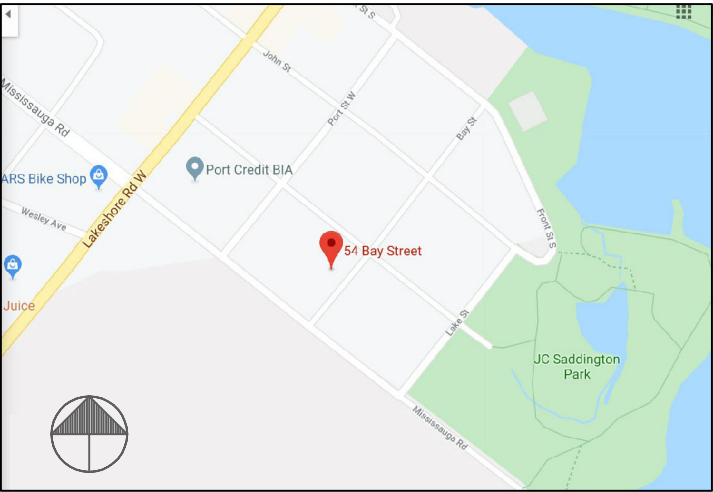




KEY PLAN

SITE STATISTICS

PART 9 GROUP 'C' RESIDENTIAL ZONING: R15-1	NUMBER OF STOREYS : 2
LOT AREA	260.8 m2 2,809.0 s.f.
EXISTING BLDG FOOTPRINT	73.4 m2 790.1 s.f.
PROPOSED ADDED BLDG GARAGE	23.8 m2 256.6 s.f.
TOTAL BLDG FOOTPRINT	97.2 m2 1,046.7 s.f.
TOTAL COVERAGE	37.3 %
PROPOSED GARAGE COVERAGE	9.1 %
TOTAL SOFT LANDSCAPE AREA	104.4 m2 1,124.0 s.f.
TOTAL SOFT LANDSCAPE %	40.0 %
PROPOSED GARAGE GFA	23.8 m2 256.6 s.f.
<u>PROPOSED GARAGE HEIGHT – HIGHEST RIDGE:</u>	
TOP SLOPED ROOF (PEAK)	4.04 m 13'–3"
EAVES (MAXIMUM HEIGHT)	2.80 m 9'–2 1/2"
<u>EXISTING HOME GFA</u>	
TOTAL EXISTING GROUND FLOOR (ABOVE GR.)	73.4 m2 790.1 s.f.
TOTAL EXISTING SECOND FLOOR (NOT INCLUDING PORCHS)	49.1 m2 528.5 s.f.
TOTAL FINISHED GFA (ABOVE GR.)	122.5 m2 1,318.6 s.f.
<u>EXISTING HOME HIGHT – HIGHEST RIDGE:</u>	
TOP SLOPED ROOF	6.88 m 22'–7"
EAVES (MAXIMUM HEIGHT)	4.17 m 13'–8"

CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS ON SITE. ALL DRAWINGS ARE
THE PROPERTY OF THE ARCHITECT AND MAY
NOT BE USED WITHOUT HIS PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNTIL COUNTERSIGNED BY
THE ARCHITECT.
DRAWINGS ARE NOT TO BE SCALED.

3		
2		
1	May 12	Issued for review
No.	Date	



MICHAEL I. BAYTMAN
ARCHITECT



30 CANTERBURY PL. # 709
TORONTO ONTARIO M2N 0B9
TEL (416) 579-1791 FAX (416) 630-5714

DRAWING TITLE

SITE PLAN

PROJECT NAME & ADDRESS

GARAGE
 ADDITION
 54 BAY STREET.
 MISSISSAUGA, ON

DRAWN BY

MIB

SCALE

1:75

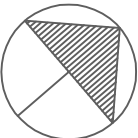
DATE _____

JULY 12/20

PROJECT NO.

19.15

CONSTRUCTION
NORTH



DRAWING NO.

A1

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.

