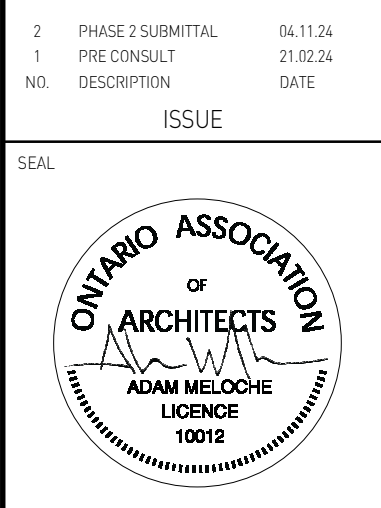


SITE DATA MATRIX			
PROJECT DESCRIPTION: 3 - 3 STOREY STACKED TOWNHOME DEVELOPMENT 27 UNITS TOTAL		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	ARCHITECT SEAL
OBC REFERENCE		<input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9 <input type="checkbox"/> PART 11	
ZONING DESIGNATION: RD2.5	TBD		
MAJOR OCCUPANCY:	RESIDENTIAL		
BUILDING CLASSIFICATION:	GROUP C		
SITE AREA	BUILDING AREA	GROSS AREA	
EXISTING: 4420.00m²	EXISTING: 0m²	EXISTING: 0m²	
PROPOSED: 4420.00m²	PROPOSED: 441m² BUILDING	PROPOSED: 3762m²	
TOTAL: 4420.00m²	TOTAL: 441m² BUILDING	TOTAL: 3762m²	
LOT COVERAGE	LOT FRONTAGE	BUILDING HEIGHT	
MAX: 45%	MIN: 0m	MIN: 7/18m	
PROVIDED: 26%	PROVIDED: 102.72m	PROVIDED: 9m	
MINIMUM FRONT YARD DEPTH	MINIMUM REAR YARD DEPTH	MINIMUM SIDE YARD DEPTH	
REQUIRED: 6m	REQUIRED: 7.5m	MIN: 1.2m	
PROVIDED: 6.02m	PROVIDED: 17.13m	PROVIDED: 10.83m	
PARKING	BICYCLE SPACES	LOADING SPACES	
USE CLASSIFICATION	EXISTING: 0	EXISTING: 0	
EXISTING: 0	PROPOSED: 3	PROPOSED: 1	
REQUIRED: STACKED TOWNHOMES - 27 UNITS = 27X1.25 = 33 SPACES 1.25 RATIO	REQUIRED: 3	REQUIRED: 1	
PROPOSED: 40 SPACES	TOTAL: 3	TOTAL: 1	
TOTAL: 40 SPACES 1.48 RATIO			
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 80.33 OF ONTARIO REGULATION 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 RAMPWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.1(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.14 OF THE ONTARIO BUILDING CODE.			
3. ALL BARRIER FREE ACCESSIBLE PARKING SPOTS TO HAVE SIGNAGE AS PER ONTARIO ACCESSIBLE PARKING WITH PERSONS WITH DISABILITIES			

1 SITE PLAN
SK1 1/16" = 1'-0"

NO.	DESCRIPTION	DATE
2	PHASE 3 SUBMITTAL	04.11.24
1	PRE CONSULT	21.02.24



Drawn: AM
Checked: AM
Approved: AM

PRELIMINARY
 CONSTRUCTION
 RECORD
 AS SHOWN

Do not scale
Use figured dimensions only

JEFFERSON DEVELOPMENT
3161 JEFFERSON BLVD
SITE PLAN