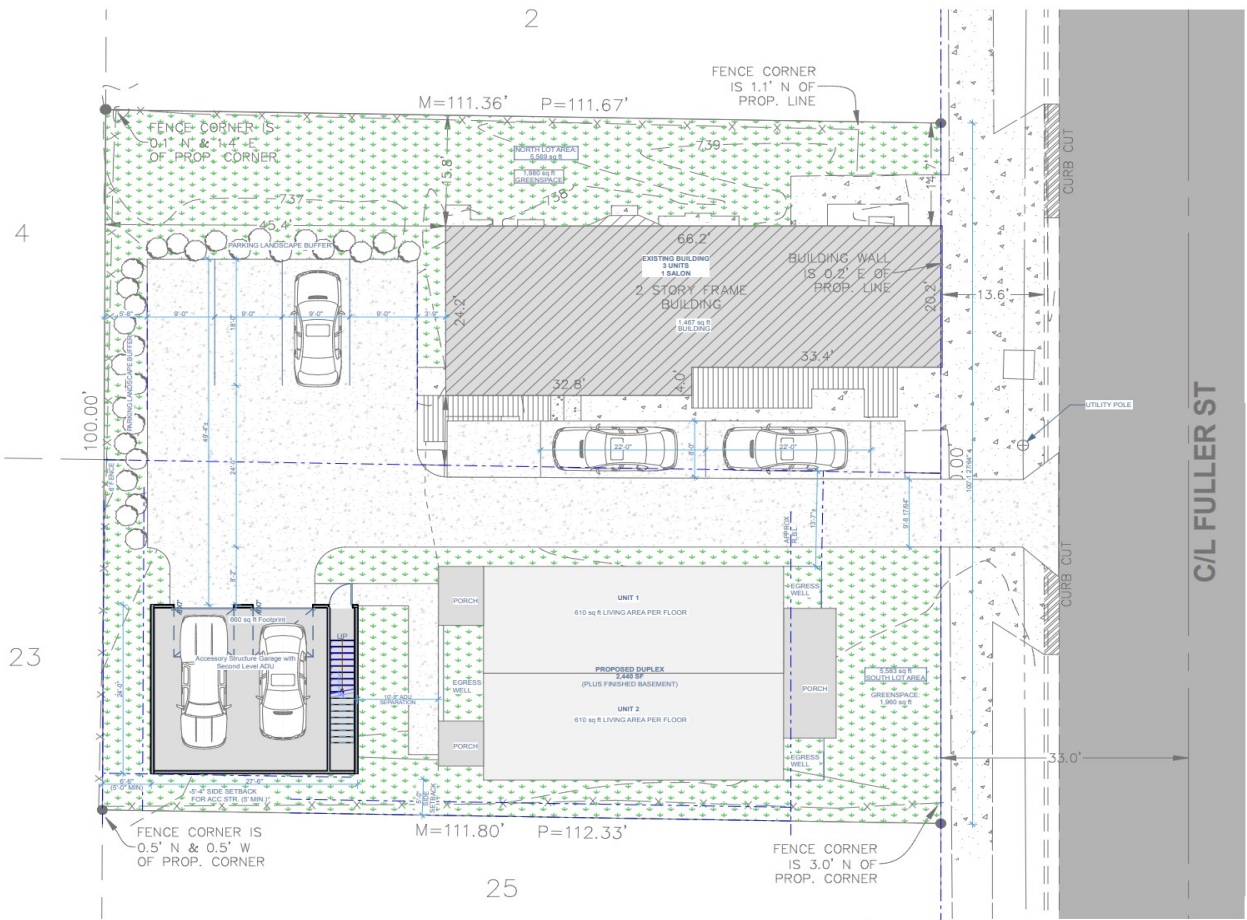


PROPOSED SITE PLAN



ZONING SUMMARY:

JURISDICTION:	CITY OF GRAND RAPIDS
ZONE:	TN, LDR
LOT AREA:	11,152 S.F.
STREET CLASSIFICATION:	NETWORK RESIDENTIAL (ALLOWS MULTIFAMILY UP TO 8 UNITS)
NORTH LOT NO. UNITS:	3 RESIDENTIAL UNITS, ONE COMMERCIAL UNIT
NORTH LOT AREA:	5,589 S.F. (8,000 S.F. MIN. REQ'D AT 2,000 S.F. PER RESIDENTIAL UNIT BASE CALC. 1,500 PER UNIT W/ REDUCTION)
LOT AREA PER UNIT:	1,500 S.F. REDUCED FROM 2,000 S.F. PER UNIT PER ACCESSIBILITY REDUCTION 5.5.03.1.5
NORTH LOT WIDTH:	57' (35' MIN. REQUIRED FOR MULTIFAMILY BUILDINGS WITH LESS THAN 7 UNITS PER 5.5.06 AS AMENDED)
NORTH LOT DEPTH:	1,985 S.F. = 35% GREENSPACE (30% REQUIRED PER TABLE 5.5.06.A)
SOUTH LOT UNITS:	3 (2 UNITS PLUS AN ADU)
SOUTH LOT AREA:	5,563 S.F. (8,000 S.F. REQUIRED FOR DUPLEX)
SOUTH LOT WIDTH:	48' (35' MIN. REQUIRED PER 5.5.06 AS AMENDED)
SOUTH LOT DEPTH:	30% PROVIDED (30% REQUIRED PER TABLE 5.5.06.A)
ACCESSORY STRUCT. ADU:	720 S.F. FOOTPRINT SHOWN, 832 S.F. MAX. GROSS FLOOR AREA ALLOWED PER TABLE 5.2.08.G.1
PARKING:	170 S.F. FOOTPRINT SHOWN, 40% OF 2,084 S.F. = 1,033 S.F. BUT AREA LIMITED TO 800 S.F. IF 60' OR MORE FROM FRONT LOT LINE. ACCESSORY STRUCTURE CAN BE 3' FROM SIDE AND REAR LINES, BUT LESS THAN 6' REQUIRES FIRE WALL 5.2.08.1.2
	6 SPACES PROVIDED, NO PARKING REQUIRED FOR APARTMENTS PER ARTICLE 10, SEC. 5.10.04.2 AS AMENDED.
	SALON WITH 4 STATIONS: 3 PARKING PER STATION REQ'D PER ZONING TABLE 5.10.04.C

*Administrative Departure: An Administrative Departure up to eight (8) required off-street parking spaces may be granted where the building footprint comprises twenty (20) percent or more of the lot, or the lot cannot otherwise accommodate the required parking by reason of shape, location, natural features or other physical constraint, even if the Departure results in a reduction greater than fifty (50) percent of the required parking.

1. Site Plan

SCALE: 1/8" = 1'-0"



2. ADU Second Floor Plan

SCALE: 1/8" = 1'-0"