REAR BUILDING - 3 STORY
12 GARDEN CONDOMINIUMS
APPROX 950 SF EACH

EXISTING BUILDING

3 STORIES ABOVE GRADE IN BACK.

3 STORIES ABOVE GRADE IN FRONT.

PROPERTY LINE

15' ALLEY

3 STORIES ABOVE GRADE IN BACK.

FRONT BUILDINGS - 2 STORY
6 TOWNHOUSE CONDOMINIUMS TOTAL
APPROX 1080 SF EACH
3 STORY IN REAR WITH OPTIONAL GARAGE
BENEATH UNIT

2 STORIES ABOVE GRADE IN FRONT.

EXISTING SIDEWALK

EXISTING PLANTING STRIP

5' SIDE & 10' REAR YARDS AT BUILDING.

5' PLANTED EVERGREEN BUFFER
AT PARKING - LELAND CYPRESS

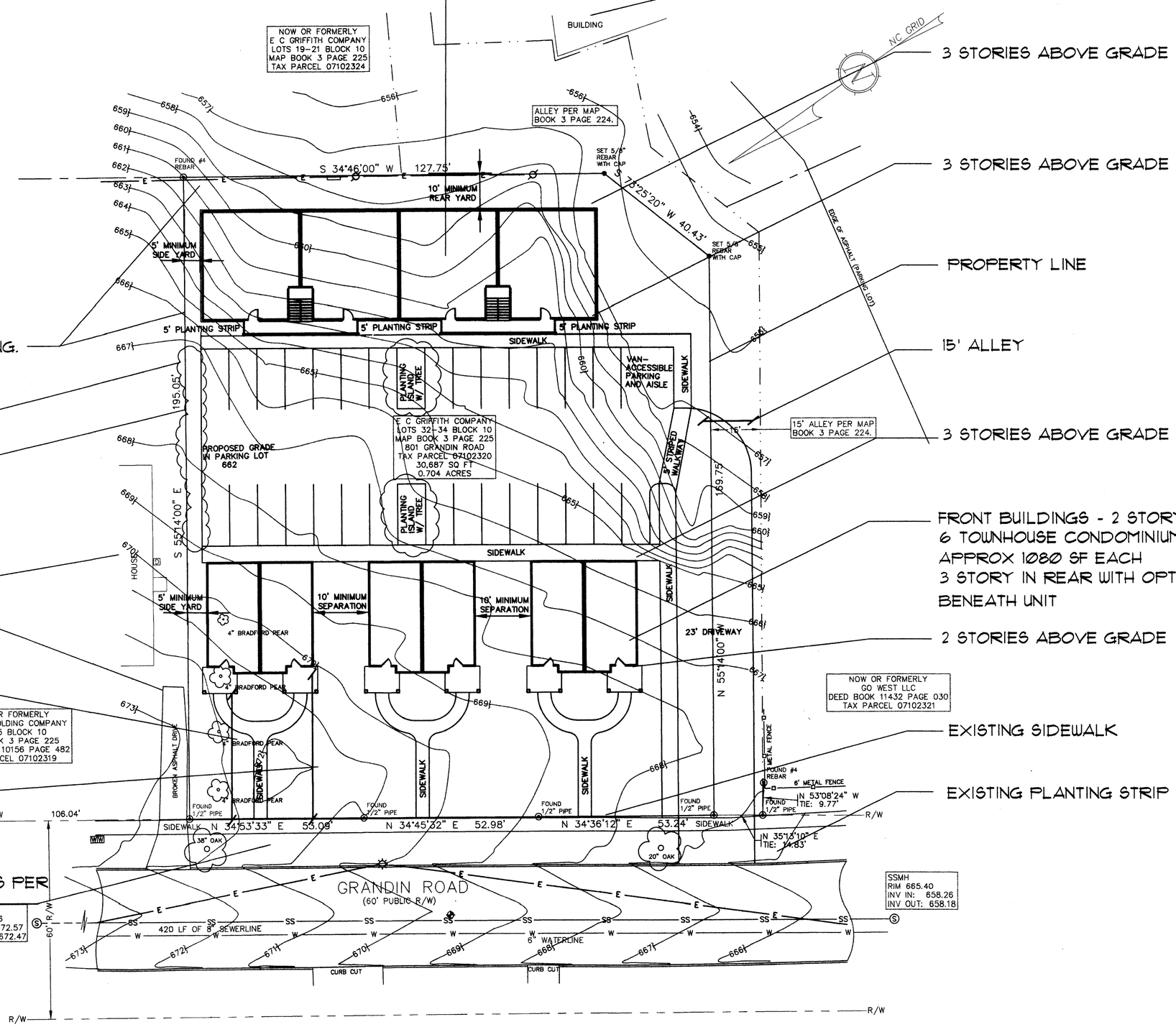
31 PARKING SPACES &
1 HANDICAPPED

EXISTING HOUSE
AND DRIVEWAY

38' TO FRONT OF PORCH

42' TO FRONT OF BUILDING

STREET TREES WILL BE PROVIDED AS PER
THE CITY ORDINANCE.



GRAPHIC SCALE 1 INCH = 20 FEET

