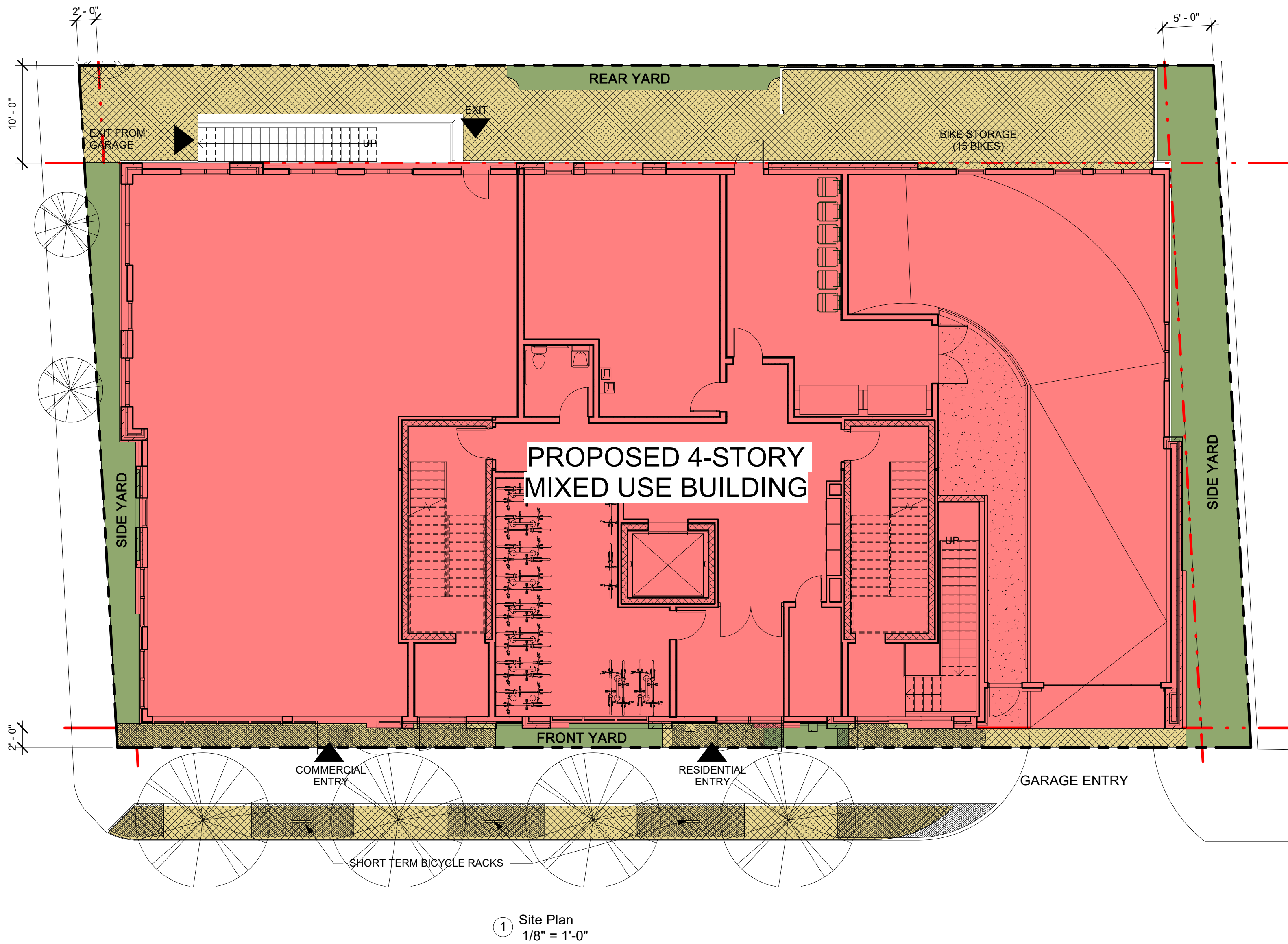


ZONING DIMENSIONAL TABLE-PROPOSED ZONING:			
LOT SIZE: +/- 12,143 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE		
BUILDING TYPE	GENERAL BUILDING	APT. BUILDING	
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT	117'-0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX)	90 %	76% / 7,313 SF	COMPLIES
GREEN FACTOR (MIN.)	0.25 MIN 0.30 IDEAL	0.386	COMPLIES
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 12 FT	2'-6 1/4"	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 12 FT		
SIDE (MIN)	@ ALLEY OR ROW: 0 FT @ NR OR LHD: 10'-0"	5 FT (R) / 2 FT (L)	COMPLIES
REAR (MIN)	@ ALLEY OR ROW: 10 FT ABUTTING NR OR LHD: 20 FT	10 FT	COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT	107'-0"	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %	91%	COMPLIES
SECONDARY FRONT	65 %	NOT APPLICABLE	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	7,313 SF	COMPLIES
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES	4 STORIES	COMPLIES
BUILDING HEIGHT, STORIES (MAX.)	4 STORIES		
GROUND STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	50 FT	48 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	15% / 50%	32% (530 SF / 1,629 SF)	COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 50%	25% (298 SF / 1,186 SF)	COMPLIES
BLANK WALL (MAX.)	20 FT	N/A	COMPLIES
USE & OCCUPANCY			
GROSS FLOOR AREA PER DU	--	--	COMPLIES
LOT AREA < 5,000 SF	--	--	
LOT AREA > 5,000 SF	7,313 x 4 / 1,125 (26 DU)	22 DU	
NET ZERO BUILDING	--	--	
100% AFFORDABLE	--	--	
OUTDOOR AMENITY SPACE (MIN.)	1/ DU		
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	0.1/DU (2.2 SPACES)	3 RACKS (6 BIKES)	COMPLIES 13 VEHICULAR SPACES, 22 LONG TERM BIKE SPACES, & 6 SHORT TERM BIKE SPACES PROVIDED
MIN LONG TERM BICYCLE PARKING	1 /DU (22 SPACES)	22 SPACES	
MAXIMUM PARKING (WITHIN TRANSIT AREA)	1/DU (22 SPACES MAX)	13 SPACES	



22 RESIDENTIAL UNITS WITH,
1,940 S.F. RETAIL SPACE

13 PARKING SPACES

KEY	
<div></div>	USEABLE OPEN SPACE
<div></div>	PROPOSED BUILDING FOOTPRINT
<div></div>	PAVED AREA
<div></div>	SETBACK LINE
<div></div>	PROPOERTY LINE

PROJECT NAME

Residences at Highland Ave

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CLIENT

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DESIGN

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Project number	18090
Date	05/06/2021
Drawn by	WC/DM
Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

Architectural Site
Plan

A-020

Residences at Highland Ave