



SITE PLAN

SITE DATA

ZONING	EXISTING	R-1	SETBACKS	REQUIRED	PROVIDED
	PROPOSED	R-3		FRONT SIDES REAR	25 FT 25 FT 25 FT
SITE AREA	MINIMUM	4,000 SF	PARKING	REQUIRED	(1.5 SPACES PER D.U. PLUS 1 PER EACH 10 FOR GUEST PARKING)
	PROPOSED	220,800 SF (5 ACRES)		PROPOSED	90 SPACES
DENSITY	ALLOWABLE	35 UNITS / ACRE	UNIT MIX	TOTAL	14 UNITS 6 UNITS 20 UNITS
	PROPOSED	13.6 UNITS / ACRE			
HEIGHT	ALLOWABLE (3 1/2 STORIES)	45 FEET	TAFT SCHOOL RENOVATION	TOTAL	24 UNITS 16 UNITS 40 UNITS
	PROPOSED (2/3 STORIES)	25/35 FEET			
LOT COVERAGE	MAXIMUM ALLOWABLE	50%	TOWNHOMES	TOTAL	24 UNITS 16 UNITS 40 UNITS
	PROPOSED	<50%			
BUILDING AREA (TAFT SCHOOL)	BASEMENT	15,184 SF	TOTAL	DEVELOPMENT TOTAL	60 UNITS
	1ST FLOOR	28,178 SF			
BUILDING AREA (TOWNHOMES)	2ND FLOOR	15,406 SF	TOTAL	DEVELOPMENT TOTAL	60 UNITS
	TOTAL	58,768 SF			
BUILDING AREA (TOWNHOMES)	3 BEDROOM (24 X 1,400 SF)	33,600 SF	TOTAL	DEVELOPMENT TOTAL	60 UNITS
	4 BEDROOM (16 X 1,750 SF)	28,000 SF			
BUILDING AREA (TOWNHOMES)	TOTAL	61,600 SF			

