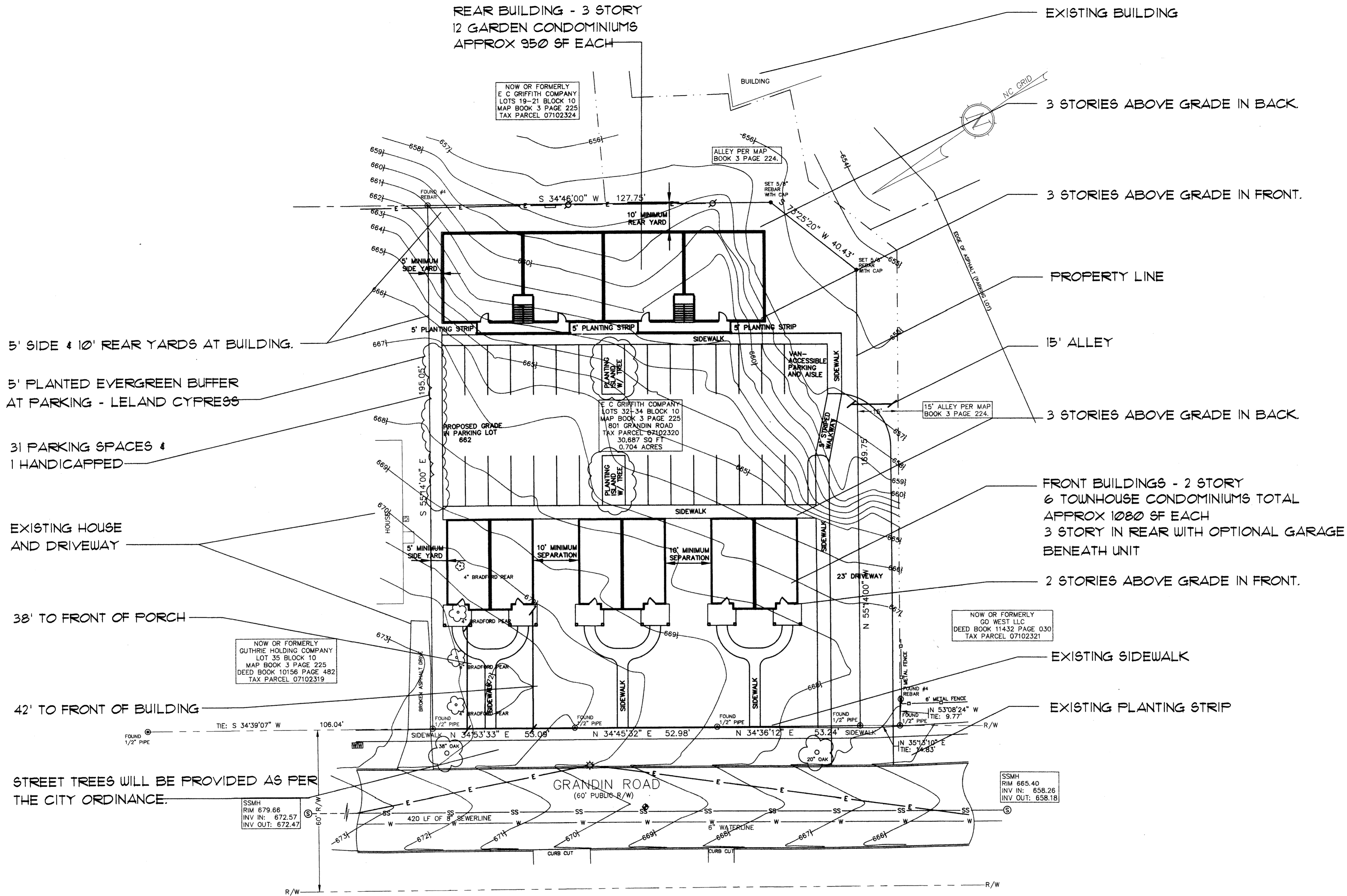


REAR BUILDING - 3 STORY
12 GARDEN CONDOMINIUMS
APPROX 950 SF EACH



- 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=.1 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 | |

