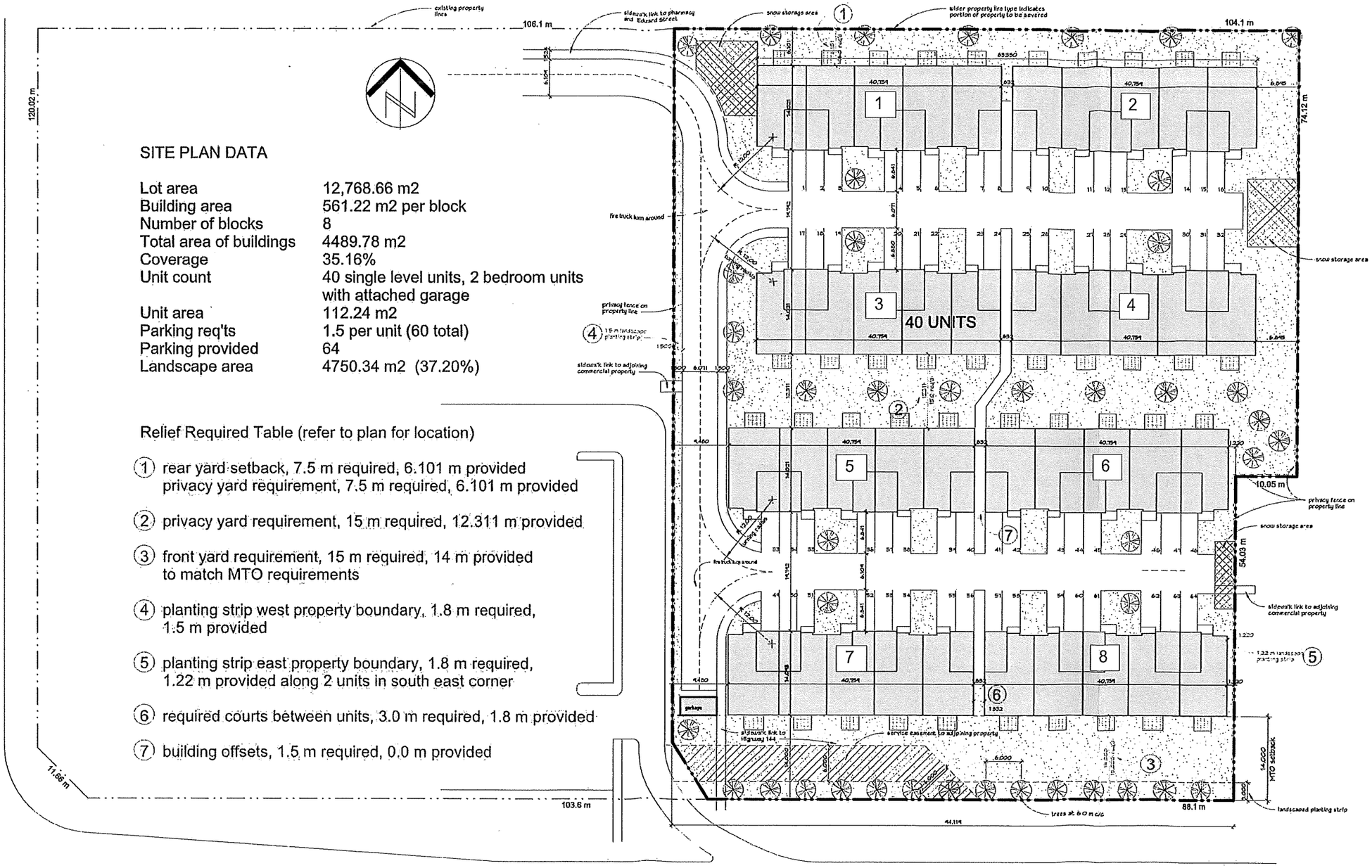
EDWARD AVENUE

SITE PLAN DATA

Lot area	12,768.66 m2
Building area	561.22 m2 per block
Number of blocks	8
Total area of buildings	4489.78 m2
Coverage	35.16%
Unit count	40 single level units, 2 bedroom units with attached garage
Unit area	112.24 m2
Parking req'ts	1.5 per unit (60 total)
Parking provided	64
Landscape area	4750.34 m2 (37.20%)

Relief Required Table (refer to plan for location)

1. rear yard setback, 7.5 m required, 6.101 m provided
   privacy yard requirement, 7.5 m required, 6.101 m provided
2. privacy yard requirement, 15 m required, 12.311 m provided
3. front yard requirement, 15 m required, 14 m provided to match MTO requirements
4. planting strip west property boundary, 1.8 m required, 1.5 m provided
5. planting strip east property boundary, 1.8 m required, 1.22 m provided along 2 units in south east corner
6. required courts between units, 3.0 m required, 1.8 m provided
7. building offsets, 1.5 m required, 0.0 m provided



1 40 Unit Site Plan
1:300

This drawing is an instrument of service and shall remain the property of the Architect. It shall not be used for additions or alterations to the project or any other project without the Architect's permission in writing.

The Contractor shall check and verify all existing conditions on site and shall also check and verify all dimensions on the drawings and report any inconsistencies to the Architect before proceeding with the work.

DRAWINGS NOT TO BE SCALED

Revisions

REVISION SCHEDULE	
REVISION NUMBER	REVISION DATE

poch belair
architect • architecte
[illegible]

Project Title: 40 Unit Residential Development Highway 144 Chelmsford

Drawing Title: Proposed Site Plan

Date	Dec 2019	Drawn By	rcb
Scale	1:300	Checked By	rcb

Project # / Project No

Drawing # A1