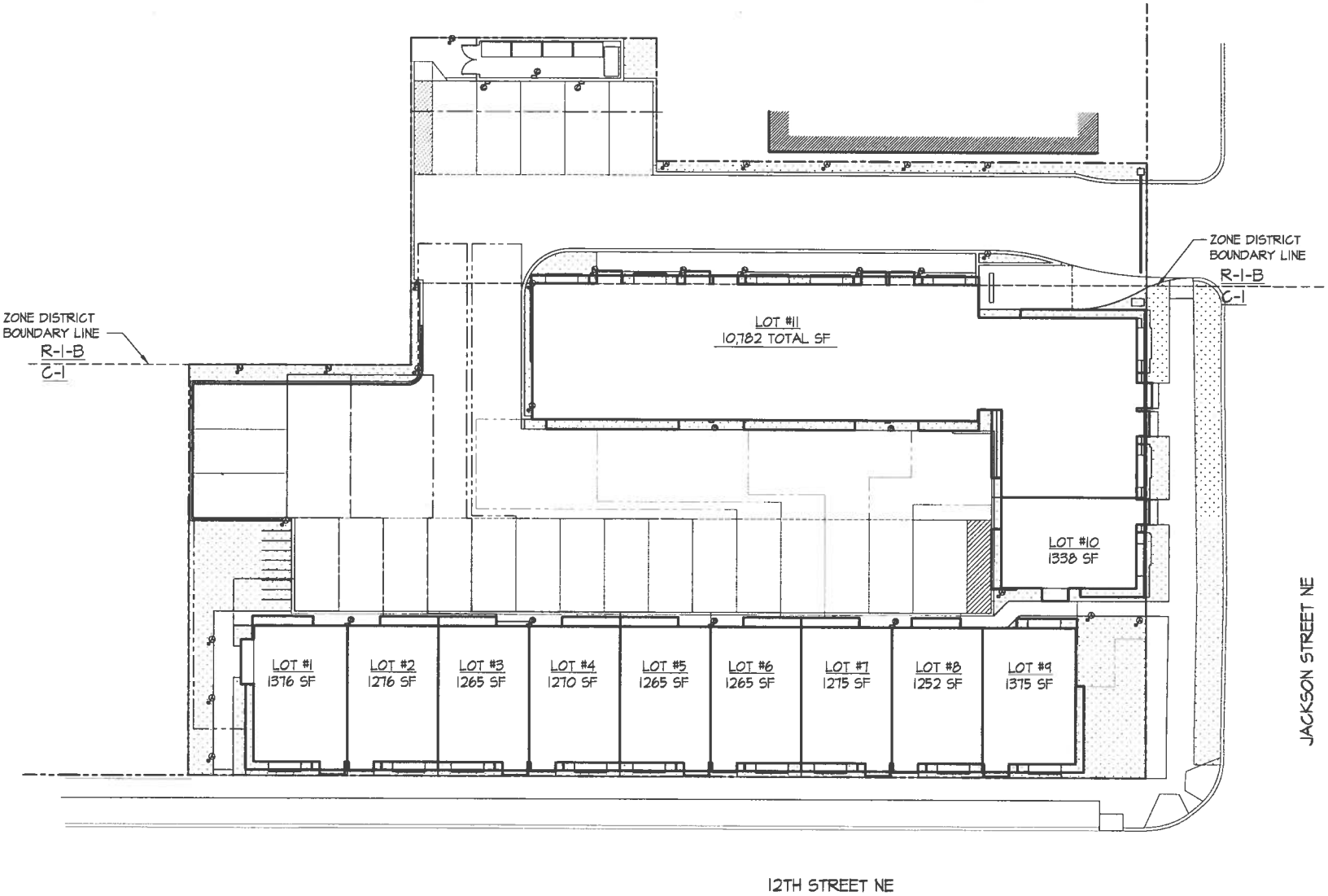

JACKSON PLACE

SITE PLAN

SCALE: 1" = 20'-0"

DMS

DATE: 11/07/2013

SP1

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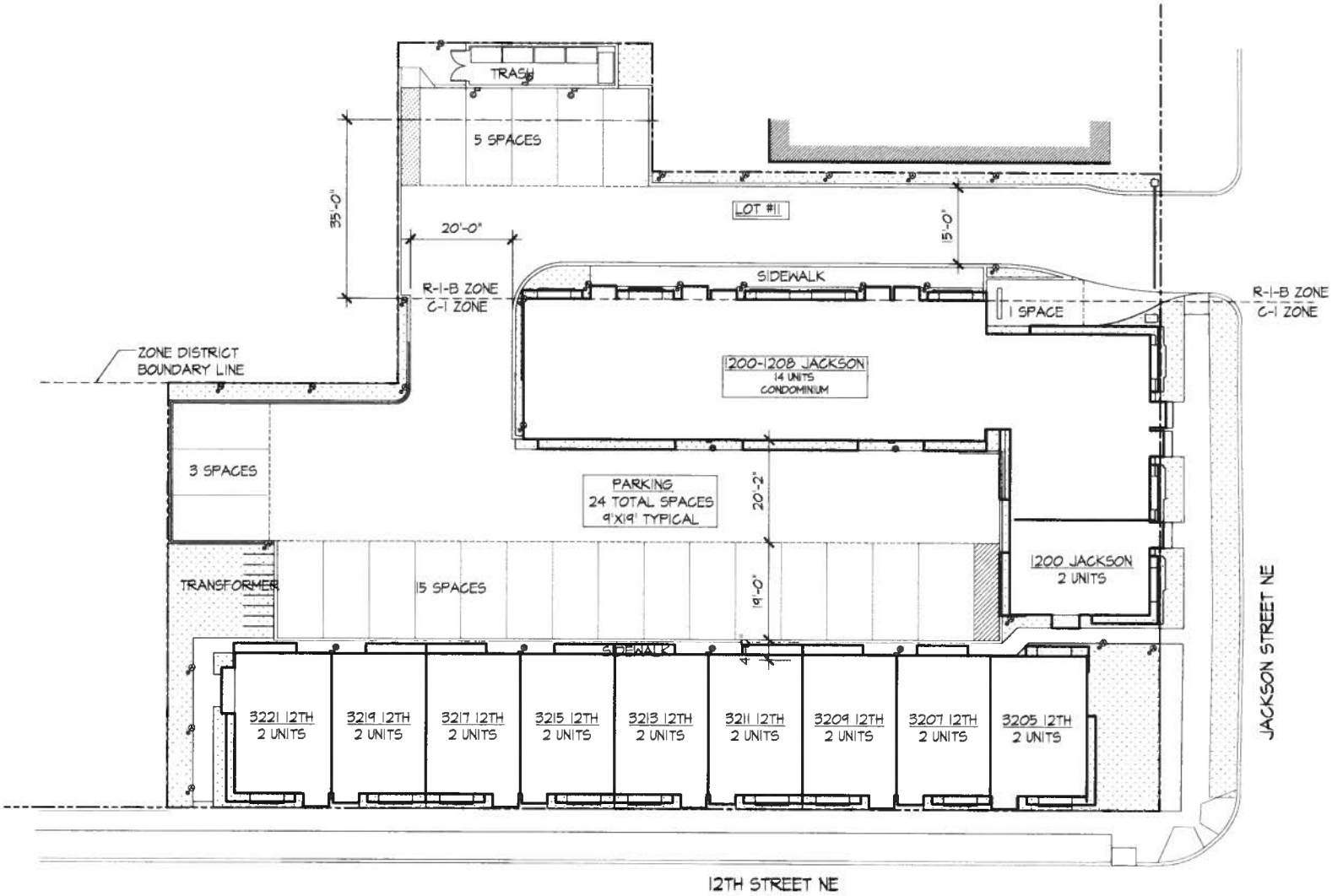

