



SUBURBANISM REDEFINED



I. Vernon Cottages

AFFORDABLE HOUSING PROPOSAL

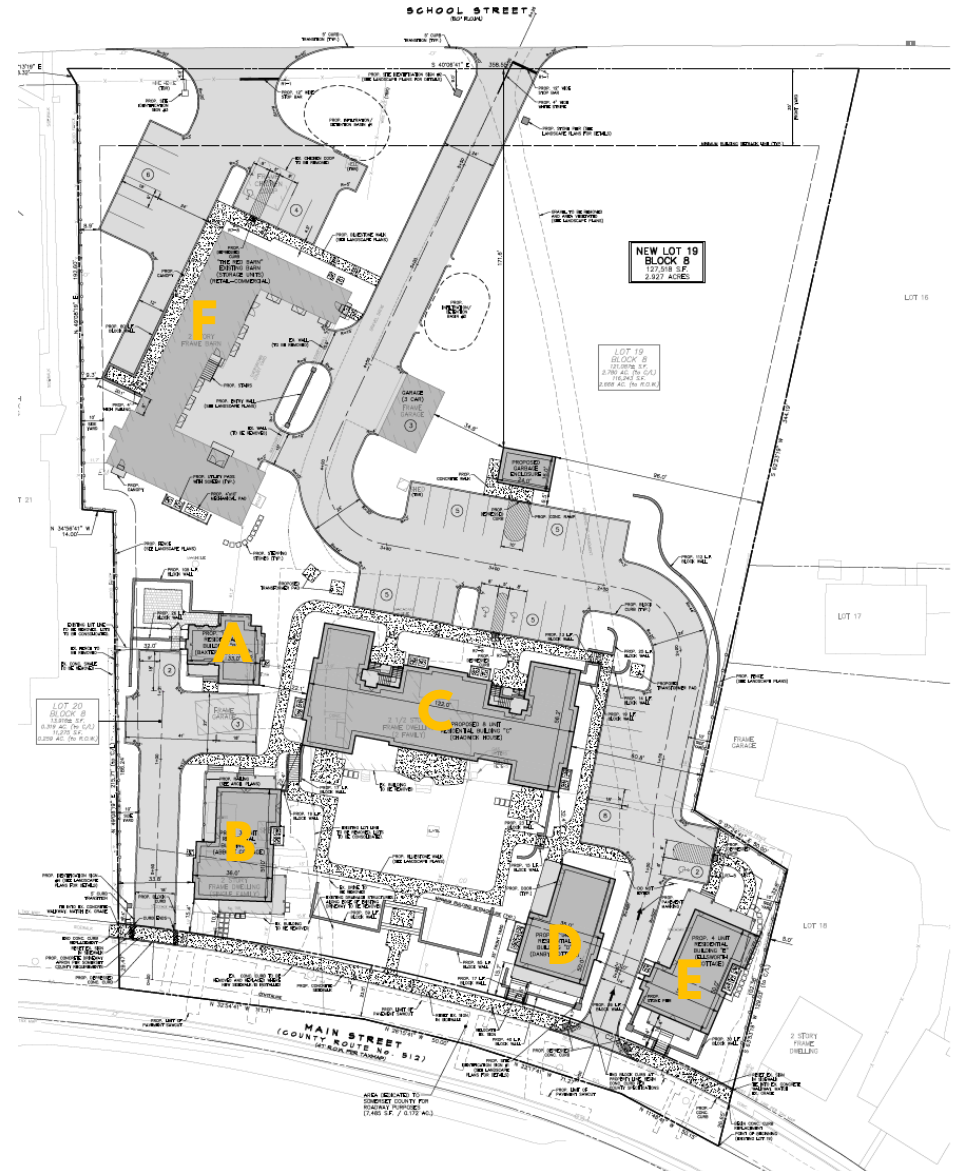
VERNON COTTAGES PROPOSAL

Vernon Manor – Approved Site Plan

FLOOR AREA SUMMARY CHART

BLDG.	NAME	PROPOSED USE	PROP. FLOOR AREA (INCL. EXIST.)				TOTAL (S.F.)
			BASEMENT (S.F.)	1st (S.F.)	2nd (S.F.)	LOFT (S.F.)	
A	ABBOTT COTTAGE	3-UNIT RESIDENTIAL	-	1,409	1,614	-	3,023
B	BAXTER COTTAGE	1-UNIT RESIDENTIAL	-	795	738	-	1,533
C	CHADWICK HOUSE	8-UNIT RESIDENTIAL	-	4,422	4,422	1,968	10,812
D	DANBY COTTAGE	3-UNIT RESIDENTIAL	-	1,425	1,338	445	3,208
E	ELLSWORTH COTTAGE	4-UNIT RESIDENTIAL	-	1,548	1,526	-	3,074
F	BARN (THE RED BARN)	STALLS/RETAIL/COMMERCIAL	-	4,083	4,436	669	9,188
TOTAL			-	13,682	14,074	3,082	30,838
				PROPOSED FLOOR AREA RATIO = $\frac{30,838}{127,518} = 0.2418$			

Note: Approved 19 dwelling units (18 one-bedroom units and 1 two-bedroom unit)



VERNON COTTAGES PROPOSAL

1 Railroad Avenue – Aerial View



 = 1 Railroad Avenue

VERNON COTTAGES PROPOSAL

1 Railroad Avenue – Street View



VERNON COTTAGES PROPOSAL

1 Railroad Avenue – Summary & Survey

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>(+/-)</u>
Total Acres	0.34	0.34	0.00
Market Rate Units	3	0	(3)
Affordable Units	0	3	3
Group Bedroom Units *	0	0	0
Total Units / Acre	8.8	8.8	0.0
Total FAR	0.38	0.38	0.00
Total Lot Coverage	41%	41%	0%

Note: Market rate units to be deed-restricted to satisfy the resolution memorialized on August 6, 2014.

