

REGISTERED PLAN TOR-5

PART 1, PLAN 43R-28628
LOT 6

(N38°21'27"E P3)
(N33°28'10"E P4)
(N33°24'00"E P7)
N 38° 22' 30" E

PART 1, PLAN 43R-41
LOT 1

(S1°09' P3)
81.06

BARBERRY LANE
(FORMERLY SECOND STREET)
(BY TOWNSHIP OF TORONTO BY-LAW NO. 5853, UNREGISTERED)

POND STREET
(BY REGD PLAN TOR-5)
PIN 14085-0200

SITE STATISTICS

DESCRIPTION	NEW BY-LAW	EXISTING	PROPOSED
ZONED	R1-32		
LOT AREA	844.79m ²		
LOT FRONTAGE	20.25m		
LOT DEPTH	41.30m		
COVERAGE			
- Dwelling		81.5m ²	81.5m ²
- Detached Garage		17.2m ²	17.2m ²
- TOTAL		148.7m ²	148.7m ²
LOT COVERAGE %		15.8%	17.4%
GARAGE FLOOR AREA:			
- FIRST FLOOR	50.0m ²		49.8m ²
- SECOND FLOOR			48.6m ²
GARAGE HEIGHT:			
	7.5m		7.07m
GARAGE SETBACKS:			
- Front		17.74m	17.74m
- Side		2.82m	2.82m
- Rear		17.93m	17.96m

AVERAGE GRADE CALCULATIONS

DESCRIPTION	EXISTING	PROPOSED
FRONT CORNERS	169.21	169.13
FRONT SETBACK	169.48	169.37
7.5 METRE SETBACK	170.12	170.04
15 METRE SETBACK	170.04	170.04
FROM FRONTYARD SETBACK	172.10	172.10
TOTAL	172.10	172.10

AVERAGE GRADE = 1361.85/8 = 170.23

REGISTERED

SECOND LINE WEST

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No.	Date	Issued/Revision	H.K.
1	MAY 5 2023	For review	
1	APRIL 5 2023	For review	
1	JUNE 27 2022	For review	

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.

Scale: 1/4"=1'-0"