JACKSON PLACE

SITE PLAN

SCALE: 1" = 20'-0"

DMS

DATE: 11/07/2013

SP2

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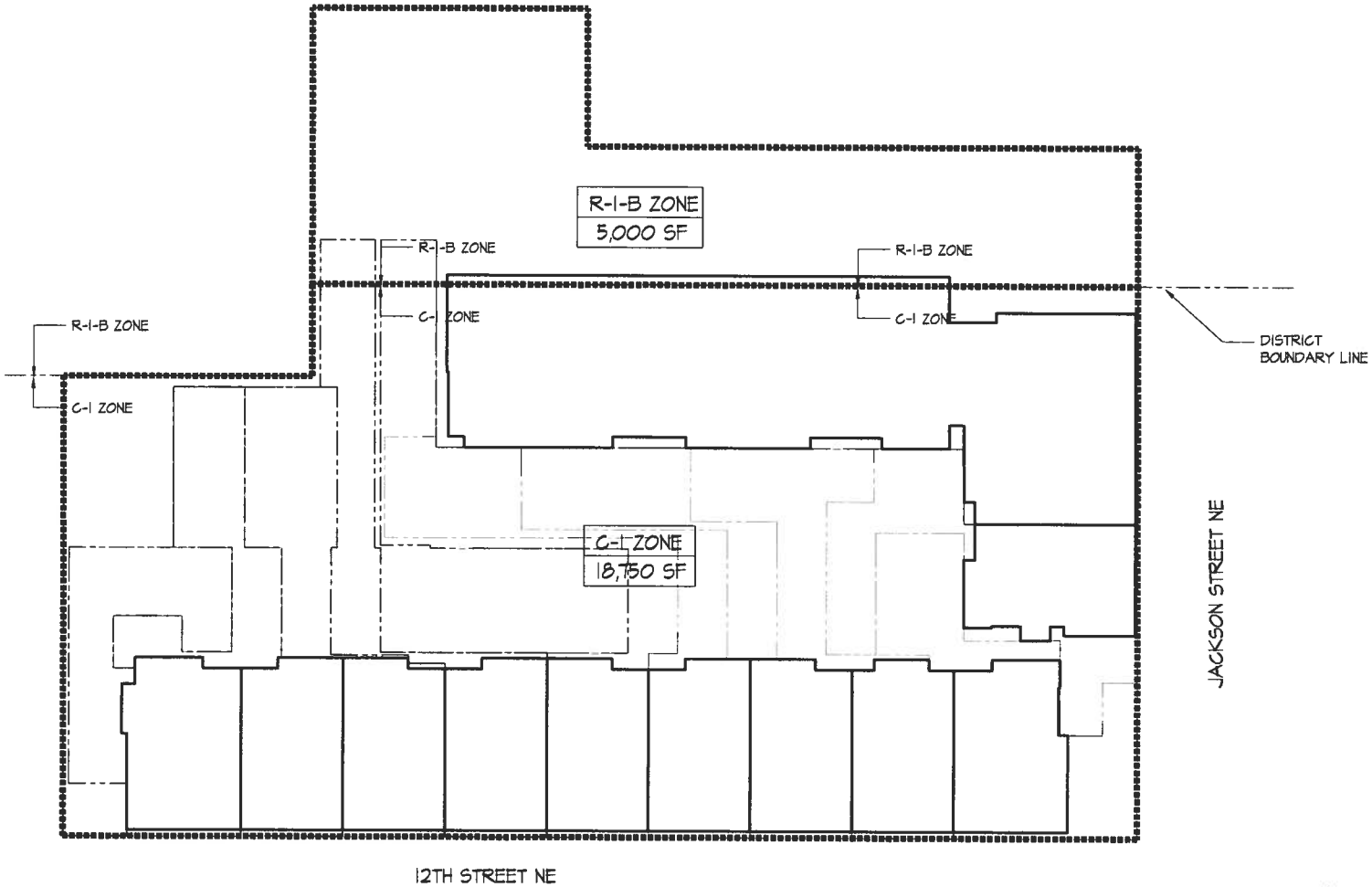

JACKSON PLACE

LOT DIAGRAM - ENTIRE PROJECT

SCALE: 1" = 20'-0"

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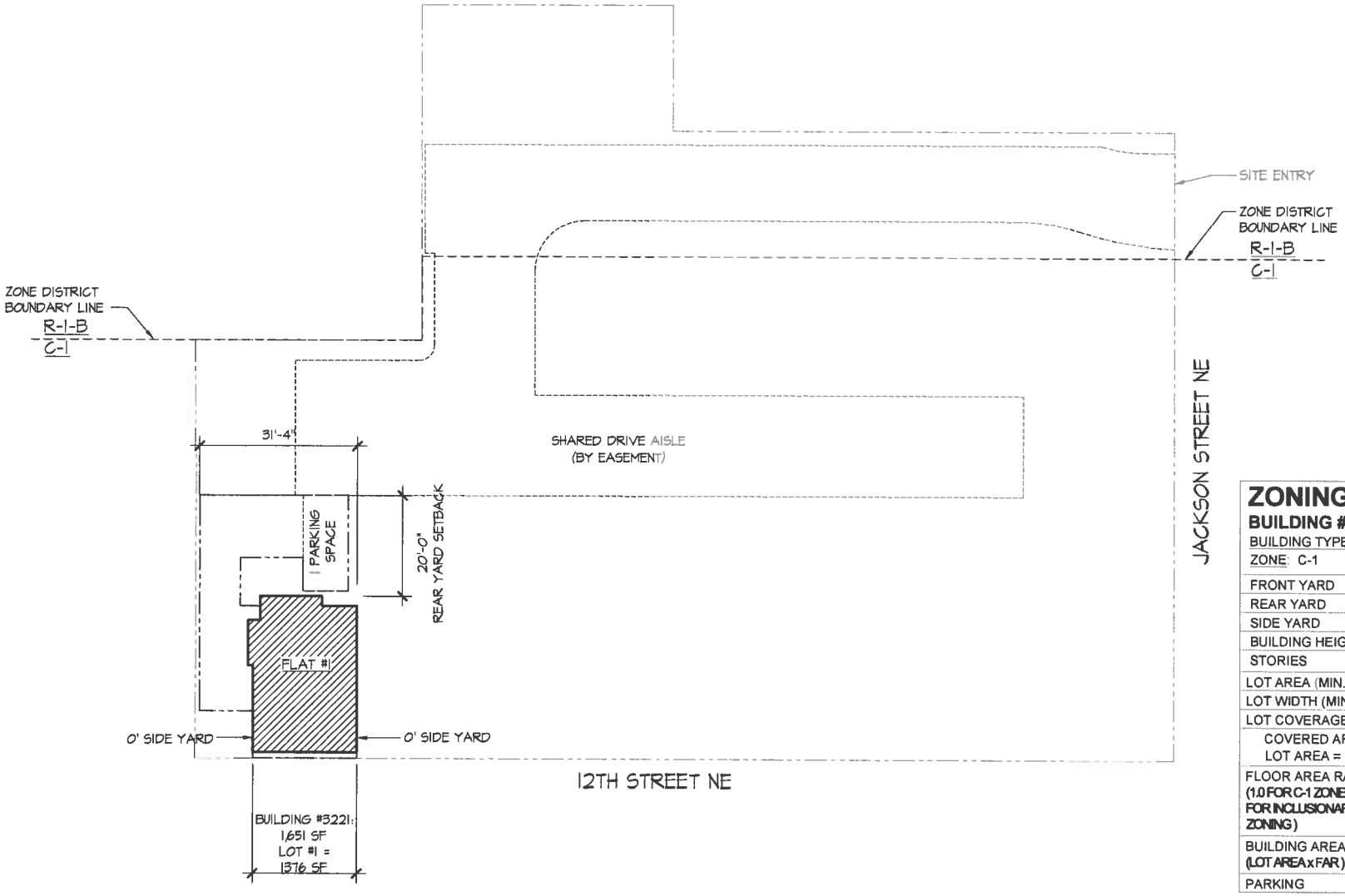

