



Ralph Choeff
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AR0009679
AA26003009

comm no.
2010

date:
11/16/2021

revised:

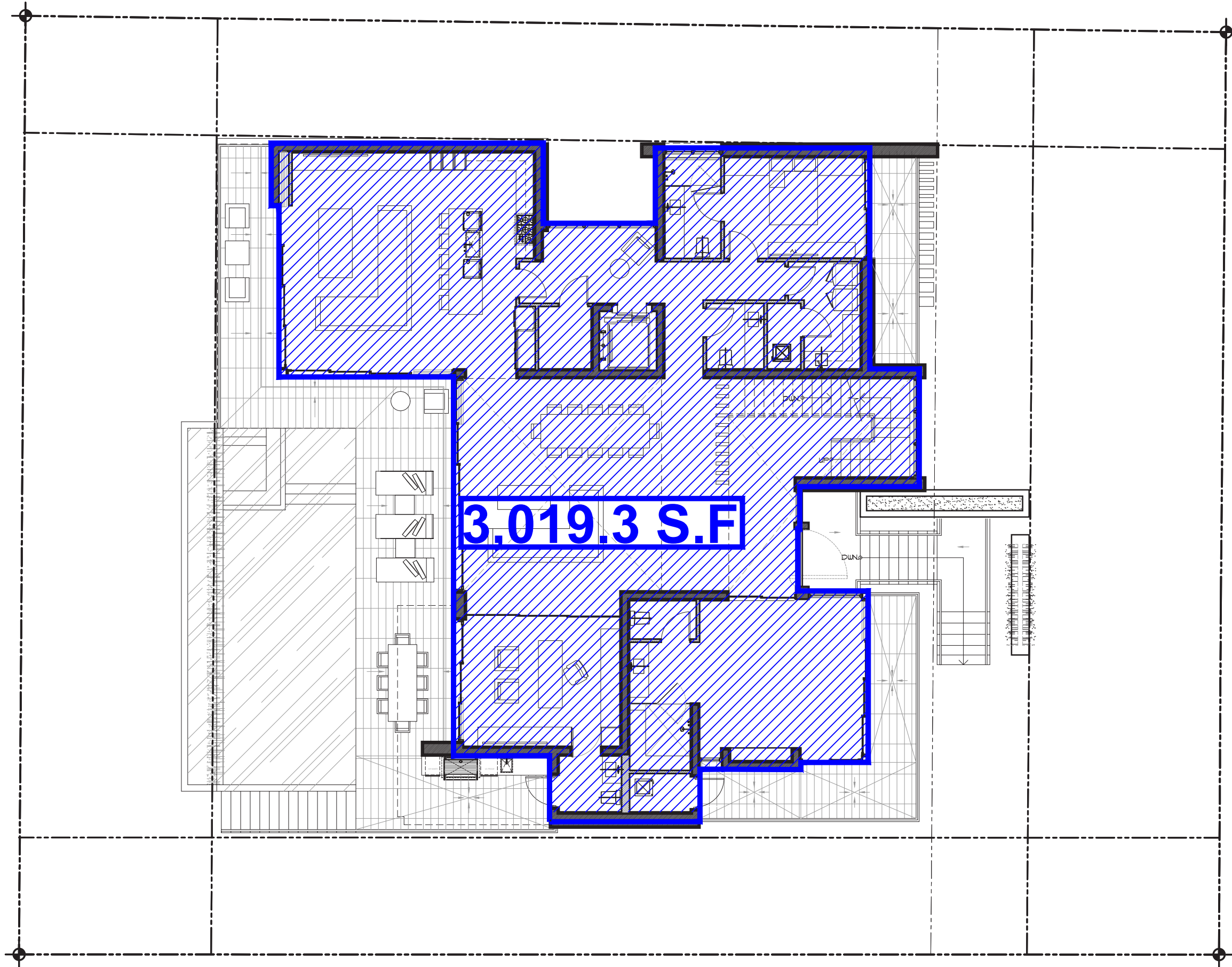
sheet no.

UNIT SIZE :

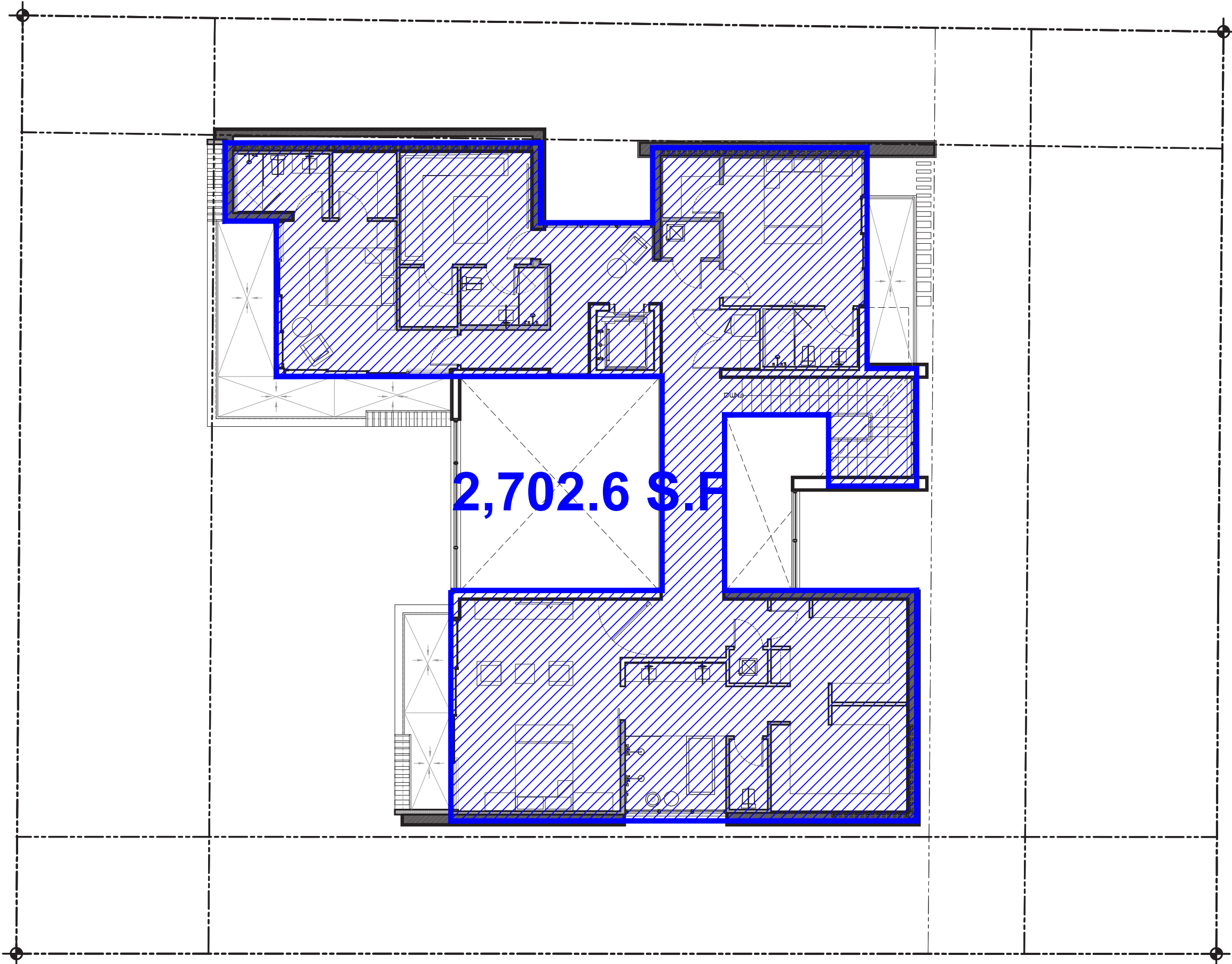
LOT SIZE:	12,100 S.F.
UNDER STORY	325.8 S.F.
FIRST FLOOR	3,019.3 S.F.
SECOND FLOOR	2,702.6 S.F.
TOTAL	6,047.7 S.F.
UNIT / LOT SIZE	49.9% (50% MAX)

