



6600 SNIDER PLAZA

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80 Presentation (PR)		
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Land Use Statement

Proposed building footprint change request is for the property at the Southeast corner of Snider Plaza and Daniel Avenue which is currently zoned PD-1-R for Lots 1-6, Block A, Campus Heights No. 1 Addition. Parking provided within Snider Plaza and on site provides 118 spaces. Current parking requirements are 135 spaces. Parking requirement reduction is being proposed.

The proposed improvements will keep the current uses of Retail / Restaurant and add the use of Office. The proposed improvements will modify the current footprint of the building to have 3 levels above grade. Ground level will consist of Retail / Restaurant totaling +/- 11,000 sf. Office is approximately +/-23,000 sf Level 2 and Level 3.

In addition, a two level sub-grade parking garage with 48 spaces with vehicular access on Daniel Avenue at grade will be provided for on-site occupants and patrons, along with the 70 spaces allowed for the current building within Snider Plaza. Other elements including metal louver mechanical screening, elevator overrun and parapets to follow current Snider Plaza Ordinance.

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CONSTRUCTION

Name: RAYDALE BENNETT
Registration #: 17519
Date: 07/07/2021

STRODE PROPERTY
COMPANY

6600 Snider Plaza

[illegible]

PROJECT NO: 20104.000

SHEET INDEX

**DETAILED SITE PLAN
SUBMITTAL
07/07/2021**

A0

DUE TO THE TIMING OF THE CITY OF UNIVERSITY PARK'S REDEVELOPMENT OF THE LANDSCAPING AND HARDSCAPING AT SNIDER PLAZA, THE SCOPE OF WORK SHOWN OUTSIDE THE PROPERTY LINE ON THIS PLAN IS TO BE COORDINATED WITH WORK CURRENTLY IN DESIGN BY THE CITY. THE DESIGN SHOWN HERE IS FOR SHOWING DESIGN INTENT AND IS MEANT TO REFLECT THE DESIGN DIRECTION CURRENTLY BEING DEVELOPED BY THE CITY.

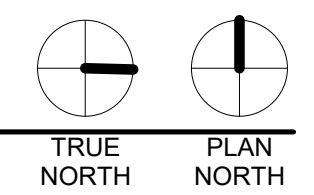
Name: RAYDALE BENNETT
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6600 Snider Plaza

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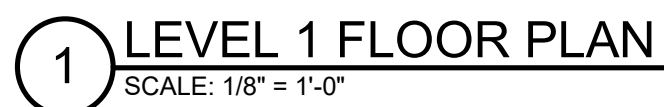
SITE PLAN