3		
2		
1	May 12	Issued for review
No.	Date	



MICHAEL I. BAYTMAN
ARCHITECT



30 CANTERBURY PL. # 709
TORONTO ONTARIO M2N 0B9
TEL (416) 579-1791 FAX (416) 630-5714

DRAWING TITLE

SOUTH (STREET)
ELEVATIONS

PROJECT NAME & ADDRESS
GARAGE
ADDITION
54 BAY STREET.
MISSISSAUGA, ON

DRAWN BY
MIB

SCALE
1: 50

DATE
JULY 12/20

PROJECT NO. 19-15

DRAWING NO.

A3



1 SOUTH ELEVATION
A3 SCALE: 1 : 50

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3		
2		
1	May 12	Issued for review
No.	Date	



MICHAEL I. BAYTMAN
ARCHITECT



30 CANTERBURY PL. # 709
TORONTO ONTARIO M2N 0B9
TEL (416) 579-1791 FAX (416) 630-5714

DRAWING TITLE

GARAGE
ELEVATIONS

PROJECT NAME & ADDRESS
INTERIOR
ALTERATIONS
54 BAY STREET.
MISSISSAUGA, ON

DRAWN BY
MIB

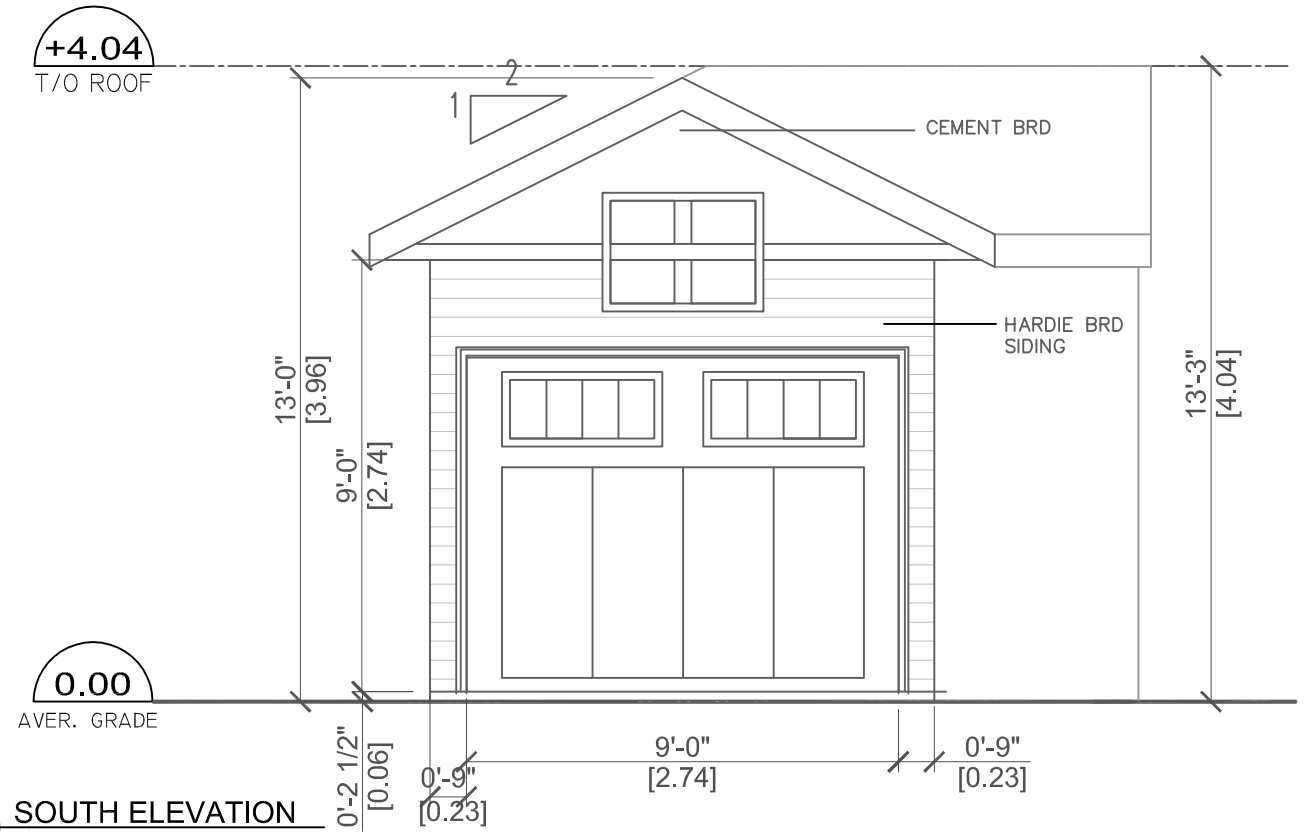
SCALE
1/4" : 1'

