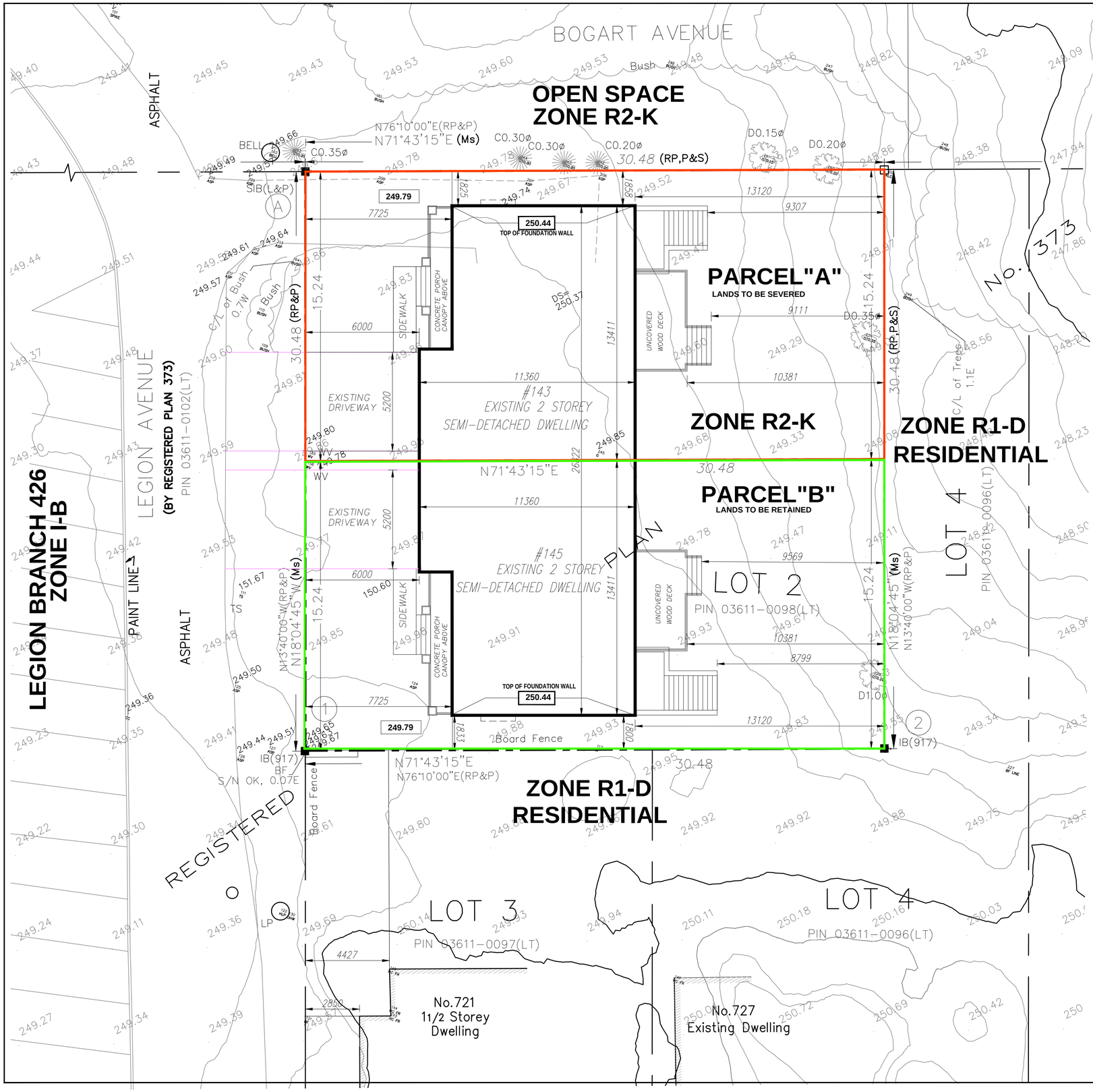

STATISTICS - PARCEL A	STATISTICS - PARCEL B
TOTAL LOT AREA 929.0 SM (9999.67 SF)	TOTAL LOT AREA 929.0 SM (9999.67 SF)
PARCEL "A", LOT AREA 464.5 m² (4999.84 SQ. FT.)	PARCEL "B", LOT AREA 464.5 m² (4999.84 SQ. FT.)
EXISTING BUILDING AREA 139.35 m² (1500.0 SQ. FT.) (EXCL. CONC. PORCH & WOOD DECK)	EXISTING BUILDING AREA 139.35 m² (1500.0 SQ. FT.) (EXCL. CONC. PORCH & WOOD DECK)
COVERAGE 30.0%	COVERAGE 30.0%
GROUND FL. LIVING AREA: 139.35 m² (1500.0 SQ. FT.) SECOND FLOOR AREA: 139.35 m² (1500.0 SQ. FT.) TOTAL LIVING AREA: 278.7 m² (3000.0 SQ. FT.) F.S.I. 60.0%	GROUND FL. LIVING AREA: 139.35 m² (1500.0 SQ. FT.) SECOND FLOOR AREA: 139.35 m² (1500.0 SQ. FT.) TOTAL LIVING AREA: 278.7 m² (3000.0 SQ. FT.) F.S.I. 60.0%
AREA OF FRONT YARD: 107.5 SM AREA OF ASPHALT DRIVEWAY: 31.2 SM AREA OF LANDSCAPING: 76.3 SM (70.9 %) AREA OF SIDEWALK, STEPS AND PORCH: 17.0 SM AREA OF SOFT LANDSCAPING: 59.3 SM (71.4% OF FRONT YARD)	AREA OF FRONT YARD: 107.5 SM AREA OF ASPHALT DRIVEWAY: 31.2 SM AREA OF LANDSCAPING: 76.3 SM (70.9 %) AREA OF SIDEWALK, STEPS AND PORCH: 17.0 SM AREA OF SOFT LANDSCAPING: 59.3 SM (71.4% OF FRONT YARD)
PARKING PROVIDED: 2 SPACES - GARAGE 2 SPACES - ON GRADE TOTAL 4 PARKING SPACES	PARKING PROVIDED: 2 SPACES - GARAGE 2 SPACES - ON GRADE TOTAL 4 PARKING SPACES
FRONT CANOPY AREA 10.6 m² (114.1 SQ. FT.) LOT COVERAGE INCLUDING FRONT CANOPY OVERHANG: 32.3% (EAVES OVERHANG IS NOT INCLUDED IN COVERAGE)	FRONT CANOPY AREA 10.6 m² (114.1 SQ. FT.) LOT COVERAGE INCLUDING FRONT CANOPY OVERHANG: 32.3% (EAVES OVERHANG IS NOT INCLUDED IN COVERAGE)

N — PROJECT NORTH

N — TRUE NORTH

NO.	ISSUED	BY	DATE
1	FOR ZONING REVIEW	KK	07DEC 24
2	FOR BUILDING PERMIT	KK	02FEB 25
3	RE-ISSUED FOR PERMIT	KK	26FEB 25
4	RE-ISSUED FOR PERMIT	KK	04MAR 25
5	ISSUED FOR SEVERANCE	KK	10AUG 2025

NO	REVISIONS	MARK VOID ALL COPIES PREVIOUS TO FINAL DATE	DATE	BY
3	REVISED PER ZONING		10AUG25	IK
2	REVISED PER ZONING		04MAR25	IK
1	REVISED PER COMMENTS		26FEB25	IK

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF WORK. DRAWINGS ARE NOT TO BE SCALED.

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LOT SEVERANCE
EXISTING 2 STOREY
SEMI-DETACHED DWELLINGS
143-145 LEGION AVENUE
TOWN OF NEWMARKET . ON

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
KARINE A. KULISH
LICENCE
6387

SCALE	1:100
DRAWN BY	IK
DATE	DECEMBER 07, 2024
PROJECT NO.	2412
DWG. No.	A1