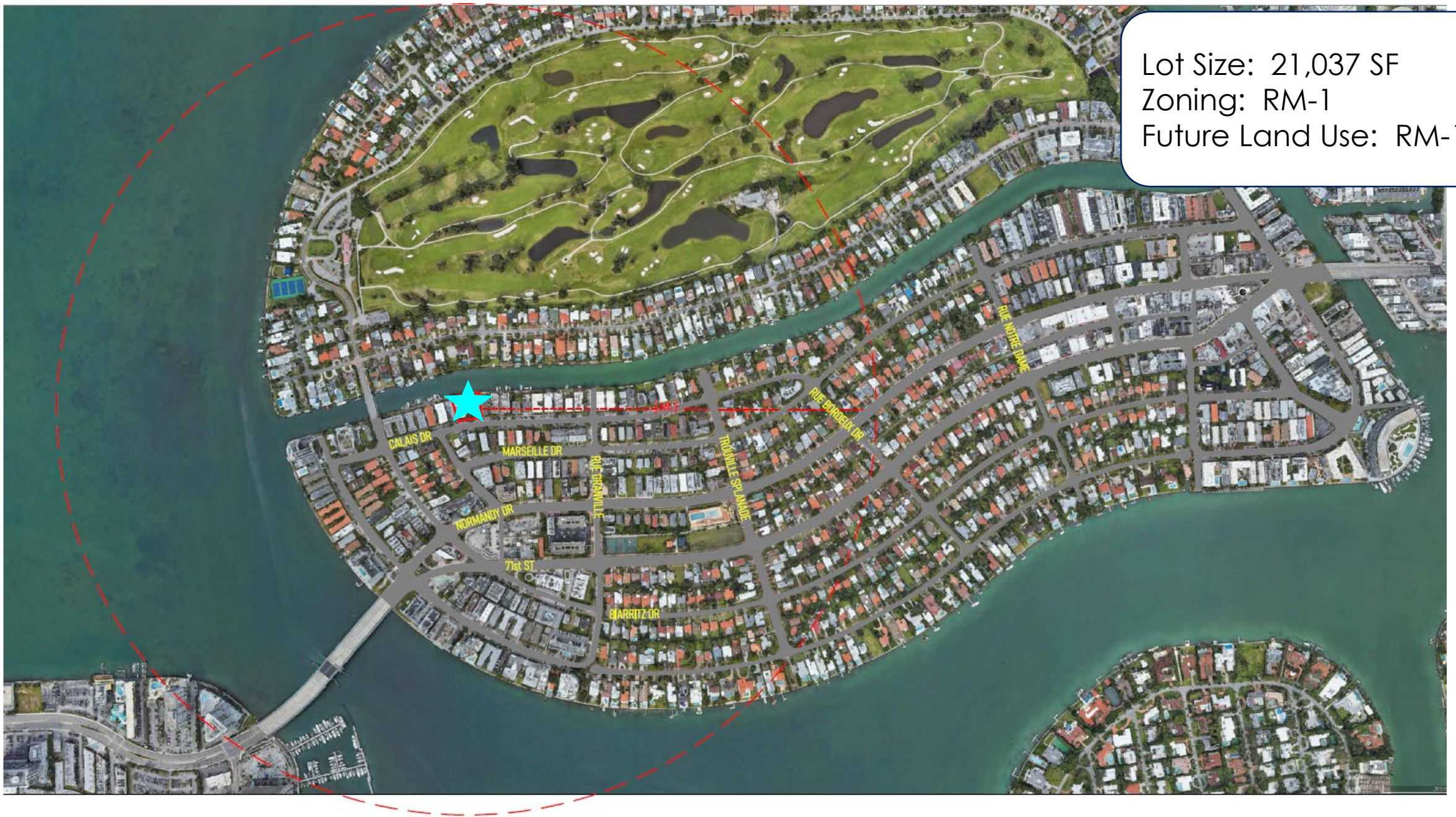


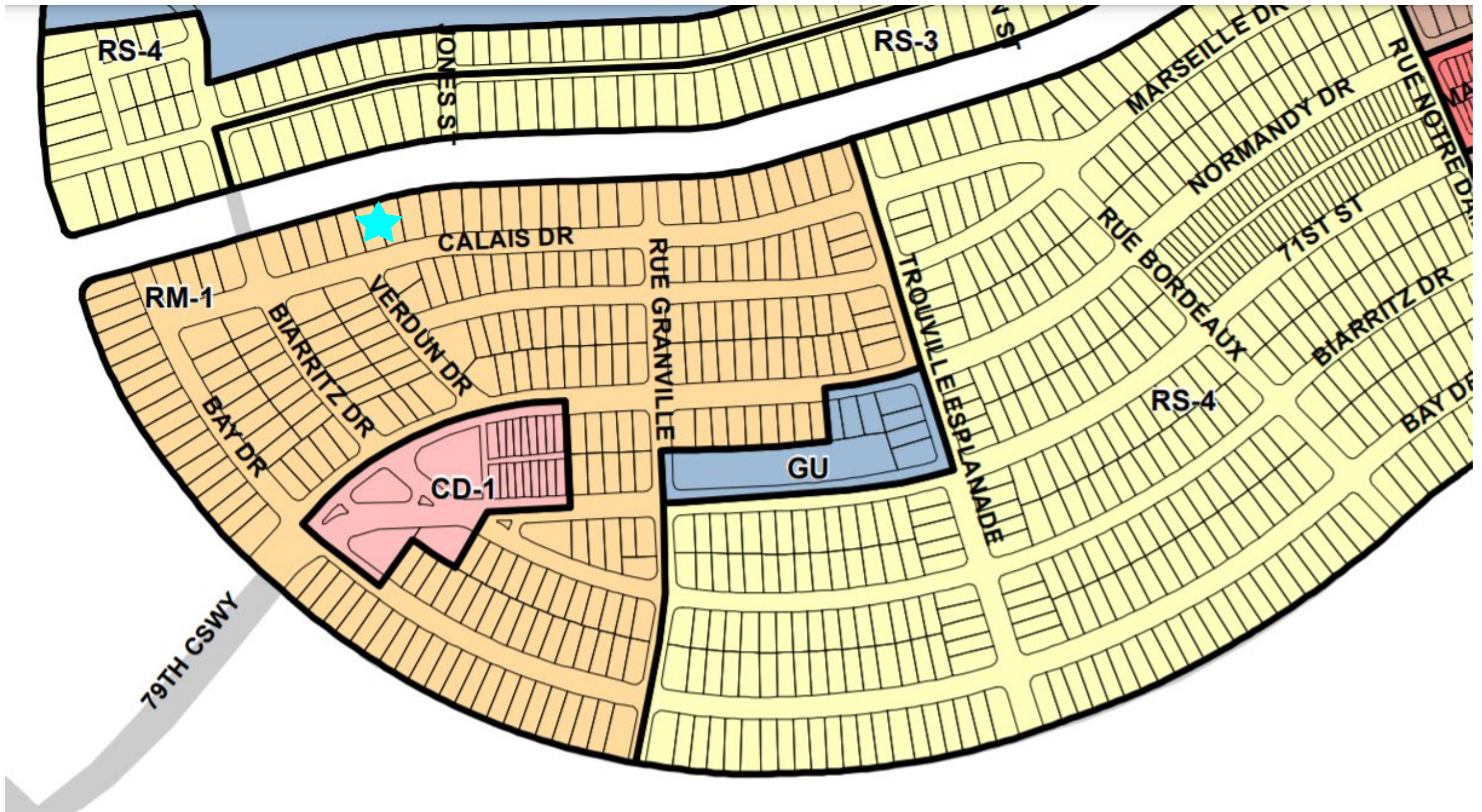


2005-2023 CALAIS DRIVE TOWNHOUSES

DESIGN REVIEW BOARD MEETING
JANUARY 4, 2022



Lot Size: 21,037 SF
Zoning: RM-1
Future Land Use: RM-1





① 1995 CALAIS DR.



② 1975-1985 CALAIS DR.



③ 1965 CALAIS DR.



④ 1955 CALAIS DR.



⑤ 1945 CALAIS DR.



⑥ 1935 CALAIS DR.



① 1995 CALAIS DR.

② 1975-1985 CALAIS DR.

③ 1965 CALAIS DR.

④ 1955 CALAIS DR.

⑤ 1945 CALAIS DR.

⑥ 1935 CALAIS DR.

⑦ 1925 CALAIS DR.

⑧ 1915 CALAIS DR.

⑨ 1905 CALAIS DR.

⑩ 1900 CALAIS DR.

⑪ 1930 CALAIS DR.

⑫ 1935 MARSEILLE DR.

⑬ 1945 MARSEILLE DR.

⑭ 1949 MARSEILLE DR.

⑮ 1957 MARSEILLE DR.

⑯ 1965 MARSEILLE DR.

⑰ 1973 MARSEILLE DR.

⑱ 1985 MARSEILLE DR.

⑲ 1995 MARSEILLE DR.

⑳ 2006 CALAIS DR.

㉑ 2010 CALAIS DR.

㉒ 2020 CALAIS DR.

㉓ 2100 CALAIS DR.

㉔ 2120 CALAIS DR.

㉕ 2140 CALAIS DR.

㉖ 2131 CALAIS DR.

