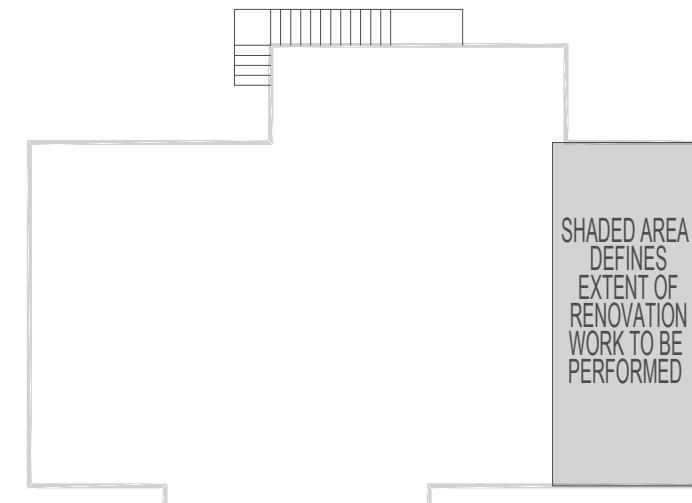




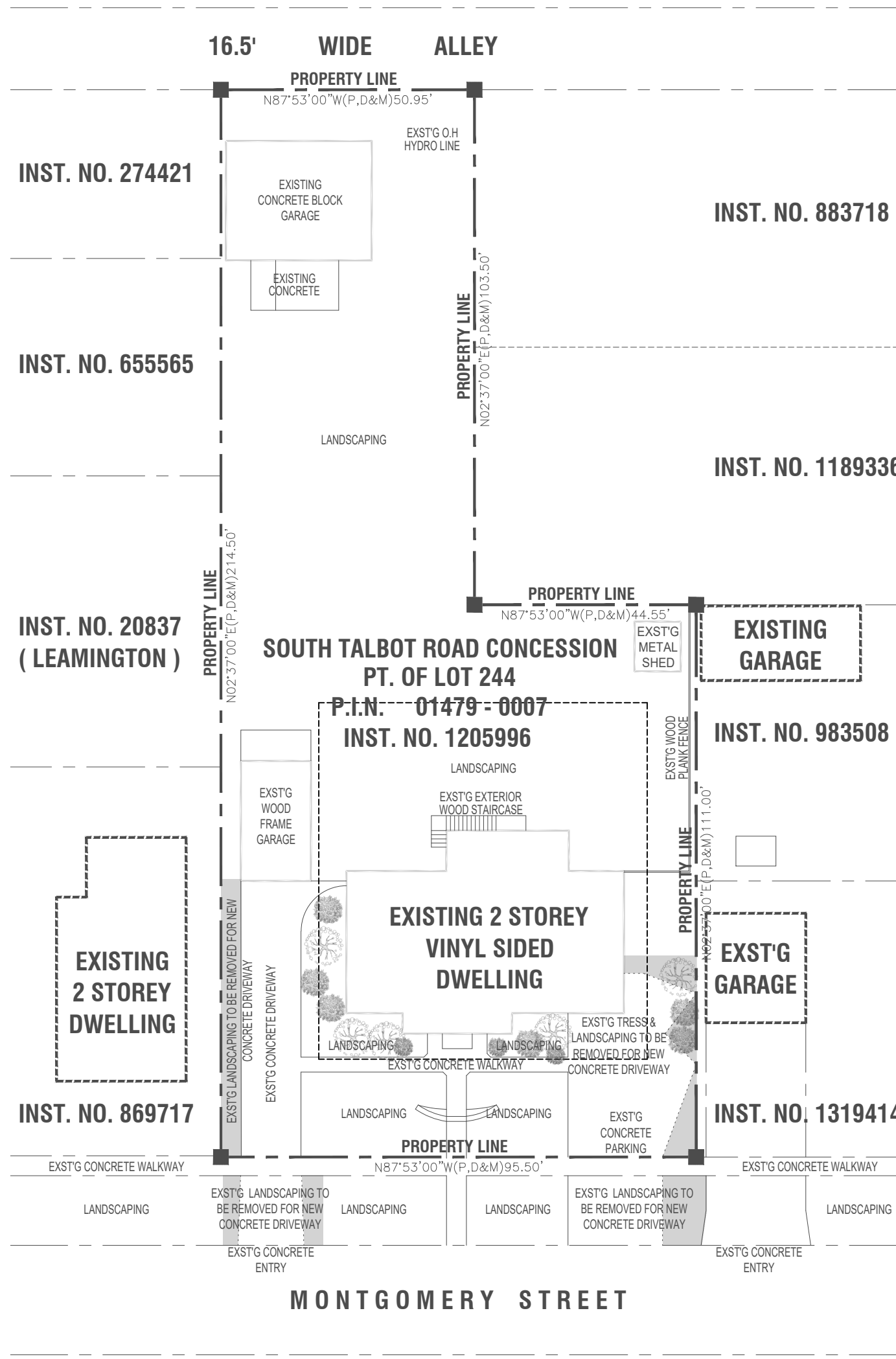
SITE DESCRIPTION
 PLAN OF SURVEY
 RE PART OF LOT 244
 SOUTH TALBOT ROAD CONCESSION
 IN THE
 TOWN OF LEAMINGTON
 COUNTY OF ESSEX, ONTARIO



