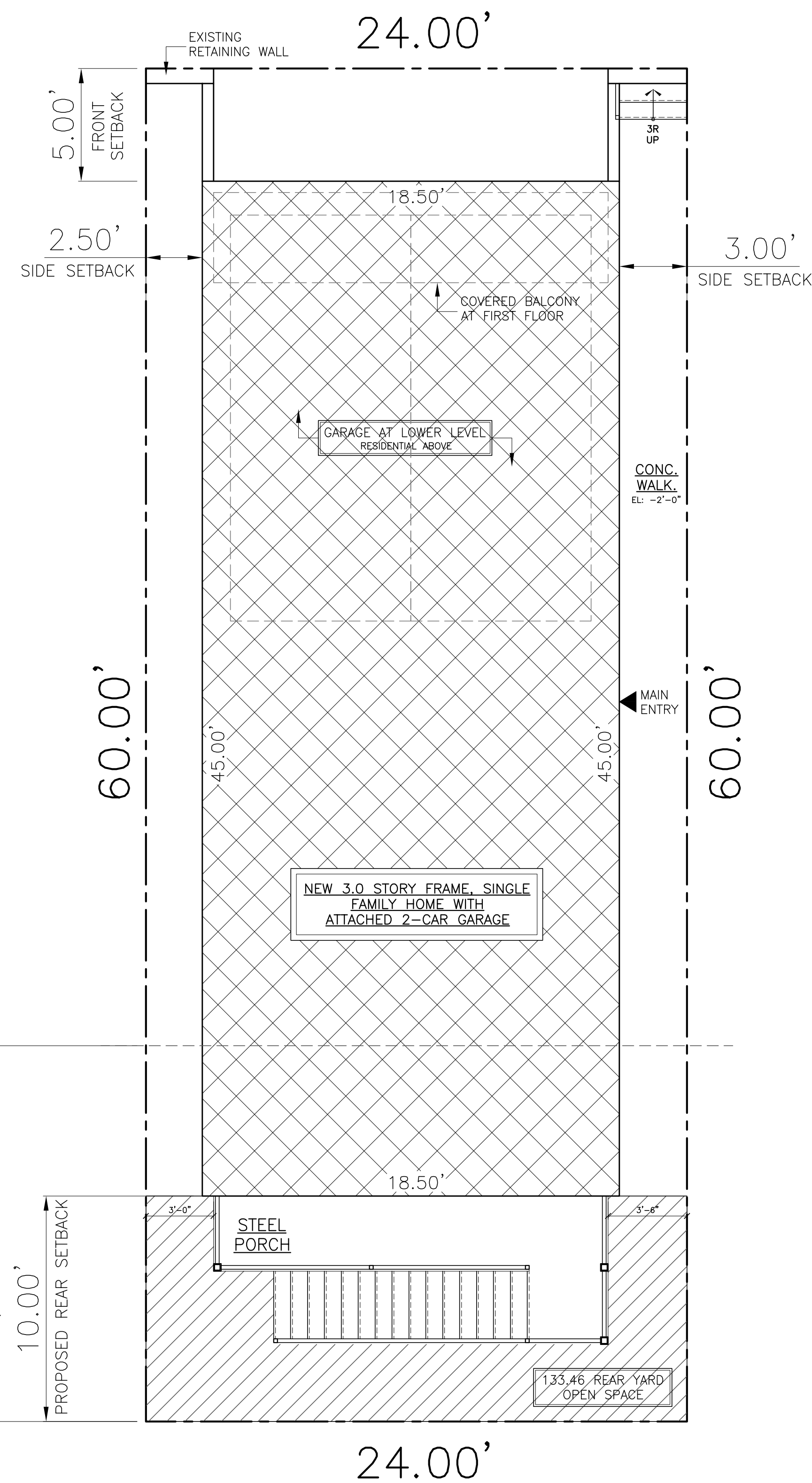


→ ONE WAY →

W. ANCONA ST.



ZONING	ZONING REQUIREMENTS	BUILDING SPECIFICATIONS	SETBACK CALCULATIONS		LEGEND	
ZONING	RM-4.5	RM-4.5	ADDRESS	SETBACK		NEW STRUCTURE
LOT AREA	(24.00'x60.00') 1,440.00 S.F.	(24.00'x60.00') 1,440.00 S.F.	(W) #1353 (EMPTY LOT)	7.20' (REQ)		NEW PAVEMENT
F.A.R.	1,440.00 SF x 1.7 = 2,448.00 SF MAX	BASEMENT = 453.25 S.F. GARAGE (NOT COUNTED) = 379.25 S.F. FIRST FLOOR = 749.25 S.F. SECOND FLOOR = 832.50 S.F. TOTAL = 2,035.00 S.F.	(W) #1351	4.00'		REAR YARD OPEN SPACE
BUILDING HEIGHT	38'-0"	30'-2"	(E) #1347	0.00'		6'-0" METAL FENCE
SETBACKS	FRONT: AVERAGE (SEE CALCULATION) REAR: (28% LOT DEPTH) = 16.80' SIDE: 20% LOT WIDTH = 4.80' TOTAL	FRONT: 5.00' REAR: 10.00' (VARIANCE) SIDE: 2.50' (WEST) = 5.50' TOTAL 3.00' (EAST)	(E) #1345	5.00'		PROPERTY LINE
OPEN SPACE	93.60 S.F.	133.46 S.F.	AVERAGE FRONT SETBACK	4.05'		
			PROPOSED FRONT SETBACK	5.00'		

