

# DEERFIELD COTTAGES

SCHEMATIC DESIGN  
JUNE 2020



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A STRONG FOUNDATION

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LOCATION MAP



**IMPERVIOUS COVERAGE CALCULATIONS**

**LOTS 6 & 7**

LOT: 0.316 ACRES / 13,730.23 S.F.  
 GROSS BUILDING: 3,996.89 S.F. / 29.11%

BUILDING + PATIOS:  
 3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 31.95%

BUILDING + PATIOS + CURB (PERVIOUS WALKS & PERVIOUS PARKING):  
 3,996.89 S.F. + 389.56 S.F. + 144 S.F. = 4,530.45 S.F. / 32.99%

BUILDING + PATIOS + CURB + IMPERVIOUS PARKING (PERVIOUS WALKS ONLY):  
 3,996.89 S.F. + 389.56 S.F. + 144 S.F. + 1,104.02 S.F. = 5,634.47 S.F. / 41.04%

**LOT 8**

LOT: 0.36 ACRES / 15,674.91 S.F.  
 GROSS BUILDING: 3,996.89 S.F. / 25.50%

BUILDING + PATIOS:  
 3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 27.98%

BUILDING + PATIOS + CURB (PERVIOUS WALKS & PERVIOUS PARKING):  
 3,996.89 S.F. + 389.56 S.F. + 144 S.F. = 4,530.45 S.F. / 28.90%

BUILDING + PATIOS + CURB + IMPERVIOUS PARKING (PERVIOUS WALKS ONLY):  
 3,996.89 S.F. + 389.56 S.F. + 144 S.F. + 1,104.02 S.F. = 5,647.47 S.F. / 36.03%

**LOT 11**

LOT: 0.348 ACRES / 15,172.30 S.F.  
 GROSS BUILDING: 3,996.89 S.F. / 26.34%

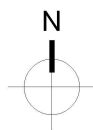
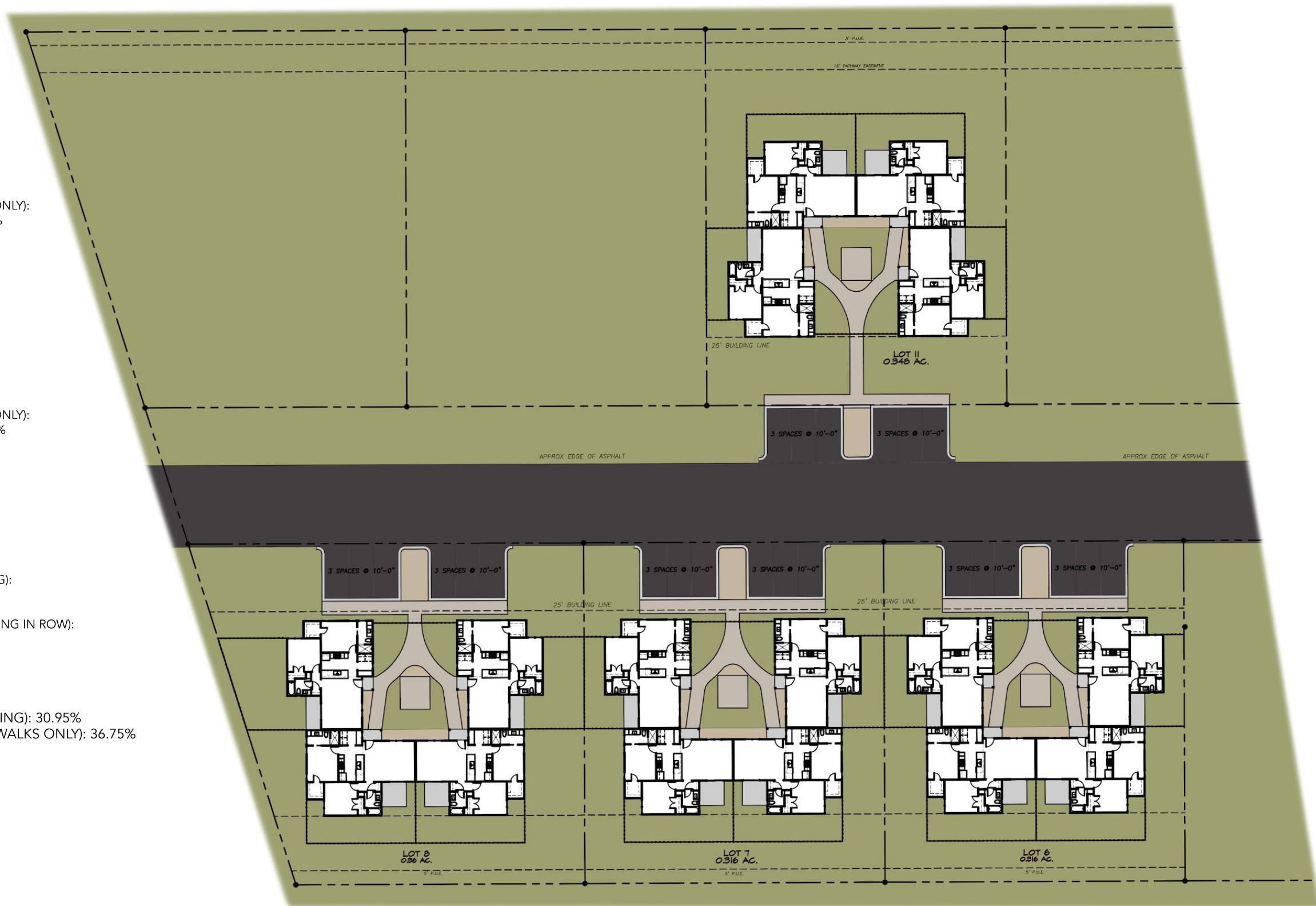
BUILDING + PATIOS:  
 3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 28.91%

