

1501 West School

ZONING DATA

ADDRESS: 1501 WEST SCHOOL STREET
 LOT SIZE: 32.50' x 125.25'
 LOT AREA: 4,070.46 SQ. FT.

	EXISTING ZONING	PROPOSED ZONING	PROPOSED BUILDING
ZONING DISTRICT:	RT-3.5	RM-4.5	-
F.A.R.:	1.05	1.70	1.63
MINIMUM LOT AREA:	1,250 SQ. FT. / UNIT	700 SQ. FT. / UNIT	1,356 SQ. FT. / UNIT
MAXIMUM BUILDABLE AREA:	4,273.9 SQ. FT.	6,919.7 SQ. FT.	6,612 SQ. FT.
MAXIMUM NUMBER OF UNITS:	3 UNITS	5 UNITS	3 UNITS
MAXIMUM BUILDING HEIGHT:	35'-0"	47'-0"	38'-6"
SETBACKS:			
FRONT YARD	15'-0"	15'-0"	14'-10" (EXISTING)
REAR YARD	37'-7"	37'-7"	2'-0"
SIDE YARDS	6'-6" TOTAL	6'-6" TOTAL	0'-0" WEST (EXISTING)
	2'-8" MIN.	2'-8" MIN.	0'-0" EAST (EXISTING)
MINIMUM PARKING:	1 SPACE / UNIT	1 SPACE / UNIT	3 PARKING SPACES
REAR YARD OPEN SPACE:	300 SQ. FT.	265 SQ. FT.	0 SQ. FT.
LOADING BERTH:	N/A	N/A	-
COMMERCIAL SPACE:	N/A	N/A	-

F.A.R. SQUARE FOOTAGE BREAKDOWN

THIRD FLOOR	1,726 SQ. FT.
SECOND FLOOR:	2,443 SQ. FT.
FIRST FLOOR:	3,034 SQ. FT. (591 SF N/A)
BASEMENT:	817 SQ. FT. (N/A)
TOTAL SQUARE FOOTAGE:	6,612 SQ. FT. (ZONING)

jsa

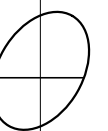
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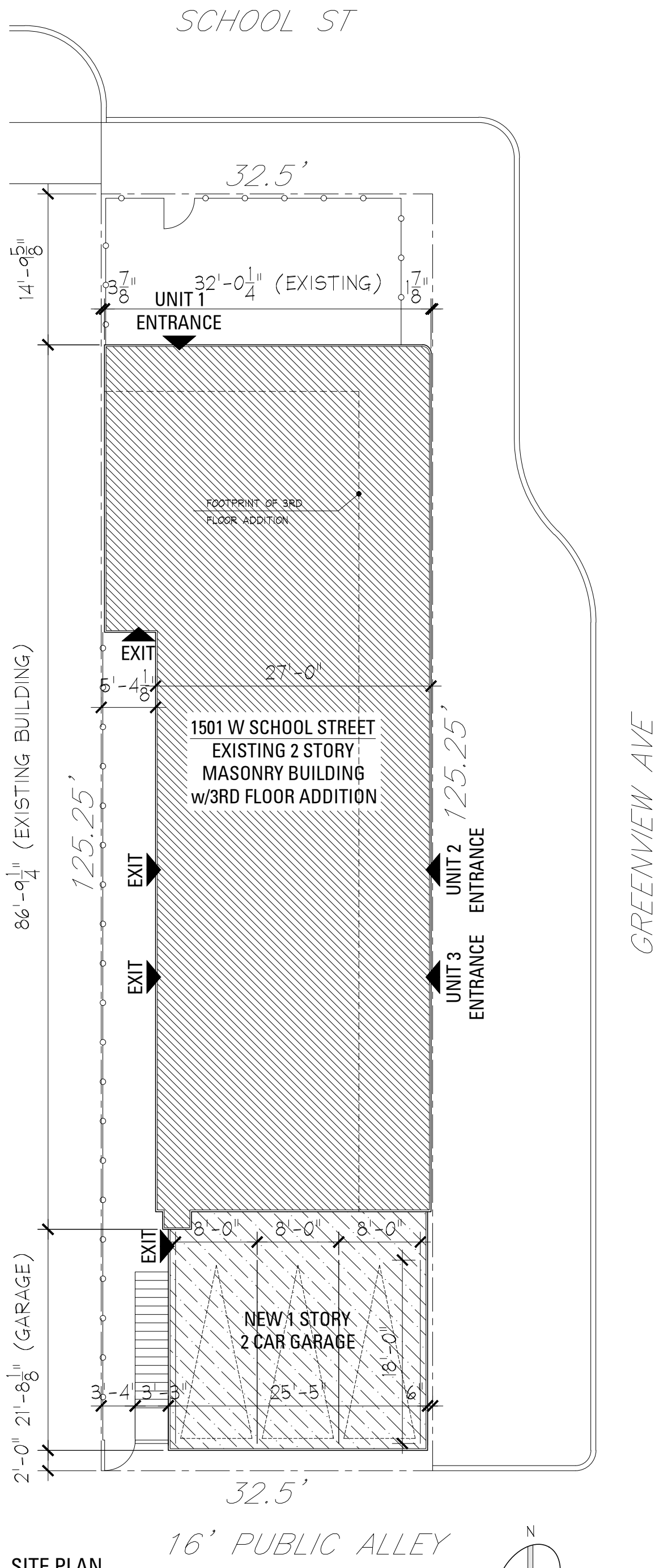
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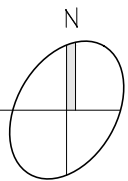
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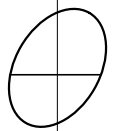
SITE PLAN