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PROPOSED FLOOR PLANS

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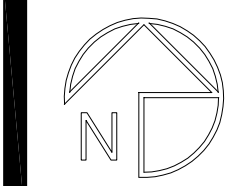
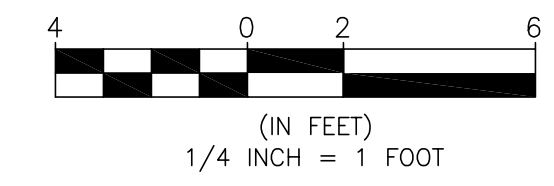
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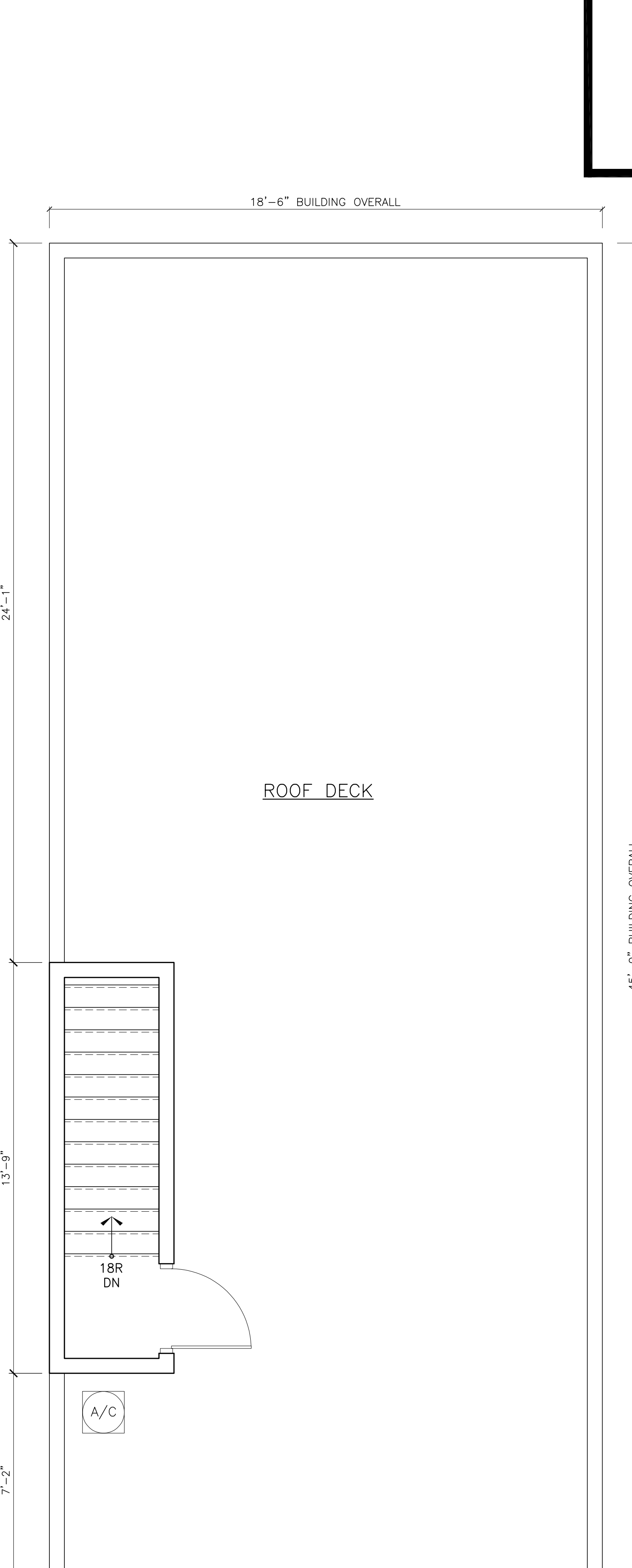
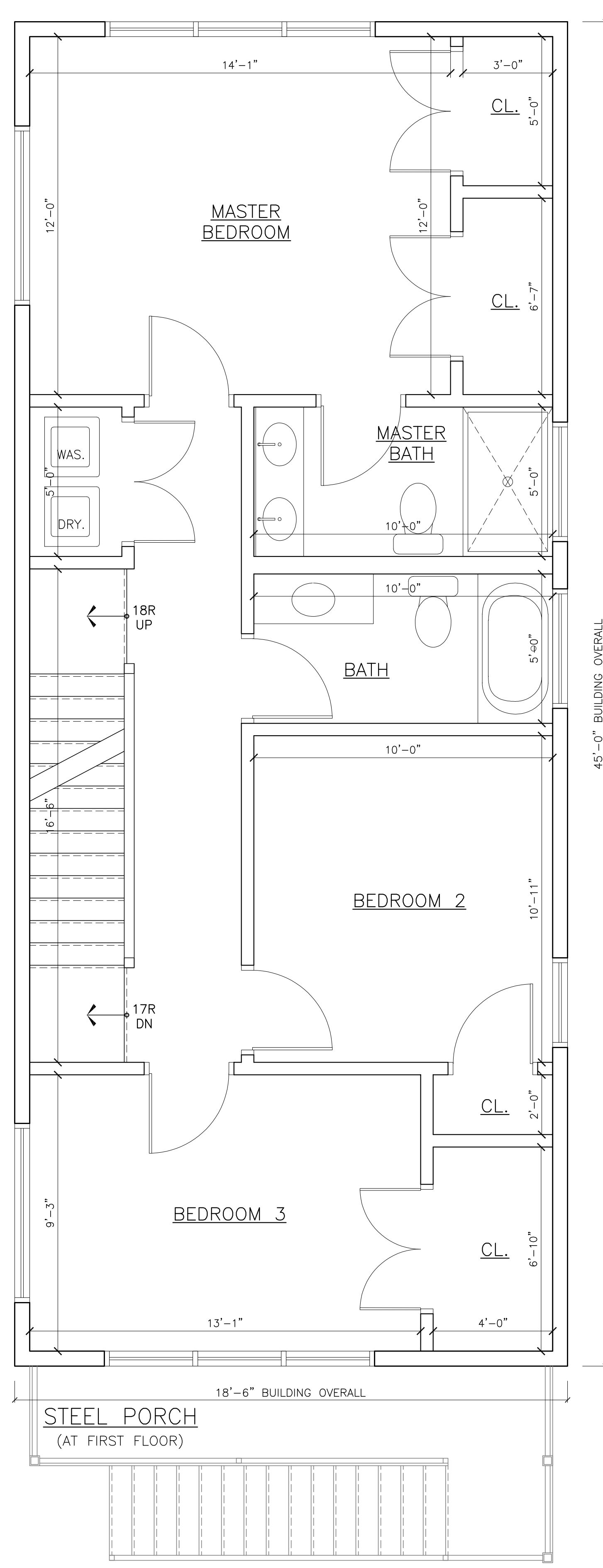
