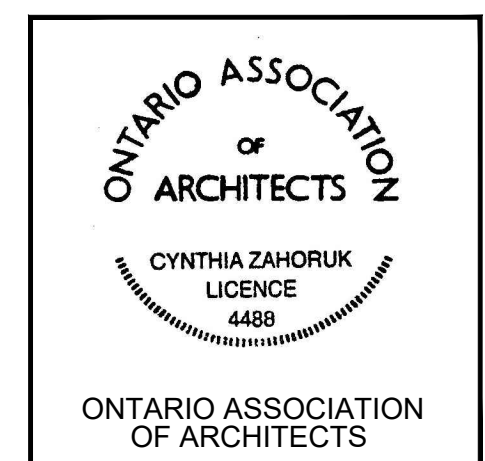


**NOT FOR CONSTRUCTION**



**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.  
 2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.  
 3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.  
 4. DO NOT SCALE THE DRAWINGS.

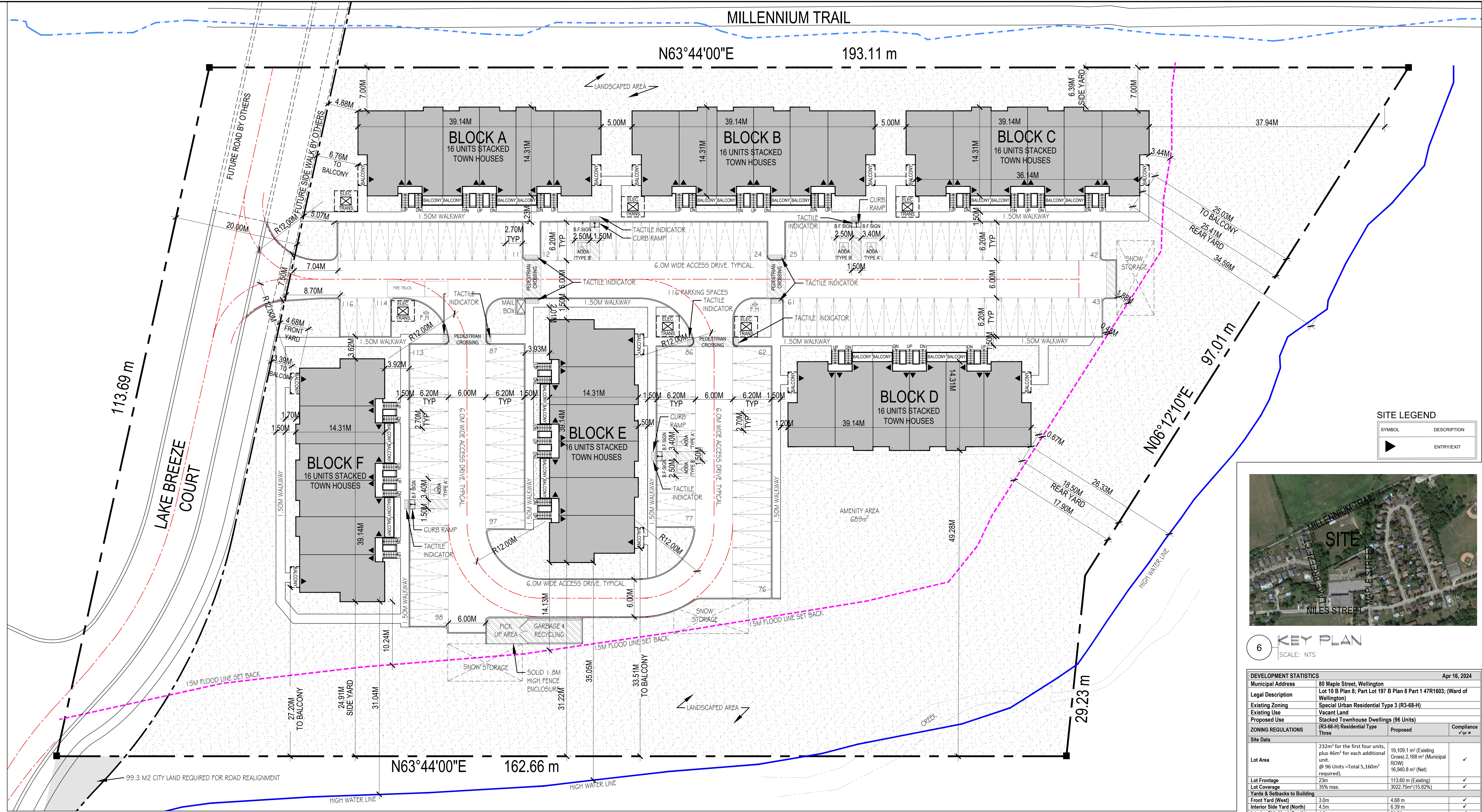
DDMMYY	#	REVISION
21/09/2022	1	ISSUED FOR SPA
01/11/2022	2	ISSUED FOR SPA
16/04/2024	3	ISSUED TO PLANNER
06/06/2024	4	ISSUED FOR SITE PLAN CONTROL

