

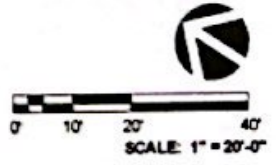
REQUIRED PARKING:
3 SPACES MIN.
+1 GUEST SPACE

INCL 30% REDUCTION
FOR NEARBY TRANSIT
STOP

4 spaces total

SITE PLAN - DUPLEX OPTION 3 (SPECIAL USE CURRENT RN-2 ZONING)

FORD PLACE TOWNHOUSES | Apr. 29 2024



DISTILL

Arg Block face

Ford Place	1007	9'	1023	23.8
	1011	9'	1027	18.2
	1015	17'		
	1019	10.3	12.893	

Impervious surface
1520 SF house
800 SF parking
10113 SF Lot

23%

Parking to be side of Duplex
Driveway / Parking to be concrete
Driveway width to be 18'
Curb Cut to be 22'





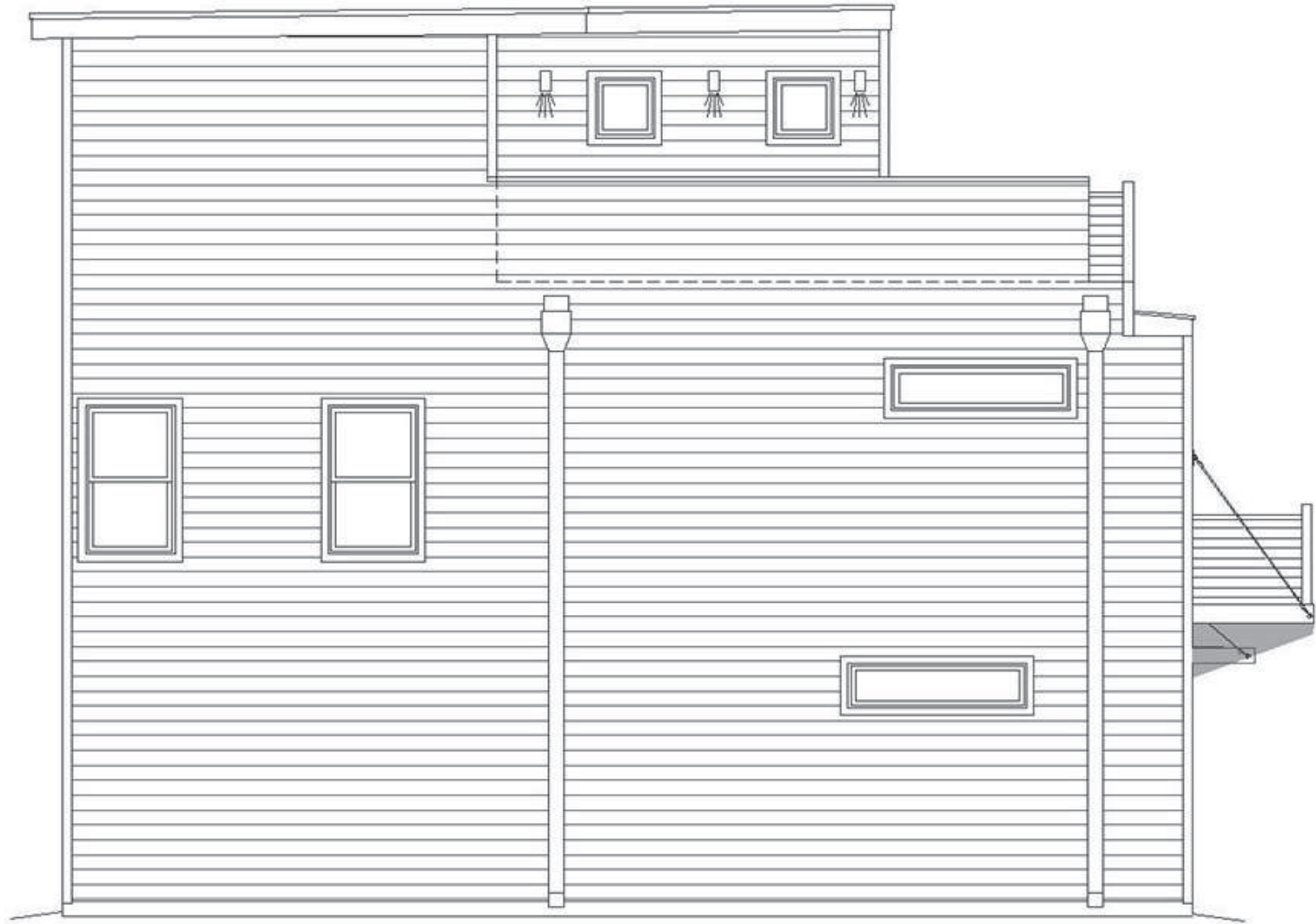
Rear elevation 29.5'

