

SITE PLAN STATISTICS

ZONING REFERENCE	GENERAL COMMERCIAL (C6) - RE-ZONED TO ALLOW FOR ADDITIONAL 2 FLOORS OF RESIDENTIAL			
PARCEL ROLL NUMBER	00601090200			
LEGAL DESCRIPTION	PART OF BLOCK "H" AND PART OF 1 FOOT RESERVE, LOT 21 CONCESSION 1 REGISTERED PLAN NO. 230; TOWNSHIP OF SOUTH STORMONT, COUNTY OF STORMONT, ONTARIO			
MUNICIPAL ADDRESS	14815 STORMONT, DUNDAS AND GLENGARY COUNTY ROAD 2			
PROJECT STATISTICS				
LOT AREA	EXISTING	DEMOLITION	ADDITION	TOTAL PROPOSED
	3,740 SQ. M.	-	-	3,740 SQ. M.
BUILDING AREA	484 SQ. M.	-	27.5 SQ. M.	511.5 SQ. M.
GROSS FLOOR AREA (GFA)	484 SQ. M.	-	1,023 SQ. M.	1,507 SQ. M.
NUMBER OF STORIES	1	-	2	3
GROUND FLOOR GFA - COMMERCIAL	484 SQ. M.	-	-	484 SQ. M.
2ND FLOOR GFA - RESIDENTIAL	-	-	511.5 SQ. M. (6 UNITS) 2 BEDROOM, 1 BATHROOM	511.5 SQ. M. (6 UNITS) 2 BEDROOM, 1 BATHROOM
3RD FLOOR GFA - RESIDENTIAL	-	-	511.5 SQ. M. (6 UNITS) 2 BEDROOM, 1 BATHROOM	511.5 SQ. M. (6 UNITS) 2 BEDROOM, 1 BATHROOM
LOT COVERAGE	12.9%	-	0.8%	13.7%
PAVED AREA	2,178 SQ. M.	718 SQ. M.	116.7 SQ. M.	1,343.3 SQ. M.
LANDSCAPE AREA	1,047.5 SQ. M.	116.7 SQ. M.	952.3 SQ. M.	1,883.1 SQ. M.
MISC. ITEMS (RAMP/DECK)	29 SQ. M.	9 SQ. M.	9 SQ. M.	29 SQ. M.

PARKING CALCULATIONS

FLOOR AREA	DWELLING UNITS	OCCUPANCY TYPE	# OF PARKING REQUIRED	# OF ACCESSIBLE PARKING REQUIRED	# OF PARKING DENOTED AS VISITOR PARKING
484 SQ. M.	N/A	NON-RESIDENTIAL USES (TENANTS TO BE CONFIRMED)	1 PER 25 SQ. M. = 20 PARKING SPOTS	2% OF PARKING BUT NOT < 1 = 1 ACCESSIBLE PARKING REQUIRED	N/A
N/A	12 DWELLING UNITS	APARTMENT DWELLINGS	1 SPACES PER DWELLING UNITS (PER ZONING AMENDMENT) = 12 PARKING SPOTS	2% OF PARKING BUT NOT < 1 = 1 ACCESSIBLE PARKING REQUIRED	15% RESERVED AS VISITOR PARKING = 2 VISITOR PARKING SPOTS
TOTALS			33 TOTAL PARKING SPOTS REQUIRED	2 ACCESSIBLE PARKING SPOTS REQUIRED	2 RESIDENTIAL VISITOR PARKING SPOTS REQUIRED
			33 PROVIDED	2 PROVIDED	2 PROVIDED

BICYCLE PARKING

FLOOR AREA (COMBINED)	# OF BICYCLE RACK(S) REQUIRED
GENERAL COMMERCIAL = 491 SQ. M. + 2ND FLOOR RESIDENTIAL = 511.5 SQ. M. + 3RD FLOOR RESIDENTIAL = 511.5 SQ. M. = 1,514 SQ. M.	1 PER 100 SQ. M. = 15 RACKS + 1 RACK FOR ADDITIONAL 30 PARKING SPOTS = 9 BIKE SPACES REQUIRED
	9 BIKE SPACES PROVIDED

SPATIAL SEPARATION CALCULATIONS - GROUND FLOOR GENERAL COMMERCIAL (FIRE COMPARTMENT BETWEEN GENERAL COMMERCIAL AND RESIDENTIAL)

