

Project data

Existing Building:

Year built 1975
Zoning M1
FSR 1.01%
Lot Area 8,712 sqft
Lease Area: 8,757 sqft
Parking: 4 regular parking stalls are provided within the property line

Proposed Renovation:

Ground Floor

Office: 470sqft indoor

Retail: 5,100sqft indoor
1,295sqft outdoor

First floor

Office: 1,535sqft indoor
580sqft outdoor

Retail: 2,760sqft indoor

Roof terrace: 4,200sqft outdoor

Totals

Office: 2,005sqft indoor, 580sqft outdoor
Retail: 7,860sqft indoor 1,295sqft outdoor
Roof terrace: 4,200sqft outdoor

Lease Area: 9,865sqft indoor
6,535sqft outdoor

Parking

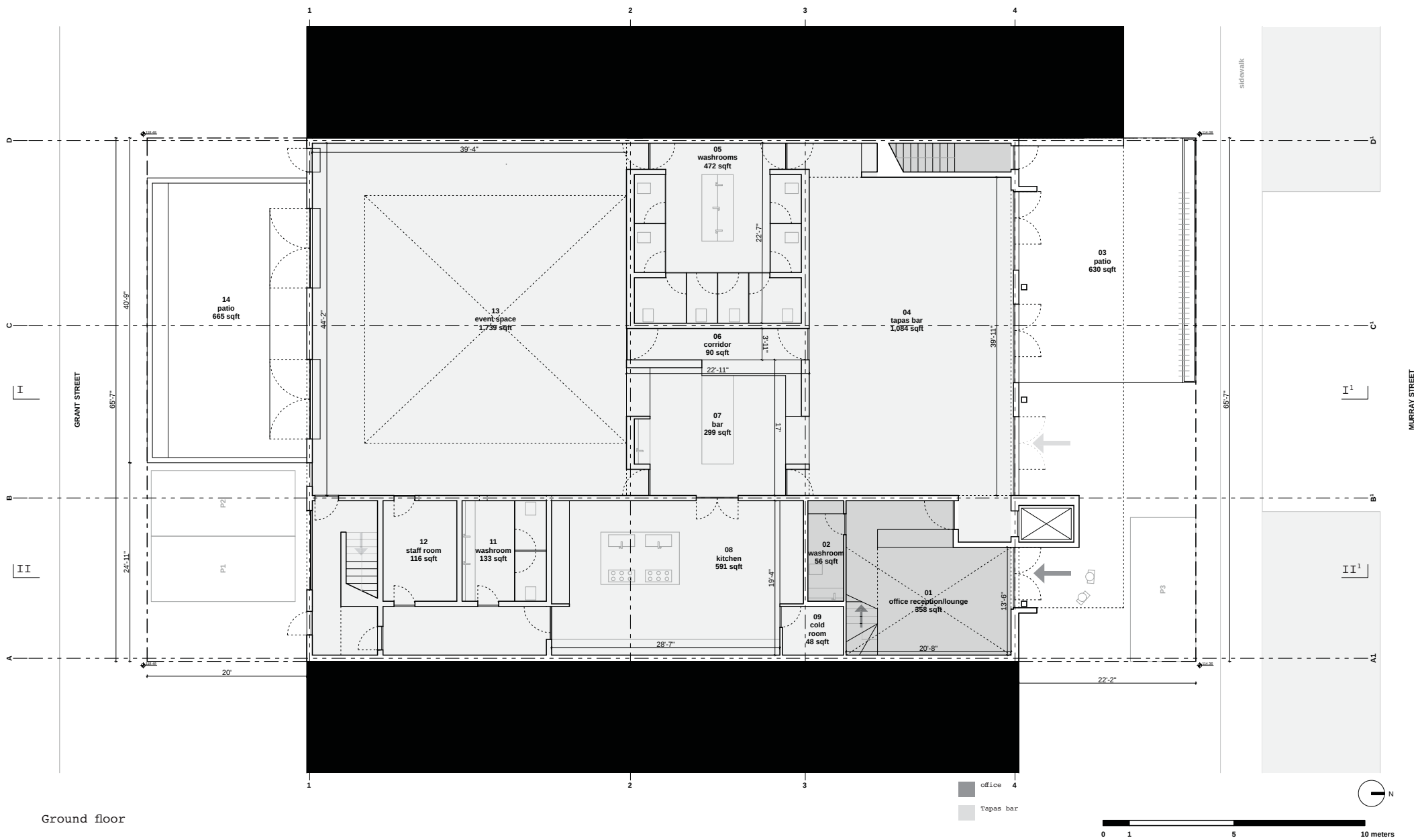
3 regular parking spots are provided within the property line

