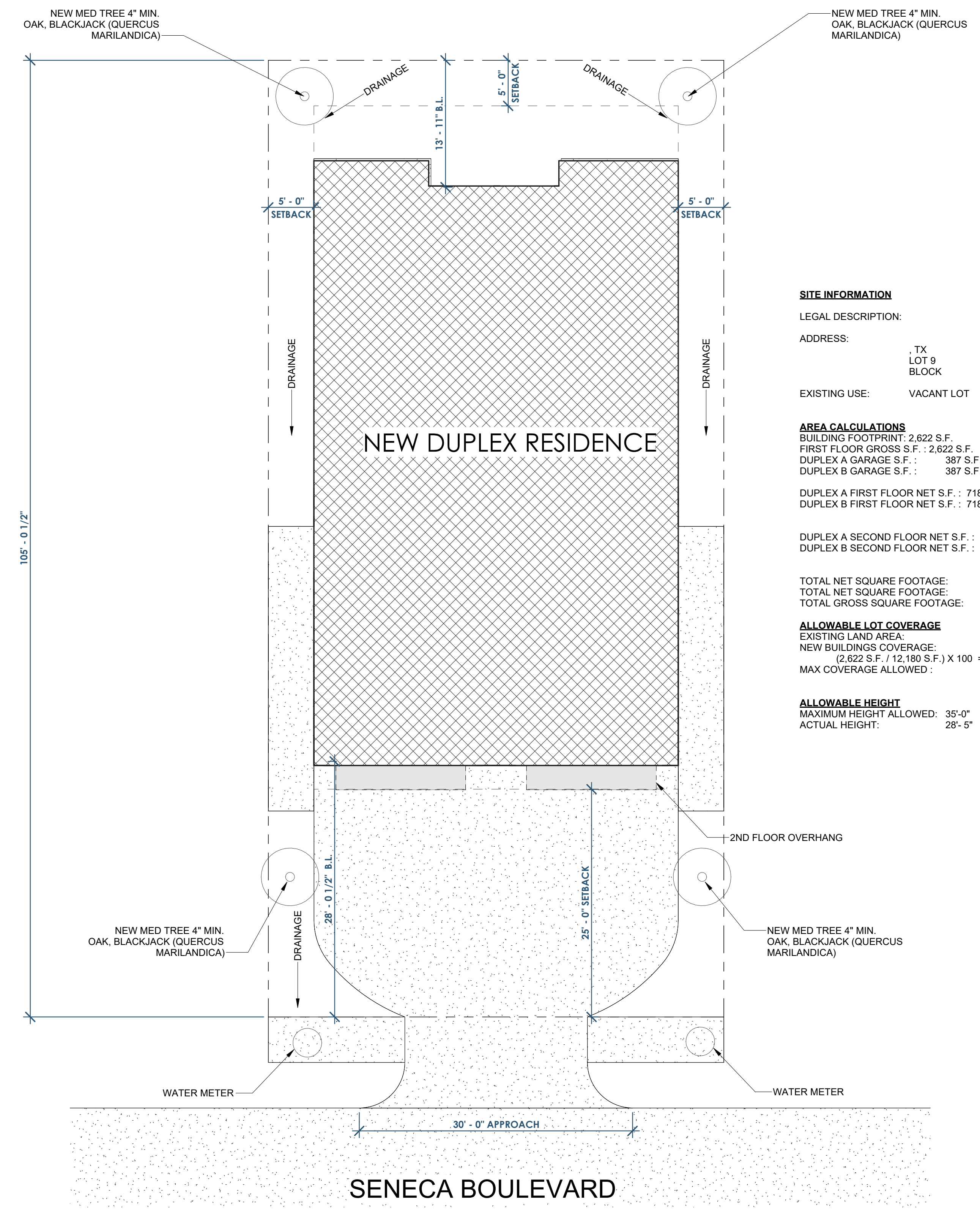
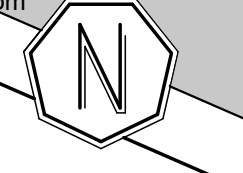


- GENERAL SITE PLAN NOTES
1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 2. HOUSE DATUM: X.X' = 6' - 6"

URBAN NEST
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SITE INFORMATION

LEGAL DESCRIPTION:

ADDRESS: TX LOT 9 BLOCK

EXISTING USE: VACANT LOT

AREA CALCULATIONS

BUILDING FOOTPRINT: 2,622 S.F.
FIRST FLOOR GROSS S.F.: 2,622 S.F.
DUPLEX A GARAGE S.F.: 387 S.F.
DUPLEX B GARAGE S.F.: 387 S.F.
DUPLEX A FIRST FLOOR NET S.F.: 718 S.F.
DUPLEX B FIRST FLOOR NET S.F.: 718 S.F.

DUPLEX A SECOND FLOOR NET S.F.: 1,003 S.F.
DUPLEX B SECOND FLOOR NET S.F.: 1,003 S.F.

TOTAL NET SQUARE FOOTAGE: 1,721 S.F. PER SIDE
TOTAL NET SQUARE FOOTAGE: 3,442 S.F.
TOTAL GROSS SQUARE FOOTAGE: 5,003 S.F.

ALLOWABLE LOT COVERAGE

EXISTING LAND AREA: 6,050 SQ. FT.
NEW BUILDINGS COVERAGE:
(2,622 S.F. / 12,180 S.F.) X 100 = 22%
MAX COVERAGE ALLOWED: 60%

ALLOWABLE HEIGHT

MAXIMUM HEIGHT ALLOWED: 35'-0"
ACTUAL HEIGHT: 28'-5"

① Site
1/8" = 1'-0"



AE EQUITY GROUP
FUTURE DUPLEX RESIDENCE AT 501 SENECA BLVD

| Issue Date | Revision |
|------------|----------|
| 01/28/2026 | |
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SITE PLAN

G101