SCALE: 1:400  
 DRAWN BY: MB/KA/NS  
 PRINT DATE: 06/06/2024

**WELLINGTON DEVELOPMENT**  
 PROPOSED DEVELOPMENT  
 80 MAPLE STREET  
 WELLINGTON, ONTARIO

PROPOSED SITE PLAN & DEVELOPMENT STATISTICS

**A0.1**



**SITE LEGEND**

SYMBOL	DESCRIPTION
	ENTRY/EXIT



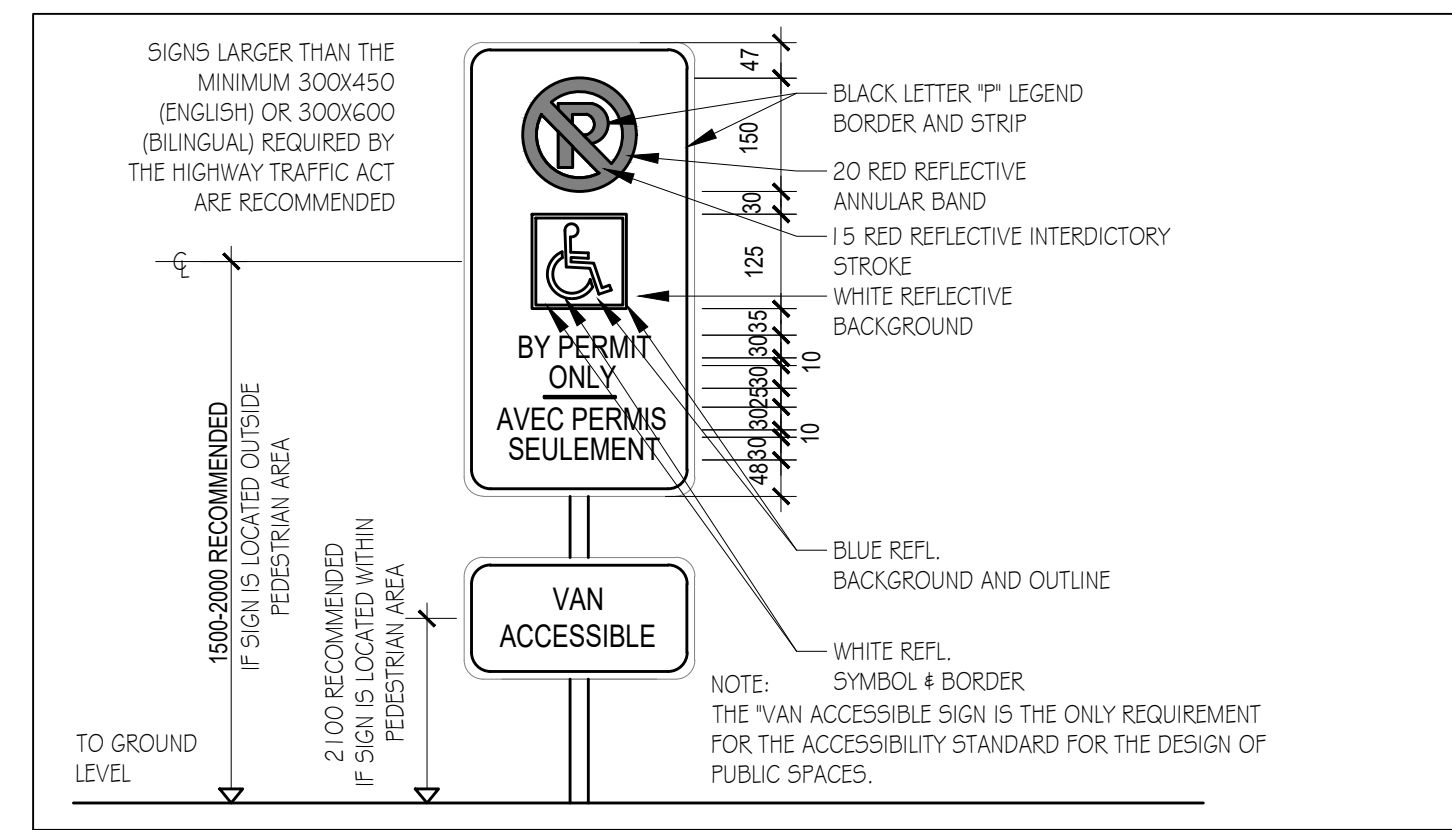
**6 KEY PLAN**  
 SCALE: NTS

**DEVELOPMENT STATISTICS** Apr 16, 2024

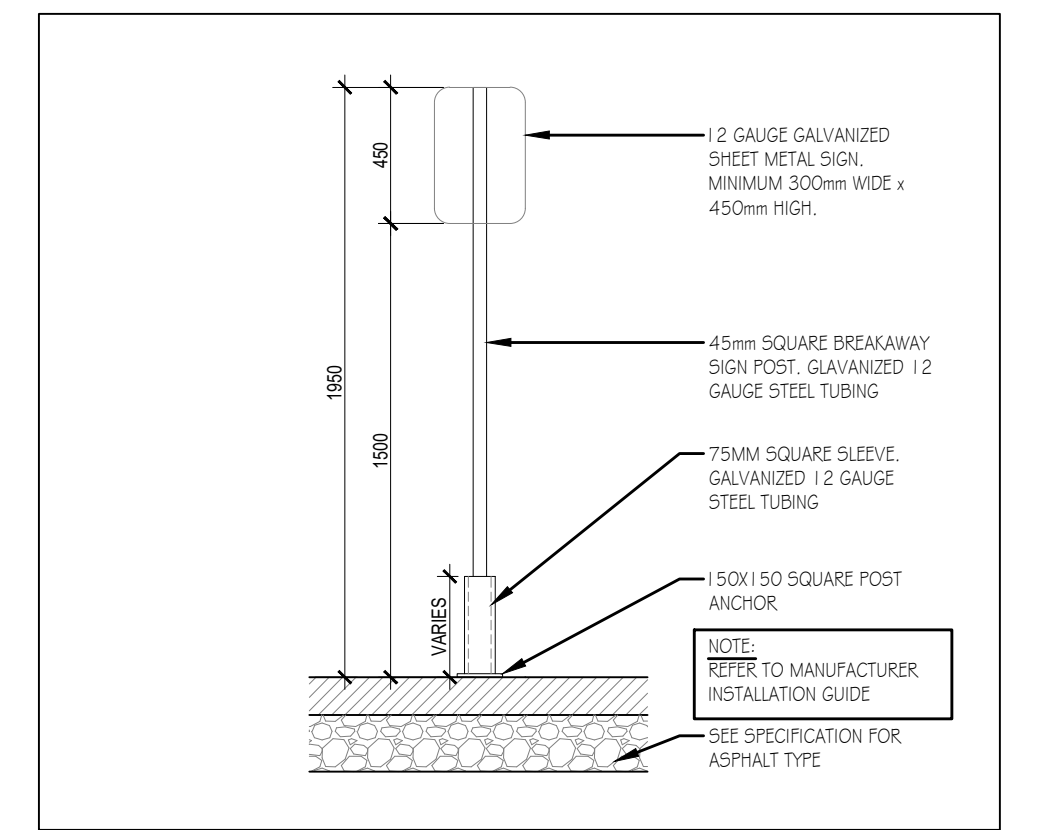
Municipal Address	80 Maple Street, Wellington		
Legal Description	Lot 10 B Plan 8; Part Lot 197 B Plan 8 Part 1 47R1603; (Ward of Wellington)		
Existing Zoning	Special Urban Residential Type 3 (R3-68-H)		
Existing Use	Vacant Land		
Proposed Use	Stacked Townhouse Dwellings (96 Units)		
ZONING REGULATIONS	(R3-68-H) Residential Type Three	Proposed	Compliance ✓ or ✗
<b>Site Data</b>			
Lot Area	232m <sup>2</sup> for the first four units, plus 46m <sup>2</sup> for each additional unit. @ 96 Units = Total 5,160m <sup>2</sup> required.	18,108.1 m <sup>2</sup> (Existing Gross) 2,168 m <sup>2</sup> (Municipal ROW) 16,940.8 m <sup>2</sup> (Net)	✓
Lot Frontage	23m	113.60 m (Existing)	✓
Lot Coverage	35% max.	3022.75m <sup>2</sup> (15.82%)	✓
<b>Yards &amp; Setbacks to Building</b>			
Front Yard (West)	3.0m	4.68 m	✓
Interior Side Yard (North)	4.5m	6.39 m	✓
Interior Side Yard (South)	4.5m	24.91 m	✓
Rear Yard (East)	7.5m	18.50 m	✓
<b>Permitted Encroachment</b>			
Unenclosed Porches, Decks & Balconies projection into required yards	1.5 maximum distance but not closer than 1.2m to any lot line	1.5 m	✓
<b>Building Size</b>			
Building Height	15.00 m max.	±10.00 m (to mid-point of sloped roof)	✓
Number of Units in a Townhouse Dwelling	N/A	16 Units in each Block	N/A
Total Number of Units in Development	N/A	96	N/A
Density	50 uha (As per by law No. 09-2021)	50 uha	✓
<b>Landscape</b>			
Landscape Area	35% min. = 5,929.28 m <sup>2</sup>	8,772.12 m <sup>2</sup> (45.91%)	✓
<b>Parking</b>			
Parking Space Size	2.70 m min. width and 16.70 m <sup>2</sup> min. area	2.70 m min. width and 16.70 m <sup>2</sup> min. area	✓
Parking Aisle	6.0 m	6.0 m	✓
Two-Way Traffic	6.0 m	6.0 m	✓
<b>Number of Spaces per Unit</b>	1.20 spaces per unit (As per by law No. 09-2021)	116	116
<b>Visitor Parking</b>			
Number of Visitor Spaces	Not required	0	✓
Number of Barrier Free Parking Spaces	Not required for Residential use	3 Type A and 3 Type B	✓

**4 DEVELOPMENT STATISTICS**  
 SCALE: NTS

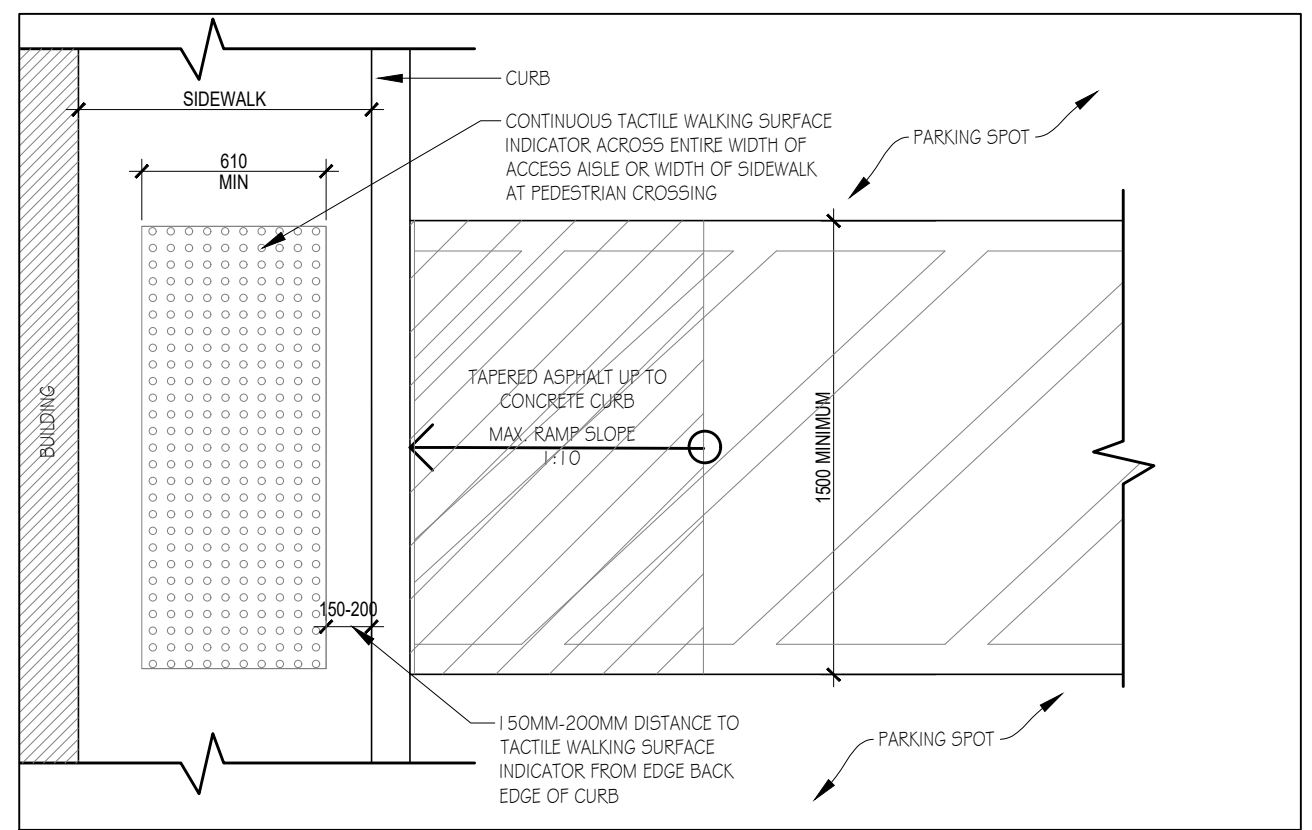
**5 PROPOSED SITE PLAN**  
 SCALE: 1:300



