

SITE STATISTICS			
REQUIREMENT	REQ'D	EX. PROVD	CONFORMITY
MIN LOT WIDTH	30.00m	29.14m	NO
FRONT YARD SETBACK	3.00m	4.00m	YES
INTERIOR SIDE YARD SETBACK	0.00m	0.00m	NO
REAR YARD SETBACK	7.50m	4.45m	NO
BUILDING HEIGHT (MAX)	8 STOREY	7.00m	YES
LOT AREA	3423.48 sq' (100.2%)		
LOT COVERAGE (50% MAX)	833.74 sq' (80.27%)		NO
ASPHALT AREA	487.05 sq'	485.47 sq'	YES
LANDSCAPE AREA (20% MIN)	224.69 sq'	224.76 sq'	NO
# PARKING SPACES REQUIRED	1.111 UNIT	0 UNIT	YES - PARKING STUDY
# BICYCLE SPACES REQUIRED (OCCUPANT)	0.5 UNIT	0.5 UNIT	YES
# BICYCLE SPACES REQUIRED (VISITOR)	0.5 UNIT	0.5 UNIT	YES
AMENITY SPACE (OUTDOOR) AREA	9.90sq' UNIT	352sq'	YES
AMENITY SPACE (INDOOR) AREA	29sq'		
TOTAL	432sq'		
LOADING SPACE REQUIREMENTS	<20 UNITS	28 UNITS	YES CREDITS

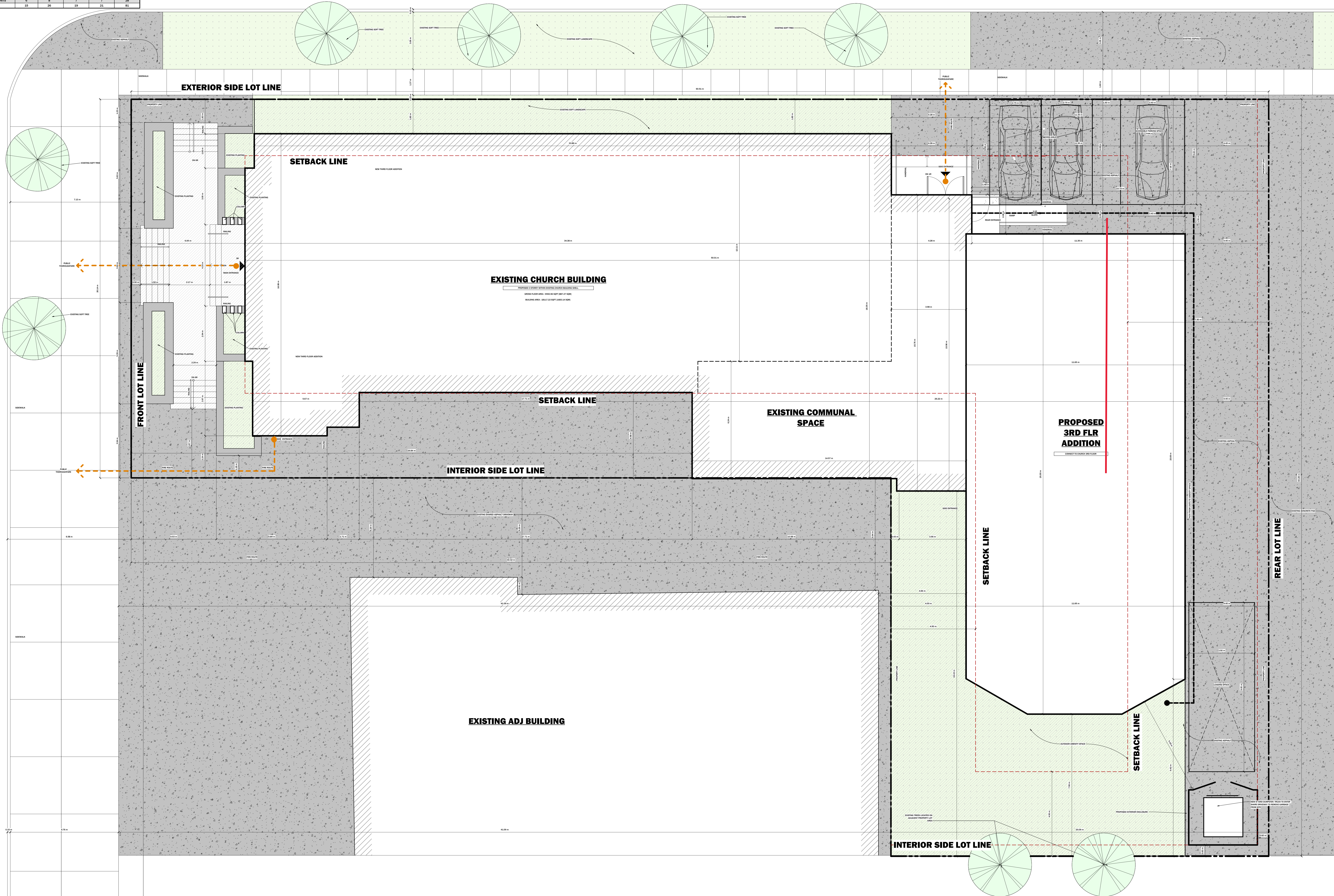
SITE PLAN NOTES

- THIS SITE PLAN DRAWING BASED ON A SURVEY PROVIDED BY BUILDING RECORD AND/OR CLIENT. DESIGNER IS NOT RESPONSIBLE FOR ACCURACY OF SAID PROVIDED DRAWINGS.
- THIS SITE PLAN IS TO BE USED FOR RECORD PURPOSES ONLY. OCCUPANCY REVIEW IS NOT RESPONSIBILITY OF DESIGNER AND APPROVAL, IF REQUIRED BY THE MUNICIPALITY, AN OLS AND/OR CERTIFIED ENGINEER TO BE OBTAINED.
- NO WORK TO BE DONE TO ADJUST PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND FILLING THE NEIGHBORING PROPERTIES ARE NOT AFFECTED.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- PROVIDE POSITIVE FRONT YARD SLOPE TO MANHOLE SINKER FOR WATER RUNOFF.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES.

# OF RESIDENTIAL DWELLING UNITS	BASEMENT	GROUND	SECOND	THIRD	TOTAL
# OF RESIDENTIAL DWELLING UNITS	6	8	7	7	28
# OF BEDROOMS	15	26	19	21	81

