

PROPOSAL

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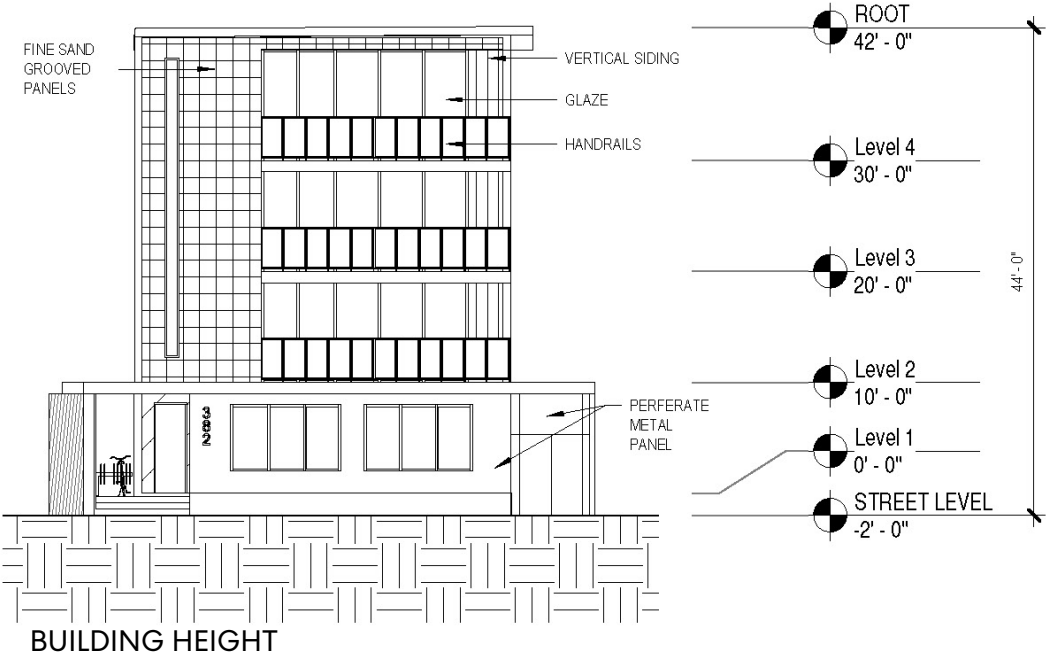
Net-Zero Condo Development

2022.06.28

ZONING ANALYSIS:	MR-4	EXISTING	PROPOSED	COMMENTS
MIN. LOT WIDTH	30'-0"	47'-0"	47'-0"	*EXISTING CONDITION UNCHANGED
MAX. COVERAGE	90%	2361 / 3760 = 62%	2997/3760= 80%	*SIDE ENTRY AND STAIR REMOVED
MIN. OPEN SPACE	15%	0%	0%	*EXISTING CONDITION UNCHANGED
MIN. CURB SETBACK	12'-0"	8'-0"	8'-0"	*EXISTING CONDITION UNCHANGED
PRIMARY FRONT SETBACK (MIN / MAX)	2'-0" / 12'-0"	0'-6"	0'-6"	*EXISTING CONDITION UNCHANGED
SECONDARY FRONT SETBACK (MIN / MAX)	2'-0" / 12'-0"	1'-0"	1'-0"	*EXISTING CONDITION UNCHANGED
MIN. SIDE SETBACK	0'-0"	3'-6"	0'-0"	*SIDE ENTRY AND STAIR REMOVED
MIN. REAR SETBACK	1st - 3rd abutting NR or LHD 4th story 30ft	4'-6"	1st -,3rd is 4'-6" * 4th story 30ft	
MAX. BUILDING WIDTH	200'-0"	35'-1"	35'-1"	*EXISTING CONDITION UNCHANGED
MAX. FLOOR PLATE	15,000 SF	2092 SF	2092 SF	*EXISTING CONDITION UNCHANGED
GROUND STORY MIN. ELEVATION	2'-0"	0'-0"	2'-0"	
MIN. STORY HEIGHT	10'-0"			
NUMBER OF STORIES (MIN / MAX)	3 / 4	3 STORIES	4 STORIES	
MAX. HEIGHT	50'-0"	34'-9"	44'-0"	
GROUND STORY FENESTRATION (MIN / MAX)	15% / 50%	16%	26%	
UPPER STORY FENESTRATION (MIN / MAX)	15% / 50%	8%	35%	
OUTDOOR AMENTIY SPACE	1 / UNIT	0.5 / UNIT	1 / UNIT	
PARKING REQUIREMENT	1 / UNIT	0 SPACES	0 SPACES	
BIKE PARKING	1 / UNIT	0 SPACES	6 PACES.	
REQUIRED ADU'S (MORE THAN 4 UNITS)	20%	0 UNITS	2 UNITS .	
UNIT COUNT	MULTI-FAM	4 UNITS	11 UNITS**	** 9025 (Total Gross Area) / 850 (Net Zero Ready Building) = 11

