

ZONING NOTES: R15-1

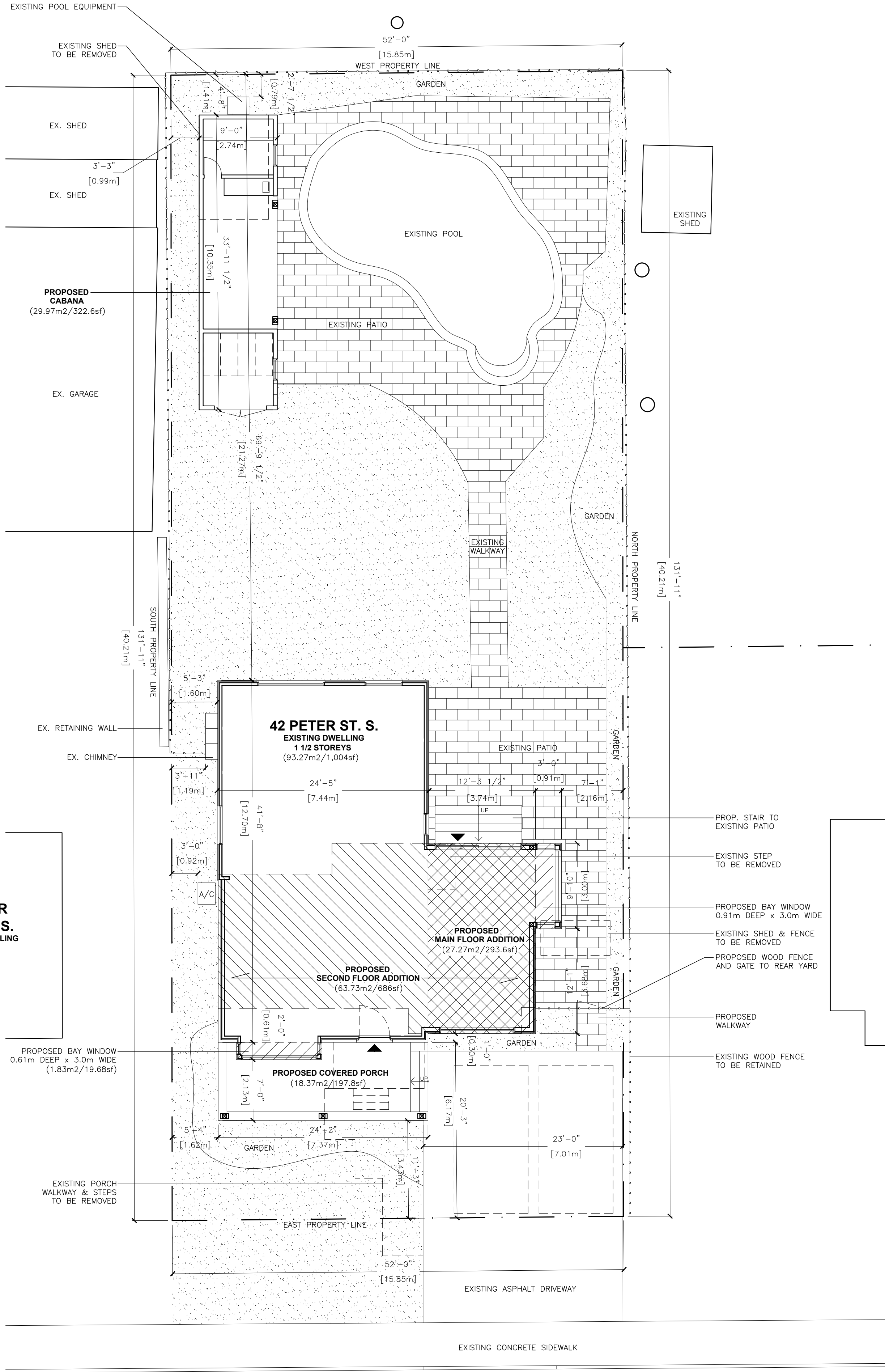
ROLL NUMBER = 2105090005089000000
LEGAL DESCRIPTION = PLAN 300W PT LOT 7 PT LOT 8
OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT

1. LOT AREA = 6,859.64sf (637.28m²)
2. LOT FRONTAGE = 52'-0" (15.85m)
3. LOT DEPTH = 131'-11" (40.21m)
4. EXISTING DRIVEWAY WIDTH = 21'-1" (6.43m)
5. EXISTING & PROPOSED SETBACKS:
EX. FRONT YARD = 20'-3" (6.17m)
PROP. FRONT PORCH = 11'-3" (3.43m)
EX. SOUTH SIDE YARD = 5'-3" (1.60m)
PROP. NORTH SIDE YARD = 7'-1" (2.16m)
EX. REAR YARD = 69'-9 1/2" (21.27m)
PROP. CABANA SIDE YARD = 3'-3" (1.00m)
PROP. CABANA REAR YARD = 4'-8" (1.41m)
6. EXISTING DWELLING FLOOR AREA = 1,003.9sf (93.26m²)
7. PROPOSED AREAS:
ADDITION FLOOR AREA = 300.97sf (27.96m²)
SECOND FLOOR ADDITION AREA = 686.0sf (63.73m²)
PROPOSED FRONT BAY WINDOW = 19.68sf (1.83m²)
FRONT PORCH = 197.8sf (18.37m²)
CABANA = 305.6sf (28.39m²)
8. TOTAL LOT COVERAGE AREA = 1,827.95sf (171.4m²)
(INCLUDES EX. DWELLING + PROP. ADDITION + PROP. FRONT BAY WINDOW + PROP. FRONT PORCH + PROP. CABANA)
(EXCLUDING SECOND FLOOR AREA + DRIVEWAY + WALKWAYS + PATIOS + POOL)
LOT COVERAGE PERCENTAGE = 26.6%
9. PROPOSED ADDITION HEIGHT = 25'-11 1/2" (7.92m)
FROM AVERAGE GRADE
SEE PAGE A101
10. PROPOSED CABANA
PROPOSED HEIGHT = 12'-5" (3.79m)
(9'-10" [3.0m] MAX. ALLOWABLE)
PROPOSED SIZE = 305.6sf (28.39m²)
(322.9sf [30.0m²] MAX. ALLOWABLE TOTAL COMBINED,
3 ACCESSORY BUILDINGS MAX. ALLOWABLE)

LEGEND & NOTES:

- = DIRECTION OF SLOPE
-2'-6" = GRADE ELEVATION POINT
-3'-0" = EXISTING GRADE ELEVATION POINT
▼ = ENTRY
⊙ = DOWNSPOUT
○ = TREE (LOCATION APPROXIMATE)
▨ = PROPOSED MAIN FLOOR ADDITION AREA
▩ = PROPOSED SECOND FLOOR ADDITION AREA
▨ = LANDSCAPED AREA (SOFT)
▩ = LANDSCAPED AREA (HARD)
--- = EXISTING WOOD FENCE

44 PETER STREET S.
EXISTING DWELLING
2 STOREYS



SITE PLAN

DRWS FOR REFERENCE
NOT FOR CONSTRUCTION

NOTES:
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DO NOT SCALE DRAWINGS.
ALL CONSTRUCTION TO MEET CURRENT
REQUIREMENTS OF ONTARIO BUILDING CODE
AND OTHER APPLICABLE CODES.
CHECK ALL DIMENSIONS PRIOR TO
CONSTRUCTION. REPORT DISCREPANCIES AND
CONFIRM CLARIFICATIONS BEFORE
COMMENCING WORK.
THIS DRAWING TO BE READ IN CONJUNCTION
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ARCHITECTURAL, STRUCTURAL, MECHANICAL
AND ELECTRICAL DRAWINGS.
WORKING DRAWINGS DO NOT PROVIDE
REQUIREMENTS FOR ALL CONSTRUCTION
DETAILS. CONTRACTOR IS RESPONSIBLE FOR
PROVIDING SUPERVISED WORKMANSHIP IN ALL
AREAS OF CONSTRUCTION.

MERNER
ROW
DESIGN

LISA APPS | 647.704.5604
mernerrowdesign@gmail.com
FIRM BCIN 115433
BCIN 112545

PROPOSED
ADDITION &
CABANA

42 PETER ST. S.
MISSISSAUGA

SITE PLAN

DATE: FEB. 24, 2021 SCALE: 1:100
(1/8" = 1'-0")



