

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

- 1) *Building Height - 50 feet max*
 - a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
- 2) *Side facades must devote 15% of their faces to glazing*
- 3) *Building facade off-sets*
 - a) Must occur at 40 lineal foot intervals upon the facade
 - b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
- 4) *Each apartment unit at grade shall have a separate entrance.*
- 5) *Building entrances shall face the street which holds the building address*

from Section 3.2.2

Standards Common to all residential districts: Building Orientation

from Table 3.2-2

- 1) *Building Set-Backs*
 - a) Front = 15 feet minimum / 25 feet maximum
 - b) Side (corner) = 15 feet minimum / 25 feet maximum
 - c) Rear = 20 foot minimum

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

1) Building Height - 50 feet max

- a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
Building has a 6/12 pitched roof. The eaves are located +/- 29'-4" above grade; peak is approx 47' above grade.
- portion of roof over 40' above grade are set back +/-21' from the face of the building.

2) Side facades must devote 15% of their faces to glazing

Building complies on all side facades

3) Building facade off-sets

- a) Must occur at 40 lineal foot intervals upon the facade
- b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
Building complies on all sides

4) Each apartment unit at grade shall have a separate entrance.

All first floor units at grade have an exterior door with an adjacent patio. The patios are connected to each other and the public trail.

5) Building entrances shall face the street which holds the building address

from Section 3.2.2

Standards Common to all residential districts: Building Orientation

from Table 3.2-2

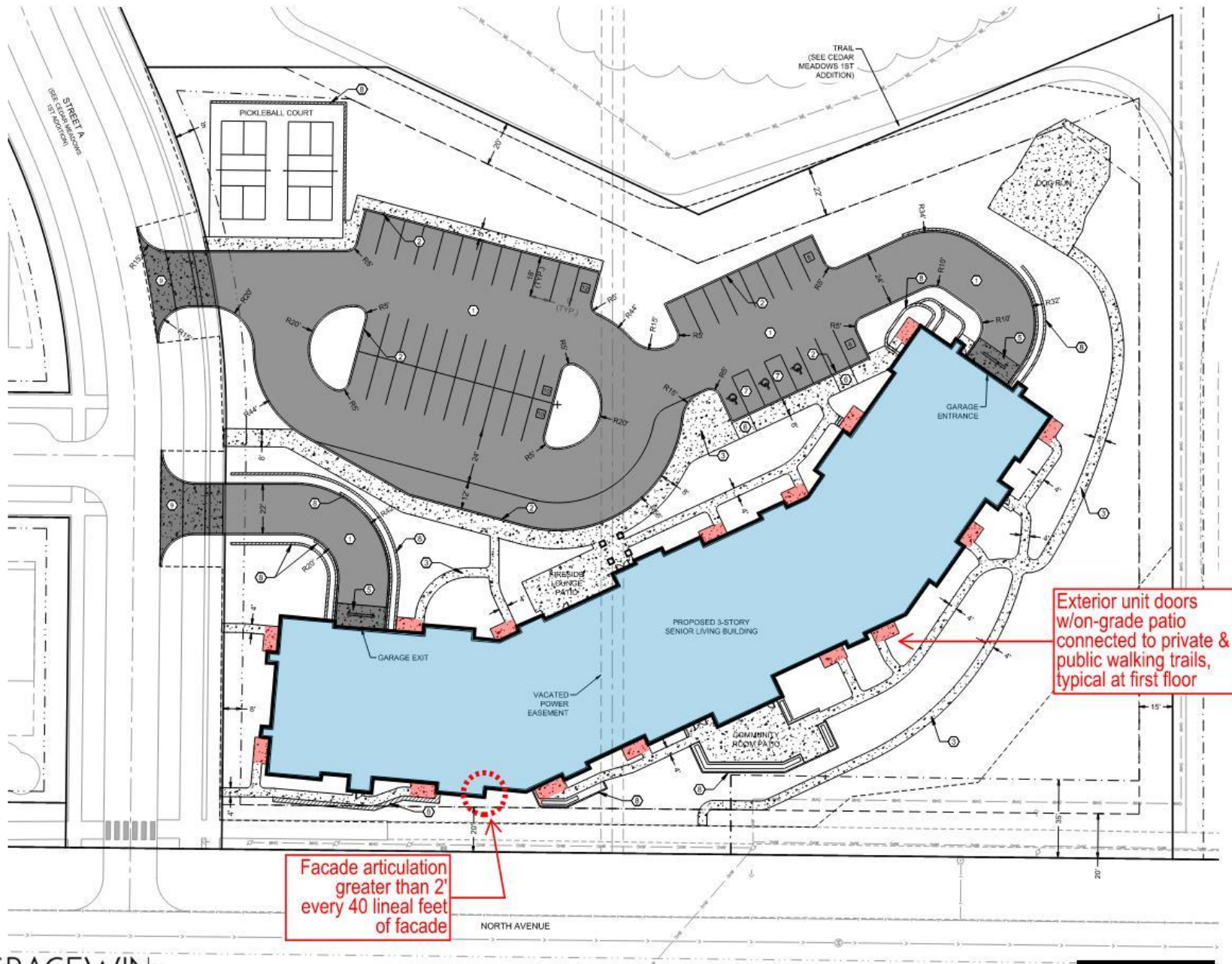
1) Building Set-Backs

- a) Front = 15 feet minimum / 25 feet maximum
- b) Side (corner) = 15 feet minimum / 25 feet maximum
- c) Rear = 20 foot minimum



Total Facade Area: $2,147 \text{ SF} \times 15\% = 323 \text{ sf}$ required glazing
 Glazing Area of Facade = 397 sf provided (+/-18%)

4 EXTERIOR ELEVATION - 4
 1/8" = 1'-0"