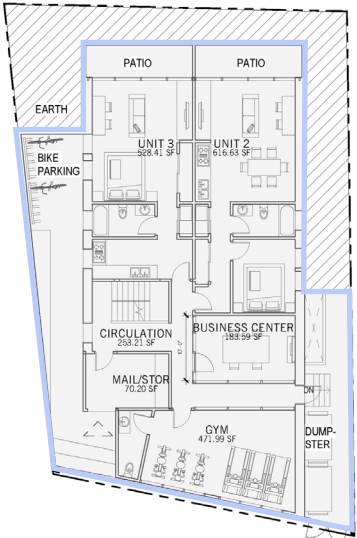
		BASEMENT (SF)	L1 (SF)	L2 (SF)	L3 (SF)	L4 (SF)		TOTAL		UNIT #
GROSS AREA		1266	2124	2097	2097	1441		9025		10.62

PRPOSED GROSS FLOOR AREA



FLOOR	GFA
BASEMENT	1266
LEVEL 1	2124
LEVEL 2	2097
LEVEL 3	2097
LEVEL 4	1441
TOTAL	9025

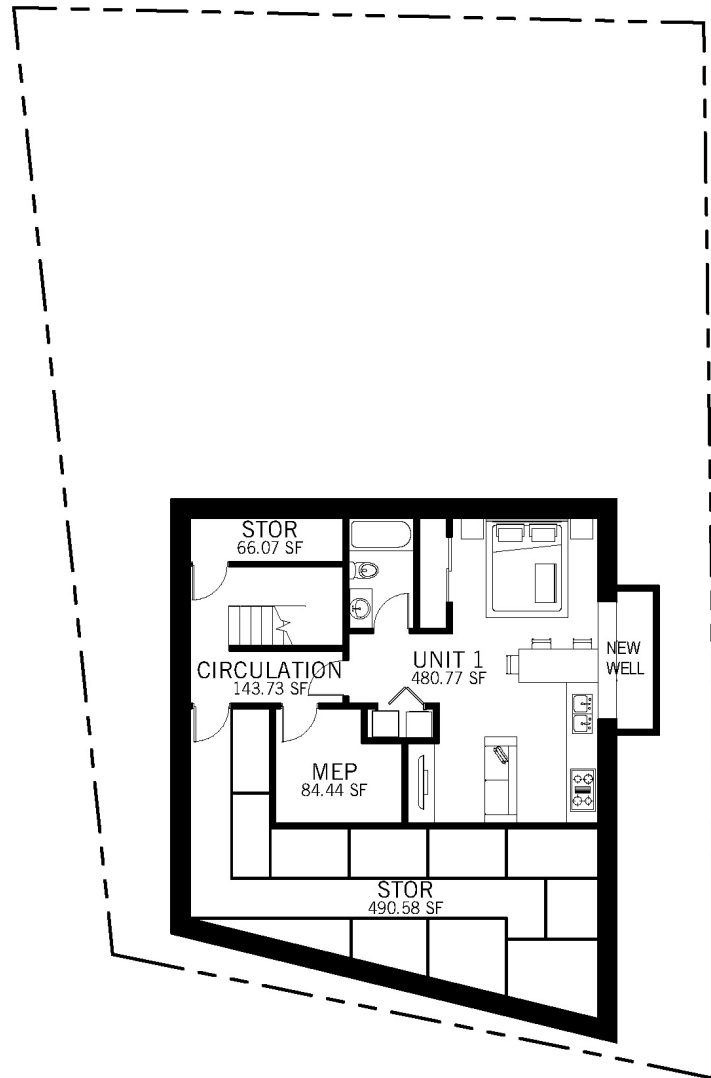
PROPOSED NET SQUARE FOOTAGE



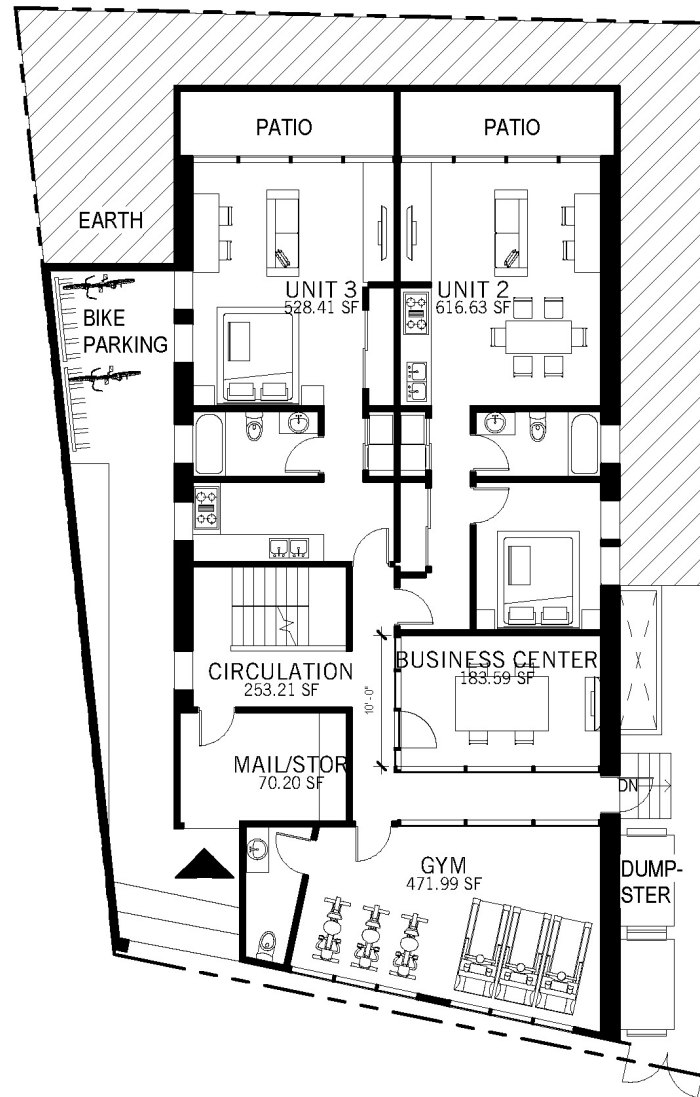
AREA	SQFT
GROUND COVERAGE	2998
LOT AREA	3760