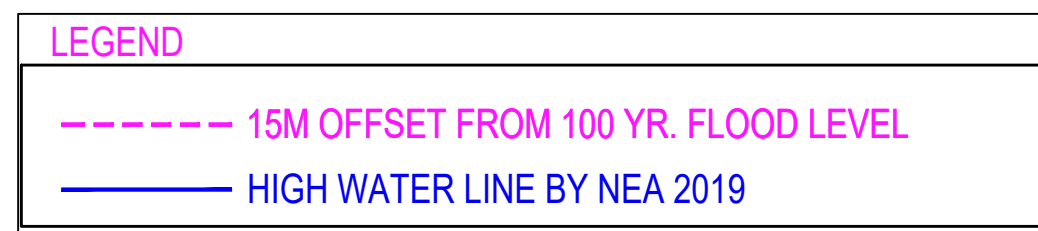
**1 SIGNAGE DETAIL**  
 SCALE: 1:25



**2 ACCESSIBLE SIGN DETAIL**  
 SCALE: 1:25



**3 CURB RAMP & TACTILE INDICATOR**  
 SCALE: 1:25



**LEGEND**  
 --- 15M OFFSET FROM 100 YR. FLOOD LEVEL  
 --- HIGH WATER LINE BY NEA 2019

AREA SCHEDULE		
UNIT TYPE	UNIT #	GFA AREA

**BASEMENT FLOOR**

2-BED UNIT TYPE 1	101	81.04 m <sup>2</sup>
2-BED UNIT TYPE 1	102	79.85 m <sup>2</sup>
2-BED UNIT TYPE 1	103	79.85 m <sup>2</sup>
2-BED UNIT TYPE 1	104	81.02 m <sup>2</sup>
<b>BASEMENT FLOOR: 4</b>		<b>321.76 m<sup>2</sup></b>

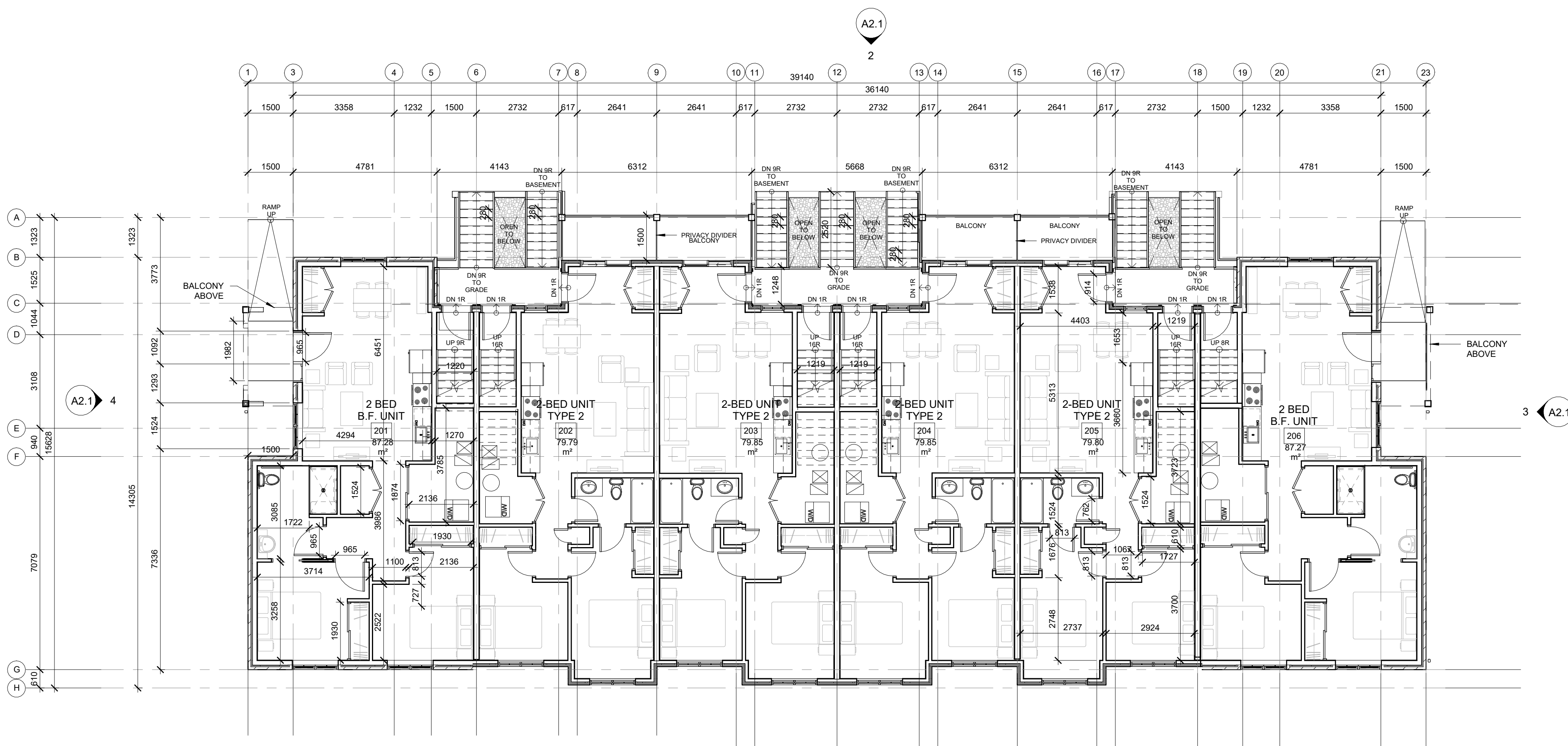
**FIRST FLOOR**

2-BED B.F. UNIT	201	87.28 m <sup>2</sup>
2-BED UNIT TYPE 2	202	79.79 m <sup>2</sup>
2-BED UNIT TYPE 2	203	79.85 m <sup>2</sup>
2-BED UNIT TYPE 2	204	79.85 m <sup>2</sup>
2-BED UNIT TYPE 2	205	79.80 m <sup>2</sup>
2-BED B.F. UNIT	206	87.27 m <sup>2</sup>
<b>FIRST FLOOR: 6</b>		<b>493.85 m<sup>2</sup></b>

**SECOND FLOOR**

3-BED UNIT TYPE 1	301	88.82 m <sup>2</sup>
2-BED UNIT TYPE 3	302	78.29 m <sup>2</sup>
2-BED UNIT TYPE 3	303	78.47 m <sup>2</sup>
2-BED UNIT TYPE 3	304	78.47 m <sup>2</sup>
2-BED UNIT TYPE 3	305	78.29 m <sup>2</sup>
3-BED UNIT TYPE 2	306	88.97 m <sup>2</sup>
<b>SECOND FLOOR: 6</b>		<b>491.30 m<sup>2</sup></b>

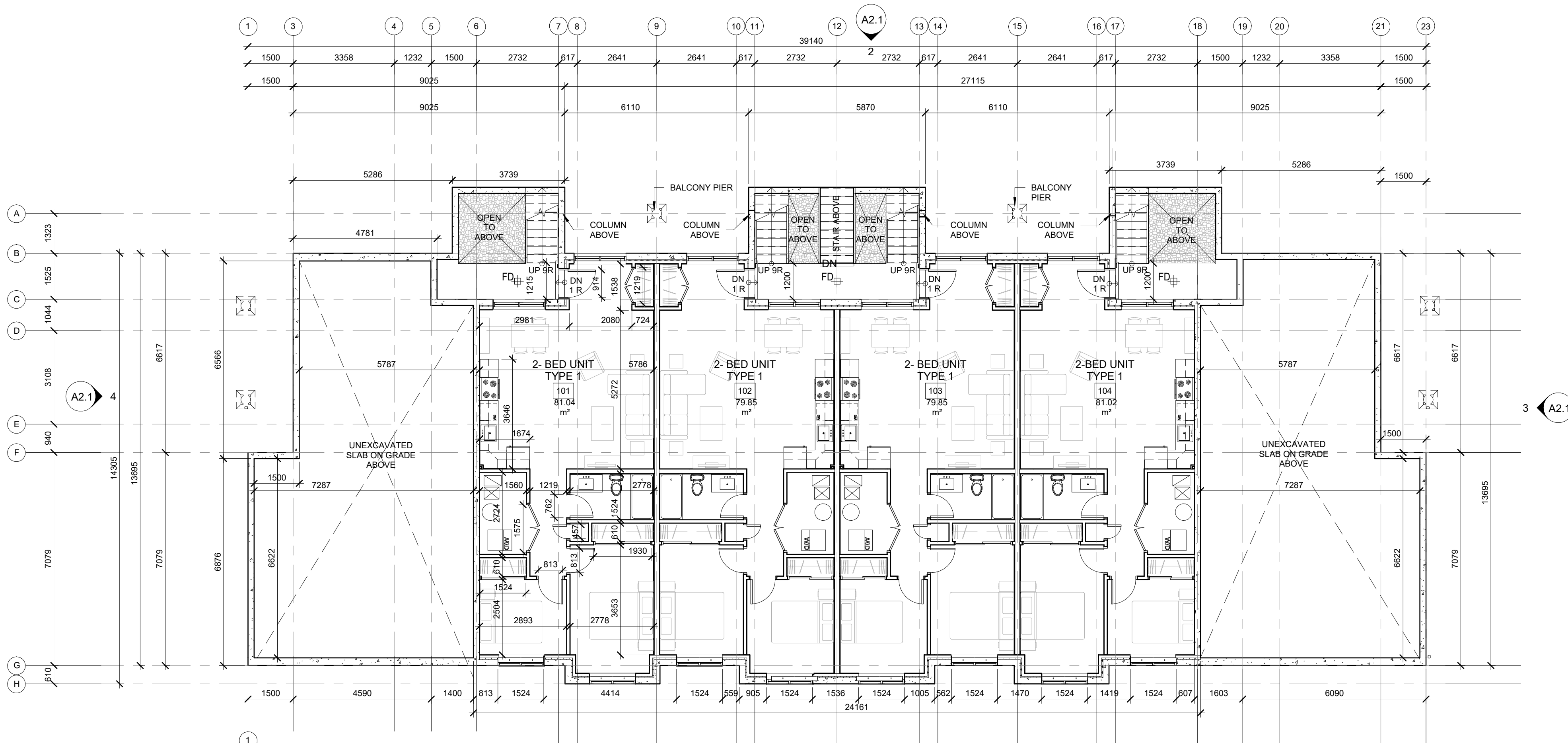
**Grand total: 16 1306.90 m<sup>2</sup>**



