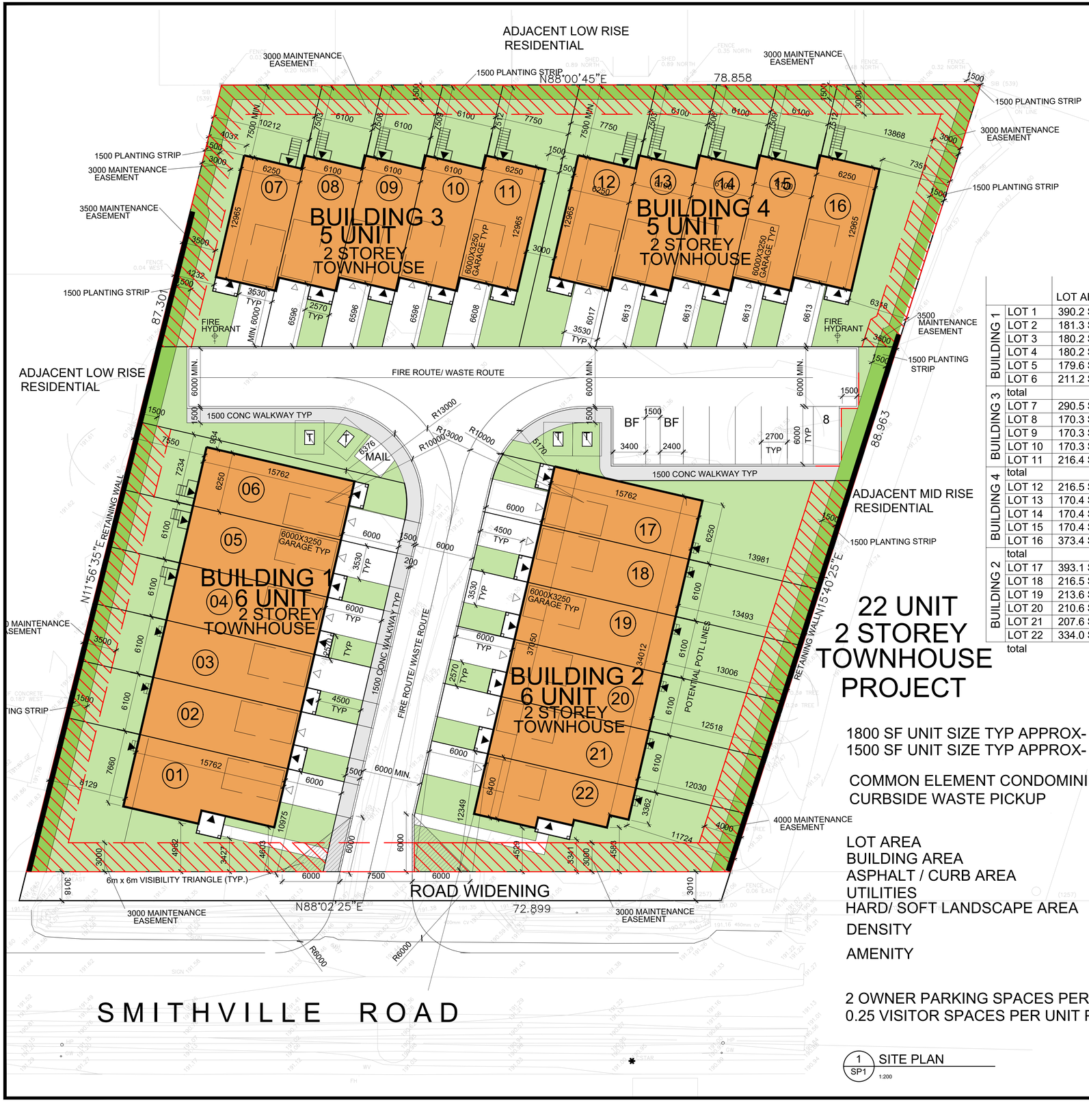
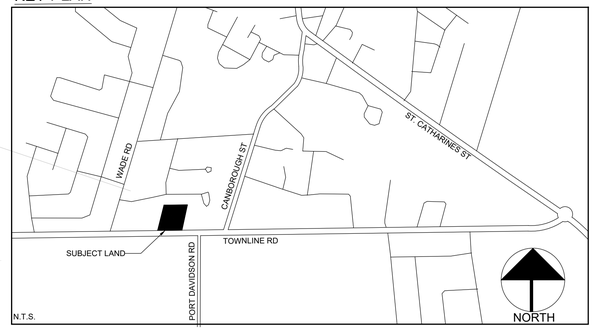


KEY PLAN



		LOT AREA	BLDG/ PORCH AREA	LOT COVERAGE	HARD/ SOFT LANDSCAPE (AMENITY) AREA	HARD/ SOFT LANDSCAPE (AMENITY) PERCENTAGE	REAR AMENITY AREA
BUILDING 1	LOT 1	390.2 SM	116.0 SM	29.7%	253.0 SM	64.8%	126.7 SM
	LOT 2	181.3 SM	100.0 SM	55.2%	60.1 SM	33.1%	48.6 SM
	LOT 3	180.2 SM	100.0 SM	55.5%	59.5 SM	33.0%	48.0 SM
	LOT 4	180.2 SM	100.0 SM	55.5%	59.0 SM	32.7%	47.5 SM
	LOT 5	179.6 SM	100.0 SM	55.6%	58.4 SM	32.5%	46.9 SM
	LOT 6	211.2 SM	102.4 SM	48.5%	87.5 SM	41.4%	54.9 SM
BUILDING 3	total		618.4 SM				
	LOT 7	290.5 SM	85.1 SM	29.2%	182.5 SM	62.8%	79.3 SM
	LOT 8	170.3 SM	83.4 SM	49.0%	62.4 SM	36.6%	50.1 SM
	LOT 9	170.3 SM	83.4 SM	49.0%	62.4 SM	36.6%	50.1 SM
	LOT 10	170.3 SM	83.4 SM	49.0%	62.4 SM	36.6%	50.1 SM
	LOT 11	216.4 SM	85.1 SM	39.3%	106.8 SM	49.4%	65.5 SM
BUILDING 4	total		420.4 SM				
	LOT 12	216.5 SM	85.1 SM	39.3%	108.7 SM	43.3%	62.2 SM
	LOT 13	170.4 SM	83.4 SM	48.9%	62.4 SM	36.6%	50.1 SM
	LOT 14	170.4 SM	83.4 SM	48.9%	62.4 SM	36.6%	50.1 SM
	LOT 15	170.4 SM	83.4 SM	48.9%	62.4 SM	36.6%	50.1 SM
	LOT 16	373.4 SM	85.1 SM	40.4%	263.6 SM	70.6%	129.0 SM
BUILDING 2	total		420.4 SM				
	LOT 17	393.1 SM	102.4 SM	26.0%	169.6 SM	43.1%	145.7 SM
	LOT 18	216.5 SM	100.0 SM	46.2%	95.3 SM	44.0%	83.8 SM
	LOT 19	213.6 SM	100.0 SM	46.8%	92.3 SM	43.2%	80.8 SM
	LOT 20	210.6 SM	100.0 SM	47.5%	89.3 SM	42.4%	77.8 SM
	LOT 21	207.6 SM	100.0 SM	48.1%	86.4 SM	41.6%	74.9 SM
	LOT 22	334.0 SM	88.4 SM	26.5%	224.4 SM	67.1%	88.9 SM
	total		590.8 SM 2050.0 SM				

22 UNIT 2 STOREY TOWNHOUSE PROJECT

1800 SF UNIT SIZE TYP APPROX- units 1-6, units 17-21
1500 SF UNIT SIZE TYP APPROX- units 7-16

COMMON ELEMENT CONDOMINIUM WITH 22 POTLS
CURBSIDE WASTE PICKUP

LOT AREA	6210 SM	
BUILDING AREA	2050 SM	33.01%
ASPHALT / CURB AREA	1481 SM	
UTILITIES	100 SM	
HARD/ SOFT LANDSCAPE AREA	2579 SM	41.5%
DENSITY	36 UNITS/ HA	
AMENITY	SMALLEST REAR YARD IS 46.9 SM FRONT YARD GREATER THAN 40% LOS	

2 OWNER PARKING SPACES PER UNIT
0.25 VISITOR SPACES PER UNIT PLUS 2 BARRIER FREE

1 / SP1 SITE PLAN
1:200

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

DRAWING SETS ISSUED	No.	DATE (YY.MM.DD)
CONCEPT 1	-1	2026.04.27
CONCEPT 2	2	2026.04.30
CONCEPT 3- 2 STOREY TOWNS	3	2026.06.05
AS PER CURRENT SURVEY	4	2026.06.29
PER DRAFT GRADING	5	2026.08.04

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (YY.MM.DD)

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ONTARIO ASSOCIATION OF ARCHITECTS
PRZEMYSLAW MYSZKOWSKI
LICENCE 7984

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT
APPLICATION FILE NUMBER:
-

TOWNHOUSE PROJECT
6441 SMITHVILLE RD
SMITHVILLE, ONTARIO

DRAWING SHEET TITLE
SITE PLAN

AS NOTED

PROJECT NUMBER	PLOT DATE
26902	2026-08-25

DRAWING SHEET NUMBER
SP1