

Figure 4. Tentative Map

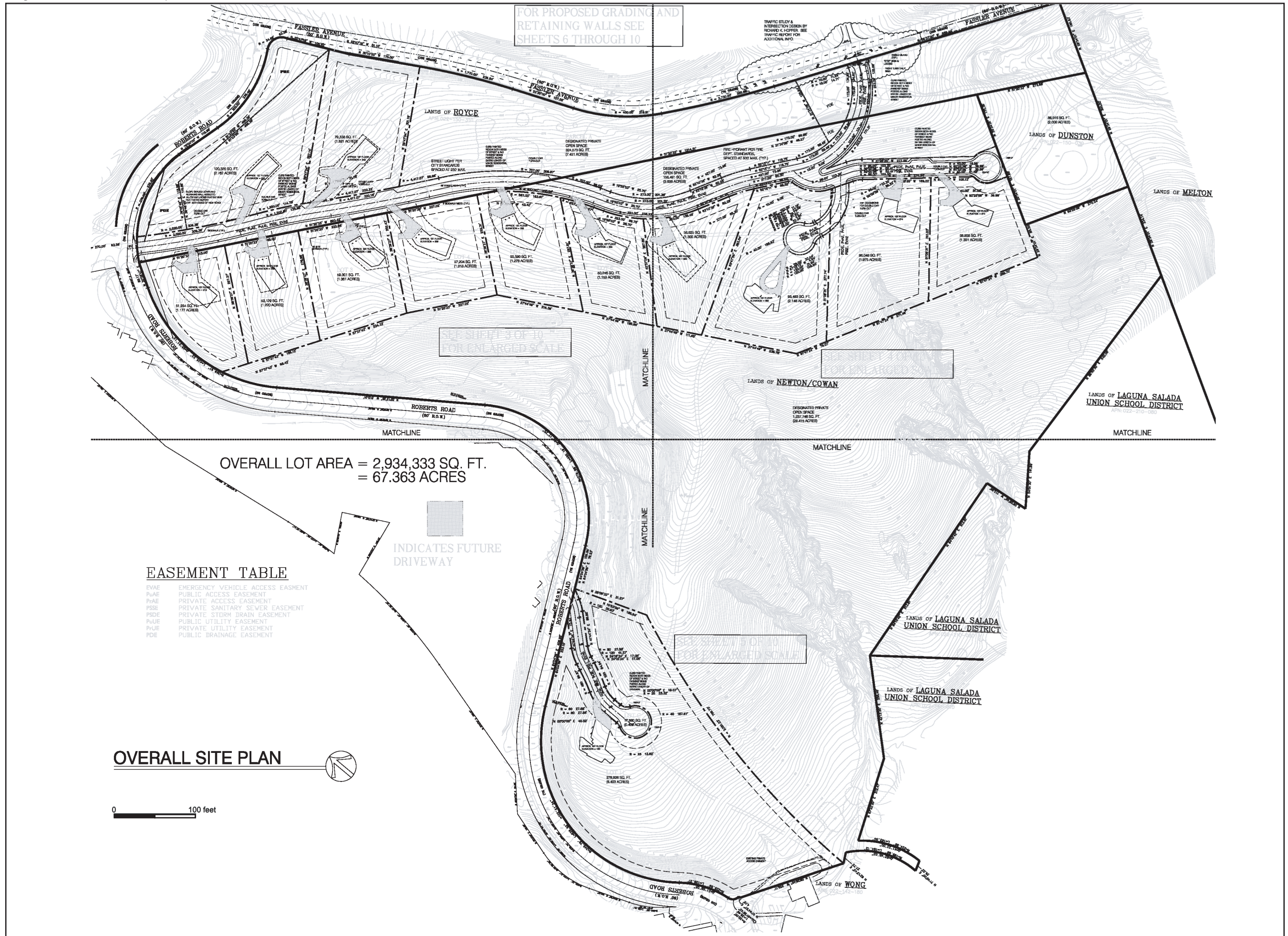
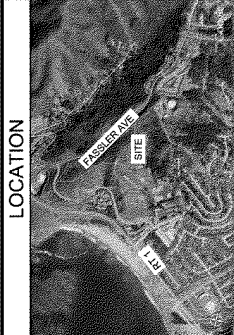
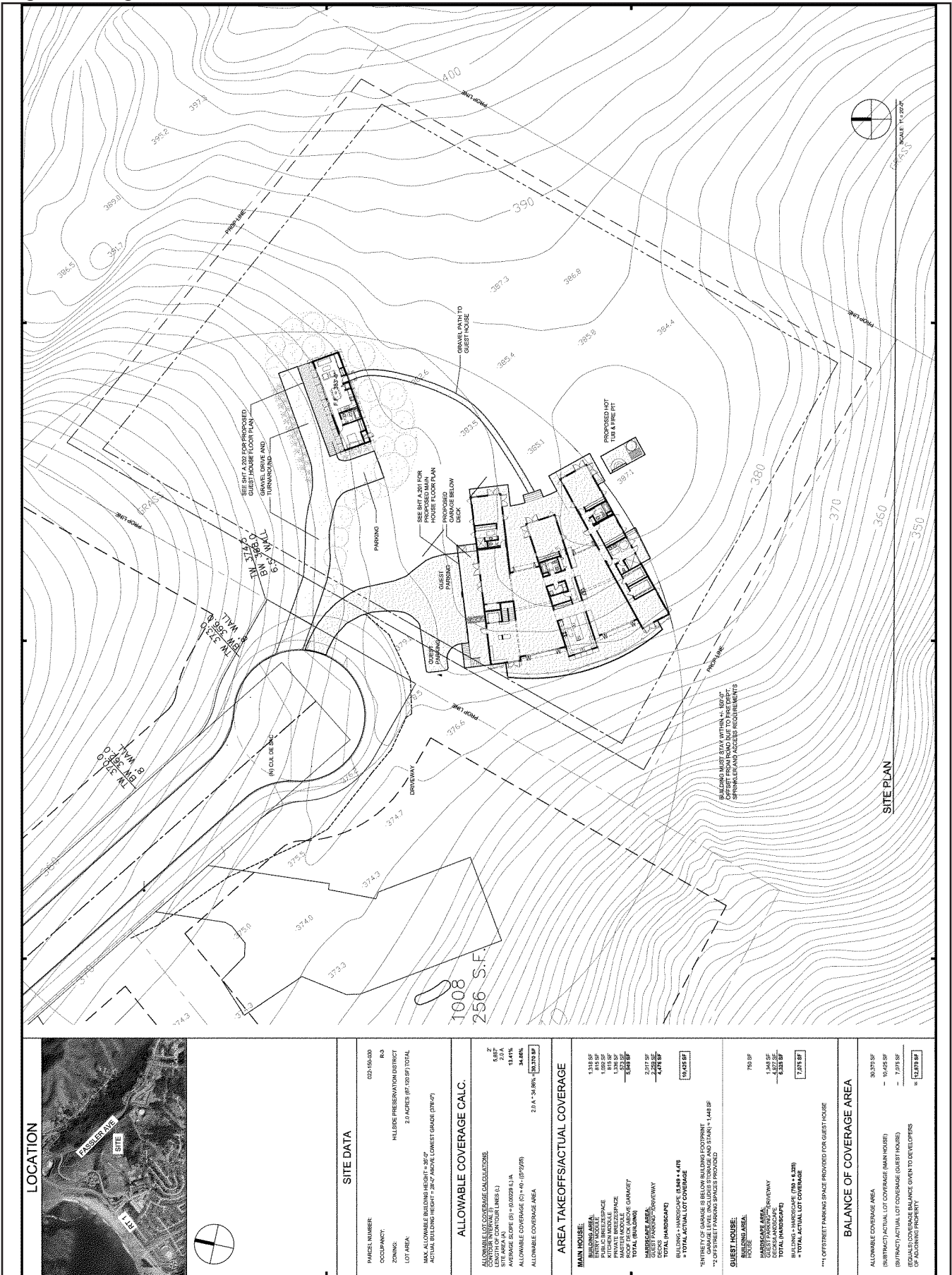


