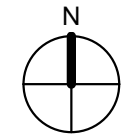


NEW RESIDENTIAL
1-STORY, 4 DUPLEX BUILDINGS
MAX HEIGHT 18', 4,640 SF TOTAL

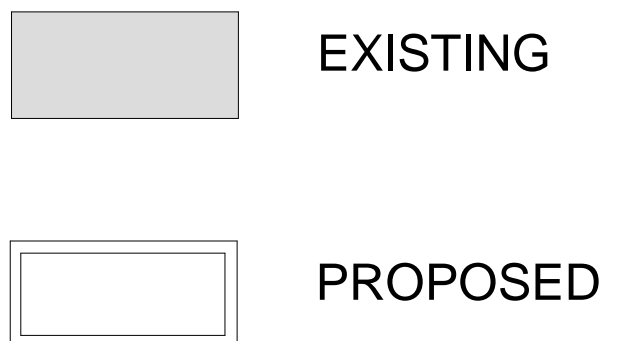
NEW COMMERCIAL
1-STORY BUILDING
RETAIL/PERSONAL
SERVICE USE
MAX HEIGHT 18'
700 SF

NEW COMMERCIAL
RESTAURANT USE
1-STORY BUILDING
MAX HEIGHT 18'
1,800 SF

NEW RESIDENTIAL
2-STORY, 5 DUPLEX
BUILDINGS
MAX HEIGHT 25'
6,480 SF TOTAL



1 Conceptual 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.