NOTES:
-SCALE: 1"=20'
-ANY TREES THAT ARE PRESERVED ARE COUNTED TOWARD TREE ORDINANCE OR STREET SCAPE PLAN.
-THIS DRAWING IS THE PROPERTY OF NEIGHBORING CONCEPTS, NO USE PERMITTED WITHOUT WRITTEN CONSENT.
-STORM DRAINAGE TO TIE INTO EXISTING SYSTEM AND COORDINATE W/ WESLEY HEIGHTS NIP.

SITE TABLE DATA:

	PROPOSED	REQUIRED
ACREAGE:	0.704 (30,687 SQ FT)	3,000 SQ FT MIN
EXISTING & PROPOSED ZONING:	R8 EXISTING / UR2(CD) PROPOSED	
NUMBER OF UNITS:	18 (FAR=.7 MAX)	FAR=1.0 MAX
PARKING:	29 + 1 HANDICAPPED GARAGES OPTIONAL BENEATH UNITS IN FRONT BUILDINGS ONLY	18 MIN / 36 MAX
USE:	MF RESIDENTIAL FOR SALE NON RESIDENTIAL USES PER ORDINANCE	

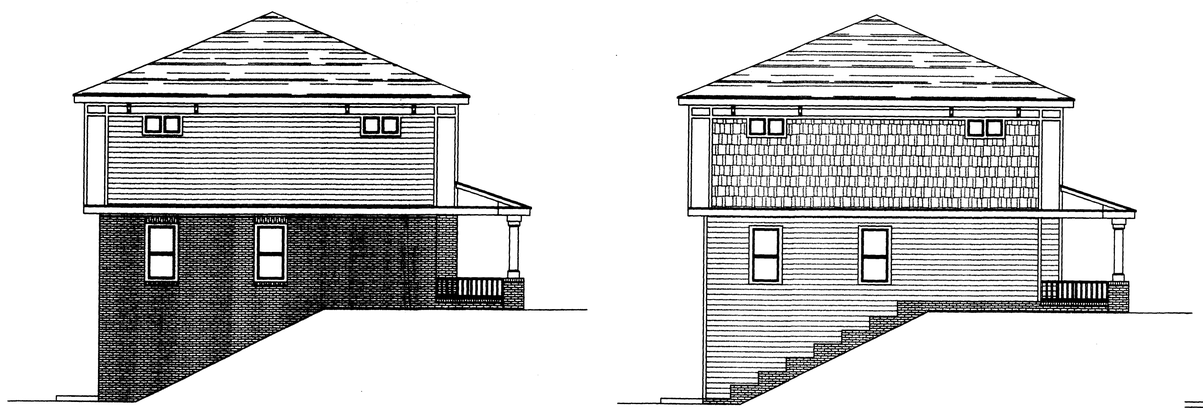
NOTES:
YARDS & HEIGHTS AS PER ORDINANCE, EXCEPT FRONT SETBACK AS NOTED.

