



**SHEET INDEX:**

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| D1                   | CONCEPT DESIGN SITE PLAN | 06/24/22    |
| D2                   | CONCEPT DESIGN PLANS     | 06/24/22    |
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**PROJECT SUMMARY**

PLANNING SUMMARY

PROPOSED ZONING CODE: R-2 HIGH DENSITY MULTIPLE FAMILY  
 EXISTING ZONING CODE: B-2 GENERAL BUSINESS

SETBACKS  
 FRONT YARD: 30'  
 SIDE YARD: 5'  
 REAR YARD: 25' OR 1/2 THE HEIGHT, WHICHEVER IS GREATER

MAXIMUM HEIGHT: 4 STORIES  
 LOT AREA: 82,016 SF

| F.A.R. SITE AREA 82,016 SF (1.88 ACRES) |        |
|---|--------|
| Gross Area Excluding Garages            | F.A.R. |
| 133426 SF                               | 1.63   |

| GROSS BUILDING AREA BY FLOOR |           |
|------------------------------|-----------|
| Garage                       | 42461 SF  |
| 1st Floor                    | 31484 SF  |
| 2nd Floor                    | 31087 SF  |
| 3rd Floor                    | 31055 SF  |
| 4th Floor                    | 31148 SF  |
| Total                        | 167235 SF |

| GROSS BUILDING AREA BY USE |           |      |
|----------------------------|-----------|------|
| Amenity                    | 6837 SF   | 5%   |
| Circulation                | 14903 SF  | 12%  |
| Commercial                 | 5382 SF   | 4%   |
| Storage                    | 631 SF    | 1%   |
| Unit                       | 95694 SF  | 77%  |
| Utility                    | 1328 SF   | 1%   |
| TOTAL (w/o GARAGE)         | 124774 SF | 100% |

| TOTAL UNIT COUNT |     |
|------------------|-----|
| 1 BED            | 47  |
| 2 BED            | 14  |
| ALCOVE           | 67  |
| STUDIO           | 22  |
| Grand total:     | 150 |

| PARKING SCHEDULE |     |
|------------------|-----|
| GARAGE           | 120 |
| SURFACE LOT      | 30  |
| Grand total:     | 150 |

| BICYCLE COUNT SCHEDULE |    |
|------------------------|----|
| GARAGE                 | 88 |
| SURFACE LOT            | 20 |
| Grand total:           | 98 |

**Hopkins Apartments**  
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**DEVELOPER**  
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**SITE PLAN**  
1" = 20' 0"







2nd - 3rd Floor

1/16" = 1'-0"



4th Floor

1/16" = 1'-0"





NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



WEST PERSPECTIVE



EAST PERSPECTIVE





**NORTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**

1/8" = 1'-0"



**SOUTH ELEVATION - COURTYARD**

1/8" = 1'-0"

**MATERIAL PERCENTAGES - NORTH ELEVATION:**

BRICK: 13%  
 CAST STONE: 25%  
 METAL PANEL: 49%  
 FIBER CEMENT: 13%

**TOTAL SF: 100%**

**MATERIAL PERCENTAGES - EAST ELEVATION:**

BRICK: 36%  
 METAL PANEL: 12%  
 FIBER CEMENT: 50%  
 CAST STONE: 2%

**TOTAL SF: 100%**

**FIRST FLOOR GLAZING PERCENTAGES:**

NORTH ELEVATION: 49%  
 WEST ELEVATION: 30%  
 SOUTH ELEVATION: 21%  
 EAST ELEVATION: 30%  
 NORTH COURTYARD ELEVATION: 39%  
 SOUTH COURTYARD ELEVATION: 21%

