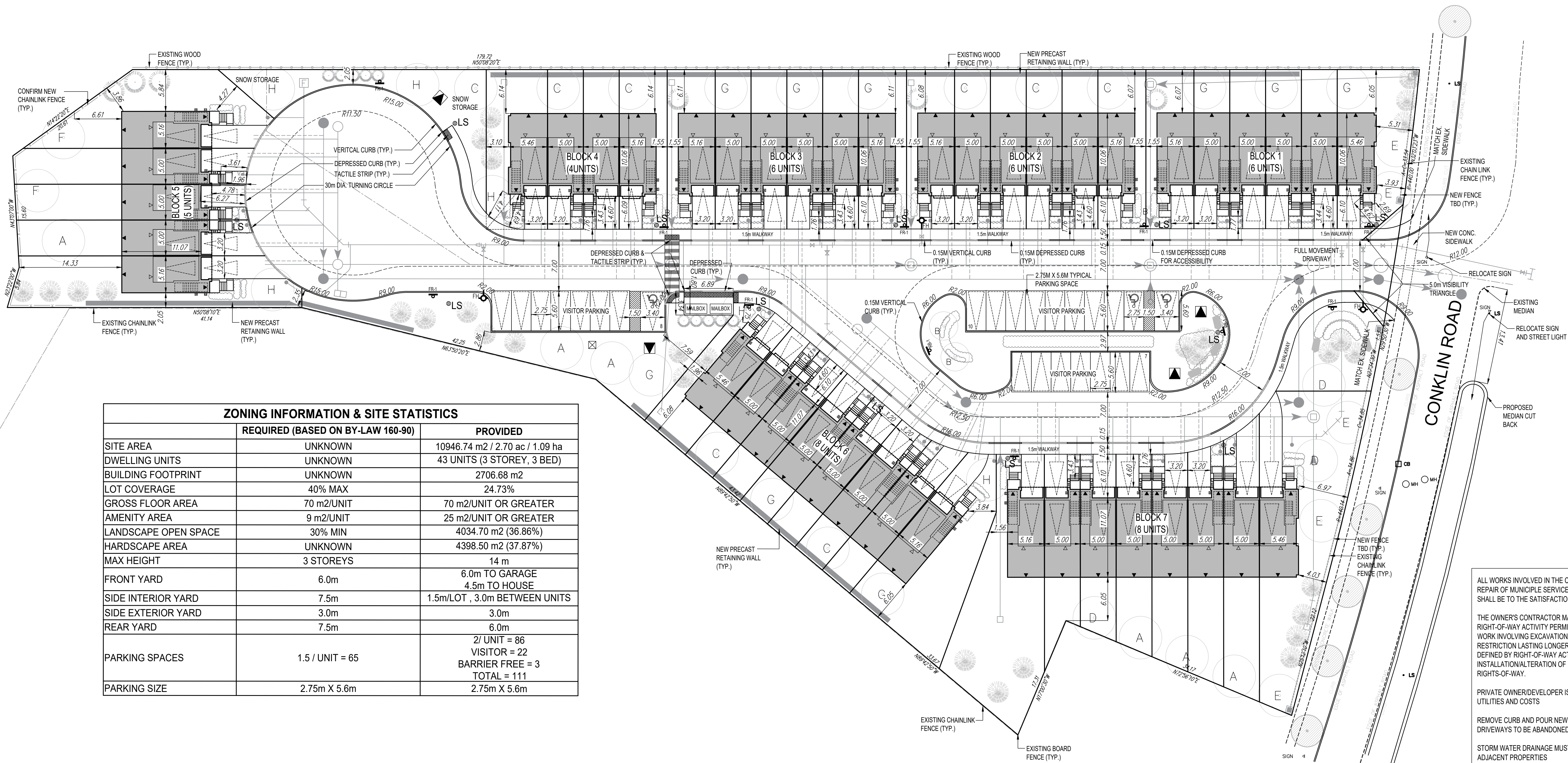
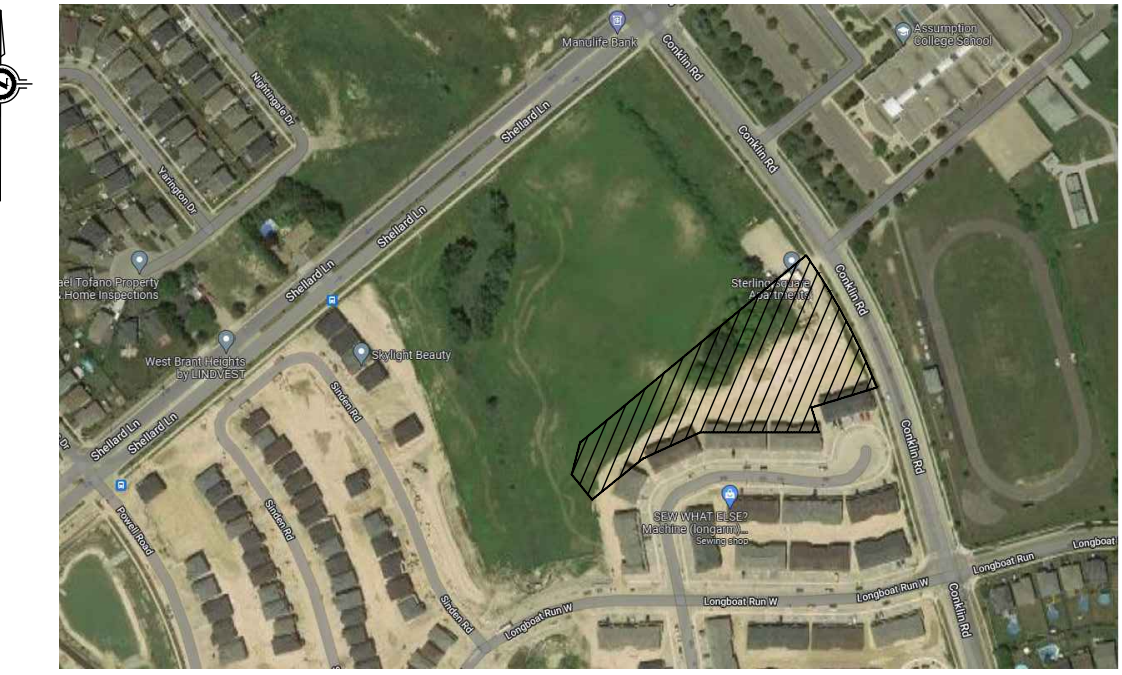
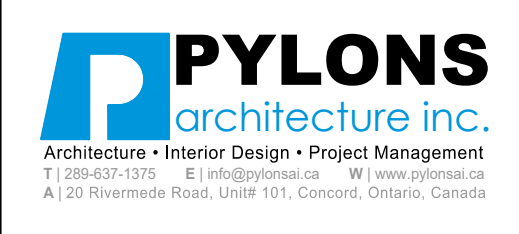


