



NEW COMMERCIAL  
1-STORY BUILDING  
MAX HEIGHT 18'  
1,000 SF

NEW RESIDENTIAL  
1-STORY, 3 DUPLEX  
BUILDINGS  
MAX HEIGHT 18'  
3,528 SF TOTAL

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

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

**GROSS BUILDING SQUARE FOOTAGE**  
RESIDENTIAL: 3,528 + 6,400 = 9,928 SF  
COMMERCIAL: 5,164 + 3,704 + 1,800 + 1,000 = 11,668 SF  
TOTAL SF: 21,596 SF

**FLOOR AREA RATIO**  
RESIDENTIAL: 9,928 SF / 74,102 BUILDABLE AREA = .13 FAR  
COMMERCIAL: 11,668 SF / 74,102 BUILDABLE AREA = .16 FAR  
TOTAL: 21,596 SF / 74,102 BUILDABLE AREA = .29 TOTAL FAR

**MAX LOT COVERAGE**  
18,396 SF OF BUILDING / 74,102 SF OF LAND (NET) = 24.8% LOT COVERAGE

**NET RESIDENTIAL DENSITY**  
16 RESIDENTIAL UNITS / 1.70 ACRES OF LAND (NET) = 9.4 UNITS/ACRE

**UNIT TYPES**  
RESIDENTIAL:  
TYPE A - 6 ONE BEDROOM UNITS (SIDE-BY-SIDE) @ 588 SF/EACH; 3,528 SF TOTAL  
TYPE B - 10 ONE BEDROOM UNITS (STACKED) @ 640 SF/EACH; 6,400 SF TOTAL  
COMMERCIAL:  
TYPE A - 3 UNITS @ 333 SF/EACH; 1,000 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.