ZONING COMPLIANCE

BUILDING #1

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	20'
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,376 SF
LOT WIDTH (MIN.)	N/A	31'-4"
LOT COVERAGE	60% MAX.	45%
COVERED AREA = 632 SF / LOT AREA = 1,376 SF	= .45	
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.199
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,651.2 SF	1,651 SF
PARKING	1	1

JACKSON PLACE

LOT #1 - BUILDING #3221

SCALE: 1" = 20'-0"

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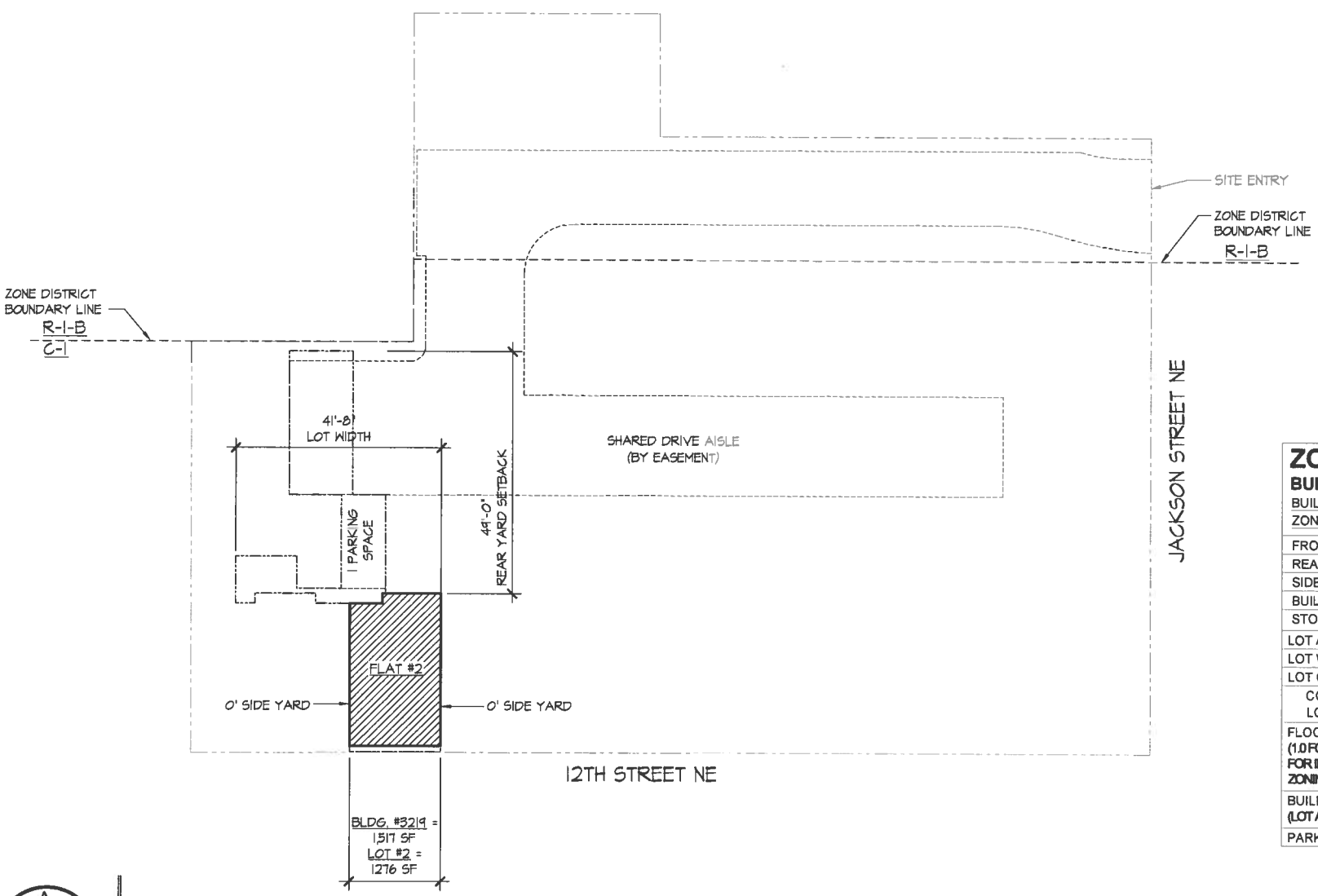

ZONING COMPLIANCE

BUILDING #2

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	49'-0"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,276 SF
LOT WIDTH (MIN.)	N/A	41'-8"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 563 SF / LOT AREA = 1,276 SF	= .44	
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.118
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,531.2 SF	1,517 SF
PARKING	1	1

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JACKSON PLACE

LOT #2 · BUILDING #3219

SCALE: 1" = 20'-0"

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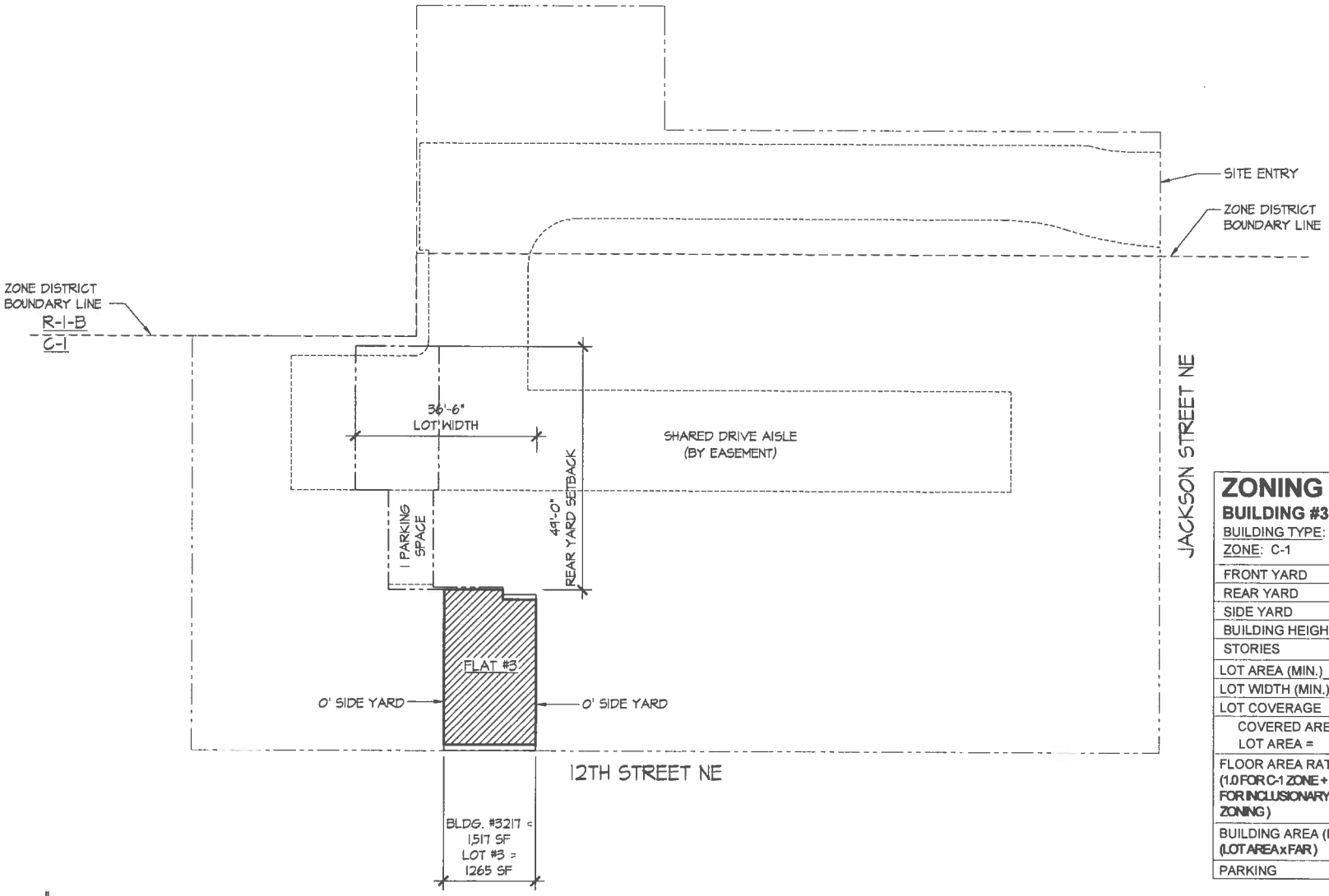

