

3. PROJECT NARRATIVE

Development Plan:

With this project, we intend to create a collection of houses that reinforce the strength of this corner while offering housing units that are unique to what is currently offered in the Salemtown/Germantown area.

Existing Conditions:

There is currently a small duplex at the corner that will be demolished after the first phase of building.

Purpose and Intent:

This Specific Plan District will allow us to provide housing density without creating a more solid wall of townhomes along the street edge. We feel that this will open the site to the rest of the block and give another option to prospective residents.

Applicability to the General Plan:

The General Plan shows this site as 'Mixed Housing' and we feel that this precisely fits the goals and objectives of the Plan. By orienting the houses to each street, we reinforce the intent of the Plan of by creating entrances from Hume Street as well as turning the corner and establishing front doors on 6th Avenue North.

Allowable Uses:

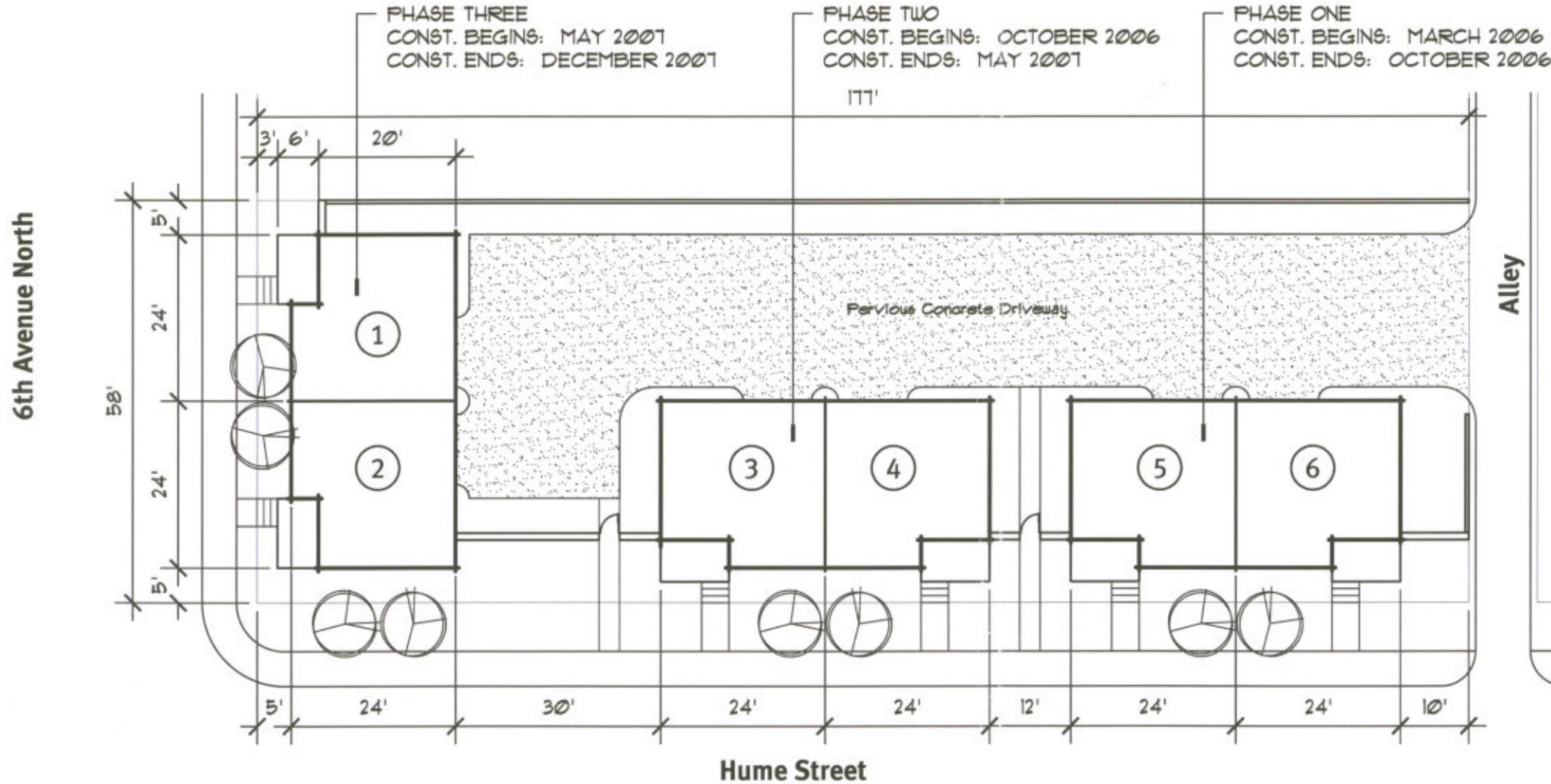
This site will be limited to residential uses only.

