

# SITE PLAN

SCALE: 1:300



# KEY PLAN

N.T.S.

COVERAGE CHART			
	AREA (±SF)	AREA (±SM)	COVERAGE (%)
LOT	7,500	697	
LOT 85 / 85A	3,750	348	
PROP. DWELLING 85	1,917	178	±51.12
PROP. DWELLING 85A	1,917	178	±51.12
TOTAL BUILDING COVERAGE	3,834	356	±51.12

SEMI-DETACHED ZONING REQUIREMENTS		
	REQ'D	PROVIDED
LOT 85 / 85A		
MAX. COV. 1STRY/2STRY	60% / 40%	
LOT 85 / 85A 2STRY	40%	51.12%
FRONT YARD SETBACK	6M TO GARAGE	6M
	3M TO OTHER PARTS OF DWELLING	4.12M
REAR YARD SETBACK	6M	7.10M
INTERIOR SIDEYARD	1.7M	1.7M
EXTERIOR SIDEYARD	3M	3M
MAX. HEIGHT	9M	9M



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No.	BY	DATE	REASON
00	DA	21-04-29	FOR CLIENT REVIEW
01	DA	21-05-05	FOR RE-ZONING
02	FR	21-05-20	ISSUED FOR RE-ZONING

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drawn by:	FR	port scale:	
design by:	LJM	1:1	
approved by:	MRM	AS NOTED	
date:		21/05/20	

