

DEVELOPMENT STANDARDS TABLE

HABITIABLE SPRACE (45F, MAX) 1875	TYPICAL FLOOR PLANS	G-PLAN (INTERIOR)	G-PLAN (CORNER)	B-PLAN B-PLAN (INTERIOR) (CORNER)	B-PLAN (CORNER)	CUSTOM	C-PLAN (INTERIOR)	C-PLAN (CORNER)	SENIOR AFFORDABLE	SPECIALIZED SENIOR CARE
GE (±SF, MAX) 450 450 450 450 450 450 450 450 450 450	1ST STORY PRIMARY HABITABLE SPACE (±SF, MAX)	1,875	1,875	1,350	1,350	**	1,200	1,200		1
GIVER E (±SF, MAX) 600 600 600 600 600 600 600 LUNIT AREA (±SF, MAX) 2,925 2,925 2,400 2,400 **** 1,500 1,500 SPACE (±SF) N/A N/A </td <td>GARAGE (±SF, MAX)</td> <td>450</td> <td>450</td> <td>450</td> <td>450</td> <td>***</td> <td>300</td> <td>300</td> <td>1</td> <td>•</td>	GARAGE (±SF, MAX)	450	450	450	450	***	300	300	1	•
LUNIT AREA (±SF, MAX) 2,925 2,925 2,400 2,400 **** 1,500 1,500 1,500	CAREGIVER SPACE (±SF, MAX) ***	600	600	600	600	600	1	•	1	• 7
SPACE (±SF) N/A N/A <th< td=""><td>TOTAL UNIT AREA (±SF, MAX)</td><td>2,925</td><td>2,925</td><td>2,400</td><td>2,400</td><td>* * * * * *</td><td>1,500</td><td>1,500</td><td></td><td></td></th<>	TOTAL UNIT AREA (±SF, MAX)	2,925	2,925	2,400	2,400	* * * * * *	1,500	1,500		
REA (±SF, MIN) 4,250 4,700 3,600 3,600 4,900 2,600 2,600 2,600	OPEN SPACE (±SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25%	25%
OVERAGE X) 55% 55% 50% 50% 60% 60% 60% N/A R AREA RATIO 0.7 0.7 0.67 0.67 0.67 0.75 0.60 0.60 0.60 1.4 INING SETBACKS INING SETBACKS INING HEIGHT 4' 4' 16' 16' 10' (20)* 16' (18)* 16' (18)* 25' (SPIRIT ST) AR 4' 4' 10' 10' 13' 5' 5' 5' 25' (AG BUFFER) 9HT SIDE 5' 5' 5' 5' 5' 5' 0'** 0'** 3-STORY 60': 4-STORY 75' (NORTH PL) 1NG HEIGHT 30' 25' 25' 30' 25' 25' 50' 1NG HEIGHT 30' 25' 25' 30' 25' 25' 50' 1NG HEIGHT 30' 25' 25' 30' 25' 25' 50' 1NG HEIGHT 2 2 2 2 1 1 1 1	LOT AREA (±SF, MIN)	4,250	4,700	3,600	3,600	4,900	2,600	2,600		
R AREA RATIO 0.7 0.7 0.67 0.67 0.67 0.75 0.60 0.60 1.4 INING SETBACKS INING SETBACKS INING HEIGHT 4' 4' 16' 16' 10' (20)* 16' (18')* 16' (18')* 25' (SPIRIT ST) AR 4' 4' 10' 10' 13' 5' 5' 5' 5' 25' (AG BUFFER) 3HT SIDE 5' 5' 5' 5' 5' 5' 10' 30' (COVELL) 1NING HEIGHT 30' 25' 25' 25' 30' 25' 25' 5' 1NG EFFESERVED) 2 2 2 2 1 1 1 1	LOT COVERAGE (% MAX)	55%	55%	50%	50%	60%	60%	60%	N/A	N/A
SETBACKS 4' 4' 4' 10' 10' 10' 13' 5' 5' 10' 5' 5' 5' 5' 5' 5' 10' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5'	FLOOR AREA RATIO (MAX)	0.7	0.7	0.67	0.67	0.75	0.60	0.60	1.4	SEE NOTE 8
T 4' 4' 4' 16' 16' 10' (20)* 16' (18')* 16' (18')* 25' (SPIRIT ST) SIDE 5' 10' 5' 9' 5' 5' 10' 30' (COVELL) SIDE 5' 5' 5' 5' 5' 10' 30' (COVELL) SIDE 30' 30' 25' 5' 5' 0'*** 0'*** 3-STORY 60': 4-STORY 75' (NORTH PL) RESERVED) 2 2 2 2 1 1 1 -	BUILDING SETBACKS (FT, MIN)				-					
SIDE 4' 4' 4' 10' 10' 13' 5' 5' 25' (AG BUFFER) SIDE 5' 10' 5' 9' 5' 5' 10' 30' (COVELL) SIDE 5' 5' 5' 5' 5' 0'** 0'** 3-STORY 60': 4-STORY 75' (NORTH PL) 3 HEIGHT 30' 25' 25' 30' 25' 25' 5' 5' 25' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 6'** 3-STORY 60': 4-STORY 75' (NORTH PL) 5' 5' 25' 25' 25' 25' 25' 25' 25' 30' 25' 25' 30' 3-STORY 60': 4-STORY 75' (NORTH PL) 50' <t< td=""><td>FRONT</td><td>4</td><td>4</td><td>16'</td><td>16'</td><td>10' (20')*</td><td>16' (18')*</td><td>16' (18')*</td><td>25' (SPIRIT ST)</td><td>25' (SPIRIT ST)</td></t<>	FRONT	4	4	16'	16'	10' (20')*	16' (18')*	16' (18')*	25' (SPIRIT ST)	25' (SPIRIT ST)
SIDE 5 10 5 9 5 5 10 30 (GOVELL) SIDE 5' 5' 5' 5' 5' 5' 6' 0'*** 0'*** 3-STORY 60': 4-STORY 75' (NORTH PL) 3 HEIGHT 30' 30' 25' 25' 30' 25' 25' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 3-STORY 60': 4-STORY 75' (NORTH PL) 5' 5' 25' 25' 25' 25' 25' 25' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 5' 25' 25' 25' 5'<	REAR	<u>4</u> !	4 6	: ō	2 10	: ದೆ	iΩi	, Oī	25' (AG BUFFER)	25' (RISLING ST)
HEIGHT 30' 30' 25' 25' 30' 25' 25' 50' FESERVED) 2 2 2 2 1 1 1	RIGHT SIDE	വ്വ	סי ⊆	ດມົດ	വ്ര	വ്വ	0,**	0**	3-STORY 60': 4-STORY 75' (NORTH PL)	30' (COVELL)
RESERVED) 2 2 2	BUILDING HEIGHT (FT, MAX)	30'	30'	25'	25'	30'	25'	25'	50'	50'
	PARKING (GARAGE+RESERVED)	2	2	2	2	2	1			•

