PUD STANDARD: 12' SETBACK COST IMPACT | HUMMINGBIRD DUPLEX

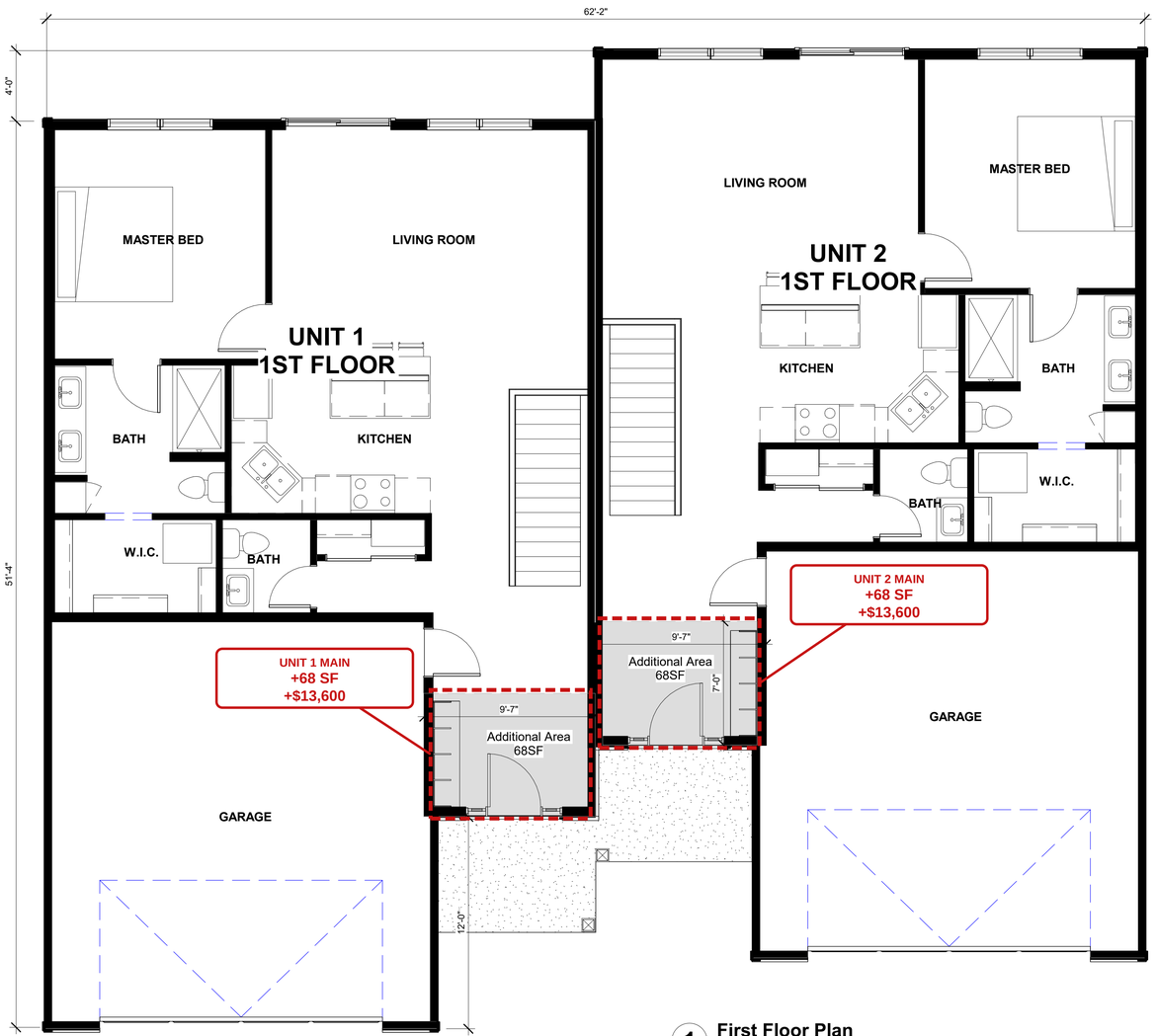
Location	Added SF	Cost @ $200/SF
Unit 1 - 1st Floor	68 SF	$13,600
Unit 2 - 1st Floor	68 SF	$13,600
Unit 1 - Basement	61 SF	$12,200
Unit 2 - Basement	61 SF	$12,200
TOTAL (2 units, 129 SF each)	**258 SF**	**$51,600**

Gray shaded areas show the added square footage needed to meet the new PUD setback standard. Priced at ~$200/SF.