WELLINGTON STREET

GEORGE STREET



ROJAS

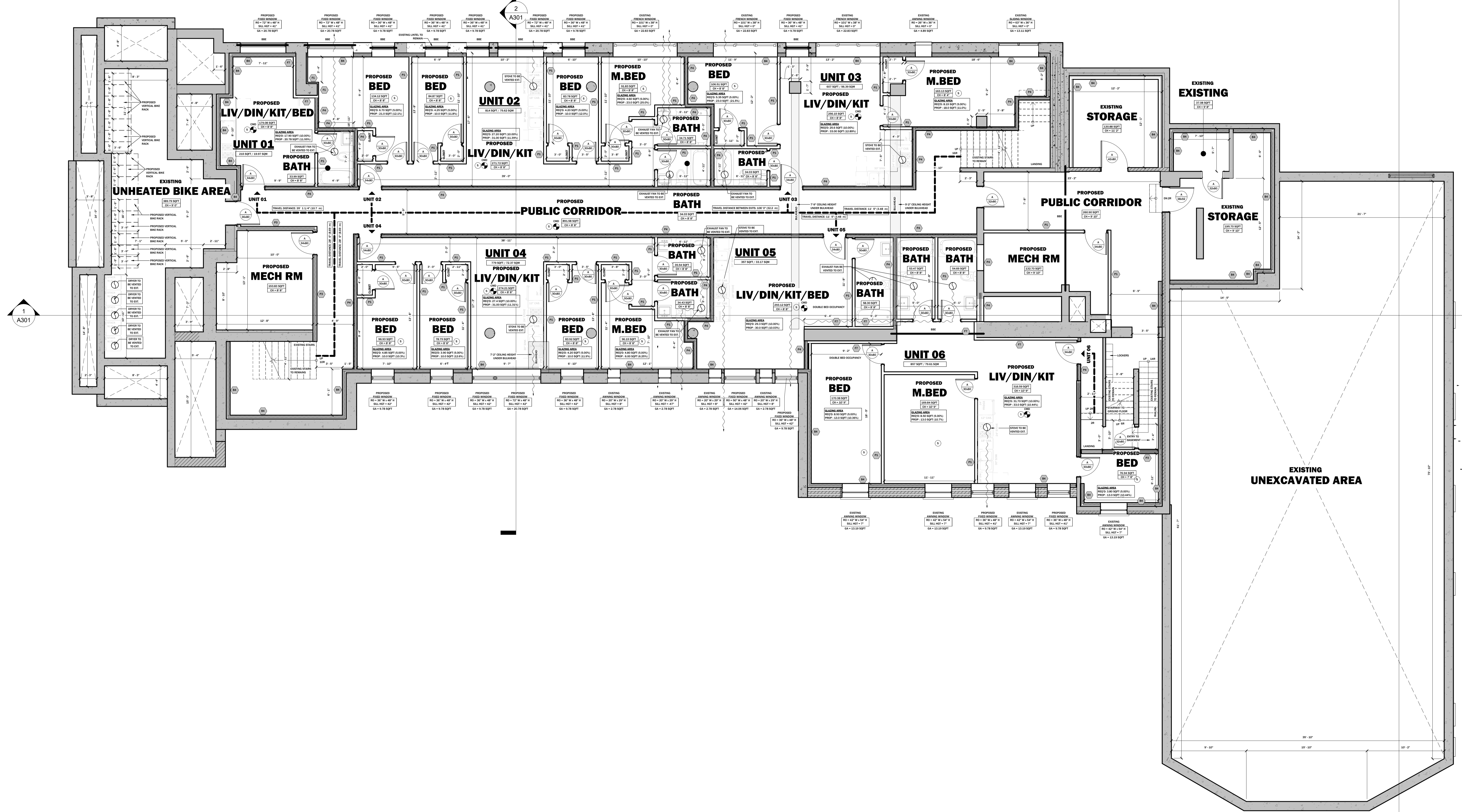
28 UNIT CONVERSION

THE WELLINGTON APARTMENTS

ARCHITECTURAL SITE PLAN

A002

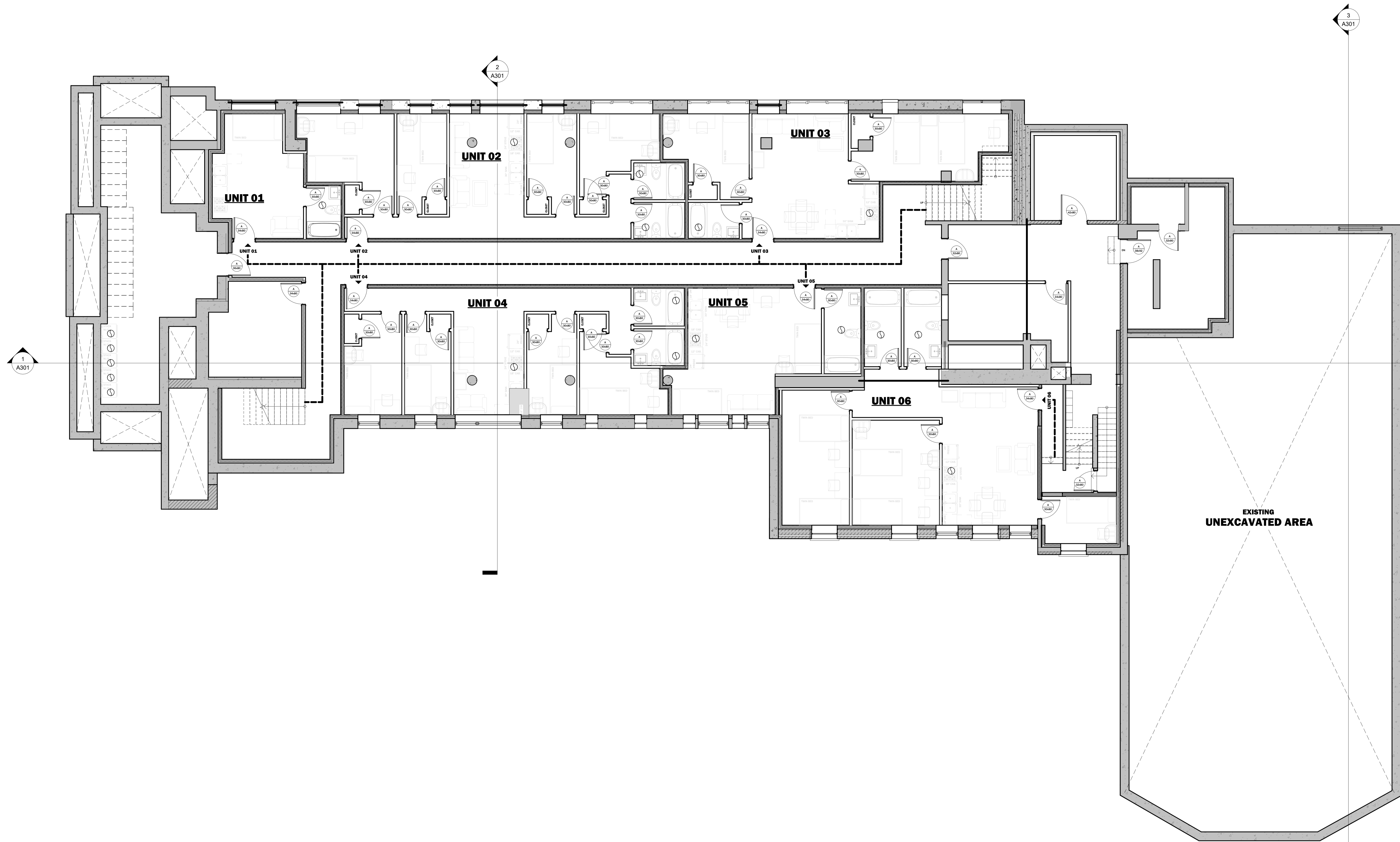
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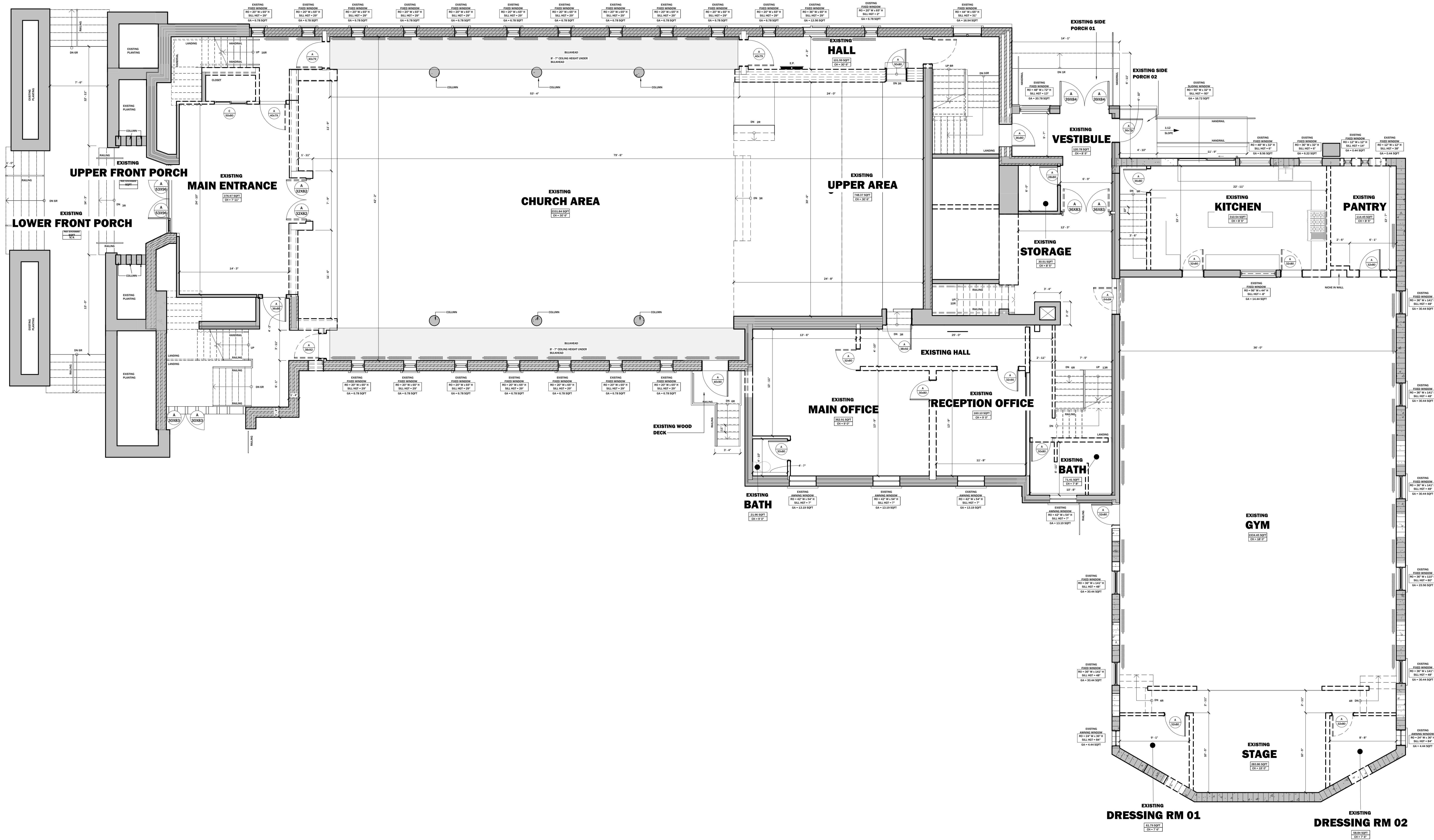


