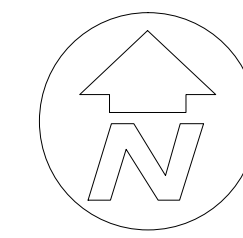
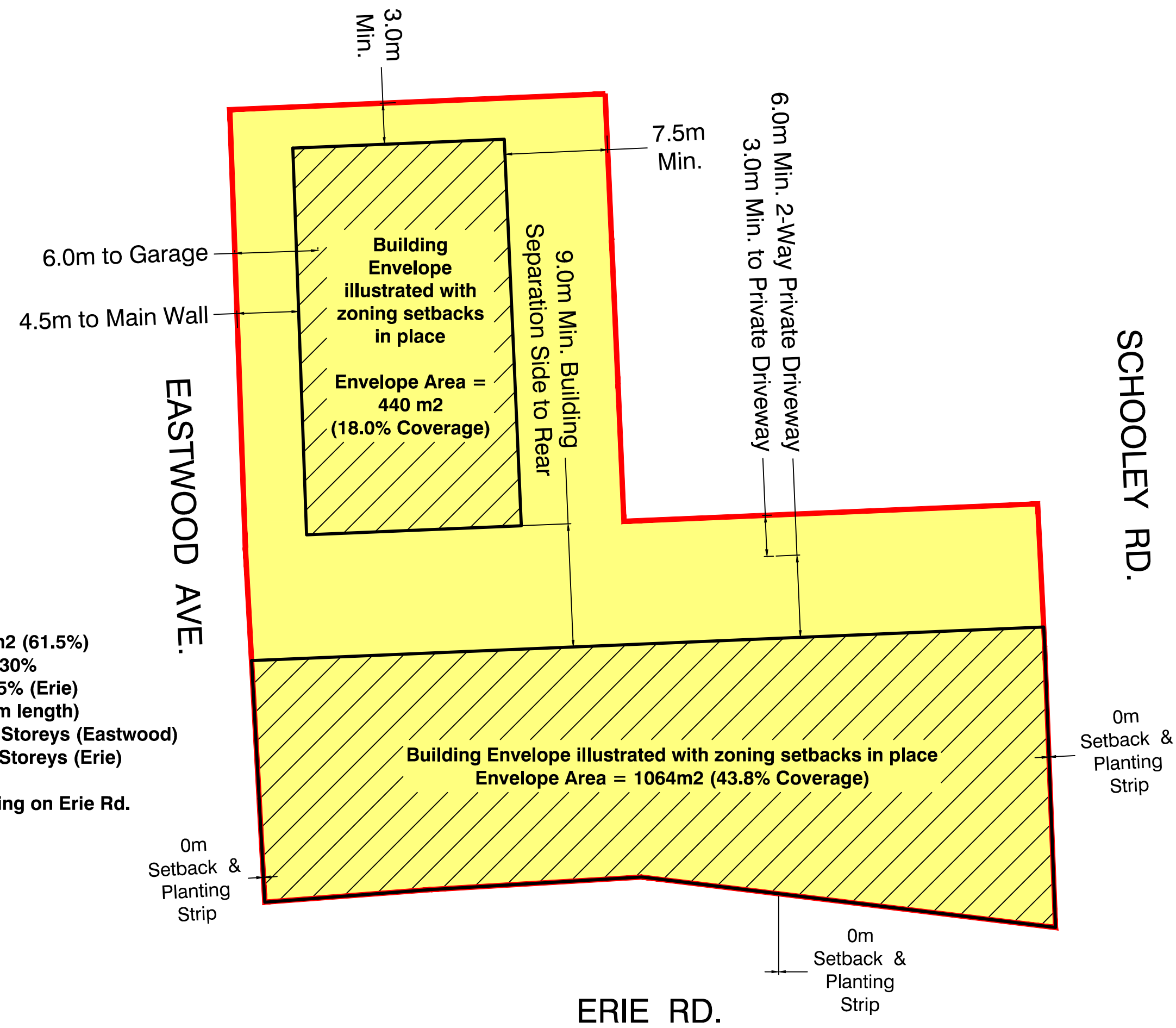