ZONING COMPLIANCE

BUILDING #3

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	49-0"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,265 SF
LOT WIDTH (MIN.)	N/A	36'-6"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 563 SF / LOT AREA = 1,265 SF = .44		
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.199
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,518 SF	1,517 SF
PARKING	1	1

JACKSON PLACE

LOT #3 - BUILDING #3217

SCALE: 1"= 20'-0"

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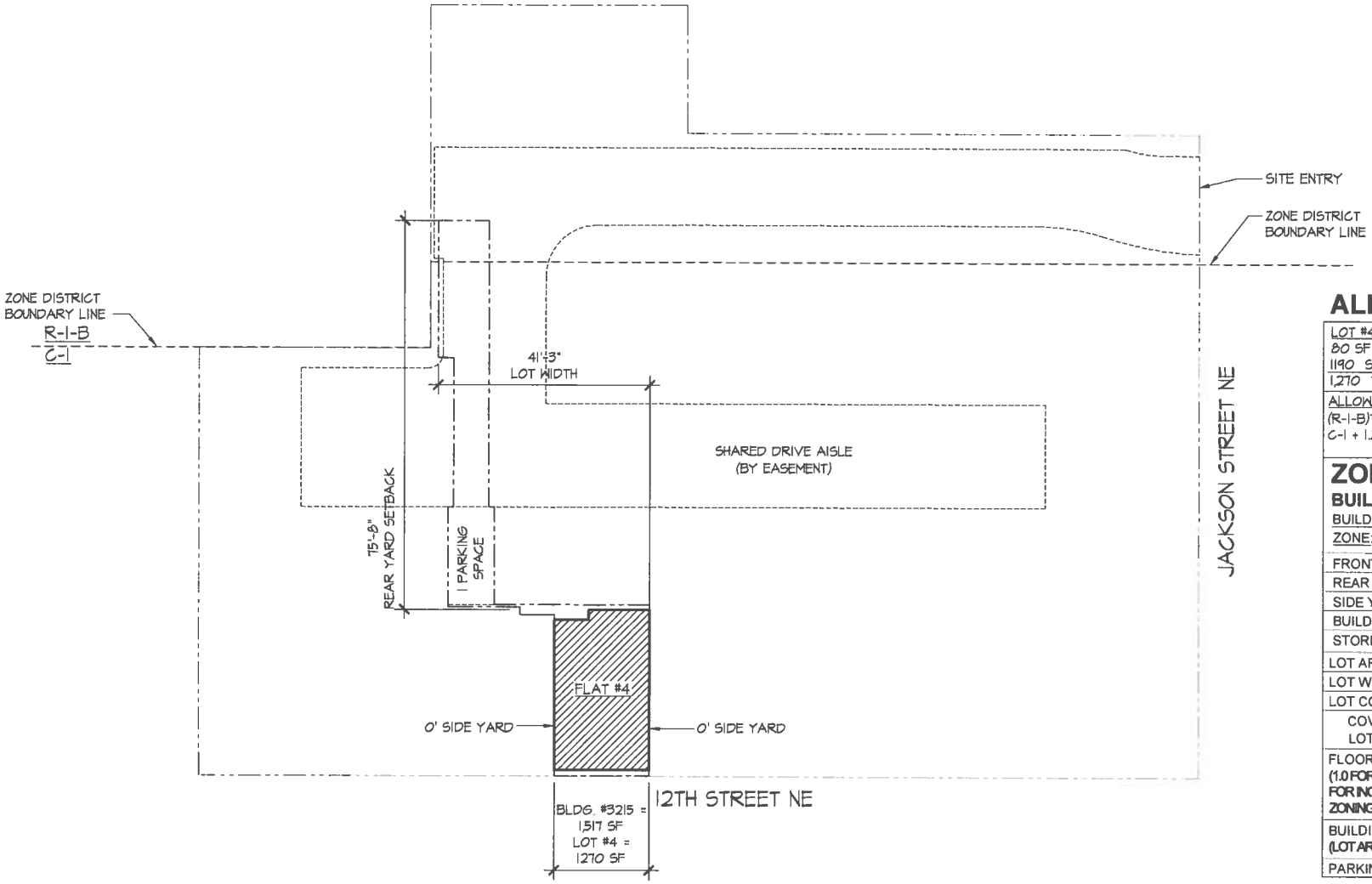

ALLOWABLE AREA

LOT #4AREA:
80 SF R-1-B
1190 SF C-1 AREA
1,270 TOTAL SF

ALLOWABLE BUILDING AREA:
(R-1-B)THEORETICAL 6000SF @ 5000SF= 1.2 FAR
C-1 + I.Z. = 1.2 FAR

ZONING COMPLIANCE

BUILDING #4

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	75'-8"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,270 SF
LOT WIDTH (MIN.)	N/A	41'-3"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 563 SF / LOT AREA = 1,270 SF	= .44	
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.194
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,524 SF	1,517 SF
PARKING	1	1

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JACKSON PLACE

LOT #4 - BUILDING #3215

SCALE: 1"= 20'-0"