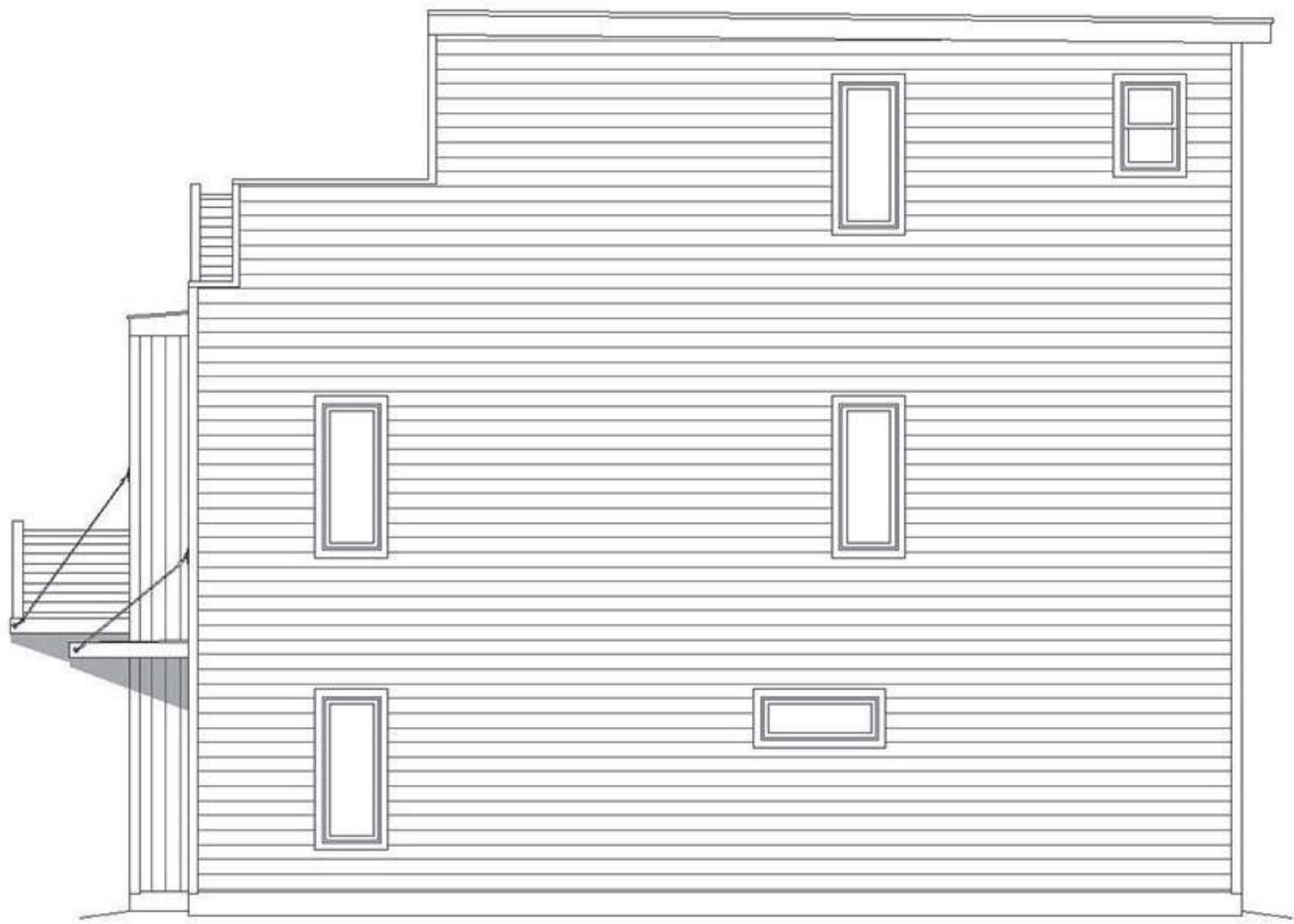
Front elevation 20'8"

