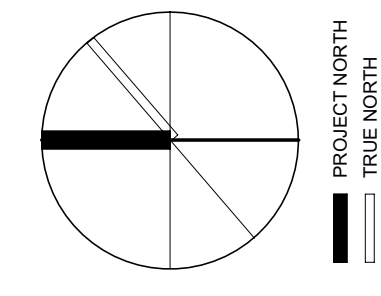


H	ISSUED FOR SPA ZONING REVIEW	240627
G	RE-ISSUED FOR ZONING REVIEW	240627
F	ISSUED FOR COA REVIEW	240603
E	RE-ISSUED FOR COA REVIEW	240528
D	ISSUED FOR CLASS C COSTING / 50% DRAWING STAGE	240501
C	ISSUED FOR CLASS C REVIEW	240316
B	ISSUED FOR PRICING	231213
A	ISSUED FOR PAM REVIEW	231117
REV.	DESCRIPTION	DATE
		Y/M/D

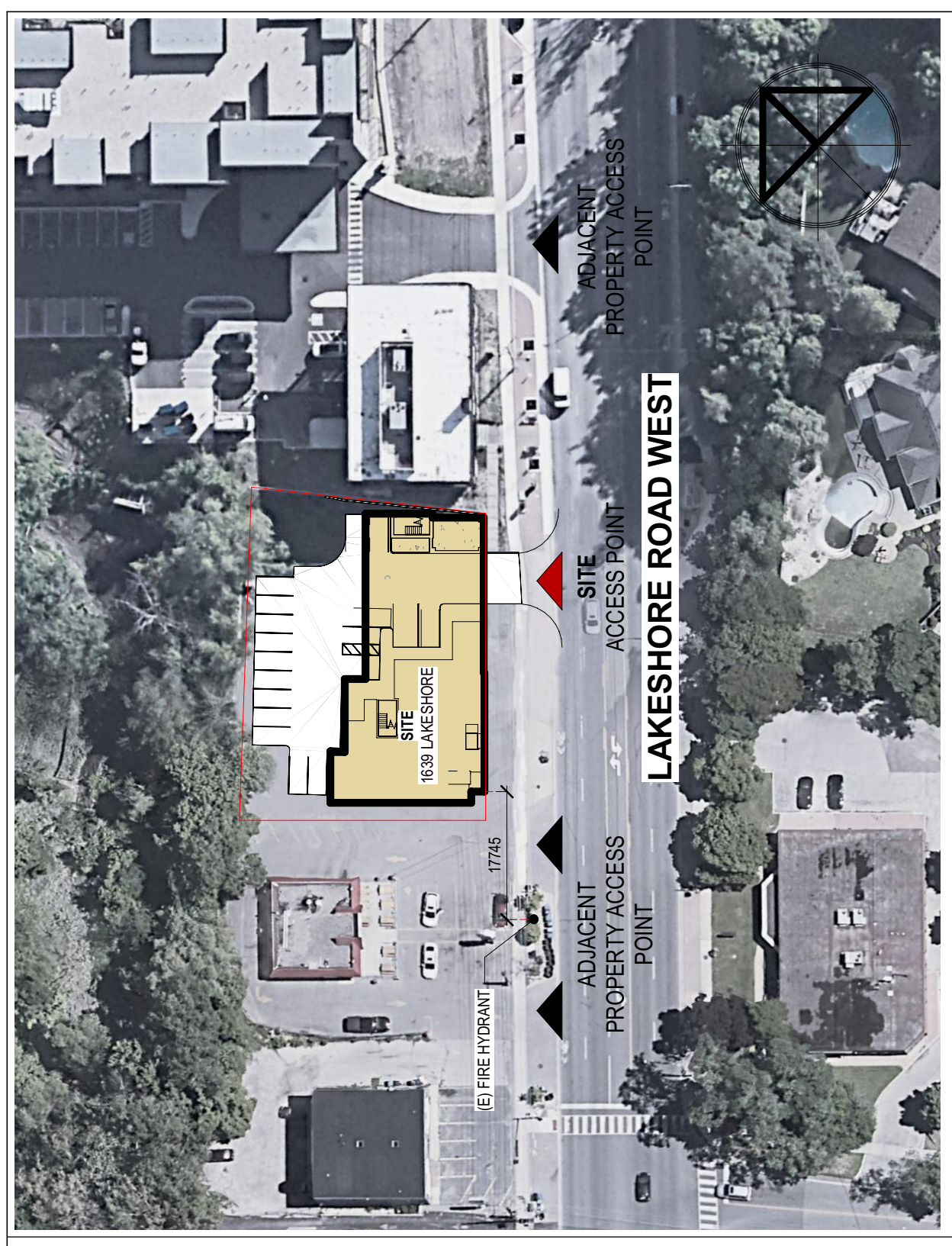


DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

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THIS DRAWING WAS NOT USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVI Z I J ARCHITECTS INC.

PROJECT NAME:	INDWELL LAKESHORE RD W
PROJECT ADDRESS:	1639 LAKESHORE RD W MISSISSAUGA, ON
PROJECT NO.:	23035
DRAWING TITLE:	SITE PLAN
DRAWN BY:	NB
CHECKED BY:	NB
DATE:	-
SCALE:	As indicated
DRAWING NO.:	A100



KEY PLAN - N.T.S.

PROVISIONS	EXISTING	REQUIRED	PROPOSED	COMPLIANCE
ZONING			646.01	646.01
PROPOSED 4-STOREY APARTMENT BUILDING			646.01	646.01
MIN FRONT YARD	0.0m	6.0m	6.0m	NO
MIN SIDE YARD	ABUTTING 0.4m	1.5m	1.5m	YES
MIN REAR YARD	ABUTTING 0.4m	1.5m	1.5m	YES
MIN HEIGHT	3 STOREYS	4 STOREYS (13.7m)	4 STOREYS (13.7m)	NO
MIN SETBACK FROM ADJACENT OTHER 4.5m				
