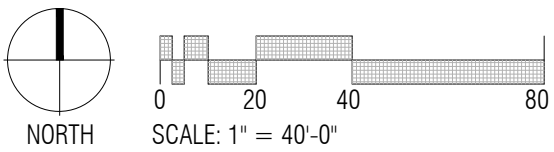


OPEN SPACE DIAGRAM - R1-35



LEGEND:

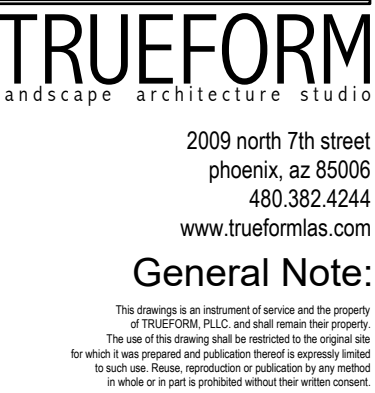
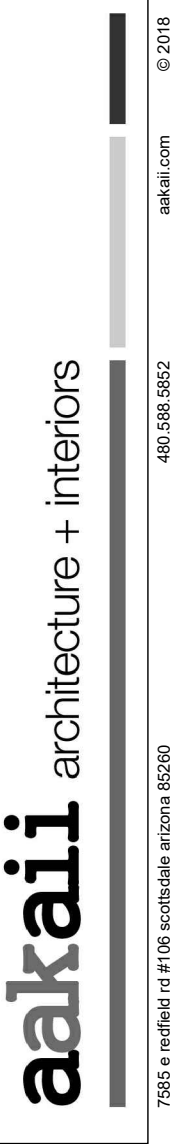
- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	R1-35	
NARRATIVE TABLE	TABLE 3	
NET LOT AREA	111,708 S.F.	
DRIVEWAYS/ PARKING	36,678 S.F.	
PARKING LANDSCAPE	5,502 S.F. (required)	9,138 S.F. (provided)
OPEN SPACE:	30,832 S.F. (required)	47,034 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	N/A	

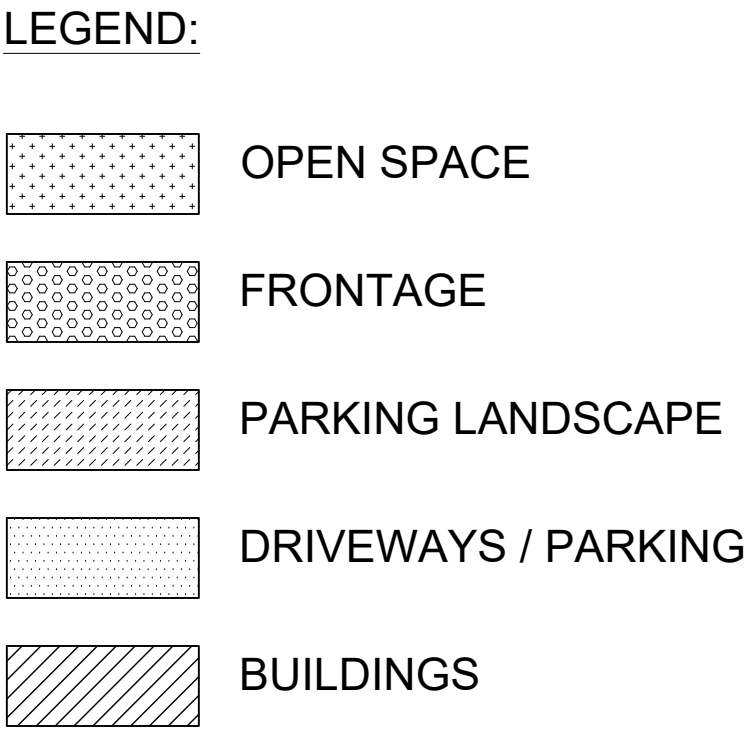
*OPEN SPACE REQUIRED:
111,708 X 0.24 = 26,810
111,708 X 0.004 X 9 = 4,022 (HEIGHT INCREASE)
TOTAL: 30,832

PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
REZONING & C.U.P.	08-20-2018
REZONING & C.U.P. 2nd Review	09-15-2020
CONSTRUCTION PHASE	
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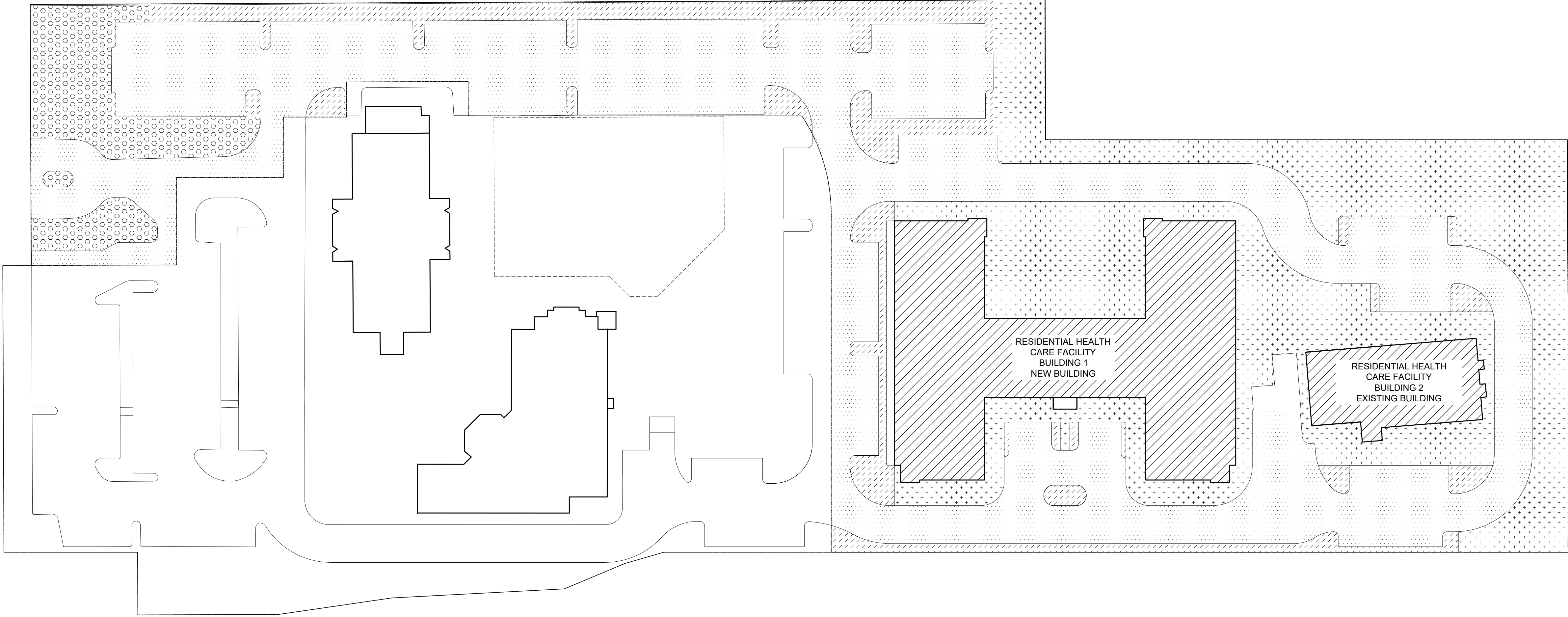
PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	REZONING & C.U.P.	08-20-2018
	REZONING & C.U.P. 2nd Review	09-15-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

OSP-2

PLOT DATE: Monday, November 30, 2020 5:13:36 PM

OPEN SPACE DIAGRAM - CUP R-4



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	CUP (R-4)	
NARRATIVE TABLE	TABLE 2	
NET LOT AREA	180,104 S.F.	
DRIVEWAYS/ PARKING	76,728 S.F.	
PARKING LANDSCAPE	11,509 S.F. (required)	16,211 S.F. (provided)
OPEN SPACE:	43,225 S.F. (required)	55,464 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	



