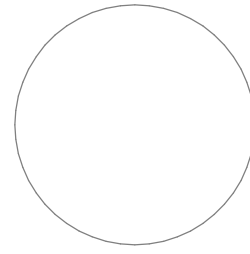


1 SITE PLAN
A-100 3/32" = 1'-0"

SITE DATA MATRIX					
PROJECT DESCRIPTION: 2 STOREY TOWNHOME BUILDING WITH ADU UNITS AT REAR AND SECOND FLOOR				ARCHITECT SEAL	
				<div><input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE</div>	
OBC REFERENCE				<div><input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9 <input type="checkbox"/> PART 11</div> 	
ZONING DESIGNATION:		RD1.1			
MAJOR OCCUPANCY:		RESIDENTIAL			
BUILDING CLASSIFICATION:		GROUP C			
SITE AREA		BUILDING AREA		GROSS AREA	
EXISTING:	2148.89m ²	EXISTING:	0m ²	EXISTING:	0m ²
PROPOSED:	2148.89m ²	TOWNHOME:	885.24m ²	PROPOSED:	SEE SITE PLAN
TOTAL:	2148.89m ²			TOTAL:	SEE SITE PLAN
LOT COVERAGE		TOTAL:	885.24m ²		
MAX:	45%	LOT FRONTAGE		BUILDING HEIGHT	
PROVIDED:	TOWNHOME = 885.24m ²	MIN:	24m	MAXIMUM:	15m
	POTENTIAL ROOF AT LOWER LEVEL = 149m ²	PROVIDED:	46.33m	PROVIDED:	10.57m
PROVIDED:	48.12%				
MINIMUM FRONT YARD DEPTH		MINIMUM REAR YARD DEPTH		MINIMUM SIDE YARD DEPTH	
MAXIMUM:	3.39m	REQUIRED:	7.5m	MIN:	1.20m
PROVIDED:	5.18m	PROVIDED:	17.96m	PROVIDED:	1.20m
PARKING		BICYCLE SPACES		LOADING SPACES	
USE CLASSIFICATION		EXISTING:	0	EXISTING:	0
EXISTING:	0	PROPOSED:	0	PROPOSED:	0
REQUIRED:	TOWNHOME 1/ UNIT	REQUIRED:	0	REQUIRED:	0
		TOTAL:	0	TOTAL:	0
PROPOSED:	TOWNHOME 1/ UNIT 8 UNITS X 1 8= PARKING SPOTS				
TOTAL:	TOWNHOME 1/ UNIT 8 UNITS X 1 = 16 PARKING SPOTS PROVIDED				
LANDSCAPE AREA		AMENITY SPACE		SCREENING FENCE LENGTH	
EXISTING:	N/A	REQUIRED:	N/A	EXISTING:	AS SHOWN
PROPOSED:	N/A	PROPOSED:	N/A	PROPOSED:	N/A
TOTAL:	N/A	TOTAL:	N/A	TOTAL:	N/A
NOTE:					
1. ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATIO 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE					
2. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE ONTARIO BUILDING CODE					
3. ALL BARRIER FREE/ ACCESSIBLE PARKING SPOTS TO HAVE SIGNAGE AS PER ONTARIO ACCESSIBLE PARKING WITH PERSONS WITH DISABILITIES					

mas

meloeche architecture studio

PARTNER / CONSULTANTS

2 ISSUED FOR SPA 25.11.20

1 ISSUED FOR REZONING 25.09.25

NO DESCRIPTION DATE

ISSUE

SEAL

ONTARIO ASSOCIATION of ARCHITECTS

ADAM MELOCHE

LICENCE 10012

Drawn AM, DT

Checked

AM, DT

Approved AM, DT

☐ PRELIMINARY

☐ CONSTRUCTION

☐ RECORD

Do not scale

Use figured dimensions only

DEVONSHIRE DEVELOPMENT

AGBABA HOLDINGS CORPORATIONS

AGBABA HOLDINGS CORPORATIONS

SITE PLAN

JOB NUMBER 25-012

A-100