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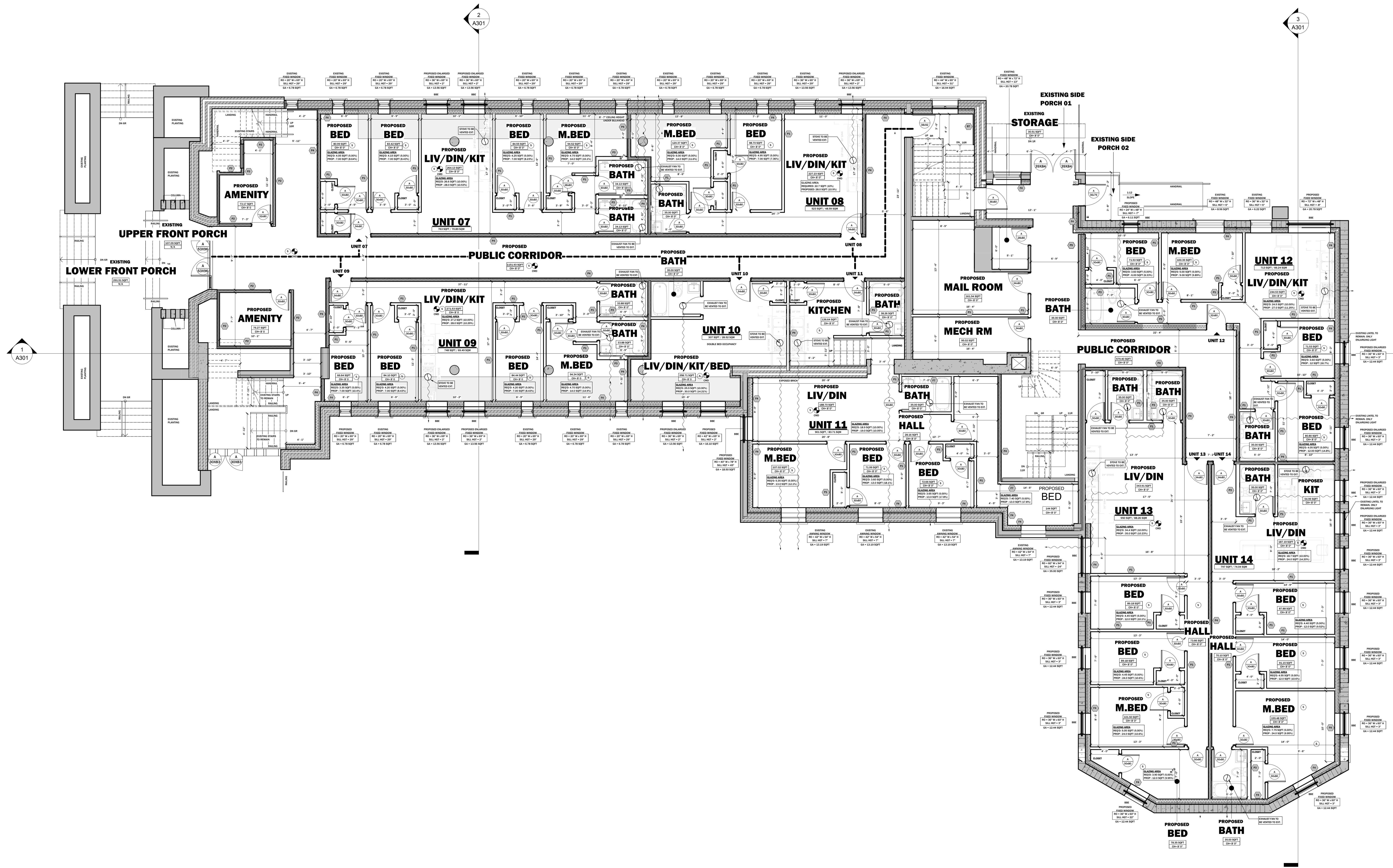
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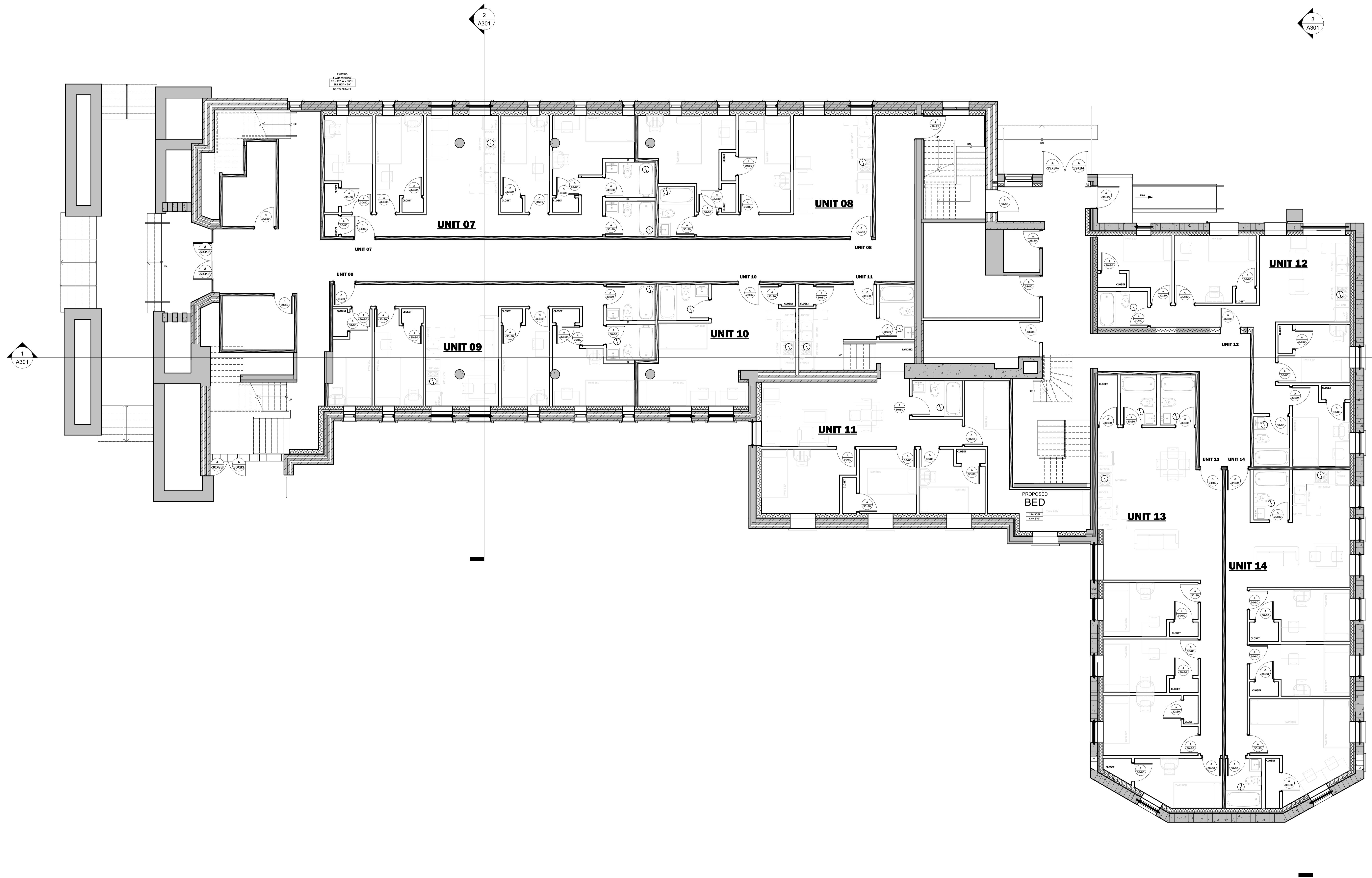
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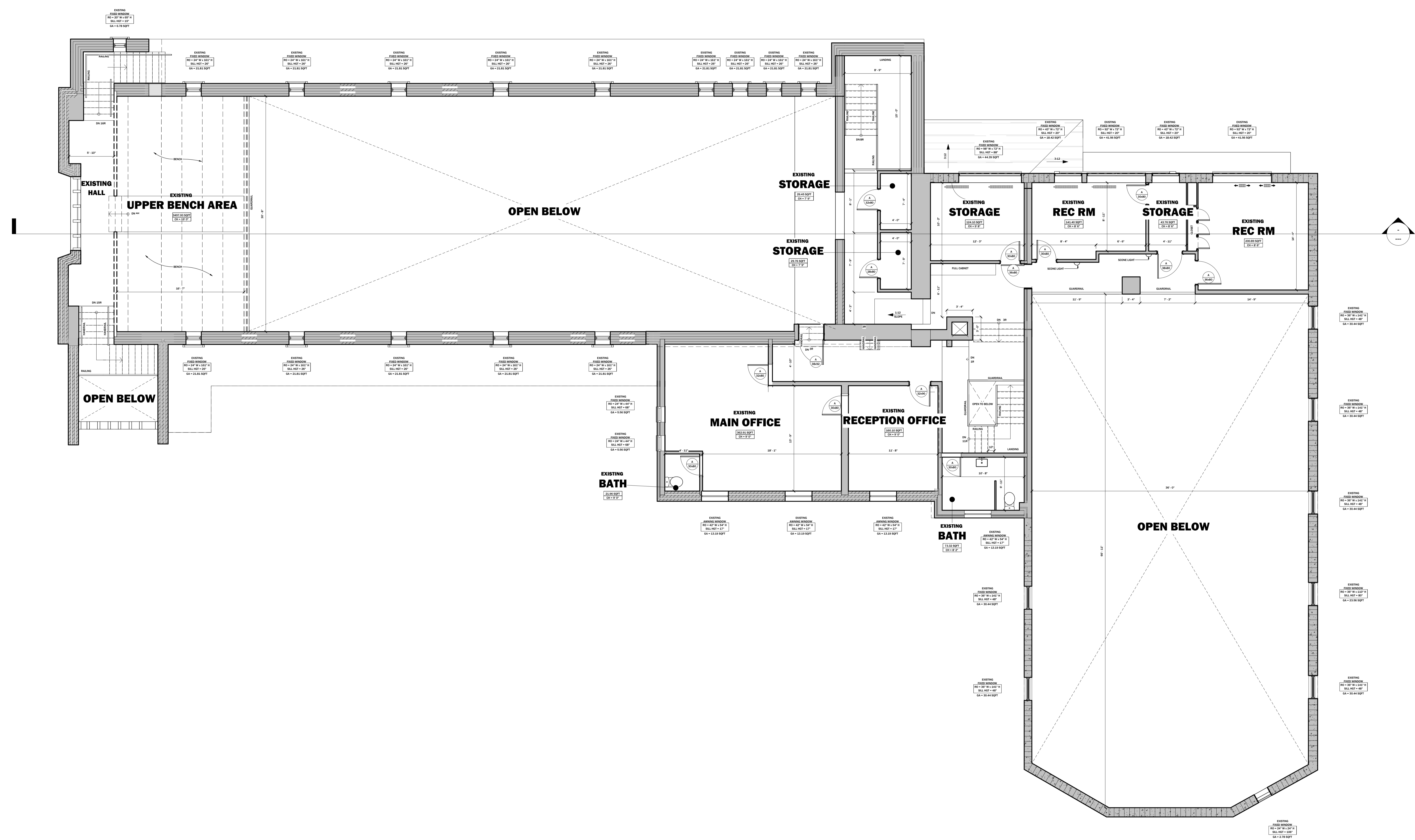




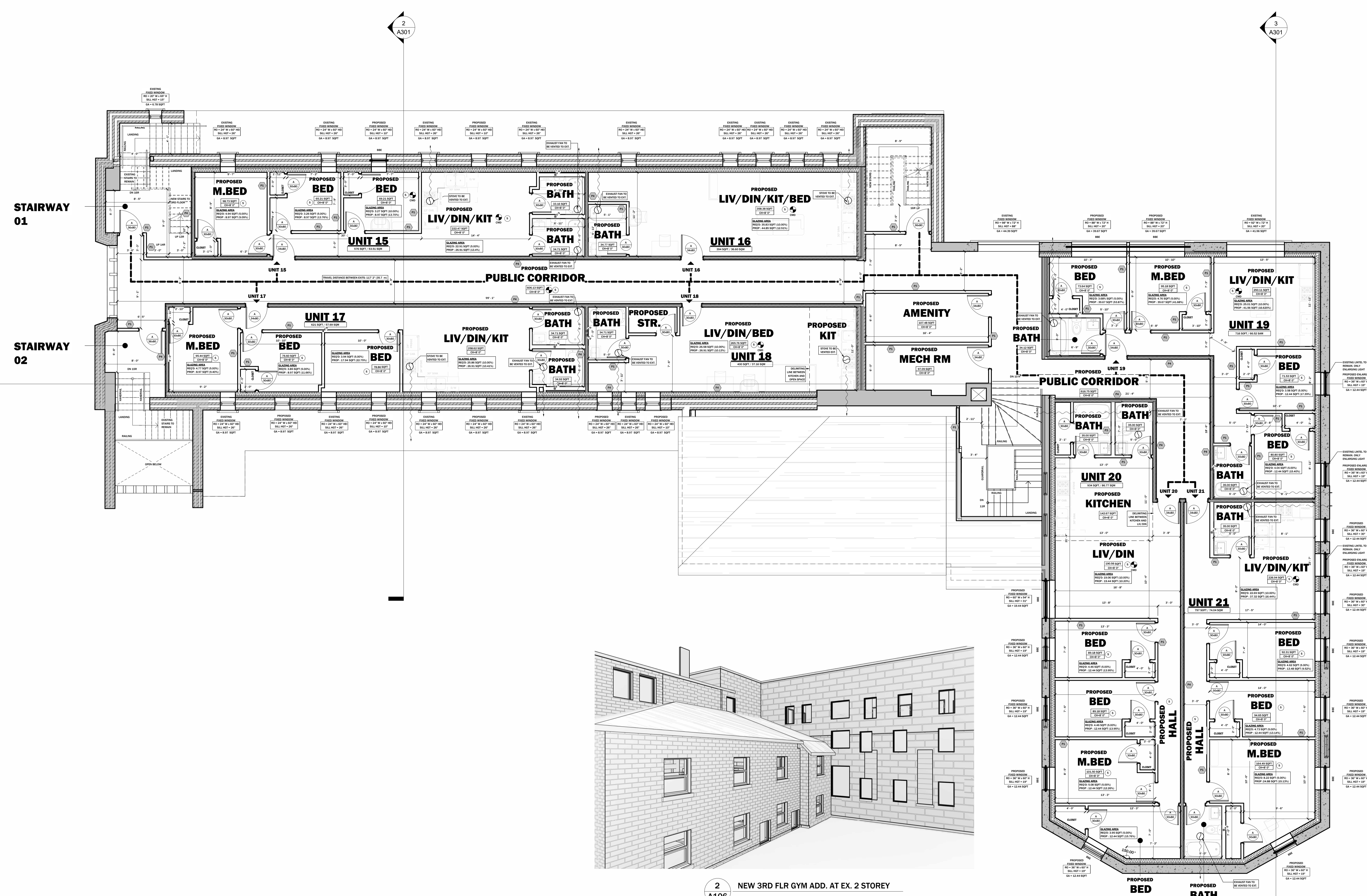
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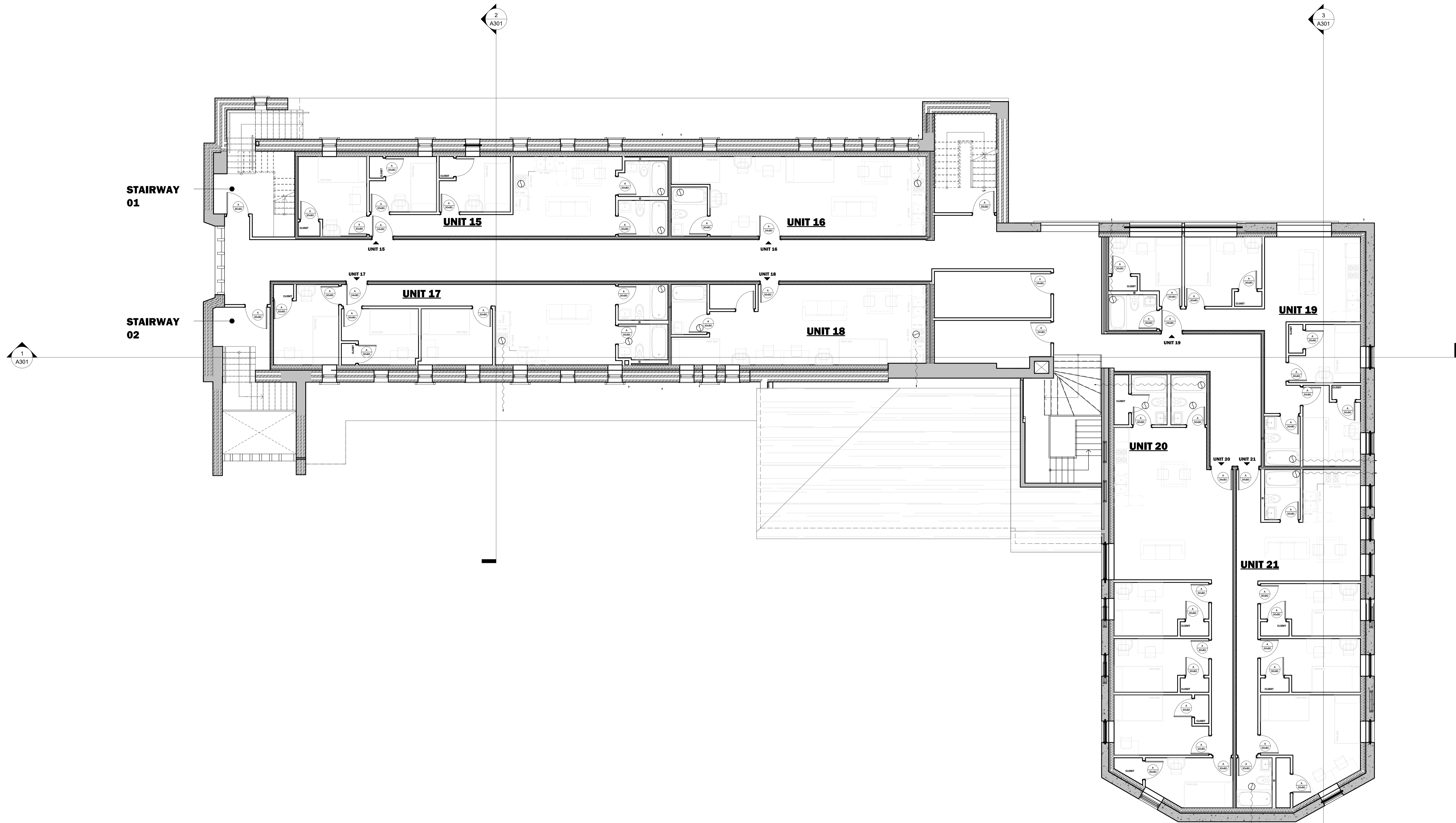




