

CONTRACTOR ACKNOWLEDGEMENT:

By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor and/or supplier acknowledges that:
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of it's work scope;
(b) it has verified that the information used is accurate and complete;
(c) it will report any inaccurate or incomplete information to the project architect immediately upon becoming aware of the error or omission; and
(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:
All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.



REVISIONS

| NO. | DATE | ISSUE |
|-----|------|-------|
| | | |

DRAWING TITLE
ZONING PLANS & ELEVATIONS

SCALE: As indicated DRAWN BY: JG/AK
DATE: 02/10/16 CHECKED BY: MS

SHEET NO.
Z.01

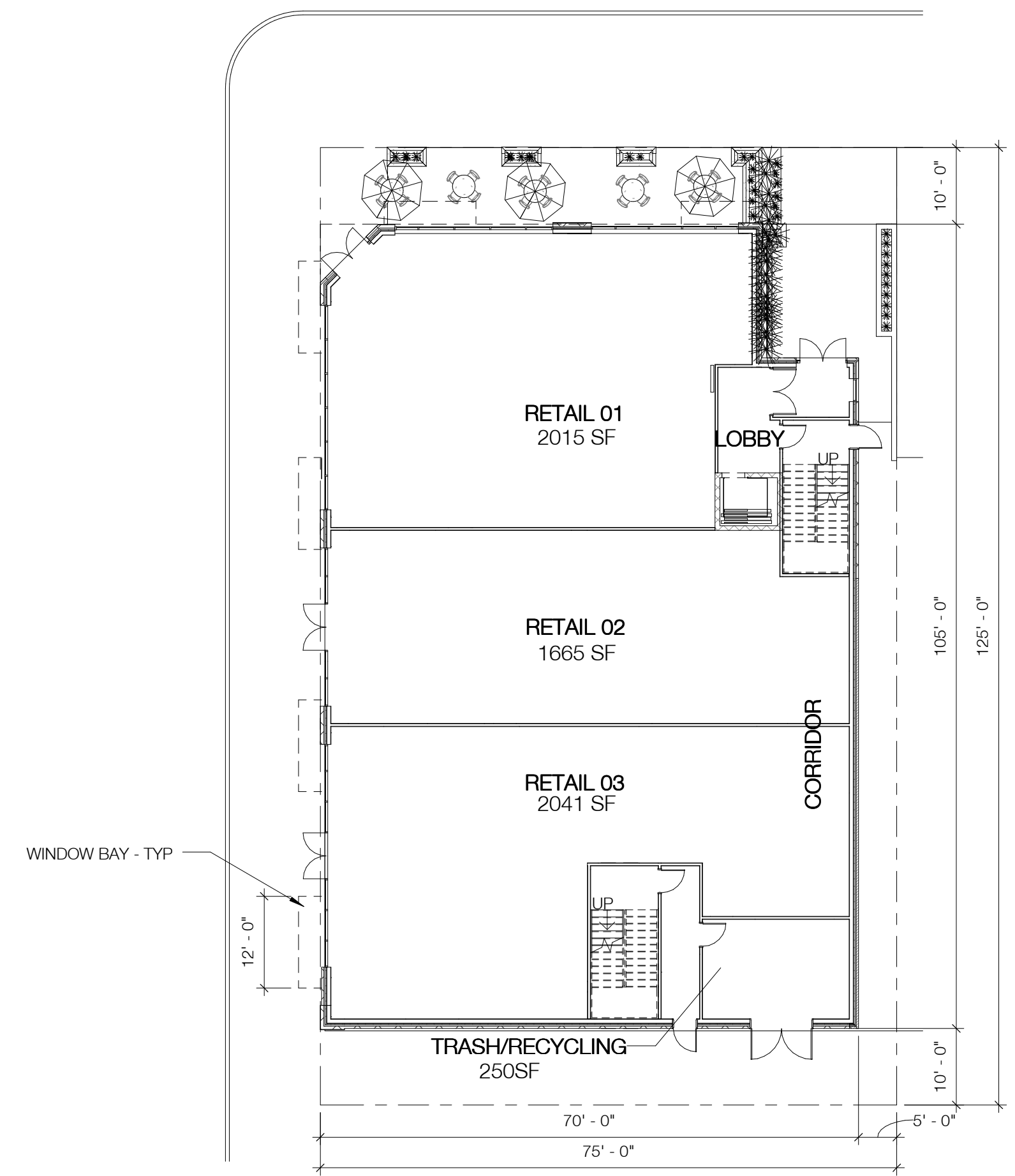
ZONING TABULATION

| | EXISTING REQUIRED (RTA - 1) | CMX - 2.5 | PROPOSED |
|-----------------------|--|---|-------------------------|
| ZONING: | CMX-1 (USES DIMENSIONAL STANDARDS AND RESIDENTIAL USE REGULATION OF ADJACENT ZONE - RTA-1) | | |