**TOTAL FIRST FLOOR GFA = 493.85m<sup>2</sup>**

**4 - 2 BED UNIT  
2 - 2 BED BARRIER FREE UNIT  
TOTAL 6 UNITS**

**6 TYPE A, B, C & D BLOCK FIRST FLOOR**  
1: 100



**TOTAL BASEMENT FLOOR GFA = 321.76m<sup>2</sup>**

**4 - 2 BED UNITS  
TOTAL 4 UNITS**

**5 TYPE A, B, C & D BLOCK BASEMENT FLOOR**  
1: 100

- GENERAL NOTES:**
- CONTRACTOR or OWNER ACTING AS GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH ANY WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PROJECT. IN LAYOUT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT PRIOR TO THE CHANGE.
  - CONTRACTOR TO OBTAIN WORKER'S COMPENSATION INSURANCE AND REGISTER "NOTICE OF PROJECT" WITH WSIB IN ACCORDANCE WITH LEGISLATION PROVIDE ALL NECESSARY HEALTH AND SAFETY DEVICES AND BARRIERS.
  - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY CURRENT LEGISLATION.
  - LINEAR DIMENSIONS INDICATING NEW CONSTRUCTION ARE TO FACE OF THE FINISHED WALL. ALL EXISTING DIMENSIONS PROVIDED ARE TO BE USED AS REFERENCE ONLY.
  - ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 EDITION AND APPLICABLE BYLAWS AND LEGISLATION FOR THE MUNICIPALITY AND PROVINCE.
  - THICKNESS OF CONCRETE BLOCK WALLS SHALL BE AS NOTED ON DRAWINGS. HEIGHTS OF THESE WALLS TO BE US OF ROOF/FLOOR DECK ABOVE. (UNLESS NOTED OTHERWISE) ALL BLOCK WALLS TO HAVE SOLID TOP COURSE AND ARE TO BE LATERALLY SUPPORTED AT ALL CHASES.
  - WHERE SOUND ATTENUATION BLANKET IS SPECIFIED, APPLY ACOUSTICAL SEALANT TO PARTITION PERIMETER ON BOTH SIDES, TOP & BOTTOM.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONSULTANTS REVIEW PRIOR TO MANUFACTURING FOR ELEVATORS, RAILING, STAIRS, DOORS, WINDOWS, AND ALL OTHER ITEMS AS LISTED ON STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

DWG/DETAIL REFERENCE	IDENTIFICATION REFERENCE
DWG/DETAIL REFERENCE DWG. REF. No. DWG. ON PAGE	Wx WINDOW IDENTIFICATION Dxxx DOOR IDENTIFICATION SCx SCREEN IDENTIFICATION
SECTION/DWG REFERENCE DWG. REF. No. DWG. ON PAGE	Wx WALL IDENTIFICATION X GRID MARKER A REVISION NUMBER xxx ROOM NUMBER
ELEVATION REFERENCE DWG. REF. No. DWG. ON PAGE	INTERCONNECTED SMOKE & CO ALARM

**LEGEND**

STAINLESS STEEL SINGLE BASIN SINK	DRYER
STAINLESS STEEL DOUBLE BASIN SINK	REFRIGERATOR
LAVATORY	RANGE
WATER CLOSET	TUB
WASHER	

- NOTES:**
- FOR MILLWORK DETAILS, PLEASE REFER TO INTERIOR DESIGN DRAWINGS.
  - CONTRACTOR TO ALLOW FOR BLOCKING FOR ALL WALL MOUNTED TV'S + ACCESSORIES AS PER MANUFACTURER'S DETAILS.
  - WALL MOUNTED TV'S LOCATION TO BE COORDINATED WITH ID FOR EXACT LOCATION PRIOR TO ROUGH-IN.
  - CONTRACTOR TO READ DRAWINGS IN CONJUNCTION WITH INTERIOR DESIGN, ELECTRICAL, & MECHANICAL DRAWINGS. CONTRACTOR TO CONTACT ARCHITECT AND INTERIOR DESIGNER FOR ANY DISCREPANCY FOR CONFIRMATION PRIOR TO PROCEEDING.

- NOTES:**
- FOR ALL LIGHTING DETAILS, COORDINATE LOCATIONS WITH ID PLANS.
  - COORDINATE LIGHTING SPECS WITH ELECTRICAL PLANS.
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**NOT FOR CONSTRUCTION**



**CYNTHIA ZAHORUK ARCHITECTS**

3077 NEW STREET, BURLINGTON, ON L7N1M6 905.331.4460



**NOTE:**  
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

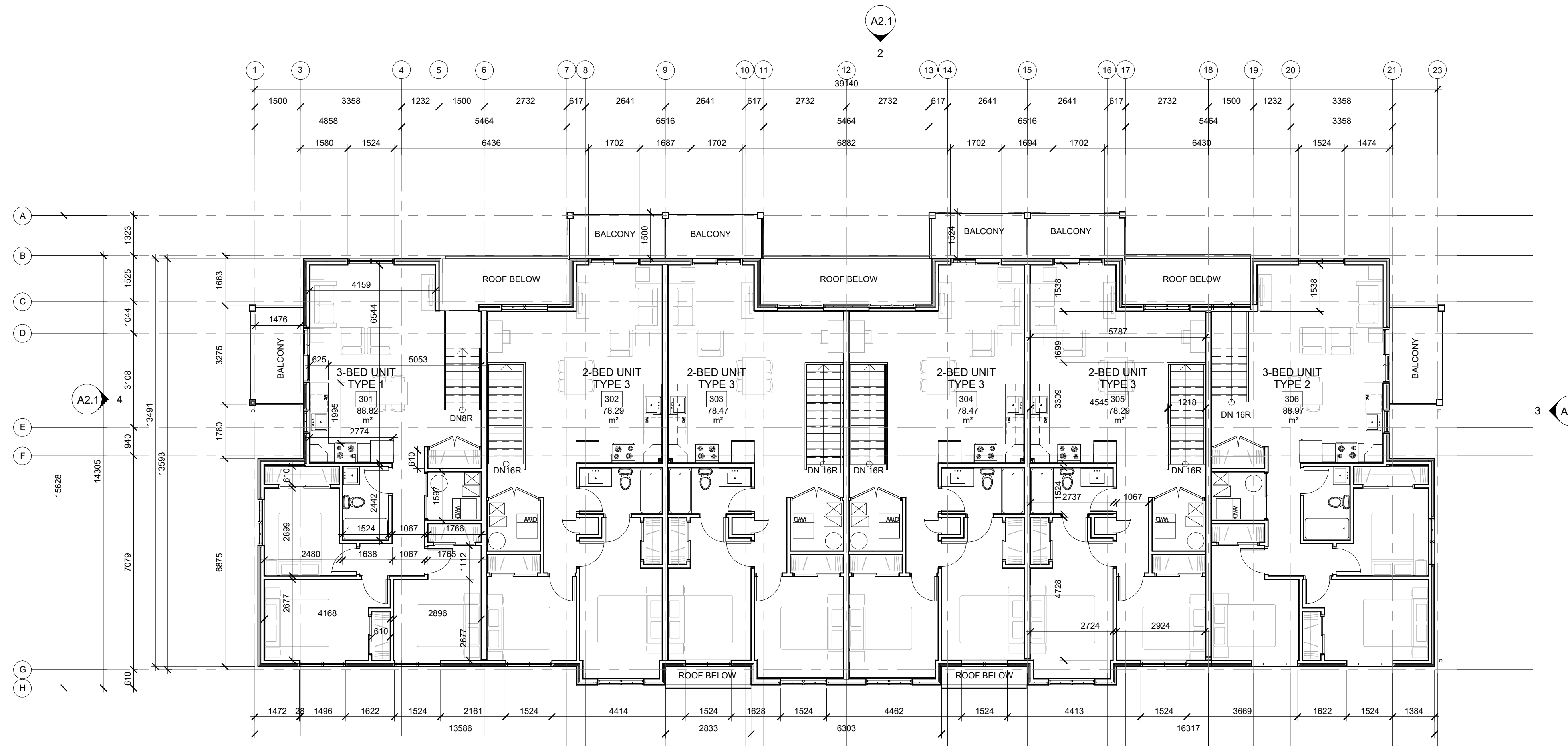
DD/MY/YY	REVISION
16/04/2024	ISSUED TO PLANNER
06/06/2024	ISSUED FOR SITE PLAN CONTROL