A100

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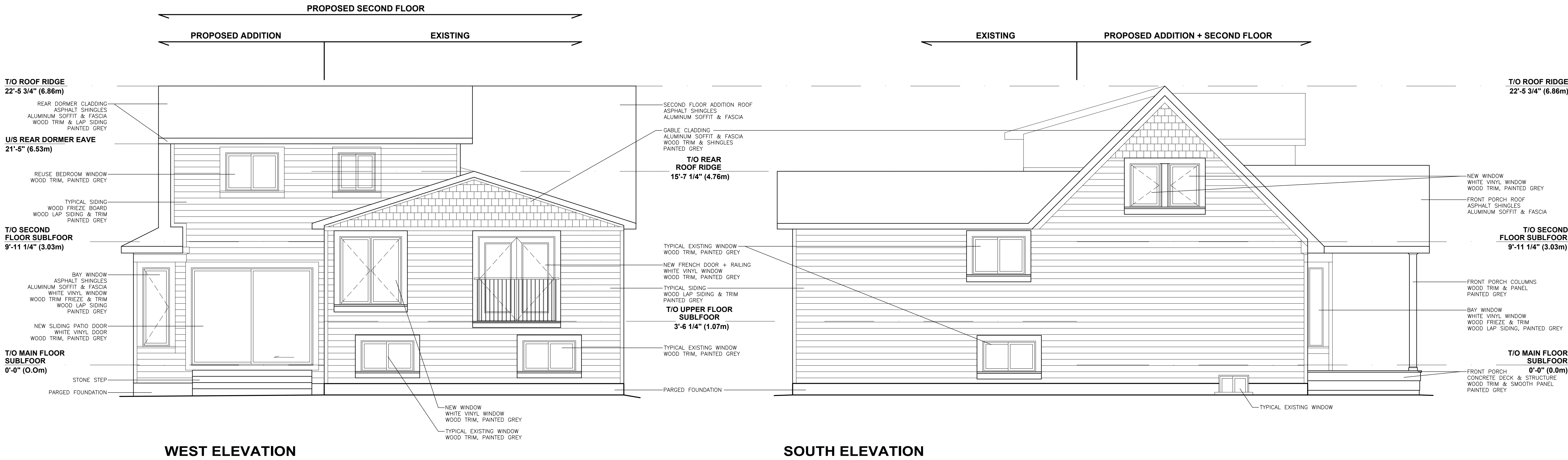
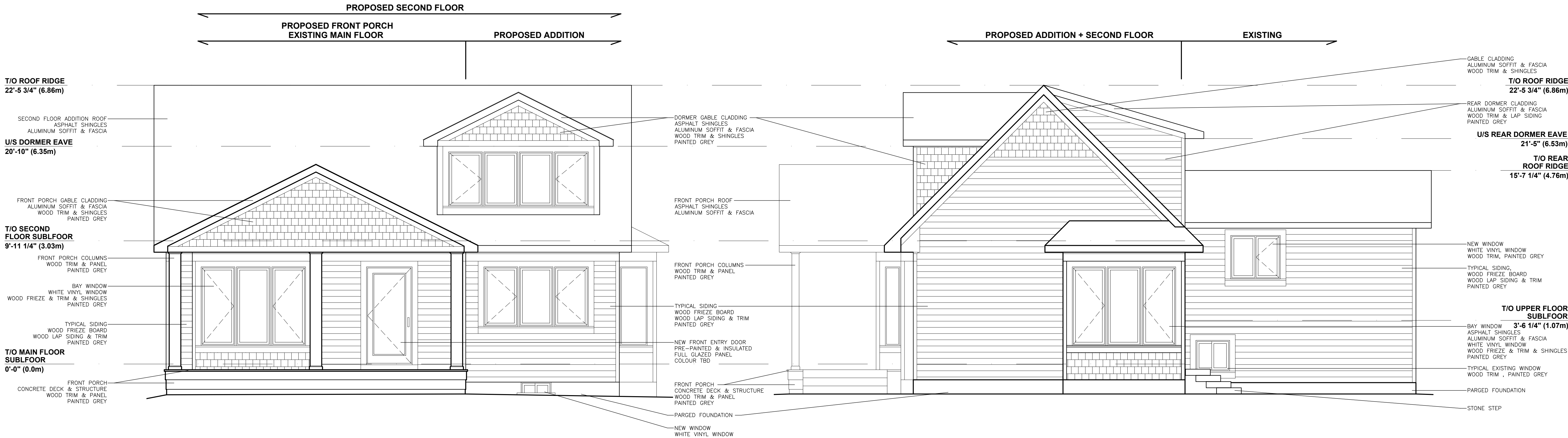
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**PROPOSED
ADDITION &
CABANA**

