



PROPOSED PROJECT:

BUILDING FORM: TOWNHOMES
 3-STORY TOWNHOMES (10 UNITS, APPROX. 2,000 S.F. EA.)
 PARKING REQ'T: 1 SPACE PER UNIT (DZC SECT. 6.4.4)
 9 SPACES REQUIRED/ 17 FULL SPACES PROVIDED

ZONING INFORMATION:

ZONING DESIGNATION U-MX-3
 BUILDING FORM USED TOWNHOMES
 OCCUPANCY GROUP IRC TOWNHOMES
 CONSTRUCTION TYPE V-B, NON-SPRINKLERED
 MINIMUM ZONE LOT WIDTH N/A
 MIN. LOT SIZE N/A
 STORIES (MAX.) 3 STORIES
 MAX. BUILDING HEIGHT 38'-0"
 REQUIRED BUILD-TO 70% (WITHIN 10' TO 15' MAX.)
 (89.73% PROVIDED)

SETBACKS

PRIMARY STREET: 10'-0" MIN.
 SIDE INTERIOR: 5'-0"
 (10'-0" WHEN ADJACENT TO PROTECTED DISTRICT)
 REAR: ALLEY 0'-0"
 (0'-0" WHEN ADJACENT TO PROTECTED DISTRICT)
 REAR UPPER STORY SETBACK: 15'-0" (ALLEY PRESENT)
 (WHEN ADJACENT TO PROTECTED DISTRICT)

TRANSPARENCY 40% MIN. ALONG PRIMARY STREET
 25% MIN. ALONG SIDE STREET

TRASH

OBTAIN A COMMIT TO SERVE LETTER FROM DOTI-SOLID WASTE SAYING IT WILL SERVE THE PROPERTY FOR A PROJECT CONTAINING 9 UNITS.

CANOPY ENCROACHMENTS

CANOPIES PROVIDING COVER TO AN ENTRANCE SHALL BE NO GREATER THAN 25% OF THE WIDTH OF THE FACE OF THE BUILDING OR 20'-0"; WHICHEVER IS LESS; AND SHALL BE OPEN ON THREE SIDES. CANOPIES MAY ENCROACH ANY DISTANCE INTO THE PRIMARY STREET SETBACK AND 3'-0" INTO THE SIDE INTERIOR SETBACK.

DESIGN ELEMENTS

DWELLING UNITS TO BE ORIENTED TO STREET (FOR ALL UNITS WITHIN 20'-0" OF PRIMARY STREET ZONE LOT LINE OR 20'-0" OF SIDE STREET ZONE LOT LINE)
 DWELLING UNITS TO BE ORIENTED TO STREET SHALL HAVE A DWELLING UNIT ENTRANCE WITH AN ENTRY FEATURE
 STRUCTURE MAY CONTAIN SIDE BY SIDE DWELLING UNITS
 ROOFTOP AND UPPER STORY DECKS NOT ALLOWED IN REAR 35% WHEN ZONE LOT IS ADJACENT TO A ZONE DISTRICT WITH LIMITATION ON ROOFTOP/ SECOND STORY DECKS IN REAR 35%.
 NOTE: ZONE LOTS TO THE NORTH AND EAST OF THE ALLEY ARE ZONED U-SU-C1.
 PORCHES DECKS & PATIOS ALLOWED TO ENCROACH 8' INTO PRIMARY STREET SETBACK AND 5' INTO SIDE INTERIOR SETBACK (NO CLOSER THAN 5' TO SIDE INTERIOR ZONE LOT LINE). MULTISTORY FEATURES NOT ALLOWED INTO SIDE SETBACKS.

SITE LEGEND

- PROPERTY BOUNDARY
- - - SETBACK INDICATION
- PARKING STALL 8.5' x 17.5'
- EXISTING FENCE LOCATION
- EXISTING ELECTRIC LINE (OVERHEAD)

UNIT AREAS:

UNITS	1st FLR. GAR./COND.SPAC	2nd FLR. COND.SPAC	3rd FLR. COND.SPAC	TOTAL LIVABLE AREA
1, 4, 5	358 SQ. FT./ 458 SQ. FT.	817 SQ. FT.	817 SQ. FT.	2,092 SQ. FT.
2-3	298 SQ. FT./ 382 SQ. FT.	680 SQ. FT.	680 SQ. FT.	1,742 SQ. FT.
6 & 8	403 SQ. FT./ 254 SQ. FT.	657 SQ. FT.	657 SQ. FT.	1,568 SQ. FT.
7	440 SQ. FT./ 468 SQ. FT.	908 SQ. FT.	430 SQ. FT.	1,806 SQ. FT.
9	403 SQ. FT./ 253 SQ. FT.	656 SQ. FT.	433 SQ. FT.	1,342 SQ. FT.
PROJECT TOTAL CONDITIONED SPACE				16,044 SQ. FT.