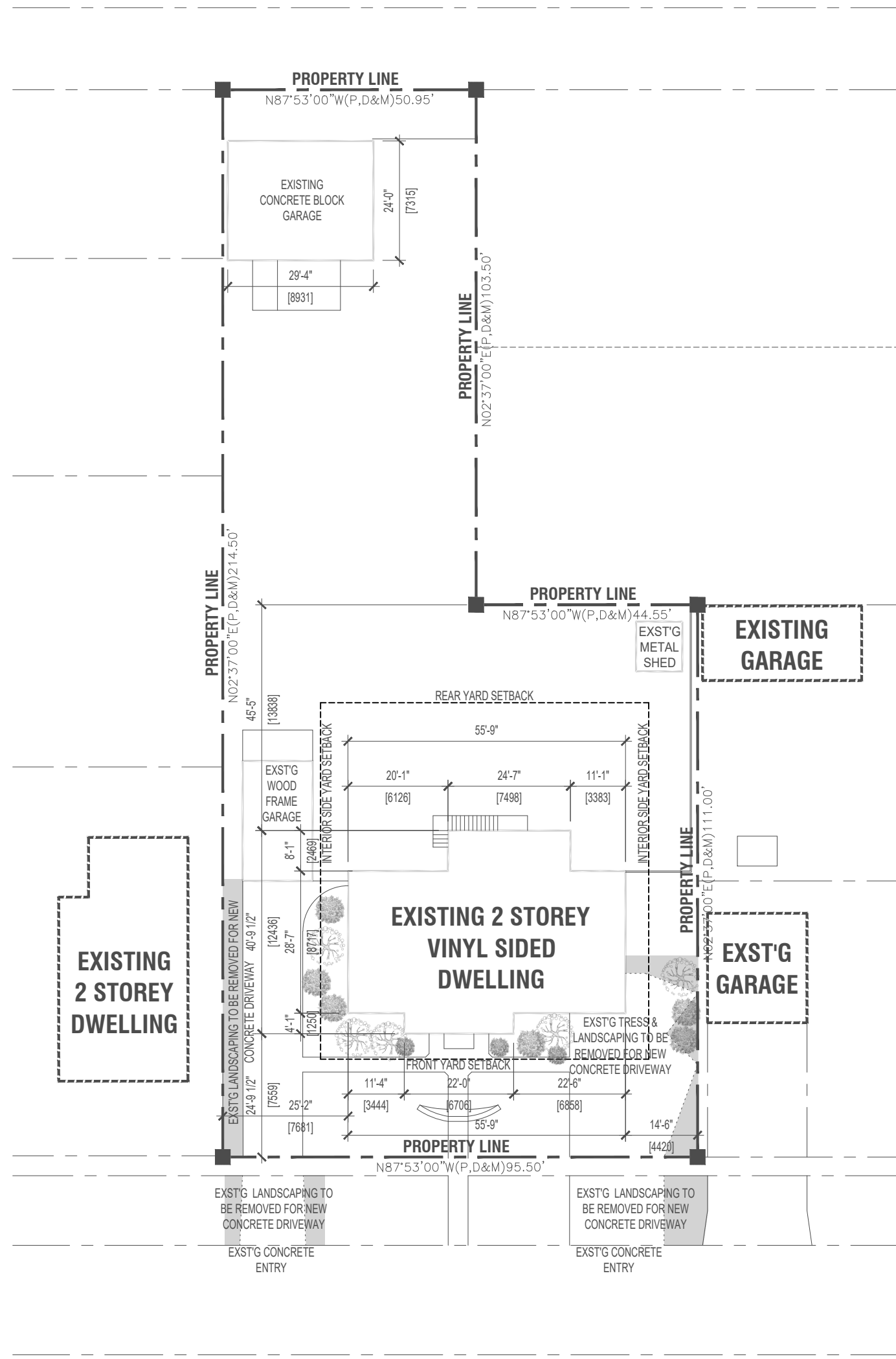
KEY PLAN
N.T.S.

