

**FERGUSON RESIDENCE**  
116 CRESTWOOD DRIVE BIRMINGHAM, AL

3.323 - ISSUED FOR BID  
2.824 - UPDATED PLAN



Drawing Title:  
SITE PLAN

Date: DECEMBER 3, 2023

Scale: AS NOTED

Drawing No:  
A 001

**ZONING ANALYSIS:**  
TOWNSHIP OF MOUNTAIN BROOK  
JEFFERSON COUNTY, ALABAMA  
ZONE: RESIDENCE B DISTRICT  
USE GROUP: R-1B  
CONST. CLASSIFICATION: S-B  
BLOCK: 6271 TAX LOTS: 23 SECTION: 34

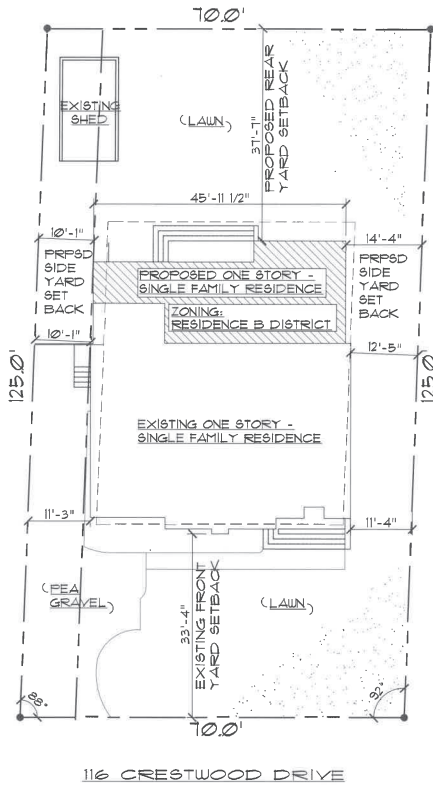
LOT REQUIREMENTS		
MIN. LOT AREA:	REQD.	EXISTING
MIN. LOT WIDTH:	15'-0"	17'-0"
MIN. LOT DEPTH:	N/A	33'-0"

SETBACK REQUIREMENTS		
FEET YARDS	REQD.	PROPOSED
FRONT (CRESTWOOD DRIVE):	35'-0"	35'-0"
REAR YARD:	5'-0"	31'-1"
SIDE YARD:	3'-0"	10'-1"

LOT COVERAGE REQUIREMENTS		
MAX. LOT COVERAGE, ALL S. STRUCTURES		
% OF LOT	REQD.	PROPOSED
HOUSE:	2.50%	2.50%
SCREENED PORCHES:	3.00%	3.00%
DECK:	3.00%	3.00%
WALKWAY:	0.00%	0.00%
TOTAL:	8.50%	8.50%

8% OF LOT AREA OR 2,000 SQ. FT. OF ROOF AREA, WHICHEVER IS GREATER, FOR EACH STORY OF ROOF AREA.  
1.5% OF LOT AREA OR 400 SQ. FT. OF ROOF AREA, WHICHEVER IS GREATER, FOR EACH STORY OF ROOF AREA.

HEIGHT REQUIREMENTS		
STORY HT.	AVERAGE GRADE TO HIGHEST ROOF	REQD.
1 STORY HT.	AVERAGE GRADE TO HIGHEST ROOF	10'-0"



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