



BUILDING INFORMATION:

	EXISTING	ADDITION
BUILDING SIZE, 1ST FLOOR:	3,128 SF	9,006 SF
2ND FLOOR:	1,627 SF	7,024 SF
TOTAL:	4,755 SF	16,030 SF
BUILDING HEIGHT (2-STORY):	25'-5"	25'-0"
CONSTRUCTION TYPE:	V-B	V-B
USE GROUP:	B	R1
SPRINKLER SYSTEM:	NO	YES

ARCHITECT: MTFA ARCHITECTURE
3200 LANGSTON BLVD
ARLINGTON, VA 22207
MEAGANJ@MTFA.NET
(703) 524-6616

ZONING INFORMATION:

ZONING: M-1 (GEN. INDUSTRIAL) / B-2 (GEN. BUSINESS)
FRONT SETBACK: 30'
SIDE YARD: 10'
REAR YARD: 10'
PARKING BUFFER: 10' (SIDE); CAN SUBSTITUTE WITH 36" FENCE
10' (STREET)

PARKING SUMMARY:

PARKING REQUIRED: SHELTER (CITY-DEFINED THROUGH SPECIAL USE PERMIT)

- ONE (1) PARKING SPACE FOR EVERY 300 SF OFFICE/CLINIC
- ONE (1) PARKING SPACE FOR EVERY 7.5 BEDS
- FOUR (4) BICYCLE SPACES, MIN

TOTAL REQUIRED: 5,000 SF (O/C) / 300 =	16.7 PARKING SPACES
88 BEDS / 7.5 =	11.7 PARKING SPACES
TOTAL =	29 PARKING SPACES
	4 BICYCLE SPACES

