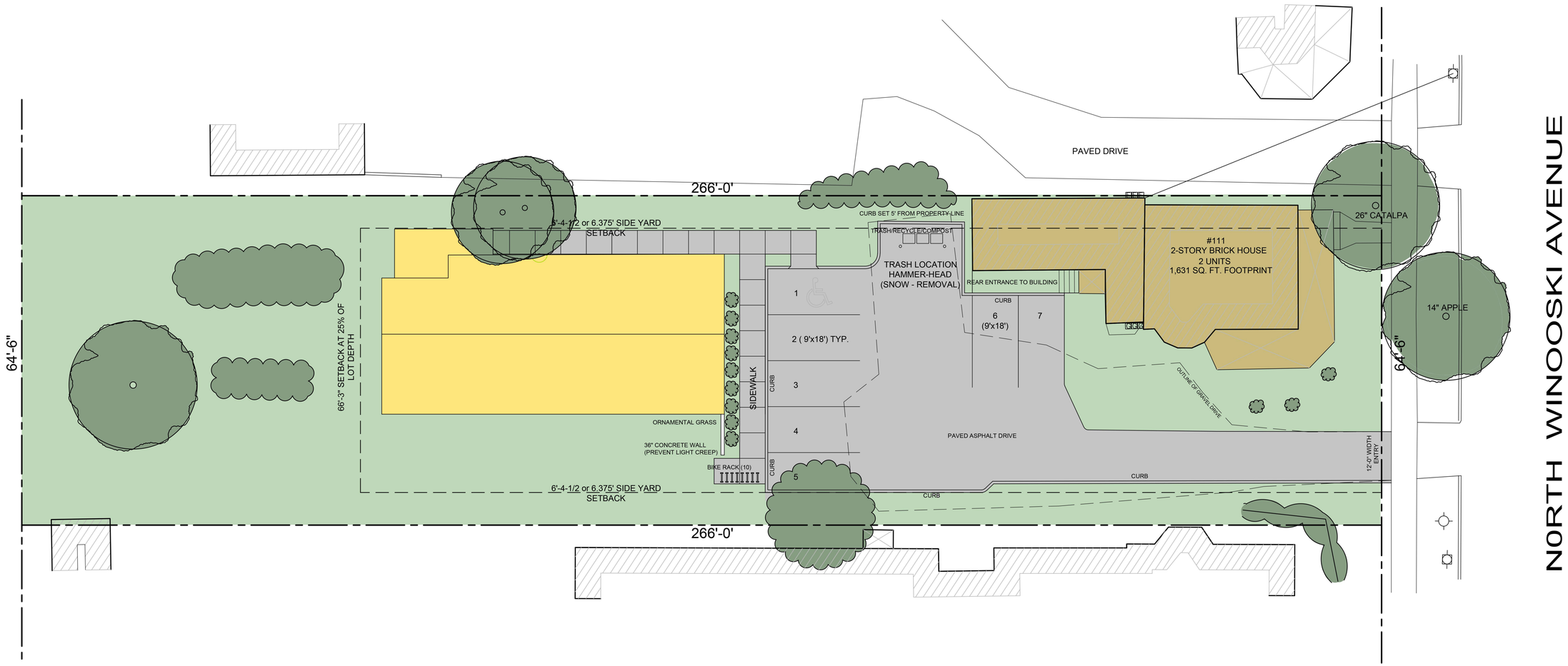

ZONING DIMENSIONAL CRITERIA

	ZONING BY-LAW	EXISTING	ALLOWED
DISTRICT	MEDIUM DENSITY	MEDIUM DENSITY	MEDIUM DENSITY
MAX. RESIDENTIAL DENSITY	20 UNITS / ACRE 2,178 SQ. FT. / UNIT	2 UNITS	8 UNITS
MAX. BUILDING HEIGHT	35 FT.		35 FT.
MIN. LOT SIZE	N/A	17,157 SQ. FT.	17,157 SQ. FT.
MIN. FRONTAGE	30 FT.	64.5 FT.	64.5 FT.
FRONT YARD SETBACK	AVERAGE OF 2 ADJACENT LOTS	6 - 8 FT.	EXISTING
REAR SETBACK	25% OF LOT DEPTH - MIN. 20 FT.	0 - 5 FT.	66.25 FT.
SIDE SETBACK	10% OF LOT WIDTH OR AVE. OF 2 ADJACENT LOTS	0 - 5 FT.	6'-4.5" FT.
