

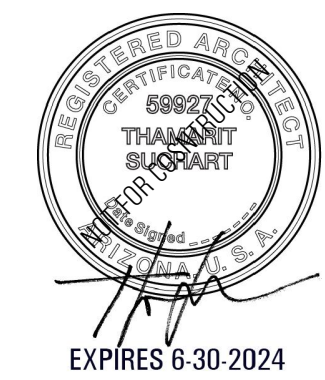
EXST NORTH CURB @ 1ST ST

EXST SOUTH CURB @ 1ST ST TO BE REPAIRED AS REQ'D

1ST STREET

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**PRELIMINARY  
NOT FOR CONSTRUCTION**

### project data

	EXISTING/ALLOWED	PROPOSED
GROSS LOT AREA (SF)	23,157 SF	23,157 SF
NET LOT AREA (SF)	18,467 SF	18,467 SF
PARCEL ZONING	D/OC-2 DO (7515) D/OR-2 DO (7521)	D/DMU-TYPE 2 DO
BUILDING HEIGHT	66 FEET	46'-0" (NORTH) 42'-0" (SOUTH)
CONSTRUCTION TYPE		TYPE VB
OCCUPANCY TYPE		R2
DENSITY	(50) DU/ ACRE	22.6 DU/ACRE (12)DU ON 23,157SF GROSS
BUILDING SETBACKS	20'-0" FRONT YARD 0'-0" SIDE YARDS 0'-0" REAR YARD	20'-0" + 30'-0" FRONT YARD 0'-0" SIDE YARDS 0'-0" REAR YARD
PARKING	2 PER TWO BEDROOM UNIT 1 PER ONE BEDROOM UNIT	2 PER TWO BEDROOM UNIT 1 PER ONE BEDROOM UNIT

24" TALL CMU WALL WITH STUCCO FINISH & ADDRESS MARKER  
TURFGRID PERMEABLE PAVER

STD GRAY 6' WIDE CONCRETE SIDEWALK WITH BROOM FINISH

GRAY CONCRETE BENCH W/ SMOOTH TROWELED FINISH

STD GRAY CONCRETE ENTRY SIDEWALK WITH BROOM FINISH

STD GRAY CONCRETE ENTRY SIDEWALK WITH BROOM FINISH

130-25-026  
ZONING: S-R-DO  
BATHROOM FROM FRAMING NEEDS TO BE 5' X 8' ALLOCATING 36" FOR EACH OF THE THREE FUNCTIONS: SINK, WC AND TUB/SHWR

130-25-023  
ZONING: S-R-DO

STD GRAY CONCRETE ENTRY SIDEWALK WITH BROOM FINISH

NEEDS TO BE 5' X 8' ALLOCATING 36" FOR EACH OF THE THREE FUNCTIONS: SINK, WC AND TUB/SHWR

RECESSED METER PACK LOCATIONS  
TRANSFORMER LOCATION

RECESSED METER PACK LOCATIONS  
TRANSFORMER LOCATION

STD GRAY CONCRETE DR APRON WITH BROOM FIN  
2' ALLEY DEDICATION

EXST POWER POLE UTILITIES TO BE UNDERGROUNDED

PROVIDE POSITIVE DRAINAGE ALONG REPAVED PROPERTY FRONTAGE AS REQ'D  
ADJOINING PL

EXST COMMUNICATIONS TO BE RELOCATED

ELEVATION VALUES SHOWN ON SUBMITTALS ARE TO BE BASED ON NORTH AMERICA VERTICAL DATUM 1988 (NAVD 1988) AND MEET THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BENCHMARK MAINTENANCE (BMM) CRITERIA.

PLEASE NOTE:  
CONSTRUCTION WORK IN THE ALLEY SHALL BE COORDINATED WITH SOLID WASTE - DISRUPTION TO SERVICE ROUTES SHALL BE MITIGATED BY APPLICANT

# site plan + data

drb submittal  
25 april 2024  
north