



1981 Ford | Existing Apartment Building



1975 Ford | Existing Apartment Building



11300 Hessler | Existing Lot

ZONING INFORMATION

ZONING DISTRICT = MF-E3

Multi Family, 1 1/2 x Lot Area, 119' Height Limit,
No MINIMUM Lot Area for Multi Family

§ 357.06 Exceptions to Front Yard and Side Street Yard
Regulations

(a) Alignment to Existing Building Lines.
§ 357.08 Required Rear Yards

In a Residence District the depth of a rear yard shall be not less than fifteen percent (15%) of the depth 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-half (1/2) the height of the main building.

§§ 357.09 Required Interior Side Yards

Min. distance to property line 7'-0"

Min. distance between main buildings on adjoining lots 10'-0"

DENSITY CALCULATION

EXISTING 1981 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: 4,990 SF
NEW LOT PROVIDED : 6,849 SF
COMPLIES

PARKING REQUIREMENT

§ 349.05 Location of Required Space

(a) The required accessory off-street parking facility shall be located on the same lot as the use for which it is provided or on a lot within four hundred (400) feet of the nearest boundary of the lot upon which the use is located measured by a straight line between the two (2) points, or, the Off-Street Parking Committee may determine that the building or use in question is served adequately by a Municipal or private parking facility. All such parking spaces shall be located behind the setback building line. 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 opening designed to provide light or ventilation for such building or structure.

(b) The separate lot upon which such accessory parking facilities are provided shall be in the same ownership or control as the building or use to which the parking facilities are accessory.

PARKING SUMMARY

PARKING
CARS : (9)
ADA PARKING: (1)
CARS TOTAL: (10)

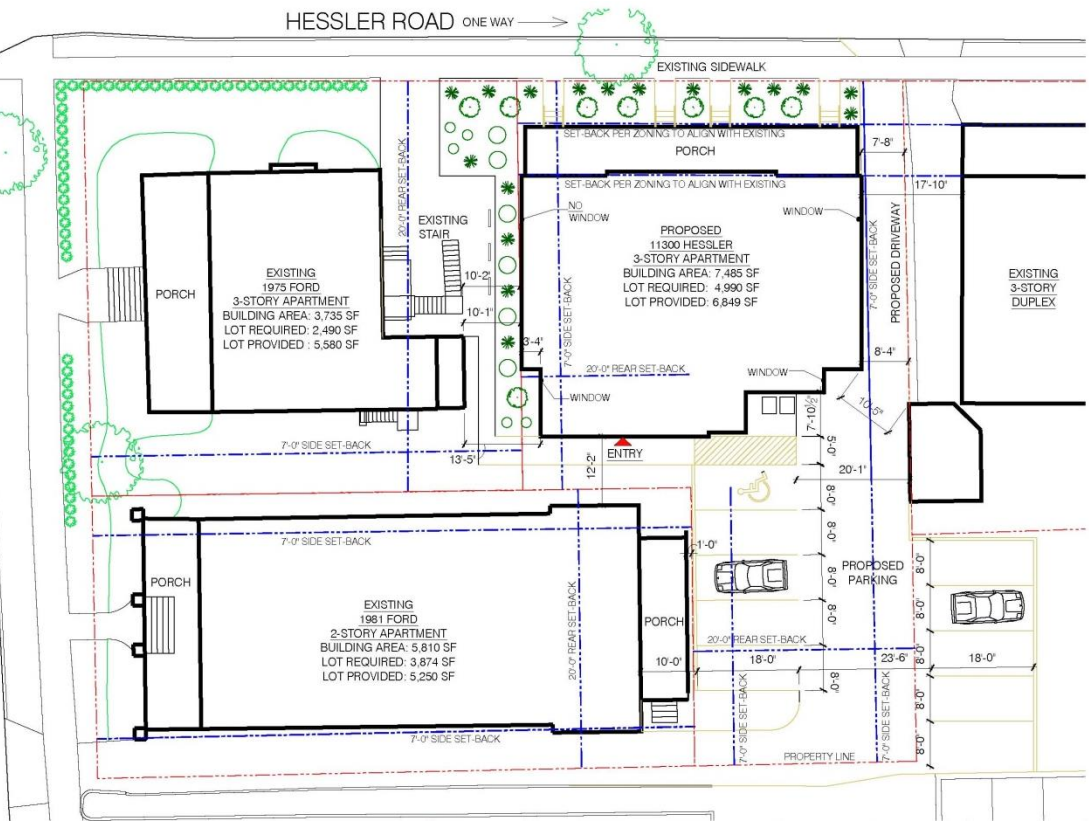
ADDITIONAL OFF-STREET
PARKING AND PUBLIC
PARKING GARAGE IS
AVAILABLE
WITHIN 400 FEET

APARTMENT UNITS

1975 FORD: (5) UNITS
1981 FORD: (4) UNITS
11300 HESSLER: (12) UNITS
UNITS TOTAL: (21)

FORD DRIVE

HESSLER ROAD ONE WAY



Planting Material List



(HT)
Hydrangea Paniculata



(TME)
Taxus x media
'Everlow'



