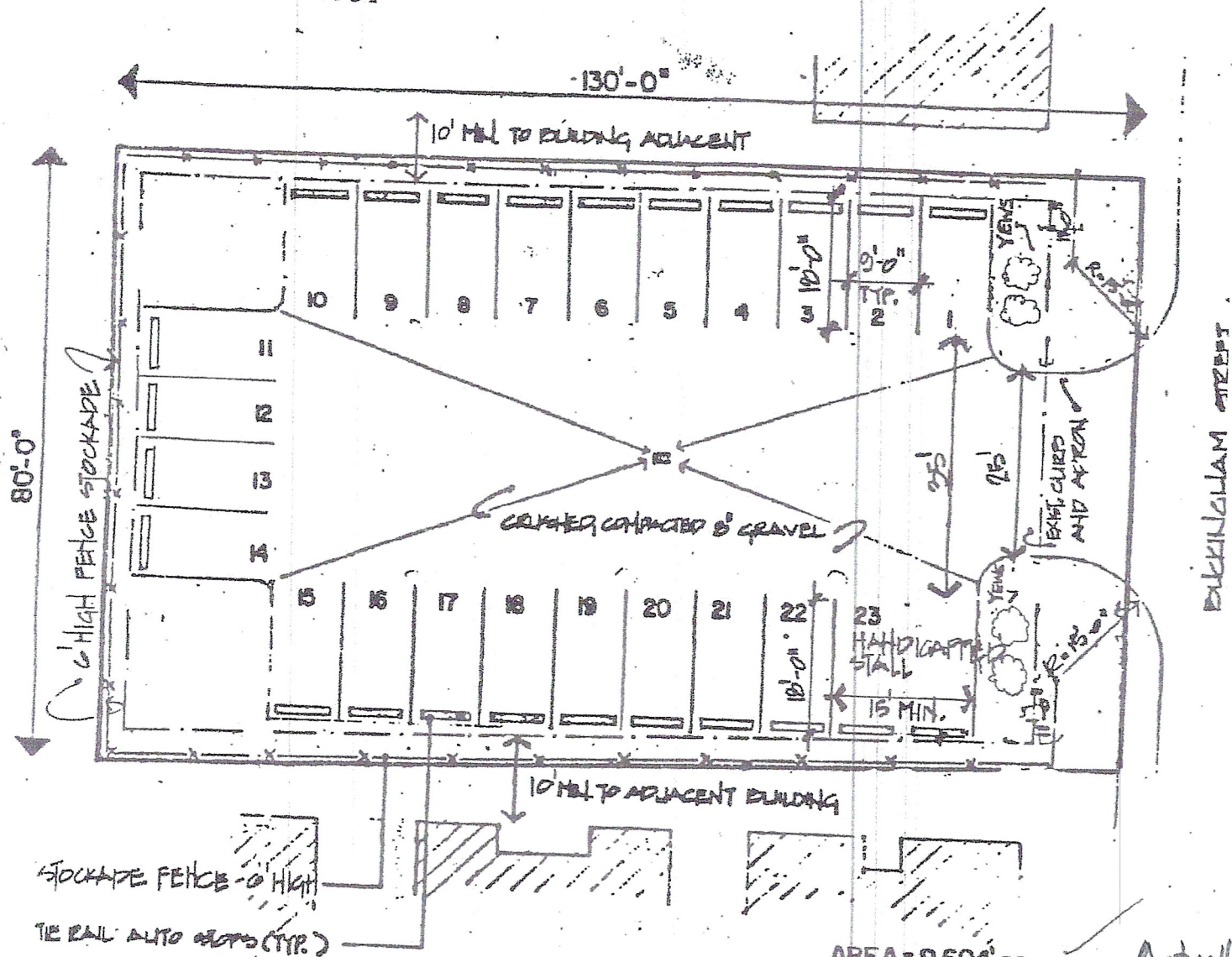


SUBMITTED 1986



Actually
10,205 sf.



my brother did this
way back when -
he was managing
parties at SOM

PROPERTY LINE

EASEMENT LINE

STOCKADE FENCE (6" H)

MARC GOTTESDIENER & CO., INC.