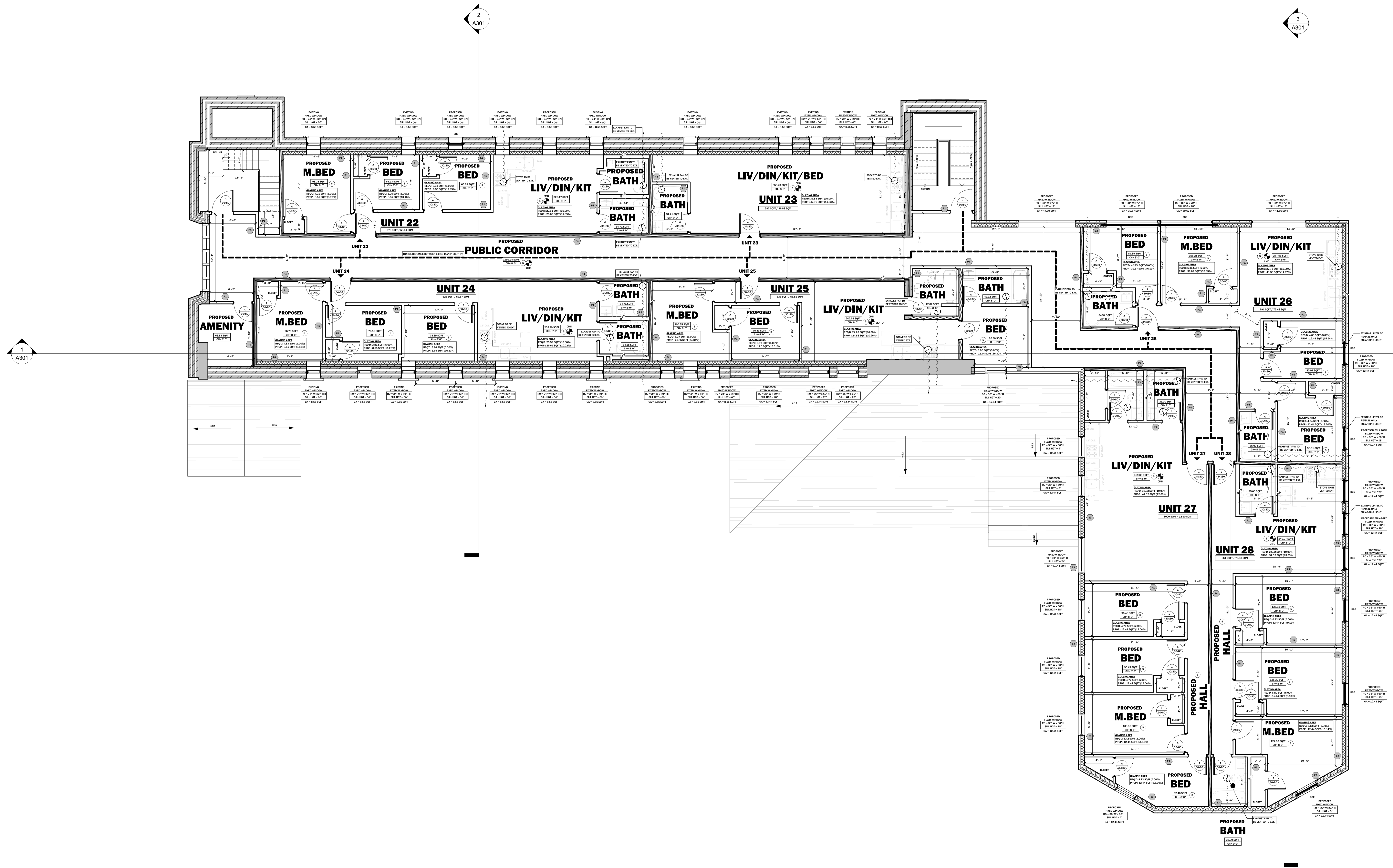
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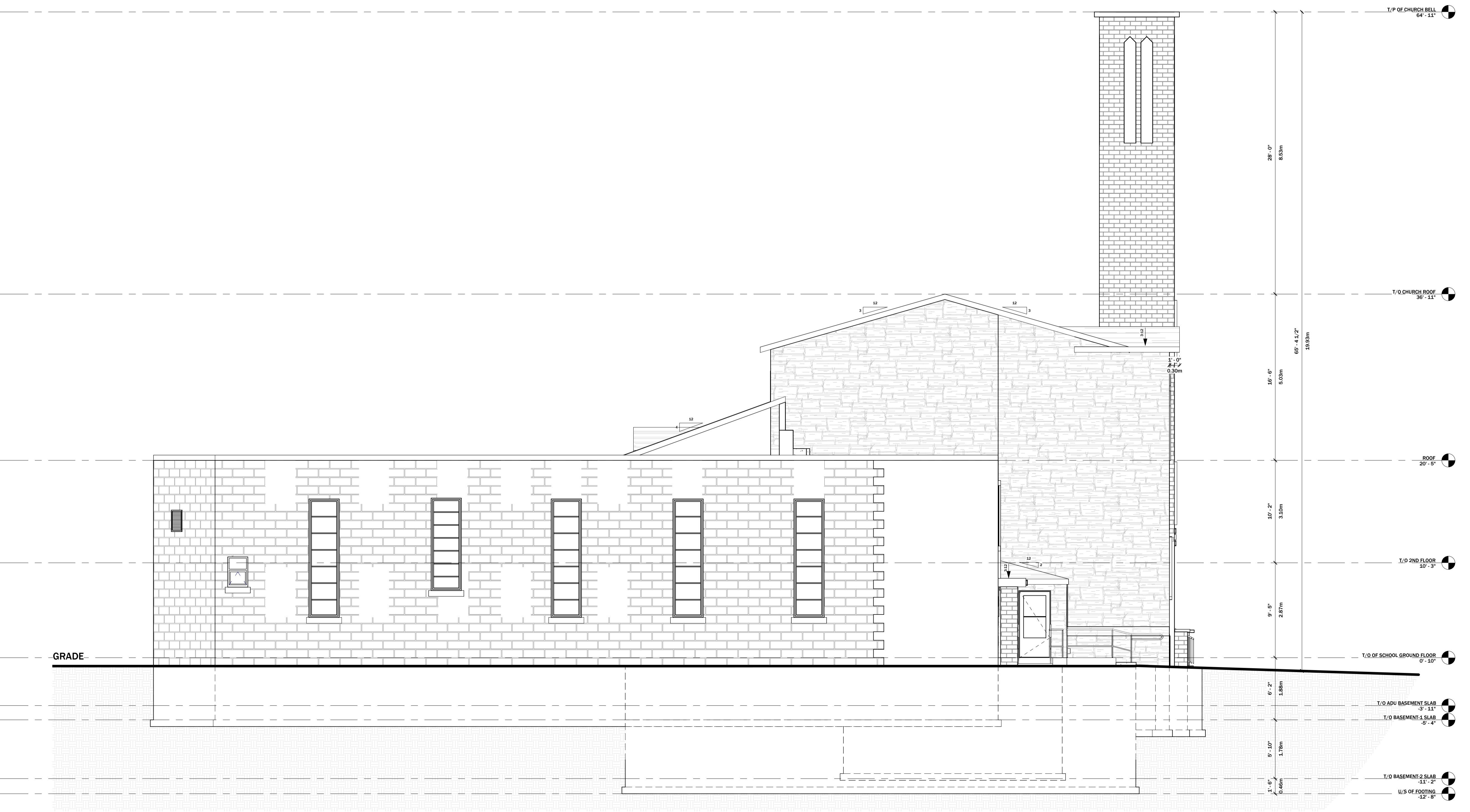
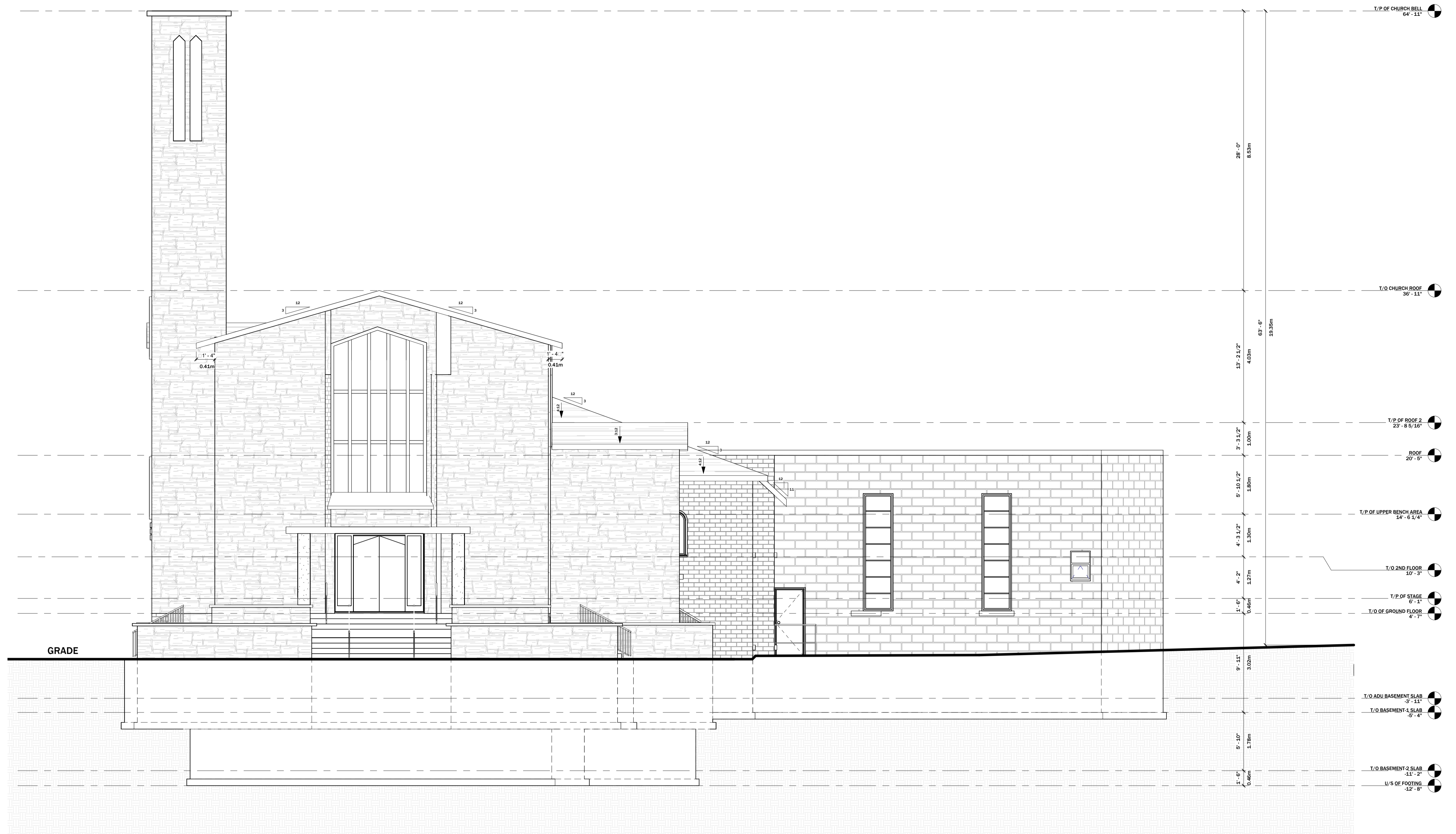


