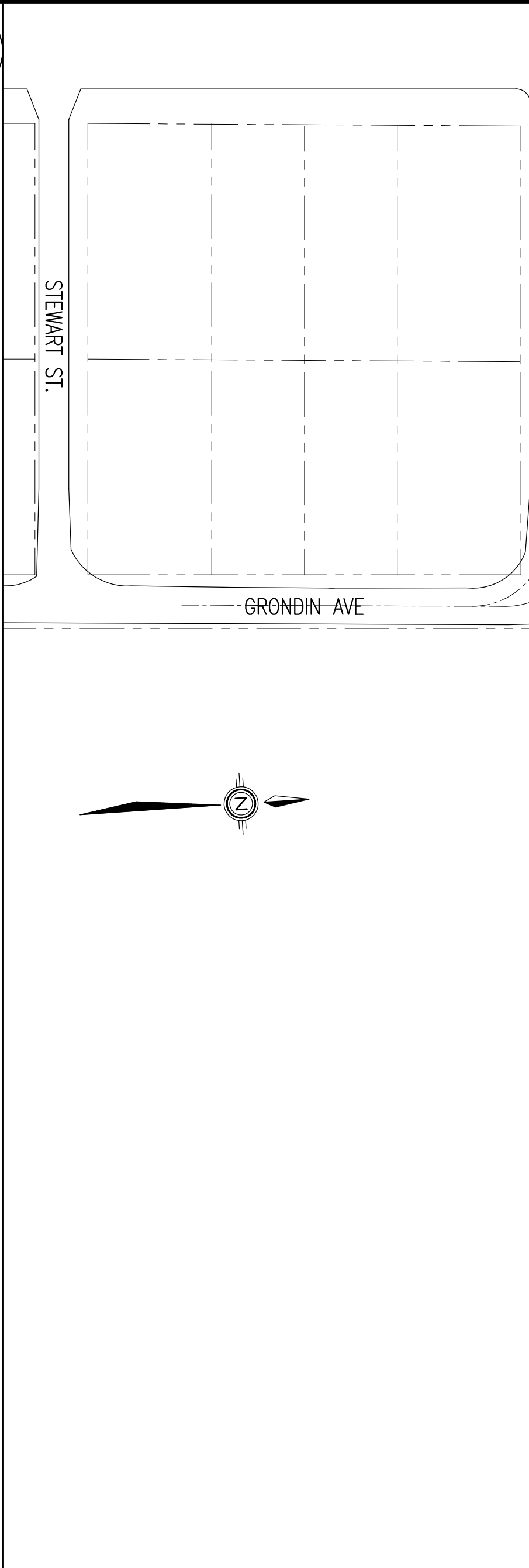
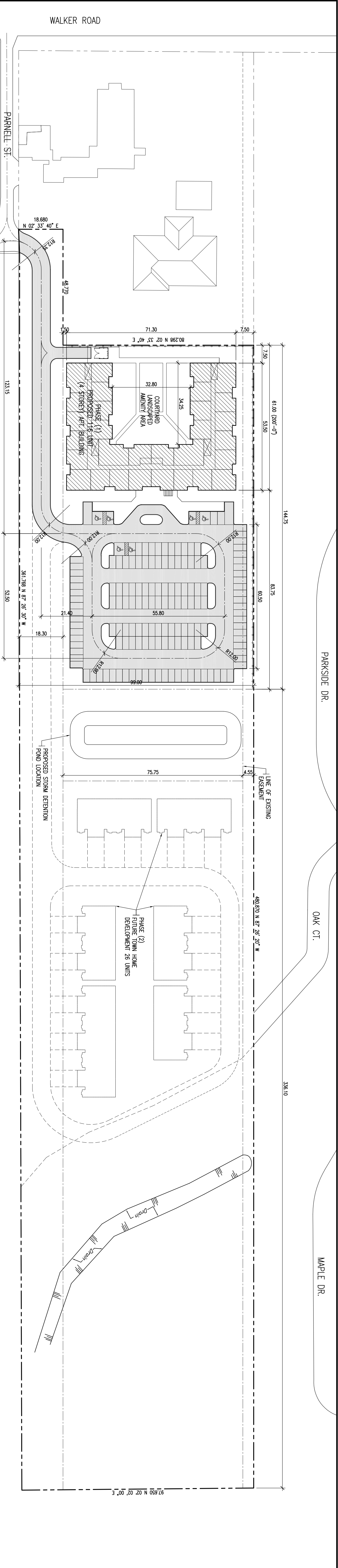
