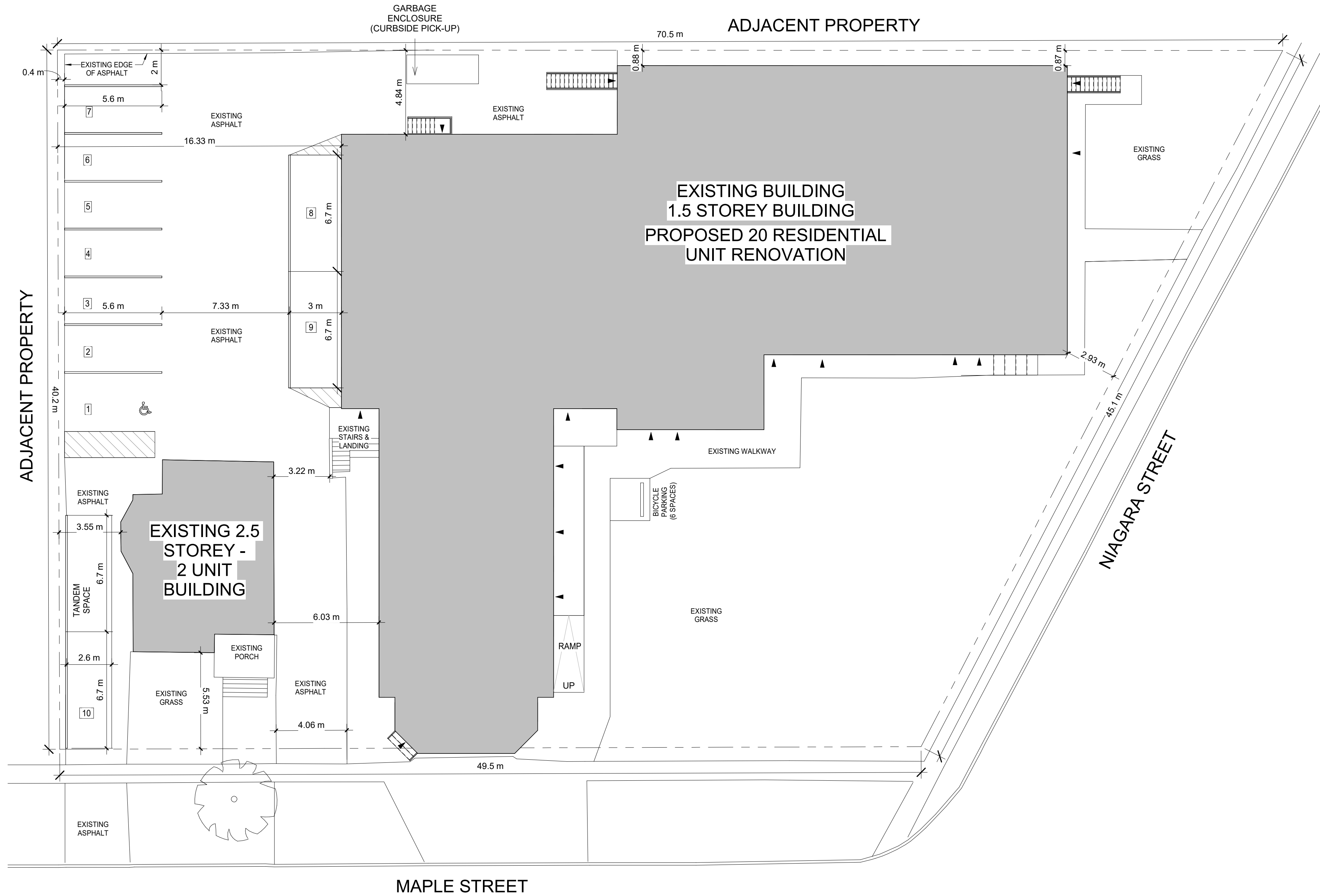




1 SITE PLAN
1 : 150

ONTARIO BUILDING CODE DATA MATRIX

LOCATION:		105 MAPLE STREET, ST CATHARINES	
PROJECT DESCRIPTION:		PROPOSED 2 STOREY RESIDENTIAL RENOVATION	
OBC REFERENCE:	(X) PART 3	() PART 9	(X) PART 11
() NEW	() ADDITION	() ALTERATION	() CHANGE OF USE
MAJOR OCCUPANCY:	C	SUBSIDIARY:	N/A
BUILDING AREA = 909 m²			
GROSS FLOOR AREA = First Floor: 909 m² Second Floor: 511 m² Total: 1420 m²			
NUMBER OF STOREY'S	ABOVE GRADE: 2	BELOW GRADE: 1	
BUILDING CLASSIFICATION(S): 3.2.2.54. Group C, up to 3 Storeys			
NUMBER OF STREETS/ACCESS ROUTES: 2			
SPRINKLER SYSTEM:	() ENTIRE BUILDING () BASEMENT ONLY	() IN LIEU OF ROOF RATING (X) NOT REQUIRED	
CONSTRUCTION (X) COMBUSTIBLE () NON-COMBUSTIBLE () BOTH			
BARRIER-FREE DESIGN: () YES (X) NO			
REQUIRED FIRE RESISTANCE RATING HORIZONTAL ASSEMBLIES FRR		REQUIRED FIRE RESISTANCE RATING SUPPORTING MEMBERS FRR	
FLOORS	HOURS ¾ HR	FLOORS	HOURS ¾ HR
ROOF	HOURS 0 HR	ROOF	HOURS 0 HR