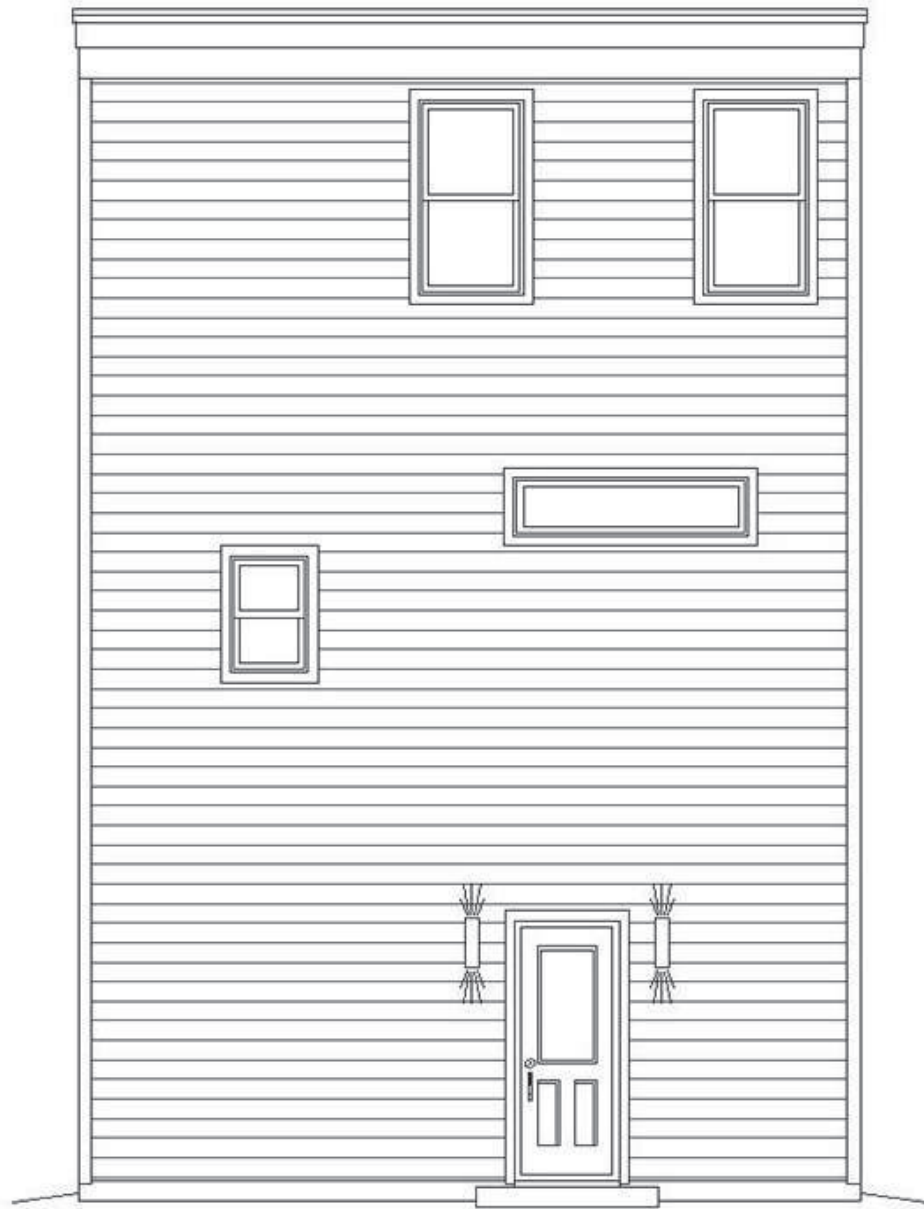
Transparency 19.62%
Frontage 1180sf (590 per unit)
231 sf trans. (115.75 per unit)