BUILDINGS	-------	1,313 SQ. FT.	3,285 SQ. FT.
DRIVEWAY	-------	2,845 SQ. FT.	3,203 SQ. FT.
WALKWAYS	-------	48 SQ. FT.	287 SQ. FT.
TOTAL LOT COVERAGE		4,206 SQ. FT.	6,775 SQ. FT.
LOT COVERAGE	40%	24.5%	39.4%
DECKS/PORCHES	10%	380 SQ. FT. - 2%	380 SQ. FT. - 2%
PARKING	2 PER UNIT	8 +/-	0 - MULTI - MODAL
BICYCLE PARKING	1 PER 2 BEDROOMS	-------	10

C200 - PROPOSED SITE PLAN

SCALE: 1"=10'-0"

N

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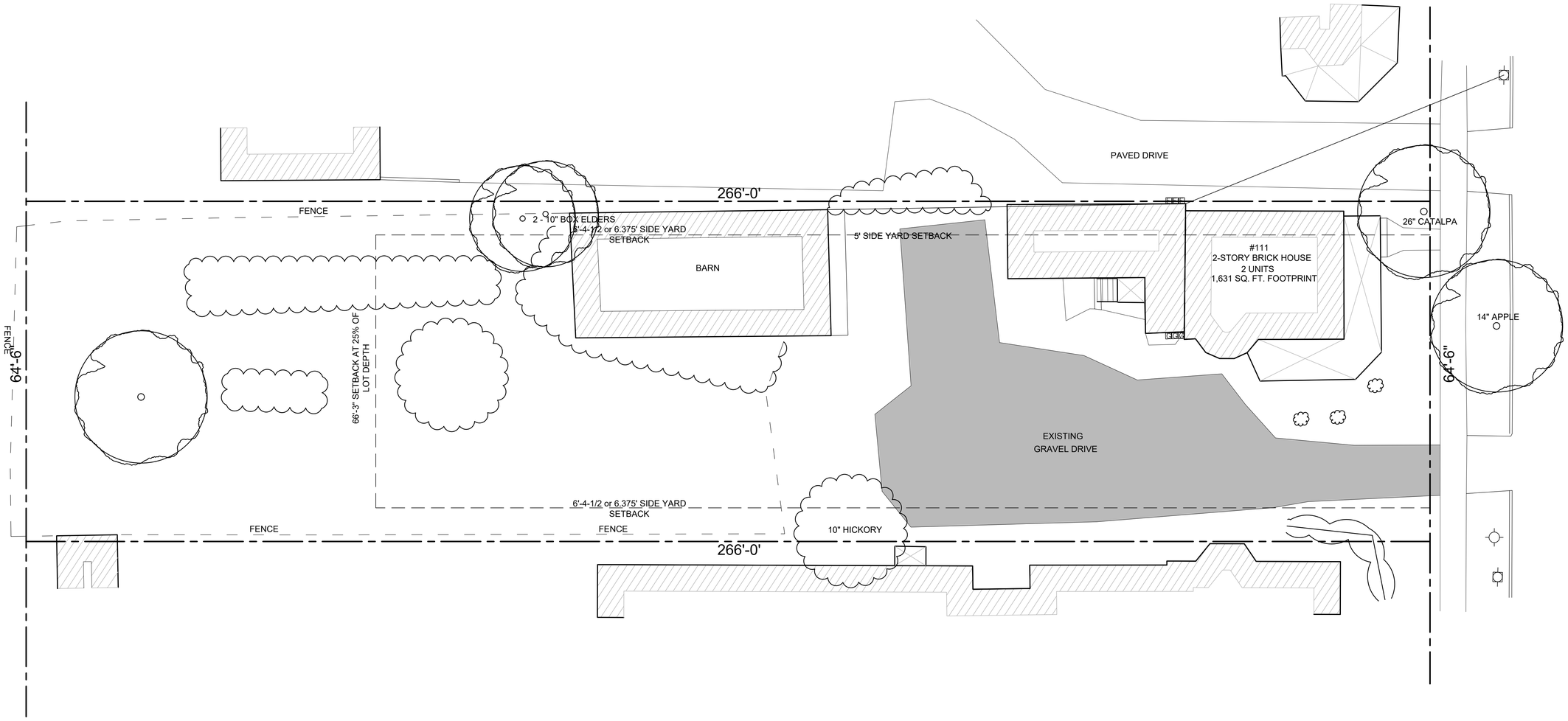
08 04 21	SCHEMATIC DESIGN
11 04 21	SCHEMATIC DESIGN UPDATED
12 05 21	SCHEMATIC DESIGN UPDATED

