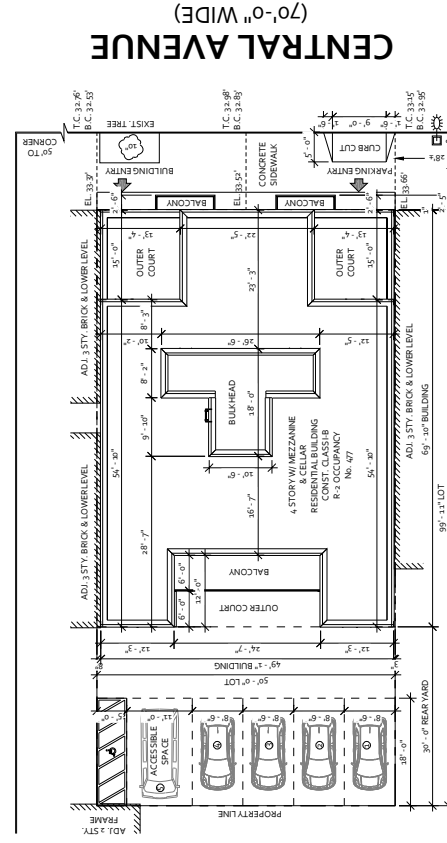


**SITE PLAN DIAGRAM**

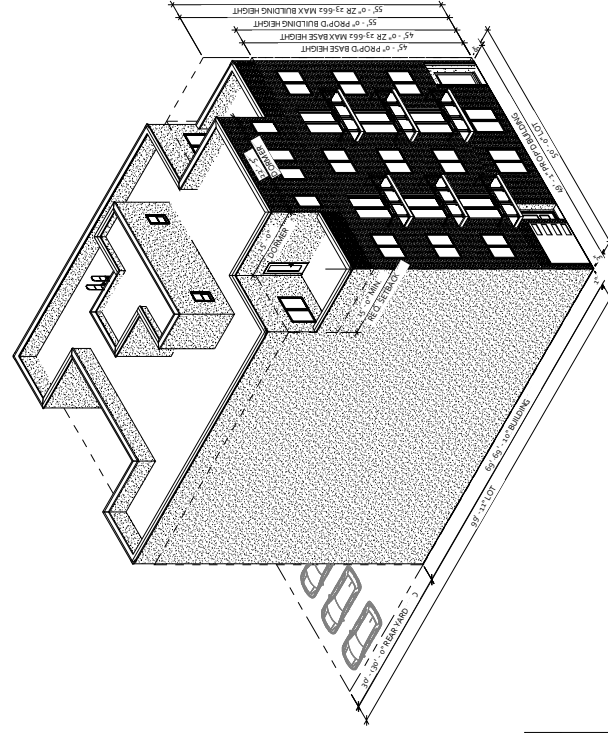
1/32" = 1'-0"

**JEFFERSON AVENUE**  
(60'-0" WIDE)



**A ONOMETRIC DIAGRAM**

1/32" = 1'-0"

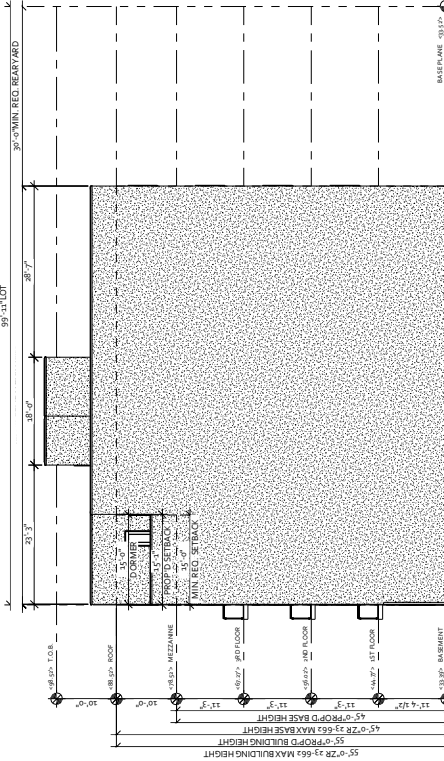
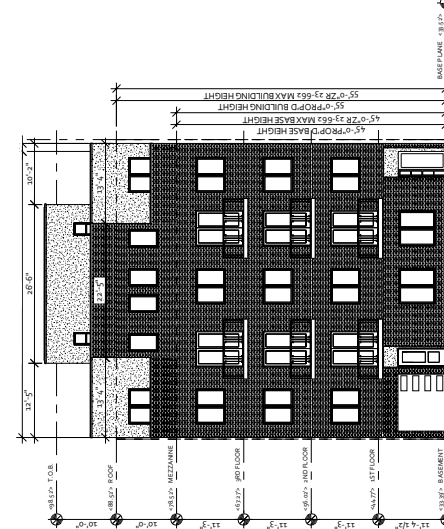


**LEGEND**

- ZONING BOUNDARY
- PROPERTY LINE

**ELEVATION DIAGRAM:**

1/32" = 1'-0"



