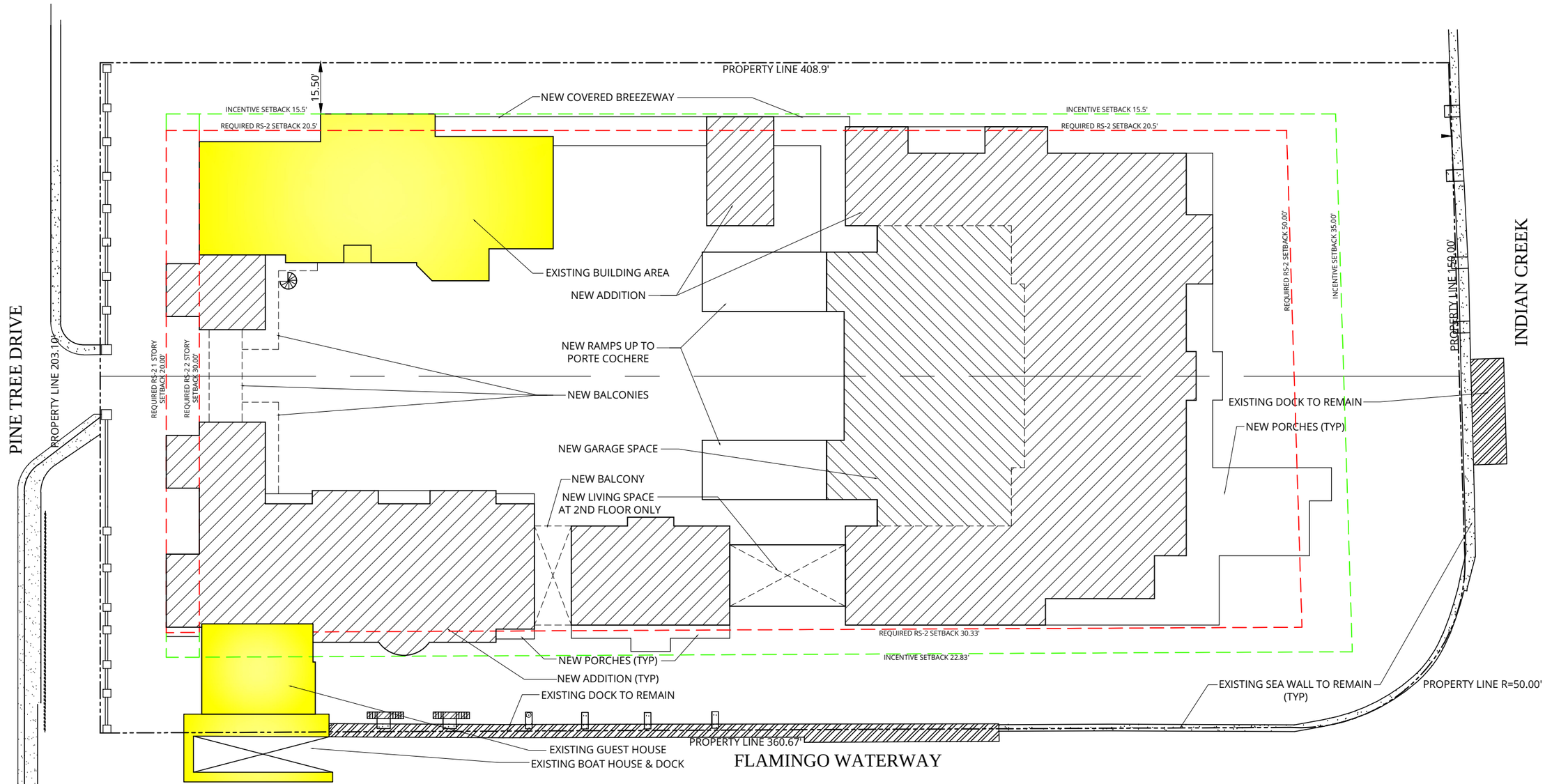


BUILDING EXISTING & NEW PLAN
SCALE: 1/32" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE TO REMAIN

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5/11/2020
AR97684
REGISTERED ARCHITECT

REV 5/11/2020

NOTES:
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2. CONVERSION FACTOR BETWEEN N.G.V.D. 29 AND N.A.V.D. 88 IS AS FOLLOWS: N.A.V.D. 88 = N.G.V.D. 29 - 1.56'

