

LEGEND OF EXISTING FEATURES:

- EXISTING BUILDING
- EXISTING CURB TO BE REMOVED
- EXISTING CURB
- PROPERTY LINE
- EXISTING LIGHT
- EXISTING SIGN
- EXISTING FENCE
- EXISTING CATCH BASIN

LEGEND OF PROPOSED IMPROVEMENTS:

- PROPOSED BUILDING
- PROPOSED BUILDING MOUNTED LIGHT FIXTURE
- CURB
- PROPOSED ASPHALT PAVEMENT
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED PARKING LOT LIGHT

ZONING DATA

<b>1180 MT HOPE (BUILDING #1)</b>	<b>REQUIRED C1</b>	<b>PROPOSED</b>
TOTAL FLOOR AREA		63242
FLOOR AREA RATIO		4.40
MAX BUILDING SQUARE FOOTAGE, PRINCIPLE USE	3000	3812
MAX LOT COVERAGE	80%	90.26%
MAX BUILDING COVERAGE	70%	88.39%
PERCENT OF OPEN SPACE		9.74%
MIN BUILDING HEIGHT	20 FEET OR 2 STORIES	5 STORES (55FT)
<b>10 GOLD STREET (BUILDING #2)</b>	<b>REQUIRED C1</b>	<b>PROPOSED</b>
TOTAL FLOOR AREA		8296
FLOOR AREA RATIO		2.60
MAX BUILDING SQUARE FOOTAGE, PRINCIPLE USE	3000	860
LOT COVERAGE	80%	73.70%
BUILDING COVERAGE	35%	64.91%
PERCENT OF OPEN SPACE		26.30%
MIN BUILDING HEIGHT	20 FEET OR 2 STORIES	3 STORES (25FT)
<b>16 GOLD ST PARKING LOT</b>	<b>REQUIRED R1</b>	<b>PROPOSED</b>
TOTAL FLOOR AREA		N/A
FLOOR AREA RATIO		N/A
MAX LOT COVERAGE	35%	68.58%
MAX BUILDING COVERAGE		N/A
PERCENT OF OPEN SPACE		31.43%
<b>PARKING REQUIREMENTS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
ACCESSIBLE PARKING SPACES	2 (LOT) 1 (GARAGE)	2 1
	24 2-BEDROOM@1.2 PER UNIT=28.8 16 4-BEDROOM@1.5 PER UNIT=24 3160 SF RETAIL @2 PER 1000 SF=6.32	STANDARD SPACE(LOT)=45 ACCESSIBLE SPACE=3 STANDARD SPACE (GARAGE)=7
TOTAL	59.12	55

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GOLD STREET LOFTS

REV NO.	DESCRIPTION	DATE
JOB NO.	1533	11/24/2015
SCALE	1/16"=1'-0"	
ISSUE DATE		
DRAWN BY	WZ	
CHECKED BY	CJ	

THIS IS A SINGLE SHEET OF A COMPLETE SET OF CONSTRUCTION DOCUMENTS. (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