UNDERSTORY A/C AREA

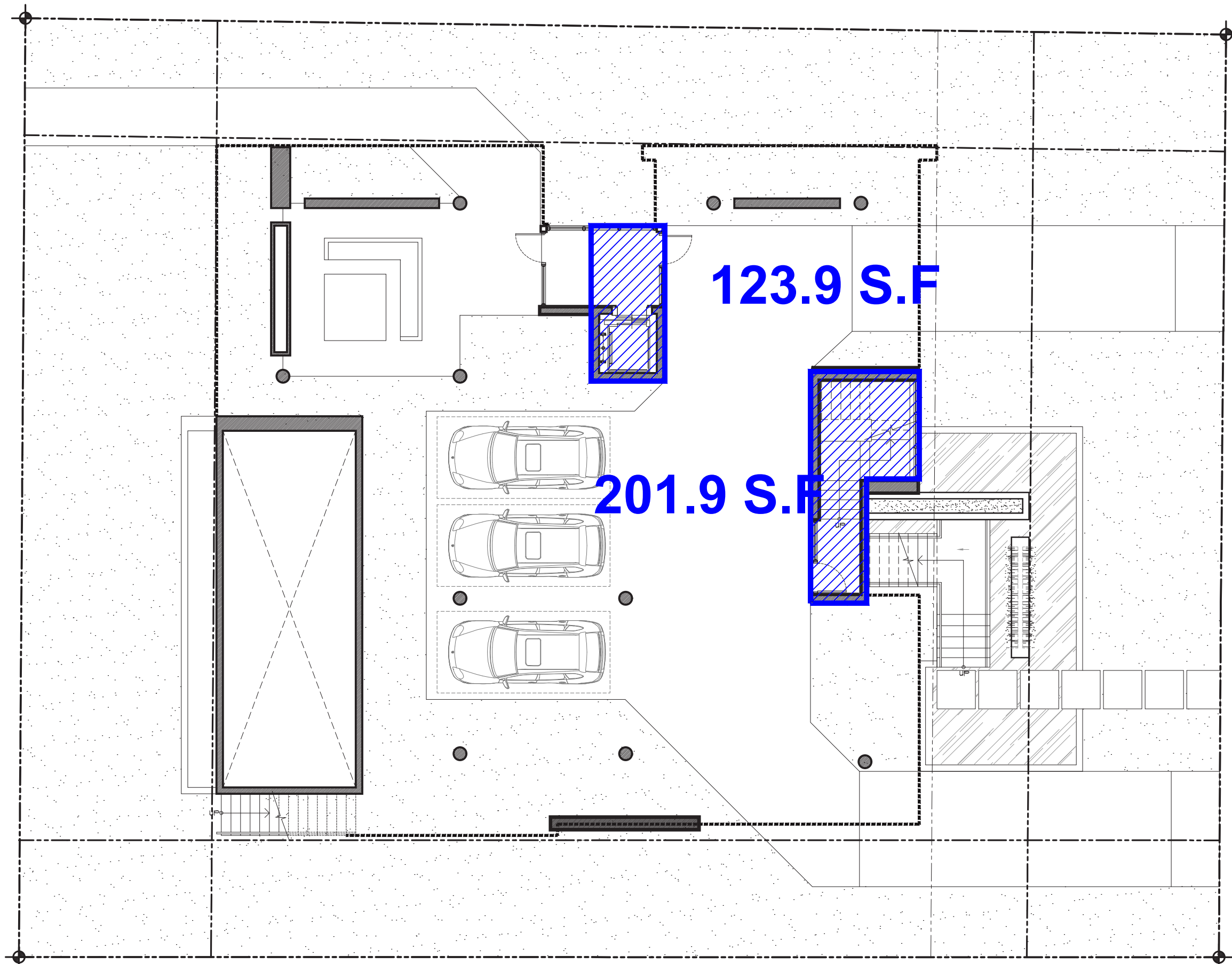
LOT SIZE:	12,100 S.F.
UNDER STORY	325.8 S.F.
PERCENT	2.7% (3% MAX)



2 FIRST FLOOR PLAN
Scale: 3/32" = 1'-0" N



3 SECOND FLOOR
Scale: 3/32" = 1'-0" N



1 UNDERSTORY PLAN
Scale: 3/32" = 1'-0" N



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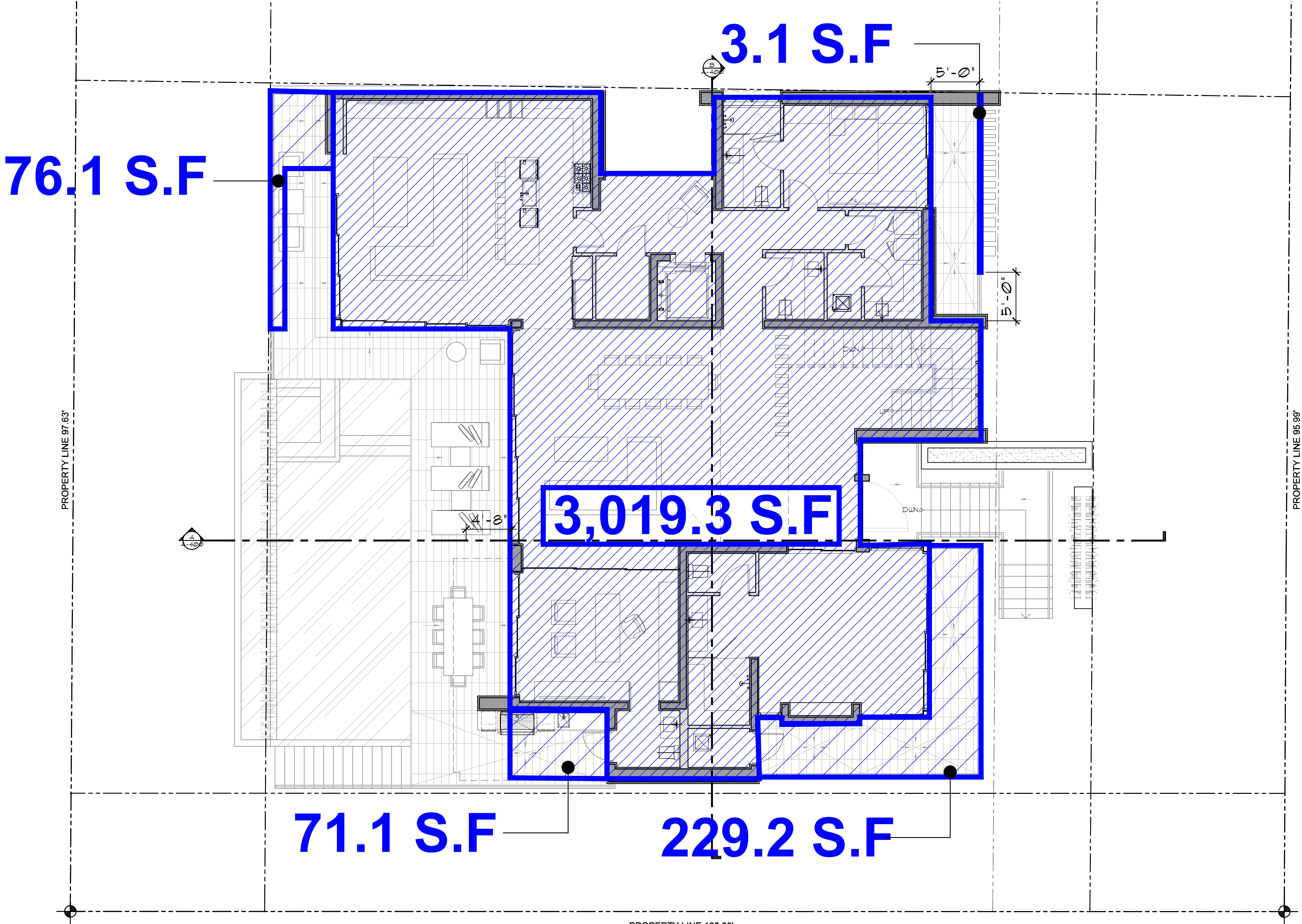
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LOT COVERAGE (FOOTPRINT) :

LOT SIZE:	12,100 S.F.
FIRST FLOOR	3,019.3 S.F.
SECOND FLOOR LIVABLE SPACE + BALCONY O.H.	444.6 S.F.
TOTAL	3,463.9 S.F.
UNIT / LOT SIZE	28.6% (30% MAX)





