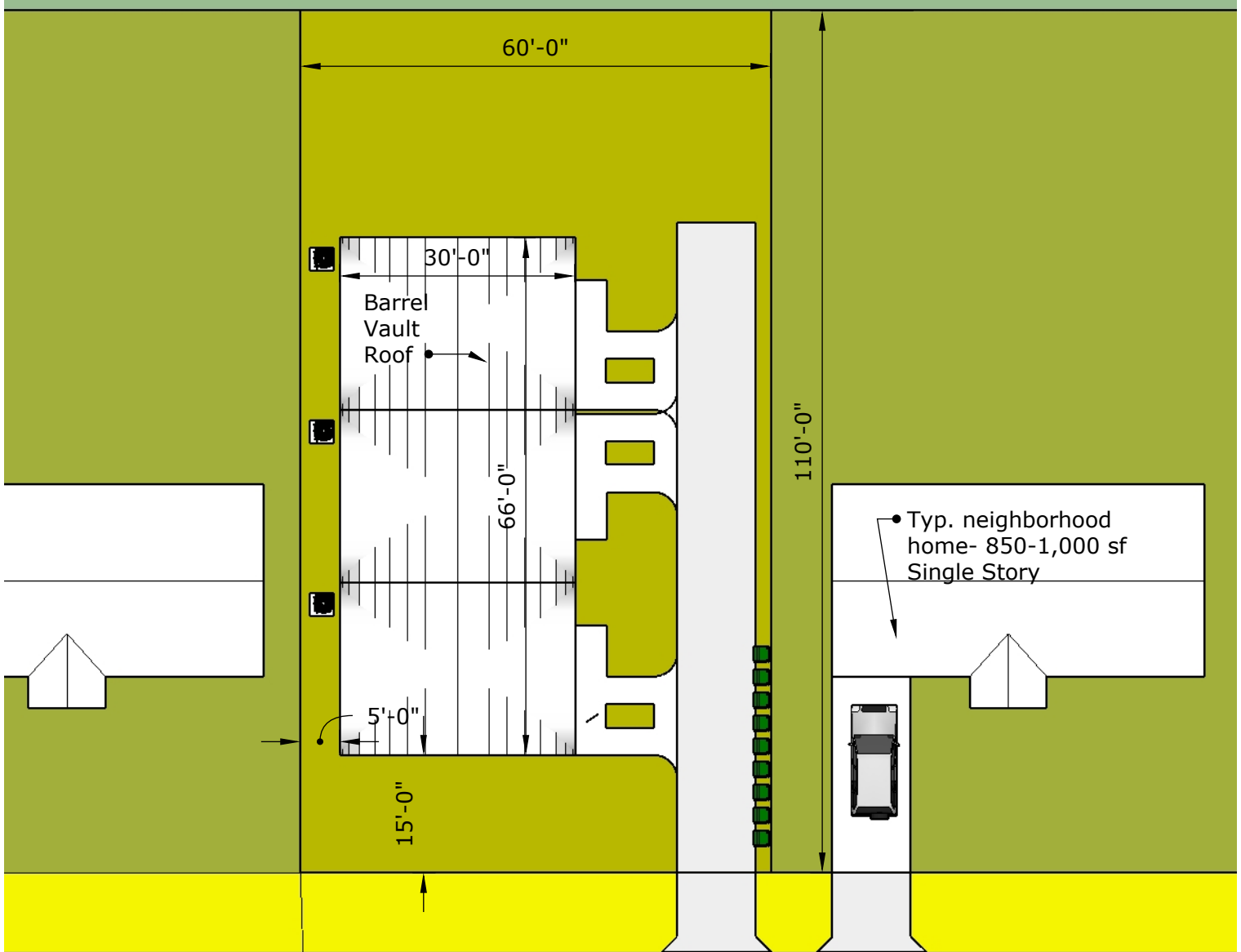


**Sweetbriar R4 Multifamily (no Density Bonus used)**  
**copyright 2019, Chris Allen, architect**  
**1"=20'-0" version 11-3-2019**