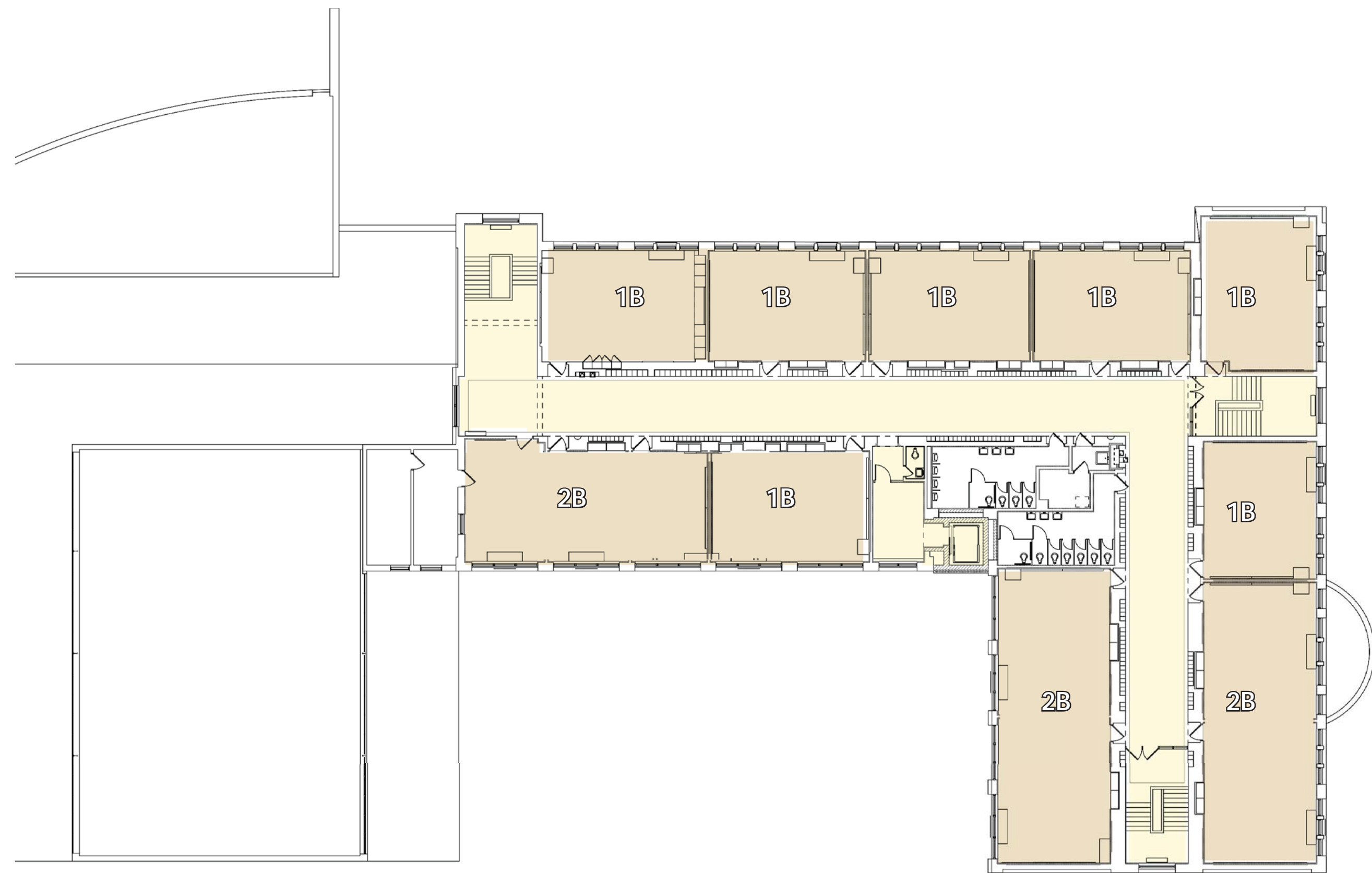


TAFT GARDEN TOWNHOMES
COMMUNITY HOUSING NETWORK
FERNDALE, MICHIGAN

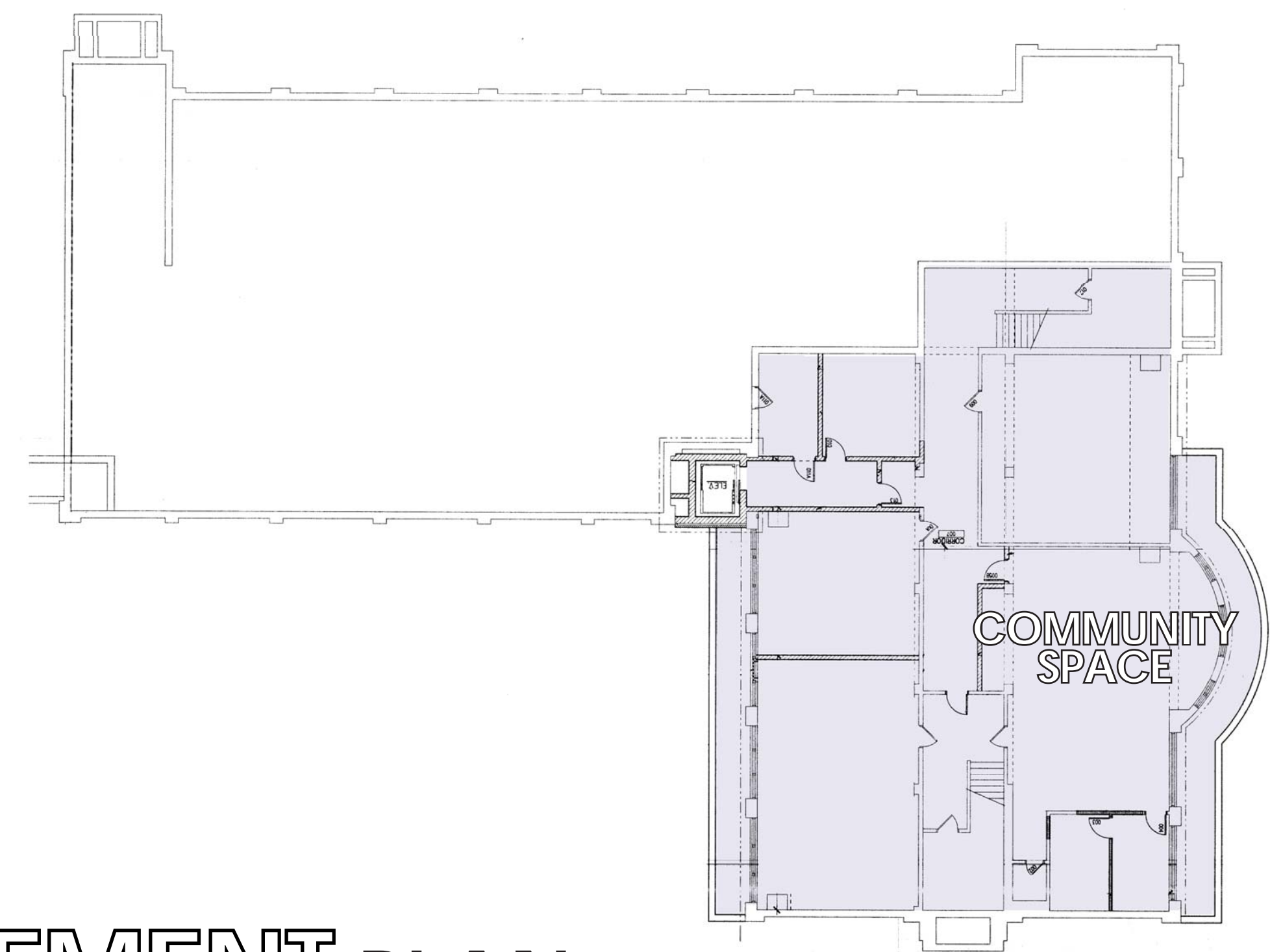
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2ND FLOOR PLAN