A1



-  F&B / RETAIL
-  OFFICE
-  OFFICE TERRACE
-  * STRUCTURED PARKING
-  SUPPORT

A2

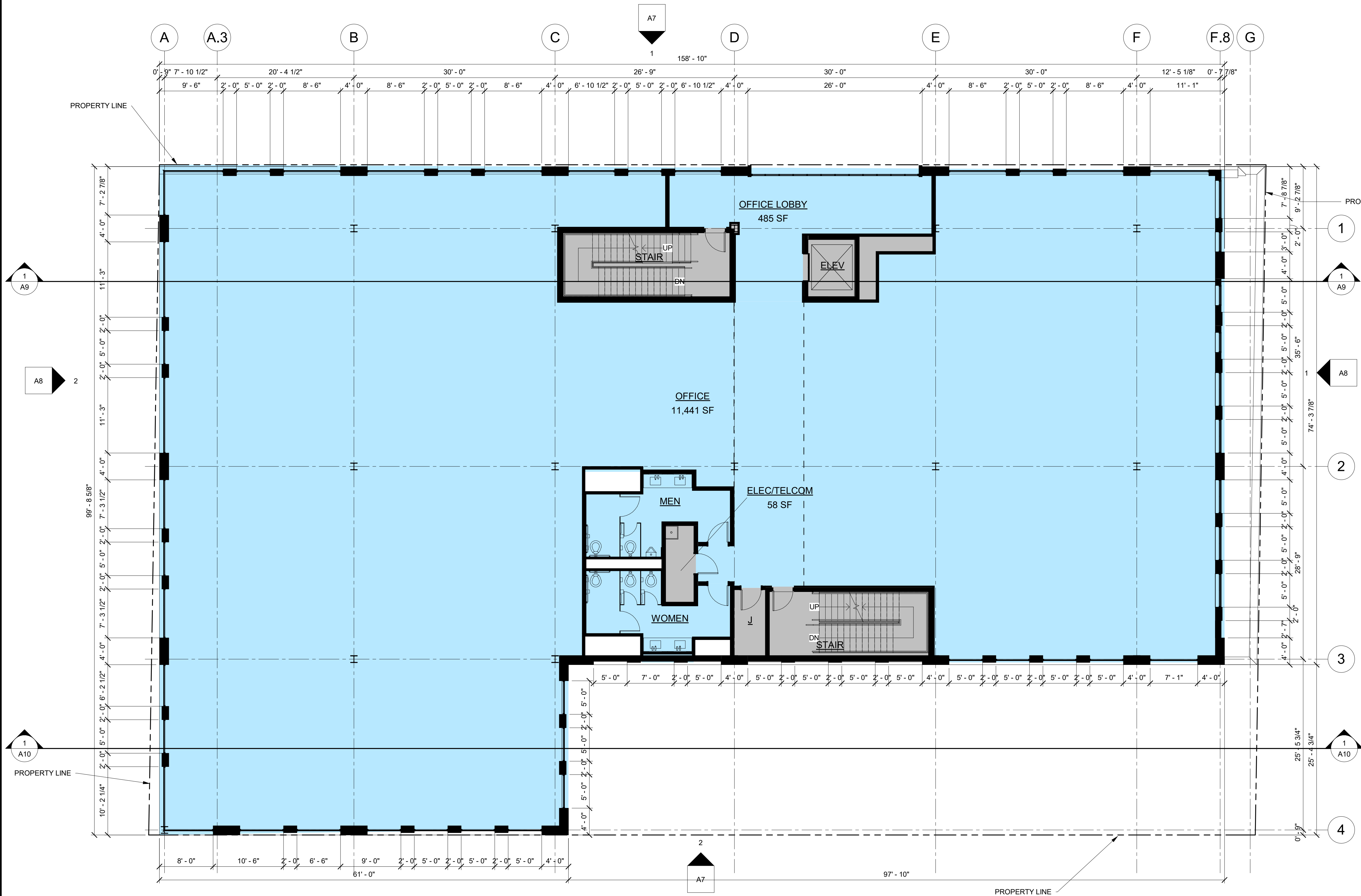


AREA BREAKDOWN				
	Floorplate - Gross SF	Parking Ratio	Parking Required	Parking Provided
F&B / RETAIL				
LEVEL 1	10,423 SF	1 per 200	53	0
F&B / RETAIL	10,423 SF		53	0
OFFICE				
LEVEL 3	10,357 SF	1 per 300	35	0
LEVEL 2	12,349 SF	1 per 300	41	0
LEVEL 1	569 SF	1 per 300	2	0
LEVEL B1	569 SF	1 per 300	2	0
LEVEL B2	569 SF	1 per 300	2	0
OFFICE	24,413 SF		82	0
STRUCTURED PARKING				
LEVEL B1	14,561 SF		0	23
LEVEL B2	12,744 SF		0	25
STRUCTURED PARKING	27,305 SF		0	48
SURFACE PARKING				
LEVEL 1	0 SF		0	70
SURFACE PARKING	0 SF		0	70
TOTAL	62,141 SF		135	118

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- F&B / RETAIL
- OFFICE
- OFFICE TERRACE
- STRUCTURED PARKING
- SUPPORT



6600 Snider Plaza

[illegible]

