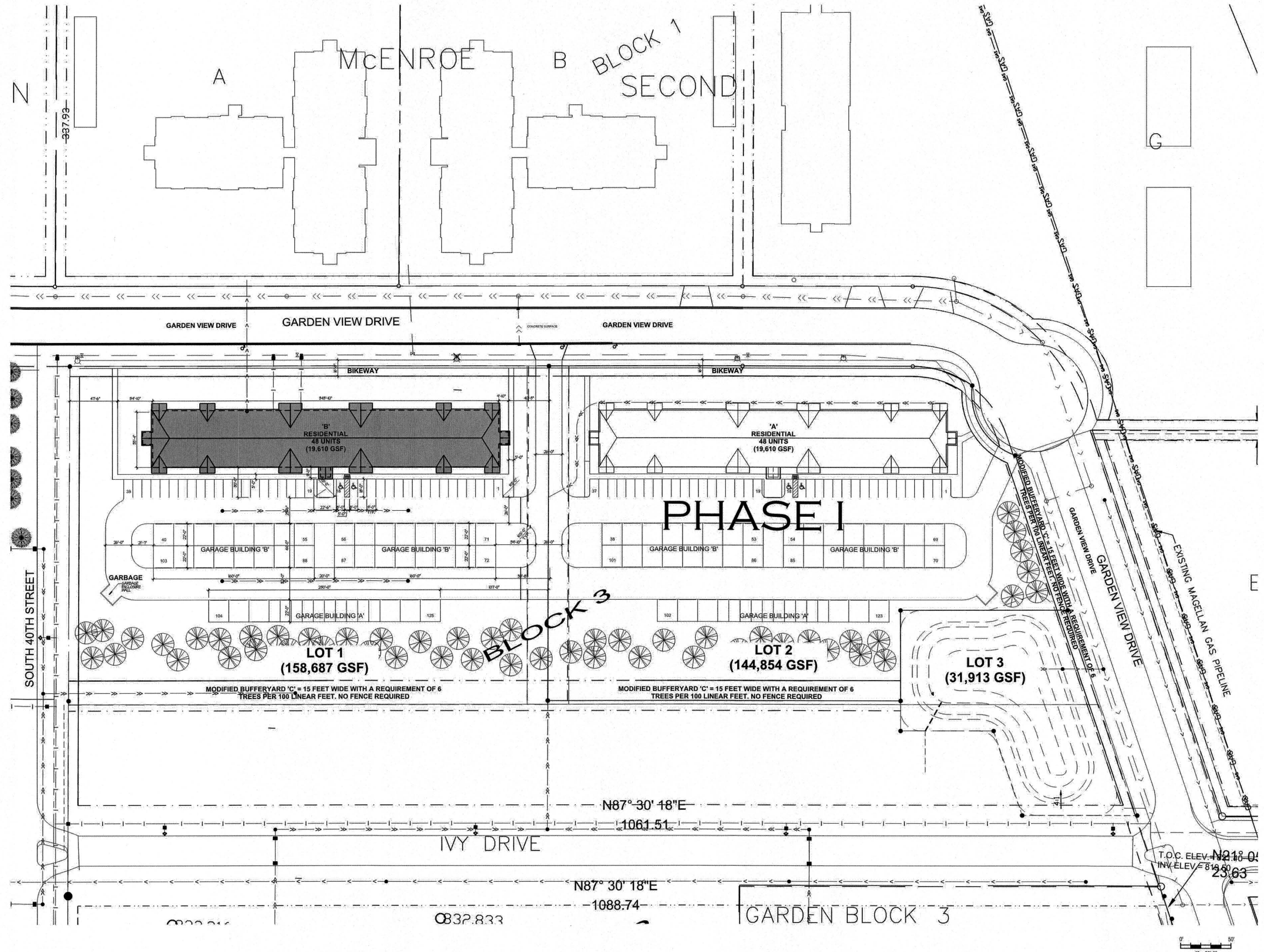


ACCEPTED & APPROVED  
By City of Grand Forks, ND  
Planning & Zoning Dept.  
Name: *Senior Planner*  
Title: *Senior Planner*  
Date: *8/1/13*

