

PROJECT DATA

ZONING: R-15
EXISTING LOT AREA SUMMARY:
GROSS LOT AREA: 17,535 SF
ACCESS EASEMENT LESS DRIVEWAY: 1446 - 1228 = 218 SF
NET LOT AREA: 17,317 SF
LOT SLOPE: 53' / 136.3' = **38.9%**

30% ALLOWABLE LOT COVERAGE: 17,317 SF X 0.30 = **5,195 SF**

EXISTING LOT COVERAGE:
(E) HOUSE FOOTPRINT AND OVERHANGS: 2,758 SF
(E) DRIVEWAY: 3,686 SF
TOTAL EXISTING LOT COVERAGE: 6,444 SF = **37.2%**
TOTAL EXISTING LANDSCAPING: 10,920 SF = **63.0%**
(INCLUDES EXIST 1936 SF (11.1 %) HARDSCAPE)

PROPOSED LOT COVERAGE:
(E) DRIVEWAY TO REMAIN: 1,491 SF
NEW DRIVEWAY: 626 SF
HOUSE FOOTPRINT + OVERHANGS: 3,363 SF
COVERED DECK/CANOPY: 192 SF
TOTAL PROPOSED LOT COVERAGE: 5,672 SF = **32.7%**
TOTAL PROPOSED LANDSCAPING: 11,592 SF = **66.9%**
(INCLUDES 1462 SF (8.4%) HARDSCAPE)

LOT COVERAGE 2:1 TRADE OFF CALCULATION (PER MICC 19.050 F3 biii):
EXISTING LOT COVERAGE = 6,444 SF
LOT COVERAGE REMOVED = 1,526 SF
2:1 LOT COVERAGE CREDIT: 1526/2 = 763 SF
ALLOWABLE LOT COVERAGE: (6,444-1,526)+763 = **5,681 SF**

ALLOWABLE HARDSCAPE: 17,317 X .9 = **1558.5 SF**

PROPOSED HARDSCAPE:
(E) HARDSCAPE TO REMAIN:
(E) RETAINING WALLS: 36 SF
(E) DECK: 269 SF
(E) BULKHEAD LANDWARD OF OHWM: 559 SF
NEW HARDSCAPE:
NEW PATIO/WALKWAYS: 195 SF
NEW DECK: 380 SF
NEW RETAINING WALLS: 23 SF
TOTAL PROPOSED HARDSCAPE: 1462 SF (8.4%)

SHORELINE BUFFERS:
0' - 25' SHORELINE BUFFER AREA: 2895 SF
ALLOWABLE IMPERVIOUS AREA: 2895 SF X .10 = 289.5 SF
PROPOSED IMPERVIOUS AREA:
EXISTING BULKHEAD: 559 SF
NEW IMPERVIOUS: 0 SF
TOTAL PROPOSED @ 0-25' BUFFER: 559 SF (19.3%)

25' - 50' SHORELINE BUFFER AREA: 2820 SF
ALLOWABLE IMPERVIOUS AREA: 2820 X .30 = 846 SF
PROPOSED IMPERVIOUS AREA:
EXISTING: 0 SF
HOUSE AND OVERHANG: 802 SF
TOTAL PROPOSED @ 25'-50' BUFFER: 802 SF (28.4%)

ALLOWABLE GFA: 17535 x .40 = **7,014 SF (40%)**

GROSS FLOOR AREA CALCULATION:
EXISTING GFA: 1210 SF (6.9%)

MAIN FLOOR < 12' CEILING HEIGHT 556 X 1 = 556 SF
MAIN FLOOR > 12' CEILING HEIGHT 1546 X 1.5 = 2319 SF
GARAGE: 788 SF
COVERED DECK @ MAIN LEVEL: 273 SF
LOWER FLOOR < 12' CEILING HEIGHT 1416 X 1 = 1,416 SF
LOWER FLOOR > 12' CEILING HEIGHT 776 X 1.5 = 1,164 SF
LOWER FLOOR BELOW GRADE (264 SF)
TOTAL PROPOSED GFA: 6,252 SF (36%)

TOP OF PROPOSED ROOF: 59'-10"
DISTANCE TO NEAREST FIREHYDRANT: 477'

AVERAGE BUILDING ELEVATION

WALL	MIDPOINT ELEV. (FT.)	WALL LENGTH (FT.)	PRODUCT
A	38.0	31.5	1197.0
B	47.0	25.1	1179.7
C	38.6	46.8	1806.5
D	31.3	13.6	425.7
E	31.7	4.6	145.8
F	31.9	7.8	248.8
G	31.7	4.6	145.8
H	31.6	30.1	951.2
I	30.4	28.2	857.3
J	30.9	52.1	1609.9
K	28.9	7.5	216.7
L	29.0	18.4	533.6
M	31.6	36.0	1137.6
N	34.5	6.0	207.0
TOTALS		312.3	10,662.6

