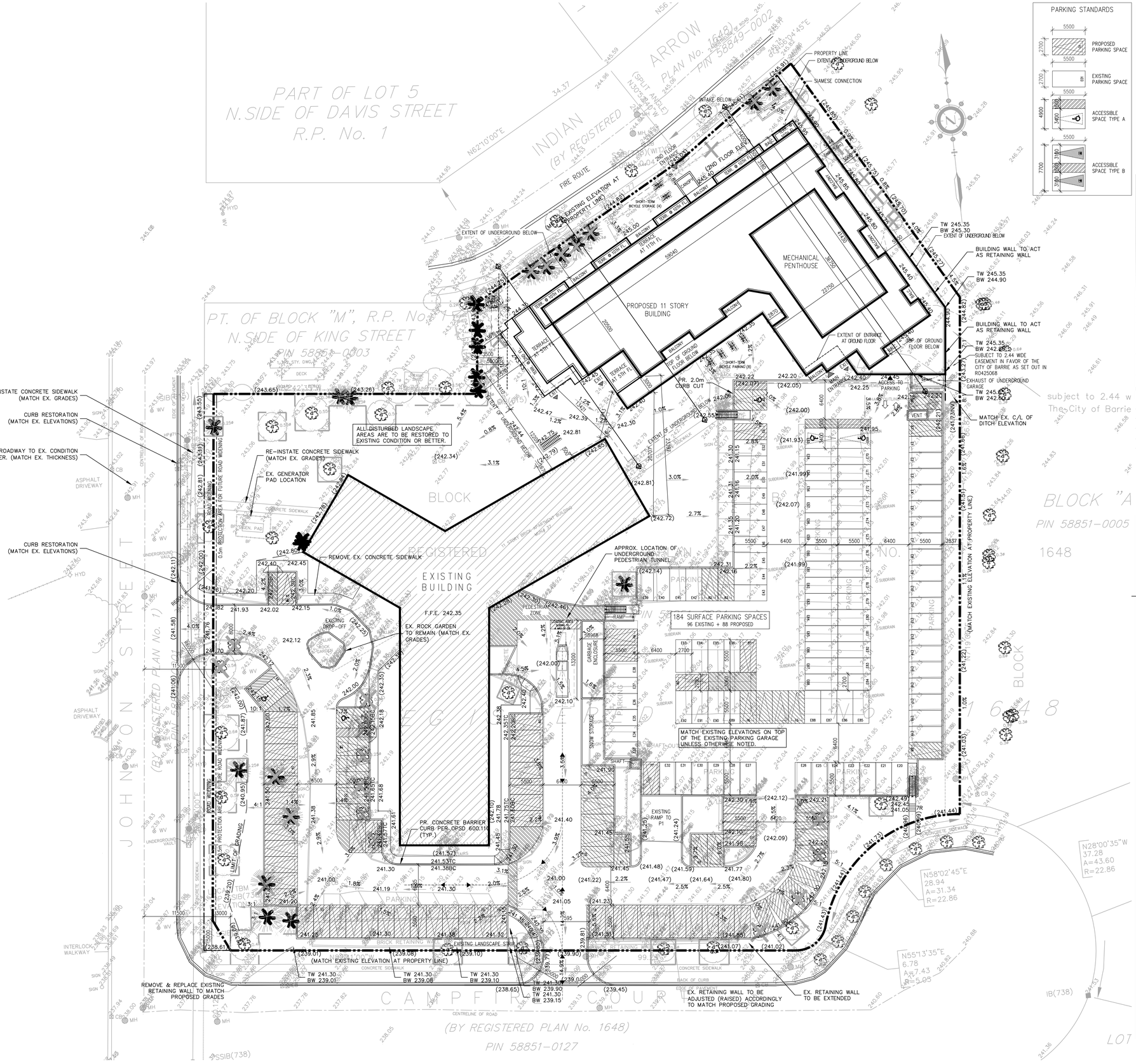

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Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The location shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction"

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

SITE STATISTICS

1. CURRENT ZONING			RA 1–3
2. TOTAL SITE AREA		AREA ft2	AREA m2
REQUIRED		11,840	1,100
PROVIDED		152,460	14,164
3. LOT FRONTAGE		REQUIRED	PROVIDED
REQUIRED		24m	72m
4. SETBACKS		PERMITTED	PROPOSED
NORTH		7.0m	5.4m
SOUTH		7.0m	8.7m
EAST		5.0m	5.4m
WEST		5.0m	5.3m
5. F.S.I (FLOOR SPACE INDEX) GROSS FLOOR AREA (m2) / SITE AREA (m2)			
PERMITTED			1.00
EXISTING		(GFA) 14,052.50 / (SITE) 14,164	0.99
PROPOSED		(GFA) 13,994.7 / (SITE) 14,164	0.99
TOTAL		(GFA) 28,047.2 / (SITE) 14,164	1.98
6. DENSITY			
PERMITTED 150 units/ha			213
EXISTING			136
PROPOSED			288