DATE
JULY 12/20

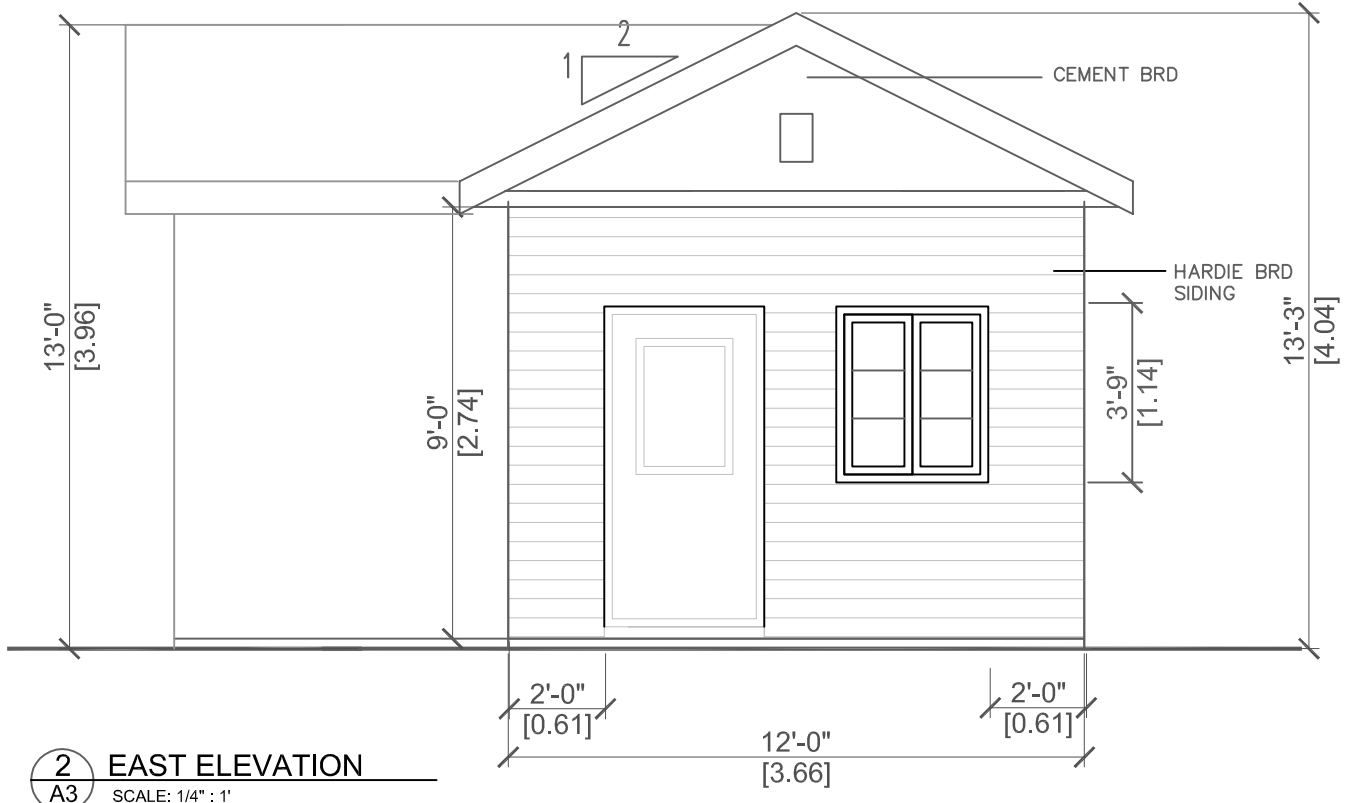
PROJECT NO.
19-15

DRAWING NO.

