PROJECT DESCRIPTION:
The project entails a dwelling unit addition to an existing student housing dwelling located at 140 College Ave. With the addition the building will be classified as a two-family dwelling according to the Codes of New York State and a multiple dwelling as defined in the City of Ithaca Code. The proposed addition will be constructed over an existing 1-story garage that will be incorporated into the project. The addition will match the three stories and walk-out basement level of the existing building but it will function as an independent dwelling unit. Gross floor area of the addition is ~3,800 SF, including ~500 SF of converted existing areas. The gross floor area of the existing building is ~5,200 SF. Total completed floor area is ~8,500 SF.

Parking Requirements:

1 parking space per two residents

12 existing bedrooms
12 addition bedrooms
24 total bedrooms

12 required parking spaces

On-site spaces: 5 existing
Off-site: 4 existing
Additional off-site: 3 or 4 more to be leased
Total parking provided = 12-13 spaces

R-3b Zoning District

7,782 SF = Site Area
3,113 SF = 40% Lot Coverage

2,096 SF = Existing Building Footprint (includes covered outdoor spaces)
626 SF = Net Addition Footprint (excluding coverted existing footprint- 541 SF)

2,722 SF = Total Building Footprint (35% lot coverage)

8,697 SF = Total Building Floor Area

Front Yard Encroachment:
Front yard area- 10'x85.4'= 854 SF

Allowable front yard encroachment by driveways and parking elements- 25%: 854 x 25%= **213.5 SF**