Date: June, 2022

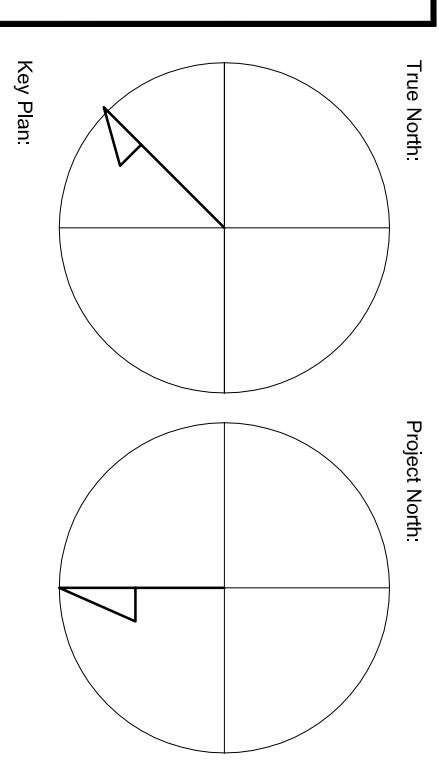
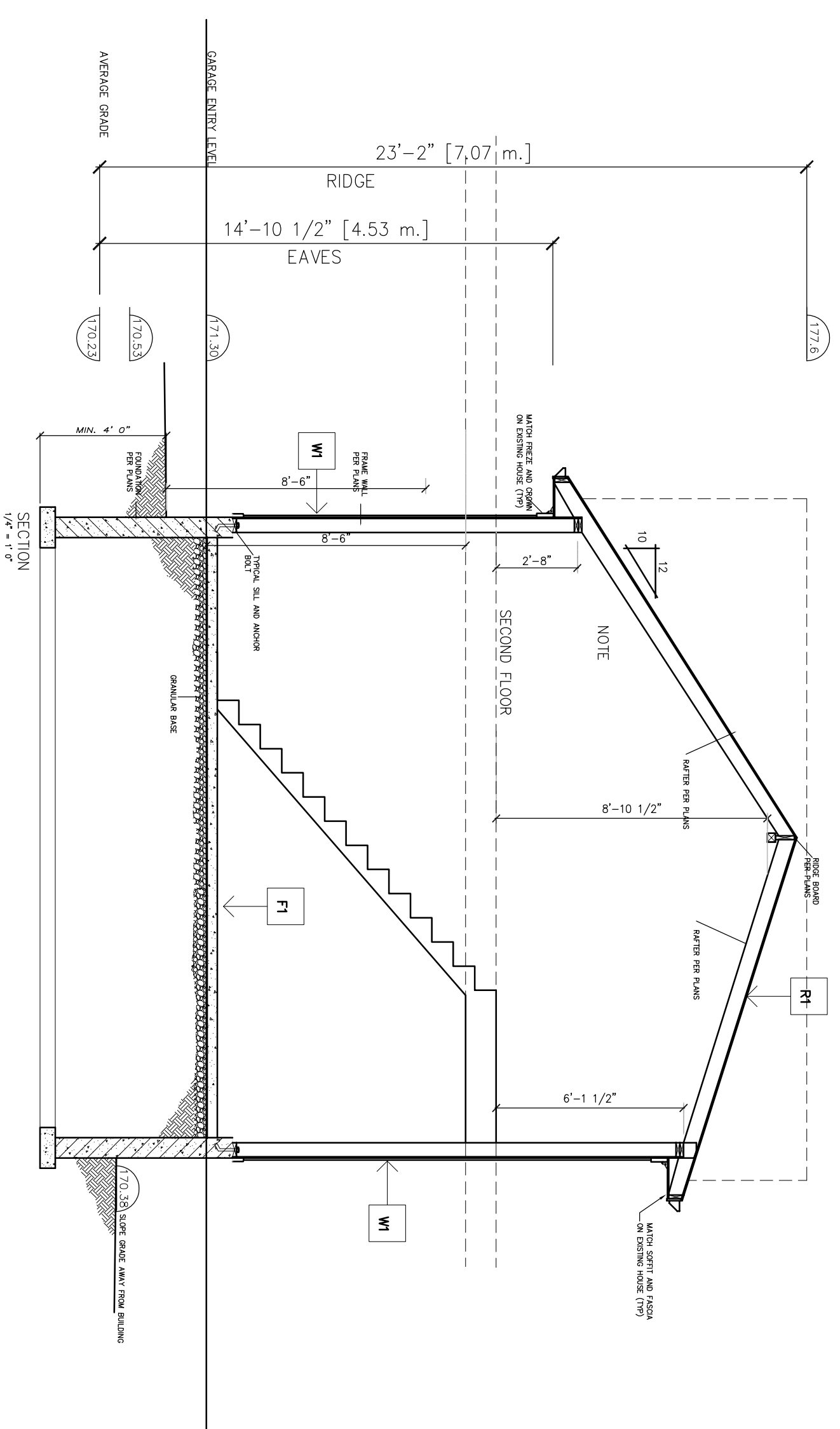
