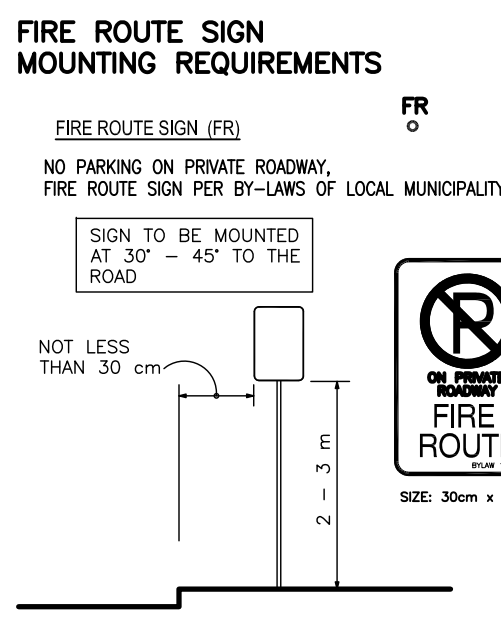




GENERAL NOTES:

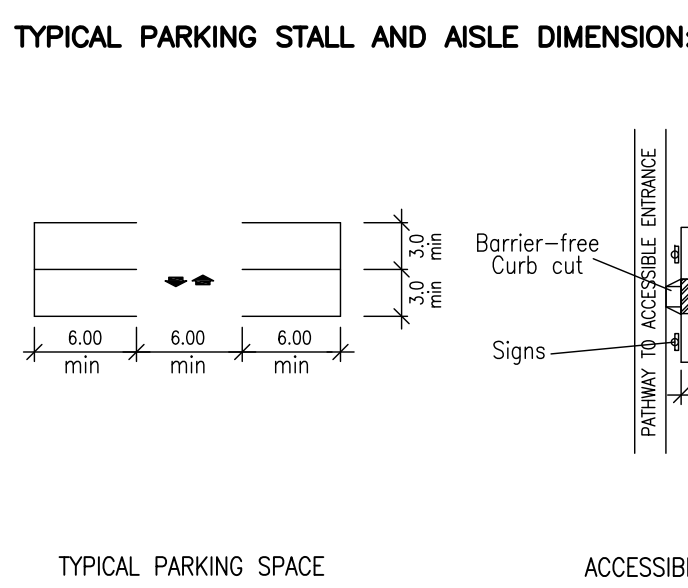
1. ALL DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXTERIOR WALLS, UNLESS NOTED.
2. SOIL SITE INFORMATION MAY BE OBTAINED AT GARDENS RETIREMENT DEVELOPMENTS INC. OFFICES
3. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING TO THE SITE TO DETERMINE THE LOCATIONS OF UNDERGROUND SERVICES, SEE MECHANICAL AND ELECTRICAL DRAWINGS.
4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES AND DRAINAGE DRAINAGE TO THE COUNCIL OFFICE OF CONSERVATION.
5. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
6. GRADES AT SLOPES AT PROPERTY LINES AND WITHIN THE SITE TO BE MET WITHIN 3:1
7. ALL FIRE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE CONCRETE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
8. DRAINAGE DRAINAGE BE REFINED IN CONJUNCTION WITH LANDSCAPING AND GRADING AND SITE SERVING DRAININGS.
9. THE SPREAD PATTERN OF EXTERIOR LIGHTING SHALL NOT INFRIENCE ON THE ADJACENT PROPERTIES. ALL EXTERIOR LIGHT FIXTURES SHALL BE PROTECTED BY A COMPLAINT
10. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION AND/OR INSTALLATION.
11. FOR FRAMING OF ROOF AND FLOORS/DRIVINGS, REFER TO MECHANICAL AND STRUCTURAL DRAWINGS.
12. CONTROL FLOW ROOF DRAINS TO BE INCORPORATED.
13. ALL OUTSIDE VALVES, SPOUTS, CURBS AND ROADS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.