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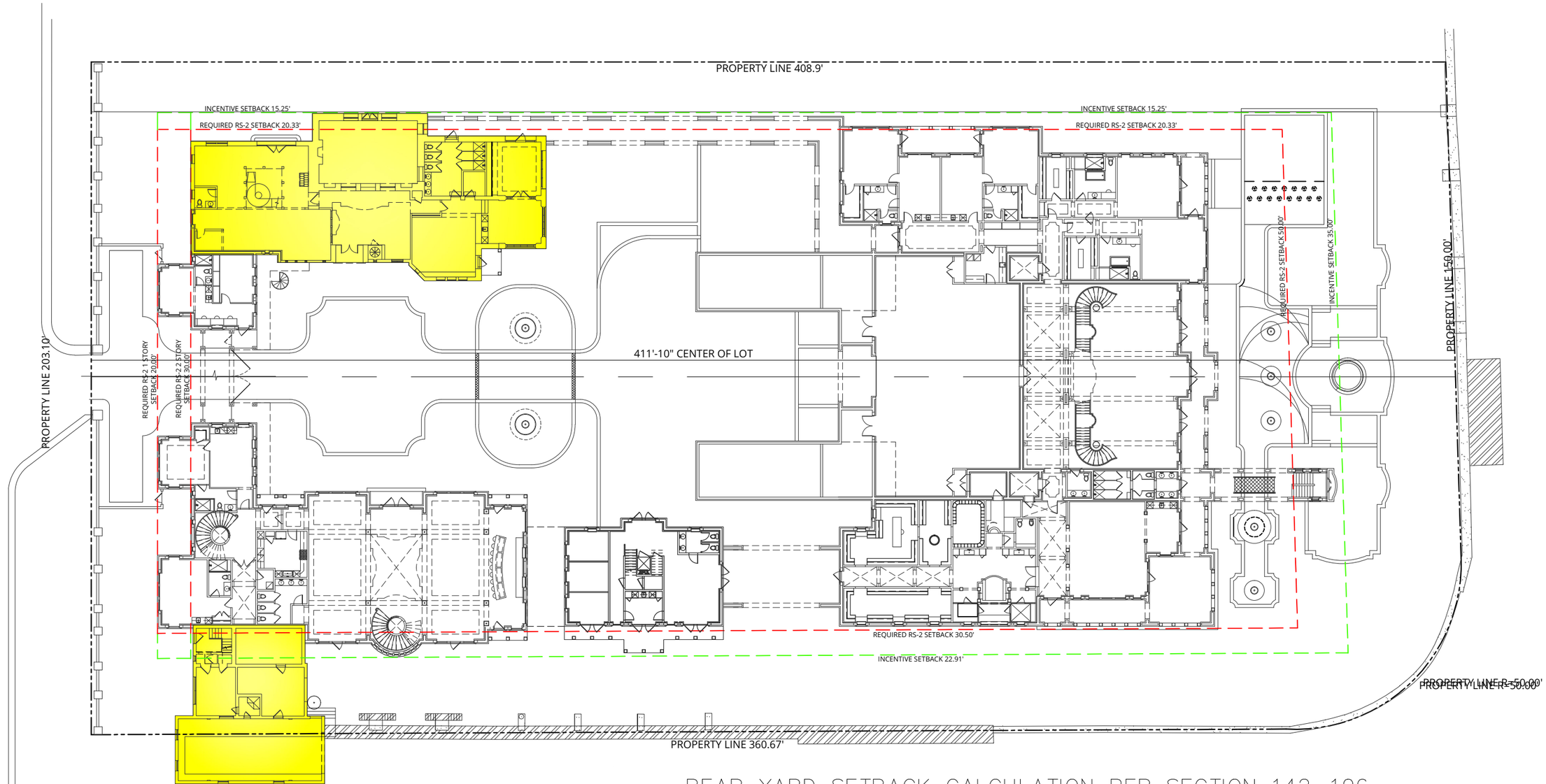
LUCE ARCHITECTS

BUILDING EXISTING & NEW PLAN

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Sheet: A-2.012
Date: 5/11/2020
Scale: 1/32"=1'-0"

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LOT DEPTH CALCULATION

SCALE: 1/32" = 1'-0"

NOTE: INDICATES EXISTING STRUCTURE

REAR YARD SETBACK CALCULATION PER SECTION 142-106
15% OF LOT DEPTH OR 20 FEET MIN./ 50 FEET MAX
411'-10"x15%=61'-8" or 50'-0" MAX
(SINCE RETAINING ARCHITECTURAL SIGNIFICANT HOUSE ALLOWED TO NCROACH UP TO 15'-0" INTO REAR YARD, 12'-6" ENCROACHMENT PROPOSED)