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

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

APPROVED BY CITY COUNCIL
DATE 7/15/02



TOWNHOUSE BUILDING TYPE A

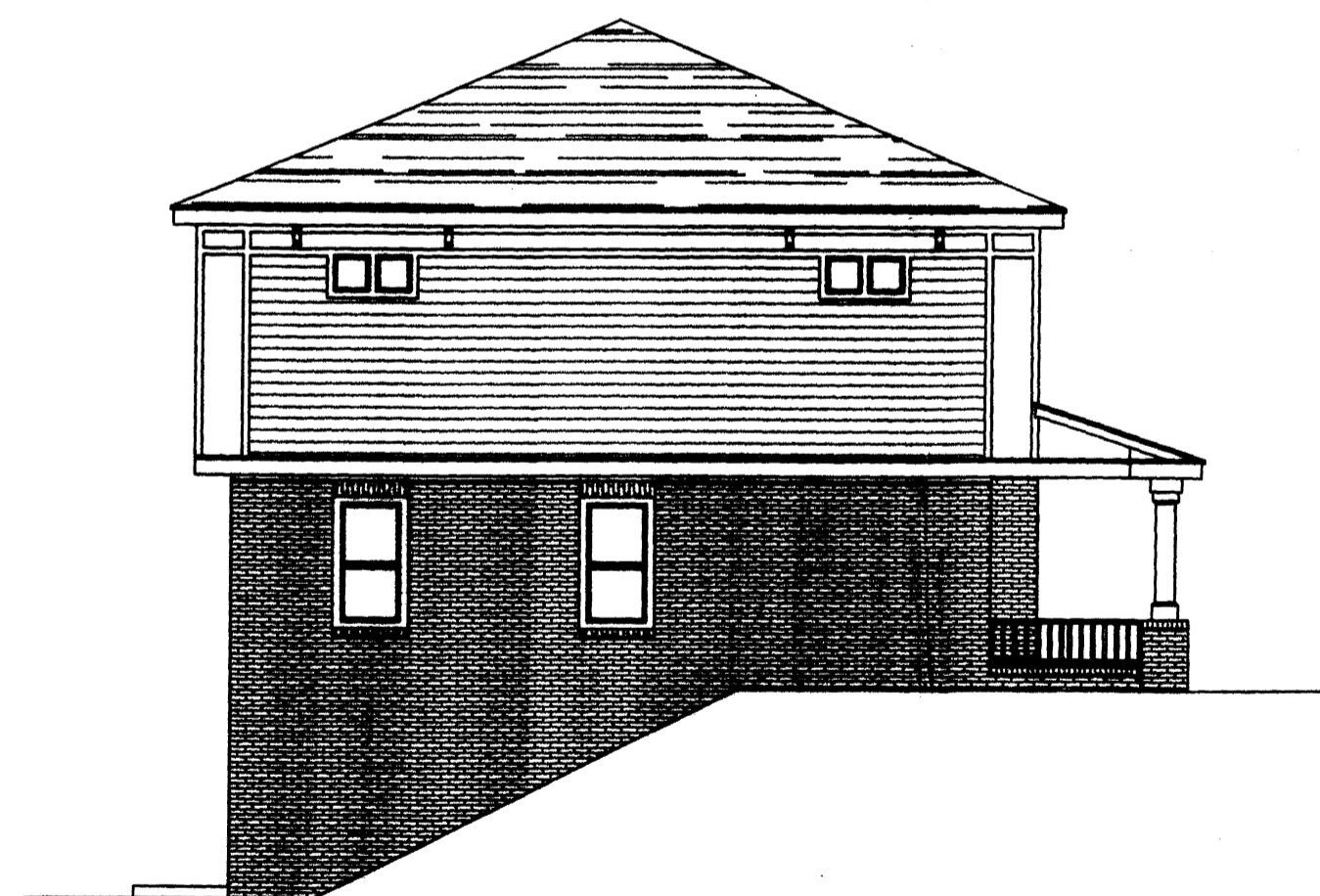


TOWNHOUSE BUILDING TYPE B

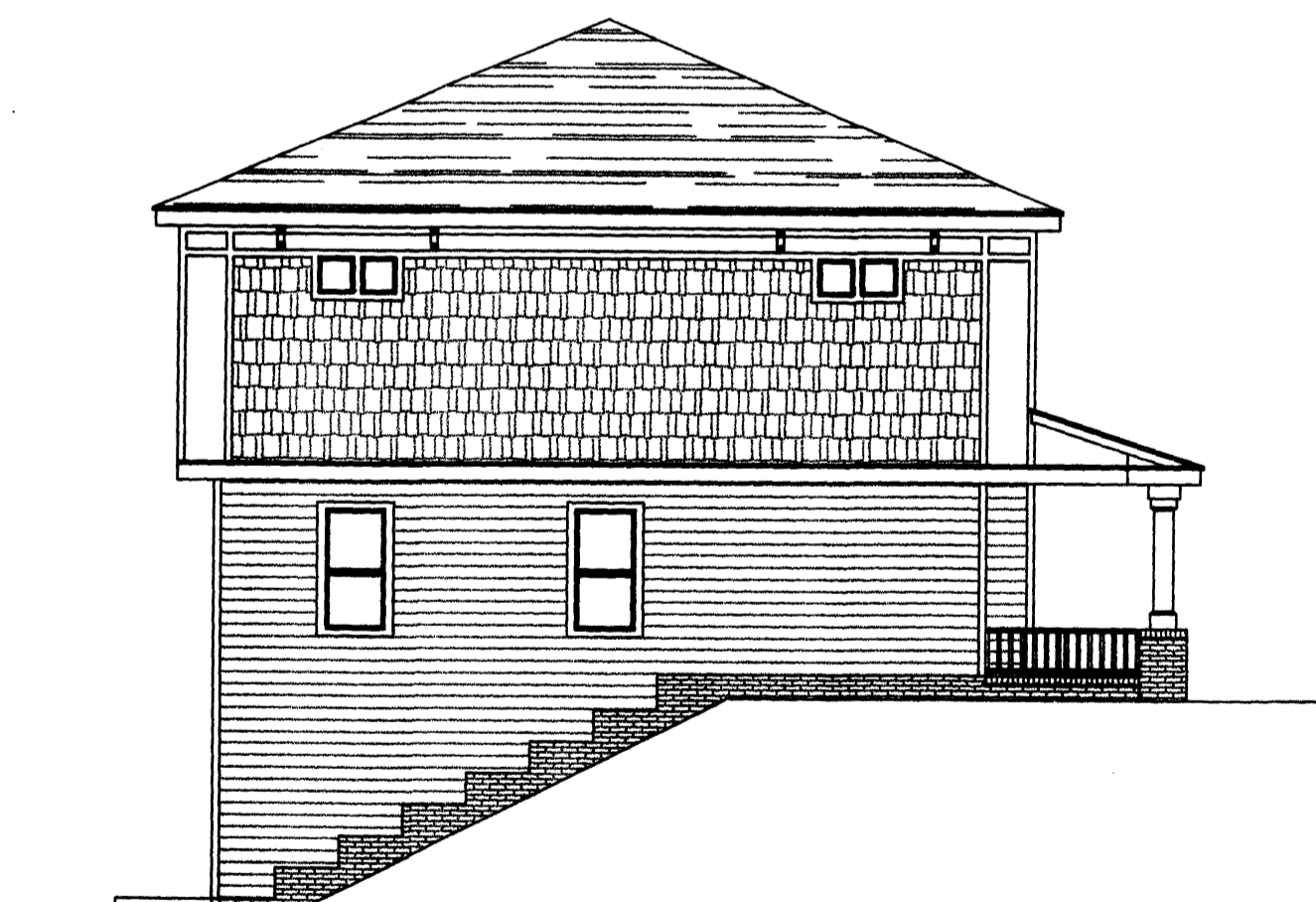