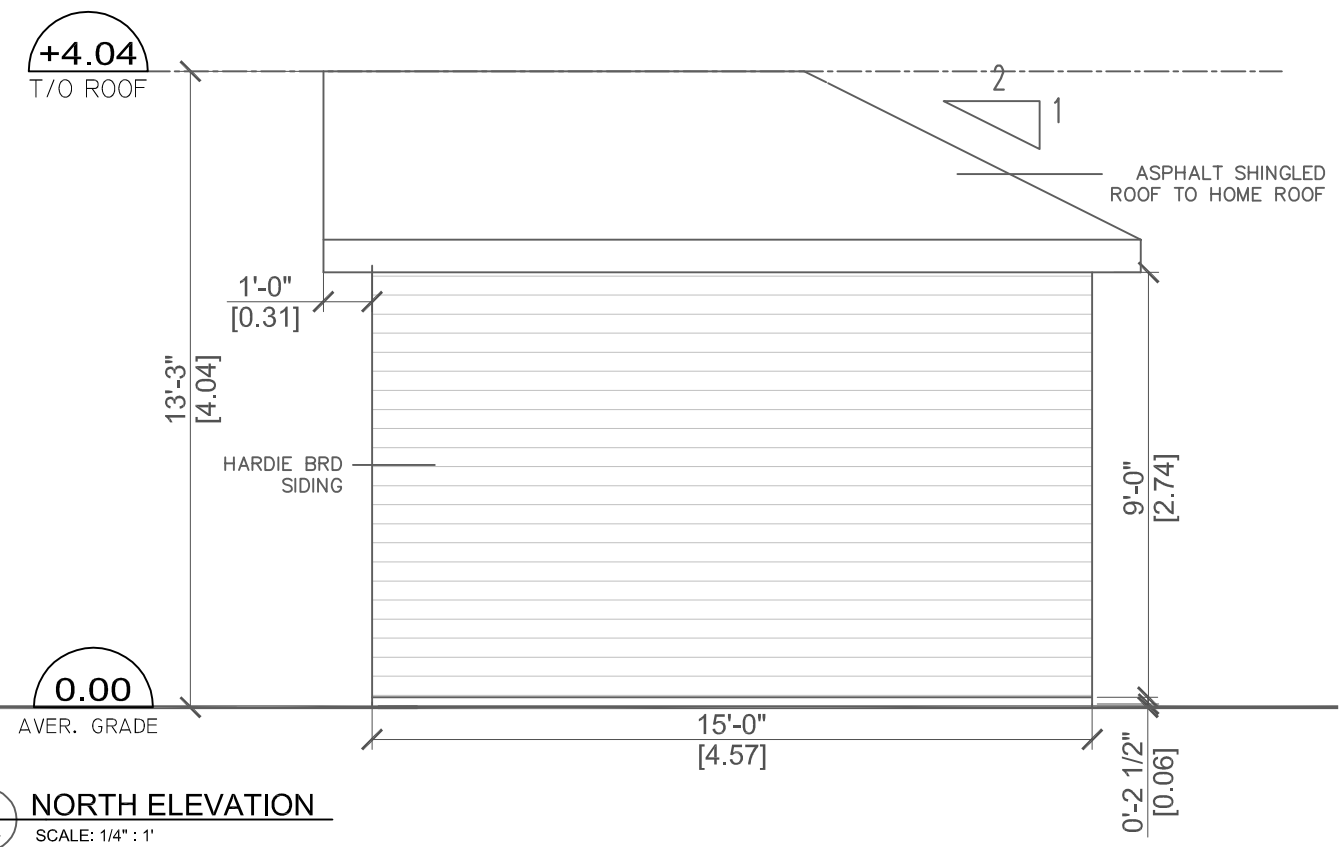
A3



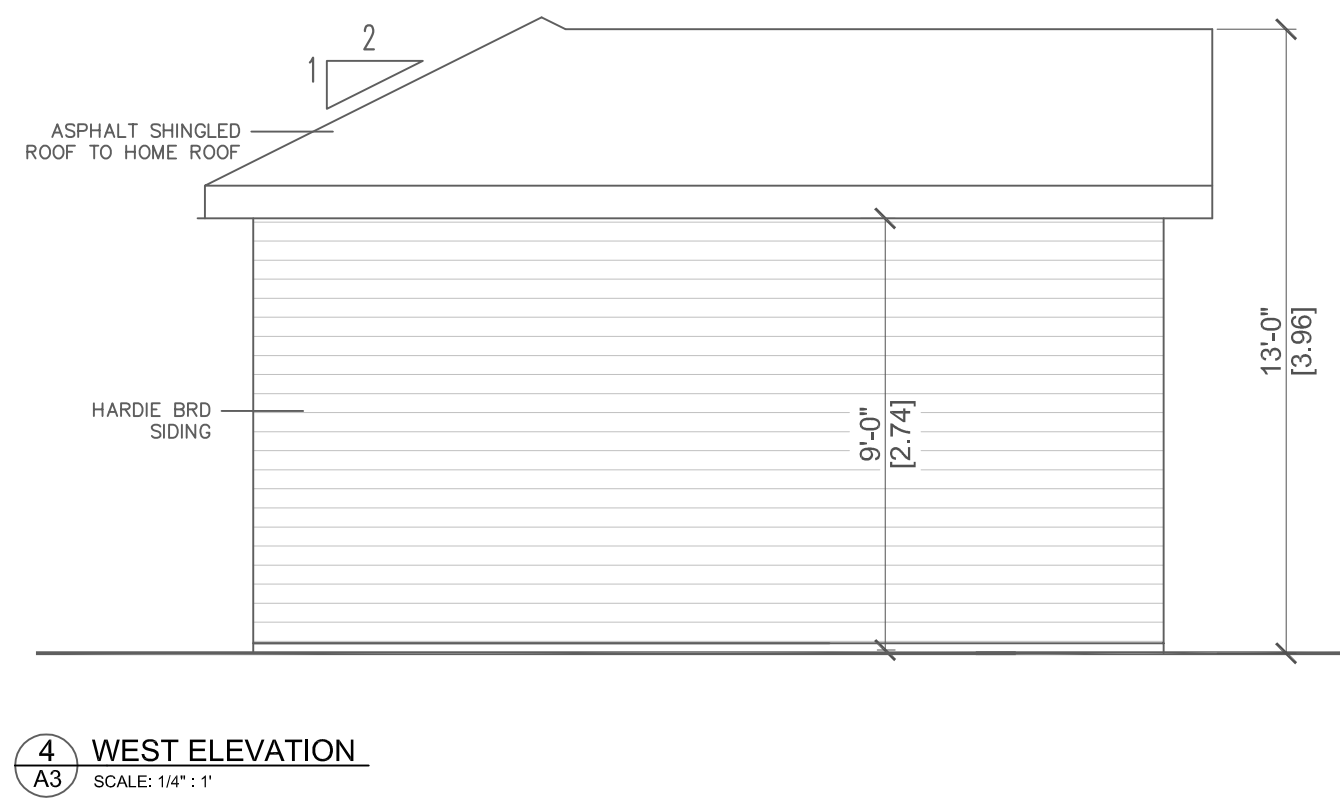
1 SOUTH ELEVATION
A3 SCALE: 1/4" : 1'



2 EAST ELEVATION
A3 SCALE: 1/4" : 1'



1 NORTH ELEVATION
A3 SCALE: 1/4" : 1'



4 WEST ELEVATION
A3 SCALE: 1/4" : 1'

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3		
2		
1	May 12	Issued for review
No.	Date	