SITE STATISTICS

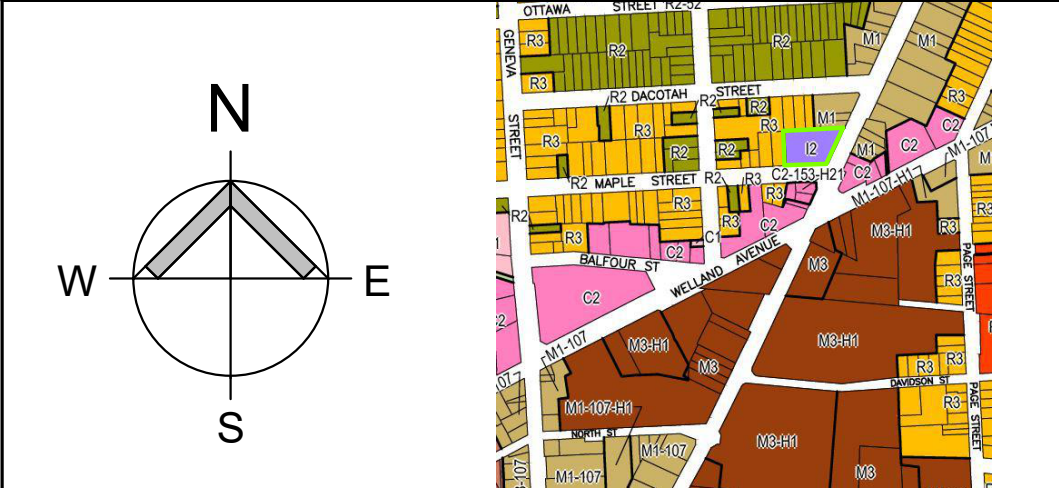
DEVELOPMENT PROPOSAL:	PROPOSED 2 STOREY RESIDENTIAL RENOVATION	
MUNICIPAL ADDRESS:	105 MAPLE STREET, ST. CATHARINES	
LEGAL DESCRIPTION:	LOTS 11, 12 AND 13 BLOCK "G" CITY PLAN 19 CITY OF ST. CATHARINES	
CURRENT ZONING:	COMMUNITY INSTITUTIONAL (I2) ZONE	
LOT AREA:	2408 m²	

ZONING REQUIREMENTS	REQUIRED	PROVIDED
LOT COVERAGE (MAX):	N/A	41% (994 m²)
LOT FRONTAGE (MIN.):	30 m	45.1 m
BUILDING HEIGHT (MIN.):	N/A	2 STOREY
BUILDING HEIGHT (MAX.):	16 m	2 STOREY / < 6.46 m
LANDSCAPED OPEN SPACE (MIN.):	35%	32% (769 m²) *
LANDSCAPE BUFFER (MIN.):	3m	0 m *
AMENITY SPACE PER UNIT (MIN.):	N/A	N/A
BIKE SPACES REQUIRED :	0.25 per Unit (6)	6
SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK:	5 m	2.93 m
REAR YARD SETBACK:	3.23 m	16.27 m
INTERIOR SIDE YARD (NORTH):	Half the Building Height	0.87 m
EXTERIOR SIDE YARD (SOUTH):	5 m	0 m
PARKING	REQUIRED	PROVIDED
NUMBER OF SPACES (MIN.):	1.25 per Unit (28)	10 (0.45 per Unit) *
PARKING SPACE WIDTH:	2.75 m	2.75 m
PARKING SPACE LENGTH:	5.6 m	5.6 m
DRIVE AISLE WIDTH 2-WAY (MIN.):	6 m	6 m
DRIVE AISLE WIDTH 1-WAY (MIN.):	4.5 m	3.22 m *
BARRIER FREE SPACE WIDTH:	3.4 m + 1.5 m	3.4 m + 1.5 m
NUMBER OF BARRIER FREE SPACES:	28 x 0.04 = (1.12)	1

GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.
2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN. PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY, ALL THE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.
3. ALL LIGHTS WILL BE DIRECTED AWAY FROM NEIGHBOURING PROPERTIES. FOOTCANDLES AT THE PROPERTY BOUNDARY SHALL BE ZERO.
4. GARBAGE COLLECTION TO BE CURBSIDE, MAXIMUM 8 GARBAGE CONTAINERS. IF LIMITS CAN NOT ME MET, THAN WASTE COLLECTION WILL BE PRIVATE COLLECTION.

KEY PLAN



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T. 905-894-8300
e-mail jpizzicarola@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053

MAPLE CHURCH

105 MAPLE STREET

No.	Description	Date

CONCEPT

17/09/26

SHEET TITLE:

SITE PLAN

DRAWN BY: *JP* DATE: 17/09/26

SCALE: 1 : 150 JOB #: Project Number

SHEET NO: A100