**DRAWN BY:**  
**SCALE:** As Indicated  
**PRINT DATE:** 2024-06-06 4:24:14 PM

**WELLINGTON DEVELOPMENT**  
PROPOSED DEVELOPMENT  
80 MAPLE STREET  
WELLINGTON, ONTARIO

**TYPE A, B, C & D BLOCK BASEMENT & FIRST FLOOR PLAN**

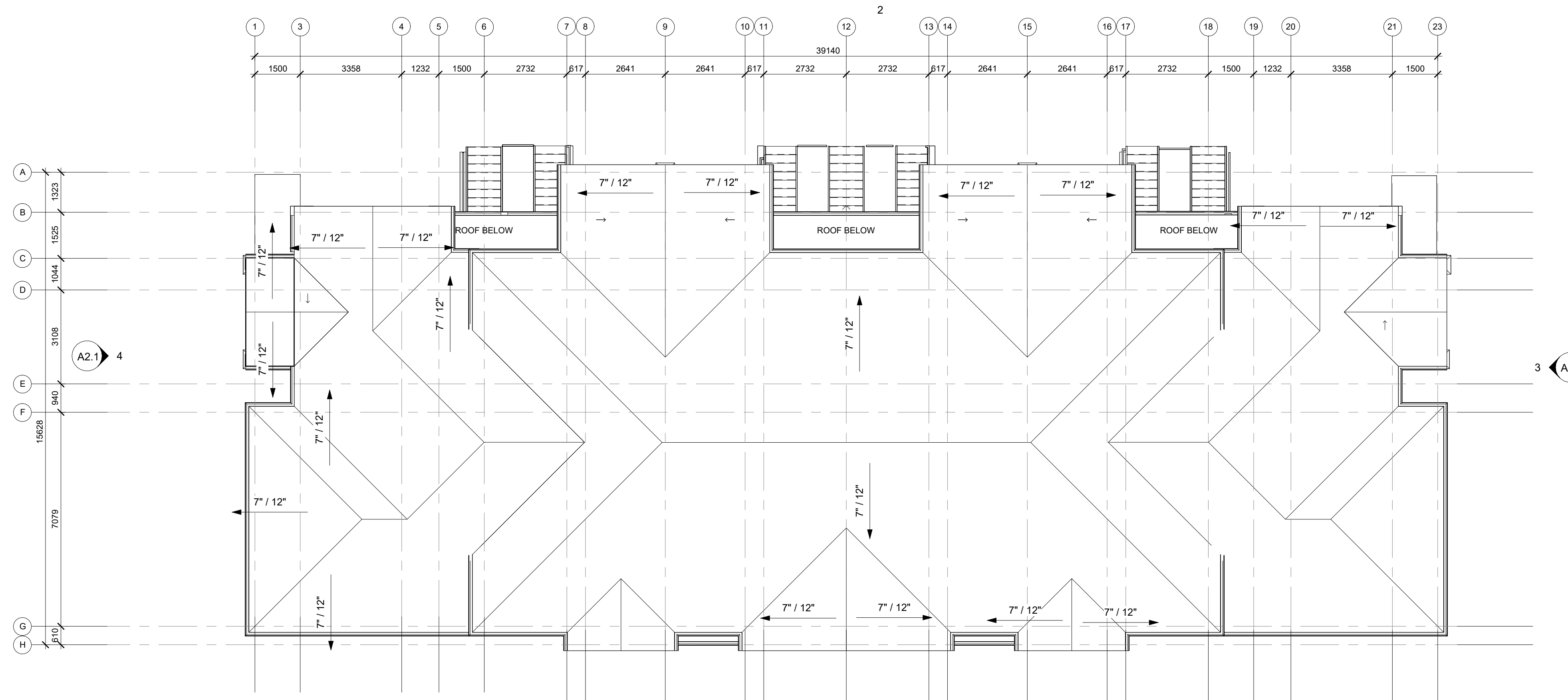
**A1.1**



1 TYPE A,B,C & D BLOCK SECOND FLOOR  
1 : 100

TOTAL SECOND FLOOR GFA = 491.30m<sup>2</sup>

2 - 3 BED UNIT  
4 - 2 BED UNIT  
TOTAL 6 UNITS



2 TYPE A,B,C & D BLOCK T/O ROOF  
1 : 100

NOT FOR CONSTRUCTION



**CYNTHIA ZAHORUK ARCHITECTS**

3077 NEW STREET,  
BURLINGTON, ON L7N1M6  
905.331.4480



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DDMMYY	REVISION
16/04/2024	ISSUED TO PLANNER
06/06/2024	ISSUED FOR SITE PLAN CONTROL

DRAWN BY: MB/NS  
SCALE: 1 : 100  
PRINT DATE: 2024-06-06 4:24:15 PM

WELLINGTON DEVELOPMENT  
PROPOSED DEVELOPMENT  
80 MAPLE STREET  
WELLINGTON, ONTARIO

TYPE A,B,C & D  
BLOCK SECOND  
FLOOR & ROOF PLAN

A1.2

NOT FOR CONSTRUCTION



CYNTHIA ZAHORUK ARCHITECTS  
3077 NEW STREET, BURLINGTON, ON L7N1M6  
905.331.4460



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DDMMYY	REVISION
16/04/2024	ISSUED TO PLANNER
06/06/2024	ISSUED FOR SITE PLAN CONTROL

DRAWN BY: MB/NS  
SCALE: 1:100  
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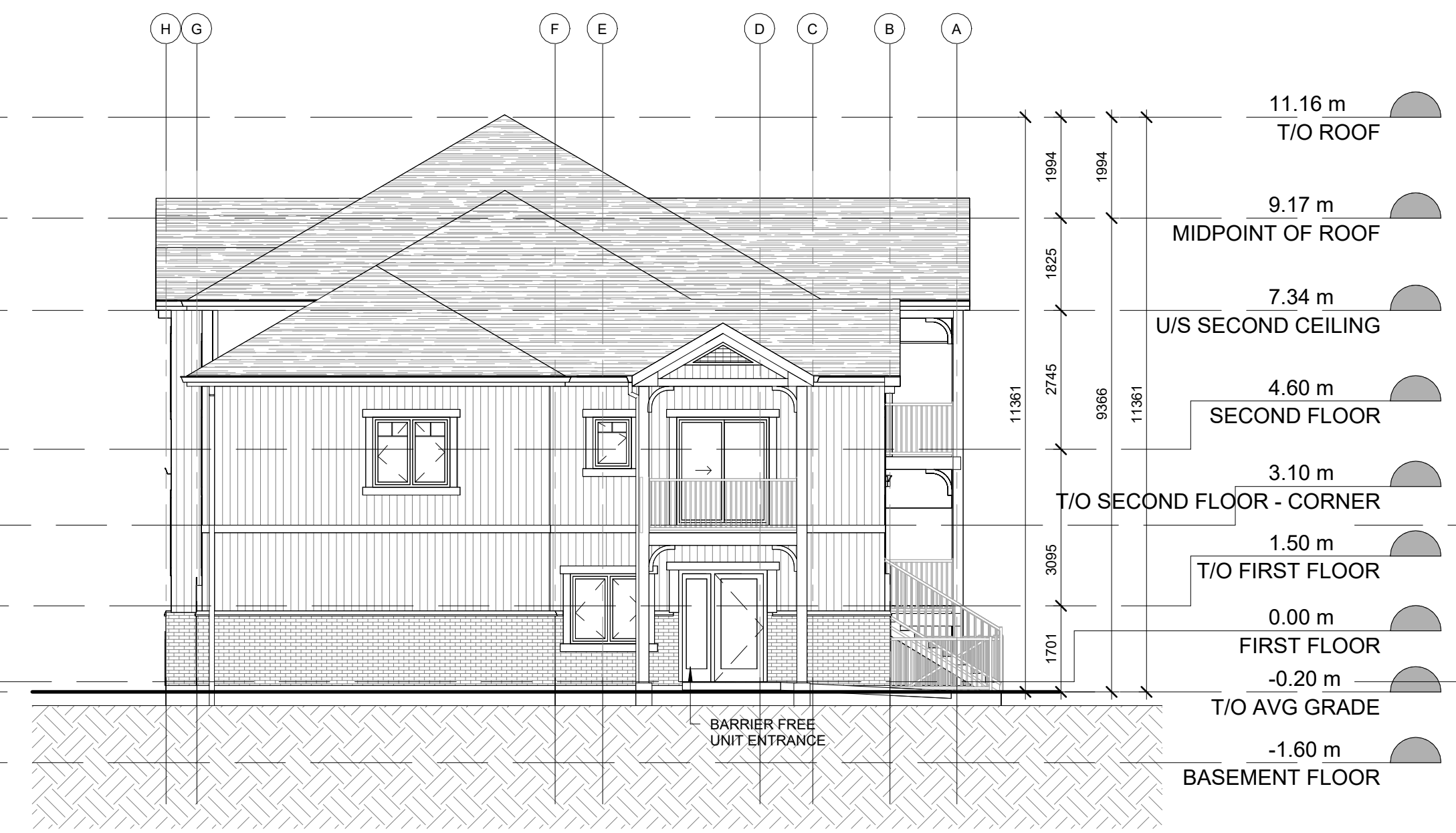
WELLINGTON DEVELOPMENT  
PROPOSED DEVELOPMENT  
80 MAPLE STREET  
WELLINGTON, ONTARIO