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LEVEL 2 - FLOOR PLAN

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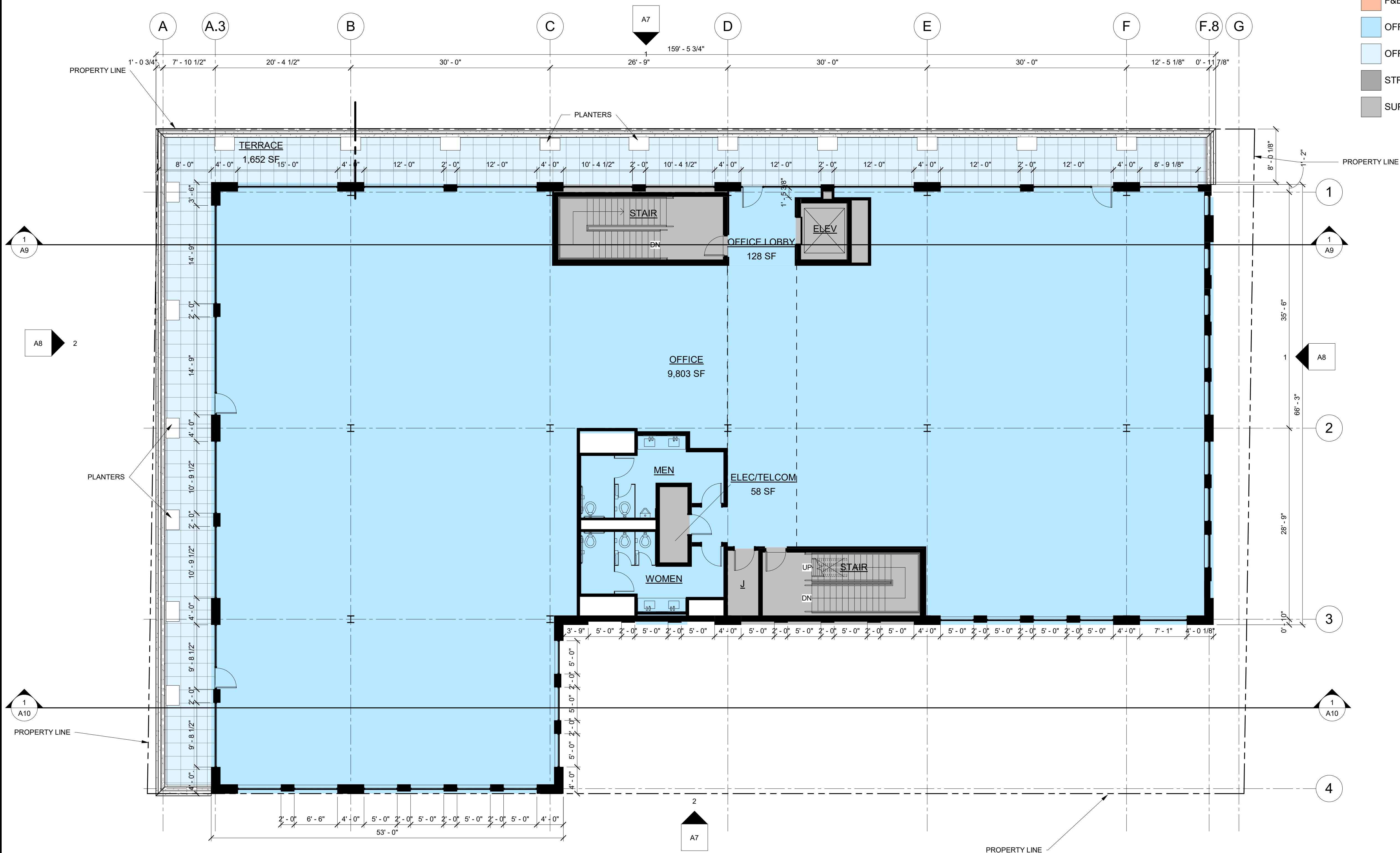
A3