Drawing Title

PROPOSED SITE PLAN

Project No:	2021-203
Date:	08/04/2021
Scale :	AS-NOTED
Drawn by :	WJR/MFA

C-200



EX100 - EXISTING CONDITIONS

SCALE: 1"=10'-0"

N

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Drawing Title

EXISTING CONDITIONS

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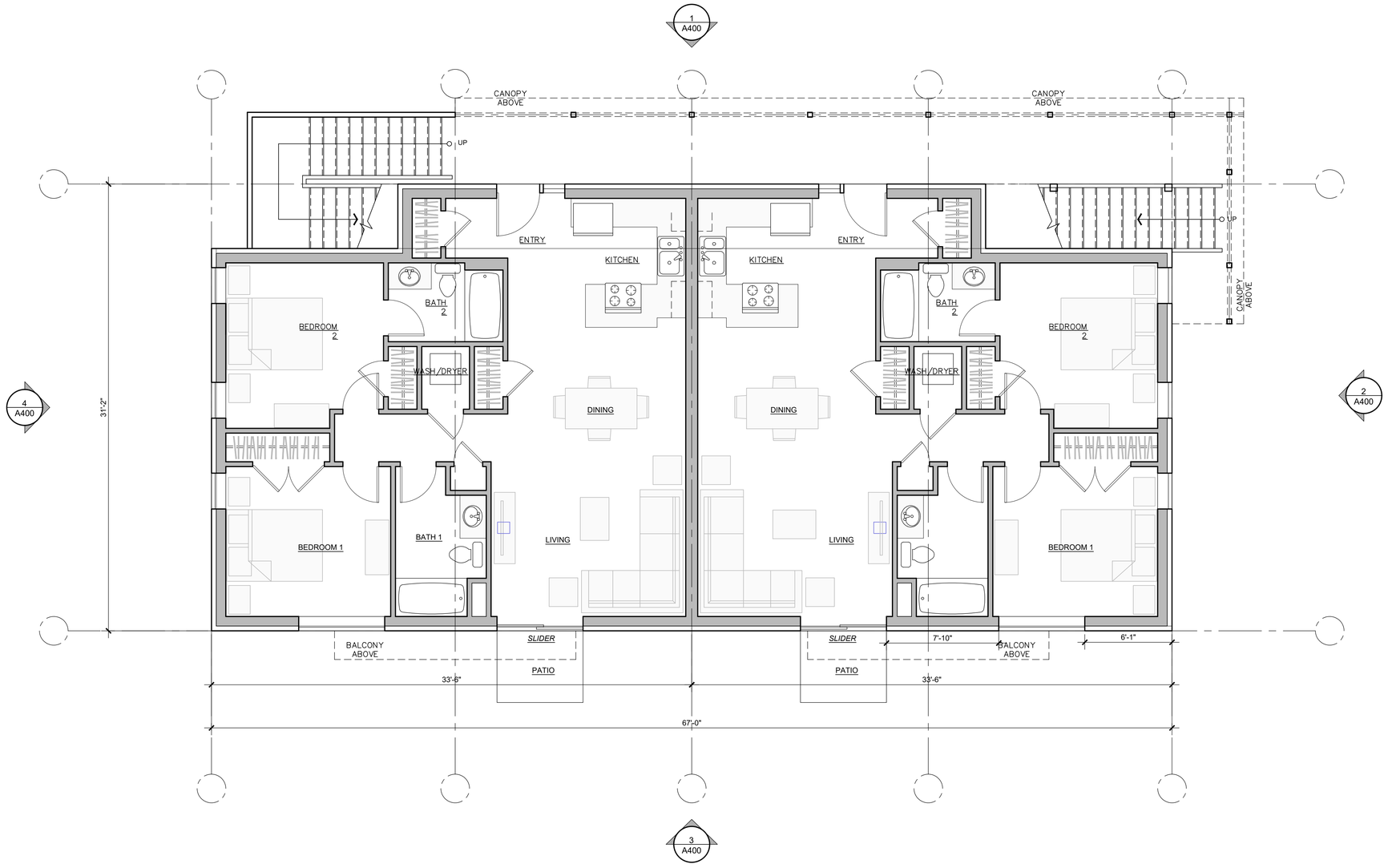
EX-100