TOWNHOUSE BUILDING TYPE A

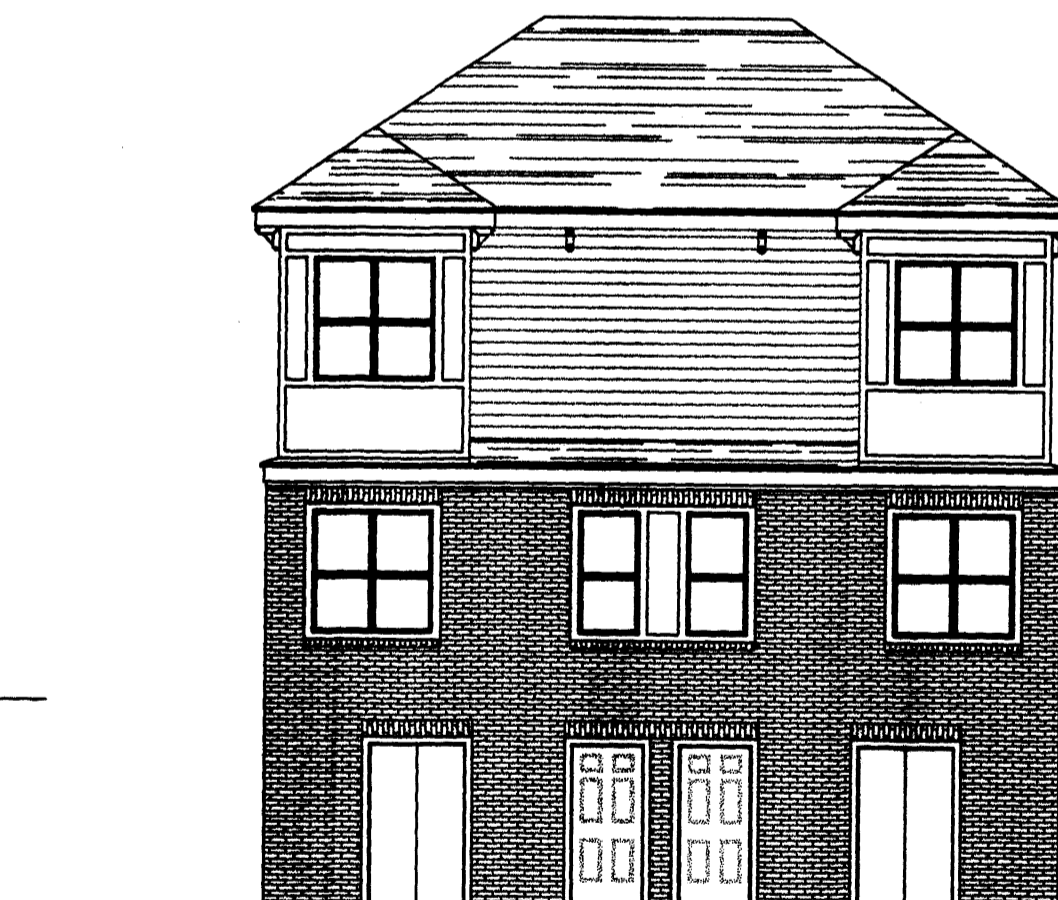
GRANDIN ROAD STREETScape



