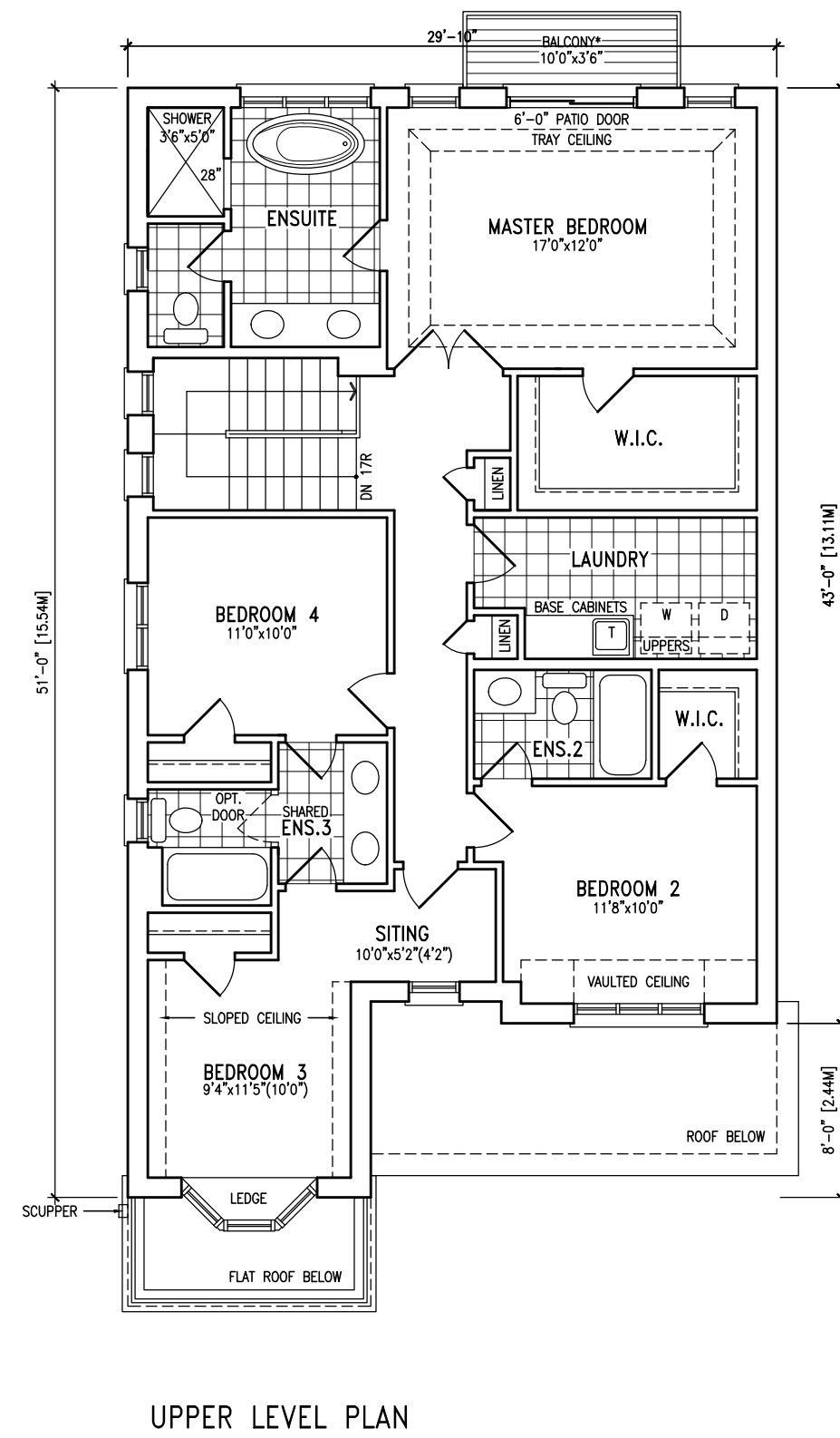
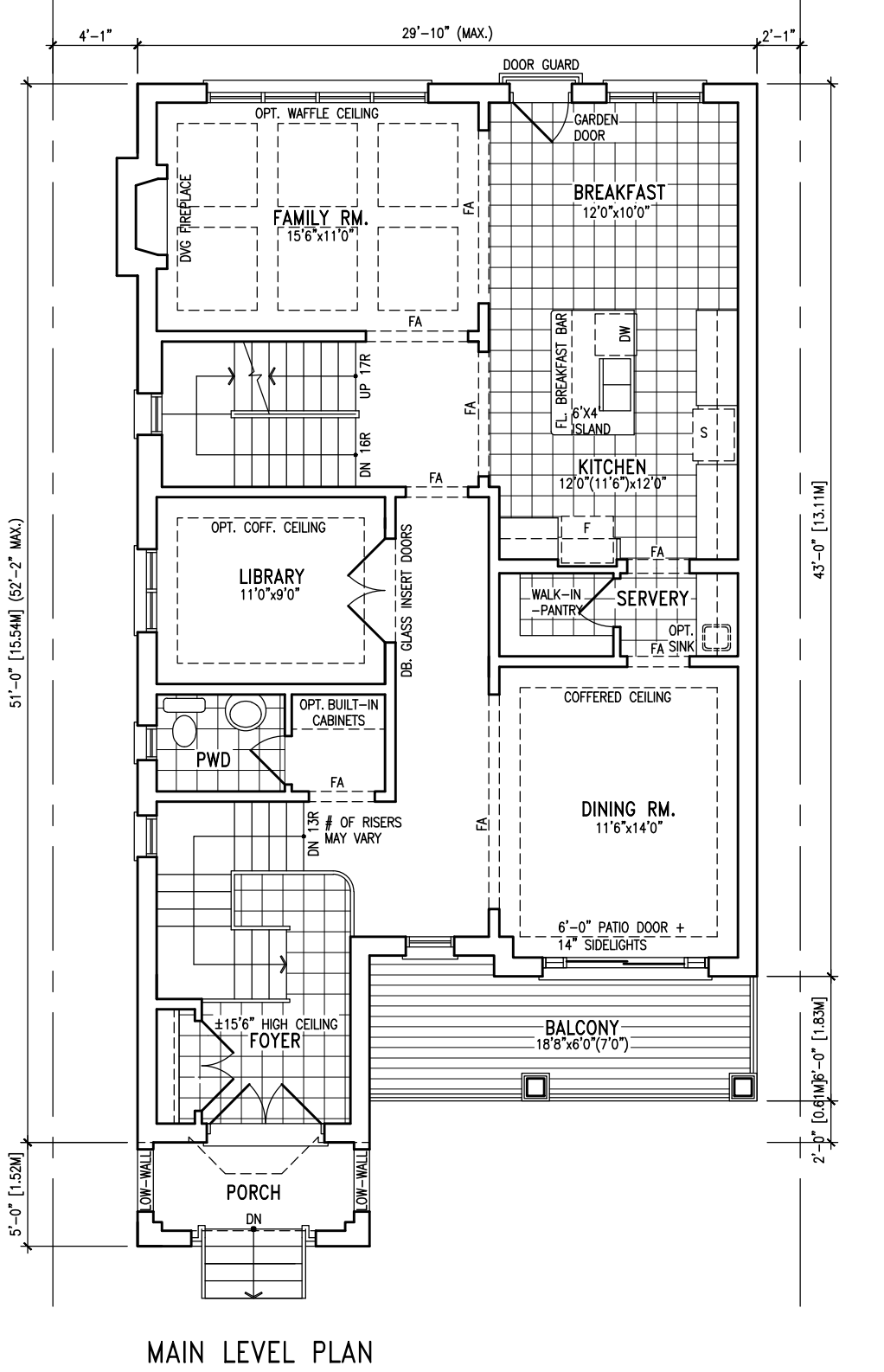
