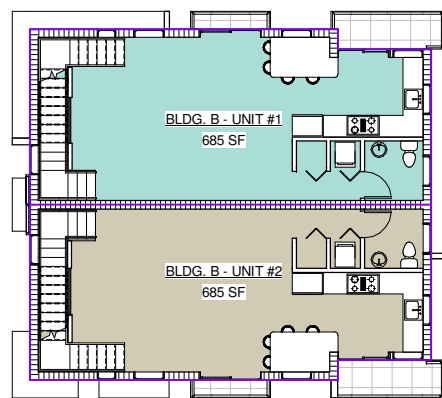
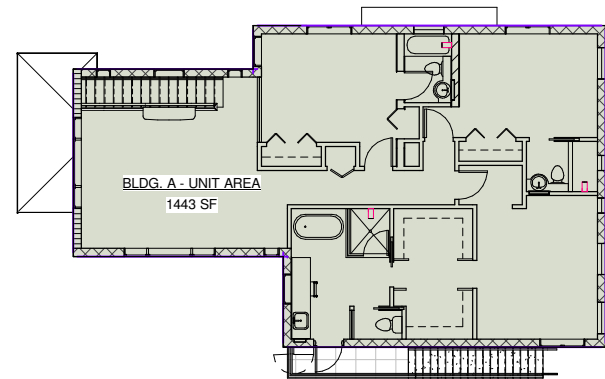
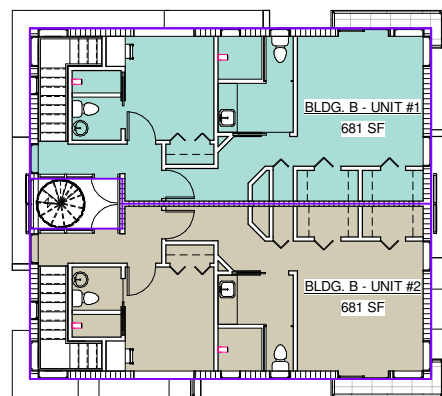


5 BLDG. A & BLDG. B GROUND FLOOR UNIT AREA
1/8" = 1'-0"



6 BLDG. A & BLDG. B SECOND FLOOR UNIT AREA
1/8" = 1'-0"

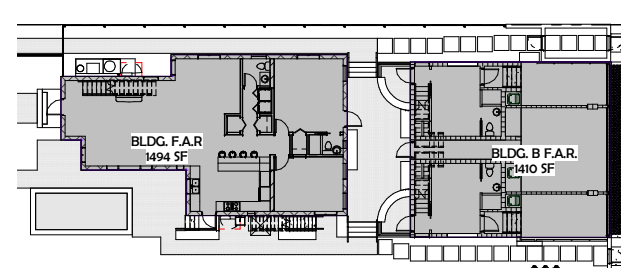
Gross Unit Area Calculations		
Name	Level	Area
Area	Not Placed	0 SF
BLDG. A - UNIT AREA	GROUND FLOOR SLAB @ NEW BLDG. (+9.0' N.G.V.D.)	1494 SF
BLDG. A - UNIT AREA	SECOND FLR. SLAB @ NEW BLDG. (+18.0' N.G.V.D.)	1443 SF
BLDG. B - UNIT #1	GROUND FLOOR SLAB @ NEW BLDG. (+9.0' N.G.V.D.)	262 SF
BLDG. B - UNIT #1	SECOND FLR. SLAB @ NEW BLDG. (+18.0' N.G.V.D.)	685 SF
BLDG. B - UNIT #1	THIRD FLR. SLAB @NEW BLDG. (+27.5' N.G.V.D.)	681 SF
BLDG. B - UNIT #2	GROUND FLOOR SLAB @ NEW BLDG. (+9.0' N.G.V.D.)	262 SF
BLDG. B - UNIT #2	SECOND FLR. SLAB @ NEW BLDG. (+18.0' N.G.V.D.)	685 SF
BLDG. B - UNIT #2	THIRD FLR. SLAB @NEW BLDG. (+27.5' N.G.V.D.)	681 SF
Grand total		6193 SF