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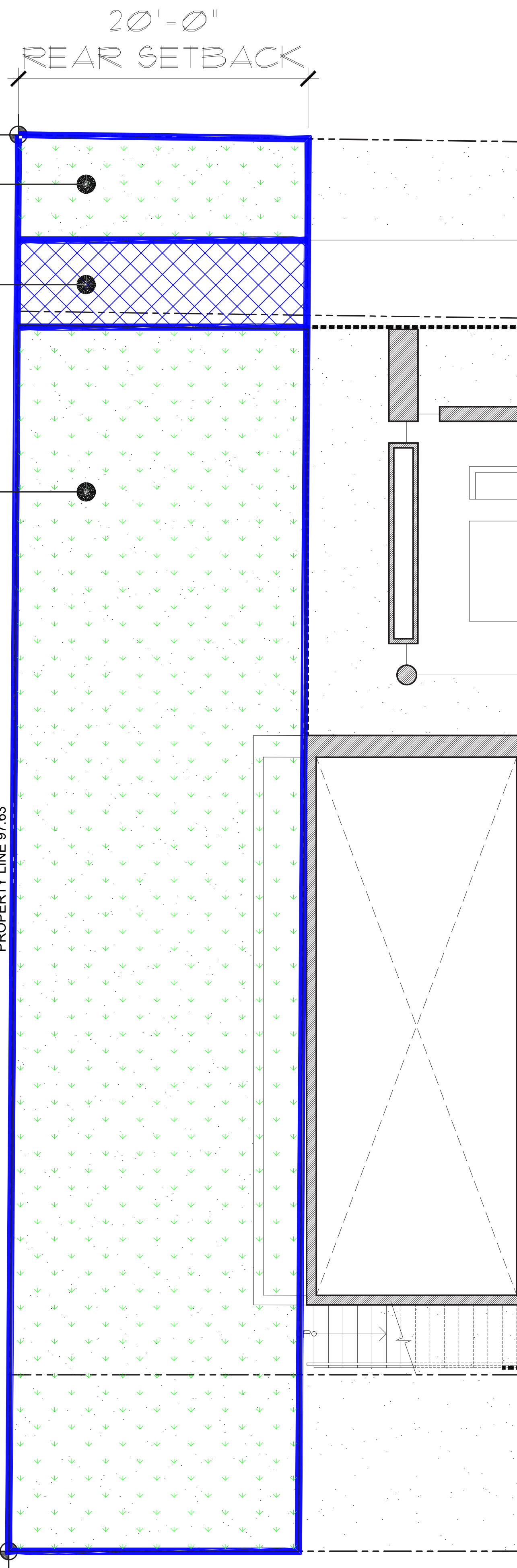
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FRONT YARD CALCULATIONS :

AREA: 2,924.3 S. F. 100%
IMPERVIOUS AREA: 845.8 S. F. 28.9%
PERVIOUS AREA: 2,078.5 S. F. 71.1%
(70% MIN.) UNDERSTORY

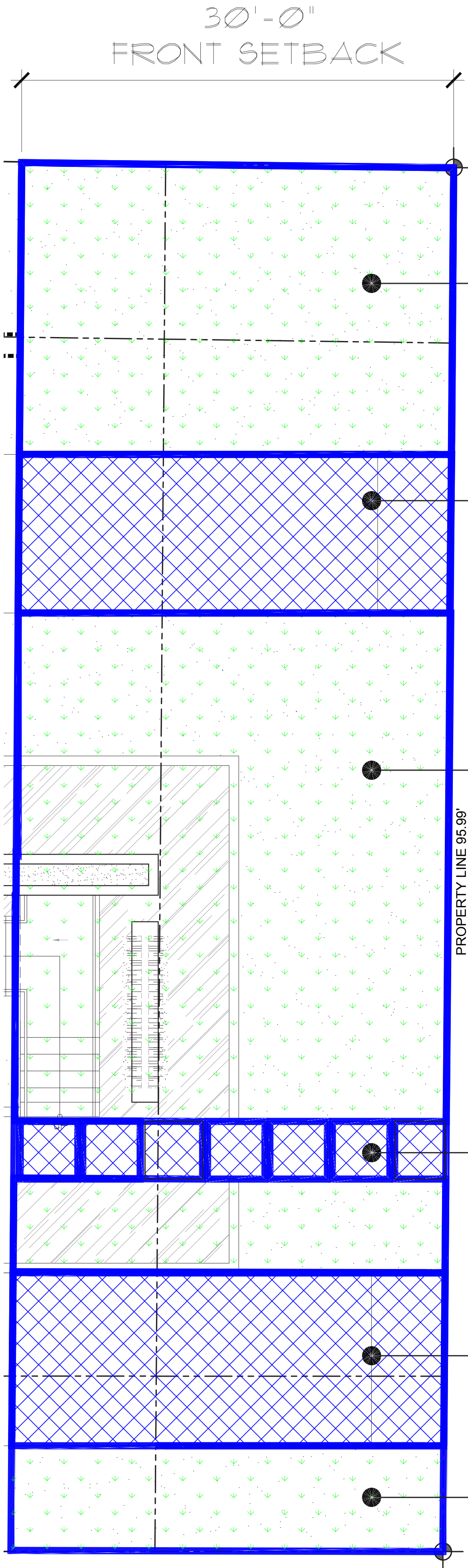
REAR YARD CALCULATIONS :

AREA: 1,951.1 S. F. 100 %
IMPERVIOUS AREA: 119.9 S. F. 6.1%
PERVIOUS AREA: 1,831.2 S. F. 93.9 %
(70% MIN.)



REAR YARD
UNDERSTORY PLAN

Scale: 3/16" = 1'-0"



FRONT YARD
UNDERSTORY PLAN

Scale: 3/16" = 1'-0"

602.2 S.F

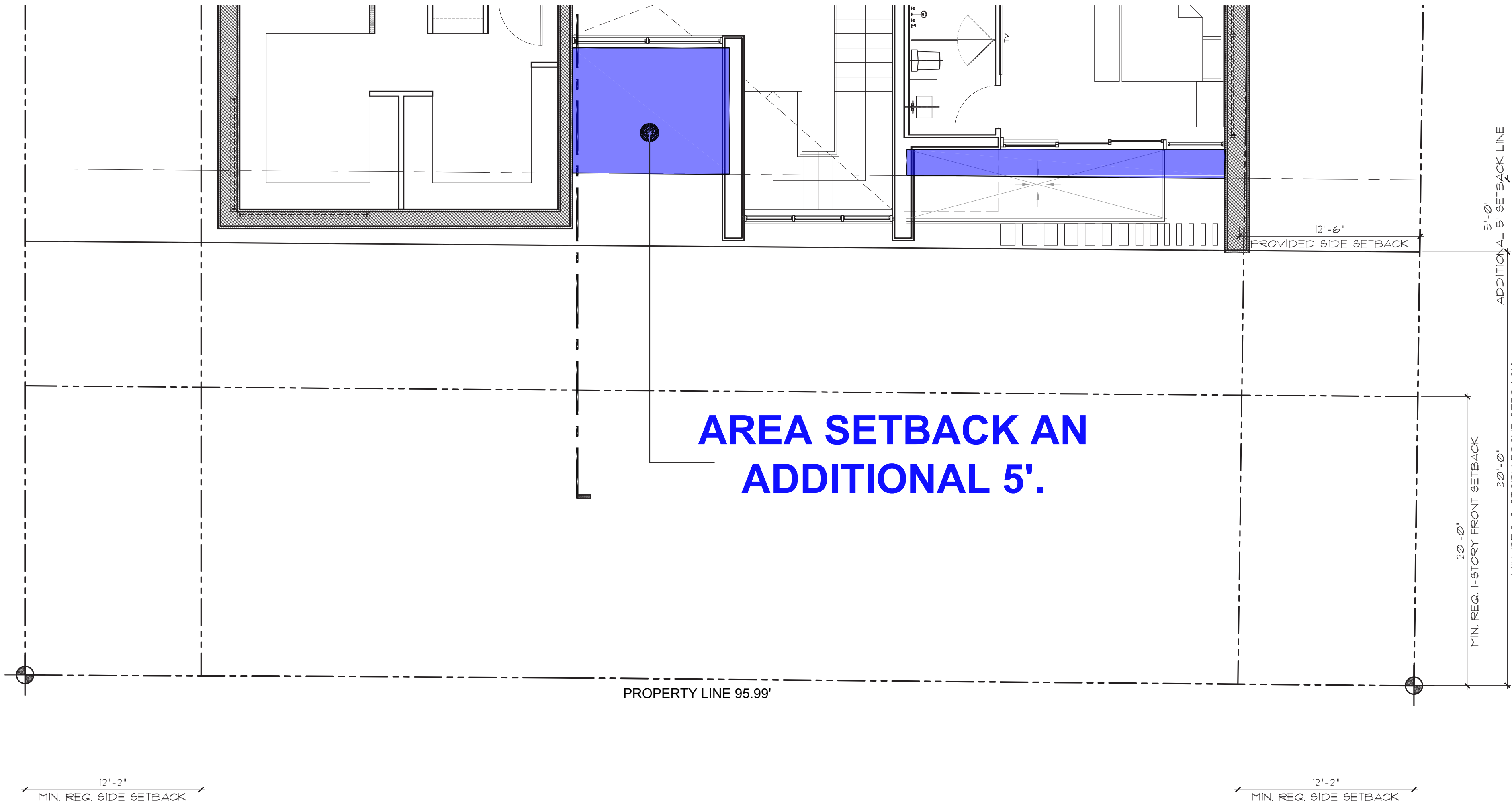
329.8 S.F

1,257.3 S.F
(SPACE UNDER
STAIRS IS POND
= PERVIOUS)

110.1 S.F

360.0 S.F

219.0 S.F



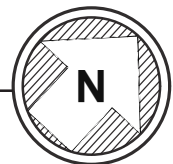
SECOND FLOOR VOLUME:

LOT SIZE: 12,100 S.F.
SECOND FLOOR ELEVATION AREA: 1,622.2 S.F.
147.0 SQ. FT. (46.0%)
567.8 S.F. (35% MIN.)



SECOND FLOOR VOLUME CALCS.

