

**DRAWINGS:**

- A01. SITE PLAN & INFORMATION
- A02. BASEMENT PLAN
- A03. FIRST FLOOR PLAN
- A04. SECOND FLOOR PLAN
- A05. THIRD FLOOR PLAN
- A06. ROOF PLAN
- A07. FRONT /NORTH ELEVATION
- A08. SIDE /EAST ELEVATION
- A09. REAR /SOUTH ELEVATION
- A10. SIDE /WEST ELEVATION
- A11. BUILDING SECTION

**ZONING**  
RD (f15.0; a550) (x5)

**SITE STATISTICS**

SITE DATA	PROPOSED
LOT AREA	958.05 m2 ( 10312.35 SQ. FT. )
LOT COVERAGE	279.66 m2 ( 3010.24 SQ.FT. ) 29.19% OF LOT AREA
FRONT YARD SETBACK	11.04 m
SIDE YARD SETBACK (EAST)	1.83 m
SIDE YARD SETBACK (WEST)	1.83 m
REAR YARD SETBACK	19.59 m
BUILDING HEIGHT	10.00 m T/O ROOF

**GROSS FLOOR AREA**

BASEMENT:	3091.33 SQ.FT. / 287.19 m2
FIRST FLOOR:	3062.50 SQ.FT. / 284.52 m2
SECOND FLOOR:	3114.17 SQ.FT. / 289.32 m2
THIRD FLOOR:	3114.17 SQ.FT. / 289.32 m2
<b>TOTAL AREA:</b>	<b>9290.84 SQ.FT. / 863.16 m2 *</b>
* GFA excludes Basement	

**FRONT YARD LANDSCAPING CALCULATION**

TOTAL FRONT YARD AREA	222.05 m2 ( 2390.17 SQ.FT. )
FRONT YARD DRIVEWAY AREA	62.28 m2 (670.38 SQ.FT.) 28.05%
FRONT YARD LANDSCAPE AREA	159.77 m2 (1719.79 SQ.FT.) 71.95%
Hard Surface Area	33.40 m2 (359.51 sq.ft.) 20.90%
Soft Surface Area	126.37 m2 (1360.28 sq.ft.) 79.10%

No parking required for Multiplex as per City of Toronto Zoning Chapter 200 (Table 200.5.10.1)

E.G. =  $191.44 + 192.01 / 2 = 191.73$

**REVISION NOTES**

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

**DESIGN**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

**Qualification Information**  
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Name: **Zoran Paar** BCIN / BCDN 24546  
Registration Information  
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765  
Firm Name BCIN / BCDN

**PROJECT :**

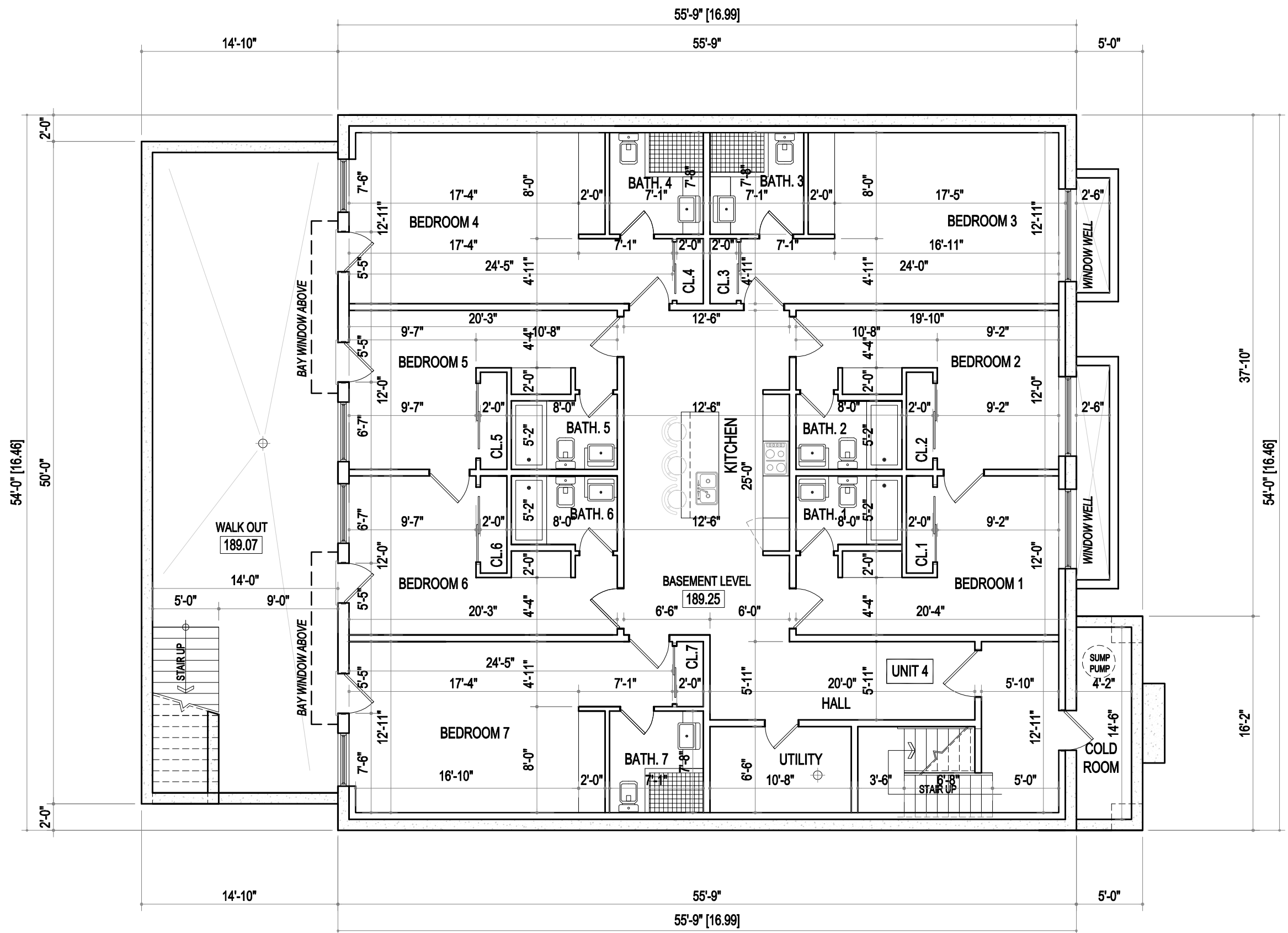
**No.247**  
**DREWRY AVE**  
**MULTIPLEX DWELLING**