project title: NEW RESIDENTIAL UNITS  
85 IDLEWYLDE STREET  
FORT ERIE, ON

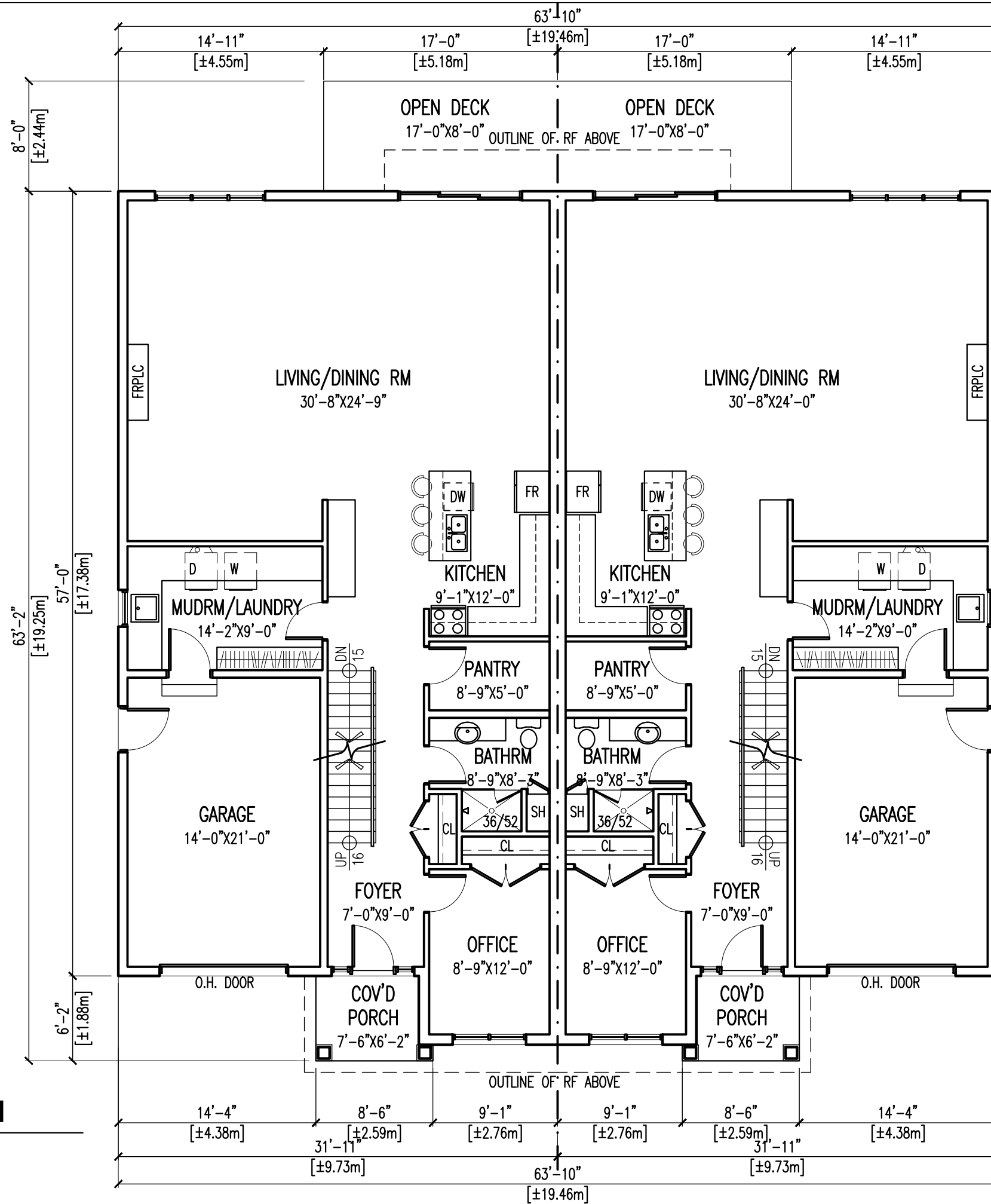
drawing title: SITE PLAN

revision number: 02

drawing number: A1

# MAIN FLOOR PLAN

SCALE: 1:100



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<p>drawn by: FR</p>	<p>part scale: 1:1</p>
<p>design by: LJM</p>	<p>issue: AS NOTED</p>
<p>approved by: MRM</p>	<p>date: 21/05/20</p>
<p>project title: NEW RESIDENTIAL UNITS 85 IDLEWYLDE STREET FORT ERIE, ON</p>	<p>formatting title: MAIN FLOOR PLAN</p>
<p>revision number: 02</p>	<p>drawing number: A2</p>
<p>job number: 21-56</p>	<p>drawing number:</p>
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<p>REASON:</p>	<p>DATE</p>
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<p>02 FR 21-05-20 ISSUED FOR RE-ZONING</p>	<p></p>