Height & Size of Proposed Buildings:

Each of the six units will be three stories tall with approximately 1200 square feet of conditioned space in each unit. At the ground floor, each unit will have a one-car garage entered from the shared driveway at the north side of the site.

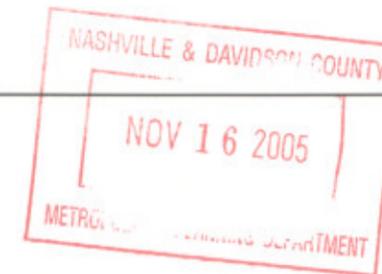
Development Standards:

The major exterior material will be cement fiber board siding in either clapboard or board & batten patterns. All masonry materials shall be either structural or veneered. No direct-applied masonry products shall be permitted. No vinyl siding or E.I.F.S. is allowed.



1 General Site Layout Plan

scale: 1 : 20



2 Vicinity Plan

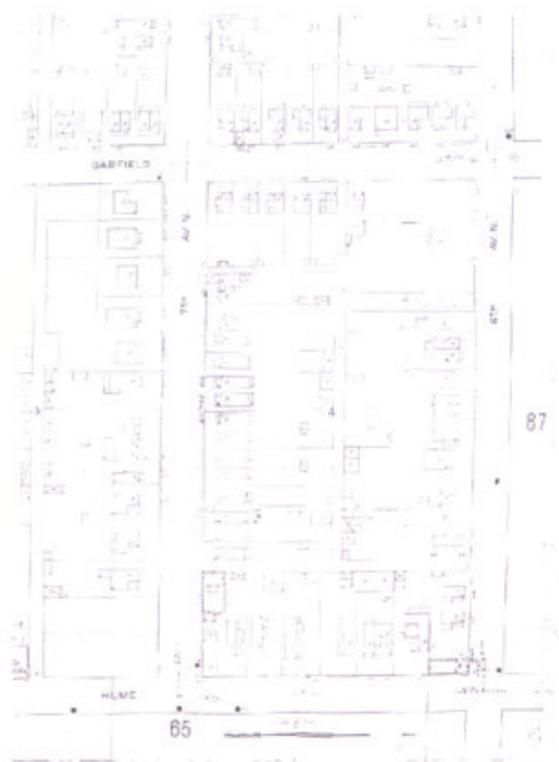
not to scale

3. Site Data Table:

	Existing (R-6 zoning):	Proposed (SP zoning):
Gross Site Area:	10,890 square feet ( 0.25 acres)	10,890 square feet ( 0.25 acres)
Proposed Housing Types:	Existing two-family residence	3 Two-Family Residences
Total Parking Required:	3 spaces	9 spaces
Total Parking Provided:	0 spaces on site	6 spaces on-site + 3 spaces on-street
Floor Area Ratio:	0.30	0.70
Impervious Surface Ratio:	0.15	0.58
Proposed Max. Bldg. Height:	3 stories	3 stories (see drawing 04.1 for additional detail)
Setbacks:	Front: Contextural (UZO) Side: 5' minimum Rear: 20' minimum	Front: 0' minimum (see attached Sanborn Map) Side: 3' minimum Rear: 5' minimum