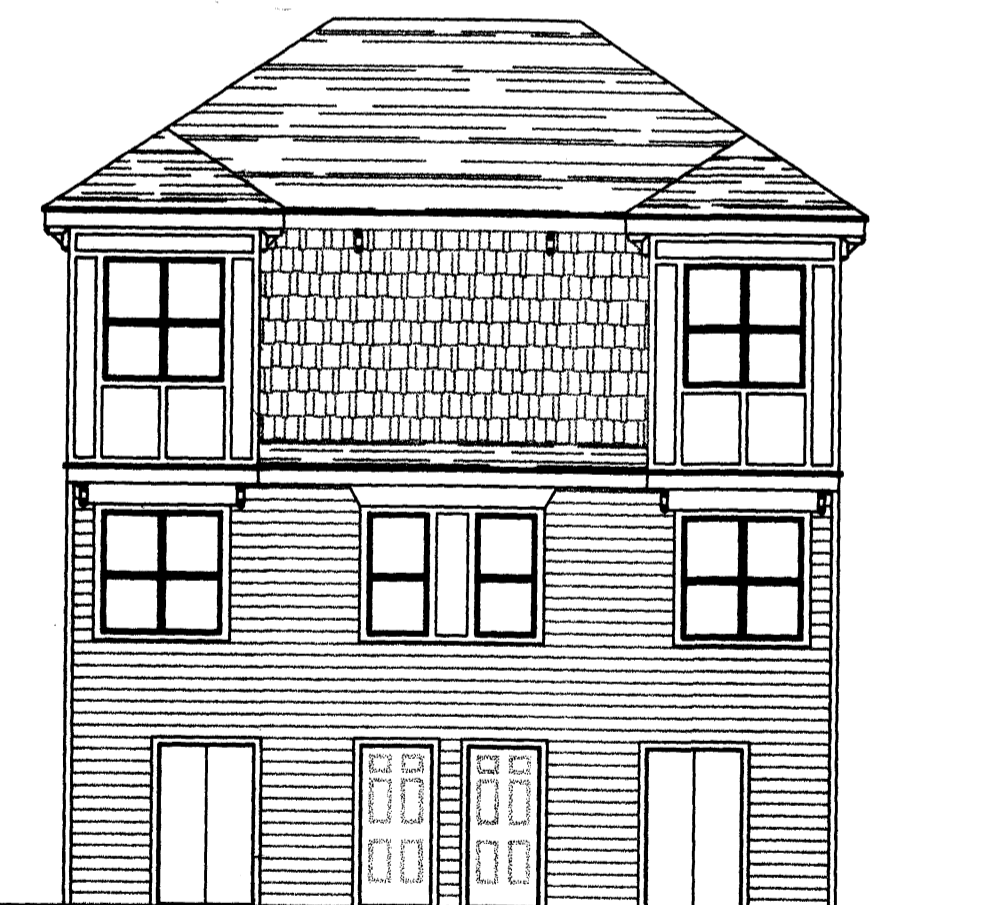
TOWNHOUSE BUILDING TYPE B



TOWNHOUSE BUILDING TYPE A



TOWNHOUSE BUILDING TYPE A

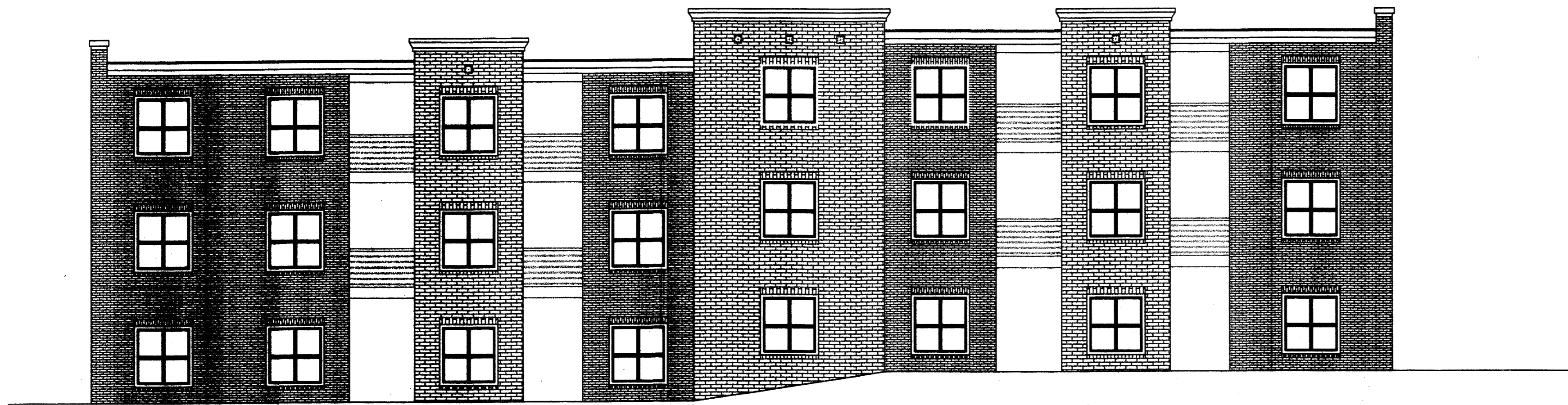


