

RELEVANT SITE DEVELOPMENT DETAILS

MAJOR OCCUPANCY: D (URBAN PROTECTED RESIDENTIAL)

TABLE 3.1.2.1 OF 2012 OBC AND IN ACCORDANCE WITH DEFINITIONS FOR "RESIDENTIAL OCCUPANCY" PER ARTICLE 1.4.1.2 DIVISION A OF 2012 OBC

EXISTING GFA OF PRINCIPAL DWELLING: 247 m²
EXISTING GARAGE: 53.7 m²
BASEMENT: 108.24 m²

PROPOSED NEW SDU GROSS FLOOR AREA: 75 m²
ZONING MAXIMUM: 75 m²

PERCENTAGE OF SDU TO PRINCIPAL DWELLING: 30.4%
ZONING MAXIMUM: 70%

NEW ADDITION HEIGHT: 5.97 m
ZONING MAX: 6 m

SIDE YARD - SDU: .2 m
ZONING MIN: 1.2 m
REAR YARD - SDU: .3 m
ZONING MIN: 1.2 m
SOUTH BOUNDARY LOT LINE - SDU: .36 m
ZONING MIN: 1.2 m

NUMBER OF STREETS / ACCESS ROUTES: 1

LOT TOTAL AREA: 443.8 m²
EXISTING DWELLING COVERAGE: 177.2 m²
DECK/PORCH AREA: 11.7 m²
PAVED AREA: 95 m²

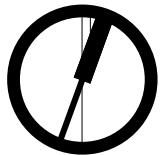
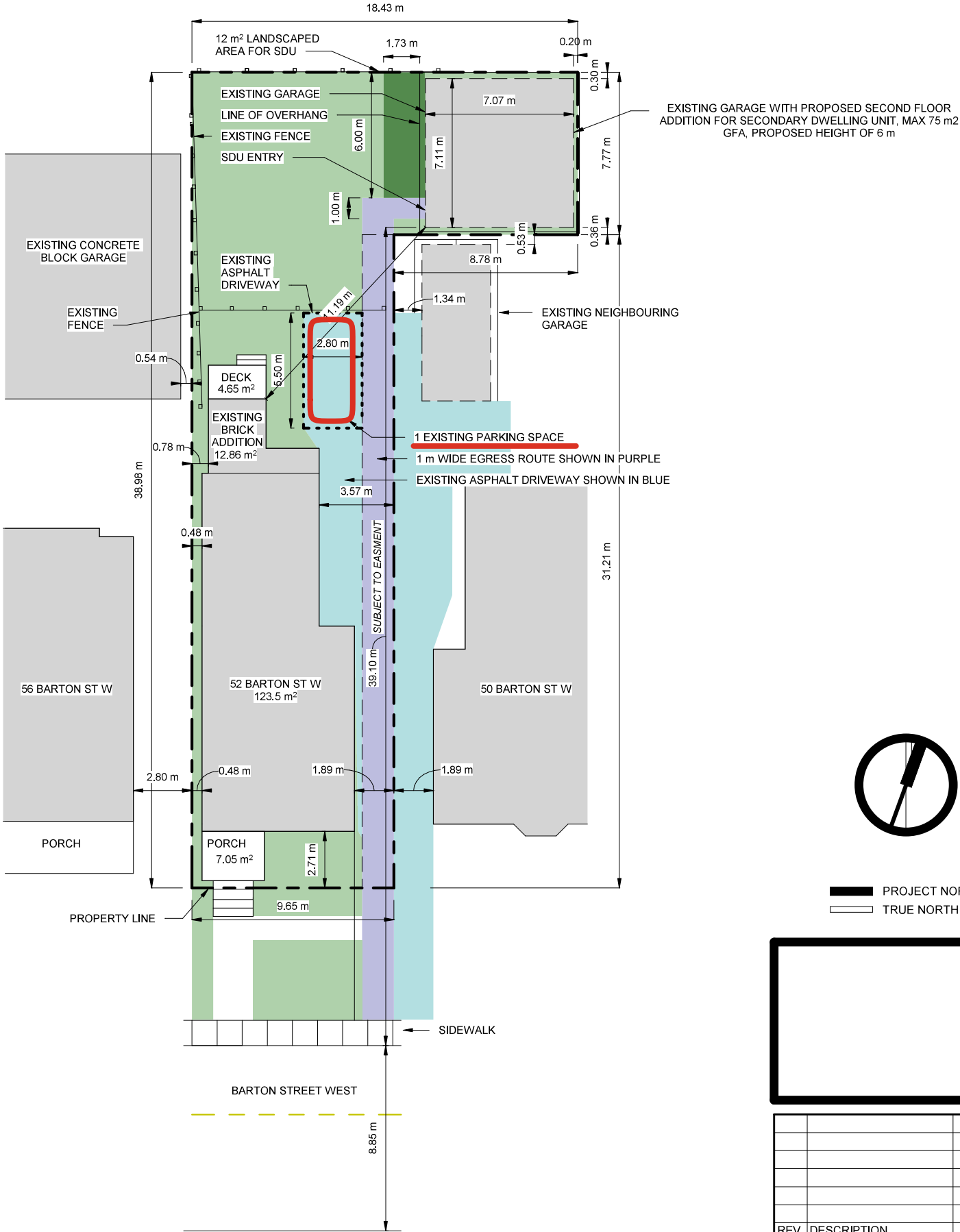
TOTAL LOT COVERAGE FOR ALL STRUCTURES: 42.6%
ZONING MAXIMUM: 25%

SOFT LANDSCAPE AREA: 164.39 m² (37%)

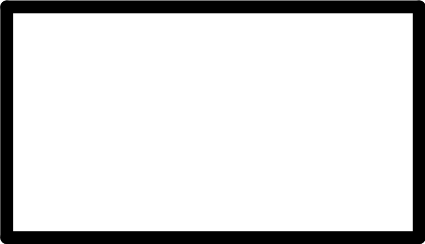
PROPERTY LINES AND SETBACKS BASED ON SURVEY
BY: LEJAN LAND SURVEYING INC
DATED: AUGUST 22, 2022

LEGEND

- STRUCTURE BOUNDARY
- FENCE
- PROPERTY BOUNDARY
- EASEMENT BOUNDARY



PROJECT NORTH
TRUE NORTH



REV.	DESCRIPTION	DATE



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PROJECT NAME:
GOWING SDU

PROJECT ADDRESS:
52 BARTON ST W

PROJECT NO.:
-

DRAWING TITLE:
SITE PLAN

DRAWN BY:
JV

CHECKED BY:
-

DATE:
09/23/22

SCALE:
1 : 225

DRAWING NO.:
1

PLOTTED: 2022-10-03 11:02:02 AM