



**SITE STATISTICS**

ZONING: R4Z

SITE AREA:  
 BLOCK A: 2452 M<sup>2</sup>  
 BLOCK B: 2508 M<sup>2</sup>  
 BLOCK C: 2308 M<sup>2</sup>  
 TOTAL: 7268 M<sup>2</sup>

**SETBACK REQUIREMENTS**

**FRONT YARD SETBACK**  
 REQUIRED: 3.00 M  
 PROVIDED:  
 BLOCK A: 6.10 M  
 BLOCK B: 9.50 M  
 BLOCK C: 9.50 M

**INTERIOR SIDE SETBACK (ABUTTING R2N ZONE)**  
 REQUIRED: 6.00 M  
 PROVIDED:  
 BLOCK A: 7.00 M

**INTERIOR SIDE SETBACK (ABUTTING LC6 ZONE)**  
 REQUIRED:  
 FIRST 21.0M: 3.00 M  
 PROVIDED: 4.10 M  
 REQUIRED: BEYOND 21.0M: 6.00 M  
 PROVIDED: 6.00 M

**REAR YARD SETBACK**  
 REQUIRED: 6.00 M  
 PROVIDED:  
 BLOCK A: 8.70 M  
 BLOCK B: 27.90 M  
 BLOCK C: 8.00 M

**HEIGHT LIMITATIONS**  
 REQUIRED: 15.0 M  
 PROVIDED:  
 BLOCK A: 10.7 M  
 BLOCK B: 16.0 M  
 BLOCK C: 10.7 M

**BUILDING FOOTPRINT**  
 BLOCK A: 894 M<sup>2</sup>  
 BLOCK B: 552 M<sup>2</sup>  
 BLOCK C: 894 M<sup>2</sup>  
 TOTAL: 2340 M<sup>2</sup>

**BUILDING GFA**  
 BLOCK A: 2682 M<sup>2</sup>  
 BLOCK B: 2760 M<sup>2</sup>  
 BLOCK C: 2682 M<sup>2</sup>  
 TOTAL: 8124 M<sup>2</sup>

**LANDSCAPE**  
 BLOCK A: 1100 M<sup>2</sup> (45%)  
 BLOCK B: 791 M<sup>2</sup> (32%)  
 BLOCK C: 953 M<sup>2</sup> (41%)  
 TOTAL: 2844 M<sup>2</sup> (39%)

**RESIDENTIAL UNIT COUNT**  
 BLOCK A: 33  
 BLOCK B: 31  
 BLOCK C: 33  
 TOTAL: 97

**ASPHALT AREA AND RAMPS**  
 BLOCK A: 458 M<sup>2</sup>  
 BLOCK B: 1165 M<sup>2</sup>  
 BLOCK C: 460 M<sup>2</sup>  
 TOTAL: 2083 M<sup>2</sup>

**AMENITY AREA**  
 REQUIRED: 6.0sqm per unit  
 97 units x 6.0 = 582 sqm

**BLOCK A**  
 TOTAL BALCONIES: 192.2 sqm  
 TOTAL TERRACES: 64.2 sqm  
 TOTAL COMMUNAL AMENITY: 112 sqm  
 TOTAL AMENITY: 368.4 sqm

**BLOCK B**  
 TOTAL BALCONIES: 116 sqm  
 TOTAL TERRACES: 53 sqm  
 TOTAL COMMUNAL AMENITY: 63 sqm  
 TOTAL AMENITY: 232 sqm

**BLOCK C**  
 TOTAL BALCONIES: 192.2 sqm  
 TOTAL TERRACES: 64.2 sqm  
 TOTAL COMMUNAL AMENITY: 112 sqm  
 TOTAL AMENITY: 368.4 sqm

**TOTAL AMENITY BLOCK A, B & C: 968 sqm**

**PARKING STATISTICS**

**BLOCK A**  
 REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT  
 33 UNITS X 1.4 = 46 PARKING SPACES  
 PROVIDED:  
 SURFACE: 9 SPACES  
 UNDERGROUND: 26 SPACES  
 TOTAL: 35 SPACES

**BLOCK B**  
 REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT  
 31 UNITS X 1.4 = 43 PARKING SPACES  
 PROVIDED:  
 SURFACE: 27 SPACES  
 UNDERGROUND: 24 SPACES  
 TOTAL: 51 SPACES

**BLOCK C**  
 REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT  
 33 UNITS X 1.4 = 46 PARKING SPACES  
 PROVIDED:  
 SURFACE: 9 SPACES  
 UNDERGROUND: 26 SPACES  
 TOTAL: 35 SPACES

**TOTAL REQUIRED:** 97 UNITS X 1.4 = 136 PARKING SPACES  
**PROVIDED:**  
 SURFACE: 45 SPACES  
 UNDERGROUND: 76 SPACES  
 TOTAL: 121 SPACES (1.25 PER UNIT)  
 (6 HANDICAP PARKING SPACES INCLUDED)

CLIENT:

INFORMATION SHOWN ON THIS DRAWING HAS BEEN TAKEN FROM A SURVEY PREPARED BY:  
 XXX  
 XXX

**LEGEND:**

- PROPERTY LINE
- - - PROPERTY SETBACK
- - - - OVERHEAD WIRES
- EXISTING BUILDING
- ▼ BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- ⊕ F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE
- TERRACE

No.	REVISIONS	BY	DATE
14	FOR REVIEW	PE	NOV. 23 2020
13	FOR REVIEW	PE	NOV. 10 2020
12	FOR REVIEW	PE	NOV. 02 2020
11	FOR REVIEW	PE	OCT. 27 2020
10	FOR REVIEW	PE	SEPT. 29 2020
09	FOR REVIEW	PE	AUG. 05 2020
08	FOR REVIEW	PE	JUNE 22 2020
07	FOR REVIEW	PE	JUNE 09 2020
06	FOR REVIEW	PE	JUNE 03 2020
05	FOR REVIEW	PE	JUNE 02 2020
04	FOR REVIEW	PE	MAY 28 2020
03	FOR REVIEW	PE	MAY 12 2020
02	FOR REVIEW	PE	APR. 24 2020
01	FOR REVIEW	PE	APR. 14 2020

NOT AUTHENTIC UNLESS SIGNED AND DATED

**P<sup>2</sup> concepts**  
 CONSULTING ENGINEERS

STRUCTURAL  
 MECHANICAL  
 ELECTRICAL

DESIGNED BY: P.E.  
 DRAWN BY: P.E.  
 APPROVED BY: P.E.

PROJECT: 3817-3843 INNES ROAD ORLEANS

DRAWING TITLE: SITE PLAN

PROJECT NO: 0378  
 DATE: APRIL, 09, 2020

**1 SITE PLAN**  
 SCALE = 1:200

EXTENDED GRASS AND CONCRETE MEDIAN, REFER TO CIVIL FOR REQUIREMENTS.

EXTENT OF EXISTING CONCRETE MEDIAN TO BE ALTERED, REFER TO CIVIL FOR REQUIREMENTS.

