

12th + Indiana

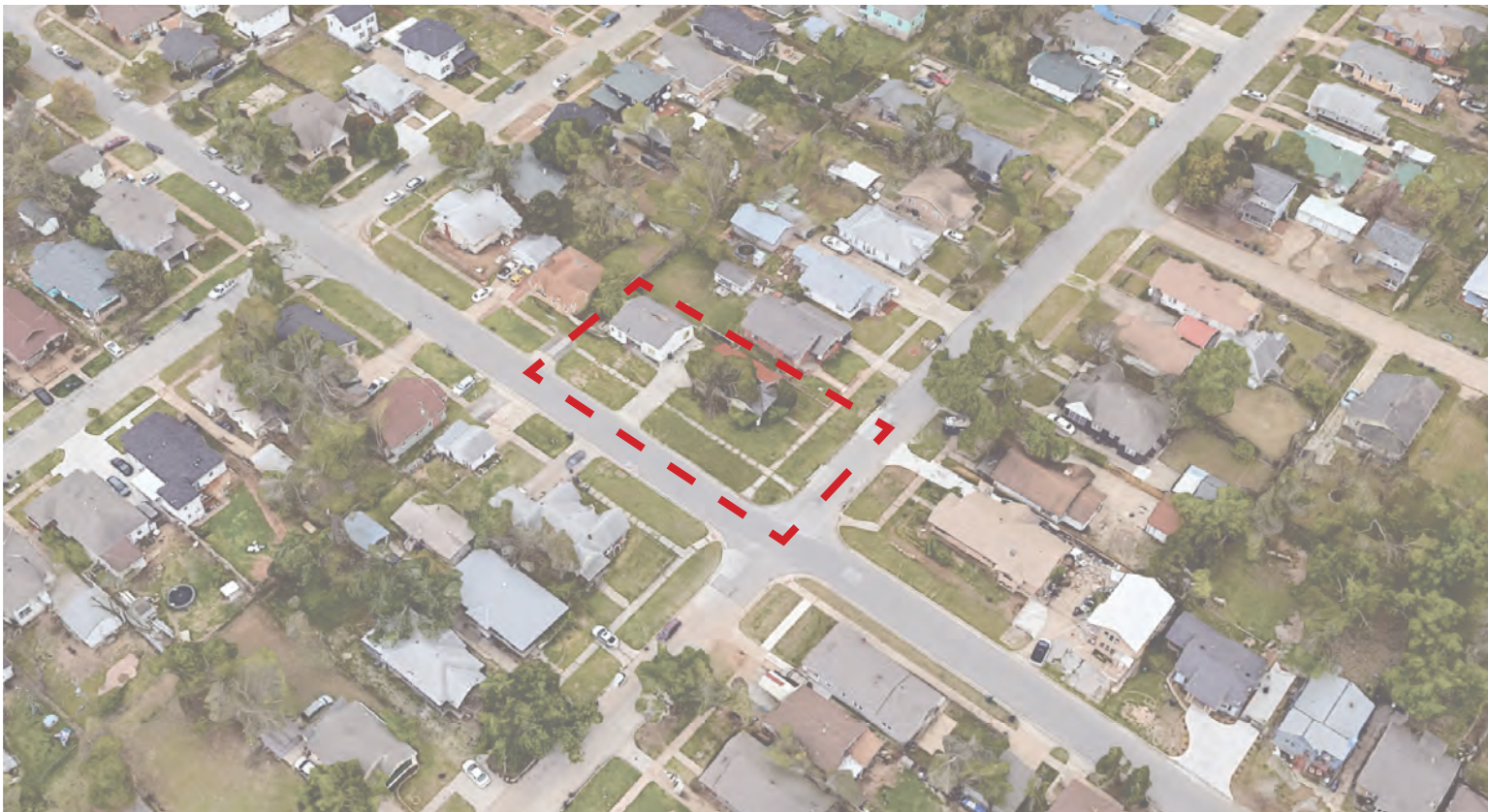
FEASIBILITY STUDY

2023-05-05

SPUD-1635
Exhibit C

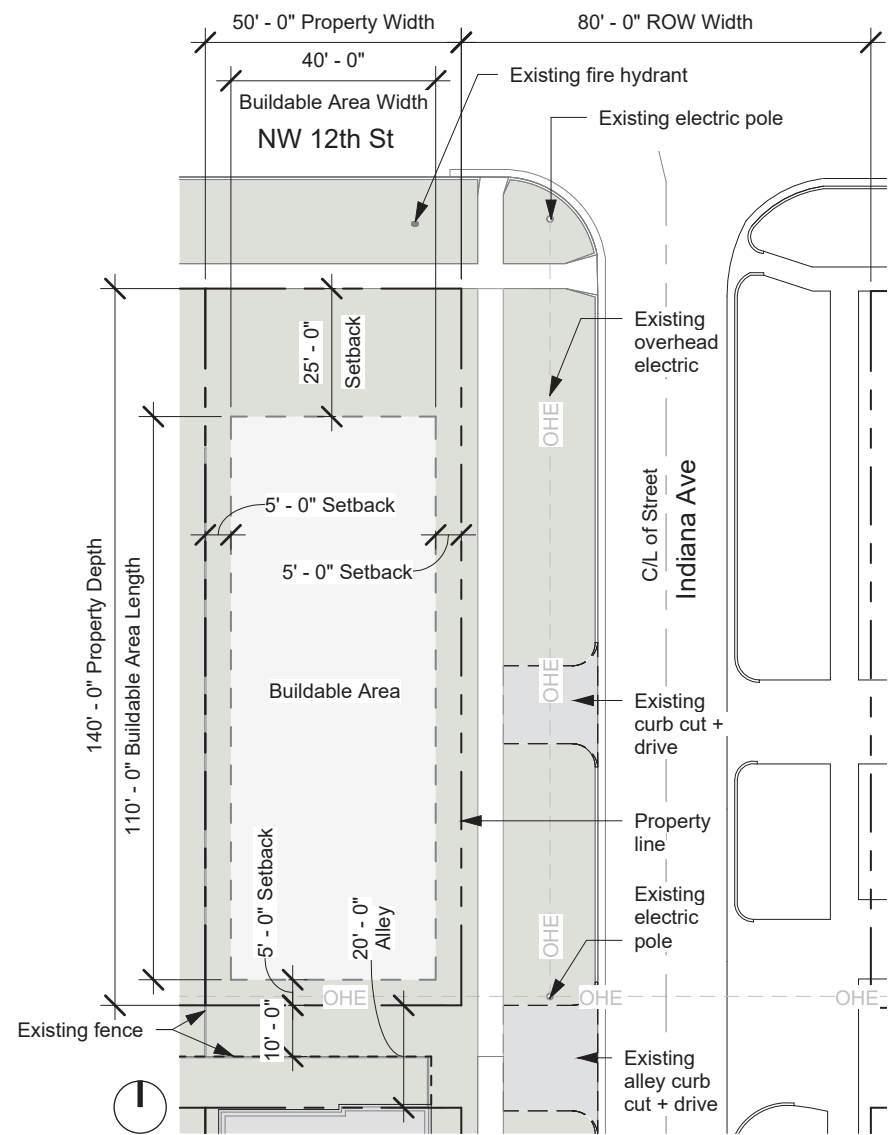
Project Program:

- 3 detached, fee-simple houses
- 1800-2000 sqft
- 2 car garage

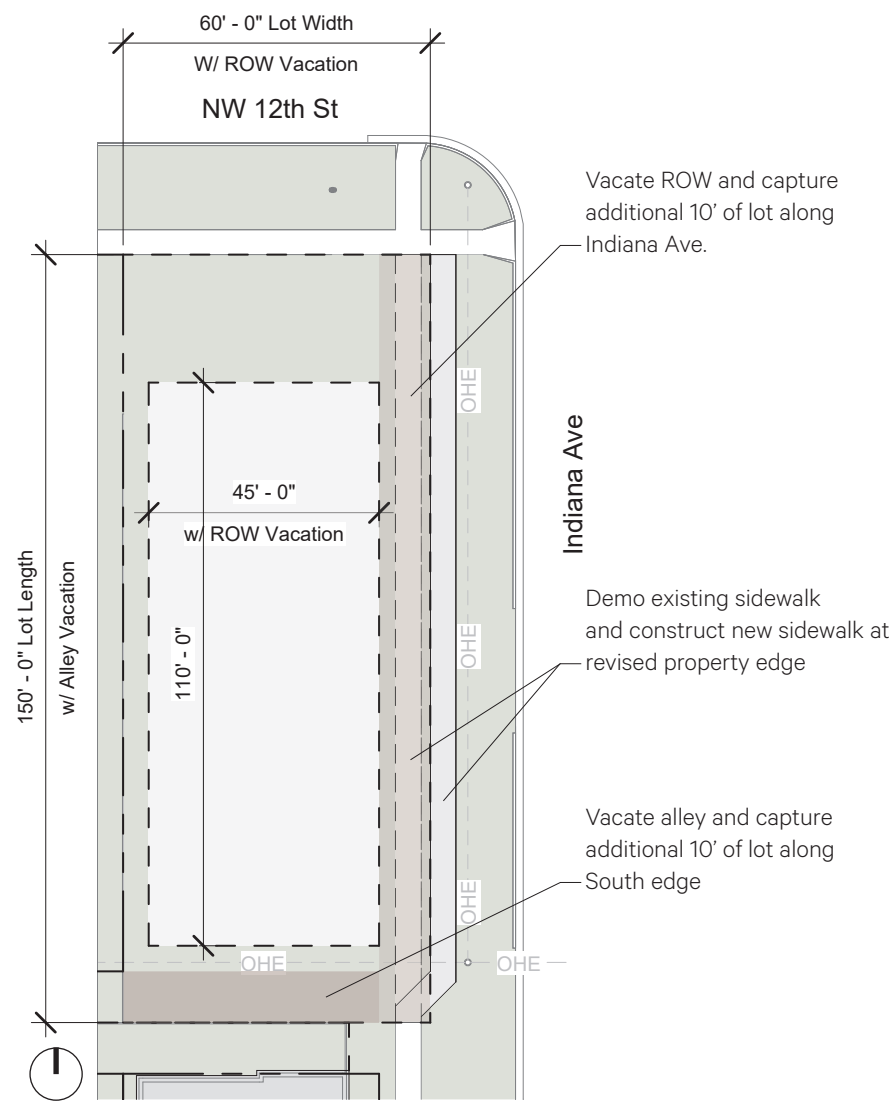


01 SITE INFORMATION
PROPERTY RECOMMENDATIONS

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EXISTING LOT CHARACTERISTICS



