

LOT INFORMATION :

Zoning R1B (1259)

Lot Area = 13,102.84 ft²

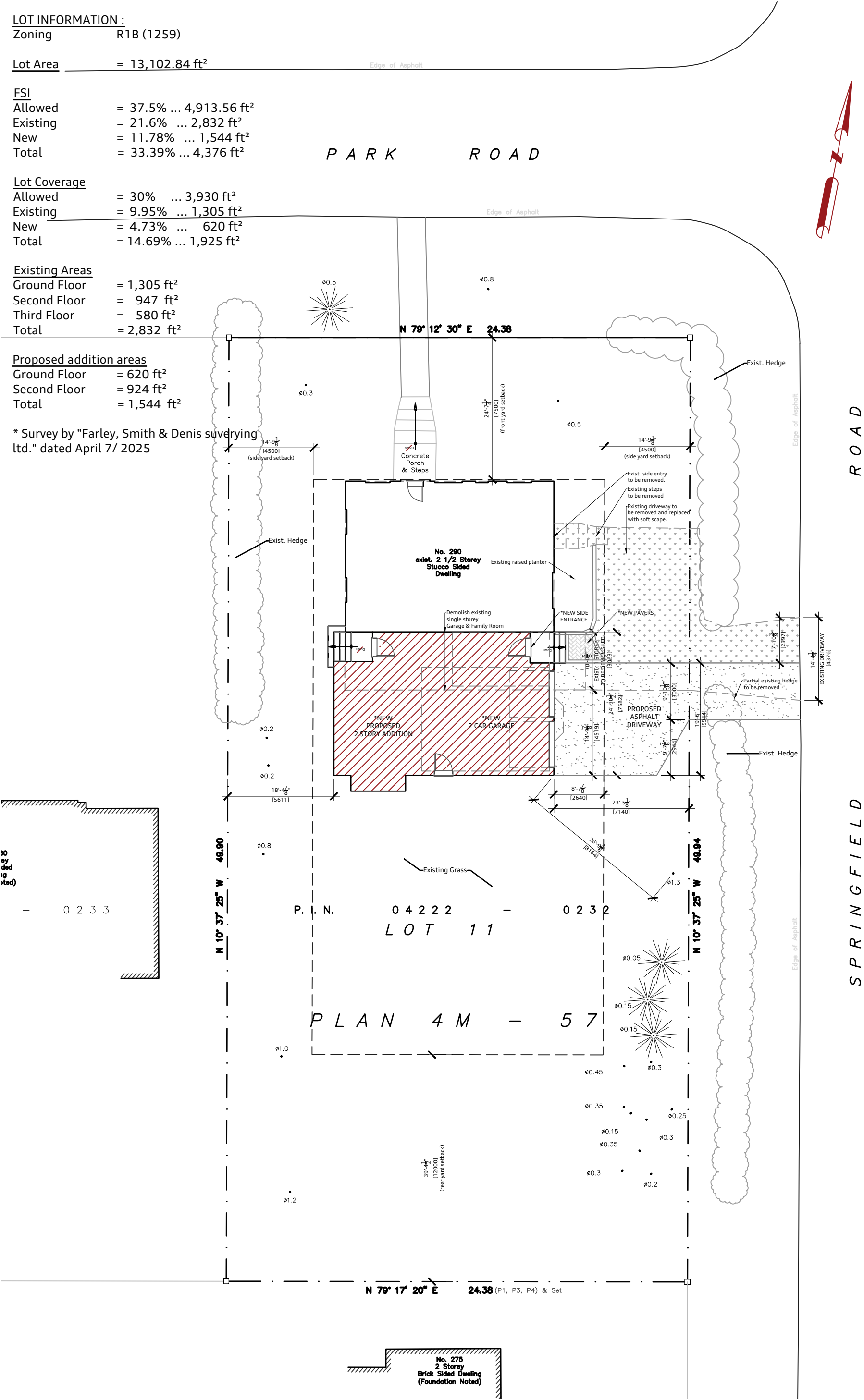
FSI
Allowed = 37.5% ... 4,913.56 ft²
Existing = 21.6% ... 2,832 ft²
New = 11.78% ... 1,544 ft²
Total = 33.39% ... 4,376 ft²