AREA BREAKDOWN				
	Floorplate - Gross SF	Parking Ratio	Parking Required	Parking Provided
F&B / RETAIL				
LEVEL 1	10,423 SF	1 per 200	53	0
F&B / RETAIL	10,423 SF		53	0
OFFICE				
LEVEL 3	10,357 SF	1 per 300	35	0
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- F&B / RETAIL
- OFFICE
- OFFICE TERRACE
- STRUCTURED PARKING
- SUPPORT

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6600 Snider Plaza

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LEVEL 3 - FLOOR PLAN

**DETAILED SITE PLAN
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LEGEND

-  F&B / RETAIL
-  OFFICE
-  OFFICE TERRACE
-  STRUCTURED PARKING
-  SUPPORT

PARKING LEVEL B1

STANDARD	16
HC	2
COMPACT	5
TOTAL	23

STRODE PROPERTY
COMPANY

6600 Snider Plaza

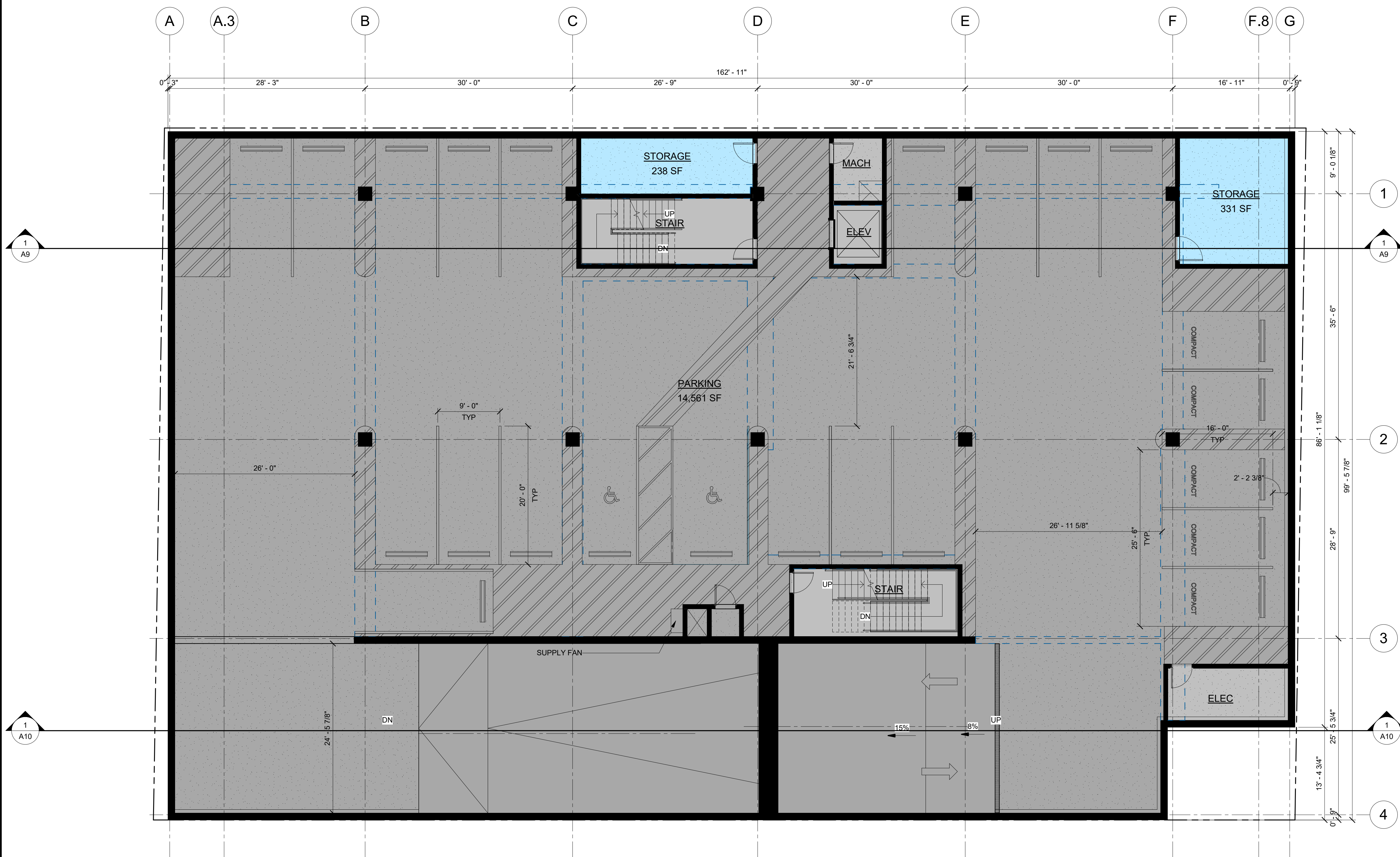
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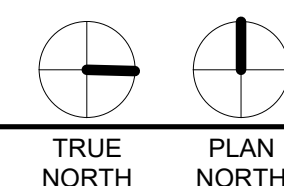
LEVEL B1 - FLOOR PLAN