PROVISION	(R2) ZONE	(R3) ZONE	PROPOSED
LOT AREA	CONVERTED DWELLING 465m ²	MULTIPLE UNIT DWELLING 670 m ²	MULTIPLE UNIT DWELLING 1,475 m ²
LOT FRONTAGE	15 m	25 m	29 m
LOT COVERAGE	35 %	50 %	19.2 %
LANDSCAPED OPEN SPACE	50 %	35 %	70 %
BUILDING HEIGHT	10 m	10 m	8 m
FRONT YARD	6 m	6 m	7.4 m
INTERIOR SIDE YARD	1.5 m	1.5 m	4.4 m
REAR YARD	6 m	6 m	13.8 m
PARKING SPACE	1.5 spaces/unit	1.5 spaces/unit	1.5 spaces per unit (6 total spaces)

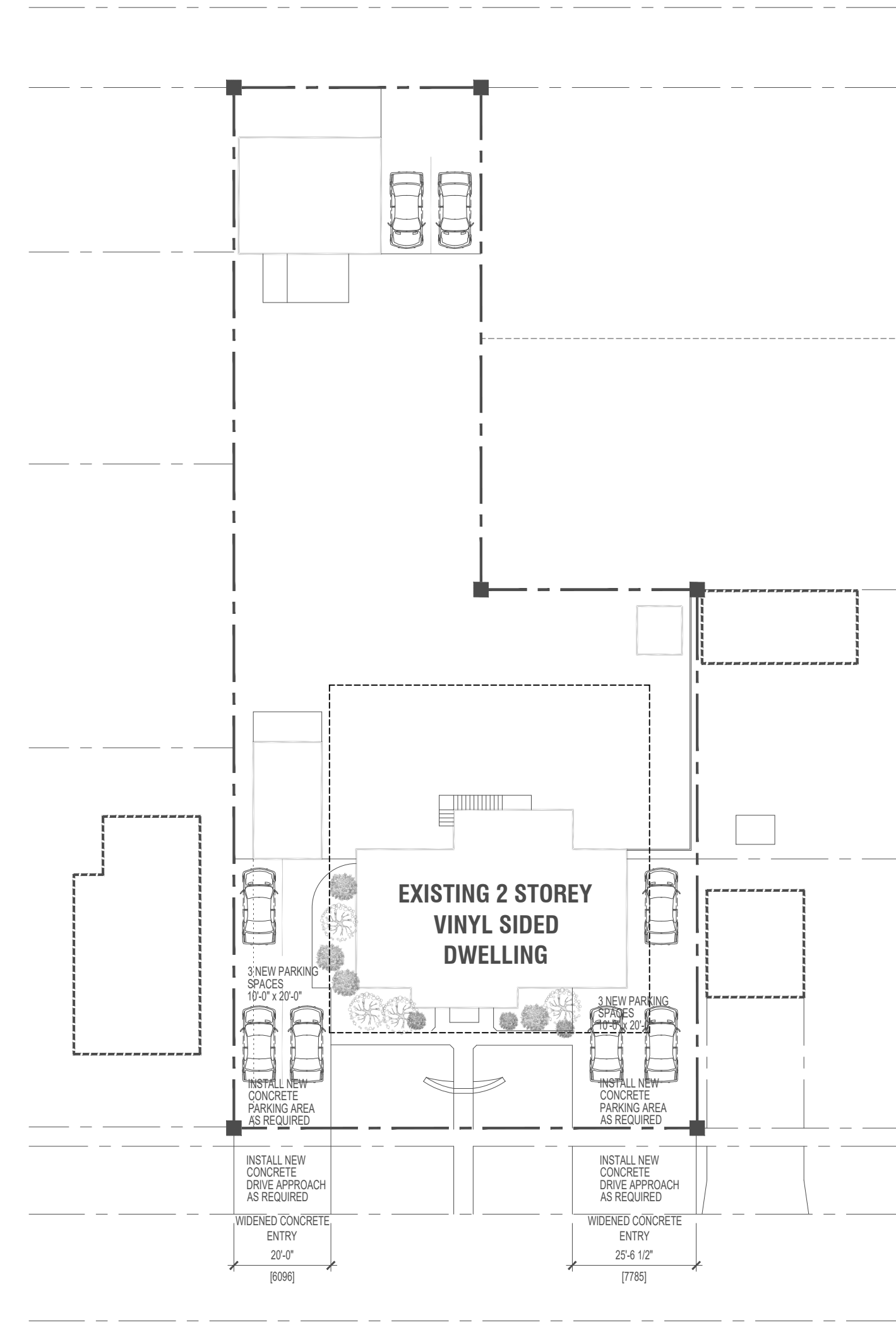
ITEM	DESCRIPTION	REGULATION
1	PROPERTY DESCRIPTION MUNICIPAL ADDRESS MONTGOMERY STREET 21 MONTGOMERY STREET PARTS OF LOT 244 - ZONED AS R2 - RESIDENTIAL P.I.N. 01479 - 0007 INSTRUMENT NO. 1205996	MUNICIPALITY OF LEAMINGTON ZONING BY-LAW SCHEDULE "A" MAP 40 ZONING R2
	INTENDED USE CONVERTED DWELLING RESIDENTIAL RENOVATION - APARTMENT UNITS - GROUP C	SECTION 7.1.1 Permitted Uses
	LOT AREA 15,875 s.f. (1,475 s.m.)	Minimum Lot Area - 5,005.38 s.f.
	MAXIMUM LOT COVERAGE 5,556.25 s.f. (51.68 s.m.)	(35.00%) MAXIMUM (includes accessory buildings)
	LOT COVERAGE PROVIDED 3,040 s.f. (282.43 s.m.)	(19.20%) PROVIDED
2	NUMBER OF FLOORS 2 FLOOR	
3	BUILDING AREA Building Area Calculation Total Existing Building Area (sf) Total 3,780	
4	MINIMUM LANDSCAPED AREA LANDSCAPED AREA PROVIDED PAVED AREA	SECTION 7.1.3 Zone Provisions 7,937.50 s.f. (737.42 s.m.) (50% MINIMUM) 11,123.00 s.f. (1,033.40 s.m.) (70.00%) 1,712.00 s.f. (159.05 s.m.) (10.00%)
5	SETBACKS MAX. BUILDING HEIGHT BUILDING HEIGHT PROVIDED MIN. FRONT YARD SETBACK FRONT YARD SETBACK PROVIDED MIN. INTERIOR SIDE YARD SIDE YARD SETBACK PROVIDED MIN. EXTERIOR YARD SETBACK SIDE YARD SETBACK PROVIDED MIN. REAR YARD SETBACK REAR YARD SETBACK PROVIDED	SECTION 7.1.3 Zone Provisions BUILDING 32'-8" 10.0M MAXIMUM EXISTING TOP OF EAVE FRONT YARD 19'-8 1/2" 6M MINIMUM FACE OF BUILDING 24'-9 1/2" ALL INTERIOR SIDE YARDS 9'-10" 3M MINIMUM FACE OF BUILDING 14'-6" ALL EXTERIOR SIDE YARDS 14'-10" 4.5M MINIMUM FACE OF BUILDING 25'-2" ALL REAR YARDS 19'-8 1/2" 6.0M MINIMUM FACE OF BUILDING 45'-5"
6	DRIVEWAY REGULATION MAX. DRIVEWAY WIDTH DRIVEWAY WIDTH PROVIDED	SECTION 4.12.4) Driveway Regulations AS PER OPSD 350.010 DRIVEWAY WIDTH - MONTGOMERY STREET, 9'-10" 3M MAXIMUM INTERIOR CURB OPENING 13'-3" EXISTING