City of Hartford
Property Viewer

OR/INVESTOR

247450043

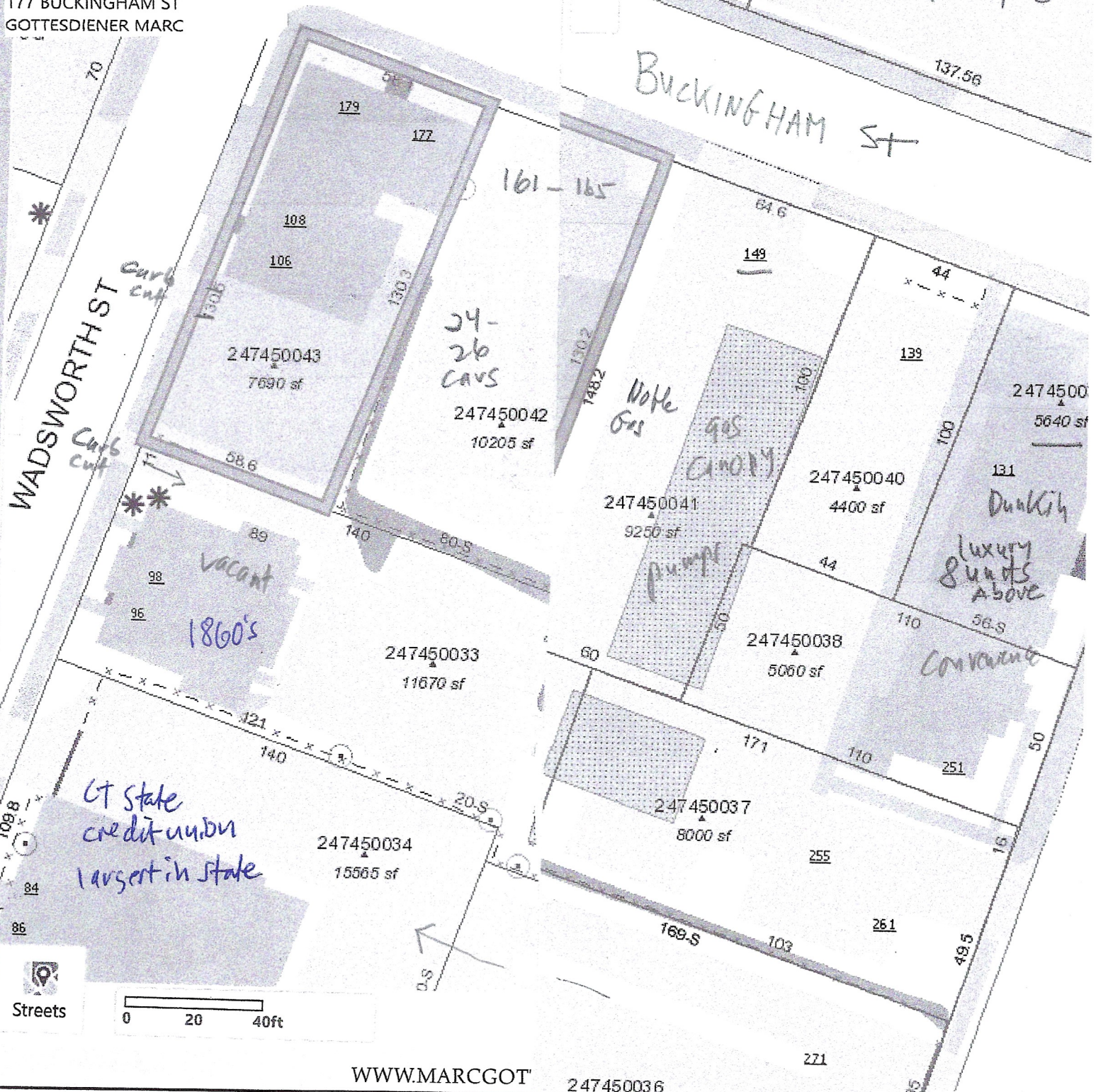
Description

177 BUCKINGHAM ST
GOTTESDIENER MARC

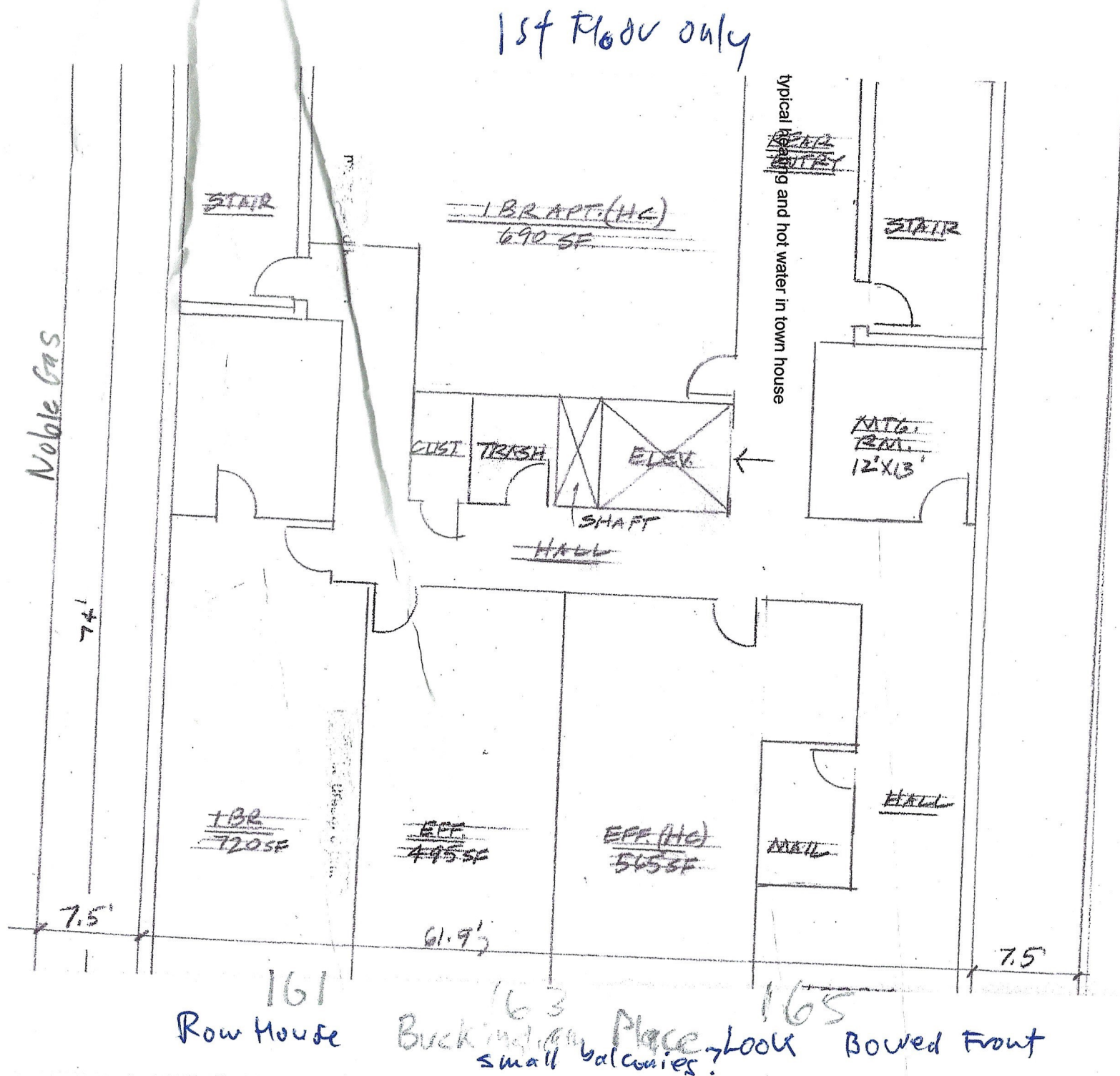
↑ N
Spunker
Tools

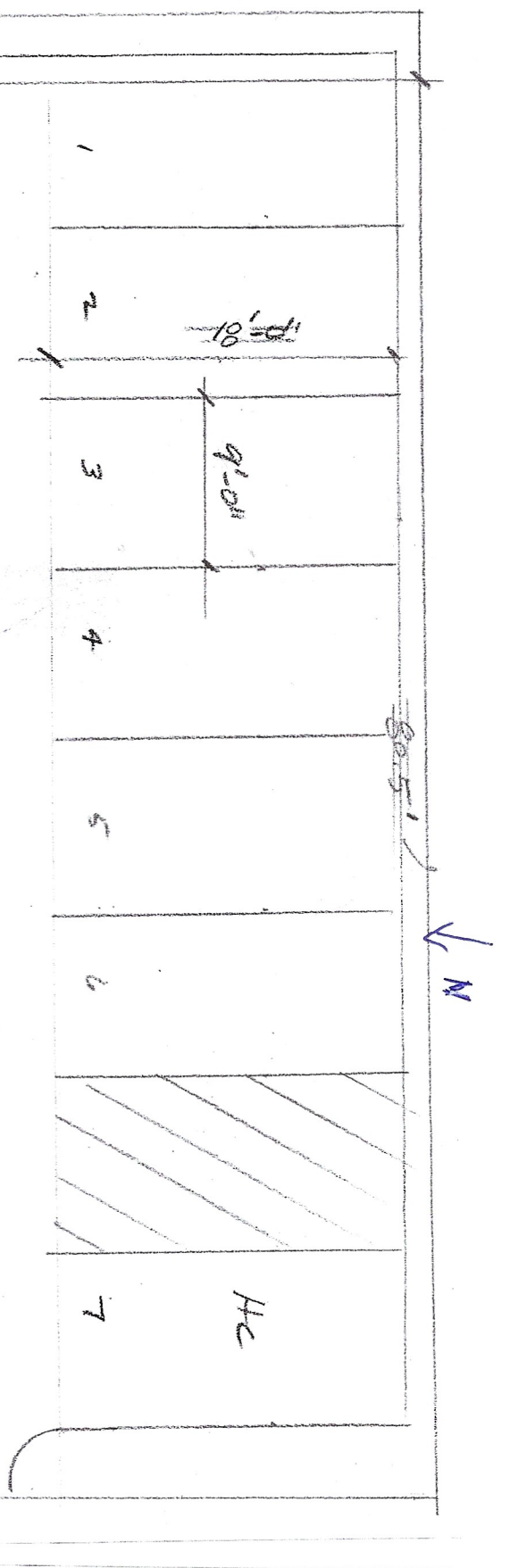
I want to...

Planned
7 story Apts



Scale: 1/8" = 1'-0"





56'

80.5'



10.8'

9.0'

1

2

3

4

5

6

7

Hc

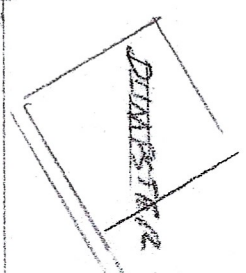
RECEIVING ROOM

TOTAL LOT AREA = 10,205 SF

45% OF AREA = 4,590 SF

BLANK FOR PARKING = 5,612 SF - 720 SF DRIVEWAYS = 4,892 SF

SUGGESTION: have 2 rows of designated parking Building 61'9" wide x 74' long



remove 14'5" in front of building

6' WALL

- 62' x 5' - 310 SF. take out 1st floor

get another row of cars so

MX-1 plan
MX-1

7 1/2'

130.5'

130.3'

7 1/2'