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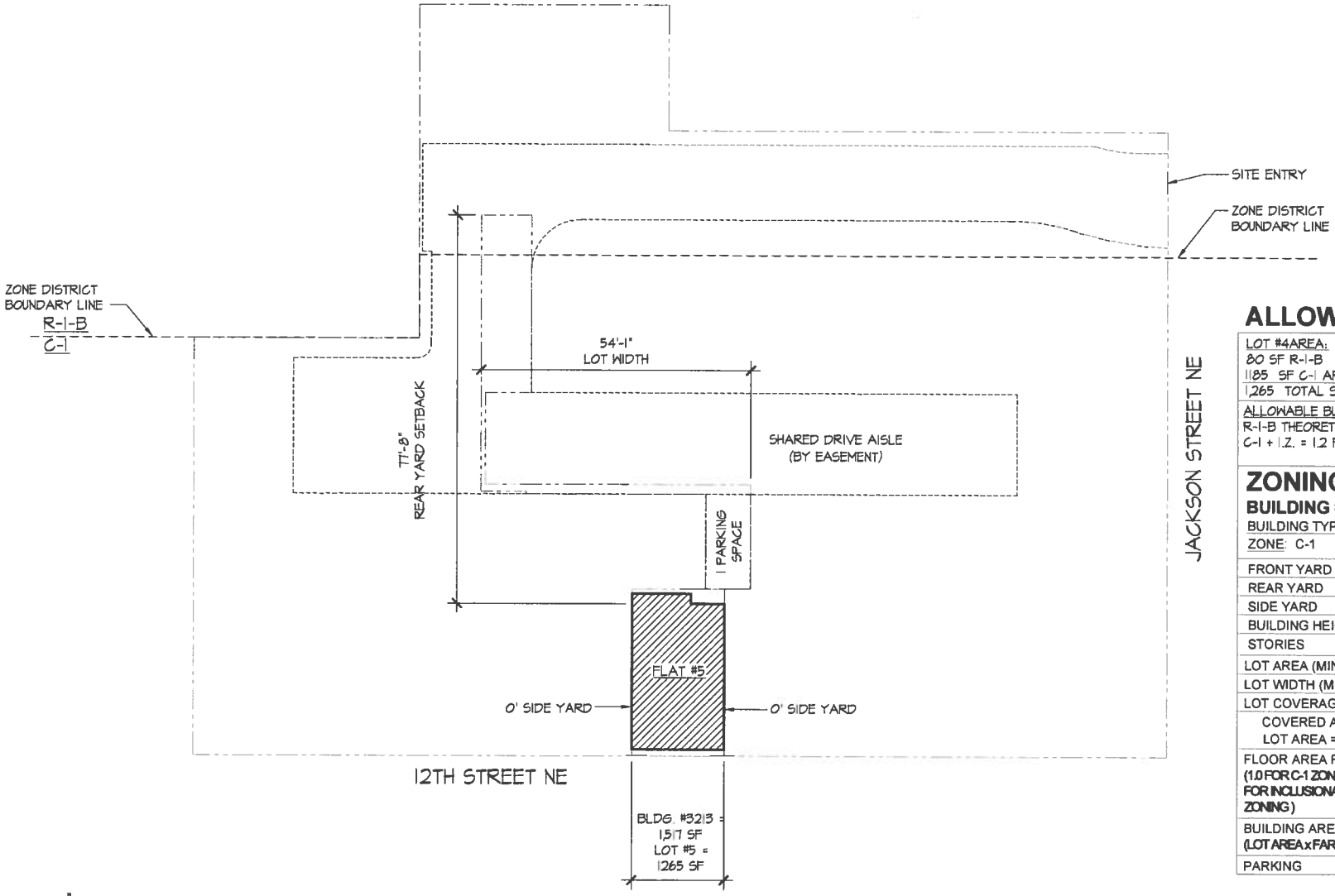

ALLOWABLE AREA

LOT #4AREA:
80 SF R-1-B
1185 SF C-1 AREA
1,265 TOTAL SF

ALLOWABLE BUILDING AREA:
R-1-B THEORETICAL 6000SF @ 5000SF = 1.2 FAR
C-1 + I.Z. = 1.2 FAR

ZONING COMPLIANCE

BUILDING #5

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	77'-8"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,265 SF
LOT WIDTH (MIN.)	N/A	54'-1"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 563 SF / LOT AREA = 1,265 SF	= .44	
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.199
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,518 SF	1,517 SF
PARKING	1	1

JACKSON PLACE

LOT #5 - BUILDING #3213

SCALE: 1" = 20'-0"

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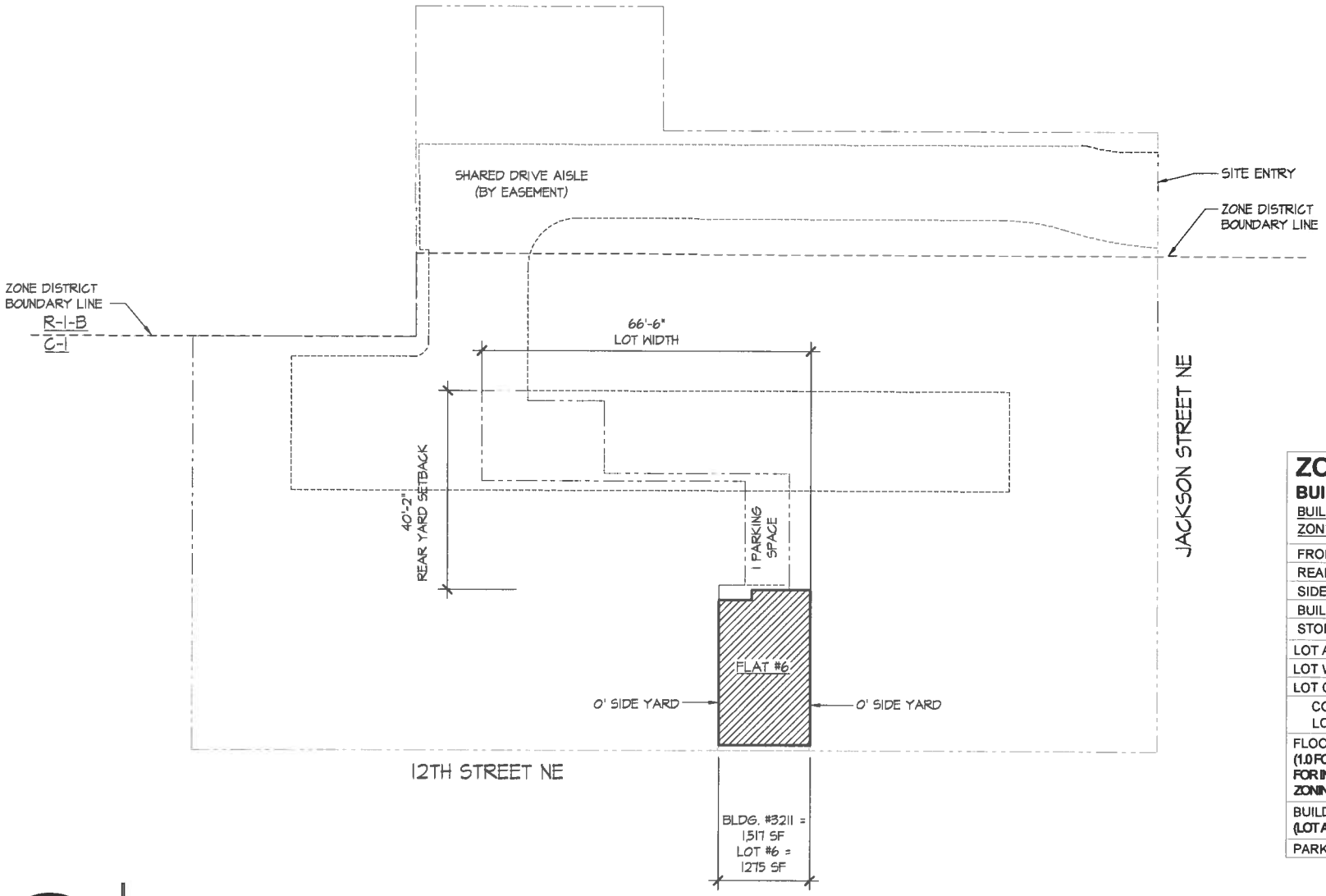

ZONING COMPLIANCE

BUILDING #6

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	40'-2"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,275 SF
LOT WIDTH (MIN.)	N/A	66'-6"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 563 SF / LOT AREA = 1,275 SF		= .44
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.189
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,530 SF	1,517 SF
PARKING	1	1

JACKSON PLACE

LOT #6 - BUILDING #3211

SCALE: 1" = 20'-0"

