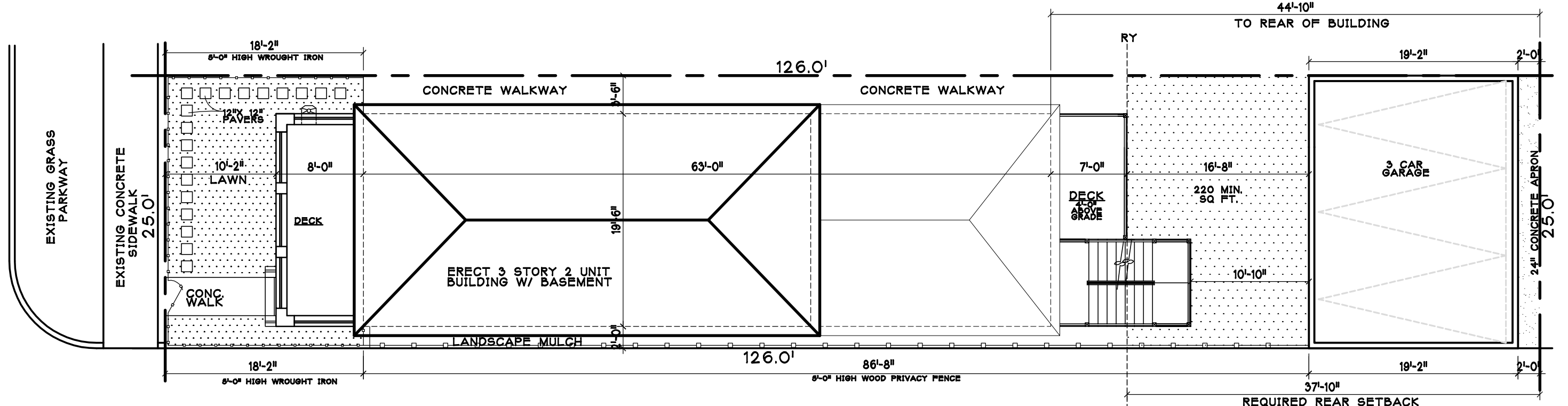


ZONING INFORMATION				
ZONING CLASSIFICATION:	RT-3.5	1250 SQ.FT/ LAND UNIT	NUMBER OF UNITS ALLOWED PER ZONING:	2.0
LOT DIMENSIONS:	SEE PLAN -			
LOT AREA:	3,150 SQ. FT.	X 1.05=MAXIMUM BUILD ABLE SQUARE FOOTAGE=	3,307	
			ACTUAL SQUARE FOOTAGE PER PLANS:	3,306

ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT:	AVERAGE OF 2	10'-2"	10'-2"
SIDE YARD SETBACK REQUIREMENT:	10% NON-CORNER NONE FOR CORNER	3'-0"	3'-6"
		0'-0"	2'-0"
REAR YARD SETBACK REQUIREMENT:	30% OF LOT	37'-10"	44'-10"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF	35'-0"	35'-0"
REAR YARD OPEN SPACE REQUIREMENT			
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT:	6.5% OF LOT AREA	205 SF	220 SF

UNIT SQUARE FOOTAGE		
DUPLEX BASEMENT TO 1ST FLOOR.	2,637 SQ. FT.	1ST FLR= 1,253 SF. BASEMENT= 1,384 SF
2ND FLOOR SIMPLEX UNIT.	1,253 SQ. FT.	SINGLE FLOOR
3RD FLOOR SIMPLEX UNIT.	800 SQ. FT.	SINGLE FLOOR

