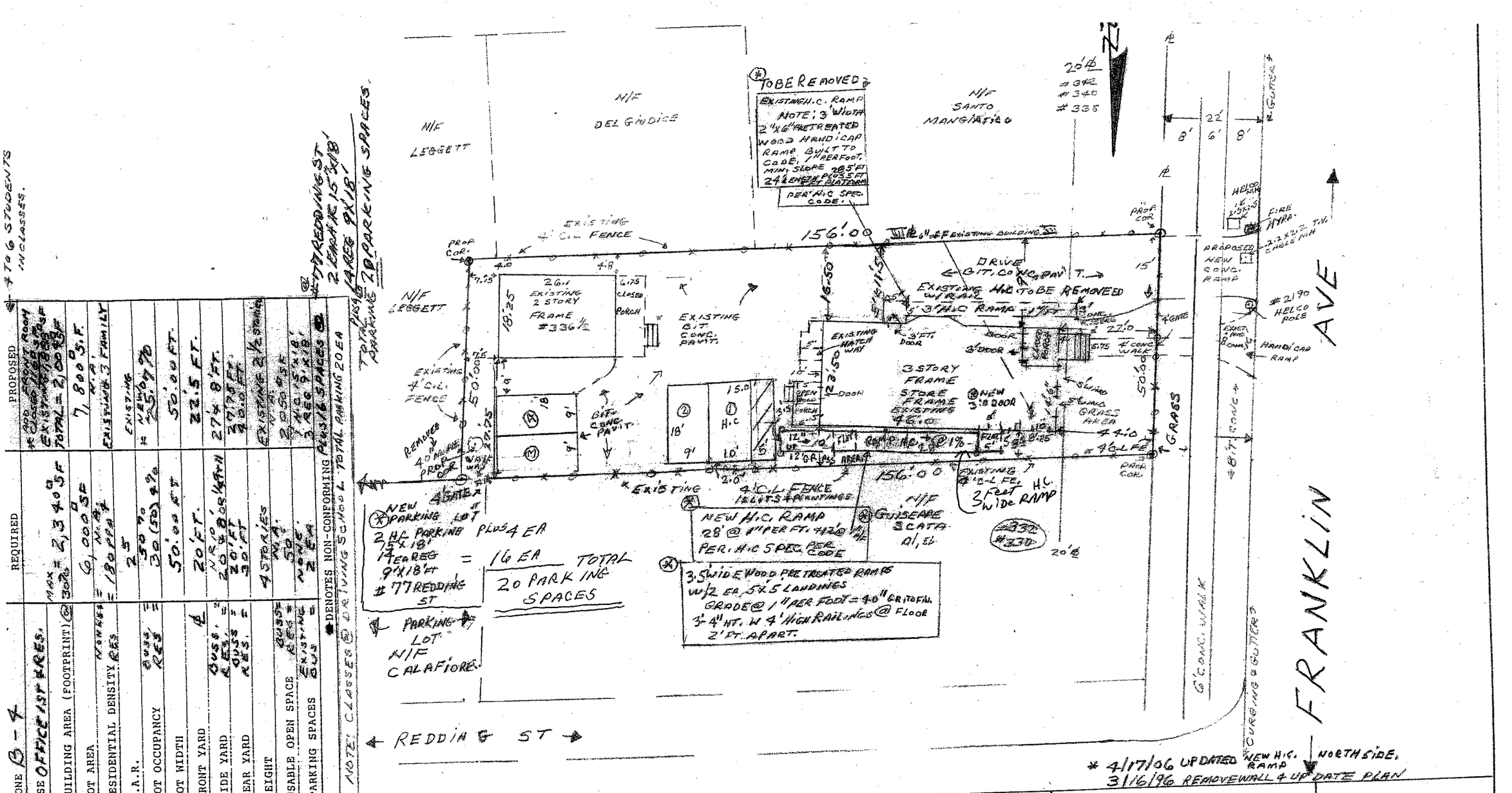

ZONE B-4	REQUIRED	PROPOSED
USE OFFICE 1ST & RES.		ADD FRONT ROOM * CLOSED 1,600 SF EXISTING 1,188 SF TOTAL = 2,000 SF
BUILDING AREA (FOOTPRINT)	MAX 30% = 2,340 SF	7,800 S.F.
LOT AREA	6,000 SF	EXISTING 3 FAMILY
RESIDENTIAL DENSITY	NONE = N.A. = 180 PPA	EXISTING
F.A.R.	25	NEW 0.7
LOT OCCUPANCY	BUSS. RES. = 50% = 30 (50) 4%	25.7%
LOT WIDTH	50.00 FT	50.00 FT.
FRONT YARD	20' FT.	22.5 FT.
SIDE YARD	BUSS. RES. = NR 0' 20' & 8' OR 1/4 H	27'4 8' FT.
REAR YARD	BUSS. RES. = 20' FT 30' FT	27.75 FT. 40.0 FT.
HEIGHT	4 STORIES	EXISTING 2½ STORIES
USABLE OPEN SPACE	BUSS. RES. = N.A. 50	N.A. 2,050 SF
PARKING SPACES	EXISTING BUS = NONE 2 EA	1 H.C. 5'x18' 3 REG 9'x18'

* DENOTES NON-CONFORMING PLUS 16 SPACES @ #77 REDDING ST 2 EA H.C. 15'x18' 14 REG 9'x18'

NOTE: CLASSES @ DRIVING SCHOOL TOTAL PARKING 20 EA

* TO 6 STUDENTS IN CLASSES.

ZONE B-4

4/17/06 BY Carl H. Jaeger C.S.

PROPERTY OF
SANTO CALAFIORE
#334-#336-336½ FRANKLIN AVE
(*) NEW HANDICAP WALK NORTHSIDE
(*) MAP SHOWING ROOM ADDITION FRONT AND MAP UPDATE W/ NEW PARKING @ #77 REDDING ST 16 SPACES ADDED.
SANTO'S DRIVING SCHOOL 1ST. FL.
ZONE B-4
TOWN OF HARTFORD, CONN.

I HEREBY CERTIFY

THAT THIS MAP & SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS AND ACCURACY OF SURVEY & MAPS ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC.

ALCA SURVEY ASSOCIATES
CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.
Carl H. Jaeger
SCALE: 1" = 20'
DATE 12/5/90
SHEET 1 OF 1

STATE OF CONNECTICUT CARL H. JAEGER 7763 REGISTERED LAND SURVEYOR

(*) NEW H.C. REVISED 4/17/2006 REVS 12/12/90 & 12/27/90 REVISED 11/1/91 PROPERTY INSERT, ETC.

plan size 12X18