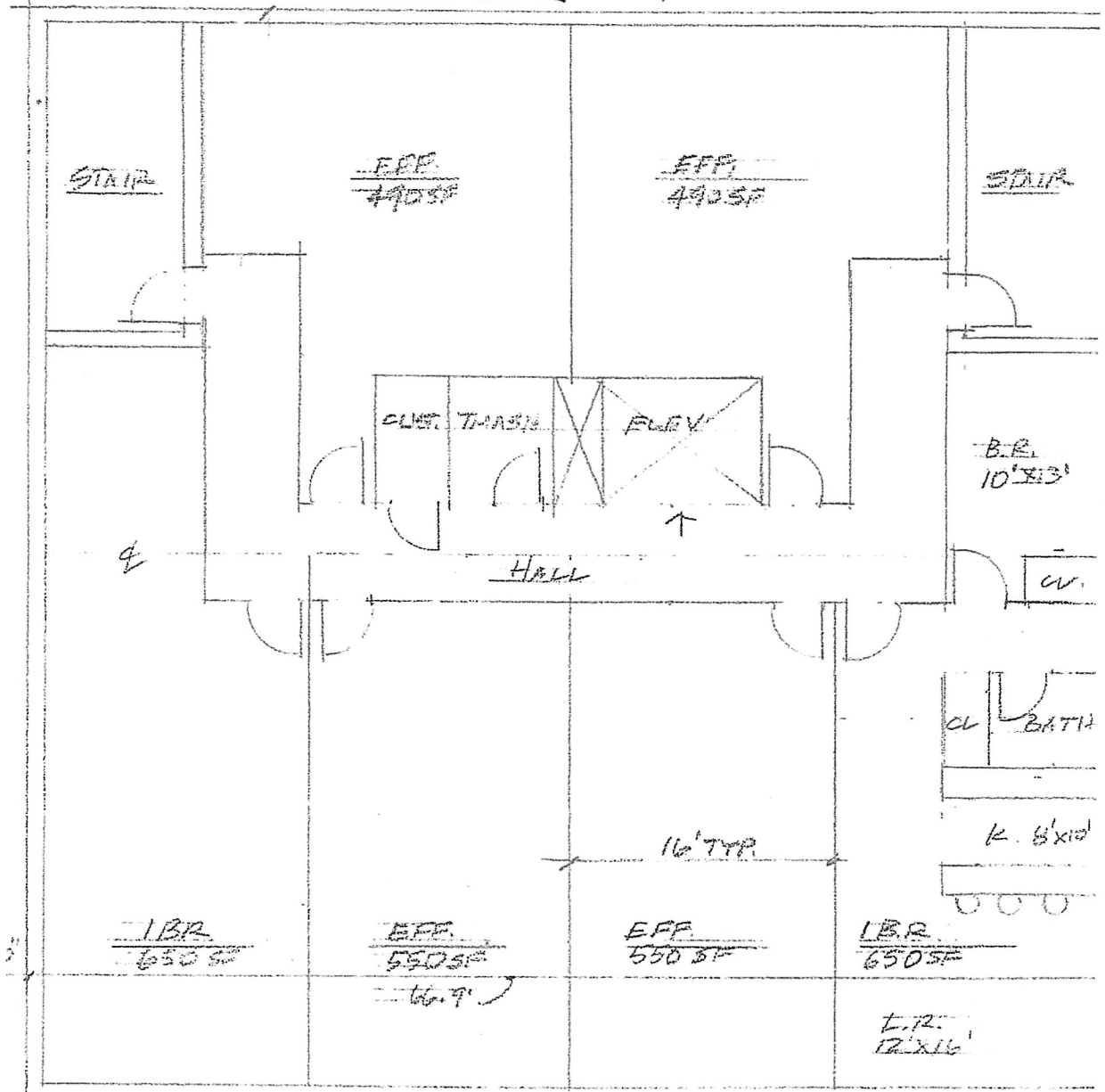
62'

?

OVERALL

<u>TOTAL APTS.</u>	<u>STUDIO</u>	<u>1BR</u>	<u>1BR+STUDY</u>	<u>2BR</u>	
<u>FLOOR</u>					
1	2	2			
2	4	2			
3	4	2			
4	4		1	2	
<u>Total</u>	<u>14</u>	<u>6</u>	<u>1</u>	<u>2</u>	<u>(23)</u>
5th Story	5	2	1	2	

4560 SF / FLOOR X 4 = 18,240 SF + BSMT.



TEST LAYOUT 1/4" = 1' 0" (2ND-3RD) 4 stories only
 permitted as of A Right "AS IS"

96-98 Wadsworth apts + parents 5 stories
 180 Buchanan allow 1 7 stories

1	2	2
2	4	2
3	4	2
4	4	2
5	4	2
TOTAL	14	8

Studios

1 BR

1 + study

(2) + 2 units
2 (25)

4590 SF / FLOOR
- 310 1st Floor

X 5
22.95
+ BEN

1 BR + STUDY
840 SF

STAIR

STAIR

CLUST. TRASH

ELEV.

SHAFT

B.R.
12x16'

Not
Applicable
larger units

BATH

BATH

KITCH
10'x13'

ELEV.