**MATERIAL PERCENTAGES - WEST ELEVATION:**

BRICK: 0%  
 CAST STONE: 19%  
 METAL PANEL: 59%  
 FIBER CEMENT: 22%

**TOTAL SF: 100%**

**MATERIAL PERCENTAGES - NORTH COURTYARD ELEVATION:**

BRICK: 14%  
 METAL PANEL: 19%  
 FIBER CEMENT: 67%

**TOTAL SF: 100%**

**MATERIAL PERCENTAGES - SOUTH ELEVATION:**

BRICK: 4%  
 METAL PANEL: 78%  
 FIBER CEMENT: 10%  
 CAST STONE: 8%

**TOTAL SF: 100%**

**MATERIAL PERCENTAGES - SOUTH COURTYARD ELEVATION:**

BRICK: 6%  
 METAL PANEL: 45%  
 FIBER CEMENT: 48%  
 CAST STONE: 1%

**TOTAL SF: 100%**



**NORTH ELEVATION - COURTYARD**

1/8" = 1'-0"



SUMMER SOLSTICE @ 6AM  
1" = 30' 0"

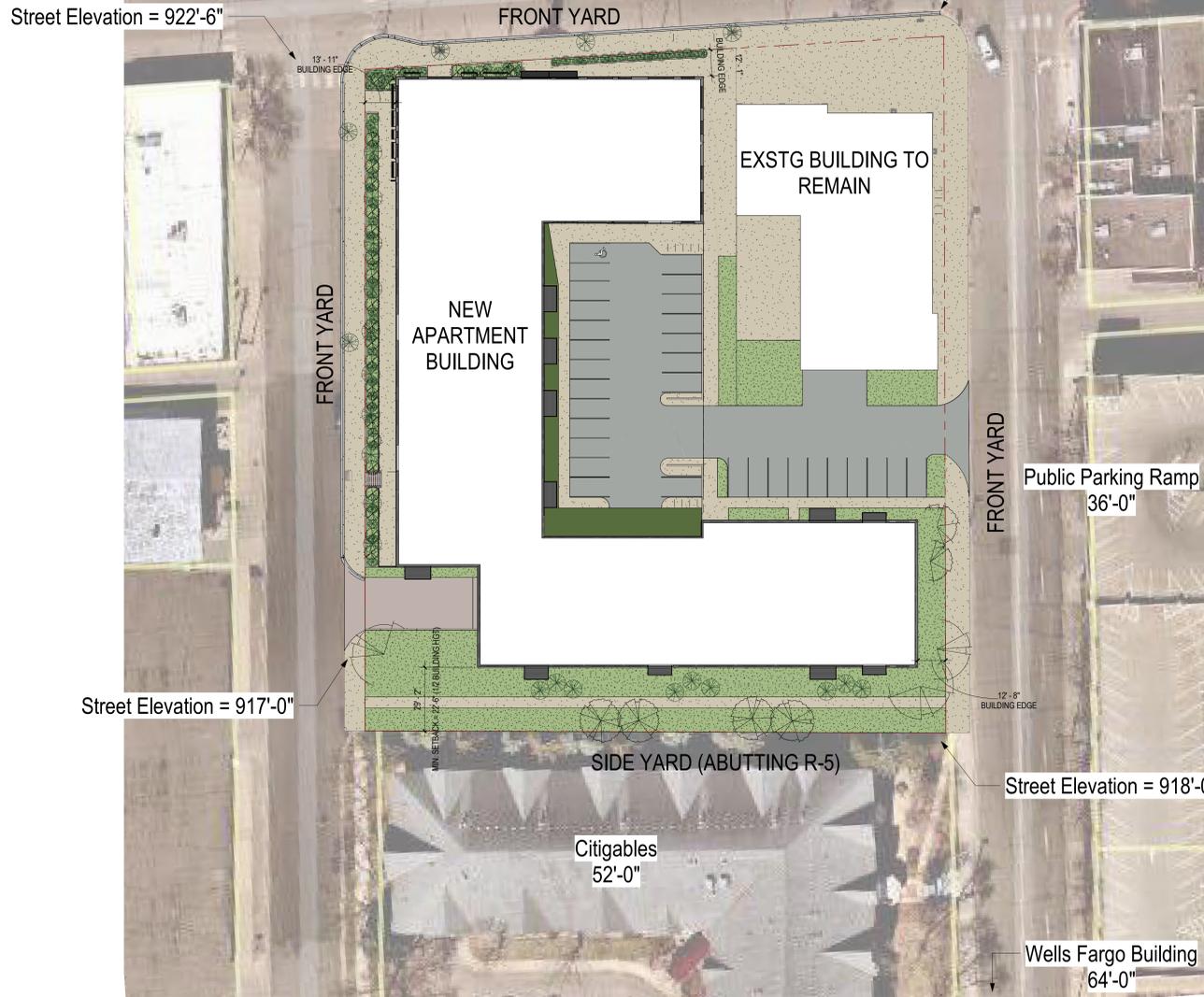


SUMMER SOLSTICE @ NOON  
1" = 30' 0"



SUMMER SOLSTICE @ 6PM  
1" = 30' 0"





First Floor - w/ Setbacks  
1" = 30'-0"



West Elevation - Building Height  
1/16" = 1'-0"