BUILDING + PATIOS (CURB IN ROW, PERVIOUS WALKS, PERVIOUS PARKING):  
 3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 28.91%

BUILDING + PATIOS (CURB IN ROW, PERVIOUS WALKS, IMPERVIOUS PARKING IN ROW):  
 3,996.89 S.F. + 389.56 S.F. = 4,386.45 S.F. / 28.91%

**LOT AVERAGES**

BUILDING + PATIOS + CURB (PERVIOUS WALKS & PERVIOUS PARKING): 30.95%  
 BUILDING + PATIOS + CURB + IMPERVIOUS PARKING (PERVIOUS WALKS ONLY): 36.75%



SITE PLAN

1" = 40'-0"

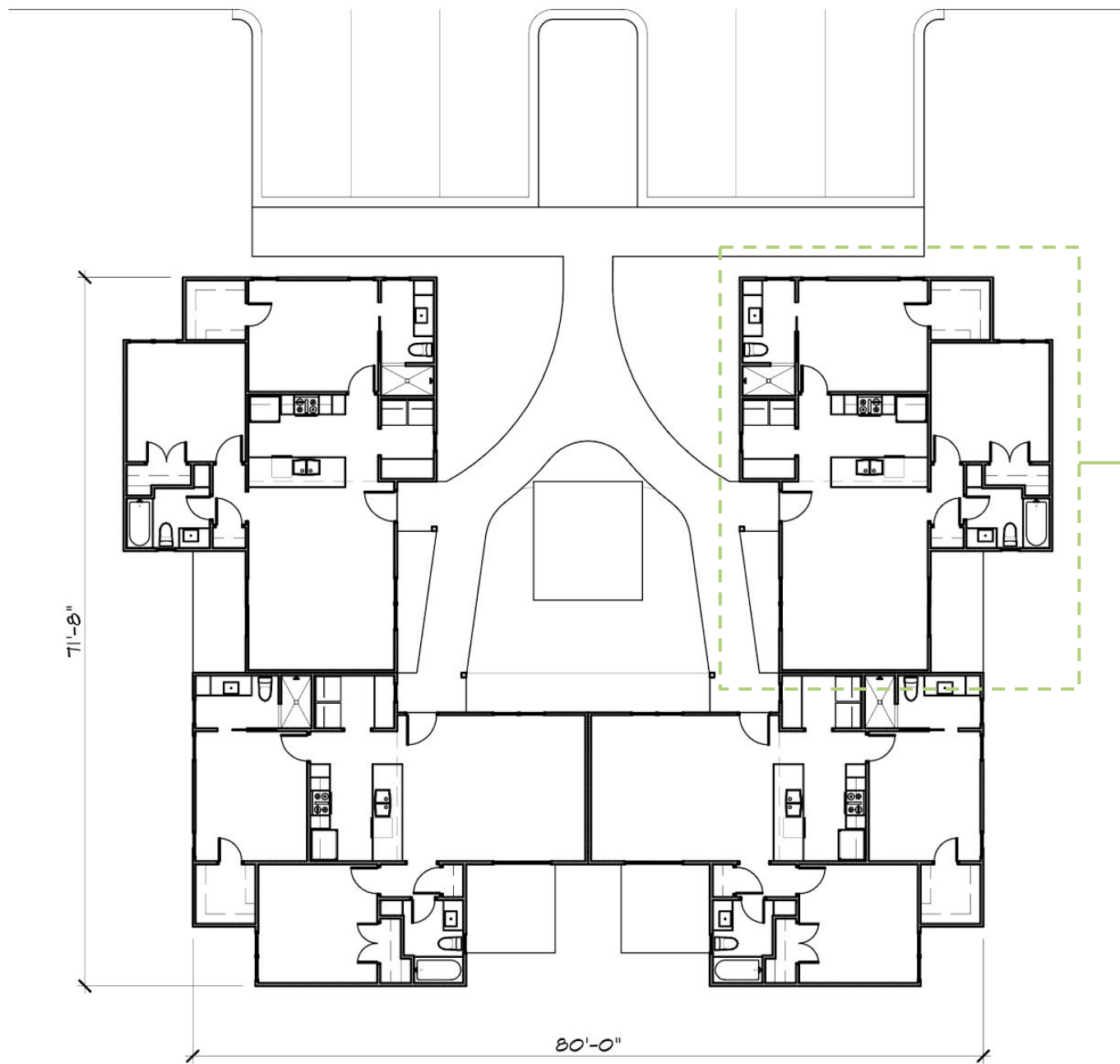
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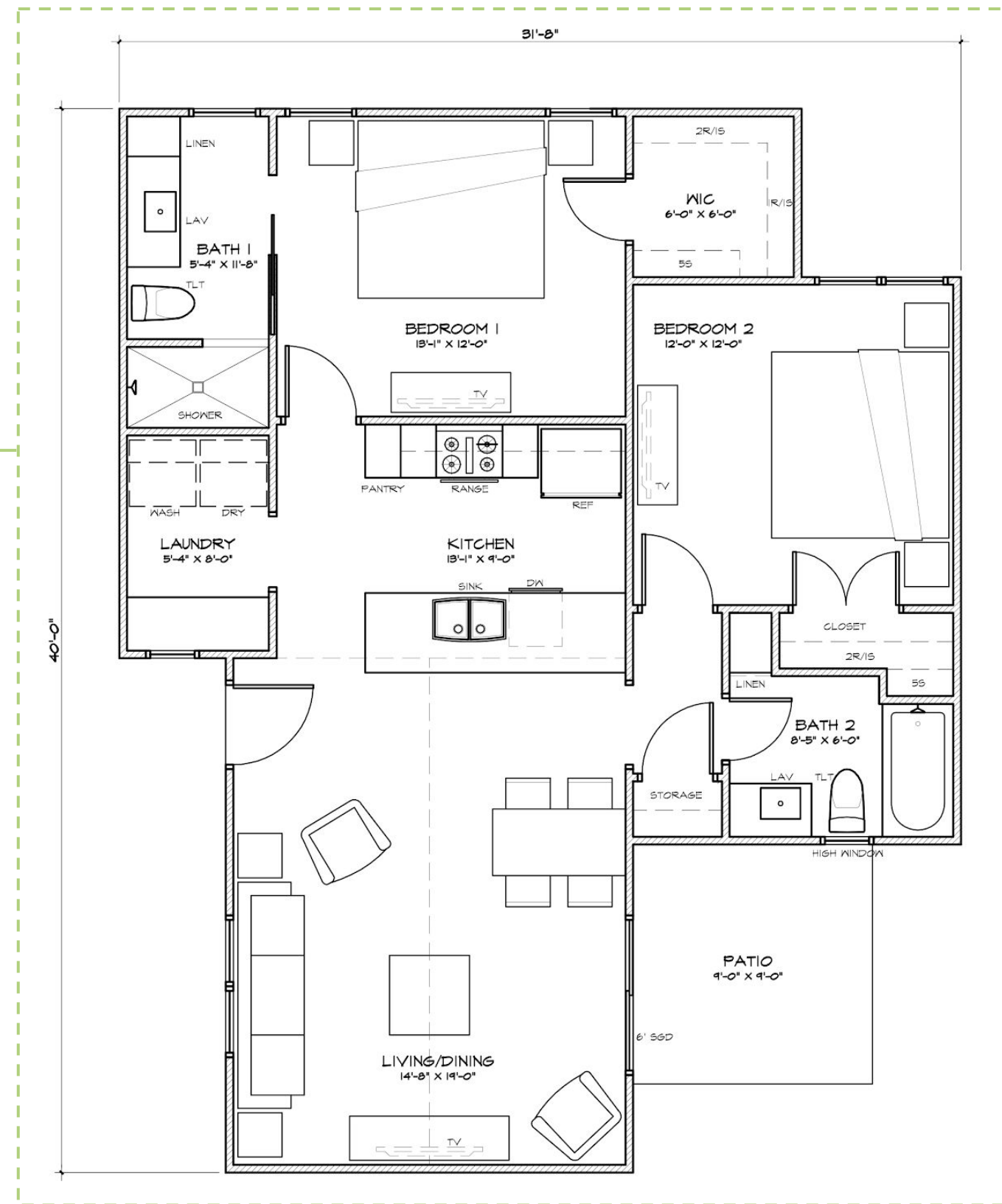
SITE PLAN





BUILDING PLAN

1/16" = 1'-0"



UNIT PLAN - 999 SQUARE FEET

3/16" = 1'-0"

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FLOOR PLANS





FRONT



RIGHT SIDE



REAR



LEFT SIDE

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ELEVATIONS





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OVERALL SITE FROM NORTHWEST





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TYPICAL BUILDING





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COURTYARD - ENTRY







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COURTYARD - SHADE STRUCTURE





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COURTYARD - SHARED AREA