3/32" = 1'-0"



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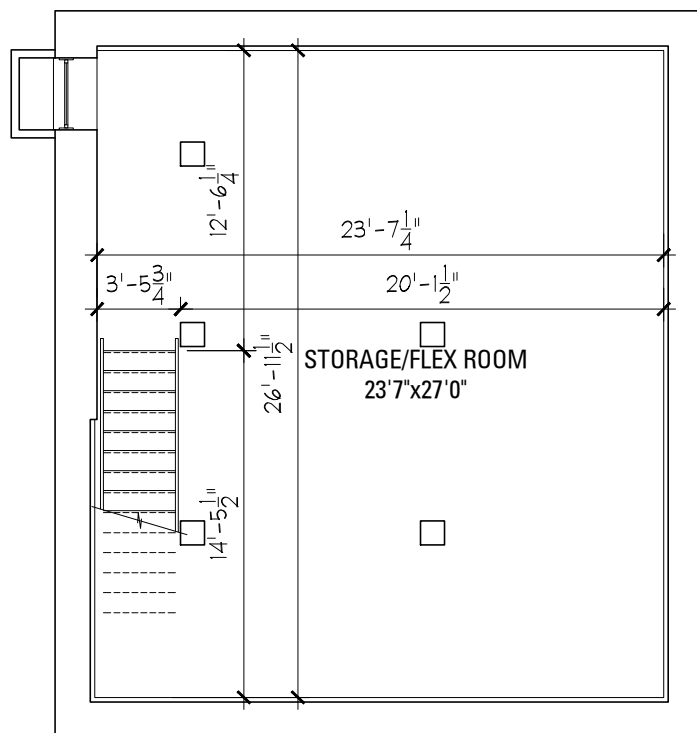
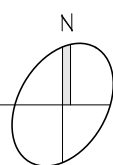


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BASEMENT PLAN

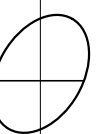
1/8" = 1'-0"

