



NOTES:

1. FIRE ACCESS ROUTE TO HAVE GRADIENT MORE THE 8% OVER A MINIMUM 15 m AND TO HAVE A MINIMUM VERTICAL CLEARANCE OF 5 m. TO BE DESIGNED TO SUPPORT EXPECTED LOAD OF FIREFIGHTING EQUIPMENT. SURFACE TO BE CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT USE UNDER ALL CLIMATIC CONDITIONS.

2. BARRIER-FREE PATH OF TRAVEL HAVE A GRADIENT TO BE NO MORE THAN 5% SLOPE AND BE

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2. BARRIER-FREE PATH OF TRAVEL HAVE A GRADIENT TO BE NO MORE THAN 5% SLOPE AND BE MINIMUM 1100 mm WIDE WITH NO OBSTRUCTION FOR MINIMUM 1980 mm. SURFACE TO BE PERMANENT FIRM AND SLIP RESISTANT

GAS METER. REFER TO CIVIL AND PLUMBING

	PERMANENT FIRM AND SLIP RESISTANT				
	Site Statistics				
		1654 Manning Rd	54 Manning Rd , Lakeshore Ontario		
	Existing Zone: MU, M1 & M1-3 Propo		Proposed Zone: N	sed Zone: MU	
	Zoning	Stat / Allowed		Proposed	
	SITE (LOT) AREA:(min.)	N/A		1.5 ha	
	No Of UNITS	-		155 UNITS + 10 Townhouses	
	PERMITTED USES	RESIDENTIAL USES		APARTMENT & TOWNHOUSES	
	LOT FRONTAGE (min.)	15.0 m		118.9 m	
	LOT COVERAGE (max.)	50%		24.45%	
	LANDSCAPE, OPEN SPACE	20%		40%	
	CONDOMINIUM				
	FRONT YARD (min.)	4.5 m		7.0 m	
	EXTERIOR YARD N (min.)	4.5 m		14.8 m	
	INTERIOR YARD S (min.)	4.5 m		8.54 m AFTER 7.7 m DEDICATION	
	REAR YARD (min.)	10.5 m		25.6 m	
	BUILDING HEIGHT (max.)	10.5 m		30.48 m	
	GROSS FLOOR AREA (max.)	3,000 m ²		19,332 m ²	
	OFF-STREET PARKING:	1.25/UNIT + VISTOR @ 0.25/Unit		219 Cars (1.41/UNIT INCLUDING VISITOR	
	BARRIER-FREE PARKING	-		6 TOTAL, 2 SURFACE + 4 BELOW	
	BICYCLE PARKING	-		126	
	TOWNHOUSE				
	FRONT YARD (min.)	4.5 m		12.4 m FROM CENTER OF INTERIOR DRIVEWAY	
	EXTERIOR YARD N (min.)	4.5 m		11.74 m	
	INTERIOR YARD S (min.)	4.5 m		4.59 m AFTER 7.7 m DEDICATION	
	REAR YARD (min.)	10.5 m		10.0 m	
	BUILDING HEIGHT (max.)	10.5 m		10.0 m	
	GROSS FLOOR AREA (max.)	3,000 m ²		2,301 m ²	
	OFF-STREET PARKING:	2.0/TOWNHOUS	E	2.0/TOWNHOUSE	
4					

Total Number of Condominium Units = 155
27 One Bedroom Units and 128 Two Bedroom Units
Total Floor Area(L1-L8) = 208,082 SF
Number of Parking at P1+L1= 219 Cars

Total Number of Townhouse Units = 10

Total area for 10 TH (1st & 2nd Floors) = 21,346 SF

Total Garage area for 10 TH = 3,380 SF

Total Basement area for 10 TH = 9,278 SF



Key Plan



ARCHITECTURE | DESIGN | PLANNING

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ISSUE	T	T		
NO.	DATE	DESCRIPTION ISSUED TO CONSULTANTS		
1	2020.09.22			
2	2020.12.10	ISSUED FOR SITE PLAN APPROVAL		
NO.	DATE	DESCRIPTION		

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THE CONTRACTOR SHALL THOROUGHLY CHECK AND VERIFY ALL LEVELS - DATUMS - DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY AND/OR OMISSION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. WRITTEN DOCUMENTATION / SPECIFICATIONS SHALL TAKE PRECEDENT OVER ARCHITECTURAL DRAWINGS.

PROJECT NAME

ONE650 Manning 1654 Manning Rd Lakeshore, Ontario

Site Plan and Statistics

DRAWING INFO.

Project Number 20-028
Date December 12, 2020
Scale As indicated
Drawn by D.H.
Checked by M.M.

SHEET NO.

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