

site area							
	sf		sm				
Gross - Original Property Line	81,826		7,602				
Gross - New Property line to Dedication	77,102		7,163				
zoning							
existing	RS - 3		One Family Dwelling				
proposed	CD - 1						
setbacks							
	ft		m				
front (east)	16		4.9				
interior side (north)	18		5.5				
exterior side (south)	16		4.9				
rear (west)	20		6.1				
building height							
	ft		m				
storeys	6 storeys						
t.o. roof parapet	80		24.4				
t.o. roof amenity parapet	89		27.1				

PROJECT INFORMATION

parking							
			no. of units		required		proposed
vehicle	amica operational requirement		226	accessory	88		97
				accessible	8		8
	0.5 sp/unit			visitor	8		10
	total stalls required				104		115
loading	class A				0		
	class B				2		2
	class C				0		
bicycle	class A				11		18
	class B				6		10
passenger	class A				2		2
	class B				3		3

PARKING REQUIREMENTS

fsr	amenity		assisted living - IL		institutional use				fsr	
level	(sf)	(sm)	(sf)	(sm)	long term care - AL		long term care - MC		(sf)	(sm)
parking - P1	18,707	1,738							18,707	1,738
level 1	22,596	2,099	20,544	1,909					43,140	4,008
level 2	13,432	1,248					23,700	2,202	37,132	3,450
level 3	12,840	1,193			23,700	2,202			36,540	3,395
level 4	12,840	1,193			21,883	2,033			34,723	3,226
level 5			27,092	2,517					27,092	2,517
level 6			27,092	2,517					27,092	2,517
roof	1,704	158							1,704	158
total	82,119	7,629	74,728	6,942	45,583	4,235	23,700	2,202	226,130	21,008
fsr proposed									2.76	

FSR CALCULATIONS

unit count									
level	assisted living - IL				long term care - AL		long term care - MC		total no. of units
	studio 420 - 450 sf	1 bed 550-650 sf	1 bed + den 670-750 sf	2 bed 800-900 sf	studio 420 sf	1 bed 550 sf	studio 420 sf	1 bed 550 sf	
Level 1	8	16	4	0					28
Level 2							38	6	44
Level 3					38	6			44
Level 4					36	4			40
Level 5	8	18	6	3					35
Level 6	8	18	6	3					35
Totals	24	52	16	6	74	10	38	6	226
Percentage	24%	53%	16%	6%	88%	12%	86%	14%	

UNIT MIX SUMMARY

