

# BIG BAY POINT ROAD

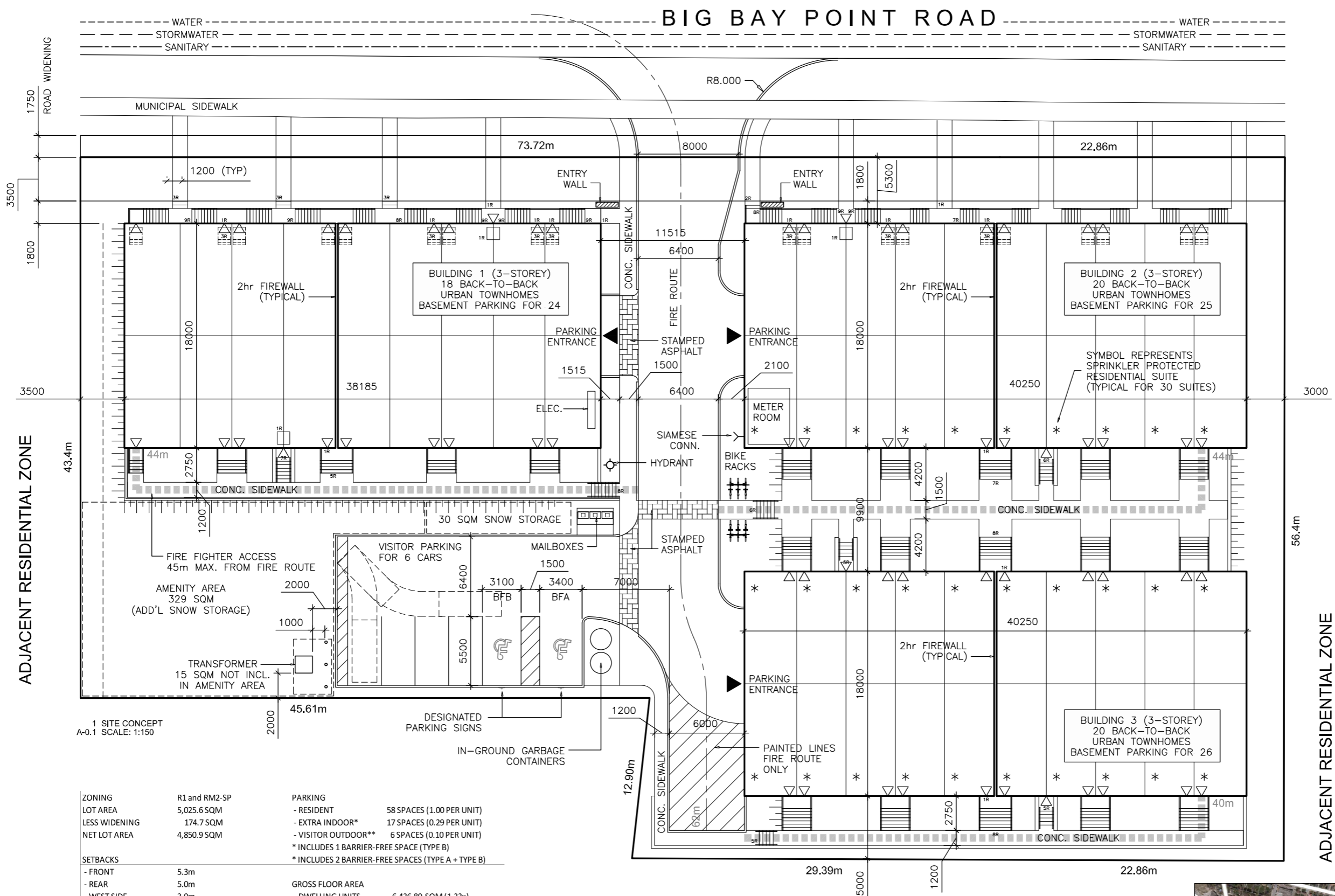
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Do Not Scale This Drawing  
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ADJACENT RESIDENTIAL ZONE

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COMMERCIAL ZONE

ZONING	R1 and RM2-SP	PARKING	
LOT AREA	5,025.6 SQM	- RESIDENT	58 SPACES (1.00 PER UNIT)
LESS WIDENING	174.7 SQM	- EXTRA INDOOR*	17 SPACES (0.29 PER UNIT)
NET LOT AREA	4,850.9 SQM	- VISITOR OUTDOOR**	6 SPACES (0.10 PER UNIT)
SETBACKS		* INCLUDES 1 BARRIER-FREE SPACE (TYPE B)	
- FRONT	5.3m	* INCLUDES 2 BARRIER-FREE SPACES (TYPE A + TYPE B)	
- REAR	5.0m	GROSS FLOOR AREA	
- WEST SIDE	3.0m	- DWELLING UNITS	6,436.80 SQM (1.33x)
- EAST SIDE	3.0m	- BASEMENT PARKING	2,145.60 SQM (0.44x)
		TOTAL	8,582.40 SQM (1.77x)
LOT COVERAGE	2,145.60 SQM (44%)	# OF DWELLING UNITS	58 (119.6 PER HECTARE)
ASPHALT DRIVE	698.60 SQM (14%)	BALCONY AMENITY	367 SQM (6.32/UNIT)
LANDSCAPE/OTHER	2,006.70 SQM (42%)	GRADE AMENITY AREA	329 SQM (5.68/UNIT)
HEIGHT	12.0m (3-STORY)	TOTAL	696 SQM (12.0/UNIT)

1 SITE CONCEPT  
A-0.1 SCALE: 1:150



LOCATION  
N.T.S.

Date:	Particular:
JUL.13.17	ADJUSTED NOTES AS PER CLIENT REVIEW
JUL.31.17	ADJUSTED EXTERIOR STEPS
AUG.21.17	ADJUSTED BASEMENT EXIT LOCATIONS
FEB.08.18	INCREASE NEST SETBACK, ADJUST 0.4m DRIVE
FEB.14.18	ADD SPRINKLERS, BUILDING 2, PART. BLDG. 2
MAR.23.18	ADJUST BIKE RACKS
APR.04.18	ADJUST BLDG 1 STEPS AND AMENITY AREA
Date:	Particular:
JUL.04.17	ISSUED FOR PRE-APP MEETING
SEP.27.17	ISSUED FOR PRE-PLAN APPLICATION
DEC.15.17	ISSUED FOR 3rd SUBMISSION
MAY.07.18	ISSUED FOR FINAL SITE PLAN APPROVAL



EAST VILLAGE  
URBAN TOWNHOMES

521 & 527 BAY POINT RD. BARRE

SITE PLAN

PROJECT No.: 17-01

**A-0.1**