KEYPLAN:



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	2706.68 m ²
LOT COVERAGE	40% MAX	24.73%
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	4034.70 m ² (36.86%)
HARDSCAPE AREA	UNKNOWN	4398.50 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 = 22 BARRIER FREE = 3 TOTAL = 111
PARKING SIZE	2.75m X 5.6m	2.75m X 5.6m



LEGEND	
[Symbol]	CATCH BASIN
[Symbol]	STORM MANHOLE
[Symbol]	TRANSFORMER
[Symbol]	STREET LIGHT
[Symbol]	TRAFFIC SIGN
[Symbol]	HYDRO POLE
[Symbol]	HYDRO POLE - STREET LAMP
[Symbol]	HYDRO PEDESTAL
[Symbol]	UNIT ENTRYEXIT
[Symbol]	BELOW GRADE UNIT ENTRYEXIT
[Symbol]	TACTILE STRIP
[Symbol]	DEPRESSED CURB
[Symbol]	FIRE ROUTE SIGN
[Symbol]	NO PARKING SIGN

- 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 SHOWN ON 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 INVESTMENTS MUST BE VERIFIED PRIOR TO POURING 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.

ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE CITY OF BRANTFORD.

THE OWNER'S CONTRACTOR MAY BE REQUIRED TO OBTAIN A RIGHT-OF-WAY ACTIVITY PERMIT. THIS WILL BE NECESSARY FOR ANY WORK INVOLVING EXCAVATION/ROAD CUTS, OCCUPATION/ACCESS RESTRICTION LASTING LONGER THAN A VERY SHORT DURATION AS DEFINED BY RIGHT-OF-WAY ACTIVITY POLICY, AND INSTALLATION/ALTERATION OF DRIVEWAYS IN THE CITY STREET RIGHTS-OF-WAY.

PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES AND COSTS.

REMOVE CURB AND POUR NEW CURB FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED.

STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.

DRIVEWAY SLOPES MUST BE 8% MAXIMUM, AND SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.

A 5.0m DRIVEWAY VISIBILITY TRIANGLE ON EITHER SIDE OF THE DRIVEWAYS PROJECTED FROM WHERE THE PROPERTY LINES MEETS THE DRIVEWAY IS REQUIRED WHERE NO PLANT MATERIAL/STRUCTURE GREATER THAN 0.6m IS TO BE PLANTED WITHIN THIS AREA.

NO PERSON SHALL CAUSE OR PERMIT ALTERATION OF A SITE IN THE MUNICIPALITY, WITHOUT HAVING FIRST OBTAINED A SITE ALTERATION PERMIT IN ACCORDANCE WITH BY-LAW 28-2011.

ROOFTOP EQUIPMENT SHALL BE SCREENED FROM STREET VIEW.

NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED THEREFORE BY THE CHIEF BUILDING OFFICIAL.

GARBAGE REMOVAL WILL BE PRIVATE CURB SIDE PICK UP.

IAN ROBERTSON DESIGN INC. 27816
REGISTRATION NO. 129380

NO.	REVISIONS	DATE	BY
9			
8	REVISED SITE PLAN AS PER ACCESSIBILITY COMMENTS	JUL 03 24	KG
7	REVISED SITE PLAN	FEB 09 24	KG
6	REVIEWED BY PYLONS ARCHITECTURE INC.	JUN 28 23	KG
5	REVIEWED DRIVEWAY TO FULL MOVEMENT AS PER CITY COMMENT	FEB 02 23	KG
4	REVISED SITE PLAN AS PER LANDSCAPE AND CIVIL CHANGES ISSUED TO CLIENT FOR REVIEW	JAN 23 23	KG
3	ISSUED TO CLIENT FOR REVIEW	DEC 13 22	JT
2	ISSUED TO CLIENT FOR REVIEW	FEB 18 22	MS
1	DESCRIPTION	DATE	BY

IAN ROBERTSON DESIGN
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PROPOSED SITE PLAN
BLOCK 73 AND 102
REG. PLAN 2M-1932 / 2M-1937
BRANTFORD, ONTARIO
MS MS
1:300 FEB 2022
12-57 **SP-1**