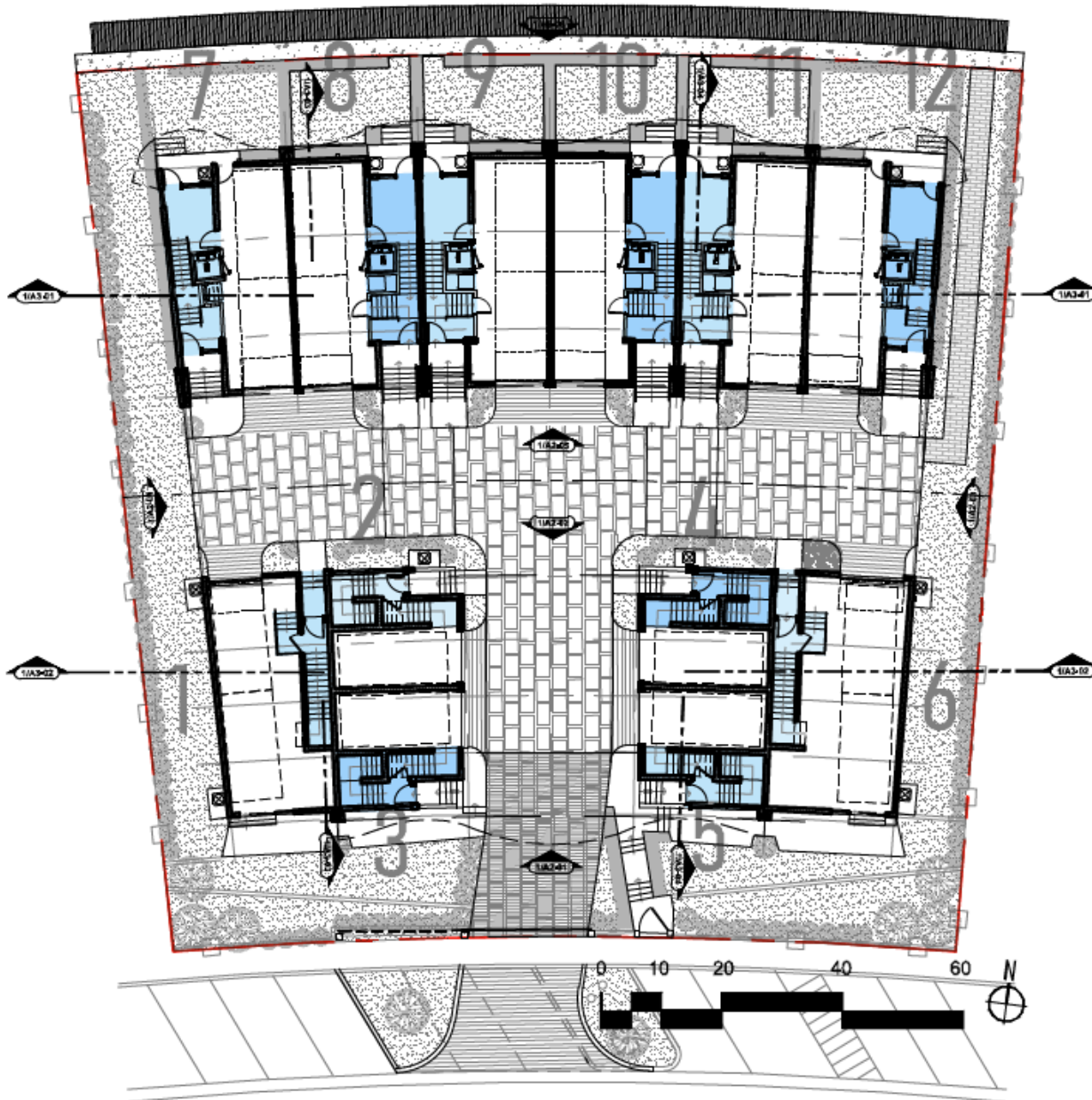
㉗ 2121 CALAIS DR.

㉘ 2101 CALAIS DR.

㉙ 2045 CALAIS DR.

㉚ 2033 CALAIS DR.

㉛ 2025 CALAIS DR.