TYPE A,B,C & D BLOCK ELEVATIONS

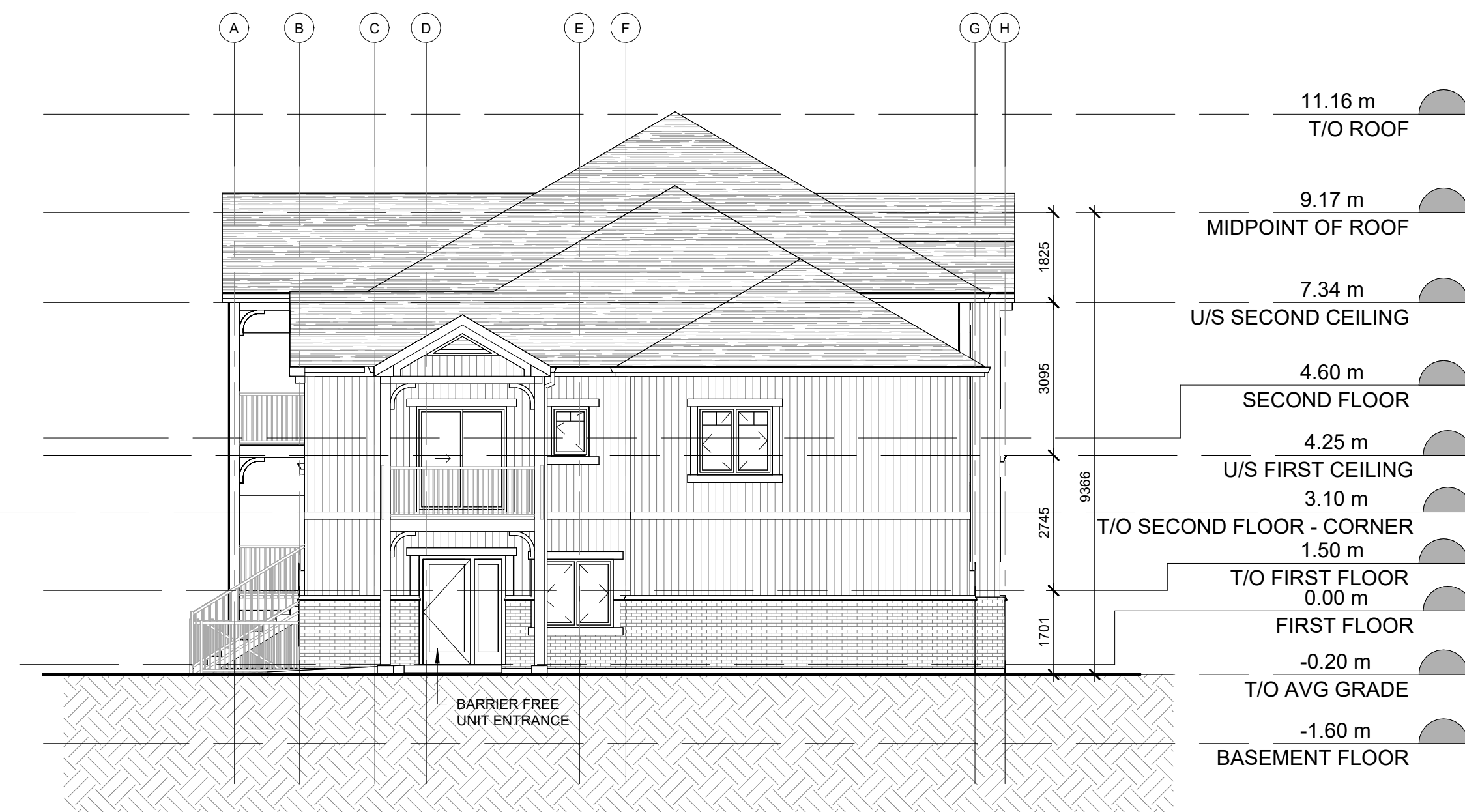
A2.1



1 TYPE A,B,C & D BLOCK REAR ELEVATION  
1:100



3 TYPE A,B,C & D BLOCK SIDE ELEVATION 1  
1:100



4 TYPE A,B,C & D BLOCK SIDE ELEVATION 2  
1:100



2 TYPE A,B,C & D BLOCK FRONT ELEVATION  
1:100

AREA SCHEDULE		
UNIT TYPE	UNIT #	GFA AREA

**BASEMENT FLOOR**

2-BED UNIT TYPE 1	101	81.04 m <sup>2</sup>
2-BED UNIT TYPE 1	102	79.85 m <sup>2</sup>
2-BED UNIT TYPE 1	103	79.85 m <sup>2</sup>
2-BED UNIT TYPE 1	104	81.02 m <sup>2</sup>
<b>BASEMENT FLOOR: 4</b>		<b>321.76 m<sup>2</sup></b>

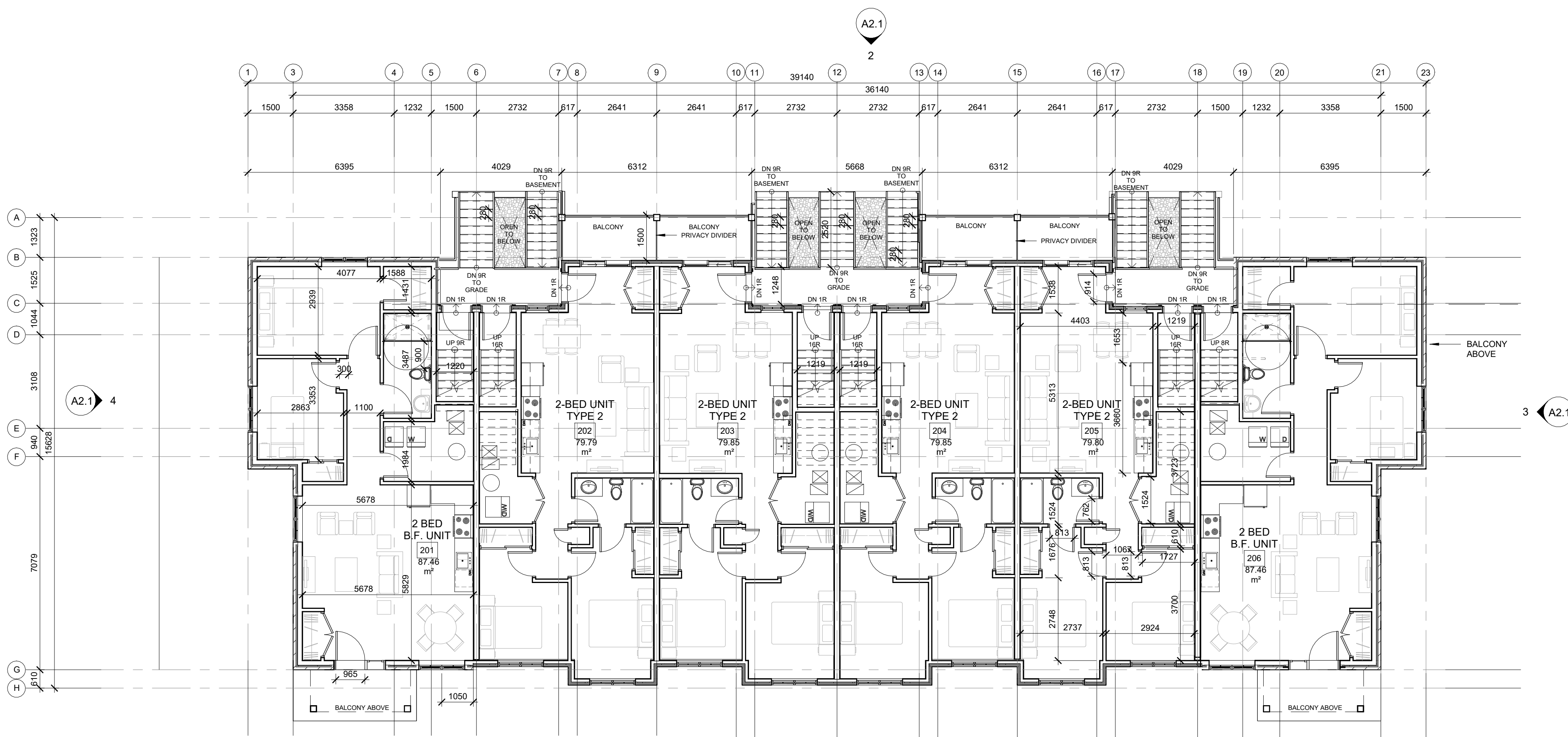
**FIRST FLOOR**

2 BED B.F. UNIT	201	87.46 m <sup>2</sup>
2-BED UNIT TYPE 2	202	79.79 m <sup>2</sup>
2-BED UNIT TYPE 2	203	79.85 m <sup>2</sup>
2-BED UNIT TYPE 2	204	79.85 m <sup>2</sup>
2-BED UNIT TYPE 2	205	79.80 m <sup>2</sup>
2 BED B.F. UNIT	206	87.46 m <sup>2</sup>
<b>FIRST FLOOR: 6</b>		<b>494.21 m<sup>2</sup></b>