2417 NORTH
ARTESIAN AVE.

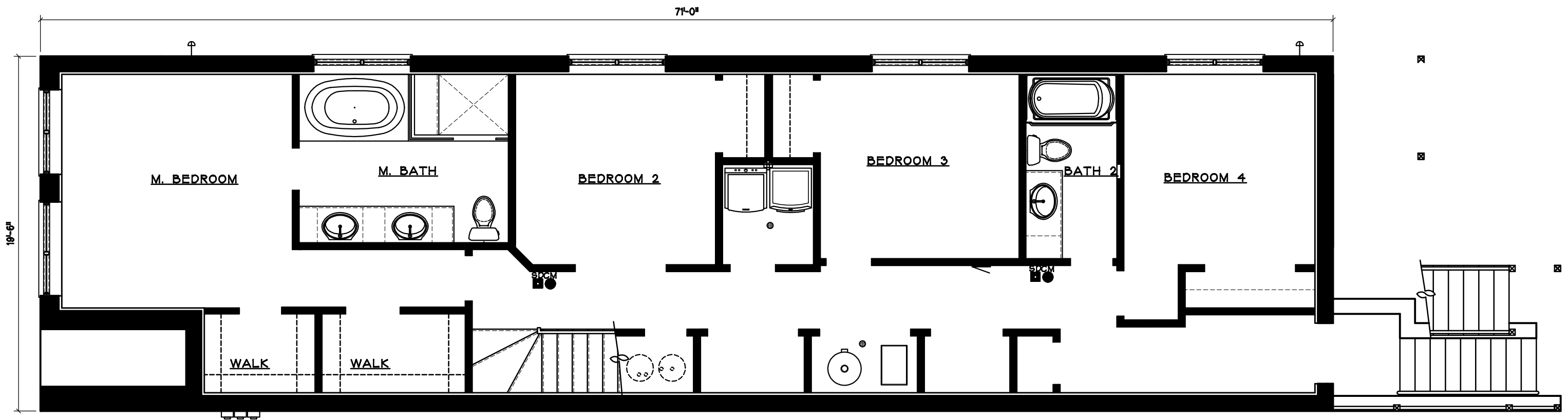


1 SITE PLAN
SCALE: 1/8" = 1'-0"



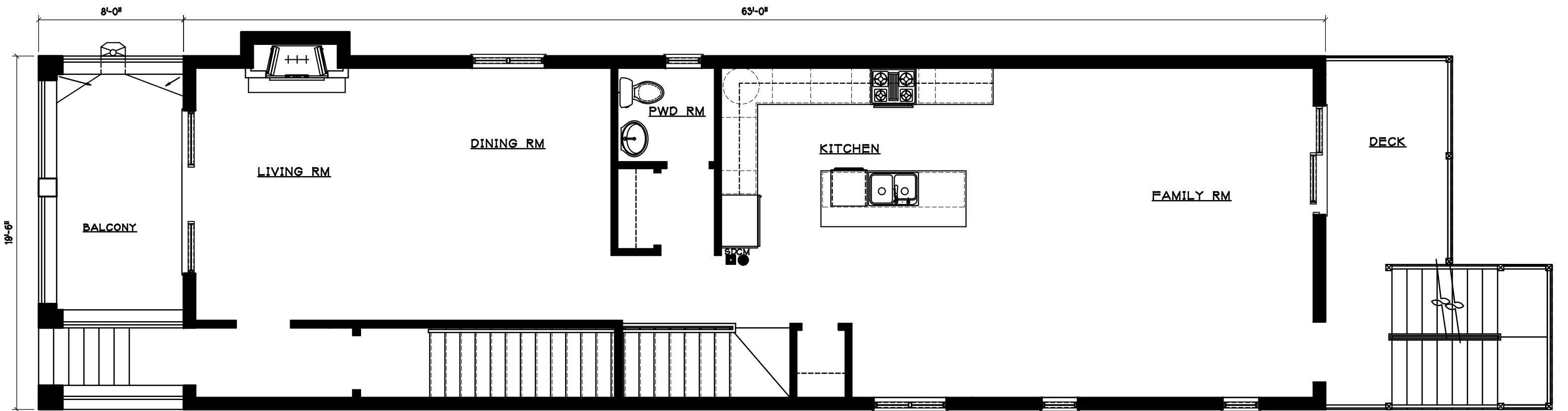
PUBLIC ALLEY

PUBLIC ALLEY