Scale: 3/16" = 1'-0"



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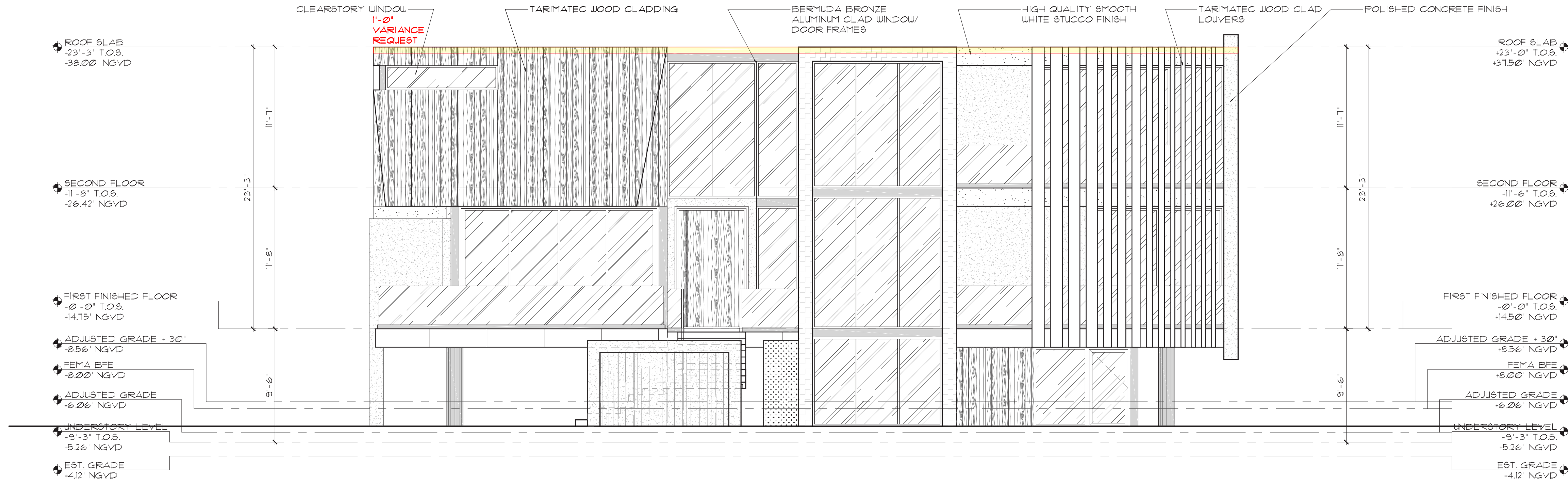
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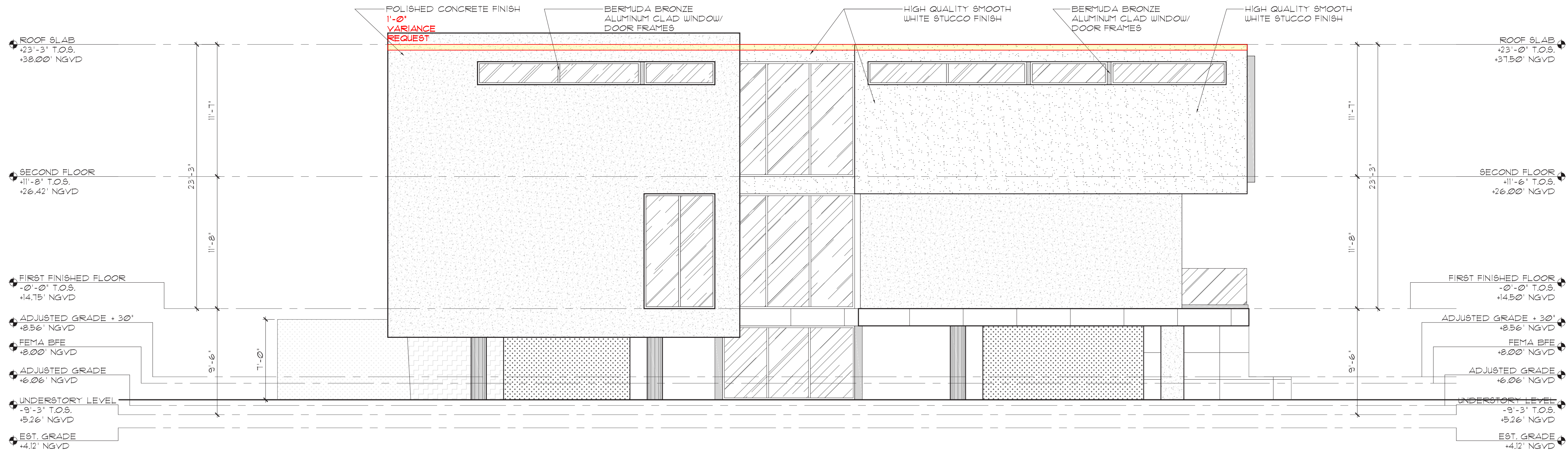
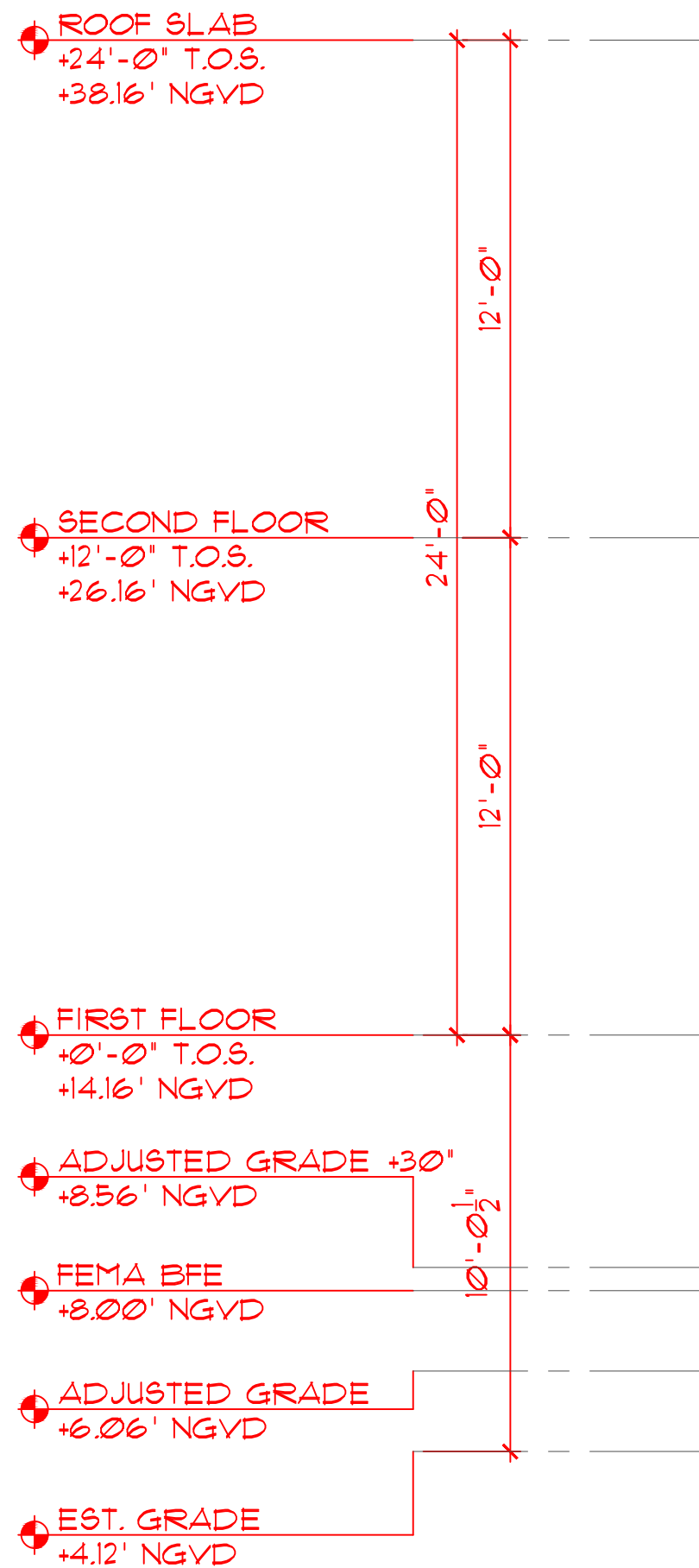
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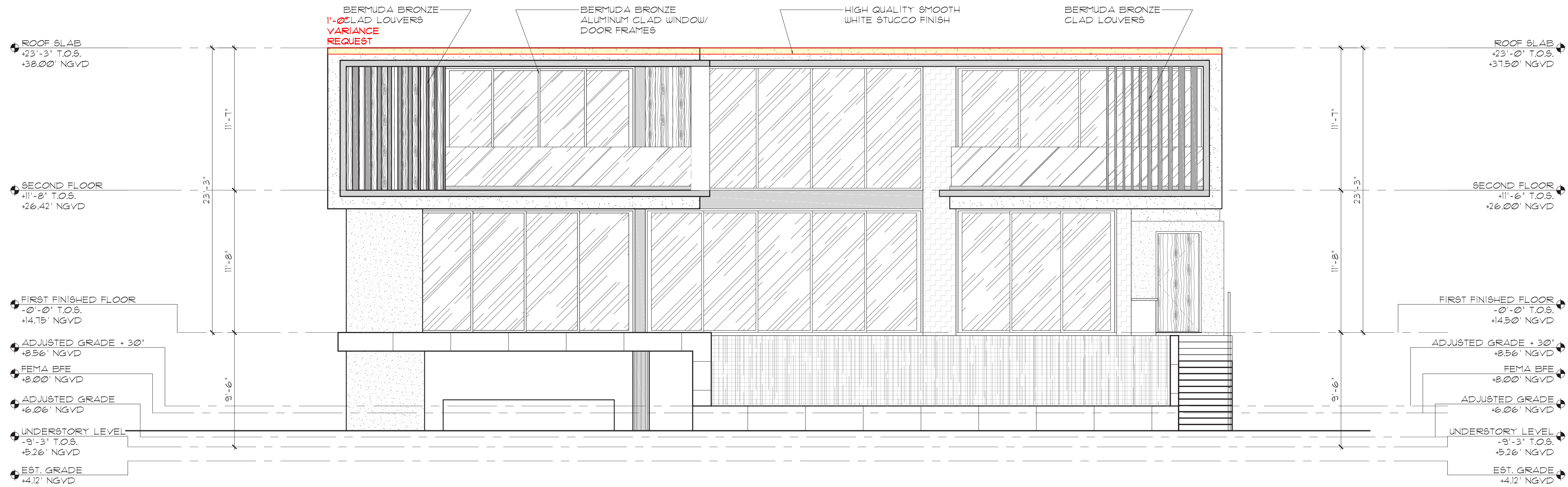