4. Unit Data Table:

Each unit has the same floor plan. The data to the right is the same for each unit.	1st Floor Area:	209 square feet
	2nd Floor Area:	536 square feet
	3rd Floor Area:	522 square feet
	Total Area:	1,267 square feet
	Building Height:	35' above 1st floor level



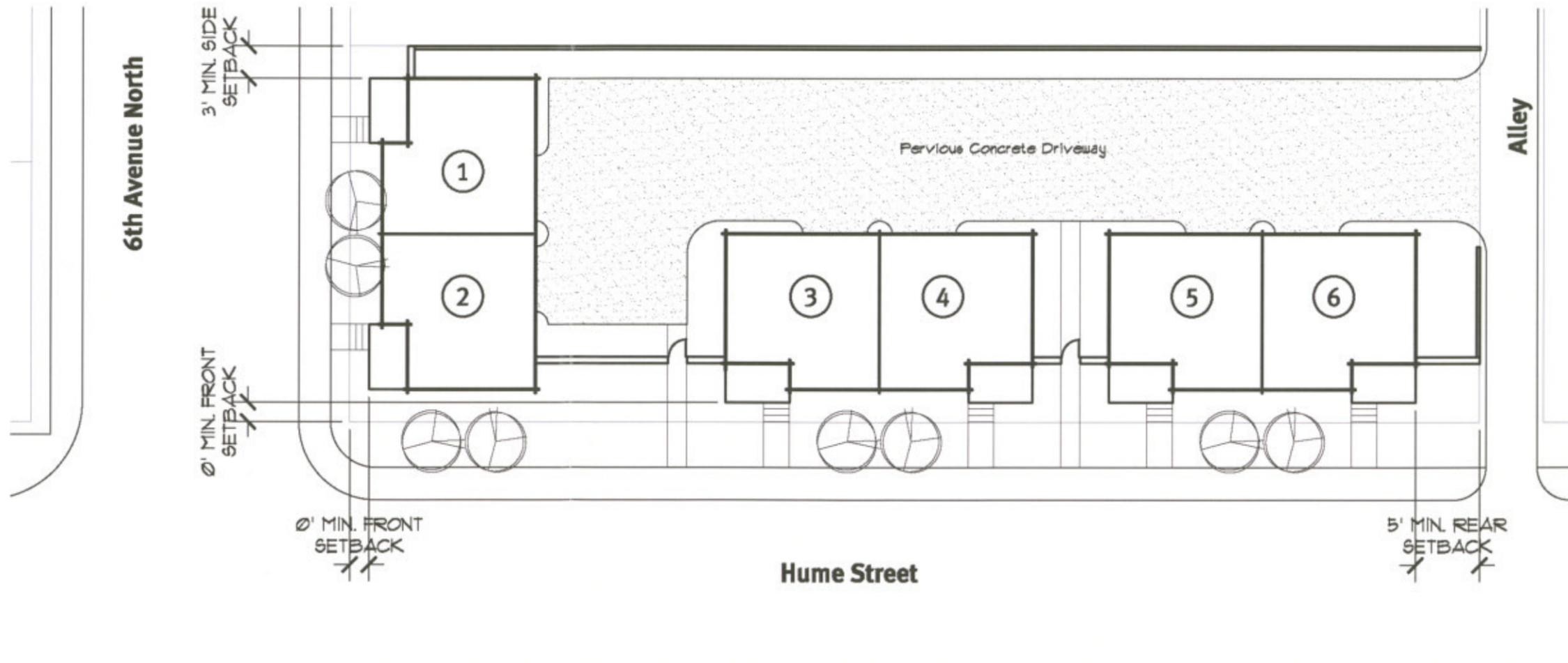
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1914 Sanborn Map