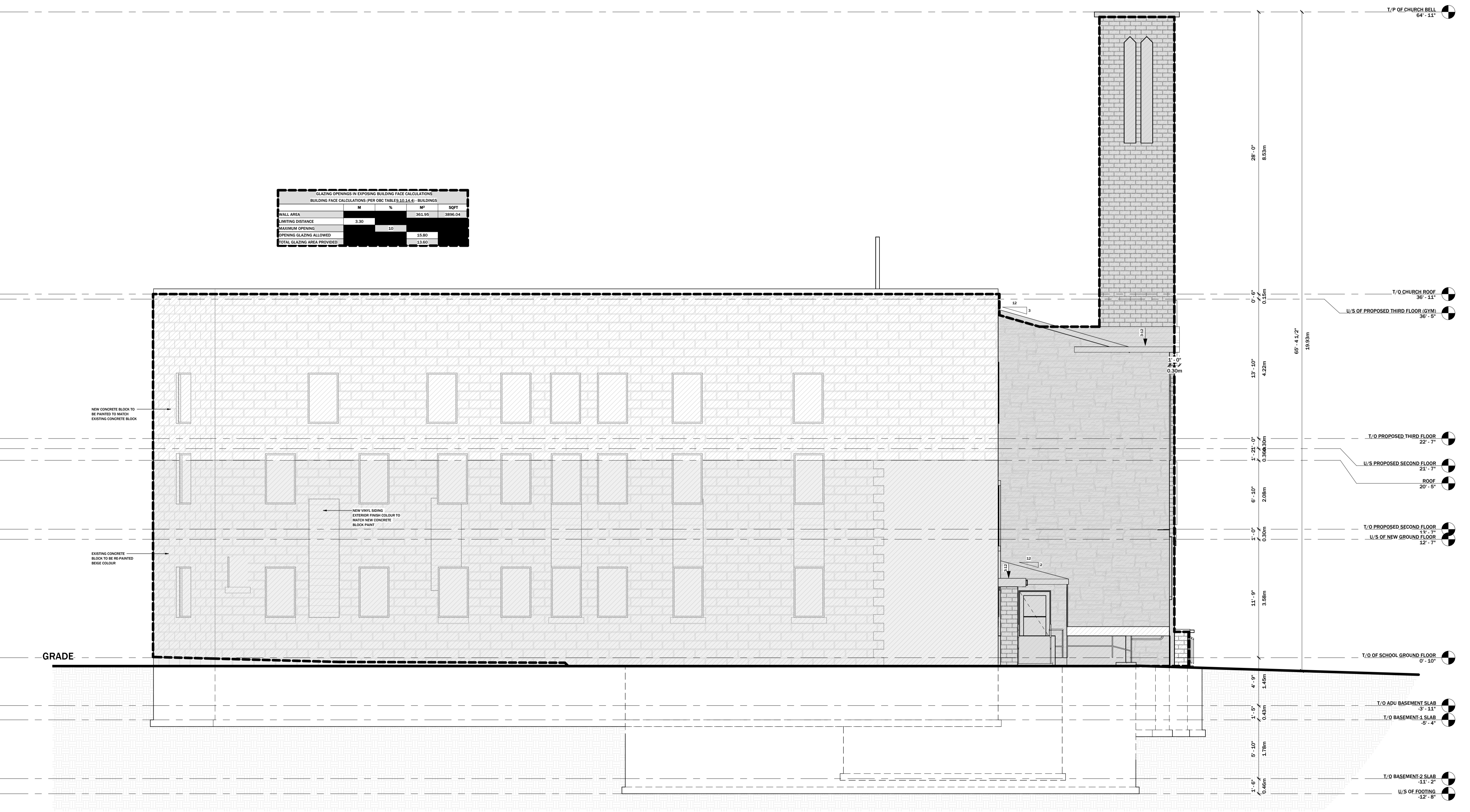
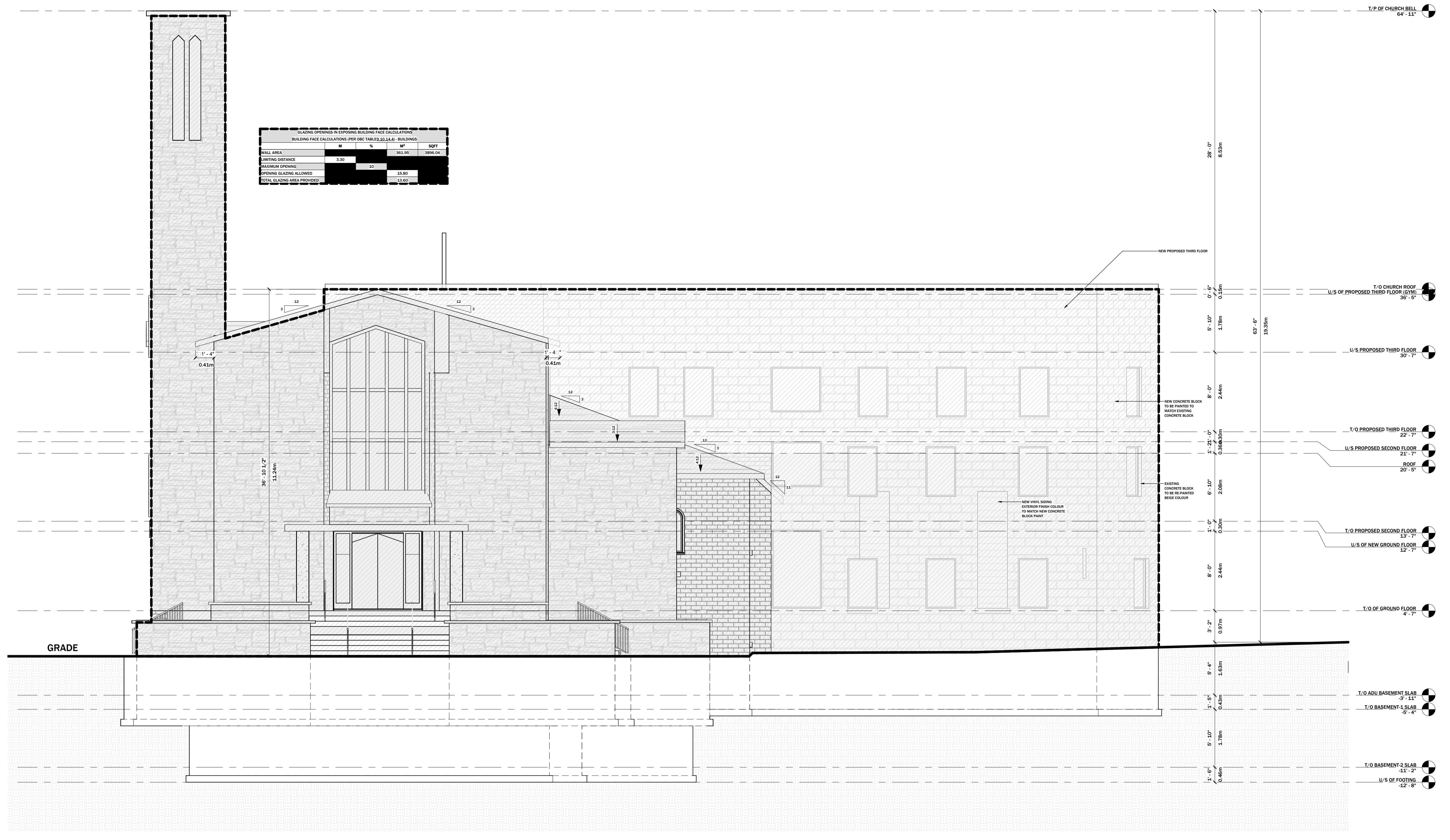
2 A106 NEW 3RD FLR GYM ADD. AT EX. 2 STOREY



