

GROSS RESIDENTIAL FLOOR AREA (GRFA) CALCULATION:

LOT SIZE:	
PARCEL A:	11,369.16 S.F.
PARCEL B:	9,365.4 S.F.
TOTAL:	20,734.56 S.F.
ALLOWABLE GRFA:	0.46 @ ≤ 10,000 S.F. 4,600 S.F.
	0.38 @ 10,000-15,000 1,900 S.F.
	0.13 @ 15,000-30,000 745.5 S.F.
	7,245.5 S.F.

EXISTING GRFA:	A	B	TOTAL
LOWER LEVEL	344 S.F.*	0 S.F.	
MAIN LEVEL	1,725 S.F.	1,295 S.F.	
UPPER LEVEL	825 S.F.	625 S.F.	
	2,894 S.F.	1,925 S.F.	4,819 S.F.

PROPOSED FLOOR AREA:	A	B
LOWER LEVEL	344 S.F.	0 S.F.
MAIN LEVEL	1,745 S.F.	1,295 S.F.
UPPER LEVEL	1,345 S.F.	625 S.F.
TOTAL EXG.	3,434 S.F.	1,925 S.F.

* ESTIMATES 1,228 S.F. FLOOR AREA TOTAL WITH A 884 S.F. DEDUCTION (72% FOR UNEXPOSED WALL AREA)

UNUSED GRFA: 7245.5 S.F. - 4,819 S.F. = 2,426.5 S.F. (FOR BOTH SIDES OF THE DUPLEX)