A201 - GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

N

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Drawing Title

GROUND LEVEL

Project No:	2021-203
Date:	08/04/2021
Scale :	AS-NOTED
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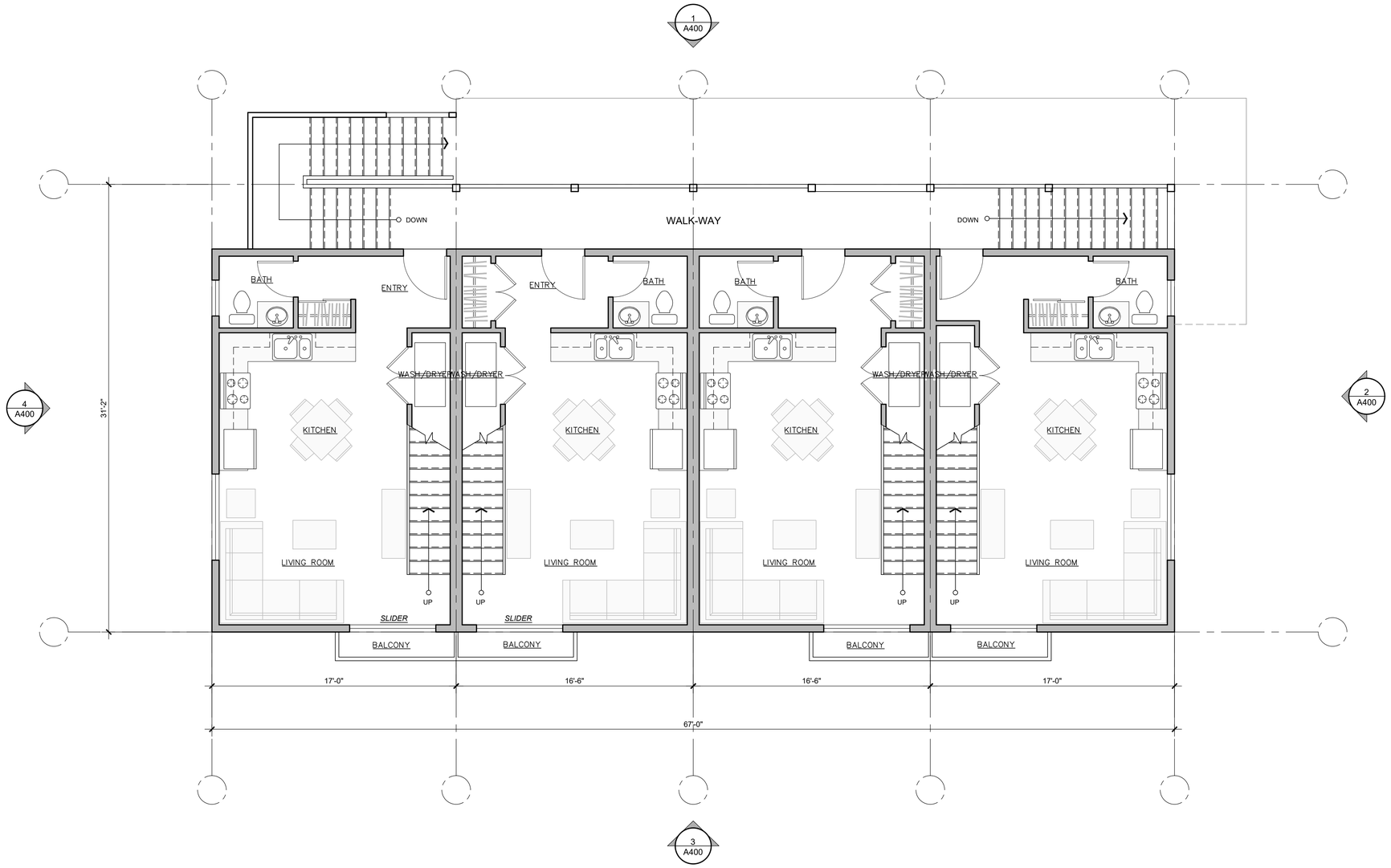
A- 201