GENERAL NOTES & REQUIREMENTS	
1	PROVIDE ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3	ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5	ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
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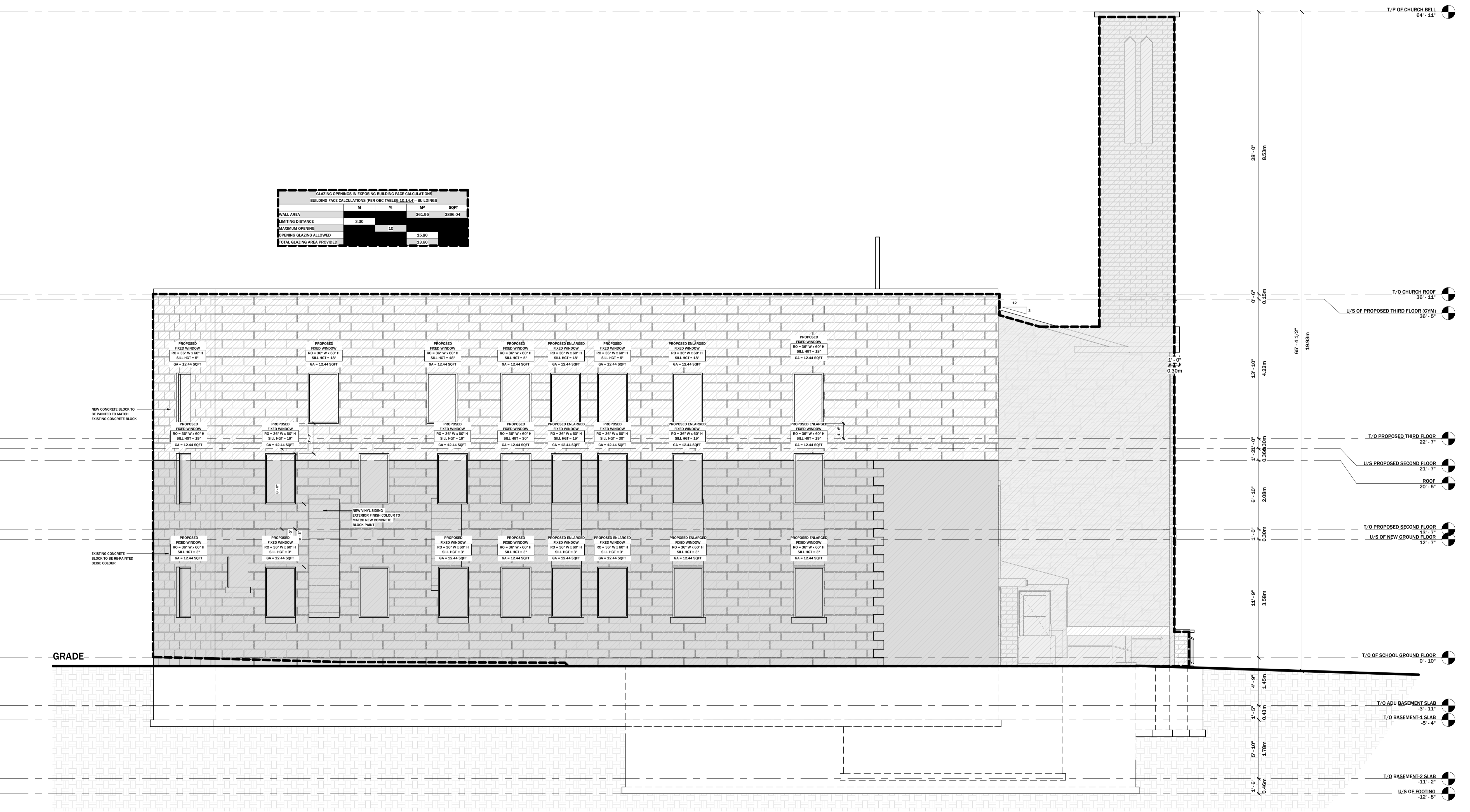
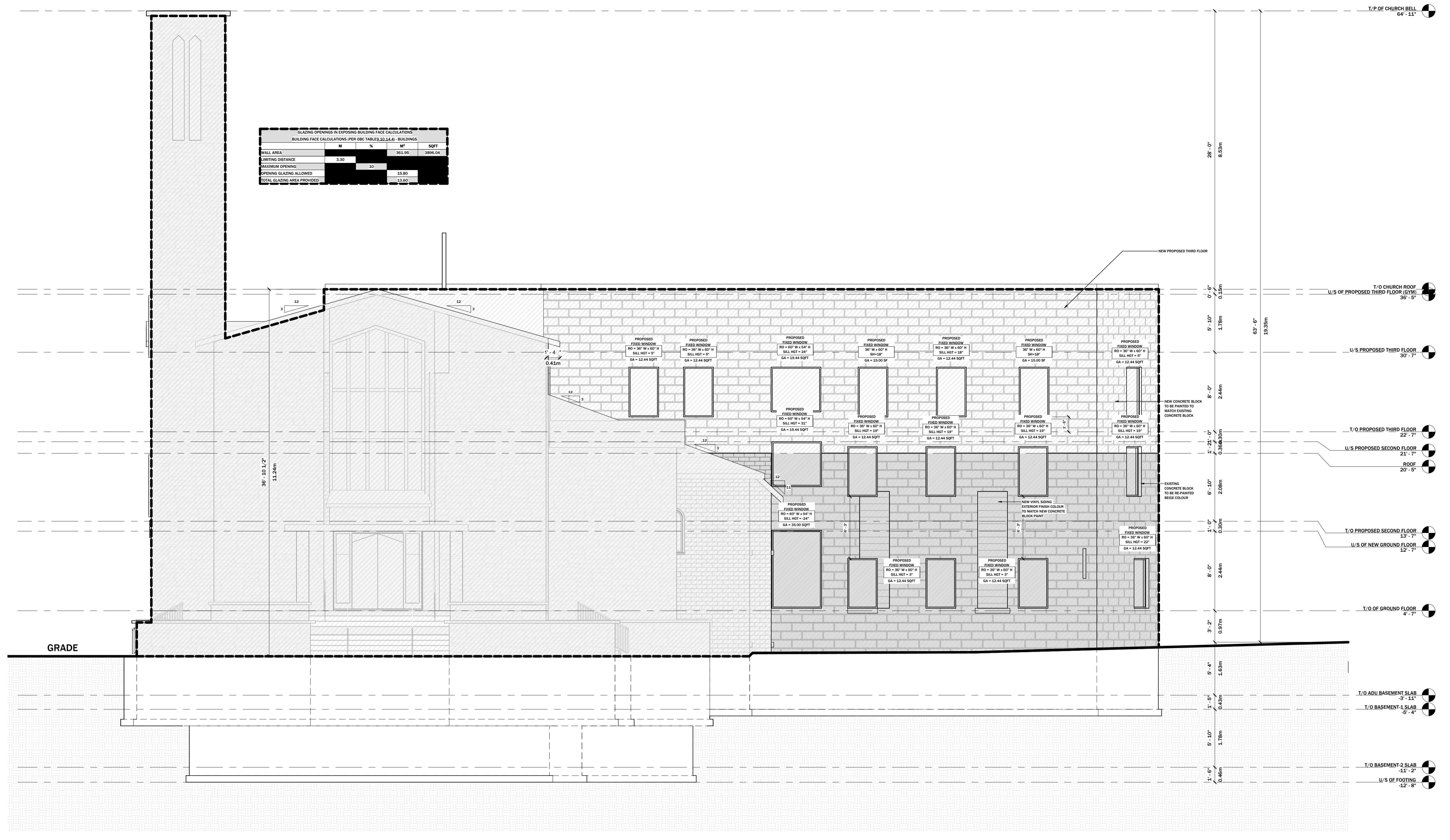


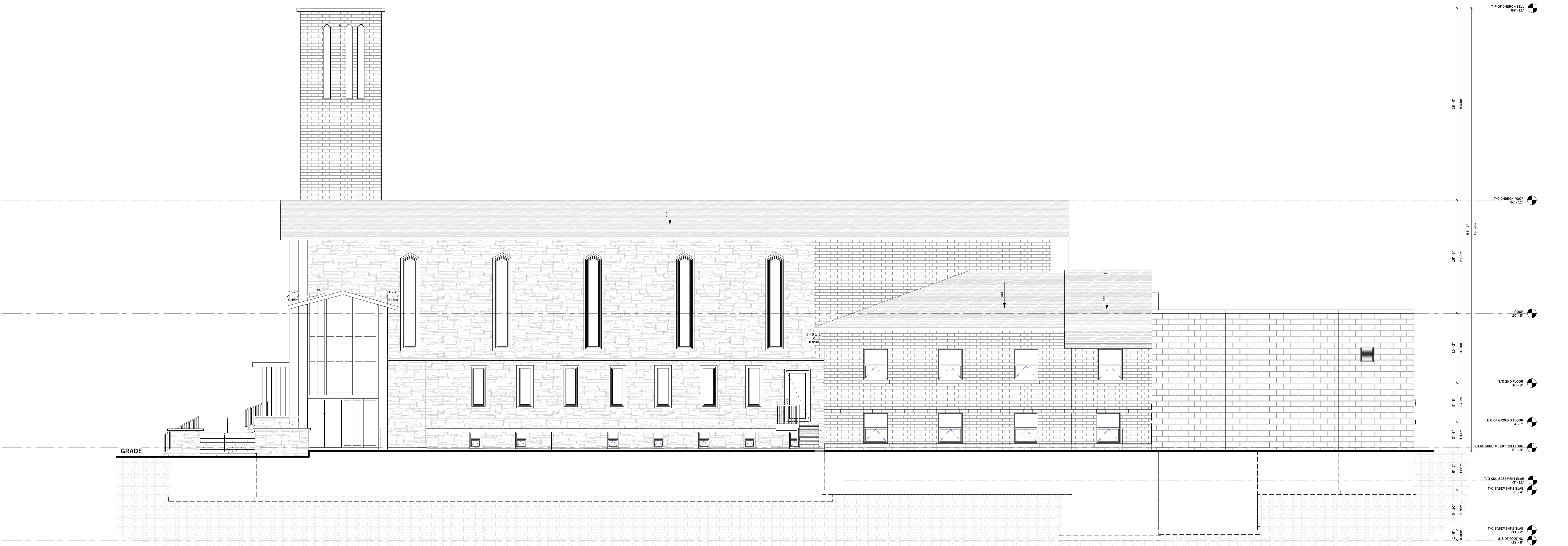
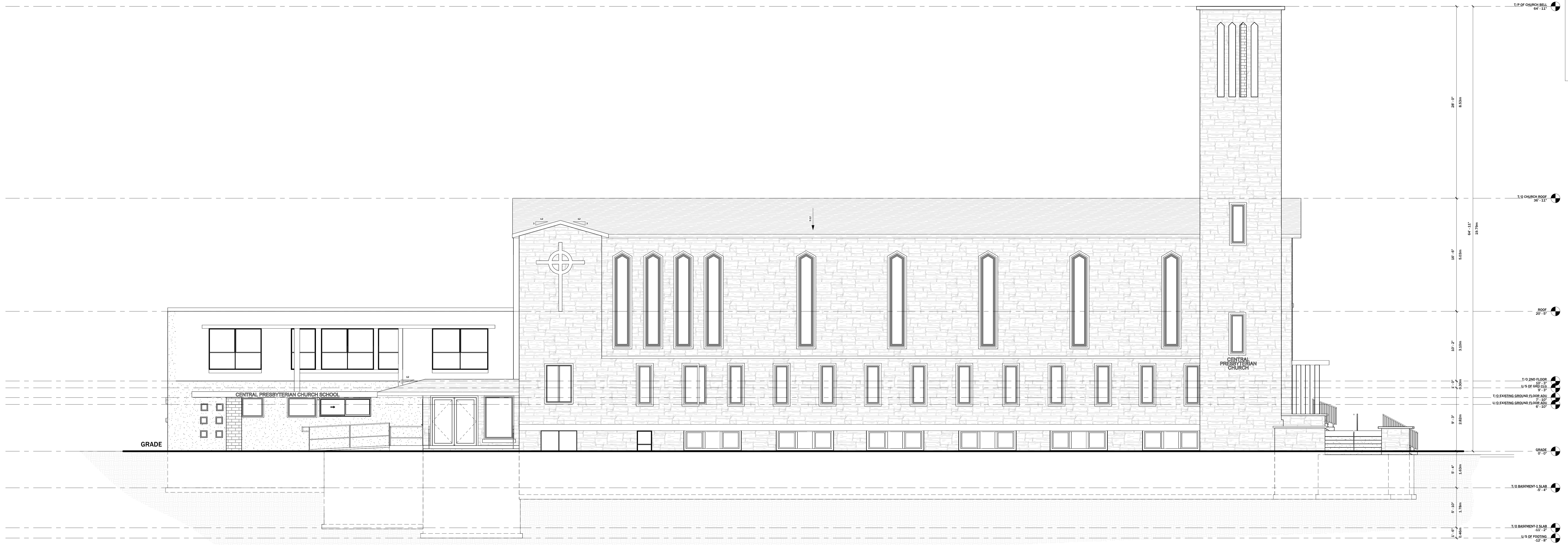
PROVIDED FRONT AND REAR ELEVATIONS SHALL BE CONSIDERED AS BUILDING FACE CALCULATIONS PER IRC TABLE R301.6. BUILDINGS SHALL BE CONSIDERED AS PER IRC TABLE R301.6. BUILDINGS SHALL BE CONSIDERED AS PER IRC TABLE R301.6.