1 EAST (FRONT) ELEVATION
Scale: 3/16" = 1'-0"

PREVIOUS RESIDENCE HEIGHT
REDUCED GREATLY DUE TO
CODE RESTRICTIONS

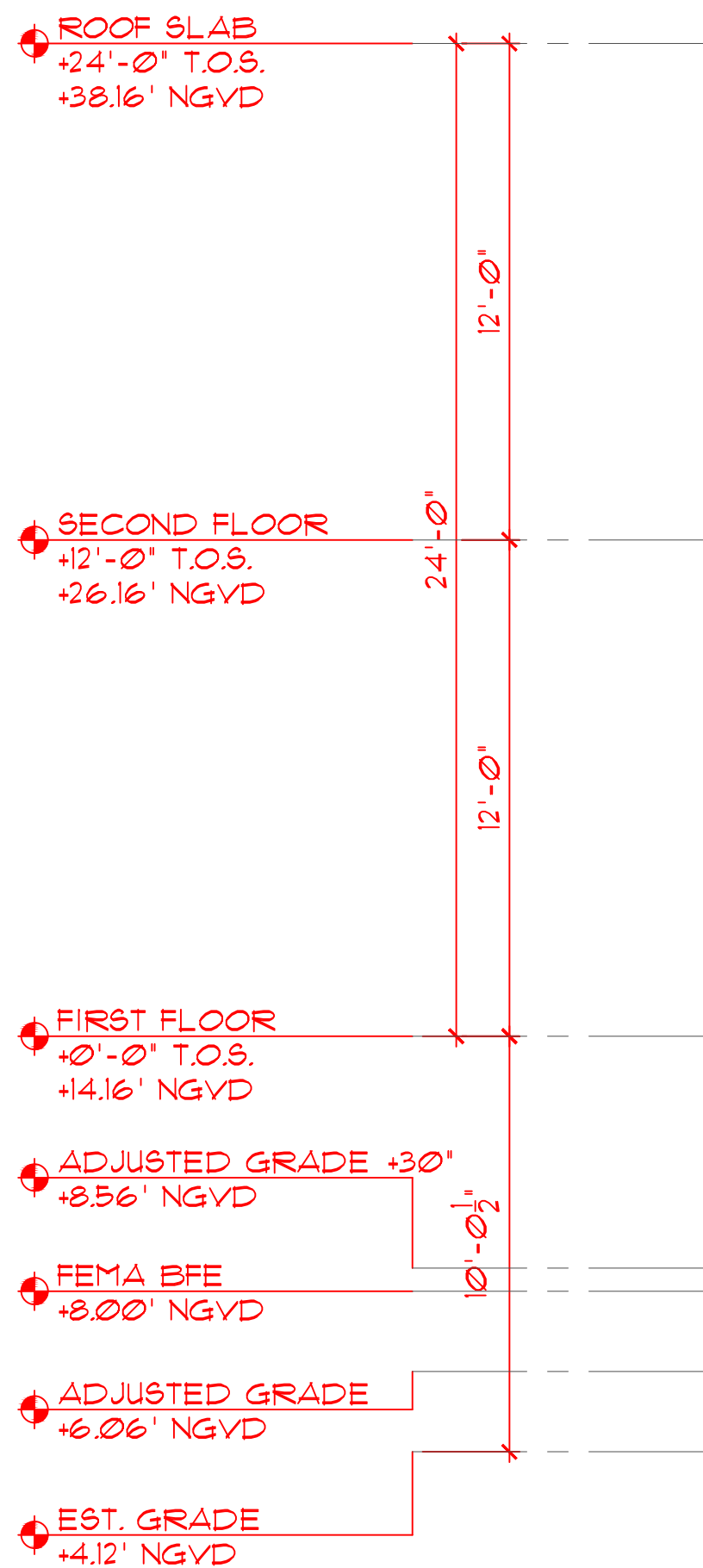


2 NORTH (RIGHT) ELEVATION
Scale: 3/16" = 1'-0"



1 WEST (REAR) ELEVATION
Scale: 3/16" = 1'-0"

PREVIOUS RESIDENCE HEIGHT
REDUCED GREATLY DUE TO
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2 SOUTH (LEFT) ELEVATION
Scale: 3/16" = 1'-0"

