

EXISTING SITE DATA

ZONING : R2
 SITE AREA : 28,757.85 GSF
 SETBACKS : 10'-0"
 HEIGHT RESTRICTION : 35'
 SITE COVERAGE : 40%
 OFF STREET PARKING : 1 SPACE / 5 SEATS IN CHURCH

40% MAXIMUM COVERAGE ALLOWED

EXISTING CAMPUS : 28,757.85 GSF
 40% COVERAGE ALLOWABLE : 11,503 GSF
 EXISTING COVERAGE (YELLOW) : 7,100 GSF
 ALLOWABLE NEW COVERAGE (RED) : 4,403 GSF

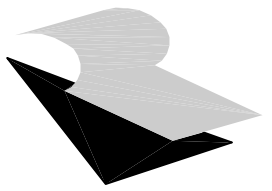
SPATIAL PROGRAM YIELD

EXISTING BUILDING :	12,975 GSF
PROPOSED (A) x2	2,240 GSF
(B) x2	1,646 GSF
(C) x1	2,460 GSF
TOTAL :	19,321 GSF

SPATIAL PROGRAM OF NEED : 28,350 GSF
 9,029 SHORTFALL
 -32%

ISSUES

OFF STREET PARKING VARIANCE?
 OCCUPANCY DURING DEMOLITION / CONSTRUCTION?



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**ST. ANNE'S CHURCH
 MASTER PLAN 2007**

15 E. GREEN STREET
 MIDDLETOWN, DELEWARE

PROJ. NO.	07-002
DATE	3/5/07
SCALE	1"=20'-0"

EXISTING
 W/ NEW WORK
 40% COVERAGE

SHEET
MP-2