



SITE/BUILDING ANALYSIS

CODES	2018 IBC, IMC, IPC, IFGC, IECC, 2017 NEC, 2009 ANSI ANSI 117.1 & AMENDMENTS SET FORTH BY THE STATE OF UTAH & ST. GEORGE CITY
ADDRESS	6700 BLOCK OF SOUTH SOSSAMAN ROAD
PARCEL	APN-304-36-002G
ZONING	LI (LIGHT INDUSTRIAL), LOCATED IN BONUS INTENSITY ZONE (BIZ)
OCCUPANCY TYPE	R-1 & A-3 (SEPARATED MIXED USE)
CONSTRUCTION TYPE	V-A.COMBUSTIBLE EXTERIOR & INTERIOR WALLS.
STORIES	4
R-1 ALLOWABLE STORIES (S)	4
HEIGHT	+/- 56'-0"
R-1 ALLOWABLE HEIGHT (S)	70 FEET (40 FEET PER ZONE, 60 FEET REQUESTED)
AREAS	1ST FLOOR: 18,320 SQ. FT. 2ND FLOOR: 17,422 SQ. FT. 3RD FLOOR: 17,422 SQ. FT. 4TH FLOOR: 17,422 SQ. FT. 36,000 SQ. FT.
ALLOWABLE AREA PER FLOOR (SM)	
FIRE SPRINKLER	NFPA 13 FIRE SPRINKLER SYSTEM
LOT SIZE	4.4312 ACRES, 193,021 SQ. FT.
PARKING/DRIVE/SIDEWALK COVERAGE	120,331 SQ. FT. (63%)
BUILDING FOOTPRINT COVERAGE	18,320 SQ. FT. (9%)
LANDSCAPING COVERAGE PROVIDED	54,370 SQ. FT. (28%)
LANDSCAPING COVERAGE REQUIRED	34,744 SQ. FT. (18%)
PARKING PROVIDED	149 STALLS (6 ACCESSIBLE)
PARKING REQUIRED	149 STALLS (5 ACCESSIBLE) 0.75 PER GUESTROOM (REDUCED FOR AIRPORT HOTEL) = 129x0.85 = 110 STALLS 1 PER 100 SQ. FT. FUTURE RESTAURANT - DINING, 3,700/100 = 37 STALLS 1 PER 500 SQ. FT. FUTURE RESTAURANT - KITCHEN, 1,000/500 = 2 STALLS

KEYED NOTES

1. DUMPSTER ENCLOSURE LOCATION, SEE LANDSCAPING PLANS FOR SCREEN WALL INFORMATION.
2. SCREEN WALL W/ ADHERED STONE VENEER AND STONE SILL CAP, SEE ARCHITECTURAL ELEVATIONS FOR MORE INFORMATION.
3. POOL EQUIPMENT WALL, STUCCO FINISH, TOP OF WALL TO BE 6'-0" A.F.F.E.
4. METAL POOL FENCING, SEE LANDSCAPING PLANS FOR MORE INFORMATION.
5. PAVING OR STAMPED CONCRETE FINISH.
6. MAIN ENTRY DOOR.
7. STORAGE ROOM OF SINGLE STORY HEIGHT.
8. RAISED WALKWAY, PAVING OR STAMPED CONCRETE FINISH.
9. LANDSCAPING BERM, SEE LANDSCAPING PLANS FOR MORE INFORMATION.
10. SCREEN WALL, SEE LANDSCAPING PLANS FOR MORE INFORMATION.

LEGEND

- 6 INDICATES NUMBER OF PARKING STALLS IN CONTIGUOUS AREA BETWEEN LANDSCAPING, SIDEWALKS OR SIMILAR.

NOTES

1. SEE LANDSCAPING, GRADING, DRAINAGE AND UTILITY PLANS FOR MORE INFORMATION, THOSE PLANS ARE TO GOVERN.