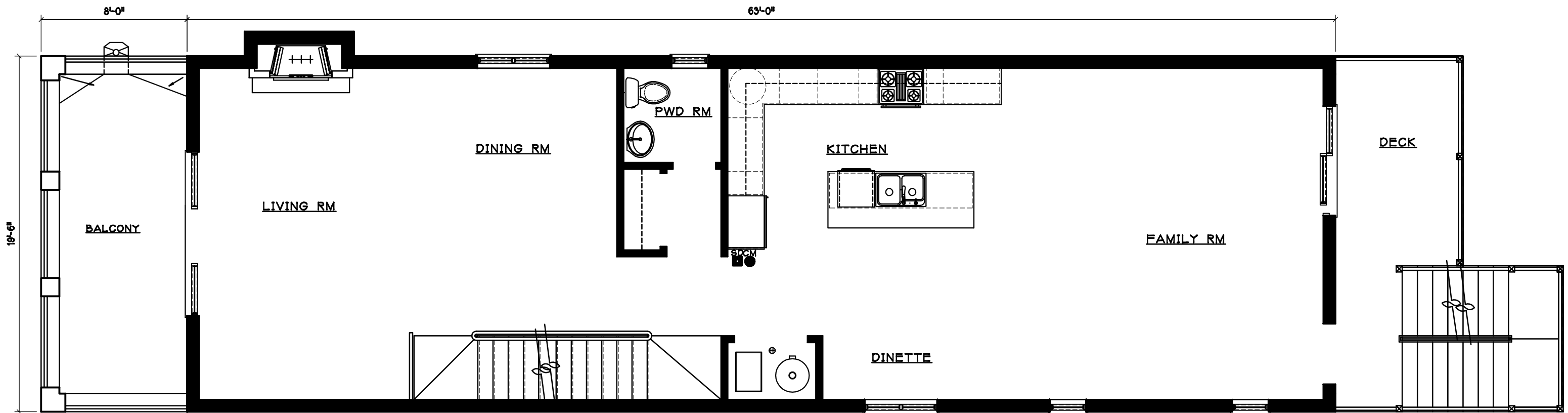
1 BASEMENT FLOOR PLAN





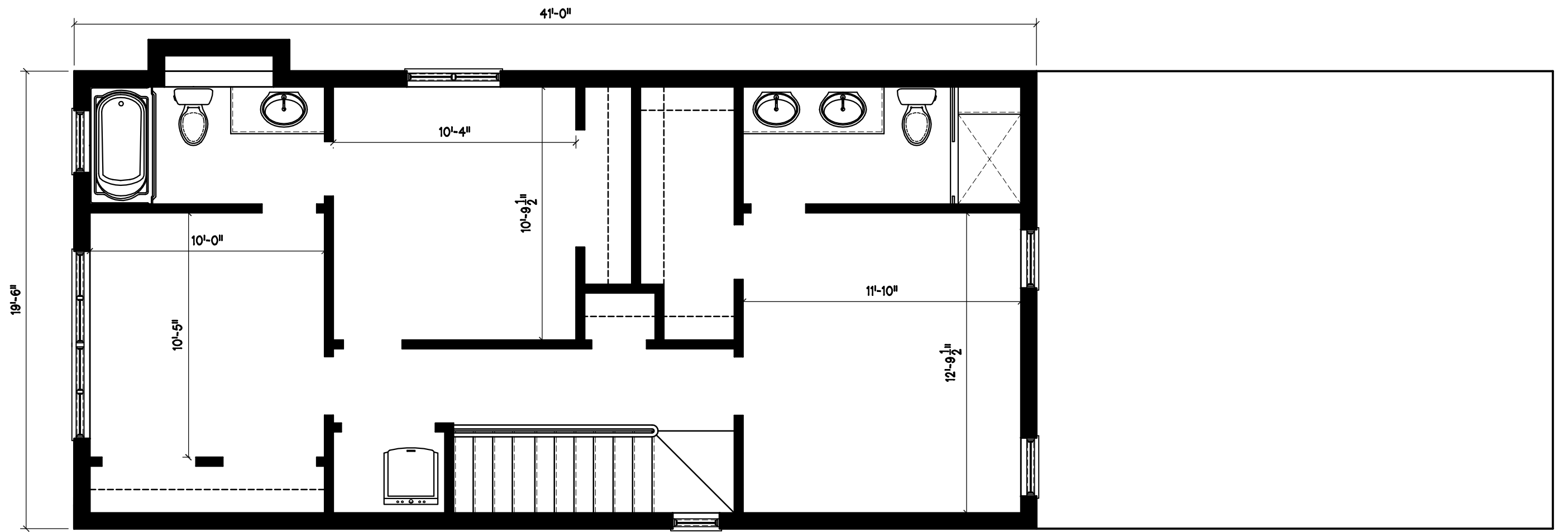
2 FIRST FLOOR PLAN





3 SECOND FLOOR PLAN





4 THIRD FLOOR PLAN



