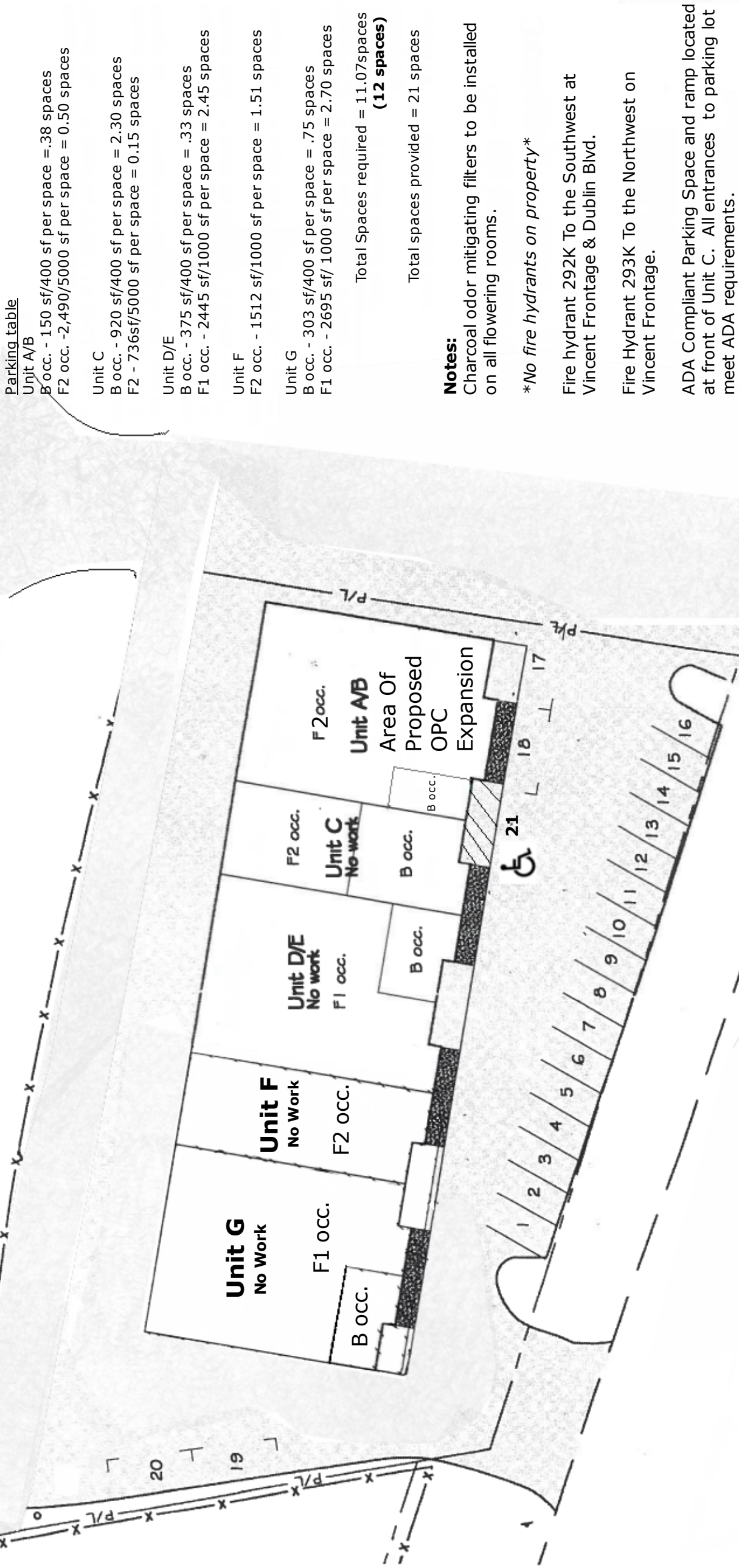


Vincent Dr.

Vincent Frontage Rd.



Code: 2009 IBC and PPRBD a
 Legal Description: Lot 2, Blk 1
 Tax Schedule: 6308302003
 Zoning: C6
 Occupancy Groups: F1 and F2 ;
 Building Height: 17'-0"
 Construction: V-B
 Fire Sprinkler: None
 Allowable Building Area:

FRONTAGE INCREASE
 Section 506.2
 If = 100 $\frac{525}{525}$ - .2

If = 75 %

ALLOWABLE AREA TABULAT
 Area modifications: Section
 Table 503: Type V-B const

A₁ = 8500 + $\frac{8500}{1}$

A₂ = 8500 + 63

A₃ = 14,875 s.f. allowed

Actual floor area

Occupancy Separation: Non-sep

Parking table
 Unit A/B
 B occ. - 150 sf/400 sf per space = .38 spaces
 F2 occ. - 2,490/5000 sf per space = 0.50 spaces

Unit C
 B occ. - 920 sf/400 sf per space = 2.30 spaces
 F2 - 736sf/5000 sf per space = 0.15 spaces

Unit D/E
 B occ. - 375 sf/400 sf per space = .33 spaces
 F1 occ. - 2445 sf/1000 sf per space = 2.45 spaces

Unit F
 F2 occ. - 1512 sf/1000 sf per space = 1.51 spaces

Unit G
 B occ. - 303 sf/400 sf per space = .75 spaces
 F1 occ. - 2695 sf/ 1000 sf per space = 2.70 spaces

Total Spaces required = 11.07spaces
(12 spaces)

Total spaces provided = 21 spaces

Notes:
 Charcoal odor mitigating filters to be installed on all flowering rooms.

No fire hydrants on property

Fire hydrant 292K To the Southwest at Vincent Frontage & Dublin Blvd.

Fire Hydrant 293K To the Northwest on Vincent Frontage.

ADA Compliant Parking Space and ramp located at front of Unit C. All entrances to parking lot meet ADA requirements.



CPC CU 17-00114

Applicant - Joseph DiFabio
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FIGURE 1