80% COVERAGE

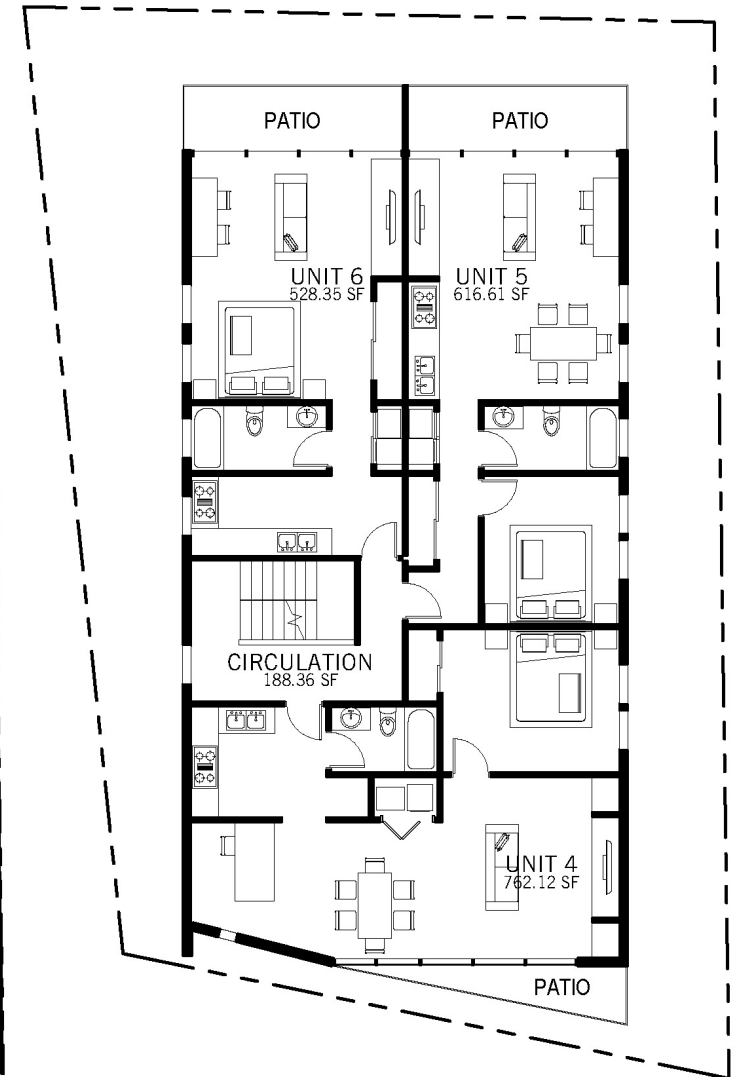
GROUND COVERAGE



1 Basement
1" = 10'-0"



