

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

MAXIMUM COVERAGE ALLOWED

EXISTING CAMPUS : 28,757.85 GSF
 MAXIMUM COVERAGE
 WITH SETBACKS 13,838 GSF
 AND ARCHITECTURAL (48% COVERAGE)
 SETBACKS

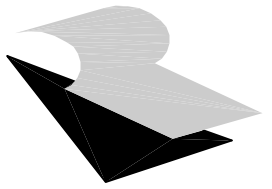
SPATIAL PROGRAM YIELD

EXISTING BUILDING :	5,956.23 GSF
PROPOSED (A) x3	15,840 GSF
(B) x3	5,175 GSF
(C) x1	877 GSF
(D) x1	2,460 GSF
TOTAL :	30,308.23 GSF

SPATIAL PROGRAM OF NEED : 28,350 GSF
 1,958 GSF SURPLUS
 +7%

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 ADDITION
 48% COVERAGE
 MAXIMUM

SHEET
MD-4