DENSITY		
EXISTING	ALLOWED	PROPOSED
9 UNITS	29 UNITS*	12 UNITS

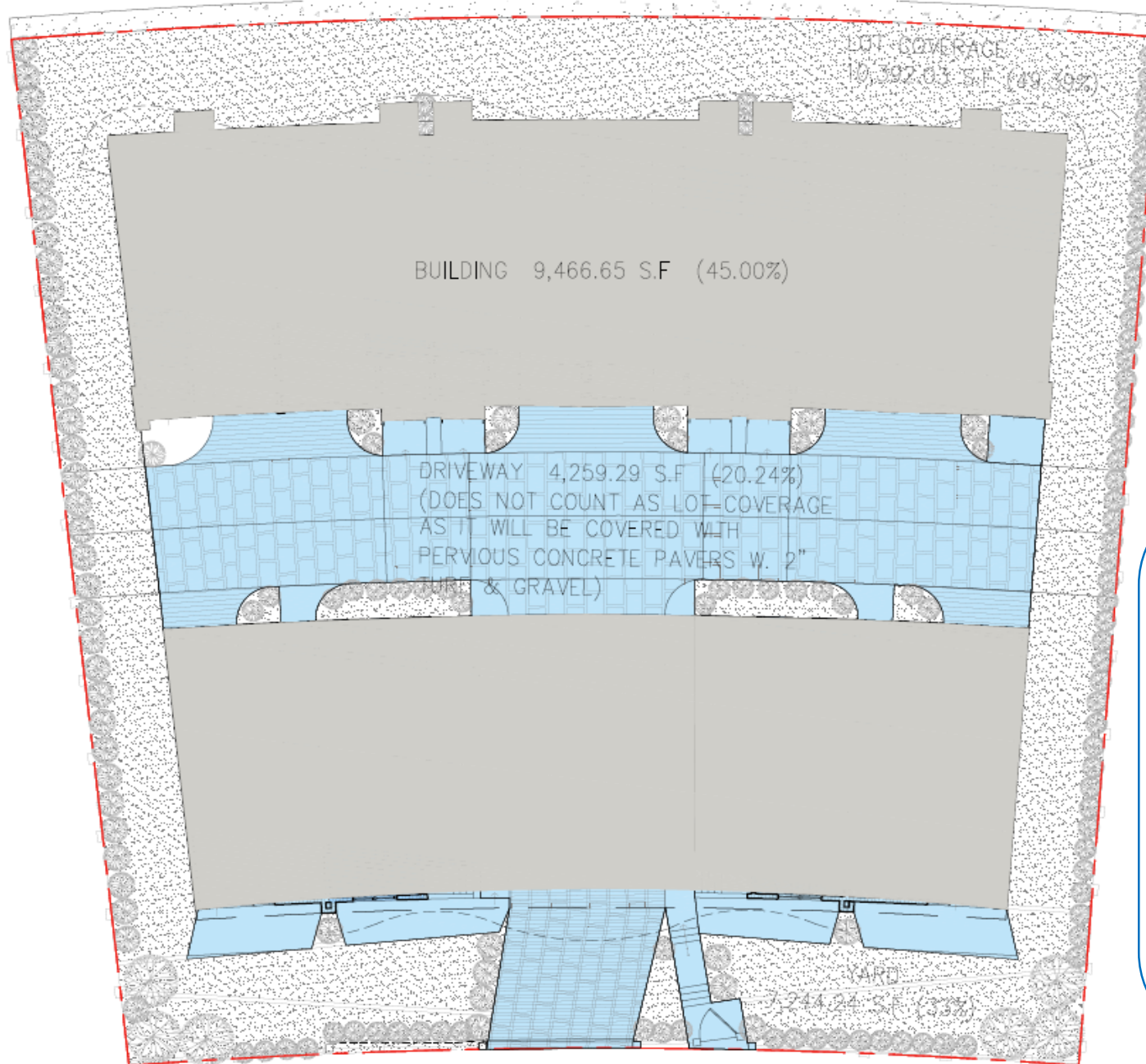
*60 UNITS PER ACRE ALLOWED.
PROPERTY SIZE IS 21,037 SF.

HEIGHT	
ALLOWED	PROPOSED
50'-0"	50'-0"

REQUIRED PARKING

	F.A.R. CALCULATION											
TH	1	2	3	4	5	6	7	8	9	10	11	12
GROUND	175.70	181.10	173.70	181.10	173.70	175.70	254.89	254.89	254.89	254.89	254.89	253.89
1ST	776.02	709.27	718.28	709.27	718.91	902.63	734.47	763.84	764.08	764.24	764.39	769.89
2ND	776.02	709.27	704.22	709.27	704.22	902.63	785.79	823.66	823.76	823.30	823.33	828.62
3RD	0.00	0.00	0.00	0.00	0.00	0.00	740.91	777.19	777.19	777.19	777.19	778.58
RTOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1,727.74	1,599.64	1,596.20	1,599.64	1,596.83	1,980.96	2,516.06	2,619.58	2,619.92	2,619.62	2,619.80	2,630.98
20 SPACES =	2	1	1	1	1	2	2	2	2	2	2	2

