



2023-08-24 3 SPC REVISION

2022-12-05 2 SPC REVISION

2022-08-12 1 SPC REVISION

2022-05-03 OWNER REVIEW

2022-03-15 COORDINATION

DATE: 08/24/2023 ISSUED BY:

GENERAL NOTES:

1. THIS PROJECT IS AN INSTRUMENT OF SERVICE ONLY AND IS NOT A GUARANTEE OF ANY KIND.

2. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT IS FUNCTIONAL, SAFE, AND BEAUTIFUL.

3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT.

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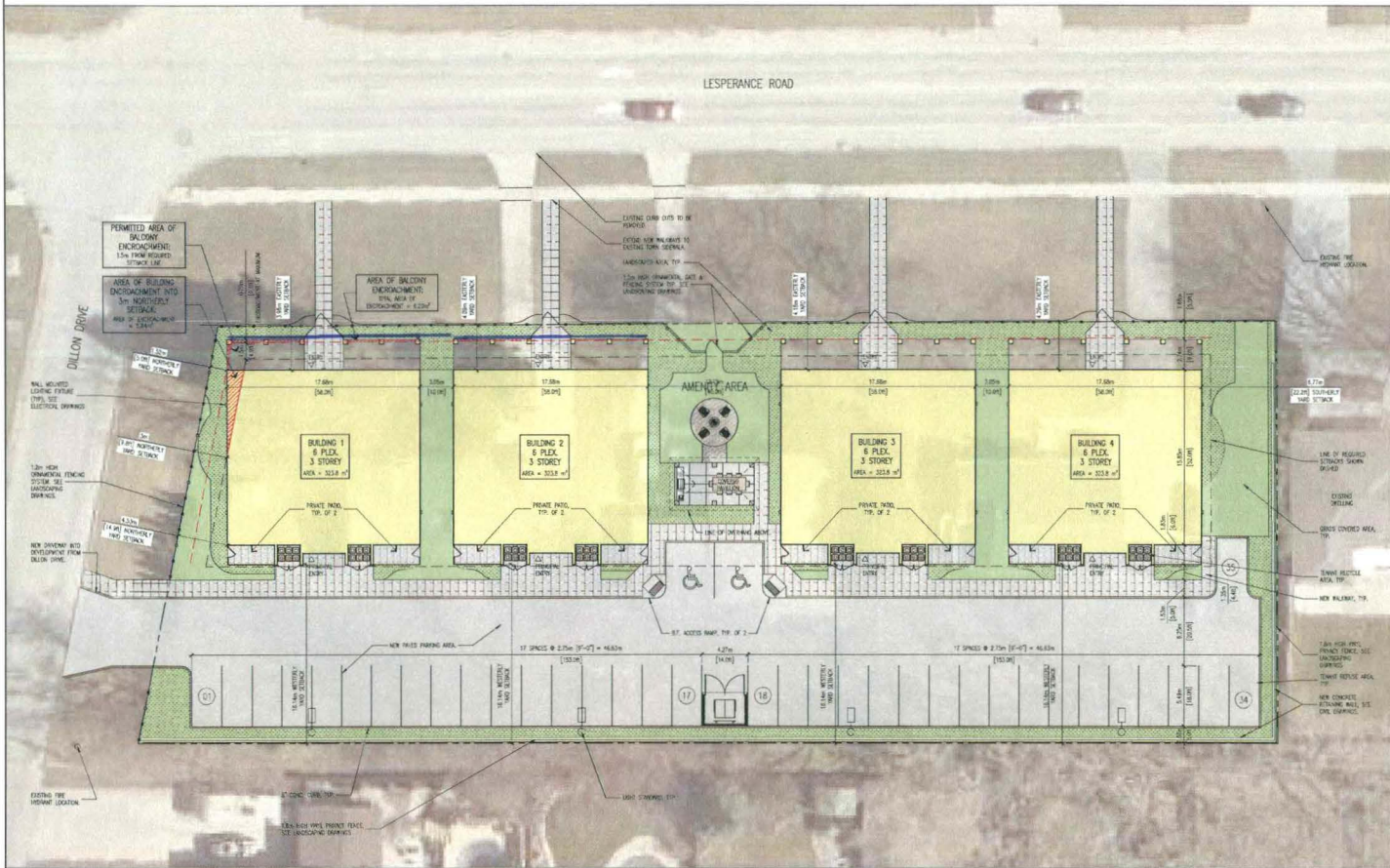
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SITE DATA : LESPERANCE 6 PLEX DEVELOPMENT - SITE ZONING: R3 - Z2		
	REQUIRED	PROPOSED
1. LOT AREA	3,810.59 m²	3,810.59 m²
2. BUILDING AREA	1,309.59 m²	1,309.59 m²
3. BUILDING LOT COVERAGE (%)	34.38%	34.38%
4. BUILDING GROSS FLOOR AREA (G.F.A.)	15,543.85 m²	15,543.85 m²
5. BUILDING HEIGHT	MAX. 12.6 m	8.11 m
6. BUILDING SETBACKS		
NORTHERLY YARD	MIN. 3.0 m	1.52 m
SOUTHERLY YARD	MIN. 8.0 m	6.77 m
EASTERLY YARD	MIN. 3.0 m	3.68 m
WESTERLY YARD	MIN. 16.0 m	16.14 m
7. NO. OF PARKING SPACES (INCLUDES UNDEVELOPED SPACES)		
1.5 SPACES PER UNIT = 1.5 x 24 =	36 SPACES	36 SPACES
REGULAR		33 SPACES
B.T. ACCESSIBLE		3 SPACES
TOTAL		36 SPACES
8. NO. OF UNDEVELOPED PARKING SPACES (26-30)	2 SPACES	2 SPACES
9. PAVED AREA		
CONCRETE	1,112.83 m²	1,112.83 m²
ASPHALT	31.81 m²	31.81 m²
10. LANDSCAPED AREA		
LANDSCAPED	440.21 m²	440.21 m²
TOTAL	1,553.04 m²	1,553.04 m²
11. LANDSCAPED UNIT DENSITY	MIN. 30 %	35.15 %
12. SWELLING UNIT DENSITY		65.99 LMTS/HA

LEGEND	
[Symbol]	NEW PARKING
[Symbol]	LANDSCAPED AREA
[Symbol]	GRASS AREA
[Symbol]	PAVED PARKING AREA
[Symbol]	NEW BUILDING FOOTPRINT

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project:
PROPOSED 3 STOREY MULTI
RES. DEVELOPMENT
LESPERANCE RD.

client:
BROTTO FAMILY HOLDINGS

file:
SITE PLAN

scale:
AS SHOWN

drawn by:
OB

checked by:
SMB

date:
JAN 2022

comm. inc.:
2022-017

sheet no.:
A1.0