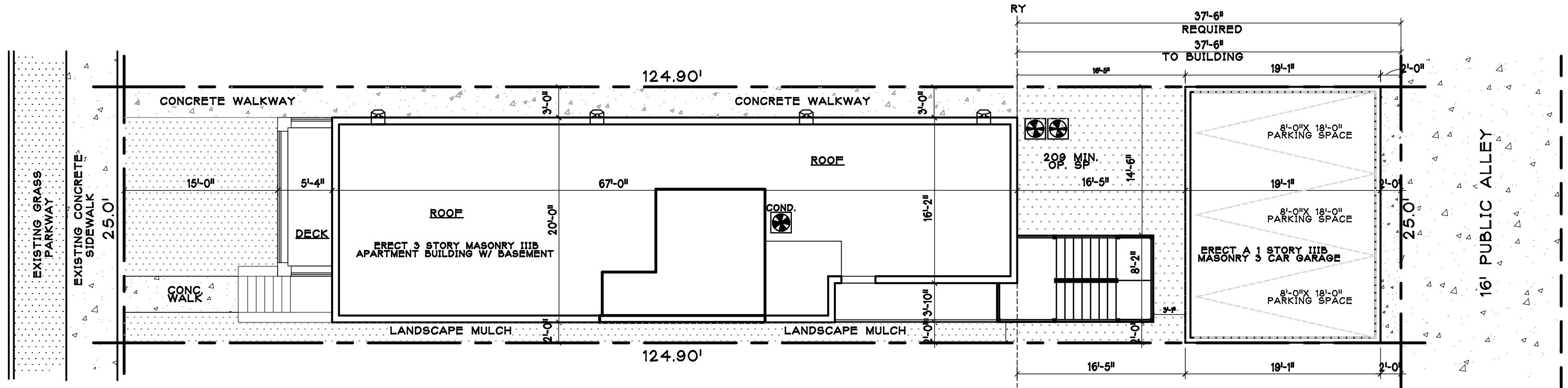


2154 W. FOSTER AVE.



1 SITE PLAN

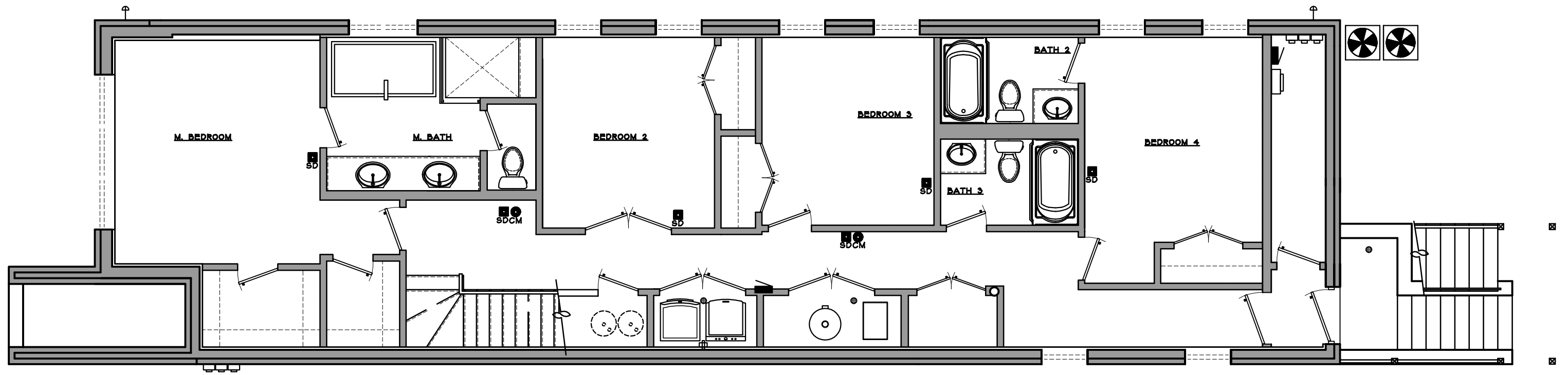
SCALE: 1/8" = 1'-0"



