

ZONING: CMU

13 STALLS

@ APPROX 9' x 20'
(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

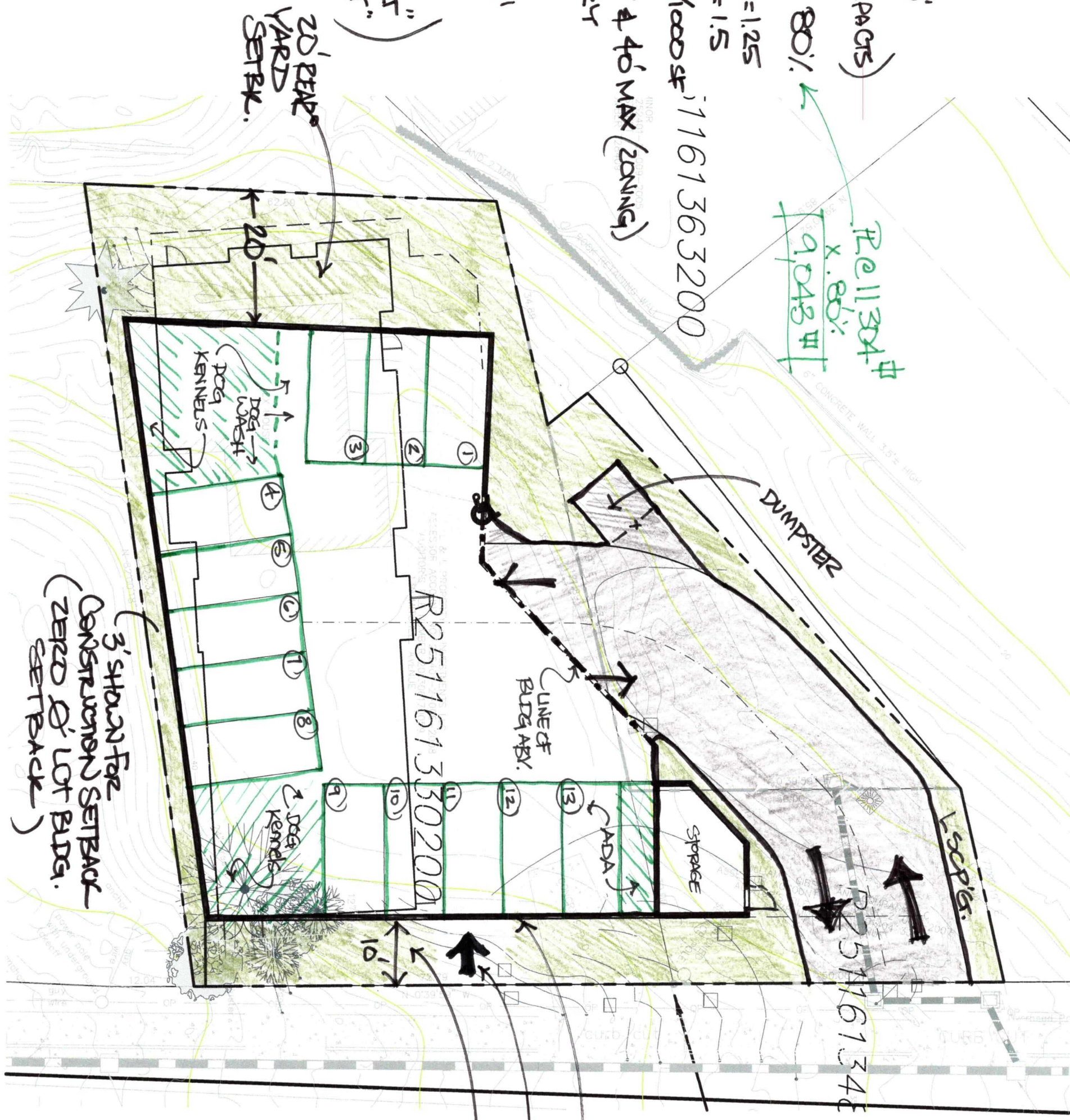
IF LOOK @ "FORECOURT"
"GAUVERY"

@ 13 STALLS

= 2 1/2 APTs.

