

SITE ANALYSIS

R-2H ZONING
TOTAL ACRES = 0.170 = 7,405 SF
FAR MAX 55%, EXCLUDING ENCLOSED GARAGE
MAX ALLOWABLE SF = 4,072 SF
ACTUAL SF = 2,476 SF

R-2 REQUIREMENTS:
35' MAX HEIGHT
FRONT YARD SETBACK - 20'
SIDE INTERIOR - 5'
REAR - 15'
DUPLEX ALLOWS 15' FRONT SETBACK FOR LIVING SPACE
TWO STORY SIDE INTERIOR - 8' WITH 5' ALLOWED FOR BAY WINDOWS, ETC.
COVERED FRONT PORCHES MIN. 5' DEEP CAN HAVE 10' SETBACK

PARKING CAN BE IN REAR SETBACK OFF ALLEY TO WITHIN 2' OF SIDE PROPERTY LINE IF A SOLID FENCE IS PROVIDED

EACH UNIT NEEDS MIN 375SF PRIVATE OPEN SPACE IN REAR YARD, MIN. DIMENSION 15' AND CAN INCLUDE THE SETBACK
30% OF THAT NEEDS TO BE PERMEABLE SURFACE WITH LANDSCAPING

15% FRONT FACADE MUST BE DOORS OR WINDOWS, NOT INCLUDING GARAGE DOORS
MINIMIZE PRIVACY ISSUES WITH WINDOWS/BALCONIES

MAIN ENTRANCE NEEDS COVERED PORCH MIN 25SF
UNITS MODULATED BY MIN. 4'

PARKING - 2 STALLS PER UNIT + 1 GUEST STALL REQUIRED
5 PARKING PLACED PROVIDED ON SITE

HISTORIC DISTRICT GUIDELINES:
LOT COVERAGE 30%
OPEN AREA 40%

GROUND FLOOR = 1,276 SF

1,276 SF/7,405 SF = 17.2%
OPEN SPACE = 6,129 SF
6,129 SF/7,405 SF = 82.8%



1 SITE PLAN
1/8" = 1'-0"

MCKINLEY DUPLEX

811 E MCKINLEY ST, BOISE, ID

22B076

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REVISION:

SCHEMATIC DESIGN
DATE: Issue Date
DRAWN BY: ALB
CHECKED BY: ALB

ARCHITECTURAL
SITE PLAN

A100