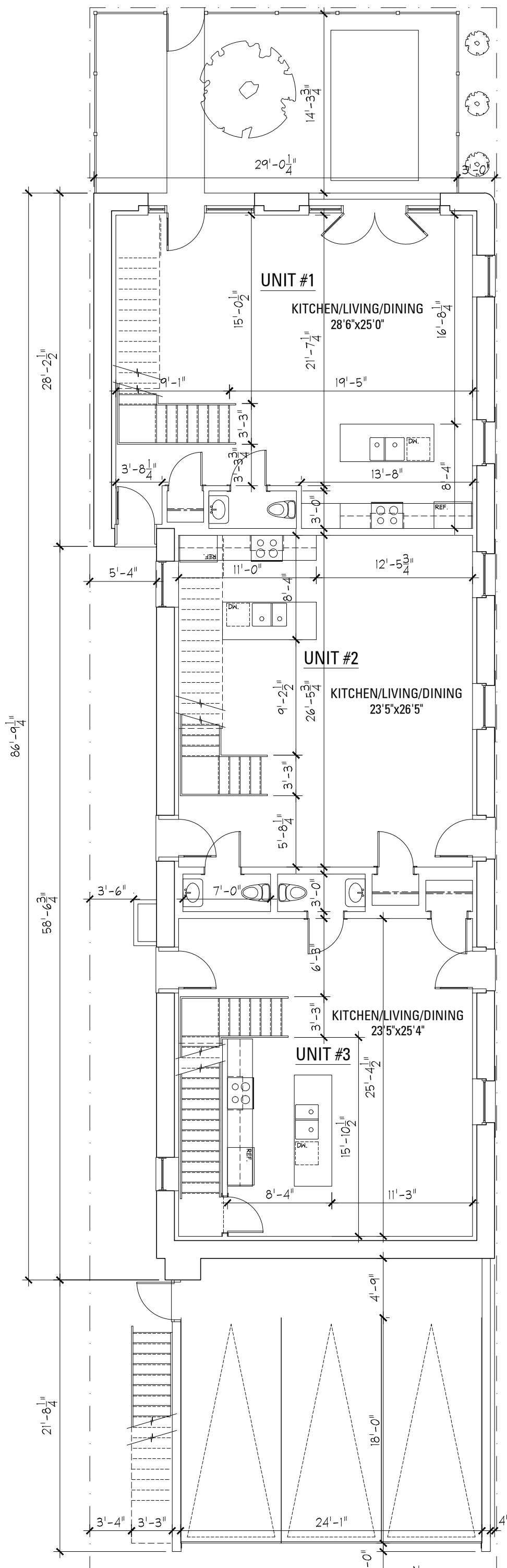


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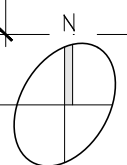
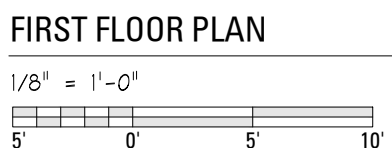
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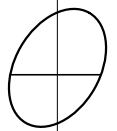


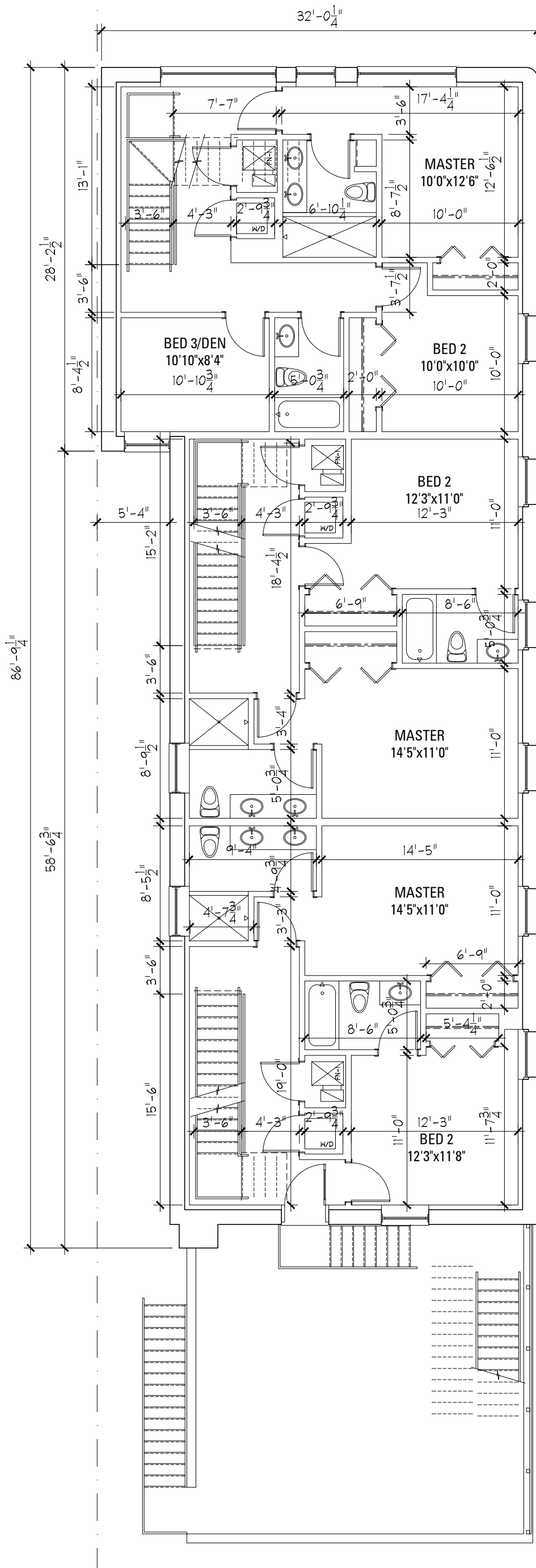


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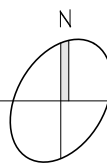
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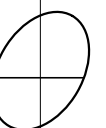


