

State Use 101
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The site plan illustrates the proposed 100-unit multifamily development on a triangular lot. The lot is bounded by 10th Street to the north, 11th Street to the east, and 12th Street to the south. The development consists of several interconnected building footprints, color-coded in red and blue. Key setbacks and dimensions are labeled: 19' and 33' setbacks along 10th Street; 12' setbacks along 11th Street; and 14' and 30' setbacks along 12th Street. The building footprint area is 1,433 sq ft. The plan also shows the locations of the UAT FFL BMT (blue) and WDK (red) buildings, and the UHS GAR (red) building. The lot dimensions are 27.59', 26.17', and 27.58' along the 10th Street boundary, and 26.17' and 27.58' along the 11th Street boundary. The lot area is 1,433 sq ft.

A large, two-story blue house with white trim and a dark roof. The house features multiple windows, including dormers on the left side and a central entrance with a small porch. The house is set against a blue sky with scattered white clouds. In the foreground, there is a grassy lawn and a paved road.

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,641		25.41	41,692
FFL	1ST FLOOR	1,641	1,641		127.11	208,588
GAR	GARAGE	0	722		50.88	36,735
SFL	2ND FLOOR	1,433	1,433		127.11	182,149
UAT	UNFIN ATTC	0	1,509		25.44	38,387
UHS	UNFIN HALF STORY	0	722		38.20	27,583
WDK	WOOD DECK	0	495		25.42	12,584
Ttl Gross Liv / Lease Area		3.074	8.163			547,718