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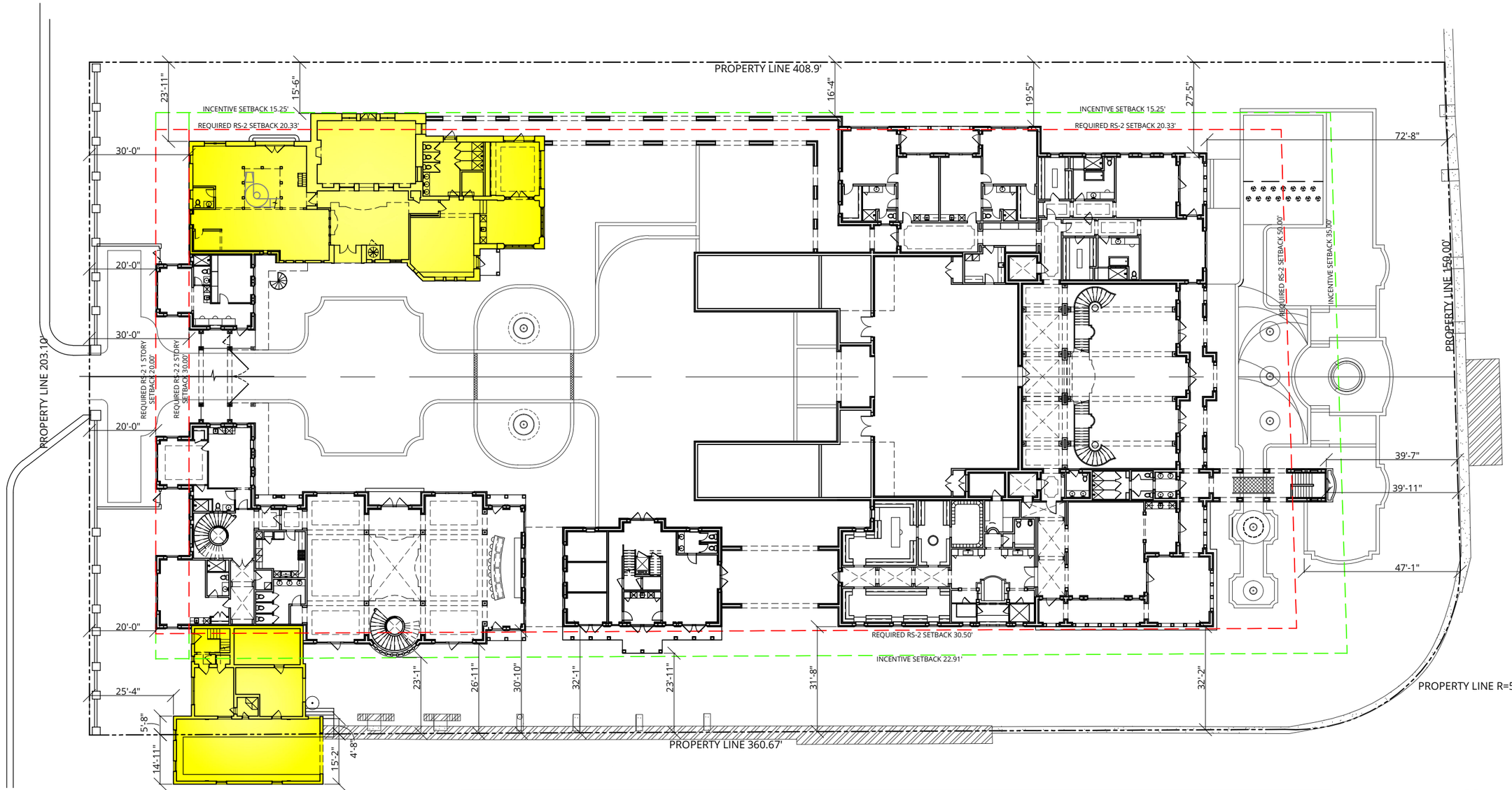
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LOT DEPTH CALCULATION

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1ST FLOOR BUILDING SETBACK LOCATION

SCALE: 1/32" = 1'-0"

NOTE: ▭ INDICATES EXISTING STRUCTURE

Sum of required side yards shall be 25% of lot widths 203.10' lot width x 25% = 50.78' sum of side yards	
Prop Set Back: 20.33' Left Side (Interior) 30.50' Right Side (Street Side) SUM = 50.83'	Allowable since keeping Architectural Significant House. Left Side 15.25' (5'-1" Encroachment) Right Side 22.91' (7'-7" Encroachment)