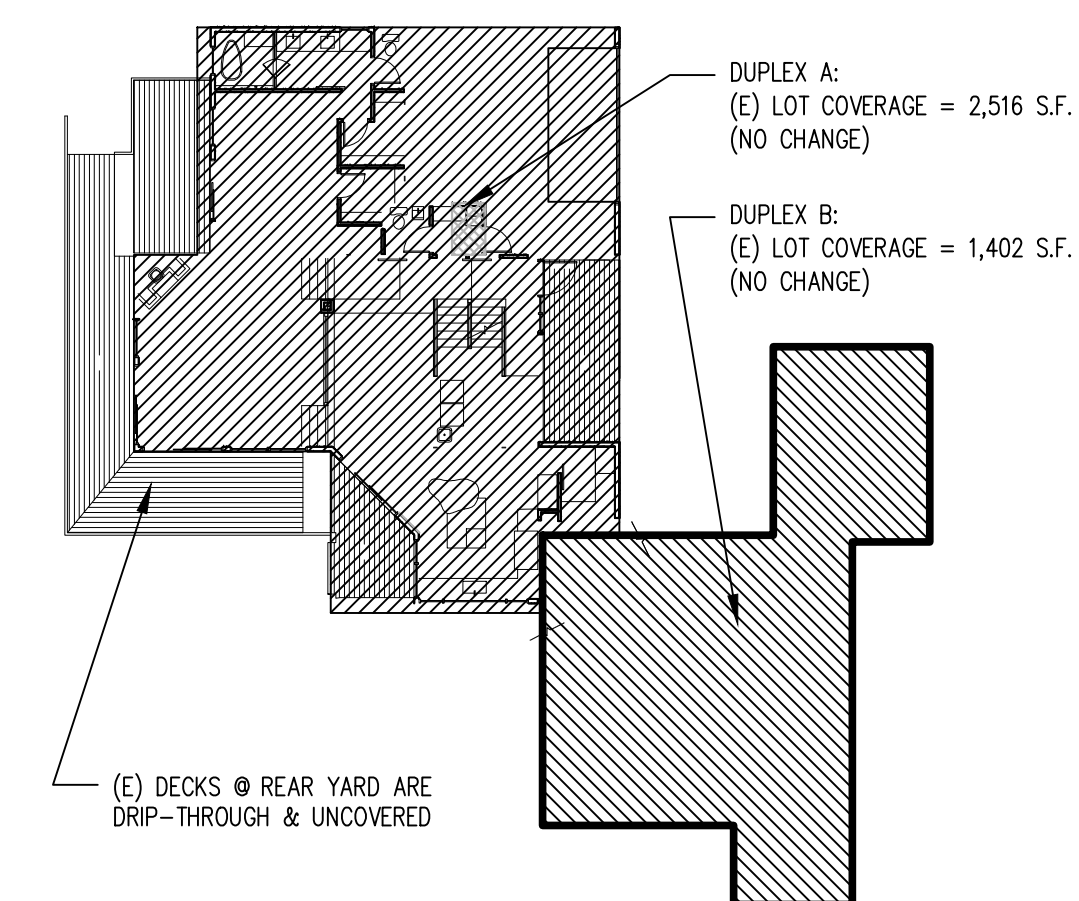
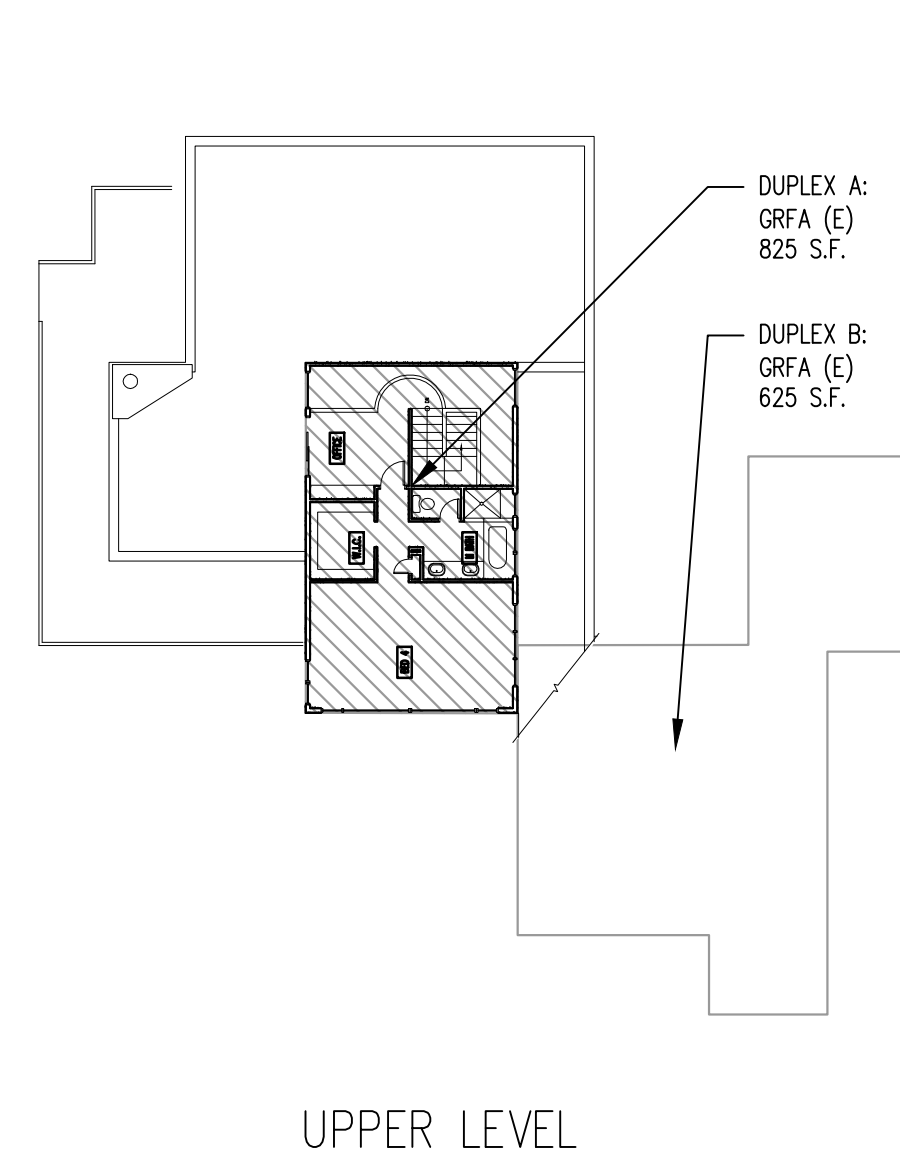
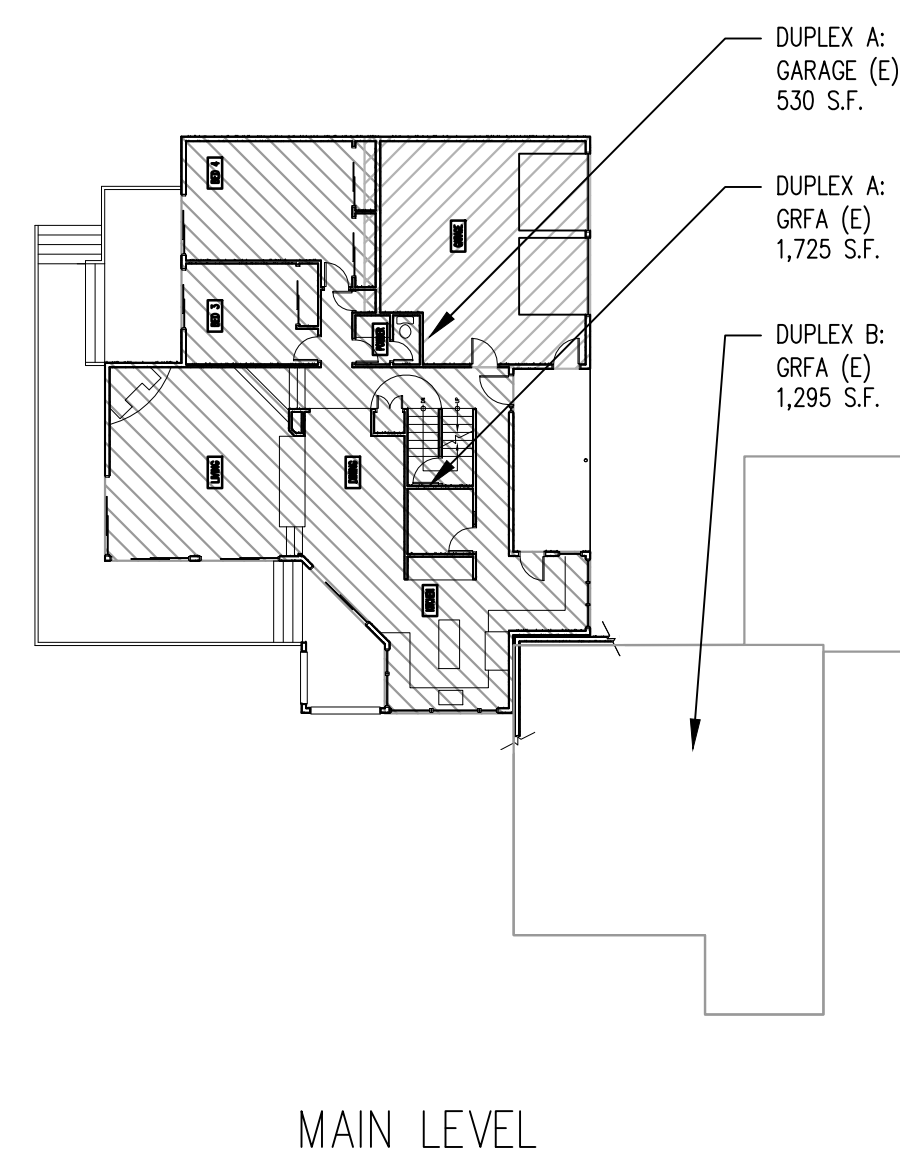
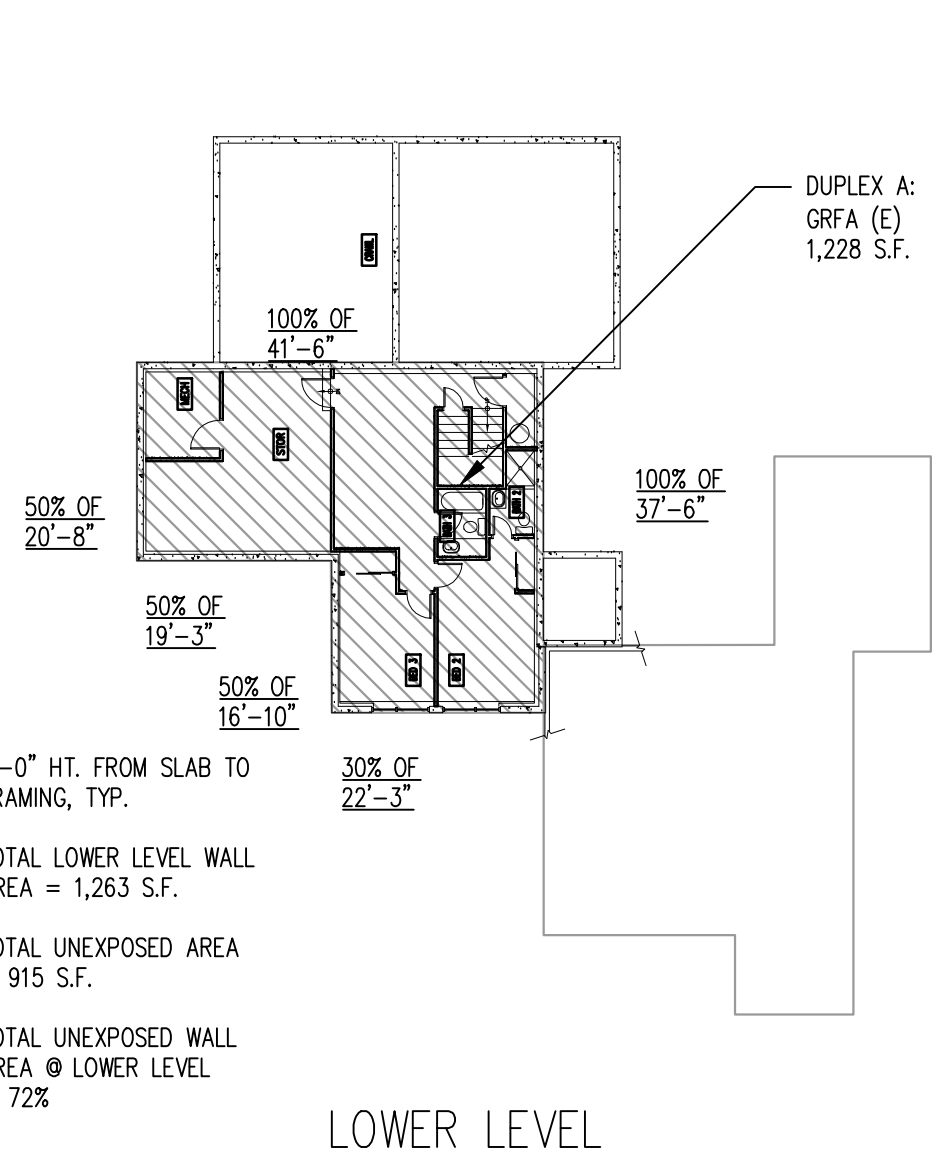