**SITE PLAN & INFORMATION**  
scale 1 :250

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**PROJECT :**

**No.247**  
**DREWRY AVE**  
**MULTIPLEX DWELLING**  
**BASEMENT PLAN**  
 scale 1/8"=1'-0"

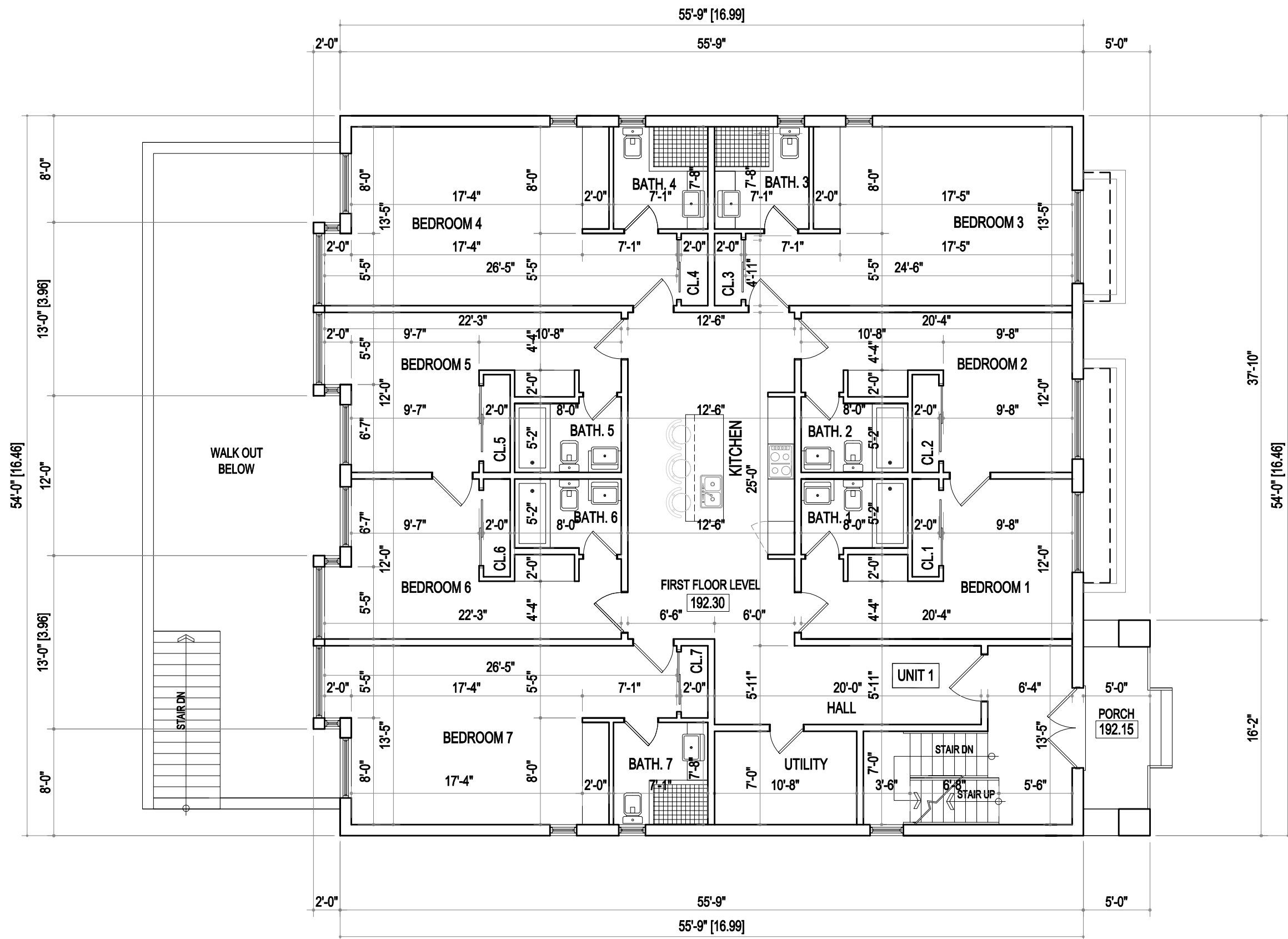
