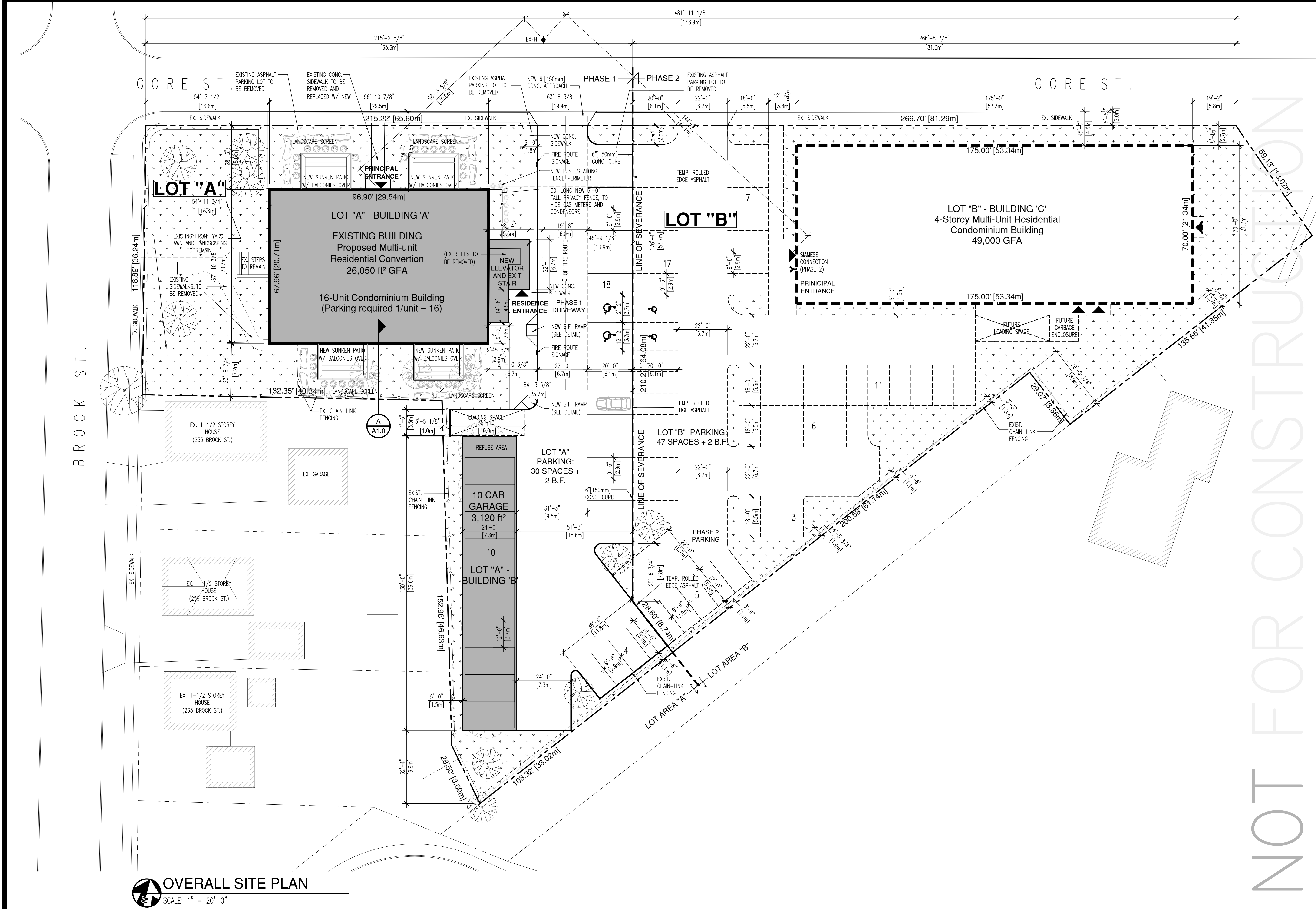




PROPOSED BLDG. CONVERSION

CURRENT LOT ZONING =	I - INSTITUTIONAL
*** RE-ZONING TO RM2 IN-PROGRESS ***	
TOTAL EX. LOT AREA =	80,910 SQ.FT. (1.87 ACRES)

LOT "A" - BUILDING "A"
BUILDING CLASSIFICATION
OBC 3.2.2.47. GROUP C Up To 3 STORES

LOT AREA "A" =	39,040 SQ.FT. (0.90 ACRES)
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GROSS FLOOR AREA:	
BASEMENT	6,502 ft ²
FIRST FLOOR	7,158 ft ²
SECOND FLOOR	6,515 ft ²
THIRD FLOOR	5,555 ft ² (USABLE)
TOTAL GFA	25,730 ft ²

10 CAR GARAGE (BLDG. "B") =	3,120 SQ.FT.
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LOT COVERAGE =	10,256 SQ.FT. (26.27%)
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PARKING REQUIRED BLDG. "A" (1 SPACE/UNIT) =	16 + 2 Barrier Free
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EXISTING PARKING (TO BE REMOVED) =	15 SPACES
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NEW PARKING PROVIDED =	30 SPACES + 2 B.F
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LANDSCAPE AREA PROVIDED =	13,190 sq.ft. (33.79%)
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LOT "B" - BUILDING "C"

LOT AREA "B" =	41,870 SQ.FT. (0.97 ACRES)
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GROSS FLOOR AREA:	
FIRST FLOOR	12,250 ft ²
SECOND FLOOR	12,250 ft ²
THIRD FLOOR	12,250 ft ²
FOURTH FLOOR	12,250 ft ²
TOTAL GFA	49,000 ft ²

LOT COVERAGE =	12,250 SQ.FT. (29.26%)
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PARKING REQUIRED LOT "B" (1 SPACE/UNIT) =	36 incl. + Barrier Free
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NEW PARKING PROVIDED =	47 SPACES + 2 B.F
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LANDSCAPE AREA PROVIDED =	11,580 sq.ft. (27.66%)
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FFA = FIRE FIGHTER ACCESS

ALL "NO PARKING - FIRE ROUTE" SIGNS SHOULD BE DESIGNED IN ACCORDANCE TO THE TOWN OF AMHERSTBURG