L.R.
15'x18'

M.B.R.
12'x18'

61.9'

7.5'

2 BR APT
1215 SF

2 BR. APT. (14C)
1215 SF

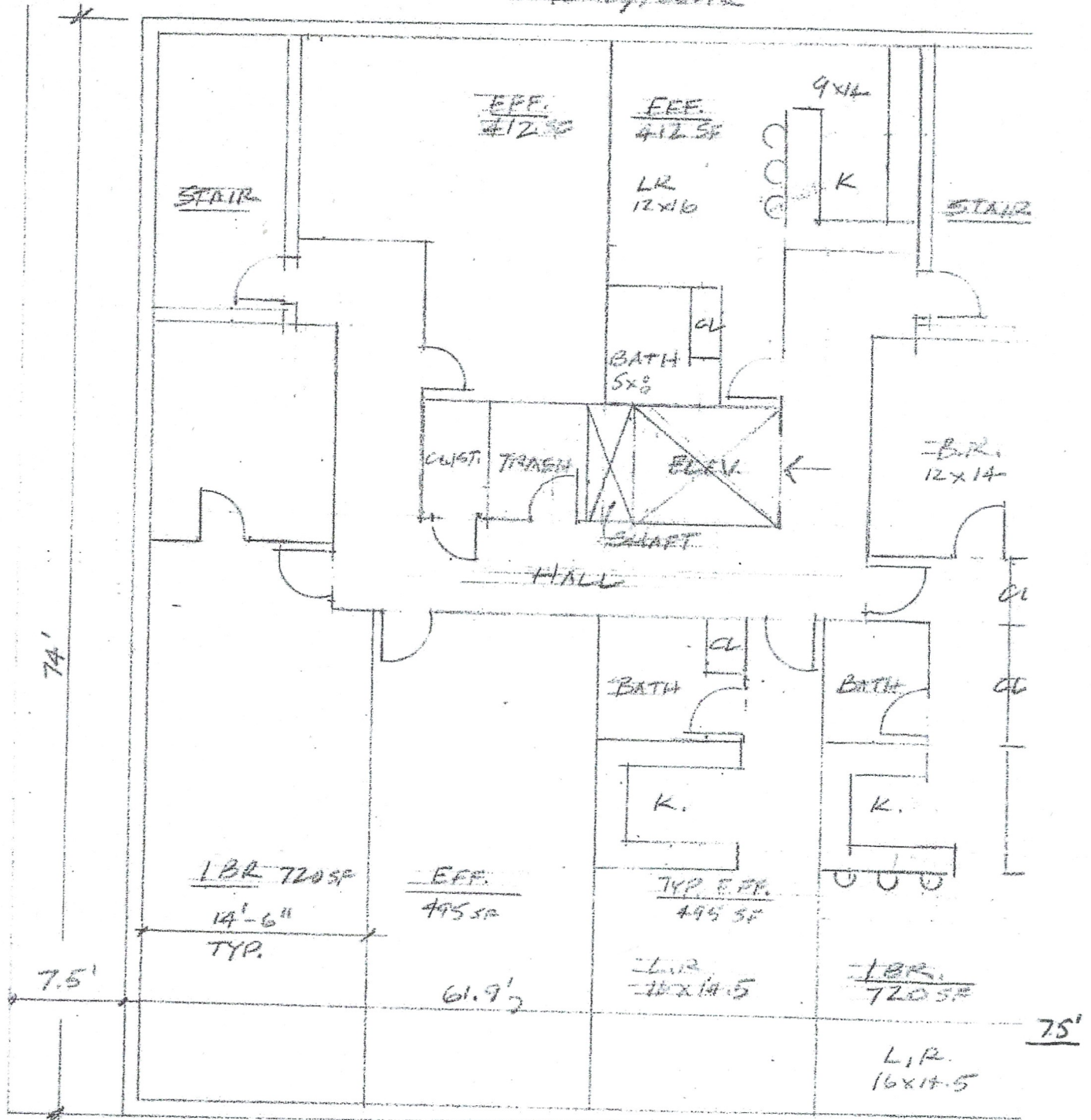
LAYOUT - NXX-1 ZONE (5TH FLOOR)

76.9' -
SUGGESTION - Reduce larger units

Maybe 3 → 5
units on
top floor

↓ N

-4510 SF/FLOOR



TEST LAYOUT - ~~W~~X-1 76.9' ZONE (2ND-4TH)

1/8" = 1'-0"