WALL AREA	100.00	100.00	100.00	100.00	100.00
ROOF AREA	100.00	100.00	100.00	100.00	100.00
WIND AREA	100.00	100.00	100.00	100.00	100.00
WIND AREA	100.00	100.00	100.00	100.00	100.00
WIND AREA	100.00	100.00	100.00	100.00	100.00

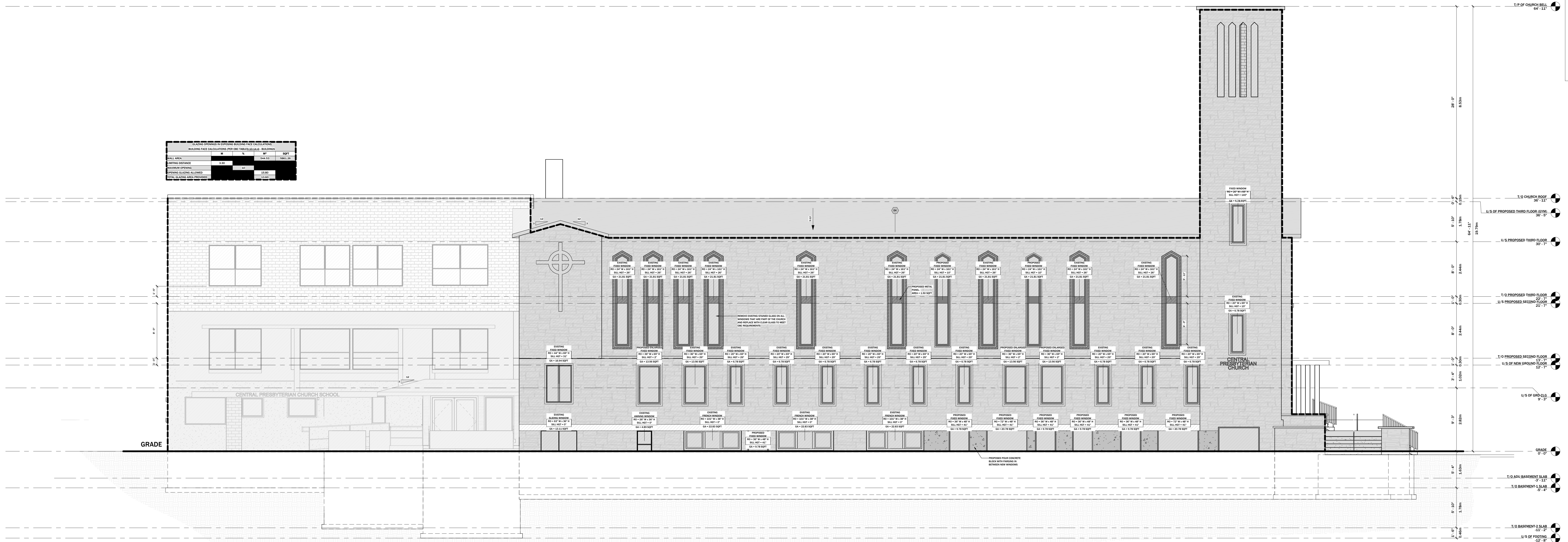
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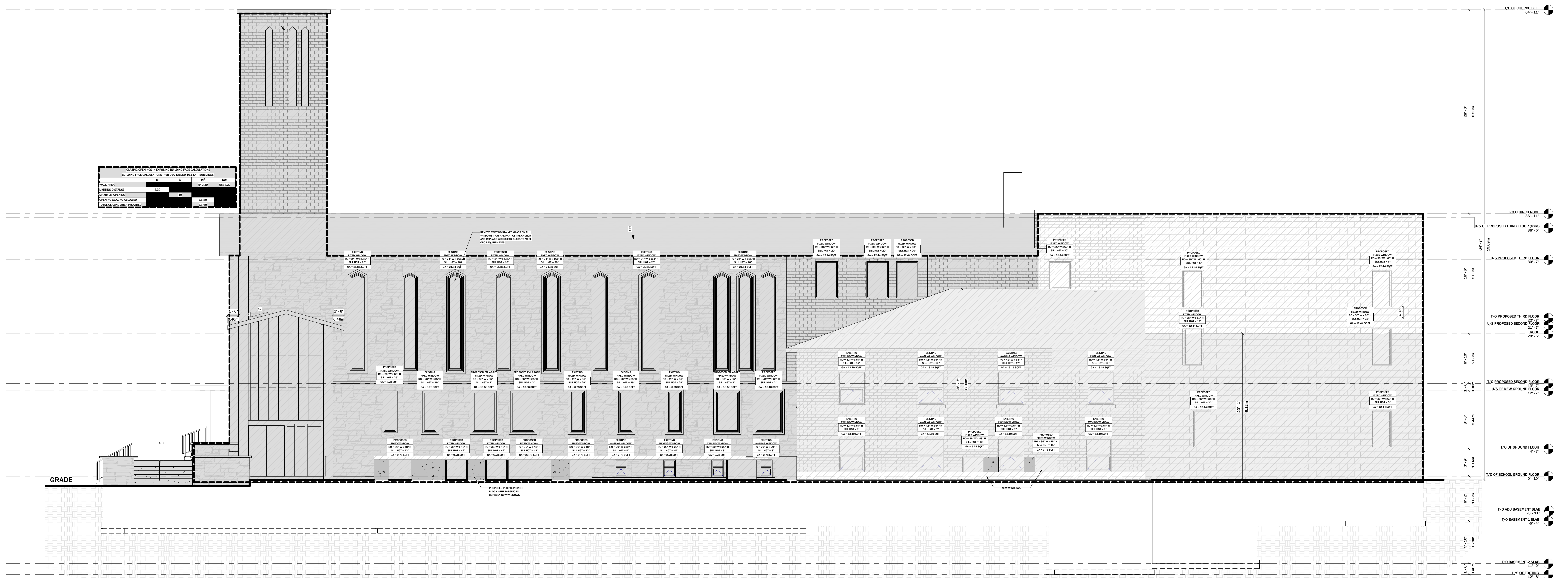




EXISTING WALLS BY COLUMN AND FINISH ELEVATION			
FINISH ELEVATION	W	DP	SPT
FINISH	0.00	0.00	0.00
INTERIOR FINISH	0.00	0.00	0.00
EXTERIOR FINISH	0.00	0.00	0.00
FOUNDATION FINISH	0.00	0.00	0.00
ROOF FINISH	0.00	0.00	0.00



EXISTING WALLS BY COLUMN AND FINISH ELEVATION			
FINISH ELEVATION	W	DP	SPT
FINISH	0.00	0.00	0.00
INTERIOR FINISH	0.00	0.00	0.00
EXTERIOR FINISH	0.00	0.00	0.00
FOUNDATION FINISH	0.00	0.00	0.00
ROOF FINISH	0.00	0.00	0.00



EXISTING WALLS IN EXISTING AND PROPOSED WALLS			
EXISTING WALLS (EXISTING AND PROPOSED) SHALL BE CONSIDERED AS FOLLOWS:			
WALL TYPE	W	SP	SPT
WALL THICKNESS	12"	16"	20"
WALL WEIGHT	120	160	200
WALL HEIGHT	10.00	12.00	14.00
WALL FINISH	BRICK	CONCRETE	CMU



EXISTING WALLS IN EXISTING AND PROPOSED WALLS			
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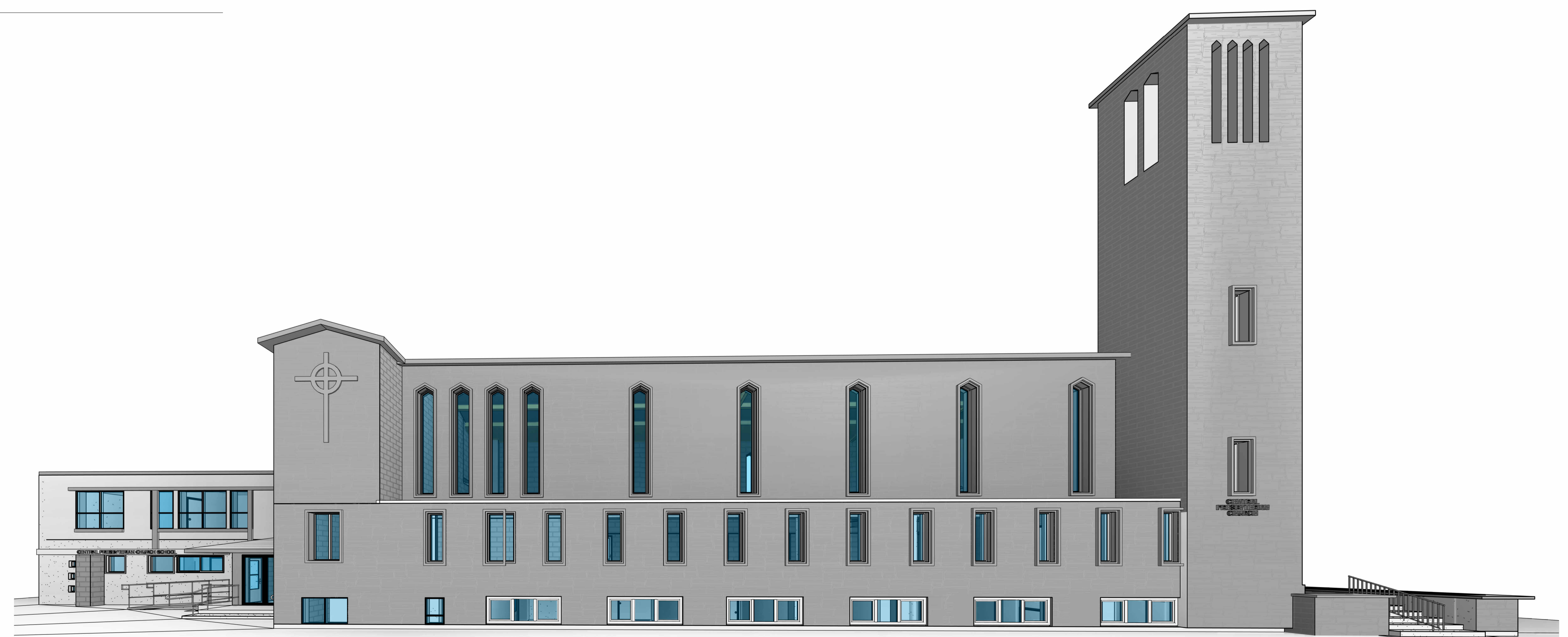
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A901