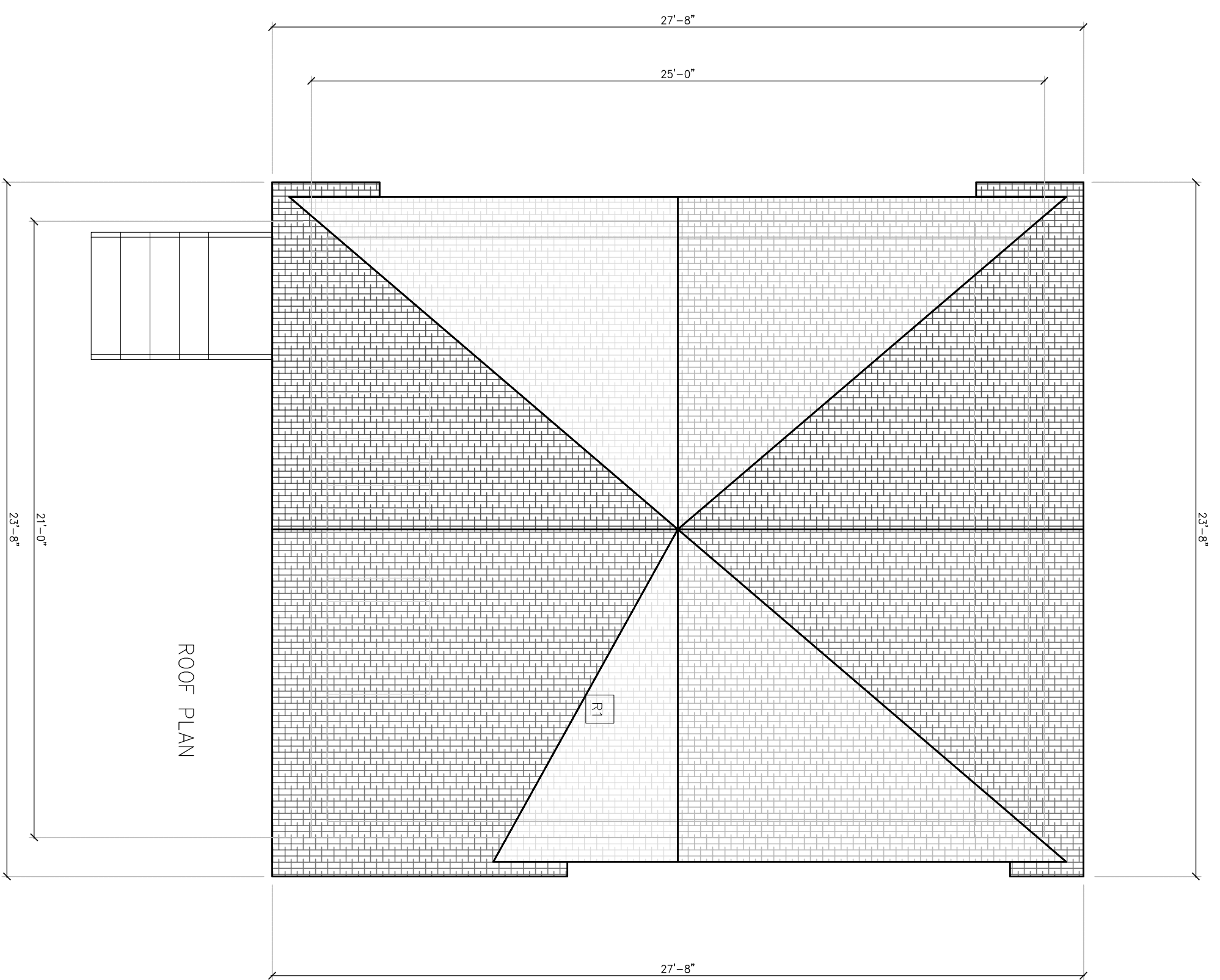
