

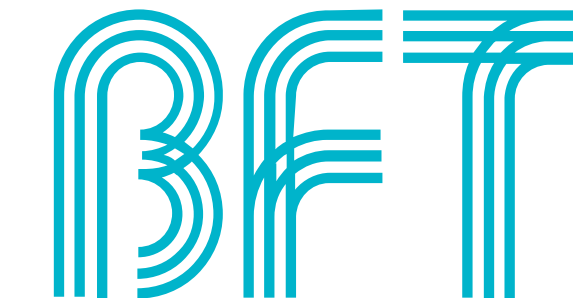


BUILDING

GROSS BUILDING AREA = 13,055 S.F.

F.F. ELEV. = 100'-0" (NOMINAL)
F.F. ELEV. = 803.50' (ACTUAL)

AVAILABLE



Laser Boss
Med Spa



3,784 SF

1,776 SF

3,129 SF

1,669 SF

2,638 SF

PATIO
499 SF

SITE TABULATIONS

ZONING:	(C-1) RETAIL/COMMERCIAL
PROPOSED USE:	RETAIL/RESTAURANT
LOT AREA:	1.45 ACRES (63,444 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	13,055 SF
PARKING USE:	(RESTAURANT TOTAL = 6,000 SF)
	(20%) INLINE RESTAURANT 2,611 SF/200 = 13 SPACES
	RESTAURANT 3,389 SF/100 = 34 SPACES
	RETAIL & MEDICAL/DENTAL OFFICE 7,055 SF/200 = 36 SPACES
	BANK & PROFESSIONAL OFFICE 0 SF/300 = 0 SPACES
	OUTDOOR SEATING UNDER 500 SF INCLUDED
TOTAL PARKING REQUIRED:	83 SPACES
	BICYCLE REDUCTION -2 SPACES
TOTAL PARKING PROVIDED (ON SITE):	42 SPACES
TOTAL PARKING PROVIDED (ON LOT 2):	41 SPACES
TOTAL PARKING PROVIDED:	83 SPACES
HANDICAPED PARKING REQUIRED:	4 SPACES
HANDICAPED PARKING PROVIDED:	4 SPACES

