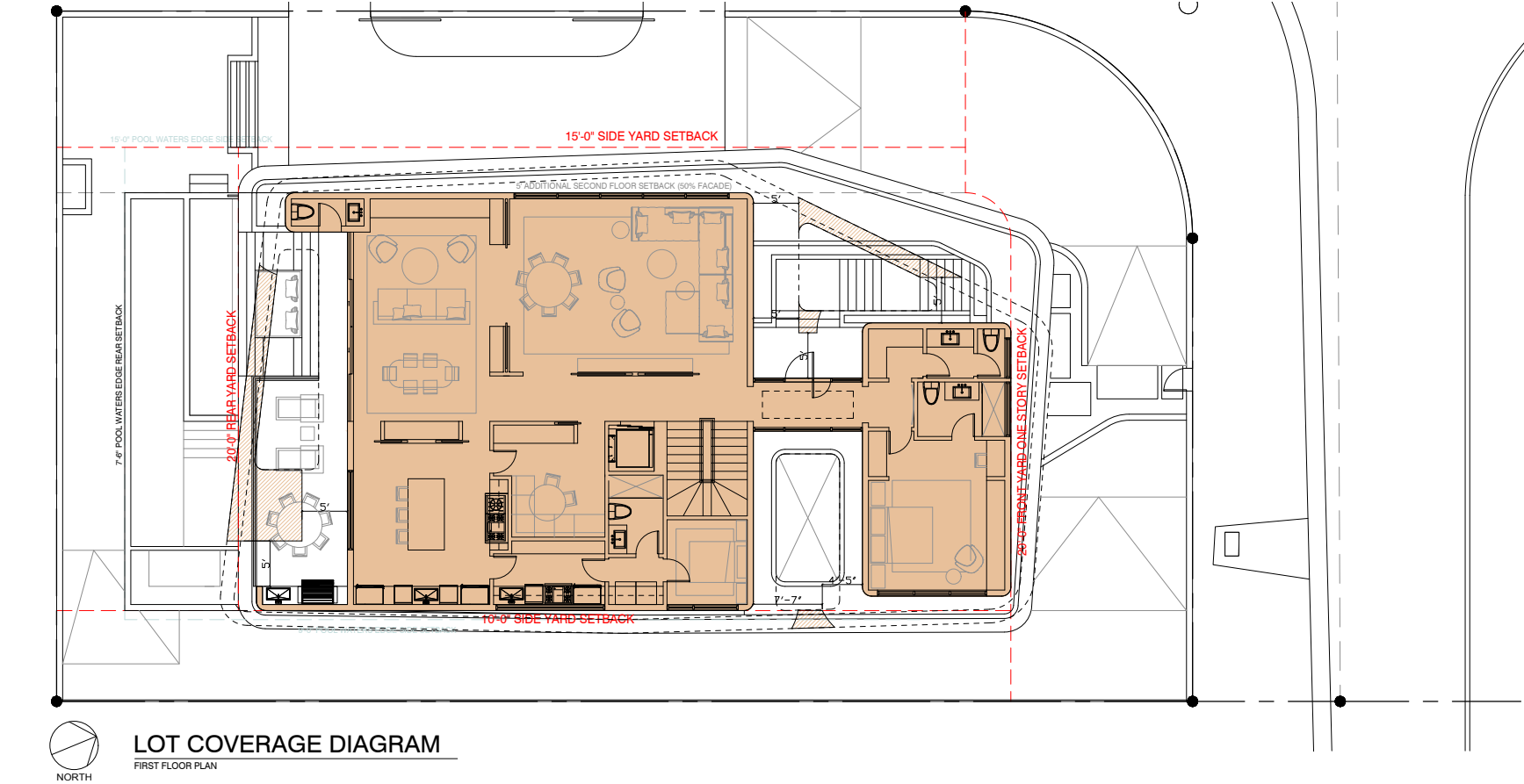
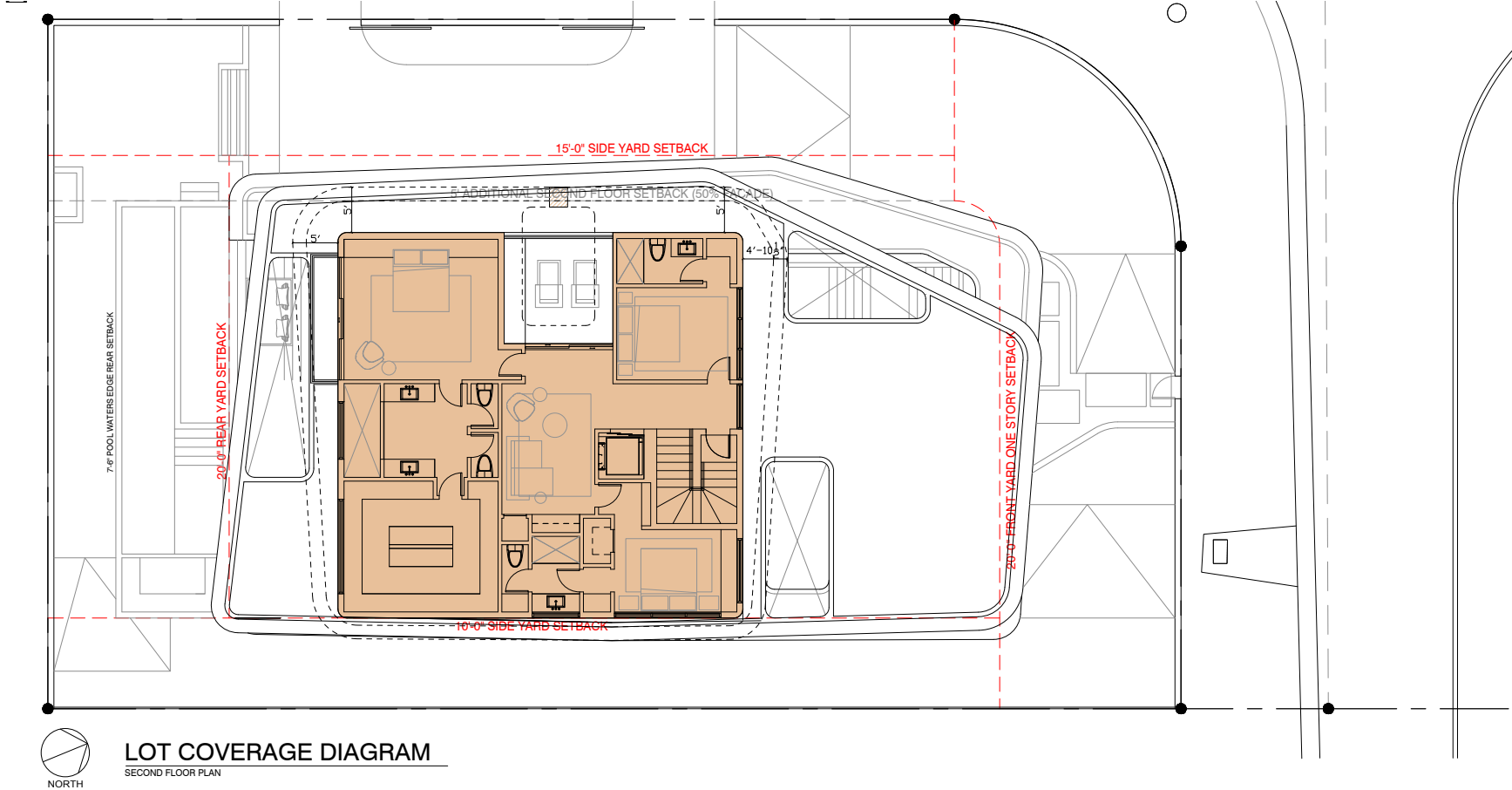
