### ZONING INFORMATION

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MF-53</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Multi-Family, 1 1/2 Story Area, 115 Height Limit, No MINIMUM Lot Area For Multi-Family</td>
</tr>
</tbody>
</table>

### § 205.08 Exceptions to Front Yard and Side Street Yard Regulations

- Alignment to Existing Building Lines
- Minimum Rear Yards
- In a Residential District the depth of a rear yard shall be not less than four times the average width of the lot but in no case less than twenty (20) feet, provided that in a Limited One-Family District, One-Family District or Two Family District, such depth shall be not less than the height of the main building and, in a Multi-Family District such depth shall be not less than one and one-half (1 1/2) the height of the mass building.
- No. 100-09: Required Rear Side Yards
- Min. distance to property line = 7-1/2'
- Min. distance between main buildings on adjoining lots 10-1/2'

### DENSITY CALCULATION

- **EXISTING 1975 FORD LOT REQUIRED:** 3,874 SF
  - **NEW LOT PROVIDED:** 5,250 SF
  - **COMPLIES**

- **EXISTING 1975 FORD LOT REQUIRED:** 2,490 SF
  - **NEW LOT PROVIDED:** 5,580 SF
  - **COMPLIES**

- **PROPOSED 11300 HESSLER LOT REQUIRED:** 4,900 SF
  - **NEW LOT PROVIDED:** 6,849 SF
  - **COMPLIES**

### PARKING REQUIREMENTS

#### § 205.05: Location of Required Space

- The required accessibility of on-street parking facility shall be based on criteria as to an area where it is provided or on a lot within four hundred (400) feet of the nearest boundary of the lot upon which the house is located measured by a straight line between the two (2) points, or, the 06 Street Parking lot.
- The required accessibility of on-street parking facility is deemed adequately if a Monopole or private parking facility. All such parking spaces shall be located within the setback.
- No such parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor open garage space providing light or ventilation for such building or structure.

#### § 205.15: Separation of On-Street Accessible Parking Facilities

- The separate lot upon which such accessible parking facilities are located shall be in the same ownership or control as the building or use to which the parking facilities are accessory.

### PARKING SUMMARY

<table>
<thead>
<tr>
<th>PARKING</th>
<th>CARS</th>
<th>APARTMENT UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CARS</strong></td>
<td>6775</td>
<td>0 1/2 STORY APARTMENT BUILDING AREA: 7,496 SF</td>
</tr>
<tr>
<td><strong>CARS TOTAL</strong></td>
<td>6775</td>
<td>3,874 SF</td>
</tr>
<tr>
<td><strong>APARTMENT UNITS</strong></td>
<td>11300</td>
<td>5,250 SF</td>
</tr>
<tr>
<td><strong>1975 FORD</strong></td>
<td>113 UNITS</td>
<td><strong>LOTS TOTAL</strong> of 21</td>
</tr>
</tbody>
</table>
Planting Material List

(HT) Hydrangea Paniculata

(TME) Taxus x media ‘Everlow’

(SB) Spiraea x bumalda

(HS) Hemerocallis Stella-d-Oro - Yellow

(MULCH) Hardwood Mulch
Existing 5-Story
Apartment Building

Proposed 3-Story
Apartment Building

Hessler Road
Roof
Asphalt Shingles
Certainteed
Driftwood

Paint PT-1
(Field Color)
Sherwin Williams
SW 2841 Weathered Shingle

Paint PT-2
Accent
Sherwin Williams
SW 2821 Downing Stone

Paint PT-3
Trim
Sherwin Williams
SW 282 Downing Sand

Lab Siding
Fiber Cement Siding
6" Exposure, Smooth
Custom Color to match PT-1

Shingle Siding
Fiber Cement Siding
7" Exposure, Smooth
Custom Color to match PT-2

Stone Band
Cordova Stone
1" Masonry Product;
Textured Face;
Color to match PT-3

Brick
Belden Full Size Brick
Colony Red Range
C1088

11300 Hessler | Proposed Front Elev. and Materials
**Paint PT-1**
(Field Color)
Sherwin Williams
SW 2841 Weathered Shingle

**Paint PT-2**
(Accent)
Sherwin Williams
SW 2841 Downing Stone

**Paint PT-3**
(Spot)
Sherwin Williams
SW 282 Downing Sand

**Shingle Siding**
Fiber Cement Siding
6" Exposure, Smooth Custom Color to match PT-1

**Lab Siding**
Fiber Cement Siding
6" Exposure, Smooth Custom Color to match PT-1

**Stone Band**
Cordova Stone
1" Masonry Product; Textured Face; Color to match PT-3

**Brick**
Belden Full Size Brick
Colony Red Range C1088

**Roof**
Asphalt Shingles
Certainteed Driftwood

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**11300 Hessler | Proposed West Elev. and Materials**


**11300 Hessler | Proposed East Elev. and Materials**

- **Roof**
  - Asphalt Shingles
  - Certainteed Driftwood

- **Paint PT-1**
  - Field Color
  - Sherwin Williams SW 2841 Weathered Shingle

- **Paint PT-2**
  - Accent
  - Sherwin Williams SW 2821 Downing Stone

- **Paint PT-3**
  - Trim
  - Sherwin Williams SW 282 Downing Sand

- **Fiber Cement Siding**
  - 7" Exposure, Smooth
  - Custom Color to match PT-2

- **Cordova Stone**
  - 1" Masonry Product; Textured Face; Color to match PT-3

- **Belden Full Size Brick**
  - Colony Red Range
  - C1088

- **Shingle Siding**
  - Fiber Cement Siding
  - 6" Exposure, Smooth
  - Custom Color to match PT-1

- **Lab Siding**
  - Fiber Cement Siding
  - 6" Exposure, Smooth
  - Custom Color to match PT-1

- **Stone Band**
  - Cordova Stone
  - 1" Masonry Product; Textured Face; Color to match PT-3

- **Brick**
  - Belden Full Size Brick
  - Colony Red Range
  - C1088
**Roof**
- Asphalt Shingles
- CertainTeed Driftwood

**Paint PT-1** (Field Color)
- Sherwin Williams
- SW 2841 Weathered Shingle

**Paint PT-2** (Accent)
- Sherwin Williams
- SW 2821 Downing Stone

**Paint PT-3**
- Sherwin Williams
- SW 282 Downing Sand

**Lab Siding**
- Fiber Cement Siding
  - 6" Exposure, Smooth
  - Custom Color to match PT-1

**Shingle Siding**
- Fiber Cement Siding
  - 7" Exposure, Smooth
  - Custom Color to match PT-2

**Stone Band**
- Cordova Stone
  - 1" Masonry Product; Textured Face;
  - Color to match PT-3

**Brick**
- Belden Full Size Brick
  - Colony Red Range
  - C1088

**Roof**
- Asphalt Shingles
  - CertainTeed Driftwood

**T.O. ROOF**
- +45'-8 1/2"
- +44'-10"
- T.O. GABLE

**ROOF EAVE**
- +33'-8 1/2"

**THIRD FLOOR**
- +20'-0"

**SECOND FLOOR**
- +10'-0"

**FIRST FLOOR**
- +0'-0"

**GRADE**
- -1'-8"