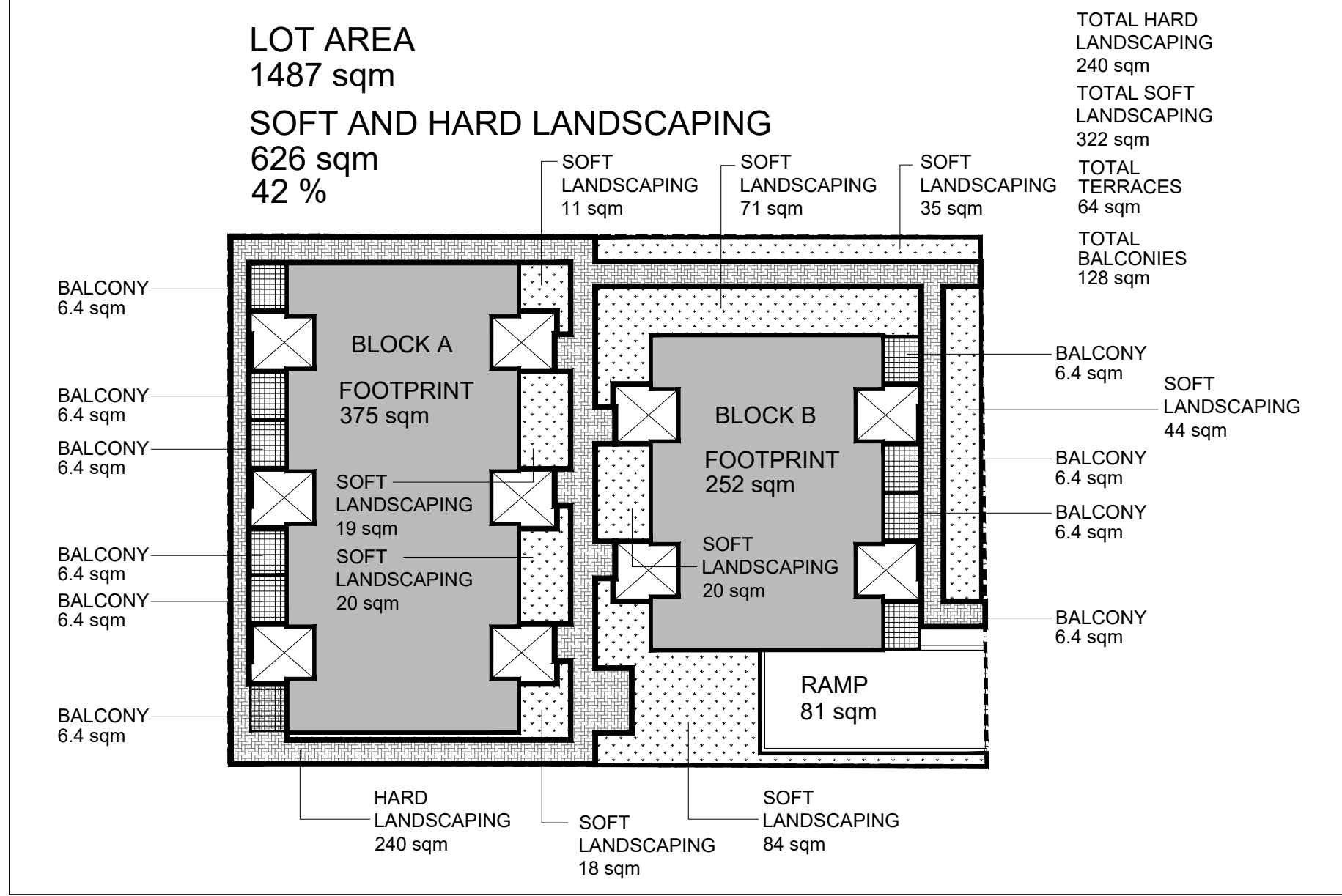


- LEGEND:**
- PROPOSED NEW BUILDING
 - NEW UNIT PAVERS
 - PROPERTY LINE
 - ADJACENT LOT PROPERTY LINES
 - EXISTING OVERHEAD HYDRO LINE
 - NEW WOOD FENCE
 - EXISTING HYDRO POLE TO REMAIN
 - ENTRANCE ARROWS
 - NEW BIKE RACKS
 - NEW PARKING
 - EXISTING CONCRETE CURB
 - LIGHT STANDARD
 - WALL MOUNTED LIGHTING FIXTURE
 - EXTERIOR SOFFIT LIGHTING FIXTURE
 - EXTERIOR WALL MOUNTED LIGHT FIXTURE

11			
10			
09			
08			
07			
06			
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020
No.	REVISIONS	BY	DATE
STAMP			
NORTH ARROW			



SITE STATISTICS		1592 TENTH LINE ROAD		REQUIRED	PROVIDED
ITEM	Current	Proposed	R3Z(1186) R4Z		
Lot Area		Proposed	R4Z	450 sqm	1487 sqm
Lot Width		Proposed	R4Z	18.0m 11.0m	32.3m
Maximum Building Height		Proposed	R4Z	15.0m	10.8m
Front Yard (Phoenix Crescent)		Proposed	R4Z	3.0m min. 3.0m min.	3.5m
Side Yard		Proposed	R4Z	1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m	1.6m for the 1st 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Rear Yard (Tenth Line Road)		Proposed	R4Z	6.0m min.	6.0m
Building Footprint		n/a	n/a	375 sqm 252 sqm	
Lot Coverage					
Number of Dwelling units		Block A Block B	n/a n/a	18 units 12 units	
PARKING SPACES		Block A Block B	1.08 PER UNIT + 0.2 VISITOR PER UNIT (18 x 1.28=23.04) 1.08 PER UNIT + 0.2 VISITOR PER UNIT (12 x 1.28=15.36)		31 Spaces
10% reduction as per Section 101 (6) (c) (All parking located underground)					
Required Bike Racks		Block A Block B	0.5 PER UNIT (18 x 0.5=9) 0.5 PER UNIT (12 x 0.5=6)		18 Spaces below 6 Spaces at grade/podium 24 Spaces Total
Amenity			6.0 sq m per units	6.0 sq m x 30 units = 120msq m	(754 sq m -151 sq m within front yard) 603 sq m
Landscaping					
				30%	626 sq m (42%)