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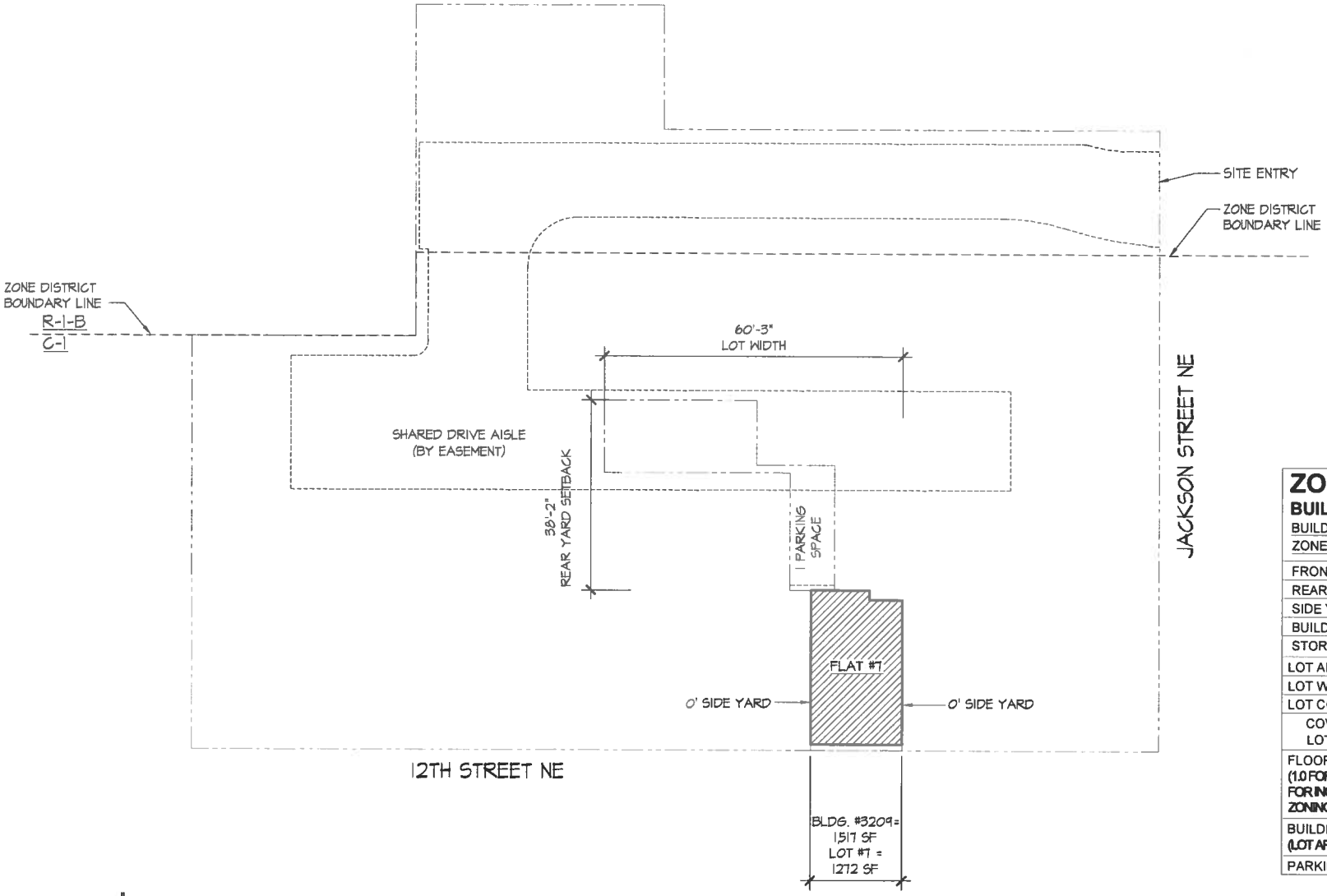

ZONING COMPLIANCE

BUILDING #7

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	38'-2"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,272SF
LOT WIDTH (MIN.)	N/A	60'-3"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 563 SF / LOT AREA = 1,272 SF	= .44	
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.19
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,526.4 SF	1,517 SF
PARKING	1	1

JACKSON PLACE

LOT #7 - BUILDING #3209

SCALE: 1" = 20'-0"

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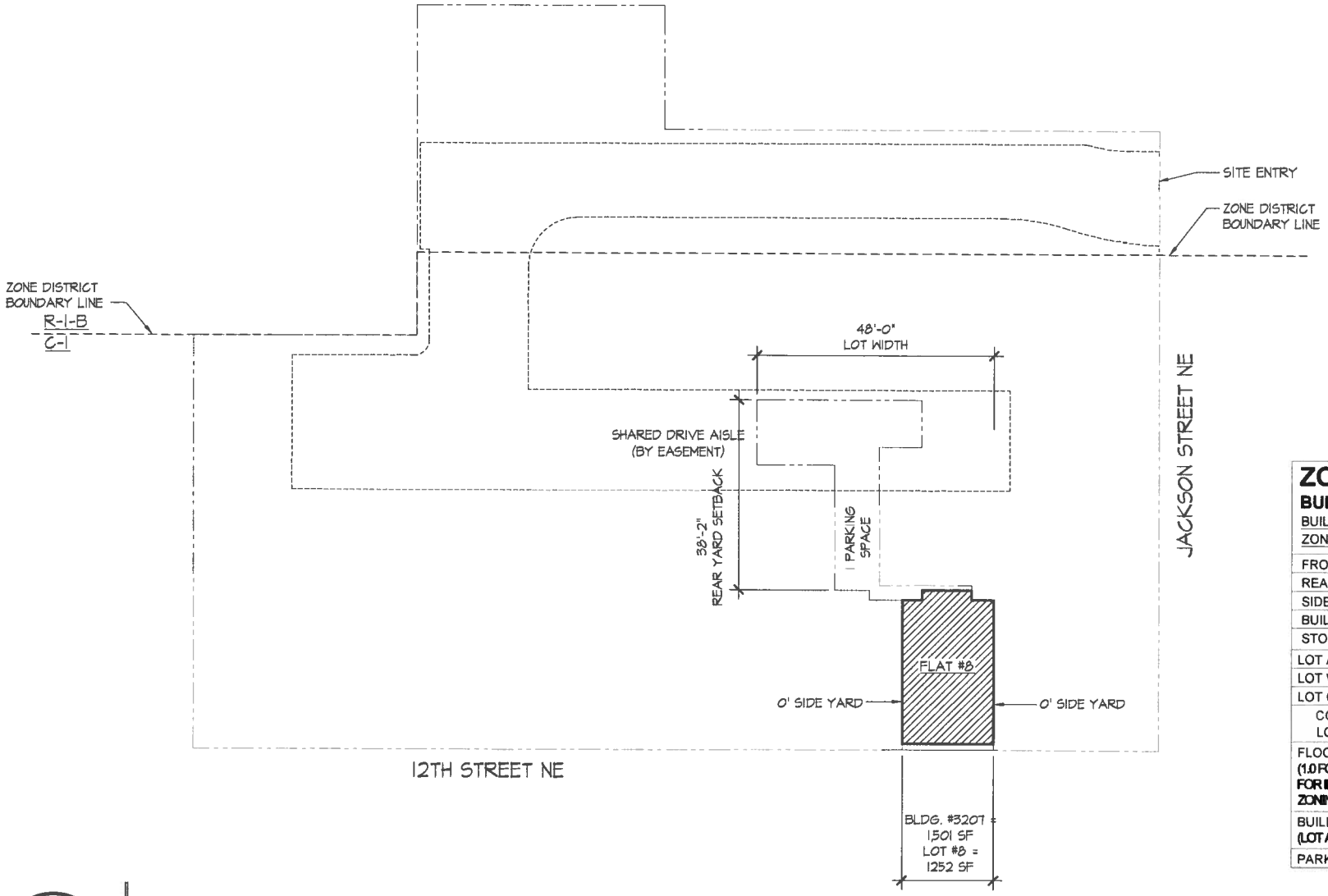