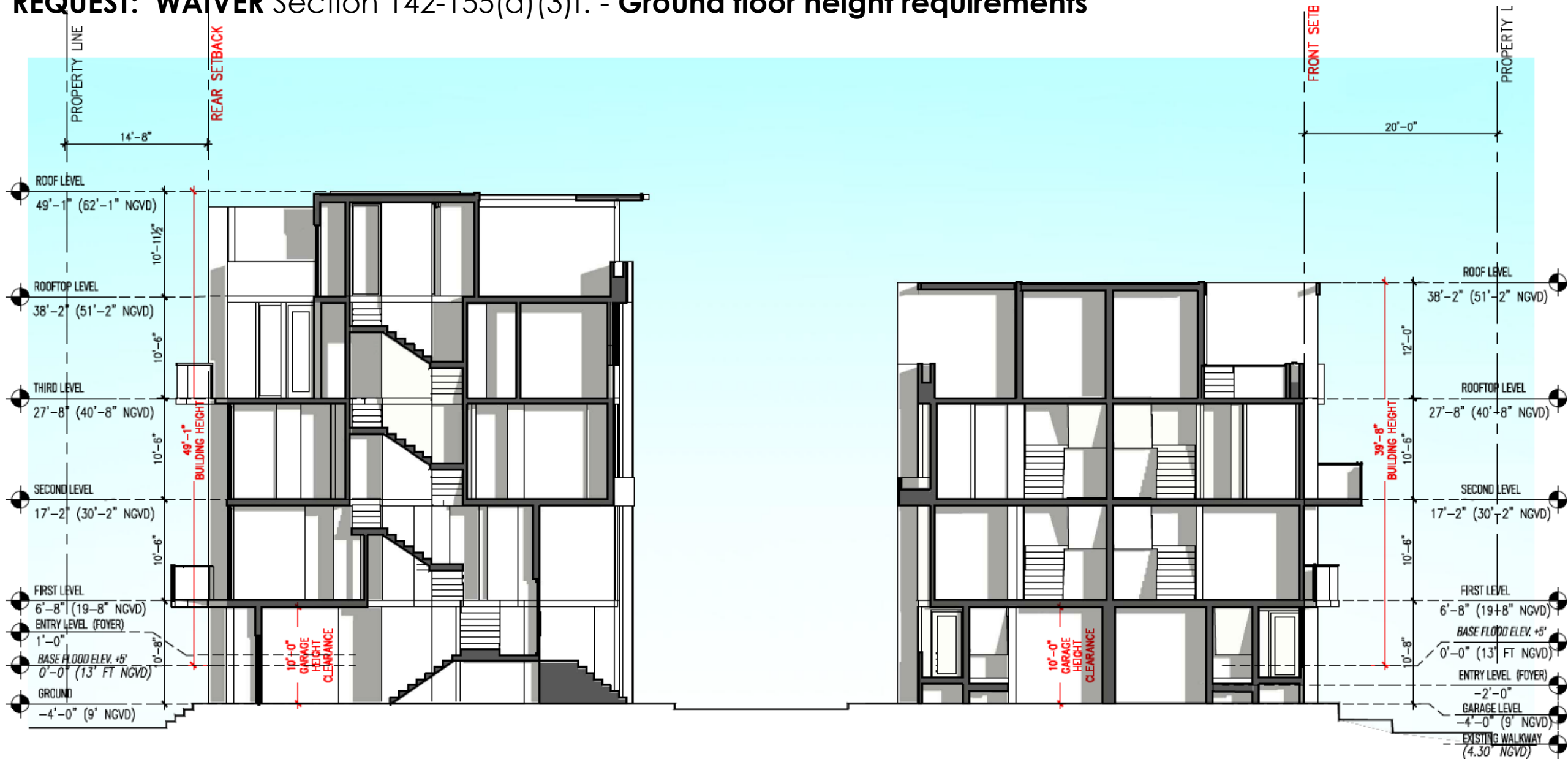
LOT COVERAGE

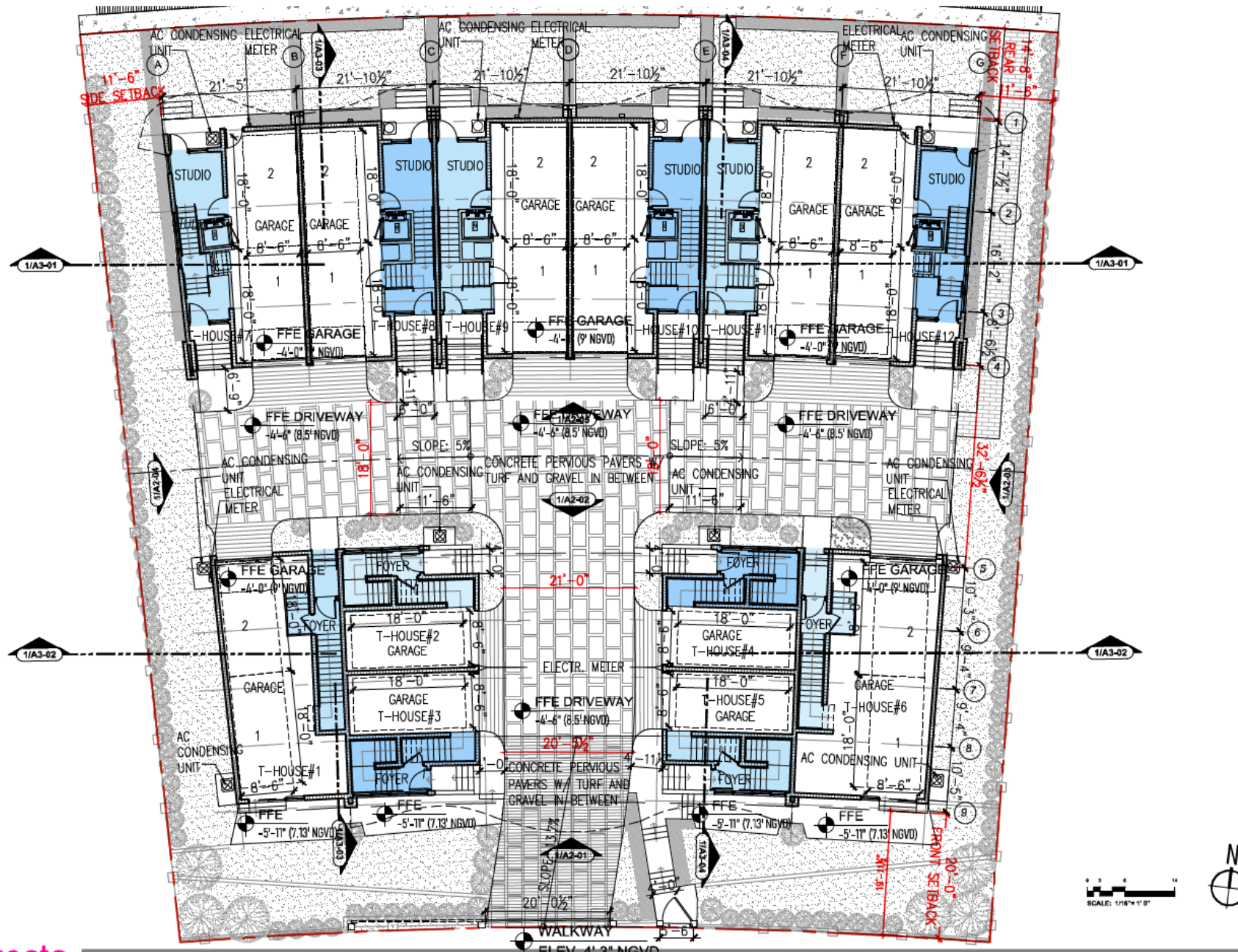


REVISIONS PER STAFF COMMENTS:

- Increased landscaped areas.
- Driveways covered with concrete pervious pavers.
- Lot Coverage 45%

REQUEST: **WAIVER** Section 142-155(a)(3)f. - **Ground floor height requirements**













