

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) : 5,956.23 GSF  
 ALLOWABLE NEW COVERAGE (RED) : 5,546.77 GSF

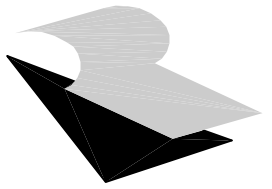
SPATIAL PROGRAM YIELD DUE TO RECONFIGURATION

EXISTING BUILDING :	5,956.23 GSF
PROPOSED (A) x3	11,220 GSF
(B) x3	5,421 GSF
(C) x1	2,460 GSF
<u>TOTAL :</u>	<u>25,058.23 GSF</u>

SPATIAL PROGRAM OF NEED : 28,350 GSF  
 3,292.77 SHORTFALL  
 -12%

ISSUES

OFF STREET PARKING VARIANCE?  
 OCCUPANCY DURING DEMOLITION / CONSTRUCTION?  
 HEIGHT VARIANCE?



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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  
 WITH NEW WORK  
 40% COVERAGE  
 RECONFIGURED

SHEET  
**MP-3**