**SECOND FLOOR**

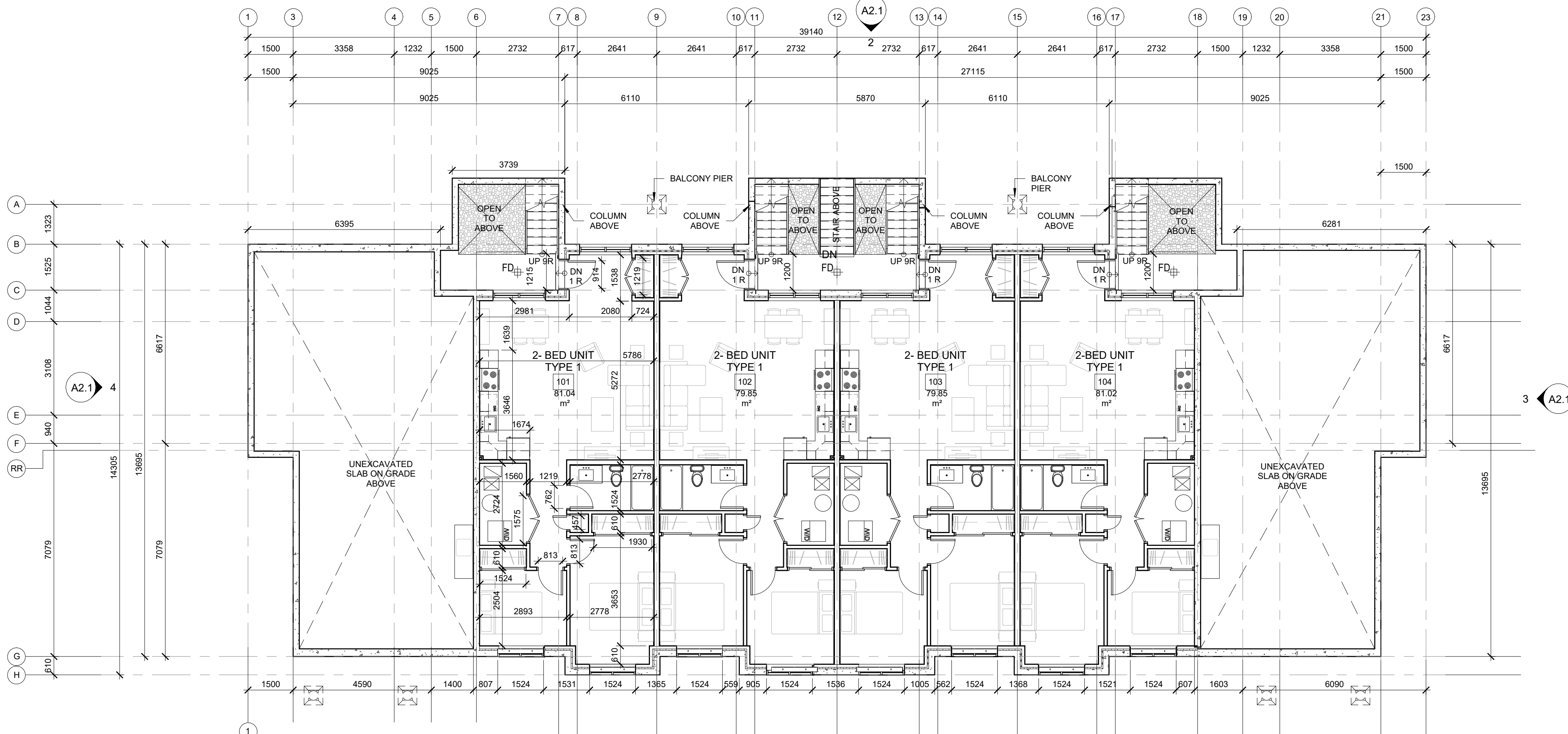
2-BED UNIT TYPE 1	301	89.16 m <sup>2</sup>
2-BED UNIT TYPE 3	302	78.29 m <sup>2</sup>
2-BED UNIT TYPE 3	303	78.47 m <sup>2</sup>
2-BED UNIT TYPE 3	304	78.47 m <sup>2</sup>
2-BED UNIT TYPE 3	305	78.29 m <sup>2</sup>
2-BED UNIT TYPE 2	306	89.16 m <sup>2</sup>
<b>SECOND FLOOR: 6</b>		<b>491.82 m<sup>2</sup></b>

**Grand total: 16 1307.80 m<sup>2</sup>**



**6 TYPE E & F BLOCK FIRST FLOOR**  
1: 100

**TOTAL FIRST FLOOR GFA = 494.21m<sup>2</sup>**  
**4 - 2 BED UNIT**  
**2 - 2 BED BARRIER FREE UNIT**  
**TOTAL 6 UNITS**



**5 TYPE E & F BLOCK BASEMENT FLOOR**  
1: 100

**TOTAL BASEMENT FLOOR GFA = 321.76m<sup>2</sup>**  
**4 - 2 BED UNITS**  
**TOTAL 4 UNITS**

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DWG/DETAIL REFERENCE	IDENTIFICATION REFERENCE
DWG/DETAIL REFERENCE	Wx WINDOW IDENTIFICATION
DWG. REF. No.	Dxxx DOOR IDENTIFICATION
DWG. ON PAGE	SCx SCREEN IDENTIFICATION
SECTION/DWG REFERENCE	Wx WALL IDENTIFICATION
DWG. REF. No.	X GRID MARKER
DWG. ON PAGE	A REVISION NUMBER
	xxx ROOM NUMBER
ELEVATION REFERENCE	INTERCONNECTED SMOKE & CO ALARM
DWG. REF. No.	
DWG. ON PAGE	

**LEGEND**

STAINLESS STEEL SINGLE BASIN SINK	DRYER
STAINLESS STEEL DOUBLE BASIN SINK	REFRIGERATOR
LAVATORY	RANGE
WATER CLOSET	TUB
WASHER	

- NOTES:**
- FOR MILLWORK DETAILS, PLEASE REFER TO INTERIOR DESIGN DRAWINGS.
  - CONTRACTOR TO ALLOW FOR BLOCKING FOR ALL WALL MOUNTED TVs + ACCESSORIES AS PER MANUFACTURER'S DETAILS.
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**NOT FOR CONSTRUCTION**



**CYNTHIA ZAHORUK ARCHITECTS**

3077 NEW STREET, BURLINGTON, ON L7N1M6 905.331.4460



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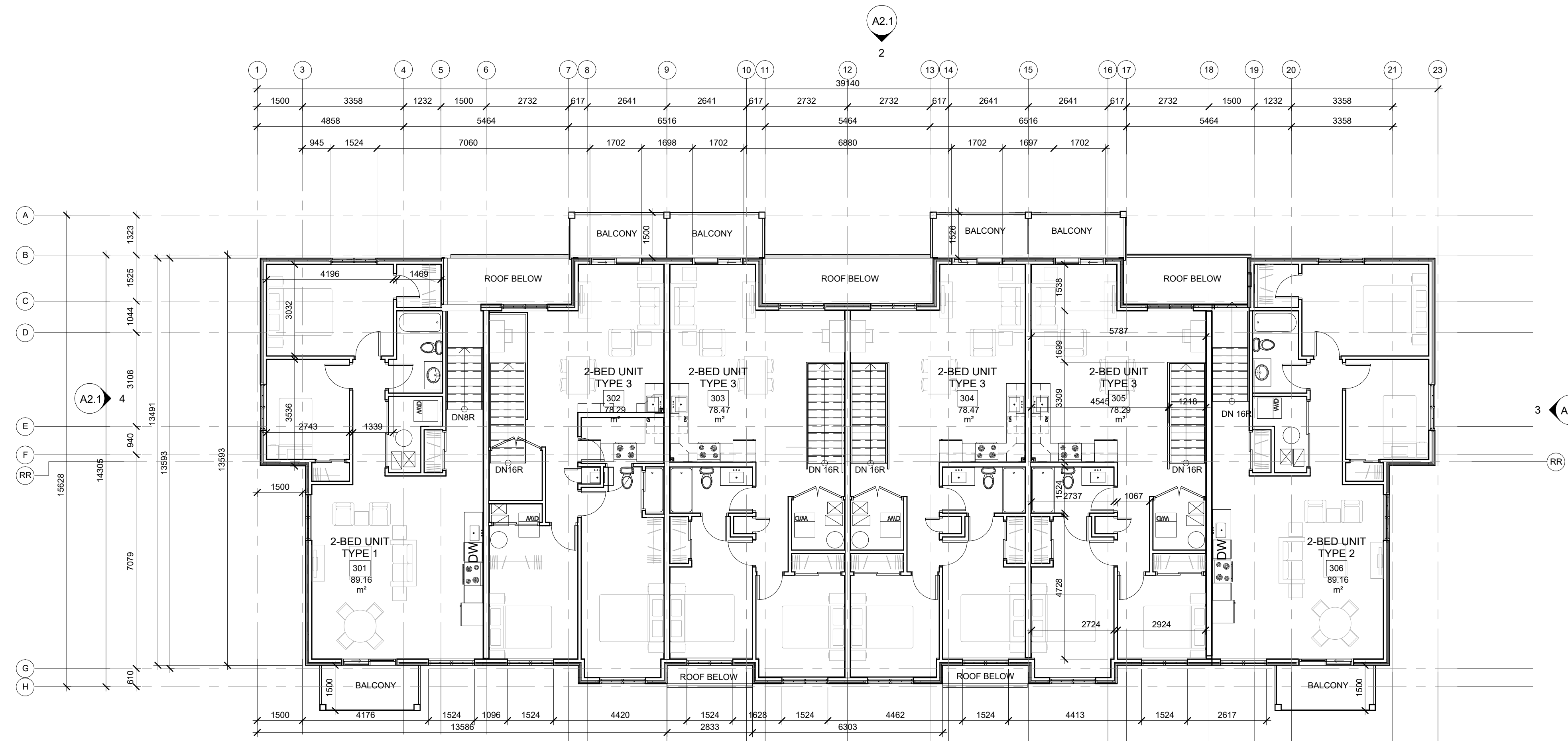
DD/MY/YY	REVISION
16/04/2024	ISSUED TO PLANNER
06/06/2024	ISSUED FOR SITE PLAN CONTROL

