

**DEVELOPMENT SUMMARY:**  
PROJECT SITE AREA = 2.09 ACRES  
TOTAL REZONING AREA = 2.87 ACRES (INCLUDES CHURCH PROPERTY)  
133 RESIDENTIAL UNITS (46.34 UNITS PER ACRE)

**PARKING:**  
CHURCH = 100 SPACES  
RESIDENTIAL (133 x 1.3) = 173 SPACES  
SHARED (MOTORCYCLE) = 3 SPACES

**PARKING ALLOCATION:**

	CHURCH	RESIDENTIAL
GROUND LEVEL =	87	0
1ST LEVEL =	7	86
2ND LEVEL =	6	87
<b>SUBTOTAL =</b>	<b>100</b>	<b>173</b>

**STREET PARKING:**

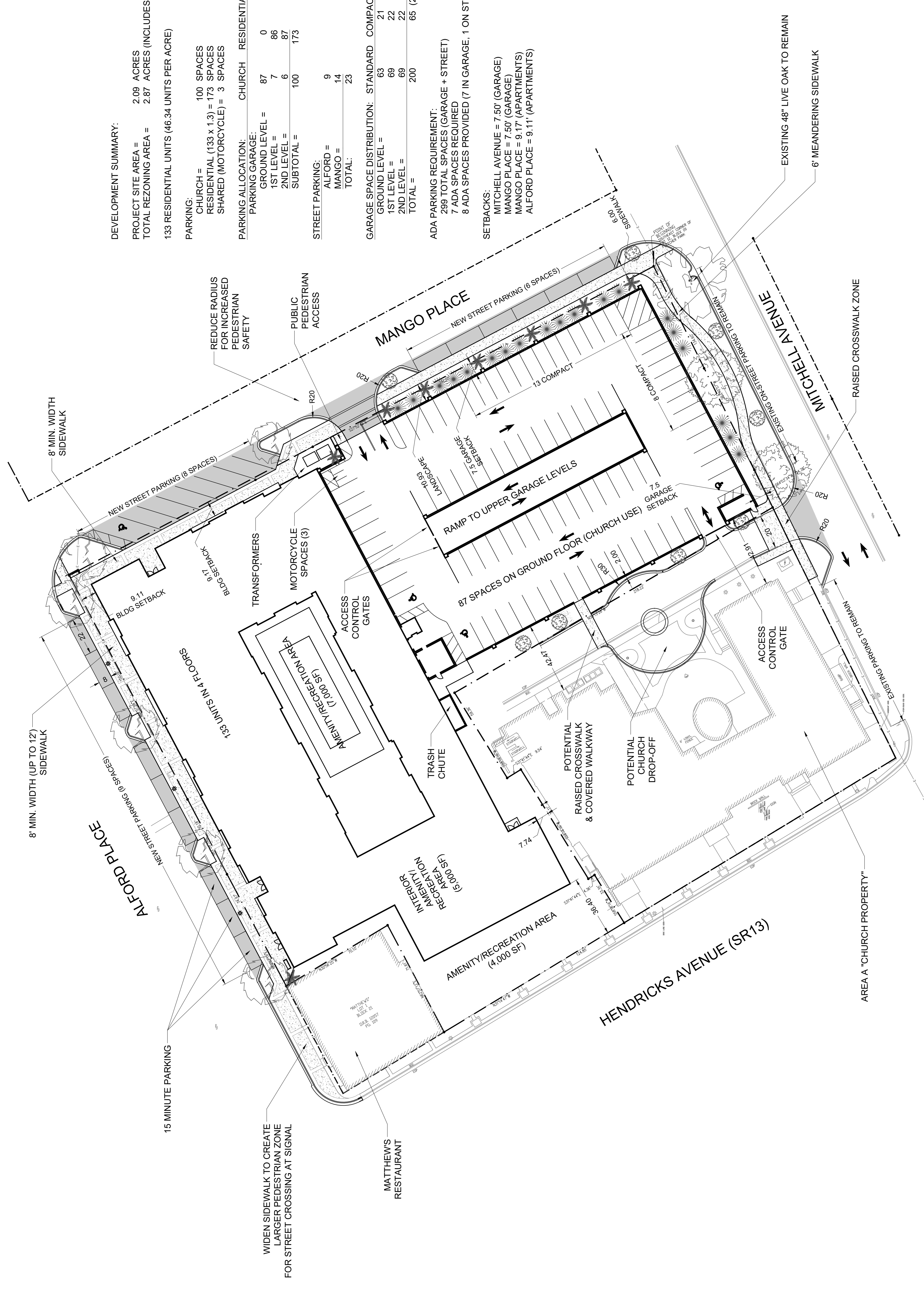
ALFORD =	9
MANGO =	14
<b>TOTAL:</b>	<b>23</b>