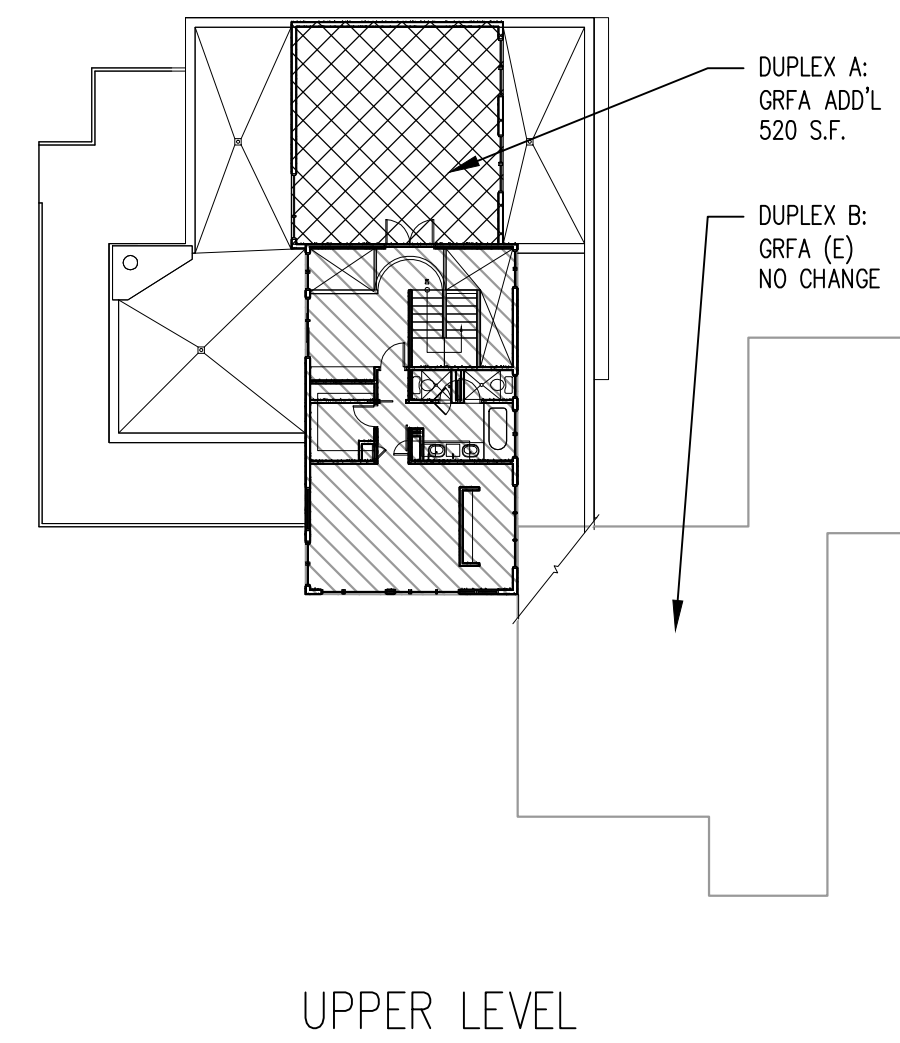
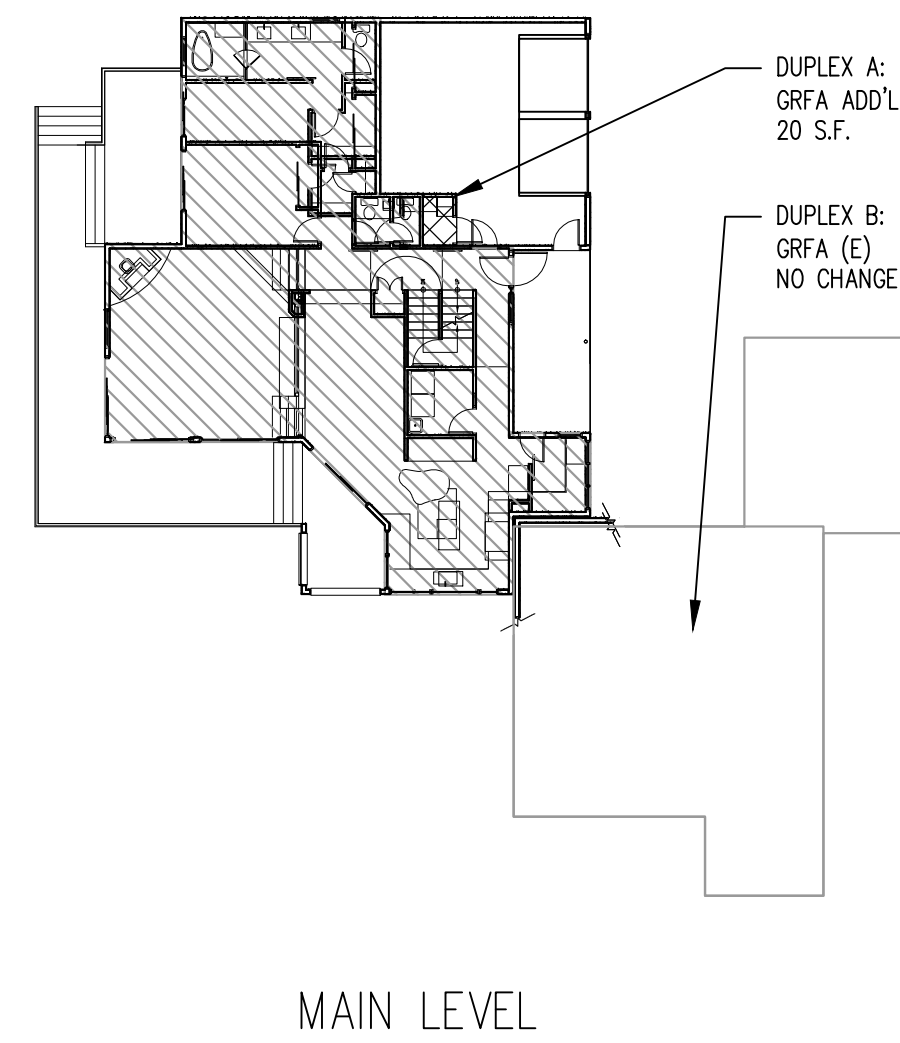
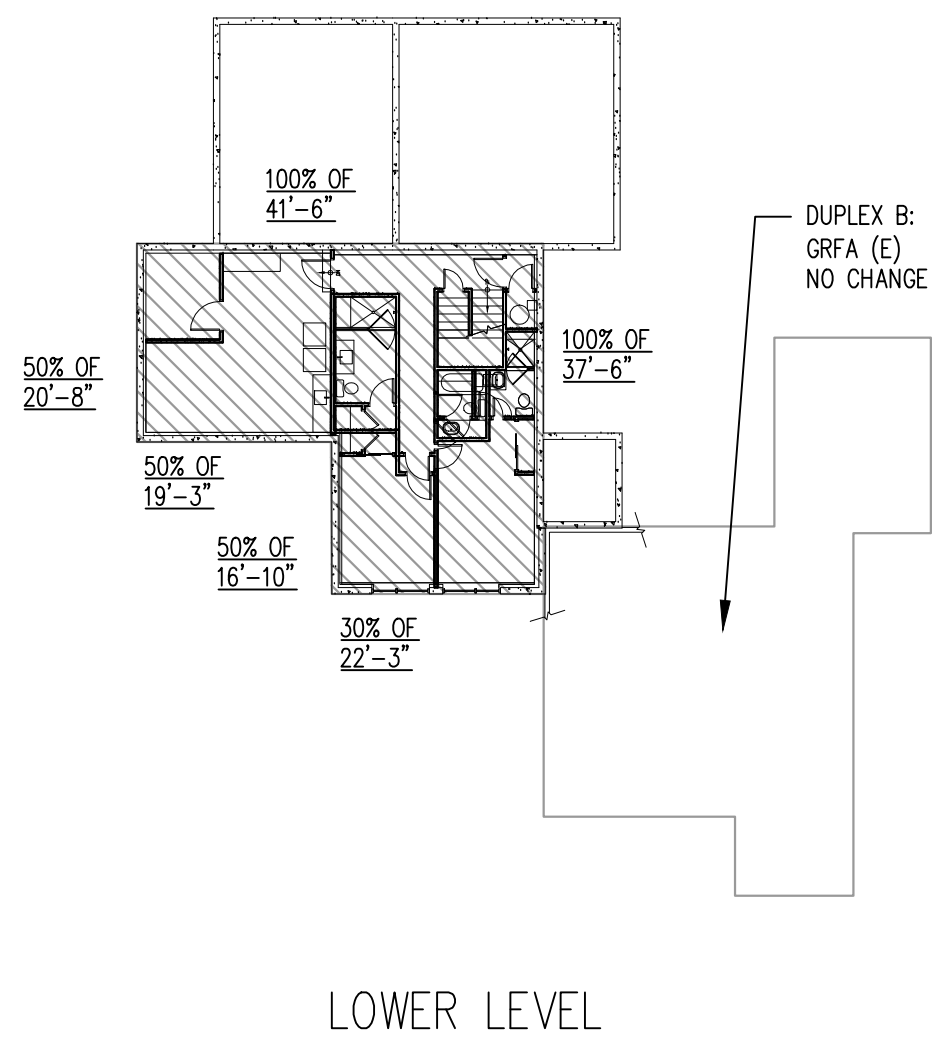
TOTAL PROPOSED, BOTH SIDES 5,359 S.F.
TOTAL ADDITIONAL PROPOSED GRFA = 540 S.F.

SITE COVERAGE CALCULATIONS:

TOTAL LOT AREA: 20,734.56 SF
ALLOWABLE SITE COVERAGE (20%): 4,146.9 SF

EXG. & PROPOSED CONDITIONS:

DUPLEX A: 2,516 SF
DUPLEX B: 1,402 S.F.
TOTAL LOT COVERAGE (E) 3,918 S.F.
REMAINING LOT COVERAGE (E) 228.9 S.F.
NO ADDITIONAL AREA OF LOT COVERAGE IS PROPOSED.



1 LOT COVERAGE
A1.2 1" = 20'-0"

ISSUED: DATE:
REV. PLAN & DETAIL 7.10.17
REV. PLAN & ELEV. 7.14.17
REV.DRB SUBMITTAL 8.3.17
FOR PERMIT & CONST. 8.9.17

TITLE:
GRFA & LOT COVERAGE CALCULATIONS
A1.2

SCALE:
PROJECT NO.: 17.01