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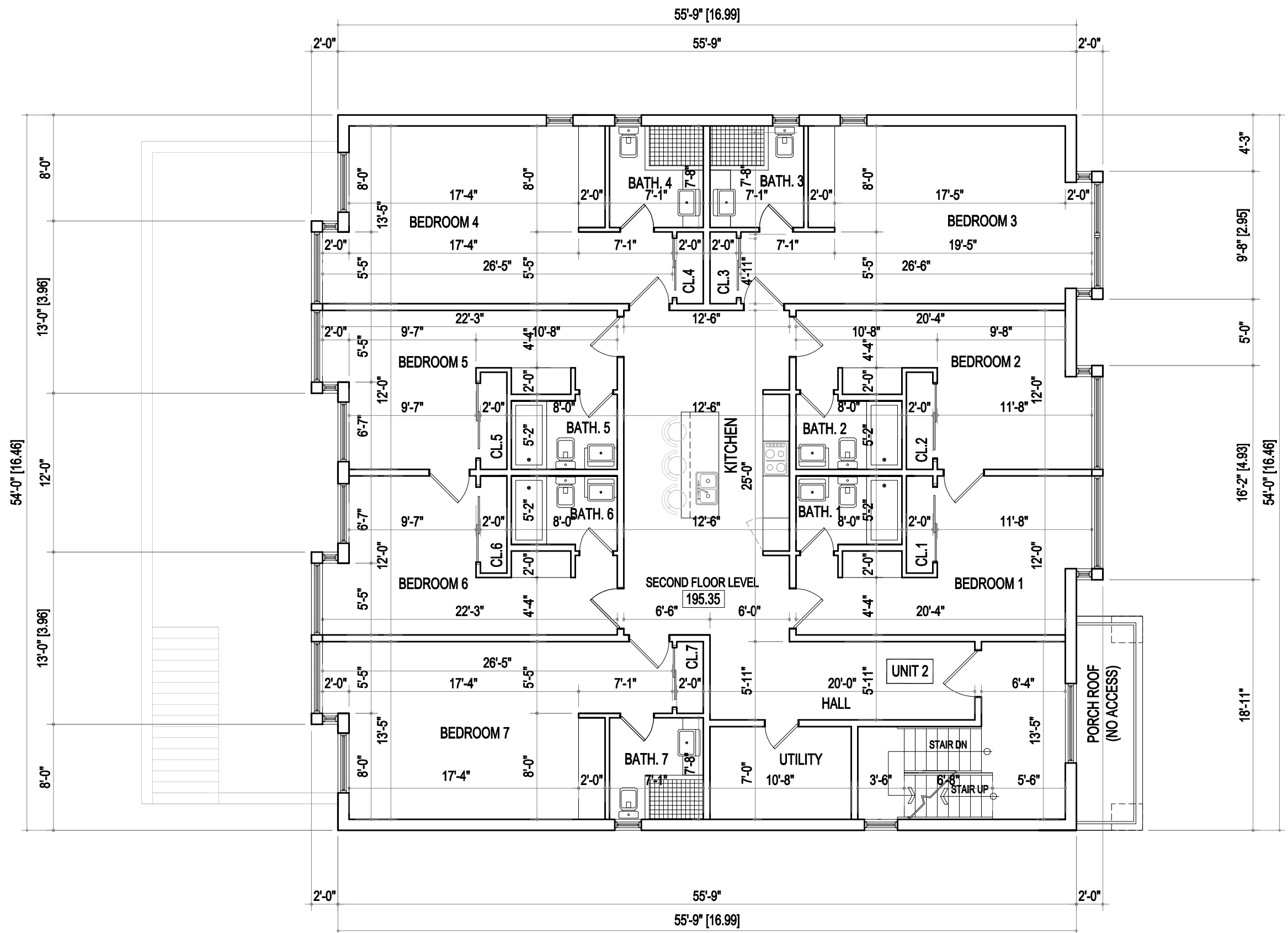
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PROJECT:  
**No.247**  
**DREWRY AVE**  
**MULTIPLEX DWELLING**  
**FIRST FLOOR PLAN**  
 scale 1/8"=1'-0"