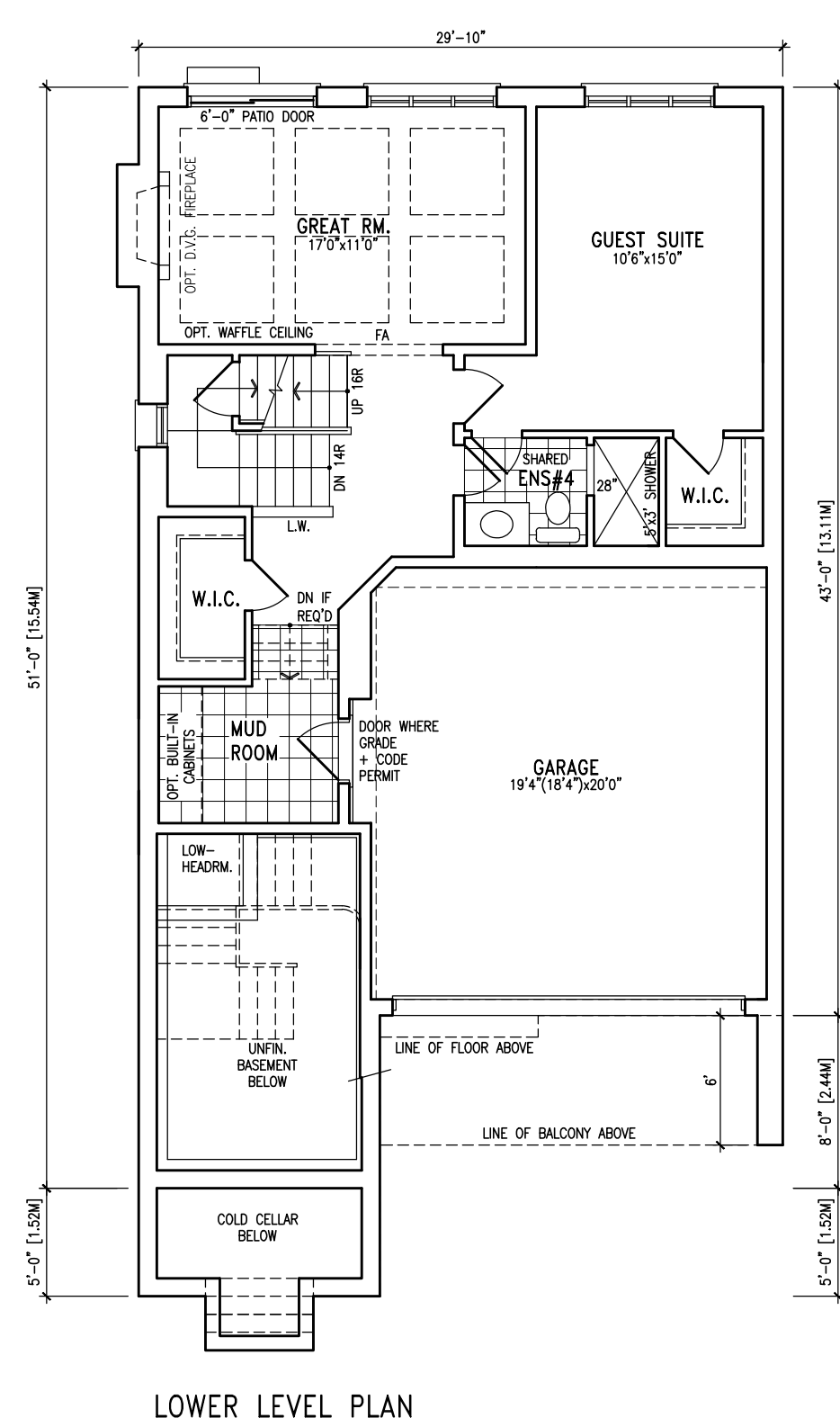