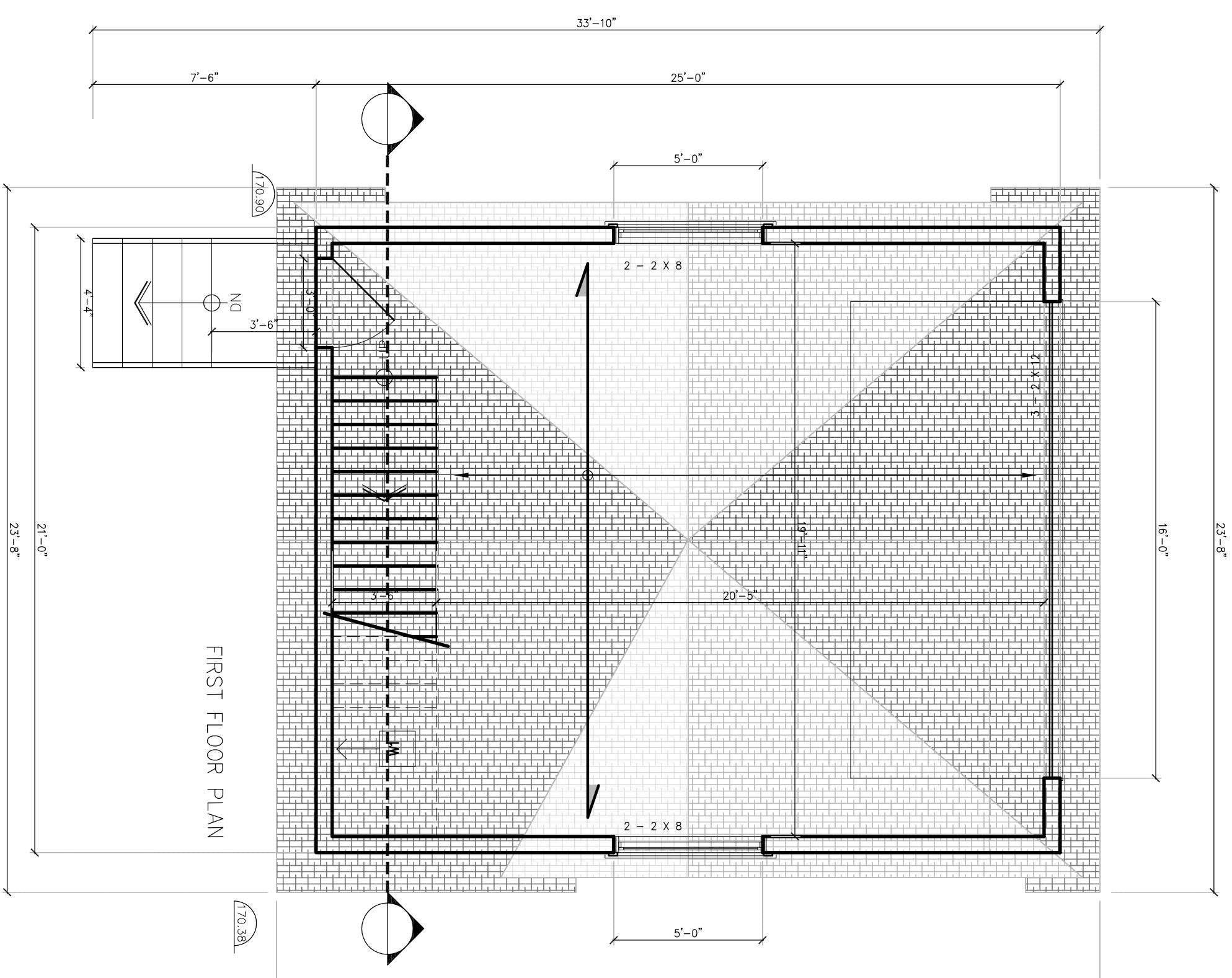
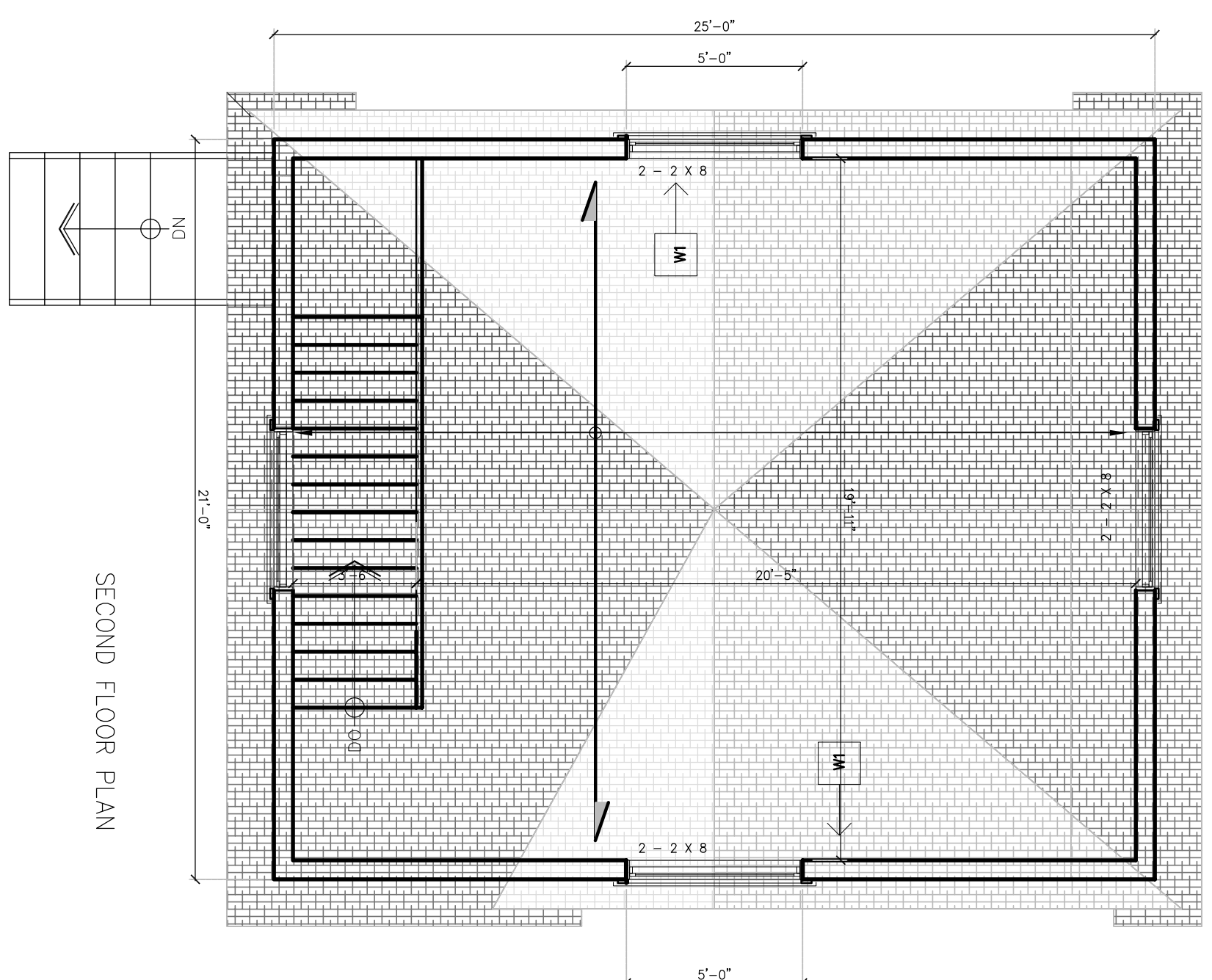
Project No: 00.00