ZONING COMPLIANCE

BUILDING #8

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	38'-2"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,252 SF
LOT WIDTH (MIN.)	N/A	48'-0"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 560 SF / LOT AREA = 1,252 SF	= .44	
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.192
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,502.4 SF	1,501SF
PARKING	1	1

JACKSON PLACE

LOT #8 - BUILDING #3207

SCALE: 1" = 20'-0"

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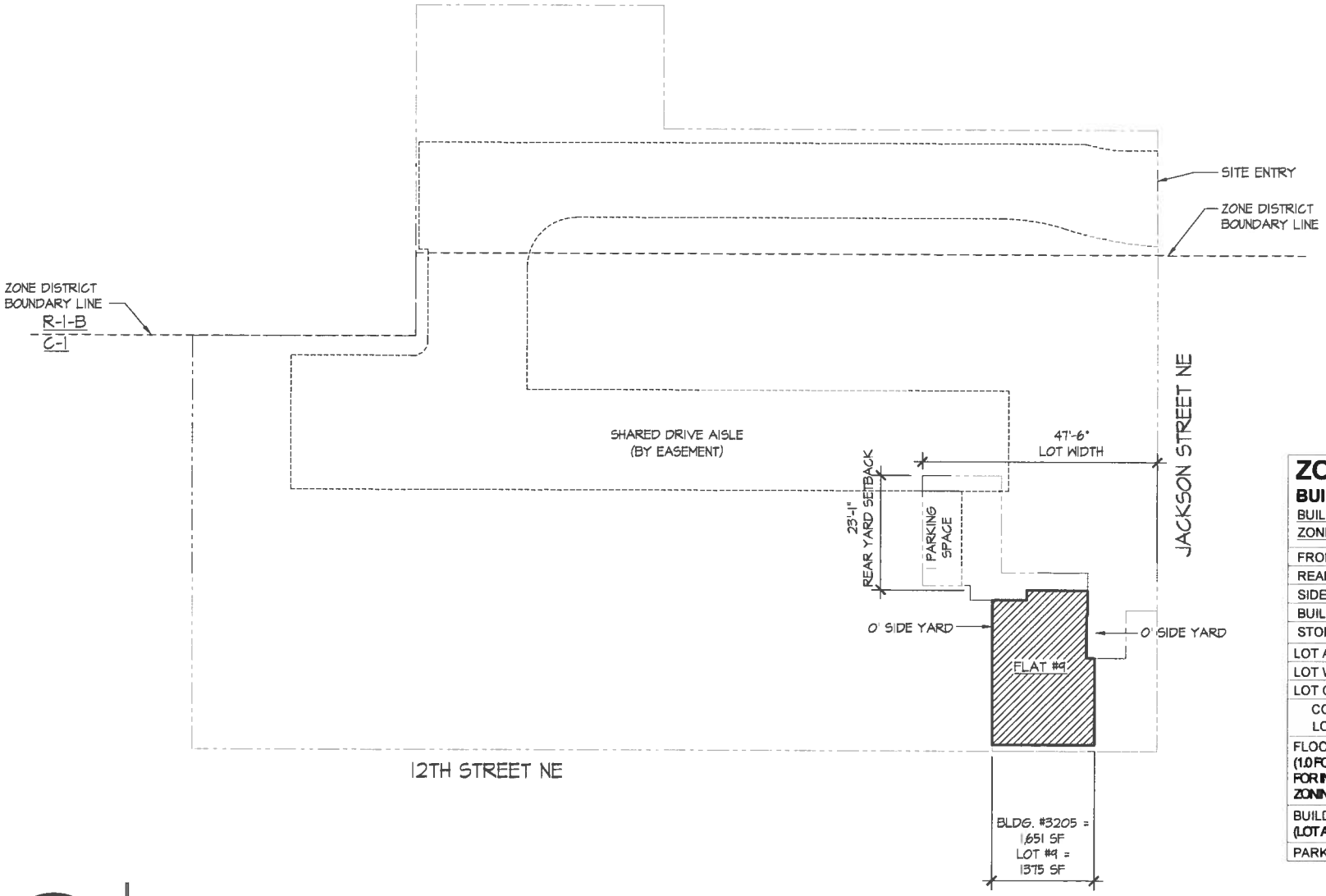

ZONING COMPLIANCE

BUILDING #9

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	23'-1"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,375 SF
LOT WIDTH (MIN.)	N/A	47'-6"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 608 SF / LOT AREA = 1,375 SF = .44		
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.2
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,650 SF	1,651 SF
PARKING	1	1

JACKSON PLACE

LOT #9 · BUILDING #3205

SCALE: 1" = 20'-0"

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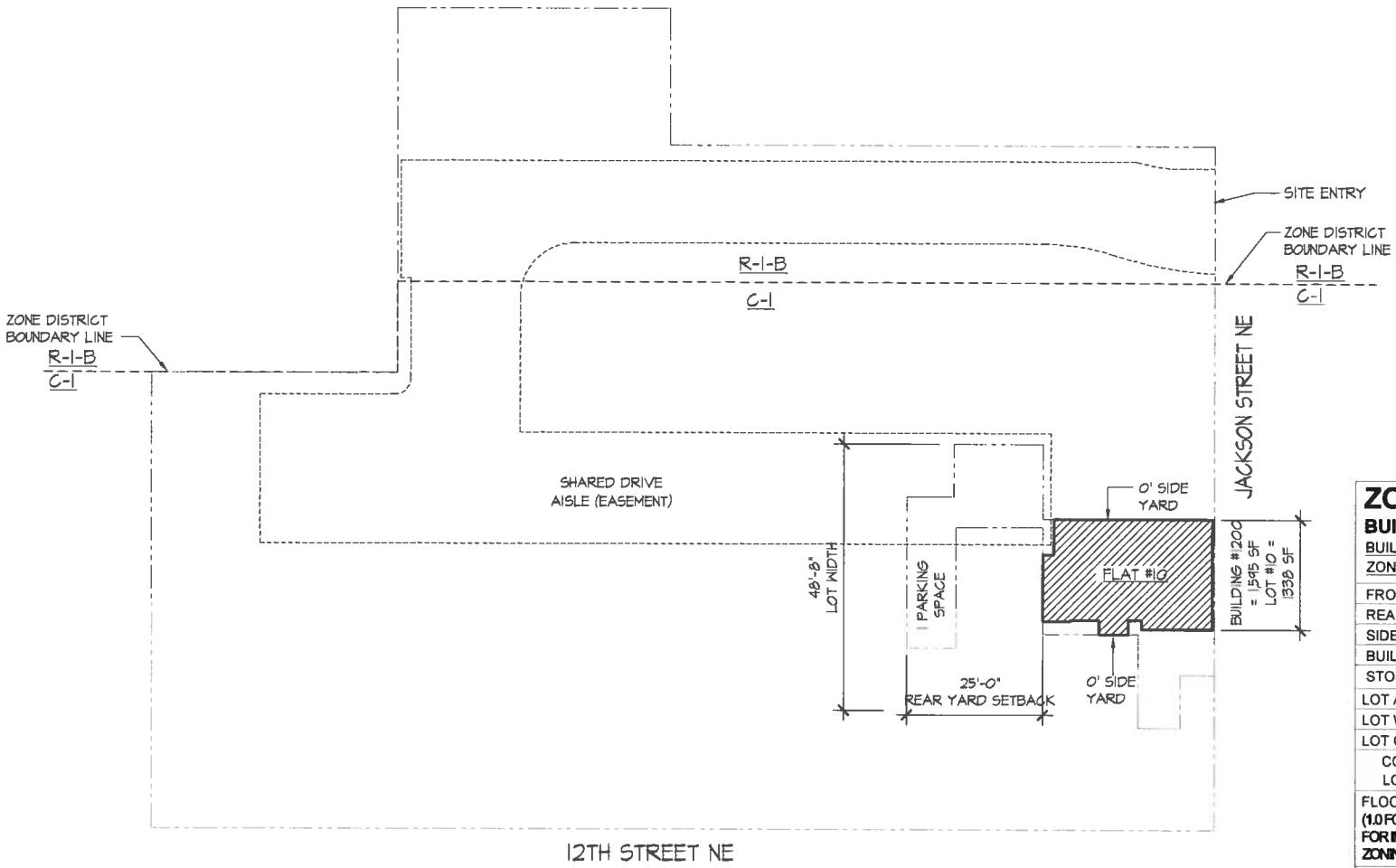

