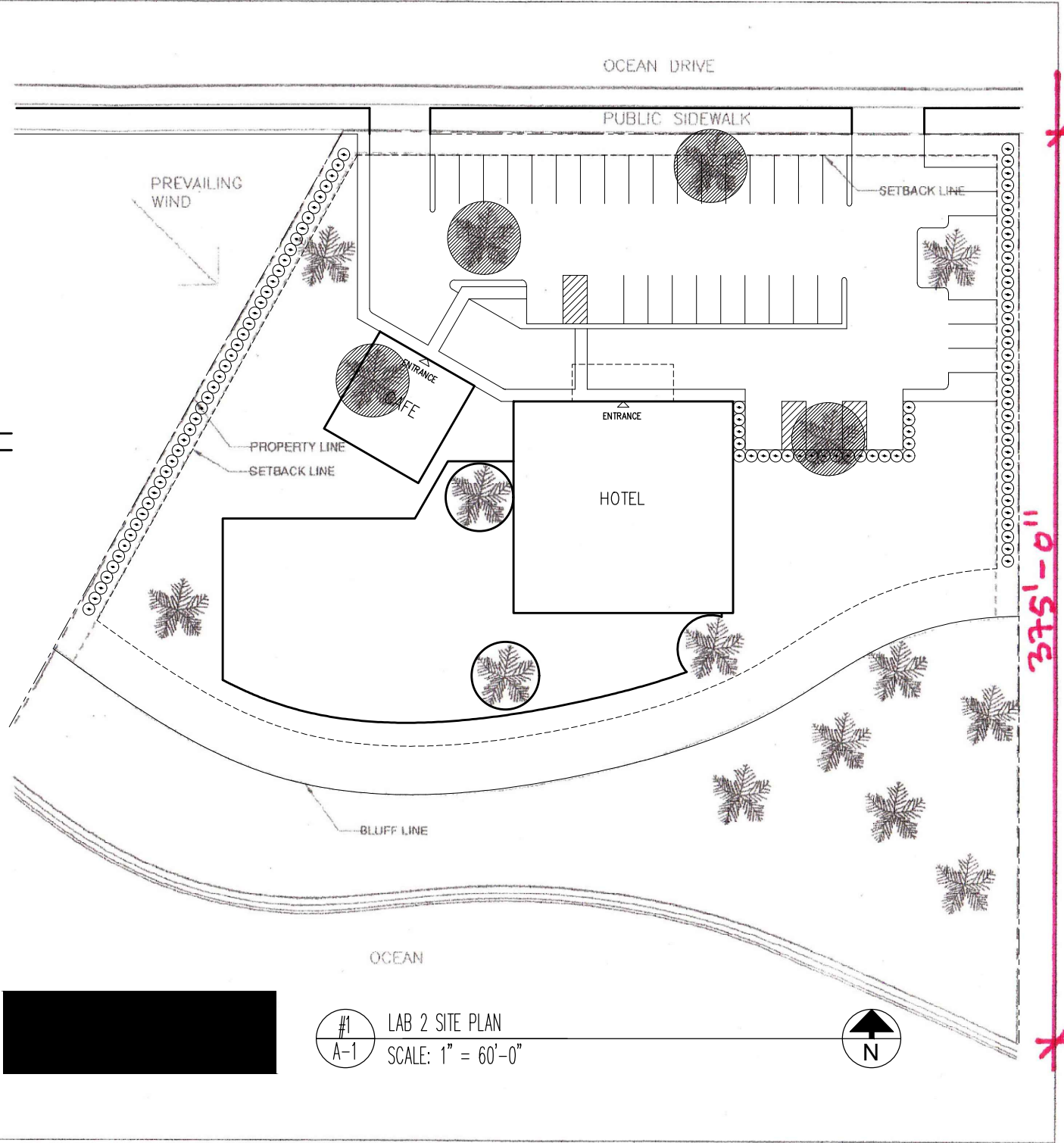
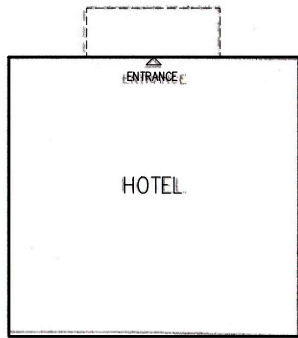


VIGNETTE SITE DESIGN 1

A new boutique Hotel and Cafe are planned for an oceanside site, set on a bluff as shown. The required components shall be used as drawn, but may be rotated.

1. Locate the Hotel and Cafe on the site plan.
 - The Hotel entry shall be visible and accessed from Ocean Drive.
 - The Hotel shall have views of the ocean, street, Terrace, and landscaped areas.
 - The Cafe entry shall be visible from Ocean Drive and the Hotel entry.
2. Draw a 10,000-square-foot Terrace overlooking the bluff and ocean.
 - The Terrace shall be adjacent to the Hotel on one or more sides.
 - The Terrace shall not have a view of the Parking Area.
3. Draw a Parking Area providing 30 standard spaces and 5 accessible spaces. Locate the 5 accessible spaces as near to the building entrances as possible.
 - Standard spaces are 10' x 20'. Accessible spaces are 15' x 20'. All spaces shall be perpendicular to drive aisles.
 - Provide landscape screening at least 5 feet wide around edges of the Parking Area that face the Hotel, Cafe, property lines, and bluff.
 - The Parking Area must be within the setback lines, but landscape elements may extend to the property lines.
 - Provide 5-foot wide buffers at the ends of parking rows adjacent to drives. Include trees within planted islands within the Parking Area where possible.
 - ~~Circulation within the Parking Area shall be continuous and one-way. No dead-end aisles are permitted. Indicate traffic flow direction.~~
4. Draw vehicular circulation drives providing a one-way drop-off at the Hotel entry and connecting to the Parking Area. The dashed overhang at the Hotel entry must slightly overhang the drop-off.
 - A maximum of two curb cuts are permitted. Curb cuts must be at least 20 feet from property lines.
 - Driveways shall be perpendicular to the street for a minimum of 20 feet.
 - The Parking Area shall be accessible from the drop-off, as well as directly from the street. It shall not be necessary to drive past the Hotel entrance to access the Parking Area. The drive directly serving the Parking Area may be a two-way drive. All driveways and parking aisles shall be 25 feet wide.
5. Provide a pattern of Pedestrian Walkways throughout the site as follows:
 - Connect the entrances of the Hotel and Cafe to the Ocean Drive public sidewalk.
 - Connect the entrance of the Hotel to the entrance of the Cafe.
 - Connect the Parking Area, especially accessible spaces, to the entrances of both buildings.
 - The Terrace may be used as part of the pedestrian circulation system.
6. Additional requirements:
 - No construction is permitted within 20 feet of the bluff.
 - The Terrace shall have a southern exposure.
 - Protect the Terrace and Pedestrian Walkways from the northwest prevailing wind by plantings or buildings, or both.
 - Remove a maximum of 4 existing trees.



#1
A-1 LAB 2 SITE PLAN
SCALE: 1" = 60'-0"