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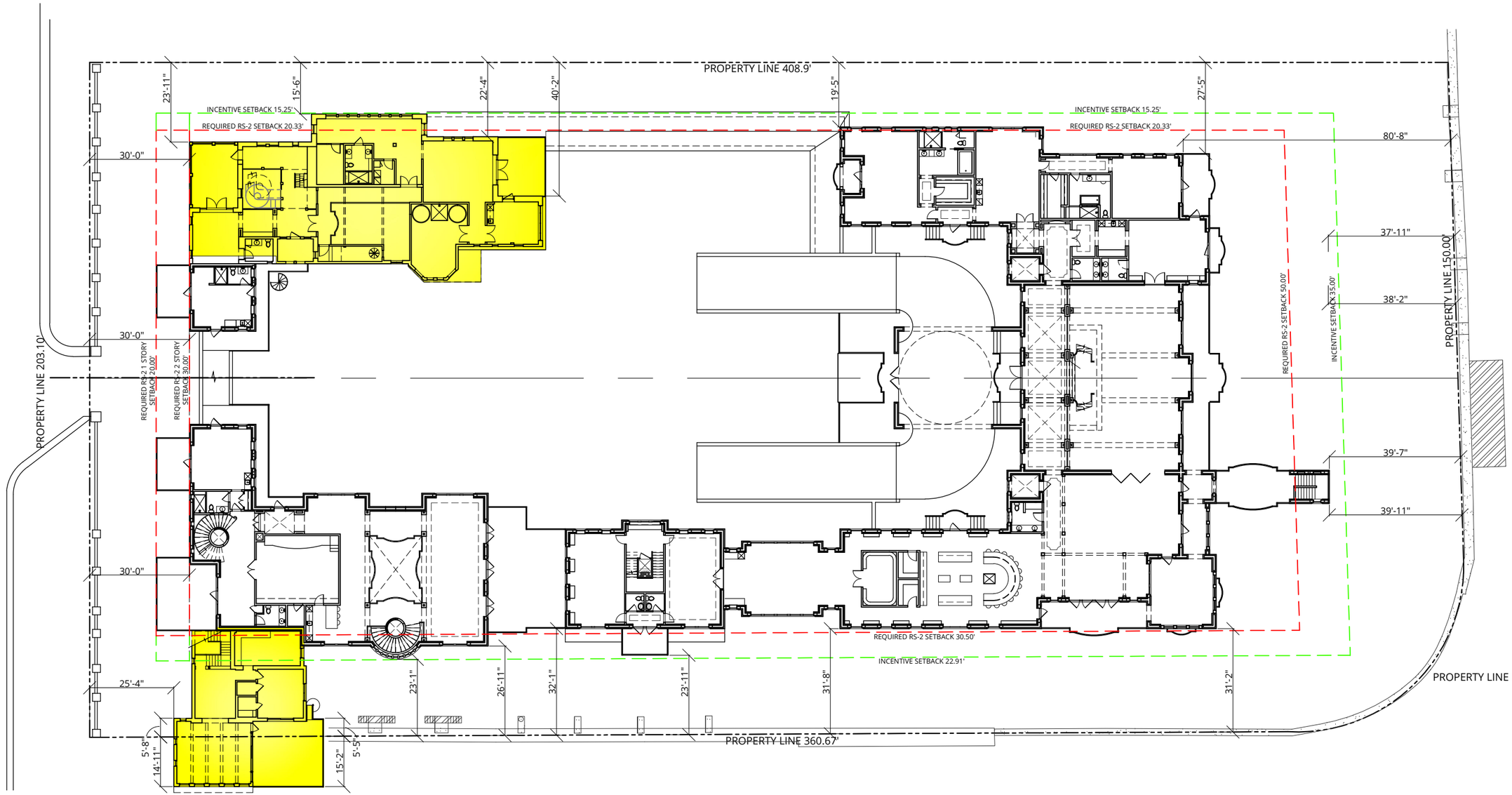
LUCE ARCHITECTS

1ST FLOOR BUILDING SETBACK LOCATIONS

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2ND FLOOR BUILDING SETBACK LOCATION

SCALE: 1/32" = 1'-0"

