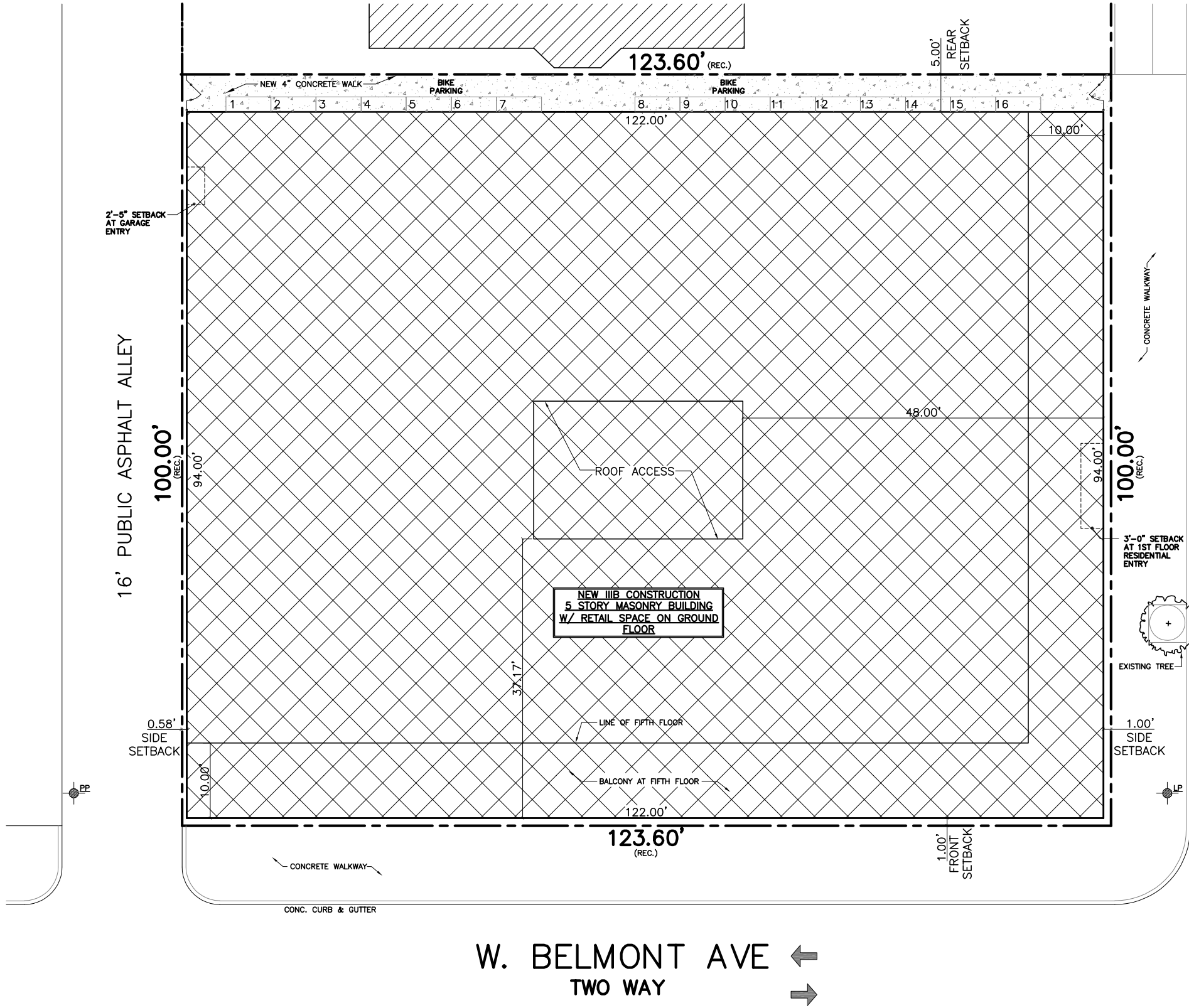




LEGEND

NEW STRUCTURE

NEW PAVEMENT

EXISTING STRUCTURE

REAR YARD OPEN SPACE

6'-0" METAL FENCE

PROPERTY LINE

N

	EXISTING ZONING REQUIREMENTS	PROPOSED ZONING REQUIREMENTS	BUILDING SPECIFICATIONS
ZONING	B3-2	B3-3	B3-3
LOT AREA	12,360 S.F.		
F.A.R.	12,360 x 2.2 = 27,192 SF MAX	12,360 x 4.00 (INCREASE FOR TRANSIT SERVED LOCATION AND AFFORDABLE HOUSING ON SITE) = 49,440 SF MAX	FIRST FLOOR = 5,612.82 S.F. GARAGE (NOT COUNTED) = 5,799.18 S.F. SECOND FLOOR = 10,928.49 S.F. THIRD FLOOR = 10,928.49 S.F. FOURTH FLOOR = 10,928.49 S.F. FIFTH FLOOR = 9,408.00 S.F. TOTAL = 47,806.29 S.F.
BUILDING HEIGHT	50'-0" MAX.	70'-0" MAX.	58'-1"