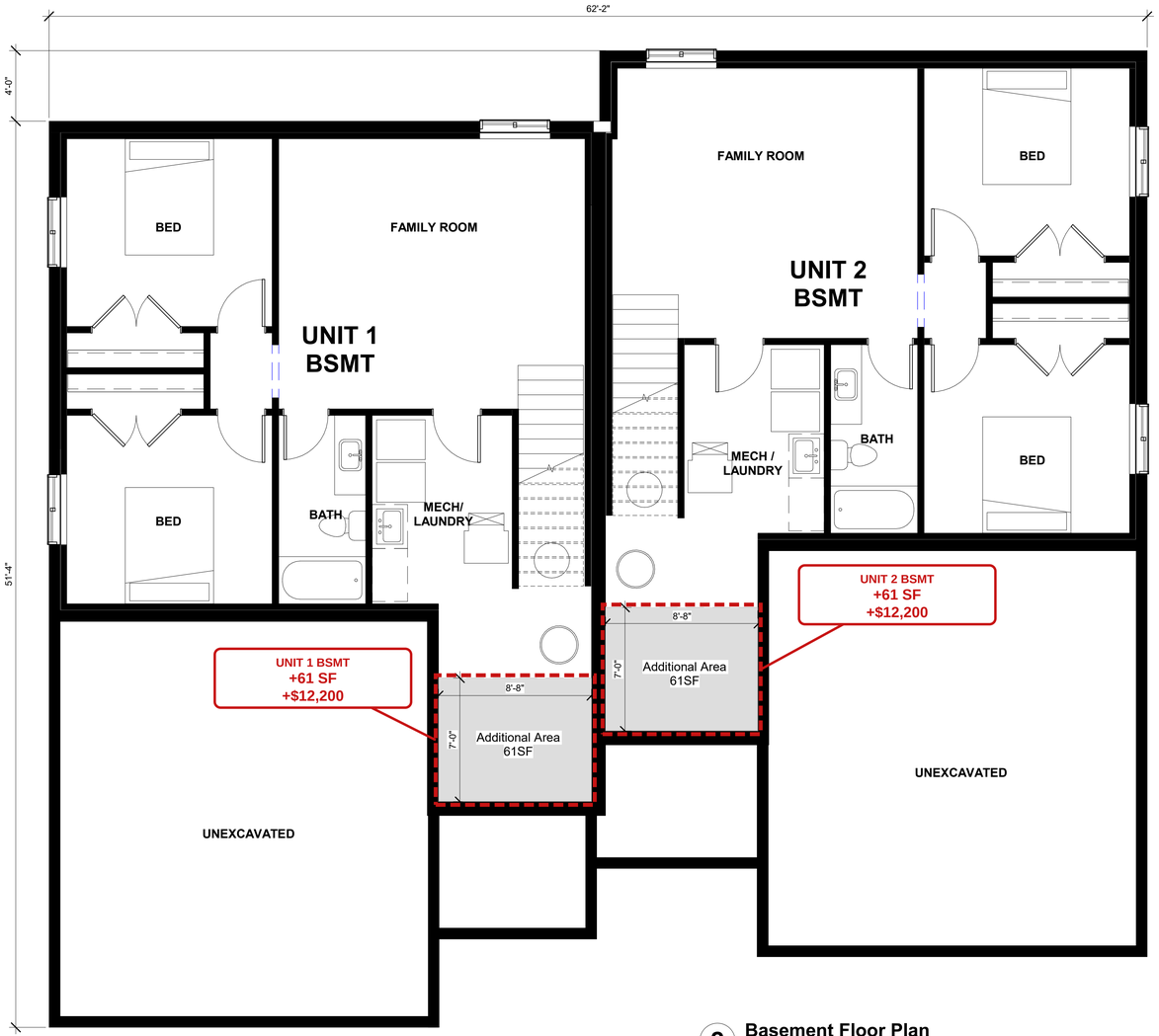
Why the benefit is minimal:

- Main-floor added area is about 9'-7" x 7'-0" at the front entry; the entry door swing occupies much of it.
- Basement added area is about 8'-8" x 7'-0" beside the stair and mechanical space, with no added bedroom or living area.
- Per unit: 129 SF = ~$25,800 added cost for space that mainly serves as circulation.

Bottom line: ~$51,600 in added cost for this building, with little gain in space buyers can actually use.



1 **First Floor Plan**



2 **Basement Floor Plan**

SQUARE FOOTAGE	
Area	989 SF
Basement Finished	852 SF
Grand total	1,841 SF

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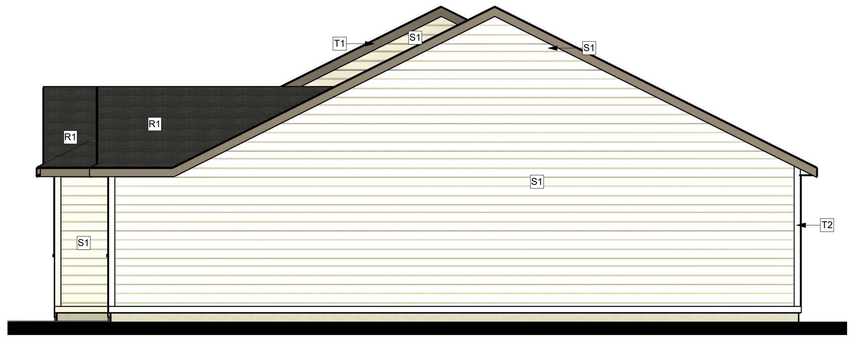
3 Left Elevation
SCALE: 3/16" = 1'-0"



2 Rear Elevation
SCALE: 1/4" = 1'-0"



4 Right Elevation
SCALE: 3/16" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

R1 ARCHITECTURAL ASPHALT SHINGLES
S1 7" REVEAL HORIZONTAL LAP SIDING
S2 SHAKE SIDING - STRAIGHT EDGE
S3 CULTURED STONE
T1 TRIM (2)
T2 TRIM (1)

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