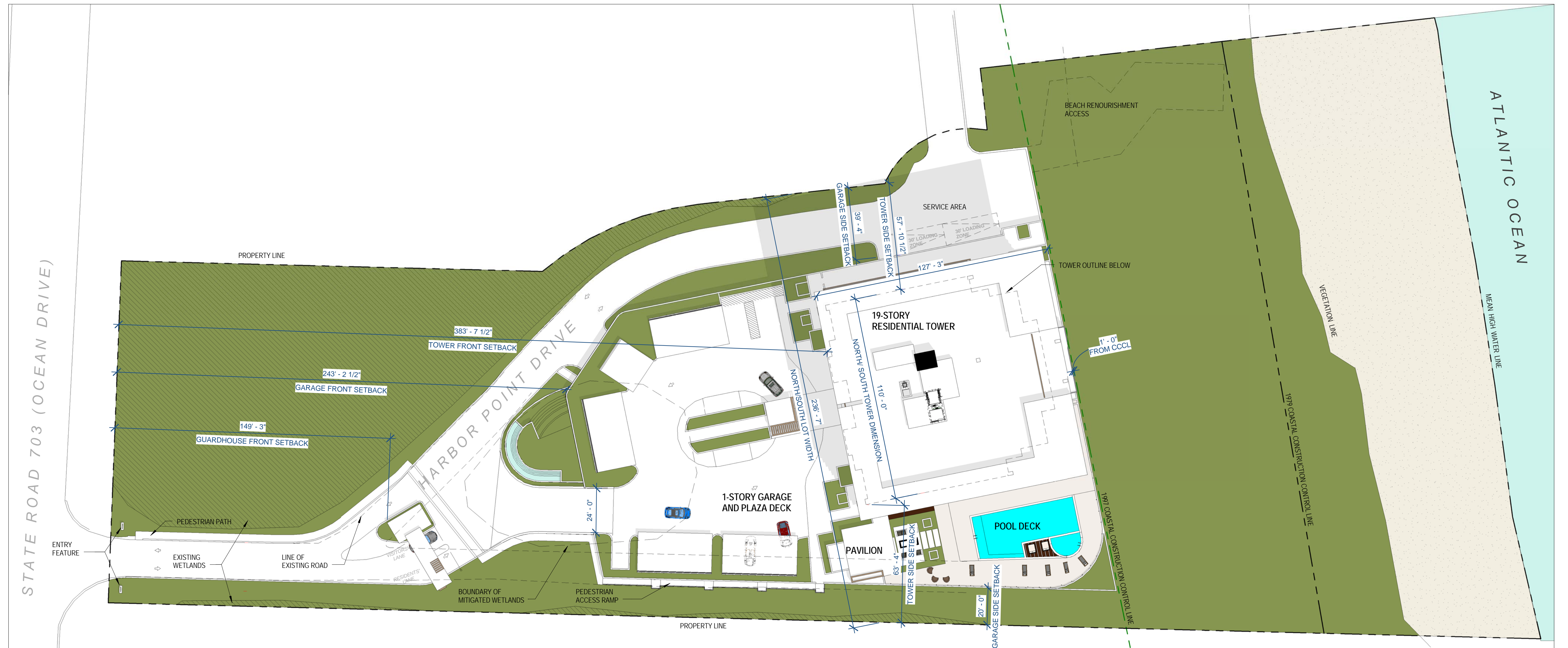
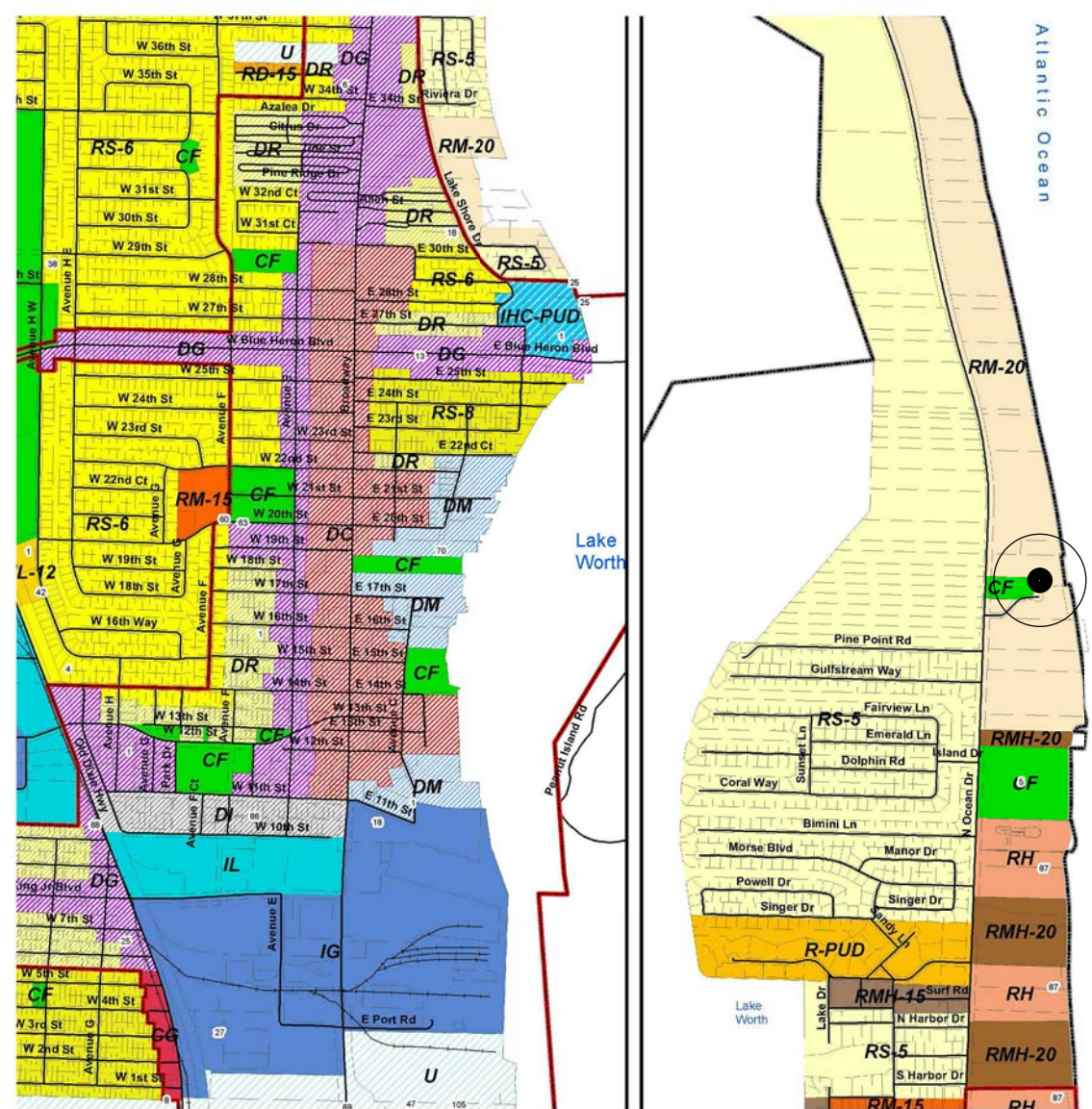


