



NOTES:

1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
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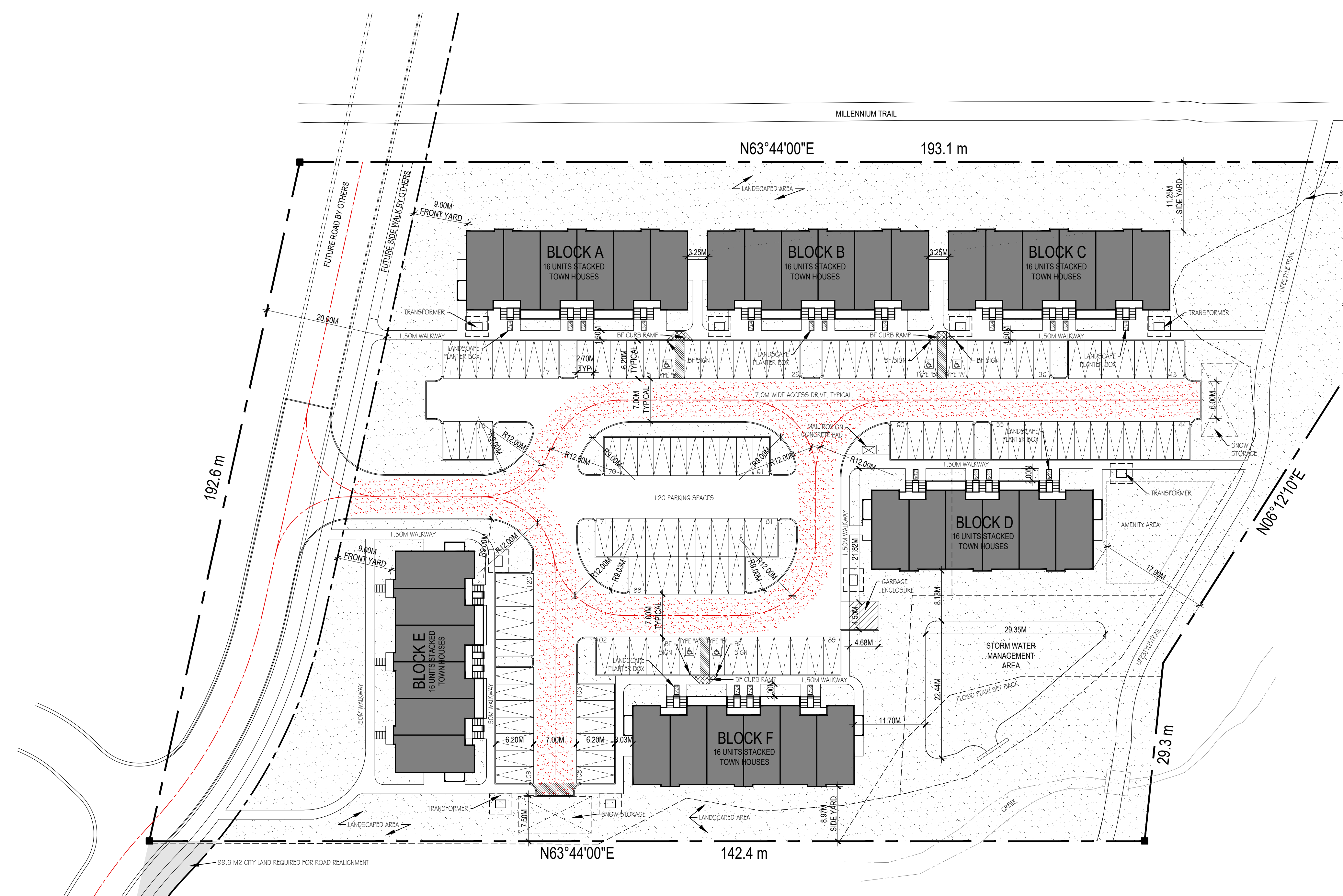
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03/05/2022	1	ISSUED FOR REVIEW
10/06/2022	2	ISSUED FOR REFERENCE
21/09/2022	3	ISSUED FOR SPA
01/11/2022	4	ISSUED FOR SPA