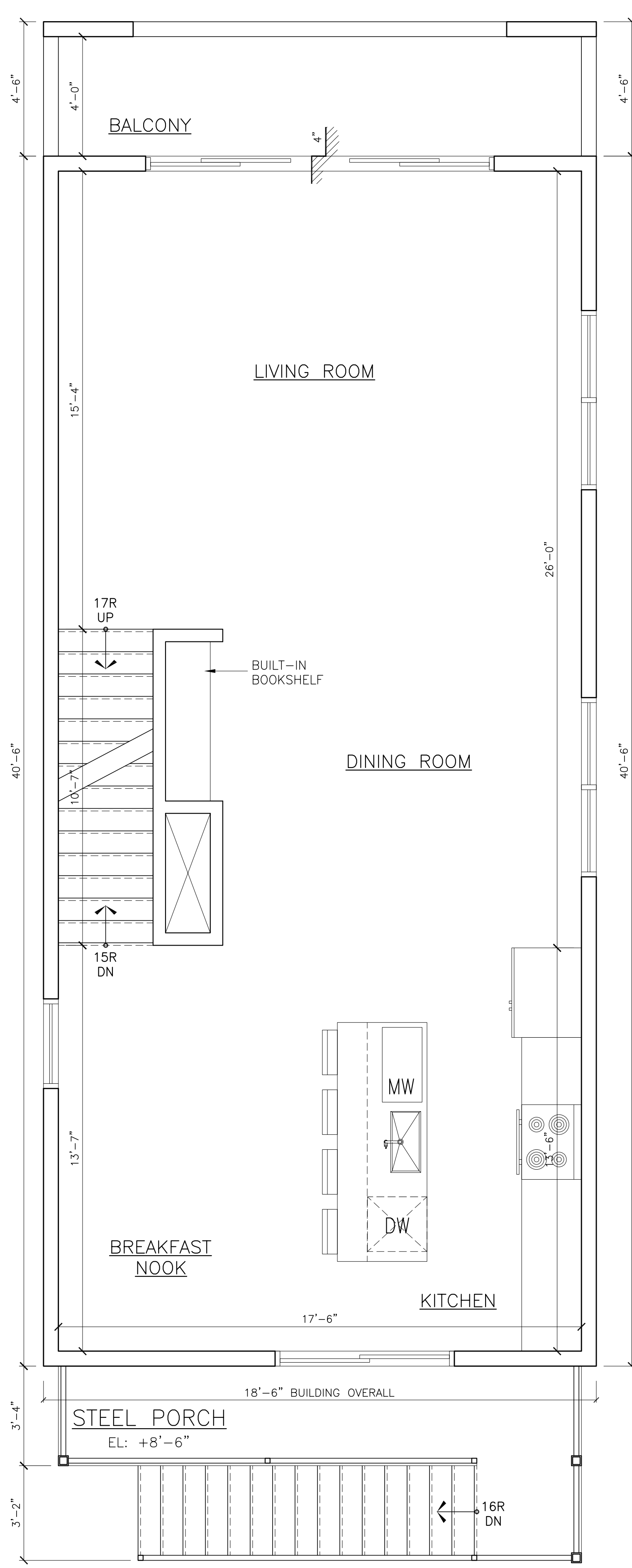
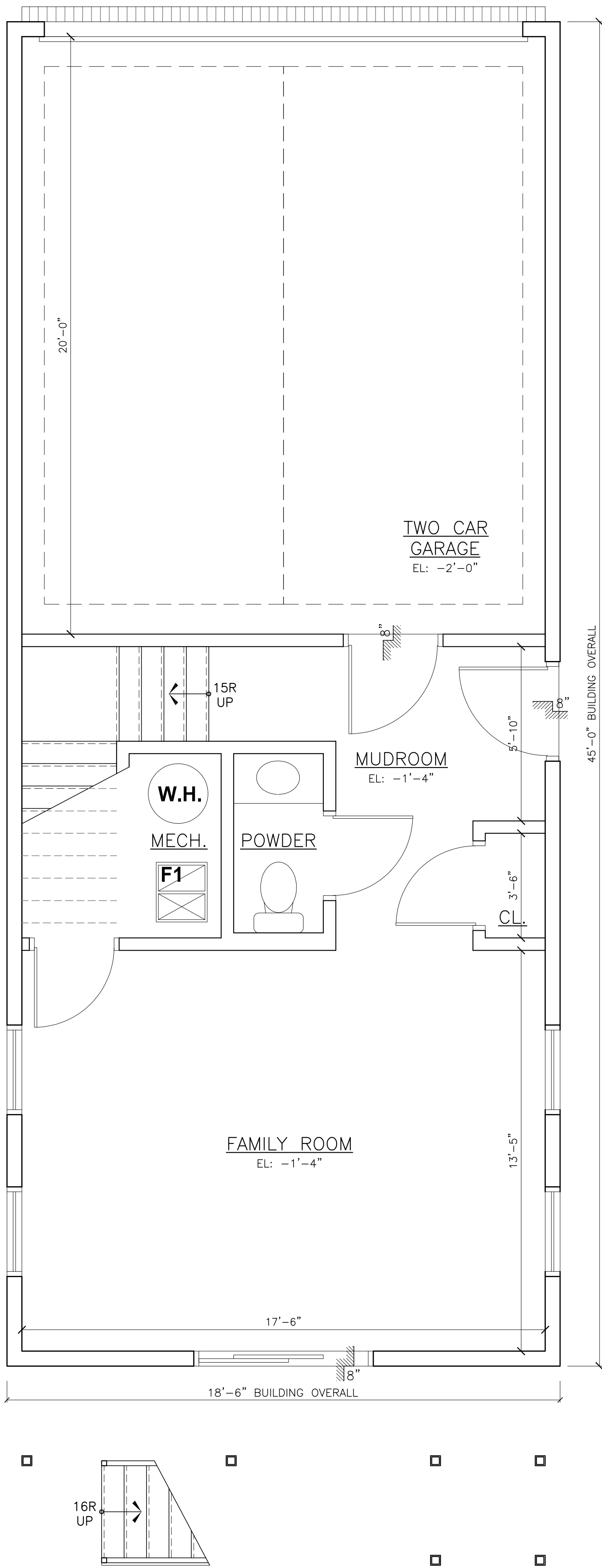
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1 ZONING DATA
SCALE: N.T.S.