**SETBACK REQUIREMENTS FOR B-2:**

**FRONT YARD = 1'-0"**

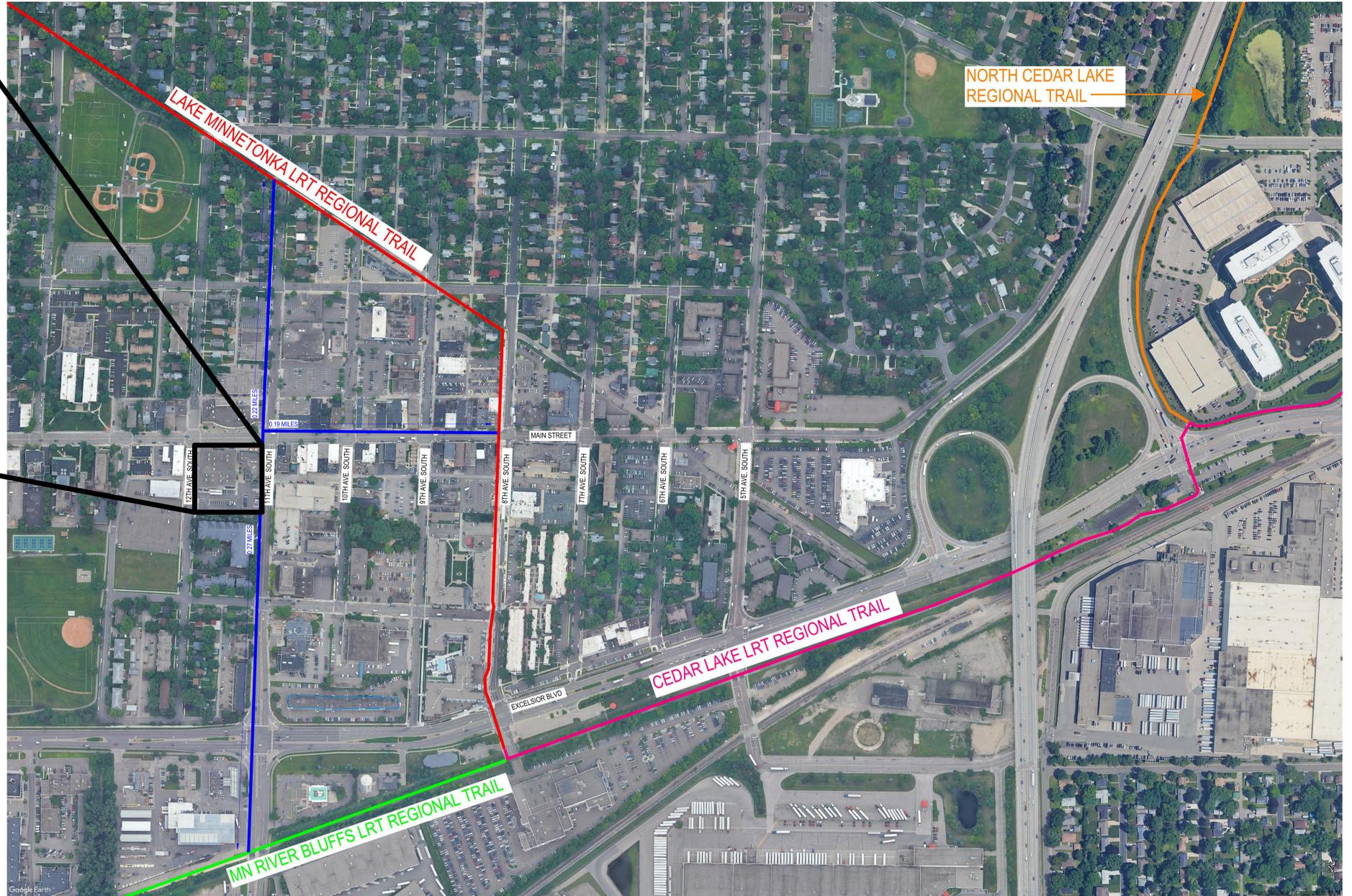
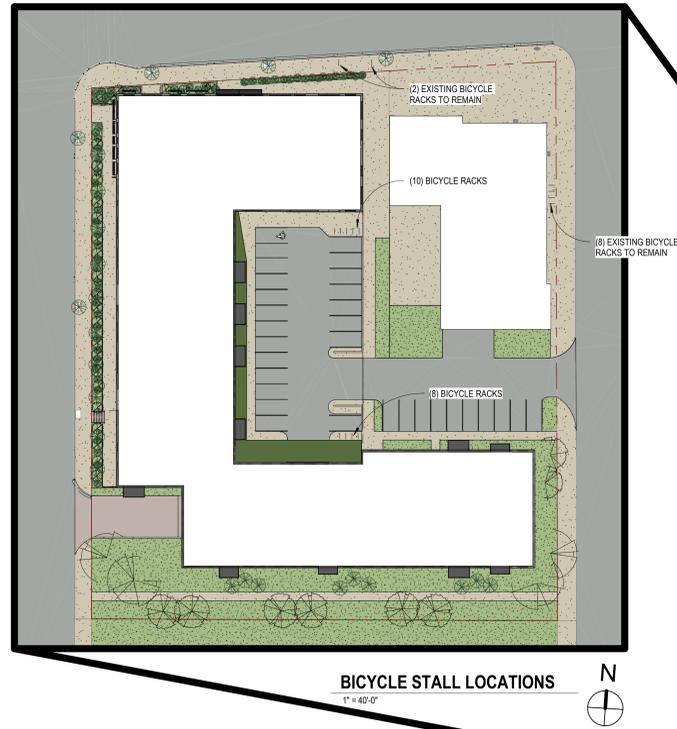
- IF ABUTTING A RESIDENTIAL DISTRICT - 1/2 REQUIREMENT OF THE ABUTTING R-DISTRICT
- ABUTTING R-5 DISTRICT FRONT YARD = 30'-0"