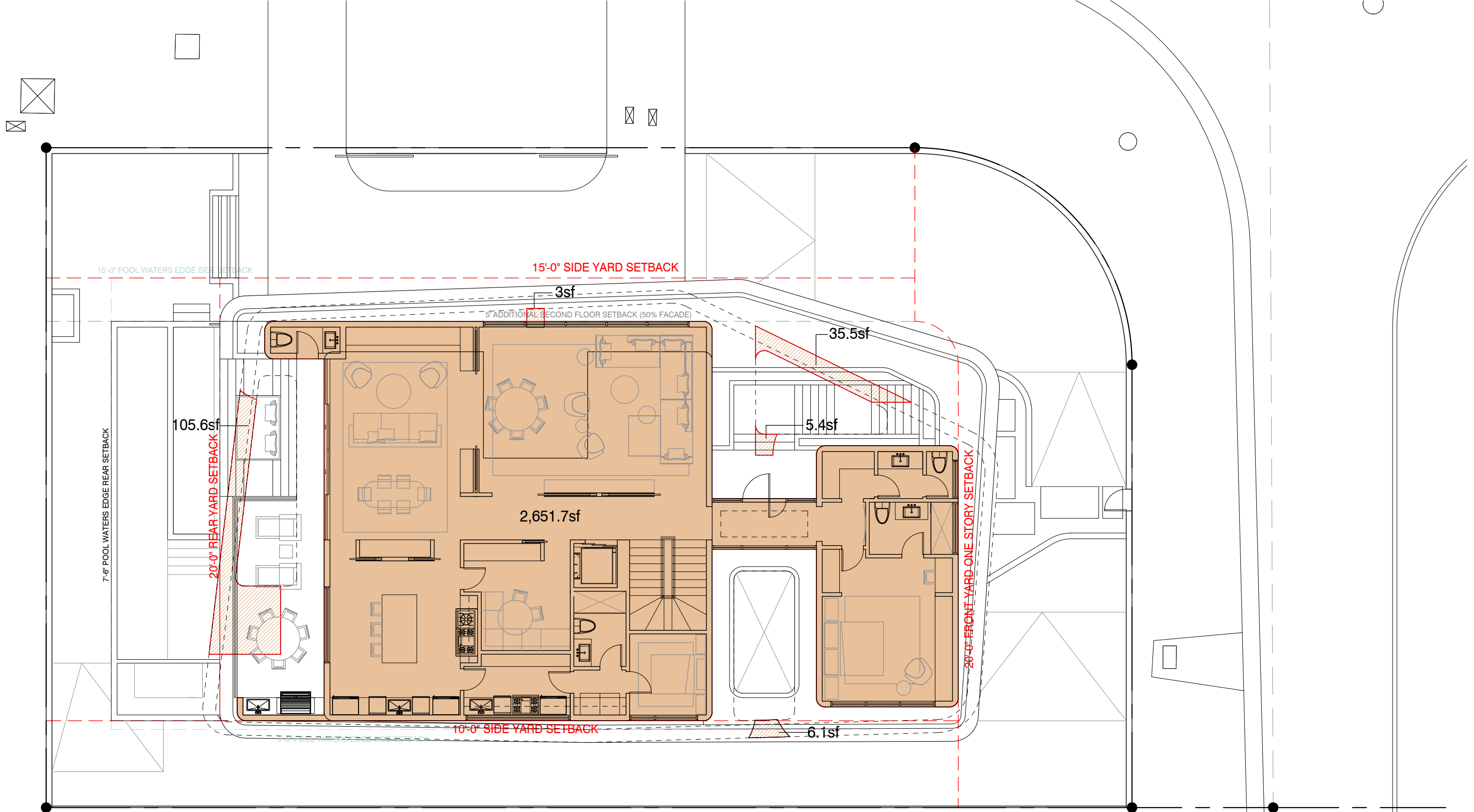


