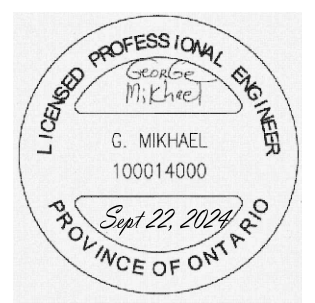


AREAS	
	PROVIDED
GREENSPACE	447.0M2 / 4812SQFT
ASPHALT	532.6M2 / 5733SQFT
CONCRETE	48M2 / 516SQFT
6" CONCRETE CURB	90M / 296LF

ZONING	R3.1	HIGH DENSITY RESIDENTIAL
	REQUIRED	PROVIDED
AMENITY AREA	15M2 / 162SQFT PER UNIT	32.1M2 / 346SQFT PER UNIT
LOT WIDTH	18M / 60FT	17.96M / 59FT
LOT AREA	1007.9M / 10850SQFT	1340.5M / 14,429SQFT
LOT COVERAGE	35% = 469M2 / 5050SQFT	285.8M2 / 3077SQFT
BLDG HEIGHT	12M / 39FT	9.6M / 31'-6"
FRONT YARD DEPTH	7.5M / 25FT	35.96M / 118FT
REAR YARD DEPTH	7.5M / 25FT	7.5M / 25FT
SIDE YARD WIDTH	6M / 20FT (HABITABLE RM)	SOUTH 3.42M / 11'-3" NORTH 3.05M / 10'-0"
GROSS FLOOR AREA		790M2 / 8,505SQFT

PARKING	REQUIRED	SIZE	PROVIDED
	DWELLING UNITS	1.5/UNIT X 9 UNITS	5.5Mx2.75M / 18'x9'
BARRIER FREE	1	5.5Mx4.5M / 18'x15'	1
BICYCLE SPACES	1	2.43Mx6.1M / 8'x20'	2
LOADING SPACE	1 (DWELLING OVER 750M2)	13.5Mx3.5M / 45'x11.5'	1



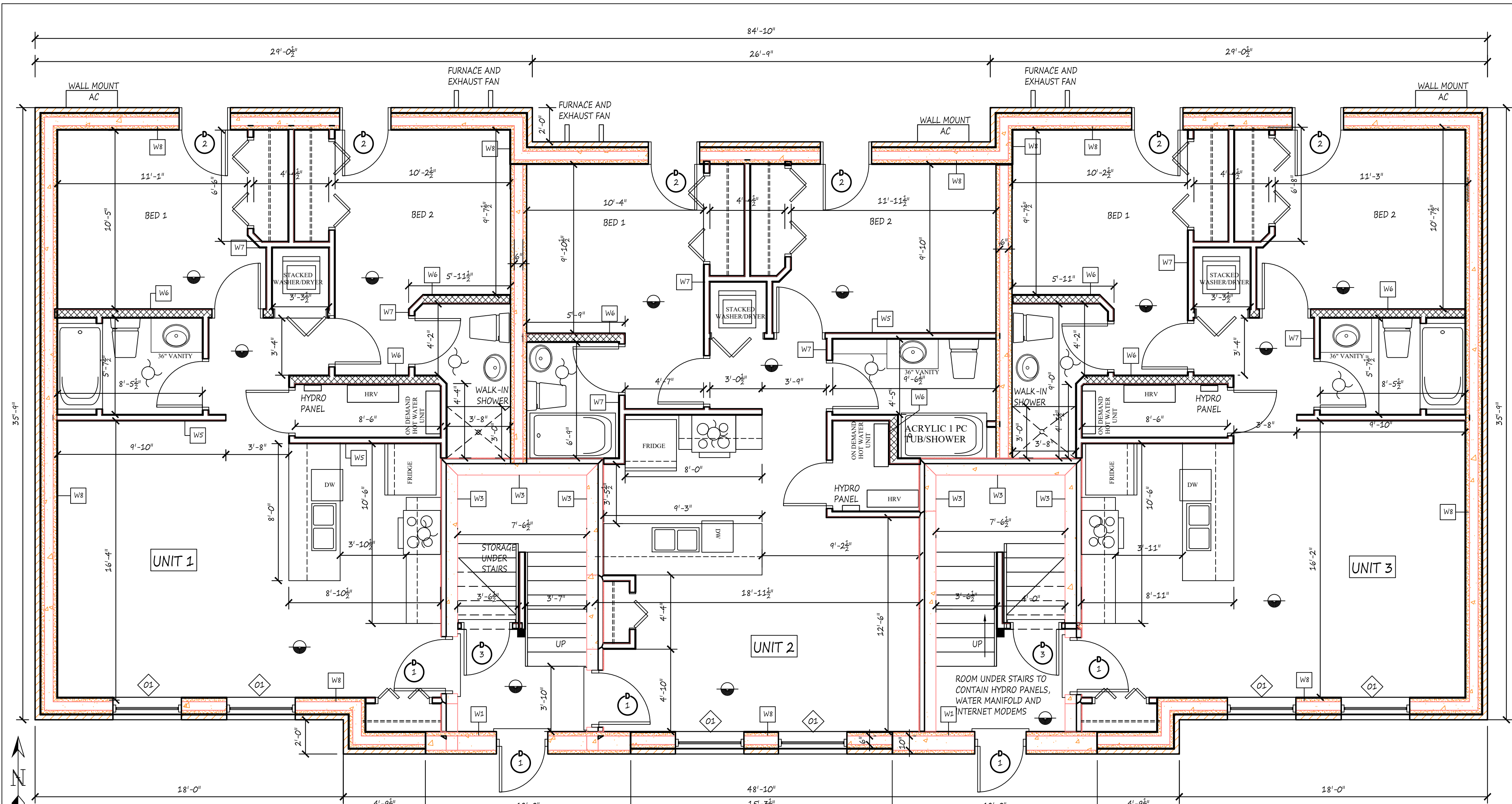
PROJECT TITLE:
PROPOSED BUILDING
LOT NORTH OF
137 LAIRD AVE

