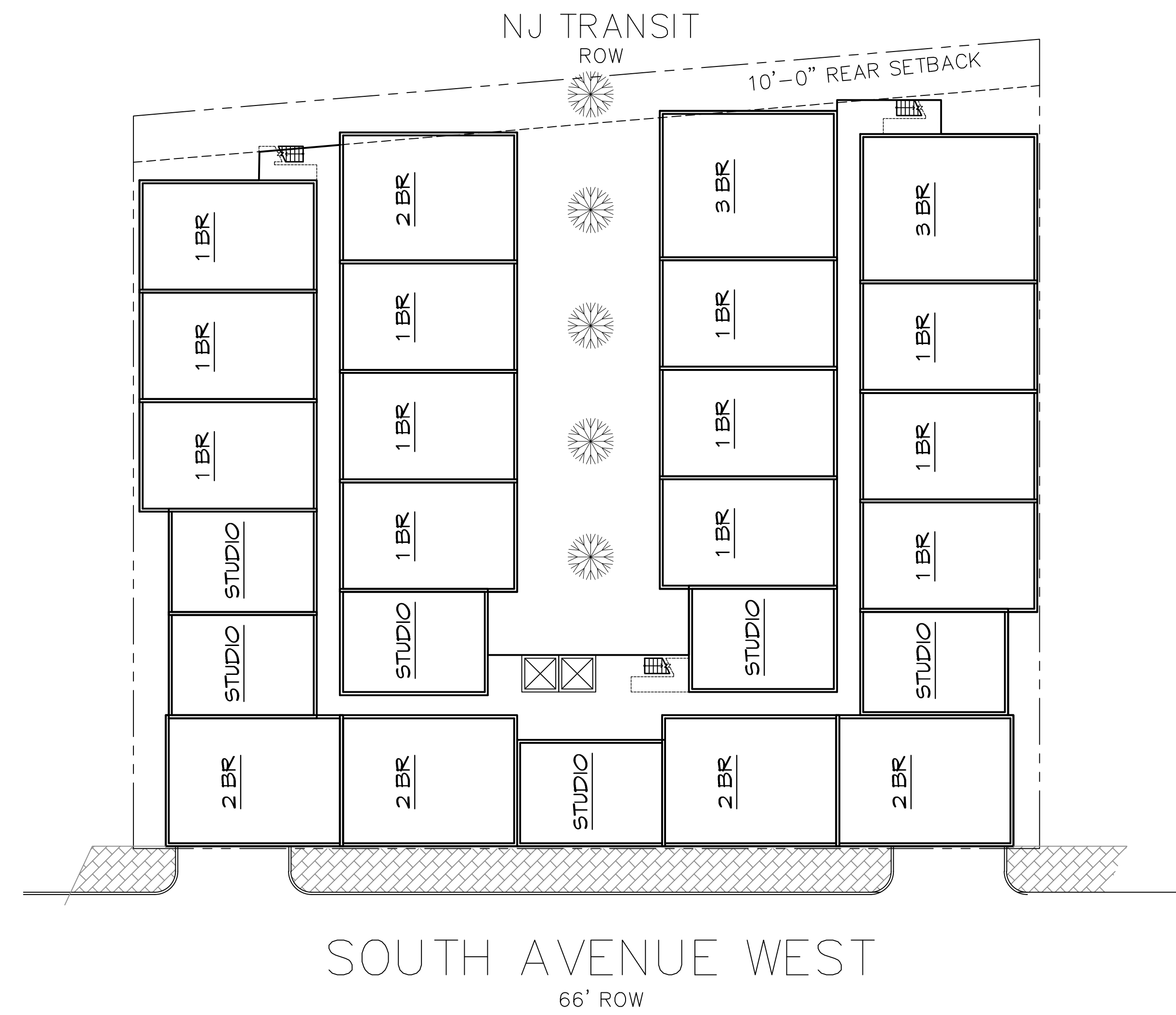
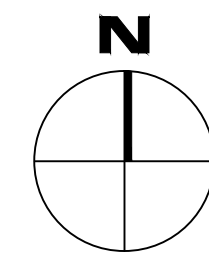
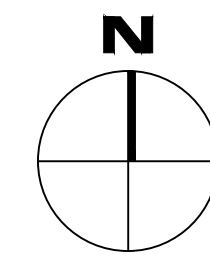


SITE PLAN
SCALE: 1" = 20'-0"



TYPICAL UNIT LAYOUT
SCALE: 1" = 20'-0"



Zoning Requirements Chart				
Apartment Building - Use Group R-2 (Block: 474 Lot: 1)				
(Zone: DB)	Required	Existing	Proposed	Conforming
Min. Lot Area (Acres)	-	-	-	Yes
Width (feet) Street Line*	-	-	-	Yes
Front Yard Setback (Min.-feet)	5'	0	0	No
Rear Setback (Min.-feet)	10'	-	10'	Yes
Side Setback (Min.-feet)	0	-	0	Yes
Max. Floor Area Ratio (FAR)	2.5	-	2.4	Yes
Maximum Lot Impervious Coverage	80%	-	78%	Yes
Max. Height (Stories/ feet)	3/45'	-	-	-
Min. Distance from Building to 1 or 2 Family Residence Zone (feet)	20'	-	-	Yes

NOTES:
1) Property = 32,673.2 sq. ft. or .75 acres

Unit Area Chart			
Apartment Building - Use Group R-2 (Block: 474 Lot: 1)			
Unit Type	Area	Number per Floor	Parking Req.
Studio	700 s.f.	6 units	1.8/ unit = 10.8 spaces
1 Bed Room	850 s.f.	12 units	1.8/ unit = 21.6 spaces
2 Bed Room	1,000 s.f.	5 units	2/ unit = 10 spaces
3 Bed Room	1,150 s.f.	2 units	2.1/ unit = 4.2 spaces
TOTAL	17,920 s.f.	25 units	46.6 spaces (per floor)

19013\DESIGN\DESIGN 1\19013 Cottage 7A HOTGS.dwg

Drawings for:
Cranford Modern
24 South Avenue W
Cranford, NJ 07016
Block:474 Lot:1 Union County

Draft Copy Only,
NOT for Construction!
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REV	BY	DATE	COMMENTS

DATE: 11-15-2019
DRAWN BY: JD/GL
PROJECT #: 19013 (08)

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