ZONING DIAGRAM - LOT COVERAGE



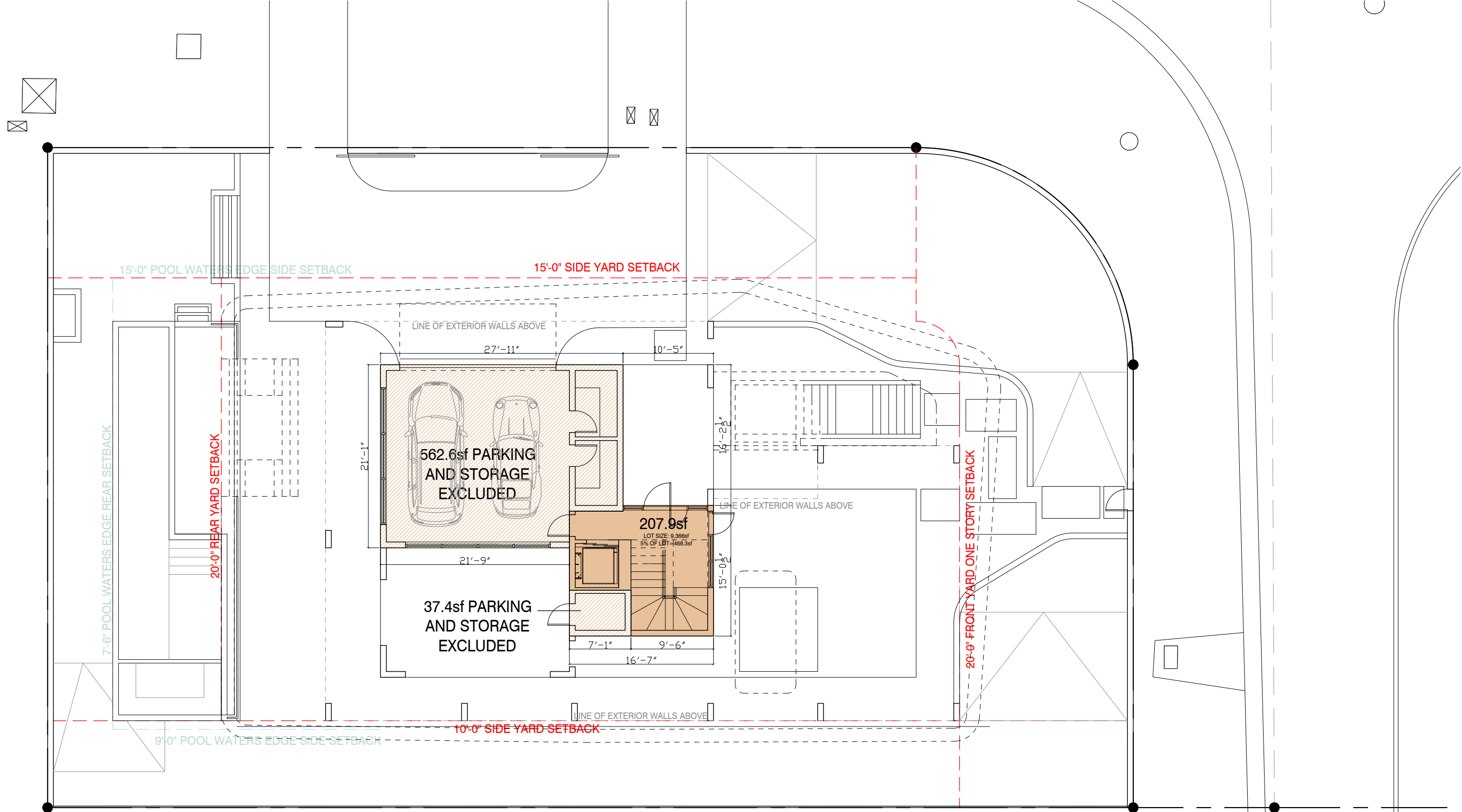
ZONING DIAGRAM - LOT COVERAGE



LOT COVERAGE DIAGRAM  
COMPOSITE OVERLAY

LOT SIZE: 9,366sf  
MAXIMUM LOT COVERAGE (30%): 2,809.8sf  
PROPOSED LOT COVERAGE: 2,651.7sf+105.6sf+3sf+35.5sf+5.4sf+6.1sf=2,807.3sf (29.9%)