**MICHAEL I. BAYTMAN
ARCHITECT**



30 CANTERBURY PL. # 709
TORONTO ONTARIO M2N 0B9
TEL (416) 579-1791 FAX (416) 630-5714

DRAWING TITLE

GARAGE PLANS

PROJECT NAME & ADDRESS
INTERIOR
ALTERATIONS
54 BAY STREET.
MISSISSAUGA, ON

DRAWN BY

MIB

SCALE

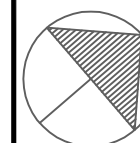
 $1/4'' : 1'$

DATE _____

JULY 12/20

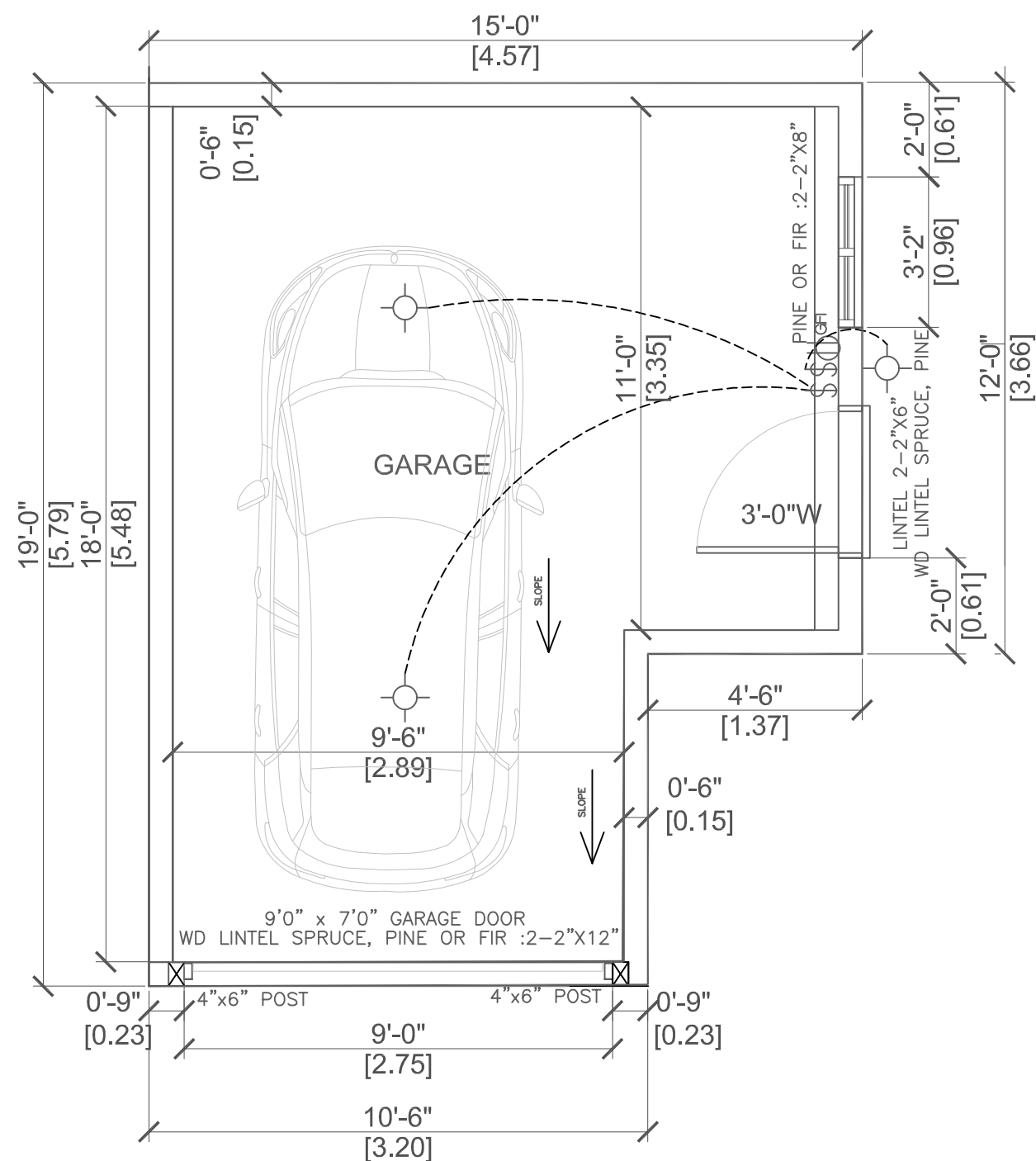
PROJECT NO.