**42 PETER ST. S.
MISSISSAUGA**

ELEVATIONS

DATE: FEB. 24, 2021 SCALE: 1/50
(1/4" = 1'-0")

A300

42 PETER ST. S.

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Heritage Property Application

PREPARED DATE

Feb. 24, 2021

PREPARED BY / ATTENDEE

Lisa Apps, Merner Row Design
97 Albert St. W, Alliston ON, L9R 1H2

PROPERTY OWNERS / ATTENDEES

42 Peter St. S, Port Credit, ON, L5H 2G4

PROPOSED MATERIALS

1. Roofing

Product: [Certainteed Landmark Pro Solaris asphalt shingles](#)

Colour: georgetown gray or weathered wood TBD

Locations: entire dwelling + front porch, pool cabana



GEORGETOWN GRAY

2. Soffits and fascias

Product: [Gentek aluminum vented soffit](#), 16" 4 panel profile, custom bent smooth fascia from matching aluminum

Colour: to tie in with cladding and roofing TBD

Eavestroughs / downspouts: [Gentek Rainware](#) to match to fascia colour, 5" size



16" 4-PANEL VENTED SOFFIT

3. Cladding

Product: wood lap siding, smooth texture, 6" exposure

Colours: TBD

Locations: entire dwelling, pool cabana

Cladding gable detail: wood shingles, smooth edge

Colours: TBD

Locations: porch gable, addition and roof gable ends, cabana gable ends and front gable



WOOD LAP SIDING, SMOOTH, PAINTED



WOOD SHINGLES, SMOOTH EDGE, PAINTED

4. Windows + Patio door:

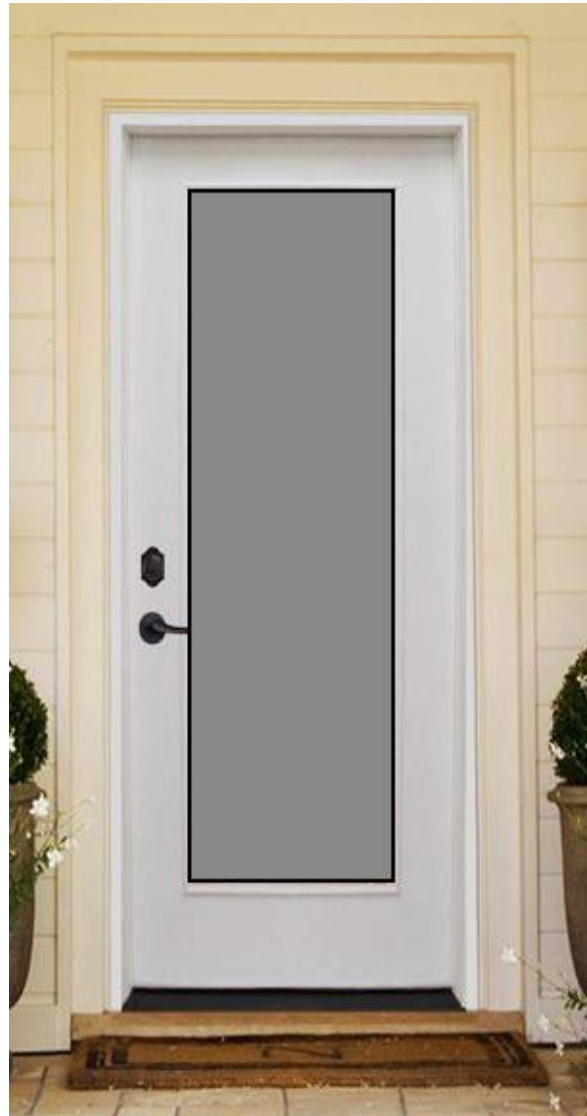
Product: manufacturer TBD

Type: [North Star vinyl](#)

Colour: white, front door to have colour to stand out in final colour scheme



WHITE VINYL WINDOW AND PATIO DOOR



VINYL FRONT DOOR, COLOUR TBD

5. Porch floor:

Product: concrete

Colour: concrete left to weather naturally



CONCRETE PORCH FLOOR

6. Walkway Pavers:

Product: reuse existing from front walkway



7. Other landscaping:

Fence/gate: [Pressure treated lumber](#), brown colour left to age naturally, vertical 2x6 with trims



Driveway: reface existing asphalt

Planting: native shrubs and flowers along front of proposed dwelling