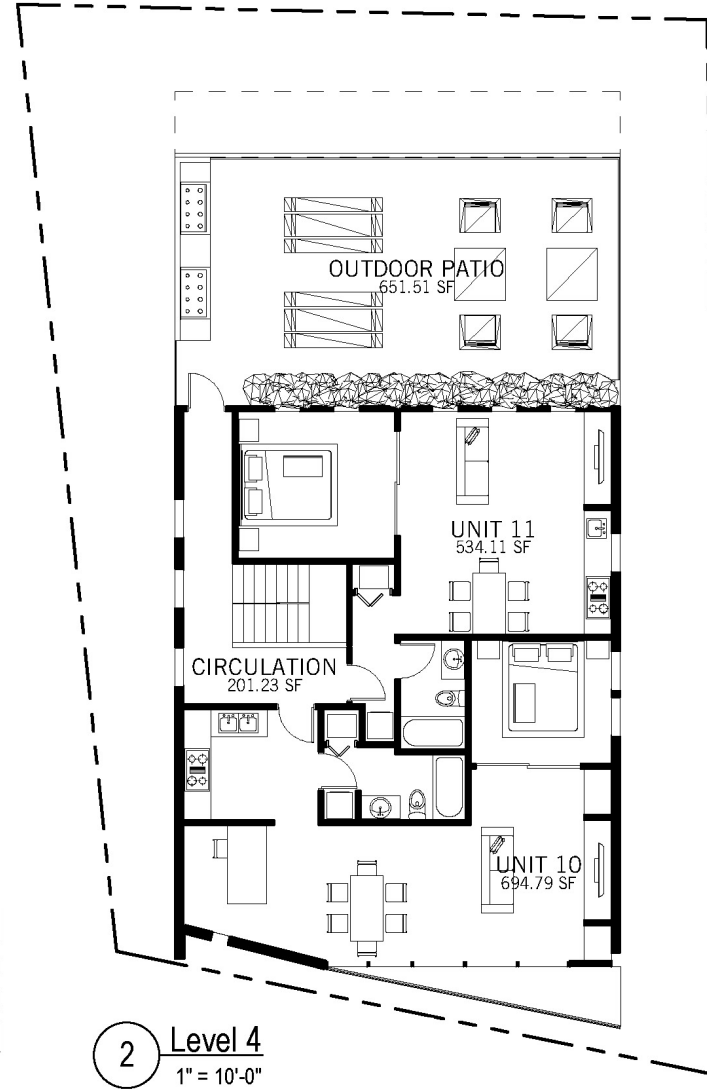
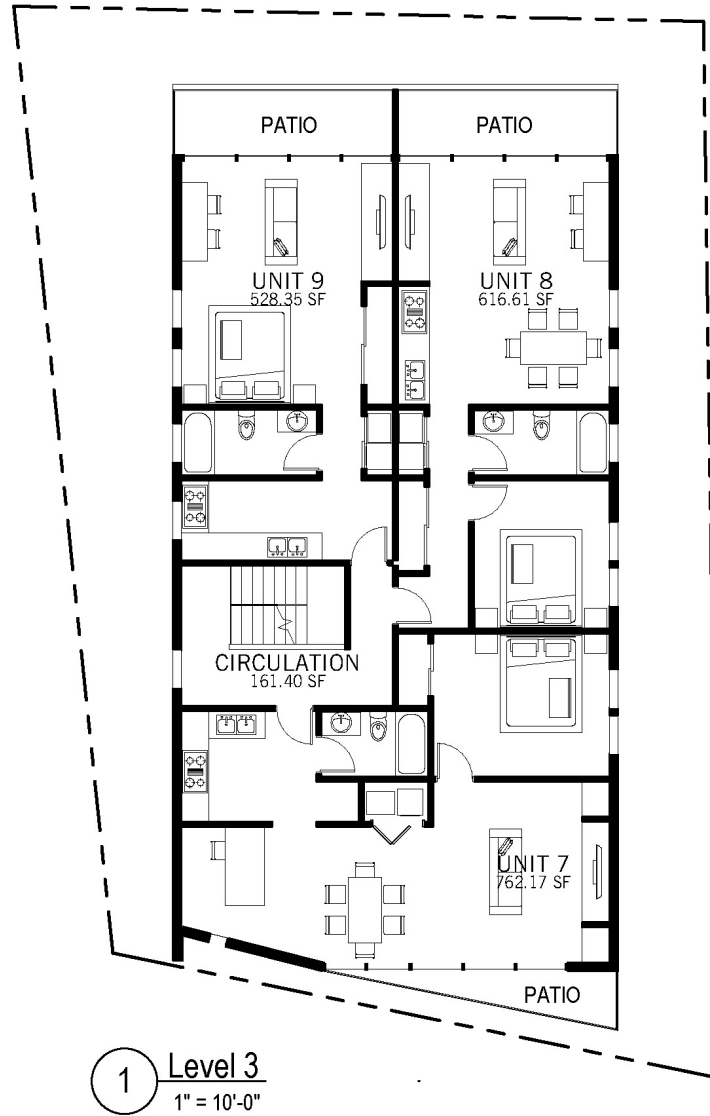
2 Level 1
1" = 10'-0"