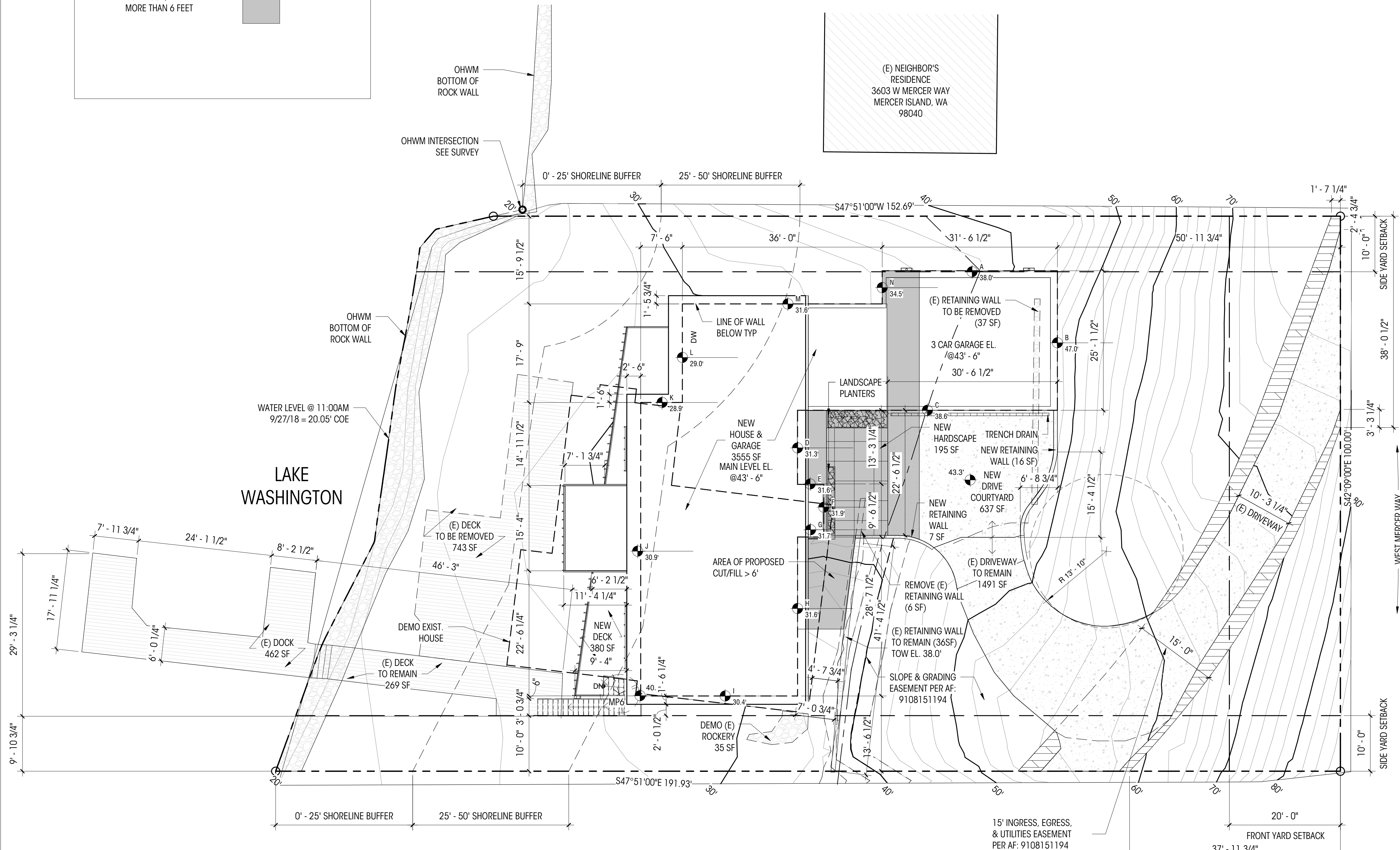
AVERAGE GRADE =
TOTAL PRODUCTS / TOTAL WALL LENGTHS
TOTAL PRODUCTS: 10,662.6'
TOTAL WALL LENGTHS: 312.3'
AVERAGE GRADE: 10,662.6/312.3 = **34.1'**
MAX HEIGHT ALLOWABLE: 30' ABOVE AVERAGE GRADE
MAX HEIGHT ELEVATION/MAX BUILDING HEIGHT: **64.1'**
PROPOSED BUILDING HEIGHT: **59.83'**

CRITICAL AREAS PLAN

EXISTING TOPOGRAPHY LINES

PROPOSED TOPOGRAPHY LINES

AREA TO BE CUT / FILLED MORE THAN 6 FEET



1 SITE PLAN
1" = 10'-0"