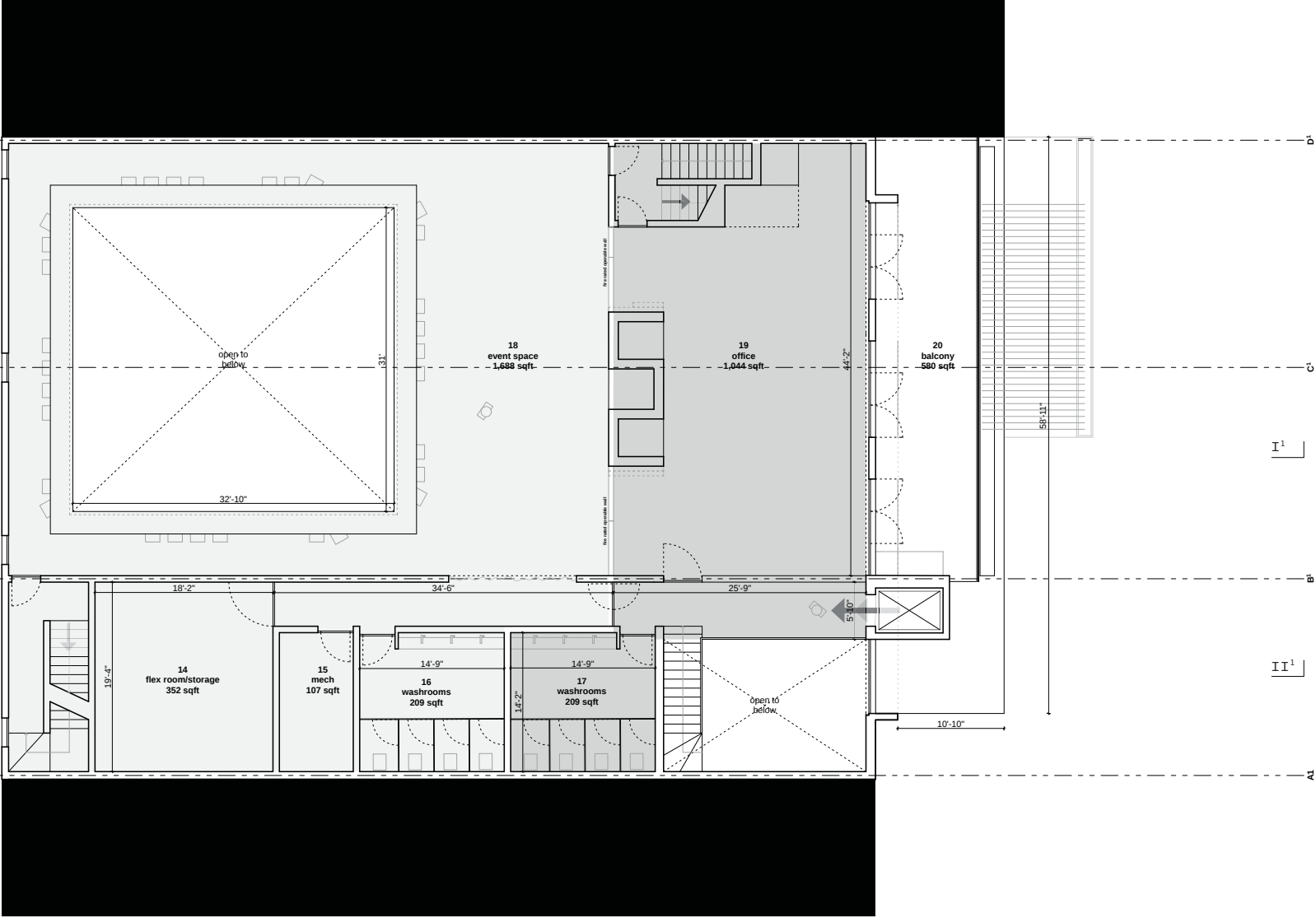
M1 Zoning

parking requirements:

Office: 1 space for every 50m² of Floor Area
= 3.72 spaces

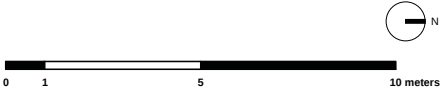
Retail, including Retail food service: 1 space for every 40m² of Floor Area
= 18.25 spaces



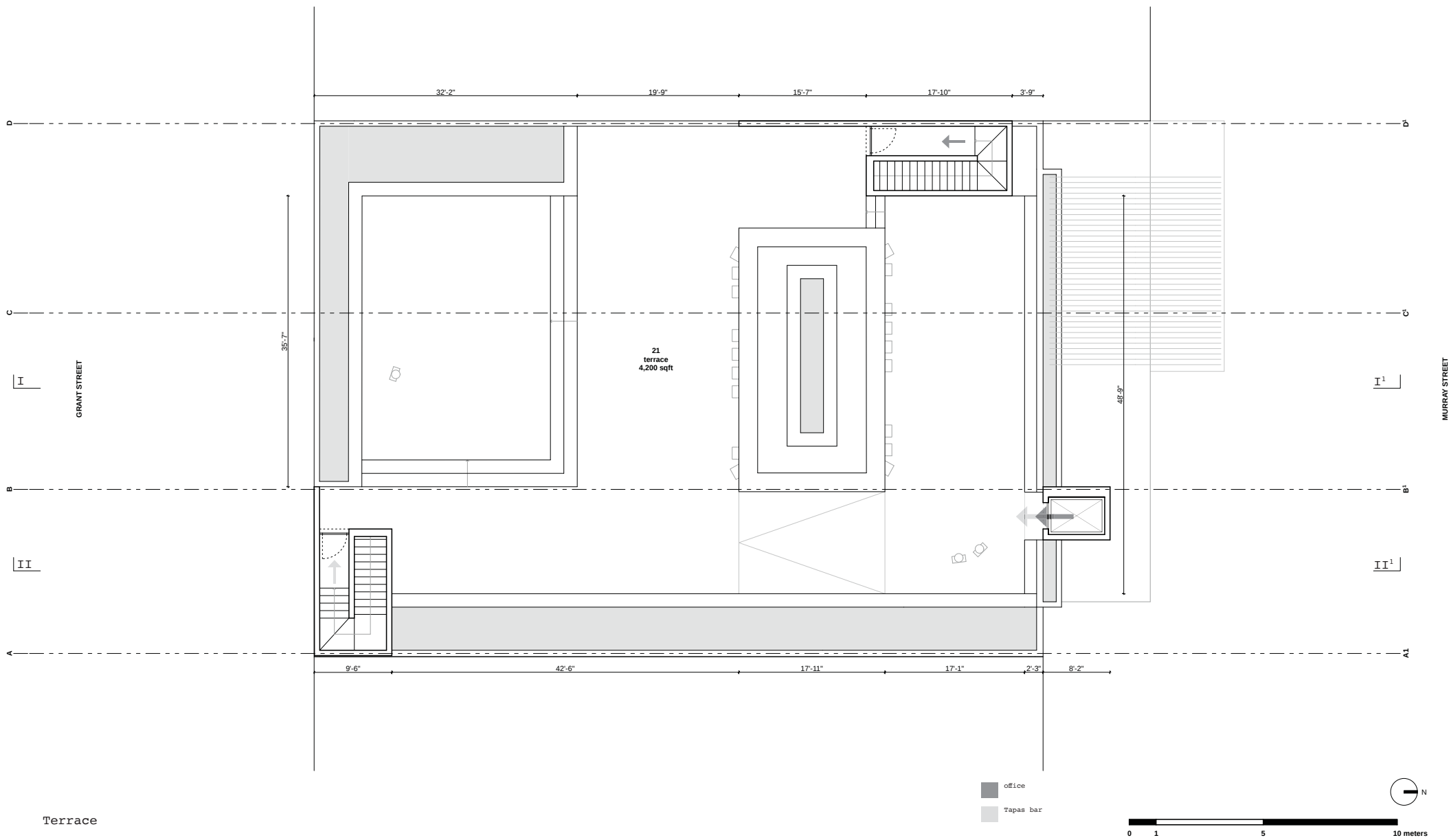


Second floor

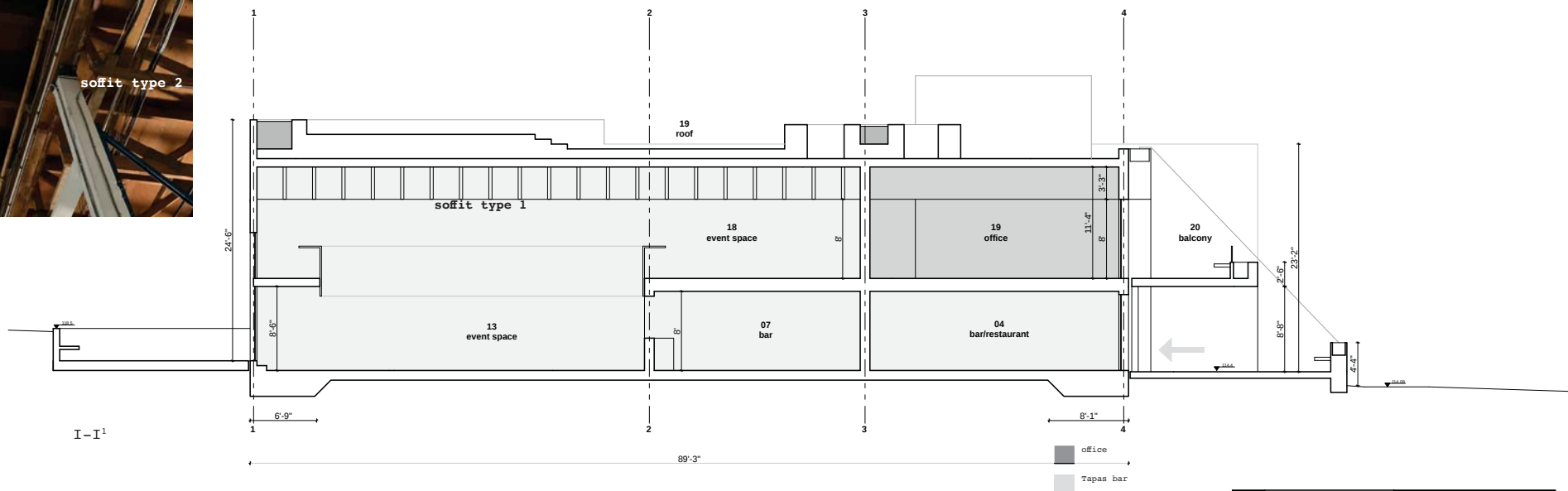
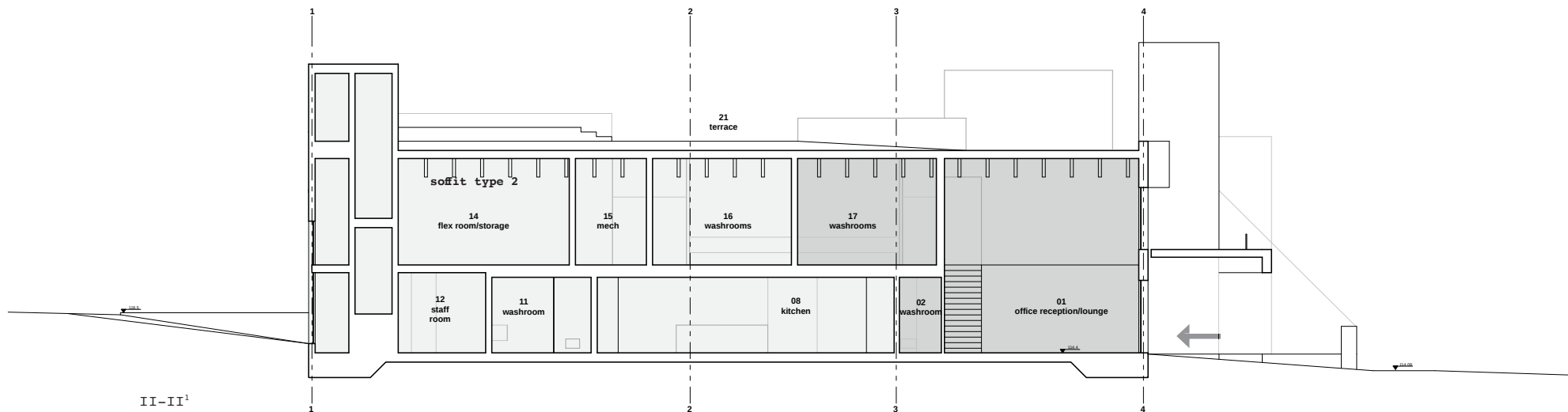
office
Tapas bar



