

PROJECT NAME

24 Garrison Ave
Three-family Residence

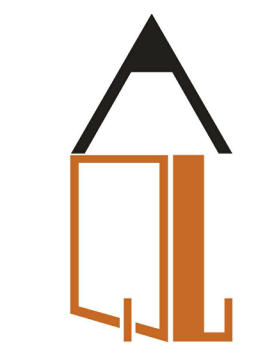
PROJECT ADDRESS

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CLIENT

FUTURELINE
DEVELOPMENT LLC

ARCHITECT



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CONSULTANT

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REGISTRATION

Revisions

No.	Description	Date

A-001

SITE PLAN

Project number 1802
Date 01/02/2019
Drawn by Author
Scale 1/8" = 1'-0"

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ZONING DIMENTIONAL TABLE

	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE	REMARK
ZONE	RB	3 FAMILY	3 FAMILY	COMPLIES	
MIN LOT SIZE	10,000 SF	5,000 SF	5,000 SF	COMPLIES	
MIN LOT PER DWELLING	1500 SF(3 UNITS)	1667 SF(3 UNITS)	1667 SF(3 UNITS)	COMPLIES	
MAX GROUND COVERAGE	50%	27%	34.2%	COMPLIES	
MIN LANDSCAPE PERCENTAGE OF LOT	25%	46 %	32%	COMPLIES	
MIN PERVIOUS AREA, PERCENTAGE OF LOT	35%	46 %	63.2%	COMPLIES	
MIN FRONT YARD	15 ft	16.6 ft	16.6 ft	COMPLIES	
MIN BACK YARD	20 ft	33.3 ft	25.1 ft	COMPLIES	
MIN SIDE YARD	10 ft	EAST 16 ft WEST 6.5 ft	13.6 ft 10.3 ft	COMPLIES	ADDITION SECTION COMPLIES, EXISTING SECTION STAYS AS BEFORE
F.A.R.	1.0	0.56	0.83	COMPLIES	
MIN FRONTAGE	50 ft	50 ft	50 ft	COMPLIES	
FULL SIZE PARKING	6	2	2	COMPLIES	
BUILDING HEIGHT	40'	37.4' (FROM AVERAGE GRADE)	37.76' (FROM AVERAGE GRADE)	COMPLIES	

GROSS FLOOR AREA TABLE

	EXISTING	PROPOSED	INCREASE
BASMENT	1056 sf	1587 sf	531 sf
FIRST FLOOR	1172 sf	1520 sf	348 sf
SECOND FLOOR	1139 sf	1592 sf	453 sf
THIRD FLOOR	1185 sf	1489 sf	304 sf
TOTAL	4552 sf	6188 sf	1636 sf

LEGEND

- LANDSCAPE
- PERMEABLE PAVEMENT
- STONE PAVER

GFA: 1461 sf

THIRD FLOOR NET FLOOR AREA CALCULATION

1461sf - 28sf - 84sf - 52sf - 26sf - 12sf - 13sf - 9sf - 36sf - 8sf - 10sf - 9sf - 2sf - 27sf - 11sf - 11sf = **1119 sf**

GFA: 1592 sf

SECOND FLOOR NET FLOOR AREA CALCULATION

1592sf - 101sf - 9sf - 4sf - 62sf - 5sf - 14sf - 15sf - 10sf - 10sf - 31sf = **1331sf**

GFA: 1520 sf

FIRST FLOOR NET FLOOR AREA CALCULATION

1520sf - 101sf - 9sf - 4sf - 62sf - 24sf - 9sf - 10sf - 10sf = **1291sf**

GFA: 1587sf

BSEMENT NET FLOOR AREA CALCULATION

1587sf - 1132sf - 30sf - 17sf - 16sf = **392sf**

TOTAL NET FLOOR AREA = 1119sf + 1331sf + 1291sf + 392sf = 4133sf

2 NET FLOOR AREA CALCULATION
A-001 Scale: 1/8" = 1'-0"

1 SITE PLAN_PROPOSED
A-001 Scale: 1/8" = 1'-0"