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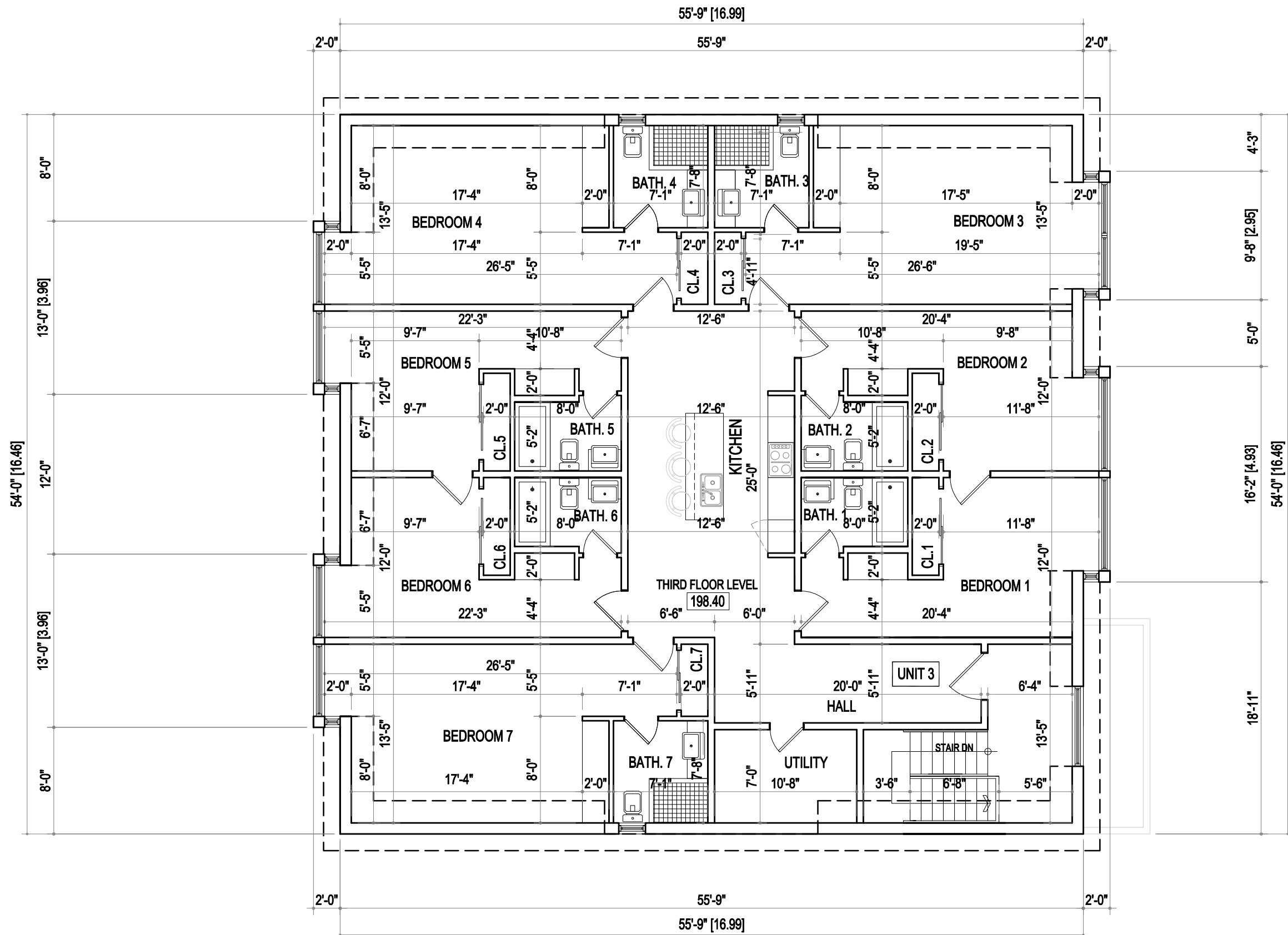
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**SECOND FLOOR PLAN**  
scale 1/8"=1'-0"

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PROJECT :