Garage Replacement

7025 Pond Street
Mississauga, ON

SHEET TITLE

A0.0



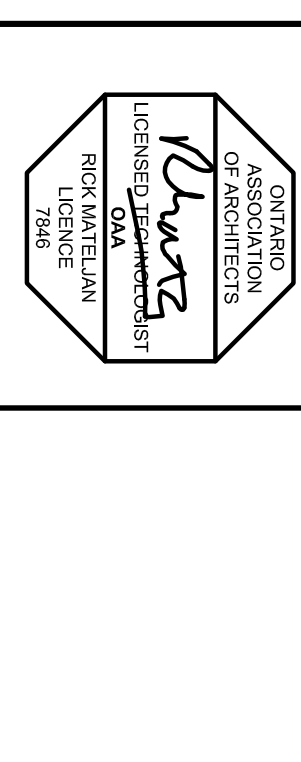
True North
Project North

No.	Date	Issued/Revision	H.K.
1	MAY 5 2023	For review	
1	APRIL 5 2023	For review	
1	JUNE 27 2022	For review	



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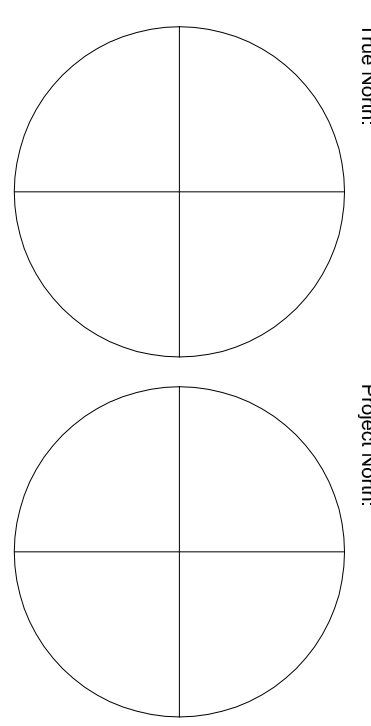
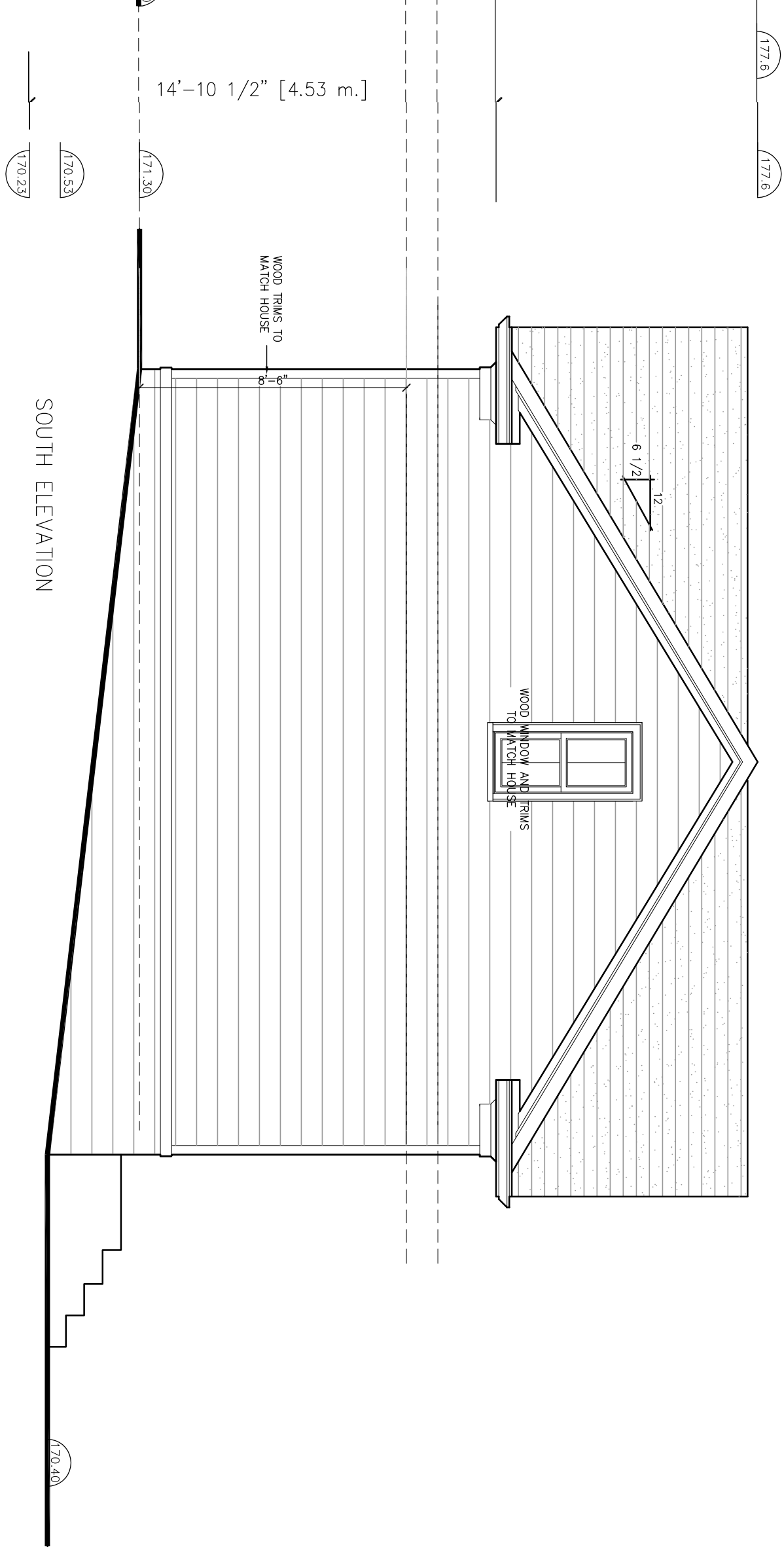
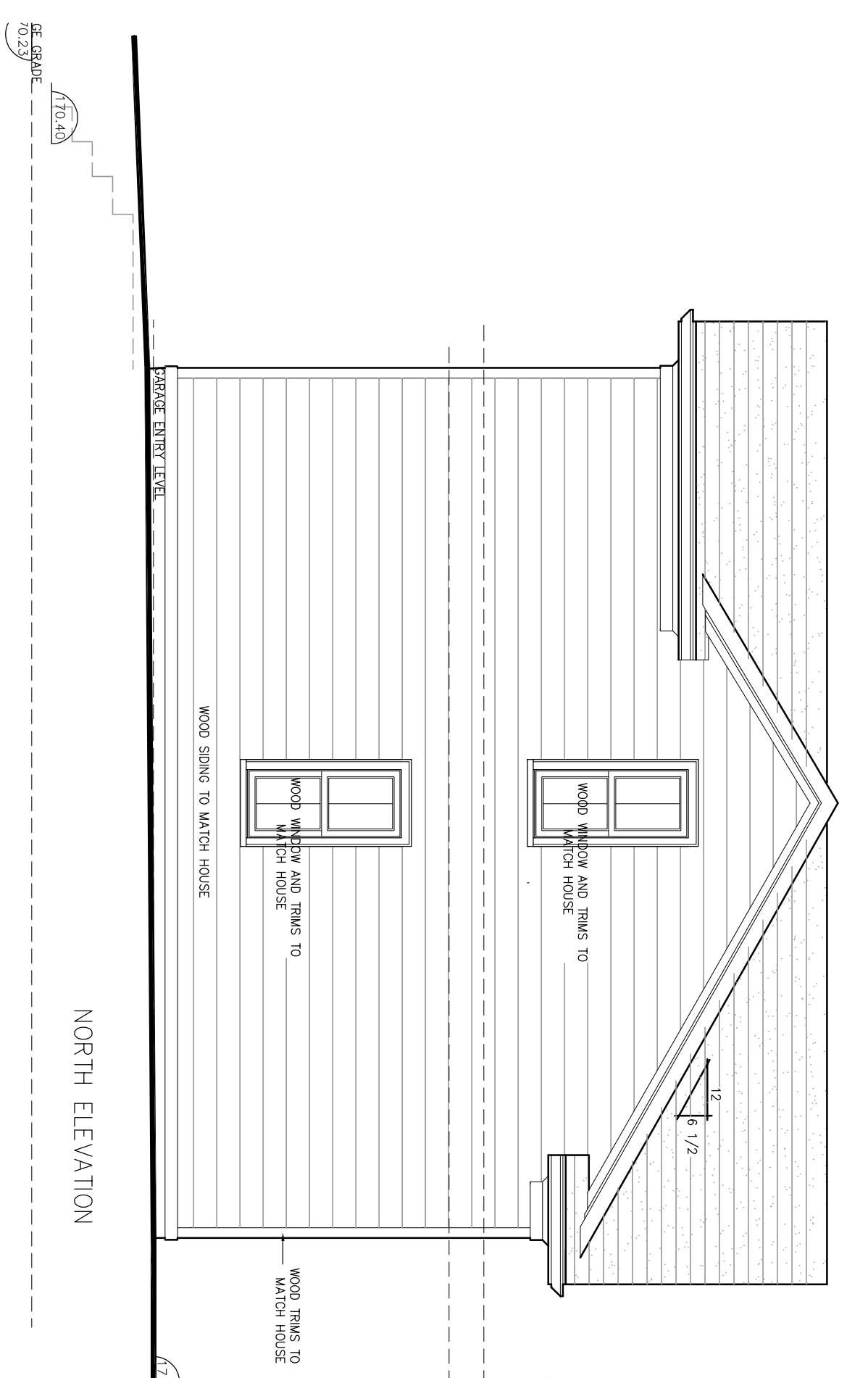
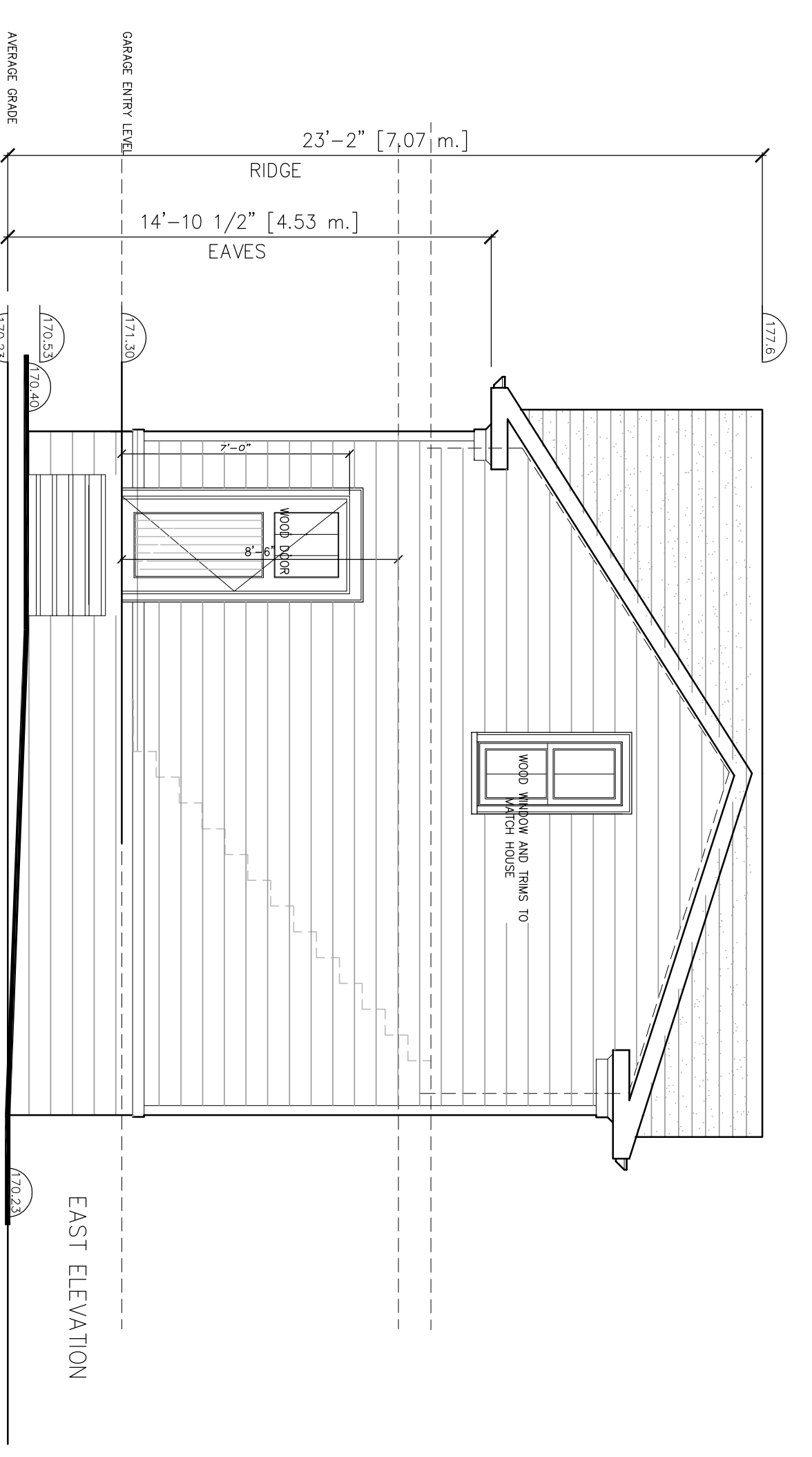
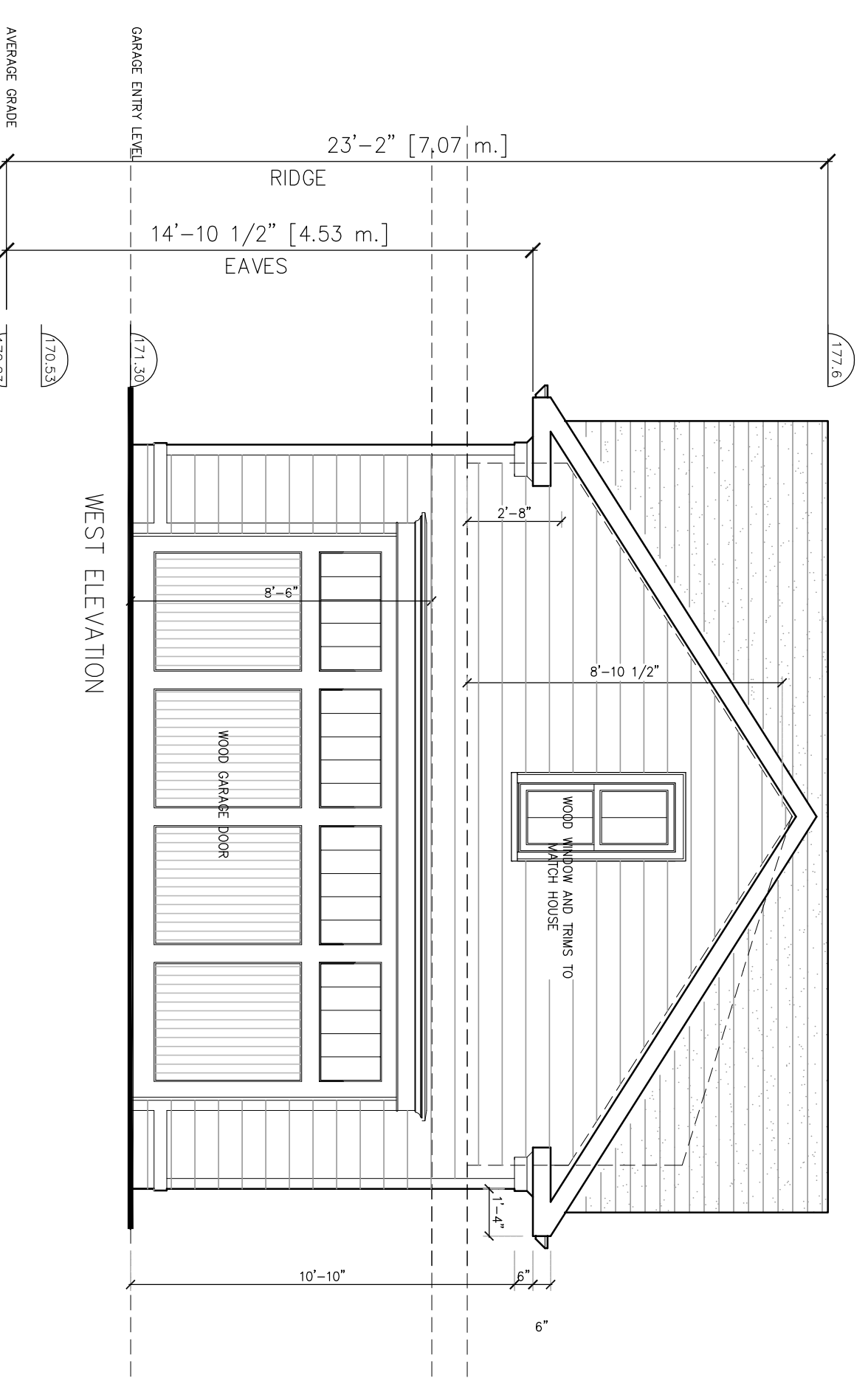


Project:
Garage Replacement
7025 pond Street
Mississauga, ON

Sheet Title:
PLANS & SECTION

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4"=1'-0"	JAN. 2021	00.00

Drawing No:
A1.1



True North: Project North:

No.	Date	Issued/Revision	H.K.
1	MAY 5, 2023	For review	
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ASSOCIATION OF ARCHITECTS
R. WATSON
LICENSED PROFESSIONAL ARCHITECT
RICK MATELIAN
ARCHITECT

Garage Replacement
7025 pond Street
Mississauga, ON

ELEVATIONS

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.

Scale: 1/4"=1'-0"
Date: June, 2022
Project No: 00.00

A1.2