PROJECT OVERVIEW

· PROPOSAL: SEEKING TO BUILD A NEW 4-STORY, 40,645 SF MULTIFAMILY BUILDING CONTAINING (46) RESIDENTIAL UNITS, (3) OF WHICH ARE ARTIST LIVE/WORK SPACES.

· ZONING DISTRICT: LIGHT INDUSTRIAL (LI)

· LOT SIZE: 16,290 SQUARE FEET
## Local Industrial Subdistricts

### Zoning Summary

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td>LIGHT INDUSTRIAL</td>
<td>RESIDENTIAL</td>
<td>NO</td>
</tr>
<tr>
<td><strong>FAR</strong></td>
<td>1.0</td>
<td>2.36</td>
<td>NO</td>
</tr>
<tr>
<td><strong>Height (Feet)</strong></td>
<td>35'-0&quot;</td>
<td>49'-9&quot;</td>
<td>NO</td>
</tr>
<tr>
<td><strong>Lot Size (Min)</strong></td>
<td>N/A</td>
<td>16,290 SF</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Open Space (Min)</strong></td>
<td>50 SF/UNIT</td>
<td>85 SF/UNIT</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Min Lot Width</strong></td>
<td>N/A</td>
<td>81.94’</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Min Lot Area/D.U.</strong></td>
<td>N/A</td>
<td>354 SF</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Min Lot Frontage</strong></td>
<td>N/A</td>
<td>93.18’</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Front Yard</strong></td>
<td>N/A</td>
<td>3'-5”</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Side Yard</strong></td>
<td>N/A</td>
<td>5'-4”</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Rear Yard</strong></td>
<td>20'-0”</td>
<td>5'-6”</td>
<td>NO</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>1.5 SPACES /D.U.</td>
<td>19 SPACES (.41/UNIT)</td>
<td>NO</td>
</tr>
</tbody>
</table>
EXISTING NEIGHBORHOOD PHOTOS

VIEW LOOKING AT 3 FAMILY ON STEDMAN/BROOKLEY CORNER

VIEW LOOKING OPPOSITE TO 3 FAMILY ON STEDMAN/BROOKLEY CORNER

VIEW LOOKING NORTHWEST DOWN BROOKLEY ROAD TOWARDS WASHINGTON STREET

VIEW LOOKING SOUTHWEST DOWN STEDMAN AT NEW 4 STORY BUILDING
EXISTING SITE PHOTOS

VIEW LOOKING EAST DOWN BROOKLEY ROAD

VIEW LOOKING AT THE NORTHEAST CORNER OF 35 BROOKLEY ROAD

VIEW LOOKING AT THE NORTHWEST CORNER OF 35 BROOKLEY ROAD

VIEW LOOKING WEST DOWN BROOKLEY ROAD TOWARD WASHINGTON STREET
EXTERIOR MATERIALS

- WOOD-TONED SIDING
- CORRUGATED METAL PANEL
- IRON SPOT MASONRY
- PAINTED PLANK FINISH
Permeable Unit Paver
Ecopriora by Unilock, Granite Blend

Ring Bike Rack

Bike Fixit Station

native shrub plantings, typ.

columnar trees, typ.
concrete walkway

shade tree, typ.
River Birch

private patio

permeable unit pavers at garage entrances

12" curb cut

new curb alignment and ADA crosswalk

bike racks, on concrete pad, typ.
bike fix-it station

unit pavers, typ.
Honeylocust

concrete parking, typ.
native groundcover mix, adaptive to wet soils, typ.
Columnar Red Maple
ornamental grasses, typ.

shade trees, typ.
Black Tupelo

ILLUSTRATIVE LANDSCAPE PLAN
A20

ROOF PLAN

RTU CONDENSERS

76 STONLEY RD (4 STORIES)

STÓNLEY ROAD

BROOKLEY ROAD

STEDMAN STREET

ELEV.

LOBBY

ROOF DECK