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 THIRD FLOOR PLAN  
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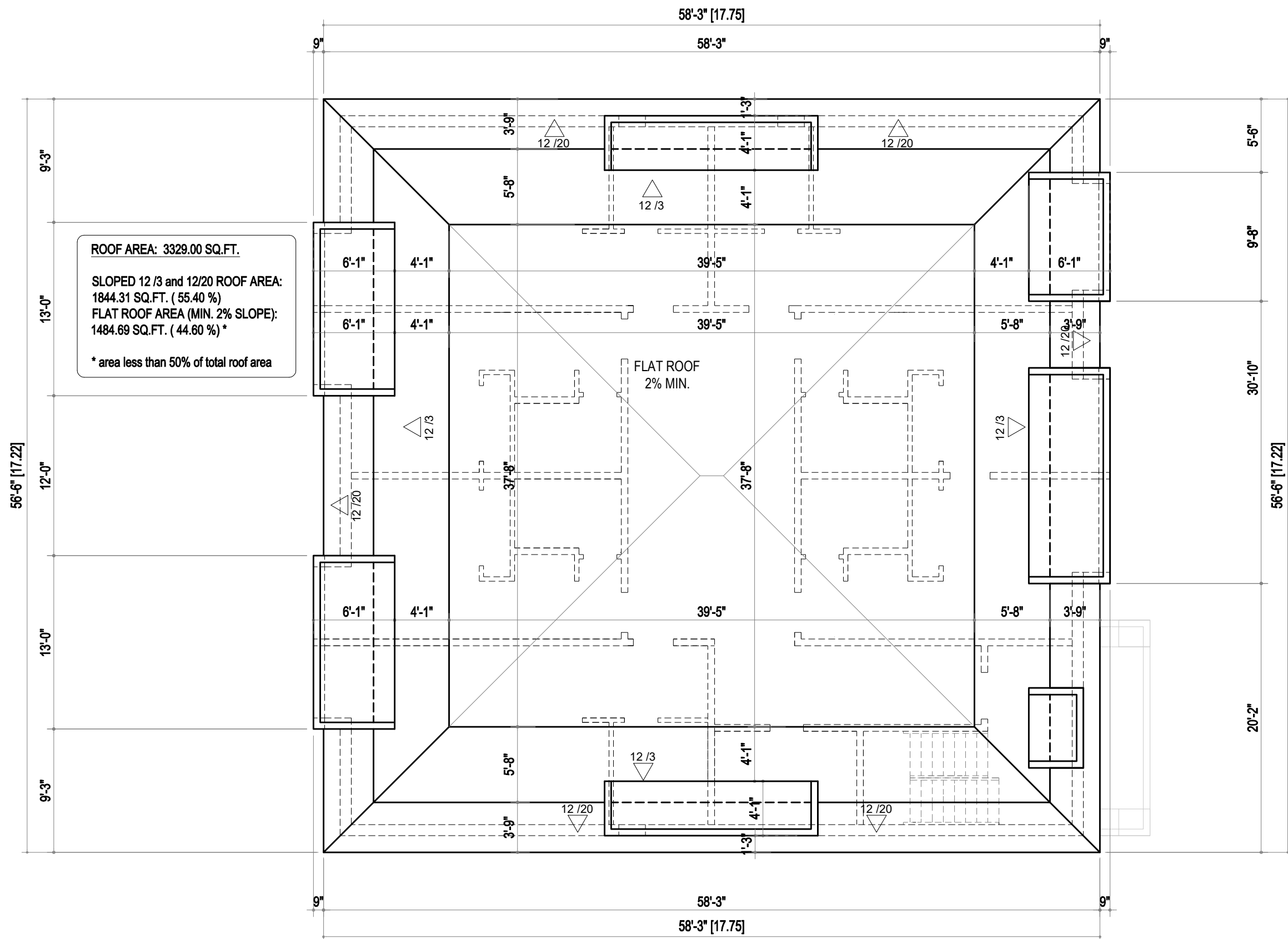
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**ROOF PLAN**  
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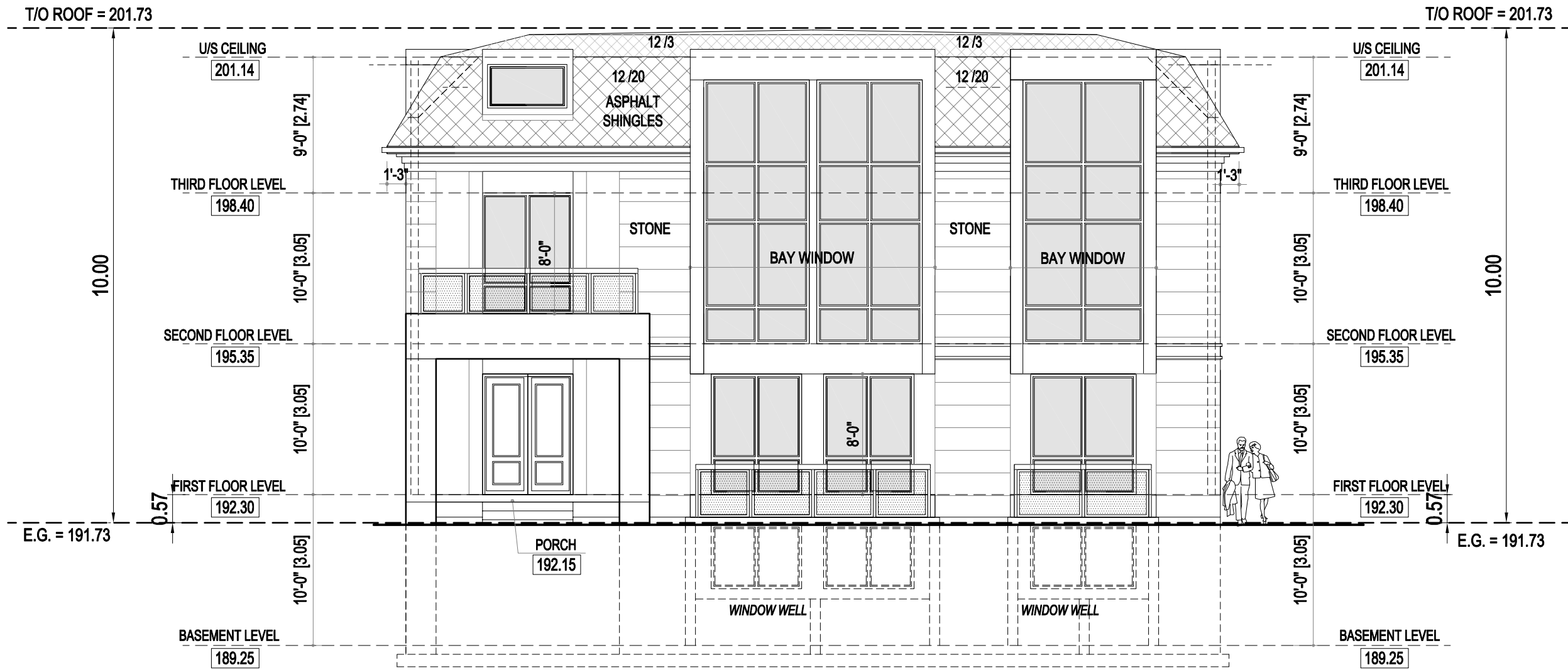


