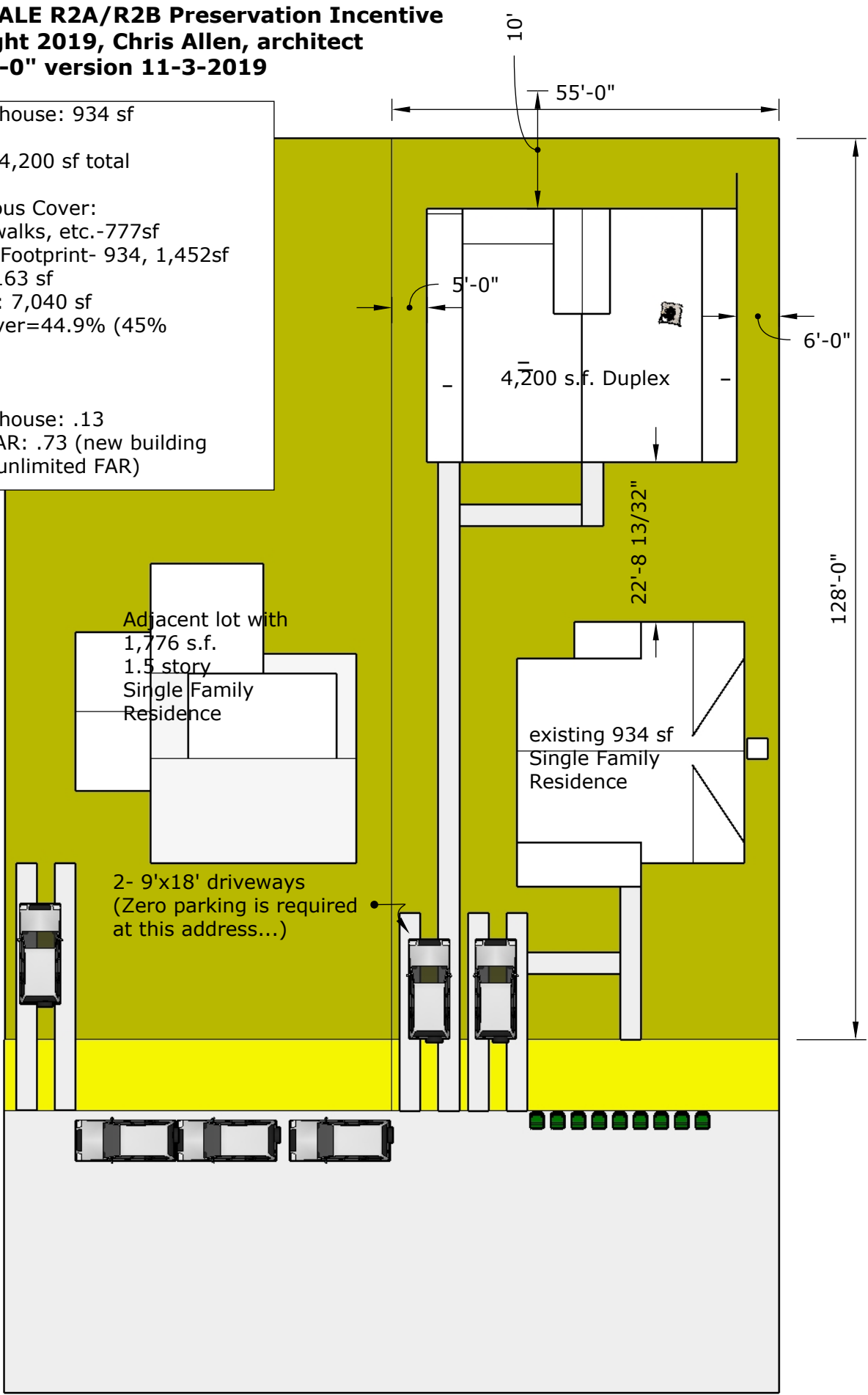
