

8 ARGYLE STREET

PROJECT INFORMATION: 05.25.17

Site = 17,579 sf

Zoning Information

- MFR District
 - F.A.R. = 1.0
 - 3 Stories / 35 ft
 - 400 sf of open space / unit
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Basement level

- 2,900 sf of Residential storage
- 23 parking spaces, access from Argyle.
- +/- 1,400 sf of Utilities.

Ground Level

- 735 sf of Lobby
- 1,060 sf of Retail
- 1,815 sf of Church Use
- Mailroom
- 6 units.
 - (1) Studio
 - (3) 1 Bed
 - (2) 2 Bed

Second + Third Level

- First full level of Residential
- 14 Units
 - (2) Studio
 - (10) 1 Bed
 - (2) 2 Bed
- Decks of Julietts in most units

Fourth Level

- 6 units all with private outdoor space.
 - (1) 1 Bed
 - (2) 2 Bed
 - (3) 3 Bed – (2 of which are Duplex)
- Roof deck for the building.

Fifth Level

- Mezzanines for the du-plex
- Roof deck off of the mezzanine

Project Totals

- 47,500 GSF
- 40 total residential units
 - (5) Studio @ 550
 - (24) 1 Bedrooms @ Avg. 740 sf
 - (8) 2 Bedrooms @ Avg. 1,180 sf
 - (3) 3 Bedrooms @ Avg. 1,500 sf
- F.A.R. = 2.7 (without in-unit exceptions)
- Parking Ratio = .57
- 4 Stories + Mezzanine
- 60'-0"