



SUBFY2021-0010

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

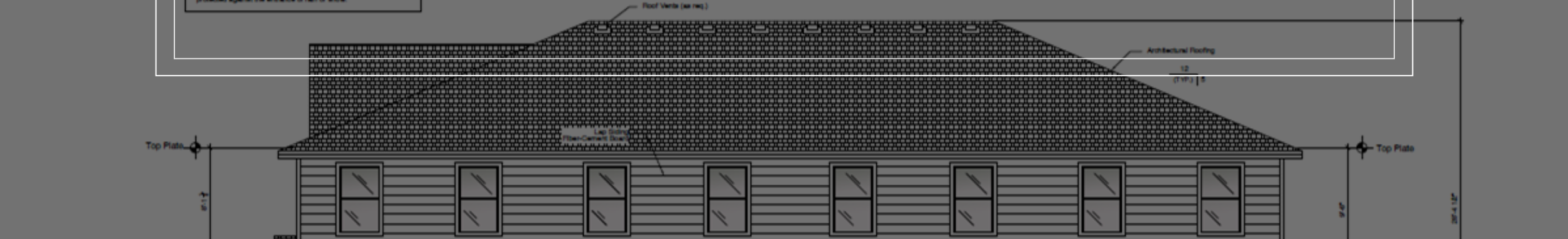
ATTIC VENTILATION NOTES:
The total net free ventilation area shall not be less than 1/150 of the area of the space ventilated except that the total area is permitted to be reduced to 1/500 provided at least 50 percent and not more than 90 percent of the required ventilation area is provided by ventilators located in the upper portion of the space to be ventilated.
Enclosed attic and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain or snow.

WINDOW NOTES:
The minimum net clear opening height shall be 24".
The minimum net clear opening width shall be 20".
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. Exception: Grade floor opening shall have a minimum net clear opening of 5 square feet.
All habitable rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such room.
Windows with bottom edge less than 18" above the floor to be of tempered glass.

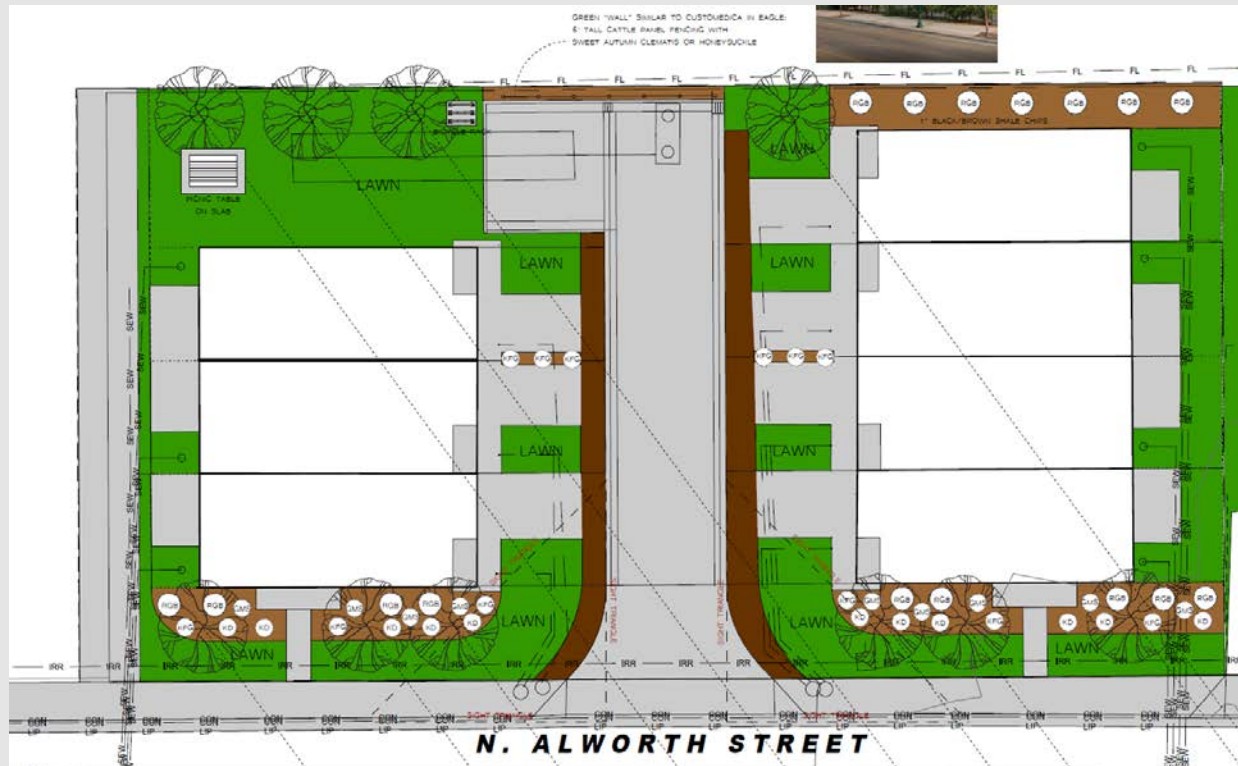
EXTERIOR NOTES:

1. UNFINISHED OPENED ROOF VENTS @ 1/2" O.C. AT ALL ROOFS.
2. DOWNING VENTS SHALL BE GROUNDED AND LOCATED ON 6" x 6" ROOF OPPOSITE STRIPS.
3. CORNER SCORING 4" ROOF VENTS OR EQUAL @ 8" O.C. (SHEDS PLACED AT REAR) 4" SQ. IN. VENT AREA EACH.
4. PROVIDE RAIN GUTTERS OVER CONCRETE AREAS.

Petra Point Subdivision



Common Open Space



- Common open space has been provided, but square footage details have not been added to plans. Not enough information to review.
- Condition #7 & #2



Parking

- **Waivers Requested:**

- Allowing for only one enclosed vehicular parking spot per dwelling unit versus the required two.
- Allowing for 2 guest parking spaces versus the required 4.

Single Family Attached Dwelling Units

Number of spaces required: 16 enclosed

Number of spaces provided: 8 enclosed **(Deficiency of 8)**

Guest parking required: 4

Guest parking provided: 2 **(Deficiency of 1.5)**

Total Deficiency: 9.5 parking spots

Trash Services

- Trash cart collection on Alworth cause for safety concerns.
- New developments along Alworth and Adams Street are serviced interior to the development.
- Trash carts being serviced along Alworth and Adams are older developments.





Developments

- Creation Row
- 45th Place
- Flourish
- 3801 N. Adams
- Riverplace Subdivision
- 4057 N Adams
- The River at Parkway Apartments
- 4539 N Adams
- Garden Phoenix

Pedestrian Pathway

- 12-foot-wide public access easement
 - 5ft on site
 - 3ft on adjacent property
- 10-foot-wide paved public pathway
 - To connect with adjacent property of River Pointe Subdivision
- Conditions #3, and #1