SHEET TITLE:
SITE PLAN

DATE: SEPT 22, 2024

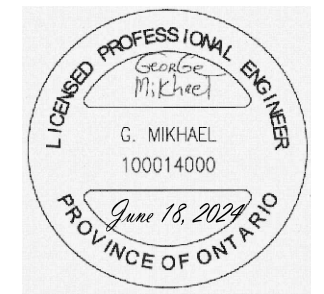
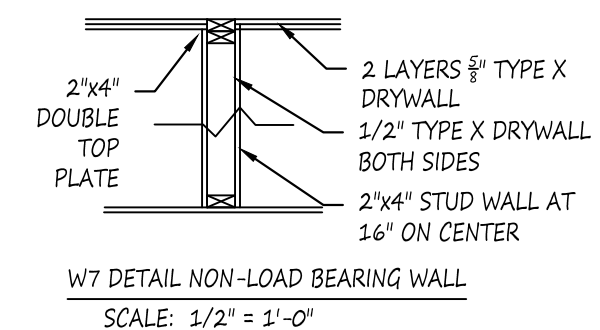
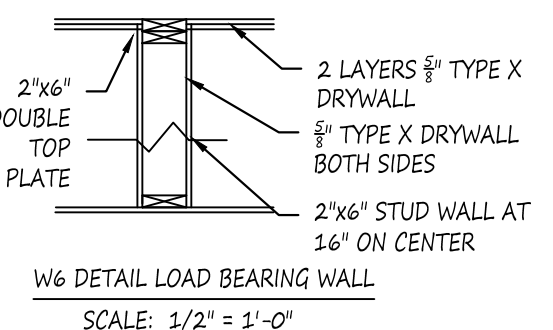
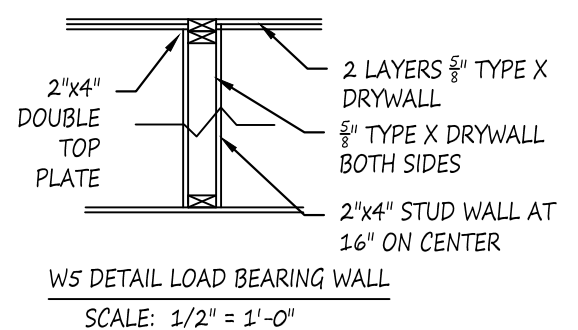
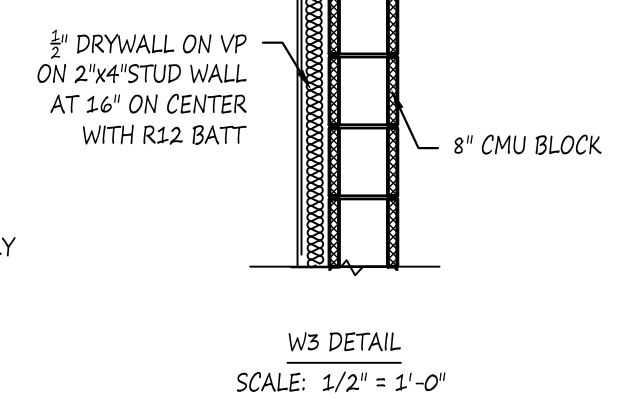
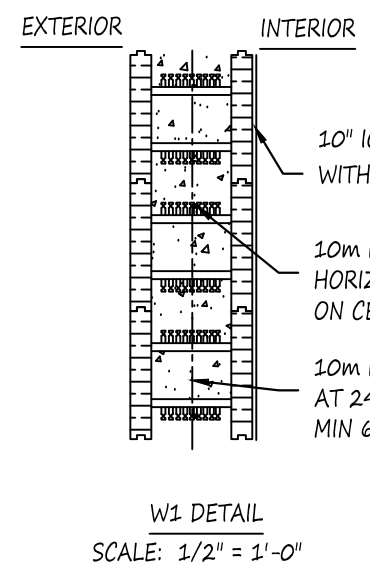
SCALE: 1/16" = 1'-0" ON
18x24