3 Level 2
1" = 10'-0"

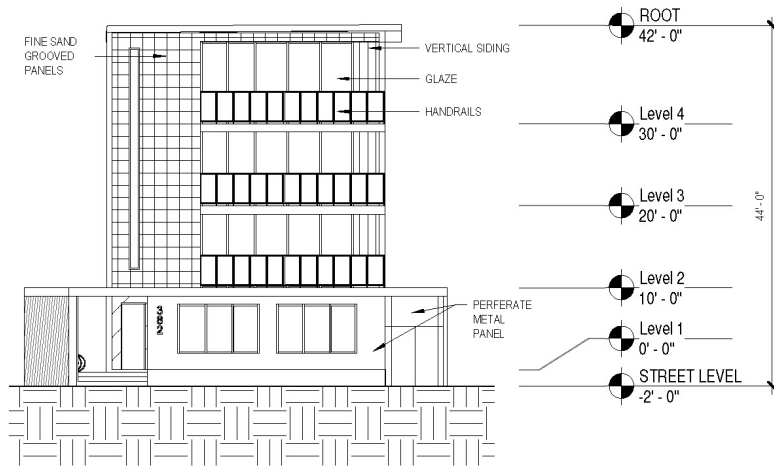
FLOOR PLAN

Scale: 1" = 10'-0"