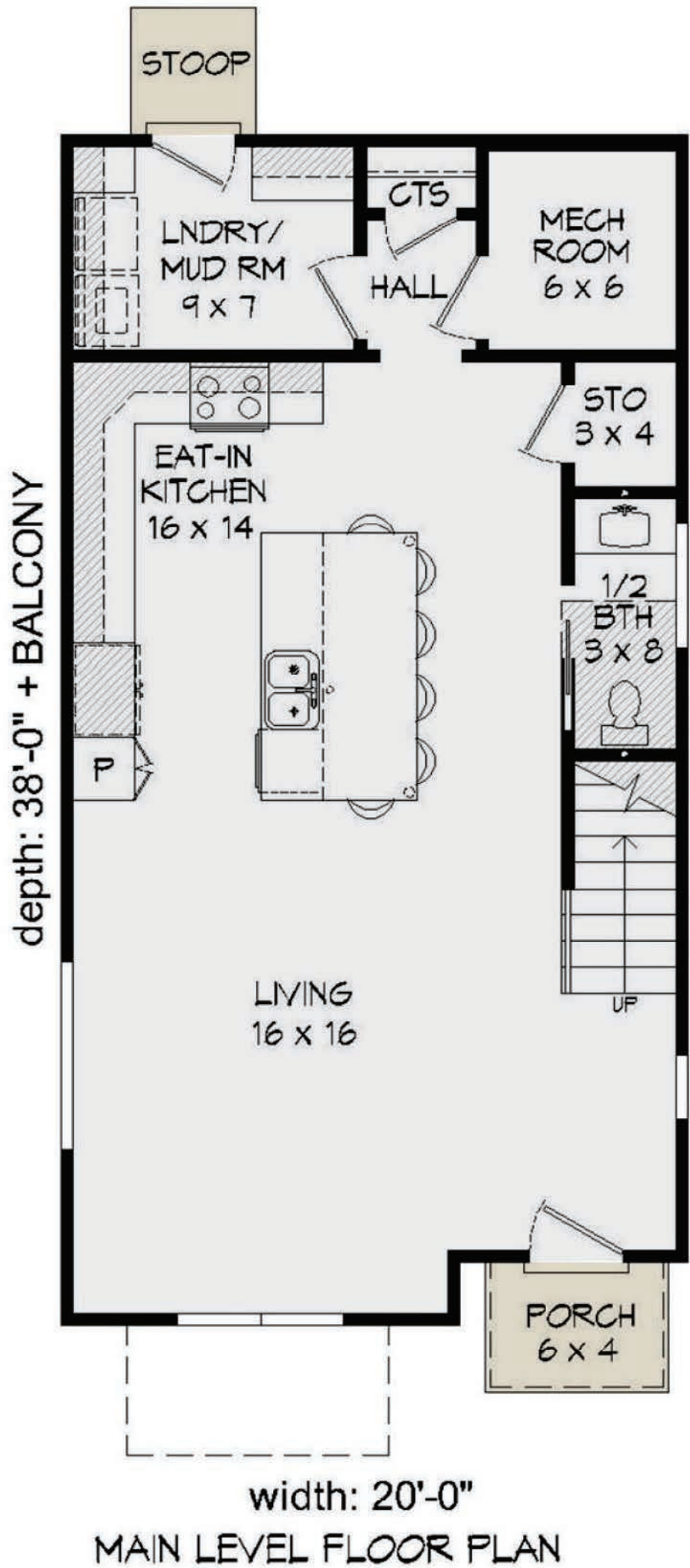
Per unit
6x6 8/0 PD
6x5' DBL Hung
3'x3'
3x5'x2
30"x30"

