



1. SITE PLAN

SCALE: 1" = 20'-0"
 THIS DRAWING IS BASED ON A SURVEY BY:
 KELLY McHUGH AND ASSOCIATES
 DATED: JAN. 29th, 2016



SITE INFORMATION:
 PARCEL IS 54,000 SQ. FT. OR 1.240 ACRES.
 PARCEL IS LOCATED IN ST. TAMMANY PARISH, LOUISIANA.
 PARCEL SHALL COMPLY WITH ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE - VOLUME 1 (ZONING).
 THE BULK OF THE PARCEL IS LOTS 6 - 12 AND LOTS 29 - 36, SQUARE 24, CHINCHUBA SUBDIVISION, AND IS ZONED HC-3.
 THE PARCEL ALSO INCLUDES LOT 8, SQUARE 25, CHINCHUBA SUBDIVISION, AND IS ZONED HC-2.

BUILDING INFORMATION:
 PROPOSED BUILDING IS A 12,000 SQ. FT. (ENCLOSED) SINGLE STORY RETAIL BUILDING.
 BUILDING FOOTPRINT: 82'-0" X 160'
 BUILDING SHALL BE CLASSIFIED AS GROUP B - PER IBC 2012 - SECTION 304.
 BUILDING CONSTRUCTION TYPE IS TYPE V-B - PER IBC 2012 - SECTION 602.
 BUILDING SIZE IS LIMITED TO 2 STORIES, WITH 9,000 SQ. FT. PER FLOOR - PER IBC 2012 - TABLE 503. MODIFICATIONS TO SIZE LIMITATIONS ARE PERMITTED FOR:
 SPRINKLER SYSTEM: IBC 2012 - SECTION 506.3 (NOT USED)
 FRONTAGE: IBC 2012 - SECTION 506.2 (USED)
 FORMULA FOR FRONTAGE INCREASE, PER IBC 2012 - SECTION 506.2:

$$L = \left[\frac{F}{P} \right] - 0.251 W / 30$$

$$L = \text{INCREASE}$$

$$F = \text{BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY WITH MIN. 20' CLEAR}$$

$$P = \text{PERIMETER OF BUILDING}$$

$$W = \text{WIDTH OF PUBLIC WAY (LIMITED TO 30' FOR FORMULA)}$$

$$F = 402 \left(\frac{160}{60} + \frac{160}{62} + \frac{62}{60} \right)$$

$$P = 464 \left(\frac{160}{62} + \frac{62}{62} + \frac{160}{62} \right)$$

$$W = 30'$$

$$L = \left[\frac{402}{464} - 0.251 \right] 30 / 30$$

$$L = \left[0.83 - 0.25 \right]$$

$$L = 0.58$$

INCREASE ALLOWED: 9,000 X 0.582 = 5,220 SQ. FT.
 BUILDING SIZE IS LIMITED TO:
 9,000 + 5,220 = 14,220 SQ. FT. (NON-SPRINKLERED)

PARKING RATIO INFORMATION:
 PER ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE - SECTION 7.0704 - MINIMUM PARKING REQUIREMENTS, PARKING SHALL BE BASED ON A MINIMUM OF:
 RETAIL: 1 SPACE PER 350 SQ. FT.

PARKING INFORMATION:
 PARKING AS REQUIRED: 12,000 / 350 = 35 PARKING SPACES
 PARKING AS PROVIDED: 47 PARKING SPACES

SETBACK INFORMATION:
 SETBACKS SHALL BE PER ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE:

FRONT: STREET PLANTING AREA
 SECTION 7.0106 - MULTIPLE STREET FRONTAGES
 DEPTH OF PROPERTY: LESS THAN 300'
 SETBACK REQUIRED: 20'

SIDE/REAR: BUFFER PLANTING AREA
 SECTION 7.0107B - BUFFER PLANTING AREA
 SETBACK REQUIRED: 10'

Project 2416
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 revisions



~ Helm Paint Retail Center ~
 Sixth Street at North Causeway Approach
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