19-15



DRAWING NO.

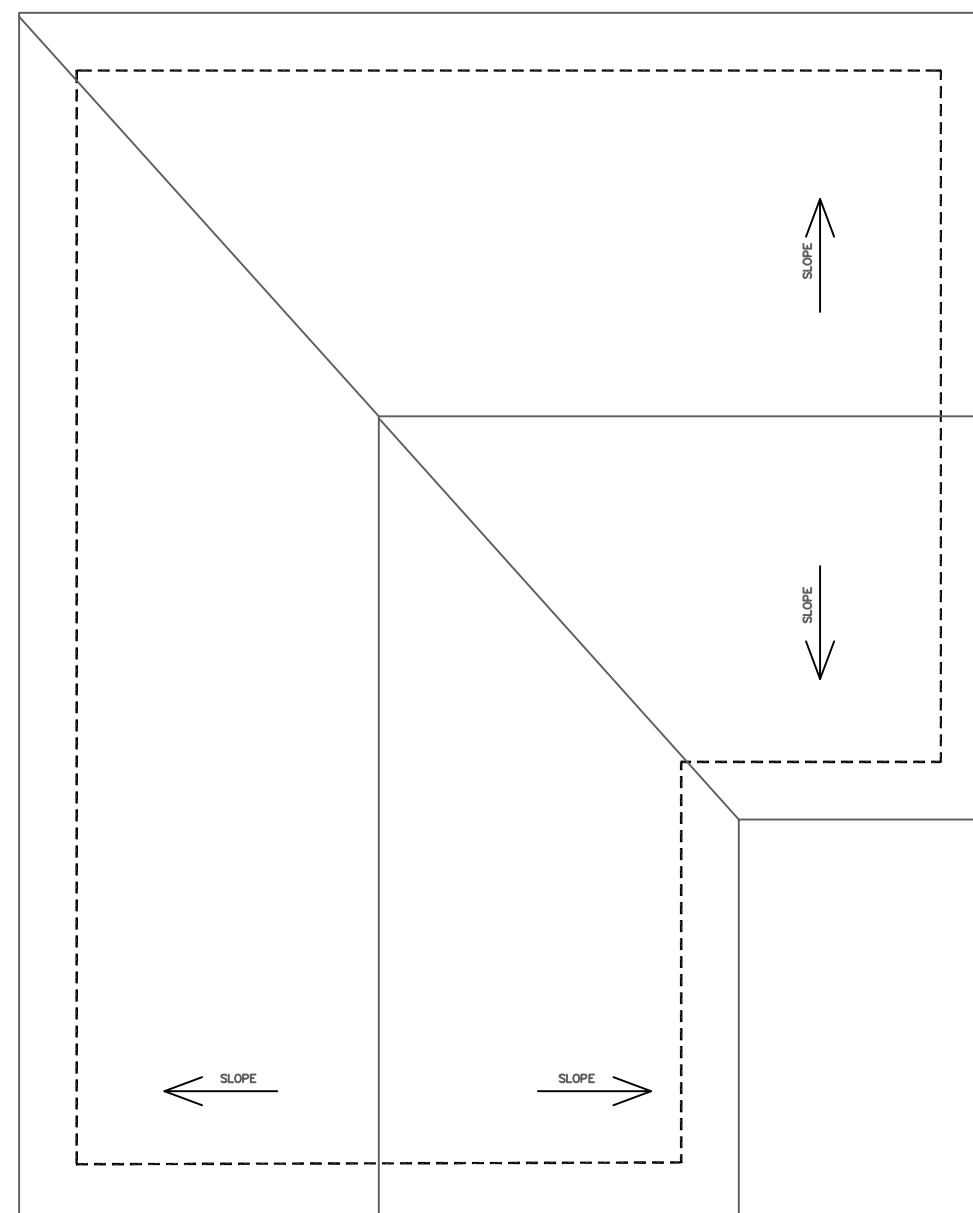
A4



1
A4

GROUND FLOOR

SCALE: 1: 40



2 ROOF PLAN
A4 SCALE: 1: 40