**DETAILED SITE PLAN
SUBMITTAL
07/07/2021**

A5



1 LEVEL B1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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- F&B / RETAIL
- OFFICE
- OFFICE TERRACE
- STRUCTURED PARKING
- SUPPORT

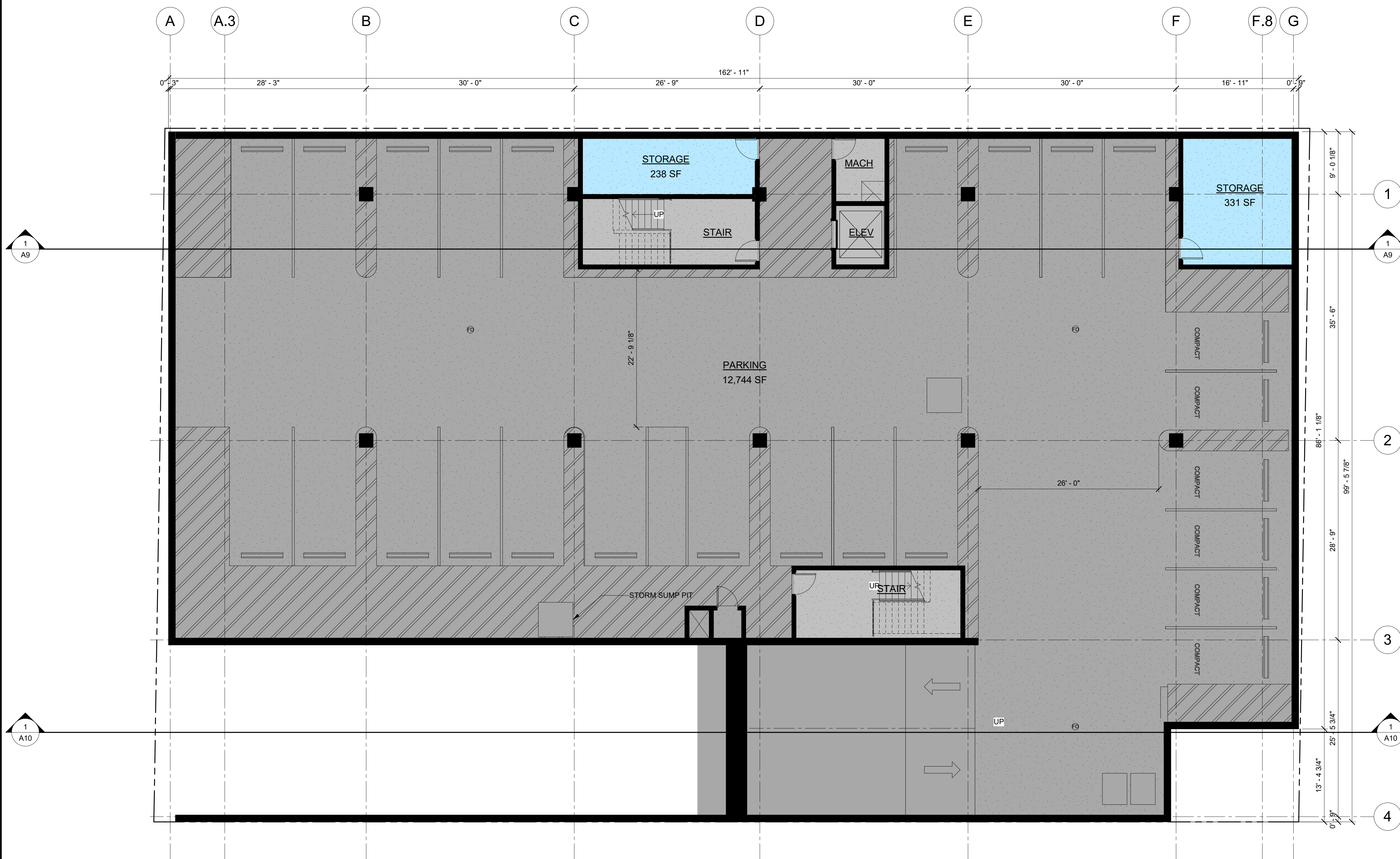
STANDARD	19
COMPACT	6
TOTAL	25

6600 Snider Plaza

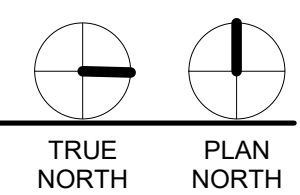
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**DETAILED SITE PLAN
SUBMITTAL
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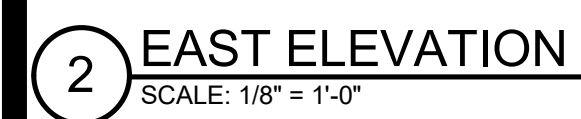
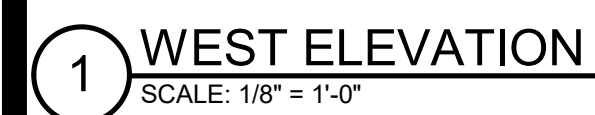
A6



1 LEVEL B2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

