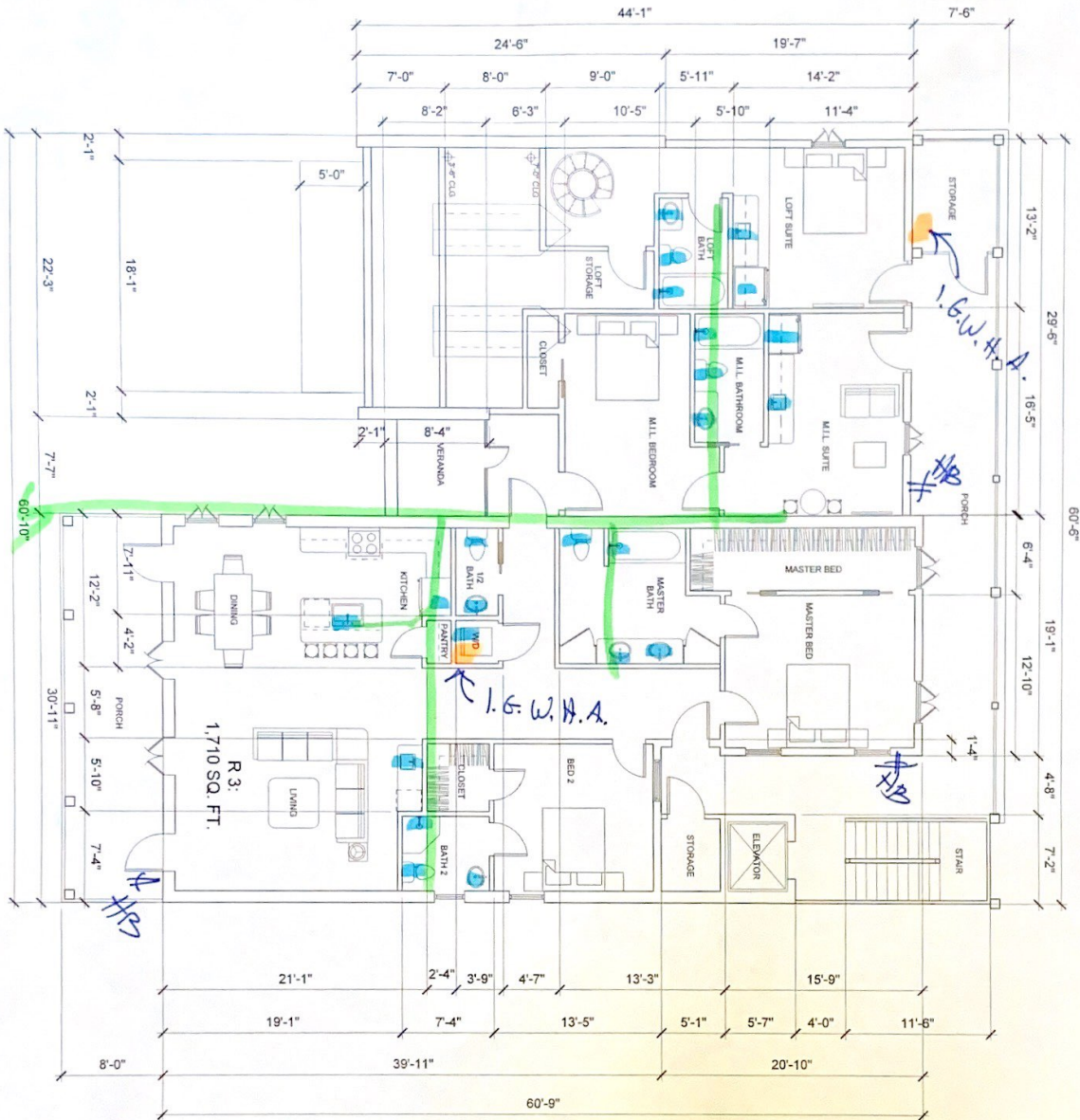


1 SECOND FLOOR PLAN
1/4" = 1'-0"

DATE	4.5.21
PROJECT NO.	200005
DRAWING	A2.1

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

RUDG
 PURSING

DOWN IN IS
 CAST IRON

A2.2

DATE: 4.5.21
 PROJECT: 200006
 DRAWING



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