ZONING DIAGRAM - UNIT SIZE UNDERSTORY



UNIT SIZE DIAGRAM

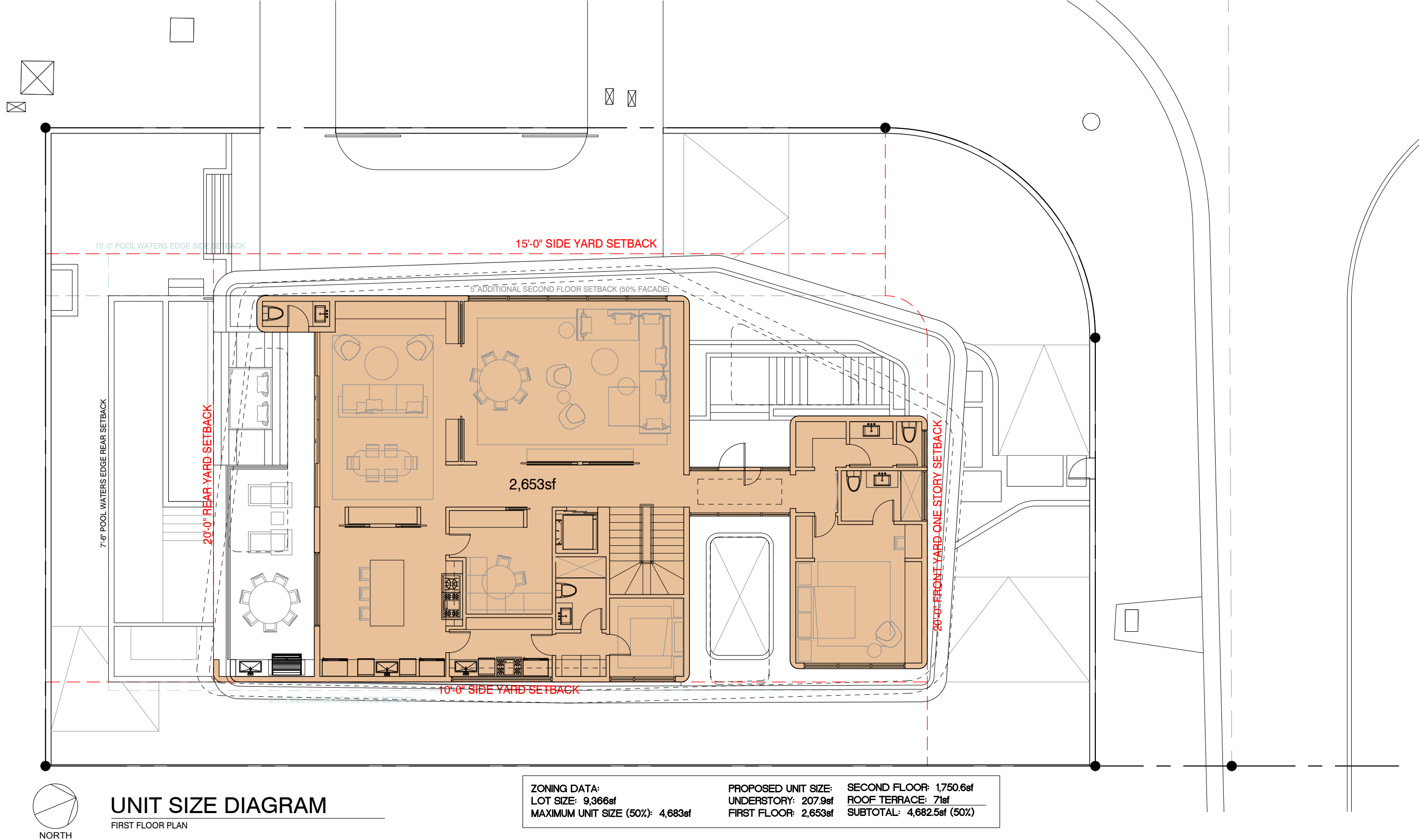
UNDERSTORY PLAN

ZONING DATA:  
LOT SIZE: 9,366sf  
MAXIMUM UNIT SIZE (50%): 4,683sf

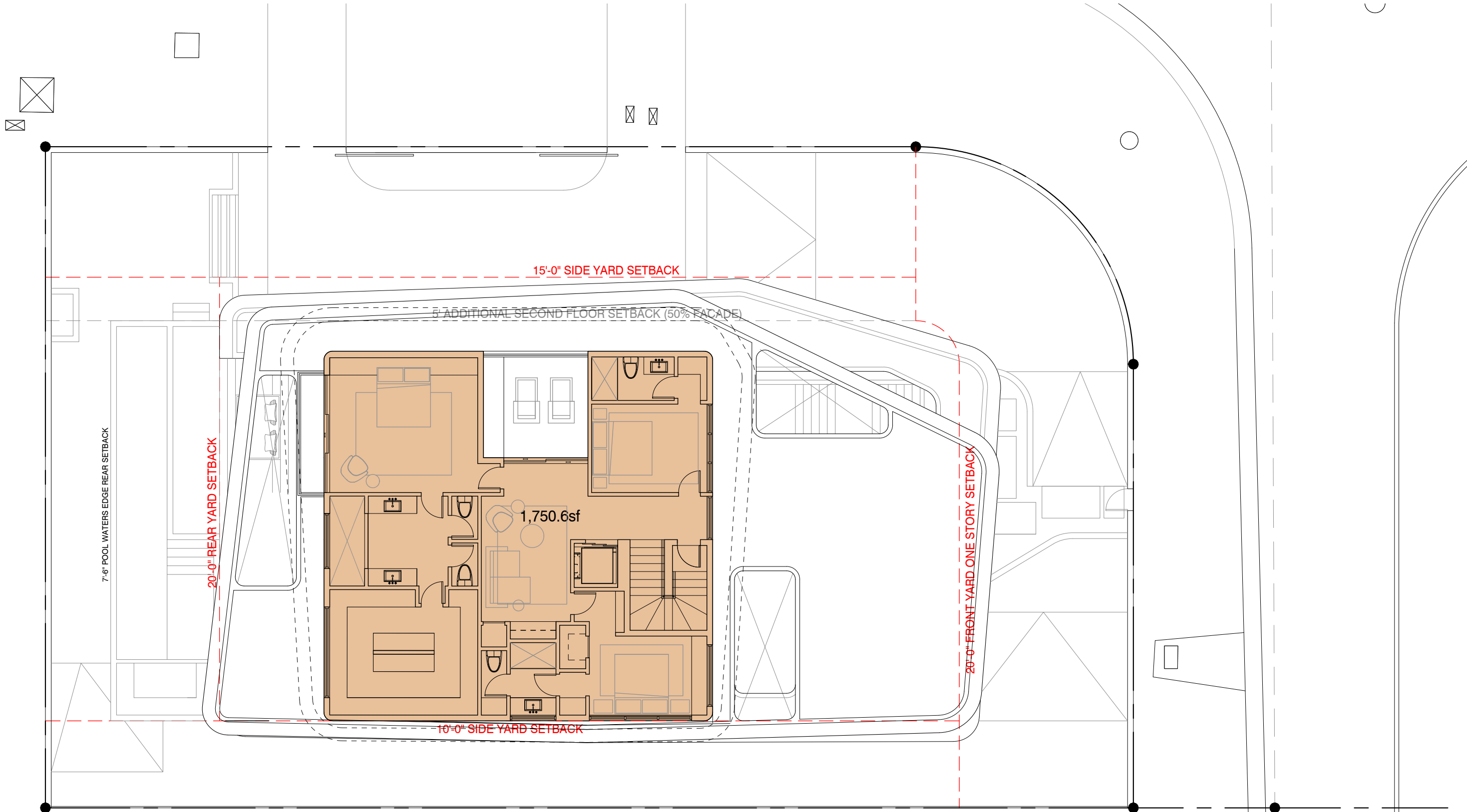
PROPOSED UNIT SIZE:  
UNDERSTORY: 207.9sf  
FIRST FLOOR: 2,653sf

SECOND FLOOR: 1,750.6sf  
ROOF TERRACE: 71sf  
SUBTOTAL: 4,682.5sf (50%)