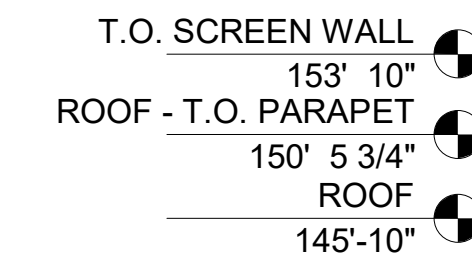


	TOTAL ELEVATION AREA	BASE BUILDING GLASS AREA		ALLOWABLE MAX FOR TENANT (80% - BASE BUILDING%)		ALLOWABLE MAX	
	SF	SF	%	SF	%	SF	%
WEST ELEVATION	2,948	495	17%	1,863	63%	2,358	80%
SOUTH ELEVATION	1,470	0	0%	1,176	80%	1,176	80%
TOTAL	4,418	495	11%	3,039	69%	3,534	80%



A7

	TOTAL ELEVATION AREA	BASE BUILDING GLASS AREA	ALLOWABLE MAX FOR TENANT (80% - BASE BUILDING%)				
	SF	SF	%	SF	%	ALLOWABLE MAX	
WEST ELEVATION	2,948	495	17%	1,863	63%	2,358	80%
SOUTH ELEVATION	1,470	0	0%	1,176	80%	1,176	80%
TOTAL	4,418	495	11%	3,039	69%	3,534	80%



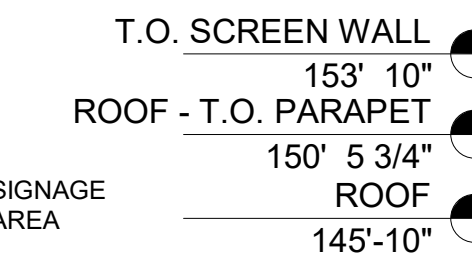
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6600 Snider Plaza