SETBACKS	FRONT: NOT REQUIRED REAR: 30 FEET (REQUIRED) (RESIDENTIAL) SIDE: NOT REQUIRED	FRONT: NOT REQUIRED REAR: 30 FEET (REQUIRED) (RESIDENTIAL) SIDE: NOT REQUIRED	FRONT: 1.00 FOOT REAR: 5.00 FEET (PROPOSED) (RESIDENTIAL) (NEED VARIANCE) SIDE: 1.00 FOOT (EAST) 0.58 FEET (WEST)
OPEN SPACE	NOT REQUIRED		

PARKING REQUIREMENTS		DWELLING UNIT ANALYSIS					
1.0 SPACES PER D.U.	32 SPACES	FLOOR	# OF BEDROOMS	# PER FLOOR	QUANTITY	SQUARE FOOTAGE RANGE	TOTAL SQUARE FOOTAGE PER UNIT TYPE
50% REDUCTION FOR TRANSIT SERVED LOCATION	32 x 50% = 16 SPACES REQUIRED	2ND.3RD & 4TH FLOOR	ONE BEDROOM	1	3	655 SF	655 SF
SPACES PROPOSED	16 SPACES		TWO BEDROOM	4	12	1,042 - 1,110 SF	4,317 SF
			THREE BEDROOM	4	12	1,212 - 1,275 SF	4,980 SF
		5TH FLOOR	THREE BEDROOM		5	1,549 - 1,946 SF	8,621 SF
		OVERALL TOTAL			32 UNITS		38,477 SF

REVISIONS:

DRAWN BY:
AS

ZONING DATA

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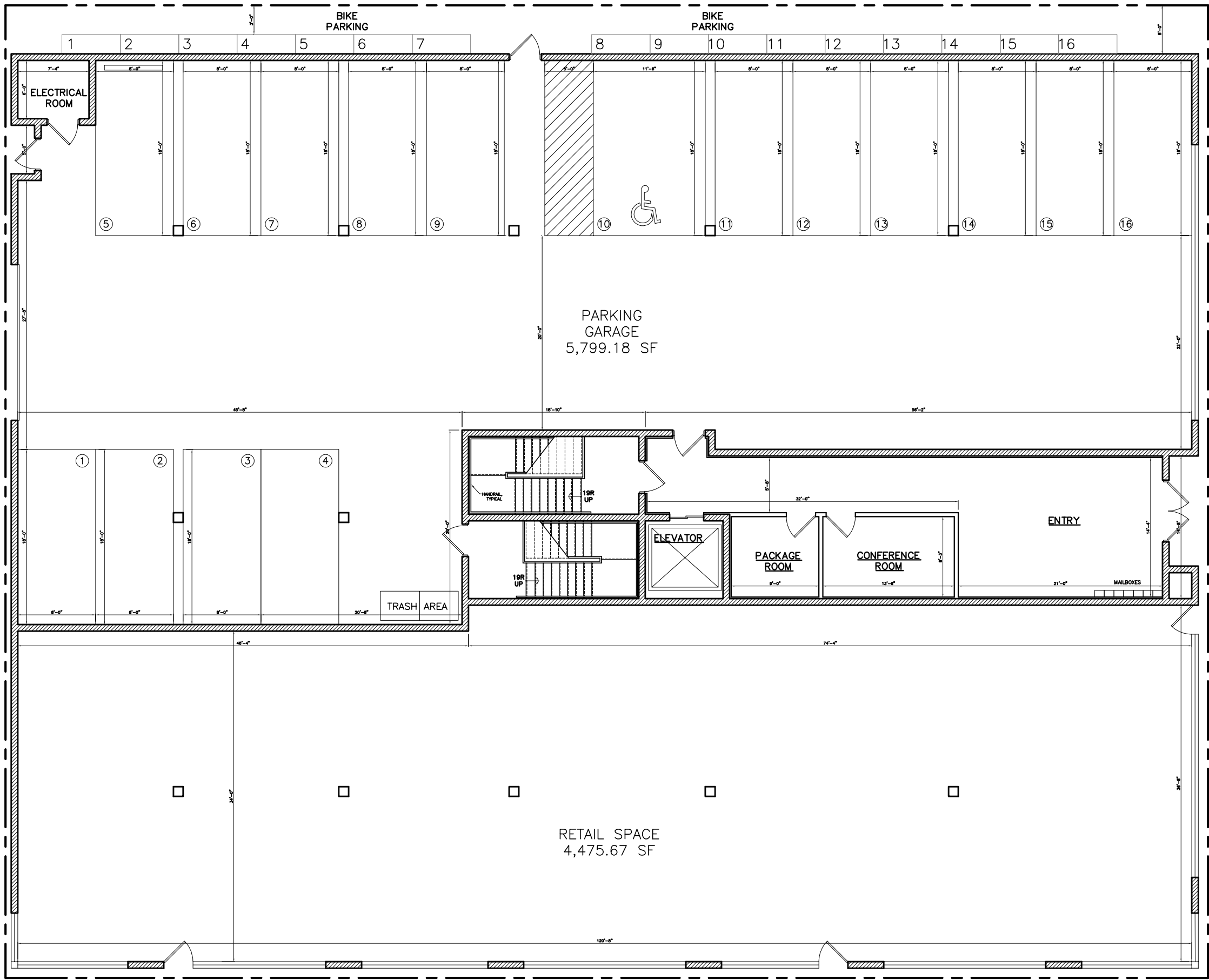


ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT: 1138 BELMONT AVE
SCALE: NTS
DATE: 03-12-2020

SHEET:

T1.1



REVISIONS:

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PROPOSED FLOOR PLAN

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ARCHITECTS

ARCHITECTURE

PLANNING

ARCHITECTURAL ENGINEERING

PROJECT:
1138 BELMONT AVE

SCALE:
3/32" = 1'-0"

DATE:
03-12-2020

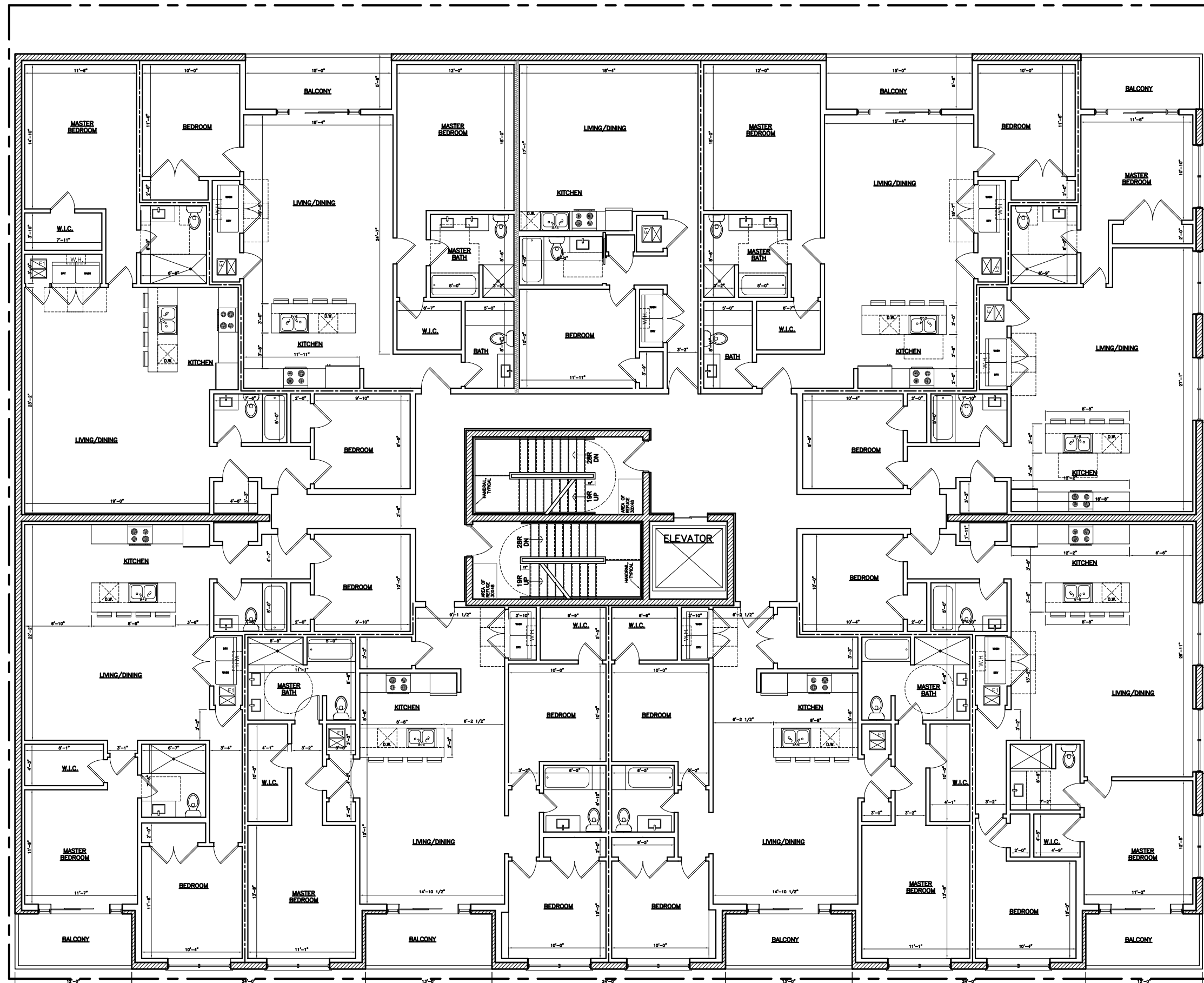
SHEET:

A1.0

1

FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"



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PROPOSED FLOOR PLAN

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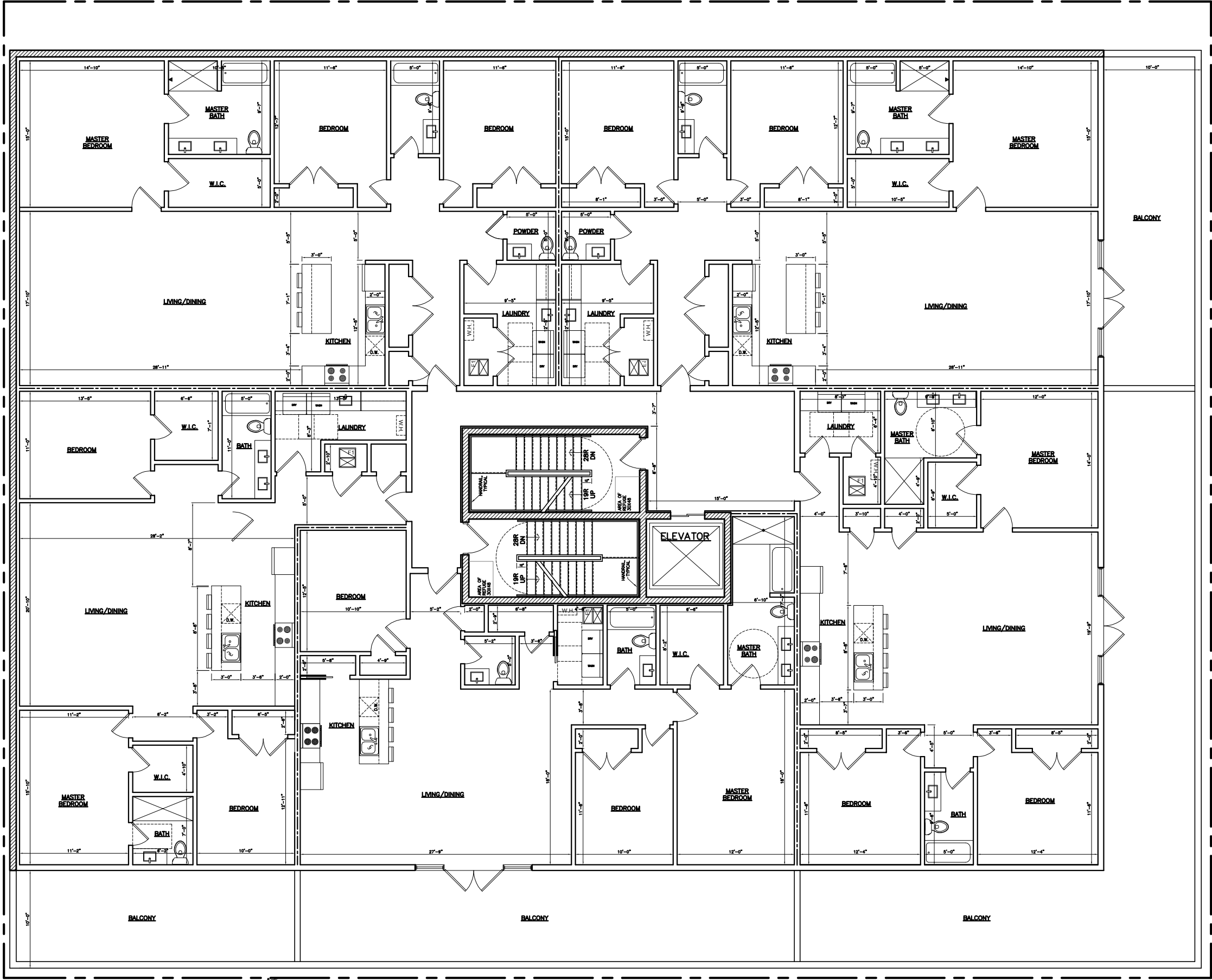
PROJECT:
1138 BELMONT AVE
SCALE:
3/32" = 1'-0"
DATE:
03-12-2020

SHEET:

A1.1

1 SECOND, THIRD & FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"



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PROPOSED FLOOR PLAN

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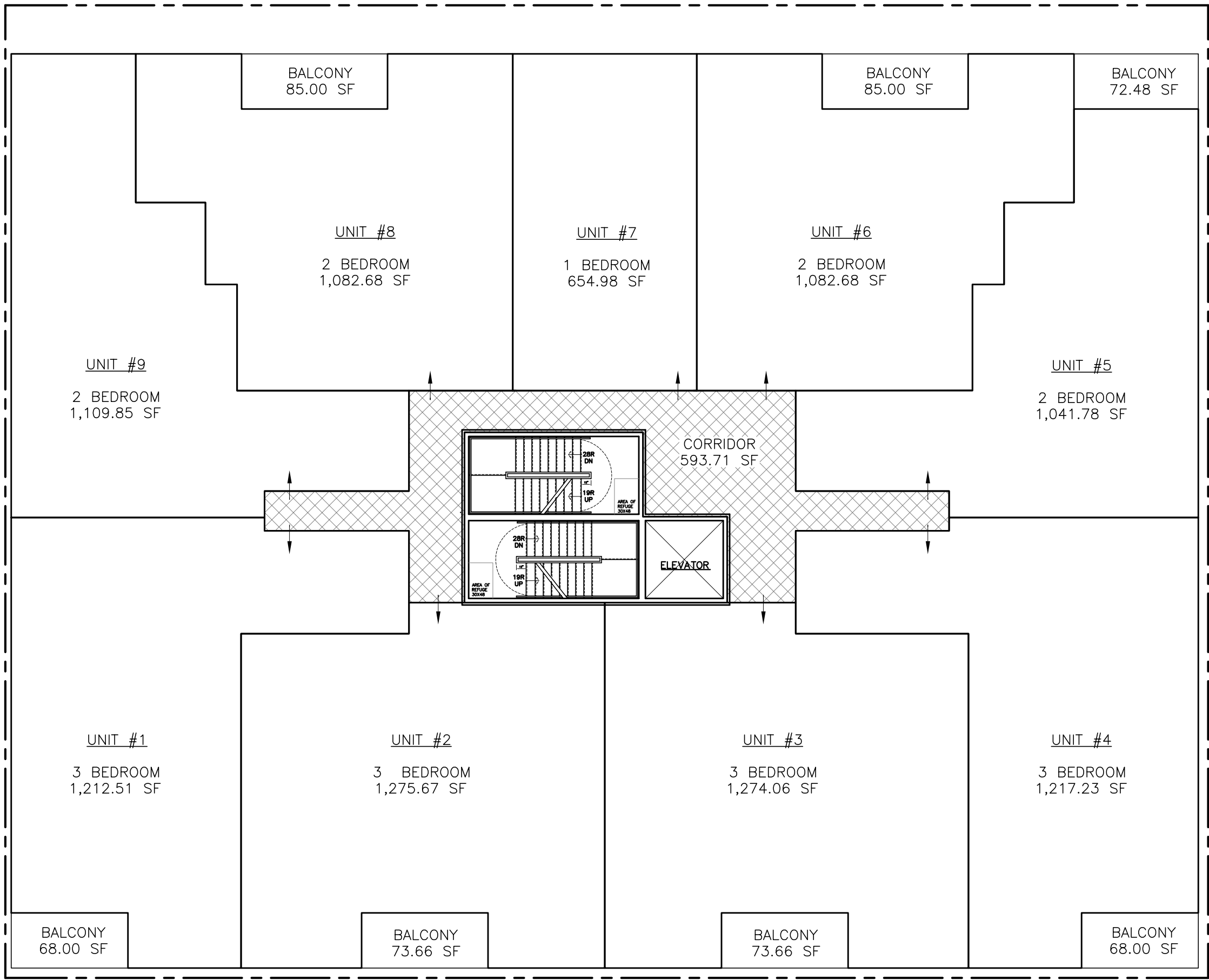
ARCHITECTS
ARCHITECTURAL ENGINEERING

PROJECT:
1138 BELMONT AVE
SCALE:
3/32" = 1'-0"
DATE:
03-12-2020

ARCHITECTURE
PLANNING

SHEET:

A1.2



REVISIONS:

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PROPOSED FLOOR PLAN

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ARCHITECTS

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PROJECT:
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SCALE:
3/32" = 1'-0"
DATE:
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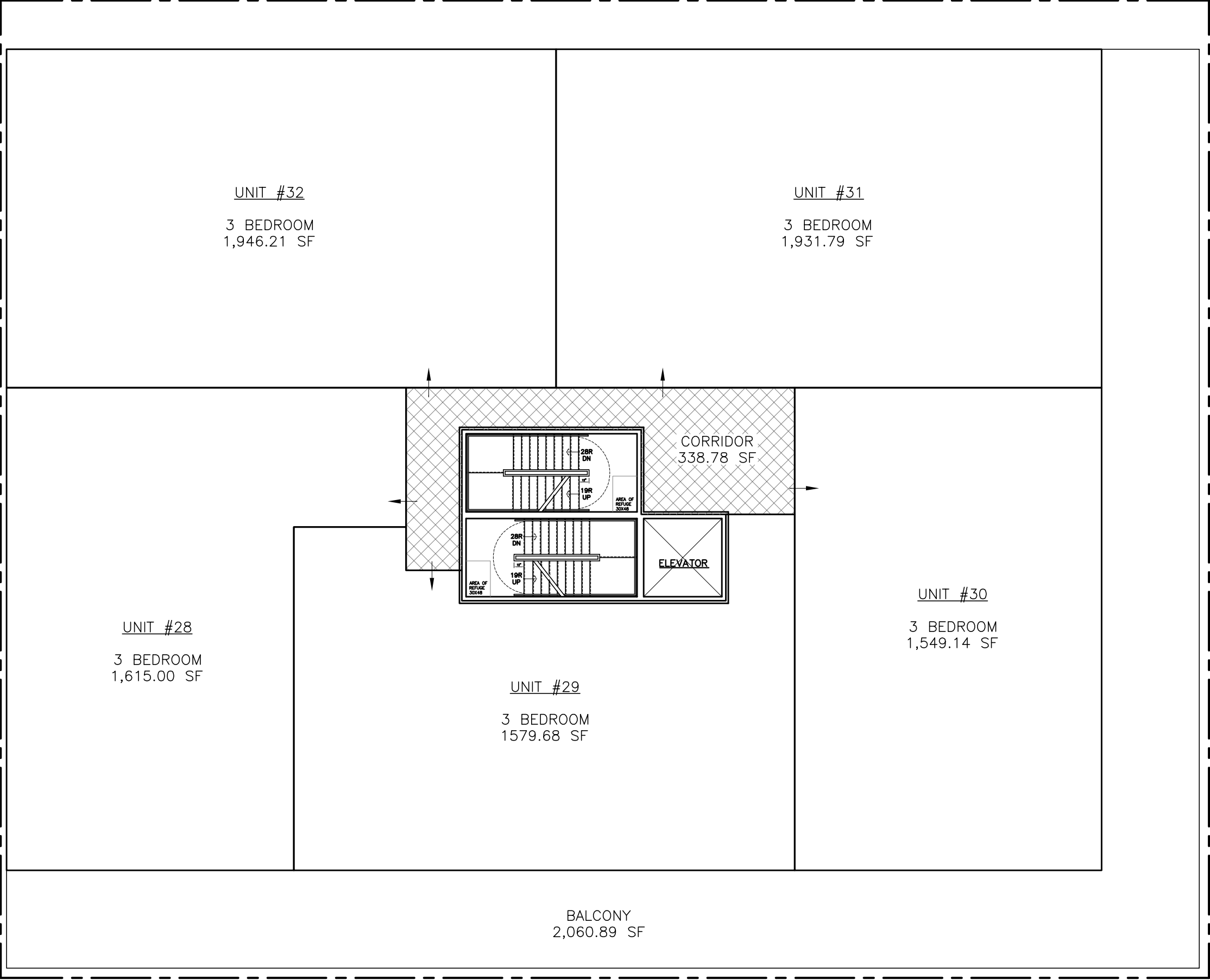
SHEET:

A1.3

1

SECOND, THIRD & FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"



REVISIONS:

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PROPOSED FLOOR PLAN

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ARCHITECTS

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PROJECT:
1138 BELMONT AVE
SCALE:
3/32" = 1'-0"
DATE:
03-12-2020

SHEET:

A1.4

1

FIFTH FLOOR PLAN

SCALE: 3/32"=1'-0"



REVISIONS:

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AS

PROPOSED
ELEVATION

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ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

PROJECT:
1138 BELMONT AVE
SCALE:
3/32" = 1'-0"
DATE:
03-12-2020

SHEET:
A2.0

1

SOUTH ELEVATION — BELMONT AVE

SCALE: 3/32"=1'-0"

1

EAST ELEVATION — CLIFTON AVE

SCALE: 3/32"=1'-0"



REVISIONS:

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PROPOSED
ELEVATION

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ARCHITECTS

ARCHITECTURE
PLANNING
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PROJECT:
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SCALE:
3/32" = 1'-0"
DATE:
03-12-2020

SHEET:

A2.1