



SITE ANALYSIS FOR LOT 18

APRIL 07, 2016 SHEET 1 OF 1
SCALE AS NOTED

PROJECT INFORMATION

PROJECT OWNER	REMOVED FOR PRIVACY
SITE ADDRESS	REMOVED FOR PRIVACY LITTLE ROCK B.C.
PROJECT TYPE	PROPOSED NEW SINGLE FAMILY DWELLING
AUTHORITY HAVING JURISDICTION	CITY OF LITTLE ROCK
LEGAL DESCRIPTION	REMOVED FOR PRIVACY
TITLE SEARCH COMPLETED	YES - OBSOLETE COVENANT ON TITLE WILL AFFECT NEW SFD.
ZONE	RES-1 - ZONING BY L.U. 2000 2003
SUBDIVISION	WELL LOT
DESIGN CONTROL CONSULTANT	NOT REQUIRED
BUILDER	REMOVED FOR PRIVACY

ZONING ANALYSIS

STRUCTURE	FRONT YARD	REAR YARD	INT. SIDE YARD EXT. SIDE YARD
PRINCIPAL BUILDING	24.606' (7.500m)	24.606' (7.500m)	10.487' (3.191m)
ACCESSORY BUILDING	4.817' (1.467m)	4.817' (1.467m)	12.487' (3.801m)

SPECIAL SETBACK NOTES:
 (1) WHERE AN EXTERIOR SIDE SETBACK IS REQUIRED TO BE 24.606' (7.500m), THE REAR SETBACK MAY BE REDUCED TO 24.611' (7.500m).
 (2) WHERE AN INTERIOR SIDE SETBACK IS REQUIRED TO BE 10.487' (3.191m), THE REAR SETBACK MAY BE REDUCED TO 10.492' (3.191m).
 (3) WHERE AN INTERIOR SIDE LOT LINE ADJUTS A LANE THE REQUIRED SIDE YARD SETBACK MUST BE INCREASED TO 12.487' (3.801m).
 (4) WHERE A REAR LOT LINE ADJUTS THE INTERIOR SIDE LOT LINE OF AN ADJACENT RESIDENTIAL LOT THE EXTERIOR SIDE SETBACK MUST BE INCREASED TO 24.606' (7.500m).
 THERE IS NO MINIMUM SETBACK BETWEEN BUILDINGS ON THE SAME LOT.

PERMITTED PROTECTIONS:
 FRONT YARD: NOT PERMITTED (0.00%)
 REAR YARD: NOT PERMITTED (0.00%)
 INT. SIDE YARD EXT. SIDE YARD: NOT PERMITTED (0.00%)
 CANTILEVERED FLOORS (1): NOT PERMITTED (0.00%)
 CHIMNEYS AND HEARTH ACCESSES: NOT PERMITTED (0.00%)
 REAR PORCHES (1): NOT PERMITTED (0.00%)
 REAR PORCHES (2): NOT PERMITTED (0.00%)
 BALCONIES AND PORCHES (1): NOT PERMITTED (0.00%)
 BALCONIES AND PORCHES (2): NOT PERMITTED (0.00%)
 EAVES GUTTERS (1): NOT PERMITTED (0.00%)
 EAVES GUTTERS (2): NOT PERMITTED (0.00%)
 STEEP ROOFS: NOT PERMITTED (0.00%)
 STEEP ROOFS ABOVE GRADE: NOT PERMITTED (0.00%)
 STEEP ROOFS BELOW GRADE: NOT PERMITTED (0.00%)
 STEEP ROOFS AT BELOW GRADE: NOT PERMITTED (0.00%)

PERMITTED PROTECTION NOTES:
 (1) PROVIDED THAT SUCH PROTECTION SHALL NOT COMPRESS MORE THAN 30% (9.142m) OF LINEAR EXTERIOR SIDE LOT LINE.
 (2) STRUCTURES THAT CONTAIN A CANTILEVERED FLOOR INCLUDED IN FAR, BUT NO FOUNDATION PROVIDED MUST BE AT LEAST 2.44m (8.00') FROM A FRONT OR EXTERIOR SIDE LOT LINE.
 (3) REAR PORCHES SHALL BE PERMITTED ONLY ON REAR PORCHES.
 (4) REAR PORCHES SHALL BE PERMITTED ONLY ON REAR PORCHES.
 (5) REAR PORCHES SHALL BE PERMITTED ONLY ON REAR PORCHES.
 (6) REAR PORCHES SHALL BE PERMITTED ONLY ON REAR PORCHES.
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 (9) REAR PORCHES SHALL BE PERMITTED ONLY ON REAR PORCHES.
 (10) REAR PORCHES SHALL BE PERMITTED ONLY ON REAR PORCHES.

LOT AREA

LOT AREA	81199 sq ft	80934 m ²
FLOOR AREA RATIO	50%	
ALLOWABLE FRESH	40945.17 sq ft	
PROPOSED FRESH	8219 sq ft	
PROPOSED RES. GRASS AREA	33313 sq ft	

LOT COVERAGE

FOR LOTS GREATER THAN 1.91 ha	40%
ALLOWABLE AREA	34418 sq ft
PROPOSED AREA	8219 sq ft

SPECIAL LOT COVERAGE NOTES:

CANTILEVERED ROOF OVERHANGS (EAVES) ARE NOT INCLUDED IN LOT COVERAGE. LOT COVERAGE IS TO SUPPORT ROOFS ONLY.

BUILDING HEIGHT

PRINCIPAL BLDG ALLOWED	15.24 (47.71m)
ACCESSORY BLDG ALLOWED	10.37 (31.49m)
PRINCIPAL BLDG PROPOSED	15.24 (47.71m)
ACCESSORY BLDG PROPOSED	10.37 (31.49m)

BUILDING HEIGHT NOTES:

GRADE AND FINISH FLOOR ELEVATIONS SHALL BE PROVIDED FOR ALL BUILDINGS. FINISH FLOOR ELEVATION SHALL BE PROVIDED FOR ALL BUILDINGS. FINISH FLOOR ELEVATION SHALL BE PROVIDED FOR ALL BUILDINGS.

DRIVEWAY REQUIREMENTS:

DRIVEWAYS SHALL BE PERMITTED THROUGH THE CITY'S REDEVELOPED SITE PROGRAM.

PARKING REQUIREMENTS:

EACH SINGLE UNIT SHALL REQUIRE ONE OF STREET PARKING SPACES.

SITE SERVICES:

PERMITTER SHALL PROVIDE THE FOLLOWING SERVICES:

SECONDARY SUITES:

ONLY ONE SECONDARY SUITE IS PERMITTED PER RESIDENTIAL LOT INCLUDING COACH HOUSE.

COACH HOUSE:

COACH HOUSE IS ONLY PERMITTED WHERE THERE IS SECONDARY ACCESS FROM A LANE.

SPRINKLERS:

ALL LIGHT BULK REQUIRE SPRINKLERS.

TREE PROTECTION:

TREE PROTECTION IS BASED ON CITY MAP INDICATING TREE PROTECTION ZONES.