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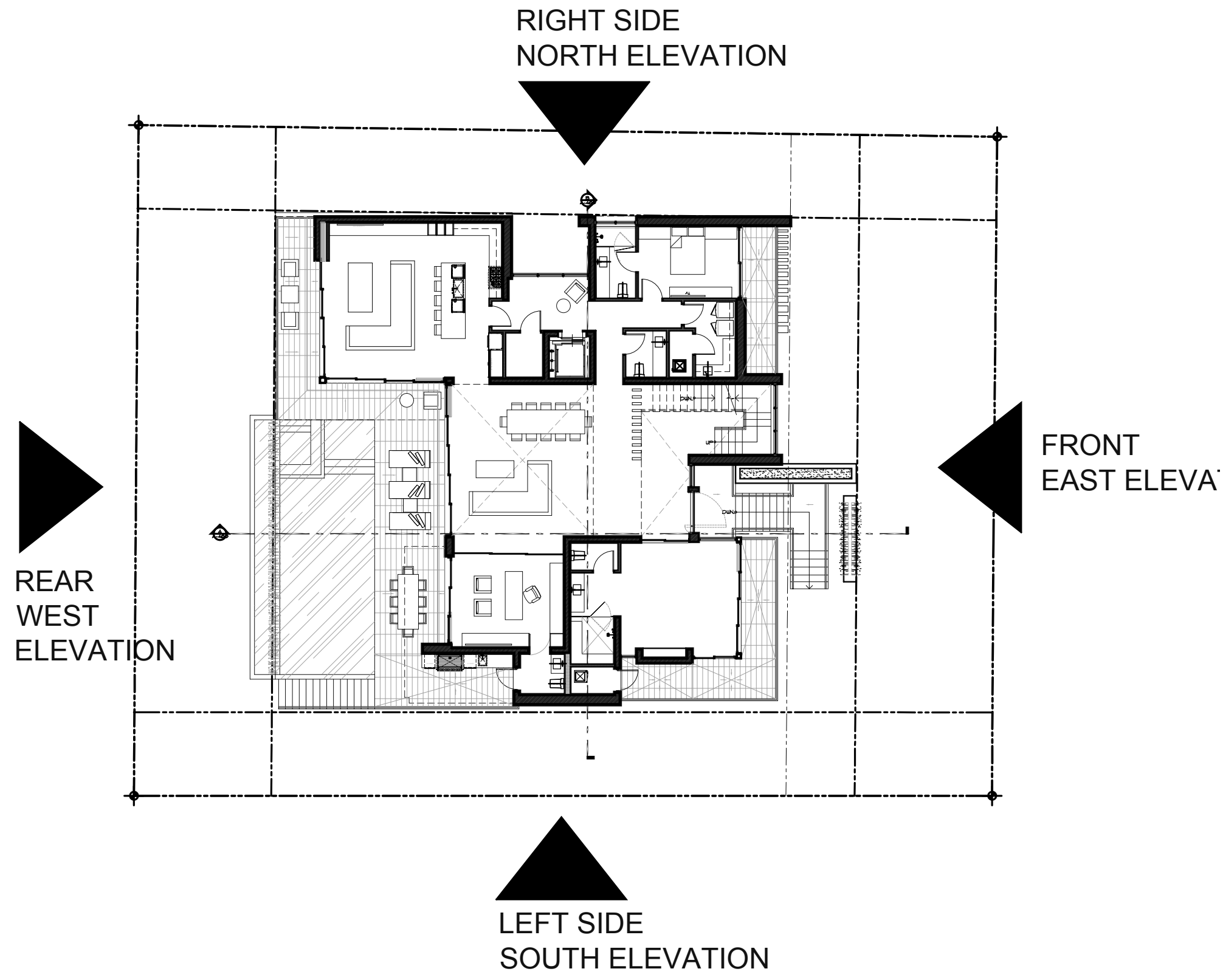
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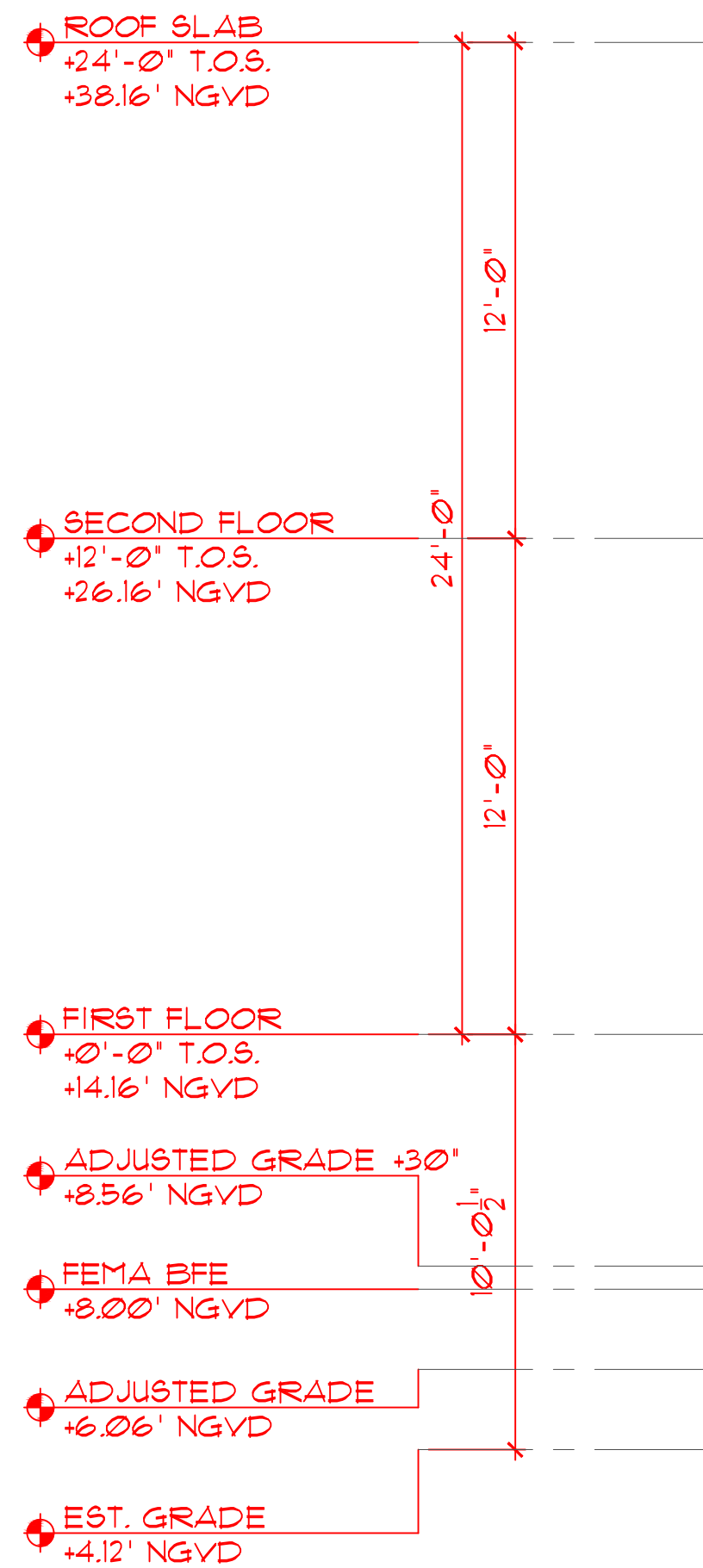
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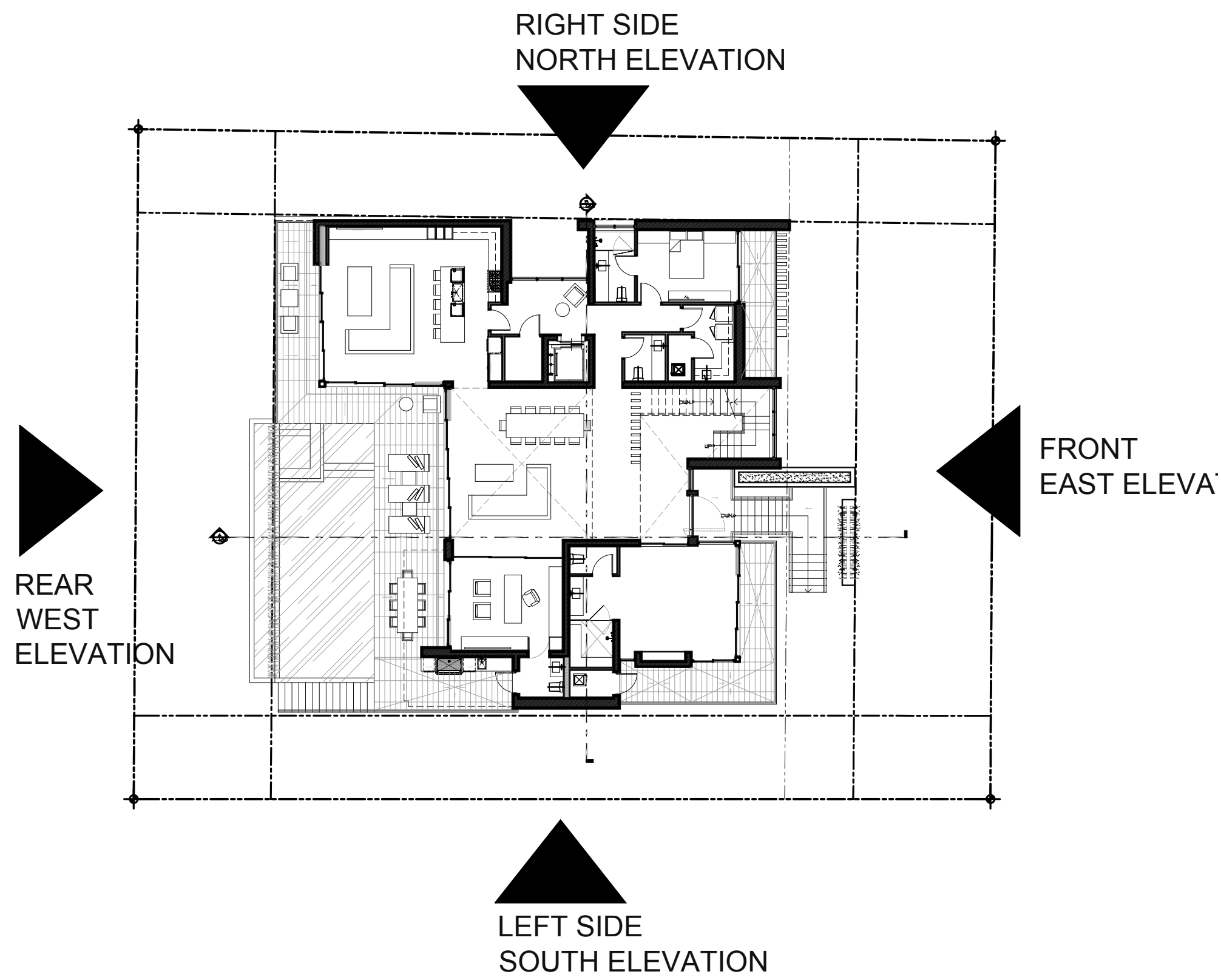
PREVIOUS RESIDENCE HEIGHT
REDUCED GREATLY DUE TO
CODE RESTRICTIONS