1 LOCATION MAP
SCALE: 1" = 275'



2 SITE PLAN
SCALE: 1" = 30'-0"

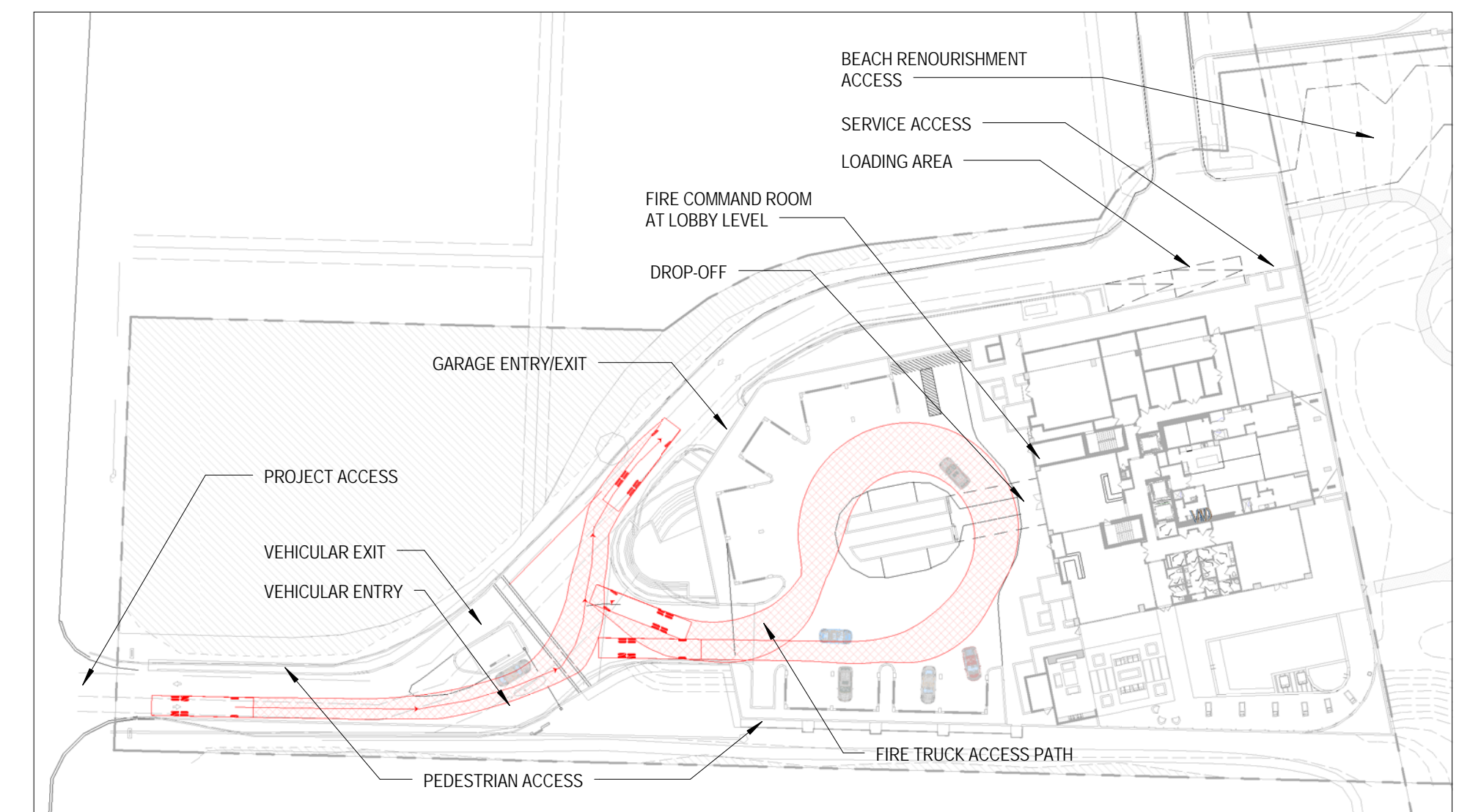


ZONING DISTRICT MAP

1 SITE DATA	
ZONING DISTRICT	RM20 - HIGH DENSITY MULTI-FAMILY DWELLING
GROSS LOT AREA	191,446 SF
WETLAND DEDUCTION	-27,982 SF
CCCL/MHWL LAND DEDUCTION	-39,880 SF
NET LOT AREA FOR DENSITY CALCS	123,584 SF (2.84 ACRES)
NORTH/SOUTH LOT WIDTH	236' - 7"
FLOOD ZONE	C, A7 (EL. 5.48' NAVD)

2 PARKING DATA	
REQUIRED	PROVIDED
CONVENTIONAL SPACES 2 PARKING SPACES / UNIT = 48 x 2 = 96	118 PARKING SPACES (100.0%)
ACCESSIBLE SPACES 5 SPACES PER FBC TABLE 2018.2	7 FULL SIZE - 10' x 20' (5.9%) 105 REDUCED SIZE - 9' x 19' MIN. (89.0%) 6 ACCESSIBLE SPACES (5.1%)
SPACES UNDER PERMANENT STRUCTURE 75% OF REQUIRED SPACES = .75 x 96 = 72	97 PARKING SPACES IN GARAGE (82.2%)
LOADING BERTHS >100,000 FAR = 3 BERTHS (12' X 30')	3 BERTHS (12' X 30')
GREEN SPACE FOR REDUCED SPACES 30 SF PER SPACE = 103 x 30 SF = 3,090 SF	118,329 SF GREEN/PERVIOUS AREA

3 ZONING DATA		
APPLICABLE CODE	REQUIRED	PROVIDED
MAX DENSITY	17 DU/AC x 2.84 ACRES = 48.23 UNITS	48 UNITS