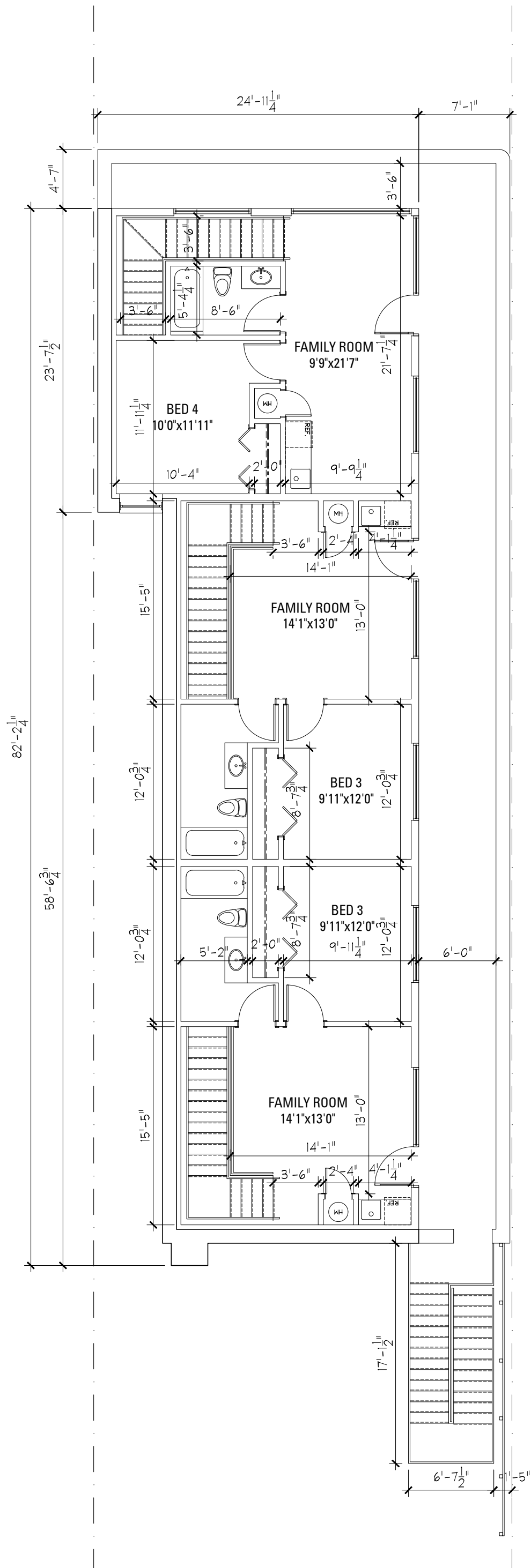
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SECOND FLOOR PLAN



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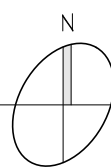