A-0



1ST FLOOR PLAN
1/4" = 1'-0"

- 1 36"x6"8", 18GA SLAB AND EMA FRAME (7'-4" TALL) INCLUDING DEAD BOLT, CLOSURE AND 45MIN FIRE RATING
- 2 36"x6"8", 18GA SLAB AND EMA FRAME (7'-4" TALL) INCLUDING DEAD BOLT
- 3 32"x6"8", 18GA SLAB, 3PC KNOCK DOWN FRAME
- ALL INTERIOR DWELLING DOORS ARE MIN 32"x6"-8" HOLLOW CORE DOOR WITH MDF FRAMES
- 01 48"x48" WINDOW FIXED (WITH FROSTED GLASS) + 48"x12" AWNING STYLE TRANSOM WINDOW ABOVE

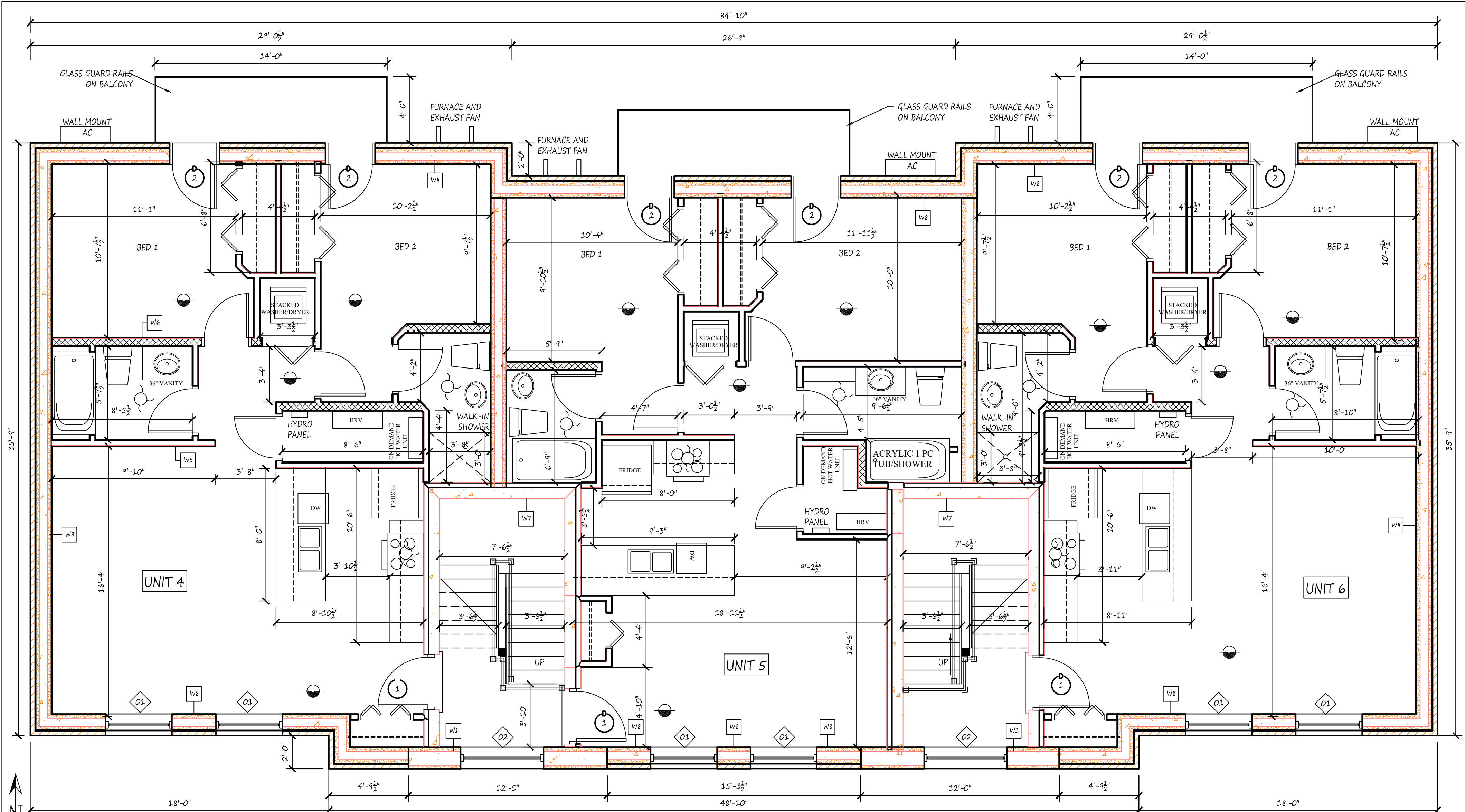


PROJECT TITLE:
PROPOSED BUILDING
LOT NORTH OF
137 LAIRD AVE

SHEET TITLE:
1ST FLOOR PLAN

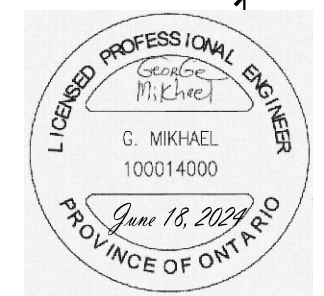
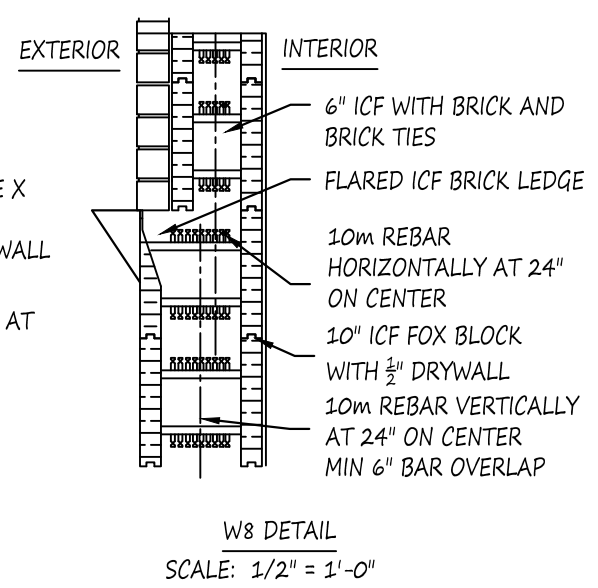
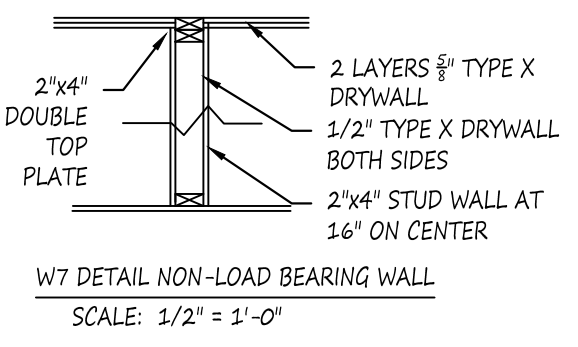
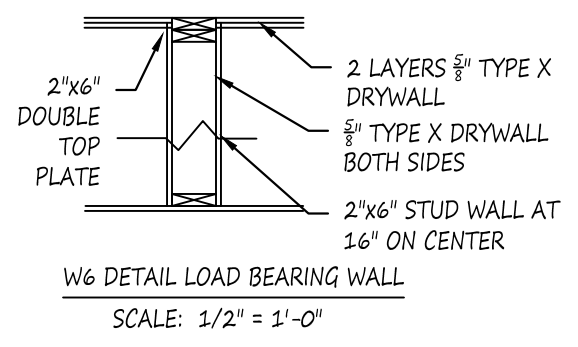
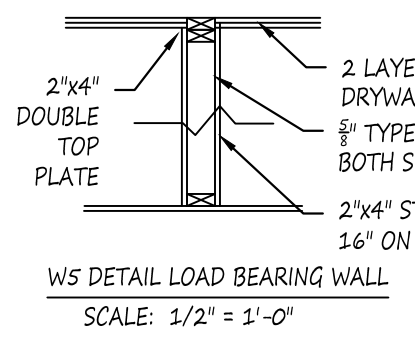
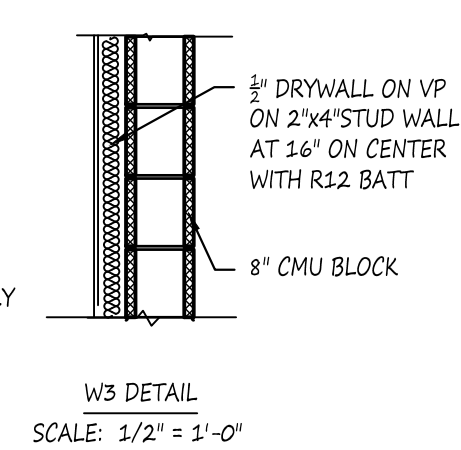
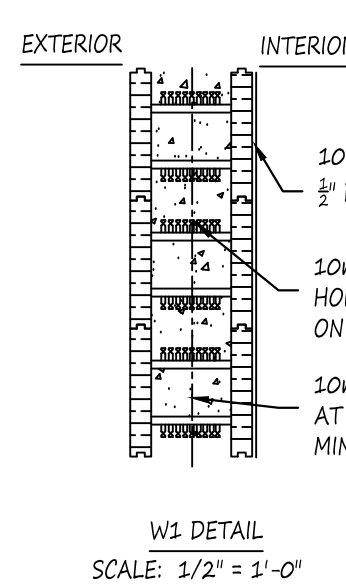
DATE:
JUNE 18, 2024

SCALE: 1/4" = 1'-0" ON
18x24



2 +3 FLOOR PLAN
1/4" = 1'-0"

- 1 36"x6'8", 18GA SLAB AND EMA FRAME (7'-4" TALL) INCLUDING DEAD BOLT, CLOSURE AND 45MIN FIRE RATING
- 2 36"x6'8", 18GA SLAB AND EMA FRAME (7'-4" TALL) INCLUDING DEAD BOLT
- ALL INTERIOR DWELLING DOORS ARE MIN 32"x6'-8" HOLLOW CORE DOOR WITH MDF FRAMES
- O1 48"x48" WINDOW FIXED (WITH FROSTED GLASS) + 48"x12" AWNING STYLE TRANSOM WINDOW ABOVE
- O2 60"x48" WINDOW FIXED + 60"x12" TRANSOM WINDOW ABOVE