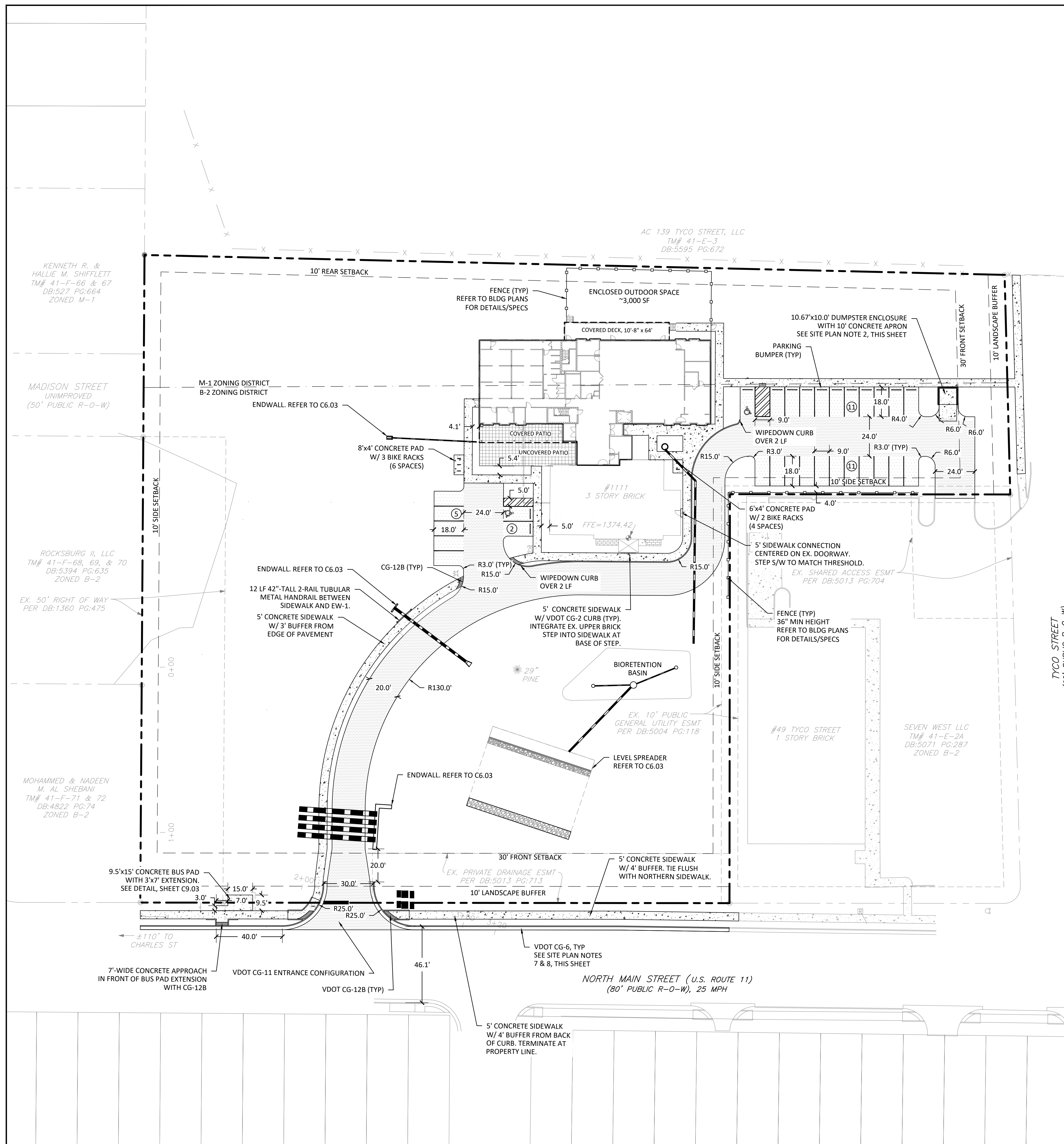
PARKING PROVIDED: 29 PARKING SPACES (INCLUDING 2 ADA)
10 BICYCLE SPACES

SITE PLAN NOTES:

- NEW PAVEMENT SHALL BE MADE FLUSH WITH ADJACENT FOR SMOOTH TIE-INS.
- SOLID WASTE WILL BE COLLECTED IN AN ON-SITE DUMPSTER WITH OPAQUE SCREENING PER SECTION 5.4.8.E OF CITY CODE. REFER TO SHEET C9.02 FOR DETAILS.
- 10' LANDSCAPE STREET YARD REQUIRED PER SECTION 5.4.6 OF CITY CODE.
- A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNS.
- ALL REQUIRED BICYCLE SPACES MUST HAVE MINIMUM DIMENSIONS OF 2 FEET IN WIDTH BY 6 FEET IN LENGTH, WITH A MINIMUM OVERHEAD VERTICAL CLEARANCE OF 7 FEET.
- ALL GROUND MOUNTED EQUIPMENT TO BE SCREENED ACCORDING TO ARCHITECTURAL PLANS/SPECIFICATIONS.
- NEW CURB ALONG N MAIN STREET SHALL BE ALIGNED WITH EXISTING UP- AND DOWNSTREAM SECTIONS; CONTRACTOR SHALL PROVIDE BEST FIT AS MEASURED IN FIELD.
- N MAIN ST FRONTAGE IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH VDOT STANDARD WP-2, INCLUSIVE OF STAGGERED SAWCUT EDGE. MILL & OVERLAY OF ADJACENT LANE, HOWEVER, SHALL NOT BE REQUIRED.
- FOR CG-2, CG-6, WP-2 VDOT DETAILS, SEE VDOT ROAD AND BRIDGE STANDARDS MANUAL.
- AS SEVERAL SITE ELEMENTS ARE TIED TO BLDG ELEMENTS, SITE CONTRACTOR SHALL COORDINATE WITH BLDG GC TO CONFIRM FINAL BLDG LOCATION PRIOR TO POURING NEW SIDEWALKS, SETTING UTILITIES, ETC.

STRIPING NOTES:

- UNLESS OTHERWISE NOTED, ALL LINES SHALL BE 4" WIDE.
- UNLESS OTHERWISE NOTED, ALL LINES SHALL BE WHITE IN COLOR.
- UNLESS OTHERWISE NOTED, ALL LINES SHALL BE TYPE A PAINT.



SITE PLAN
HOMELESS SERVICES CENTER
1111 North Main St.
Harrisonburg, Virginia 22802

Revisions:




No.	Description	Date
1	City Comments	2/21/2023
2	City Comments	3/15/2023
3	HPU Comments	3/24/2023
4	Bid Submission	5/03/2023

APPROVED
FOR CONSTRUCTION

SITE LAYOUT

Project number:	22095C
Date:	January 16, 2023
Drawn by:	SOR
Checked by:	SOR

C4.01

-  HEAVY DUTY PAVEMENT
-  LIGHT DUTY PAVEMENT
-  CONCRETE PAVEMENT