DRAWN BY: MB/NS  
SCALE: As indicated  
PRINT DATE: 2024-06-06 4:28:50 PM

**WELLINGTON DEVELOPMENT**  
PROPOSED DEVELOPMENT  
80 MAPLE STREET  
WELLINGTON, ONTARIO

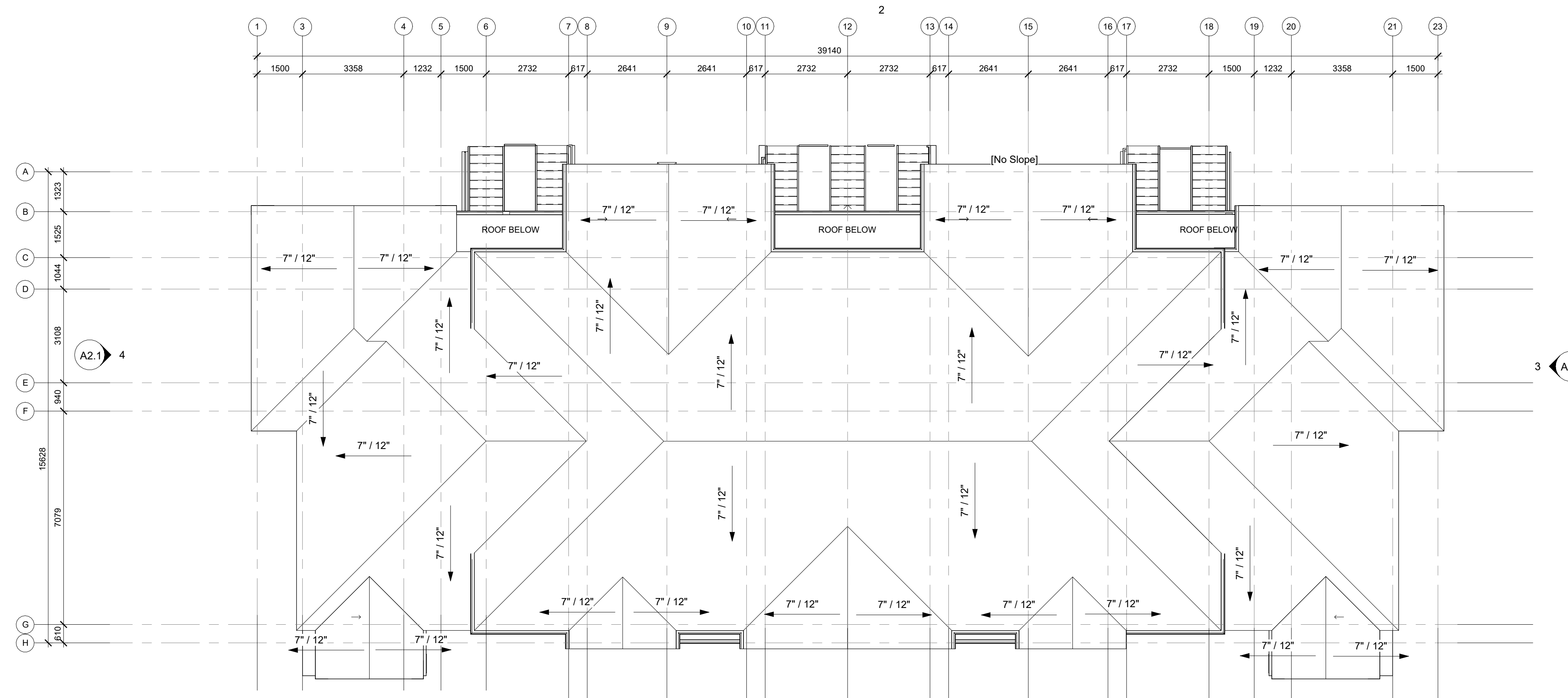
**TYPE E & F BLOCK BASEMENT & FIRST FLOOR PLAN**

**A1.1**



1 TYPE E & F BLOCK SECOND FLOOR  
1 : 100

TOTAL SECOND FLOOR GFA = 491.82m<sup>2</sup>  
6 - 2 BED UNIT  
TOTAL 6 UNITS



2 TYPE E & F BLOCK T/O ROOF  
1 : 100

NOT FOR CONSTRUCTION



**CYNTHIA ZAHORUK ARCHITECTS**

3077 NEW STREET,  
BURLINGTON, ON L7N1M6  
905.331.4460



NOTE:  
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYY	REVISION
16/04/2024	ISSUED TO PLANNER
06/06/2024	ISSUED FOR SITE PLAN CONTROL

DRAWN BY: MB/NS  
SCALE: 1 : 100  
PRINT DATE: 2024-06-06 4:28:51 PM

WELLINGTON DEVELOPMENT  
PROPOSED DEVELOPMENT  
80 MAPLE STREET  
WELLINGTON, ONTARIO

TYPE E & F BLOCK  
SECOND FLOOR &  
ROOF PLAN

A1.2

NOT FOR CONSTRUCTION



**CYNTHIA ZAHORUK ARCHITECTS**

3077 NEW STREET,  
BURLINGTON, ON L7N1M6  
905.331.4460



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WELLINGTON DEVELOPMENT  
PROPOSED DEVELOPMENT  
80 MAPLE STREET  
WELLINGTON, ONTARIO

TYPE E & F BLOCK ELEVATIONS

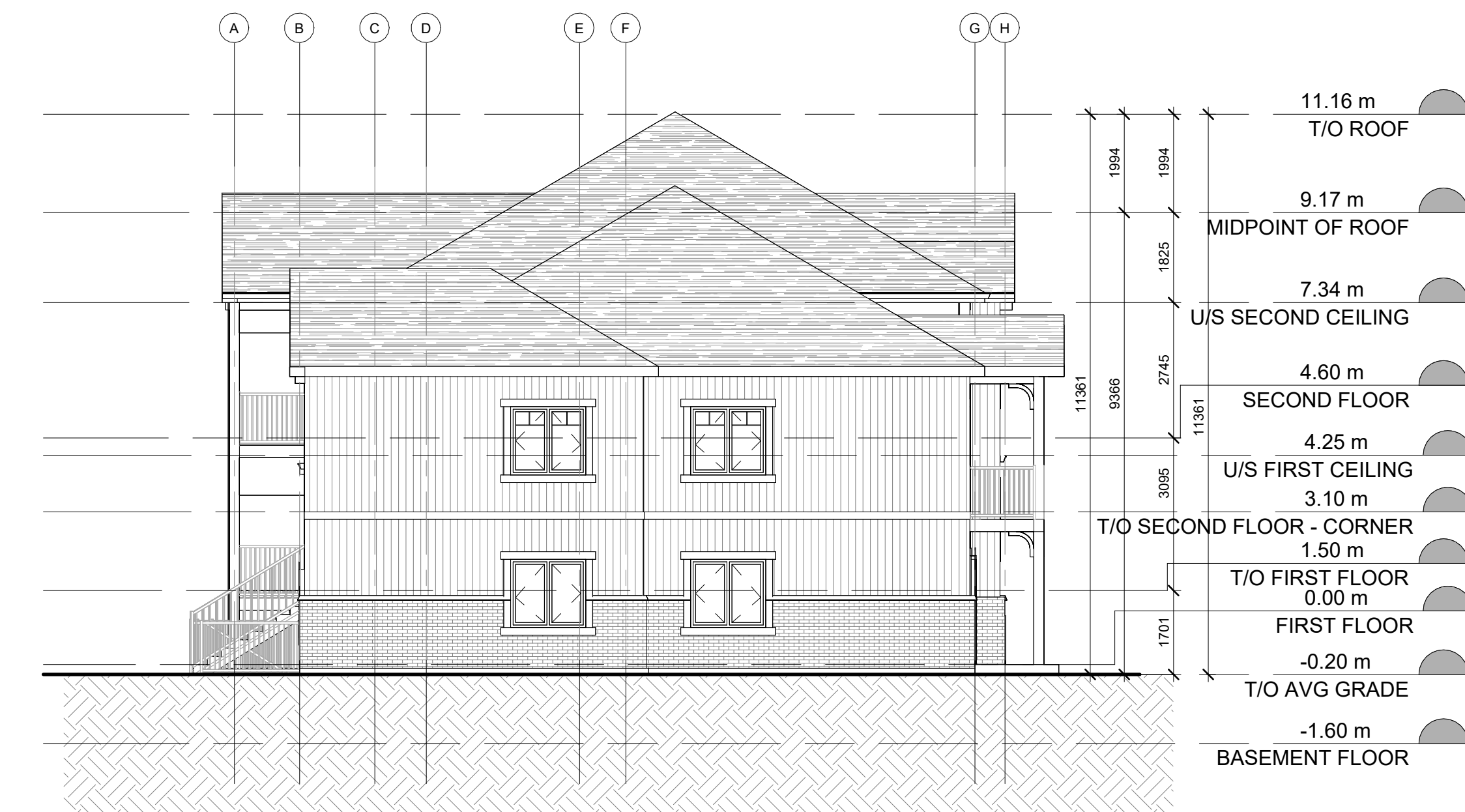
A2.1



1 TYPE E & F BLOCK REAR ELEVATION  
1:100



3 TYPE E & F BLOCK SIDE ELEVATION 1  
1:100



4 TYPE E & F BLOCK SIDE ELEVATION 2  
1:100



2 TYPE E & F BLOCK FRONT ELEVATION  
1:100