NOTE: ▭ INDICATES EXISTING STRUCTURE

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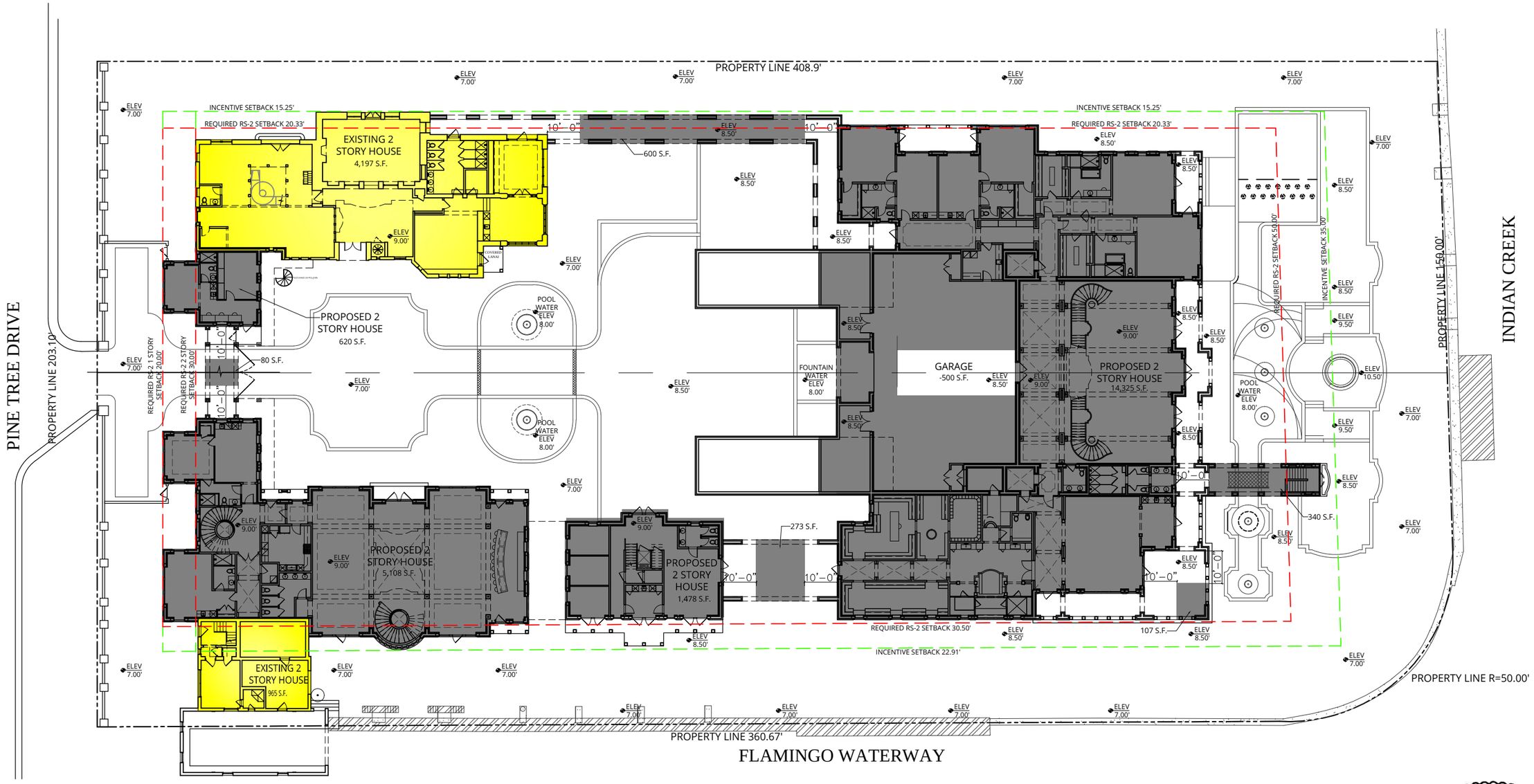
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2ND FLOOR BUILDING SETBACK LOCATIONS

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FIRST FLOOR UNIT SIZE
SCALE: 1/32" = 1'-0"

UNIT SIZE NEW:

PROPOSED HOUSE 1ST FLOOR UNIT SIZE:	22,931 S.F.

UNIT SIZE EXISTING:

EXISTING 1ST FLOOR UNIT SIZE:	5,162 S.F.
TOTAL PROPOSED UNIT SIZE:	28,093 S.F.

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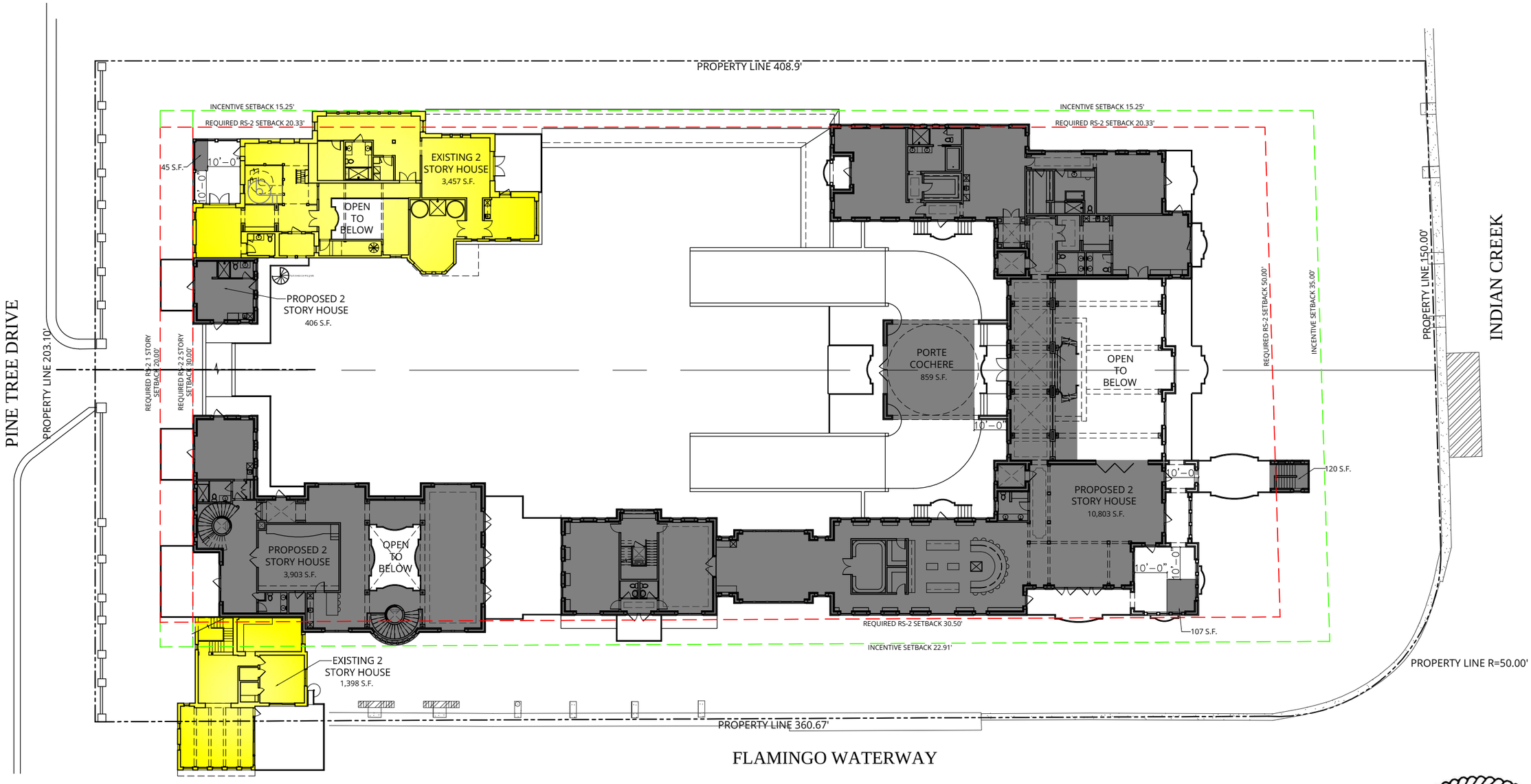
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FIRST FLOOR UNIT SIZE

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SECOND FLOOR UNIT SIZE
SCALE: 1/32" = 1'-0"

UNIT SIZE NEW:
PROPOSED HOUSE 2ND FLOOR UNIT SIZE: 15,792 S.F.

UNIT SIZE EXISTING:
EXISTING 2ND FLOOR UNIT SIZE: 4,855 S.F.

TOTAL PROPOSED UNIT SIZE: 20,647 S.F. (73.49% of 1ST Floor)

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NOTES:
WILL REQUIRE A VARIANCE REQUEST TO EXCEED ALLOWED SECOND FLOOR VOLUME SIZE OF 70% OF FIRST FLOOR. REQUESTING 71.08%

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SECOND FLOOR UNIT SIZE

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