"AS FOR PUBLIC HEARING"
PETITION NUMBER: 2002-60
JUNE 17, 2002

APPROVED BY CITY COUNCIL
DATE 7/15/02

TOWNHOUSE BUILDING TYPE A | TOWNHOUSE BUILDING TYPE B | TOWNHOUSE BUILDING TYPE A

GRANDIN ROAD STREETSCAPE



TOWNHOUSE BUILDING TYPE B | TOWNHOUSE BUILDING TYPE A

SIDE ELEVATIONS

TOWNHOUSE BUILDING TYPE A | TOWNHOUSE BUILDING TYPE B

REAR ELEVATIONS

1/8" = 1'-0"

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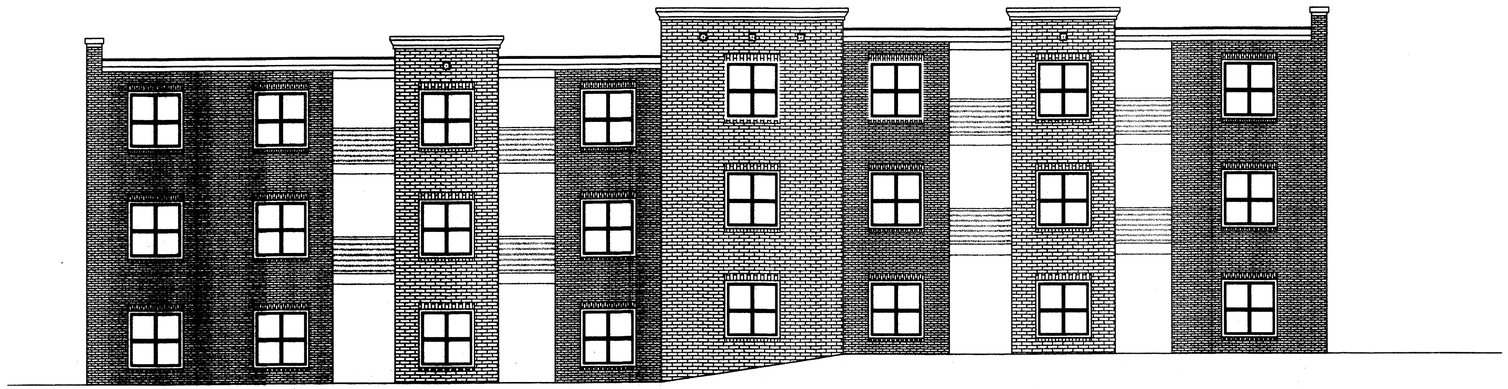
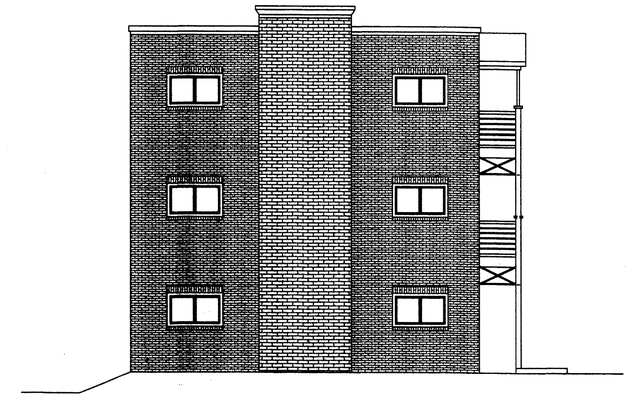
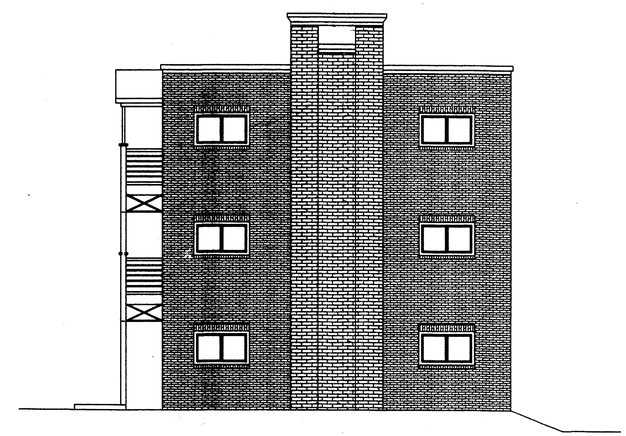


REAR ELEVATION
FACING DOWNTOWN



LEFT SIDE ELEVATION
FACING WESLEY HEIGHTS

FRONT ELEVATION
FACING PARKING LOT



RIGHT SIDE ELEVATION
FACING WEST MOREHEAD STREET

REAR BUILDING ELEVATIONS

1/8" = 1'-0"

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