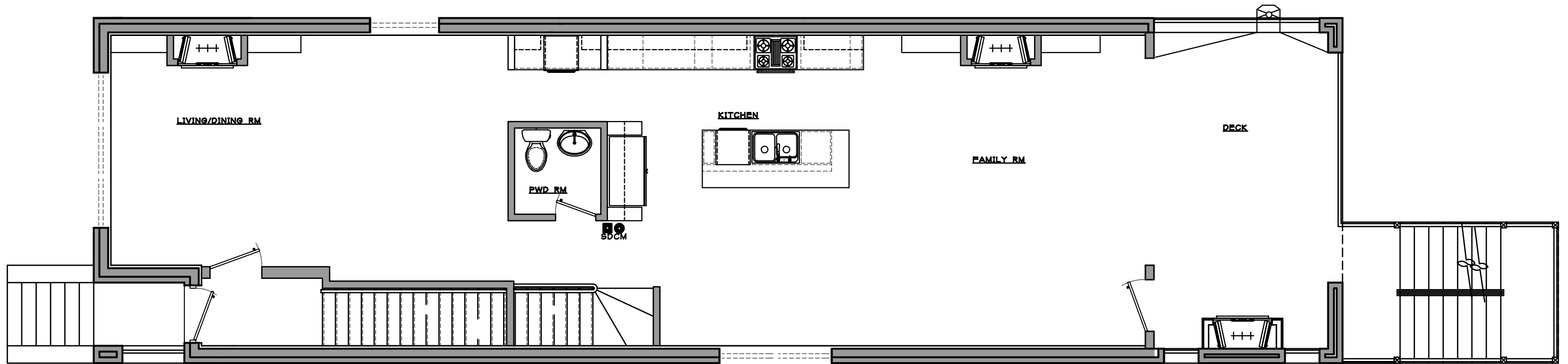
ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT:	AVERAGE OF 4 NGHBR:	AVG- 13'-0"	13'-2"
SIDE YARD SETBACK REQUIREMENT:	20% COMBINED W/ NO SIDE LESS THAN 8% =	3'-0"	3'-0"
		2'-0"	2'-0"
REAR YARD SETBACK REQUIREMENT:	30% OF THE LOT DEPTH=	37'-6"	37'-6"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	38'-0"	37'-8"
REAR YARD OPEN SPACE REQUIREMENT			
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT:	6.5% OF LOT AREA OR 36 SQ. FT PER UNIT	204.0 SQ. FT	205 SQ. FT.

ZONING INFORMATION			
ZONING CLASSIFICATION:	RT-4	1000 SQ.FT/ LAND UNIT	MAXIMUM # OF UNITS REQUESTED: 3.0
LOT DIMENSIONS:	25.0' X 124.92'		
LOT AREA:	3,122.7 SQ. FT.	X 1.7=MAXIMUM BUILD ABLE SQUARE FOOTAGE=	3,747 SF
ACTUAL SQUARE FOOTAGE PER PLANS:			3,746 SF

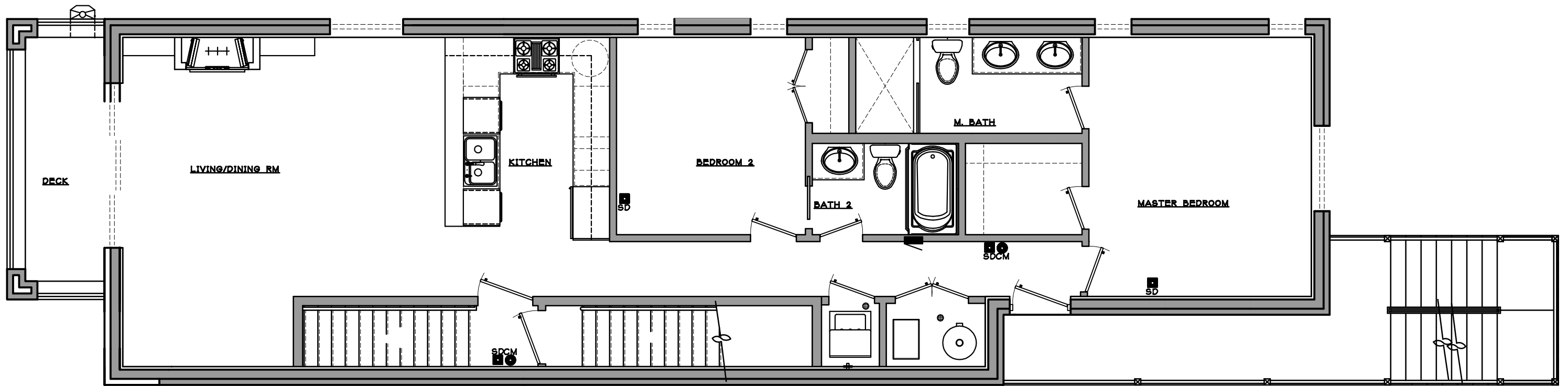
SQUARE FOOTAGE	
FIRST FLOOR	1170 SF.
SECOND FLOOR	1271 SF
THIRD FLOOR	1288 SF
	3,746 SF.