TOWNHOUSE BUILDING TYPE B

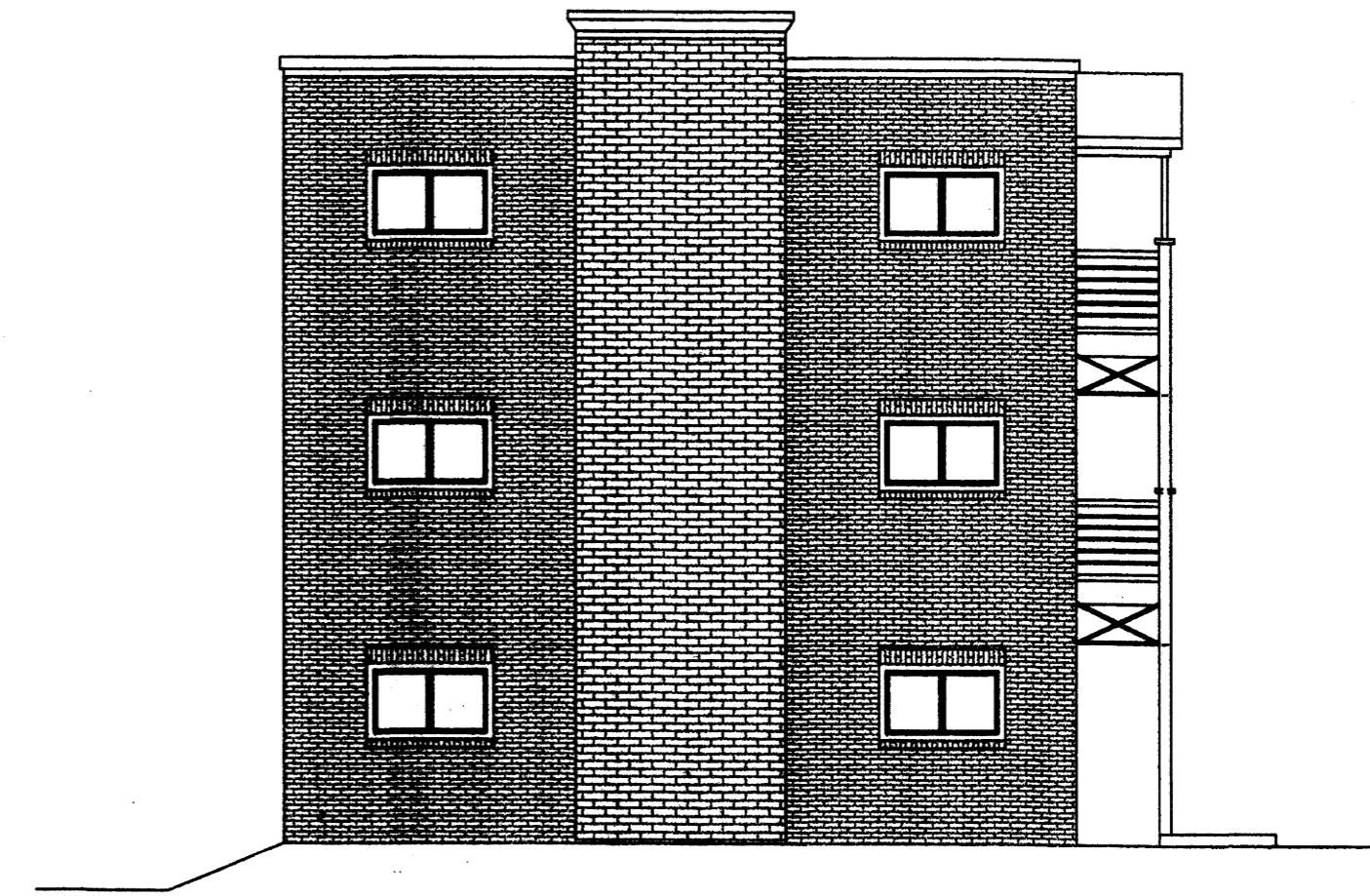
SIDE ELEVATIONS

REAR ELEVATIONS

1/8" = 1'-0"