MAX LOT COVERAGE	70% x 123,584 SF = 86,509 SF	45,797 SF (37%)
MAX FAR	1.3 x 191,446 SF = 248,880 SF	208,044 SF
MAX BUILDING HEIGHT	20 STORIES OR 200'-0"	19 STORIES, 199.89'
MAX GARAGE HEIGHT	60'-0"	10'-0"
FRONT SETBACK		
GREATER THAN 2 STORIES	100' + 2' ADD'L FOR EACH STORY ABOVE 2ND FLOOR = 134'-0"	383'-7 1/2"
ACCESSORY STRUCTURES	50'-0"	243'-2 1/2"
SIDE SETBACK		
GREATER THAN 2 STORIES	10% OF LOT WIDTH + 2' ADD'L FOR EACH STORY ABOVE 2ND FLOOR = 236' - 7" x 10% + 34'-0" = 57' - 8"	NORTH SIDE = 57'-10 1/2" SOUTH SIDE = 63' - 4"
ACCESSORY STRUCTURES	20'-0"	NORTH SIDE = 36'-9 1/2" SOUTH SIDE = 20'-0"
OCEAN SETBACK	1997 CCCL	1'-0" WEST OF 1997 CCCL
GUARDHOUSE SETBACK	15'-0"	147'-11 1/2"
MAX NORTH/SOUTH TOWER DIMENSION	110'-0"	110'-0"
MIN RECREATIONAL FACILITIES		
INDOOR	MULTIPURPOSE ROOM AND EXERCISE ROOM OR SAUNA	MULTIPURPOSE ROOM AND EXERCISE ROOM
OUTDOOR	SWIMMING POOL, TENNIS COURT OR COMPARABLE RECREATIONAL SPACE (e.g., PAVILION) AND DESIGNATED SUNNING/PICNIC AREA.	SWIMMING POOL, SUN DECK AND PAVILION



3 SITE CIRCULATION DIAGRAM
SCALE: 1" = 60'-0"

SITE PLAN RESUBMISSION | 12-17-2015

