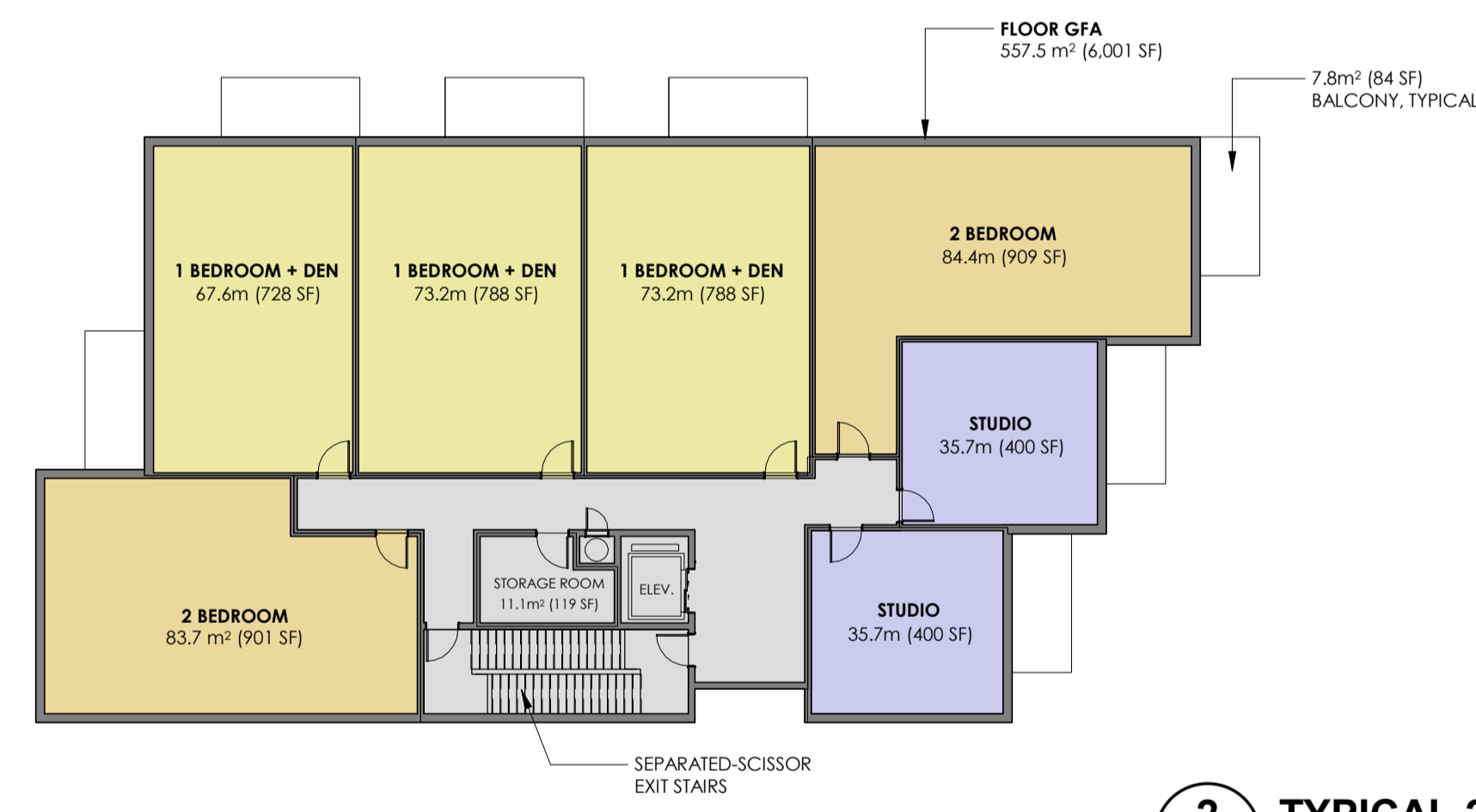
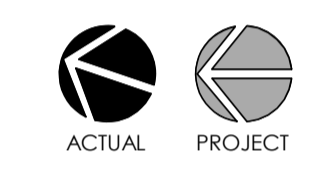


1 SITE PLAN
A1.00 1:200



2 TYPICAL 2nd & 3rd FLOORS
A1.00 1:200

SITE INFORMATION		ZONING LEGEND	
PROPERTY AREA:	2,256 m ² (24,287 SF)	PROPOSED ZONE:	GENERAL COMMERCIAL (GC-15) ZONE
LEGAL DESCRIPTION:	PART OF LOTS E AND F (PLAN BY ANDREW BELL QLS) AND PART OF LOT 23, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF CLARENCE IN THE CITY OF CLARENCE-ROCKLAND, COUNTY OF RUSSELL	PROPOSED BUILDING:	APARTMENT, LOW-RISE
SURVEY:	DRAWING BASED ON SURVEY BY ADSI, INDEX RUS-0P-30-LAURIER-23-E-2 CONDUCTED NOV. 29TH, 2018	PROPOSED BUILDING AREA:	562.8 m²
		PROPOSED # DWELLING UNITS:	20 APARTMENT UNITS
			ZONING BY-LAW
			PROPOSED
		MIN. LOT AREA	20' 140 m ² = 2,800 m ² 2,256 m ²
		MIN. LOT FRONTAGE	24 m 41.2 m
		MIN. FRONT YARD	6.0 m 4.5 m
		MIN. INTERIOR YARD	4.5 m 4.5 m
		MIN. REAR YARD	6.0 m 6.0 m
		MIN. DWEL. SEPAR.	2.4 m 2.4 m
		MAX. STOREYS	4 3
		MAX. BLD. HEIGHT	15.00 m 15.00 m
		MIN. LANDSCAPING COV.	30% 30.7% (694.6 m ²)
		PARKING CALCULATIONS	
		REQ. PARKING <75 m ² :	15 units @ 1.25 SPACES PER UNIT = 18.75
		REQ. PARKING >75 m ² :	3 units @ 1.5 SPACES PER UNIT = 4.5
		PARKING PROVIDED:	22 STANDARD SPACES + 3 MOTORCYCLE SPACES (25 VEHICLES)
		ACCESSIBLE PARKING:	4% OF 23 = 2 SPACE REQ'D (2 PROVIDED)
		BICYCLE PARKING:	0.5 x 21 UNITS = 10 BICYCLE PARKING PROVIDED
		AMENITY AREAS	
		EACH UNIT PROVIDED 7.8 m ² PRIVATE PATIO/BALCONY	
		COMMUNAL 55.7 m ² INDOOR GYM	

ISSUED FOR

- 2024-05-28 CONCEPT SITE PLAN
- 2024-06-25 CONCEPT SITE PLAN R1

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

GRAFF ARCHITECTURE
1358 RIDEAU FERRY ROAD
PERTH, ONTARIO K7H 3C7
Tel: (613)-900-1963

KEYPLAN

SEAL

632 LAURIER STREET LOW-RISE

632 LAURIER STREET
ROCKLAND, ON K4K 1E7

SITE PLAN

DRAWN: GJG
PLOT DATE: 6/25/2024 2:33:33 PM

A1.00