not to scale

A Multi-Family Development Proposal in Salem Town

@ the corner of 6th Avenue North & Hume Street



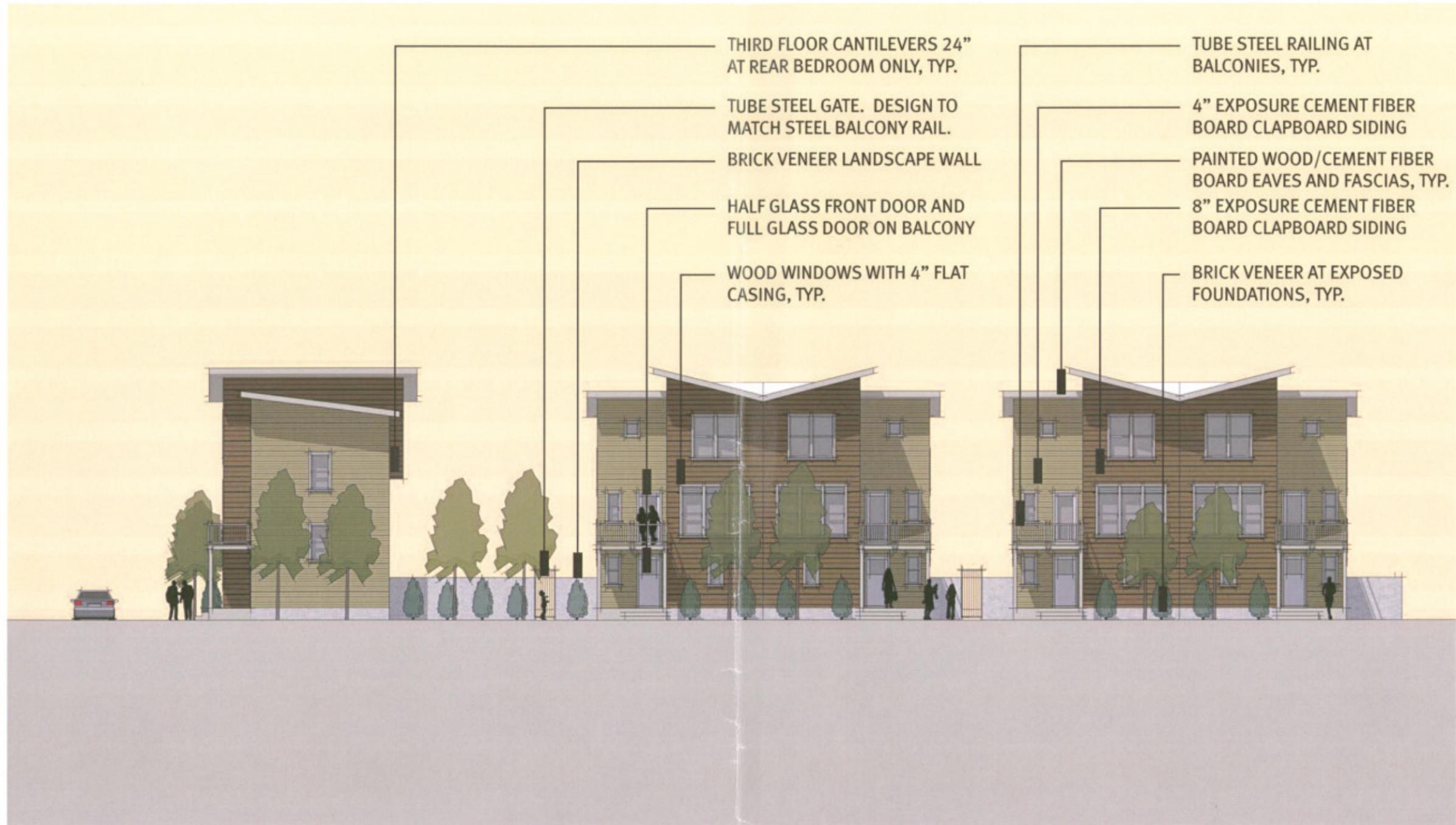
1 Site Setback Plan

scale: 1 : 20



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02



**Hume Street Elevation**

scale: 1/16" = 1'-0"



Looking at corner of Hume Street and 6th Avenue North

not to scale

**A Multi-Family Development Proposal in Salem Town**

@ the corner of 6th Avenue North & Hume Street

DA|AD

05

PRELIMINARY 2/9  
2005-10-20  
12/18/05  
15/18/05  
12/18/05