ZONING COMPLIANCE

BUILDING #10

BUILDING TYPE: FLAT (2 DWELLING UNITS)

ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	25'-0"
SIDE YARD	0' OR 6' MIN.	0'
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	1,338 SF
LOT WIDTH (MIN.)	N/A	48'-8"
LOT COVERAGE	60% MAX.	44%
COVERED AREA = 600 SF / LOT AREA = 1,338 SF = .44		
FLOOR AREA RATIO (1.0 FOR C-1 ZONE + 20% FOR INCLUSIONARY ZONING)	1.2	1.192
BUILDING AREA (MAX.) (LOT AREA x FAR)	1,605.6 SF	1,595 SF
PARKING	1	1

JACKSON PLACE

LOT #10 - BUILDING #1200

SCALE: 1" = 20'-0"

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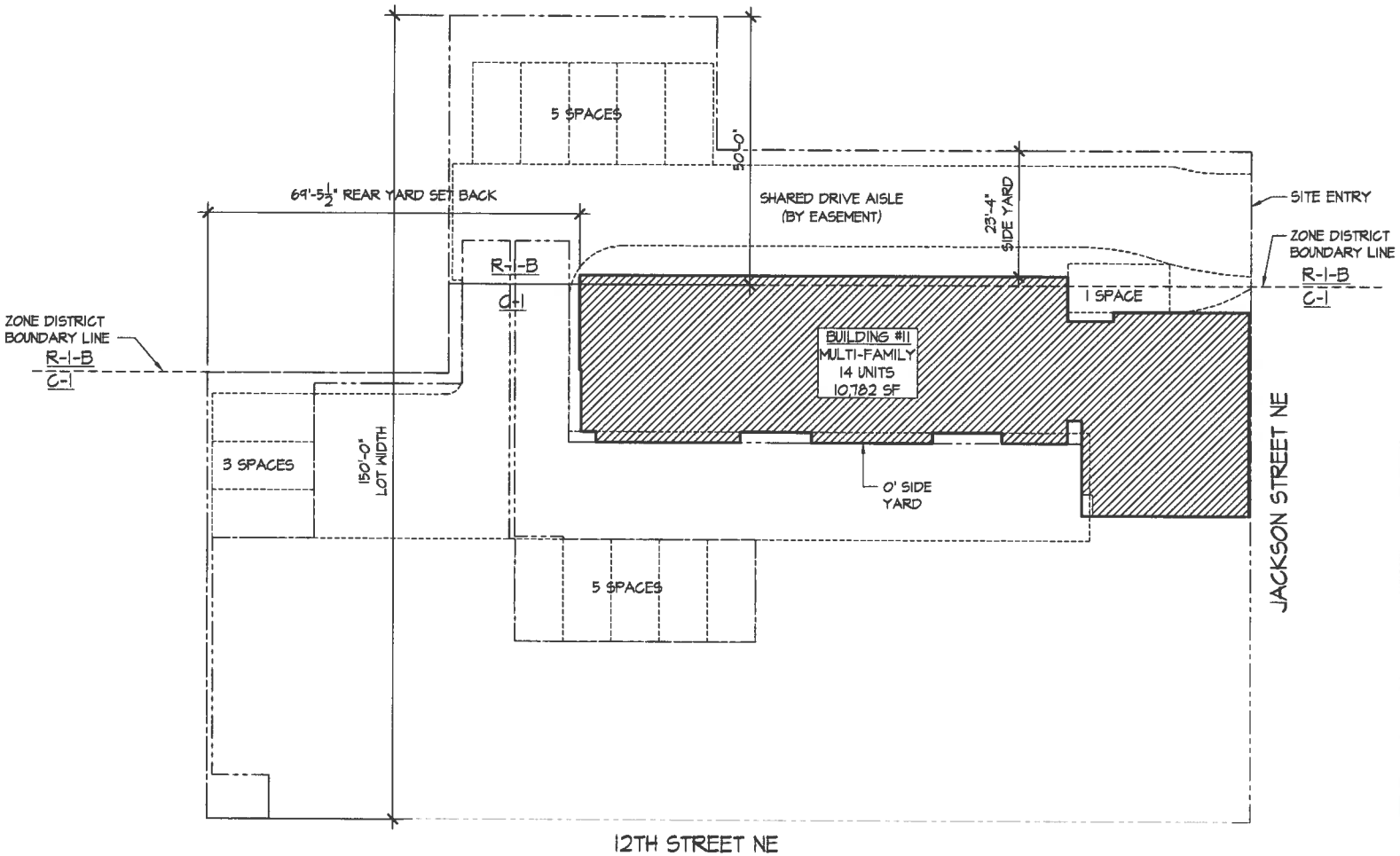

ALLOWABLE AREA

LOT #11 AREA:
4,840 SF R-1-B
5,942 SF C-1 AREA
10,782 TOTAL SF

ALLOWABLE BUILDING AREA:
(R-1-B) THEORETICAL 6000 SF @ 5000 SF
4,840 SF (R-1-B) X 1.2 = 5,808 SF
5,942 SF (C-1) X 1 = 5,942 SF
11,750 TOTAL SF
C-1 x 1.2 (INCLUSIONARY ZONING) = 7,130 SF
5,808 (R-1-B)+ 7,130 (C-1)= 12,938 ALLOWABLE

FLOOR AREA RATIO ALLOWABLE:
12,938 SF (ALLOWABLE BUILDING AREA)
5,942 SF (C-1 SITE AREA) =2.1 FAR ALLOWABLE

ZONING COMPLIANCE

BUILDING #11

BUILDING TYPE: MULTI-FAMILY (14 UNITS)
ZONE: C-1

	REQUIRED	PROVIDED
FRONT YARD	0'	0'
REAR YARD	20'	69'-5 1/2"
SIDE YARD	0' OR 6' MIN.	0', 23'-4"
BUILDING HEIGHT	40'-0" MAX.	<36'
STORIES	3 MAX.	3
LOT AREA (MIN.)	N/A	10,782 SF
LOT WIDTH (MIN.)	N/A	150'-0"
LOT COVERAGE	60% MAX.	37%
COVERED AREA = 4,014 SF / LOT AREA = 10,782 SF	= .37	
FLOOR AREA RATIO	1.2	1.0
BUILDING AREA (MAX.)	12,938.4 SF	4,006 SF
PARKING	14	14

JACKSON PLACE

LOT #11 - BUILDING #11

SCALE: 1"= 20'-0"

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