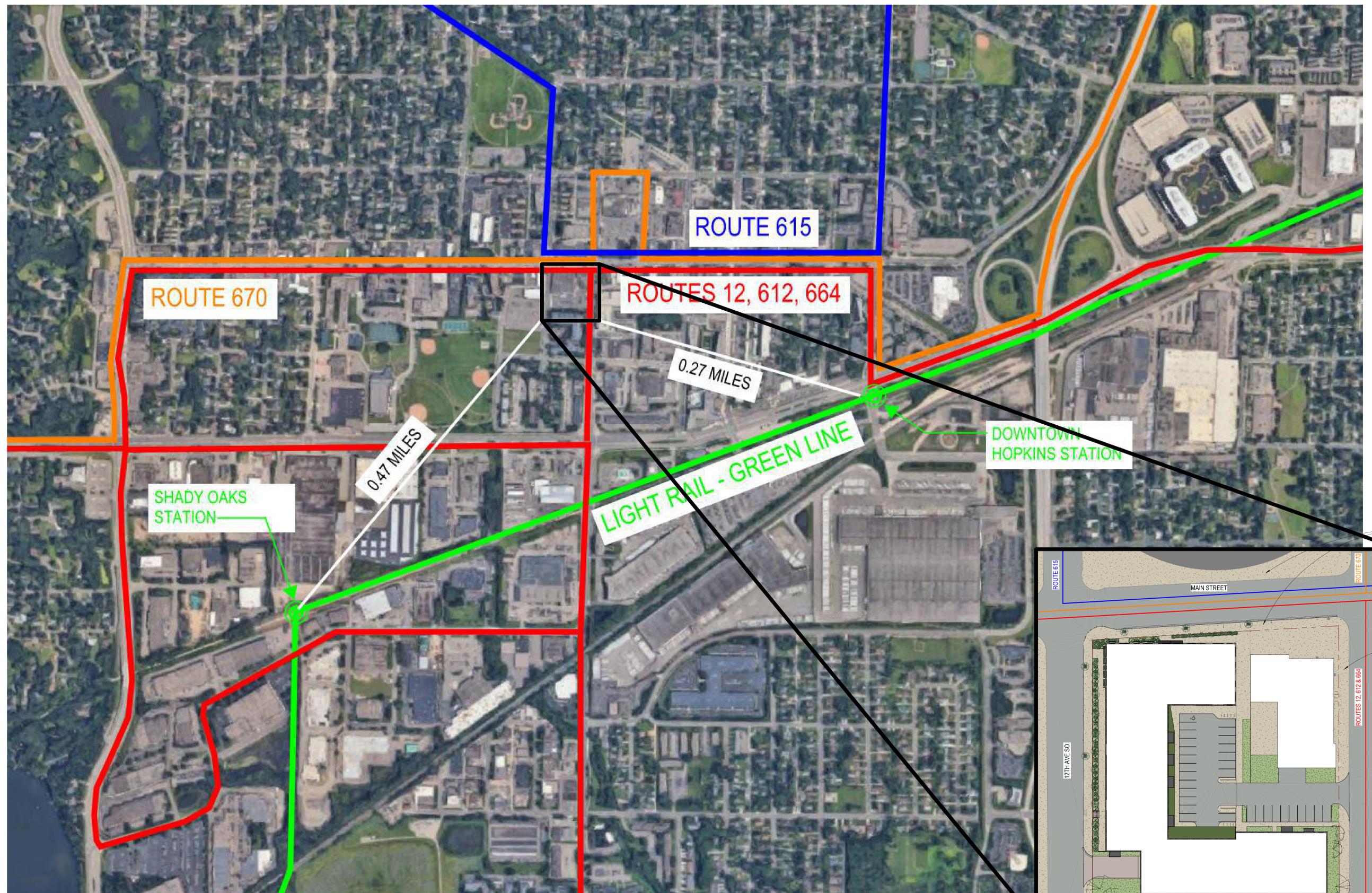
**SIDE YARD = 0'-0"**

- IF ABUTTING A RESIDENTIAL DISTRICT - SAME REQUIREMENT AS ABUTTING R-DISTRICT
- ABUTTING R-5 DISTRICT SIDE YARD = 15'-0" OR 1/2 HEIGHT OF BUILDING (WHICHEVER IS GREATER)

**REAR YARD = 25'-0"**

- IF ABUTTING A RESIDENTIAL DISTRICT - SAME REQUIREMENT AS ABUTTING R-DISTRICT
- ABUTTING R-6 DISTRICT REAR YARD = 25'-0" OR 1/2 HEIGHT OF BUILDING (WHICHEVER IS GREATER)





BUS STOP LOCATIONS  
1" = 40'-0"