Exterior unit doors
w/on-grade patio
connected to private &
public walking trails,
typical at first floor

Facade articulation
greater than 2'
every 40 lineal feet
of facade

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

- 1) *Building Height - 50 feet max*
 - a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
- 2) Side facades must devote 15% of their faces to glazing
- 3) *Building facade off-sets*
 - a) Must occur at 40 lineal foot intervals upon the facade
 - b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
- 4) *Each apartment unit at grade shall have a separate entrance.*
- 5) **Building entrances shall face the street which holds the building address**
Add new building entrance to west facade.

from Section 3.2.2

Standards Common to all residential districts: Building Orientation (Section 3.2.2)

- "... **residential development shall be located parallel to the associated street** or be consistent with existing development patterns rather than being sited at unconventional angles, unless irregular lot layouts require alternative orientations."
- **Move building tighter to southwest property corner and rotate to align with intersection**

from Table 3.2-2

- 1) **Building Set-Backs**
 - a) **Front = 15 feet minimum / 25 feet maximum**
 - b) **Side (corner) = 15 feet minimum / 25 feet maximum**
 - c) **Rear = 20 foot minimum**

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

- 1) *Building Height - 50 feet max*
 - a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
- 2) *Side facades must devote 15% of their faces to glazing*
- 3) *Building facade off-sets*
 - a) Must occur at 40 lineal foot intervals upon the facade
 - b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
- 4) *Each apartment unit at grade shall have a separate entrance.*
- 5) *Building entrances shall face the street which holds the building address*

from Section 3.2.2

Standards Common to all residential districts: Building Orientation (Section 3.2.2)

from Table 3.2-2

1) Building Set-Backs

- a) **Front = 15 feet minimum / 25 feet maximum**
- b) **Side (corner) = 15 feet minimum / 25 feet maximum**
- c) **Rear = 20 foot minimum**

