

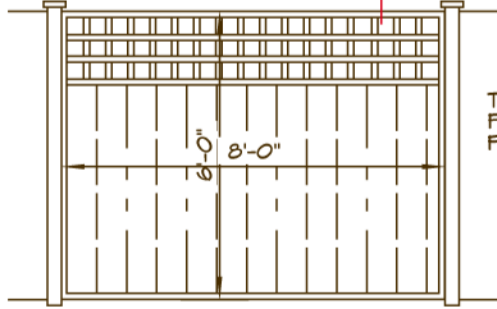
TYPICAL TREE PROTECTION BARRIER: TEMPORARY 4'0" HIGH SNOW FENCE SUPPORTED ON 2X4 STAKES @ 3'-6" O/C, BRACED

NEW GAS LINE (**CHECK WITH GAS COMPANY BEFORE ANY EXCAVATION.)

WATER SUPPLY: 40mm Pressures: 36 USGPM WINTER: 94 psi SUMMER: 60 psi RESIDUAL: 51 psi
 SANITARY SEWER: 100mm
 STORM SEWER: 150mm
 INVERT DEPTH @ P.L.: 255.61'

3-CAR GARAGE

MAIN HOUSE



GRADES LEGEND	
SURVEY GRADES	288.68'
DESIGN GRADES	288.68'
GRADES USED FOR DETERMINING HEIGHT LIMITS	288.68'

PROJECT SUMMARY

Legal Description:
 P.I.D.

Zoning: RS-5
 Site Dimensions: (68.00'/62.8') X (99.04'/96.03') (see survey)
 Site Area: 6,341.2 sq.ft.
 FSR (new rules) Allowable: 0.70 = 4,439 sq.ft.
 Actual Allowable: 0.63 = 4,000 sq.ft.
 Proposed: 4,000 sq.ft.

FSR Above Basement Allowable: FSR 0.16 + 1,400 sf = 2,415 sf
 Proposed: 2,415 sf

Accessory Buildings:
 Allowable: Site width x 10.48' + 215.20 sf = 884 sq.ft.
 OR: Back Alley House: 899 sq.ft.
 Proposed Garage: 619 sq.ft.

Site Coverage -Buildings:
 Allowable: 40% of site area: 2,536 sq.ft.
 Proposed: 1,635 (house) + 613 (BAH) = 2,248

Site Coverage -hard landscaped surfaces:
 Allowable: 60% of site area: 3,805 sq.ft.
 Proposed: 2,248 (buildings) + 1096 (paving) = 3,344 sf

DRAWING LIST

- A 1.1 Site Plan
- A 1.2 Landscape Plan
- A 1.3 Context Sheet
- A 2.1 Basement Plan
- A 2.2 Main Floor Plan
- A 2.3 Upper Floor Plan
- A 2.4 Roof Plan
- A 3.1 Section A
- A 4.1 North Elevation
- A 4.2 East Elevation
- A 4.3 South Elevation
- A 4.4 West Elevation
- A 5.1 Garage Plan Section
- A 5.2 Garage Elevations
- A 6.1 to A 6.3 Envelope Details

SITE PLAN

Scale (at full size): 1/8" = 1'-0"

0 Feet 8 16 24