

ZONING: CMU

13 STALLS

@ APPROX 9'x20'
(CAN GO TO 40% COMPACTS)

MAX. IMPERVIOUS: 80%

Parking: studio apt. = 1.25
1 BRDM. = 1.5

DR/RETAIL = 2/1000 SF, 1161363200

HEIGHT: 3.5 STORY & 40' MAX (ZONING)

DHOD: 40' & 3 STORY
NOT ABUTTING Bay St.

VPOD: APT.: 15'
Mixed Use: 21'

"Avg. uphill RELEV."

ADM

IF LOOK @ "FORECOURT"
"GAUERY"

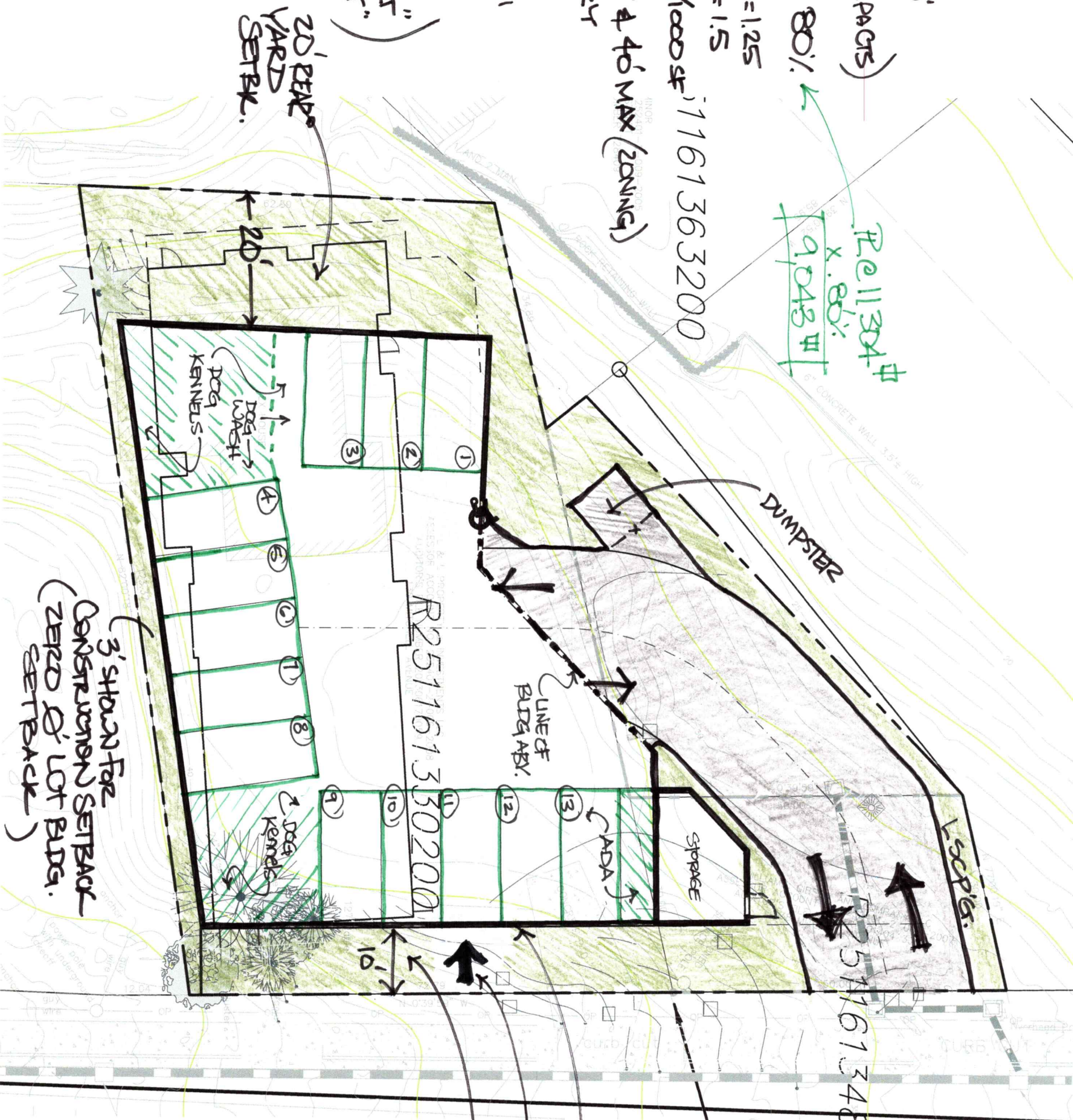
@ 13 STALLS

= 2 1bd. Apts.