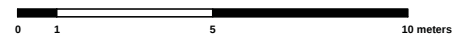
All dimensions to be verified on site



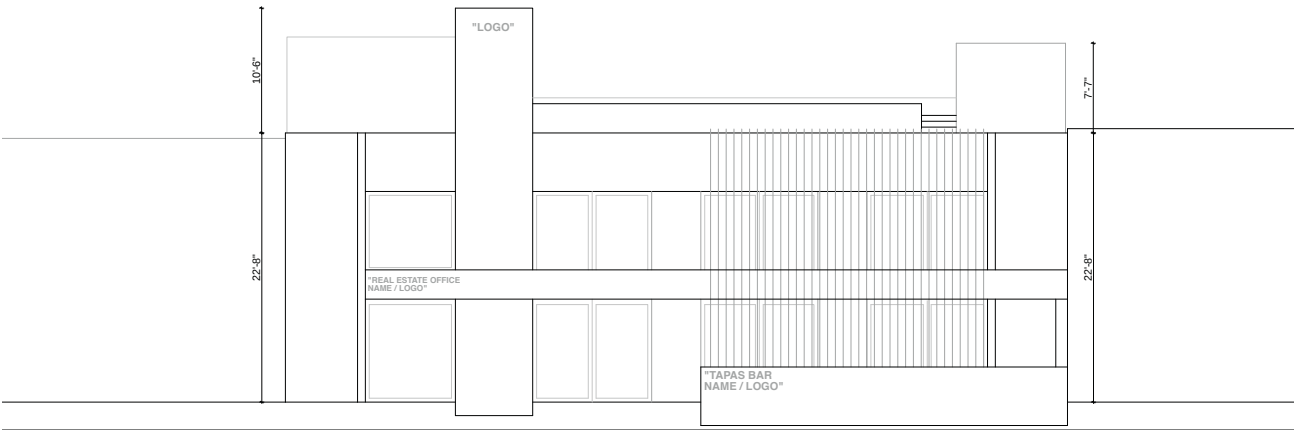
Terrace



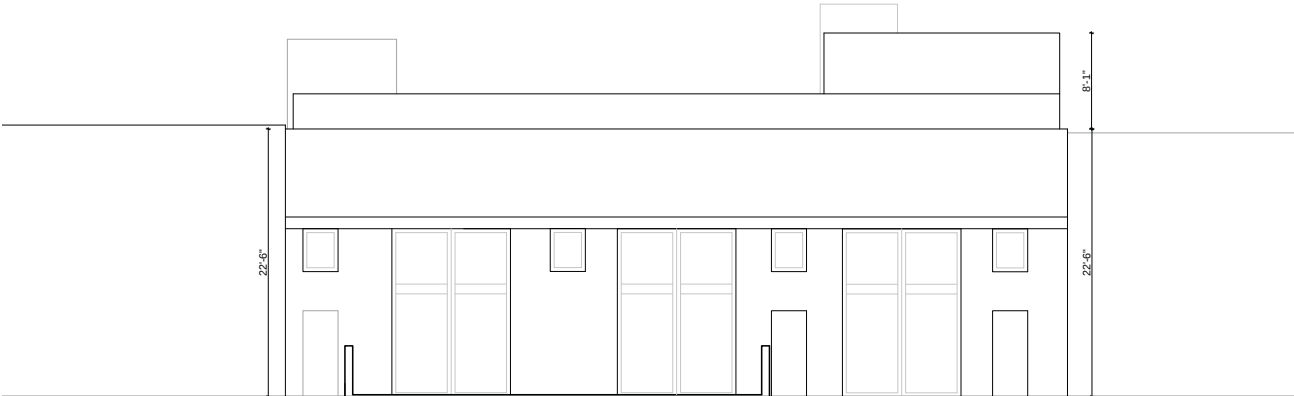
Sections



All dimensions to be verified on site



Murray st



Grant st

Elevations