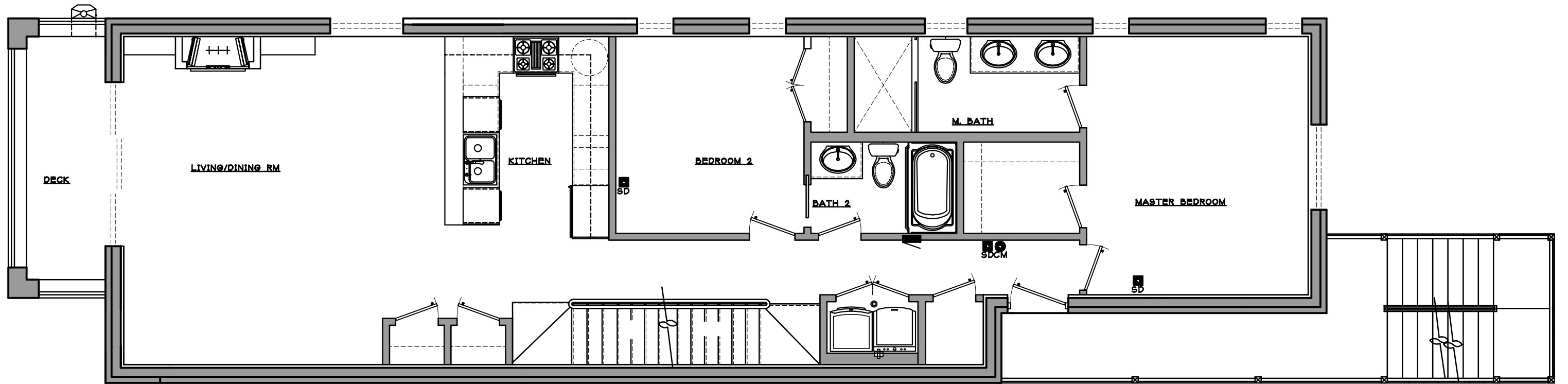
1 BASEMENT LEVEL PLAN



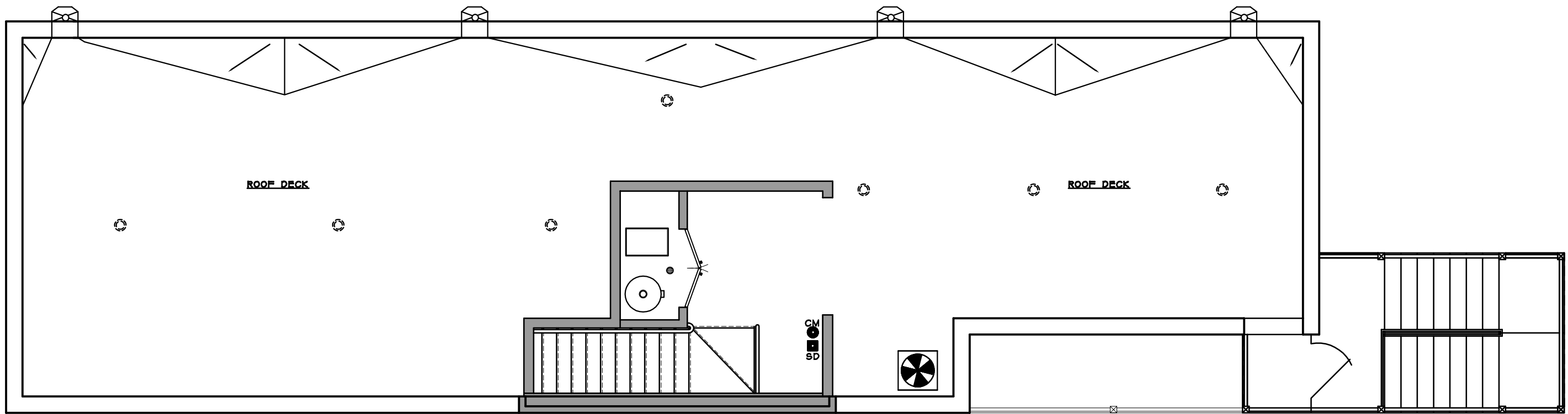
2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN



4 THIRD FLOOR PLAN



5 ROOF PLAN



FRONT ELEVATION

SCALE: 1/4" = 1'-0"