A202 - SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

N

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Drawing Title

SECOND LEVEL

Project No:	2021-203
Date:	08/04/2021
Scale :	AS-NOTED
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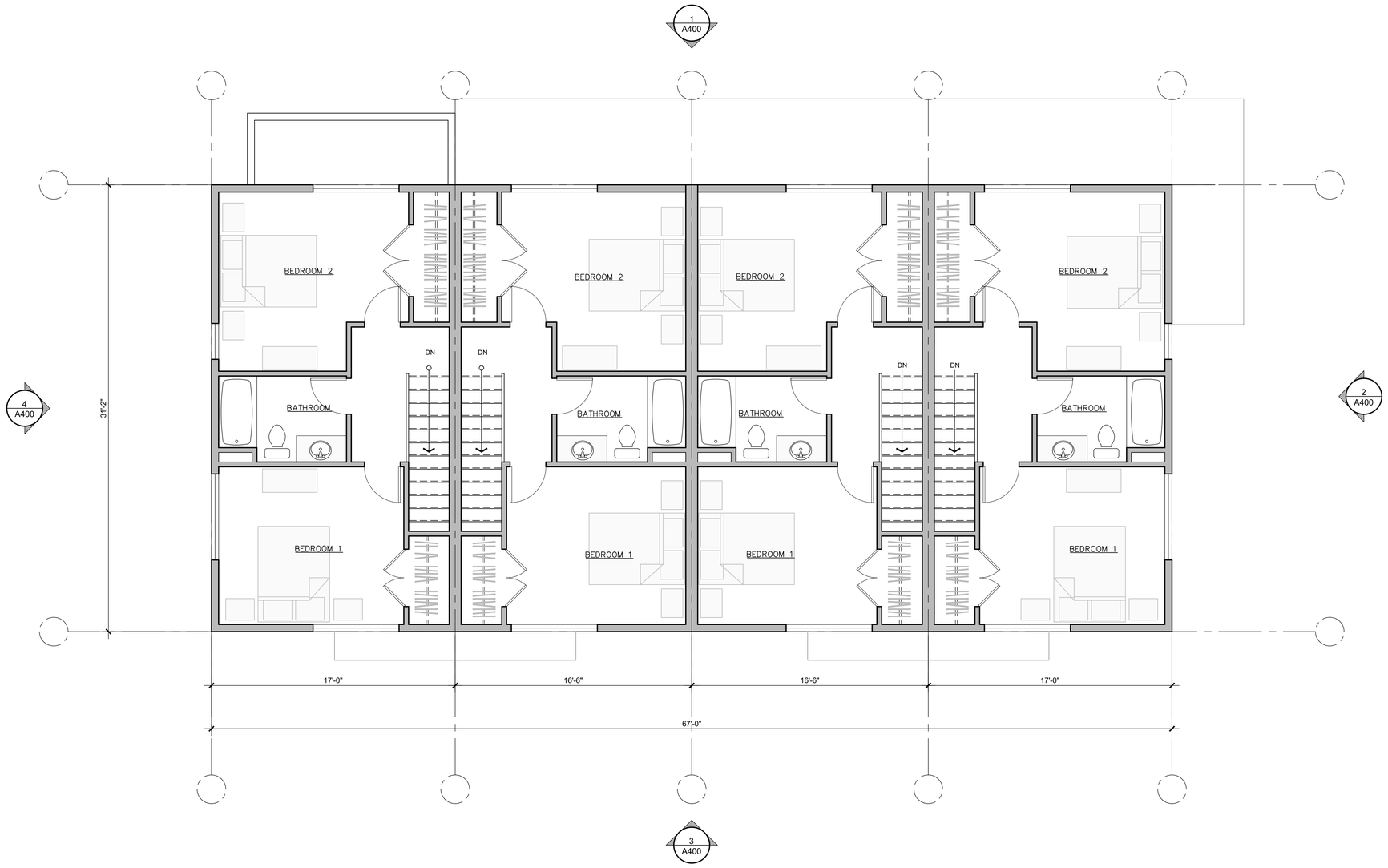
A- 202