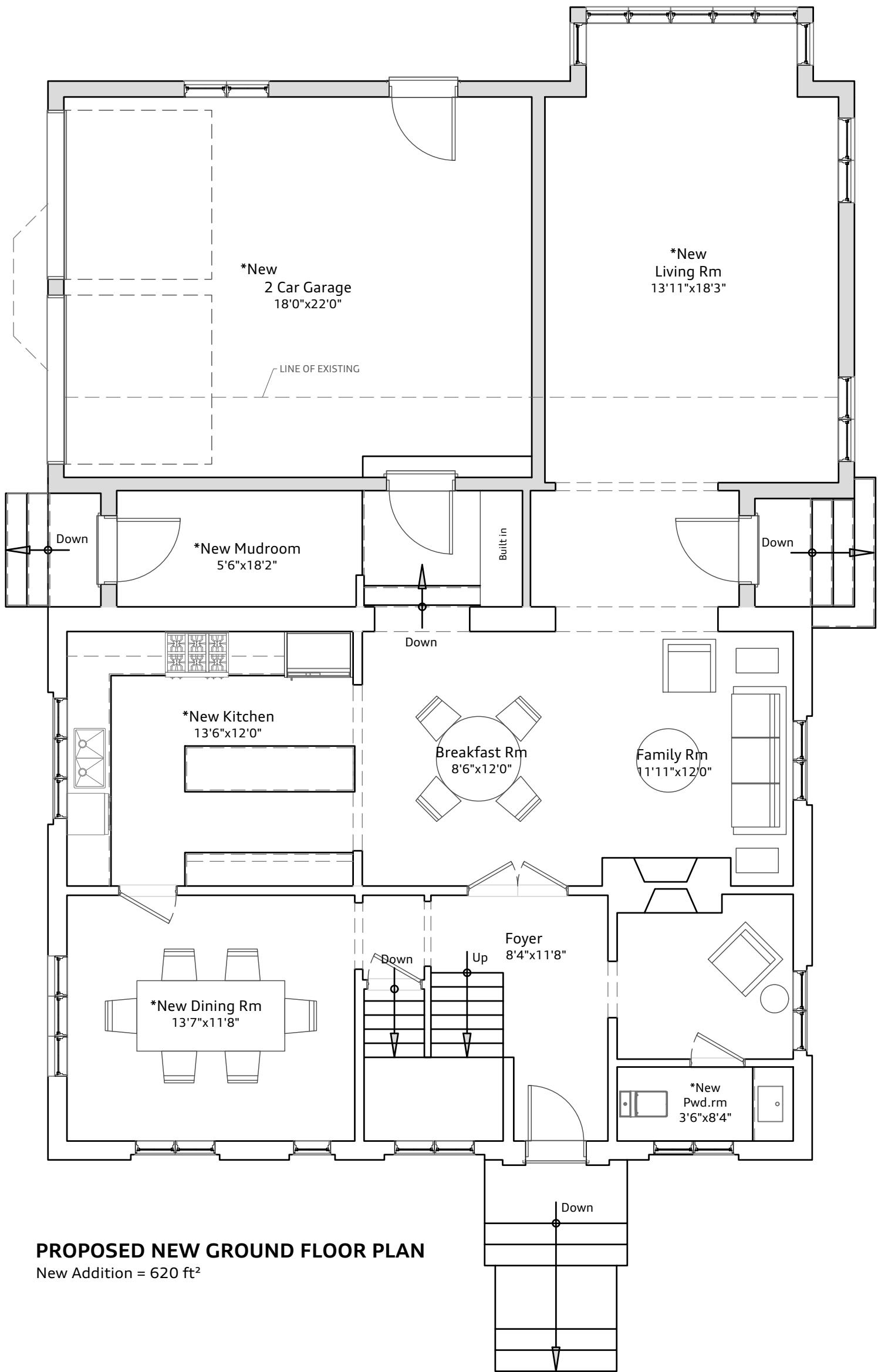
Lot Coverage
Allowed = 30% ... 3,930 ft²
Existing = 9.95% ... 1,305 ft²
New = 4.73% ... 620 ft²
Total = 14.69% ... 1,925 ft²