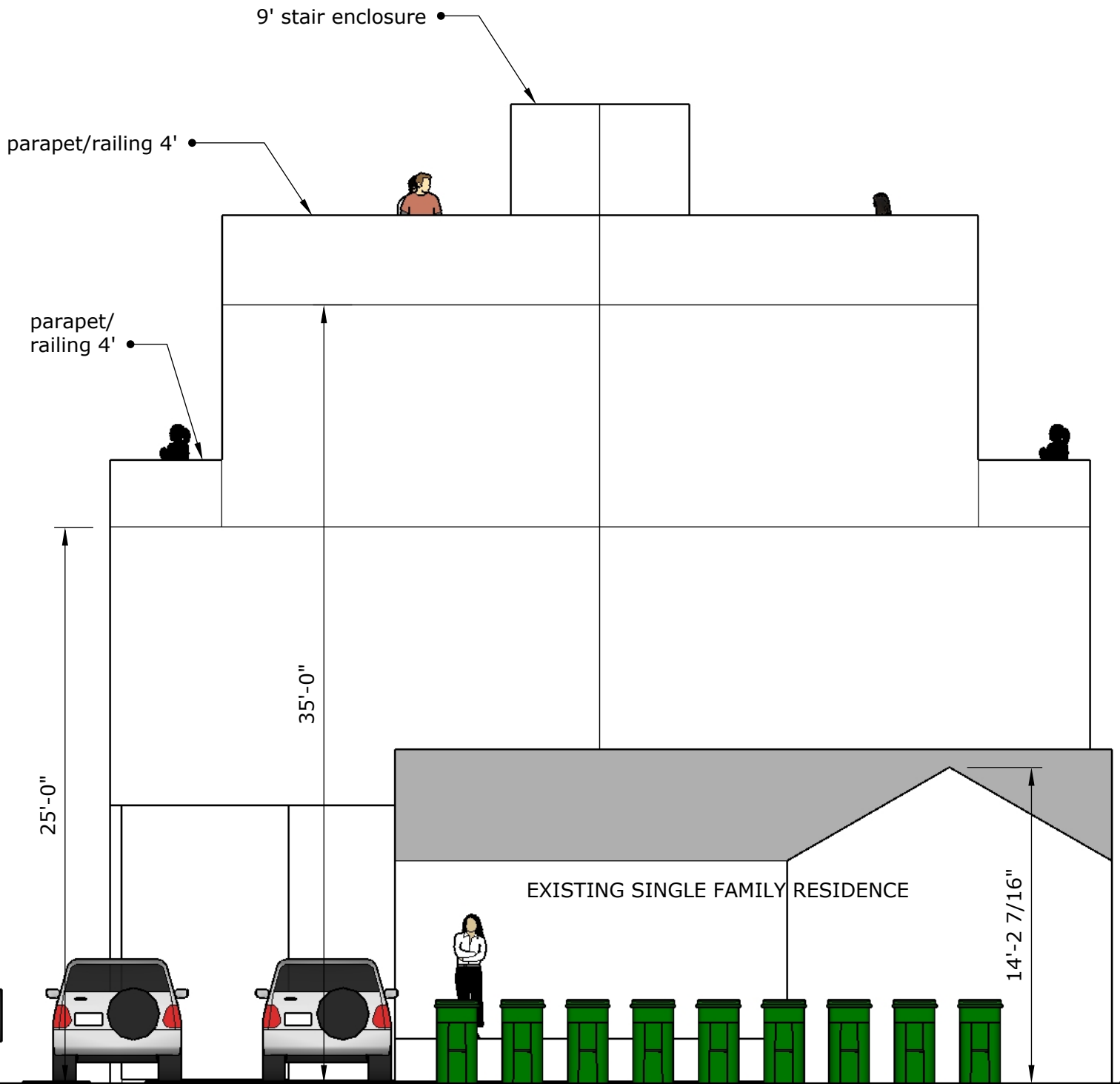