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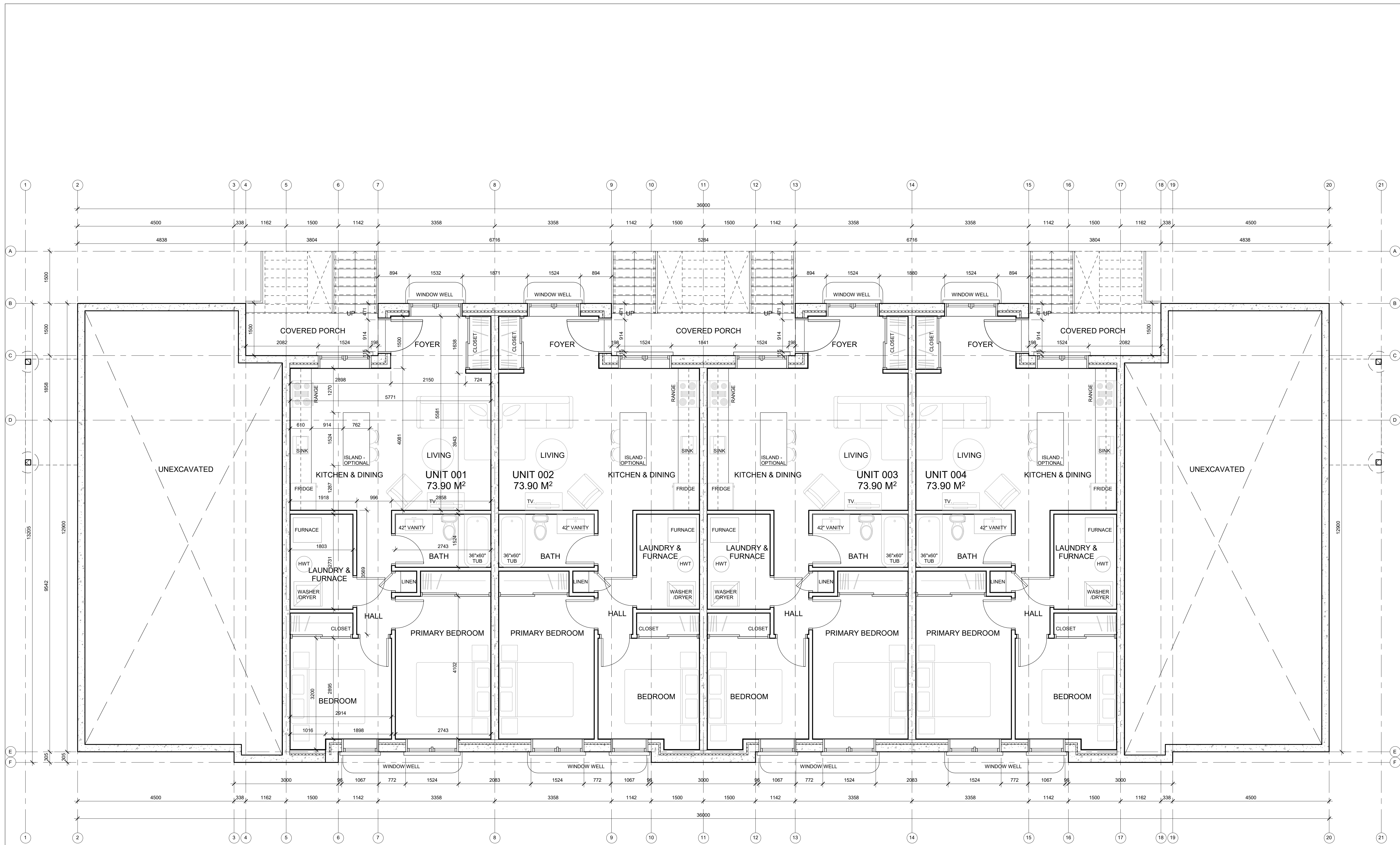
**CHEUNG**  
**80 MAPLE STREET**  
 80 MAPLE STREET  
 WELLINGTON, ON