BASEMENT PLAN



TAFT SCHOOL

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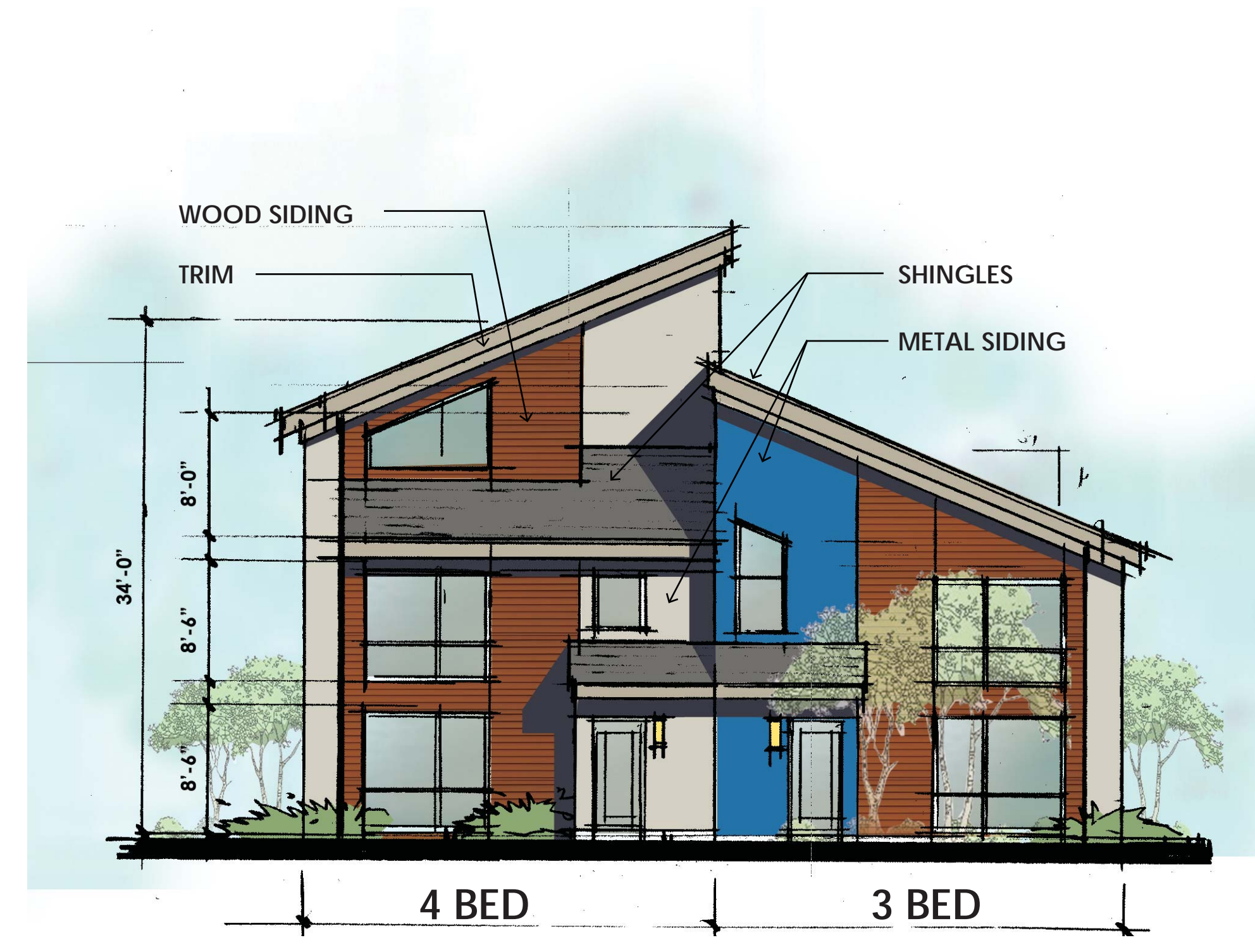
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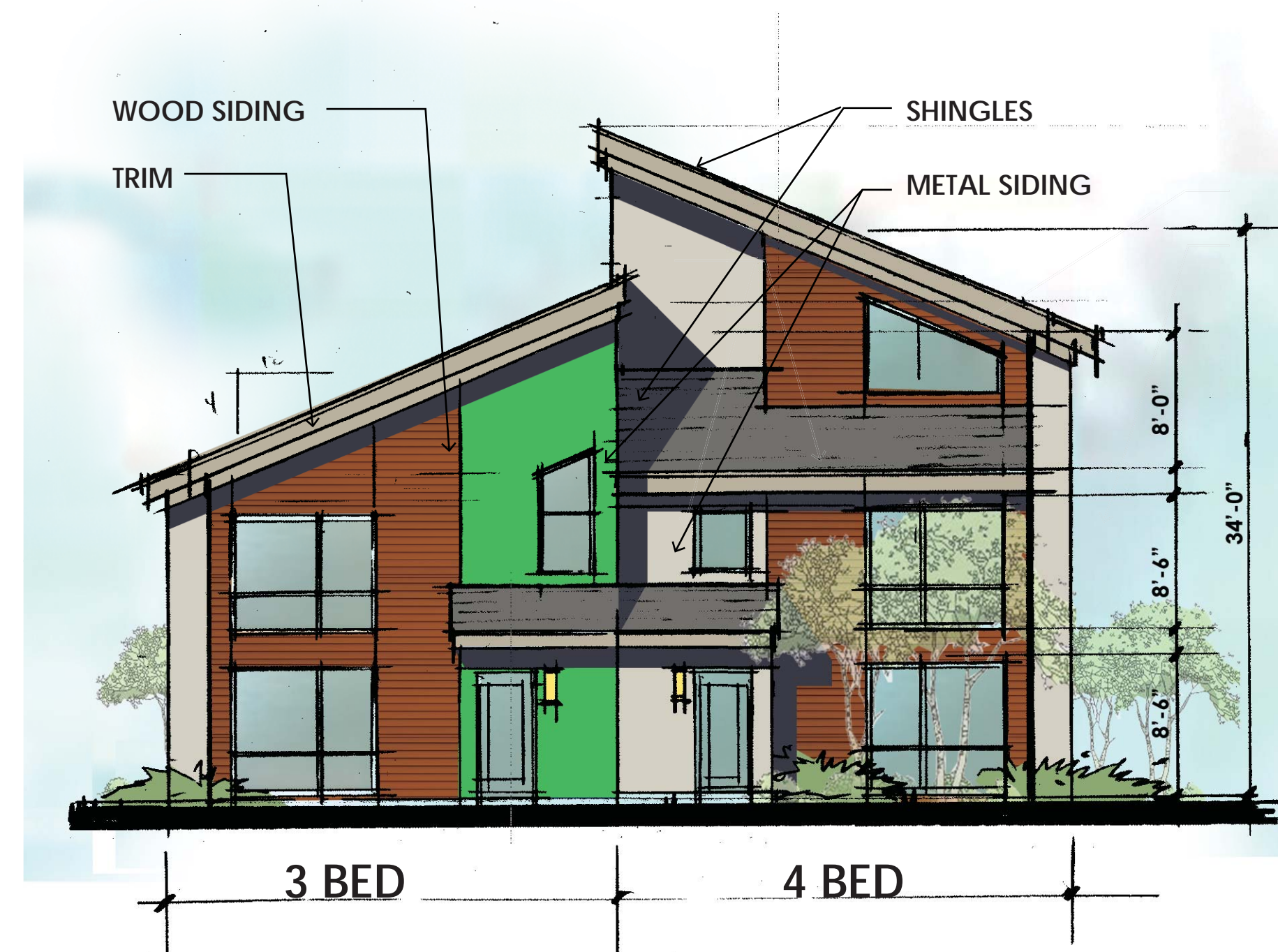
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STREET ELEVATION



SIDE ELEVATION



SIDE ELEVATION



PARKING ELEVATION



TOWNHOME ELEVATIONS-OPTION A

Taft Garden Townhomes
Community Housing Network
Ferndale, Michigan

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ELEVATION - STREET VIEW



TOWNHOME ELEVATIONS-OPTION B

**TAFT GARDEN TOWNHOMES
COMMUNITY HOUSING NETWORK**
FERNDALE, MICHIGAN

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