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**A 06**



**ROOF AREA: 3329.00 SQ.FT.**  
 SLOPED 12/3 and 12/20 ROOF AREA:  
 1844.31 SQ.FT. ( 55.40 % )  
 FLAT ROOF AREA (MIN. 2% SLOPE):  
 1484.69 SQ.FT. ( 44.60 % ) \*  
 \* area less than 50% of total roof area



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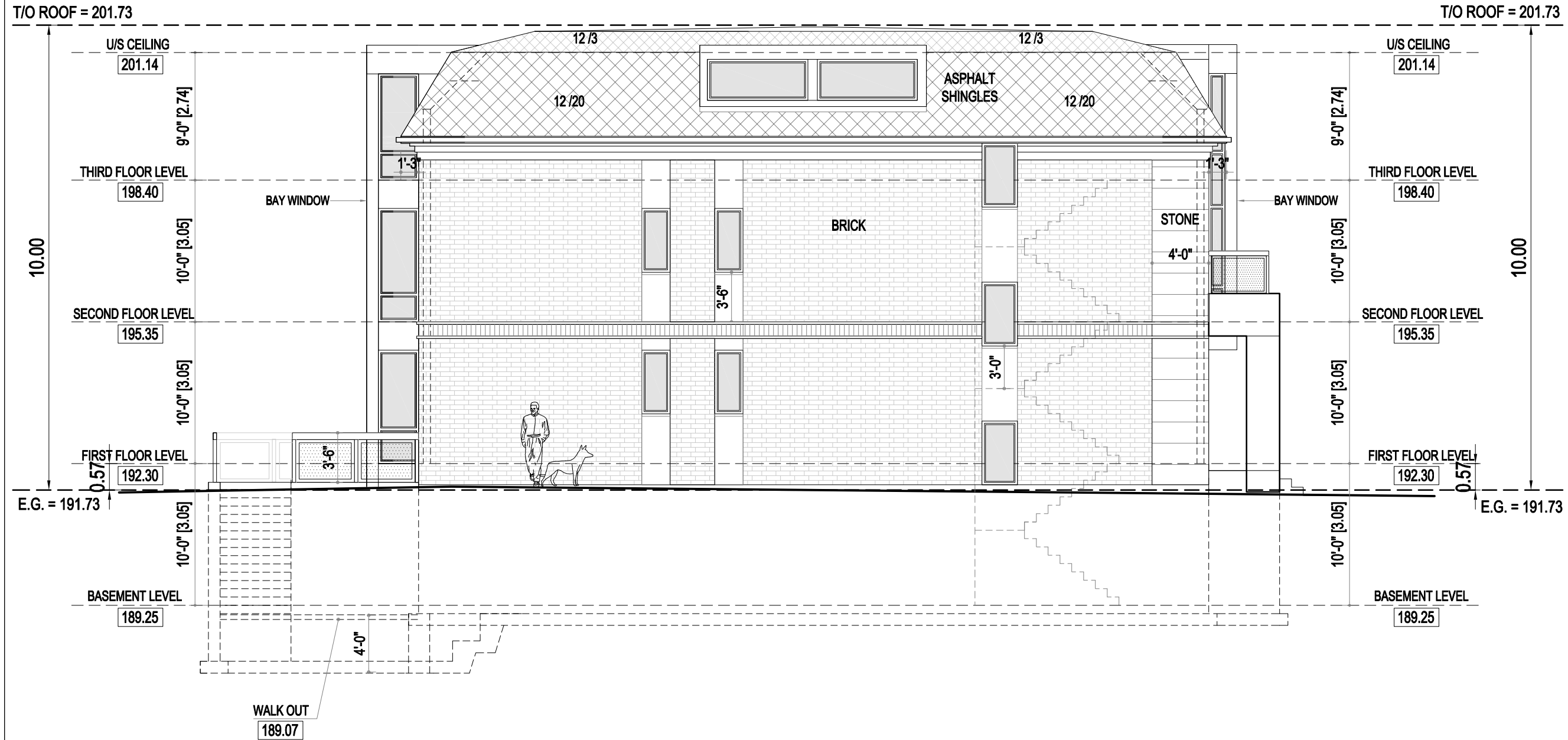
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**FRONT /NORTH ELEVATION**