PROPOSED  
SITE PLAN &  
STATISTICS CHART

**A1.0**



DEVELOPMENT STATISTICS - PART 1		August 10, 2022	
Municipal Address	80 Maple Street, Wellington		
Legal Description	Lot 10 B Plan 8; Part Lot 197 B Plan 8 Part 1 47R1603; (Ward of Wellington)		
Existing Zoning	Special Urban Residential Type 3 (R3-68-H)		
Existing Use	Vacant Land		
Proposed Use	Stacked Townhouse Dwellings (96 Units)		
ZONING REGULATIONS	R3-68-H - Required	Proposed	Compliance ✓ or ✗
<b>Site Data</b>			
Lot Area	232 m <sup>2</sup> for first 4 units + 46 m <sup>2</sup> for each additional unit = 5,160 m <sup>2</sup> min.	19,109 m <sup>2</sup> (Existing Gross) 2,168 m <sup>2</sup> (Municipal ROW) 16,941 m <sup>2</sup> (Net)	✓
Lot Frontage	30 m min.	113.60 m (Existing)	✓
Landscaped Area	35% min. = 5940 m <sup>2</sup>	8040 m <sup>2</sup> (47.45%)	✓
<b>Yards &amp; Setbacks to Building</b>			
Front Yard (West)	9.00 m min.	9.00 m	✓
Side Yard (North)	4.50 m min.	11.25 m	✓
Side Yard (South)	4.50 m min.	8.97 m	✓
Rear Yard (East)	9.00 m min.	17.9 m	✓
<b>Building Size</b>			
Building Height	15.00 m max.	±10.00 m (to mid-point of sloped roof)	✓
Density	50 u/ha (As per Z58-20.)	50 u/ha	✓
Lot Coverage	35% max.	15.72%	✓
<b>Parking</b>			
Number of Spaces Required per Unit	1.25 spaces per unit (As per Z58-20.) 1.25x96=120	120 spaces	✓
Parking Space Size	2.70 m min. width and 16.70 m <sup>2</sup> min. area	2.70 m x 6.20 m 16.74 m <sup>2</sup> area	✓
Number of Barrier Free Parking Spaces	1 + 3% of Required (AODA) @ 120 spaces = (3.6=4 +1=5) 5 spaces	5 Space	✓
Types of Barrier Free Parking Spaces (AODA)	Type A = 2 space min. Type B = 3 spaces	Type A = 2 space Type B = 3 spaces	✓
Sizes of Barrier Free Parking Spaces	4.0 m min. width and 24.0 m <sup>2</sup> min. area	4.9 m x 5.80 m 28.42 m <sup>2</sup> area	✓
	Type A = 3.4 m x 5.8 m Type B = 2.4 m x 5.8 m	Type A = 3.4 m x 5.8 m Type B = 2.4 m x 5.8 m	✓
Barrier Free Access Aisle	1.5 m x 5.8 m	1.5 m x 5.8 m	✓
Drive Aisle	Two-way traffic = 6.0 m	Two-way traffic = 7.0 m	✓