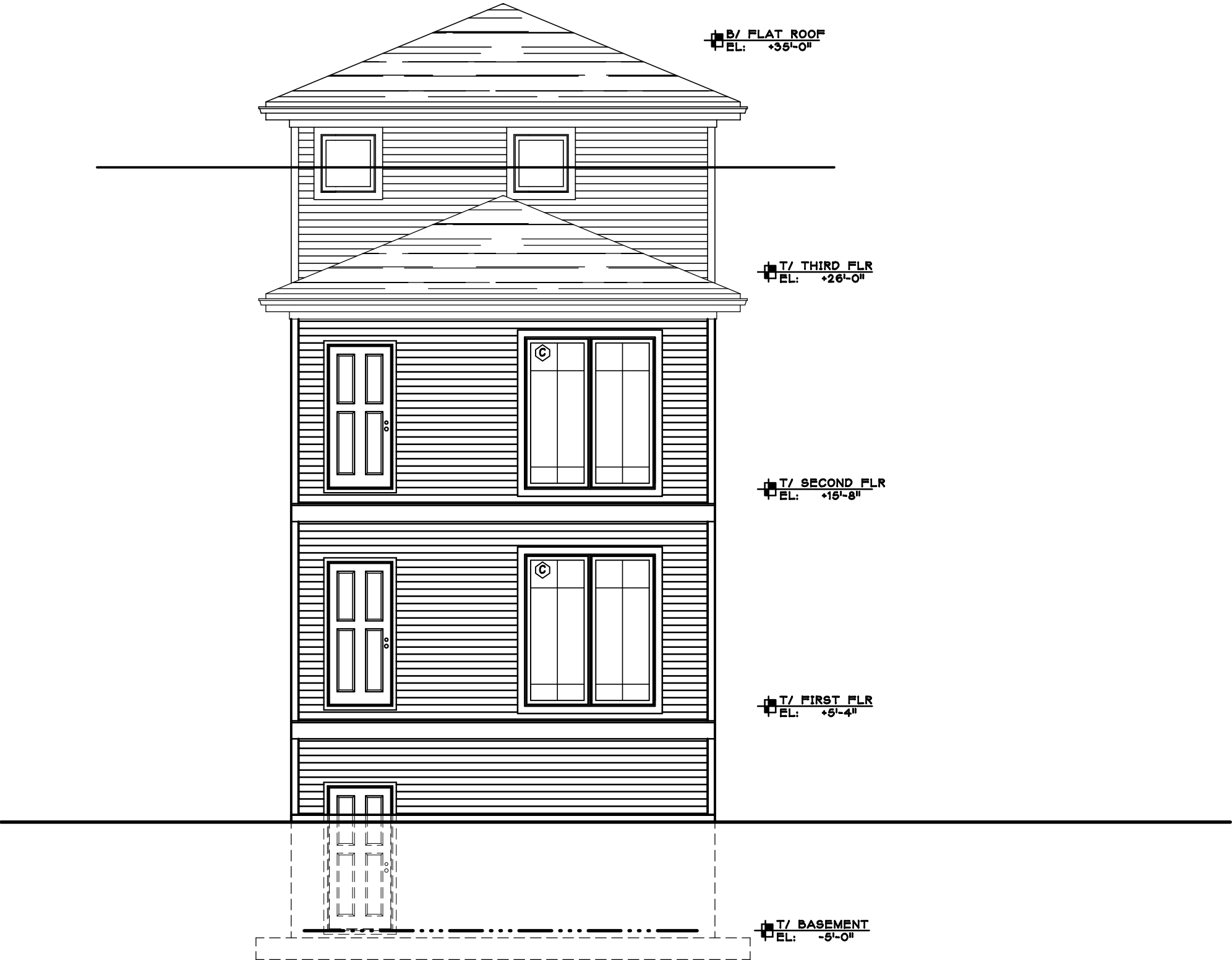


□ FRONT ELEVATION

● SCALE:



□ LEFT SIDE ELEVATION
● SCALE



REAR ELEVATION
SCALE: STAIR OMITTED FOR CLARITY



RIGHT SIDE ELEVATION

SCALE: