



Notes:

1. Front Yard Building Setbacks Shall Be Minimum 12'-0" For Enclosed Conditioned Structures. Landscape Walls and Covered Roof Structures Shall Be Permitted Within Front Setback Area.
2. Rear Yard Building Setbacks Shall Be 20'-0" From Rear Property Lines.
3. Side Yard Setbacks Shall Be 0'-0" From One Side, and 5'-0" From The Second Side.
4. At Zero Side Yard Setbacks, Residences Shall Be Constructed as Independent Buildings. Exterior Wall Construction of Each Residence Shall Consist of An Independent 1-Hour Fire Rated Wall In Compliance with Section 704 (Exterior Walls) of the 2003 International Building Code. At Such Zero Lot Lines, the Exterior Wall of Each Residence May Consist of 8" Load Bearing Concrete Block From Floor to Roof Deck (U.L. No. U906) or Other Appropriate Assembly Complying with Code Requirements. These Walls May Terminate at the Underside of the Roof Deck in Accordance with Subsection 704.11 - Exceptions 5.1 and 5.2 - Roof Sheathing Shall Be Constructed of Fire Retardant Treated Wood For a Distance of 4 Feet From Wall, and It Shall Be Protected From Below with 5/8" Type 'X' Gypsum Board Installed Over 2x2 Ledgers Between Rafter Framing For a Distance of 4 Feet From Wall.
5. Residences Shall Be a Maximum of 35'-0" in Height and Two Stories with An Optional Occupied Attic.

Preliminary Map Plan - Improvements

**Pump House Lane
A Residential Development
for Pump House Partners, LLC
Vestavia Hills, Alabama**