* (GARAGE SETBACK)

** REFER TO NOTE 7 BELOW

*** REFER TO NOTE 2 BELOW

**** REFER TO NOTE 9 BELOW

NOTES:
1. 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.

"FLOOR AREA RATIO" IS DEFINED AS THE SQUARE FOOTAGE OF THE BUILDING, DIVIDED BY THE LOT SIZE. "LOT COVERAGE" IS DEFINED AS GROUND FLOOR BUILDING AREA, INCLUDING GARAGE AND PORCH, 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.

THE SIZE OF THE CUSTOM HOMES SHALL BE DETERMINED BY THE FINAL PLANNED DEVELOPMENT STANDARDS INDICATED HEREIN. SEE DESIGN GUIDELINES - SECTION 7.2 FOR ADDITIONAL INFORMATION ON FLOOR AREA RATIO.

ENT	
CALIFORNIA	

CECWEST.COM Project Planning ■ Civil Engineering ■ Landscape Architecture ■ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026 ■ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026

- 541	and the second s	electric and the second and the second					
	NO.	DATE	REVISIONS	BY	APPD.	DESIGNED BY _	BF
				,		DRAWN BY	
						CHECKED BY _	BF
						SCAL	E
						N/A	

SHEET OF	BRETTON WOODS
	FINAL PLANNED DEVELOPMENT

S:\Projects\1500\1594 West Davis Active Adult Community\AutoCAD\1594-01-11 FPD\SHEETS\1594-01-11 FPD SH2-DATA.dwg - FPD 10/13/2020 - 9:03AM Plotted by: Liz

JOB NO: 1594.01.11

DAVIS