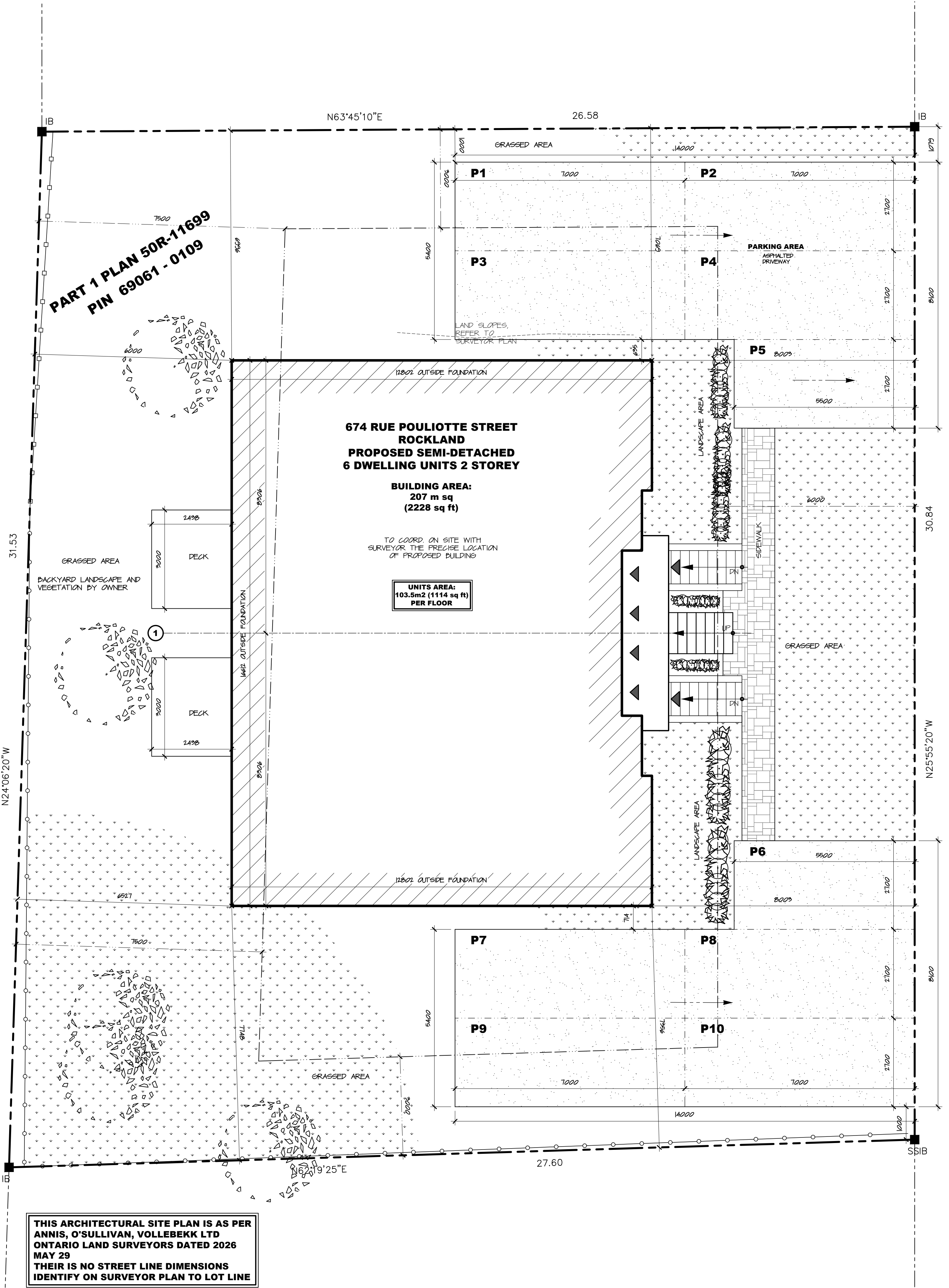




SITE PENCHMARK
WOOD POLE

CONC. GUTTER CURB
EDGE OF ASPHALT

KNOW AS RUE POULIOTTE STREET
(FORMERLY EDWARDS STREET)

PROPOSED
RESIDENTIAL 2 STOREY BUILDING
RAISE LEVEL SEMI-DETACHED 6 DWELLING UNIT
STOREY FLOOR: 2 DWELLING UNITS
GROUND FLOOR: 2 DWELLING UNITS
BASEMENT FLOOR: 2 DWELLING UNITS
BUILDING AREA: 207 m sq (2228 sq ft)
HEIGHT OF BUILDING: ~8.2 m
RATIO BUILDING COVERAGE: 24.5%
EXTERIOR FINISHES:
FRONT: COMPOSITE SIDING & MASONRY
REAR & SIDES: COMPOSITES or VINYL SIDING
PARKINGS:
2 / DWELLING UNIT
P: 2 PARKING OF 90.5 sq m (968.75 sq ft) =
TOTAL PARKING AREA: 181 sq m (1948.3sq ft)
LOT AREA: 844.4 sq m (9089 sq ft)
RATIO PARKING COVERAGE: 21.4%
RATIO GREEN SPACE COVERAGE: 54.1%