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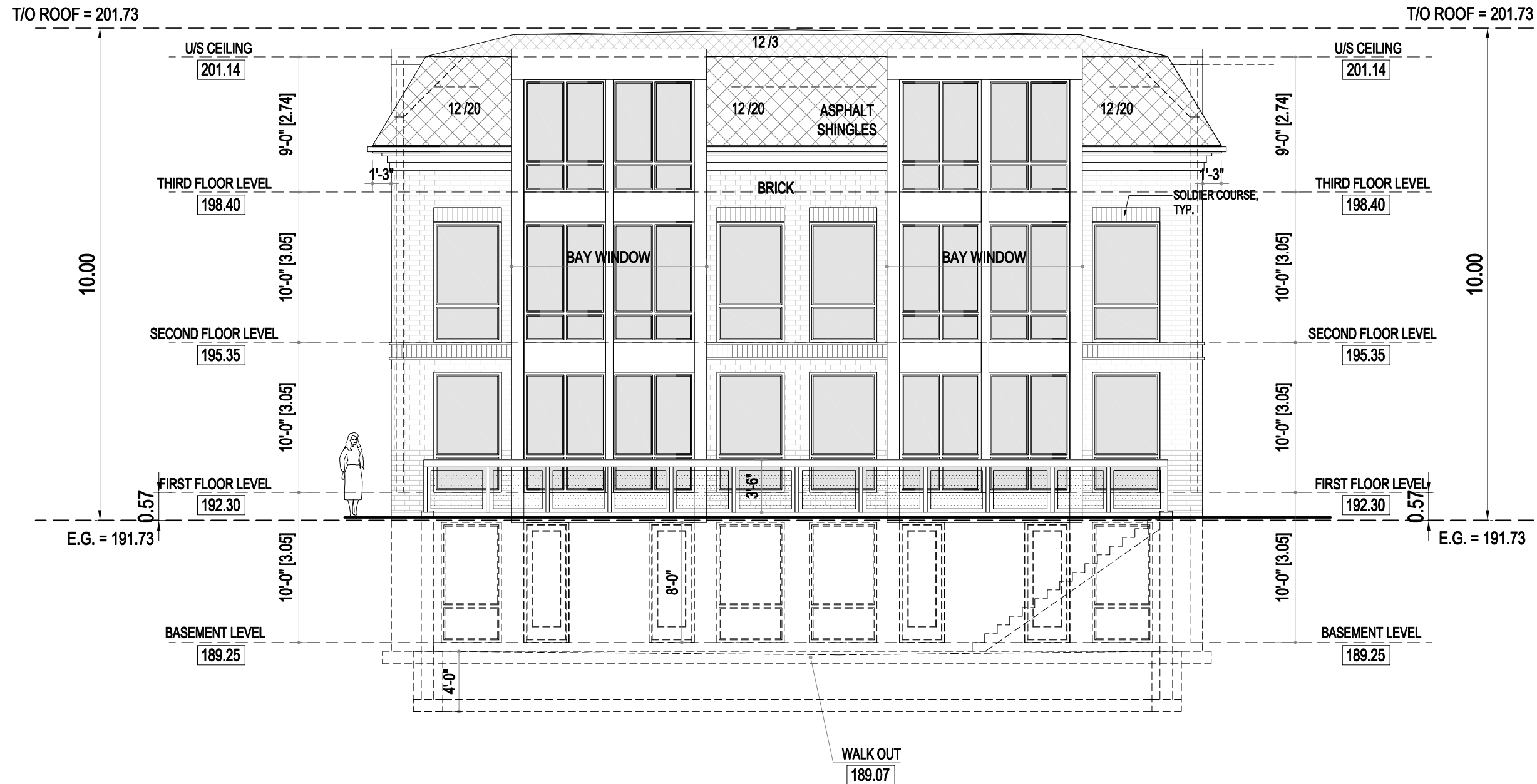
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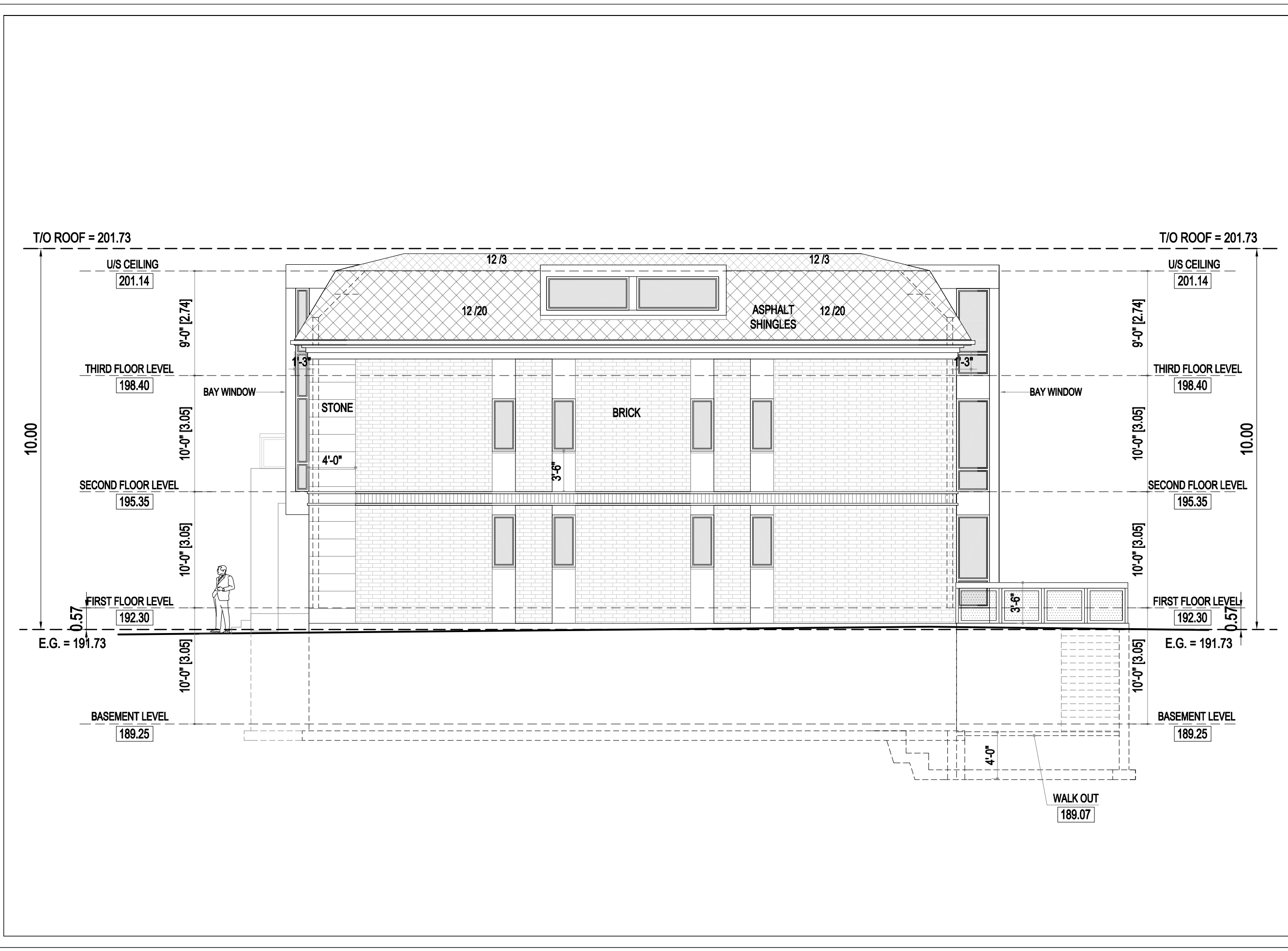
