

NOTES:
1. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.
2. SEE ALL NOTES ON DRAWING.

LEGAL DESCRIPTION	
LOTS:	EAST 200' OF LOT 1
BLOCK:	1
PLAN:	115.8 H.P.
ADDRESS:	5430 - 17 th AVE. SE.
ZONING:	C - 3 (23)
SECTION:	1/2E
SITE AREA:	4,440.75 SQ. FT. (444.07 SQ. M)
APRINT' GRADE:	226' X 306' MIN.
TYP. UPPER FLOOR BALCONIES:	156' X 306' MIN.
BUILDING HT. PROVID:	26'3" MIN (7.93 M MAX)
DENSITY CALCULATION	
DENSITY:	225 UNITS/AC
	225 UNITS X 4440.75 = 99913 UNITS
	50 UNITS PROVIDED
FLOOR AREAS	
MAX. GROSS FLOOR AREA:	3 X 4,440.75 SQ. FT. = 13,322.25 SQ. FT.
GROSS FLOOR AREAS PROVIDED:	
MAIN:	3,356.51 SQ. FT.
SECOND:	2,366.31 SQ. FT.
THIRD:	2,366.31 SQ. FT.
FOURTH:	2,366.31 SQ. FT.
TOTAL GROSS FLOOR AREA:	10,440.44 SQ. FT.
COMMERCIAL REQ'D:	25% X 10,440.44 SQ. FT. = 2,610.11 SQ. FT.
COMMERCIAL PROVIDED:	2,693.80 SQ. FT. (217.11 %)
MAIN FLOOR	
RESIDENTIAL USE:	2,693.80 SQ. FT.
COMMON AREA (50%):	4,450.50 SQ. FT.
TOTAL COMM. USE:	2,358.30 SQ. FT. (85% OF G.F.A.)
RESIDENTIAL USE:	3,131.11 SQ. FT.
COMMON AREA (50%):	4,450.50 SQ. FT.
TOTAL RES. USE:	4,182.11 SQ. FT. (125% OF G.F.A.)
LANDSCAPING	
LANDSCAPED AREA REQUIRED:	40% OF SITE (4,440.75 SQ. FT.) = 1,776.30 SQ. FT.
LANDSCAPED AREA PROVIDED:	1,815.50 SQ. FT.
MAIN FLOOR:	1,287.50 SQ. FT.
SECOND FLOOR:	528.00 SQ. FT.
TOTAL:	2,002.12 SQ. FT. (45%)