# FRONT ELEVATION

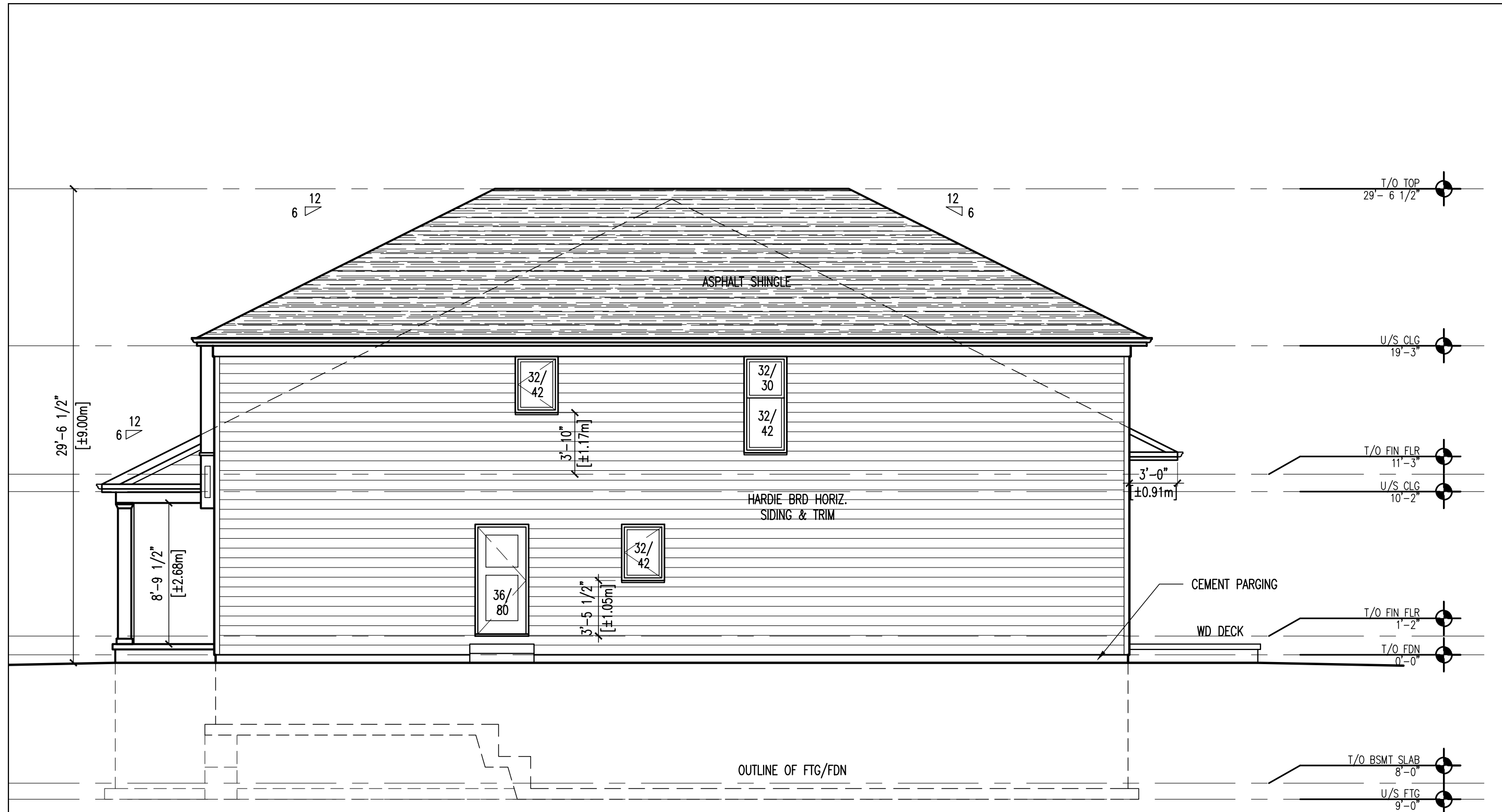
SCALE: 1:75



project title:	NEW RESIDENTIAL UNITS 85 IDLEWYLDE STREET FORT ERIE, ON
revision number:	02
drawing number:	A4
drawn by:	FR
design by:	LJM
approved by:	MRM
date:	21/05/20
part scale:	1:1
notes:	AS NOTED
reason:	FOR CLIENT REVIEW FOR RE-ZONING ISSUED FOR RE-ZONING
no.:	00 01 02
date:	21-04-20 21-05-05 21-05-20
by:	DA DA FR

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# RIGHT ELEVATION

SCALE: 1:75



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project title:	NEW RESIDENTIAL UNITS 85 IDLEWYLDE STREET FORT ERIE, ON
drawing title:	RIGHT ELEVATION
drawing number:	A5
revision number:	02
drawing number:	21-56
drawn by:	FR
design by:	LJM
approved by:	MRM
date:	21/05/20
part scale:	1:1
notes:	AS NOTED
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# REAR ELEVATION

