



DEVELOPMENT STANDARDS TABLE


TYPICAL FLOOR PLANS	GPLAN (INTERIOR)	GPLAN (CORNER)	BPLAN (INTERIOR)	BPLAN (CORNER)	CUSTOM	CPLAN (INTERIOR)	CPLAN (CORNER)	SENIOR AFFORDABLE	SPECIALIZED SENIOR CARE
1ST STORY PRIMARY HABITABLE SPACE (SF MAX)	1,875	1,875	1,350	1,350	***	1,200	1,200	-	-
GARAGE (SF MAX)	450	450	450	450	***	300	300	-	-
CAREGIVER SPACE (SF MAX) **	600	600	600	600	600	-	-	-	-
TOTAL UNIT AREA (SF MAX)	2,925	2,925	2,400	2,400	***	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	2,800	2,800	-	-
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	0.80	0.80	1.4	SEE NOTE 8
BUILDING SETBACKS (FT. MIN)									
FRONT	4'	4'	16'	16'	10'(20)'	16'(18)'	16'(18)'	25' (garage st)	25' (garage st)
REAR	4'	4'	10'	10'	13'	5'	5'	25' (no buffer)	25' (residual st)
LEFT SIDE	5'	10'	5'	9'	5'	10'	10'	30' (conell)	3-STORY 60'-4-STORY 75' (north rd)
RIGHT SIDE	5'	5'	5'	5'	5'	0**	0**	3-STORY 60'-4-STORY 75' (north rd)	30' (conell)
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  
 \*\*\*\* REFER TO NOTE 9 BELOW

NOTES:

1. 2ND STORY MINIMUM SETBACK DIMENSIONS ARE THE SAME AS 1ST STORY, EXCEPT WHERE NOTED IN PARENTHESES.
2. 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.
3. "LOT COVERAGE" IS DEFINED AS GROUND FLOOR BUILDING AREA, INCLUDING GARAGE AND PORCH, DIVIDED BY THE LOT SIZE.
4. "FLOOR AREA RATIO" IS DEFINED AS THE SQUARE FOOTAGE OF THE BUILDING, DIVIDED BY THE LOT SIZE.
5. "OPEN SPACE" FOR ALL PLANS IS DEFINED AS THE LOT AREA THAT HAS A MINIMUM DIMENSION OF 12X12, NOT INCLUDING UNFENCED FRONT YARD OR ANY DRIVEWAY/PARKING AREA.
6. "TOTAL UNIT AREA" IS DEFINED AS THE SUM OF THE HABITABLE AREA AND THE GARAGE.
7. ZERO LOT LINE IS ON COMMON WALL FOR DUPLEX UNITS.
8. SEE DESIGN GUIDELINES - SECTION 7.2 FOR ADDITIONAL INFORMATION ON FLOOR AREA RATIO.
9. THE SIZE OF THE CUSTOM HOMES SHALL BE DETERMINED BY THE FINAL PLANNED DEVELOPMENT STANDARDS INDICATED HEREIN.

DESIGN: A  
 DATE: 10/13/2020  
 DRAWN BY: JR  
 CHECKED BY: BF  
 SCALE: N/A  
 AUTHORIZED SIGNATURE & DATE: Alan Proctor 10/19/2020

SHEET <b>2</b> OF <b>2</b>	<b>BRETTON WOODS</b> <b>FINAL PLANNED DEVELOPMENT</b> CALIFORNIA	 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	NO. _____ DATE _____ REVISIONS _____ BY _____ APPD. _____	DESIGNED BY <u>BF</u> DRAWN BY <u>JR</u> CHECKED BY <u>BF</u> SCALE <u>N/A</u>
			DAVIS	DATE: <u>10/13/2020</u> JOB NO.: <u>1594-01.11</u>