MIN CONTIGUOUS AVENUE AREA			30.2m (UNDER AVENUE)	YES
MAX LENGTH OF BUILDING STREET WALL ON 2 STOREY RESIDENTIAL			Total Length of Street Wall: 30.78m = 128.1m (OUTDOOR AMENITY) 127.7m (128.1m - 0.4m)	YES
MIN WIDTH OF SIDEWALK ALONG LAKESHORE RD W			1.5m	YES
MIN LENGTH OF STREET WALL ALONG LAKESHORE RD W			100% OF LOT FRONTAGE	YES
MIN SETBACK FROM 1ST STOREY STREET WALL			1.5m	YES
MIN 1ST STOREY HEIGHT			4.5m	NO
MAX FLOOR SPACE AREA RESIDENTIAL			1.5	YES
LOT AREA			1548.00 M ²	
BUILDING AREA			237.75 M ²	
PAVED AREA			343.0 M ²	
ADMITTY SPACE			161.30 M ²	
GROUND FLOOR AREA			438.90 M ²	
TYPICAL FLOOR AREA (A/F1)			716.0 M ²	
GA			2365.82	

RETAIL APARTMENT	0.0 RESIDENT SPACE PER UNIT	0.2 INSTEAD OF 0.1 (SPACES/M ²)	NO
COMMERCIAL PARKING	3 SPACES	17 SPACES PROVIDED	YES
MIN PARKING SPACE SIZE	2.0m x 2.5m	2.0m x 2.5m	YES
MIN BARBER FREE PARKING SPACE SIZE	TYPE A: 3.0m x 1.5m TYPE B: 2.0m x 1.5m	2 BARBER SPACES PROVIDED (1 X TYPE A & 1 X TYPE B)	YES
MIN PARKING RACK HEIGHT	7m	7.00m	YES
LOADING SPACE	1 SPACE	1 SPACE	YES
BIKE PARKING	CLASS 4 + 42 BIKE SPACES	CLASS 4 + 42 BIKE SPACES	YES
	CLASS 5 + 8 BIKE SPACES	CLASS 5 + 8 BIKE SPACES	YES

COMMITTEE OF ADJUSTMENT DECISION FILES AND VARIANCE GRANTERS

SITE STATISTICS:

LEGEND:

- PROPOSED BUILDING
- EXISTING BUILDING
- CONCRETE SIDEWALK
- ASPHALT
- WD- WD WOOD PRIVACY FENCE
- X- X- EXISTING CHAINLINK FENCE

GENERAL NOTES:

- REFER TO THE SITE GRADING PLAN PREPARED BY COUNTERTPOINT ENGINEERING FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
- WATER METER TO BE INSTALLED IN MECHANICAL ROOM - REFER TO CIVIL
- WATER CONNECTIONS - REFER TO CIVIL
- FIRE CONNECTION - REFER TO CIVIL
- SANITARY CONNECTION - REFER TO CIVIL
- STORM CONNECTION - REFER TO CIVIL
- DETECTOR CHECK VALVE - REFER TO CIVIL
- TRANSFORMER - REFER TO ELECTRICAL
- SUMMER CONNECTION - REFER TO MECHANICAL

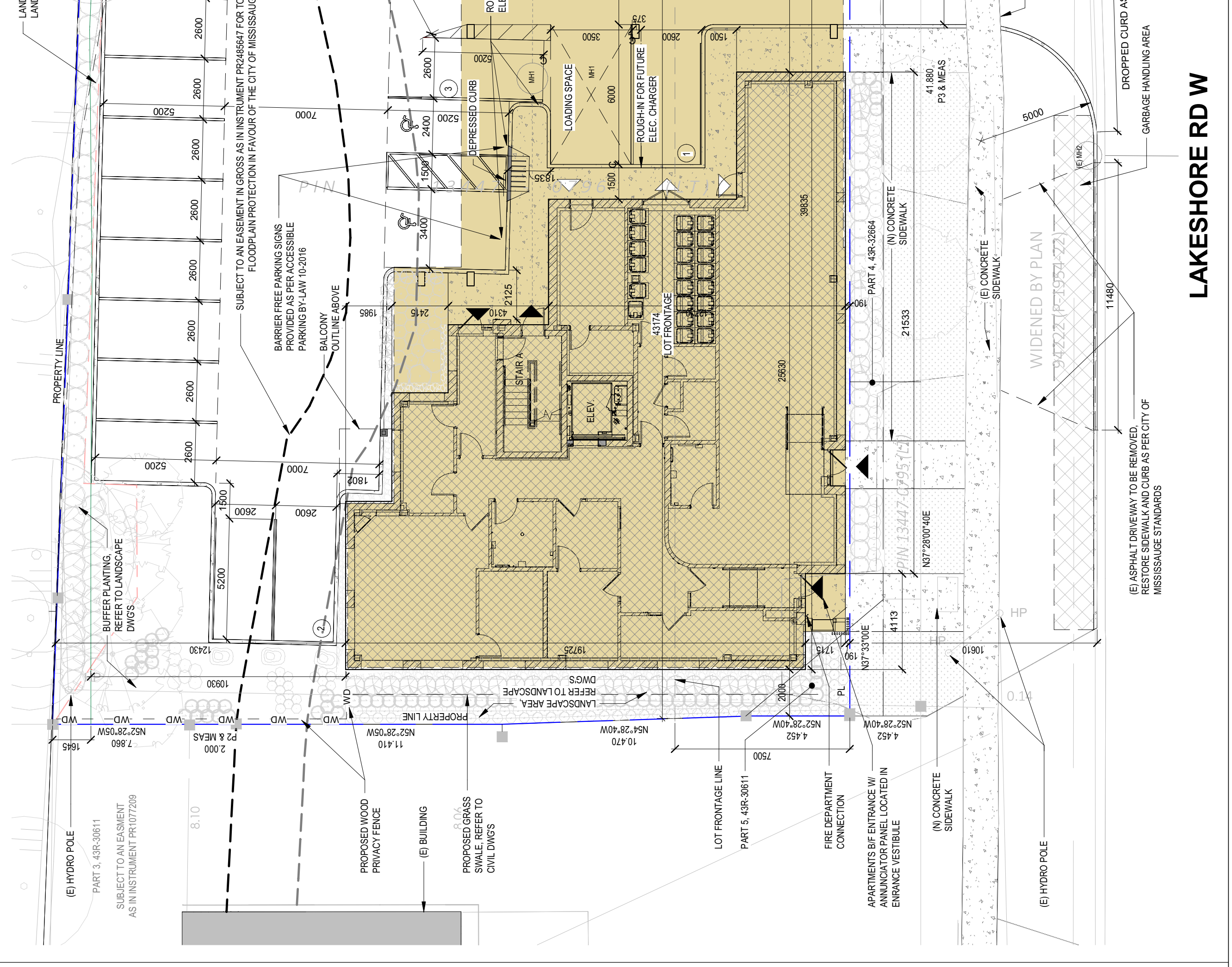
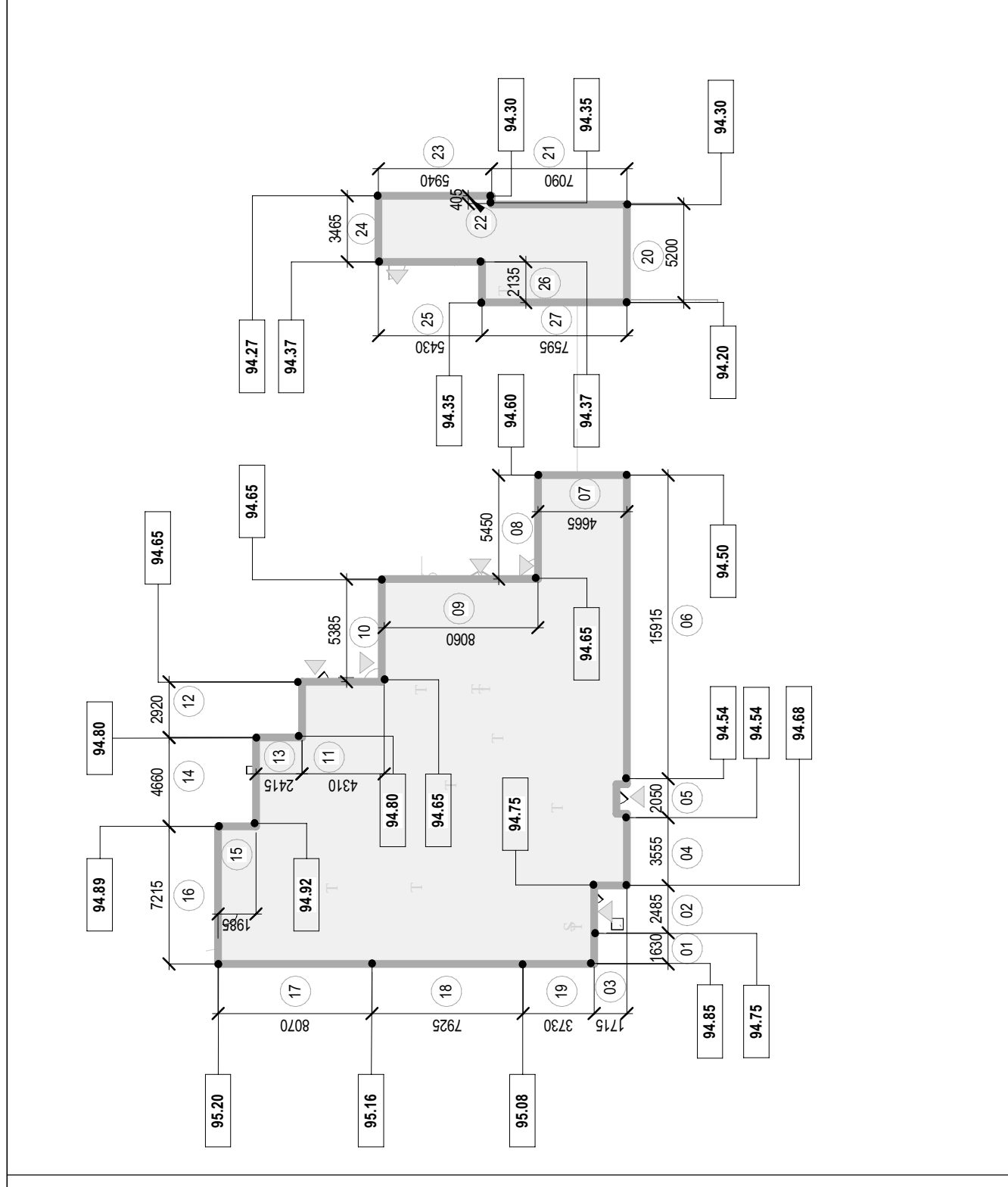
RESIDENTIAL UNIT COUNT.

