EXISTING SINGLE DETACHED RESIDENTIAL

EXISTING SINGLE DETACHED RESIDENTIAL

EXISTING TOWNHOUSES

HELENA STREET

PLAINS ROAD EAST

BLOCK 1

UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5

BLOCK 2

UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
UNIT #18
UNIT #19
UNIT #20
UNIT #21
UNIT #22

BLOCK 3

UNIT #23
UNIT #24
UNIT #25
UNIT #26
UNIT #27
UNIT #28
UNIT #29
UNIT #30
UNIT #31
UNIT #32
UNIT #33
UNIT #34

LOT 13
PIN 07081-0214
PART 1, PLAN 20R-3054

PLAN 20R-3054

PART 2, PLAN 20R-13737
SUBJECT TO AN EASEMENT

PART 2, PLAN 20R-3054
SUBJECT TO AN EASEMENT

SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT NO. 510865

STORM WATER EASEMENT

COMMON AMENITY AREA / TOT LOT 60 m2

COMMON AMENITY AREA / TOT LOT 61 m2

VISITOR PARKING

VISITOR PARKING

GLASS RAILING AT ROOF TOP. 1m TO ACCOMATE 3m SETBACK

ROOF TOP AMENITY SPACE EQUALS TO 28m2 FOR UNITS 28 AND 29 DUE TO BUILDING SETBACK

1.8m EXISTING WOOD FENCE

1.5m LANDSCAPE BUFFER

6M FIRE ROUTE

EXISTING TRANSFORMER

EXISTING FIRE HYDRANT

EXISTING BUST STOP

PLAINS ROAD EAST

PARKING STATS

VISITOR PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
TYPICAL PARKING SPACES	2750mm X 6700mm	6
		6

PARKING SCHEDULE TOWN HOUSES - BACK TO BACKS

TYPE	DESCRIPTION	COUNT
PARKING SPACE WITHIN GARGAE	3000mm X 6000mm	39
TYPICAL PARKING SPACES	2750mm X 6700mm	39
		78
TOTAL		
PARKING SPACE WITHIN GARGAE	3000mm X 6000mm	39
TYPICAL PARKING SPACES	2750mm X 6700mm	45
		84

- PROVIDING 7 VISITOR PARKING SPOTS AT BOULVARD, FROM UNITS 14, 15, 16, 17, 18, 19, AND 20.
- PROVIDING 5 EXTRA PARKING SPOTS ON PLAINS ROAD

TOTAL PARKING

WITHIN SITE = 84
BOULVARD = 12

TOTAL = 96

SITE STATS

SITE STATISTICS - TOWNS AND BACK TO BACKS

Type Name	AREA (SM)	AREA (SF)	AREA (ACRES)	%
BUILDING FOOTPRINT				
BACK TO BACKS	1423 m²	15315 ft²	0.35 acres	31%
TOWNHOUSES	328 m²	3535 ft²	0.08 acres	7%
	1751 m²	18850 ft²	0.43 acres	38%
HARD LANDSCAPE				
ASPHALT PAVING	784 m²	8440 ft²	0.19 acres	17%
CURBS	26 m²	280 ft²	0.01 acres	1%
DRIVEWAY	745 m²	8015 ft²	0.18 acres	16%
SIDEWALKS	121 m²	1300 ft²	0.03 acres	3%
	1676 m²	18040 ft²	0.41 acres	36%
SOFT LANDSCAPE				
GRASS / LANDSCAPE	1065 m²	11465 ft²	0.26 acres	23%
TOT LOT	120 m²	1295 ft²	0.03 acres	3%
	1186 m²	12765 ft²	0.29 acres	26%
Grand total	4613 m²	49650 ft²	1.14 acres	100%

OVERALL SITE	4612 m²	49648 ft²	1.14 acres	100%

BUILDING AREAS

	5- 3 STOREY TOWNHOUSES = 5 TOWNHOUSE UNITS @ 2,146 SQ.FT (199.4 SM) EACH = TOTAL 10,730 SQ.FT (997 SM)	**AMENITY SPACE / UNIT** FRONT = 9 m2 BACK = 46 m2	**TOTAL** FRONT = 45 m2 BACK = 230 m2
	8 - 3 STOREY BACK TO BACK TOWNHOUSES = 8 UNITS AT 1625 SQ.FT (151 SM) = TOTAL 13,002 SQ.FT (1208 SM)	**AMENITY SPACE / UNIT** FRONT = 13 m2 ROOF = 35 m2	**TOTAL** FRONT = 104 m2 ROOF = 280 m2
	9 - 3 STOREY BACK TO BACK TOWNHOUSES = 9 UNITS AT 1485 SQ.FT (138 SM) = TOTAL 13,365 SQ.FT (1242 SM)	**AMENITY SPACE / UNIT** FRONT = 12m2 ROOF = 27m2	**TOTAL** FRONT = 108 m2 ROOF = 243 m2
	12 - 3 STOREY BACK TO BACK TOWNHOUSES = 12 UNITS AT 1593 SQ.FT (148 SM) = TOTAL 19,116 SQ.FT (1776 SM)	**UNITS 23-27** FRONT = 12m2 x 5 = 60m2 ROOF =27m2 x 5 = 135m2 **UNIT 28** FRONT =12m2 ROOF = 30m2	**UNIT 29** FRONT =11m2 ROOF =25m2 **UNIT 30-34** FRONT =11m2 x 5 = 55m2 ROOF =27m2 x 5 = 135m2
TOTALS	**TOTAL SELLABLE AREA =** 56,220 SQ.FT (5223 SM)	**TOTALS**	1,473 m2

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NO.	ISSUED	DATE
1	CLIENT REVIEW	NOV. 14, 2017
2	CLIENT REVIEW	NOV. 28, 2017
3	CLIENT REVIEW	MAY. 23, 2018
4	CLIENT REVIEW	JUNE 15 2018
5	CITY SUBMISSION	JUNE 18 2018
6	CLIET REVIEW	JULY 19 2018



THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.

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SEAL

CONSTRUCTION NORTH TRUE NORTH

PLAINS ROAD

1335 - 1355 PLAINS ROAD EAST

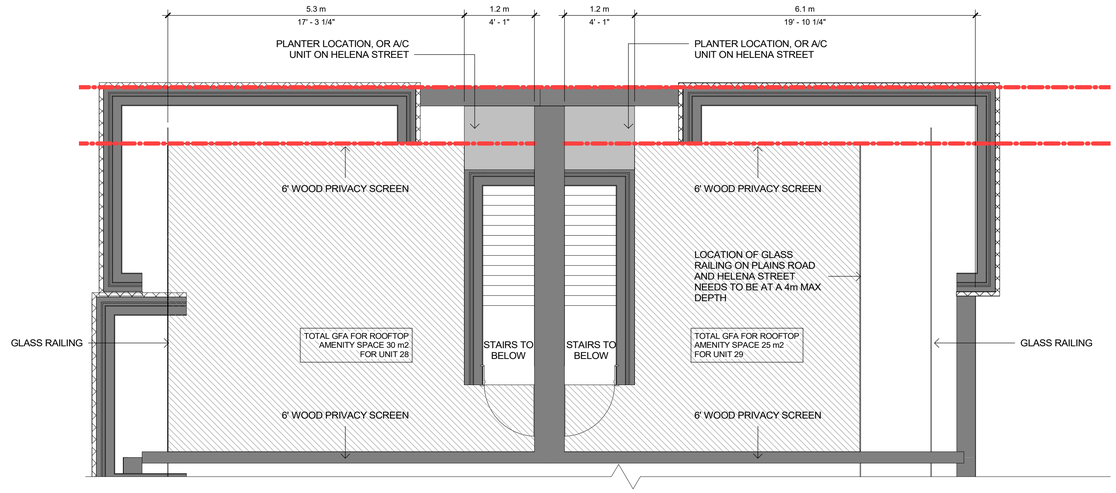
SHEET NAME

SITE PLAN

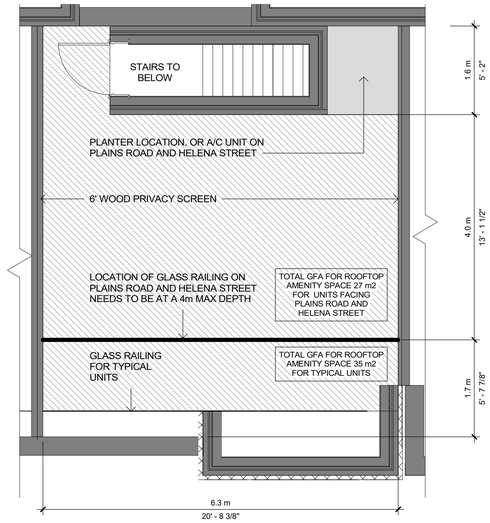
START DATE	MAY 2017
DRAWN BY	CMC ME
CHECKED BY	JM
SCALE	As indicated
PROJECT NO.	116044
DRAWING	A001

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3 / A201 ROOF TOP AMENITY SPACE FOR UNITS 28 AND 29
1 : 50



2 / A201 TYPICAL ROOF TOP AMENITY SPACE
1 : 50

MATERIAL SCHEDULE

1. WHITE SIDING
2. BLUE SIDING
3. WOOD
4. WHITE EIFS
5. METAL FINISH
6. GLASS
7. BLOCK
8. WOOD SIDING



1 / A201 FRONT ELEVATION (PLAINS ROAD)
1 : 85

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NO.	ISSUED	DATE
1	CLIENT REVIEW	OCT. 25, 2017
2	CLIENT REVIEW	OCT. 27 2017
3	CLIENT REVIEW	NOV. 14, 2017
4	CLIENT REVIEW	NOV. 28, 2017
5	CLIET REVIEW	JULY 19 2018

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SEAL

CONSTRUCTION NORTH TRUE NORTH

PLAINS ROAD

1335 - 1355 PLAINS ROAD EAST

SHEET NAME

BACK TO BACK / TOWNHOUSE

START DATE	MAY 2017
DRAWN BY	CMC ME
CHECKED BY	JM
SCALE	As indicated
PROJECT NO.	116044
DRAWING	A201

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