A203 - THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

N

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THIRD LEVEL

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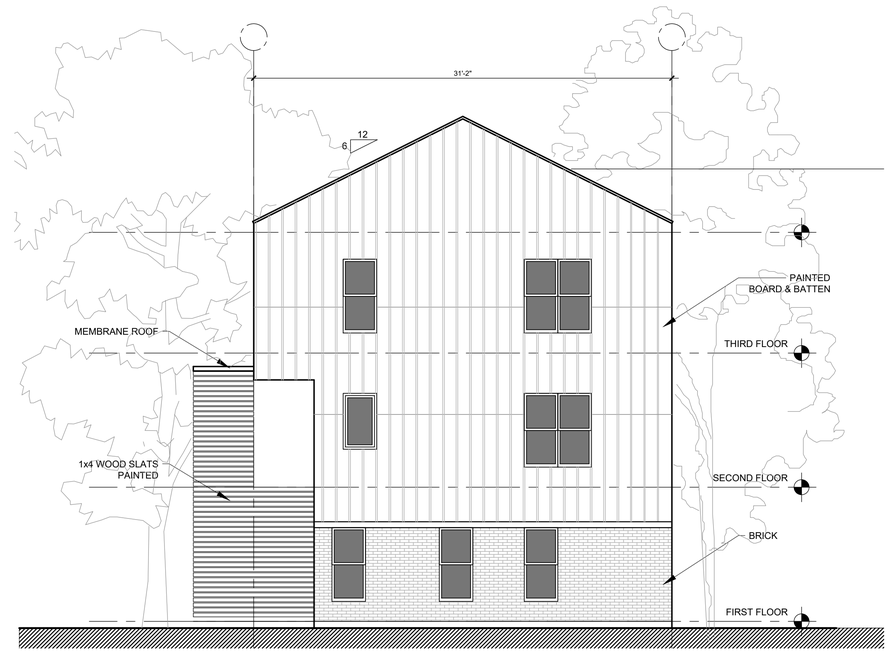
A- 203

