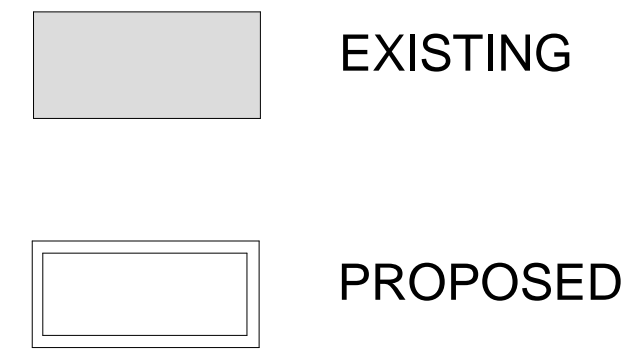


1 Development PD Plan  
1/16" = 1'-0"



**PUBLIC AMENITIES TO BE INCLUDED**  
2 - OUTDOOR SEATING AREAS  
3 - BIKE RACKS  
LANDSCAPED AREAS  
PEDESTRIAN PATHS

**GROSS BUILDING SQUARE FOOTAGE**  
RESIDENTIAL: 2,240 + 2,400 + 6,400 = 11,040 SF  
COMMERCIAL: 5,164 + 3,704 + 1,800 + 700 = 11,368 SF  
TOTAL SF: 22,408 SF

**FLOOR AREA RATIO**  
RESIDENTIAL: 11,040 SF / 74,102 BUILDABLE AREA = .15 FAR  
COMMERCIAL: 11,368 SF / 74,102 BUILDABLE AREA = .15 FAR  
TOTAL: 22,408 SF / 74,102 BUILDABLE AREA = .30 TOTAL FAR

**MAX LOT COVERAGE**  
19,208 SF OF BUILDING / 74,102 SF OF LAND (NET) = 25.9% LOT COVERAGE

**NET RESIDENTIAL DENSITY**  
18 RESIDENTIAL UNITS / 1.70 ACRES OF LAND (NET) = 10.6 UNITS/ACRE

**UNIT TYPES**  
RESIDENTIAL:  
TYPE A - 4 ONE BEDROOM UNITS (SIDE-BY-SIDE) @ 600 SF/EACH; 2,400 SF TOTAL  
TYPE B - 4 ONE BEDROOM UNITS (SIDE-BY-SIDE) @ 560 SF/EACH; 2,240 SF TOTAL  
TYPE C - 10 ONE BEDROOM UNITS (STACKED) @ 640 SF/EACH; 6,400 SF TOTAL  
COMMERCIAL:  
TYPE A - 2 UNITS @ 350 SF/EACH; 700 SF TOTAL  
TYPE B - 1 UNIT @ 1,800 SF; 1,800 SF TOTAL

**GENERAL NOTES:**  
1. FLEX PARKING SPACES FOR TEMPORARY RETAIL OR MOBILE FOOD ESTABLISHMENTS  
2. ALL MECHANICAL EQUIPMENT TO BE SCREENED.  
3. CIVIL ENGINEER TO BE ENGAGED FOR ALL SITE-RELATED ISSUES.