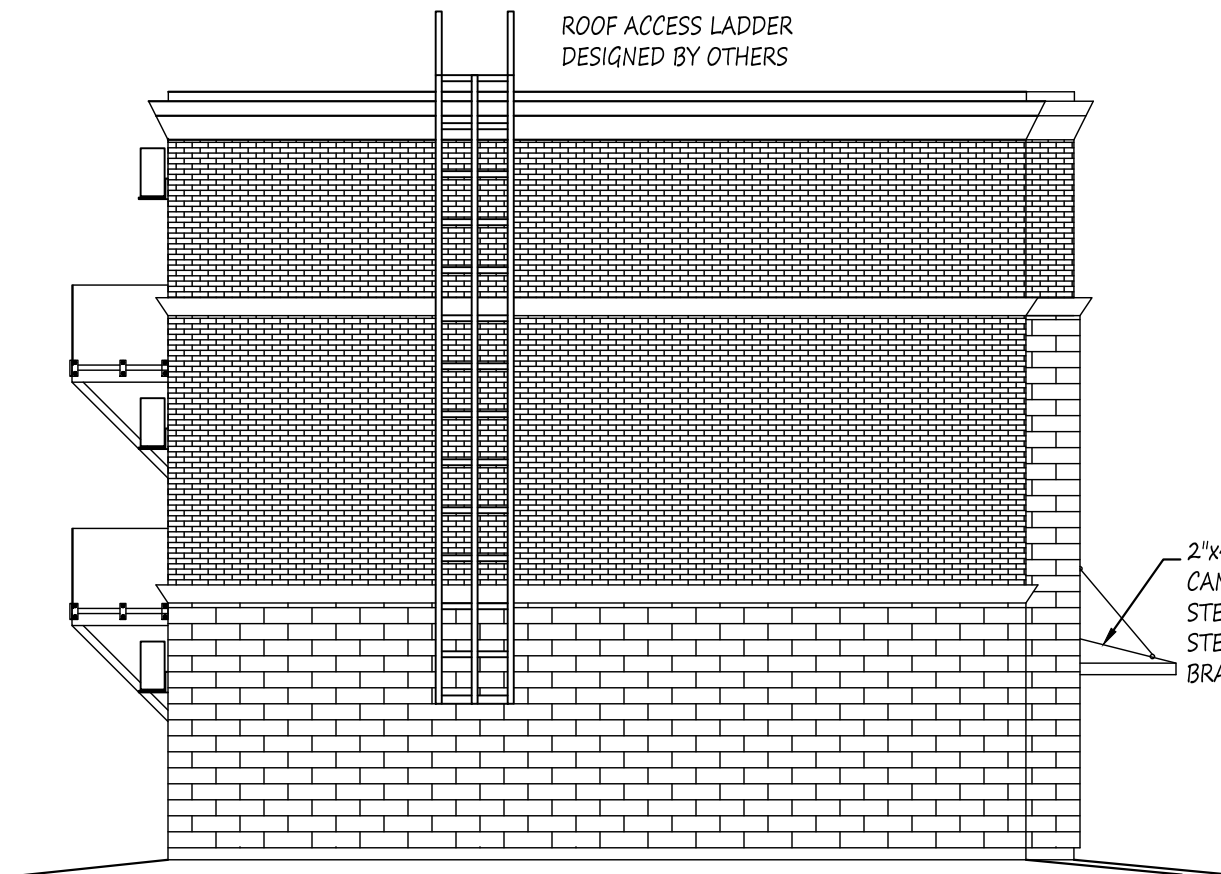


PROJECT TITLE:
PROPOSED BUILDING
LOT NORTH OF
137 LAIRD AVE

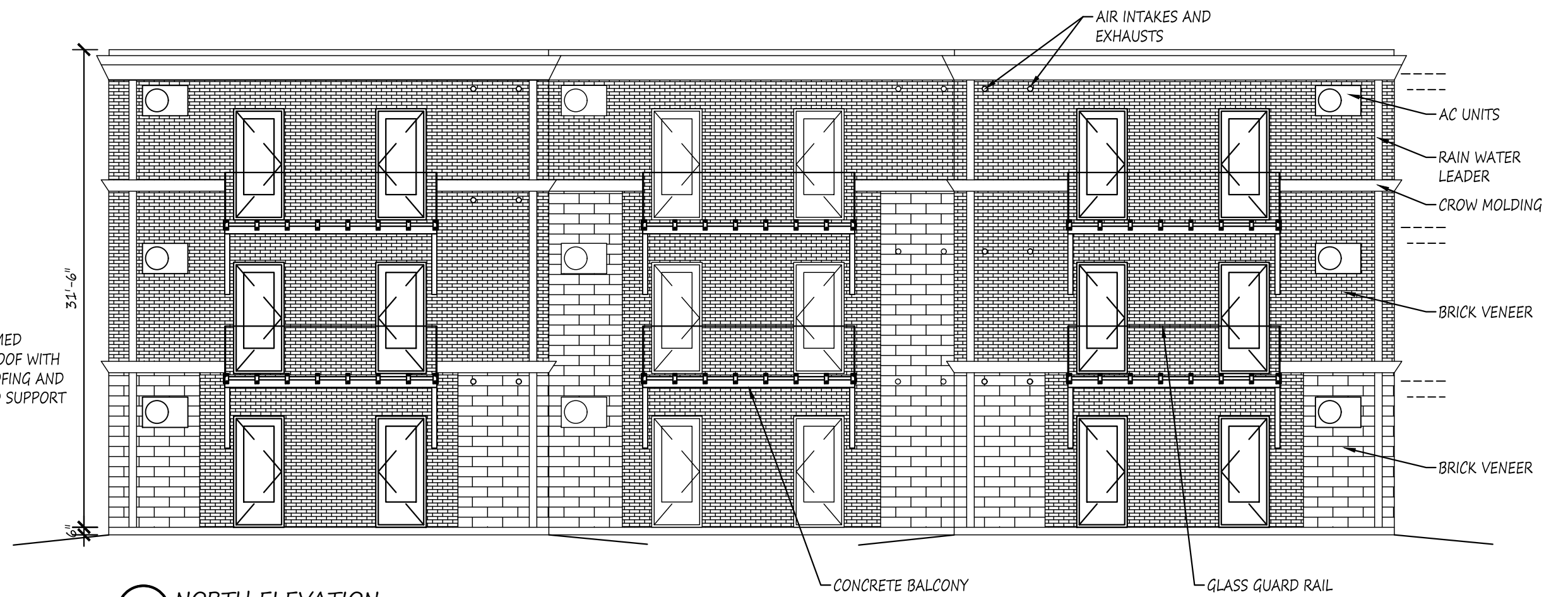
SHEET TITLE:
2+3 FLOOR PLAN

DATE:
JUNE 18, 2024

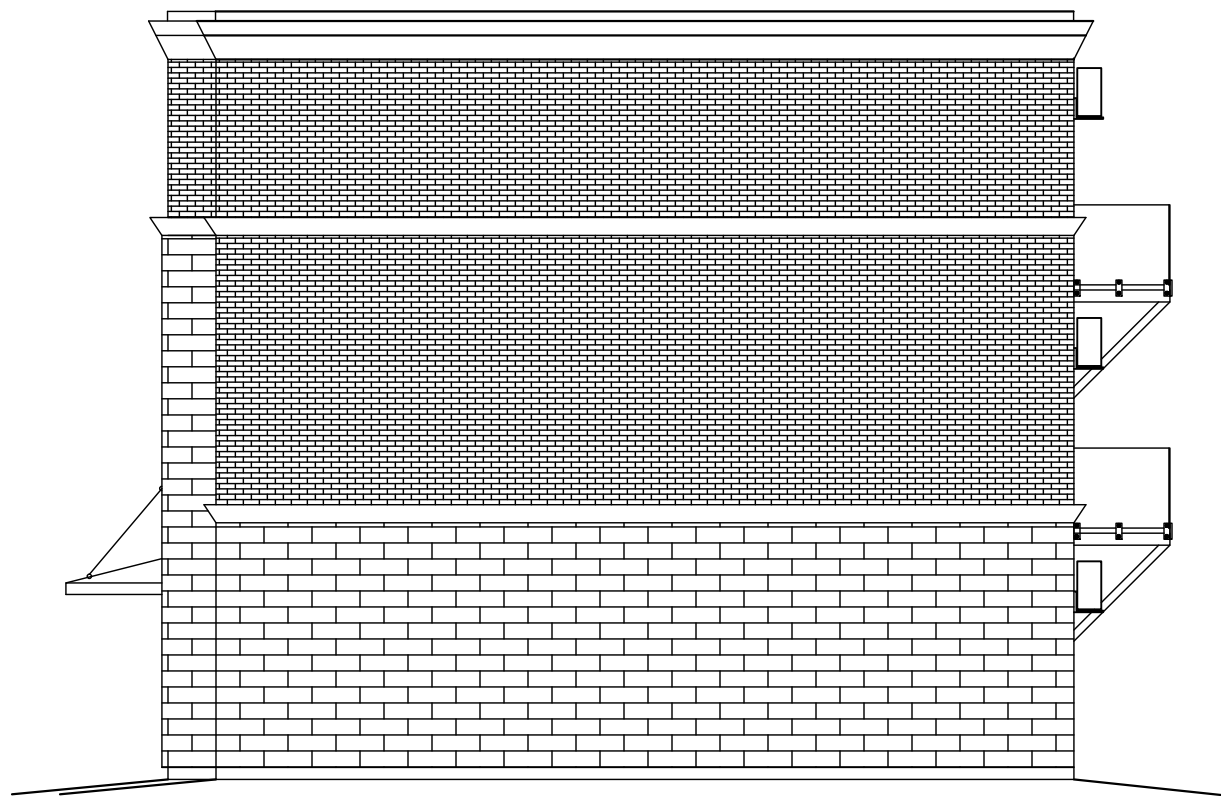