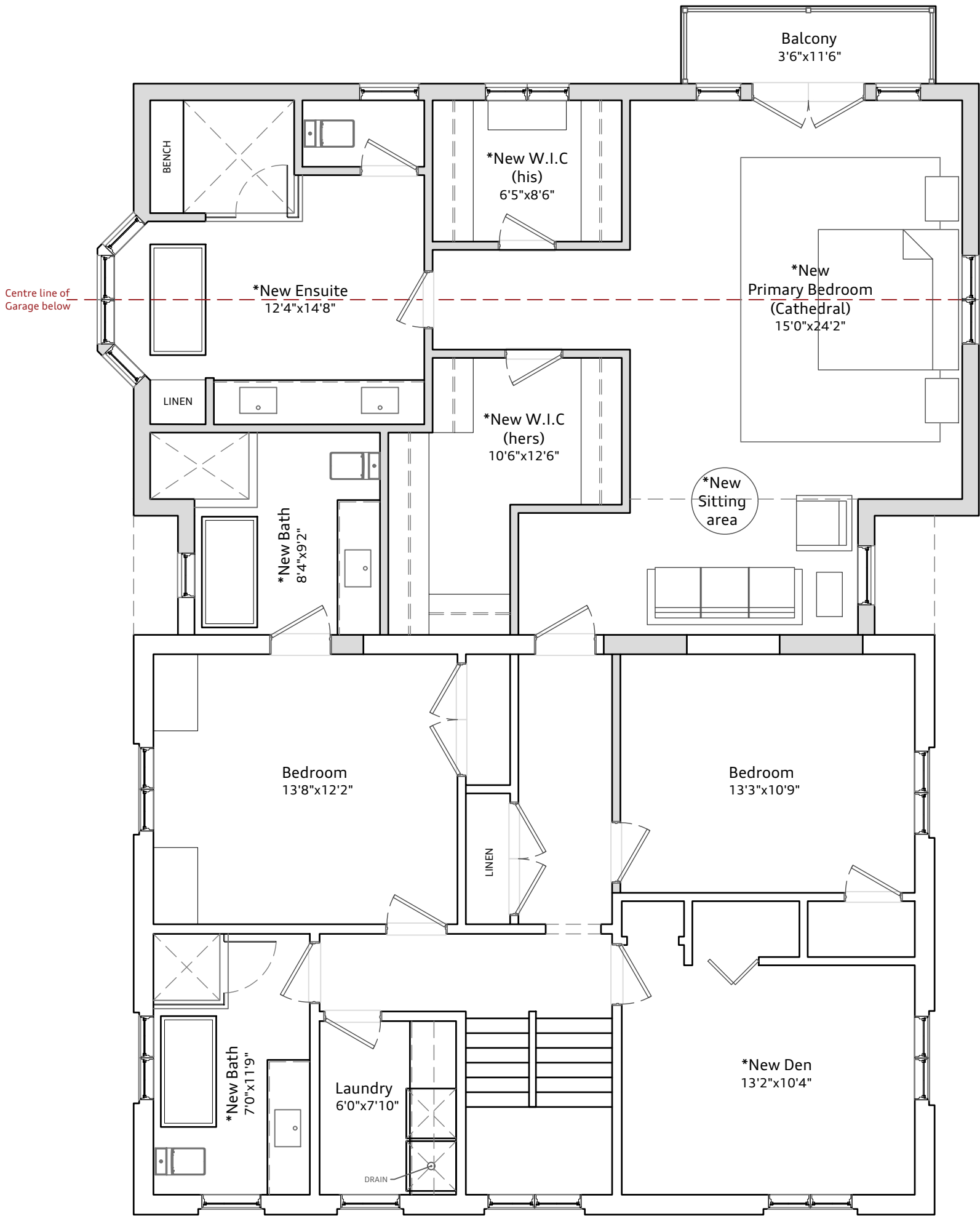
Existing Areas
Ground Floor = 1,305 ft²
Second Floor = 947 ft²
Third Floor = 580 ft²
Total = 2,832 ft²

Proposed addition areas
Ground Floor = 620 ft²
Second Floor = 924 ft²
Total = 1,544 ft²

* Survey by "Farley, Smith & Denis suvverying ltd." dated April 7/ 2025







PROPOSED NEW SECOND FLOOR PLAN
Addition = 924 ft²



PROPOSED EAST ELEVATION

P R O P O S E D # 2 9 0 P A R K A V E .



PROPOSED WEST ELEVATION

P R O P O S E D # 2 9 0 P A R K A V E .



PROPOSED SOUTH ELEVATION

P R O P O S E D # 2 9 0 P A R K A V E .