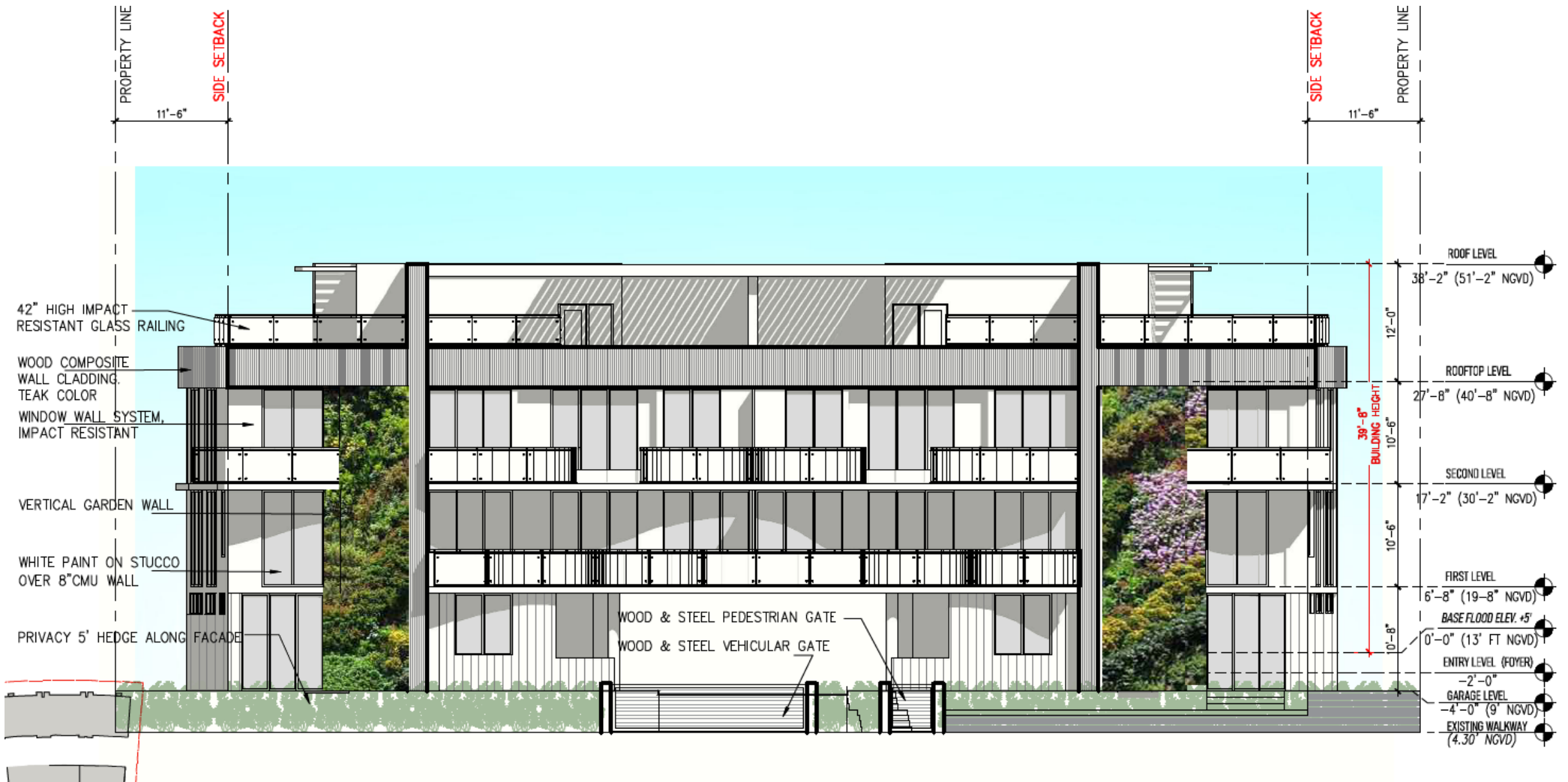




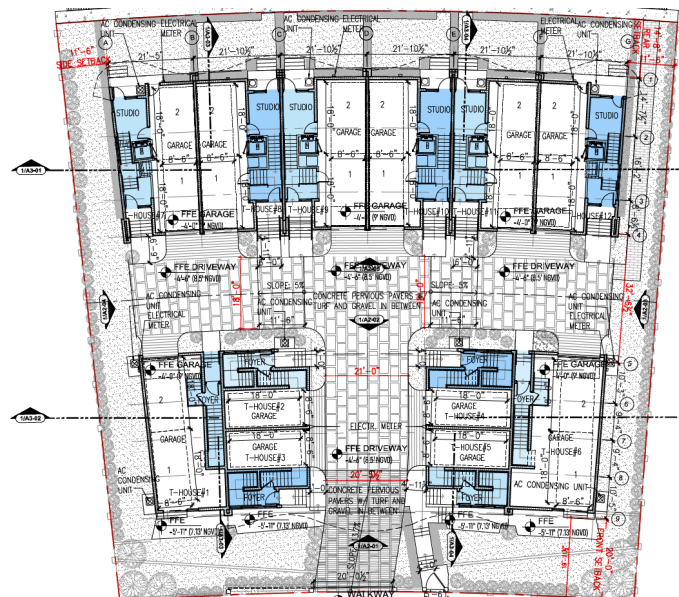




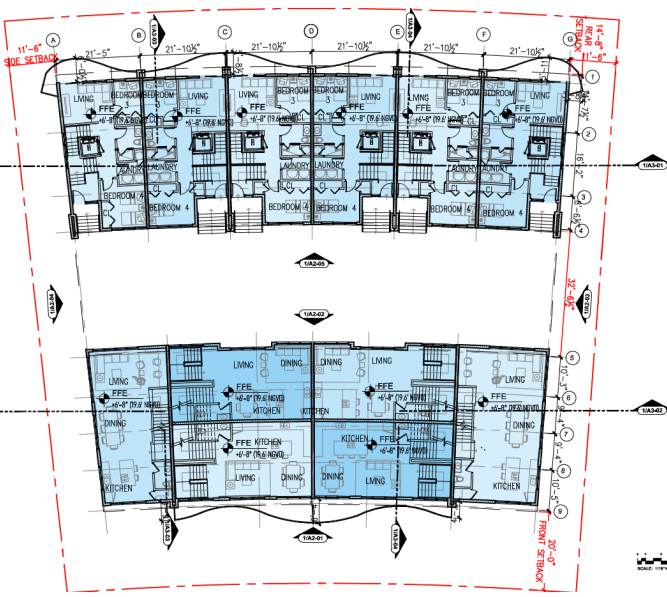




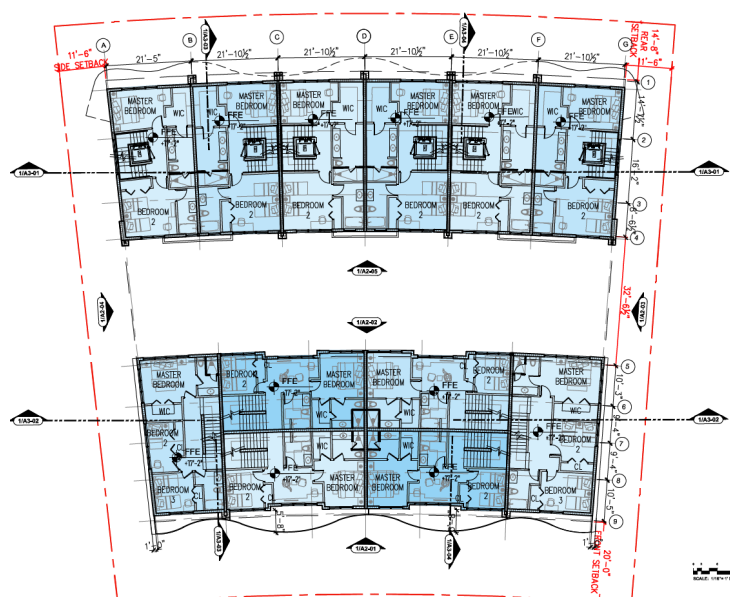