Name	Area	Count
JR. 1-BEDRM TYPE A	28.15 m ²	21
JR. 1-BEDRM TYPE A'	28.95 m ²	3
JR. 1-BEDRM TYPE B	30.15 m ²	3
JR. 1-BEDRM TYPE C	30.3 m ²	3
JR. 1-BEDRM TYPE D (BFI)	35.95 m ²	3
JR. 1-BEDRM TYPE E (BFI)	32.95 m ²	3
JR. 1-BEDRM TYPE F (BFI)	31.9 m ²	1
JR. 1-BEDRM TYPE G (BFI)	27.05 m ²	6
JR. 2-BEDRM	38.70 m ²	1
TOTAL	1076.10	51

BUILDING CALCULATION TABLE

LENGTH NO.	BEGIN ELEV.	END ELEV.	LENGH	(L+H)/2 x L
1	94.850	94.750	1.630	154.524
2	94.750	94.750	2.485	235.454
3	94.680	94.680	1.740	164.804
4	94.680	94.540	3.555	336.339
5	94.540	94.540	2.050	193.807
6	94.540	94.300	15.915	1504.286
7	94.500	94.650	4.665	441.076
8	94.650	94.650	5.450	515.706
9	94.650	94.650	8.190	775.184
10	94.650	94.650	5.385	509.680
11	94.650	94.650	4.180	395.637
12	94.650	94.900	2.920	276.597
13	94.800	94.800	2.415	228.932
14	94.800	94.920	4.660	442.048
15	94.920	94.920	1.965	183.368
16	94.850	95.200	6.850	685.750
17	95.200	95.160	8.070	768.103
18	95.160	95.080	7.925	753.826
19	95.080	94.850	3.730	354.219
20	94.200	94.300	5.14	484.445
21	94.300	94.350	7.09	668.764
22	94.350	94.300	0.45	42.446
23	94.300	94.270	5.945	560.524
24	94.270	94.270	3.465	326.559
25	94.270	94.370	5.435	512.493
26	94.370	94.350	2.125	200.515
27	94.350	94.200	7.595	716.019
TOTAL			131.410	12436.142
EG			10726.549/113.265	94.636

AVERAGE GRADE DIAGRAM 2 N.T.S. A100



SITE PLAN 1 1:150 A100

WASTE MANAGEMENT NOTES

- PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR BRINGING THE CARTS BACK TO THE COLLECTION POINT AND RETURNING ROOM AFTER COLLECTION.
- THE CARTS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA BEFORE THE AM COLLECTION VEHICLE TO BE REQUIRED TO EXIT THE FACILITY COLLECTION.
- FACILITY COLLECTION.
- MOVING CARTS DURING COLLECTION.
- THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING CARTS THAT ARE IN COLLECTION VEHICLE.
- PROPERTY MANAGEMENT MUST BE VISIBLE TO VEHICLE ON APPROACH TO SITE. OTHERWISE VEHICLE WILL NOT ENTER THE SITE.
- PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR SAFELY MANEUVERING WASTE COLLECTION VEHICLES TO BEAR AND RETURN TO THE WELLS AROUND THE SITE.
- ALL PROPOSED GARAGE CART TO BE 80L STANDARD SIZE.
- STANDARD SIZE RECYCLING CARTS TO 80L STANDARD SIZE.
- PROPERTY MANAGEMENT IS RESPONSIBLE TO PROVIDE THE SPECIFIED SET OUT AREA AND STAGE THE CARTS AS SPECIFIED.
- PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR REMOVING ANY SNOW AND ICE TO ALLOW A FLAT SURFACE FOR THE WASTE COLLECTION VEHICLE.
- PROPERTY MANAGEMENT WILL ALSO BE RESPONSIBLE TO CLEAN UP ANY LEFT OVER DEBRIS LEFT ON THE GRASS AFTER COLLECTION.

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LAKESHORE RD W