**GARAGE SPACE DISTRIBUTION:**

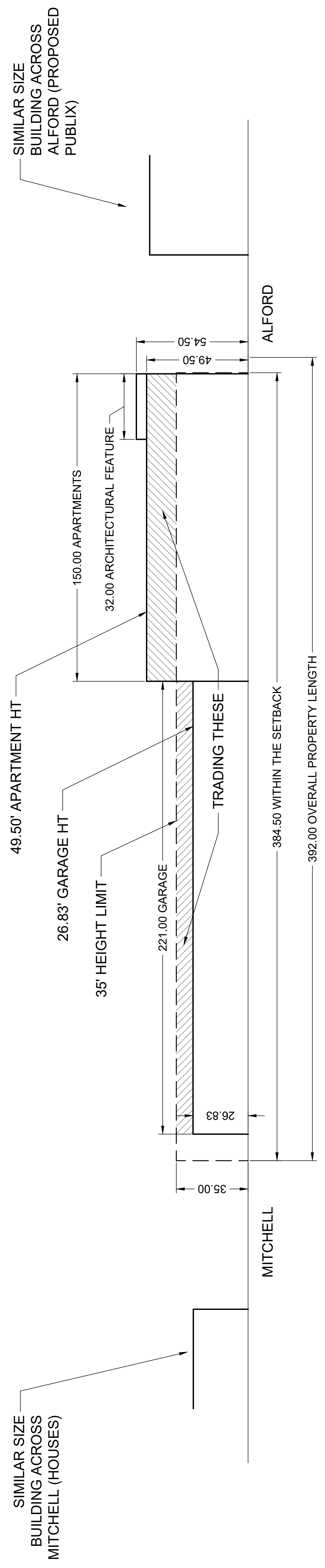
	STANDARD	COMPACT	ADA	MOTOR CYCLE	TOTAL
GROUND LEVEL =	63	21	3	3	90
1ST LEVEL =	69	22	2	0	93
2ND LEVEL =	69	22	2	0	93
<b>TOTAL =</b>	<b>200</b>	<b>65 (24%)</b>	<b>7</b>	<b>3 (1%)</b>	<b>276</b>

**ADA PARKING REQUIREMENT:**  
289 TOTAL SPACES (GARAGE + STREET)  
7 ADA SPACES REQUIRED  
8 ADA SPACES PROVIDED (7 IN GARAGE, 1 ON STREET)

**SETBACKS:**  
MITCHELL AVENUE = 7.50' (GARAGE)  
MANGO PLACE = 7.50' (GARAGE)  
MANGO PLACE = 9.17' (APARTMENTS)  
ALFORD PLACE = 9.11' (APARTMENTS)







HEIGHT WEIGHTED AVERAGE:

TOTAL LENGTH OF PERMISSIBLE BUILDING FROM ALFORD TO MITCHELL (LESS MINIMUM SETBACK) = 392.00 FT - 7.50 FT (ALFORD) - 0.00 FT (MITCHELL) = 384.50 FT  
 APARTMENT BUILDING HEIGHT (FROM ALFORD) = 49.50 FT OVER 150.00 FT  
 GARAGE BUILDING HEIGHT (FROM MITCHELL) = 26.83 FT OVER 221.00 FT  
 WEIGHTED AVERAGE HEIGHT = (49.50 FT x 150.00 FT + 26.83 FT x 221.00 FT) / 384.50 FT = 34.73 FT