**ROSEDALE R2A/R2B Preservation Incentive**  
**copyright 2019, Chris Allen, architect**  
**1"=20'-0" version 11-3-2019**

Existing house: 934 sf  
 Duplex: 4,200 sf total  
 Impervious Cover:  
 Drives, walks, etc.-777sf  
 Building Footprint- 934, 1,452sf  
 Total-3,163 sf  
 Lot area: 7,040 sf  
 Imp. Cover=44.9% (45% allowed)  
 FAR:  
 Existing house: .13  
 Actual FAR: .73 (new building allowed unlimited FAR)

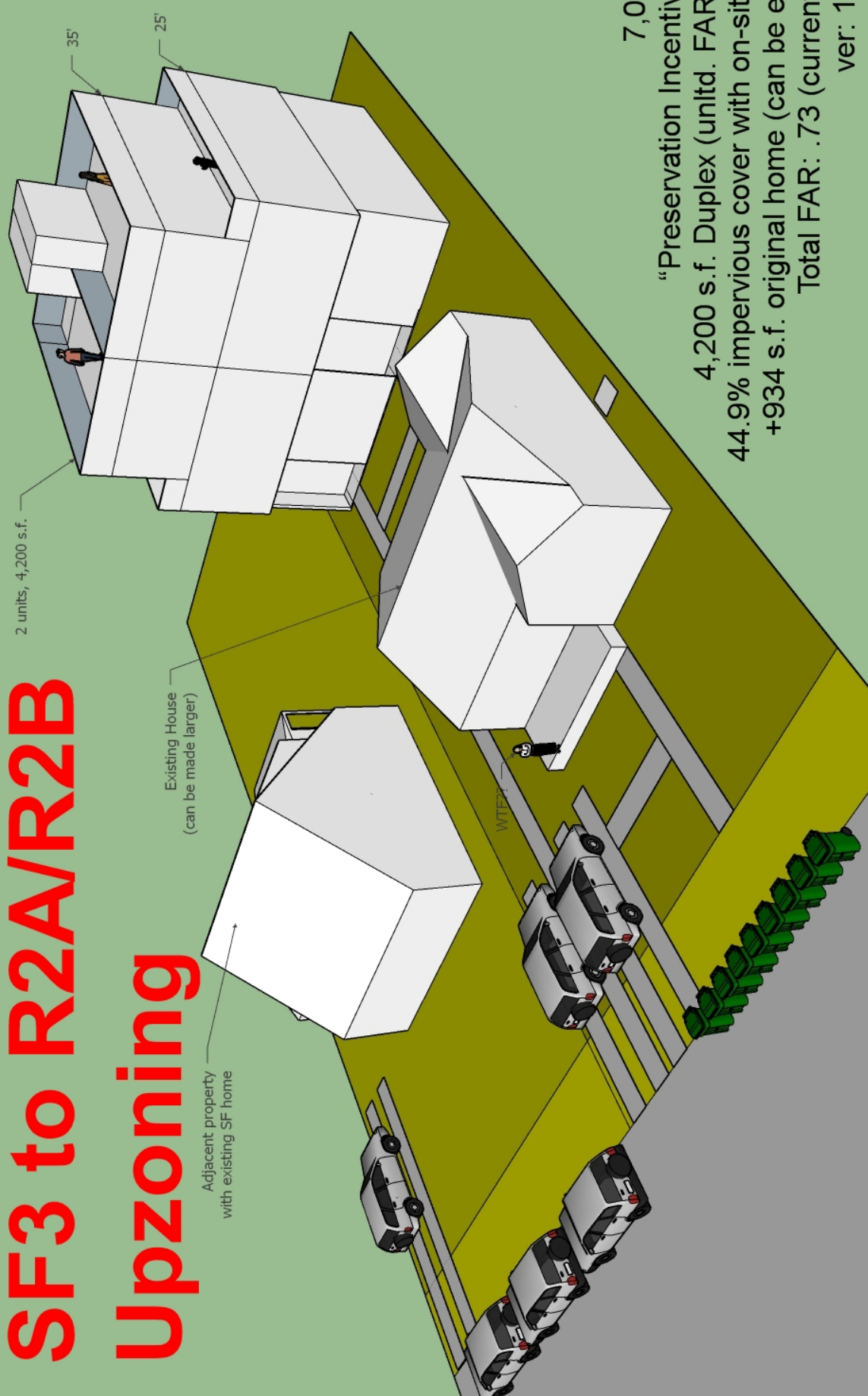


**ROSEDALE R2A/R2B Preservation Incentive**  
copyright 2019, Chris Allen, architect  
1/8"=1'-0"



# SF3 to R2A/R2B

## Upzoning



7,040 s.f. lot  
"Preservation Incentive" in use  
4,200 s.f. Duplex (unltd. FAR allowed)  
44.9% impervious cover with on-site parking  
+934 s.f. original home (can be expanded)  
Total FAR: .73 (current limit: .4)  
ver: 11-3-2019