2 SITE PLAN
SCALE: 1/4"=1'-0"



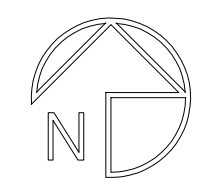
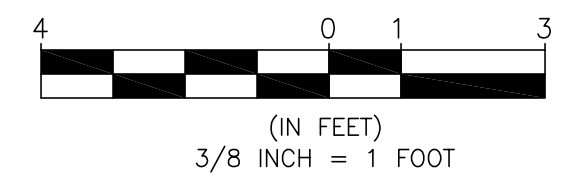


1 PROPOSED BASEMENT
SCALE: 3/8"=1'-0"

2 PROPOSED FIRST FLOOR
SCALE: 3/8"=1'-0"

3 PROPOSED SECOND FLOOR
SCALE: 3/8"=1'-0"

4 ROOF PLAN
SCALE: 3/8"=1'-0"



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PROPOSED FLOOR PLANS

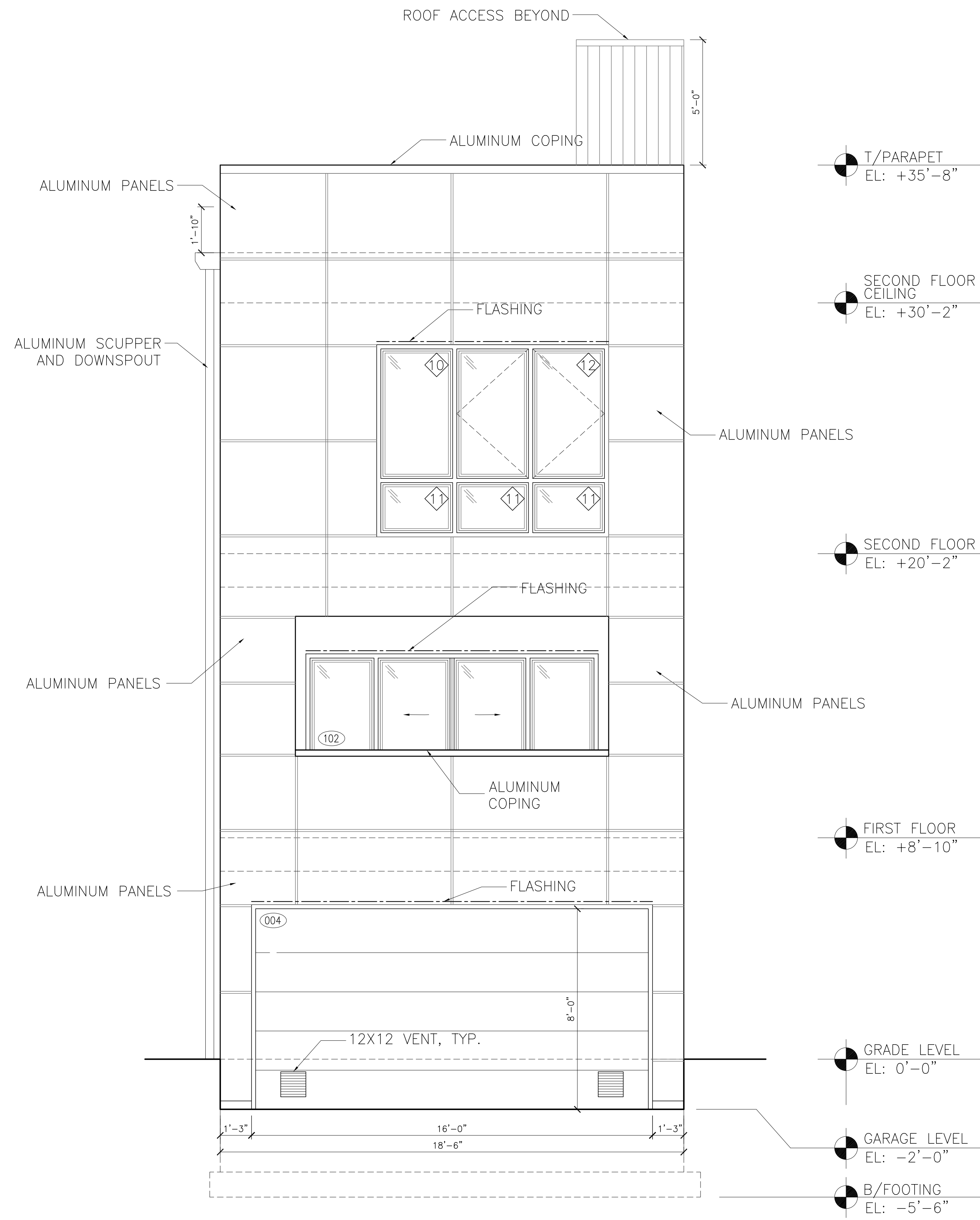
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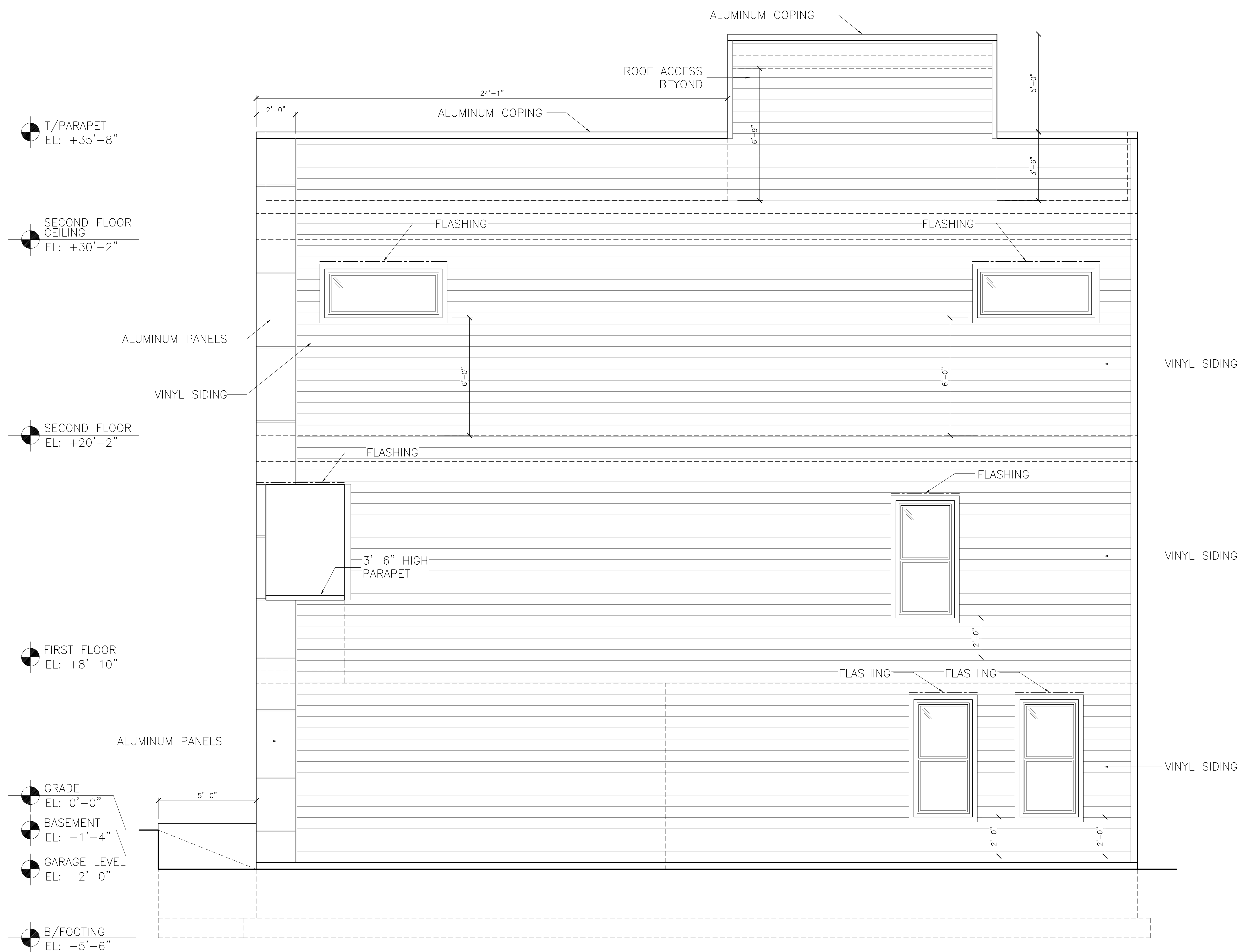
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1 NORTH ELEVATION
SCALE: 3/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 3/8"=1'-0"

