VINA PLAZA

Ly & Nguyen, LLC

FTC Architects, PC

(REVISED) CONCEPTUAL PLAN - PROPOSED

Hong Kong Supermarket

18.982 Acres

SCALE 1 = 50 FT

SITE DEVELOPMENT STATISTICS	
Commercial Zoning	GR
Minimum Lot Size	5,750
Maximum Height	60
Minimum Setbacks	
Front Yard	10
Street Yard	10
Rear Yard	10
Total Lot Area (6.362 Acres)	6.362±Ac
H - 1 Story Grocery 36,000 SF; 2,000 SF; 2,000 SF	124,000 SF
Total Impervious Cover (Site Chl) (Ac) For more info	80%
Maximum Floor Area Ratio (F.A.R.)	
Floor area ratio (F.A.R.) 83,200 / 277,000 = 0.30	0.30:1

BUILDING AREA TABULATION	
Hong Kong Market Grocery Office	62,000
Hong Kong Market Storage	13,000
1st Floor Bldg B Office	60,500
1st Floor Bldg D Office	64,150
2nd Floor Bldg D Office	20,150
Total S. Bldg Gross (Inc. 1st, 2nd Floor Commercial Bldgs)	153,150
Total Hotel (6 Stories)	666
Total Office and Grocery Bldg @ Pavements Bldgs (Logistics Hotels)	38,666

Bldg		Parking Required	Parking Provided	
62,000	SF Grocery Hong Kong Market (1/250)	167.37		
13,000	SF Warehouse Storage (1/500)	26		
20,000	SF restaurant 2,000 SF (1/75)	193.33		
1,000	SF restaurant 2,000 SF (1/75)	26		
97,150	SF medical office (1/250)	388.60		
150,150	SF gross available area (1/250 Hotel Spaces) (Parking shall be provided within 400 ft)			
	Total Parking Required	801		
	Hotel @ 1 Bldg Spaces @ 2/3		20	
	Sub-Compact Parking Spaces 8'-6" (8'-0" Width in Pavements)		237	35.7%
	Standard Parking Spaces (9'-0" Width)		541	
	Total Parking Provided		800	