= 5,000 sq ft

COMMERCIAL USES

9,043 sq ft
x .80%
7,234 sq ft

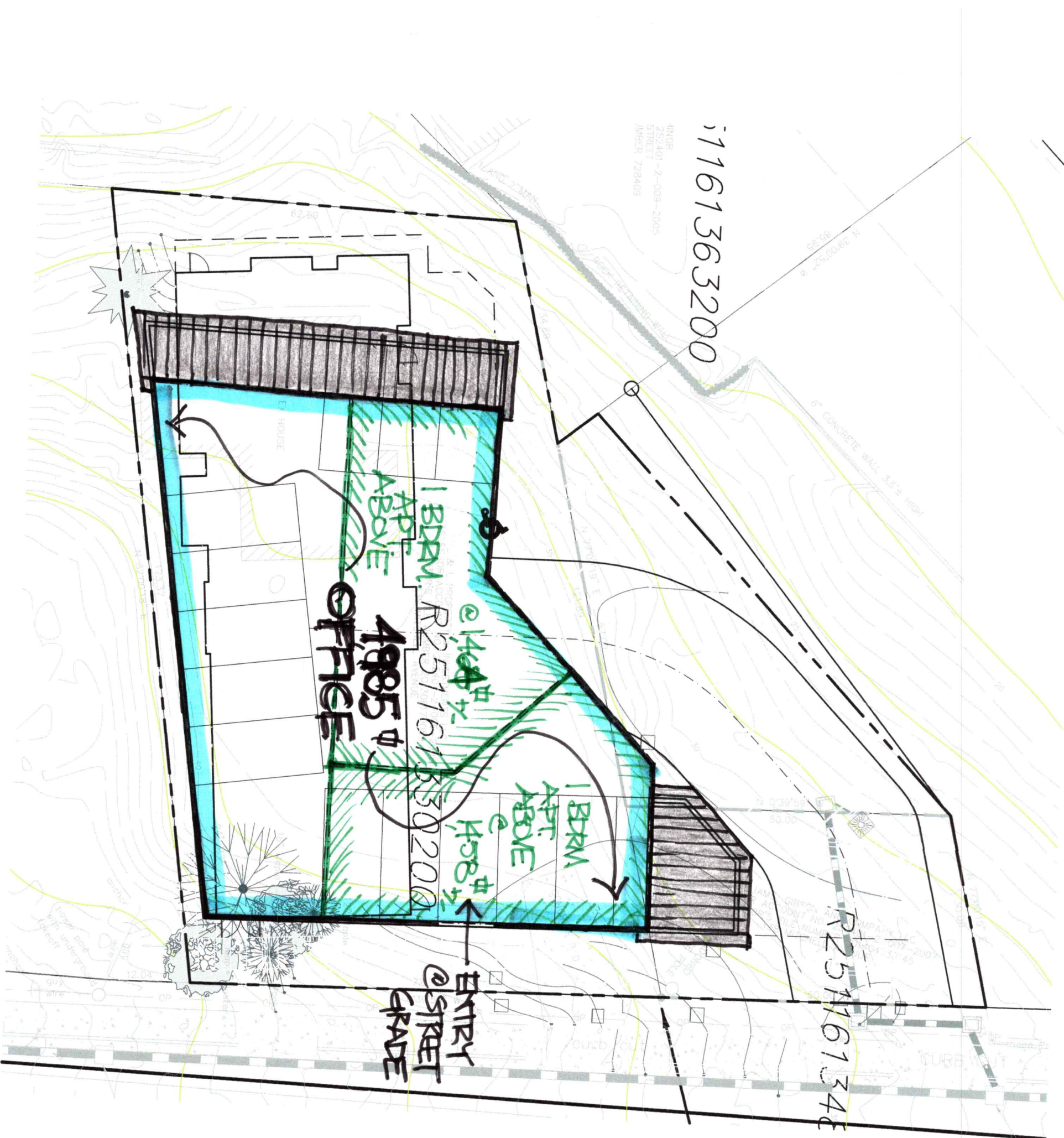


3' SHOWN FOR
CONSTRUCTION SETBACK
(ZERO @ LOT BLDG.
SETBACK)

FLOOR RATE @
5,717 sq ft
APPROX. DRIVEWAY @
1968 sq ft
DUMPSTER @ 150 sq ft
TOTAL APPROX.
IMPERVIOUS = 7,835 sq ft
IMPERV. < 80% ✓

70% LF STREET FRONTAGE
COMM. ENTRY ARCADE
10' L-SEP. FRONT YARD
(ZONING @ 0'-15')

ADM
BEMT. LEVEL
#22-117
DMR
02/08/23
@ 1/16" = 1'-0"



1161363200

UNGR
 282401-2-009-2005
 STREET
 AMBR 728403

OFFICE
 4985 #

1 BDRM APT ABOVE
 @ 1464 #
 R251161530200

1 BDRM APT ABOVE
 @ 1458 #

ENTRY @ STREET GRADE

R251161340

OFFICE LEVEL

22-117

CMR

02/08/23

@ 1/16" = 1'-0"

GC. FLOOR @ 4,985 #

2 APTS. ABV.
 @ 1 BDRM + DEN
 APPROX. 1464 SF
 1458 SF