



PROPOSED 4 UNIT APARTMENT BUILDING (200 M2 FOOTPRINT)
770 RIVERSIDE DRIVE, FREDERICTON NB

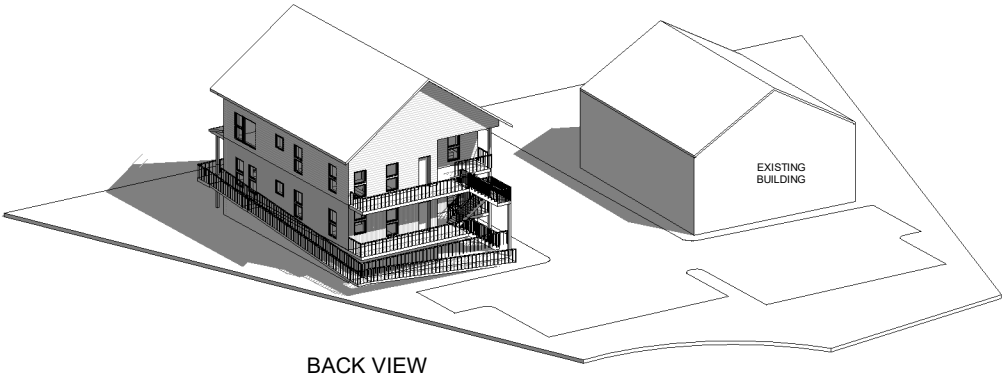
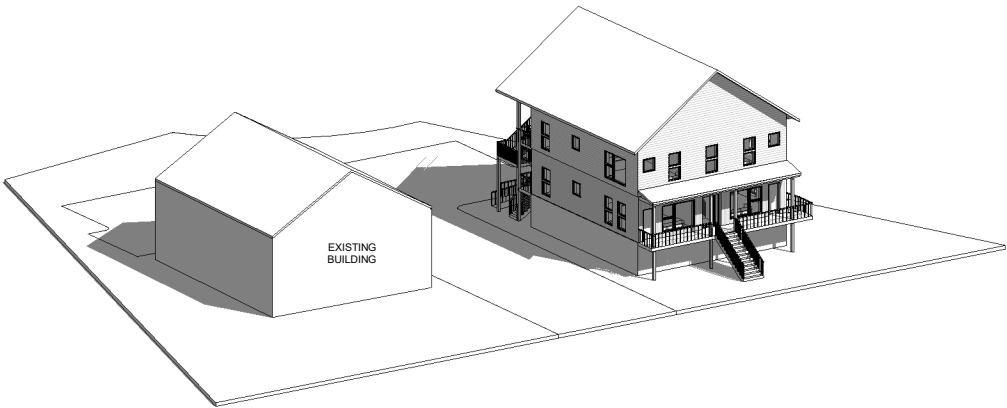
ZONED R-2, RE-ZONE TO R-4
1980 M2 LOT AREA
1406 M2 LANDSCAPED AREA = 175 M2 PER UNIT

MAX HT. - 9m

2163 SF FOOTPRINT (INCL. PORCHES)
1671 SF FOOTPRINT (CONDITIONED SPACE)
2 700 sf 2 bedroom
2 500 sf 1 bedroom

$$= (2 \times 1.25) + (2 \times .75) = 4 \text{ (INCL. 1 BF)}$$

SETBACKS:
FRONT: 6M
SIDE: 1.8M
(1.2M W/GARAGE)
(NO GARAGE - 3.6M
DRIVEWAY SIDE, 1.8M
OPPOSITE SIDE)
REAR: 7.5M



770 RIVERSIDE DR. PRELIMINARY SITE LAYOUT

1" = 30'-0"