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR



ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

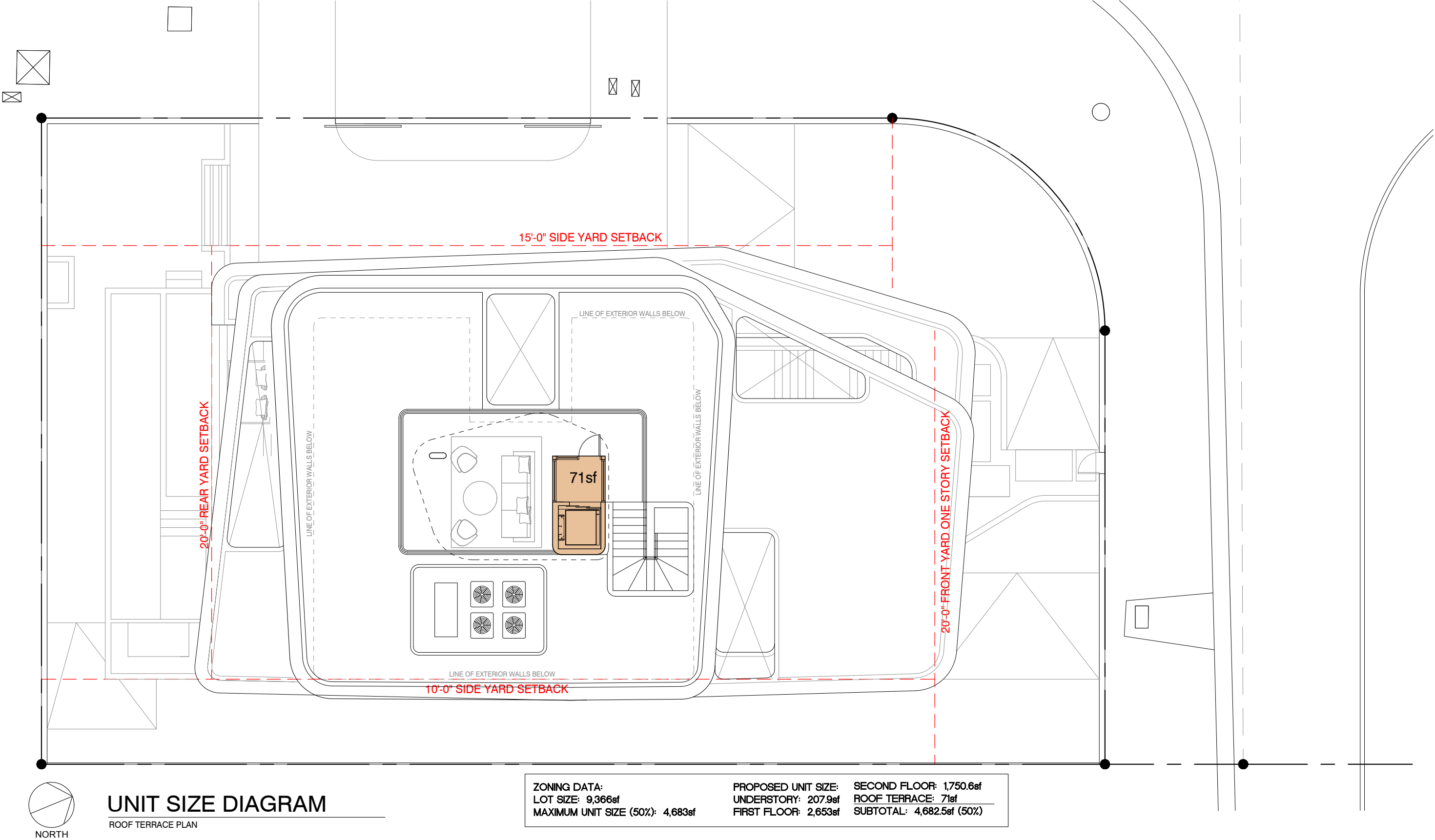


UNIT SIZE DIAGRAM

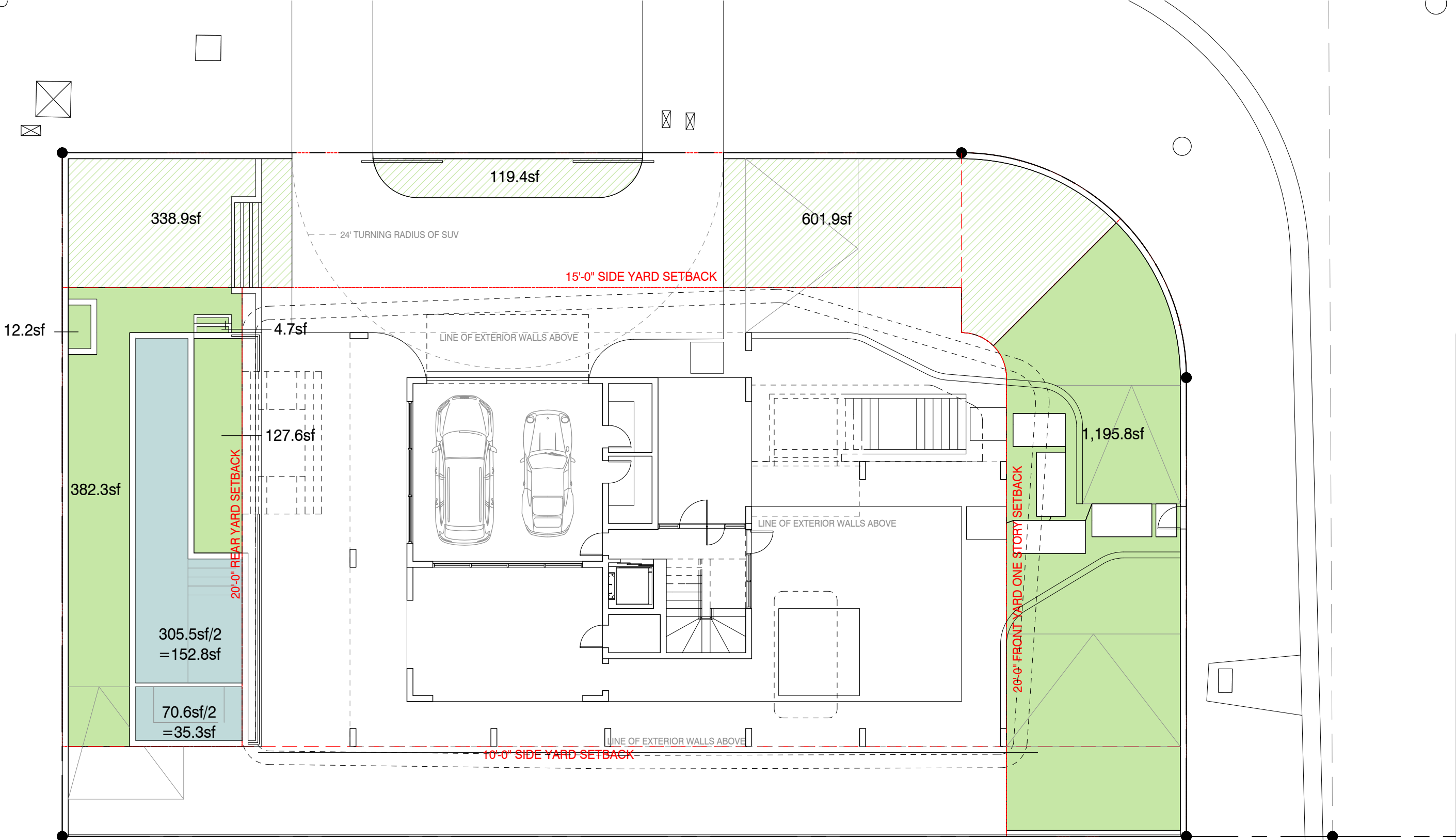
SECOND FLOOR PLAN

|                                  |                      |                           |
|----------------------------------|----------------------|---------------------------|
| ZONING DATA:                     | PROPOSED UNIT SIZE:  | SECOND FLOOR: 1,750.6sf   |
| LOT SIZE: 9,366sf                | UNDERSTORY: 207.9sf  | ROOF TERRACE: 71sf        |
| MAXIMUM UNIT SIZE (50%): 4,683sf | FIRST FLOOR: 2,653sf | SUBTOTAL: 4,682.5sf (50%) |

ZONING DIAGRAM - UNIT SIZE ROOF TERRACE



ZONING DIAGRAM - OPEN SPACE



OPEN SPACE DIAGRAMS

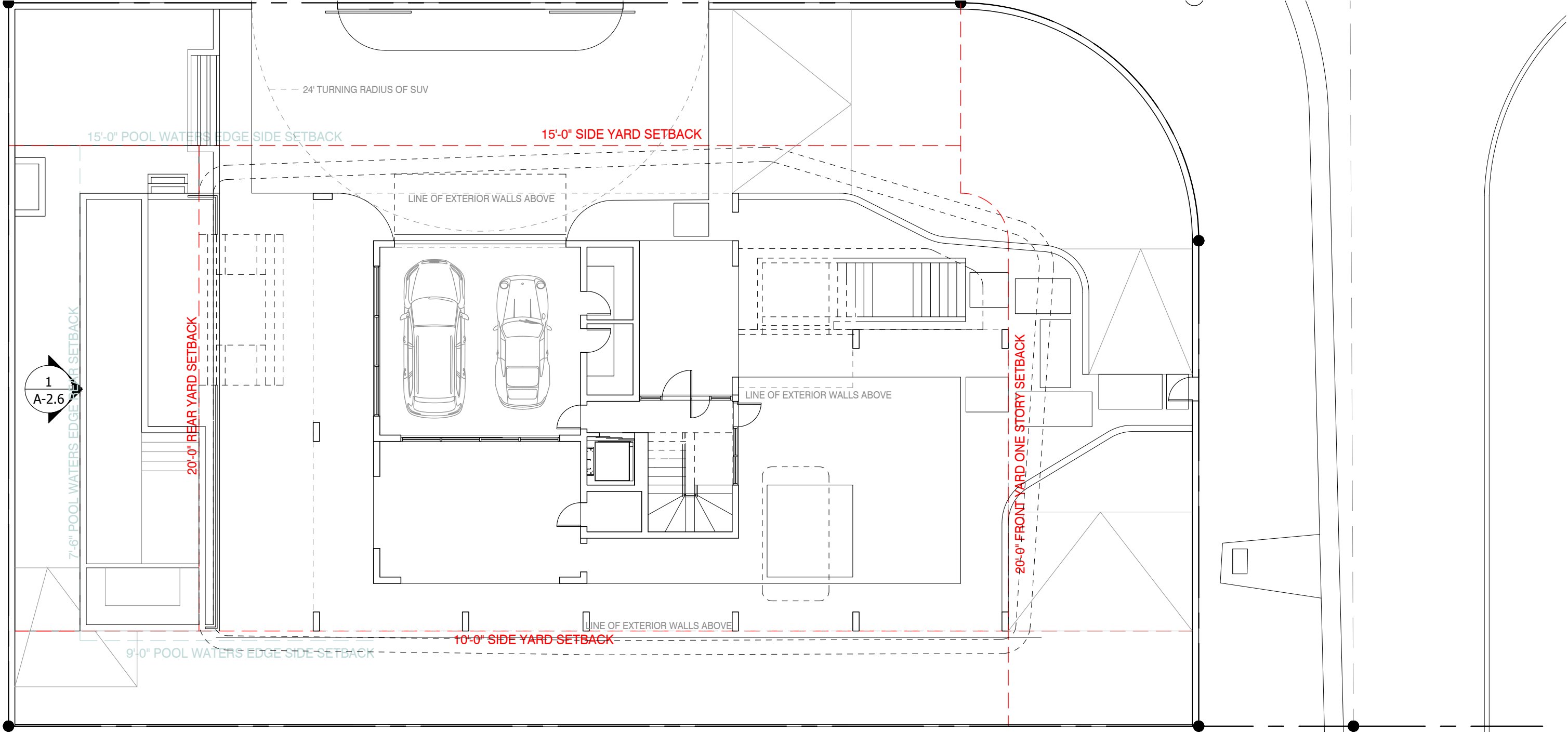
UNDERSTORY PLAN

|                                                                                      |
|--------------------------------------------------------------------------------------|
| REAR YARD AREA: 1,020sf                                                              |
| OPEN SPACE REQUIRED: 714sf (70%)                                                     |
| OPEN SPACE PROVIDED: 382.3sf+12.2sf+127.6sf+4.7sf<br>+152.8sf+35.3sf=714.9sf (70.1%) |

|                                                                  |
|------------------------------------------------------------------|
| SIDE YARD (FACING STREET) AREA: 1,735.6sf                        |
| OPEN SPACE REQUIRED: 1,214.9sf (70%)                             |
| OPEN SPACE PROVIDED: 338.9sf+119.4sf+601.9sf<br>=1,060.2sf (61%) |

|                                        |
|----------------------------------------|
| FRONT YARD AREA: 1,255.6sf             |
| OPEN SPACE REQUIRED: 878.92sf (70%)    |
| OPEN SPACE PROVIDED: 1,195.8sf (95.2%) |