Actual encroachment:
- Driveway- 20.5'x10'= 205 SF
- Parking- 0.167'x18= 3 SF

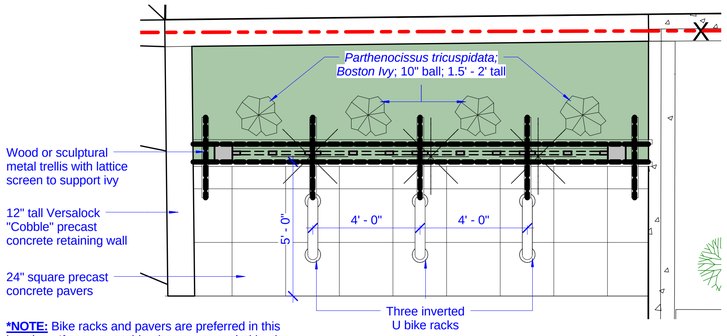
Total: **208 SF**

EXISTING

PROPOSED

Location of new landscaped area with bike racks for 6 bicycles

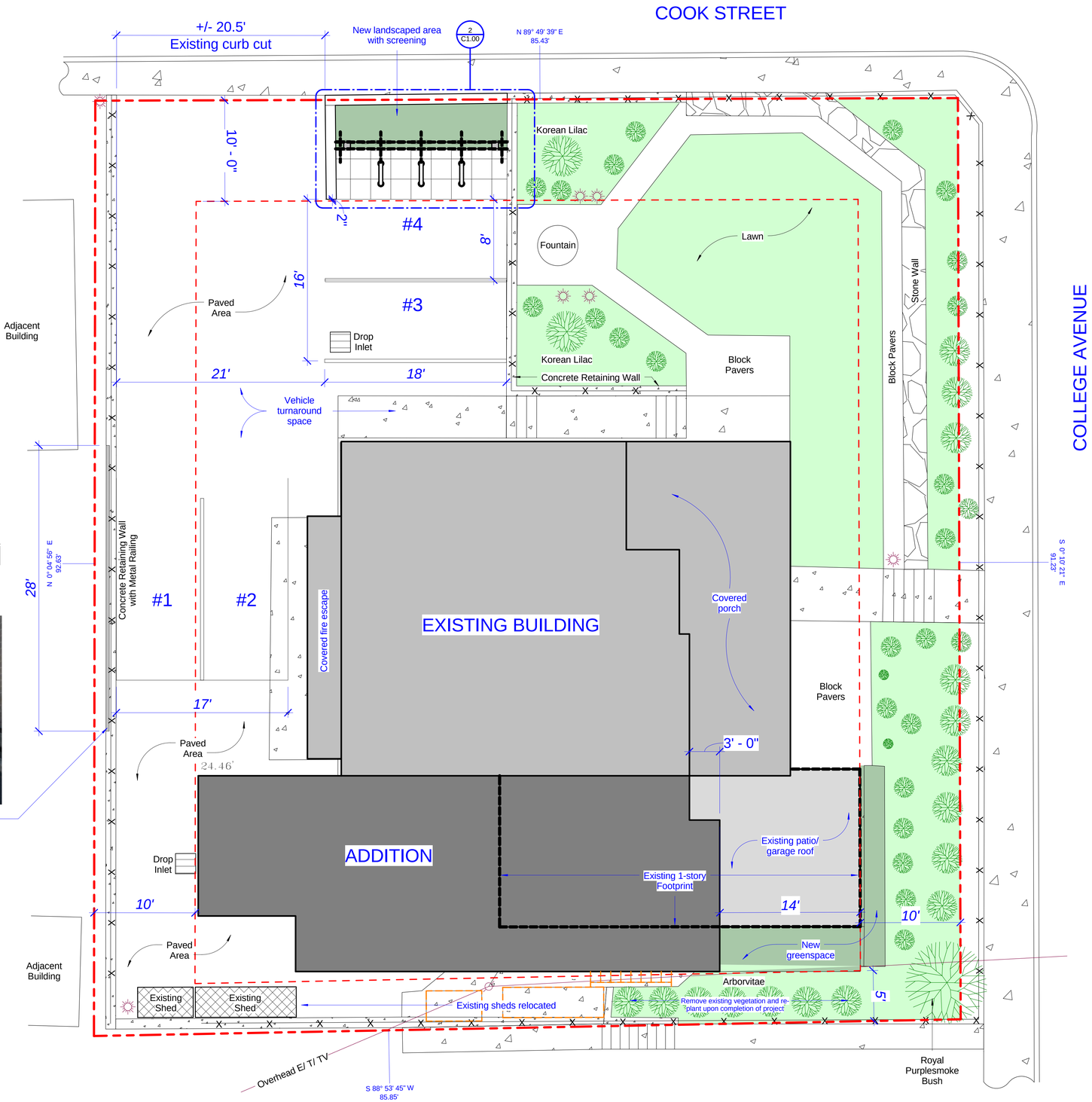
4' tall composite fence on top of existing retaining wall with metal guardrail



***NOTE:** Bike racks and pavers are preferred in this location. If not acceptable, the area occupied by the bike racks and pavers will become a lawn area or decorative plantings selected by the owner.

② Landscape Plan
3/8" = 1'-0"

Planting Notes:
1) All planting beds to be excavated to a minimum depth of two feet.
2) A minimum depth of 24" of soil shall be used in all planting beds.
3) All trees and plants to comply with applicable requirements of ANSI Z60.1, "American Standard for Nursery Stock."
4) No plants or trees shall be located beneath building overhangs.



① Site Plan
3/16" = 1'-0"

TOPOGRAPHIC MAP
SHOWING SPOT ELEVATIONS AND VARIOUS FEATURES AT
NO. 140 COLLEGE AVENUE
CITY OF ITHACA ~ COUNTY OF TOMPKINS ~ STATE OF NEW YORK
TAX MAP NO: 68.-6-2

6' 2' 0' 6' 12'
SCALE : 3/16" = 1'-0"

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Revisions
Date:

Po Family Realty's
Student Housing Addition
REVISED SPR DOCUMENT
140 College Avenue
Ithaca, New York 14850

Site Plan

Project No:	POBE01
Date:	04/08/11
Drawn by:	JKD
Checked by:	JKD

C1.00

Scale: As indicated