RM1-xx

Site Area = 2447 m² (0.2447 ha.)
 Max. Overall Density 60 un/ha = 14 units
 Max. Combined Coverage 70% = 1713 m²
 Combined Bldg. Envelope by Setback = 1504 m² (61.5%)
 Minimum Landscaped Area for Street Towns = 30%
 Minimum Landscaped Area for Block Towns = 5% (Erie)
 Maximum Roof Pitch 1:5 (1m height for every 5m length)
 Maximum Building Height for Street Towns = 2 Storeys (Eastwood)
 Maximum Building Height for Block Towns = 3 Storeys (Erie)
 Minimum Ingress / Egress = 6m
 Parking to be located behind front face of building on Erie Rd.



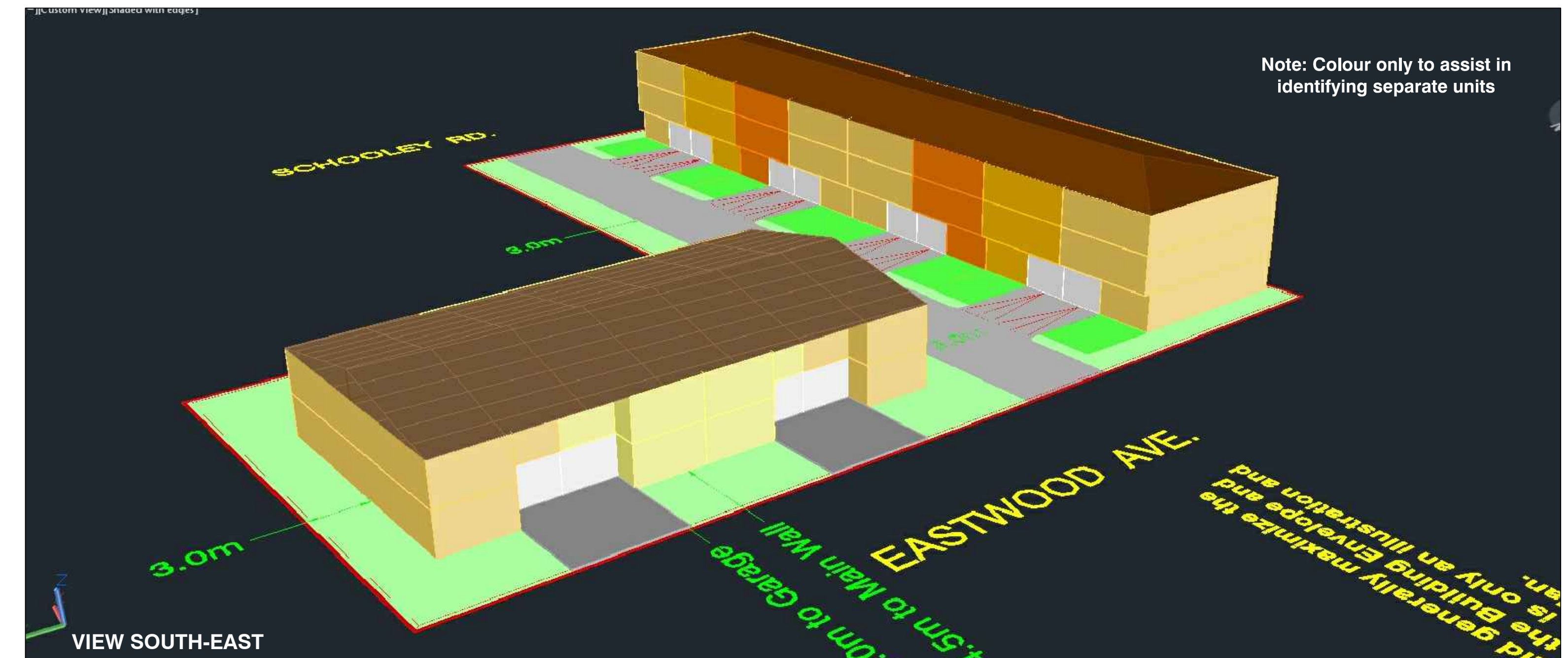
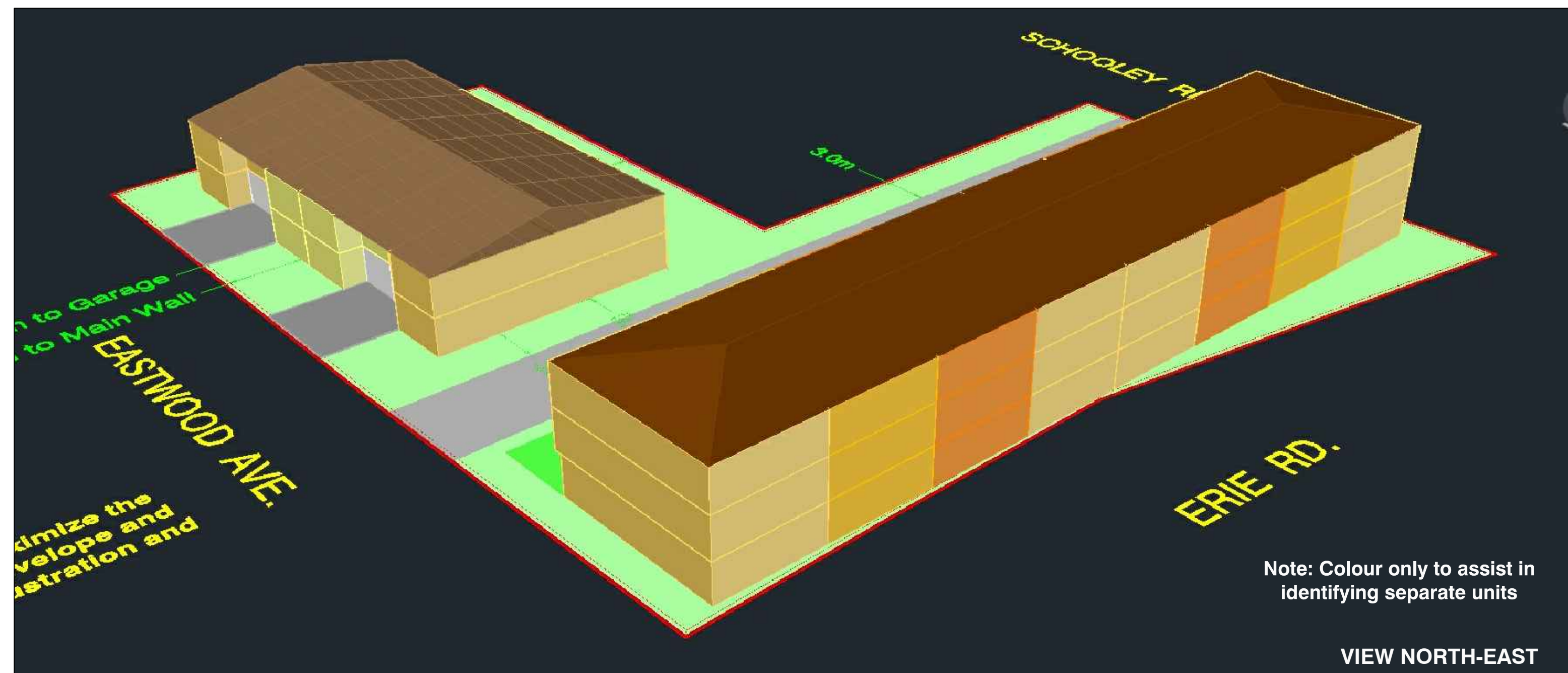
RM1-xx

Conceptual Site Plan within the zoned Building Envelope that uses symmetrical design, provides for 2 parking spaces per unit and provides required outdoor amenity at-grade.

This concept provides for 12 units with bay-width average of 22'-23'.

This is only an illustration and does not represent a final Site Plan.

CONCEPT ILLUSTRATION ONLY



BAY BEACH - NORTH EAST PARKING LOT ZONING ILLUSTRATIONS and CONCEPTUAL DEVELOPMENT