GARAGE SPACE ANALYSIS

EXISTING BY LAW			PROPOSED STANDARD		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)	WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
2.6	5.3	13.78	3.10	6.22	19.28

T1		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
3.10	6.22	19.28

T2		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
3.10	6.22	19.28

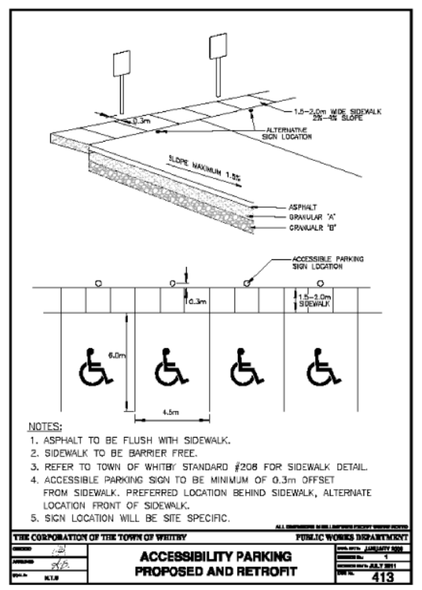
T3 & T3 MODIFIED		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
3.10	6.22	19.28

T3 END		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
3.10	6.22	19.28

T4 END		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
3.10	6.22	19.28

T5		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
3.40	6.22	21.15

T6		
WIDTH (M)	LENGTH (M)	GARAGE AREA (SQ. M)
5.64	7.81	44.05



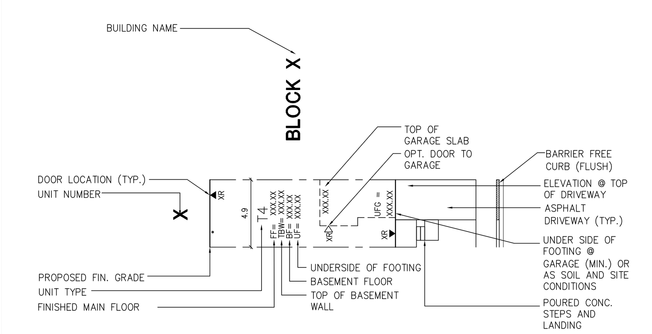
ZONING

R4A*

LEGEND

	DRIVEWAY LOCATION		DOWNSPOUT LOCATION
	GRADE POINT		EMBANKMENT 3:1 SLOPE MAX
		FF	FINISHED FLOOR ELEVATION
	BELL POLE	TBW	TOP OF BASEMENT WALL
	HYDRO POLE	BF	BASEMENT FLOOR ELEVATION
	STREET LIGHT	UF	UNDERSIDE OF FOOTING
	FIRE HYDRANT	UFG	UNDERSIDE OF FTG.-GARAGE
	TRANSFORMER BY HYDRO	UFR	UNDERSIDE OF FTG.-REAR
	DENOTES SIGNAGE (SEE TRAFFIC MANAGEMENT IMPLEMENTATION PLAN BY TRANSTECH)	DBF	DROP BRICK FACE
		WOD	WALK OUT DECK
	VALVE CHAMBER	WOB	WALK OUT BASEMENT
	WATER SERVICE	SWO	SEMI WALK OUT
	CATCH BASIN	REV	REVERSE PLANS
	STORM & SANITARY CONNECT	2R,5R	NUMBER OF RISERS
	SINGLE STORM & SANITARY	OOO.OO	PROPOSED ELEVATION
	SWALE DIRECTION	(OOO.OO)	EXISTING ELEVATION
	CABLE TV PEDESTAL		PERIMETER WOOD FENCE
	BELL PEDISTAL		WOOD PRIVACY FENCE
	HYDRO		1.8 m HIGH NOISE FENCE
	SUPER MAIL BOX		WROUGHT IRON DECORATIVE FENCE
	DROPPED GARAGE SLAB		RETAINING WALL
	EXTERIOR DOOR LOCATION		STOP BAR
	SIDE WINDOW LOCATION	XXX	VARIANCE REQUIRED