**1** T/O BASEMENT FLOOR  
 1 : 50



**CYNTHIA ZAHORUK ARCHITECTS**  
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 905.331.4480



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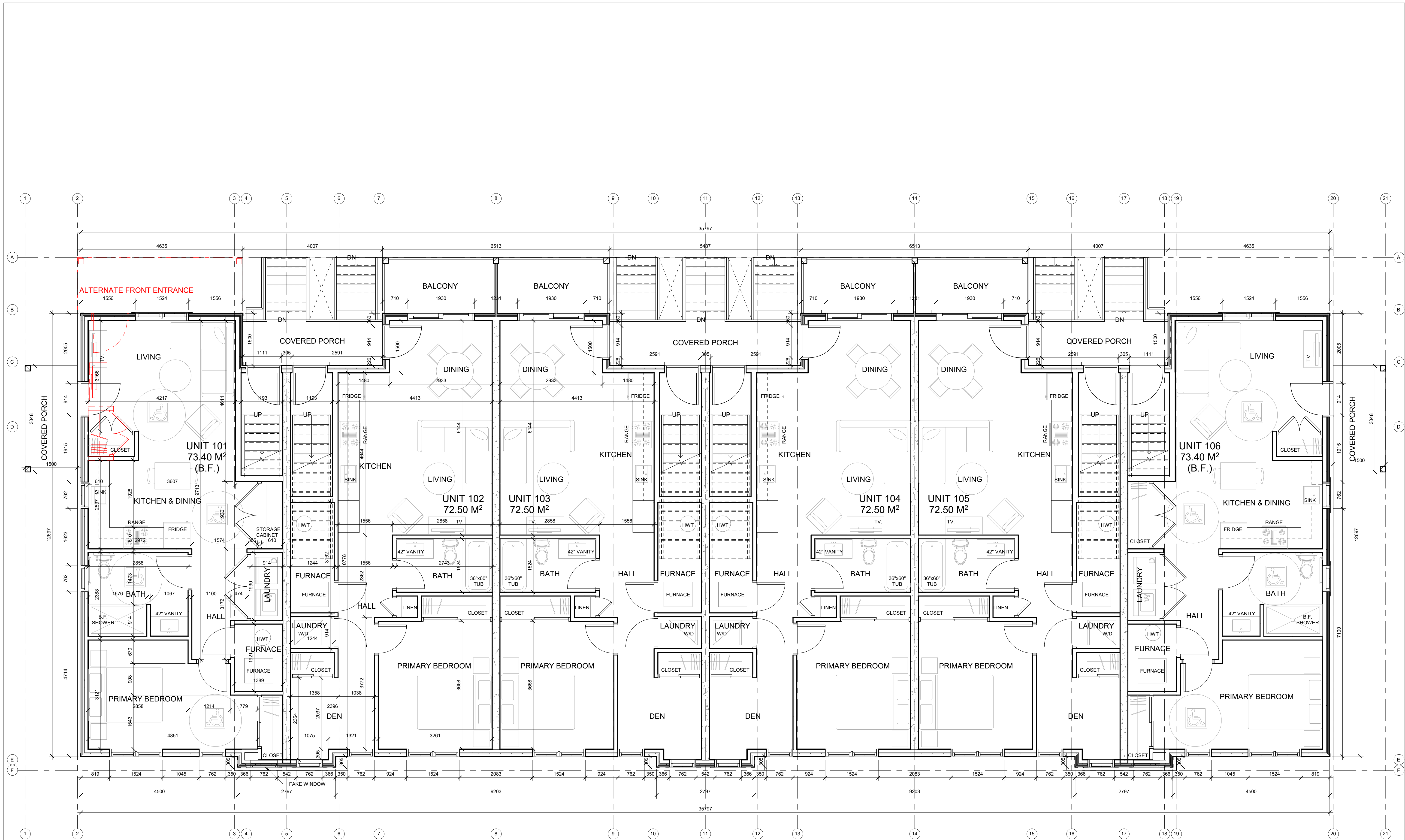
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**CHEUNG - WELLINGTON**  
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PROPOSED FLOOR PLANS

**A1.1**



1 T/O FIRST FLOOR - MIDDLE  
1 : 50



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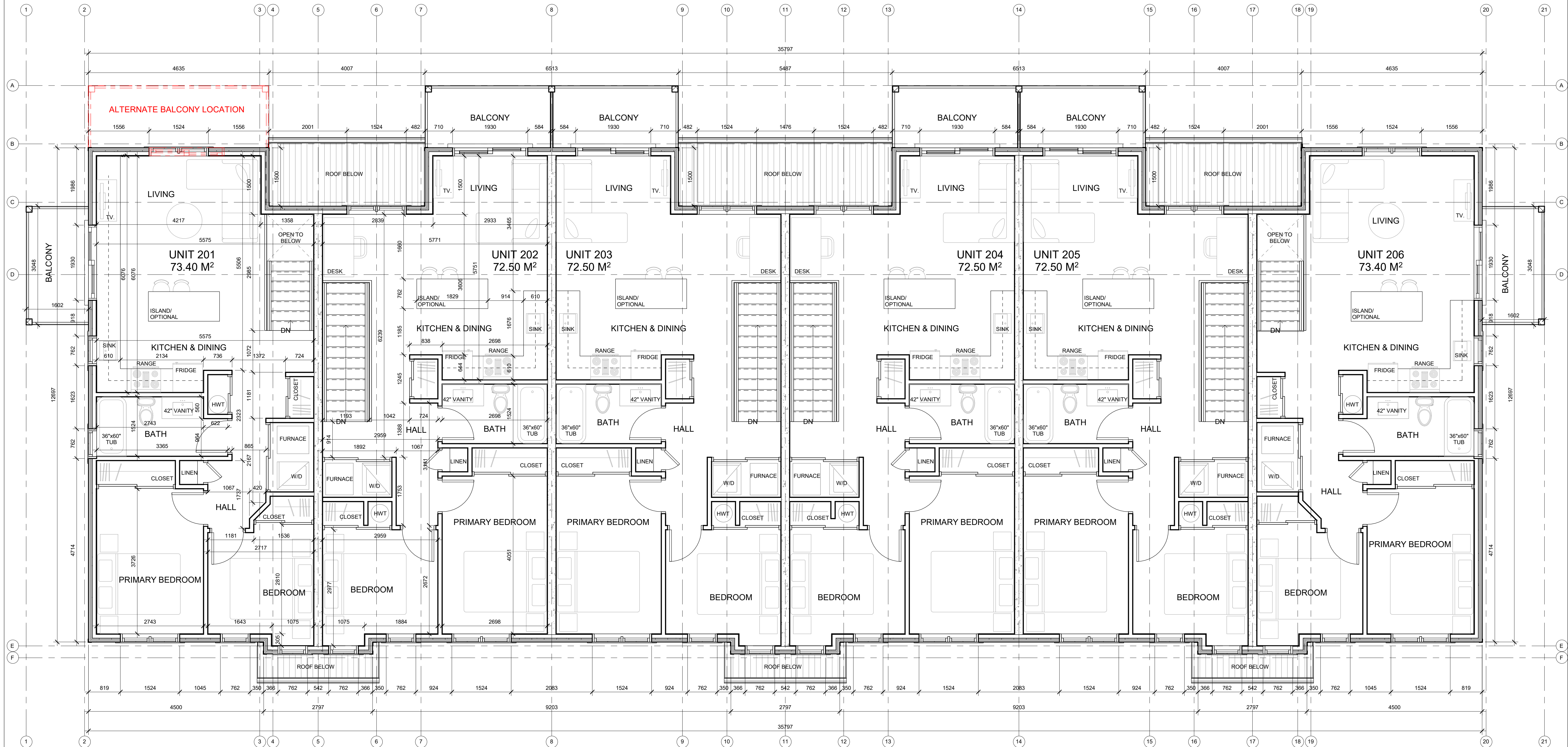
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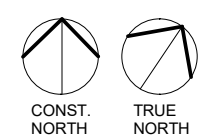
**CHEUNG - WELLINGTON**  
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PROPOSED FLOOR PLANS

