



Project Summary

Site Information

Current Zoning	R4
Proposed Zoning	PDH
Net Lot Area	153,734 sq. ft.
1/2 Area of Adjacent ROW (Piedmont, Allen, Montgomery Ferry, Camel	26,515 sq. ft.
Gross Land Area	180,249 sq. ft.
Density	
Total Proposed Residential Floor Area	48,000 sq. ft.
Total Existing Non-Residential Floor Area	15,224 sq. ft.
Total Proposed & Existing Non-Residential & Residential Floor Area	63,224 sq. ft.
Residential Floor Area Ratio (FAR) Provided	0.312
Non-Residential Floor Area Ratio (FAR) Provided	0.099
Non-Residential & Residential FAR Provided	0.411
FAR allowed	N/A
Total Residential Units	17

Open Spaces

Usable Open Space Provided	67,914 sq. ft.
Usable Open Space Ratio Provided	0.44
Usable Open Space Ratio Required	0.00

Parking

Residential Parking Provided	34
Non-Residential Parking Provided	47
Visitor Parking Provided	0
Total Parking Provided	81
Total Parking Required	23

Type	Unit Size	# of Units
A	25'x46'	17
B (Garage)	22'x22'	1
C (Garage)	22'x24'	6
D (Garage)	24'x40'	1
E (Garage)	22'x40'	1

The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provided FAR, provide parking, provide open space, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allow by the district regulation or City-approved variations thereto.