| PROPOSED ZONING: | | CMX 2.5 | |
| TOTAL LOT SIZE: | | 9,375 SF | |
| MINIMUM OPEN AREA | 50% | N/A | 2,250 SF/24% |
| MAXIMUM OCCUPIED AREA | | 75 - 80% OF LOT SIZE | 7,126 SF/76% |
| FRONT YARD SETBACK | 8 FT | BUILD TO FRONT LOT LINE | 10 FT |
| SIDE YARD SETBACK | 8 FT | 5 FT | 5 FT |
| REAR YARD WIDTH | 20 FT | 10% OF TOTAL LOT, AT LEAST 9 FT | 10 FT |
| MAXIMUM HEIGHT | 38 FT | 55 FT | 44 FT |
| MINIMUM LOT AREA | 2,250 S.F. | N/A | 9,375 S.F. |
| MINIMUM LOT WIDTH | 25 FT | N/A | 75 FT |
| PERMITTED USES | SINGLE FAMILY, TWO FAMILY | COMMERCIAL, MULTIFAMILY | COMMERCIAL, MULTIFAMILY |
| No. OF UNITS | | 18 MAX. ALLOWED (26 MAX. ALLOWED W/ GREEN ROOF) | 21 |

*NOT INCLUDING ELEVATOR PENTHOUSE



3 NORTH ELEVATION
1/8" = 1'-0"

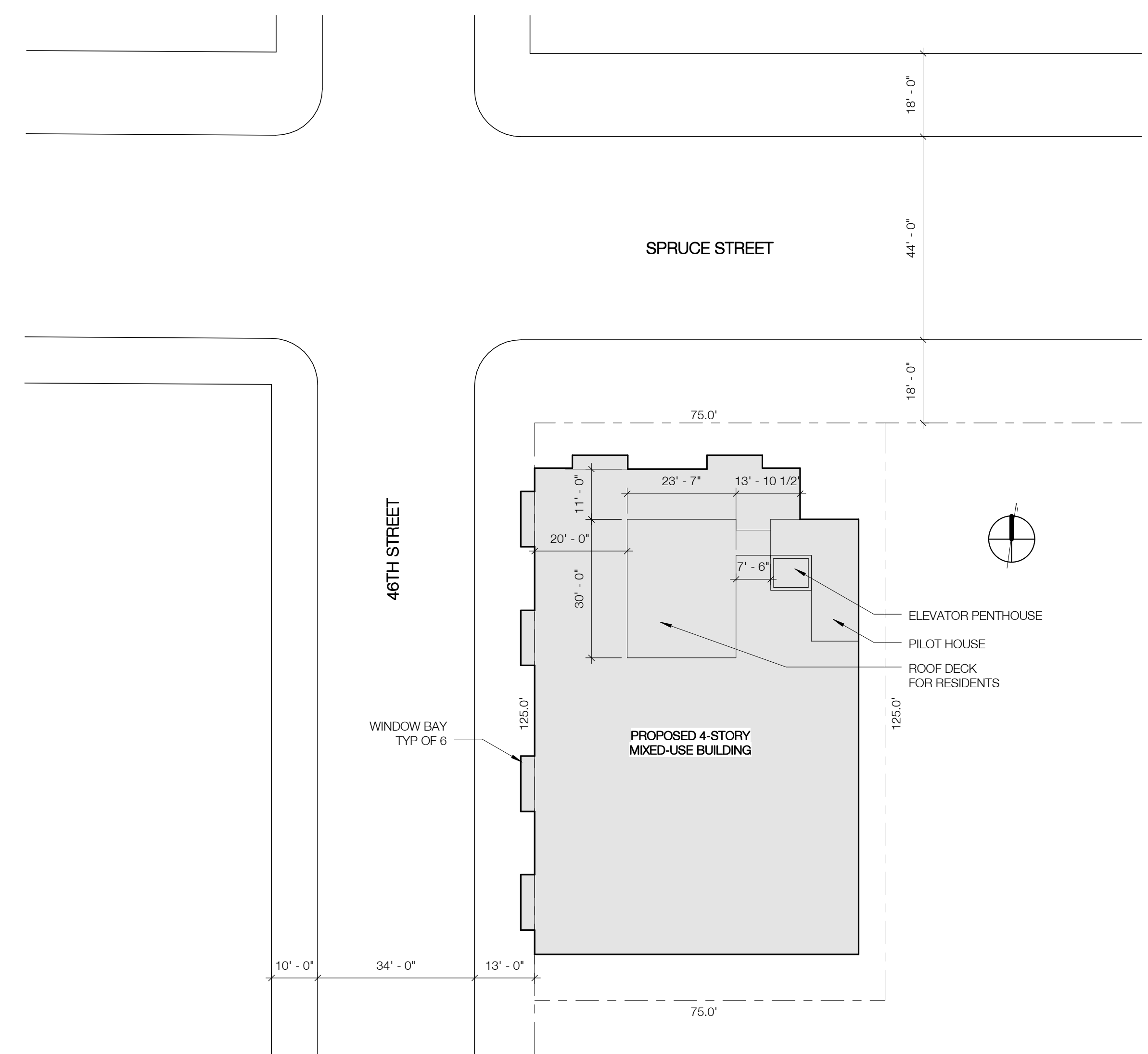


FLOORS 2, 3 & 4 TO CONTAIN 8 RESIDENTIAL UNITS EACH FOR A TOTAL OF 24 RESIDENTIAL UNITS.

4 FIRST FLOOR PLAN
1/16" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 SITE PLAN
1" = 20'-0"

APRIL 26, 2016