**A1.2**

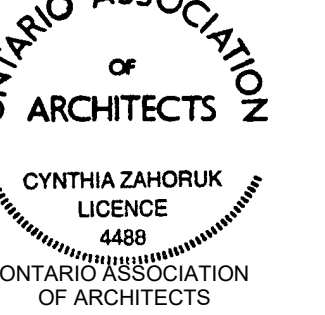


1 T/O SECOND FLOOR - MIDDLE  
1 : 50



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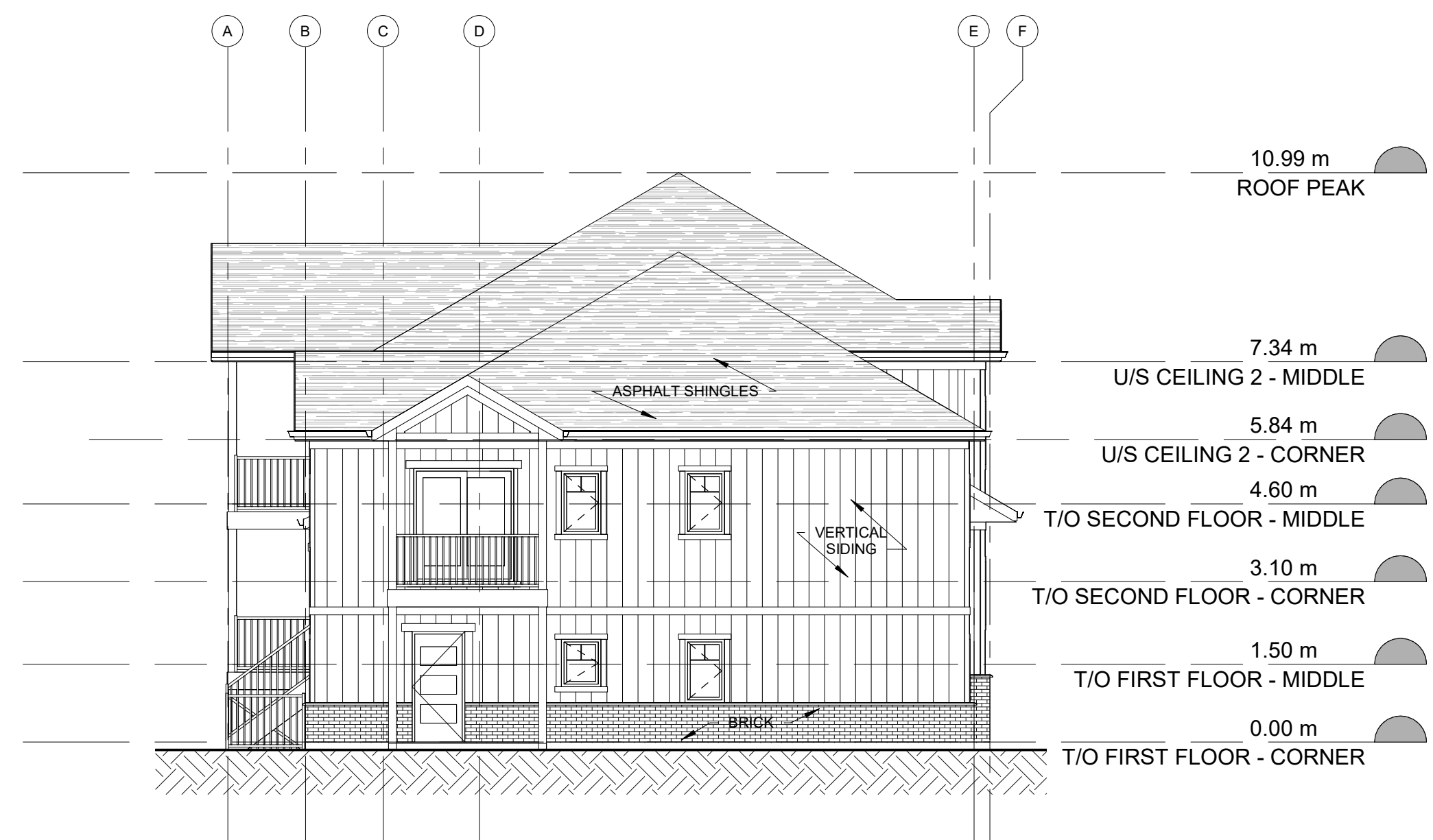
CHEUNG - WELLINGTON  
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WELLINGTON, ON

PROPOSED FLOOR PLANS

A1.3



3 EAST ELEVATION  
1 : 100



4 WEST ELEVATION  
1 : 100



2 SOUTH ELEVATION  
1 : 100



1 NORTH ELEVATION  
1 : 100



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WELLINGTON, ON

PROPOSED ELEVATIONS

A2.1