SITE PLAN

NOT FOR CONSTRUCTION



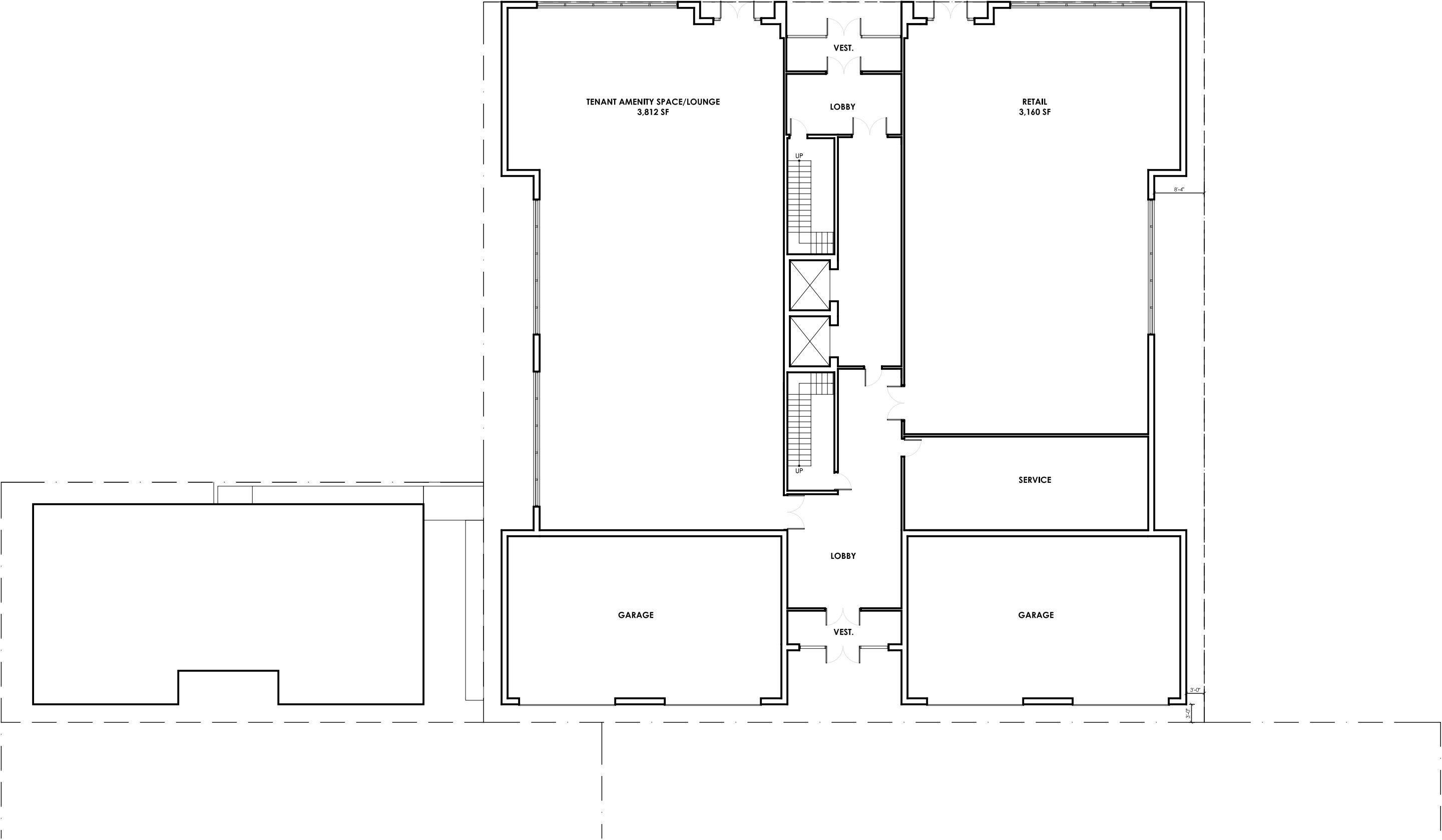


1180 MT Hope Rendering

LOFTS AT GOLD STREET



MT HOPE AVENUE



GROUND FLOOR PLAN

LOFTS AT GOLD STREET  
1/16"=1'-0"

MT HOPE AVENUE



TYPICAL FLOOR PLAN

LOFTS AT GOLD STREET  
1/16"=1'-0"





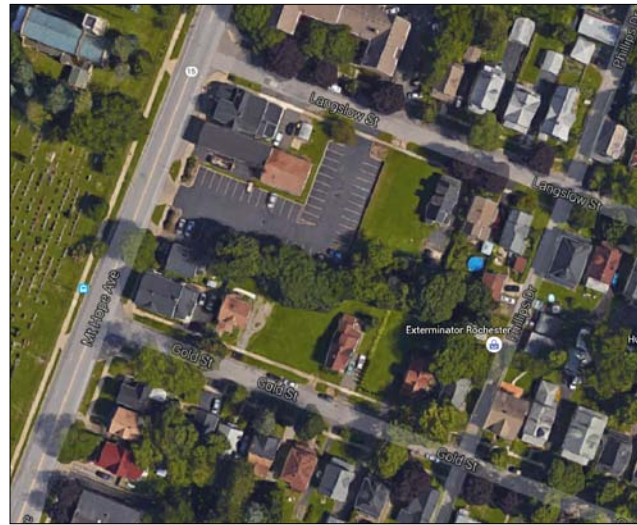
NORTH ELEVATION (SOUTH ELEVATION SIM.)

WEST ELEVATION









AERIAL



VEWS FROM MT HOPE



ADJACENT PROPERTIES

SITE PHOTOS