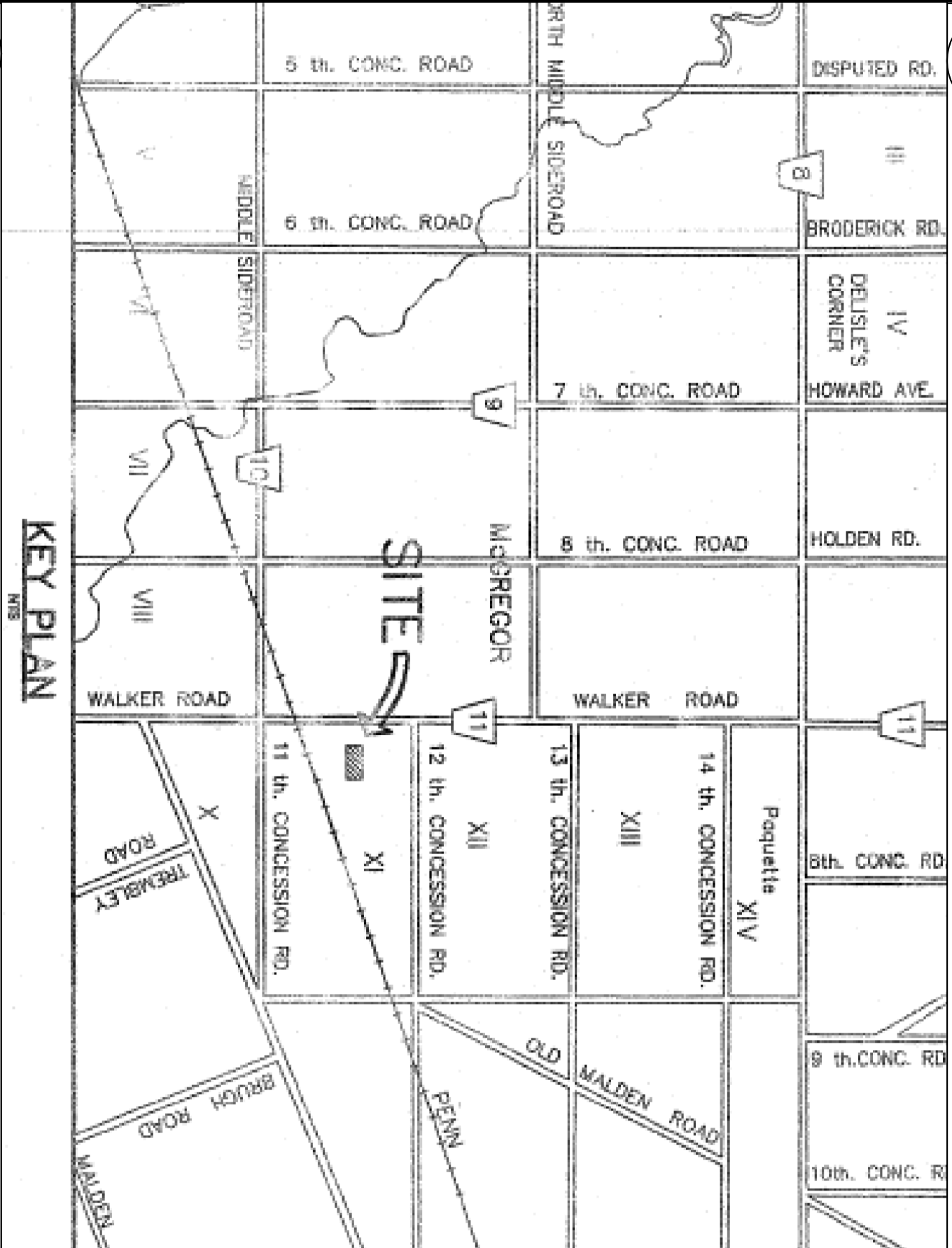