RECOMMENDATIONS FOR EXPANDING
LOT SIZE + BUILDABLE AREA

02 PROPOSED SCHEMES SCHEME 01A

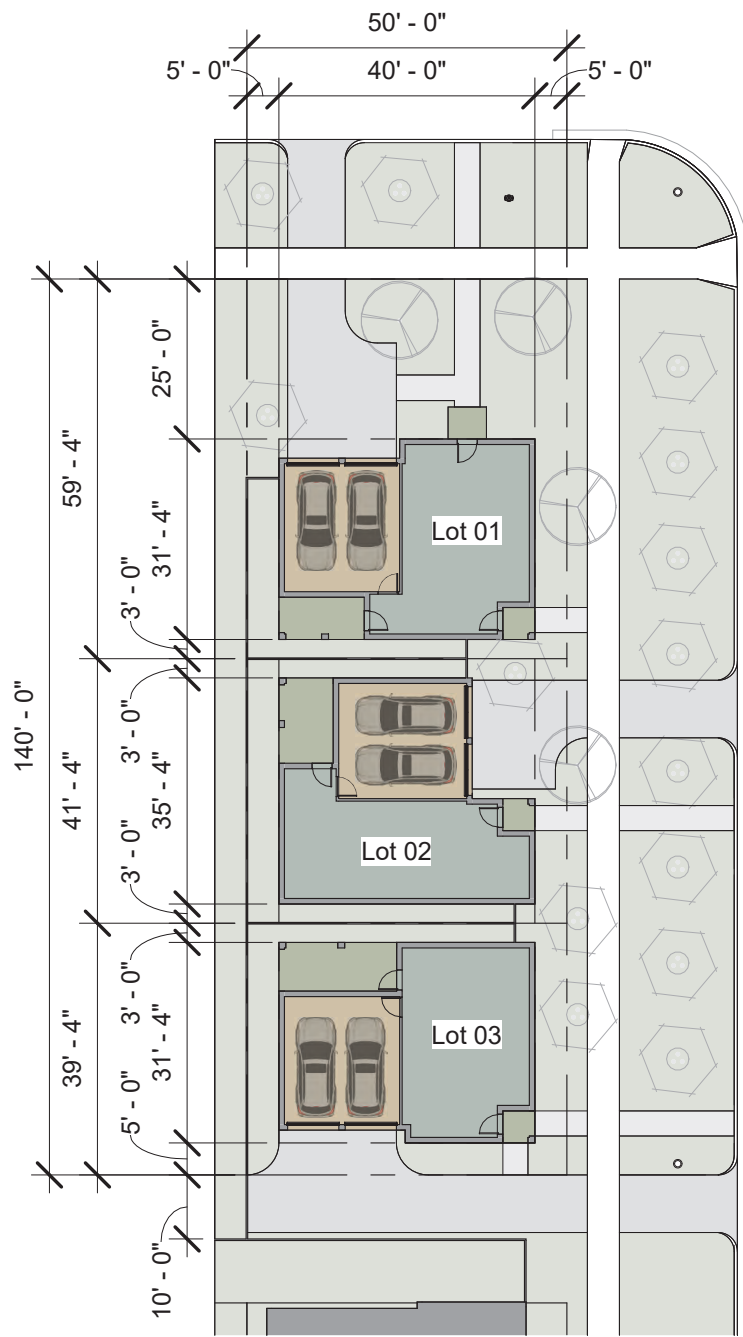
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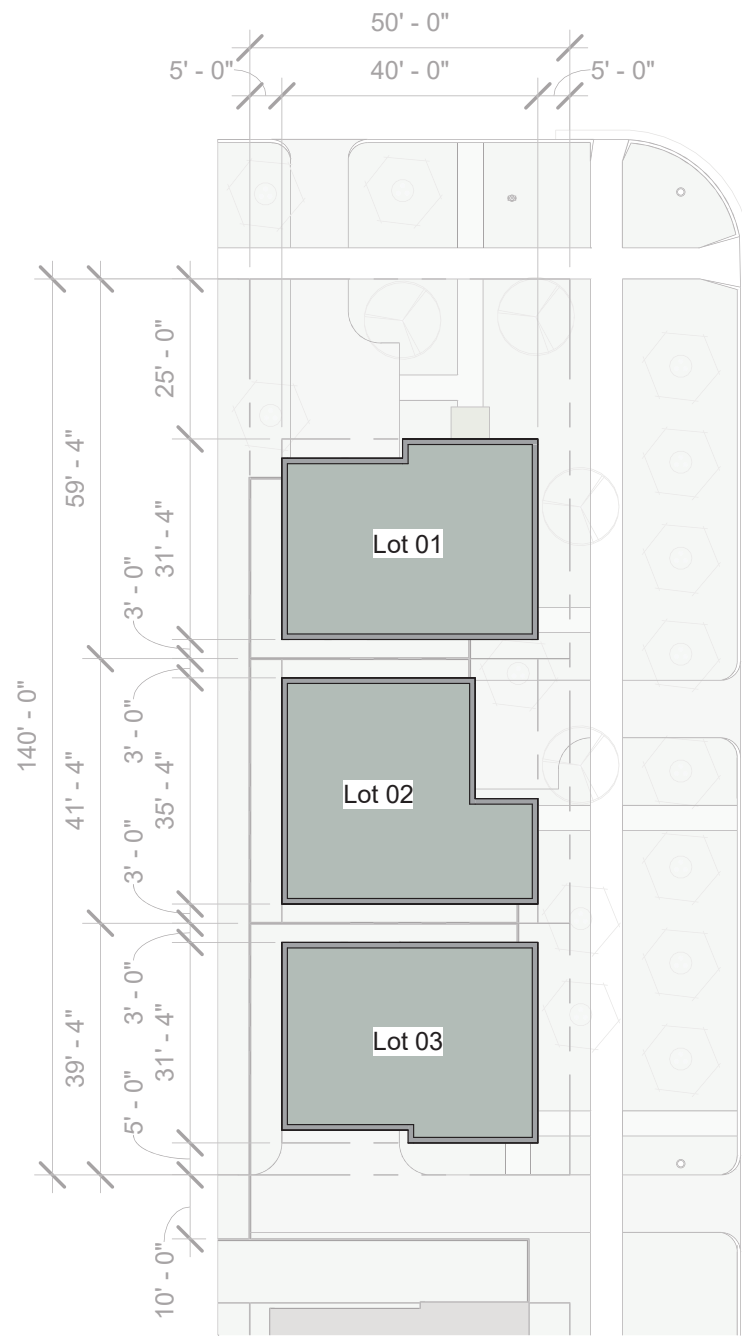
Scheme 01a	Lot 01	Lot 02	Lot 3		
Level 01	673.50	680.00	635.00		
Level 02	1,197.00	1,229.00	1,214.00		
Living Gross SF	1,870.50	1,909.00	1,849.00	→	TOTAL ALL LIVING GROSS 5,628.50
Garage	410.50	410.50	414.00		
Porch/Stoop	143.00	143.00	143.00		
Total Gross SF	2,424.00	2,462.50	2,406.00	→	GRAND TOTAL 7,292.50
Drive Area	558.00	441.00	788.00	→	1,787.00
Sidewalk	214.00	102.50	122.00	→	438.50

Scheme details:

- 2-car garages
- Alley used for drive access to rear lot
- NW 12th used for drive access to front lot
- 9’ width curb cut and drive that expands to serve garage once beyond sidewalk
- 18’ from back of sidewalk to front face of garage
- Each house plan in this scheme is unique, so loses efficiency of design fee



LEVEL 01 PLAN



LEVEL 02 PLAN