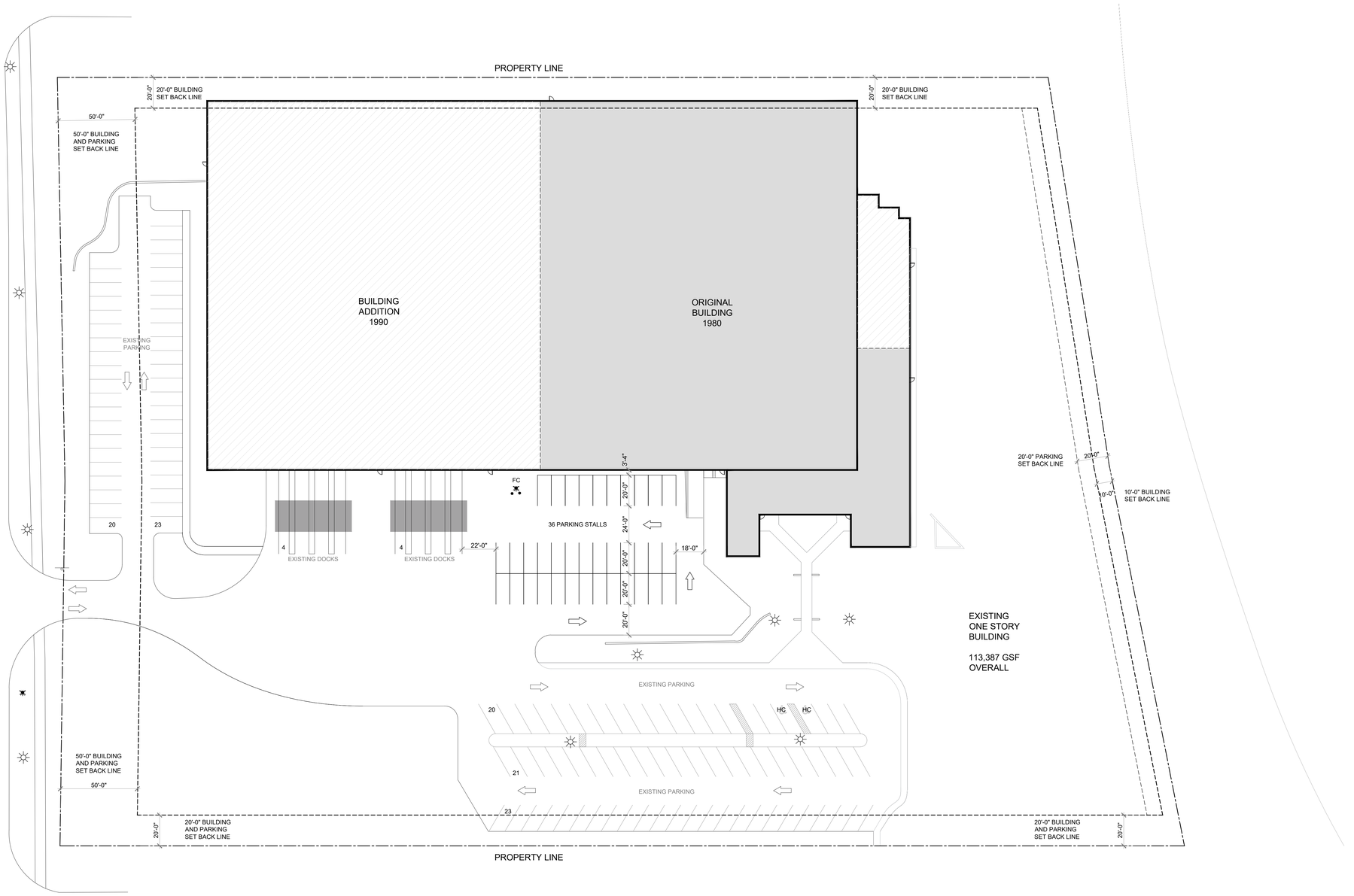

1 AS-1.0 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

PLAN NORTH

SITE INFORMATION
ZONING DISTRICT: GATEWAY BUSINESS DISTRICT
LEGAL NON-CONFORMING USE
SUBJECT PROPERTY: GROSS AREA 358,036 SF (8.219 ACRES) SUBJECT PROPERTY: NET AREA 341,529 SF (7.840 ACRES)
TOTAL BUILDING AREA: 113,387 GSF
EXISTING PARKING: 107 STALLS
EXISTING DOCKS: 15 ACTIVE / 3 NON-ACTIVE
EXISTING DRIVE-IN: 2 ACTIVE

PARKING CALCULATIONS:		
PARKING REQUIREMENT SUMMARY:		
BUILDING GSF:	113,587 GSF	
BUILDING NSF:	111,545 NSF	
OFFICE:	7,909 SF	07%
WHSE:	103,636 SF	13%
PARKING REQUIREMENTS:		
OFFICE USE:	(1) SPACE / 250 SF	(7,909 / 250) = 32 STALLS
INDUSTRY USE:	(1) SPACE / 1,000 SF	(103,636 / 1,000) = 104 STALLS
MULTIPLE OCC:	(1) SPACE PER USE	2 SPACES REQUIRED
TOTAL PARKING STALLS REQUIRED:		138 STALLS
EXISTING PARKING STALLS ON SITE:		107 STALLS PER SURVEY
PROOF OF PARKING VIA NEW STRIPING:		36 STALLS
TOTAL PARKING STALLS PROVIDED:		143 STALLS

Attachment B

GENESIS ARCHITECTURE
Genesis Architecture
1600 Utica Avenue South, Suite 300
St. Louis Park, MN 55416

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Project:
Saltbox
4400 Round Lake Road W.
Arden Hills, MN 55112

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

XXX
Date: XX-XX-XXXX Reg. No. xxxxx

Issue / Revision	Date
ISSUE FOR CONCEPT REVIEW	03-15-2022

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Job: 2022.039.0
Drawn By: DWS Checked By: XXX

Sheet:
ARCHITECTURAL SITE PLAN

AS-1.0