CALAIS DRIVE (SOUTH ELEVATION)



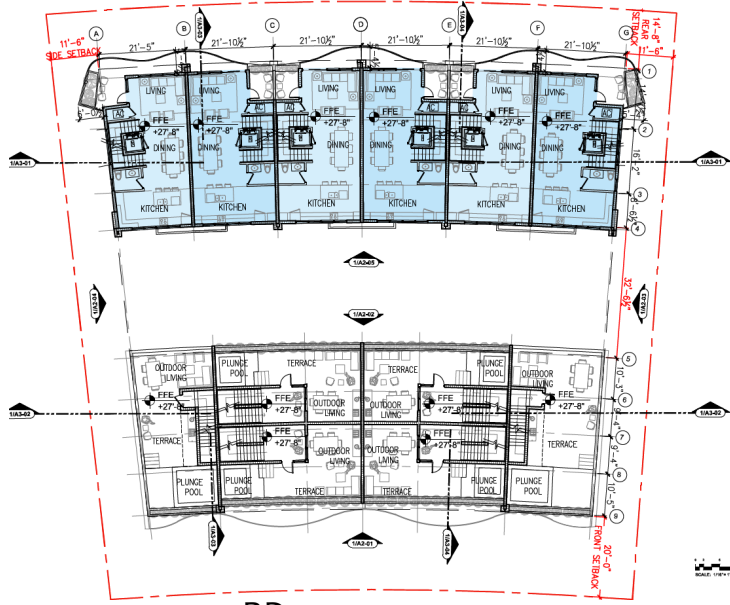
GROUND LEVEL



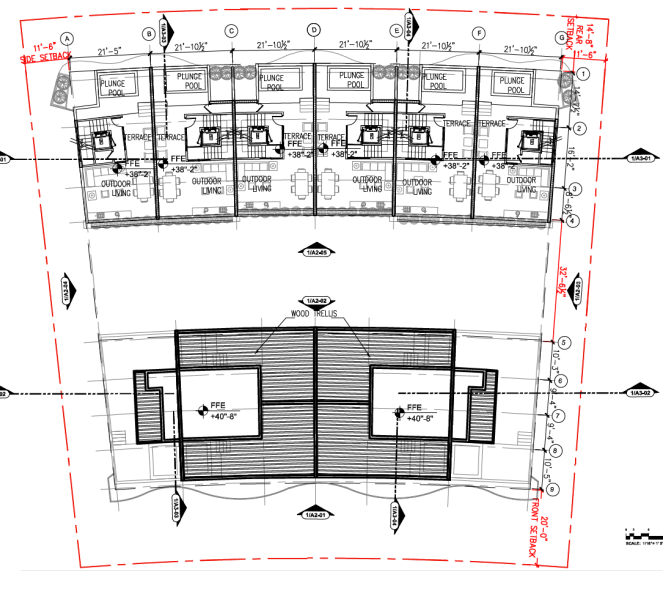
1ST LEVEL



2ND LEVEL



3RD LEVEL



ROOFTOP LEVEL