TYPICAL 40' PLANS
(BASED ON 26.0M DEEP LOT)

TYPICAL 40' ELEVATION

AREA CALCULATIONS

LOWER LEVEL AREA	886 SF
MAIN LEVEL AREA	1550 SF
UPPER LEVEL AREA	1535 SF
GROSS FLOOR AREA	2971 SF
DEDUCT OPEN AREAS	50 SF
FIN. SEMI. AREA	0 SF
TOTAL NET AREA	3660 SF
COVERAGE W/O PORCH	1530 SF
COVERAGE W/PORCH	1550 SF



TYPICAL 36' PLANS
(BASED ON 26.0M DEEP LOT)

TYPICAL 36' ELEVATION

AREA CALCULATIONS

LOWER LEVEL AREA	790 SF
MAIN LEVEL AREA	1365 SF
UPPER LEVEL AREA	1370 SF
GROSS FLOOR AREA	2525 SF
DEDUCT OPEN AREAS	0 SF
FIN. SEMI. AREA	0 SF
TOTAL NET AREA	3530 SF
COVERAGE W/O PORCH	1365 SF
COVERAGE W/PORCH	1450 SF

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING SUBMISSION	17-12-15 JM

V3 DESIGN

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VOGUE/WYCLIFFE

PROJECT NAME: 3171 LAKESHORE ROAD WEST
PROJECT NO: 17027
DATE: 17-12-15
DRAWING NO: 1