1 SITE PLAN

SP-01/1=750



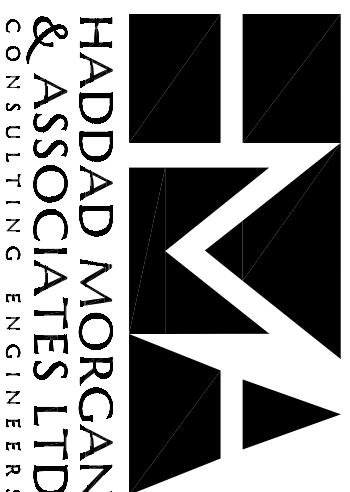
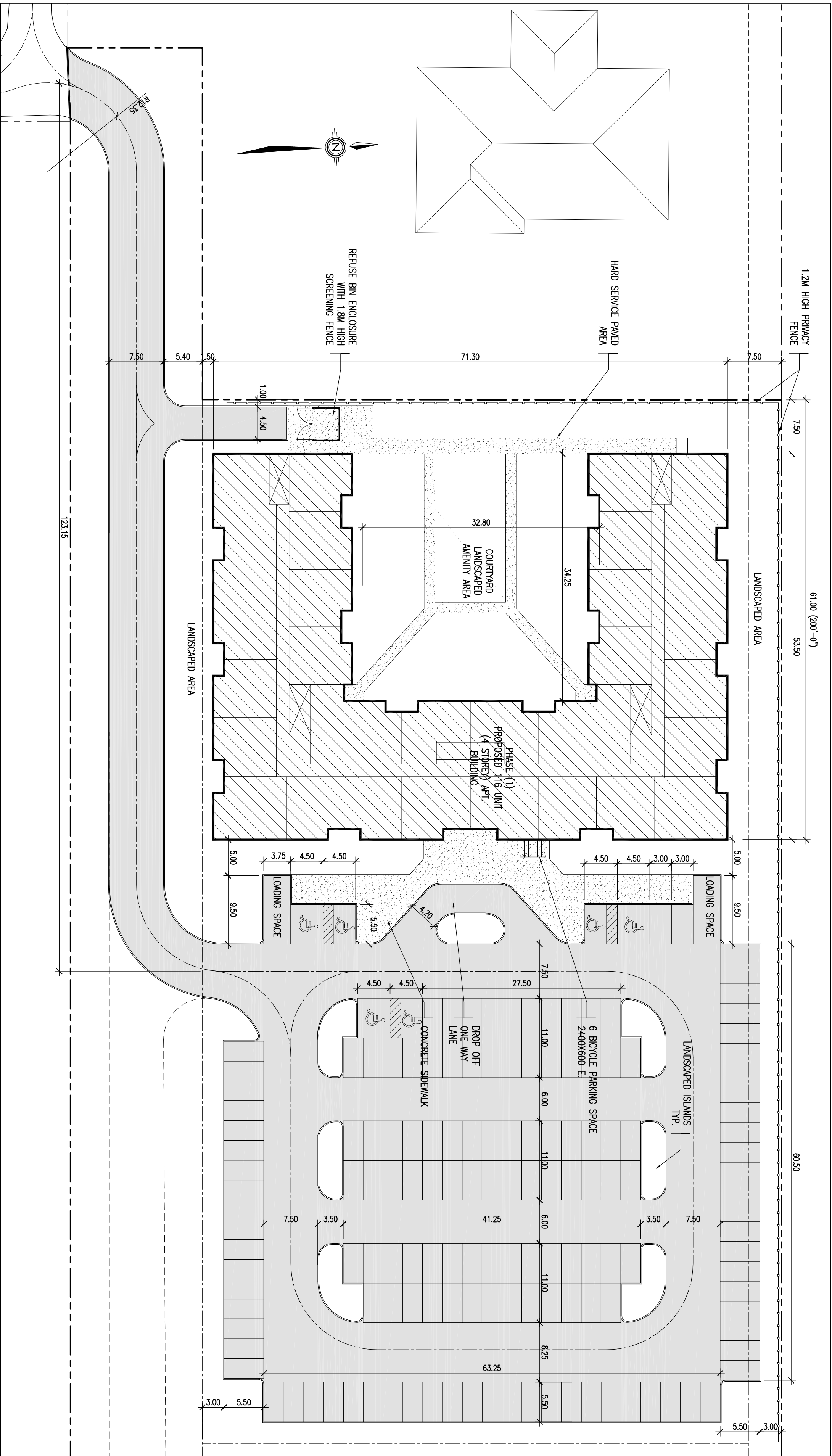
2 KEY PLAN