REAR ELEVATION
FACING DOWNTOWN

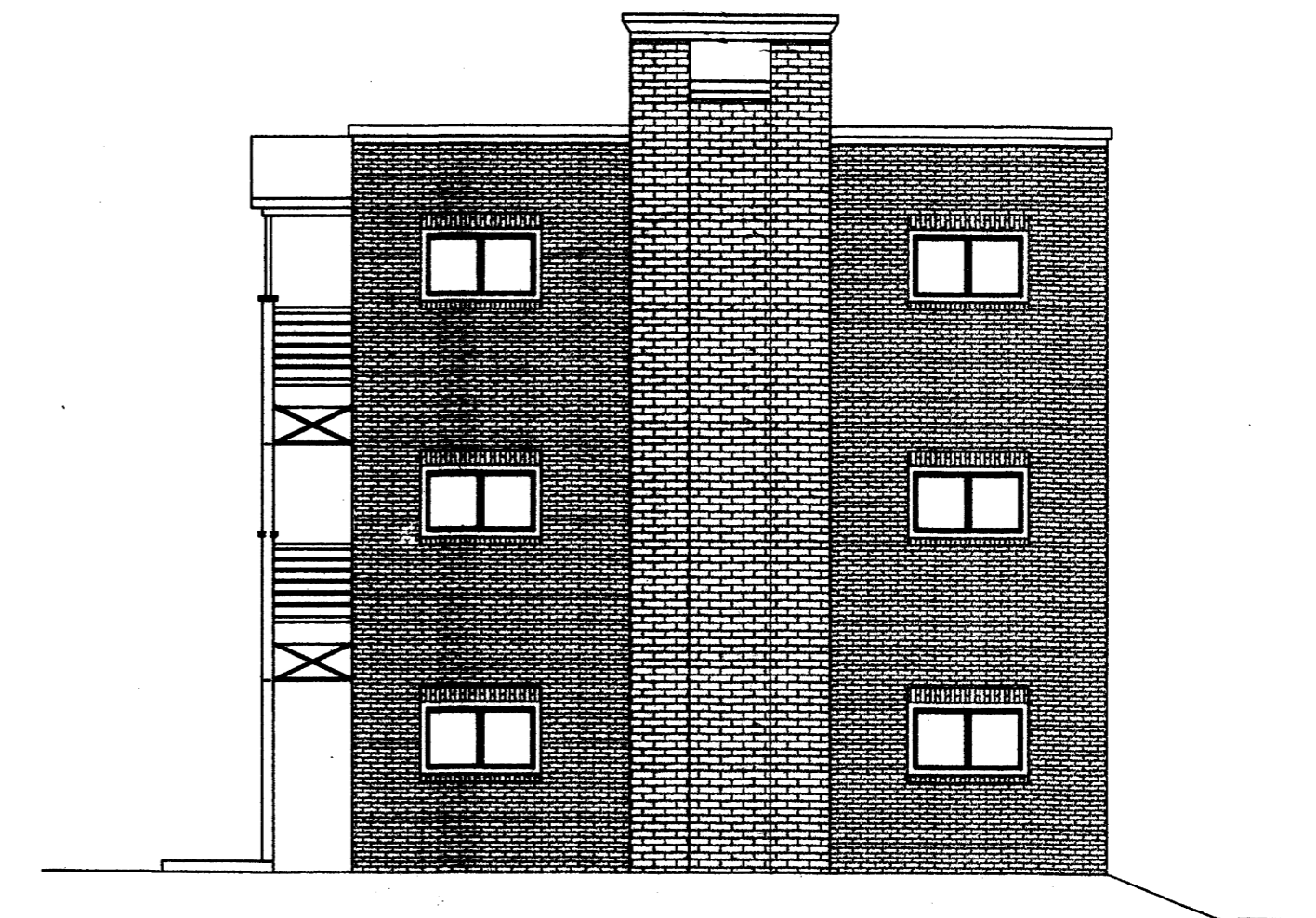


25-20

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"

APPROVED BY CITY COUNCIL
DATE 7/15/02