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THIRD FLOOR PLAN

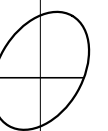
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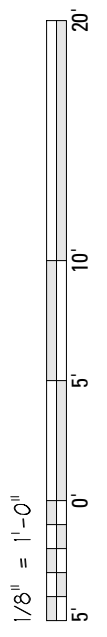
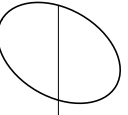
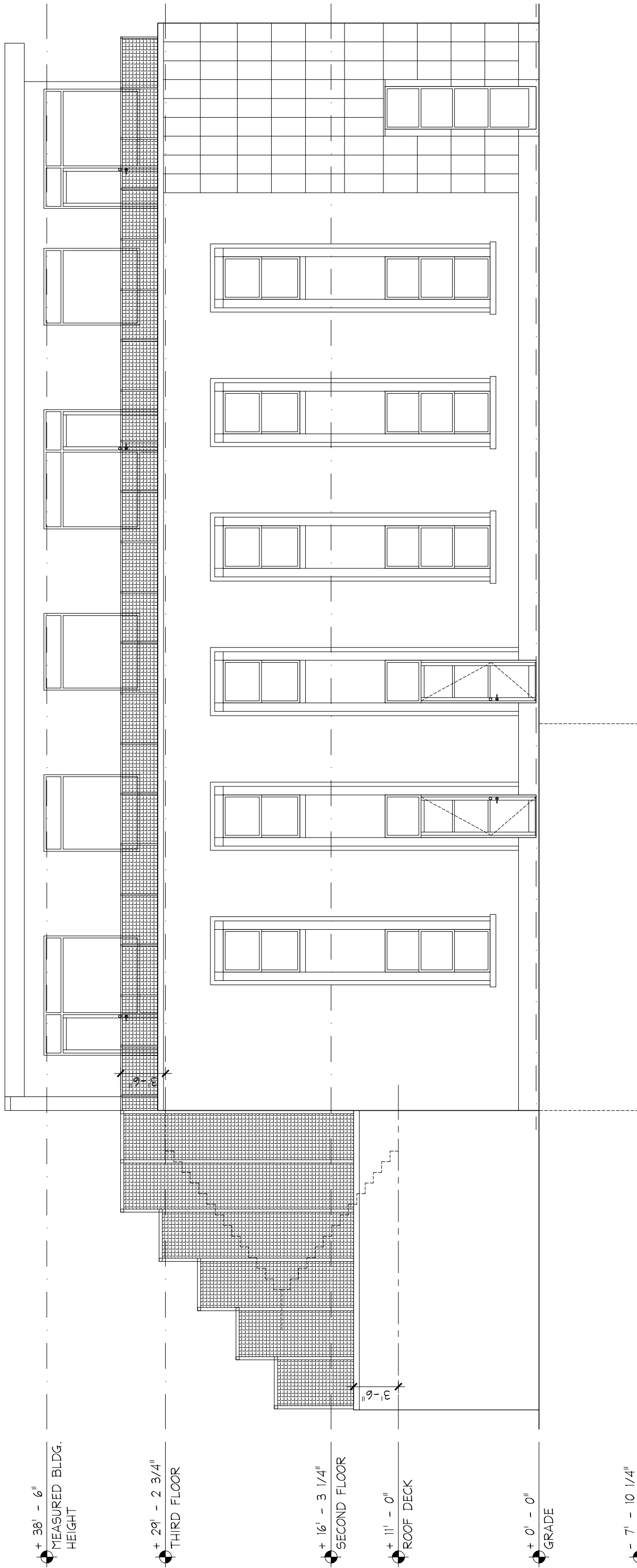


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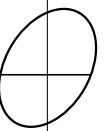