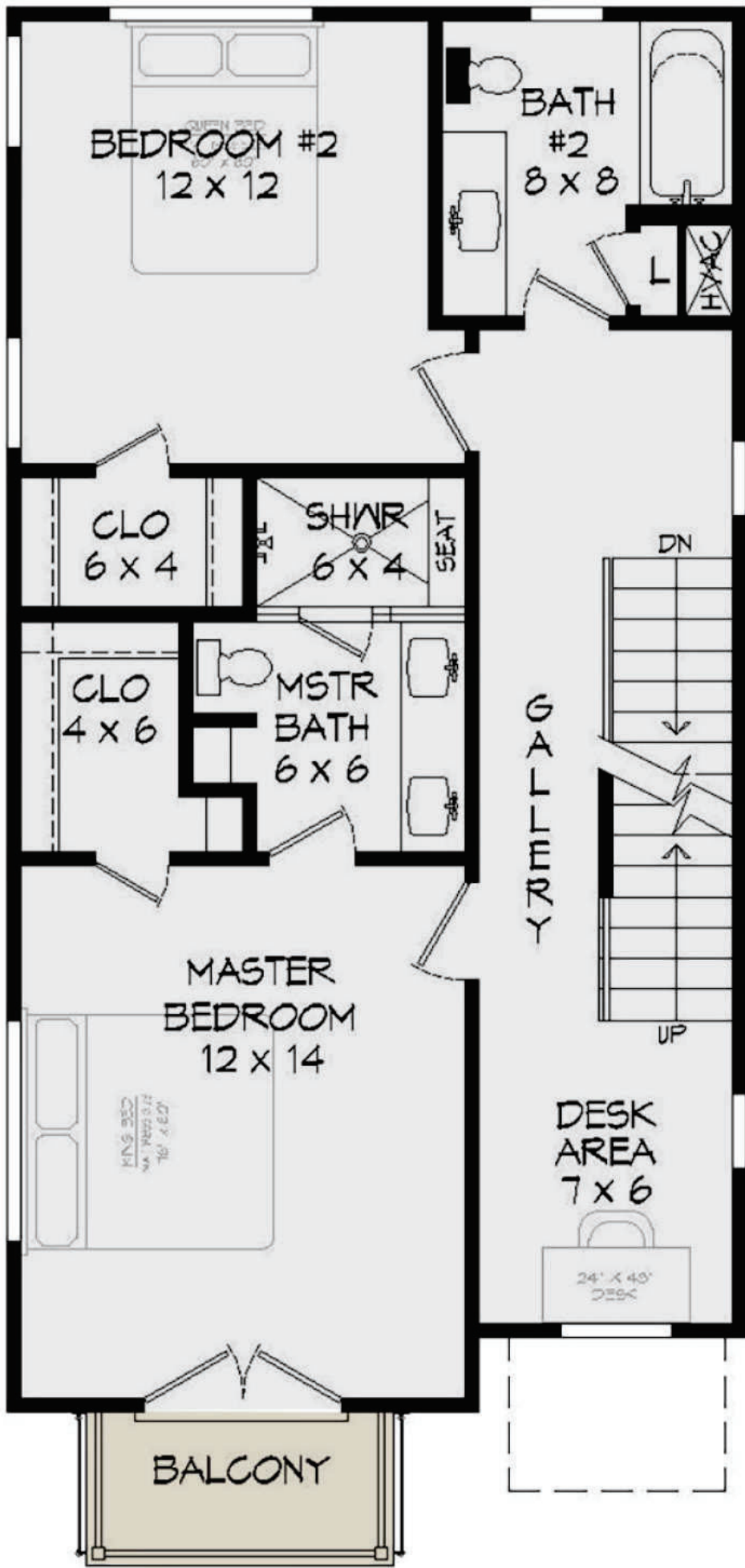
Please note per review staff that this elevation is 1 of 2 units. 2nd unit to be mirrored