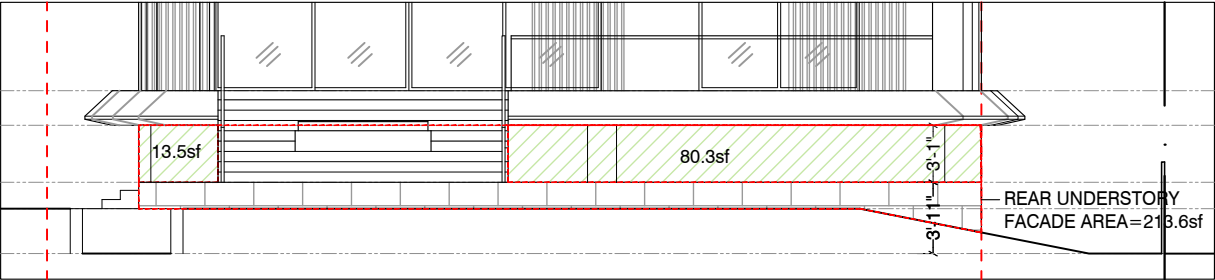
VARIANCE REQUEST 01

UNDERSTORY PLAN

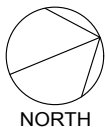
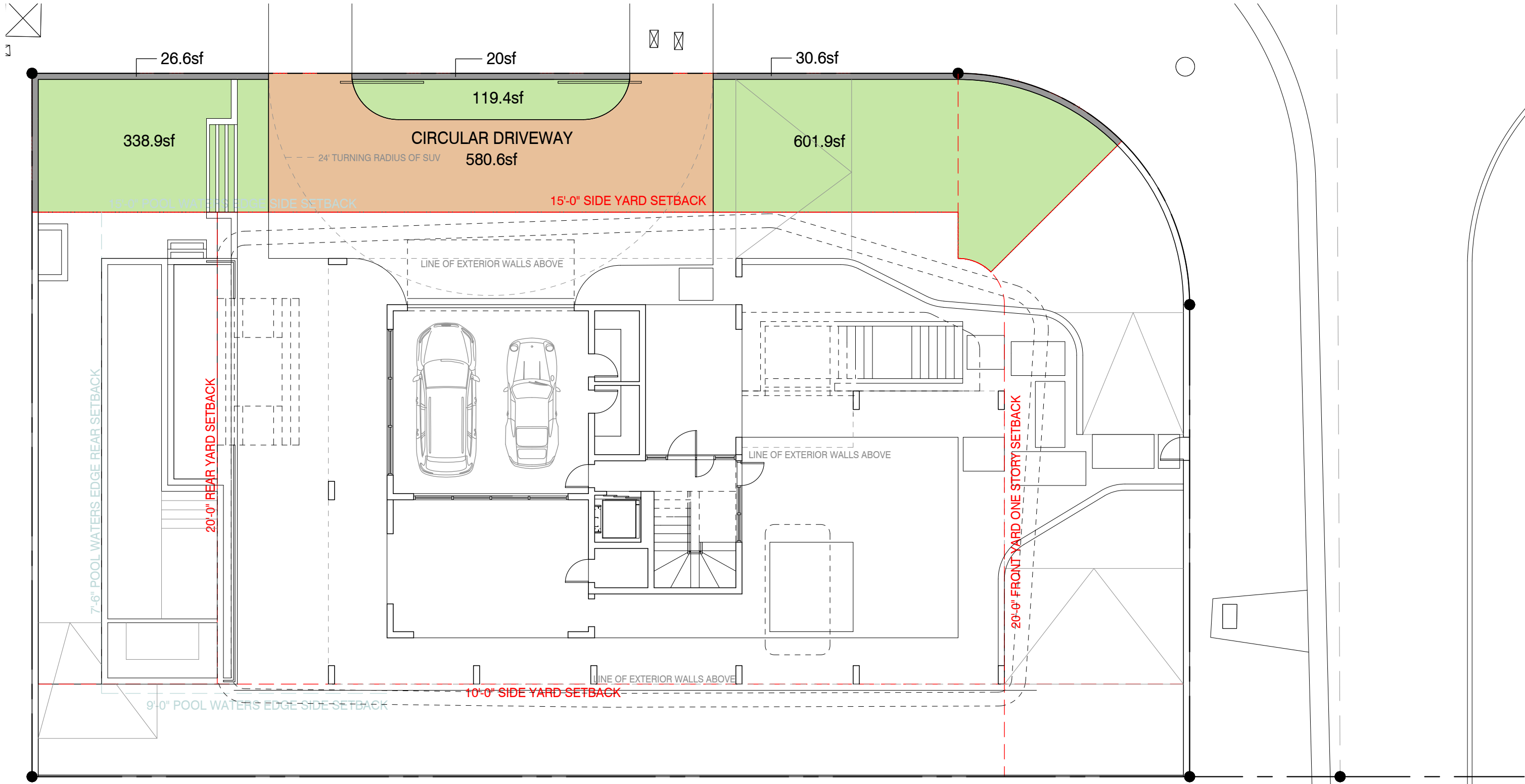
VARIANCE REQUEST 01: REDUCE UNDERSTORY 50% OPEN REQUIREMENT AT REAR ELEVATION TO 44%

REAR UNDERSTORY ELEVATION FACADE AREA=213.6sf; 50% OPEN=106.8sf  
PROPOSED OPEN AREA=13.5sf+80.3sf=93.8sf (44% OPEN)

1 REAR UNDERSTORY ELEVATION



VARIANCE DIAGRAM 02



VARIANCE REQUEST 02

UNDERSTORY PLAN

VARIANCE REQUEST 02: REDUCE SIDE YARD FACING A STREET  
70% OPEN SPACE REQUIREMENT TO 61%

|                                 |                         |
|---------------------------------|-------------------------|
| SIDE YARD (FACING STREET) AREA: | 1,735.6sf               |
| OPEN SPACE REQUIRED:            | 1,214.9sf (70%)         |
| OPEN SPACE PROVIDED:            | 338.9sf+119.4sf+601.9sf |
|                                 | =1,060.2sf (61%)        |