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NO.	BY	DATE	REASON

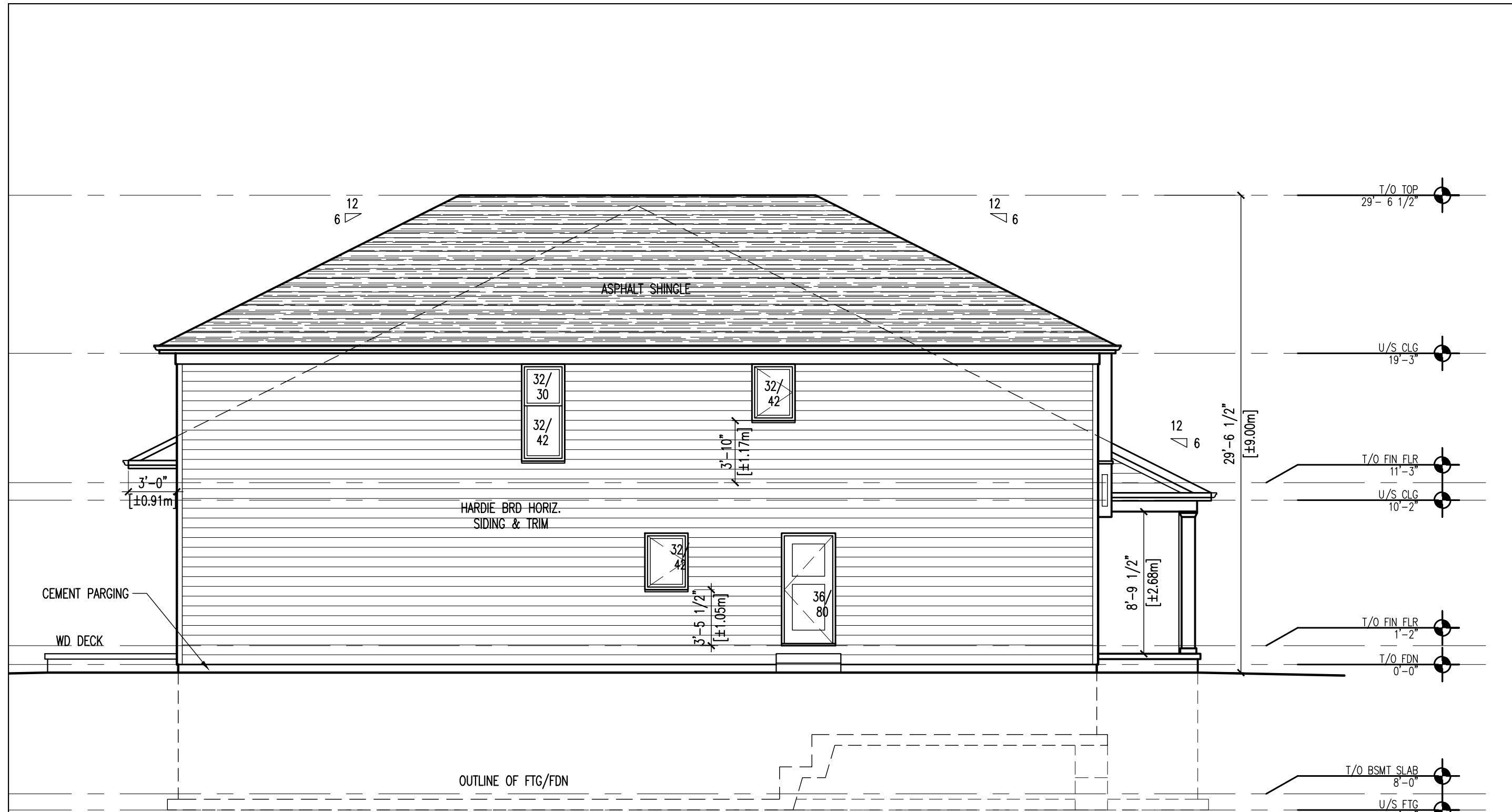
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drawn by:	check by:	date:
FR	LJM	21/05/20

project title:  
**NEW RESIDENTIAL UNITS**  
 85 IDLEWYLDE STREET  
 FORT ERIE, ON

revision number:	drawing number:
02	A6



# LEFT ELEVATION

SCALE: 1:75



project title: <b>NEW RESIDENTIAL UNITS</b> 85 IDLEWYLDE STREET FORT ERIE, ON	drawing title: <b>LEFT ELEVATION</b>
revision number: 02 drawing number: <b>A7</b>	date: 21/05/20
project title: <b>NEW RESIDENTIAL UNITS</b> 85 IDLEWYLDE STREET FORT ERIE, ON	drawing title: <b>LEFT ELEVATION</b>
drawn by: FR	part scale: 1:1
design by: LJM	notes: AS NOTED
approved by: MRM	date: 21/05/20
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