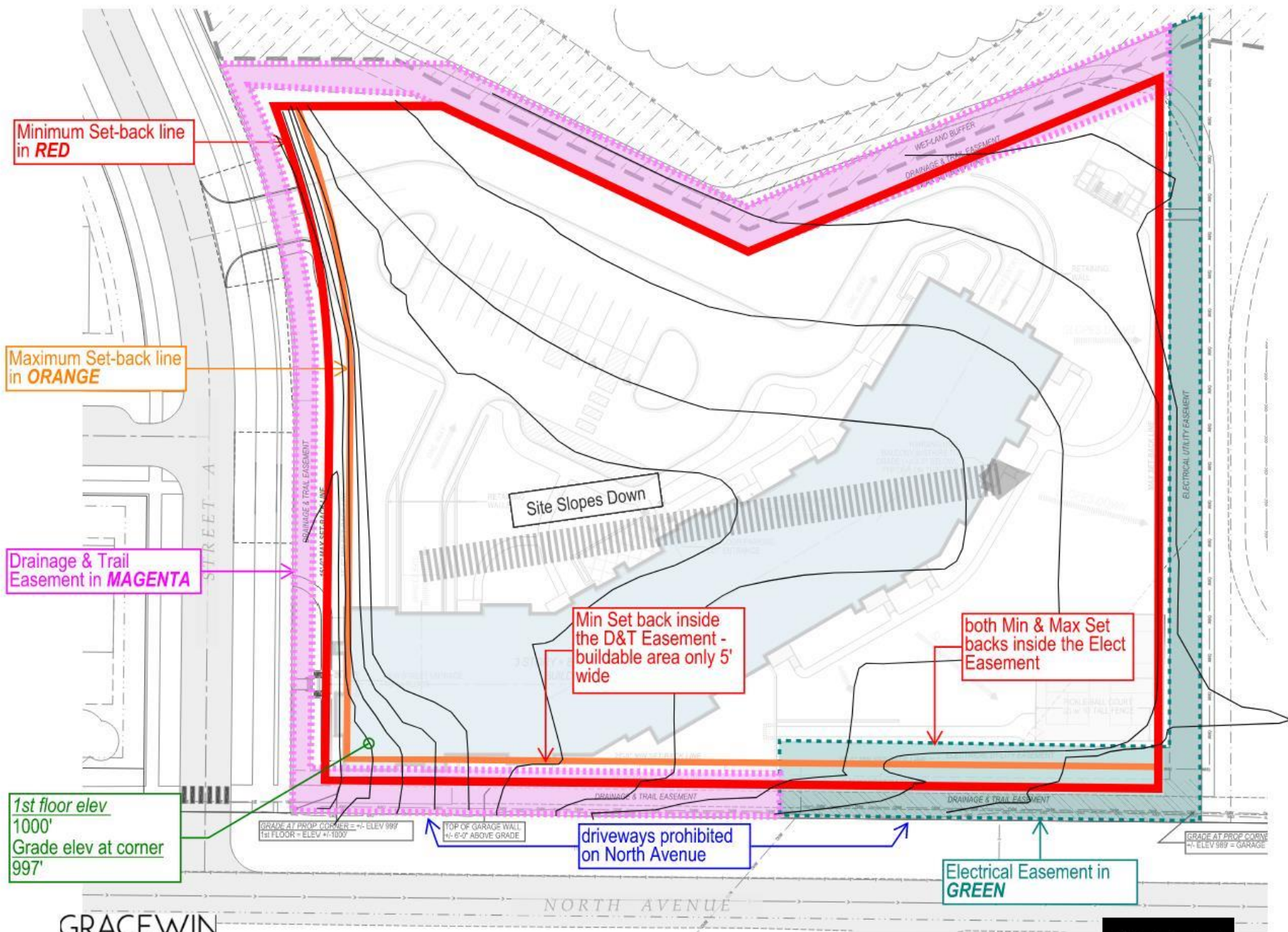
Easements unique to this site:

- *Drainage & Trail at: West Property Line (Building Front) = 8' wide / South Property Line (Side-Corner) = 20' wide*
- *Underground Electrical at: South Property Line (Side-Corner) = 35' wide at East 200' of lot / East Property Line (Rear) = 8' wide*

Vehicle Entrances Prohibited from North Avenue

Sloping Site & Proximity to Storm-Ponds

- *Site slopes down +/- 10 from west to east*
- *Lowest building floor elevation (garage level) must be 2' above the lowest storm pond elevation (to east of site)*
- *First floor of building is 3' above grade at southwest property corner*



GRACEWIN
COOPERATIVE
NORTHFIELD

First Revised Site Plan