ELEVATION	AREA OF EXPOSING BUILDING FACE (M²)	AVAILABLE LIMITING DISTANCE	PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS (OBC TABLE 9.10.14.4 CALCULATION)	ACTUAL AREA OF UNPROTECTED OPENINGS (M²)	MINIMUM REQUIRED FIRE RESISTANCE RATING (OBC TABLE 9.10.14.5)	TYPE OF CONSTRUCTION REQUIRED (OBC TABLE 9.10.14.5)	TYPE OF CLADDING REQUIRED (OBC TABLE 9.10.14.5)
EAST	17.5M X 3.75M = 65.63 SQ. M.	12.2M	100.00%	3.60%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
SOUTH	27.2M X 3.75M = 102 SQ. M.	28.2M	100.00%	17.40%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
WEST	17.5M X 3.75M = 65.63 SQ. M.	30.4M	100.00%	15.50%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
NORTH	27.2M X 3.75M = 102 SQ. M.	45.4M	100.00%	17.00%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE

SPATIAL SEPARATION CALCULATIONS - 2ND AND 3RD FLOOR RESIDENTIAL (FIRE COMPARTMENT BETWEEN GENERAL COMMERCIAL AND RESIDENTIAL)

ELEVATION	AREA OF EXPOSING BUILDING FACE (M²)	AVAILABLE LIMITING DISTANCE	PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS (OBC TABLE 9.10.14.4 CALCULATION)	ACTUAL AREA OF UNPROTECTED OPENINGS (M²)	MINIMUM REQUIRED FIRE RESISTANCE RATING (OBC TABLE 9.10.14.5)	TYPE OF CONSTRUCTION REQUIRED (OBC TABLE 9.10.14.5)	TYPE OF CLADDING REQUIRED (OBC TABLE 9.10.14.5)
EAST (FIRE COMPARTMENT A)	11.9M X 5.3M = 63.07 SQ. M.	12.2M	100.00%	6.80%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
EAST (FIRE COMPARTMENT B)	6.1M X 5.3M = 32.33 SQ. M.	12.2M	100.00%	0.00%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
SOUTH	27.2M X 5.3M = 144.1 SQ. M.	28.2M	100.00%	23.00%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
WEST	17.5M X 5.3M = 92.75 SQ. M.	30.4M	100.00%	4.65%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
NORTH	27.2M X 5.3M = 144.1 SQ. M.	45.4M	100.00%	14.50%	NOT REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE

REVISIONS

NO.	DESCRIPTION	DATE
11.	ISSUED FOR SPA R1	2025.11.28
10.	ISSUED FOR SITE PLAN APPROVAL	2025.10.21
9.	ISSUED FOR PERMIT	2025.03.27
8.	ISSUED FOR 99% REVIEW	2025.03.18
7.	ISSUED FOR SPA	2025.02.28
6.	ISSUED FOR 60% REVIEW	2025.01.31
5.	ISSUED FOR COORDINATION	2024.12.20
4.	ISSUED FOR RE-ZONING	2024.12.06
3.	ISSUED FOR COORDINATION	2024.11.19
2.	ISSUED FOR REVIEW	2024.11.18
1.	ISSUED FOR REVIEW	2024.09.05

ALEX WARWICK ARCHITECT

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PROJECT
14815 STORMONT, DUNDAS AND GLENGARY COUNTY ROAD 2 - ADDITION AND RENOVATION

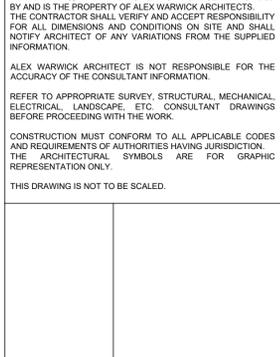
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THIS DRAWING IS NOT TO BE SCALED.



SHEET TITLE
SITE PLAN

SHEET NO.
A001

DRAWN BY
AW

CHECKED BY
AW

SCALE
AS SHOWN



1 COMMERCIAL ENTRANCE (DAY)
 A003 SCALE: N.T.S.



2 COMMERCIAL ENTRANCE (NIGHT)
 A003 SCALE: N.T.S.



3 VIEW FROM COUNTY ROAD 2 (DAY)
 A003 SCALE: N.T.S.



4 VIEW FROM COUNTY ROAD 2 (NIGHT)
 A003 SCALE: N.T.S.

NO.	DESCRIPTION	DATE
2.	ISSUED FOR PERMIT	2025.03.27
1.	ISSUED FOR 99% REVIEW	2025.03.18

NO.	DESCRIPTION	DATE



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 DUNDAS AND GLENGARY
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NORTH

The contractor shall check and verify all dimensions and report all errors and omissions to the architect and the design professional whose seal is affixed to this drawing. Do not make the drawings.
 This drawing shall not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

SHEET TITLE
 RENDERINGS

SHEET NO. A003	DRAWN BY AW	CHECKED AW
	SCALE AS SHOWN	