**ZONING ANALYSIS**

| ITEM                   | PERMITTED                          | REQUIRED   |
|------------------------|------------------------------------|--|
| ZR 23-23               | USE GROUP 11                       |  |
| ZR 23-22               | MAXIMUM LOT AREA                   | LOT AREA: 46,077 SQ. FT. * 4,095 (R) SF 2.30 = 189,989 (R) SF (SEE SHEET 2-03 FOR LOT AREA CALCULATIONS)   |
| ZR 23-25 (a)           | LOT COVERAGE                       | CORNER LOT - 100%  |
| ZR 23-23 (b)           | DENSITY                            | 10,299 (R) SF (A) / 6.85 (FACTOR) = 16.16 = 16 D.U.  |
| ZR 23-25 (b)           | MINIMUM LOT AREA                   | 1,700 SF   |
| ZR 23-22               | MINIMUM LOT WIDTH                  | 18 FT  |
| ZR 23-22               | FRONT YARD                         | NOT REQUIRED   |
| ZR 23-23 (a)           | SIDE YARD                          | 6'-0" OR 5'-0"   |
| ZR 23-24               | REAR YARD                          | 20'-0"   |
| ZR 23-23 (b)           | ADDITIONAL REAR YARD MODIFICATIONS | WITHIN ONE HUNDRED FEET OF CORNERS IN THOSE DISTRICTS INDICATED, NO REAR YARD SHALL BE REQUIRED. HOWEVER, SUCH BALCONIES MAY BE RECEIVED INTO A REAR YARD TO A MAXIMUM DEPTH OF SIX FEET PROVIDED THAT THE BALCONY IS NOT DEEPER THAN 1.5 FEET. UNLESS OTHERWISE SPECIFIED, BALCONIES SHALL BE LESS THAN 12 FEET.  |
| ZR 23-23 (b) (3)       | OUTER COURT REGULATIONS            | (a) WHERE ALLEGALLY REQUIRED WINDOW FACE ONTO A COURT, THE WIDTH OF SUCH OUTER COURT SHALL BE AT LEAST 10 FEET. (b) WHERE NO ALLEGALLY REQUIRED WINDOW FACE ONTO A COURT, FOR BUILDINGS OR PORTIONS THEREOF, THE MINIMUM HEIGHT OF SUCH COURTS SHALL BE 10 FEET. (c) WHERE NO ALLEGALLY REQUIRED WINDOW FACE ONTO A COURT, THE MINIMUM DEPTH OF SUCH COURTS SHALL BE 10 FEET. (d) WHERE NO ALLEGALLY REQUIRED WINDOW FACE ONTO A COURT, THE MINIMUM DEPTH OF SUCH COURTS SHALL BE 10 FEET. |
| ZR 23-27               | LEGALLY REQ. WINDOWS               | BALCONIES MAY PROJECT INTO OR OVER ANY OPEN AREA OCCUPIED BY BUILDINGS AT THAT PARTICULAR LEVEL, PROVIDED THAT THE BALCONY IS NOT DEEPER THAN 1.5 FEET.  |
| ZR 23-25               | BALCONIES                          | (a) WITHIN ANY OPEN AREAS, WHETHER REQUIRED OR NOT, BALCONIES SHALL BE LOCATED AT LEAST 10 FEET FROM THE BUILDING WALLS AND PARALLEL TO THE BUILDING WALLS. (b) HOWEVER, SUCH BALCONIES MAY BE RECEIVED INTO A REAR YARD TO A MAXIMUM DEPTH OF SIX FEET PROVIDED THAT THE BALCONY IS NOT DEEPER THAN 1.5 FEET. UNLESS OTHERWISE SPECIFIED, BALCONIES SHALL BE LESS THAN 12 FEET.   |
| ZR 23-23 (b) (3)       | HEIGHT AND SETBACK                 | ALONG NARROW STREETS, AT LEAST 70 PERCENT OF THE MAXIMUM BUILDING HEIGHT SHALL BE LOCATED BELOW THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-43 (a) OR (b) OF THE BUILDING CODE, WHICHEVER IS LESS. UP TO 30 PERCENT OF THE BUILDING HEIGHT MAY BE LOCATED ABOVE THE MINIMUM BASE HEIGHT. (c) THE MINIMUM BASE HEIGHT SHALL BE 45 FEET. (d) THE MINIMUM BASE HEIGHT SHALL BE 45 FEET. (e) THE MINIMUM BASE HEIGHT SHALL BE 45 FEET.   |
| ZR 23-43 (a)           | MINIMUM BASE HEIGHT                | 30'-0"   |
| ZR 23-43 (a)           | MAXIMUM BUILDING HEIGHT            | 45'-0"   |
| ZR 23-43 (a)           | SETBACK ABOVE MAX BASE HT.         | 15'-0" NARROW STREET - THE DEPTH OF SUCH REQUIRED SETBACK SHALL BE 15 FEET. (b) THE DEPTH OF SUCH REQUIRED SETBACK SHALL BE 15 FEET. (c) THE DEPTH OF SUCH REQUIRED SETBACK SHALL BE 15 FEET.  |
| ZR 23-43 (b) (1) (i)   | PERMITTED OBSTRUCTION              | DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION. (ii) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION. (iii) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION.  |
| ZR 23-43 (b) (1) (ii)  | PERMITTED OBSTRUCTION              | STAIRS, ELEVATORS, MECHANICAL EQUIPMENT, AND OTHER STRUCTURES SHALL BE LOCATED NOT LESS THAN 10 FEET FROM THE STREET WALL OF A BUILDING. (b) THE HEIGHT OF SUCH OBSTRUCTIONS SHALL NOT EXCEED THE MAXIMUM PERMITTED HEIGHT.  |
| ZR 23-43 (b) (1) (iii) | PERMITTED OBSTRUCTION              | WITHIN THE BOUNDARIES OF A PARCEL, THE HEIGHT OF SUCH OBSTRUCTIONS SHALL NOT EXCEED THE MAXIMUM PERMITTED HEIGHT.  |
| ZR 23-43 (b) (1) (iv)  | PERMITTED OBSTRUCTION              | OUTER TRANSIT ZONE: 16'-0" OF DWELLING UNITS, MAX WALKWAY: 16 UNITS X 3.5M = 4, REG. BELOW MAX WALKWAY: 1 PER 2 DWELLING UNITS - 16 UNITS / 2 = 8  |
| ZR 23-43 (b) (1) (v)   | PERMITTED OBSTRUCTION              | SPACE PROVIDED FOR ENCLOSED ACCESSORY BICYCLE PARKING SHALL BE CALCULATED AS FOLLOWS: (a) EXCLUDED FROM THE CALCULATION OF FLOOR AREA. (b) EXCLUDED FROM THE CALCULATION OF FLOOR AREA.  |
| ZR 23-43 (b) (1) (vi)  | PERMITTED OBSTRUCTION              | 1 PER 2 OF STREET FRONTAGE, 10' STREET FRONTAGE = 2  |
| ZR 23-43 (b) (1) (vii) | PERMITTED OBSTRUCTION              |  |