SITE PLAN - EXISTING
Scale: 1" = 25'-0"



SITE PLAN - EXISTING
Scale: 1" = 25'-0"



SITE PLAN - PROPOSED
Scale: 1" = 25'-0"



BARRINETI CONSTRUCTION LTD.
 130 Erie Street North,
 Leamington, Ontario
 N8H 3A2
 www.barrinetticonstruction.com
 519-326-1479

DRAWING INFO:
 A DETAIL NO.
 B LOCATION SHEET
 C DETAILED ON

CLIENT:
BARRACO GROUP
 130 Erie Street North,
 Leamington, Ontario
 N8H 3A2

PROJECT TITLE:
 Residential Renovations
 21 Montgomery Street,
 Leamington, Ontario
 N8H 2A2

DRAWING TITLE:
 KEY PLAN
 SITE & ZONING DATA
 SITE PLAN - EXISTING
 SITE PLAN - PROPOSED

ISSUANCES:	No.	Issued for / Description	Date	No.	Issued for / Description	Date
	1	ISSUED FOR REVIEW	2022-04-18			
	2	ARCHITECT REVIEW	2022-04-26			



ARCHITECT SEAL:
 COPYRIGHT:
 DATE: 2021-11-26
 DRAWN BY: Mark M. Nosanduk (B.Arch., Arch. Tech.)
 SCALE: AS INDICATED
 PROJECT NO: 21-001
 DRAWING NO: A-100

CONSULTANT SEAL: