



SITE ANALYSIS

ASSESSORS PARCEL NUMBER : R2734510560

LEGAL DESCRIPTION : LOTS 9-11, BLK. E FAIRVIEW ACRES SUB NO 02

ZONE : C-2

JURISDICTION: CITY OF GARDEN CITY

LOT AREA : 44,126 SF / 1.013 ACRES

SITE COVERAGE: UNIT BUILDINGS = 10,006 SF (25%)
 CLUBHOUSE (OPEN SPACE) = 1,508 SF (3%)
 SITE LANDSCAPING (OPEN SPACE) = 7,599 SF (17%)
 PUBLIC OPEN SPACE (INCL. GATHERING AREA) = 3,238 SF (7%)
 TOTAL OPEN SPACE = 12,345 (28%)
 PAVED AREAS = 22,917 SF (52%)

SEMI-PRIVATE COMMON SPACE REQUIRED = 80 SF x 48 = 3,840 SF
 SEMI-PRIVATE COMMON SPACE PROVIDED = 80 SF min. x 48 = 4,376 SF
 (Refer to floor plans for planning areas)

NO. OF 1-BEDROOM UNITS: 48

PARKING REQUIRED: 48 COVERED (8-4D-2)
 GUEST REQUIRED: 9
 TOTAL REQUIRED: 57

PARKING PROVIDED: 48 COVERED (16 Garages + 32 On-site Covered Canopies)
 9 UNCOVERED GUEST

MAX. % OF COMPACT (8-4D-5) = 15 SPACES = 25%

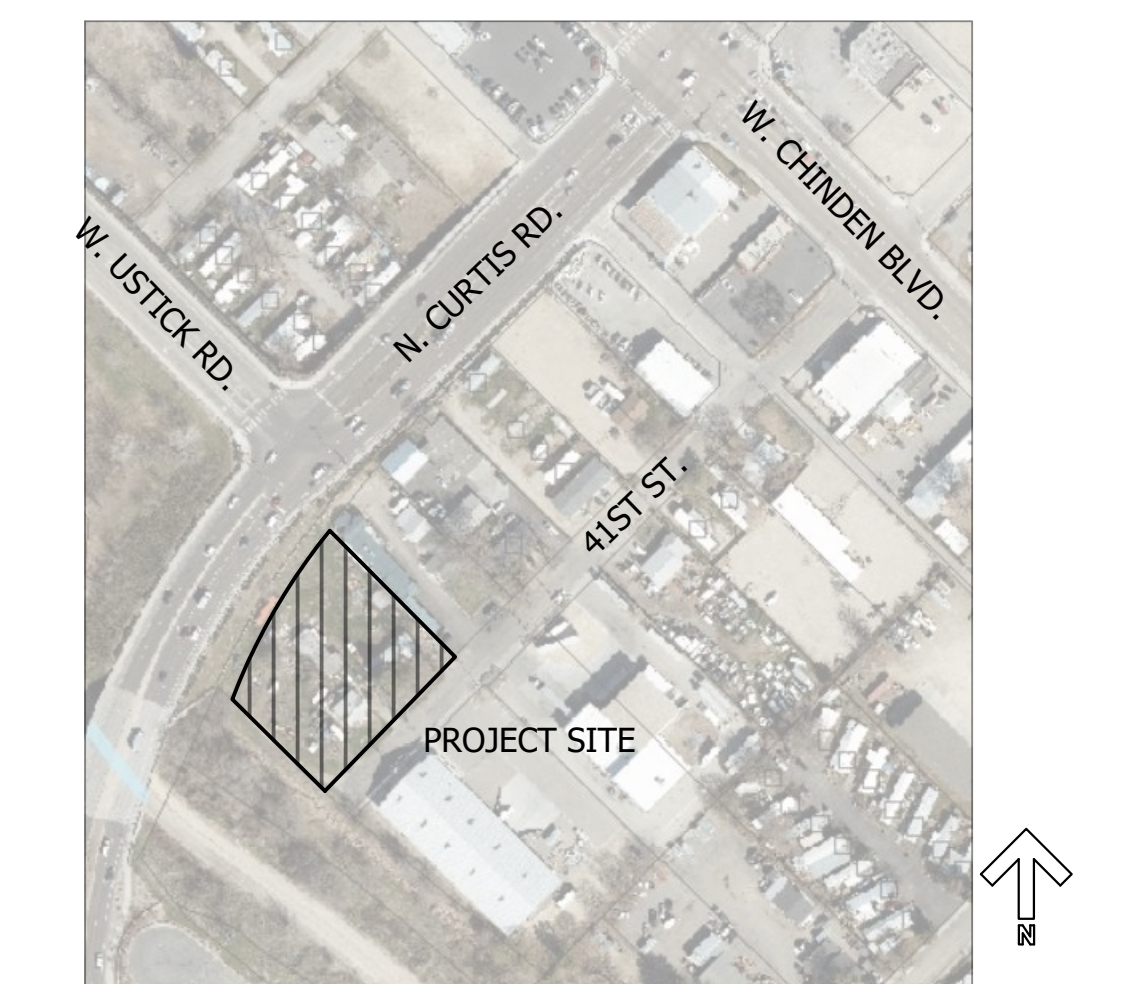
GUEST PROVIDED: 9
 TOTAL PROVIDED: 57

BICYCLE PARKING (8-4D-4):
 TOTAL PROVIDED = 1 PER UNIT = 48 TOTAL

KEY NOTES

1. CONCRETE CURB. SEE CIVIL.
2. PROPERTY LINE. SEE CIVIL.
3. PROPOSED CONCRETE SIDEWALK. SEE CIVIL.
4. TYPICAL HANDICAP SPACE w/ SYMBOL, RAMP AND SIGN. (SEE DETAILS PER CIVIL).
5. TYPICAL STANDARD PARKING SPACE. (9'-0" x 20'-0")
6. BICYCLE RACK. SEE LANDSCAPE PLAN FOR DETAILS. (6 SPACES)
7. PEDESTRIAN RAMP. SEE CIVIL.
8. TYPICAL PARKING STRIPPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPPING AT 24" O.C.
10. LANDSCAPING. SEE LANDSCAPE PLAN.
11. ASPHALT PAVING. SEE CIVIL.
12. EXISTING FENCE TO BE REMOVED AND REPLACED.
13. EDGE OF EXISTING PAVEMENT. SEE CIVIL.
14. COVERED PARKING CANOPY
15. ENCLOSED TRASH
16. TYPICAL DRIVEWAY APPROACH. SEE CIVIL
17. 26-FOOT WIDE EMERGENCY VEHICLE LANE
18. EXISTING ACHD RETAINING WALL
19. STAMPED AND COLORED CONCRETE SIDEWALK IN BRICK PATTERN
20. BIKE PARKING (4 SPACES)
21. INTERNAL CROSSWALK - STRIPED WITH WHITE REFLECTIVE PAINT

VICINITY MAP



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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