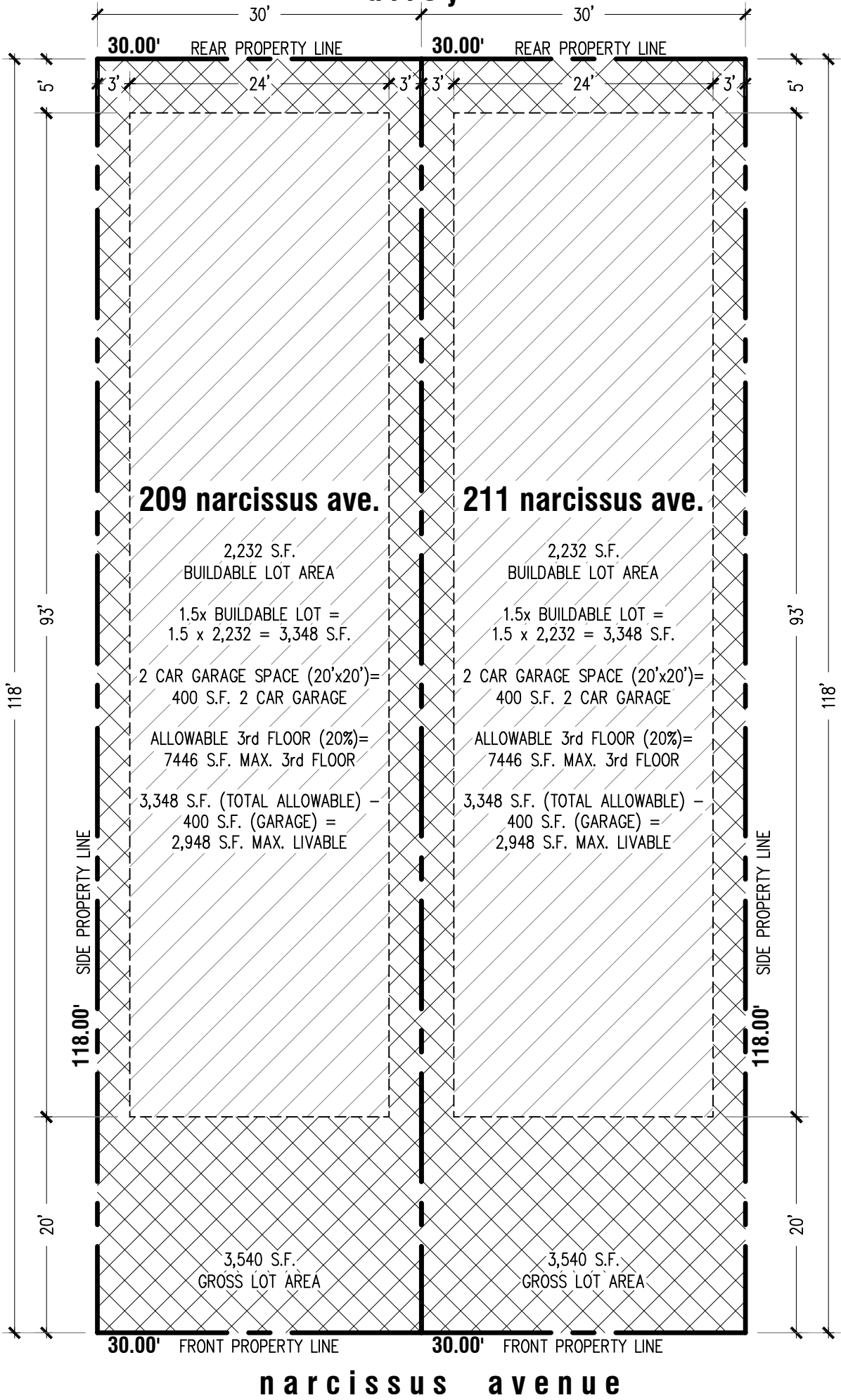


alley



30.00' REAR PROPERTY LINE

30.00' REAR PROPERTY LINE

5'

3'

24'

3'

3'

24'

3'

5'

209 narcissus ave.

211 narcissus ave.

2,232 S.F.
BUILDABLE LOT AREA

2,232 S.F.
BUILDABLE LOT AREA

1.5x BUILDABLE LOT =
1.5 x 2,232 = 3,348 S.F.

1.5x BUILDABLE LOT =
1.5 x 2,232 = 3,348 S.F.

2 CAR GARAGE SPACE (20'x20') =
400 S.F. 2 CAR GARAGE

2 CAR GARAGE SPACE (20'x20') =
400 S.F. 2 CAR GARAGE

ALLOWABLE 3rd FLOOR (20%) =
7446 S.F. MAX. 3rd FLOOR

ALLOWABLE 3rd FLOOR (20%) =
7446 S.F. MAX. 3rd FLOOR

3,348 S.F. (TOTAL ALLOWABLE) -
400 S.F. (GARAGE) =
2,948 S.F. MAX. LIVABLE

3,348 S.F. (TOTAL ALLOWABLE) -
400 S.F. (GARAGE) =
2,948 S.F. MAX. LIVABLE

SIDE PROPERTY LINE
118.00'

SIDE PROPERTY LINE
118.00'

20'

20'

3,540 S.F.
GROSS LOT AREA

3,540 S.F.
GROSS LOT AREA

30.00' FRONT PROPERTY LINE

30.00' FRONT PROPERTY LINE

narcissus avenue