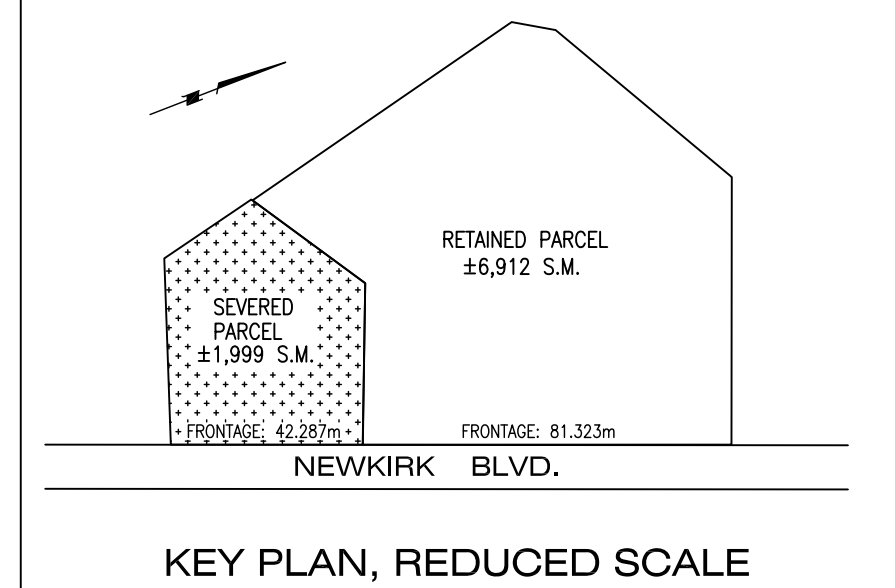
BARRIER FREE ENTRANCES:

An exterior walk that forms part of a barrier-free path of travel requires:
A slip resistant, continuous and even surface.

A minimum of 1 100 mm width and a level area not less than 1.670 m x 1.670 m adjacent to the entrance doorway.



ACCESSIBLE PARKING SPACES



LAND & PROJECT STATISTICS:

LAND AREA (RETAINED PARCEL)	±1,999 S.M.	±0.49 ACRES
BUILDING AREA FOOTPRINT	227.62 S.M.	2,450 S.F.
TOTAL FLOOR AREA	455.36 S.M.	4,900 S.F.
TOTAL NUMBER OF UNITS	8 UNITS TOWN HOMES	
TOTAL PARKING RDG.	1 PARKING PER UNIT = 8	
TOTAL PARKING SHOWN	8 + 2 GUESTS = 10	

ZONING:

ZONING BY-LAW:

MULTIPLE RESIDENTIAL (R3) ZONE

PERMITTED: PROPOSED:
DWELLING INCLUDING TOWN HOMES ——— 8 UNIT TOWN HOMES

LOT AREA (whichever is greater):

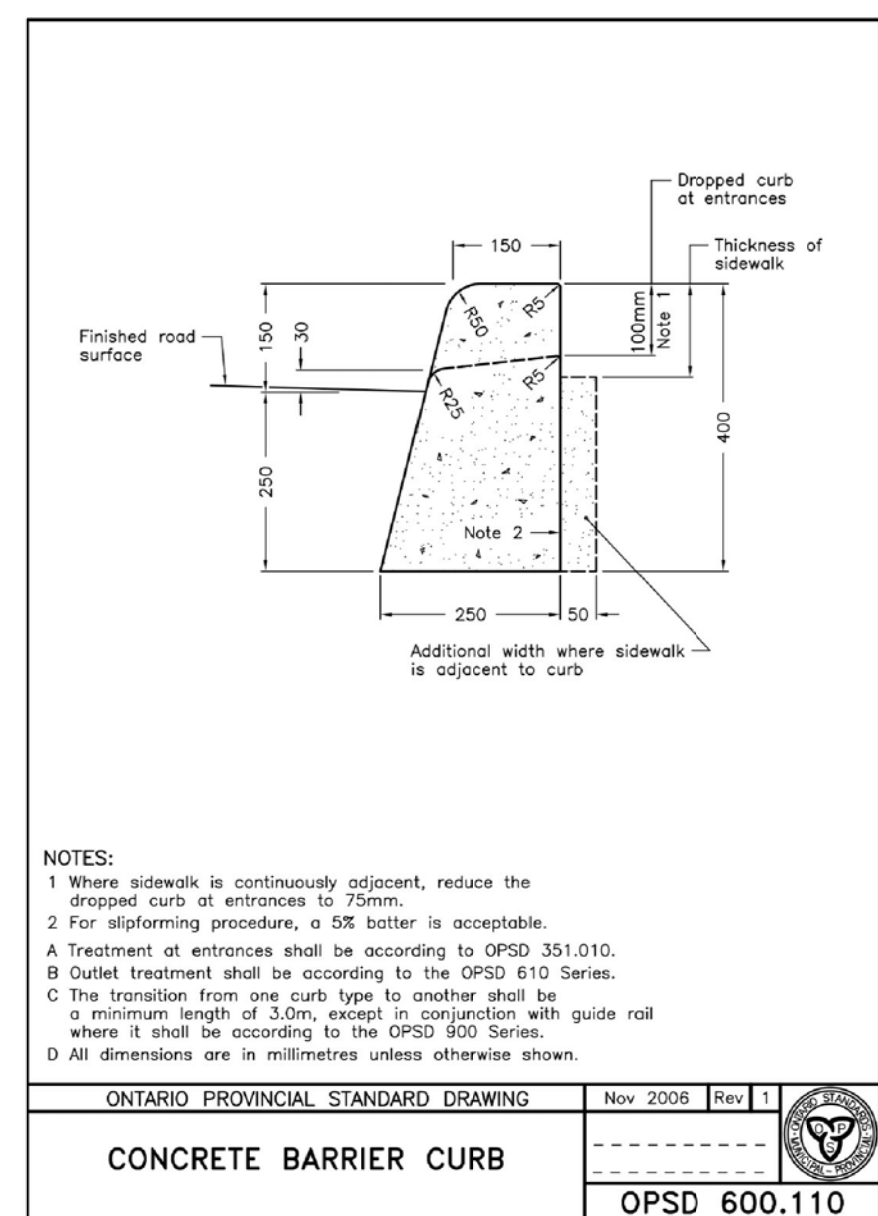
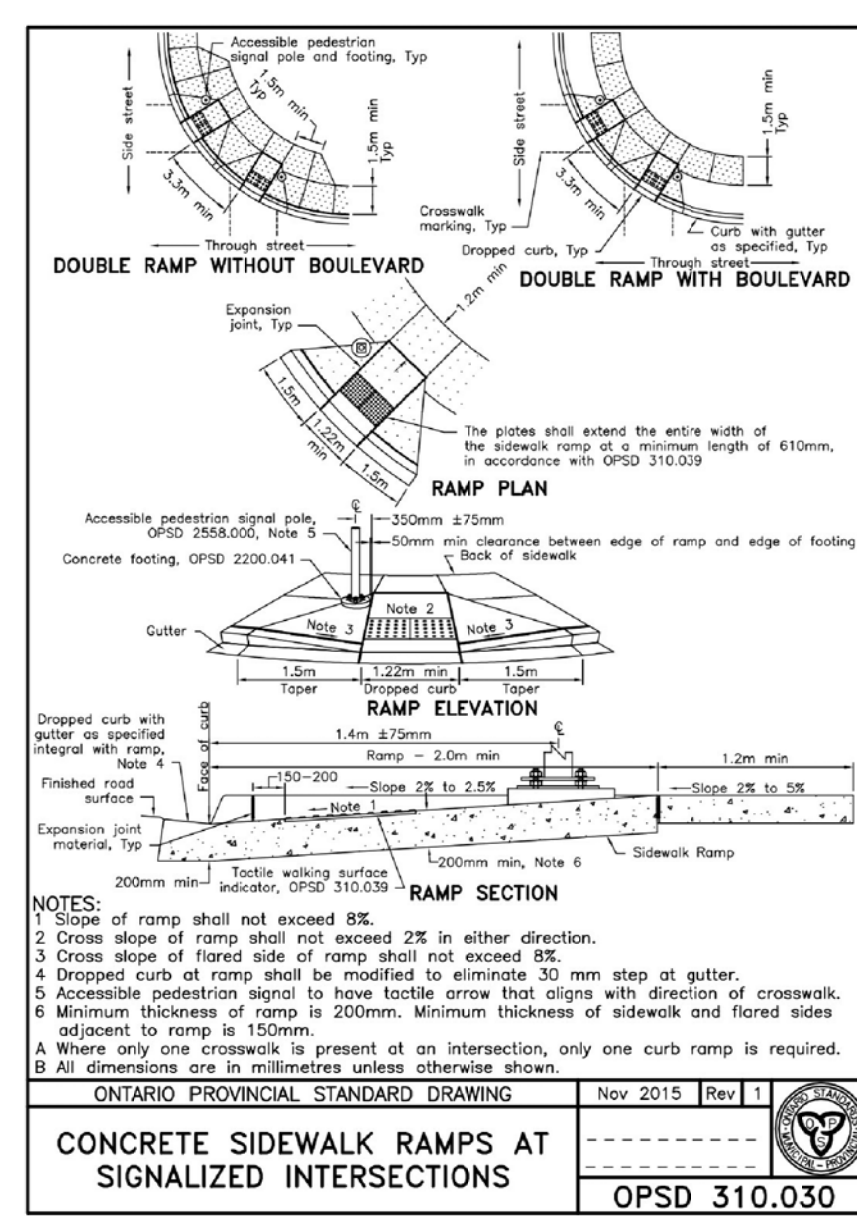
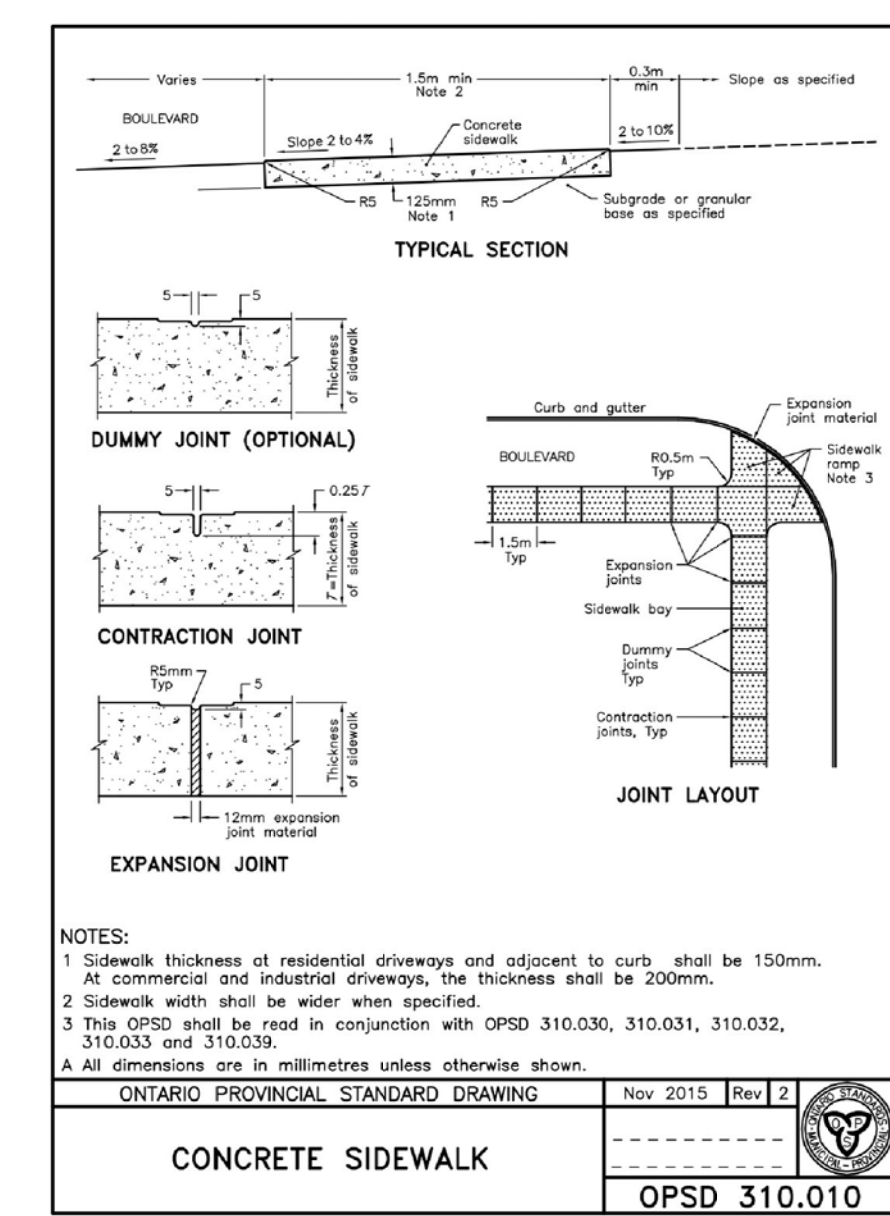
Minimum	8,000 s.m. (86,114.1 s.ft.)	_____	1,999 s.m. ★
Minimum Per Dwelling Unit	800 s.m. (8,611.4 s.ft.)	104 x 800 = 83,200 s.m. _____	1,999 s.m. ★

LOT FRONTAGE, Minimum:	60 m (196.9 ft)	42.29 m
FRONT YARD Minimum:	10 m (32.8 ft)	15.48 m
REAR YARD Minimum:	10 m (32.8 ft)	10.00 m

INTERIOR SIDE YARD Minimum:	8 m (26.2 ft)	8.00 m
EXTERIOR SIDE YARD Minimum:	10 m (32.8 ft)	NOT APPLICABLE
BUILDING HEIGHT Maximum:	11 m (36.1 ft)	7.0 m

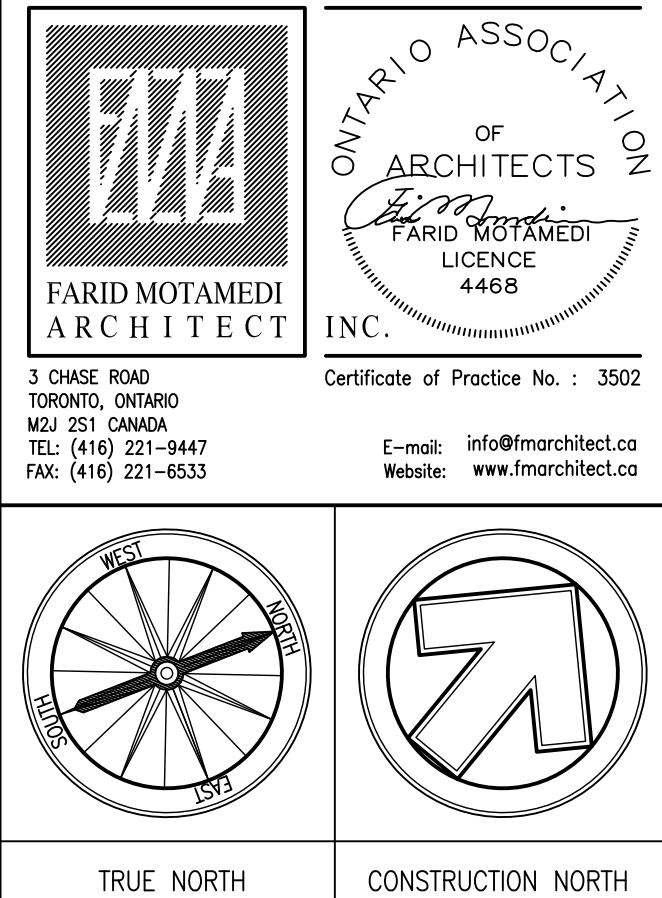
LOT COVERAGE Maximum: _____ 30% _____ 227.68 / 1,999 = ±1
MINIMUM NUMBER OF DWELLING: _____ 3 dwelling in 1 principal building _____ 8

OFF-STREET PARKING: _____ Per Section 3.25. _____ 10 (1 Parking Space per Unit)



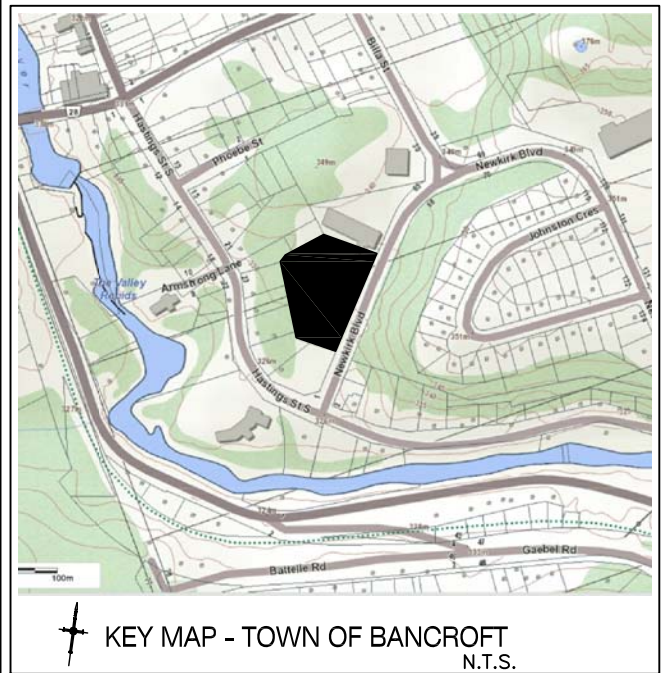
NOTES:

- 1 Where sidewalk is continuously adjacent, reduce the dropped curb at entrances to 75mm.
- 2 For slipforming procedure, a 5% batter is acceptable.
- 3 A treatment at entrances shall be according to OPSD 3.
- 4 Outlet treatment shall be according to the OPSD 610.
- 5 The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with where it shall be according to the OPSD 900 Series.
- 6 All dimensions are in millimetres unless otherwise stated.



NOTES:

1. Verify all dimensions prior to construction.
2. Do not scale drawings.
3. Report all discoveries of errors, omissions or discrepancies to the architect or design engineer as applicable.
4. Use only latest revised drawings or those that are marked, "issued for Construction"
5. The drawings are the property of the architect and/or engineer and must be returned on completion of the project. Any unauthorized use is prohibited.
6. All area calculations are approximate.

[illegible]

INFORMATION ON THIS DRAWING IS PARTLY TAKEN

INFORMATION ON THIS DRAWING IS PARTLY TAKEN FROM
TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY:
GREG BISHOP SURVEYING AND CONSULTING LTD.
ONTARIO LAND SURVEYORS
DATED MAY 07, 2021
W.O.: 2021-73
REV: A

LEGAL ADDRESS:
PART OF BLOCK A
REGISTERED PLAN No. 1133
GEOGRAPHIC TOWNSHIP OF FARADAY
TOWN OF BANCROFT
COUNTY OF HASTINGS

APPLICANT:
GARDENS RETIREMENT DEVELOPMENTS INC.

12 Kensington Drive

PROJECT

BANCROFT APARTMENTS
8 UNIT TOWN HOMES
..... NEWKIRK BOULEVARD, BANCROFT, ONTARIO

SITE PLAN
SITE DETAILS &
PROJECT INFORMATION

DATE	JAN. 2024	DRAWING No.
DRAWN BY		

DESIGNED BY	B.M.
CHECKED BY	E.M.

SCALE	AS SHOWN	A1 1b
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A1 1b