

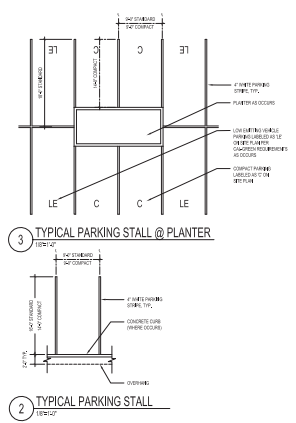
BUILDING AREA DATA:

TOTAL COMMERCIAL AREA	
MAJOR 1	21,500 SF
MAJOR 2	30,800 SF
SHOP A	8,800 SF
SHOP B	5,600 SF
SHOP C	8,400 SF
SHOP D	4,000 SF
SHOP E	6,400 SF
PAD 1	4,200 SF
PAD 2	5,000 SF
PAD 3	3,200 SF
PAD 4	3,500 SF
TOTAL TOTAL COMMERCIAL AREA	104,000 SF
TOTAL OFFICE AREA	
	8,900 SF
AREA OF APARTMENT CLUBHOUSE	
	1,200 SF +/-
RESIDENTIAL	
3 BEDROOM APARTMENTS: (1050 SF - PER UNIT)	30 UNITS
2 BEDROOM APARTMENTS: (1040 SF - PER UNIT)	95 UNITS
1 BEDROOM APARTMENTS: (1015 SF - PER UNIT)	35 UNITS
TOTAL NUMBER OF APARTMENTS	171 UNITS

PARKING DATA:

PARKING PROVIDED	
REQUIRED PARKING COMMERCIAL BEFORE BI-CYCLE SUBSTITUTION:	417 STALLS
REQUIRED PARKING COMMERCIAL AFTER BI-CYCLE SUBSTITUTION:	412 STALLS
REQUIRED BI-CYCLE SUBSTITUTION:	410 STALLS
REQUIRED ACCESSIBLE PARKING (2% OF TOTAL PARKING PROVIDED):	12 STALLS
REQUIRED BI-CYCLE (10% OF TOTAL PARKING PROVIDED):	0.11' 500 x 8' BI-CYCLE STALLS
REQUIRED CLEAN AIR (VAN POOL, ETC.) AND REQUIRED BY CALIFORNIA:	0.81' 150 x 8' BI-CYCLE STALLS
REQUIRED FUTURE ELECTRIC VEHICLE CHARGING STATIONS AND REQUIRED BY CALIFORNIA:	0.81' 150 x 8' BI-CYCLE STALLS
REQUIRED BI-CYCLE PARKING (10%):	22 STALLS
TOTAL COMMERCIAL PARKING PROVIDED	
STANDARD STALLS PROVIDED:	447 STALLS
COMPACT STALLS PROVIDED:	77 STALLS (17% + 20% ALLOWED, THIS ON)
ACCESSIBLE PARKING:	14 STALLS (12 + 10 STALLS THIS ON)
MOTORCYCLE:	9 SPACES
BI-CYCLE:	27 BI-CYCLE STALLS
CLEAN AIR / VAN POOL / ETC.:	48 STALLS
BI-CYCLE AND ELECTRIC VEHICLE CHARGING:	16 STALLS
BI-CYCLE AND ELECTRIC VEHICLE CHARGING (REQUIRED ON SITE PLANS AS EX PART OF LE STALL COUNT):	25 STALLS
TOTAL COMMERCIAL PARKING PROVIDED	
STANDARD STALLS (COVERED) PROVIDED:	304 STALLS
STANDARD STALLS (UNCOVERED) PROVIDED:	74 STALLS
ACCESSIBLE PARKING PROVIDED:	14 STALLS (12% OF TOTAL = 3 STALLS)
MOTORCYCLE:	9 SPACES
BI-CYCLE ELECTRIC VEHICLE CHARGING:	12 STALLS (2% OF PARKING PROVIDED)
BI-CYCLE AND ELECTRIC VEHICLE CHARGING (REQUIRED ON SITE PLANS AS EX PART OF LE STALL COUNT):	25 STALLS
TOTAL COMMERCIAL PARKING PROVIDED	
STANDARD STALLS:	304 STALLS
ACCESSIBLE PARKING PROVIDED:	1 STALL
BI-CYCLE PARKING	
BI-CYCLE PROVIDED FOR AUTOMOBILE PARKING (1) STALL PER BI-CYCLE BACKS, UP TO 10% MAXIMUM OF REQUIRED BI-CYCLE SPACES:	41 STALLS
BI-CYCLE PROVIDED FOR AUTOMOBILE PARKING (2) STALL PER BI-CYCLE BACKS, UP TO 10% MAXIMUM OF REQUIRED BI-CYCLE SPACES:	41 STALLS
BI-CYCLE PROVIDED FOR AUTOMOBILE PARKING (3) STALL PER BI-CYCLE BACKS, UP TO 10% MAXIMUM OF REQUIRED BI-CYCLE SPACES:	41 STALLS
BI-CYCLE PROVIDED FOR AUTOMOBILE PARKING (4) STALL PER BI-CYCLE BACKS, UP TO 10% MAXIMUM OF REQUIRED BI-CYCLE SPACES:	41 STALLS

1 SITE PLAN - ALTERNATIVE



DORSEY MARKETPLACE
GRASS VALLEY, CA.
AUGUST 11, 2017

DATE	DESCRIPTION	BY
02/20/16	REVISED COMMENTS	SP DR
02/20/16	SETBACK REVISION COMMENTS	SP DR, JC
02/20/16	SETBACK REVISION COMMENTS	SP DR
01/11/17	SP ALTERNATIVE SITE PLAN	SP DR