Figure 5. Agricultural Parcel Site Plan



SITE DATA

PARCEL NUMBER: 022-156-030
 OCCUPANCY: R3
 ZONING: NILESIDE PRESERVATION DISTRICT
 LOT AREA: 2.0 ACRES (87,026 SF) TOTAL
 MAX ALLOWABLE BUILDING HEIGHT: 35'0"
 ACTUAL BUILDING HEIGHT: 28'0" ABOVE LOWEST GRADE (87'0")

ALLOWABLE COVERAGE CALC.

ALLOWABLE LOT COVERAGE CALCULATIONS:
 2' SETBACK FROM DRIVEWAY: 5,887 SF
 2' SETBACK FROM MAIN LINE: 254 SF
 2' SETBACK FROM GARAGE: 1,148 SF
 ALLOWABLE COVERAGE (1) 7-40 (15' SETBACK): 7,289 SF
 ALLOWABLE COVERAGE AREA: 2.0 A = 87,026 SF (TOTAL SITE)

AREA TAKEOFFS/ACTUAL COVERAGE

MAIN HOUSE:
 MAIN HOUSE: 1,148 SF
 ENTRY MODULE: 815 SF
 PRIVATE BREWERY: 1,236 SF
 PRIVATE BATH: 1,515 SF
 PRIVATE GARAGE: 1,515 SF
 ROOF DECK (AROUND GARAGE): 5,887 SF
 TOTAL (BUILDING): 12,032 SF
 GUEST PARKING: 2,017 SF
 GUEST PARKING DRIVEWAY: 2,203 SF
 TOTAL (HARDSCAPE): 4,220 SF
 * TOTAL ACTUAL LOT COVERAGE: 16,452 SF

QUEST HOUSE:
 QUEST HOUSE: 719 SF
 DRIVEWAY: 1,545 SF
 TOTAL (HARDSCAPE): 2,264 SF
 * TOTAL ACTUAL LOT COVERAGE: 2,983 SF

BALANCE OF COVERAGE AREA

ALLOWABLE COVERAGE AREA: 87,026 SF
 (SUBTRACT) ACTUAL LOT COVERAGE (MAIN HOUSE): -12,032 SF
 (SUBTRACT) ACTUAL LOT COVERAGE (QUEST HOUSE): -2,983 SF
 (EQUALS) COVERAGE BALANCE GIVEN TO DEVELOPERS OF ADJACENT PROPERTY: 72,011 SF

***10' OFFSET PARKING SPACE PROVIDED FOR GUEST HOUSE

***BUILDING MUST STAY WITHIN 4'-10" SETBACK FROM ROAD DUE TO FIRE DEPT. REQUIREMENTS FOR ACCESS REQUIREMENTS

Figure 6. Architecture Design

North Elevation



South Elevation



Source: Field Architecture