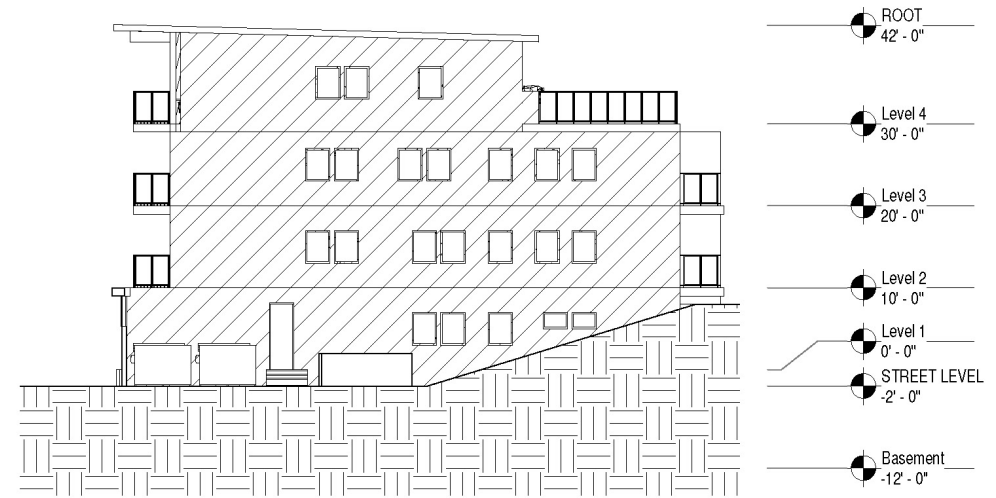


FLOOR PLAN

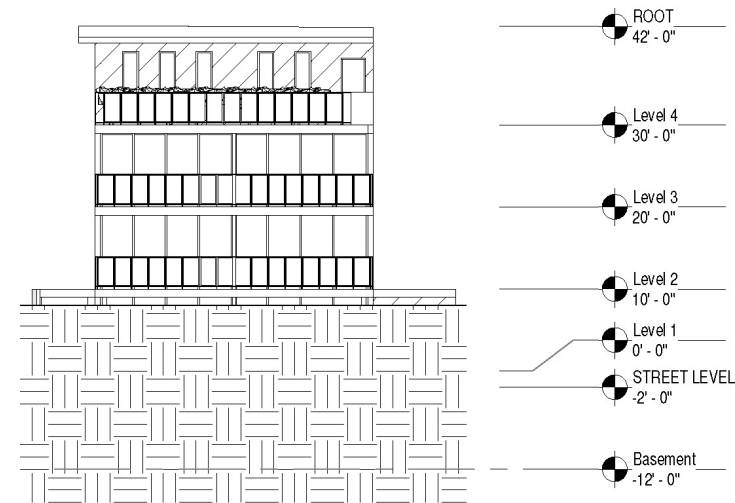
Scale: 1" = 10'-0"



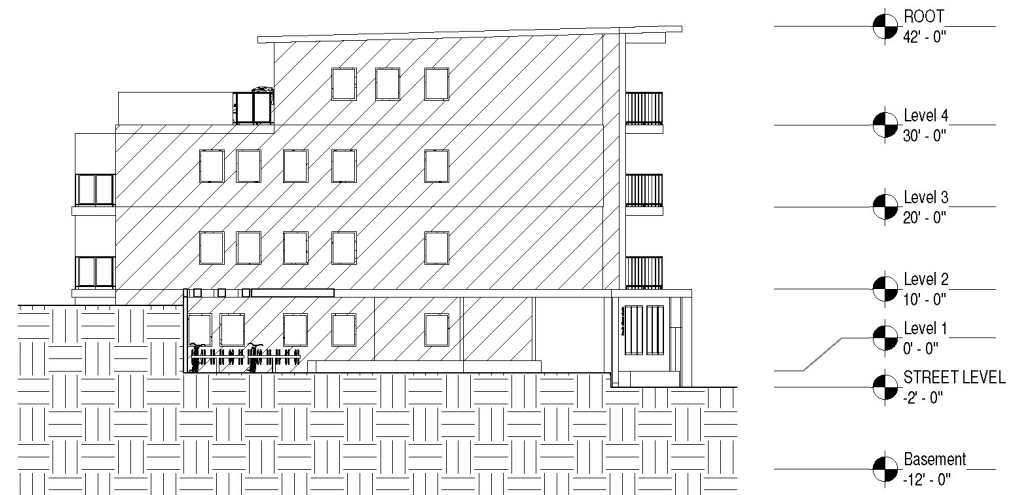
4 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

ELEVATION

Scale: 1/16" = 1'-0"