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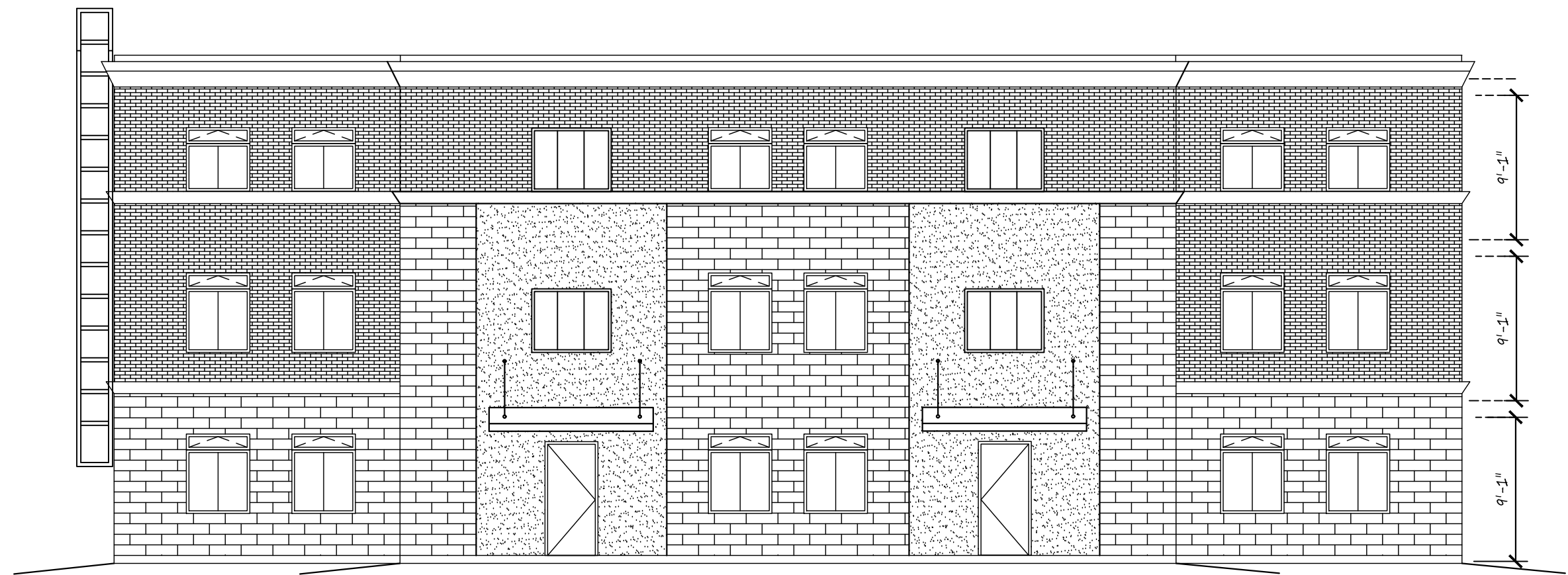
WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



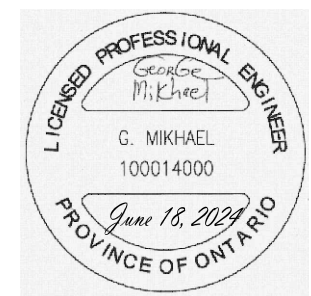
SOUTH ELEVATION
1/8" = 1'-0"

PROJECT TITLE:
PROPOSED BUILDING
LOT NORTH OF
137 LAIRD AVE

SHEET TITLE:
ELEVATIONS

DATE: JUNE 18, 2024

SCALE: 1/8" = 1'-0" ON
18x24



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