7 BLDG. B THIRD FLOOR UNIT AREA
1/8" = 1'-0"

ZONING LEGEND			
	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	RM-1	RM-1	RM-1
HISTORICAL DISTRICT:	FLAMINGO PARK HISTORIC DISTRICT		
ADDRESS:	921 EUCLID AVENUE		
BOARD AND FILE NUMBERS:			
FOLIO NUMBER:	XXX		
YEAR CONSTRUCTED:	2 STORY FRONT BLDG WITH A SINGLE STORY ENTRANCE VESTIBULE CONSTRUCTED IN 1940 AND 2 STORY BLDG ATTACHED TO THE REAR OF THE EXISTING STRUCTURE CONSTRUCTED IN THE EARLIEST 2000, RENOVATED IN 2008.		
BASED FLOOD ELEVATION:	8' NGVD	7.1' NGVD EXISTING BLDG A	9.0' NGVD NEW BLDG B
ADJUSTED GRADE (FLOOD + GRADE/2):	N/A		
GRADE VALUE IN NGVD (CENTER OF SIDEWALK OR PROVIDED BY PW):	N/A		
LOT WIDTH:	50 SQ. FT.		
LOT AREA:	7,000 SQ. FT. (5,600 MIN. SQ. FT. REQUIRED)		
LOT DEPTH:	140 SQ. FT.		
MINIMUM UNIT SIZE:	550	BLDG A: 2937 SQ. FT.	BLDG B: 1628 SQ. FT.
AVERAGE UNIT SIZE:	800	EXISTING BLDG A (FRONT UNIT) - 2937 SQ.FT.	NEW BLDG B: 1628 SQ. FT.
EXISTING USE:	RM-1	RM-1	RM-1
PROPOSED USE:	RM-1	RM-1	RM-1
FAR:	1.25 X 7,000 SQ FT = 8,750	EXISTING BUILDING A: 2937 SQ. FTG.	NEW BUILDING B: 4190 SQ. FTG.
HEIGHT: T/O FLAT ROOF	35 FT	EXISTING BLDG A HIGHEST POINT (+/-) 24' - 3"	NEW BLDG B MAX HEIGHT 35 FT
NUMBER OF STORIES:	MAX (3 STORIES)	(1) STORY & (2) EXISTING BLDG A	(3) STORIES NEW BLDG B
GROSS SQ FOOTAGE:		EXISTING BUILDING A: 2937 SQ. FTG.	NEW BUILDING B: 4352 SQ. FTG.
SQ FOOTAGE BY USE:		EXISTING BUILDING A: 2937 SQ. FTG.	4352 SQ FOOTAGE
NUMBER OF RESIDENTIAL UNITS:		1 UNIT EXISTING SINGLE FAMILY BLDG A	2 UNITS NEW BLDG B
OCCUPANCY LOAD:	FOR R-2 200 PER SQ. FT.	2937/ 200 = 15 OCCUPANTS	4352/ 200 = 22 OCCUPANTS
PEDESTAL:			
WEST FRONT SETBACK:	20'-0"	EXISTING BLDG A: 25.70'	N/A
NORTH SIDE SETBACK:	Minimum 7.5' or 16% x 50' width = 8' SUM	EXISTING BLDG A: 11.85'	NEW BLDG B: 7.5'
SOUTH SIDE SETBACK:	Minimum 7.5' or 16% x 50' width = 8' SUM	EXISTING BLDG A: 5.7'	NEW BLDG B: 7.5'
EAST REAR SETBACK:	10% X 140= 14.0' 10% of lot depth	N/A	NEW BLDG B: 5' + VARIANCE REQUEST FOR BLDG B SETBACK
PARKING:			
PARKING DISTRICT:	1.5 per unit 1.5 x 2 units (new bldg B) = 3 (ex bldg A) =N/R	(4) PARKING SPACES EXISTING	(4) PARKING PROVIDED
LOADING ZONES AND TRASH COLLECTION AREAS:	N/A		

4 ZONING LEGEND
1/4" = 1'-0"



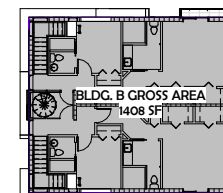
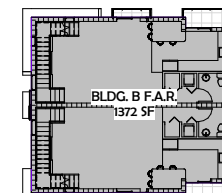
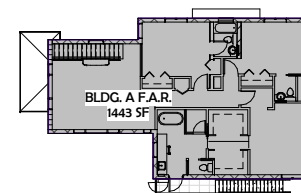
F.A.R. EXISTING BLDG A

- GROUND FLOOR F.A.R. = 1,494 SQ.FT.
- SECOND FLOOR F.A.R. = 1,443 SQ.FT.
SUBTOTAL F.A.R. = 2,937 SQ. FT.

F.A.R. NEW BLDG B

- GROUND FLOOR F.A.R. = 1,410 SQ.FT.
- SECOND FLOOR F.A.R. = 1,372 SQ. FT.
- THIRD FLOOR F.A.R. = 1,408 SQ.FT.
SUBTOTAL F.A.R. = 4,190 SQ. FT.
TOTAL COMBINED F.A.R. = 7,127 SQ.FT.

1 BLDG. A & BLDG. B GROUND FLOOR F.A.R.
1/16" = 1'-0"



2 BLDG. A & BLDG. B SECOND FLOOR F.A.R.
1/16" = 1'-0"

3 BLDG. B THIRD FLOOR F.A.R.
1/16" = 1'-0"