= 5,000 sq ft
COMMERCIAL USES

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

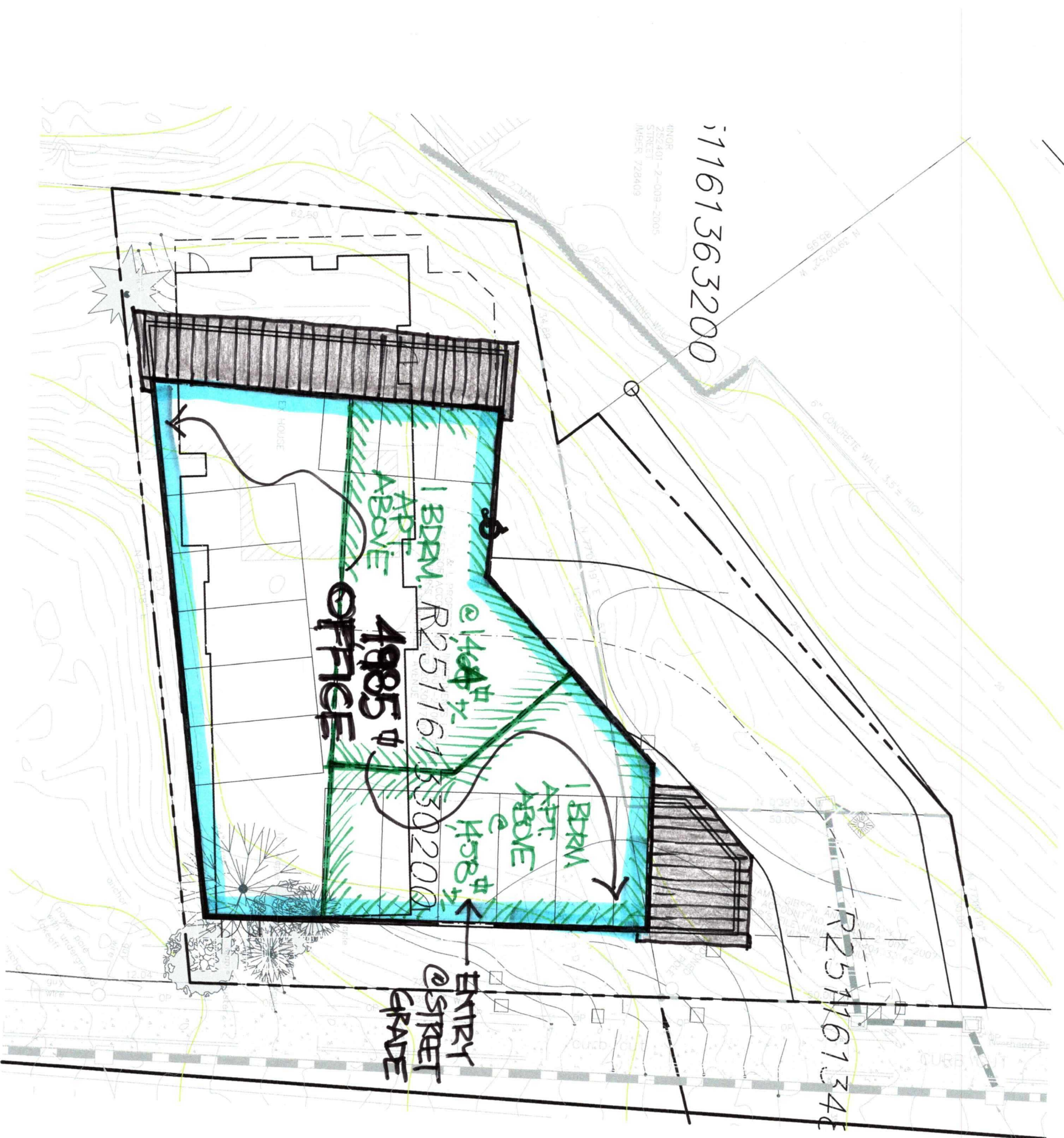


3' STALLS FOR CONSTRUCTION SETBACK (ZERO @ LOT BLDG. SETBACK)

FLOOR RATE @ 5,717 sq ft
APPROX. DRIVEWAY @ 1,968 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
 252401-2-009-2005
 STREET
 AMBR 728403

1 BDRM. ABOVE
 1464 SF
 4985 SF
 1 BDRM. ABOVE
 1458 SF

ENTRY @ STREET GRADE

R25116134E

OFFICE LEVEL
 # 22-117
 C/M/R
 02/08/23
 @ 1/16" = 1'-0"

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

OFFICE FLOOR
 @ 4,985 SF