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BUILDING ELEVATIONS

A8



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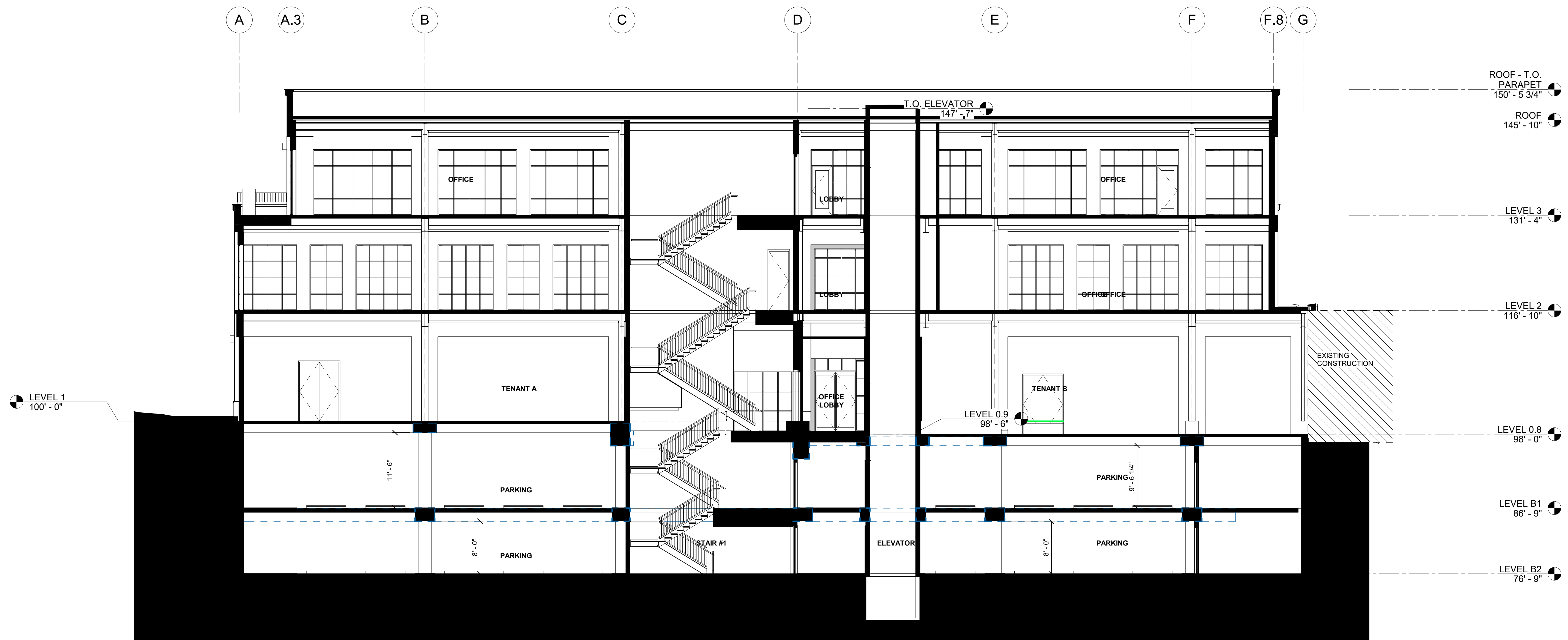
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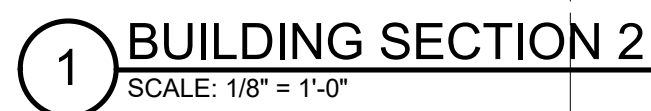
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BUILDING SECTION 1

A9



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



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[illegible]

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PERSPECTIVE VIEW -
NORTHWEST

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A11





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[illegible]

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**DETAILED SITE PLAN
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07/07/2021**

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DETAILED SITE PLAN

C1.00