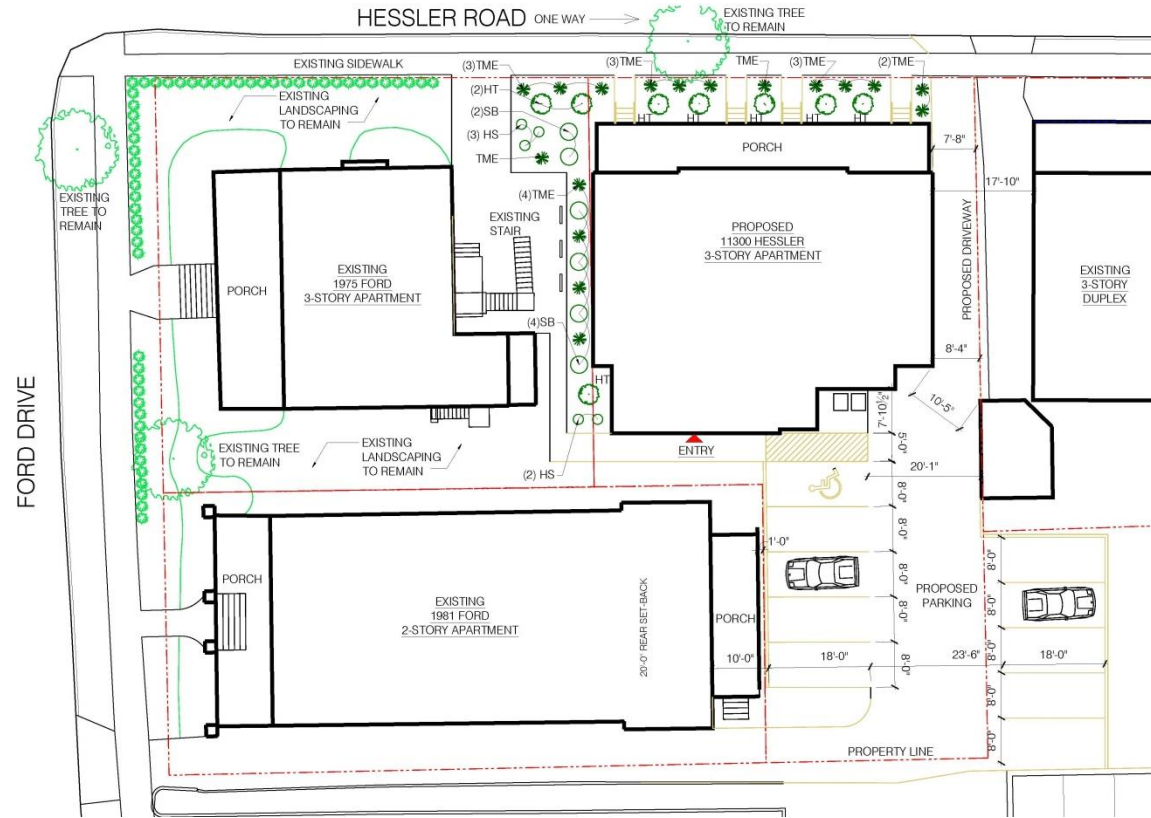
(SB)
Spiraea x Bumalda



(HS)
Hemerocallis Stella-d-
Oro- Yellow

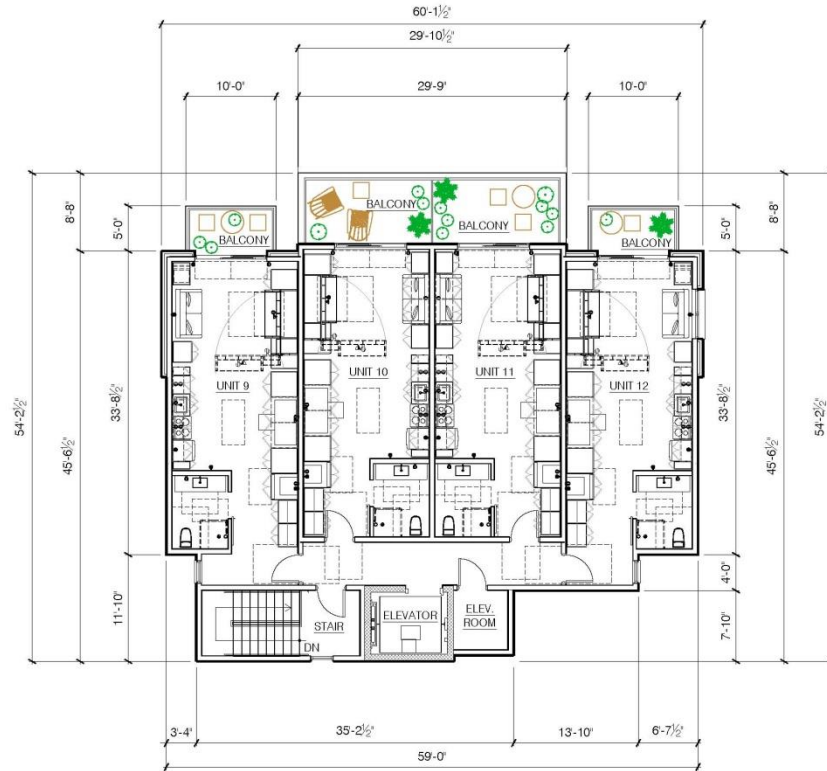


(MULCH)
Hardwood Mulch











11300 Hessler | Proposed Exterior Rendering



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11300 Hessler | Proposed Contextual Street View

T.O. PARAPET
+47'-2 1/2"

T.O. ROOF
+/- 37'-0"



T.O. ROOF
+/- 39'-8"

T.O. PARAPET
+54'-9"



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+54'-9"

Existing 5-Story
Apartment Building

Hessler Road

Proposed 3-Story
Apartment Building

T.O. ROOF
+47'-2 1/2"

ROOF EAVE
+30'-8 1/2"



Roof
Asphalt Shingles
Certaineed
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





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