



MT EDWARD ROAD

PALMERS LANE

1 SITE PLAN
A0.2 Scale: 1/8" = 1'-0"

SITE INFORMATION (ZONED R-3)	PROJECTIONS:	SETBACK:
<ul style="list-style-type: none"> - LOT AREA = 18,320 sq. ft. (1507 sq. ft. / UNIT = 12 UNITS MAX.) - AREA REQ. FOR CORNER LOT - PROPOSED UNITS = 12 Units - APPROXIMATE 1,039 & 1,070 sq. ft. / Unit - CIRCULATION SPACE = 349 sq. ft. 	<ul style="list-style-type: none"> - BALCONY IS ALLOWED TO PROJECT 3' 9" INTO SIDE YARD, FLANKAGE YARD AND REAR YARD - DECK AT GRADE OR LESS THAN 3' 3" IS ALLOWED WITH MIN. DISTANCE 3' 3" FROM LOT LINE, X - EAVE/ GUTTER IS ALLOWED TO PROJECT 2'-0" MAX. 	<ul style="list-style-type: none"> - FRONT YARD, FLANKAGE YARD AND REAR YARD: 19.7 FEET - SIDE YARD: 19.7 FEET - PARKING FACILITIES NOT BE SITUATED WITHIN 4'-9" OF ANY DOOR OR WINDOW SERVING AS BEDROOM
<ul style="list-style-type: none"> - 3 STOREYS PLUS BASEMENT - BUILDING FOOTPRINT = 3444 sq. ft. - GROSS FLOOR AREA = 13,775 sq. ft. - MAX. BUILDING HEIGHT = 49.2' - 1 PARKING SPACE PER UNIT, PLUS 1 ACCESSIBLE SPACE REQ. - 12 PARKING PLUS 1 BARRIER FREE PARKING SPACE 		

REVISED JANUARY 17, 2023
BASED ON PERMIT REQUIREMENTS

NOTES:
1) 0'-0" = 25.48m REAL WORLD ELEVATION
2) SITE GRADING LEVEL REFER TO SITE SURVEY PLAN

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AAPEI
PRINCE EDWARD ISLAND

GENERAL NOTES

Date	Issue Notes
2022-02-10	MECHANICAL COORDINATION
2022-02-01	REVISION FOR PERMIT
2021-12-03	ISSUE FOR PERMIT
2021-09-24	ISSUE FOR SITE SURVEY
2021-06-21	ISSUE FOR CONSTRUCTION

2008.00
1 PALMERS LANE

SITE PLAN

SCALE AS SHOWN

A0.2