

1 CONTEXT PLAN  
1:1,500

**SITE INFORMATION**

SITE AREA	55,600 M <sup>2</sup>
PROPOSED GROSS FLOOR AREA (EXCLUDING PARKING)	79,274 M <sup>2</sup>
FLOOR SPACE INDEX	1.42
ECOLOGICAL LINKAGE	10,520 M <sup>2</sup>
NET SITE AREA	45,080 M <sup>2</sup>
BUILDING LOT COVERAGE	37%
STREETS	15% 8,662 M <sup>2</sup>
BIKEWAY PARKING, LAUNDRY PARKING AND LOADING	1%
PRIVATE YARDS	16%
STREPPINGS AND WALLWAYS	4.8%
PUBLIC OPEN SPACES	6%
OTHER LANDSCAPED AREAS	15%
EXISTING GROSS FLOOR AREA	15%
PARKING	1,077
MINIMUM SETBACKS	TO PARKING TO RESIDENTIAL
WEST FRONT	6.0 M
SOUTH SIDE	1.0 M
EAST BRACE	1.0 M
NORTH SIDE	7.5 M

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 1 - STACKED	GROUND FLOOR	242	2,805	242
	SECOND FLOOR	217	2,551	217
	THIRD FLOOR	89	89	89
	TOTAL	548	6,144	548
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 2 - STACKED	GROUND FLOOR	325	3,498	325
	SECOND FLOOR	320	3,444	320
	THIRD FLOOR	21	21	21
	TOTAL	817	8,294	817
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 3A - STACKED W/BASMENT	GROUND FLOOR	310	3,401	310
	SECOND FLOOR	325	3,498	325
	THIRD FLOOR	320	3,444	320
	THIRD FLOOR	172	1,811	172
TOTAL	1,127	12,193	1,127	
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 5 - BACK TO BACK	GROUND FLOOR	262	2,822	262
	SECOND FLOOR	262	2,822	262
	THIRD FLOOR	210	2,200	210
	TOTAL	734	7,844	734
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 6 - BACK TO BACK	GROUND FLOOR	350	3,763	350
	SECOND FLOOR	350	3,763	350
	THIRD FLOOR	88	88	88
	TOTAL	778	8,414	778
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 7 - BACK TO BACK	GROUND FLOOR	437	4,704	437
	SECOND FLOOR	437	4,704	437
	THIRD FLOOR	350	3,763	350
	TOTAL	1,224	13,171	1,224
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TYPOLOGY 8 - BACK TO BACK	GROUND FLOOR	524	5,645	524
	SECOND FLOOR	524	5,645	524
	THIRD FLOOR	420	4,521	420
	TOTAL	1,468	15,816	1,468
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER A	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER B	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER C	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER D	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER E	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
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		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER F	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
UNITS	18	28	46	

		TOTAL FLOOR AREA	GROSS FLOOR AREA	NET SALEABLE AREA
		M <sup>2</sup>	M <sup>2</sup>	M <sup>2</sup>
TOWER G	GROUND FLOOR (PER FLOOR)	1,700	18,337	1,700
	SECOND FLOOR (PER FLOOR)	14,080	150,895	14,080
	THIRD FLOOR (PER FLOOR)	1,235	13,078	1,235
	TOTAL	9,715	104,425	9,715
UNITS	18	28	46	

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Notes:

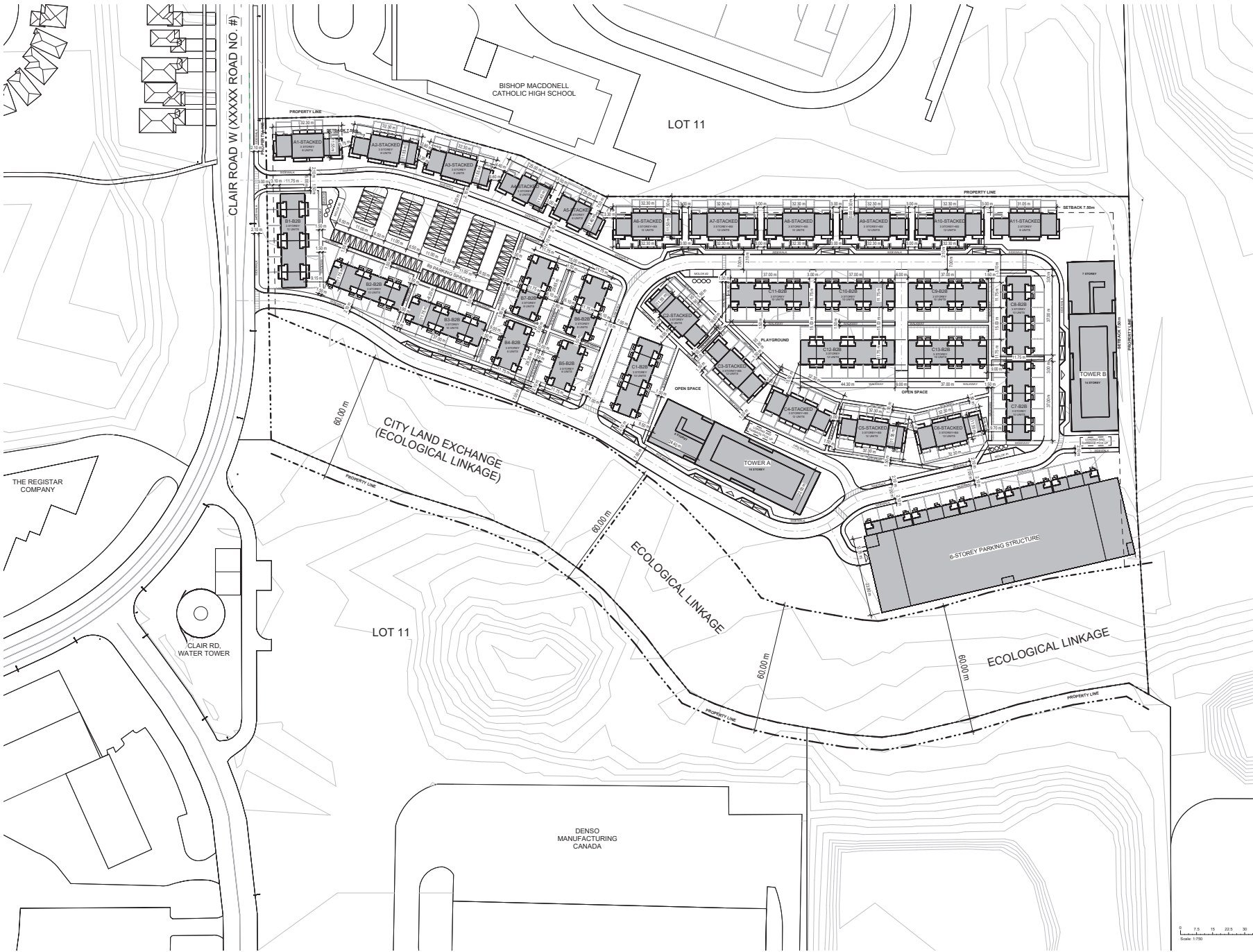
1 Rezoning Submission  
revisions: 04/12/24  
dd-mm-yy

architectural team:  
Eduardo Ortiz  
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Jonathan Moreno  
Olivia Kobets-Singh

CONTEXT PLAN & STATISTICS

2024.12.04  
1:1,500  
23-50  
ID, FR, JM, OKS

A100



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notes:

1 Rezoning Submission  
 revisions: 04/12/24  
 dd-mm-yy

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SITE PLAN

2024.12.04  
 1 : 750  
 23-50  
 ID, FRS, JM

Scale: 1/750  
 drawing number:  
**A101**