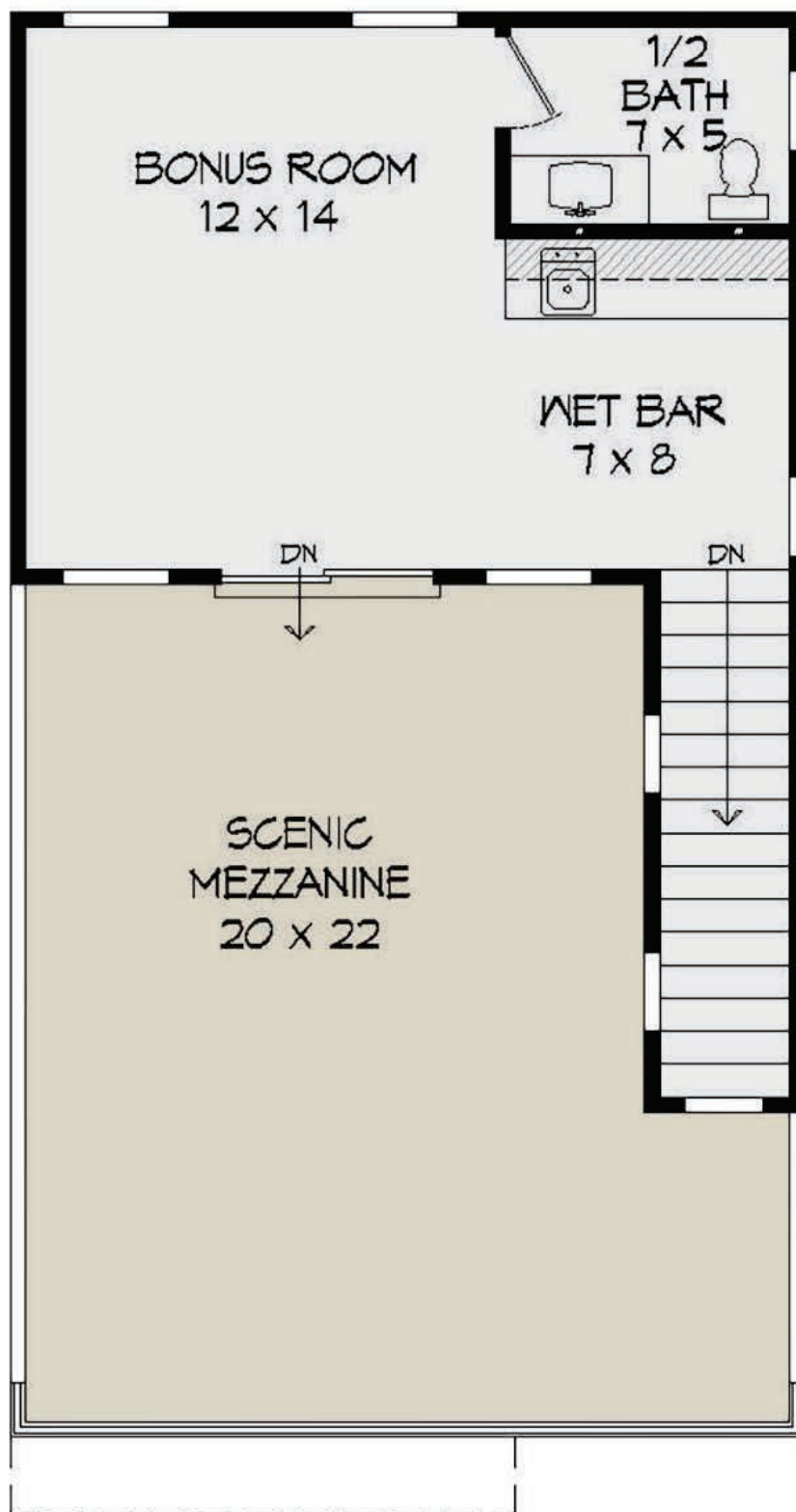








SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



1011 Ford Place - Existing Duplex



1010 Phillips Ave - Foggy Bottom Flats



1400 Island Home Ave - Tailwater South



900 Phillips Ave - Sohouse Condos