

DESIGNED BY: BF
 DRAWN BY: LE
 CHECKED BY: SG

BRETTON WOODS
FINAL PLANNED DEVELOPMENT

SCALE: 1" = 100'

DAVIS CALIFORNIA

Project Planning • Civil Engineering • Landscape Architecture

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NO.	DATE	REVISIONS	BY	APPD.	SHEET
					1
					OF
					2
DATE: 09/03/2020					PROJECT NO: 1594.01.11

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DEVELOPMENT STANDARDS TABLE

TYPICAL FLOOR PLANS	G-PLAN (INTERIOR)	G-PLAN (CORNER)	B-PLAN (INTERIOR)	B-PLAN (CORNER)	CUSTOM	C-PLAN (INTERIOR)	C-PLAN (CORNER)	SENIOR AFFORDABLE	SPECIALIZED SENIOR CARE
1ST STORY PRIMARY HABITABLE SPACE (±SF, MAX)	1,875	1,875	1,350	1,350	2,500	1,200	1,200	-	-
GARAGE (±SF, MAX)	450	450	450	450	400	300	300	-	-
CAREGIVER SPACE (±SF, MAX) ***	600	600	600	600	600	-	-	-	-
TOTAL UNIT AREA (±SF, MAX)	2,925	2,925	2,400	2,400	3,500	1,500	1,500	-	-
OPEN SPACE (±SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25%	25%
LOT AREA (±SF, MIN)	4,250	4,700	3,600	3,600	4,900	2,600	2,600	-	-
LOT COVERAGE (% MAX)	55%	55%	50%	50%	60%	60%	60%	N/A	N/A
FLOOR AREA RATIO (MAX)	0.7	0.7	0.67	0.67	0.75	0.60	0.60	1.4	SEE NOTE 8
BUILDING SETBACKS (FT, MIN)									
FRONT	4'	4'	16'	16'	10' (20)**	16' (18)**	16' (18)**	25' (SPIRIT ST)	25' (SPIRIT ST)
REAR	4'	4'	10'	10'	13'	5'	5'	25' (AG BUFFER)	25' (RISLING ST)
LEFT SIDE	5'	10'	5'	9'	5'	5'	10'	30' (COVELL)	3-STORY 60'; 4-STORY 75' (NORTH PL)
RIGHT SIDE	5'	5'	5'	5'	5'	0**	0**	3-STORY 60'; 4-STORY 75' (NORTH PL)	30' (COVELL)
BUILDING HEIGHT (FT, MAX)	30'	30'	25'	25'	30'	25'	25'	50'	50'
PARKING (GARAGE+RESERVED)	2	2	2	2	2	1	1	-	-

*(GARAGE SETBACK)
 ** REFER TO NOTE 7 BELOW
 *** REFER TO NOTE 2 BELOW

NOTES:

- 2ND STORY MINIMUM SETBACK DIMENSIONS ARE THE SAME AS 1ST STORY, EXCEPT WHERE NOTED IN PARENTHESIS.
- A CAREGIVER SUITE, VISITOR SPACE OR PERSONAL OFFICE IS PERMITTED FOR THE GREENWAY HOMES AND THE CUSTOM HOMES BUT SHALL BE LIMITED TO THE GENERAL AREA OVER THE GARAGE AS A LIMITED EXCEPTION TO THE SINGLE STORY REQUIREMENT. A STAND-ALONE CAREGIVER / ACCESSORY DWELLING UNIT IS PERMITTED FOR THE BUNGALOWS.
- "LOT COVERAGE" IS DEFINED AS GROUND FLOOR BUILDING AREA, INCLUDING GARAGE AND PORCH, DIVIDED BY THE LOT SIZE.
- "FLOOR AREA RATIO" IS DEFINED AS THE SQUARE FOOTAGE OF THE BUILDING, DIVIDED BY THE LOT SIZE.
- "OPEN SPACE" FOR ALL PLANS IS DEFINED AS THE LOT AREA THAT HAS A MINIMUM DIMENSION OF 12'X12', NOT INCLUDING UNFENCED FRONT YARD OR ANY DRIVEWAY/PARKING AREA.
- "TOTAL UNIT AREA" IS DEFINED AS THE SUM OF THE HABITABLE AREA AND THE GARAGE.
- ZERO LOT LINE IS ON COMMON WALL FOR DUPLEX UNITS.
- SEE DESIGN GUIDELINES - SECTION 7.2 FOR ADDITIONAL INFORMATION ON FLOOR AREA RATIO.

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<p>CECWEST.COM</p> <p style="font-size: small;">Project Planning = Civil Engineering = Landscape Architecture Sacramento Office 2120 20th Street, Suite Three Davis, CA 95618 (916) 455-2026</p> <p style="font-size: small;">Davis Office 2840 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026</p>	<p>DESIGNED BY: <u>BF</u> DRAWN BY: <u>JR</u> CHECKED BY: <u>BF</u> SCALE: <u>N/A</u></p>			
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