3
A-351
ELEVATIONS
KEY PLAN
Scale: N.T.S.

2
A-350
ELEVATIONS
FRONT (EAST)
Scale: 3/16" = 1'-0"

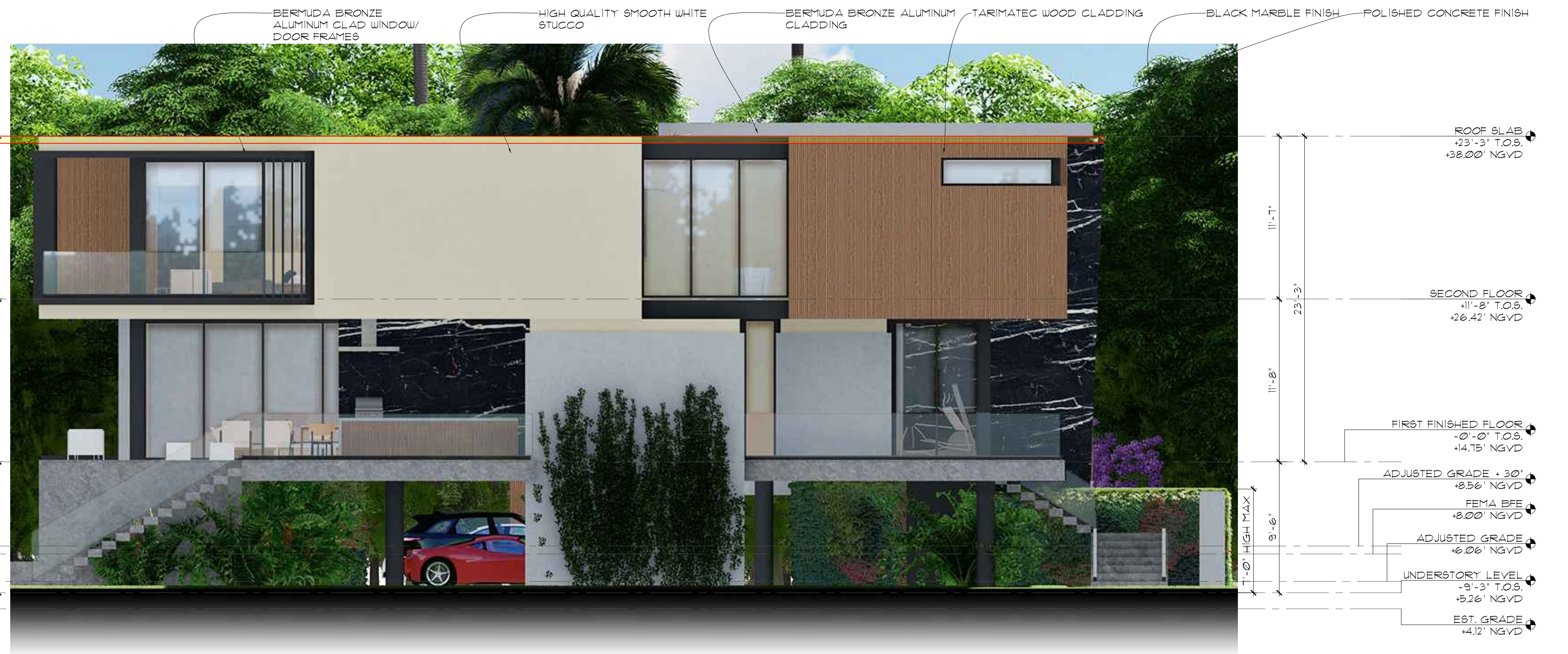
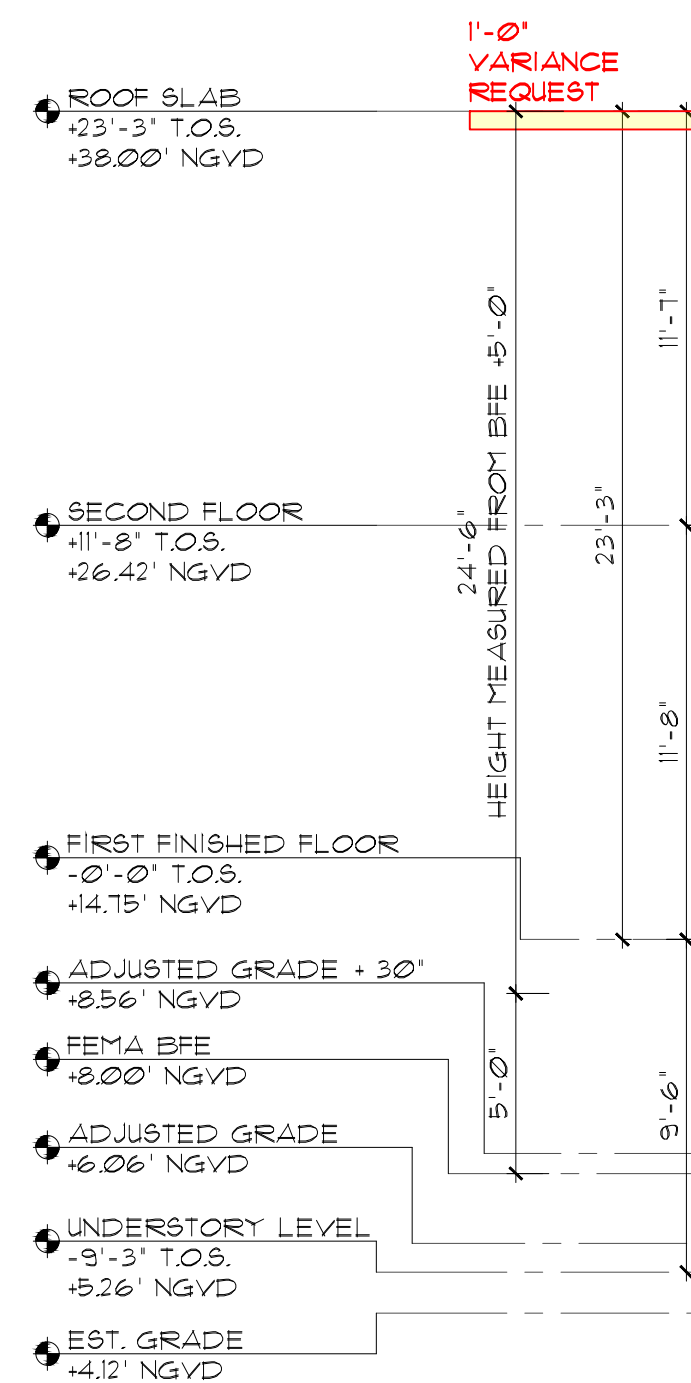
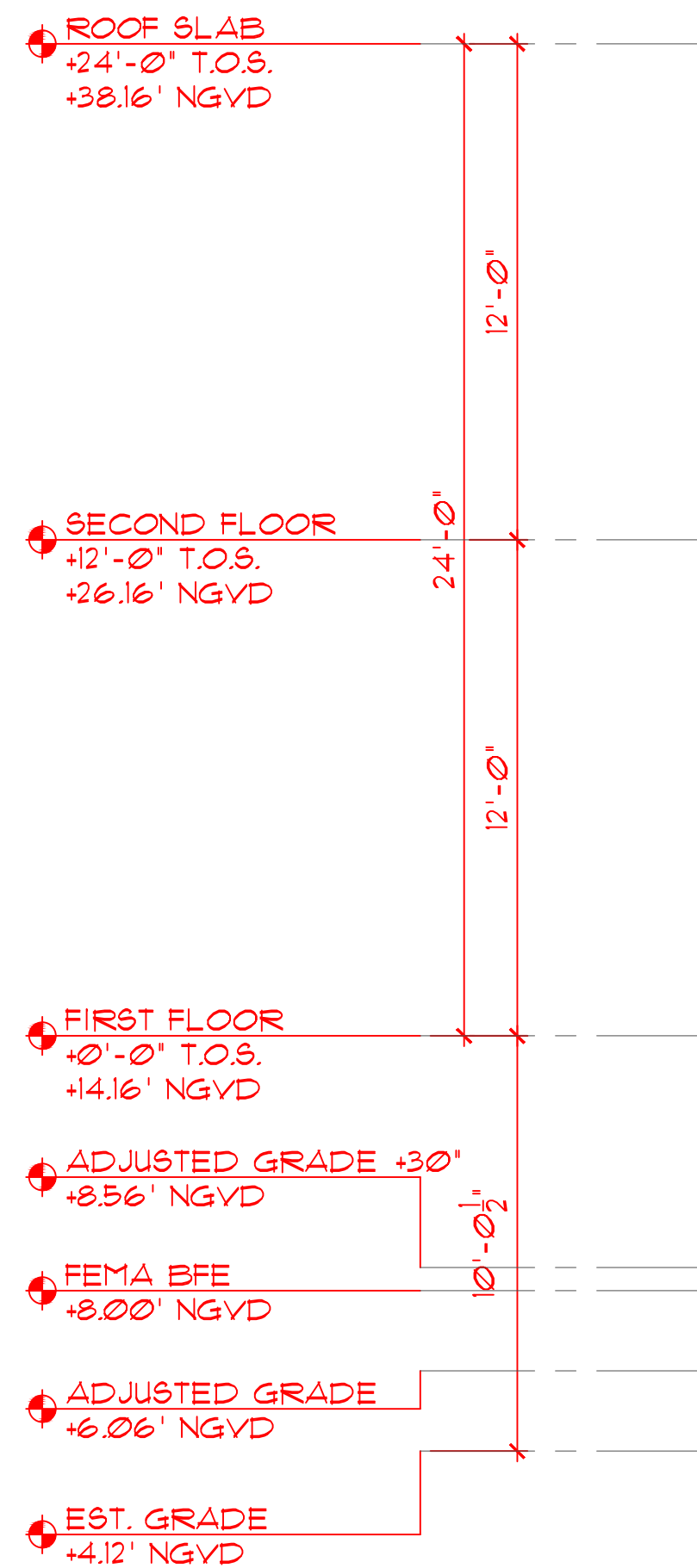