SP-01/1=1:5

STATISTICS:	
PROPERTY AREA	= 48,200 SQ.M.
APPROXIMATE BUILDING (PHASE 1):	
BUILDING AREA	= 2,980 SQ.M.
BUILDING GROSS AREA	= 10,230 SQ.M.
MAXIMUM BUILDING HEIGHT:	
PROPOSED BUILDING HEIGHT	= 12 M. MAX.
TOWN HOME (PHASE 2):	
PROPOSED BUILDING HEIGHT	= 12 M. MAX.
TOWN HOME GROSS AREA	= 2,980 SQ.M.
TOWN HOME GROSS AREA	= 5,960 SQ.M.
PARKING AREA (PHASE 1)	= 6,250 SQ.M.
PARKING AREA (PHASE 2)	= 4,800 SQ.M.
PERCENTAGE OF COVERED AREA (PHASE 1)	= 5.35
PERCENTAGE OF COVERED AREA (PHASE 2)	= 5.35
APPROXIMATE BUILDING PARKING SPACES (PHASE 1):	
RESIDENTIAL UNITS	= 116 DWELLING UNITS
2 BEDROOM APARTMENTS	= 22 UNITS
1 BEDROOM APARTMENTS	= 94 UNITS
REQUIRED PARKING SPACES	= 145 PARKING SPACES
PROVIDED PARKING SPACES	= 153 PARKING SPACES
REQUIRED T/C SPACES	= 5
PROVIDED T/C SPACES	= 3
REQUIRED TYPE 'B' SPACES	= 3
PROVIDED TYPE 'B' SPACES	= 3
REQUIRED LOADING SPACES	= 2
PROVIDED LOADING SPACES	= 2
REQUIRED BICYCLE SPACES	= 6
PROVIDED BICYCLE SPACES	= 6
APPROXIMATE BUILDING AMENITY AREA (PHASE 1):	
REQUIRED AMENITY AREA	= 1,020 SQ.M.
10M FOR 2 BEDROOM UNITS	= 18x15
10M FOR 1 BEDROOM UNITS	= 12x9
TOTAL AMENITY AREA (PHASE 1)	= 1,020 SQ.M.
PROVIDED AMENITY AREA	= 1,123 SQ.M.
10M FOR 2 BEDROOM UNITS	= 18x15
10M FOR 1 BEDROOM UNITS	= 12x9
TOTAL AMENITY AREA (PHASE 2)	= 1,123 SQ.M.
PROVIDED AMENITY AREA	= 1,123 SQ.M.

3 ENLARGED SITE PLAN

SP-01/1=400



PROJECT NAME :

CLIENT :

GENERAL NOTES :

STAMP :

DATE	REVISION
MAY 26, 2022	SPC REVISION
APR 22, 2020	CLIENT REVIEW
MAR 06, 2020	CLIENT REVIEW
FEB 06, 2020	CLIENT REVIEW
NOV 21, 2019	CLIENT REVIEW
MAY 31, 2019	CLIENT REVIEW
DATE	ISSUED FOR

DATE	REVISION
MAY 26, 2022	SPC REVISION
APR 22, 2020	CLIENT REVIEW
MAR 06, 2020	CLIENT REVIEW
FEB 06, 2020	CLIENT REVIEW
NOV 21, 2019	CLIENT REVIEW
MAY 31, 2019	CLIENT REVIEW
DATE	ISSUED FOR

PROJECT :

ELMARA / MCGREGOR
SENIOR RESIDENTIAL
DEVELOPMENT

DWG. TITLE :

PROPOSED SITE LAYOUT

DWG. NO.:

SP-01