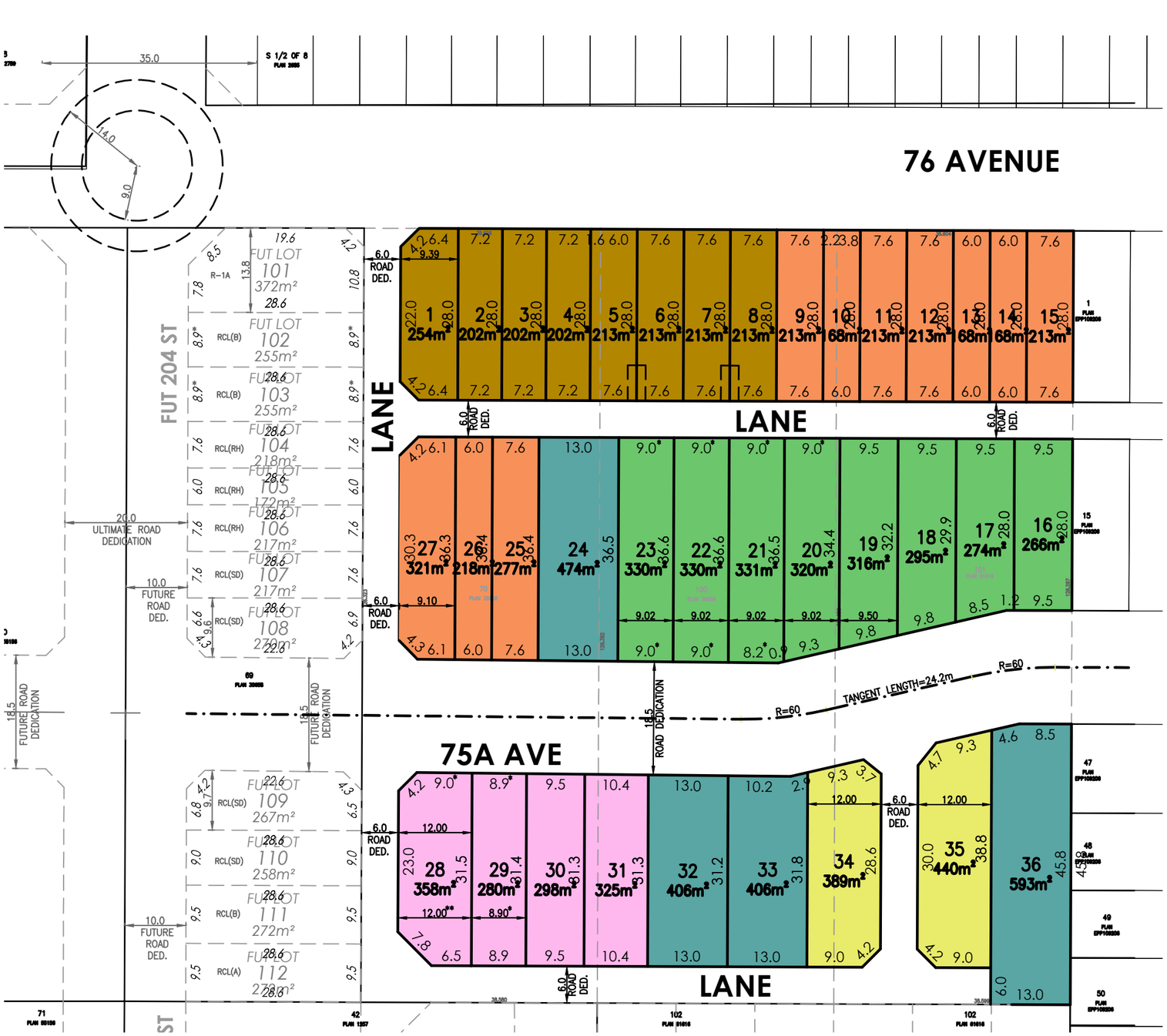


SITE CALCULATIONS:

TOTAL GROSS SITE AREA = 14,627.6m² (3.61 acres)
PROPOSED DENSITY = 36 LOTS
= 10 UPA (PER NCP)

ZONE/UNIT TYPE	# OF UNITS	% OF UNITS
SINGLE FAMILY RESIDENTIAL		
- R-1A	2	2/18 = 11.1%
- R-CL(CH) REAR LOADED	4	4/18 = 22.2%
- R-CL(A) REAR LOADED	4	4/18 = 22.2%
- R-CL(B) REAR LOADED	8	8/18 = 44.4%
SUBTOTAL	18	18/36 = 50%
ATTACHED RESIDENTIAL		
- R-CL(RH)	10	10/18 = 55.6%
- RCL(SD)	8	8/18 = 44.4%
SUBTOTAL	18	18/36 = 50%

ZONE R1-A
ZONE R-CL(CH)
ZONE R-CL(A)-REAR LOADED
ZONE R-CL(B)-REAR LOADED
ZONE RCL(SD)
ZONE RCL(RH)

* ZONING SECTION 404.9 [4] APPLIES - REDUCED REAR LOADED LOT FRONTAGE ALLOWED FOR ABUTTING *LOTS*, THE MINIMUM INTERIOR *SIDE LOT LINE* SETBACK FOR AN ACCESSORY DETACHED GARAGE MAY BE REDUCED TO ZERO (0) PROVIDED THAT THE TWO (2) GARAGES ABUTTING ONE ANOTHER ARE SIMULTANEOUSLY DESIGNED, *BUILDING* PERMITS ISSUED, AND THE GARAGES ARE CONSTRUCTED BY THE SAME BUILDER UTILIZING A PARTY WALL AGREEMENT.

** ZONING SECTION 404.9 [6] - REDUCED REAR LOADED LOT FRONTAGE ALLOWED FOR CORNER ABUTTING *LOTS*, THE MINIMUM INTERIOR *SIDE LOT LINE* SETBACK FOR AN ACCESSORY DETACHED GARAGE MAY BE REDUCED TO ZERO (0) PROVIDED THAT THE TWO (2) GARAGES ABUTTING ONE ANOTHER ARE SIMULTANEOUSLY DESIGNED, *BUILDING* PERMITS ISSUED, AND THE GARAGES ARE CONSTRUCTED BY THE SAME BUILDER UTILIZING A PARTY WALL AGREEMENT.

PRELIMINARY
FOR DISCUSSION PURPOSES

Title	RESIDENTIAL SUBDIVISION			
Address	20418, 20442 & 20464-76 AVENUE			
Project No. 22-038	Date MAY 2023	Scale 1:750	Dwg No. L1	

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