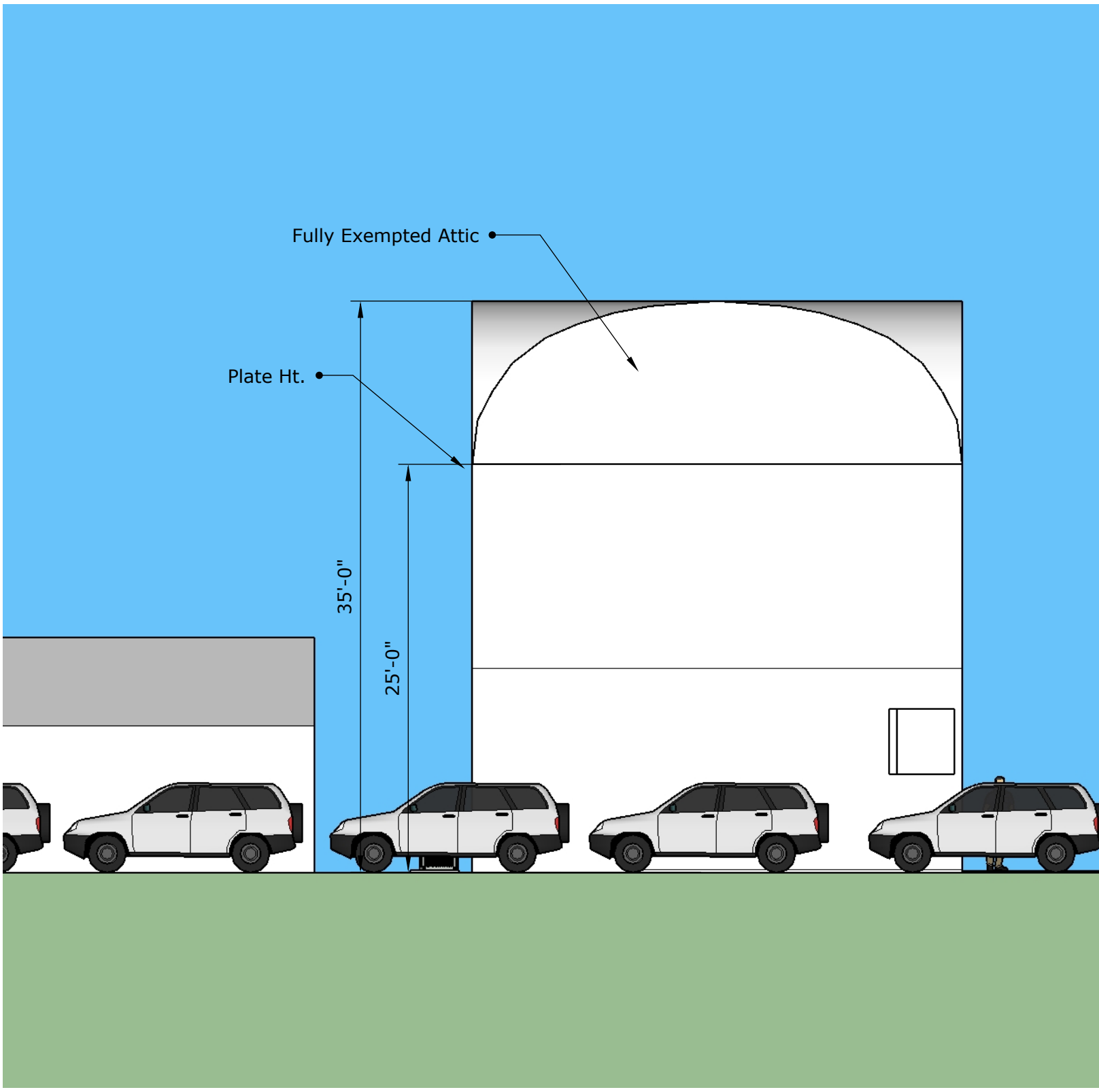
Lot area: 6,600 sf

3 units MF: 5,136 sf total (1,712 per unit)  
 More than 5x the size of neighboring homes (850-1,000 sf)

Impervious Cover:  
 Drives, walks, a/c pads etc. 1,281 sf  
 Building Footprint- 1,980 sf  
 Total-3,261 sf  
 Imp. Cover=49% (50% allowed)

FAR:  
 1st Floor: 1,320 sf (garages/porches exempt)  
 2nd Floor: 1,980 sf  
 3rd Floor: 1,770 sf exempted "attic"  
 FAR without attic: .5 (.6 allowed)  
 Actual FAR: .78 (using attic exemption)

**Sweetbriar R4 Multifamily**  
copyright 2019, Chris Allen, architect  
1/8"=1'-0" version 11-3-2019



6,600sf lot w/ 3 Multifamily units  
1,712 ea. unit x 3 = 5,136 sf  
Actual FAR: .78  
uses exempt "attics" to comply w/ R4 FAR limit of .6  
49% imp. cover  
5x the size of the neighboring homes  
1 parking spaces/unit-(0 required)  
NO Affordable Housing/No Density Bonus used  
ver. 11-3-2019

EXEMPTED "ATTICS" = FULL 3RD FLOOR

35' MAX. HEIGHT

25' PLATE HT.

ACTUAL SIZE OF  
NEIGHBORS' HOMES

# SF3 to R4 Upzoning in District 2

