



OFFICE CONDOMINIUM UNITS:
42 UNITS

GROSS AREA:
3-PLEX = 3,746 x 2 = 7,492 SF
6-PLEX = 7,424 x 6 = 28,334 SF
TOTAL 35,836 SF

PARKING REQUIRED:
42 UNITS AT 800 SF PER UNIT (LEASE/ USEABLE AREA)
TOTAL OF 33,600 SF

PARKING:
PARKING RATIO: 4 SPACES PER 1,000 SF
PARKING REQUIRED: 135 PARKING SPACES
PARKING PROVIDED:
139 SPACES
7 HANDICAP
7 VAN
153 TOTAL SPACES

KEYNOTE	NOTES

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	208.41'	450.00	26°32'07"	S 18°33'52" W	206.55'
C2	146.63'	100.00	84°00'39"	N 18°54'42" W	133.84'
C3	74.82'	450.46	9°30'58"	N 25°47'26" E	74.73'
C4	171.88'	350.00	28°08'15"	N 45°17'27" E	170.16'

- A. VERIFY LOCATION OF ALL UTILITIES WITH ALL UTILITY COMPANIES INCLUDING ELECTRICAL COMPANY, GAS COMPANY, TELEPHONE COMPANY, CABLE COMPANY, ETC.
- B. VERIFY LOCATIONS OF ALL EASEMENTS, INCLUDING UTILITY EASEMENTS, AERIAL EASEMENTS, ETC.
- C. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.
- D. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES.
- E. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- F. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- G. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- H. WHEN LOCATING AND INSTALLING MECHANICAL OR OTHER EQUIPMENT, REFER TO MANUFACTURER RECOMMENDATIONS FOR MINIMUM CLEARANCES OF ALL SIDES TO ANY VERTICAL SURFACE, I.E. FENCES, WALLS, AND PLANTINGS.
- I. REFER TO SITE PLAN AND CIVIL DRAWINGS FOR BUILDING PLACEMENT AND WALLS.
- J. REFER TO SITE PLAN AND CIVIL DRAWINGS FOR PAVING INFORMATION.
- K. DOWNSPOUTS TO BE CONNECTED TO SUB-SURFACE DRAINAGE. COORDINATE WITH CIVIL PLANS.
- L. REFER TO LANDSCAPE PLANS FOR ALL TREES, SHRUBS, PLANTING BEDS, IRRIGATION, ETC.
- M. PROVIDE SCHEDULE 40 PVC PIPING SLEEVES FOR LANDSCAPING IRRIGATION PURPOSES UNDER ALL DRIVE, WALKWAYS, AND HARDSCAPE CONNECTING ALL PLANTERS AND PLANTING BEDS. COORDINATE WITH PLANS.

04 GENERAL NOTES - SITE PLAN

GRAND CENTRAL PARK - OFFICE CONDOS



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PROJECT NO: 24-180

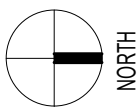
INITIAL PROJECT ISSUE DATE: 2024.09.12 DESCRIPTION: SCHEMATIC DESIGN

DRAWN BY: MM CHECKED BY: TLB

FILE PATH: C:\Users\mm\OneDrive\Documents\24-180 - SPB OC - Grand Central Park - Site - central_mirador\2024\

ARCHITECTURAL SITE PLAN

A.100



SCALE: 1" = 20'-0"

FOR REVIEW

NOT FOR REGULATORY APPROVAL,
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2024.10.10

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