SITE DATA		ZONING R-4	OPTION 1
		SQ. FT.	%
BUILDING LOT (7.34 ACRES)		319,144	100
BUILDING AREA		40,255	12.6
(BUILDING AREA 'A')		(19,610)	6.14
(BUILDING AREA 'B')		(20,645)	6.46
GREEN SPACE		188,187	58.9
PAVED AREA (SIDEWALKS & PARKING)		90,702	28.4
TOTAL IMPERVIOUS SURFACE AREA		130,957	41.0
MAX IMPERVIOUS SURFACE AREA ALLOWED		175,529	55

PARKING DATA			
BUILDING 'A'	PARKING REQUIREMENTS	GRAND FORKS CITY PARKING REQUIREMENTS	
<b>FIRST FLOOR UNITS PROVIDED</b>			
1 EFFICIENCY	1	2	2
1 BEDROOM	3	6	6
2 BEDROOM	4	8	2.25
3 BEDROOM	8	24	2.5
			37
<b>SECOND FLOOR UNITS</b>			
1 BEDROOM	3	6	2
2 BEDROOM	5	10	2.25
3 BEDROOM	8	24	2.5
			37.25
<b>THIRD FLOOR UNITS</b>			
1 BEDROOM	3	6	2
2 BEDROOM	5	10	2.25
3 BEDROOM	8	24	2.5
			37.25
<b>TOTAL UNITS</b>	<b>48</b>	<b>120</b>	<b>111.5</b>
<b>BUILDING HEIGHT</b>			<b>40'-4"</b>
			37 SURFACE SPACES PROVIDED
			86 GARAGE SPACES PROVIDED
			123 TOTAL SPACES PROVIDED

BUILDING 'B'	PARKING REQUIREMENTS	GRAND FORKS CITY PARKING REQUIREMENTS	
<b>FIRST FLOOR UNITS REQUIRED</b>			
1 EFFICIENCY	1	2	2
1 BEDROOM	3	6	2
2 BEDROOM	4	8	2.25
3 BEDROOM	8	24	3
			41
<b>SECOND FLOOR UNITS</b>			
1 BEDROOM	3	6	2
2 BEDROOM	5	10	2.25
3 BEDROOM	8	24	3
			41.25
<b>THIRD FLOOR UNITS</b>			
1 BEDROOM	3	6	2
2 BEDROOM	5	10	2.25
3 BEDROOM	8	24	3
			41.25
<b>TOTAL UNITS</b>	<b>48</b>	<b>120</b>	<b>123.5</b>
<b>BUILDING HEIGHT</b>			<b>40'-4"</b>
			48 TOTAL UNITS
			38 SURFACE SPACES PROVIDED
			86 GARAGE SPACES PROVIDED
			124 TOTAL SPACES PROVIDED



2 Site  
1" = 50'-0"

**ICON**  
ARCHITECTURAL GROUP  
4050 GARDEN VIEW DRIVE  
SUITE 101  
GRAND FORKS, ND 58201  
P. 701.772.4266 | F. 701.772.4275  
WWW.ICONARCHITECTS.COM

STRUCTURAL  
ICON Architectural Group  
4050 Garden View Drive Suite 101  
Grand Forks, ND 58203  
(701) 772.4266 Office  
(701) 772.4275 Fax

MECHANICAL  
Design Build

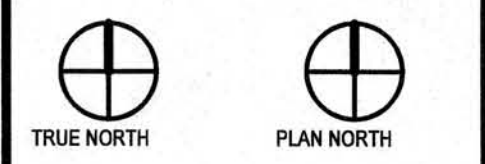
ELECTRICAL  
Design Build

CIVIL  
AE2S, Inc.  
4050 Garden View Drive Suite 200  
Grand Forks, North Dakota 58201  
(701) 746.8087 Office  
(701) 746.0370 Fax

**J-Mac II Apartments**  
Dakota Commercial & Development  
Co.  
Grand Forks, ND 58201

Revision Schedule		
No.	Description	Date

DRAWN BY: Author JN: 13-025



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Todd D. Mitzel  
Signature: *Todd D. Mitzel*  
Date: 06/21/2013  
License #: 41736

PHASE  
**CONSTRUCTION DOCUMENTS**  
DATE  
06/21/2013

SITE PLAN  
SHEET  
**A001**