1
A-350
ELEVATIONS
RIGHT (NORTH)
Scale: 3/16" = 1'-0"



PREVIOUS RESIDENCE HEIGHT
REDUCED GREATLY DUE TO
CODE RESTRICTIONS

3
A-352
ELEVATIONS
KEY PLAN
Scale: N.T.S.



2
A-351
ELEVATIONS
REAR (WEST)
Scale: 3/16" = 1'-0"

1
A-351
ELEVATIONS
LEFT (SOUTH)
Scale: 3/16" = 1'-0"

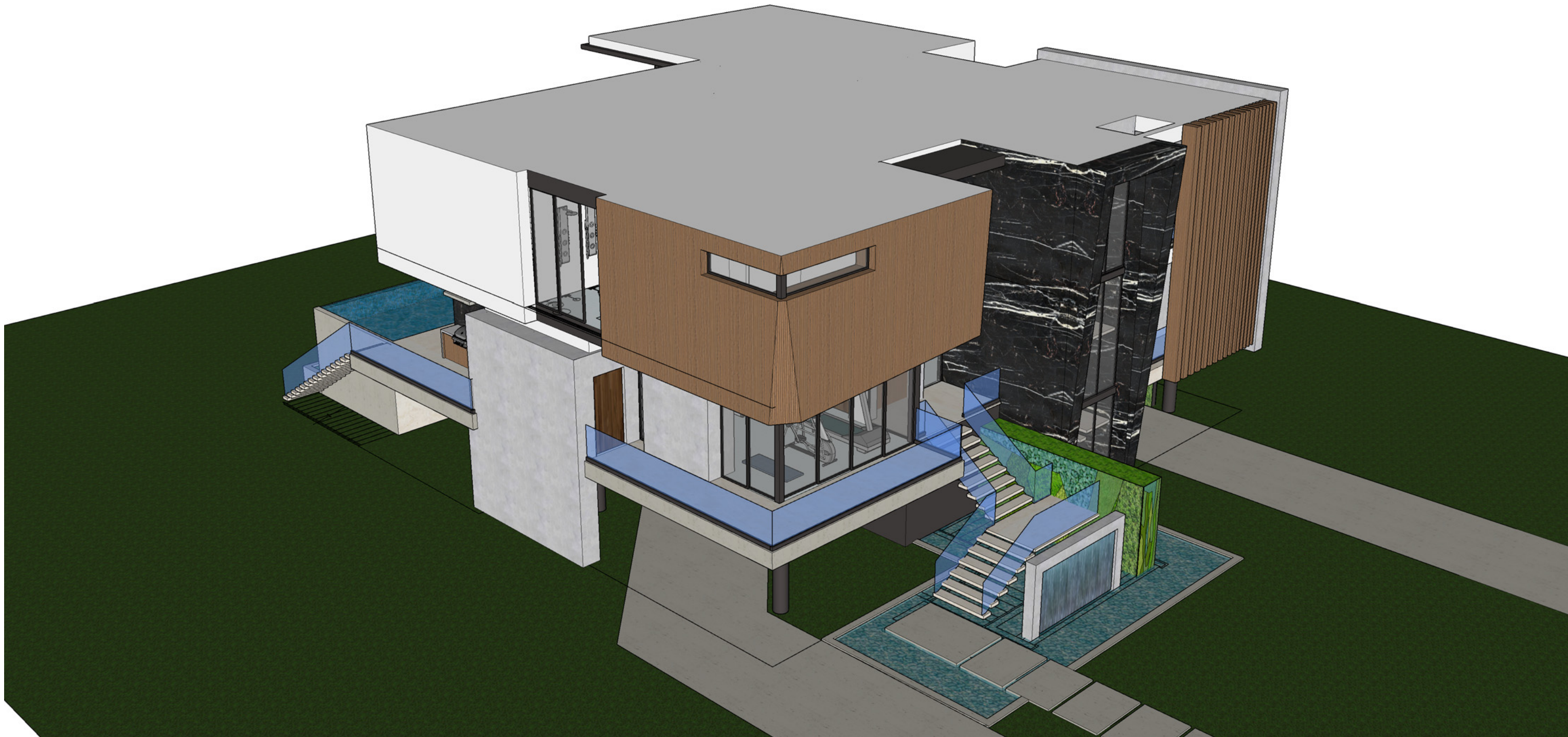


1 SECTION A
Scale: 3/16" = 1'-0"

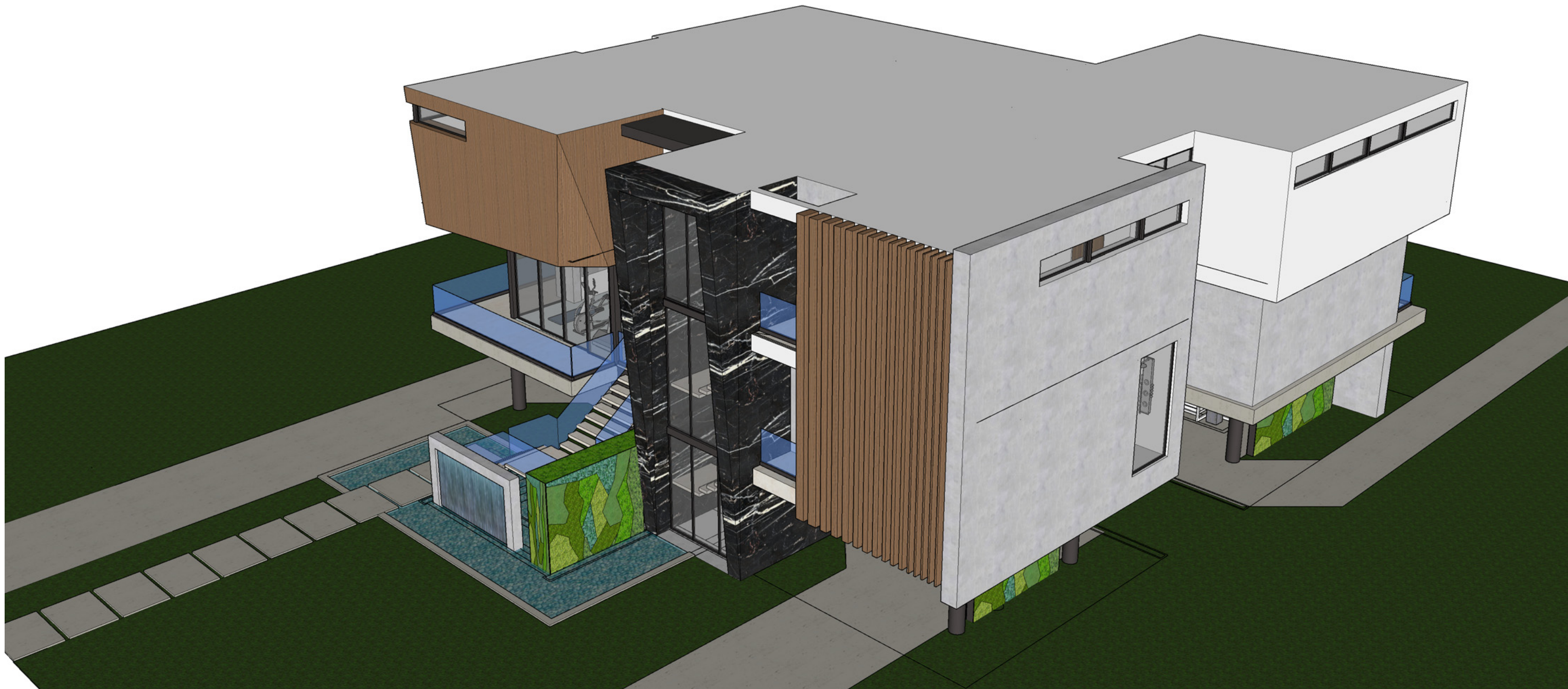


2 SECTION B
Scale: 3/16" = 1'-0"





SOUTHEAST BIRD'S EYE VIEW



NORTHEAST BIRD'S EYE VIEW



NORTHWEST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW





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REAR RENDERING

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