

## ASSIGNMENT - II

The given case study area belongs to the General Business District zone. As per Township of Edison, the given study area satisfies the following requirements mentioned in the Schedule of Area, Yard and Building Requirements<sup>1</sup>

1. Minimum lot requirements – 20000 Sq.ft
2. Total built up area – 3418 Sq. ft ( 1 storey structure and also it satisfies the minimum area of 1500 sq.ft)
3. Maximum floor area ratio is 0.25 .Hence the site has satisfied this condition with 0.17 FAR.
4. No. of car parking lots – 19 No.s
5. Drive through driveway can accommodate 8 cars at a stretch.
6. Maximum Percent of Lot Coverage by all Buildings Inclusive of Accessory Buildings - I couldn't find the total site area. Hence, I consider the minimum area of GBH.  $(3418 / 20000) * 100 = 17.09\%$  which is less than maximum limit of 25% prescribed. Hence, this condition has satisfied.
7. Pylon poles for the restaurants have been designated on the corner where there will be a good visibility for the people who travel along the New Jersey state highway route. In order to reduce both the entry and exit vehicle congestion. Only entry has been allowed from the State highway and 2 exits through the craig street.
8. The entrance ramp for the disabled people has been kept recessed in order to get rid of the accidents and as well to reduce the time for the people to get down and access the ramp.

## **1. Minimum lot requirements**

Area (In Sq. ft) -Satisfied

Lot width – Satisfied

## **2. Minimum Required Yard Depth**

Principal Building – Popeye's Restaurant

Front yard setback – 50 ft (Satisfied)

Minimum one side yard – 15 (Satisfied) given 15ft for setback, 8ft for drive through window, 1ft for boundary wall

Rear yard – 24ft (only If we include boundary wall, it will satisfy 25ft requirement)

## **3. Accessory use building**

Burger King's Restaurant

## **4. As per Sight triangles section,**

On a corner lot, with a triangular area, no wall or fence or other structure shall be erected of a height in excess of three (3) feet, and no hedge, shrub or other growth shall be maintained at a height in excess of three (3) feet.

Only lawn with grass has been designed in the north east corner with an access to trash enclosure.

Provision for concrete curb can be seen in the plan

## **5. RAMPS**

Entrance ramp has been provided to facilitate the disabled people to access the main building

Two separate ramps have been provided for each restaurants to use it as a service ramp like access the trash enclosure and receptacle and also for loading and unloading the goods.