2 3D Front View 02
A901



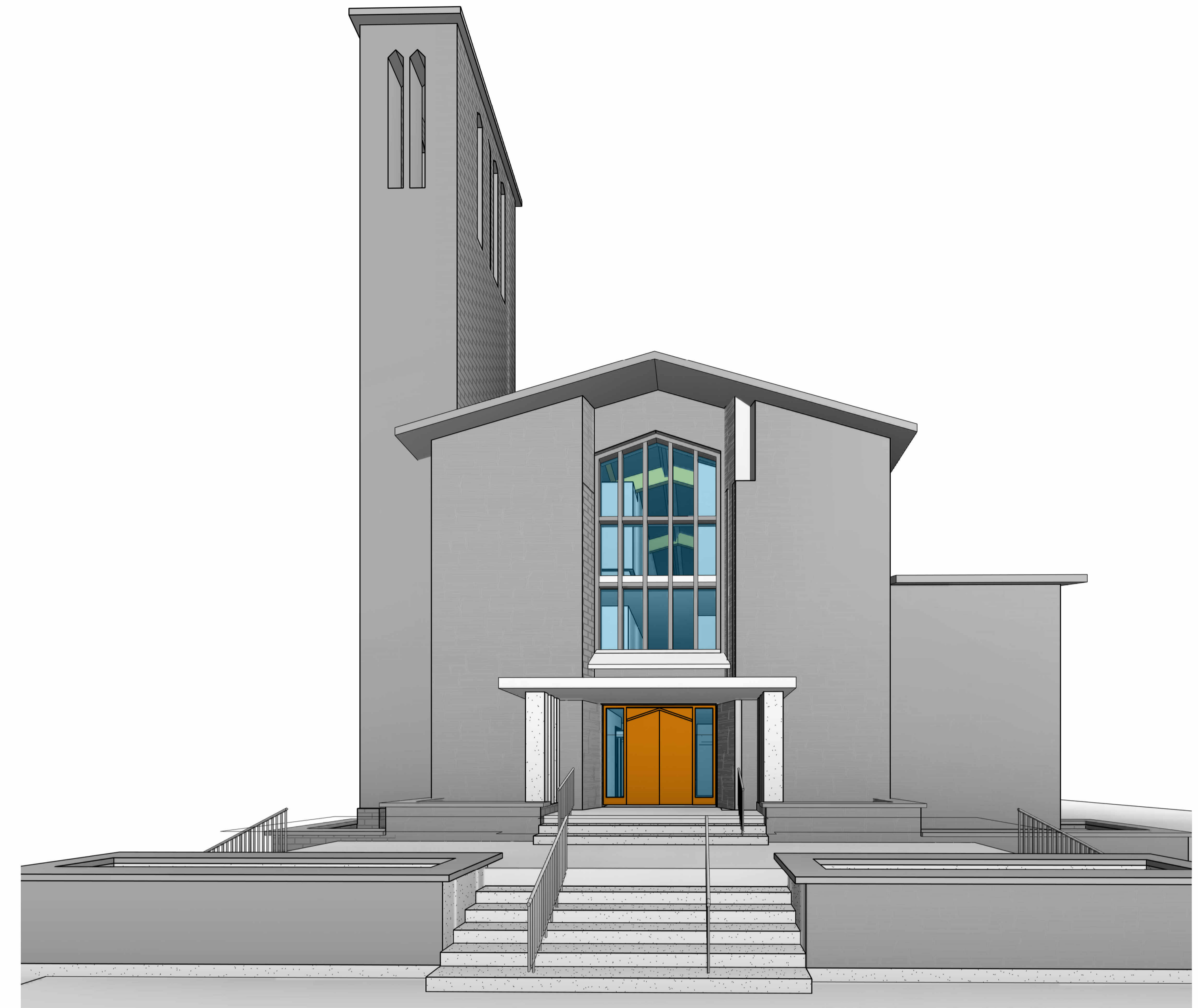
3 3D Side View 03
A901



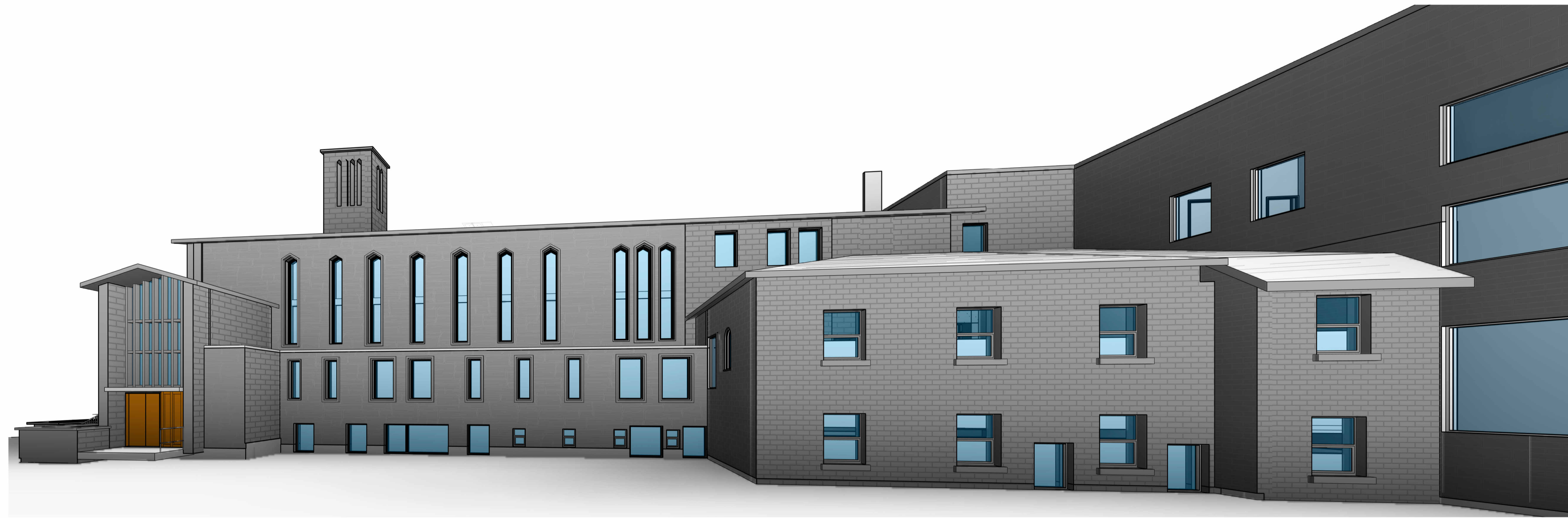
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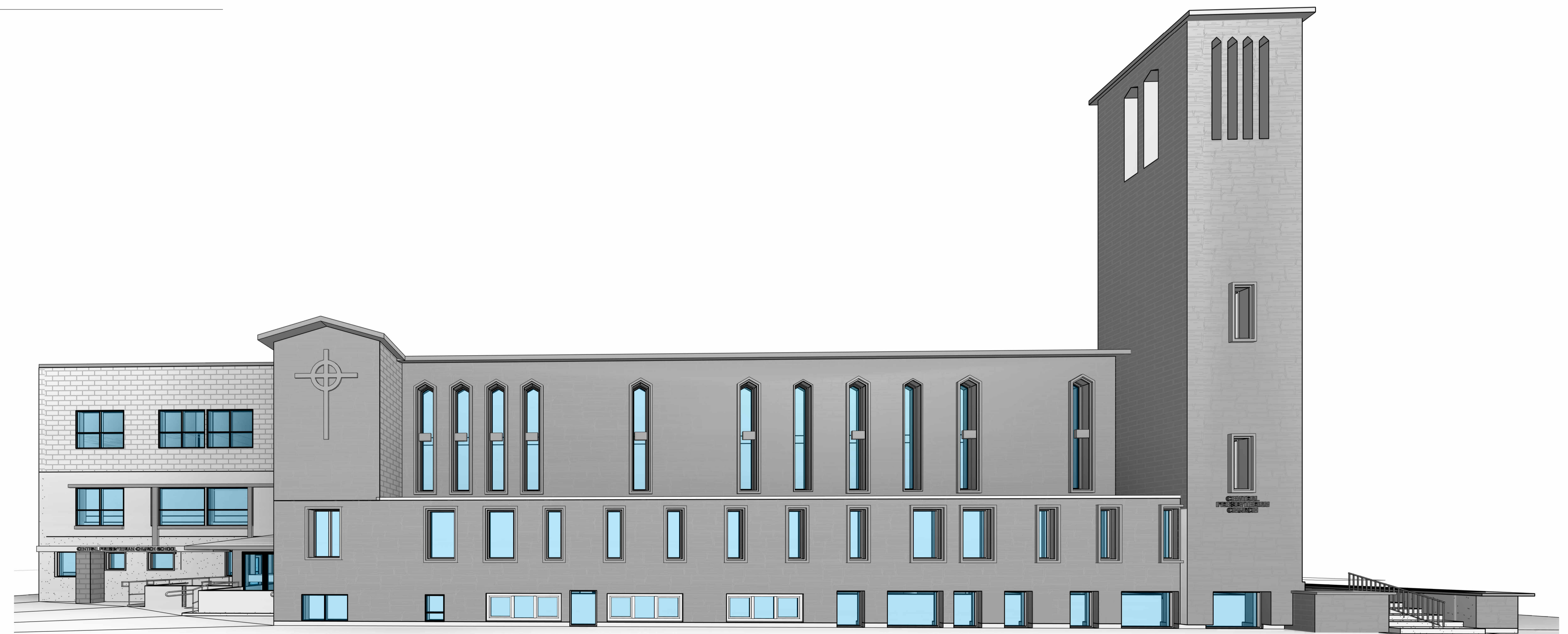
1 3D Front View Proposed
A902



2 3D Front View 02 Proposed
A902



3 3D Side View 03 Proposed
A902



4 3D Side View 04 Proposed
A902