**SPECIAL FLOOR AREA PROVISIONS FOR MULTI-FAMILY BUILDINGS**

| ITEM     | PERMITTED   | REQUIRED   |
|----------|---|--|
| ZR 23-23 | FLOOR AREA PROVISIONS FOR AMENITIES                   | FLOOR SPACE IN A BUILDING ALLOCATED TO RESIDENTIAL USE MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA FOR AMENITIES PROVIDED THE PERCENT OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING.   |
| ZR 23-23 | REQUIRED RECREATION SPACE IN MULTI-FAMILY BUILDINGS   | ALL MULTIPLE DWELLING RESIDENCES THAT RESULT IN NEW DWELLING UNITS SHALL PROVIDE RECREATION SPACE PERCENT OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING. SUCH RECREATION SPACE SHALL BE EQUIVALENT TO A MINIMUM OF 100 SQUARE FEET PER DWELLING UNIT. (b) THE RECREATION SPACE SHALL COMPLY WITH THE FOLLOWING STANDARDS: (i) THE RECREATION SPACE SHALL BE ACCESSIBLE TO THE BUILDING. (ii) THE RECREATION SPACE SHALL BE ACCESSIBLE TO THE BUILDING. (iii) THE RECREATION SPACE SHALL BE ACCESSIBLE TO THE BUILDING. |
| ZR 23-23 | FLOOR AREA PROVISIONS FOR CORRIDORS                   | FLOOR SPACE IN A BUILDING ALLOCATED TO RESIDENTIAL USE MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA FOR CORRIDORS PROVIDED THE PERCENT OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING. (b) THE CORRIDOR TERMINATES WITH A DWELLING UNIT THAT CONTAINS AT LEAST THREE BEDROOMS. (c) THE CORRIDOR TERMINATES WITH A DWELLING UNIT THAT CONTAINS AT LEAST THREE BEDROOMS. (d) THE CORRIDOR TERMINATES WITH A DWELLING UNIT THAT CONTAINS AT LEAST THREE BEDROOMS.   |
| ZR 23-23 | FLOOR AREA PROVISIONS FOR REFUSE STORAGE AND DISPOSAL | FLOOR SPACE IN A BUILDING ALLOCATED TO RESIDENTIAL USE MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA FOR REFUSE STORAGE AND DISPOSAL PROVIDED THE PERCENT OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING. (b) THE CORRIDOR TERMINATES WITH A DWELLING UNIT THAT CONTAINS AT LEAST THREE BEDROOMS. (c) THE CORRIDOR TERMINATES WITH A DWELLING UNIT THAT CONTAINS AT LEAST THREE BEDROOMS.   |
| ZR 23-23 | ELEVATED GROUND FLOOR UNITS                           | BUILDINGS WITH ELEVATED GROUND FLOOR UNITS THAT ARE ABOVE CURB LEVEL ON THE FIRST STORY OF THE BUILDING SHALL BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA FOR EACH FOOT OF DIFFERENCE BETWEEN THE FLOOR LEVEL OF SUCH DWELLING UNITS AND THE FLOOR LEVEL OF THE CURB.  |