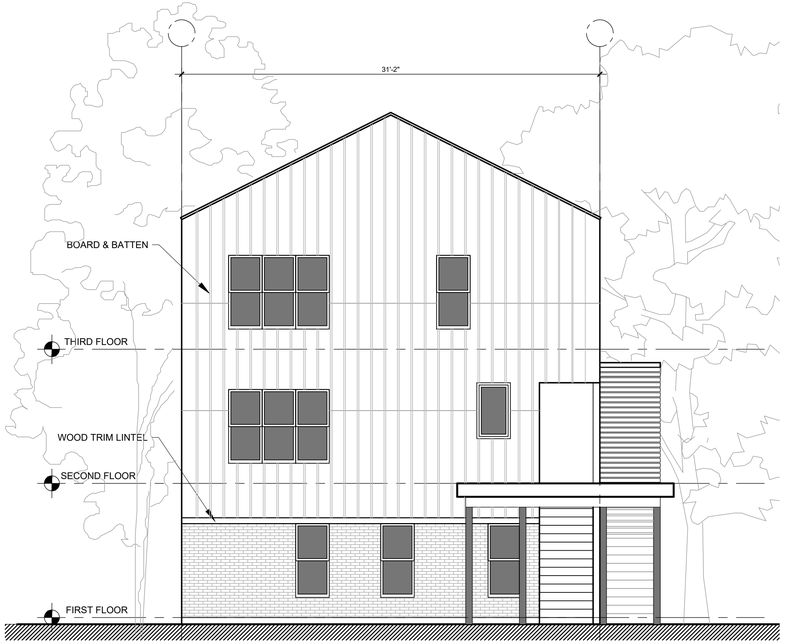
1-400 NORTH ELEVATION

SCALE: 1/4"=1'-0"



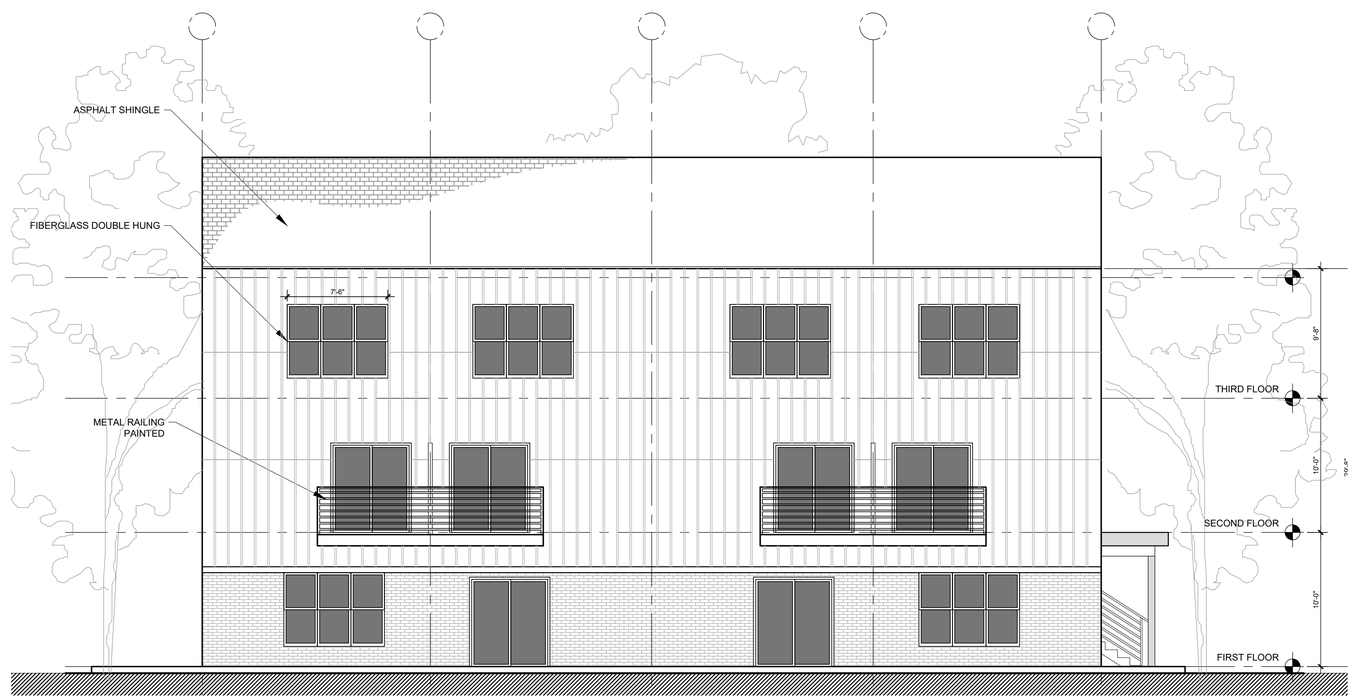
4-400 WEST ELEVATION

SCALE: 1/4"=1'-0"



2-400 EAST ELEVATION

SCALE: 1/4"=1'-0"



3-400 SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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ELEVATIONS

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A- 400

1-RENDERING

SCALE: NOT TO SCALE

1-MASSING MODEL

SCALE: NOT TO SCALE

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Date:	12/05/2021
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A-REN