7. GROSS FLOOR AREA (GFA)		TOTAL FLOOR AREA (TFA)	DEDUCTIONS	GROSS FLOOR AREA (GFA)
		AREA m2	AREA m2	AREA m2
EXISTING		–	–	14,052.50
GROUND FLOOR	RESIDENTIAL	530.6	77.7	452.9
	PARKING	1,630.8	1630.8	
2nd FLOOR		1,484.3	32.94	1,451.36
3rd–4th FLOOR	1,484.3m2 TFA/FL x 2 FL	2,968.6	32.94 (x2 FL)= 65.88	2,902.72
5TH–9th FLOOR	1,385.2m2 TFA/FL x 5 FL	6,928.5	32.94 (x5 FL)= 164.7	6,763.8
10TH FLOOR		1,328.4	32.94	1,295.46
11TH FLOOR		1,161.4	32.94	1,128.46
PARKING LEVEL 1		2,830.8	2,803.6	0
TOTAL		18,863.4	4,841.5	**13,994.7**
GRAND TOTAL (EXISTING) 14,052.50m2 + (PROPOSED) 18,863.4m2				**28,047.2**

8. UNIT BREAKDOWN (TYPE/FLOOR)

		B	1B	1B+D	2B	3B	TOTAL
EXISTING		1	105	0	86	0	192
PROPOSED	GROUND FLOOR	0	0	0	0	3	3
	2ND FLOOR	1	13	0	7	0	21
	3RD – 4TH FLOOR	2 (1x2fl)	28 (14x2fl)	0 (0x2fl)	14 (7x2fl)	0 (0x2fl)	44 (22x2fl)
	5TH – 9TH FLOOR (x 5 FL)	0 (0x5fl)	85 (17x5fl)	0 (0x5fl)	20 (4x5fl)	0 (0x5fl)	105 (21x5fl)
	10TH FLOOR	0	17	0	4	0	21
	11TH FLOOR	6	12	0	3	0	21
TOTAL		9 (1.2%)	155 (72%)	0 (0%)	48 (22.4%)	3 (1.4%)	*215 (100%)
GRAND TOTAL		10	260	0	134	3	**407**

9. PARKING

REQUIRED	VISITORS (0.25sp/u)	RESIDENTS (1.25sp/u)	TOTAL
EXISTING	48	240	288
PROPOSED	54	269	322
TOTAL PARKING (REQUIRED)	102	509	***611**

* 13 SPACES ARE REQUIRED TO BE BARRIER–FREE

PROVIDED PARKING – (RESIDENT @ 0.8 space/unit) (VISITOR @ 0.2 space/unit)

	VISITORS	RESIDENTS	TOTAL
EXISTING – SURFACE	38	58	96
EXISTING – P1	0	93	93
PROPOSED – SURFACE	43	45	88
PROPOSED – GROUND FLOOR	0	53	53
PROPOSED – P1 LEVEL	0	77	77
GRAND TOTAL	81	326	***407**

* OF WHICH 13 SPACES ARE DESIGNATED AS BARRIER–FREE

10. BICYCLE PARKING SPACES

EXISTING BICYCLE PARKING	TOTAL
RESIDENTS – (LONG–TERM BICYCLE SPACES)	30

PROPOSED BUILDING RATIO		TOTAL
RESIDENTS – (0.65/UNIT LONG–TERM BICYCLE SPACES)	0.65 x 215u=	140
VISITORS – (0.05/UNIT SHORT–TERM BICYCLE SPACES)	0.05 x 215u=	11
TOTAL – (0.7/UNIT TOTAL BICYLE SPACES)		**151**

	VISITORS (SHORT–TERM)	RESIDENTS (LONG–TERM)	TOTAL
SURFACE	12	0	12
GROUND FLOOR	0	0	0
P1 LEVEL	0	76	76
TOTAL PROVIDED BICYCLE PARKING (PROPOSED)	12	76	**88**

GRAND TOTAL	VISITORS (SHORT–TERM)	RESIDENTS (LONG–TERM)	TOTAL
EXISTING	0	30	30
PROPOSED	12	76	88
SITE TOTAL	12	106	**118**

11. AMENITY

REQUIRED: NO REQUIREMENT

PROPOSED INDOOR AMENITY		AREA ft2	AREA m2
GROUND FLOOR		1,269.60	117.95
12. BUILDING HEIGHT		HEIGHT (m)	STOREYS
PERMITTED		30m	–
EXISTING		30.1m	11 STOREYS
PROPOSED		33.52m	11 STOREYS
13. LOT COVERAGE	%	AREA ft2	AREA m2
PERMITTED	35	53,361	4,957.40
EXISTING	10.1	15,411	1,431.70
PROPOSED	16.4	24,966	2,319.44
TOTAL	**26.5**	**40,377**	**3,751.14**
14. LANDSCAPED OPEN SPACE	%	AREA ft2	AREA m2
REQUIRED	35	53,361	4,957.40
EXISTING	52.2	79,559	7,391.30
PROPOSED	**35.4**	**54,029**	**5,019.48**

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notes:

revisions:	
5 issued for SPA	02-10-20
4 issued for lpat hearing	10-15-18
3 issued for re-zoning	12-09-16
2 issued to client	05-06-16
1 issued for pre-submission	01-09-15

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site plan, context plan & statistics

february 10.2020	date:
1:300	scale:
14-66	project:
mz, ap	drawn by:

drawing number:
A101