



ZONING INFORMATION & SITE STATISTICS		
	REQUIRED (BASED ON BY-LAW 160-90)	PROVIDED
SITE AREA	UNKNOWN	10946.74 m ² / 2.70 ac / 1.09 ha
DWELLING UNITS	UNKNOWN	43 UNITS (3 STOREY, 3 BED)
BUILDING FOOTPRINT	UNKNOWN	2701.64 m ²
LOT COVERAGE	40% MAX	24.68%
GROSS FLOOR AREA	70 m ² /UNIT	70 m ² /UNIT OR GREATER
AMENITY AREA	9 m ² /UNIT	25 m ² /UNIT OR GREATER
LANDSCAPE OPEN SPACE	30% MIN	4099.34 m ² (37.44%)
HARDSCAPE AREA	UNKNOWN	4145.76 m ² (37.87%)
MAX HEIGHT	3 STOREYS	14 m
FRONT YARD	6.0m	6.0m TO GARAGE 4.5m TO HOUSE
SIDE INTERIOR YARD	7.5m	1.5m/LOT, 3.0m BETWEEN UNITS
SIDE EXTERIOR YARD	3.0m	3.0m
REAR YARD	7.5m	6.0m
PARKING SPACES	1.5 / UNIT = 65	2/ UNIT = 86 VISITOR = 23 BARRIER FREE = 2 TOTAL = 111
PARKING SIZE	2.75m X 5.6m	2.75m X 5.6m

LEGEND	
	UNIT ENTRANCE
	BELOW GRADE UNIT ENTRANCE

ONE RISER DESIGNS GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ONE RISER DESIGNS PRIOR TO COMMENCEMENT OF WORK.
2. ONE RISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION EXCEPT THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. ALL CONSTRUCTED INFRASTRUCTURE MUST BE VERIFIED PRIOR TO PARKING FOOTINGS.
4. ONE RISER DESIGNS HAS NOT BEEN REQUIRED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ONE RISER DESIGNS. THIS DRAWING IS NOT TO BE SCALED.

REVISIONS		
2	ZBA & SPA APPLICATION #1	MAR.23.22 MS
1	ISSUED TO CLIENT FOR REVIEW	FEB.18.22 MS
#	Description	Date: By:

ONE RISER DESIGNS
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 CONCORD, ONTARIO
 L4K 3N3
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PROPOSED SITE PLAN
 BLOCK 73 AND 102
 REG. PLAN 2M-1932 /2M-1937
 BRANTFORD, ONTARIO
 Scale: MS 1:300 MS 12-57
 Date: FEB.2022
SP-1