

PROJECT DATA:

ZONING: Proposed RS-4 Single Family Dwelling Zone

SITE AREA: 5905 sf (548.6 sm)

SITE COVERAGE: max 40%
1341 sf / 5905 sf = 22.7 %

FLOOR AREAS:

max F.S.R. = 0.50 = 2925 sf
max G.F.A. = 260 sm = 2809 sf
max N.B.A. = 80% of or F.S.R. = 2247 sf
max GAR exclusion = 50sm = 538sf

As Proposed:

Second 1277 sf
Main 843 sf
TOTAL: 2120 sf

Garage 431 sf

AVG GRADE :

$\frac{24.28+24.22+24.56+24.67+24.50+24.35}{6} = 24.43$ m

LAG GRADE :

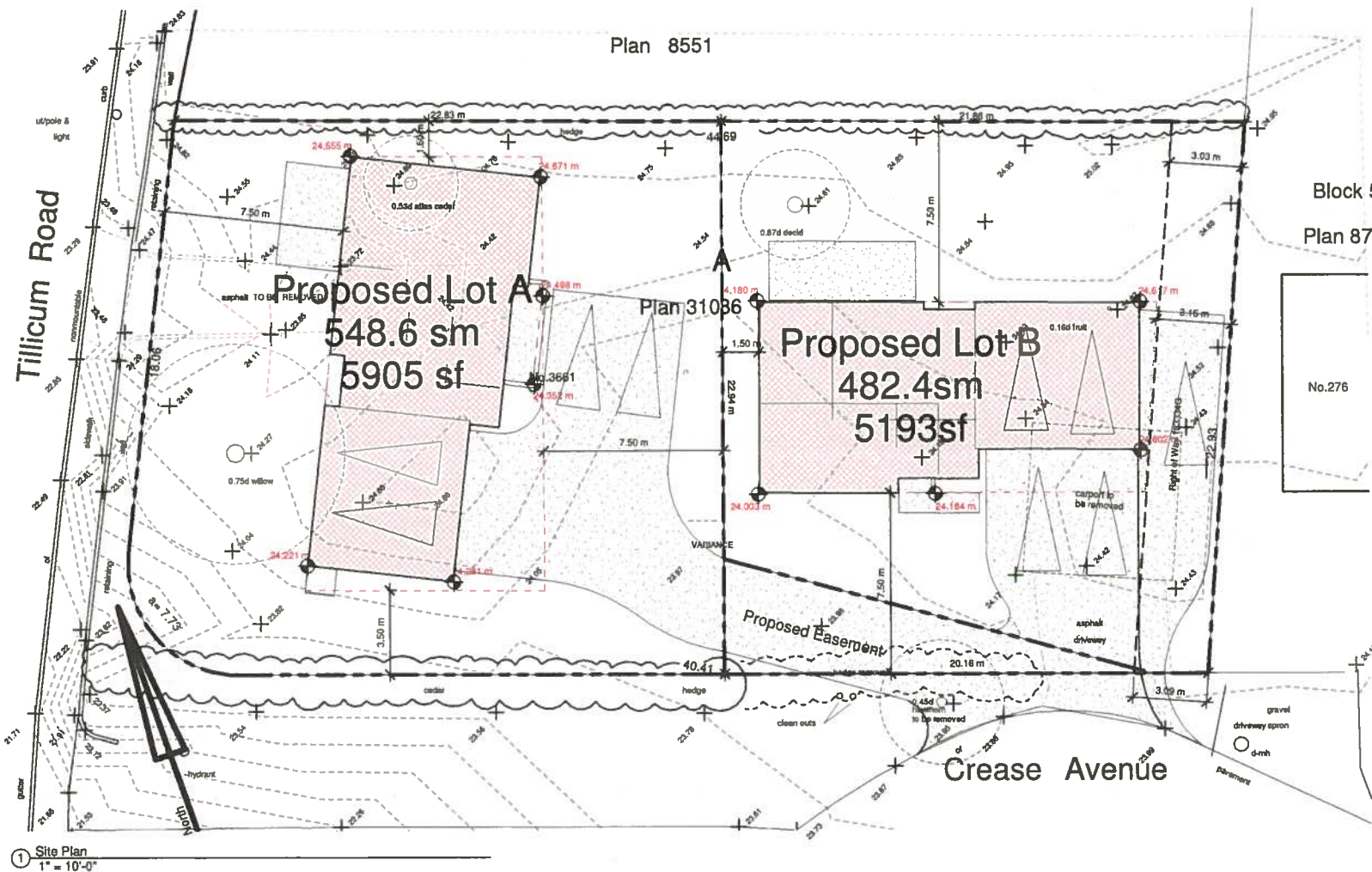
$\frac{24.22+24.28}{2} = 24.25$ m

BUILDING HEIGHT:

max permitted single family dwelling 7.5m (24.6')
Proposed:
from natural AV'G GRADE 6.73 m
from natural L.A.G 6.91 m



② 3D View 1



① Site Plan
1" = 10'-0"

PROJECT DATA:

ZONING: Rezoned to RS-4
Single Family Dwelling Zone

SITE AREA: 5180 sf (481.2 sm)

SITE COVERAGE: max 40%
1208 sf = 23.3 %

FLOOR AREAS:

max F.S.R. = 0.50 = 2590 sf
max G.F.A. = 261sm = 2809 sf
max N.B.A. = 80% of or F.S.R. = 2072 sf
max GAR exclusion = 50sm = 538sf

As Proposed:

Second 1008 sf
Main 751 sf
TOTAL: 1759 sf

GAR 441 sf

AVG GRADE :

$\frac{24.00+24.18+24.62+24.60+24.16}{5} = 24.312$ m

LAG GRADE :

$\frac{24.00+24.18}{2} = 24.09$ m

BUILDING HEIGHT:

max permitted single family dwelling 7.5m (24.6')
Proposed:
from natural AV'G GRADE 6.68 m
from natural L.A.G 6.90 m



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Proposed RS-4 Subdivision for :

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