- PROPOSED OPEN SPACE/LANDSCAPE
- PROPOSED DRIVEWAY PAVERS
- PROPOSED MASONRY PROPERTY WALL

MATERIAL PALETTE



**PS1**  
PAINTED STUCCO FINISH



**PS2**  
PAINTED STUCCO FINISH



**MT1**  
ALUMINUM MULLIONS AND COLUMN  
COVERS- BRONZE PAINTED FINISH



**ST1**  
EXTERIOR TILE CLADDING-  
LARGE FORMAT



**ST2**  
EXTERIOR SAND SET PAVERS



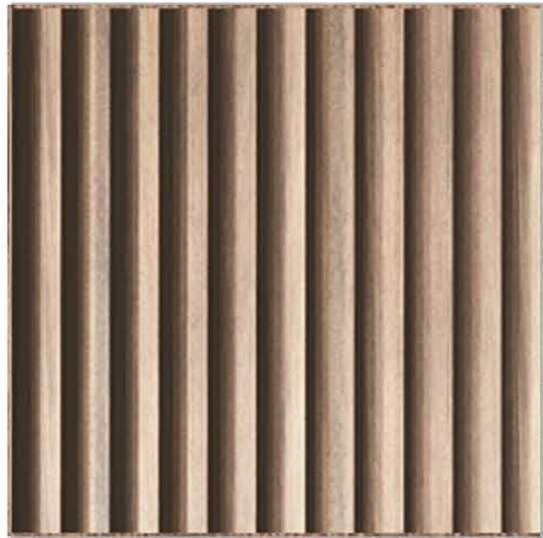
**GL1**  
IMPACT GLAZING-  
CLEAR



**GLR**  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



**WD1**  
EXTERIOR 'WOOD' CLADDING



**WD2**  
EXTERIOR 'WOOD' SCREEN



**ST3**  
RETAINING WALL TILE CLADDING

RENDERED WEST ELEVATION





**PS1**  
PAINTED STUCCO FINISH



**PS2**  
PAINTED STUCCO FINISH



**MT1**  
ALUMINUM MULLIONS AND COLUMN  
COVERS- BRONZE PAINTED FINISH



**ST1**  
EXTERIOR TILE CLADDING-  
LARGE FORMAT



**ST2**  
EXTERIOR SAND SET PAVERS



**GL1**  
IMPACT GLAZING-  
CLEAR



**GLR**  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUS CORNERS



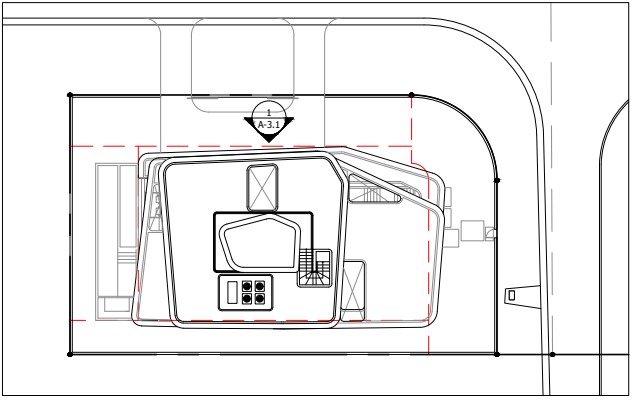
**WD1**  
EXTERIOR 'WOOD' CLADDING



**WD2**  
EXTERIOR 'WOOD' SCREEN



**ST3**  
RETAINING WALL TILE CLADDING



RENDERED NORTH ELEVATION



PS1  
PAINTED STUCCO FINISH



PS2  
PAINTED STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS- BRONZE PAINTED FINISH



ST1  
EXTERIOR TILE CLADDING-  
LARGE FORMAT



ST2  
EXTERIOR SAND SET PAVERS



GL1  
IMPACT GLAZING-  
CLEAR



GLR  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



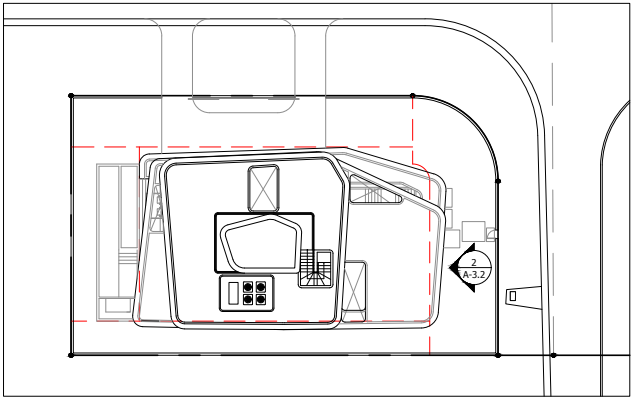
WD1  
EXTERIOR 'WOOD' CLADDING



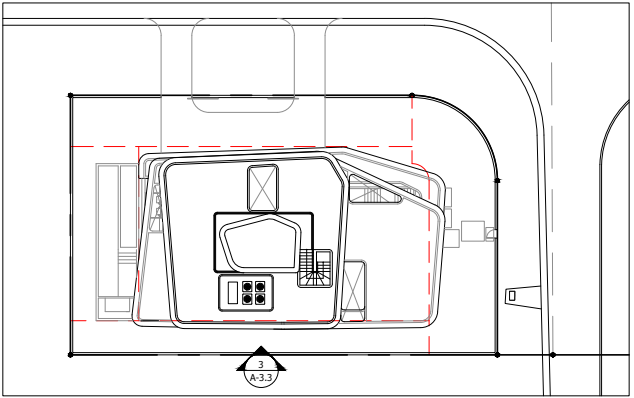
WD2  
EXTERIOR 'WOOD' SCREEN



ST3  
RETAINING WALL TILE CLADDING



RENDERED EAST ELEVATION



# RENDERED SOUTH ELEVATION



PS1  
PAINTED STUCCO FINISH



PS2  
PAINTED STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS- BRONZE PAINTED FINISH



ST1  
EXTERIOR TILE CLADDING-  
LARGE FORMAT



ST2  
EXTERIOR SAND SET PAVERS



GL1  
IMPACT GLAZING-  
CLEAR



GLR  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR 'WOOD' CLADDING



WD2  
EXTERIOR 'WOOD' SCREEN



ST3  
RETAINING WALL TILE CLADDING