TOWNHOUSE LEGEND



GENERAL SITE STATISTICS

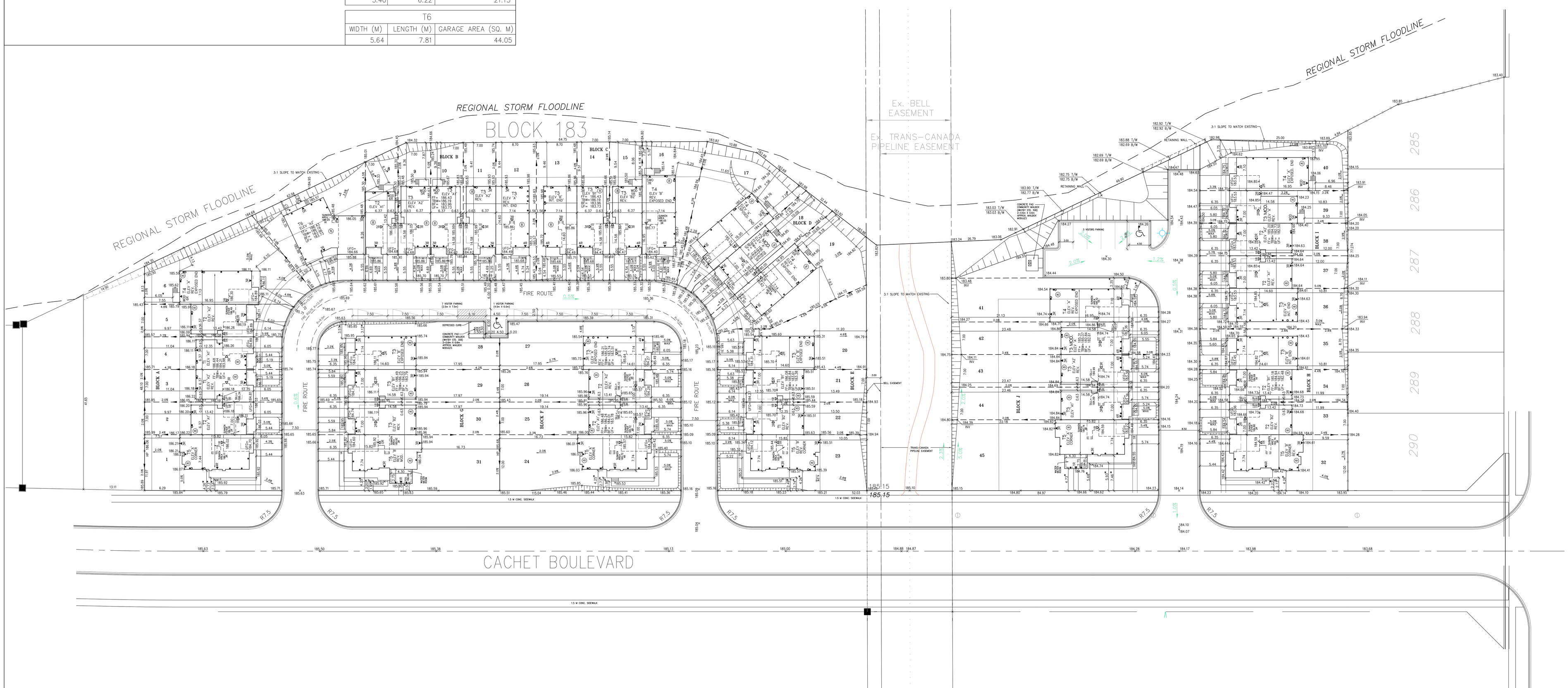
SITE AREA: 1.722 HA (17223.72 sm)
DENSITY: 26.13 UPNH
TOTAL NUMBER OF UNITS: 45

LANDSCAPE OPEN SPACE	=	9266.92 m^2	53.80%
COVERAGE (INCL PORCH)	=	4788.26 m^2	27.80%
PAVED AREA	=	3168.54 m^2	18.40%

PARKING SPACES
REQUIRED = 2 SPACES PER UNIT
PROVIDED = 92 SPACES

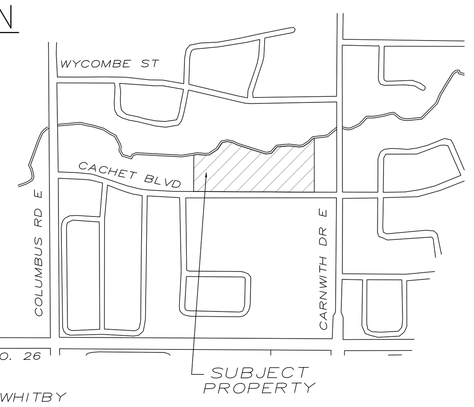
DESIGNATED PARKING SPACES
PROVIDED = 2 SPACES

VISITOR PARKING SPACES
PROVIDED = 12 SPACES



KEY PLAN

NOT TO SCALE



No.	Description	Date	Rev.
3	ISSUED TO CLIENT FOR SPA APPLICATION	DEC. 11 2013	PS
2	ISSUED TO CLIENT FOR SPA APPLICATION	AUG. 28 2013	PK
1	SCHEME 8 ISSUED TO ZANCOR FOR COMMENTS	AUG. 27 2013	PK

Drawn by: AN | Checked by: PK | Date printed: DEC. 11, 2013

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Client: ZONCOR HOMES

Project Name: ZONCOR HOMES
COMMON ELEMENT CONDOMINIUM
TOWNHOUSE PROJECT
TOWN OF WHITBY

Sheet Title: SITE PLAN

Date: DECEMBER 2013

Scale: 1 : 250

Project No.: 2012-59

DWG. NO. 1 OF 1