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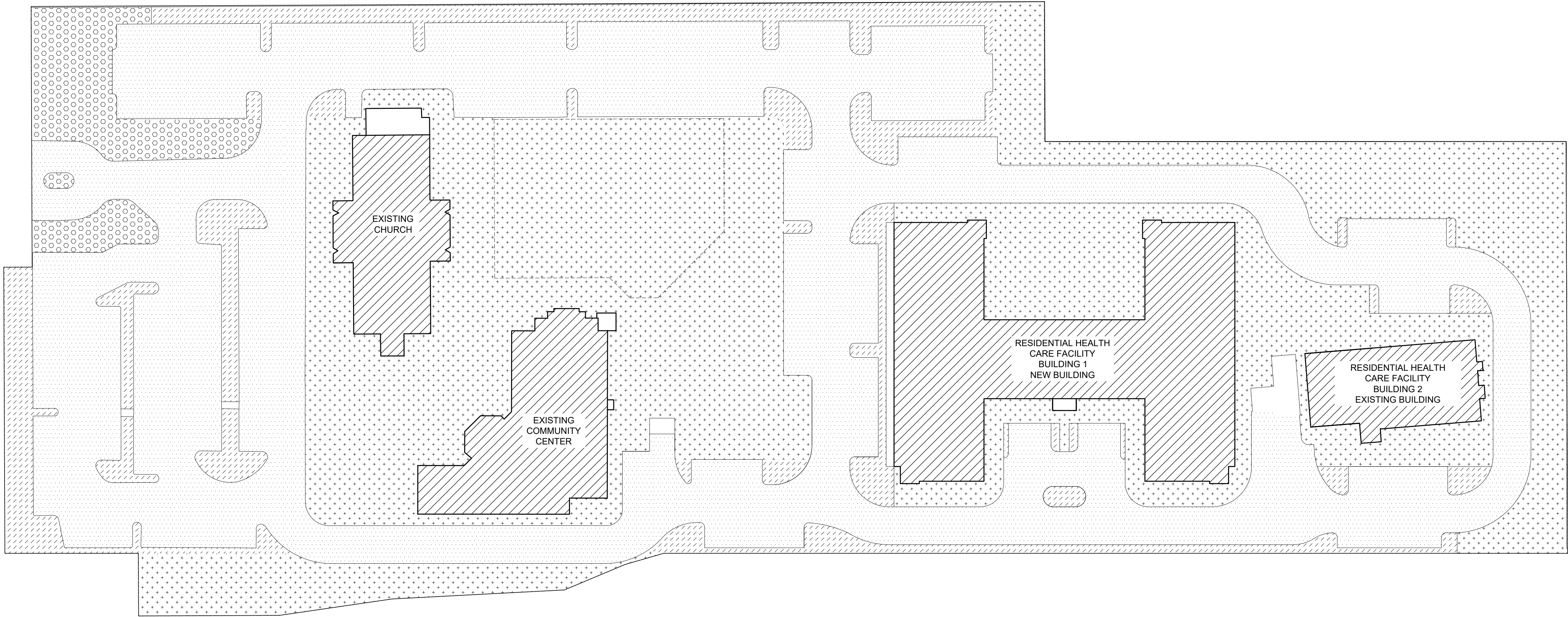
PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
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	REZONING & C.U.P. 2nd Review	09-15-2020
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



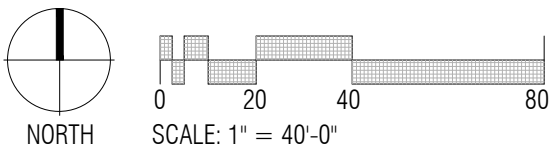
SHEET TITLE
OPEN SPACE - CUP

SCALE: AS NOTED
DATE: 09/15/2020
JOB NUMBER: 1727-00

OSP-3



OPEN SPACE DIAGRAM - R1-35 & R-4



LEGEND:

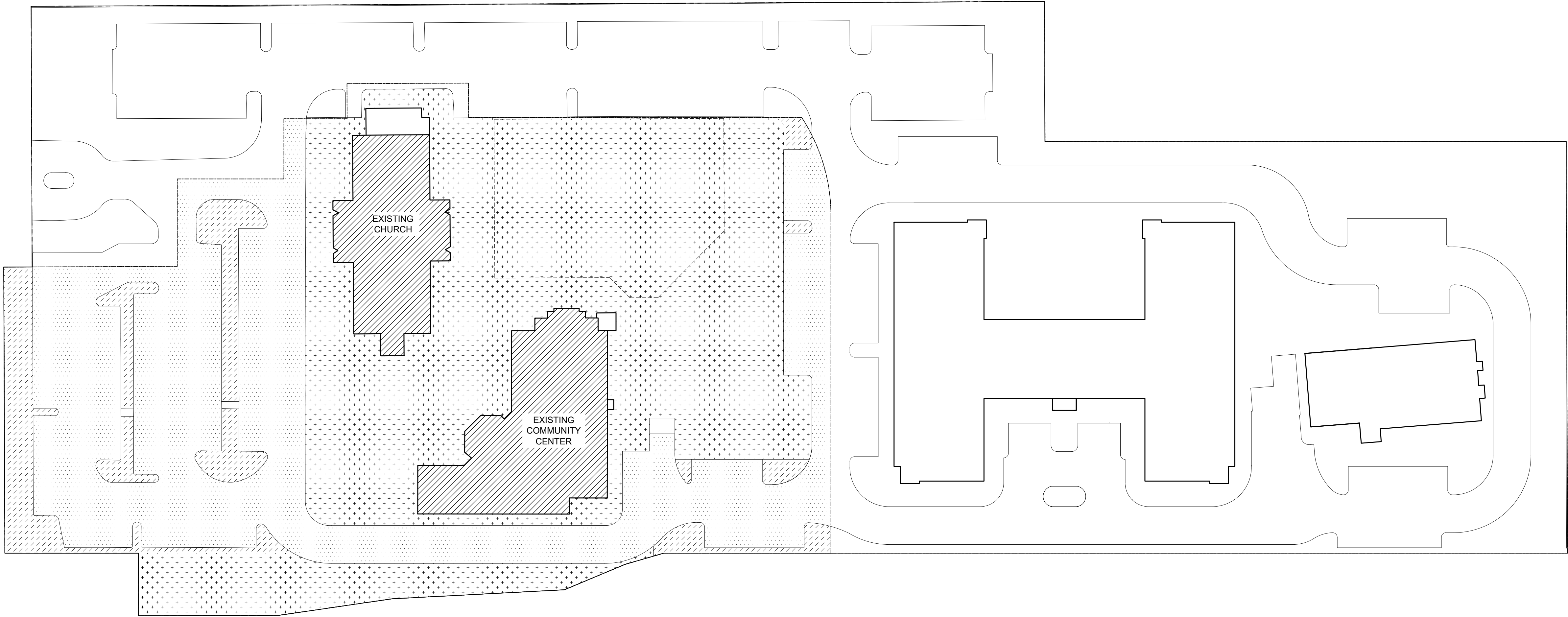
- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	R1-35 & R-4 (TOTAL SITE)	
NARRATIVE TABLE	TABLE 4	
NET LOT AREA	322,490 S.F.	
DRIVEWAYS/ PARKING	124,126 S.F.	
PARKING LANDSCAPE	18,619 S.F. (required)	27,354 S.F. (provided)
OPEN SPACE:	77,125 S.F. (required)	120,891 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

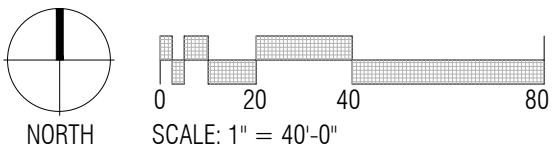
*OPEN SPACE REQUIRED:
30,832 + 3,068 + 43,225

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	REZONING & C.U.P. 2nd Review	09-15-2020
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE





OPEN SPACE DIAGRAM - R1-35 + R-4 - CUP



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	(R1-35) + (R-4) - CUP	
NARRATIVE TABLE	TABLE 5	
NET LOT AREA	142,386 S.F.	
DRIVEWAYS/ PARKING	46,733 S.F.	
PARKING LANDSCAPE	7,010 S.F. (required)	11,141 S.F. (provided)
OPEN SPACE:*	33,900 S.F. (required)	65,426 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

*OPEN SPACE REQUIRED:
R-4 NO CUP (30,678 X 0.1): 3,068
R 1-35 (30,832): 30,832
TOTAL: 33,900

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REV.	BULLETIN #	DATE



SHEET TITLE
OPEN SPACE - R1-35 + R-4 - CUP

SCALE: AS NOTED
DATE: 09/15/2020
JOB NUMBER: 1727-00

OSP-5