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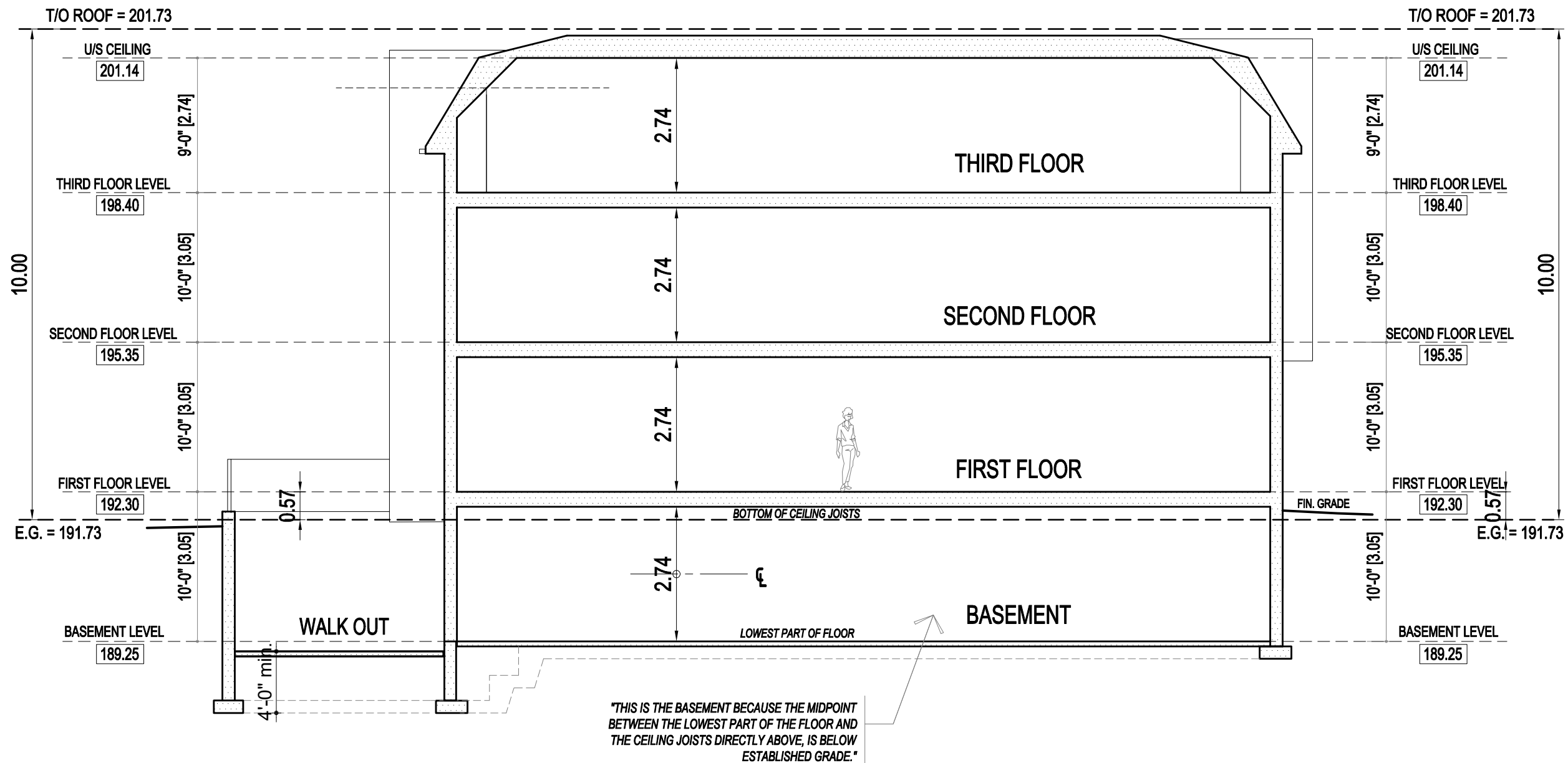
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**SIDE WEST ELEVATION**  
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