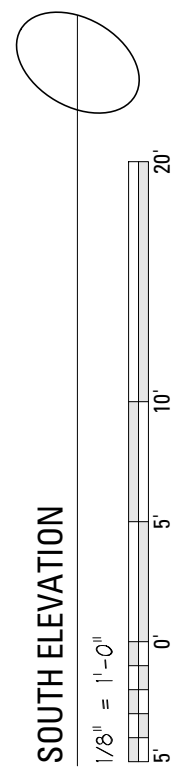
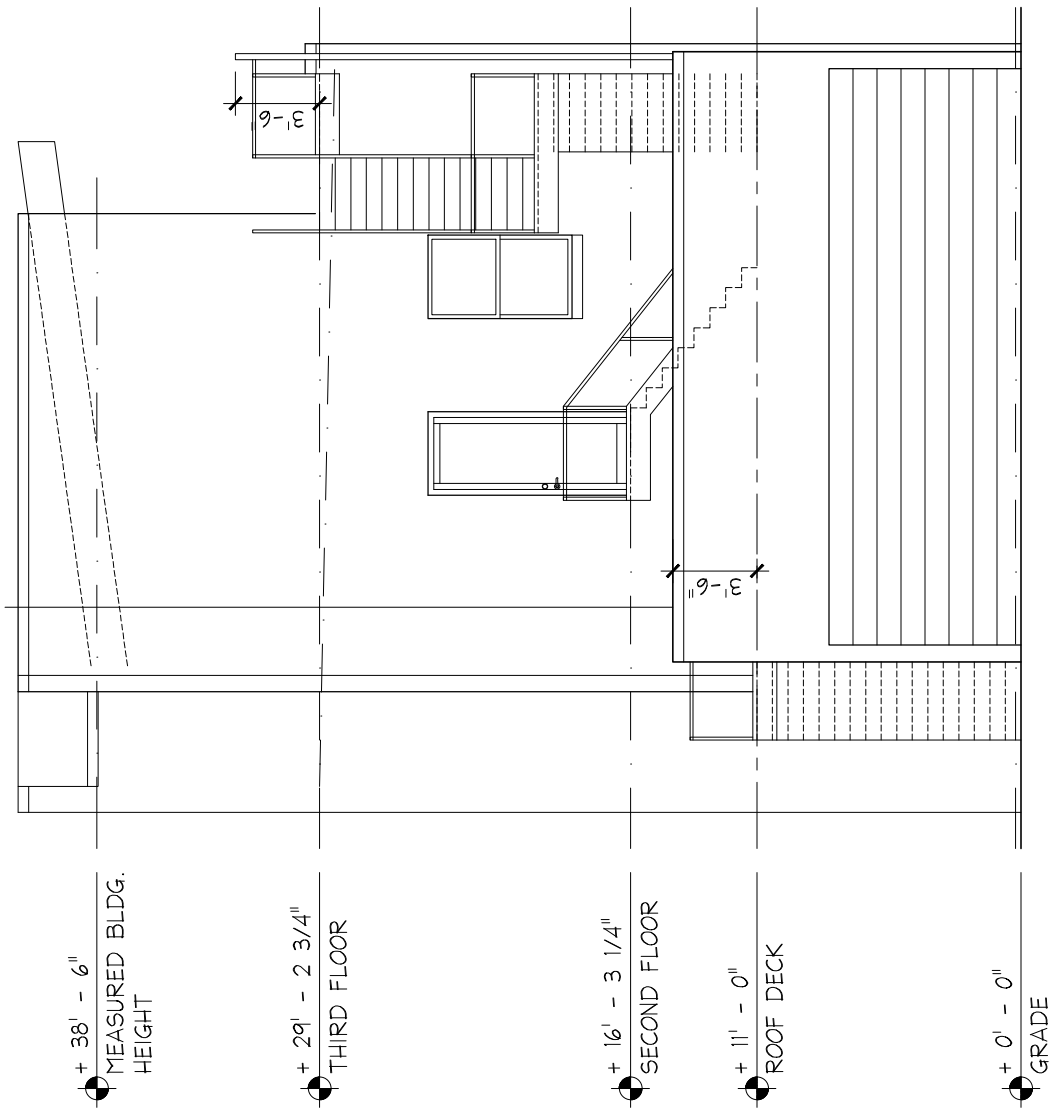
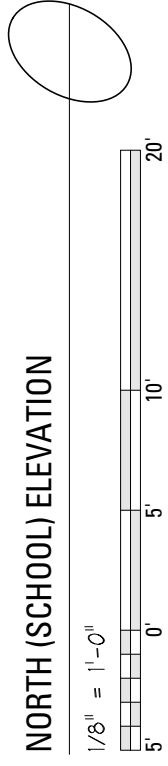
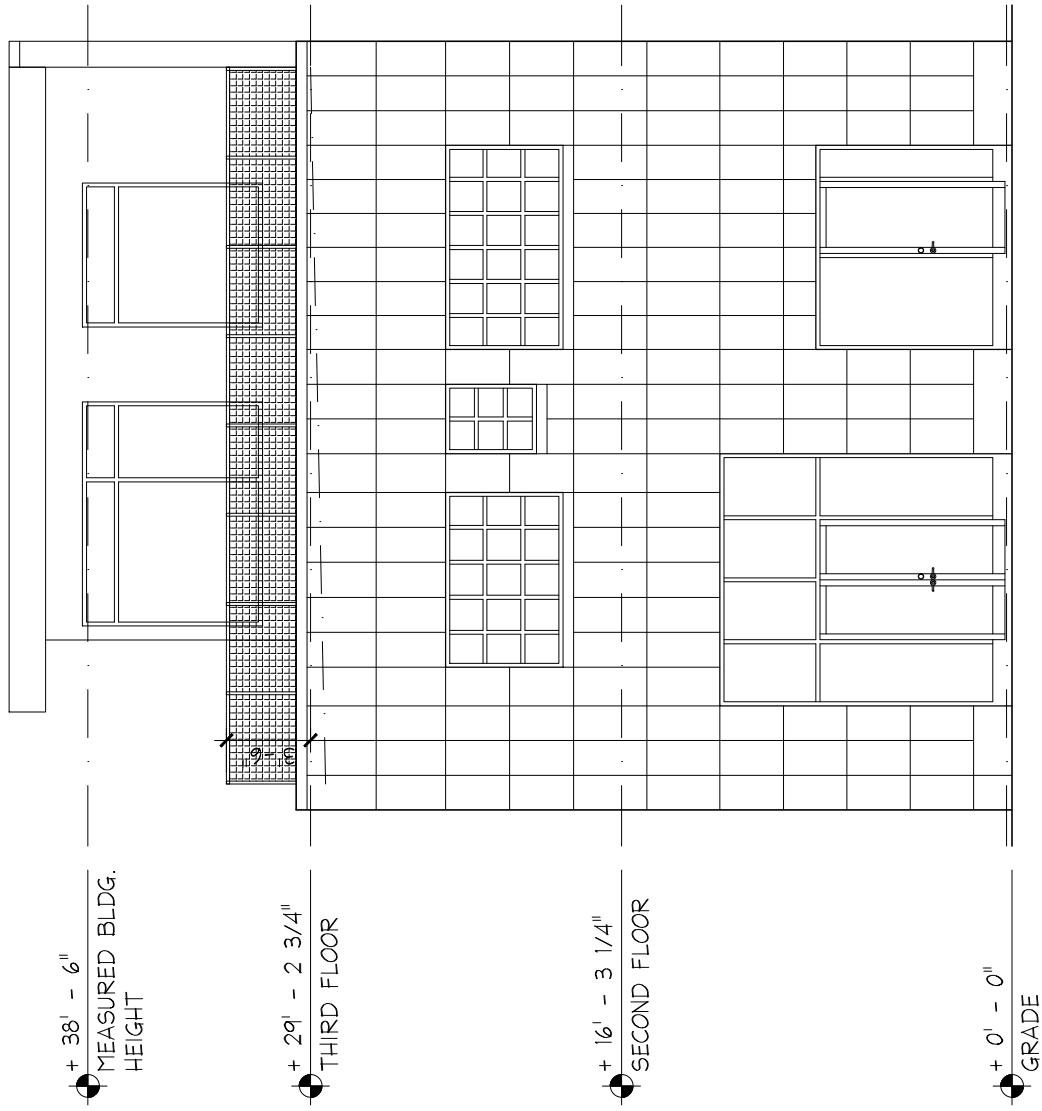


EAST (GREENVIEW) ELEVATION

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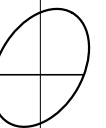
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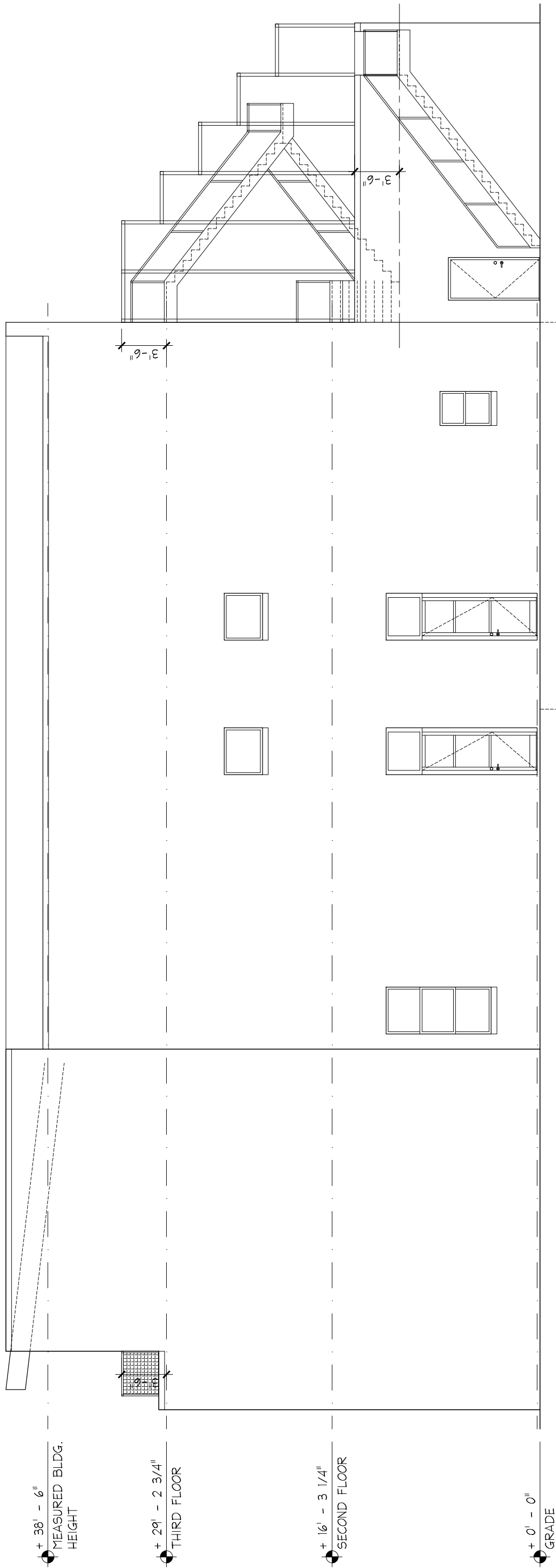
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+ 38' - 6"
MEASURED BLDG.
HEIGHT

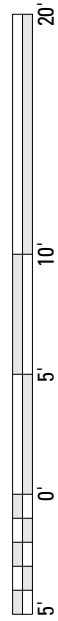
+ 29' - 2 3/4"
THIRD FLOOR

+ 16' - 3 1/4"
SECOND FLOOR

+ 0' - 0"
GRADE

WEST ELEVATION

1/8" = 1'-0"



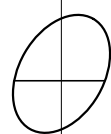
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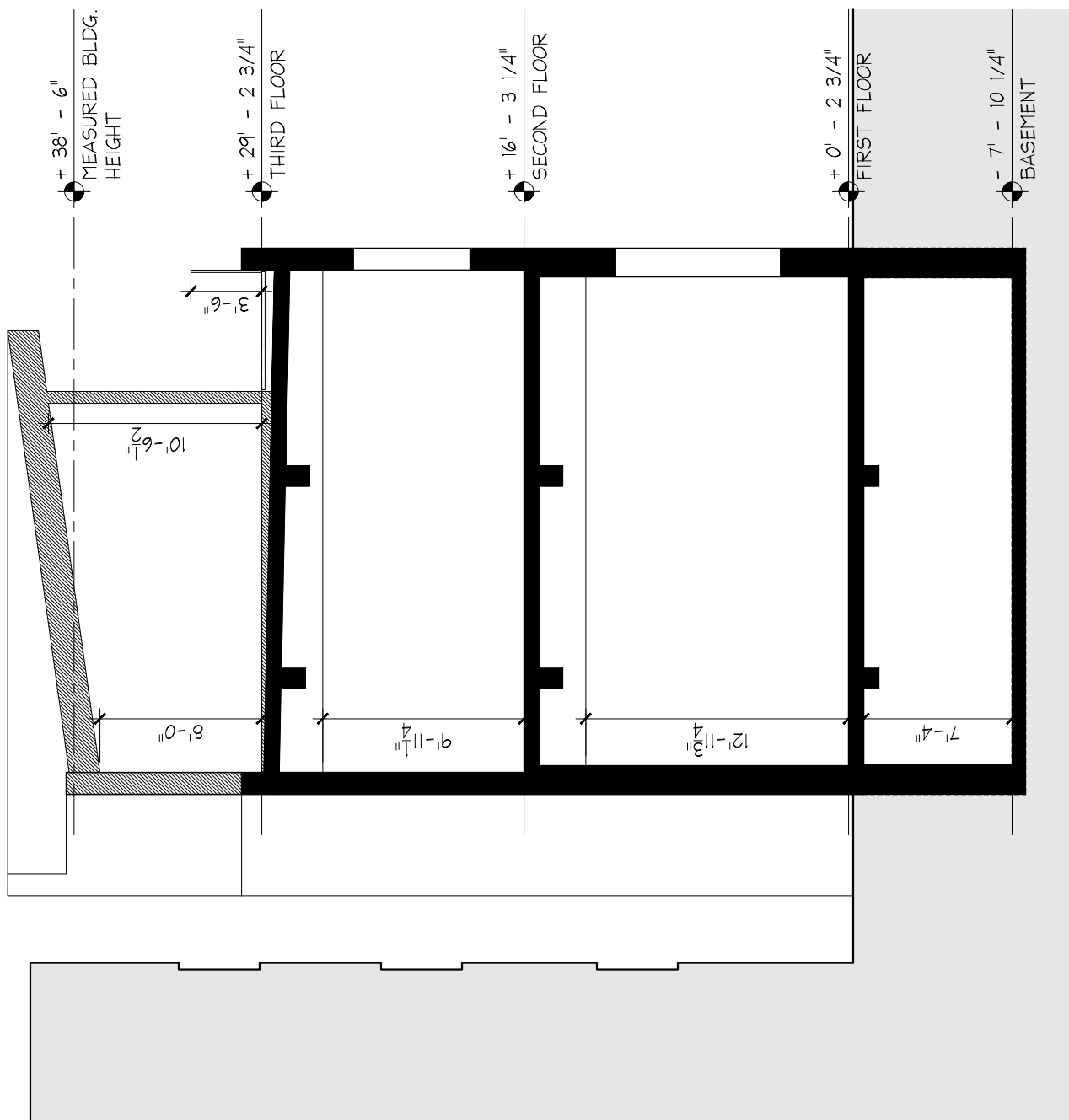
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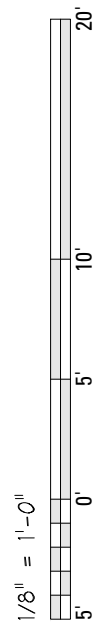
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W/E BUILDING SECTION



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