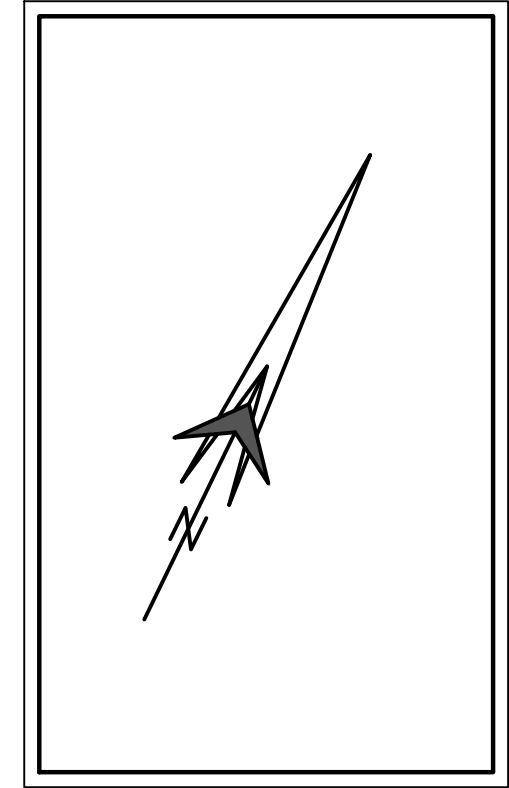
MATRIX ZONING DATA		
ZONE R2		
A	LOT AREA: BY LAW: PROPOSED: RATIO BUILDING COVERAGE: RATIO LANDSCAPE AREA:	300 m ² 844.4 m ² 24.5% 54.1%
B	LOT FRONTAGE: BY LAW: PROPOSED:	10 m / LOT 8 m / LOT
C	FRONT YARD REQUIRED: PROPOSED:	4 m 5 m
D	EXTERIOR YARD REQUIRED: PROPOSED:	N/A
E	SEE YARD REQUIRED: PROPOSED:	1 m & 5 m 1.07 & 1.04 m
F	REAR YARD REQUIRED: PROPOSED:	75 m # m
G	BUILDING HEIGHT, MAX. REQUIRED: PROPOSED:	15 m ~8.2 m
H	DWELLING UNIT AREA, MIN. REQUIRED: PROPOSED:	10 m ² 10.5 m ²
I	DWELLING PER LOT: PROPOSED:	# UNITS, STACK 1 / LOT
J	NUMBER OF PARKING REQUIRED: PROPOSED:	1 / DU + 1 / DU 205 m ² A/COT. NOTE

LEGEND:

- PROPERTY LINE
- BY-LAW SET-BACKS
- ROAD, PARKING
- HYDRO LINE
- DITCH G/L
- EXISTING CHAIN LINK FENCE
- EXISTING BOARD FENCE
- SURFACE RUN-OFF DIRECTION
- NEW UN-PAVED, MODEL TYPE & COLOR TO BE CHOSEN BY OWNER or FORD'S CONCRETE SLAB or EQUIVALENT MATERIAL
- NEW SPRING LANDSCAPE AS PER OWNER
- TREES, TREES/SHRUBS EXISTING TREES, AS PER OWNER
- TREES, CONIFEROUS EXIST. TREES, AS PER OWNER
- TREES, CONIFEROUS NEW TREES, AS PER OWNER

REVISIONS		
No	DETAIL	DATE
1	ISSUED FOR COORD., SITE PLAN	2026 JUNE 24
2	ISSUED FOR MUNICIPALITY APPROBATION	2026 JULY 22

THIS ARCHITECTURAL SITE PLAN IS AS PER GENERAL INFORMATION
HOUSE IS SUBJECT TO RELOCATION AS PER SITE CONDITION. REFER TO SURVEY & P-ENG DWG.



NOTES:
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER RESURVEY OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE TECHNOLOGIST OR ENGINEER. NO DIMENSION SHOULD BE SCALED ON DRAWINGS.
L'ENTREPRENEUR ET LES SOUS-TRAITANTS DEVRAIENT EFFECTUER TOUTS LES TRAVAUX DEGRIT OU NON, SELON LES EXIGENCES DU CODE NATIONAL DU BATIMENT ET LES REGLEMENTS MUNICIPAUX.
L'ENTREPRENEUR GENERAL DOIT VERIFIER TOUTES LES DIMENSIONS ET LES CONDITIONS SUR LE SITE ET AVISER LE TECHNOLOGUE OU L'INGENIEUR DE TOUTES ERREURS OU OMISSIONS AVANT LE COMMENCEMENT DES TRAVAUX. AUCUNE DIMENSION NE DOIT ETRE MESUREE A L'ECHELLE SUR LE PLAN.

DESIGNER-ENGINEER
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CLIENT
GEORGE KANAAN
674 RUE POULIOTTE STREET
ROCKLAND, ONTARIO

PROJECT-PROJECT
NEW SEMI-DETACHED BUILDING
6 DWELLING UNITS
2 STOREY, MODERN DESIGN
DESIGN-DRAWING
ARCHITECTURAL SITE PLAN
PROPOSAL

DESIGNER: M. GAMBUTO
SCALE: AS NOTED
DATE: 2026 JUNE
FILE: M716-H2
FEUILLE-SHEET:
ST2
OF 2