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3 WEST ELEVATION
 SCALE: 3/8"=1'-0"

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ELEVATION

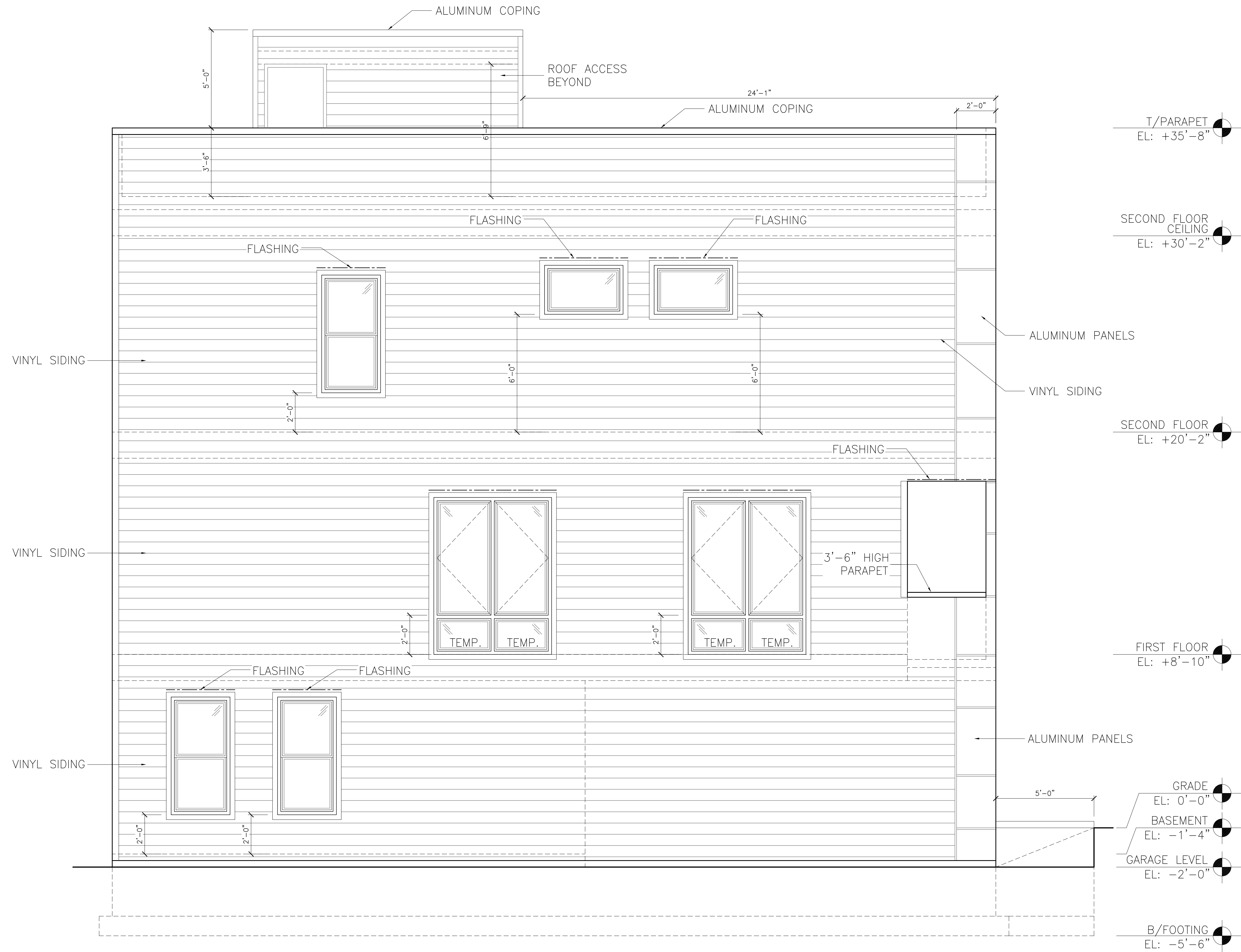
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