

NARRATIVE DESCRIPTION OF THE PROPOSED LAND USE

STATE AND WATER MIXED USE / MULTI FAMILY

BUILDING DESCRIPTION: A NEW MIXED USE BUILDING LOCATED ON THE CORNER OF STATE STREET AND WATER STREET WITH ONE FLOOR OF RETAIL AND FOUR FLOORS OF RESIDENTIAL ABOVE, CONSISTING OF A TOTAL OF 60 UNITS. PROJECT WILL CONTAIN 40 PARKING STALLS

MODEL CODE:	IBC
CONSTRUCTION TYPE:	V-A OVER I-A
NUMBER OF STORIES:	5
BUILDING HEIGHT:	65 FT
OCCUPANCY TYPE:	M, S-2, A-2, R-2

<u>BUILDING AREA</u>	BUILDING:	54,175 SQ. FEET
	SITE:	22,651 SQ. FEET